

HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Monday, June 20, 2016 at 4:00 PM in the City Building, 220 North Hastings Avenue, City Council Chambers, Hastings, Nebraska.

AGENDA:

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Motion to adopt the current agenda for the Planning Commission Meeting
5. Notice that the Open Meetings Act is posted on the southeast wall of the City Council Chambers and that prior to this meeting a notice was placed in the Hastings Tribune that notice was posted in three public places that each Planning Commission member received a copy of the proposed agenda and that an agenda for such meeting, kept continuously current, is available for public inspection and that said meeting is held in open session.
6. Approval of Minutes
 - a. Meeting of May 16, 2016
7. Special Order of Business
8. Unfinished Business
 - a. Continued Applications -

16-016. Rezoning –

Request from Keith and Gail Dreher, property owners, to rezone a residential lot at 1255 North Adams Central Avenue from District R-1S, Single-Family Suburban Acreage Residential to District R-1A, Single-Family Large Lot Residential, property approximately 1.498 acres and described as Lot 5, Block One, Country Estates Subdivision located in the City of Hastings, Adams County, Nebraska.
 - b. Tabled Applications - None
 - c. Postponed Applications - None
 - d. Unfinished Applications - None
9. Public Hearings.

Planning Commission Agenda

June 20, 2016

Page 2

a. **2016-020.**

16-020 CRA Plan Modification –

Request from Randal Chick, Director of the Community Redevelopment Authority, for review of consistency with the Hastings Comprehensive Plan and request for approval of Plan Modification #5.17.16.1 to Redevelopment Plan VII, Redline Properties L.L.C. Redevelopment Project, said property located north of 2411 East Osborne Drive, and legally described as Lot 2, Garden Subdivision in the City of Hastings, Adams County, Nebraska, according to the recorded plat thereof.

b. **2016-021.**

16-021 CRA Plan Modification –

Request from Randal Chick, Director of the Community Redevelopment Authority, for review of consistency with the Hastings Comprehensive Plan and request for approval of Plan Modification #5.17.16.2 to Redevelopment Plan V, Furrow Plumbing Redevelopment Project, said property located at 122 South Ash Avenue, and legally described as Lot 1, Furrow/Johnson Subdivision in the City of Hastings, Adams County, Nebraska, according to the recorded plat thereof.

c. **2016-022.**

16-022 CRA Plan Modification –

Request from Randal Chick, Director of the Community Redevelopment Authority, for review of consistency with the Hastings Comprehensive Plan and request for approval of Plan Modification #5.17.16.3 to Redevelopment Plan V, Steve Johnson Redevelopment Project, said property located south of 122 South Ash Avenue, and legally described as Lot 2, Furrow/Johnson Subdivision in the City of Hastings, Adams County, Nebraska, according to the recorded plat thereof.

d. **2016-023.**

16-023 Conditional Use Permit – Downtown Micro-Brewery

Request from Thomas Kluver representing Steeple Brewing Company, for a Conditional Use Permit to operate a craft brewery to be known as “Steeple Brewing Company” on property zoned C-2, Central Business District, located at 717 West 1st Street.

Planning Commission Agenda

June 20, 2016

Page 3

e. **2016-024.**

16-024 Conditional Use Permit – Large Scale Wind Energy Generator

Request from Matt Robinette of Bluestem Energy Solutions partnering with Hastings Central Community College Energy Project with a request for approval of a Conditional Use Permit to locate and operate a 432-foot tall wind turbine near the southwest corner of the Southwest Quarter of Section 15, Township 7 North, Range 9 West of the 6th Principal Meridian in Adams County, Nebraska, entire tract containing 151.51 acres, more or less.

f. **2016-025.**

16-025 Rezoning – Multiple properties from C-2 to C-3

Rezoning request from The City of Hastings Development Services Department to rezone the following tracts of land as described below:

1. Lot 1, Tri K Second Subdivision
2. Lot 1, Tri K Subdivision
3. All vacated Lots and Alleys in Blocks 1, 2, 3 & 6, and the East 51.51 feet more or less of Block 5 along with vacated South Chicago Ave., South Bellevue Ave., West "G" Street and that portion of South Lexington Ave., in Hamshers South Side Addition, City of Hastings, Adams County, Nebraska
4. Lot 2, Lincoln Heights Subdivision
5. Lot 2, Wolfe Cycle Subdivision
6. Lots 1 thru 8, Block 1, Loda Addition

10. Subdivisions

11. Reports

- a. Committee Reports
- b. Chairman Comments
- c. Staff Reports

Adjourn

HASTINGS PLANNING COMMISSION
MINUTES
May 16, 2016

A meeting of the Hastings Planning Commission was called to order by Chairman Keith Napier, Monday, May 16, 2016 at 4:00 p.m. in the City Building, 220 North Hastings Avenue, City Council Chambers, Hastings, Nebraska.

ROLL CALL

Mr. Gaines
Mr. Stutte
Mr. Hamelink
Mr. Rosenberg
Mr. Napier, Chairman
Mr. Kully, absent
Mr. Johnson
Mr. Hamburger
Mrs. Shutt

STAFF

Linda Waldron, Fire Prevention Officer
Dave Ptak, City Attorney
Teri Schelkopf, Recording Secretary
Joe Patterson, City Administrator &
Interim DS Director
Al Meyer, Hastings Utilities
Lance A. Lang, City Planner

It was stated that a quorum was present.

The Pledge of Allegiance was recited by all present.

The Chair stated there is one change to the agenda. The application for Item 16-016 has been withdrawn from this meeting at the applicant's request, and will probably appear on the June agenda. The Chair then asked for a motion to adopt the current agenda with Item 16-016 removed. It was moved by Mr. Gaines seconded by Mr. Hamelink, to adopt the current agenda.

VOTE – 7 - YES – Stutte, Gaines, Hamelink, Napier, Kully, Johnson, Hamburger

The Chair stated that the Open Meetings Act is posted on the southeast wall of the City Council Chambers and that prior to this meeting a notice was placed in the Hastings Tribune on May 5, 2016, that notice was posted in three public places, that each Planning Commission member received a copy of the proposed agenda and that an agenda for such meeting, kept continuously current, is available for public inspection and that said meeting is held in open session.

The Chair asked for a motion to approve the minutes from the April 18, 2016, meeting. It was moved by Mr. Kully, seconded by Mr. Stutte, to approve the minutes as circulated. The Chair asked for any comments or changes to the minutes.

There being none, the Chair asked for the vote.

VOTE – 7 - YES – Stutte, Gaines, Hamelink, Napier, Kully, Johnson, Hamburger

Motion carried unanimously.

The first item on the agenda was request number **16-017**. Request from Gary Ockinga to amend an existing conditional use permit to allow a building addition and associated off-street parking at Peace Lutheran Church, property located at 906 North California Avenue (Lot 1, Peace Lutheran Subdivision).

The legal notice was read into the record.

The Chair declared the public hearing open.

Dale Hamburger stated that he works for the firm that is going to do the construction for Peace Lutheran Church.

The Chair asked for comments from Staff.

Mr. Lang stated this was a modification to an existing Conditional Use Permit. In April of 2014, the church applied for, and was granted, a Conditional Use Permit after review by Planning Commission and Council. That was for a building additional of almost 9,000 sq. ft. and the associated parking. Since that time, the church has decided to downscale the project to 5,276 sq. ft. addition and associated parking. The Conditional Use Section of the Code allows staff to make a ruling on whether revisions to an existing CUP are significant enough to go back through the entire process or, if they are deemed to be minor, then a public hearing before the Planning Commission is required, but the item does not advance to the Council. A minor plan modification is approved by this body only. Because this is a reduction in the size of the proposed footprint, staff feels this is minor and if Planning Commission approves the amendment, it would be for a smaller building addition and the associated parking.

The Chair asked if anyone else would like to speak to the application.

Gary Ockinga, 1530 N. Hewett, Hastings, NE. Mr. Ockinga stated he is speaking for the application and hopes the Planning Commission does a minor amendment so the church can start the building process. The parking lot is the same, moved the entranceway, but the building footprint is a little smaller.

The Chair asked if anyone else would like to speak to the application.

There being no one, the Chair declared the public hearing closed.

The Chair asked for a motion on application 16-017.

Moved by Mr. Kully to approve 16-017. Seconded by Mr. Hamburger.

The Chair asked for further questions or discussion.

VOTE – 7 - YES – Stutte, Gaines, Hamelink, Napier, Kully, Johnson, Hamburger

Motion carried unanimously.

The next item on the agenda was request number **16-018**. Request from Tim Quigley of Cohen-Esrey Affordable Partners, Developer, and Paul Simmering and Randal Chick, Director of the Community Redevelopment Authority, property owners, to rezone property located in the 200 block of West 2nd Street from District I-1, Light Industrial to District C-3, Commercial Business District. Said property

described as Lots 1 thru 10, Block 23, Johnson's Addition, City of Hastings, Adams County, Nebraska, said property referred to as "Hastings Brewery/Hastings Bottling Works".

Mr. Lang stated this is a rezoning request at 219 W. 2nd St. The two buildings are known as the Hastings Brewery Building and to the west is a smaller building that is called the Hastings Bottleworks Buildings. A group out of Kansas, Cohen Esrey Affordable Partners, is working with the CRA on this project. Tax credits have been awarded to do 35 low to moderate income apartments. The property is currently zoned I-1, Light Industrial. Residential uses are not allowed in I-1. C-2 does not allow ground floor residential uses. Therefore, C-3 zoning appears to be the best fit for the proposed zone. The only question for the Commission is whether it is appropriate to zone it from I-1 to C-3. It is in conformance with the Comprehensive Plan. The property to the south will remain I-1 and be used for parking.

Randy Chick, 520 W. 1st St., Hastings, NE on behalf of the Community Redevelopment Authority. Mr. Quigley of Cohen-Esrey Affordable Partners was unable to make it to the meeting, but if he was here, he would tell you how excited their company is about this project and how the downtown community is fortunate to be going down this path. The Brewery Building has been empty a long time and is a massive undertaking, \$8 million project. If Cohen-Esrey Affordable Partners group does not do this project, I don't know who would do it. We certainly appreciate your support on the rezoning.

The Chair asked if anyone else would like to speak to the application.

There being no one, the Chair declared the public hearing closed.

The Chair asked for a motion on application 16-018.

Moved by Mr. Hamburger to approve 16-017. Seconded by Mr. Hamelink.

The Chair asked for further questions or discussion.

Mr. Gaines said he is excited about the opportunity to see it developed.

The Chair concurred.

VOTE – 7 - YES – Stutte, Gaines, Hamelink, Napier, Kully, Johnson, Hamburger

Motion carried unanimously.

The next item on the agenda was request number **16-019**. Request from Randal Chick, Director of the Community Redevelopment Authority, for review of consistency with the Hastings Comprehensive Plan and request for approval of Plan Modification #4.19.16 to Redevelopment Plan VII, Eastside Estates Redevelopment Project, said property located on North Minnesota Avenue between West 12th and West 14th Streets, legally described as the West 125.00 feet of Lots 1-11, Block 1, LB Palmers Second Addition, the West 125.00 feet of Lots 1-12, Block 1, Poehlrs Addition, and the West 125.00 feet of vacated 13th Street adjacent thereto, City of Hastings, Adams County, Nebraska.

The legal notice was read into the record.

The Chair declared the public hearing open.

The Chair asked for comments from Staff.

Mr. Lang stated this property was recently on the agenda for a rezoning from C-3 to R-3 which was approved. The project consists of 14 duplexes for low to moderate seniors know as Eastside Estates. Mesner Development Company out of Central City and the CRA have been working together on this project. Today, before you is a modification to the original redevelopment plan that lies in Area VII. The plan modification # is 4.19.16 The question for the Planning Commission is does this redevelopment plan fit into the Comprehensive Development Plan for the City? Staff agrees that it does. The CRA will be of assistance in some major utility work for this project with Tax Increment Financing for installation of water lines, sanitary sewer, gas, and paving on Minnesota Ave. Staff is in support of this development.

The Chair asked if there was anyone else that would like to speak to the application.

There being no one, the Chair declared the public hearing closed.

The Chair asked for a motion.

It was moved by Mr. Stutte, seconded by Mr. Kully, to approve 16-019.

The Chair asked for further questions or comments.

There being none, the Chair asked for the vote.

VOTE – 7 - YES – Stutte, Gaines, Hamelink, Napier, Kully, Johnson, Hamburger

Motion carried unanimously.

The next item on the agenda is committee reports. The ad hoc committee did not meet in May. The June meeting is yet to be determined.

Mr. Lang stated he took the exam for CDBG certification and passed. The City is going to do CDBG grant applications in-house instead of paying the 10% administrative fee to South Central Economic Development District.

There being no other discussion, the Chair adjourned the meeting.

Chairman

Department: Development Services
Staff Contact: Lance Lang, City Planner
Planning Commission Meeting Date: 06/20/2016
File No: 2016-016
Prepared By: Lance Lang, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

Request from Keith and Gail Dreher, property owners, to rezone a residential lot at 1255 North Adams Central Avenue from District R-1S, Single-Family Suburban Acreage Residential to District R-1A, Single-Family Large Lot Residential, property approximately 1.498 acres and described as Lot 5, Block One, Country Estates Subdivision located in the City of Hastings, Adams County, Nebraska.

Names of People/Business affected by this action:

Neighboring property owners

Why Planning Commission action is required:

The Planning Commission must make a recommendation to the City Council on any request to rezone property at a Public Hearing after the 10-day advertising and property posting requirements required by state law.

Type of action requested:

Ordinance

Suggested motion:

Deadlines associated with action:

None.

Department head comments:

This rezoning application was continued last month at the request of the property owner. Nothing has happened in the interim to change the staff recommendation.

