

# **PLANNING COMMISSION**

## **AGENDA**

**City Council Chambers, 18 East 22nd Street**

**April 21, 2017**

**9:00 a.m.**

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held March 17, 2017.
4. **Hearing: Conditional Use Permit No. 2017-03**  
Application submitted by Marc Willis for Sun Development, Inc. a Nebraska Corporation for a Conditional Use Permit to operate a day care on property zoned C-1, Limited Commercial District and described as Lot 8, Block 1, Sun West Second Addition, an addition to the City of Kearney, Buffalo County, Nebraska (west of 17th Avenue and north of 11th Street).
5. **Vacation No. 1988-03 and 1988-09 – Regency Acres and Regency Acres Second**  
Application submitted by Buffalo Surveying Corporation for Seritage SRC Finance, LLC to vacate Lot 1 Regency Acres, an addition to the City of Kearney, Buffalo County, Nebraska being a replat of part of Lot 1, Regency Place Addition AND Lot 1 Regency Acres Second, an addition to the City of Kearney, Buffalo County, Nebraska Being a replat of part of Lot 1, Regency Place Addition (4700 2nd Avenue).
6. **Hearing: Rezoning No. 2017-05 – SRC Kearney Redevelopment Addition**  
Application submitted by Brungardt Engineering for Seritage SRC Finance, LLC to rezone from District C-2, Community Commercial District to District C-2/PD, Community Commercial/Planned Development Overlay District property described as a tract of land being inclusive of Lot 1, Regency Acres, an addition to the City of Kearney, Buffalo County, Nebraska, being a replat of part of Lot 1, Regency Place Addition, and inclusive of Lot 1, Regency Acres Second, an addition to the City of Kearney, Buffalo County, Nebraska, being a replat of part of Lot 1, Regency Place Addition, all now vacated (4700 2nd Avenue).
7. **Hearing: Preliminary Plat No. 2017-05 – SRC Kearney Redevelopment Addition**  
Application submitted by Buffalo Surveying Corporation for Seritage SRC Finance, LLC for the Preliminary Plat for SRC Kearney Redevelopment Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being inclusive of Lot 1, Regency Acres, an addition to the City of Kearney, Buffalo County, Nebraska, being a replat of part of Lot 1, Regency Place Addition, and inclusive of Lot 1, Regency Acres Second, an addition to the City of Kearney,

Buffalo County, Nebraska, being a replat of part of Lot 1, Regency Place Addition, all now vacated (4700 2nd Avenue) **\*FINAL ACTION\***

**8. Hearing: Final Plat No. 2017-05 – SRC Kearney Redevelopment Addition**

Application submitted by Buffalo Surveying Corporation for Seritage SRC Finance, LLC for the Final Plat for SRC Kearney Redevelopment Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being inclusive of Lot 1, Regency Acres, an addition to the City of Kearney, Buffalo County, Nebraska, being a replat of part of Lot 1, Regency Place Addition, and inclusive of Lot 1, Regency Acres Second, an addition to the City of Kearney, Buffalo County, Nebraska, being a replat of part of Lot 1, Regency Place Addition, all now vacated (4700 2nd Avenue).

**9. Hearing: Development Plan Approval No.2017-05**

Application submitted by Buffalo Surveying Corporation for Seritage SRC Finance, LLC for Planned District Development Plan Approval for renovation of an existing facility to accommodate a multiple tenant retail space on property to be zoned District C-2/PD, Community Commercial/Planned Development Overlay District and described as a tract of land being inclusive of Lot 1, Regency Acres, an addition to the City of Kearney, Buffalo County, Nebraska, being a replat of part of Lot 1, Regency Place Addition, and inclusive of Lot 1, Regency Acres Second, an addition to the City of Kearney, Buffalo County, Nebraska, being a replat of part of Lot 1, Regency Place Addition, all now vacated (4700 2nd Avenue).

**10. Vacation No. 1983-11 – Hilltop Mall Subdivision**

Application submitted by Miller & Associates for MFP Mid-America Shopping Centers, LLC to vacate Lot 1, Hilltop Mall Subdivision, a subdivision to the City of Kearney, Buffalo County, Nebraska.

**11. Hearing: Preliminary Plat No. 016-08 – Hilltop Mall Second**

Application submitted by Miller & Associates for MFP Mid-America Shopping Centers, LLC for the Preliminary Plat for Hilltop Mall Second, an addition to the City of Kearney, Buffalo County, Nebraska for a tract of land being all of Lot 1 (to be vacated), Hilltop Mall Subdivision, a subdivision to the City of Kearney located in the Southwest Quarter of the Northwest Quarter of Section 25, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (4915 2nd Avenue). **\*FINAL ACTION\***

**12. Hearing: Final Plat No. 2016-08 – Hilltop Mall Second**

Application submitted by Miller & Associates for MFP Mid-America Shopping Centers, LLC for the Final Plat for Hilltop Mall Second, an addition to the City of Kearney, Buffalo County, Nebraska for a tract of land being Lot 1 (to be vacated), Hilltop Mall Subdivision, a subdivision to the City of Kearney in the Southwest Quarter of the Northwest Quarter of Section 25, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (4915 2nd Avenue).

