

PLANNING COMMISSION

AGENDA

City Council Chambers, 18 East 22nd Street

December 21, 2018

9:00 a.m.

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held November 16, 2018.
4. **Hearing: Conditional Use Permit No. 2018-05 First Baptist Church Preschool**
Application submitted by First Baptist Church Christian Preschool for First Baptist Church for a Conditional Use Permit to operate a preschool on property zoned District R-1, Urban Residential Single-Family District (Low Density) and described as part of Lot 1, Horizon Addition, an addition to the City of Kearney, Buffalo County, Nebraska (3610 6th Avenue).
5. **Hearing: Rezoning No. 2018-17 – First Baptist Church**
Application submitted by Trenton Snow for First Baptist Church/Julia A. Brooker, Chair, First Baptist Church Board of Trustees to rezone from District R-1, Urban Residential Single-Family District (Low Density) to District C-O, Office District for property described as a tract of land being part of Lot 1, Horizon Addition, an addition to the City of Kearney, Buffalo County, Nebraska (Southwest corner of 39th Street and 6th Avenue).
6. **Hearing: Land Use Map Amendment No. 2018-05 – Lot 1, Elementary School Second Addition**
Application submitted by Buffalo Surveying Corp. for General Properties, L.L.C. for an amendment to the Land Use Map of the City of Kearney Comprehensive Development Plan from Civic to Neighborhood Mixed Use property described as Lot 1, Elementary School Second Addition, an addition to the City of Kearney, Buffalo County, Nebraska (West of Avenue N and South of 56th Street).
7. **Hearing: Rezoning No. 2018-18 – Lot 1, Elementary School Second Addition**
Application submitted by Buffalo Surveying Corp. for General Properties, L.L.C. to rezone from District R-1, Urban Residential Single-Family District (Low Density) to District C-O, Office District for property described as Lot 1, Elementary School Second Addition, an addition to the City of Kearney, Buffalo County, Nebraska (West of Avenue N and South of 56th Street).

8. **Vacation of Platted Utility Easements 2009-07, 2010-03 and 2014-17 – Spruce Hollow Estates Fourth, Fifth and Sixth Addition – Continued from the October 19, 2018 and November 16, 2018 Planning Commission Meetings**

Application submitted by Miller & Associates for DT Development to vacate the Southerly 5.00 feet of Lot 3, Block 2, except the Easterly 10.00 feet of said Lot 3, together with the Easterly 10.00 feet of Lots 1 through 6 inclusive, Block 2, Spruce Hollow Estates Sixth Addition, an addition to the City of Kearney, Buffalo County, Nebraska, together with the Northerly 10.00 feet of Lot 1, Spruce Hollow Estates Fourth Addition, an addition to the City of Kearney, Buffalo County, Nebraska, from the East line of Lot 2, Block 2, Spruce Hollow Estates Sixth Addition, an addition to the City of Kearney, Buffalo County, Nebraska to a point which is 30.00 feet West of the Northeast corner of said Lot 1, together with the Southerly 5.00 feet of Outlot B, Spruce Hollow Estates Fifth Addition, an addition to the City of Kearney, Buffalo County, Nebraska, from the East line of Lot 2, Block 2, Spruce Hollow Estates Sixth Addition, an addition to the City of Kearney, Buffalo County, Nebraska to a point which is 30.00 feet West of the Southeast corner of said Outlot B.

9. **Street Vacation 2009-07, 2010-03 and 2014-17 – Spruce Hollow Estates Fourth and Sixth Addition – Continued from the October 19, 2018 and November 16, 2018 Planning Commission Meetings**

Application submitted by Miller & Associates for DT Development to vacate 10th 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 11th Avenue to the East terminus of said 57th 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, abutting Lot 2 of Spruce Hollow Estates Fourth Addition, an addition to the City of Kearney, Buffalo County, Nebraska on the South, and abutting Lot 1 of said Spruce Hollow Estates Fourth Addition on the East.

