

# **PLANNING COMMISSION**

## **AGENDA**

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

**November 16, 2018**

**9:00 a.m.**

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held October 19, 2018.
4. **Hearing: Rezoning No. 2018-16 – Lot 3, Abood Addition**  
Application submitted by Brungardt Engineering, LLC for Bendwager, LLC (Heartland Motor Sports) to rezone from District C-2, Community Commercial District to District C-2/PD, Community Commercial District/Planned Development Overlay District for property described as Lot 3, Abood Addition, an addition to the City of Kearney, Buffalo County, Nebraska (1000 East 1st Street).
5. **Hearing: Development Plan Approval No. 2018-16 – Heartland Motor Sports**  
Application submitted by Brungardt Engineering, LLC for Bendwager, LLC (Heartland Motor Sports) for Planned District Development Plan Approval for the construction of Heartland Motor Sports on property to be zoned District C-2/PD, Community Commercial District/Planned Development Overlay District and described as Lot 3, Abood Addition, an addition to the City of Kearney, Buffalo County, Nebraska (1000 East 1st Street).
6. **Street Vacation No. 1991-10 – Larsen and Morris Subdivision**  
Application submitted by Miller & Associates for Scott Morris, Rochelle Morris, Dennis Larsen Trustee and Connie Larsen Trustee to vacate all of Iron Road as shown and dedicated on Larsen and Morris Subdivision, an addition to the City of Kearney, Buffalo County, Nebraska, from the south right-of-way-line of Fairway Avenue as shown and dedicated on said Larsen and Morris Subdivision to the north right-of-way-line of Canal Heights Drive, abutting Lots 8 and 9 inclusive, Block 1 of said Larsen and Morris Subdivision on the east and abutting Lot 1 inclusive, Block 2, of said Larsen and Morris Subdivision on the West; together with all of Canal Heights Drive as shown and dedicated on Larsen and Morris Subdivision, an addition to the City of Kearney, Buffalo County, Nebraska, from the east right-of-way line of Valley View Heights to its terminus 565 feet east of said east right-of-way line, abutting Lot 41 inclusive, of Highland Park Addition, an addition to the City of Kearney, Buffalo County, Nebraska, Lot 1 inclusive, Block 2 and Lot 9 inclusive, Block 1, of said Larsen and Morris Subdivision on the north and abutting an unplatted part of the Southwest Quarter of Section 34, Township 9

North, Range 16 West of the 6th P.M., Buffalo County, Nebraska formally known as Westridge Estates Addition, an addition to the City of Kearney, Buffalo County, Nebraska (now vacated) on the south. (west of Country Club Lane, north of the NPPD Tail Race Canal).

**7. Partial Vacation No. 1991-10 – Larsen and Morris Subdivision**

Application submitted by Miller & Associates for Scott Morris, Rochelle Morris, Dennis Larsen Trustee and Connie Larsen Trustee to vacate all of Lot 1 and all of Lot 9, inclusive, Block 1, Larsen and Morris Subdivision, an addition to the City of Kearney, Buffalo County, Nebraska together with all of Lot 1, Inclusive, Block 2, Larsen and Morris Subdivision, an addition to the City of Kearney, Buffalo County, Nebraska. (west of Country Club Lane, north of the NPPD Tail Race Canal).

**8. Hearing: Preliminary Plat No. 2018-14 – Larsen and Morris Second Subdivision**

Application submitted by Miller & Associates for Scott Morris, Rochelle Morris, Dennis Larsen Trustee and Connie Larsen Trustee for the Preliminary Plat for Larsen and Morris Second Subdivision, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of the Northeast Quarter of the Southwest Quarter and part of the Southeast Quarter of the Southwest Quarter of Section 34, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska, formerly known as Lot 1 and Lot 9, Block 1 (now vacated), and Lot 1, Block 2 (now vacated), of Larsen and Morris Subdivision, an addition to the City of Kearney, Buffalo County, Nebraska (west of Country Club Lane, north of the NPPD Tail Race Canal). **\*FINAL ACTION\***

**9. Hearing: Final Plat No. 2018-14 – Larsen and Morris Second Subdivision**

Application submitted by Miller & Associates for Scott Morris, Rochelle Morris, Dennis Larsen Trustee and Connie Larsen Trustee for the Final Plat for Larsen and Morris Second Subdivision, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land being part of the Northeast Quarter of the Southwest Quarter and part of the Southeast Quarter of the Southwest Quarter of Section 34, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska, formerly known as Lot 1 and Lot 9, Block 1 (now vacated), and Lot 1, Block 2 (now vacated), of Larsen and Morris Subdivision, an addition to the City of Kearney, Buffalo County, Nebraska (west of Country Club Lane, north of the NPPD Tail Race Canal).