The applicant is requesting rezoning of an existing rural residential lot with a house on it from District R-1S, Single-Family Suburban Acreage

District, to District R-1A, Single-Family Large Lot Residential District, property located at the northwest corner of the intersection of North Adams Central Avenue and West 12th Street. (see Exhibits 'A' and 'B')

The applicants are requesting this rezoning as a possible way to reduce the amount and expense of property maintenance as this is a fairly large lot and both Mr. and Mrs. Dreher are elderly and unable to maintain this amount of property the way they would like. They would like to reduce the lot size of the property through rezoning to a different district and then subdivide the existing lot into two proposed lots. One lot would contain the existing house and the Dreher's would continue to reside there; the other lot would be a buildable lot for sale. The minimum lot size required in the existing R-1S district is 1.50 acres while in R-1A districts the minimum lot size is 20,000 square feet or .459 acres. The existing lot, described as Lot 5, Block One, Country Estates Subdivision, contains 1.498 acres, more or less.

If this lot were successfully rezoned, it could conceivably be subdivided by an administrative plat into two lots that meet or exceed the 20,000 square foot minimum. (see Exhibit 'F') In this manner, the applicant's obligation for property maintenance would be significantly reduced to the one lot with the house and the second lot could be sold.

Staff has met with the applicant to discuss this project and also had internal discussions regarding this rezoning request. Staff is not in support of this rezoning for several reasons that will be discussed in detail in this memo. Staff informed the applicant that there was a high probability that staff would not support the request for these reasons. Staff further informed the applicant that it was within their rights of due process to apply for the rezoning request regardless of staff's opinion. The Dreher's decided to apply as there is no other recourse identified to meet their objective, except to sell the property as it is today and look for a smaller parcel.

This rezoning request causes concern for Staff because it conflicts with several commonly accepted planning standards as follows:

1. Consistent Lot Size.

The very reason the applicants have requested this rezoning, to reduce lot size, is a concern. Generally speaking, lot sizes in a subdivision are designed to be fairly consistent throughout, without significantly larger or smaller lots that vary from the norm. This principle hinges largely on the differences in required minimum lot sizes in differing zoning districts. The lots in the subdivisions to the west of the Dreher property, known as the Westbrook Village Subdivisions, are zoned R-1A, the same zoning district that the Dreher's have requested. A comparison in lot size between the two subdivisions is significant. The lots in the R-1S zoning that abut North Adams Central Avenue are consistently large, close to the 1.50-acre minimum required by code. If this rezoning request is granted and the existing lot is split, there will be a disparity with two small lots newly created on the end of a row of established larger lots.

2. Proximity to properties zoned likewise.

In general planning principles, a rezoning request should be complementary to surrounding properties and how they are zoned. In this case, the existing zoning and the requested zoning are both rural residential (which is a better scenario than something like residential to commercial, for example). In the best case scenario, the subject property will abut the desired zoning from at least one direction. It is very difficult to conclude that a rezoning request is not valid when the requested zoning directly abuts the parcel to be rezoned. In this case however, there is no direct abutting R-1A zoning. There is, however, a significant amount of property to the west in Westbrook Village that is zoned R-1A. (see Exhibit 'G' - Distance to Nearest R-1A Zoning). The R-1A zoning is approximately 465 feet away from the subject property as measured at its closest tangent distance and approximately 815 feet apart at the furthest tangent distance. Is the presence of R-1A zoning at a distance of 400 to 800 feet away from the subject parcel sufficient justification to approve the rezoning request? Staff, feels that the proximity to similar zoning is not enough justification to approve this request given other concerns that are noted in this Staff Report.

3. Proximity to Intersection.

The subject property is located at the intersection of two section-line roads which are classified as major arterial streets. Both streets carry significant daily traffic at relatively high speeds. The existing lot fronts, and thus the house takes access from, North Adams Central Avenue. A second lot on the corner would require another driveway cut on one of the two streets closer to the intersection. In comparison, although some of the lots to the west take access from West 12th Street, the majority of the lots in the R-1A Westbrook Village developments take access from an internal road network of local, low volume, residential streets. Those lots with arterial access were previously platted and approved and are therefore an existing circumstance. By today's standards, residential lots would not be allowed to

front directly on to a major arterial street. They would need to side or back to the arterial street taking access from interior roads.

4. Frontage on Arterial Streets.

Separation or setback from the busy arterial streets is desirable and larger lots allow greater separation. Smaller lots may compromise this advantage.

5. Increased Lot Width for Corner Lots.

Although under item a) above it states “Generally speaking, lot sizes in a subdivision are designed to be fairly consistent throughout” it is common planning practice and advisable to design corner lots to be about 10 percent wider than interior lots since corner lots are impacted on two sides by streets (front and side) and the additional lot area helps to offset this impact. In fact, many subdivision ordinances require wider corner lots. In Hastings there is no such requirement, however the applicant’s proposal, if approved, would move in the opposite direction of this principle. If the existing corner lot were to be rezoned as requested and then subdivided into two lots, the resulting corner lot would be narrower than the other lot. Both newly created lots would be more narrow than any of the other existing lots to the north with frontage on North Adams Central Avenue.

6. Public Input.

Although not a requirement and merely a suggestion, Staff suggested that the applicants may want to contact neighboring property owners to explain what they are trying to accomplish and gain their support. In similar fashion to the way a public protest can stop a project, sometimes support from neighboring property owners can affect the outcome of a project in a positive way. The true measure of public input on this proposal will not be known until the public hearings are held before the Commission and Council. However, to date, Staff received two phone calls from neighboring property owners last month in opposition and none in support of this rezoning request. No additional calls have been received since the item was continued. Neighboring property owners expressed concerns for a project that would result in less than average sized lots in their established neighborhood and may affect their property values negatively.

In terms of conformity with the Future Land Use Map of the comprehensive development plan, this parcel and surrounding area is designated “Suburban Residential.” (See Exhibits ‘C’ and ‘D’) Either the existing R-1S zoning, or the proposed R-1A zoning for this parcel, would be appropriate within this land use designation. So, there is no real direction provided from this perspective, although to the applicant’s advantage, the zoning is consistent with the comp plan and no amendment is required.

Recommendation:

Staff recommends that this rezoning request be denied because it does not meet generally accepted planning standards as elaborated above and summarized as follows:

1. If approved, it would create inconsistent lot size- smaller than established abutting lots;
2. No potential contiguous connection of this parcel to the requested zoning district,
3. Does not meet generally accepted planning standards for increased corner lot width, in fact the opposite would be true;
4. Has potential traffic concerns resulting from an additional driveway cut closer to an intersection of two arterial streets;
5. Known opposition to the proposed rezoning request received from telephone conversation between staff and neighboring property owners.

City Administrator comments:

DATE 4/13/16

APR 25

FILE NO.



PROJECT APPLICATION
City of Hastings – Development Services
220 N. Hastings Avenue, Hastings, NE 68901
Phone: (402) 461-2302; Fax: (402) 461-2304
www.cityofhastings.org

Please check the appropriate box below to indicate the type of application you are requesting. Contact Development Services for minimum requirements. Incomplete applications will not be processed. All applications must be completed by applicant prior to submission with all of the requested support materials by the last Monday of each month or they will be held until the next deadline to be processed.

- | | | | |
|---|---|--|---|
| ☐ Preliminary Plat | ☐ Final Plat | ☐ Short Plat | ☒ Administrative Plat |
| ☐ Code Amendment | ☒ Zoning Change | ☐ Vacation (Plat / ROW / Easements) | |
| ☐ Conditional Use Permit / Amendment | ☐ Planned District / Amendment | | |
| ☐ Comprehensive Plan / Amendment | ☐ Annexation Petition / Addition to the City | | |

PROJECT INFORMATION

Project Name: DREKER SUBDIVISION

Project Address: 1255 ADAMS CENTRAL RD Within City Limit ☒ Yes ☐ No

Existing Zoning: R-1S Proposed Zoning / Use: R-1A 65,295

Existing Comprehensive Plan Designation: SUBURBAN RESIDENTIAL Gross Area: EX 1.49 AC

Legal Description: LOT 5, BLOCK ONE COUNTRY ESTATES SUB Number of Lots: 1 EX/2 PROPOSED

APPLICANT INFORMATION

Applicant: KEITH AND GAIL DREKER Company: N/A
100' X 212
REMAIN 208' X 212
CSU 402 461 6449

Address: 3460 S WABASH Tel: 463 8800 Fax: _____

City: HASTINGS State: NE Zip: 68901 Email: N/A

Property Owner: KEITH AND GAIL DREKER Company: N/A

Address: SAME Tel: _____ Fax: _____

City: _____ State: _____ Zip: _____ Email: _____

Key Contact: GAIL Company: _____

Address: _____ Tel: _____ Fax: _____

City: _____ State: _____ Zip: _____ Email: _____

I hereby acknowledge that all information provided with this application is true to the best of my knowledge.