10. **Partial Vacation 2009-07, 2010-03 and 2014-17 – Spruce Hollow Estates Fourth, Fifth and Sixth Addition – Continued from the October 19, 2018 and November 16, 2018 Planning Commission Meetings**

Application submitted by Miller & Associates for DT Development to vacate Lots 1 through 7 inclusive, Block 1, Spruce Hollow Estates Sixth Addition, Lots 1 through 6 inclusive, Block 2, Spruce Hollow Estates Sixth Addition, an addition to the City of Kearney, Buffalo County, Nebraska, all of Outlot A, all 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, all of Outlot B, 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.

11. Hearing: Land Use Map Amendment No. 2018-04 – Continued from the October 19, 2018 and November 16, 2018 Planning Commission Meetings

Application submitted by Miller & Associates for DT Development for 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 and Neighborhood Mixed Use for property described as part of Lot 1 and part of 56th Street and part of 11th Avenue, all in Spruce Hollow Estates Fourth Addition, an addition to the City of Kearney, Buffalo County, Nebraska; part of 59th Street and part of 11th Avenue, all in Spruce Hollow Estates Fifth Addition, an addition to the City of Kearney, Buffalo County, Nebraska; all of Lot 1 and part of Lot 2, and all of Lots 3 through 7, Block One and all of Lot 1 and part of Lot 2 and all of Lots 3 through 6, Block Two and part of 59th Street and part of 10th Avenue, all in Spruce Hollow Estates Sixth Addition, an addition to the City of Kearney, Buffalo County, Nebraska.

12. Hearing: Rezoning No. 2018-15 – Prairie Meadows Addition – Continued from the October 19, 2018 and November 16, 2018 Planning Commission Meetings

Application submitted by Miller & Associates for DT Development to (1) rezone from District R-1, Urban Residential Single-Family District (Low Density) and District R-2/PD, Urban Residential Mixed-Density/Planned Development Overlay District to District R-2, Urban Residential Mixed-Density District for property described as a tract of land being all of Lot 1 and part of Lot 2, Block Two, Spruce Hollow Estates Sixth Addition, an addition to the City of Kearney, Buffalo County, Nebraska, part of 59th Street as shown and dedicated on said Spruce Hollow Estates Fifth Addition and on Spruce Hollow Estates Sixth Addition, an addition to the City of Kearney, Buffalo County, Nebraska, part of 10th Avenue as shown and dedicated on Spruce Hollow Sixth Addition, an addition to the City of Kearney, Buffalo County, Nebraska; (2) to rezone from District R-2/PD, Urban Residential Mixed-Density/Planned Development Overlay District to District C-O, Office District for property described as a tract of land being all of Lot 1 and part of Lot 2, Block One, Spruce Hollow Estates Sixth Addition, an addition to the City of Kearney, Buffalo County, Nebraska, part of 11th Avenue as shown and dedicated on said Spruce Hollow Estates Fifth Addition, and part of 59th Street as shown and dedicated on said Spruce Hollow Estates Fifth Addition and on Spruce Hollow Estates Sixth Addition, an addition to the City of Kearney, Buffalo County, Nebraska, part of 10th Avenue as shown and dedicated on Spruce Hollow Estates Sixth Addition, an addition to the City of Kearney, Buffalo County, Nebraska; (3) to rezone from District R-2, Urban Residential Mixed-Density District and District R-2/PD, Urban Residential Mixed-Density/Planned Development Overlay District to District C-1(N)/PD, Neighborhood Center/Planned Development Overlay District for property described as a tract of land being part of Lot 1, Spruce Hollow Estates Fourth Addition, an addition to the City of Kearney, Buffalo County, Nebraska, part of Lot 2 and all of Lots 3 through Lots 7, Block One and part of Lot 2 and all of Lots 3 through Lot 6, Block Two, Spruce Hollow Estates Sixth Addition, an addition to

the City of Kearney, Buffalo County, Nebraska, part of 10th Avenue as shown and dedicated on said Spruce Hollow Estates Sixth Addition, part of 11th Avenue as shown and dedicated on said Spruce Hollow Estates Fourth Addition and on said Spruce Hollow Estates Fifth Addition, an addition to the City of Kearney, Buffalo County, Nebraska; and (4) to rezone from District R-2, Urban Residential Mixed-Density District to District C-2, Community Commercial District for property described as a tract of land being part of Lot 1, Spruce Hollow Estates Fourth Addition, an addition to the City of Kearney, Buffalo County, Nebraska and part of 56th Street as shown and dedicated on said Spruce Hollow Estates Fourth Addition, an addition to the City of Kearney, Buffalo County, Nebraska (Northeast corner of 56th Street and 11th Avenue).