**10. Vacation of Platted Utility Easements 2009-07, 2010-03 and 2014-17 – Spruce Hollow Estates Fourth, Fifth and Sixth Addition**

Application submitted by Miller & Associates for DT Development to vacate the Easterly 10.00 feet of Lots 1 through 6 inclusive, Block 2, and the Southerly 5.00 feet of Lot 3, Block 2, except the Easterly 10.00 feet of said Lot 3, all in Spruce Hollow Estates Sixth Addition, an addition to the City of Kearney, Buffalo County, Nebraska, together with the Northerly 10.00 feet of that part of Lot 1, Spruce Hollow Estates Fourth Addition, an addition to the City of Kearney, Buffalo County, Nebraska, not previously vacated by City of Kearney Ordinance No, 7989,

recorded as Instrument 2015-04059 in the office of the Register of Deeds, Buffalo County, Nebraska, together with the Southerly 5.00 feet of that part of Outlot B, Block 4, Spruce Hollow Estates Fifth Addition, an addition to the City of Kearney, Buffalo County, Nebraska, not previously vacated by City of Kearney Ordinance No, 7989, recorded as Instrument 2015-04059 in the office of the Register of Deeds, Buffalo County, Nebraska. (Northeast corner of 56th Street and 11th Avenue).

**11. Street Vacation 2009-07, 2010-03 and 2014-17 – Spruce Hollow Estates Fourth and Sixth Addition**

Application submitted by Miller & Associates for DT Development to vacate 10<sup>th</sup> Avenue as shown and dedicated on Spruce Hollow Estates Sixth Addition, an addition to the City of Kearney, Buffalo County, Nebraska, from the South right-of-way line of 59th Street to the North right-of-way line of 57th Street Place, abutting Lots 1 through 7 inclusive, Block 1, of said Spruce Hollow Estates Sixth Addition on the West and abutting Lots 1 through 6 inclusive, Block 2, of said Spruce Hollow Estates Sixth Addition on the East, together with 57th Street Place as shown and dedicated on Spruce Hollow Estates Fourth Addition, an addition to the City of Kearney, Buffalo County, Nebraska, from the East right-of-way line of 11<sup>th</sup> Avenue to the East terminus of said 57<sup>th</sup> Street Place, abutting Lot 7, Block 1, and Lot 6, Block 2, of Spruce Hollow Estates Sixth Addition, an addition to the City of Kearney, Buffalo County, Nebraska on the North and abutting Lot 2 of Spruce Hollow Estates Fourth Addition, an addition to the City of Kearney, Buffalo County, Nebraska on the South. (Northeast corner of 56th Street and 11th Avenue).

**12. Partial Vacation 2009-07, 2010-03 and 2014-17 – Spruce Hollow Estates Fourth, Fifth and Sixth Addition**

Application submitted by Miller & Associates for DT Development to vacate Lots 1 through 7 inclusive, Block 1, together with Lots 1 through 6 inclusive, Block 2, Spruce Hollow Estates Sixth Addition, an addition to the City of Kearney, Buffalo County, Nebraska, together with all of Outlot A, together with that part of Lot 1, Spruce Hollow Estates Fourth Addition, an addition to the City of Kearney, Buffalo County, Nebraska, not previously vacated by City of Kearney Ordinance No, 7989, recorded as Instrument 2015-04059 in the office of the Register of Deeds, Buffalo County, Nebraska together with that part of Outlot B, Block 4, Spruce Hollow Estates Fifth Addition, an addition to the City of Kearney, Buffalo County, Nebraska, not previously vacated by City of Kearney Ordinance No, 7989, recorded as Instrument 2015-04059 in the office of the Register of Deeds, Buffalo County, Nebraska. (Northeast corner of 56th Street and 11th Avenue)

**13. Hearing: Land Use Map Amendment No. 2018-04 – Prairie Meadows Addition – Continued from the October 19, 2018 Planning Commission Meeting**

Application submitted by Miller & Associates for DT Development for (1) an amendment to the Land Use Map of the City of Kearney Comprehensive Development Plan from Low Density Residential and Neighborhood Mixed Use to Low Density Residential for property described as part of Outlot B and part of 11th

Avenue, both in Spruce Hollow Estates Fifth Addition, an addition to the City of Kearney, Buffalo County Nebraska; and part of 59th Street in Spruce Hollow Estates Fifth Addition, an addition to the City of Kearney, Buffalo County Nebraska and Spruce Hollow Estates Sixth Addition, an addition to the City of Kearney, Buffalo County Nebraska; and (2) an amendment to the Land Use Map of the City of Kearney Comprehensive Development Plan from Low Density Residential and Neighborhood Mixed Use to Neighborhood Mixed Use for property described as part of Lot 1 and part of 11th Avenue, and part of 56th Street, all in Spruce Hollow Estates Fourth Addition, an addition to the City of Kearney, Buffalo County Nebraska; part of Outlot B, part of 11th Avenue, and part of 59th Street, all in Spruce Hollow Estates Fifth Addition, an addition to the City of Kearney, Buffalo County, Nebraska; all of Block One and Block Two, all of 10th Avenue, and part of 59th Street, all in Spruce Hollow Estates Sixth Addition, an addition to the City of Kearney, Buffalo County, Nebraska. Northeast corner of 56th Street and 11th Avenue).

