

# **PLANNING COMMISSION**

## **AGENDA**

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

**May 19, 2017**

**9:00 a.m.**

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held April 21, 2017.
4. **Partial Vacation No. 1995-07 and 2003-16 – Grandview Estates Eighth Addition and Casey’s Addition**  
Application submitted by Miller & Associates for Crossroad Center and Directed Services, Inc. to vacate property described as a tract of land being all of Lot 1 and part of Lot 2 of Grandview Estates Eighth Addition, and all of Lot 1 of Casey’s Addition, all in the City of Kearney, Buffalo County, Nebraska (1404 East 39th Street and 4115 Avenue N).
5. **Hearing: Preliminary Plat No. 2017-07 – Grandview Estates Twelfth**  
Application submitted by Miller & Associates for Crossroad Center and Directed Services, Inc. for the Preliminary Plat for Grandview Estates Twelfth Addition, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land being all of Lot 1 (to be vacated) and part of Lot 2 (to be vacated) of Grandview Estates Eighth Addition, and all of Lot 1 (to be vacated) of Casey’s Addition, all in the City of Kearney, Buffalo County, Nebraska (1404 East 39th Street and 4115 Avenue N). **\*FINAL ACTION\***
6. **Hearing: Final Plat No. 2017-07 – Grandview Estates Twelfth**  
Application submitted by Miller & Associates for Crossroad Center and Directed Services, Inc. for the Final Plat for Grandview Estates Twelfth Addition, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land being all of Lot 1 (to be vacated) and part of Lot 2 (to be vacated) of Grandview Estates Eighth Addition, and all of Lot 1 (to be vacated) of Casey’s Addition, all in the City of Kearney, Buffalo County, Nebraska (1404 East 39th Street and 4115 Avenue N).
7. **Hearing: Preliminary Plat No. 2017-08 – L & P Commercial Park**  
Application submitted by Buffalo Surveying Corporation for L & P Investments, LLC, for the Preliminary Plat for L & P Commercial Park, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land in the Southwest Quarter of the Southeast Quarter of Section 31, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (2016 East Highway 30). **\*FINAL ACTION\***
8. **Hearing: Final Plat No. 2017-08 – L & P Commercial Park**  
Application submitted by Buffalo Surveying Corporation for L & P Investments, LLC, for the Final Plat for L & P Commercial Park, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land in the Southwest Quarter of the Southeast Quarter of Section 31, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (2016 East Highway 30).

**9. Partial Vacation No. 1994-20 – Trail Ridge Country Estates**

Application submitted by Buffalo Surveying Corporation for Michael and Patrese O'Brien to vacate Lot 6, Block 2 and Lot 1, Block 3, Trail Ridge Country Estates, a subdivision in the West Half of the West Half of the Southeast Quarter and the East Half of the East Half of the Southwest Quarter, Section 20, Township 9 North, Range 16 West of the 6th p.m., Buffalo County, Nebraska (Northeast of the 53rd Avenue and 62nd Street Intersection).

**10. Hearing: Rezoning No. 2017-07 – O'Brien Country Estates**

Application submitted by Buffalo Surveying Corporation for Michael and Patrese O'Brien to rezone from District AG, Agricultural District to District RR-1, Rural Residential District (Rural Standards) property described as a tract of land being part of the West Half of the East Half of the Southwest Quarter of Section 20, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (Northeast of the 53rd Avenue and 62nd Street Intersection).

**11. Hearing: Preliminary Plat No. 2017-09 – O'Brien Country Estates**

Application submitted by Buffalo Surveying Corporation for Michael and Patrese O'Brien for the Preliminary Plat for O'Brien Country Estates, a subdivision being all of Lot 6, Block Two, part of Lot 1, Block Three, Trail Ridge Country Estates, a subdivision in the West Half of the Southeast Quarter and the East Half of the Southwest Quarter and part of the West Half of the East Half of the Southwest Quarter of Section 20, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (Northeast of the 53rd Avenue and 62nd Street Intersection). **\*FINAL ACTION\***

**12. Hearing: Final Plat No. 2017-09 – O'Brien Country Estates**

Application submitted by Buffalo Surveying Corporation for Michael and Patrese O'Brien for the Final Plat for O'Brien Country Estates, a subdivision being all of Lot 6, Block Two, part of Lot 1, Block Three, Trail Ridge Country Estates, a subdivision in the West Half of the Southeast Quarter and the East Half of the Southwest Quarter and part of the West Half of the East Half of the Southwest Quarter of Section 20, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (Northeast of the 53rd Avenue and 62nd Street Intersection).

**13. Hearing: Rezoning No. 2017-08 – Brookestone Gardens Addition**

Application submitted by Buffalo Surveying Corporation for VSL Kearney, LLC to rezone from District AG, Agricultural District to District R-3/PD, Urban Residential Multi-Family (Medium Density)/Planned Development Overlay District property described as a tract of land being part of the Southeast Quarter of the Southwest Quarter and part of the Southwest Quarter of the Southeast Quarter of Section 3, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (Northeast of the 27th Avenue and West 11th Street Intersection).

**14. Hearing: Preliminary Plat No. 2017-10 - Brookestone Gardens Addition**

Application submitted by Buffalo Surveying Corporation for VSL Kearney, LLC for the Preliminary Plat for Brookestone Gardens Addition, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land being part of the Southeast Quarter of the Southwest Quarter and part of the Southwest Quarter of the Southeast Quarter of Section 3, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (Northeast of the 27th Avenue and West 11th Street Intersection). **\*FINAL ACTION\***

**15. Hearing: Final Plat No. 2017-10 - Brookestone Gardens Addition**

Application submitted by Buffalo Surveying Corporation for VSL Kearney, LLC for the Final Plat for Brookestone Gardens Addition, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land being part of the Southeast Quarter of the Southwest Quarter and part of the Southwest Quarter of the Southeast Quarter of Section 3, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (Northeast of the 27th Avenue and West 11th Street Intersection).

**16. Hearing: Annexation No. 2017-10 - Brookestone Gardens Addition**

Application submitted by Buffalo Surveying Corporation for VSL Kearney, LLC for the annexation of Brookestone Gardens Addition, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land being part of the Southeast Quarter of the Southwest Quarter and part of the Southwest Quarter of the Southeast Quarter of Section 3, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (Northeast of the 27th Avenue and West 11th Street Intersection).

**17. Hearing: Planned District Development Plan Approval No. 2017-08**

Application submitted by Brungardt Engineering, LLC for Vetter Senior Living for Planned District Development Plan Approval for construction of a skilled nursing facility and an apartment assisted living facility on property to be zoned District R-3/PD, Urban Residential Multi-Family (Medium Density)/Planned Development Overlay District and described as a tract of land being part of the Southeast Quarter of the Southwest Quarter and part of the Southwest Quarter of the Southeast Quarter of Section 3, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (Northeast of the 27th Avenue and West 11th Street Intersection).

**18. Housing Study Presentation by RDG Consultants**

19. Report/Comments from Board Members.

20. Adjournment.

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