

PLANNING COMMISSION

AGENDA

September 18, 2020

9:00 a.m.

1. Announcement on Open Meetings Act.
2. Roll call.
3. Approve Minutes of meeting held August 21, 2020.
4. **Hearing: Code Amendment No. 2020-01**
Proposed amendments to the following chapters/sections of the City Code as follows:
 - Section 30-101 “Purpose” of Chapter 30 “District BP, Business Park District” to add and remove language to provide clarification to align with the purpose of the Business Park zoning district including the removal of extensive and abundant and the inclusion of pedestrian and the typical district location along the Kearney East Expressway and other developing highway and major arterial corridors.
 - Section 30-102 “Site Development Regulations” of Chapter 30 “District BP, Business Park District” to add and remove language found in the table which will update setbacks with new Kearney East Expressway, increase maximum building coverage percentage, remove unused site development regulation qualifiers and set a minimum lot size for Planned Development District requirements.
 - Section 46-105 “Supplemental Use Regulations: Commercial Uses” of Chapter 46 “Supplemental Use Regulations” to add sub-section L titled Agricultural Sales and Services pertaining to the added supplemental use regulations for the use type of agricultural sales and services.
 - Section 48-103 “Landscaping Requirements” of Chapter 48 “Landscaping and Screening Standards” to add language to sub-section A setting 20-feet for any zoning district as the depth of landscaping requirements along the Kearney East Expressway. Adding sub-section B setting requirements for additional landscape area in the Business Park (BP) zoning district.
 - Section 48-105 “Bufferyard and Screening Provisions” of Chapter 48 “Landscaping and Screening Standards” to add notes to clarify screening requirements in the M-1 and M-2 zoning districts and allow for 10-foot opaque barrier for screening along the Kearney East Expressway.
 - Section 48-107 “Tree Plantings” of Chapter 48 “Landscaping and Screening Standards” to modify requirements for number of trees required to align with street frontage versus square feet of bufferyard.
 - Section 48-108 “General Provisions” of Chapter 48 “Landscaping and Screening Standards” to add requirements for maintenance of required landscape areas and allowed gravel areas. Clarification provided for irrigation requirements.
 - Section 49-106 “Off-Street Parking Design Standards” of Chapter 49 “Off-Street Parking” to add regulations for allowed gravel areas in the Business Park (BP) zoning district.

- Table 14-1 “Use Matrix” of Chapter 14 “Zoning District Regulations” to include the following amendments: under “Civic Use Types” column titled BP to amend Clubs (Recreational) and Public Assembly from Permitted by Conditional Use Permit to Permitted by right or by right subject to supplemental regulations, under Group Care Facility (Limited) under column titled BP amend from Planned Development Required to Permitted by Conditional Use Permit; under “Office Use Types” columns titled C-3 & BP to amend Corporate Offices from Planned Development Required to Permitted by right or by right subject to supplemental regulations; under “Commercial Use Types” column titled BP to add Permitted by right or by right subject to supplemental regulations to Ag Sales/Service, Auto Service (General), Equip Rental/Sales and Equipment Repair; under Business/Trade School to amend from Planned Development Required to Permitted by Conditional Use Permit; under Supplemental Regulations for Ag Sales/Service add reference to 46-105L; under Restricted Adult Entertainment Business amend the Supplemental Regulation from 46-105J to 46-105K; under “Parking and Transportation Use Types” column titled BP to amend Truck Terminal from Planned Development Required to Permitted by right or by right subject to supplemental regulations; under “Industrial Use Types” column titled BP to amend Light Industry from Permitted by Conditional Use Permit to Permitted by right or by right subject to supplemental regulations; under “Miscellaneous Uses” column titled BP to amend LWECs from Planned Development Required to Permitted by Conditional Use Permit and add entire title to LWECA and SWECS.

5. Hearing: Future Land Use Map Amendment No. 2020-03 – Proposed Butler Addition

Application submitted by Miller & Associates for Two Sisters’ Farm, Inc. and Gary and Mary Henderson for an amendment to the Land Use Map of the City of Kearney Comprehensive Development Plan from Commercial Mixed Use to Business Park for property described as a tract of land being part of the Southeast Quarter of the Northeast Quarter and part of the Northeast Quarter of the Southeast Quarter of Section 29, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (Northwest Corner of 47th Street and Kearney East Expressway).

