

PLANNING COMMISSION

AGENDA

City Council Chambers, 18 East 22nd Street

November 17, 2017

9:00 a.m.

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held October 20, 2017.
4. **Hearing: Land Use Map Amendment No. 2017-06 – 2314 Avenue H**
Application submitted by S & J Rentals, Inc. dba S & J Construction for an amendment to the Land Use Map of the City of Kearney Comprehensive Development Plan from Medium Density Residential to Office/Comm. Retail Mixed Uses property described as the North Half of Lot 8, Original Town of Kearney Junction now the City of Kearney, Buffalo County, Nebraska (2314 Avenue H).
5. **Hearing: Rezoning No. 2017-21 – 2314 Avenue H**
Application submitted by S & J Rentals, Inc. dba S & J Construction to rezone from District R-3, Urban Residential Multi-Family District (Medium Density) to District C 3, General Commercial District property described as the North Half of Lot 8, Original Town of Kearney Junction now the City of Kearney, Buffalo County, Nebraska (2314 Avenue H).
6. **Hearing: Rezoning No. 2017-22 – 105 West 25th Street**
Application submitted by Charles Rogers for C-K-C, Inc. to rezone from District CBD, Kearney Center Mixed Use District to District C-3, General Commercial District property described as Lots 85 and 86, Southwest Quarter School Section Addition to the City of Kearney, Buffalo County, Nebraska (105 West 25th Street).
7. **Partial Vacation No. 2000-30 – Northridge Retirement Subdivision**
Application submitted by Buffalo Surveying Corporation for NP Land Development, Inc. to vacate Lot 1, Block 2, Northridge Retirement Subdivision, a subdivision being part of the East Half of the Northeast Quarter of Section 27, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (West of 17th Avenue and South of 54th Street).

8. Hearing: Land Use Map Amendment No. 2017-07 – Northridge Estates

Application submitted by Buffalo Surveying Corporation for NP Land Development, Inc. for an amendment to the Land Use Map of the City of Kearney Comprehensive Development Plan from Medium Density Residential to Low Density Residential property described as a tract of land being part of Lot 1, Block 2, to be vacated, Northridge Retirement Subdivision, a subdivision being part of the East Half of the Northeast Quarter of Section 27, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (West of 17th Avenue and South of 54th Street).

9. Hearing: Rezoning No. 2017-23 – Northridge Estates

Application submitted by Buffalo Surveying Corporation for NP Land Development, Inc. to rezone from District R-3/PD, Urban Residential Multi-Family (Medium Density)/Planned Development Overlay District to District R-1, Urban Residential Single-Family District (Low Density) property described as a tract of land being part of Lot 1, Block 2, to be vacated, Northridge Retirement Subdivision, a subdivision being part of the East Half of the Northeast Quarter of Section 27, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (West of 17th Avenue and South of 54th Street).

10. Hearing: Preliminary Plat No. 2017-23 – Northridge Estates

Application submitted by Buffalo Surveying Corporation for NP Land Development, Inc. for the Preliminary Plat for Northridge Estates, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land being Lot 1, Block Two, to be vacated, Northridge Retirement Subdivision, a subdivision being part of the East Half of the Northeast Quarter of Section 27, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska, to be an addition to the City of Kearney, Buffalo County, Nebraska (West of 17th Avenue and South of 54th Street). ***FINAL ACTION***

11. Hearing: Final Plat No. 2017-23 Northridge Estates

Application submitted by Buffalo Surveying Corporation for NP Land Development, Inc. for the Final Plat for Northridge Estates, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land being Lot 1, Block Two, to be vacated, Northridge Retirement Subdivision, a subdivision being part of the East Half of the Northeast Quarter of Section 27, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska, to be an addition to the City of Kearney, Buffalo County, Nebraska (West of 17th Avenue and South of 54th Street).

12. Hearing: Rezoning No. 2017-24 Silverton Addition

Application submitted by Miller & Associates for Grand West, LLC to rezone from District AG, Agricultural District to District C-2, Community Commercial District property described as a tract of land being part of the Northwest Quarter of the Northwest Quarter of Section 26, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (Southwest corner of 56th Street and 15th Avenue).

13. Hearing: Preliminary Plat No. 2017-24 – Silverton Addition

Application submitted by Miller & Associates for Grand West, LLC for the Preliminary Plat for Silverton Addition, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land being part of the Northwest Quarter of the Northwest Quarter of Section 26, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (Southwest corner of 56th Street and 15th Avenue). ***FINAL ACTION***

14. Hearing: Final Plat No. 2017-24 – Silverton Addition

Application submitted by Miller & Associates for Grand West, LLC for the Final Plat for Silverton Addition, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land being part of the Northwest Quarter of the Northwest Quarter of Section 26, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (Southwest corner of 56th Street and 15th Avenue).

15. Hearing: Annexation No. 2017-24 – Silverton Addition

Application submitted by Miller & Associates for Grand West, LLC for the annexation of Silverton Addition, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land being part of the Northwest Quarter of the Northwest Quarter of Section 26, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (Southwest corner of 56th Street and 15th Avenue).

16. Hearing: Code Amendment No. 2017-02 - Continued from the September 15, and October 20, 2017 Planning Commission Meetings

Proposed amendment to Section 28-103 “Special Regulations and Standards” of Chapter 28 “District CBD, Kearney Center Mixed Use District” to add language regarding encroachments into the public right-of-way and clearance requirements.

17. Hearing: Code Amendment No. 2017-04 Chapter 48 Landscaping and Screening Standards

Proposed amendments to the following chapters/sections of the City Code as follows:

- Section 48-105 “Bufferyard Provisions” of Chapter 48 “Landscaping and Screening Standards” to add language to sub-item A requiring bufferyards be free of paved areas, access ways, storage, or other disturbances; remove current sub-item B language on landscaping in the bufferyard; update sub-item C to amend and remove language regarding bufferyards incorporating into other areas on property; add sub-item 3 language on requirements of bufferyard landscaping; add language on the appropriate site design and criteria for bufferyards; add language on the incorporation of stormwater detention and utility easements into bufferyards.
- Section 48-106 “Screening Standards” of Chapter 48 “Landscaping and Screening Standards” to remove the entire current Section 48-106 and combine

with Section 48-105 “Bufferyard Provisions” and to add language on appropriate site design and criteria; the incorporation of stormwater detention and utility easements into screening areas.

- Section 48-107 “Parking Lot Landscaping” of Chapter 48 “Landscaping and Screening Standards” and all corresponding sub-items replaced as Section 48-106 “Parking Lot Landscaping”.
- Section 48-108 “Tree Plantings” of Chapter 48 “Landscaping and Screening Standards” and all corresponding sub-items replaced as Section 48-107 “Tree Plantings”.
- Section 48-109 “General Provisions” of Chapter 48 “Landscaping and Screening Standards” and all corresponding sub-items replaced as Section 48-108 “General Provisions”.

18. Report/Comments from Board Members.

19. Adjournment.

Chairman Stan Dart 2410 65th Avenue Place Kearney, NE 68845 234-1616 msdart@charter.net	Vice-Chairman Jack McSweeney 2712 Central Avenue Kearney, NE 68847 234-5550 jack@century21midlands.com	Board Member Ed Berglund 212 East 46 th Street Kearney, NE 68847 627-6012 edthky@yahoo.com
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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