Gail Draker

4-13-16

Property Owner Signature

Date

Applicant Signature

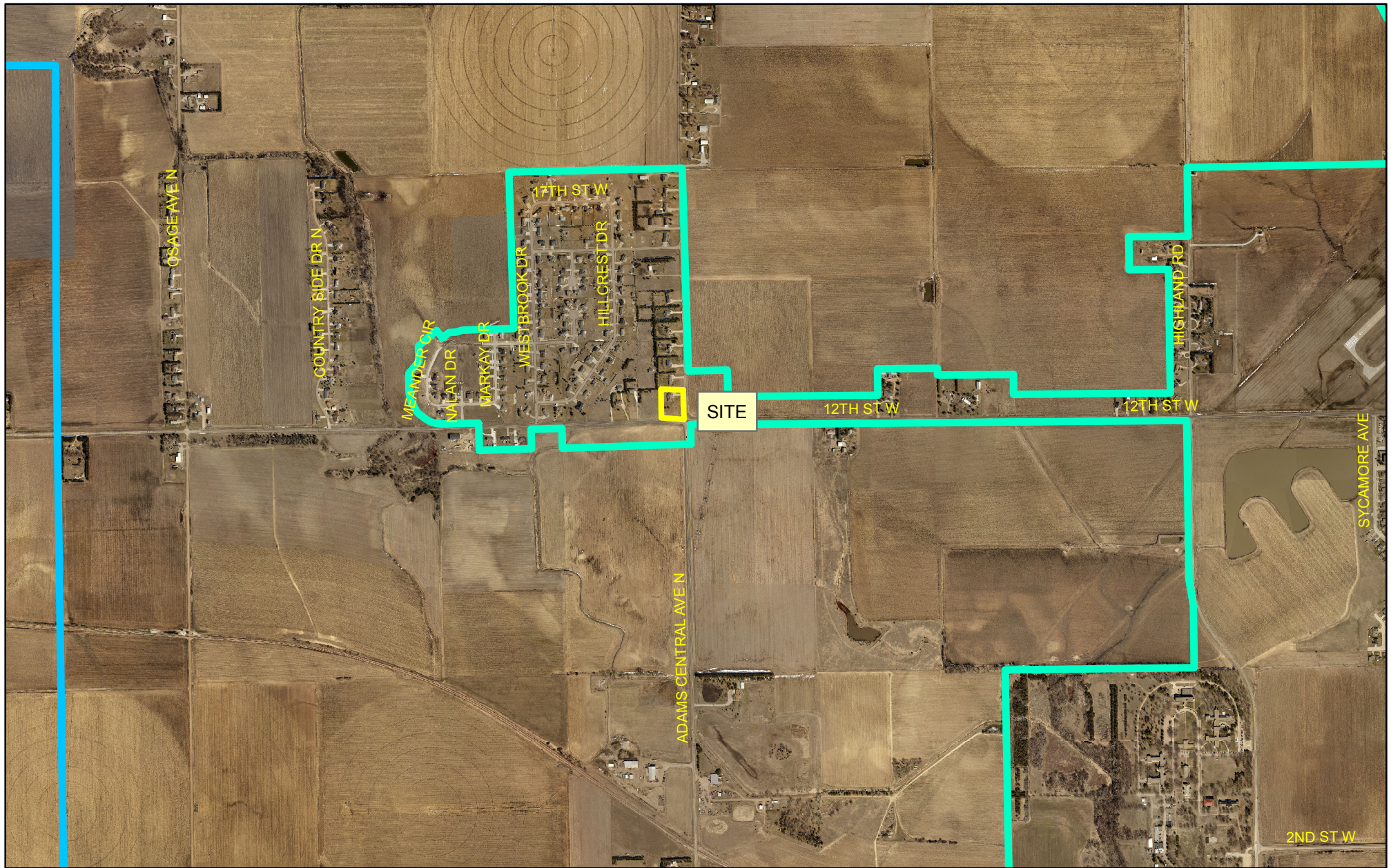
Date

DEPARTMENTAL USE ONLY

Fees: \$350.00 Receipt No. _____

Accepted by Staff: _____ Case No. _____

Signature



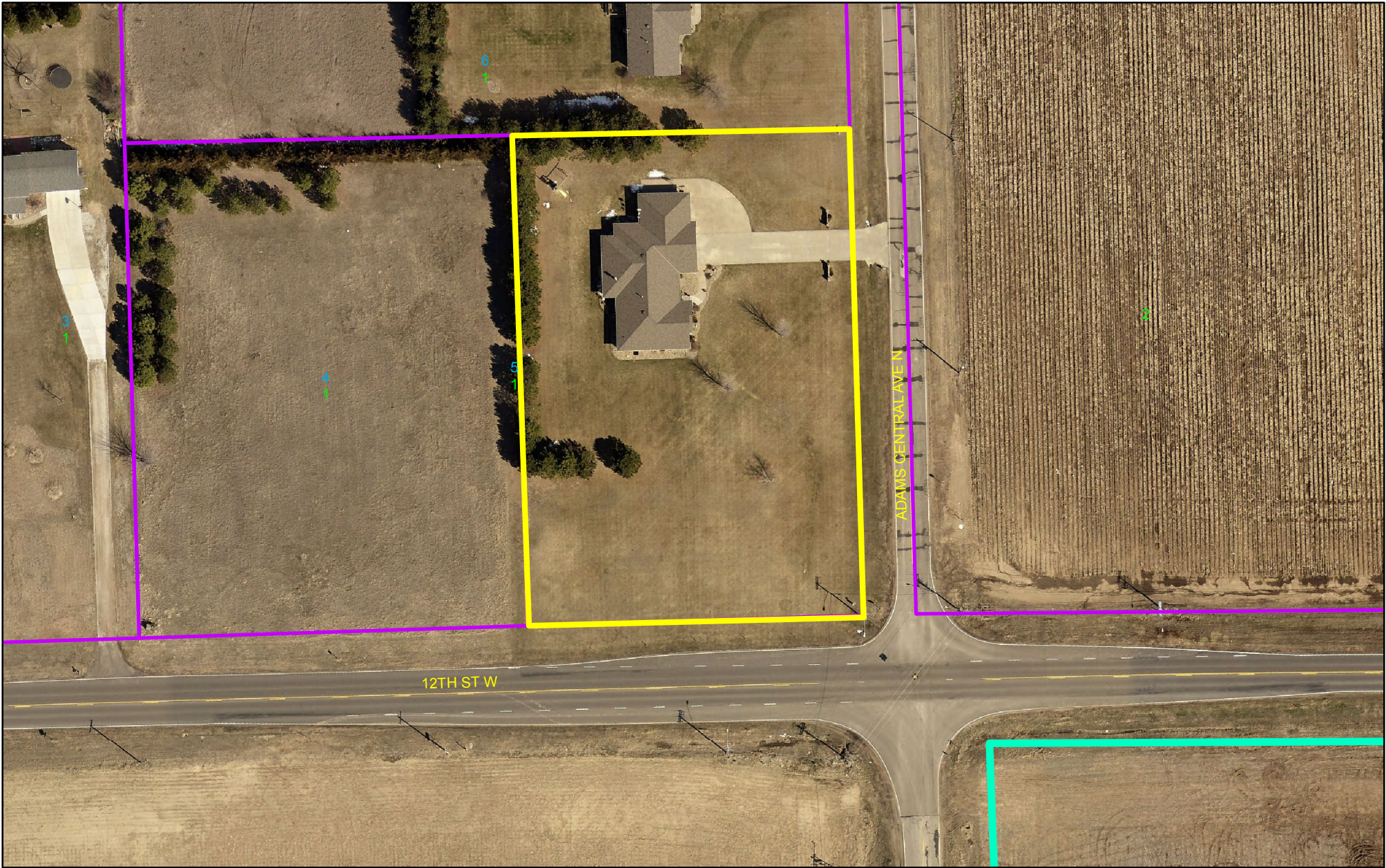
Legend

	Parcels		Limits
	Subdivisions		TwoMile
	Legal_Lots		

EXHIBIT 'A' - VICINITY MAP
DREHER PROPERTY REZONING
City of Hastings

This map is for illustration only.





Legend

	Parcels		Limits
	Subdivisions		TwoMile
	Legal_Lots		

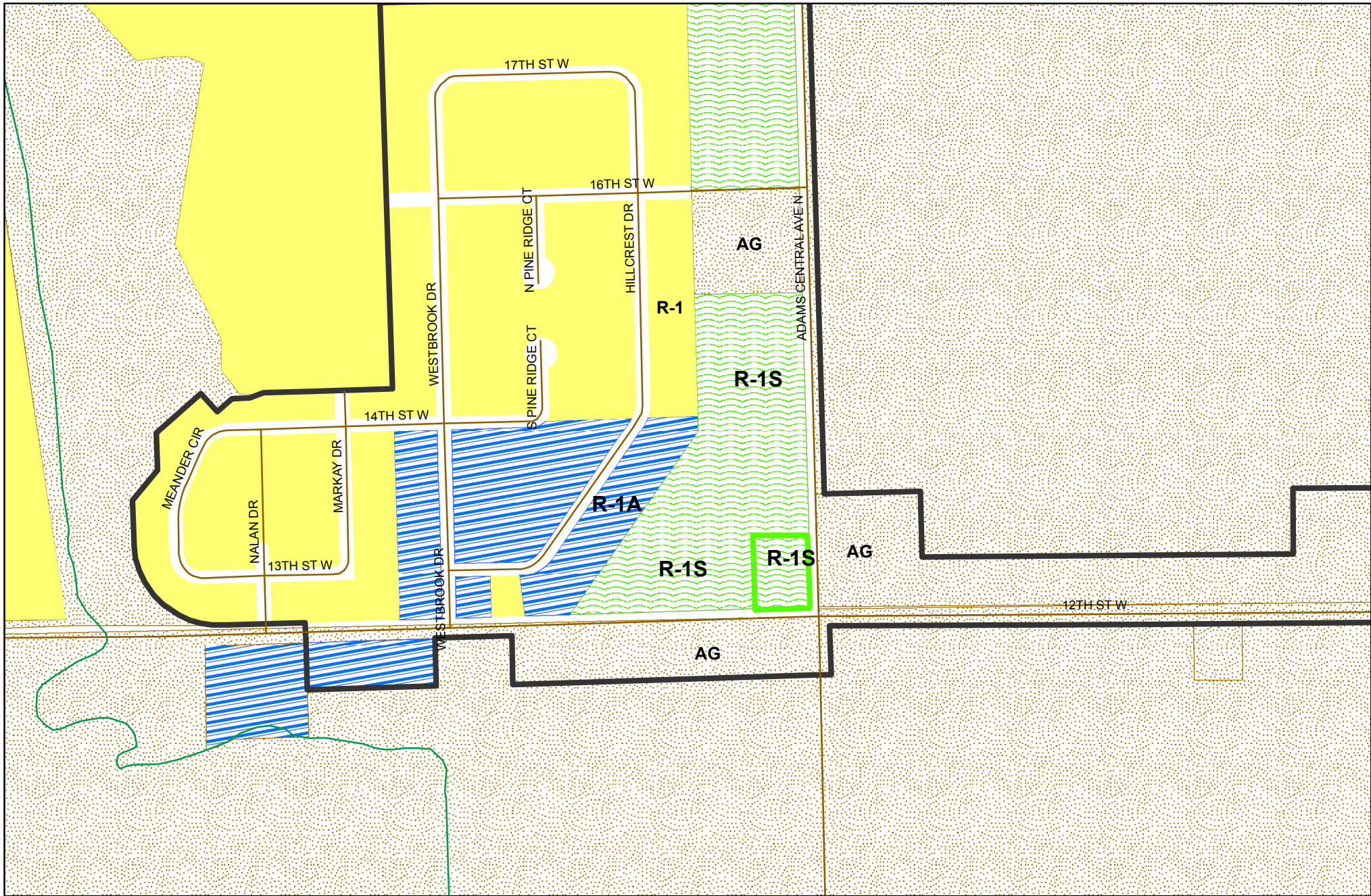
EXHIBIT 'B' - AERIAL VIEW

DREHER PROPERTY REZONING

City of Hastings

This map is for illustration only.



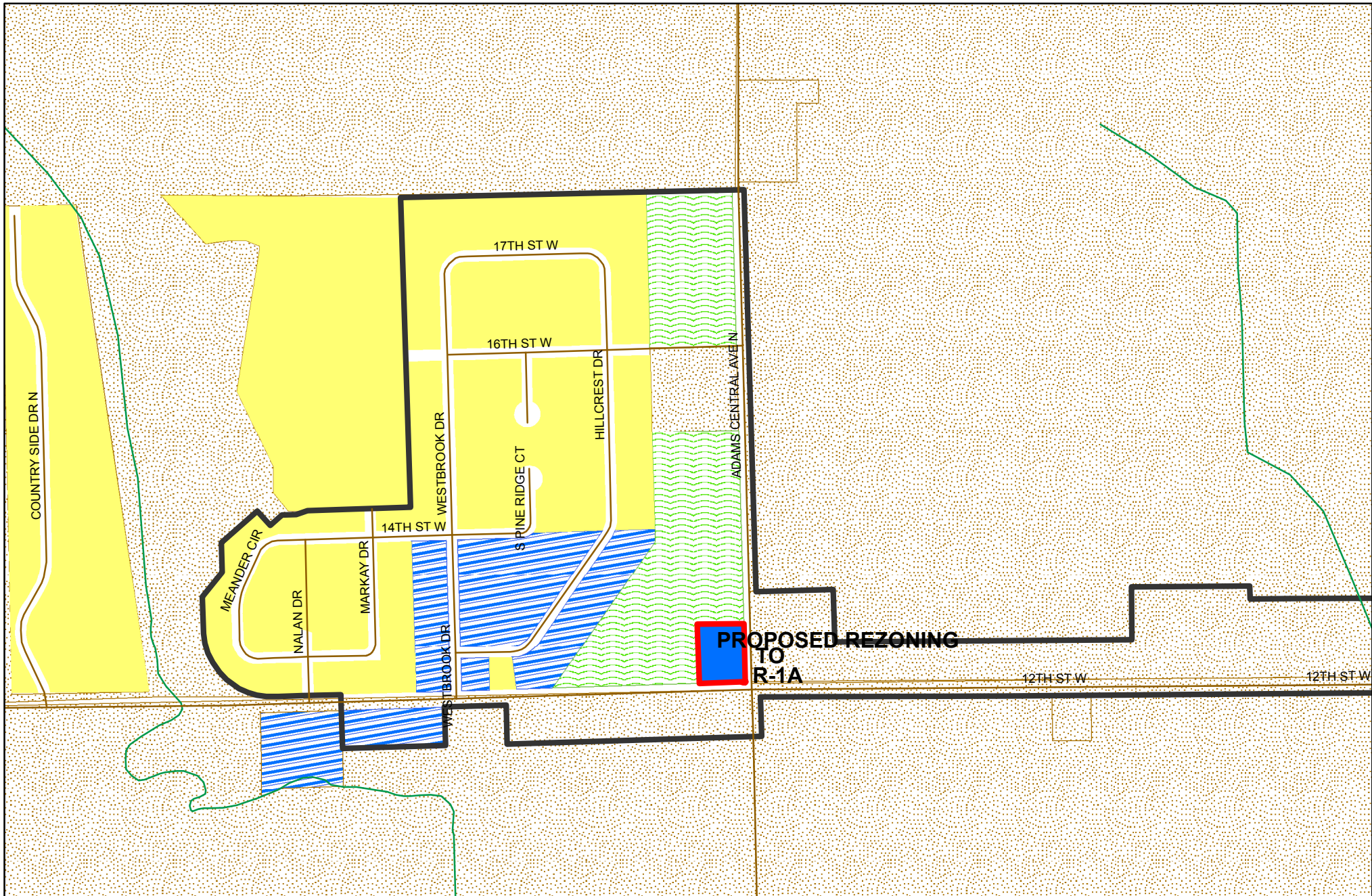


City Limits	R-3: Multiple-family	C-1: Local business
subdivision	R-1A: Single family large lot	C-2: Central business
A: Agricultural district	R-1S: Single family suburban	C-3: Commercial business
R-1: Urban single family	R-5: Urban single family undersized lot	C-0: Commercial office
R-2: Two-family	CMP: Campus institutional	I-1: Light industrial
R-3G: Garden apartment	CZ: Clear zone	I-2: Heavy industrial

EXHIBIT 'C' - EXISTING ZONING

DREHER PROPERTY REZONING

City of Hastings Zoning

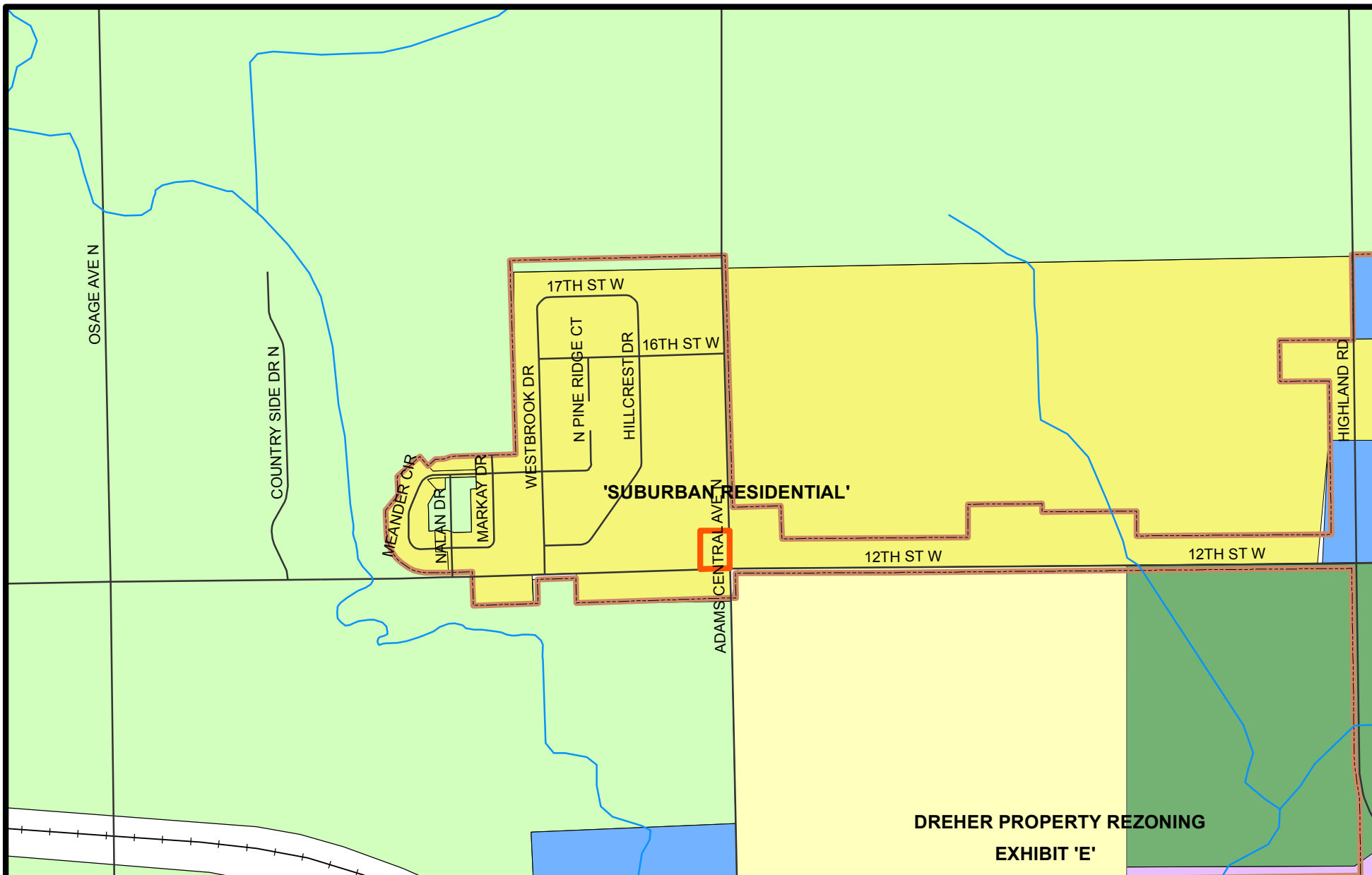


City Limits	R-3: Multiple-family	C-1: Local business
subdivision	R-1A: Single family large lot	C-2: Central business
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R-2: Two-family	CMP: Campus institutional	I-1: Light industrial
R-3G: Garden apartment	CZ: Clear zone	I-2: Heavy industrial

