

PLANNING COMMISSION

AGENDA

City Council Chambers, 18 East 22nd Street

May 18, 2018

9:00 a.m.

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held April 20, 2018
4. **Vacation Nos. 2006-02 and 2014-07 – Equestrian Hills Third and Fifth**
Application submitted by Miller & Associates for First Firefly, LLC and Equestrian Hills Homeowners Subdivision, Inc. to vacate property described as Lot 1 and Lot 2, Equestrian Hills Fifth of Crest Valley Ranch, part of the West Half of Section 33, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska; AND Lot 2, Lot 4, Lot 5 and Commons Area, Haflinger Estates, all in Equestrian Hills Third of Crest Valley Ranch, a subdivision being Lot 1, Equestrian Hills of Crest Valley Ranch (now vacated) and part of the West Half of Section 33, Township 9 North, Range 16 of the 6th P.M., Buffalo County, Nebraska (North of Rolling Hills Road and Clydesdale Circle).
5. **Hearing: Rezoning No. 2018-06 – Equestrian Hills Third and Fifth**
Application submitted by Miller & Associates for First Firefly, LLC and Equestrian Hills Homeowners Subdivision, Inc. to rezone from District RR-2/PD, Rural Residential (Intermediate Standards)/Planned Development Overlay District to District AG, Agricultural District property described as Lot 1 and Lot 2, Equestrian Hills Fifth of Crest Valley Ranch, part of the West Half of Section 33, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska; AND Lot 2, Lot 4, Lot 5 and Commons Area, Haflinger Estates, all in Equestrian Hills Third of Crest Valley Ranch, a subdivision being Lot 1, Equestrian Hills of Crest Valley Ranch (now vacated) and part of the West Half of Section 33, Township 9 North, Range 16 of the 6th P.M., Buffalo County, Nebraska (North of Rolling Hills Road and Clydesdale Circle).
6. **Hearing: Rezoning No. 2018-07 – 715 Avenue D**
Application submitted by Miller & Associates for Buffalo Properties, LLC, a Nebraska Limited Liability Company to rezone from District R-3, Urban Residential Multi-Family District (Medium Density) to District R-3/PD, Urban Residential Multi-Family (Medium Density)/Planned Development Overlay District property described as the West 84.25 feet of Lot 2, Marianne Hunt Third Addition, an addition to the City of Kearney, Buffalo County, Nebraska; TOGETHER WITH the North 125.0 feet of Lot 1, Howland Subdivision, a subdivision to the City of Kearney, Buffalo County, Nebraska, AND Lot 1,

EXCEPTING HOWEVER, the North 125.0 feet of said Lot, and ALL of Lot 2, Howland Subdivision, a subdivision to the City of Kearney, Buffalo County, Nebraska (715 Avenue D).

7. Hearing: Development Plan Approval No. 2018-07 – 715 Avenue D

Application submitted by Miller & Associates for Buffalo Properties, LLC, a Nebraska Limited Liability Company for Planned District Development Plan Approval for the construction of a two-story apartment building on property to be zoned District R-3/PD, Urban Residential Multi-Family (Medium Density)/Planned Development Overlay District and described as the West 84.25 feet of Lot 2, Marianne Hunt Third Addition, an addition to the City of Kearney, Buffalo County, Nebraska; TOGETHER WITH the North 125.0 feet of Lot 1, Howland Subdivision, a subdivision to the City of Kearney, Buffalo County, Nebraska, AND Lot 1, EXCEPTING HOWEVER, the North 125.0 feet of said Lot, and ALL of Lot 2, Howland Subdivision, a subdivision to the City of Kearney, Buffalo County, Nebraska (715 Avenue D).

8. Hearing: Vacation No. 2015-02 – Fox Creek

Application submitted by Miller & Associates for Fred E. Hammer, Trustee of the Fred E. Hammer Living Trust and Fox Creek Development, LLC to vacate Lots 1 through 5, Block 5, Fox Creek, an addition to the City of Kearney, Buffalo County, Nebraska (South of 4th Street at 8th Avenue and 9th Avenue intersection).

9. Hearing: Preliminary Plat No. 2018-04 – Fox Creek Second

Application submitted by Miller & Associates for Fred E. Hammer, Trustee of the Fred E. Hammer Living Trust and Fox Creek Development, LLC for the Preliminary Plat for Fox Creek Second, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of Government Lot 3 and accretions abutting said Lot 3, all in Section 11, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (South of 4th Street at 8th Avenue and 9th Avenue intersection).

10. Hearing: Final Plat No. 2018-04 – Fox Creek Second

Application submitted by Miller & Associates for Fred E. Hammer, Trustee of the Fred E. Hammer Living Trust and Fox Creek Development, LLC for the Final Plat for Fox Creek Second, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of Government Lot 3 and accretions abutting said Lot 3, all in Section 11, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (South of 4th Street at 8th Avenue and 9th Avenue intersection).

11. Hearing: Rezoning No. 2018-08 – Fox Creek Second

Application submitted by Miller & Associates for Fred E. Hammer, Trustee of the Fred E. Hammer Living Trust and Fox Creek Development, LLC to rezone from District R-1, Urban Residential Single-Family District (Low Density), District R-2, Urban Residential Mixed-Density District and District MU, Mixed Use District to District R-2, Urban Residential Mixed-Density District and District MU, Mixed Use District property described as Lots 1, 2, 3, 4, 5 and 6, Fox Creek Second Addition,

an addition to the City of Kearney, Buffalo County, Nebraska (South of 4th Street at 8th Avenue and 9th Avenue intersection).

12. Hearing: Development Plan Approval No. 2018-08 – Fox Creek Second

Application submitted by Miller & Associates for Fox Creek Development, LLC for Planned District Development Plan Approval for construction of a storage unit building on property to be zoned District MU, Mixed Use District and described as Lot 2, Fox Creek Second, an addition to the City of Kearney, Buffalo County, Nebraska (South of 4th Street at 8th Avenue and 9th Avenue intersection).

13. Hearing: Adoption of Future Street Map to the 2016 Comprehensive Plan

14. Consideration of Policies

- Annexation
- Ag Deferrals
- Creation of Districts

15. Report/Comments from Board Members.

16. 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.p.mcsweeney@gmail.com	Board Member Ed Berglund 212 East 46 th Street Kearney, NE 68847 627-6012 edthky@yahoo.com
Board Member Paul Fredrickson 914 Avenue D Kearney, NE 68847 222-0100 fastfreddy@fredconst.com	Dave Malone 506 West 22 nd Street Kearney, NE 68845 224-3188 dmalone@ipexneb.com	Richard McGinnis 11 21 st Avenue Place Kearney, NE 68845 325-4941 richmcginnisbanker@gmail.com
Board Member Jim McKeon 711 13th Avenue Kearney, NE 68845 236-2223 jlmckeo@nppd.com	Board Member Tami Moore 704 10 th Avenue Kearney, NE 68845 440-6992 mooretj@unk.edu	Board Member Justin Wolf 203 East 53 rd Street Place Kearney, NE 68847 627-3204 justinwolf@outlook.com

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