6. Hearing: Rezoning No. 2020-08 – Proposed Butler Addition

Application submitted by Miller & Associates for Two Sisters’ Farm, Inc. and Gary and Mary Henderson to rezone from District AG, Agricultural District to District BP, Business Park District for property described as a tract of land being part of the Southeast Quarter of the Northeast Quarter and part of the Northeast Quarter of the Southeast Quarter of Section 29, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (Northwest Corner of 47th Street and Kearney East Expressway).

7. Hearing: Preliminary Plat No. No. 2020-07 – Proposed Butler Addition

Application submitted by Miller & Associates for Two Sisters’ Farm, Inc. and Gary and Mary Henderson for the Preliminary Plat for Butler Addition, an addition to the City of Kearney, Buffalo County, Nebraska for property described as a tract of land being part of the Northeast Quarter and part of the Southeast Quarter of Section 29, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (West of Kearney East Expressway, between 56th Street and 47th Street). ***FINAL ACTION***

8. Hearing: Final Plat No. No. 2020-07 – Proposed Butler Addition

Application submitted by Miller & Associates for Two Sisters' Farm, Inc. and Gary and Mary Henderson for the Final Plat for Butler 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 Northeast Quarter and part of the Northeast Quarter of the Southeast Quarter of Section 29, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (West of Kearney East Expressway, between 56th Street and 47th Street).

9. Hearing: Annexation No. No. 2020-07 – Proposed Butler Addition

Application submitted by Miller & Associates for Two Sisters' Farm, Inc. and Gary and Mary Henderson for the annexation of Butler 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 Northeast Quarter and part of the Northeast Quarter of the Southeast Quarter of Section 29, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (West of Kearney East Expressway, between 56th Street and 47th Street).

10. Partial Vacation No. 2019-09 – Lot 2, Tech One Second Subdivision

Application submitted by Miller & Associates for Compute North NE05, LLC to vacate Lot 2, Tech One Second Subdivision, a subdivision being part of the Northeast Quarter of the Northwest Quarter of Section 29, Township 9 North, Range 15 West of the 6th P.M. Buffalo County, Nebraska. (3215 Global Drive Place).

11. Hearing: Future Land Use Map Amendment No. 2020-04

Application submitted by Miller & Associates for the City of Kearney and Compute North NE05, LLC for an amendment to the Land Use Map of the City of Kearney Comprehensive Development Plan from Light Industrial to Business Park for property described as a Lot 2, Tech One Second Subdivision (to be vacated), a subdivision being part of the Northeast Quarter of the Northwest Quarter of Section 29, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (3215 Global Drive Place).

12. Hearing: Rezoning No. 2020-09 – Proposed Tech One Third Subdivision

Application submitted by Miller & Associates for the City of Kearney and Compute North NE05, LLC to rezone from District M-1, Limited Industrial District and District BP/PD, Business Park/Planned Development Overlay District to District BP, Business Park District for property described as a tract of land being part of the Northeast Quarter of the Northwest Quarter and part of the Southeast Quarter of the Northwest Quarter of Section 29, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (3215 Global Drive Place).

13. Hearing: Preliminary Plat No. 2020-08 – Proposed Tech One Third Subdivision

Application submitted by Miller & Associates for the City of Kearney and Compute North NE05, LLC for the Preliminary Plat for Tech One Third Subdivision, for property described as a tract of land being part of the Northeast Quarter of the Northwest Quarter and part of the Southeast Quarter of the Northwest Quarter of Section 29, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (3215 Global Drive Place). ***FINAL ACTION***

14. Hearing: Final Plat No. 2020-08 – Proposed Tech One Third Subdivision

Application submitted by Miller & Associates for the City of Kearney and Compute North NE05, LLC for the Final Plat for Tech One Third Subdivision, for property described as a tract of land being part of the Northeast Quarter of the Northwest Quarter and part of the Southeast Quarter of the Northwest Quarter of Section 29, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska (3215 Global Drive Place).

15. Reports.

16. 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