**13. Hearing: Development Plan Approval No. 1983-09**

Application submitted by Miller & Associates for MFP Mid-America Shopping Centers, LLC for Planned District Development Plan Approval for the construction of a commercial building on property zoned District C-2/PD, Community Commercial/Planned Development Overlay District and described as a tract of land being proposed Lot 3, Hilltop Mall Second, an addition to the City of Kearney, Buffalo County, Nebraska (northeast of 2nd Avenue and 48th Street, west of Herbergers).

**14. Hearing: Land Use Map Amendment No. 2017-02 – Fountain Hills Ninth**

Application submitted by Miller & Associates for Grand West, LLC for an amendment to the Land Use Map of the City of Kearney Comprehensive Development Plan from Low Density Residential to Medium Density Residential property described as a tract of land being a part of the Southeast Quarter of the Northwest Quarter of Section 26, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (northwest corner of 48th Street and 11th Avenue).

**15. Hearing: Rezoning No. 2017-06 – Fountain Hills Ninth**

Application submitted by Miller & Associates for Grand West, LLC to rezone from District AG, Agricultural District to District R-2, Urban Residential Mixed-Density District property described as a tract of land being a part of the Southeast Quarter of the Northwest Quarter of Section 26, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (northwest corner of 48th Street and 11th Avenue).

**16. Hearing: Preliminary Plat No. 2017-06 – Fountain Hills Ninth**

Application submitted by Miller & Associates for Grand West, LLC for the Preliminary Plat for Fountain Hills Ninth Addition, an addition to the City of Kearney, Buffalo County, Nebraska for a tract of land being a part of the Southeast Quarter of the Northwest Quarter of Section 26, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (northwest corner of 48th Street and 11th Avenue). **\*FINAL ACTION\***

**17. Hearing: Final Plat No. 2017-06 – Fountain Hills Ninth**

Application submitted by Miller & Associates for Grand West, LLC for the Final Plat for Fountain Hills Ninth Addition, an addition to the City of Kearney, Buffalo County, Nebraska for a tract of land being a part of the Southeast Quarter of the Northwest Quarter of Section 26, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (northwest corner of 48th Street and 11th Avenue).

**18. Hearing: Annexation No. 2017-06 – Fountain Hills Ninth**

Application submitted by Miller & Associates for Grand West, LLC for the annexation of Fountain Hills Ninth Addition, an addition to the City of Kearney, Buffalo County, Nebraska for a tract of land being a part of the Southeast Quarter of the Northwest Quarter of Section 26, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (northwest corner of 48th Street and 11th Avenue).

- 19. Presentation by the City of Kearney GIS Department.
- 20. Report/Comments from Board Members.
- 21. Adjournment.

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| Chairman Stan Dart<br>2410 65th Avenue Place<br>Kearney, NE 68845<br>234-1616<br><a href="mailto:msdart@charter.net">msdart@charter.net</a>              | Vice-Chairman Jack McSweeney<br>2712 Central Avenue<br>Kearney, NE 68847<br>234-5550<br><a href="mailto:jack@century21midlands.com">jack@century21midlands.com</a> | Board Member Ed Berglund<br>212 East 46th Street<br>Kearney, NE 68847<br>627-6012<br><a href="mailto:edthky@yahoo.com">edthky@yahoo.com</a>                   |
| Board Member Paul Fredrickson<br>914 Avenue D<br>Kearney, NE 68847<br>236-5928<br><a href="mailto:fastfreddy@fredconst.com">fastfreddy@fredconst.com</a> | Dave Malone<br>506 West 22nd Street<br>Kearney, NE 68845<br>224-3188<br><a href="mailto:dmalone@ipexneb.com">dmalone@ipexneb.com</a>                               | Richard McGinnis<br>11 21st Avenue Place<br>Kearney, NE 68845<br>325-4941<br><a href="mailto:richmcginnisbanker@gmail.com">richmcginnisbanker@gmail.com</a>   |
| Board Member Jim McKeon<br>711 13th Avenue<br>Kearney, NE 68845<br>236-2223<br><a href="mailto:jlmckeo@nppd.com">jlmckeo@nppd.com</a>                    | Board Member Tami Moore<br>704 10th Avenue<br>Kearney, NE 68845<br>440-6992<br><a href="mailto:mooretj@unk.edu">mooretj@unk.edu</a>                                | Board Member Justin Wolf<br>203 East 53rd Street Place<br>Kearney, NE 68847<br>627-3204<br><a href="mailto:justinwolf@outlook.com">justinwolf@outlook.com</a> |

A current agenda is on file at the Office of Development Services, 1st Floor at City Hall, 18 East 22nd Street, Kearney, Nebraska. For more information, call (308) 233-3254 or visit our website at [www.cityofkearney.org](http://www.cityofkearney.org)