EXHIBIT 'D' - PROPOSED REZONING

DREHER PROPERTY REZONING

City of Hastings Zoning



Future Land Use

City of Hastings, Nebraska

0 440 880 1,760 Feet



Land Use:

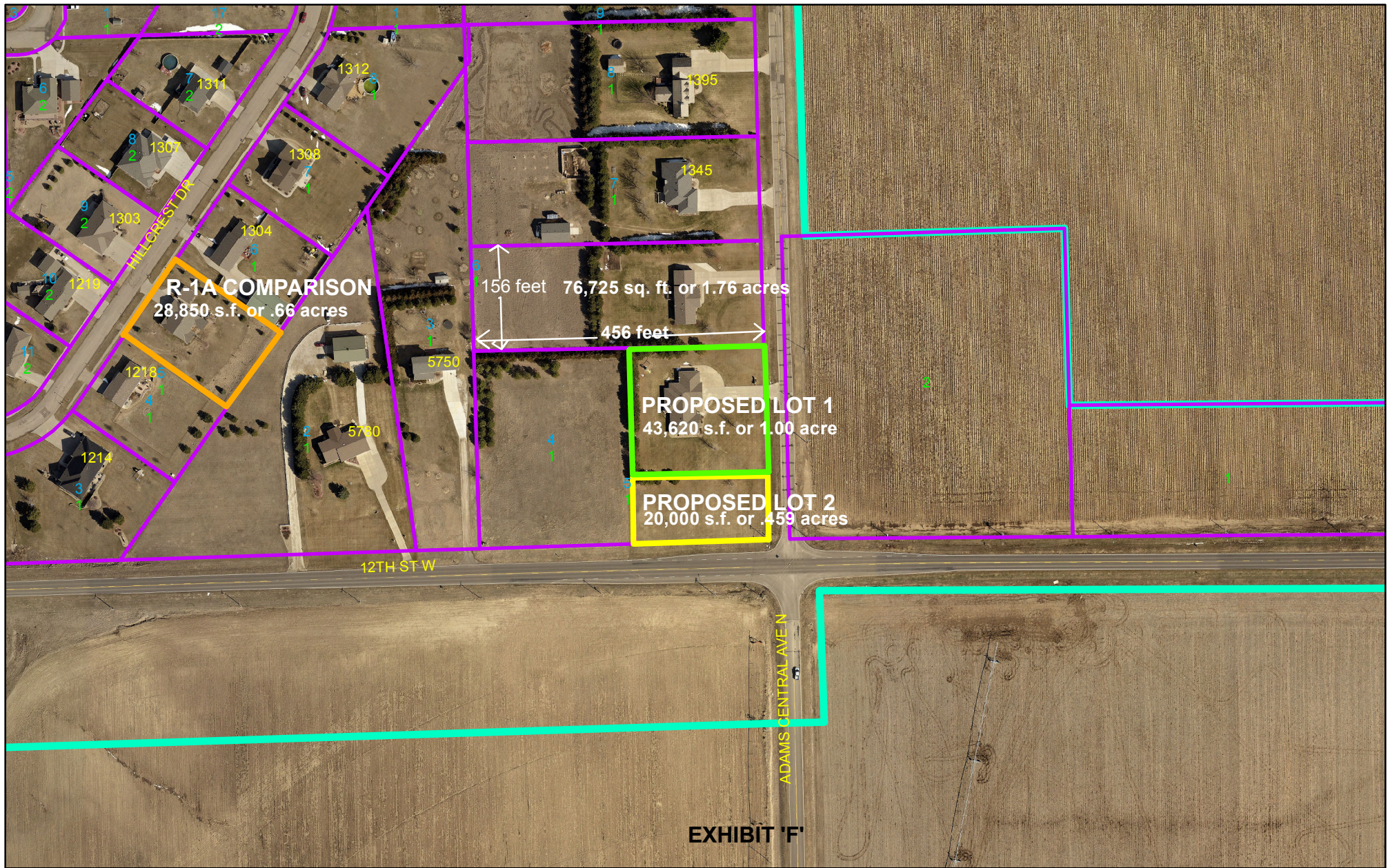
-  Rural Residential
-  Suburban Residential
-  Urban Residential

-  Mixed-Use - Neighborhood
-  Mixed-Use - Community
-  Mixed-Use Downtown
-  Commercial/Retail
-  Employment/Industrial

-  Public / Semi-Public
-  Parks & Recreation
-  Agriculture

Overlay Districts:

-  South Burlington Overlay
-  Highway 6 Overlay
-  Urban Industrial Overlay
-  Floodplain
-  City Boundary
-  ETJ Boundary



PROPOSED ADMINISTRATIVE SUBDIVISION (MEASUREMENTS ARE APPROXIMATE)

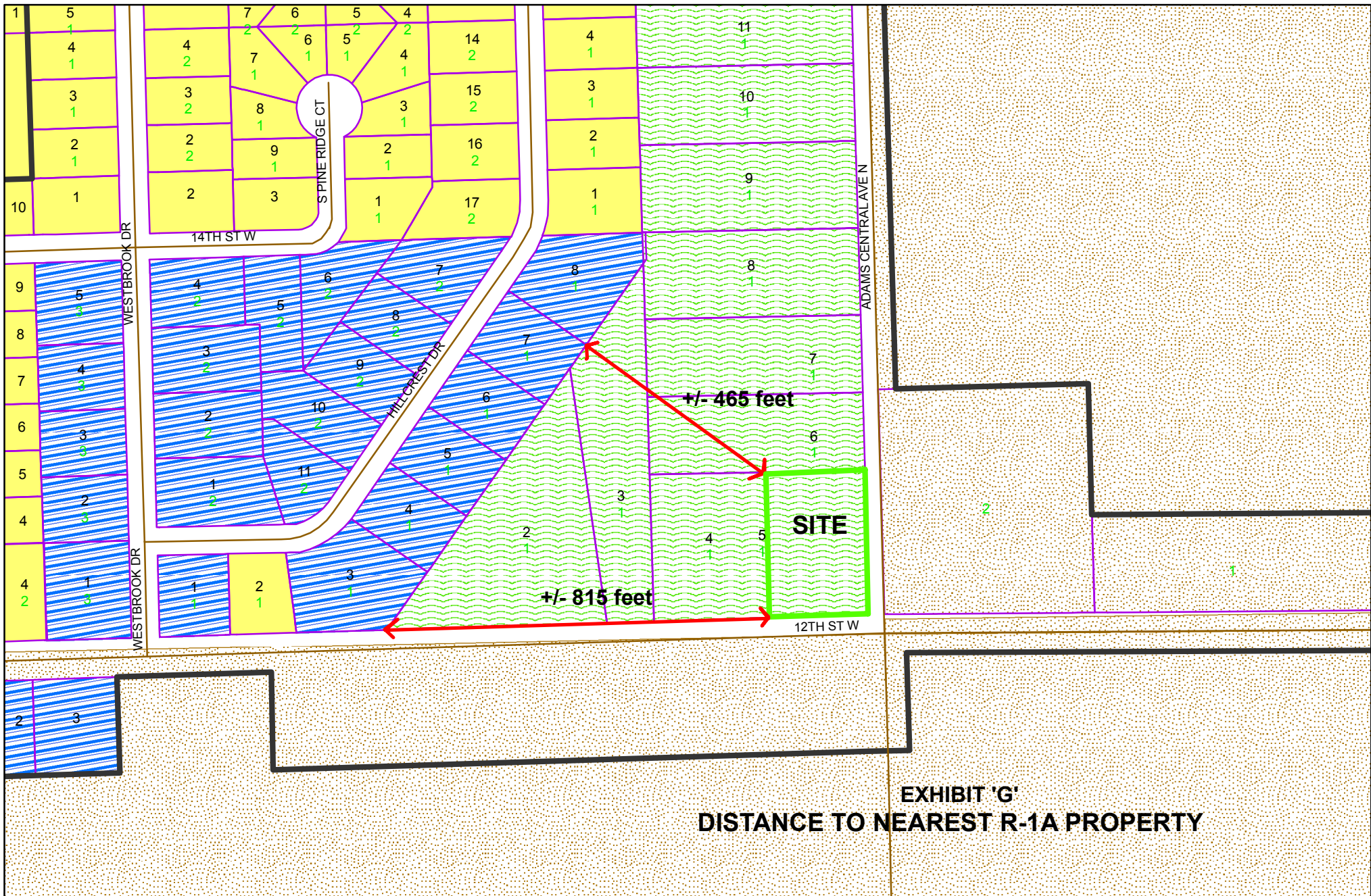
DREHER PROPERT REZONING City of Hastings

This map is for illustration only.



Legend

- | | | | |
|---|--------------|---|---------|
|  | Parcels |  | Limits |
|  | Subdivisions |  | TwoMile |
|  | Legal_Lots | | |



City Limits	R-3: Multiple-family	C-1: Local business
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R-2: Two-family	CMP: Campus institutional	I-1: Light industrial
R-3G: Garden apartment	CZ: Clear zone	I-2: Heavy industrial

Dreher Rezoning

City of Hastings Zoning



May 5, 2016

To: Planning & Zoning Commissioners
From: Linda Waldron, Fire Prevention Officer

Comments, recommendations and/or conditions for agenda items:

8. a. Public Hearings

a. **16-016.** Rezoning –

Request from Keith and Gail Dreher, property owners, to rezone a residential lot at 1255 North Adams Central Avenue from District R-1S, Single-Family Suburban Acreage Residential to District R-1A, Single-Family Large Lot Residential, property approximately 1.498 acres and described as Lot 5, Block One, Country Estates Subdivision located in the City of Hastings, Adams County, Nebraska. No Concerns

b. **16-017.** Conditional Use Permit Amendment –

Request from Gary Ockinga to amend an existing conditional use permit to allow a building addition and associated off-street parking at Peace Lutheran Church, property located at 906 North California Avenue (Lot 1, Peace Lutheran Subdivision). No Concerns

c. **16-018.** Rezoning –

Request from Tim Quigley of Cohen-Esrey Affordable Partners, Developer, and Paul Simmering and Randal Chick, Director of the Community Redevelopment Authority, property owners, to rezone property located in the 200 block of West 2nd Street from District I-1, Light Industrial to District C-3, Commercial Business District. Said property described as Lots 1 thru 10, Block 23, Johnson's Addition, City of Hastings, Adams County, Nebraska, said property referred to as "Hastings Brewery/Hastings Bottling Works". No Concerns

d. **16-019.** CRA Plan Modification

Request from Randal Chick, Director of the Community Redevelopment Authority, for review of consistency with the Hastings Comprehensive Plan and request for approval of Plan Modification #4.19.16 to Redevelopment Plan VII, Eastside Estates Redevelopment Project, said property located on North Minnesota Avenue between West 12th and West 14th Streets, legally described as the West 125.00 feet of Lots 1-11, Block 1, LB Palmers Second Addition, the West 125.00 feet of Lots 1-12, Block 1, Poehlers Addition, and the West 125.00 feet of vacated 13th Street adjacent thereto, City of Hastings, Adams County, Nebraska. No Concerns

1313 North Hastings Avenue, Hastings NE 68901

Phone 402-461-2350 Fax 402-461-2358

hfd@hastingsfire.org www.hastingsfire.org

Any Problem, Any Time, Any Where

ORDINANCE NO. 44xx

AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF HASTINGS, NEBRASKA TO REZONE LOT 5, BLOCK 1, COUNTRY ESTATES SUBDIVISION, ADAMS COUNTY, NEBRASKA, FROM “R-1S, SINGLE-FAMILY SUBURBAN ACREAGE RESIDENTIAL DISTRICT” TO “R-1A, SINGLE-FAMILY LARGE LOT RESIDENTIAL DISTRICT”; AND TO REPEAL ANY ORDINANCE IN CONFLICT HEREWITH; AND TO PROVIDE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF HASTINGS, NEBRASKA:

SECTION 1. That the property legally described as Lot 5 of Block 1 in Country Estates Subdivision is currently zoned “R-1S, Single-Family Suburban Acreage Residential District”, be and the same is hereby rezoned to “R-1A, Single-Family Large Lot Residential District”.

SECTION 2. That the City Engineer is hereby directed to cause the official zoning district map of the City of Hastings, Nebraska to be changed in accordance with the foregoing provisions.

SECTION 3. That any ordinance passed and approved prior to the passage, approval and publication or posting of this ordinance, and in conflict with its provisions, is hereby repealed.

SECTION 4. This ordinance shall take effect and be in full force from and after its passage, approval and pamphlet form, said effective date being the ____ day of _____, 2016, and this ordinance shall not be included in the Hastings City Code Book.

PASSED AND APPROVED by the Mayor and City Council of the City of Hastings, Nebraska, this ____ day of _____, 2016.