**14. Hearing: Rezoning No. 2018-15 – Prairie Meadows Addition – Continued from the October 19, 2018 Planning Commission Meeting**

Application submitted by Miller & Associates for DT Development to (1) rezone from District R-1, Urban Residential Single-Family District (Low Density) and R-2/PD, Urban Residential Mixed-Density District/Planned Development Overlay District to District R-2, Urban Residential Mixed-Density District for property described as part of Outlot B, Spruce Hollow Estates Fifth Addition, an addition to the City of Kearney, Buffalo County Nebraska; part of 11th Avenue, Spruce Hollow Estates Fifth Addition, an addition to the City of Kearney, Buffalo County Nebraska and part of 59th Street, Spruce Hollow Estates Fifth Addition, an addition to the City of Kearney, Buffalo County, Nebraska and Spruce Hollow Estates Sixth Addition, an addition to the City of Kearney, Buffalo County Nebraska; (2) to rezone from District R-1, Urban Residential Single-Family District (Low Density), District R-2, Urban Residential Mixed-Density District & District R-2/PD, Urban Residential Mixed-Density District/Planned Development Overlay District to C-1(N)/PD, Neighborhood Center Districts/Planned Development Overlay District for property described as part of Lot 1, Spruce Hollow Estates Fourth Addition, an addition to the City of Kearney, Buffalo County Nebraska; part of Outlot B, Spruce Hollow Estates Fifth Addition, an addition to the City of Kearney, Buffalo County, Nebraska; all of Block One and Block Two, Spruce Hollow Estates Sixth Addition, an addition to the City of Kearney, Buffalo County, Nebraska; all of 10th Avenue, Spruce Hollow Estates Sixth addition, an addition to the City of Kearney, Buffalo County, Nebraska; part of 11th Avenue, Spruce Hollow Estates Fourth Addition, an addition to the City of Kearney, Buffalo County, Nebraska and Spruce Hollow Estates Fifth Addition, an addition to the City of Kearney, Buffalo County, Nebraska; part of 59th Street, Spruce Hollow Estates Fifth Addition, an addition to the City of Kearney, Buffalo County Nebraska and Spruce Hollow Estates Sixth Addition, an addition to the City of Kearney, Buffalo County, Nebraska and (3) to rezone from District R-1, Urban Residential Single-Family District (Low Density) and District R-2, Urban Residential Mixed-Density District to District C-2,

Community Commercial District for property described as part of Lot 1, Spruce Hollow Estates Fourth Addition, an addition to the City of Kearney, Buffalo County, Nebraska; part of Outlot B, Spruce Hollow Estates Fifth Addition, an addition to the City of Kearney, Buffalo County, Nebraska and part of 56th Street, Spruce Hollow Estates Fourth Addition, an addition to the City of Kearney, Buffalo County, Nebraska. (Northeast corner of 56th Street and 11th Avenue).

**15. Hearing: Preliminary Plat No. 2018-13 – Prairie Meadows Addition – Continued from the October 19, 2018 Planning Commission Meeting**

Application submitted by Miller & Associates for DT Development for the Preliminary Plat for Prairie Meadows Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land located in part of the Southeast Quarter of the Southwest Quarter of Section 23, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (Northeast corner of 56th Street and 11th Avenue). **\*FINAL ACTION\***

**16. Hearing: Final Plat No. 2018-13 – Prairie Meadows Addition – Continued from the October 19, 2018 Planning Commission Meeting**

Application submitted by Miller & Associates for DT Development for the Final Plat for Prairie Meadows Addition, an addition to the City of Kearney, Buffalo County, Nebraska, for property described as a tract of land located in part of the Southeast Quarter of the Southwest Quarter of Section 23, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (Northeast corner of 56th Street and 11th Avenue).

17. Report/Comments from Board Members.

18. 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.p.mcsweeney@gmail.com">jack.p.mcsweeney@gmail.com</a>	Board Member Monte Dakan 6605 Avenue M Place Kearney, NE 68847 293-7909 <a href="mailto:montedakan@hotmail.com">montedakan@hotmail.com</a>
Board Member Paul Fredrickson 914 Avenue D Kearney, NE 68847 222-0100 <a href="mailto:fastfreddy@fredconst.com">fastfreddy@fredconst.com</a>	Board Member Dave Malone 506 West 22 <sup>nd</sup> Street Kearney, NE 68845 224-3188 <a href="mailto:dmalone@ipexneb.com">dmalone@ipexneb.com</a>	Board Member Richard McGinnis 11 21 <sup>st</sup> 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:jlmckeo@nppd.com">jlmckeo@nppd.com</a>	Board Member Tami Moore 704 10 <sup>th</sup> Avenue Kearney, NE 68845 440-6992 <a href="mailto:mooretj@unk.edu">mooretj@unk.edu</a>	Board Member David Crook 1312 West 16 <sup>th</sup> Street Kearney, NE 68845 338-9755 <a href="mailto:david.j.crook@charter.net">david.j.crook@charter.net</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)