13. Hearing: Preliminary Plat No. 2018-13 – Prairie Meadows Addition – Continued from the October 19, 2018 and November 16, 2018 Planning Commission Meetings

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 being 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***

14. Hearing: Final Plat No. 2018-13 – Prairie Meadows Addition – Continued from the October 19, 2018 and November 16, 2018 Planning Commission Meetings

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 being 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).

15. Hearing: Rezoning No. 2018-19 – Spruce Hollow Estates Eighth Addition

Application submitted by Miller & Associates for DT Development to rezone from District AG, Agricultural District to District R-1, Urban Residential Single-Family District (Low Density) for property described as a tract of land being part of the Northwest Quarter of the Southwest Quarter, and part of the Northeast Quarter of the Southwest Quarter of Section 23, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (North of 11th Avenue and Spruce Hollow Boulevard).

16. Hearing: Preliminary Plat No. 2018-15 – Spruce Hollow Estates Eighth Addition

Application submitted by Miller & Associates for DT Development for the Preliminary Plat for Spruce Hollow Estates Eighth 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 Southwest Quarter, and part of the Northeast Quarter of the Southwest Quarter of Section 23, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (North of 11th Avenue and Spruce Hollow Boulevard). ***FINAL ACTION***

17. Hearing: Final Plat No. 2018-15 – Spruce Hollow Estates Eighth Addition

Application submitted by Miller & Associates for DT Development for the Final Plat for Spruce Hollow Estates Eighth 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 Southwest Quarter, and part of the Northeast Quarter of the Southwest Quarter of Section 23, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (North of 11th Avenue and Spruce Hollow Boulevard).

18. Hearing: Annexation No. 2018-15 – Spruce Hollow Estates Eighth Addition

Application submitted by Miller & Associates for DT Development for the annexation of Spruce Hollow Estates Eighth 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 Southwest Quarter, and part of the Northeast Quarter of the Southwest Quarter of Section 23, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska (North of 11th Avenue and Spruce Hollow Boulevard).

19. Alley Vacation No. 2018-02 – Patriot Industrial Park

Application submitted by Miller & Associates for the City of Kearney to vacate the 30 foot wide Alley in Block 1 as shown and dedicated on Patriot Industrial Park, an addition to the City of Kearney, Buffalo County, Nebraska, from the East right-of-way-line of Cherry Avenue to the West right-of-way-line of Piper Avenue, abutting Lots 1 through 7 inclusive, Block 1, of said Patriot Industrial Park on the North and abutting Lots 8 through 14 inclusive, Block 1, of said Patriot Industrial Park on the South East of Cherry Avenue, west of Piper Avenue.

20. Report/Comments from Board Members.**21. Adjournment.**

Chairman Stan Dart 2410 65th Avenue Place Kearney, NE 68845 308-234-1616 msdart@charter.net	Vice-Chairman Jack McSweeney 2712 Central Avenue Kearney, NE 68847 3308-234-5550 jack.p.mcsweeney@gmail.com	Board Member Joey Cochran 1704 East 42 nd Street Place Kearney, NE 68845 308-293-6445 jcochran@nlb.com
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Board Member Dave Malone 506 West 22 nd Street Kearney, NE 68845 308-224-3188 dmalone@ipexneb.com	Board Member Marion McDermott 512 West 22 nd Street Kearney, NE 68845 marionmcd@charter.net	Board Member Richard McGinnis 11 21 st Avenue Place Kearney, NE 68845 308-325-4941 richmcginnisbanker@gmail.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