ATTEST:

Mayor

City Clerk

(S E A L)

APPROVED TO FORM:

City Attorney

Date

City Surveyor

Date

DRAFT

Department: Development Services
Staff Contact: Lance Lang, City Planner
Planning Commission Meeting Date: 06/20/2016
File No: 2016-020
Prepared By: Lance Lang, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

Request from Randal Chick, Director of the Community Redevelopment Authority, for review of consistency with the Hastings Comprehensive Plan and request for approval of Plan Modification #5.17.16.1 to Redevelopment Plan VII, Redline Properties L.L.C. Redevelopment Project, said property located north of 2411 East Osborne Drive, and legally described as Lot 2, Garden Subdivision in the City of Hastings, Adams County, Nebraska, according to the recorded plat thereof.

Names of People/Business affected by this action:

Neighboring property owners.

Why Planning Commission action is required:

As required by state Community Development Law, a public hearing before the Planning Commission must be held to review the Redevelopment Plan Modifications for conformance with the Future Land Use Plan and applicability of development goals and policies as set forth in the City Comprehensive Development Plan, and the Planning Commission must then make a recommendation to the City Council.

Type of action requested:

Resolution

Suggested motion:

Deadlines associated with action:

None.

Department head comments:

The applicant is requesting approval of a Redevelopment Plan Modification for Redevelopment Plan #5.17.16.1 in CRA Redevelopment Area VII for a proposed 14,000 square foot office and retail building on Lot 2, Garden Subdivision just north of the Bobcat dealership on East Osborne Drive. A vicinity Map, Exhibit 'A', and an aerial view of the existing condition of the property, Exhibit 'B', are included in the packet. Existing Zoning and Land Use designation are included in the packet as Exhibit 'C' and Exhibit 'D' respectively.

This modification was approved by the CRA Board on May 17, 2016 and consists of four sections.

Section One addresses redevelopment activities including site preparation, the installation of municipal water and sanitary sewer lines, and façade improvements. The estimated project cost is one million seven hundred and fifty thousand dollars (\$1,750,000). This tax increment project will increase property values, improve the area, and create employment opportunities making the property a viable tax producing property for years to come. Without the assistance from the CRA, this project would be cost prohibitive and financially unrealistic.

Section Two sets the ad valorem tax levy and distribution not to exceed fifteen years.

Section Three states that the proposed plan modification is found to be reasonable and in conformity with the general development plan for the City and complies with state law. The plan modification is in accordance with the intent and purpose of the adopted Comprehensive Plan of the City of Hastings.

Section Four states that the plan, and proposed modifications, will be in full force and effect.

Recommendation:

Staff recommends approval of the modifications to Redevelopment Plan #5.17.16.1 as presented.

City Administrator comments:

DATE / /

FILE NO.

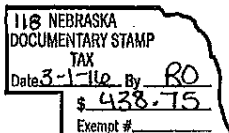
 HASTINGS DEVELOPMENT SERVICES	PROJECT APPLICATION City of Hastings – Development Services 220 N. Hastings Avenue, Hastings, NE 68901 Phone: (402) 461-2302; Fax: (402) 461-2304 www.cityofhastings.org																
Please check the appropriate box below to indicate the type of application you are requesting. Contact Development Services for minimum requirements. Incomplete applications will not be processed. All applications must be completed by applicant prior to submission with all of the requested support materials by the last Monday of each month or they will be held until the next deadline to be processed.																	
<table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border: none;">☐ Preliminary Plat</td> <td style="width: 33%; border: none;">☐ Final Plat</td> <td style="width: 33%; border: none;">☐ Short Plat</td> <td style="width: 33%; border: none;">☐ Administrative Plat</td> </tr> <tr> <td style="border: none;">☐ Code Amendment</td> <td style="border: none;">☐ Zoning Change</td> <td style="border: none;">☐ Vacation (Plat / ROW / Easements)</td> <td style="border: none;">☐ Redevelopment Plan modification</td> </tr> <tr> <td style="border: none;">☐ Conditional Use Permit / Amendment</td> <td style="border: none;">☐ Planned District / Amendment</td> <td colspan="2" style="border: none;">☒ Annexation Petition / Addition to the City</td> </tr> <tr> <td style="border: none;">☐ Comprehensive Plan / Amendment</td> <td colspan="3" style="border: none;"></td> </tr> </table>		☐ Preliminary Plat	☐ Final Plat	☐ Short Plat	☐ Administrative Plat	☐ Code Amendment	☐ Zoning Change	☐ Vacation (Plat / ROW / Easements)	☐ Redevelopment Plan modification	☐ Conditional Use Permit / Amendment	☐ Planned District / Amendment	☒ Annexation Petition / Addition to the City		☐ Comprehensive Plan / Amendment			
☐ Preliminary Plat	☐ Final Plat	☐ Short Plat	☐ Administrative Plat														
☐ Code Amendment	☐ Zoning Change	☐ Vacation (Plat / ROW / Easements)	☐ Redevelopment Plan modification														
☐ Conditional Use Permit / Amendment	☐ Planned District / Amendment	☒ Annexation Petition / Addition to the City															
☐ Comprehensive Plan / Amendment																	
PROJECT INFORMATION Project Name: <u>Redline Properties, LLC Redevelopment Project</u> Project Address: _____ Within City Limit ☒ Yes ☐ No Existing Zoning: <u>C-3</u> Proposed Zoning / Use: <u>C-3</u> Existing Comprehensive Plan Designation: <u>Commercial Retail</u> Gross Area: <u>115,293</u> Legal Description: <u>Lot Two(2), Carden Subdivision</u> Number of Lots: <u>1</u>																	
APPLICANT INFORMATION Applicant: <u>Community Redevelopment Authority</u> Company: <u>CRA</u> Address: <u>301 S. Burlington</u> Tel: <u>402 461 8415</u> Fax: _____ City: <u>Hastings</u> State: <u>NE</u> Zip: <u>68901</u> Email: <u>bidcra@gmail.com</u> Property Owner: <u>Redline Properties LLC</u> Company: <u>Same</u> Address: <u>401 W. 33RD</u> Tel: <u>402 462 2929</u> Fax: _____ City: <u>Hastings</u> State: <u>NE</u> Zip: <u>68901</u> Email: <u>tim@redlinepharmacy.com</u> Key Contact: <u>Randy Chick</u> Company: <u>CRA</u> Address: <u>301 S. Burlington</u> Tel: _____ Fax: _____ City: <u>Hastings</u> State: <u>NE</u> Zip: <u>68901</u> Email: <u>bidcra@gmail.com</u>																	
I hereby acknowledge that all information provided with this application is true to the best of my knowledge. <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> _____ Property Owner Signature </td> <td style="width: 50%; border: none;"> _____ Applicant Signature </td> </tr> <tr> <td style="width: 50%; border: none;"> _____ Date </td> <td style="width: 50%; border: none;"> _____ Date </td> </tr> </table>		_____ Property Owner Signature	_____ Applicant Signature	_____ Date	_____ Date												
_____ Property Owner Signature	_____ Applicant Signature																
_____ Date	_____ Date																
DEPARTMENTAL USE ONLY																	
Fees: _____ Receipt No. _____ Accepted by Staff: _____ Case No. _____ Signature																	

Revised 4/10/13

NUM PGS 3
DOC TAX 438.75 CK# 3458 (PT)
FEES 22.00 PD 22.00 CK# 3458
CHG _____ ACCT# _____
RET FEES: _____ CASH _____
P & M FUND 3.50 GEN FUND 18.50
REC'D Jennifer - Trainor Title
RETURN Sullivan Shoemaker
* See Address Below



ADAMS COUNTY, NE
FILED
INST. NO. 20160633
Date 3-1-16 Time 2:27pm
Annie M. Hinton
REGISTER OF DEEDS



NO
CORP.
SEAL

NUM Garden Sub
RD. COMP X RO
COMPARE J BM
CADAS 1-580 COMP RO
or BM BM

* Return Address: Sullivan Shoemaker P.C., L.L.O.; attn: Adam D. Pavelka; PO Box 309, Hastings, NE 68902-0309

WARRANTY DEED WITH EASEMENT RESERVED TO GRANTOR

TLC PROPERTIES, INC., A LOUISIANA CORPORATION, Grantor (whether one or more), in consideration of One Dollar (\$1.00) and other valuable consideration, received from Grantee (whether one or more), conveys to Grantee, REDLINE PROPERTIES, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

Lot Two (2), Garden Subdivision in the City of Hastings, Adams County, Nebraska, according to the recorded plat thereof.

Grantor covenants (jointly and severally, if more than one) with Grantee that Grantor:

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except easements, reservations, covenants and restrictions of record;
- (2) has legal power and lawful authority to convey the same; and
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

Subject, however, to an easement reserved to Grantor as described on Exhibit "A" attached hereto and incorporated herein, and subject to Grantor's warranties made therein.

EXECUTED: February 29, 2016.

Scott Morton
TLC PROPERTIES, INC., A LOUISIANA CORPORATION, By Scott Morton, Its Vice President

20160633

STATE OF Nebraska)
) ss.
COUNTY OF Lancaster)

The foregoing instrument was acknowledged before me on the 29 day of
February, 2016, by Scott Morton, Vice President, on behalf of TLC
PROPERTIES, INC., A LOUISIANA CORPORATION, Grantor.



Tasha M Fifer
Notary Public

Exhibit A

GRANTOR herein reserves an exclusive perpetual easement on, over, across, under and above the real estate for the following purposes and subject to the following terms and conditions (collectively, the "Easement"). The Easement shall be for the location, construction and maintenance of outdoor advertising sign/structures (including the four currently existing billboard signs) and all necessary or desirable appurtenances thereto (collectively, the "Signs," whether one or more), on, over, under, above and upon the real estate. The Easement shall provide GRANTOR the right to construct, service, maintain, improve, modify the Signs to have as many advertising faces, including changeable copy faces or electronic faces, as are allowed by local and state law, replace or rebuild the Signs. The Easement reserved herein and the covenants, conditions, restrictions, easements and obligations contained herein shall be perpetual and shall run with the land and shall be binding on and inure to the benefit of all present and future parties having any right, title and interest in the real estate. The Easement shall also include the right of ingress and egress over the real estate described herein to and from the Signs, a right to install, repair, replace and maintain underground and/or above ground electrical service to and for the benefit of the Signs, a right to maintain telecommunication devices as it pertains to the Signs and a right of unobstructed view from US Highway 281/North Burlington Avenue, prohibiting vegetation, activities, equipment or ornamental devices, improvements on the real estate described herein that would obstruct the view of the Signs from the adjoining highway or other public right of way. GRANTEE agrees that GRANTOR may trim or remove any or all trees and vegetation in, on or about the Easement as often as GRANTOR deems necessary to prevent obstruction or to improve the appearance of the structure(s). GRANTOR, its successors and assigns hereby specifically hold GRANTEE, its successors and assigns, free and harmless from any damages or injuries to any person or property caused by GRANTOR'S construction or maintenance activities on the real estate.

Furthermore, GRANTEE acknowledges that GRANTOR will, at all times, retain sole ownership of the Signs (including without limitation the currently existing Signs), any and all billboard structure(s) and all related appurtenances thereto on the real estate and shall have the right to remove same from the real estate without any obligation to compensate GRANTEE. GRANTEE further acknowledges that GRANTOR shall be solely entitled to the proceeds of any taking under the power of eminent domain or the threat of the exercise of the power of eminent domain relative to the removal or relocation of the Signs, any billboard structure(s), and anything related thereto. The parties also agree to the following provisions:

1. GRANTOR shall maintain \$2,000,000.00 in liability insurance insuring the Signs naming the GRANTEE as an additional insured. GRANTOR shall provide proof of such insurance at the reasonable request of GRANTEE.
2. GRANTOR shall pay all utilities and personal property taxes associated with the Signs. GRANTEE shall be responsible for all real property taxes. GRANTOR and GRANTEE will reasonably cooperate to have all utilities metered separately and all taxes billed separately.

HASTINGS REDEVELOPMENT AREA #VII
PLAN MODIFICATION NO. 5.17.16.1
(Redline Properties, LLC Redevelopment Project)

This Modification No. 5.17.16.1 to Revised Redevelopment Plan VII (the "Plan") modifies and amends the original Revised Plan which was adopted by the Community Redevelopment Authority of the City of Hastings, Nebraska, on the 25th day of August, 1994 and approved by the City Council on the 24th day of October, 1994, as follows:

Section 1. That Paragraph 4, Recommended Redevelopment Activities, subparagraph "District 2," be amended by including the following language after the existing language:

The area legally described as:

Lot Two (2), Garden Subdivision in the City of Hastings, Adams County, Nebraska according to the recorded plat thereof.

will be developed into a 14,000 square foot retail/office building. The construction will be completed by the Redeveloper, Redline Properties, L.L.C. The Authority will provide Tax Increment Financing funds for; site preparation, the installation of water lines, sanitary sewer lines, and façade improvements. The Authority will pledge for and apply to the payment of the principal, interest, and any premium on such indebtedness, all taxes levied by all taxing bodies, which taxes shall be at such rate for a period not to exceed 15 years, on the assessed valuation of the subject property that is in excess of the assessed valuation of such property for the year prior to its redevelopment.

The Tax Increment Financing will allow the Redeveloper to construct the improvements set forth above. It is believed that said redevelopment will have the effect of removing blight, retention and creation of jobs, and making the above-described land a viable tax-producing property for many years after payment of the indebtedness. The total project costs are estimated to be **One Million Seven Hundred Fifty Thousand Dollars and no cents (\$1,750,000.00)**. The combination of the costs of construction and the financing render this redevelopment project financially unrealistic without the assistance of the Authority.

The effective date of the provision authorized in Neb. Rev. Stat. §18-2147 for the Redline Properties, LLC redevelopment project is hereby declared to be the first day of January, 201___. Accordingly, the redevelopment project valuation date, as that term is defined in Neb. Rev. Stat. §18-2103(21) shall be the first day of January, 201___.

