

# **PLANNING COMMISSION**

## **AGENDA**

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

**March 16, 2018**

**9:00 a.m.**

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held February 16, 2018
4. **Hearing: Planned District Development Plan Approval No. 2000-22**  
Application submitted by Morton Buildings, Inc. for Ken and Linda Anderson for Planned District Development Plan Approval for the proposed construction of a heated warehouse on property zoned District C-3/PD, General Commercial/Planned Development Overlay District and described as Lot 2, Frederick's Third Addition, an addition to the City of Kearney, Buffalo County, Nebraska (1206 M Avenue).
5. **Hearing: Rezoning No. 2018-03**  
Application submitted by Dan Lindstrom, Attorney for KAAPA Ethanol Holdings, LLC for KAAPA Ethanol Holdings, LLC to rezone from District C-2, Community Commercial District to District C-2/PD, Community Commercial/Planned Development Overlay District property described as Lot 1 and Lot 2, Block Two, Lake Villa Estates, an addition to the City of Kearney, Buffalo County, Nebraska (11 South Central Avenue).
6. **Hearing: Planned District Development Plan Approval No. 2018-03**  
Application submitted by Dan Lindstrom, Attorney for KAAPA Ethanol Holdings, LLC for KAAPA Ethanol Holdings, LLC for Planned District Development Plan Approval for the proposed construction of a business office building on property to be zoned C-2/PD, Community Commercial/Planned Development Overlay District and described as Lot 1 and Lot 2, Block Two, Lake Villa Estates, an addition to the City of Kearney, Buffalo County, Nebraska (11 South Central Avenue).

**7. Hearing: Code Amendment No. 2018-01**

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

- Section 21-103 “Additional Requirements” of Chapter 21 “District R-3, Urban Residential Multi-Family District (Medium-Density)” to remove the current language of additional requirements and replace with language of notification of additional accessory building and group residential.
- Section 22-103 “Additional Requirements” of Chapter 22 “District R-4, Urban Residential Multi-Family District (High-Density)” to add language of notification of additional accessory building requirements.
- Section 47-104 “Setback Adjustments” of Chapter 47 “Supplemental Development Regulations” to add language pertaining to the placement of the UDLO swimming pool setback requirements together with the addition of swimming pool setbacks in complexes of more than six residential units following sub-item B-6.
- Section 47-105 “Accessory Buildings” of Chapter 47 “Supplemental Development Regulations” to add language pertaining to additional requirements involving the addition of the UDLO parking area, accessory buildings, and garage setback requirements regarding complexes of more than six residential units.
- Section 49-109 “Stacking Requirements for Drive-Through Services” of Chapter 49 “Off-Street Parking” to create a new sub-item B and add language pertaining to alternative runaround access for drive-through lanes and exceptions.

**8. Report/Comments from Board Members.**

**9. Adjournment.**

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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](http://www.cityofkearney.org)