Section 2. That a new section be added at the end of the Redevelopment Plan to read as follows:

5. Tax Increment Financing

Any ad valorem tax levied upon real property in a redevelopment project for the benefit of

any public body shall be divided, for a period not to exceed 15 years after the effective date of that provision by the governing body, as follows:

- a) That portion of the ad valorem tax which is produced by the levy at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds of each such public body in the same proportion as are all other taxes collected by or for the body; and
- b) That portion of the ad valorem tax on real property in the redevelopment project in excess of such amount, if any, shall be allocated to, and when collected, paid into a special fund of the Authority to pay any indebtedness owed by the Authority for financing or refinancing, in whole or in part, a redevelopment project. When such indebtedness, including interest and premiums due, have been paid, the Authority shall so notify the County Assessor and County Treasurer, and all ad valorem taxes upon taxable property in such a redevelopment project shall be paid into the funds of the respective public bodies. See Neb. Rev. Stat. §18-2147.

Section 3. That, this Plan Modification No. 5.17.16.1 is found to be reasonable and in conformity with the general plan for the development of the City as a whole, and the Plan, as amended and modified, is in conformity with the legislative declaration and determinations set forth in Neb. Rev. Stat. §§18-2101 et seq., as amended.

Section 4. That the original Plan, except as previously amended and modified herein, shall remain in full force and effect.

This plan modification was adopted by the Community Redevelopment Authority on the 17th day of May, 2016, and approved by the Hastings City Council on the ____ day of _____, 2016, based upon the finding that said plan, as modified, is feasible and in conformity with the general plan for the development of the City as a whole, and in conformity with the legislative declarations and determinations set forth in Neb. Rev. Stat. §§18-2101 et seq., as amended.

RESOLUTION CRA - #5.17.2016.1

WHEREAS, the Community Redevelopment Authority of the City of Hastings, Nebraska ("CRA") has undertaken certain redevelopment activities under the authority of Neb. Rev. Stat. §18-2101 et seq., described as follows:

1. Redevelopment Area: Hastings Redevelopment Area VII.
2. Project: Redline Properties, LLC Redevelopment Project.
Legal Description: Lot Two (2), Garden Subdivision in the City of Hastings, Adams County, Nebraska according to the recorded plat thereof.
3. Project Description: The property will be developed into a senior rental housing project made up of fourteen duplex units. The tax increment upon the property will be utilized for the installation of water lines, sanitary sewer lines, gas lines and the paving of Minnesota Avenue from 13th Street to 14th Street; and

WHEREAS, it is necessary for the CRA to approve the amendment to Plan VII and recommend the same to the Mayor and City Council:

NOW THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF HASTINGS, NEBRASKA, that:

(1) Redevelopment Plan VII, Modification No. 5.17.16.1, a copy of which is attached hereto, marked Exhibit "A," and incorporated herein by this reference, is hereby adopted and approved;

(2) the Chairman and the Secretary of the CRA be and are hereby authorized to forward said modification onto the Hastings Planning Commission for its recommendations, and then to the Mayor and Hastings City Council for its review and approval, pursuant to Neb. Rev. Stat. §18-2101 et seq.

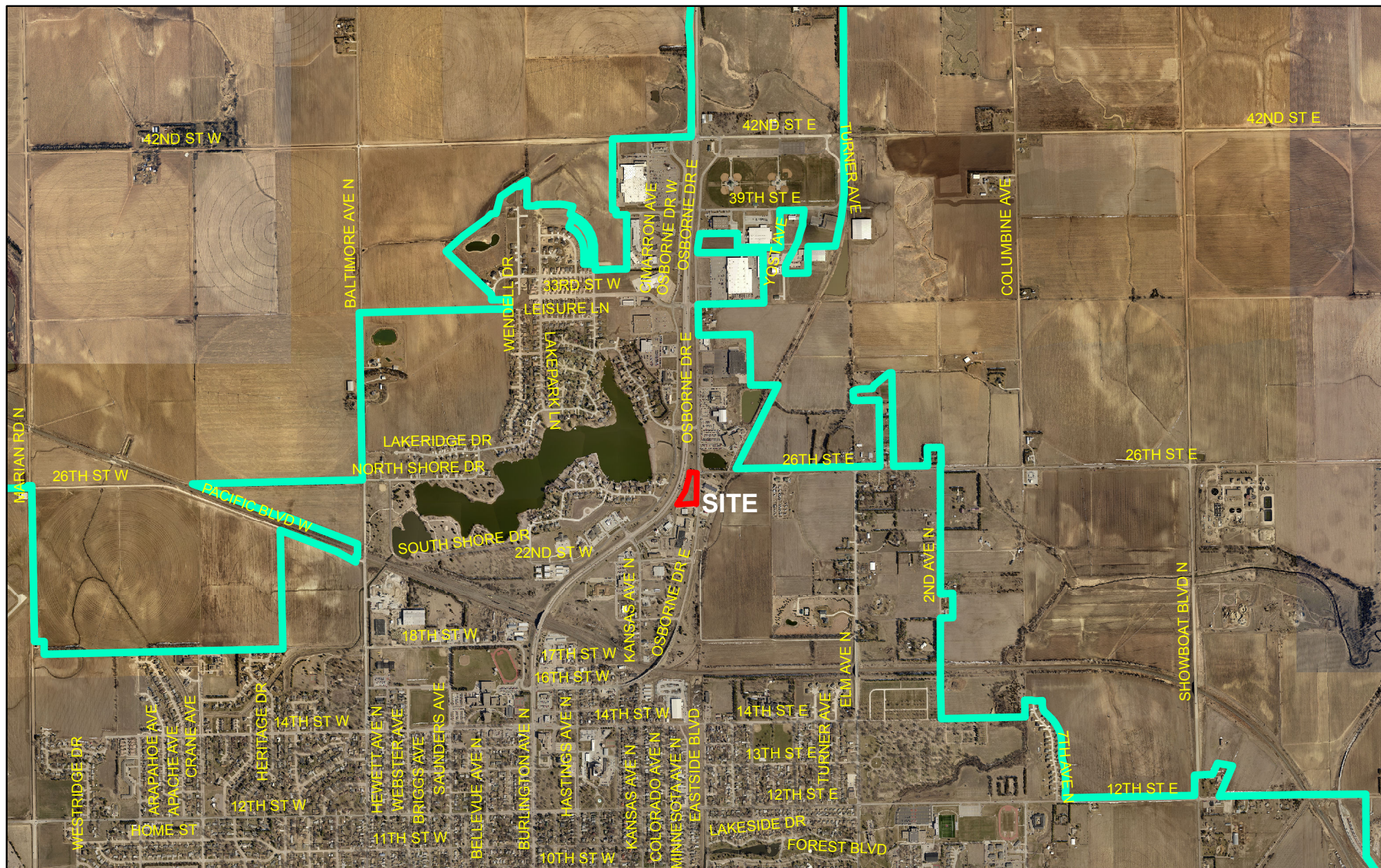
Dated this 17th day of May, 2016.

COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF HASTINGS, NEBRASKA

By _____
Chairperson

ATTEST:

Ex Officio Secretary



Legend

- Parcels
- Subdivisions
- Legal_Lots
- Limits
- TwoMile

Exhibit 'A' - Vicinity Map

City of Hastings

This map is for illustration only.



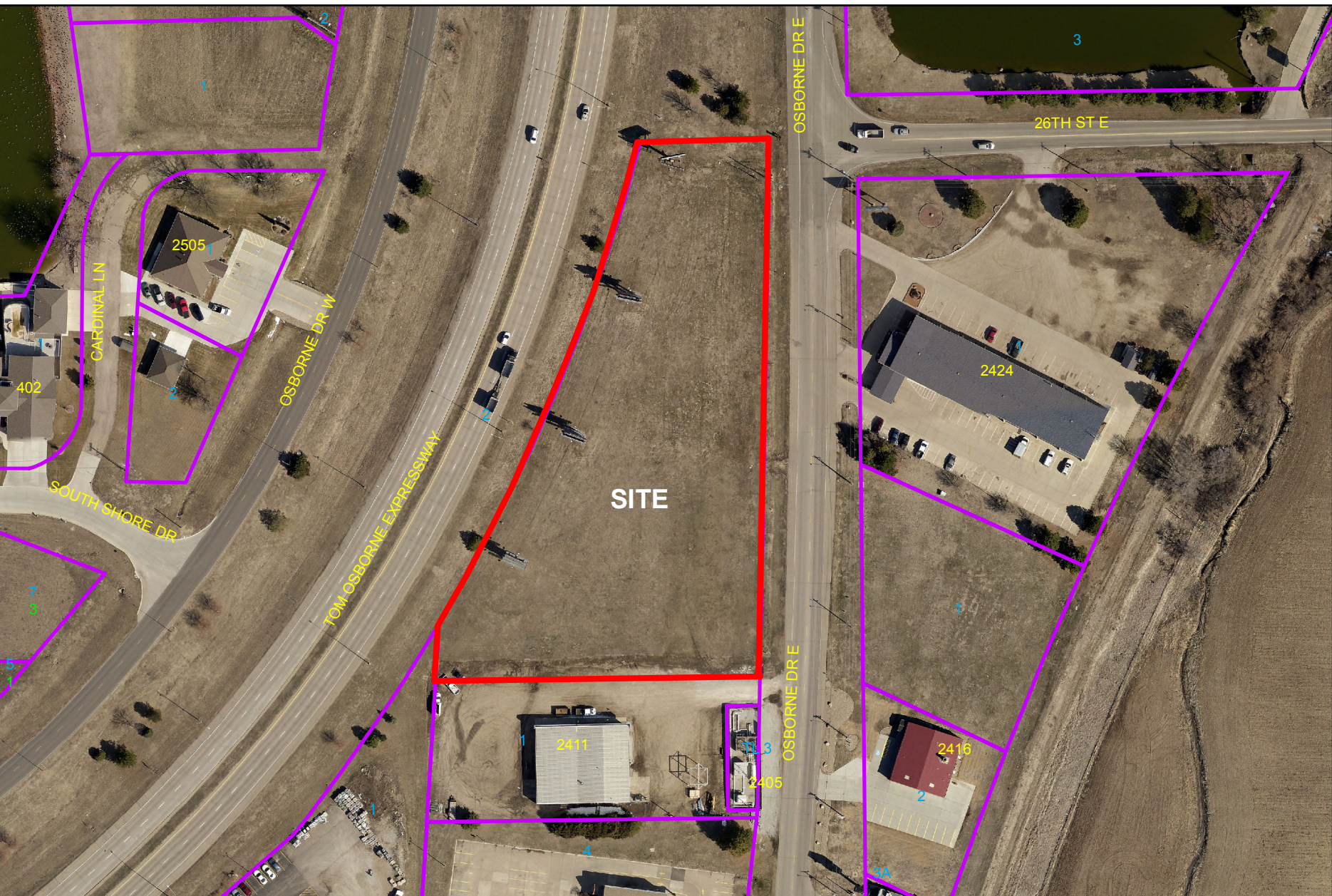
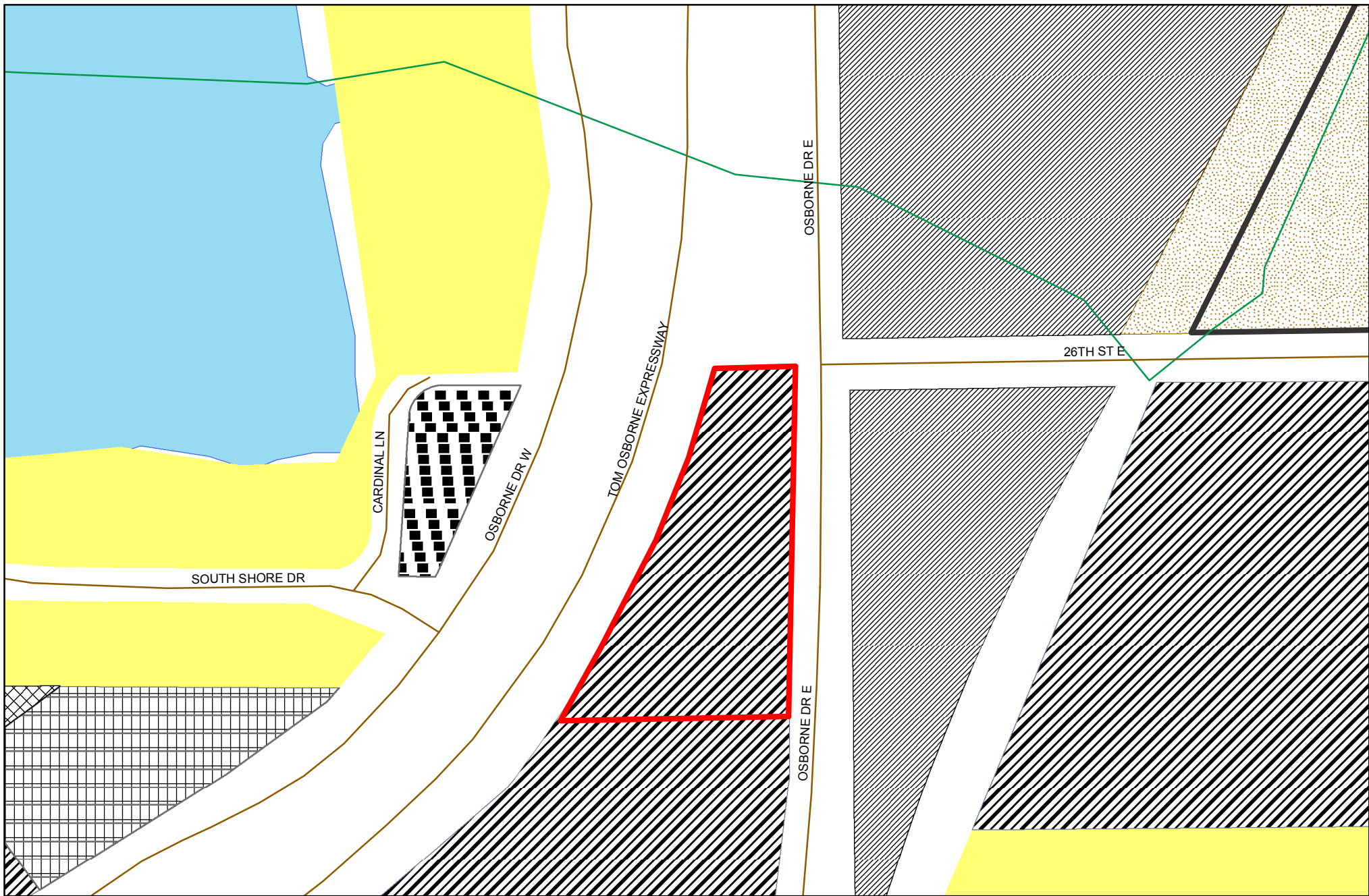


Exhibit 'B' - Aerial View

City of Hastings

This map is for illustration only.

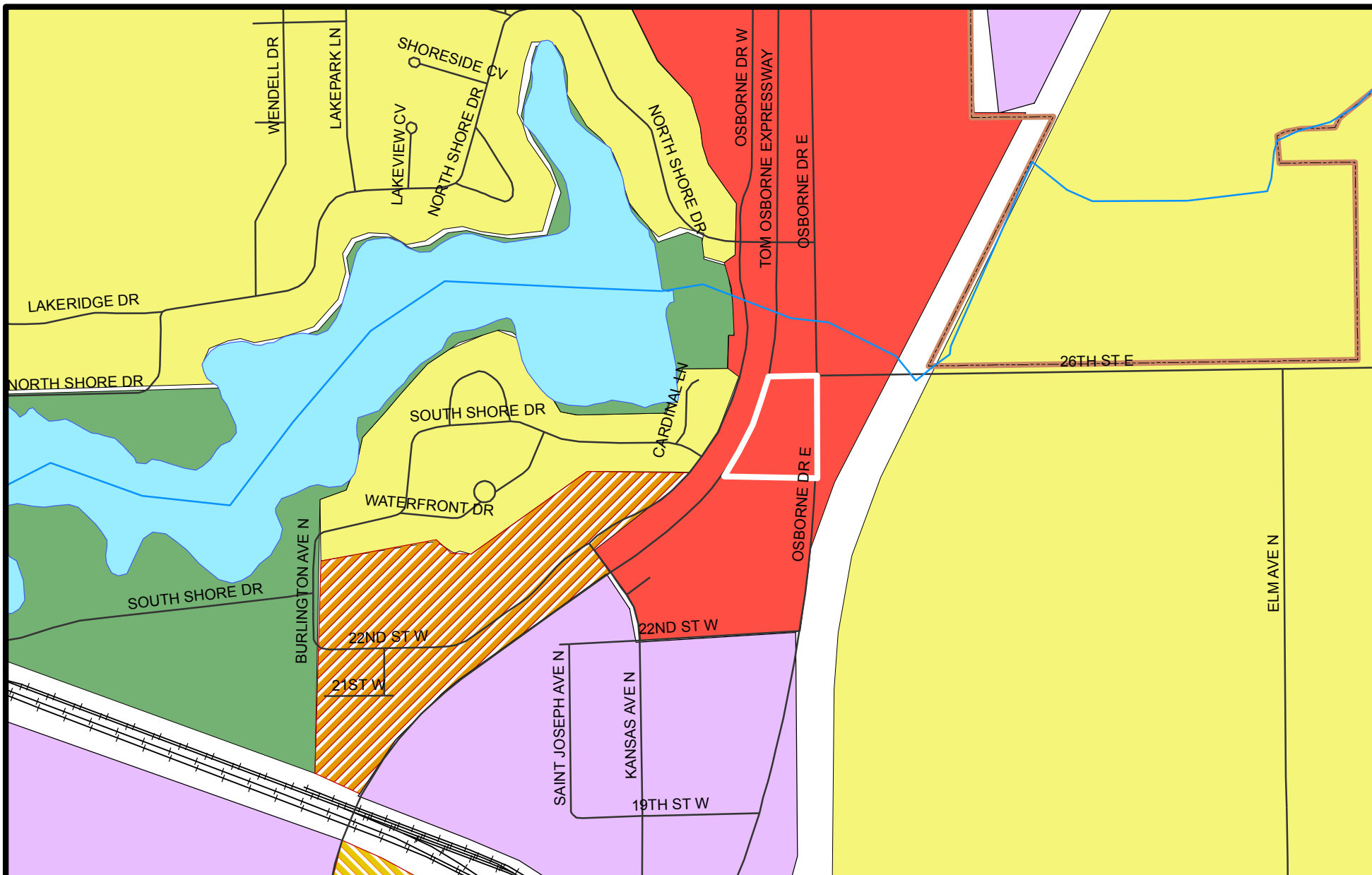




City Limits	R-3: Multiple-family	C-1: Local business
subdivision	R-1A: Single family large lot	C-2: Central business
A: Agricultural district	R-1S: Single family suburban	C-3: Commercial business
R-1: Urban single family	R-5: Urban single family undersized lot	C-0: Commercial office
R-2: Two-family	CMP: Campus institutional	I-1: Light industrial
R-3G: Garden apartment	CZ: Clear zone	I-2: Heavy industrial

Exhibit 'C' - Existing Zoning

City of Hastings Zoning



Future Land Use

City of Hastings, Nebraska

0 275 550 1,100 Feet



Land Use:

- Rural Residential
- Suburban Residential
- Urban Residential

- Mixed-Use - Neighborhood
- Mixed-Use - Community
- Mixed-Use Downtown
- Commercial/Retail
- Employment/Industrial

- Public / Semi-Public
- Parks & Recreation
- Agriculture

Overlay Districts:

- South Burlington Overlay
- Highway 6 Overlay
- Urban Industrial Overlay
- Floodplain
- City Boundary
- ETJ Boundary

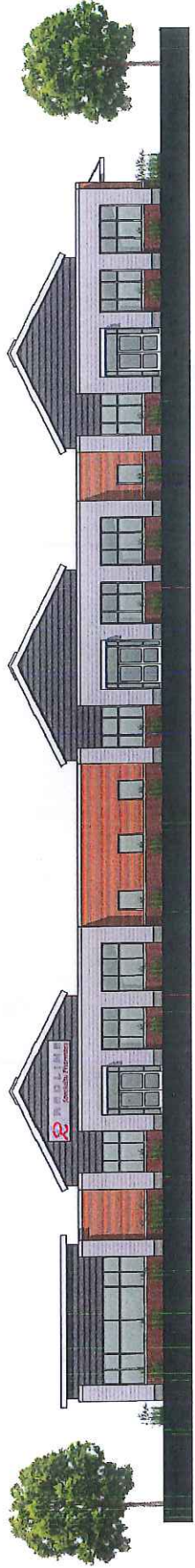


Master Builder
Associates
Architects & Construction Managers
602 W 4th ST Ste 412
Lincoln, Nebraska 68502
TEL: 402-342-6335 FAX: 402-342-0256

Redline Specialty Pharmacy
Osborne Drive
Hastings, Nebraska

Sheet Title:
EXTERIOR
ELEVATIONS
Project Number:
2015RED-020
Sheet Number:
A2.1
Date:
3/28/16
Revisions:
Preliminary
NOT FOR
CONSTRUCTION
Scale:
As Shown

Sheet Title:
EXTERIOR
ELEVATIONS
Project Number:
2015RED-020
Sheet Number:
A2.1



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

SOUTH ELEVATION

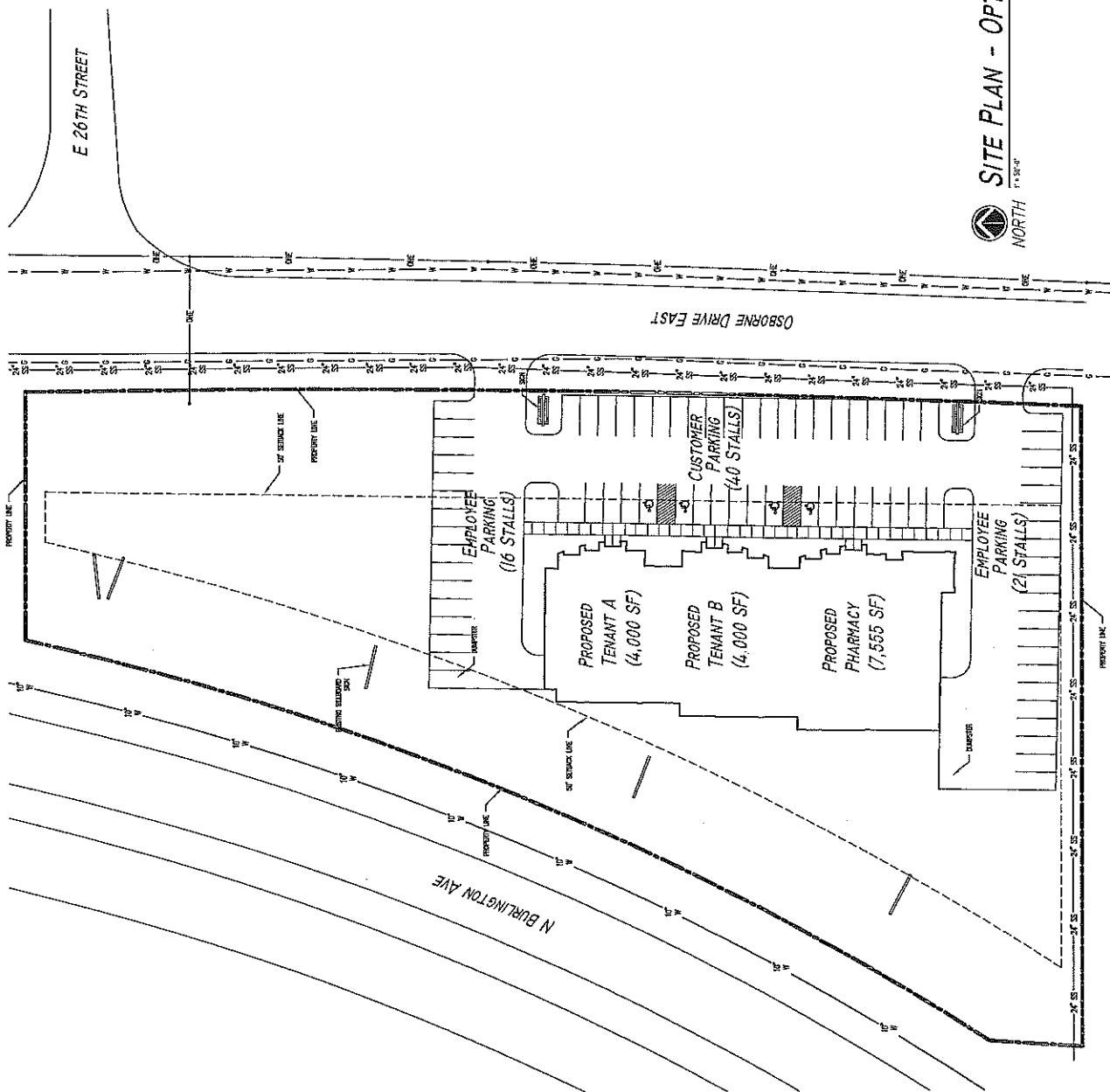
GENERAL NOTES

Master Builder Associates
ARCHITECTS & CONSTRUCTION MANAGERS
602 W. 6TH ST. PO BOX 423 BURLINGTON, NEBRASKA 68802
TEL: (402) 863-4255 FAX: (402) 863-4250

Redline Specialty Pharmacy
Osborne Drive
Hastings, Nebraska

PRELIMINARY
NOT FOR CONSTRUCTION
Scale:
Date: 3/28/16
Revisions:

Sheet Title:
SITE PLAN
OPTION 3
Project Number:
2015RED-020
Sheet Number:
CL.



SITE PLAN - OPTION 3
1" = 50'-0"
NORTH

GENERAL NOTES

Master Builder
Associates
602 W. 6TH ST. PO BOX 423 DOWNEY, MISSOURI 63046
TEL: (620) 845-4235 FAX: (620) 845-4260

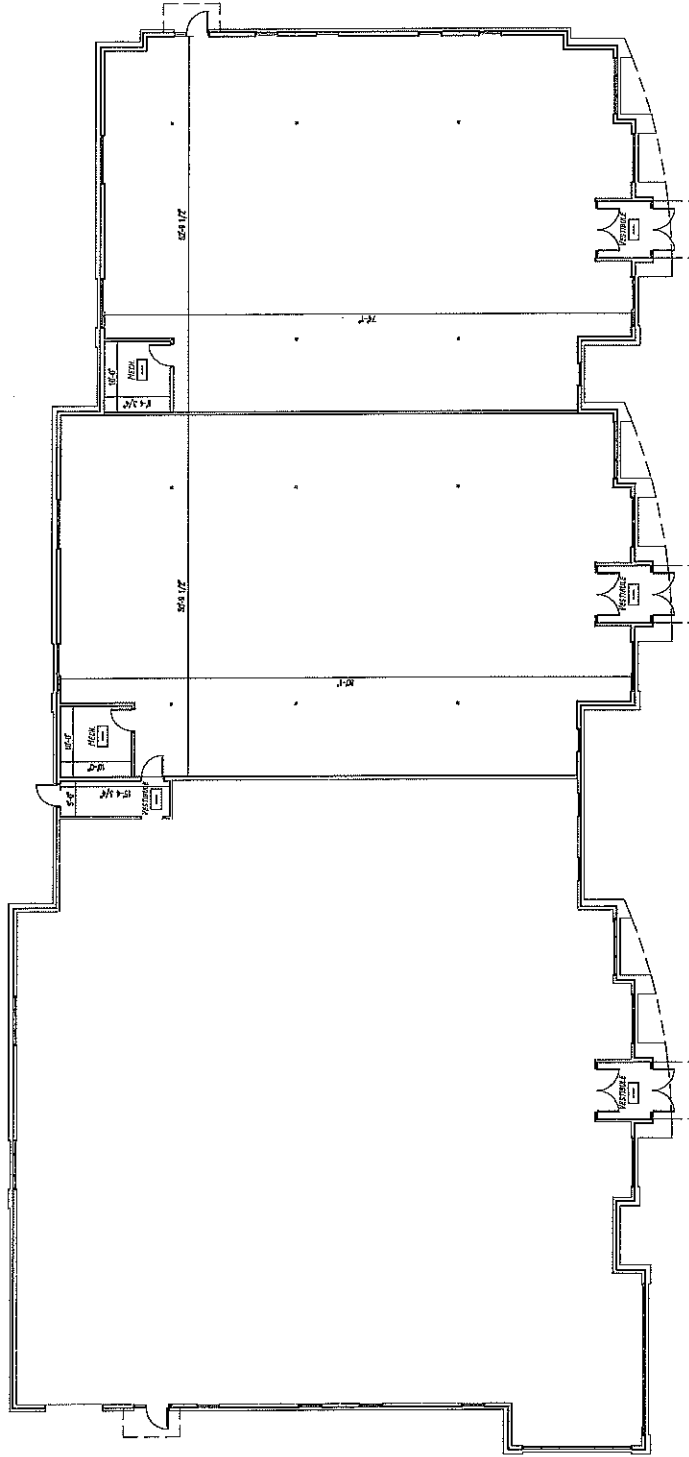
Redline Specialty Pharmacy
Osborne Drive
Hastings, Nebraska

PRELIMINARY
NOT FOR
CONSTRUCTION
Seal:
Date:
3/28/16
Revisions:

Sheet Title:
FLOOR PLAN

Project Number:
2015RED-020
Sheet Number:

AI.I

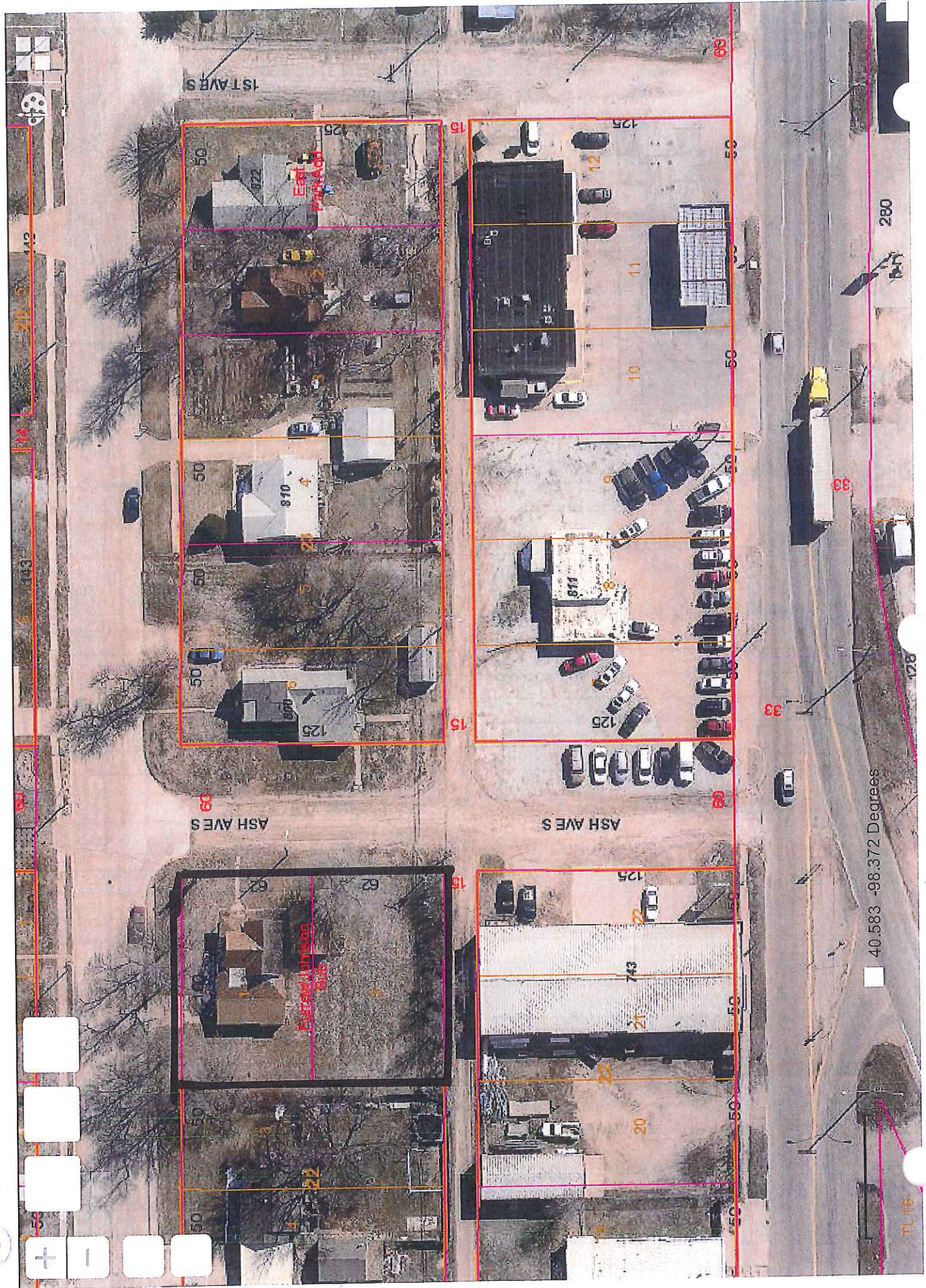


REDLINE SPECIALTY PHARMACY
7,555 SQ FT

TENANT SPACE
3,985 SQ FT

TENANT SPACE
3,798 SQ FT

NORTH
FLOOR PLAN
1/16" = 1'-0"





RESOLUTION NO. 2016-xx

WHEREAS, the Community Redevelopment Authority of the City of Hastings, Nebraska plan for Redevelopment Area VII has previously been approved by the Mayor and City Council of the City of Hastings; and

WHEREAS, the Community Redevelopment Authority of the City of Hastings, Nebraska has prepared the Redevelopment Plan Modification #5.17.16.1 in conjunction with Redline Properties, L.L.C. for the Redline Properties LLC Redevelopment for Redevelopment Area VII; and

WHEREAS, the Community Redevelopment Authority Board of Directors approved Redevelopment Plan Modification #5.17.16.1 on May 17, 2016; and

WHEREAS, the Community Redevelopment Authority has forwarded said Plan Modification to the Hastings City Planning Commission for its review and recommendations as to the consistency with the plan and development objectives for Redevelopment Area VII and also its conformity with the Comprehensive Development Plan of the City of Hastings; and

WHEREAS, the Hastings City Planning Commission conducted a review of the Plan Modification #5.17.16.1 and held a public hearing to solicit testimony from the community regarding said plan modification and its conformity to the general plan for Redevelopment Area VII and also its conformity to the Comprehensive Development Plan of the City; and

WHEREAS, the Planning Commission concluded that the Redline Properties LLC Redevelopment Plan Modification is consistent with the general plan and development objectives for Redevelopment Area VII, and also consistent with the goals, policies, and objectives of the Comprehensive Development Plan of the City; and

WHEREAS, the Planning Commission took action to recommend approval of the Plan Modification to the Hastings City Council.

NOW THEREFORE, in consideration of the foregoing recitals, the Mayor and City Council of the City of Hastings, Nebraska, hereby approve the Redevelopment Plan Modification #5.17.16.1 and further do hereby adopt the following resolution:

BE IT RESOLVED by the Mayor and City Council of the City of Hastings, Nebraska, does hereby approve the Redevelopment Plan Modification #5.17.16.1 for the Redline Properties LLC redevelopment project in Redevelopment Area VII as provided herein, a copy of said Redevelopment Plan Modification of which is attached hereto marked "Exhibit A" and incorporated herein by this reference.

PASSED AND APPROVED this _____ day of _____, 2016.

Mayor

ATTEST:

City Clerk

(S E A L)

Approved as to form: _____
City Attorney

HASTINGS REDEVELOPMENT AREA #VII
PLAN MODIFICATION NO. 5.17.16.1
(Redline Properties, LLC Redevelopment Project)

This Modification No. 5.17.16.1 to Revised Redevelopment Plan VII (the "Plan") modifies and amends the original Revised Plan which was adopted by the Community Redevelopment Authority of the City of Hastings, Nebraska, on the 25th day of August, 1994 and approved by the City Council on the 24th day of October, 1994, as follows:

Section 1. That Paragraph 4, Recommended Redevelopment Activities, subparagraph "District 2," be amended by including the following language after the existing language:

The area legally described as:

Lot Two (2), Garden Subdivision in the City of Hastings, Adams County, Nebraska according to the recorded plat thereof.

will be developed into a 14,000 square foot retail/office building. The construction will be completed by the Redeveloper, Redline Properties, L.L.C. The Authority will provide Tax Increment Financing funds for; site preparation, the installation of water lines, sanitary sewer lines, and façade improvements. The Authority will pledge for and apply to the payment of the principal, interest, and any premium on such indebtedness, all taxes levied by all taxing bodies, which taxes shall be at such rate for a period not to exceed 15 years, on the assessed valuation of the subject property that is in excess of the assessed valuation of such property for the year prior to its redevelopment.

The Tax Increment Financing will allow the Redeveloper to construct the improvements set forth above. It is believed that said redevelopment will have the effect of removing blight, retention and creation of jobs, and making the above-described land a viable tax-producing property for many years after payment of the indebtedness. The total project costs are estimated to be **One Million Seven Hundred Fifty Thousand Dollars and no cents (\$1,750,000.00)**. The combination of the costs of construction and the financing render this redevelopment project financially unrealistic without the assistance of the Authority.

The effective date of the provision authorized in Neb. Rev. Stat. §18-2147 for the Redline Properties, LLC redevelopment project is hereby declared to be the first day of January, 201___. Accordingly, the redevelopment project valuation date, as that term is defined in Neb. Rev. Stat. §18-2103(21) shall be the first day of January, 201___.

Section 2. That a new section be added at the end of the Redevelopment Plan to read as follows:

5. Tax Increment Financing

Any ad valorem tax levied upon real property in a redevelopment project for the benefit of

any public body shall be divided, for a period not to exceed 15 years after the effective date of that provision by the governing body, as follows:

- a) That portion of the ad valorem tax which is produced by the levy at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds of each such public body in the same proportion as are all other taxes collected by or for the body; and
- b) That portion of the ad valorem tax on real property in the redevelopment project in excess of such amount, if any, shall be allocated to, and when collected, paid into a special fund of the Authority to pay any indebtedness owed by the Authority for financing or refinancing, in whole or in part, a redevelopment project. When such indebtedness, including interest and premiums due, have been paid, the Authority shall so notify the County Assessor and County Treasurer, and all ad valorem taxes upon taxable property in such a redevelopment project shall be paid into the funds of the respective public bodies. See Neb. Rev. Stat. §18-2147.

Section 3. That, this Plan Modification No. 5.17.16.1 is found to be reasonable and in conformity with the general plan for the development of the City as a whole, and the Plan, as amended and modified, is in conformity with the legislative declaration and determinations set forth in Neb. Rev. Stat. §§18-2101 et seq., as amended.

Section 4. That the original Plan, except as previously amended and modified herein, shall remain in full force and effect.

This plan modification was adopted by the Community Redevelopment Authority on the 17th day of May, 2016, and approved by the Hastings City Council on the ____ day of _____, 2016, based upon the finding that said plan, as modified, is feasible and in conformity with the general plan for the development of the City as a whole, and in conformity with the legislative declarations and determinations set forth in Neb. Rev. Stat. §§18-2101 et seq., as amended.

RESOLUTION CRA - #5.17.2016.1

WHEREAS, the Community Redevelopment Authority of the City of Hastings, Nebraska ("CRA") has undertaken certain redevelopment activities under the authority of Neb. Rev. Stat. §18-2101 et seq., described as follows:

1. Redevelopment Area: Hastings Redevelopment Area VII.
2. Project: Redline Properties, LLC Redevelopment Project.
Legal Description: Lot Two (2), Garden Subdivision in the City of Hastings, Adams County, Nebraska according to the recorded plat thereof.
3. Project Description: The property will be developed into a senior rental housing project made up of fourteen duplex units. The tax increment upon the property will be utilized for the installation of water lines, sanitary sewer lines, gas lines and the paving of Minnesota Avenue from 13th Street to 14th Street; and

WHEREAS, it is necessary for the CRA to approve the amendment to Plan VII and recommend the same to the Mayor and City Council:

NOW THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF HASTINGS, NEBRASKA, that:

(1) Redevelopment Plan VII, Modification No. 5.17.16.1, a copy of which is attached hereto, marked Exhibit "A," and incorporated herein by this reference, is hereby adopted and approved;

(2) the Chairman and the Secretary of the CRA be and are hereby authorized to forward said modification onto the Hastings Planning Commission for its recommendations, and then to the Mayor and Hastings City Council for its review and approval, pursuant to Neb. Rev. Stat. §18-2101 et seq.

Dated this 17th day of May, 2016.

COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF HASTINGS, NEBRASKA

By _____
Chairperson

ATTEST:

Ex Officio Secretary

Department: Development Services
Staff Contact: Lance Lang, City Planner
Planning Commission Meeting Date: 06/20/2016
File No: 2016-021
Prepared By: Lance Lang, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

Request from Randal Chick, Director of the Community Redevelopment Authority, for review of consistency with the Hastings Comprehensive Plan and request for approval of Plan Modification #5.17.16.2 to Redevelopment Plan V, Furrow Plumbing Redevelopment Project, said property located at 122 South Ash Avenue, and legally described as Lot 1, Furrow/Johnson Subdivision in the City of Hastings, Adams County, Nebraska, according to the recorded plat thereof.

Names of People/Business affected by this action:

Neighboring Property Owners

Why Planning Commission action is required:

As required by state Community Development Law, a public hearing before the Planning Commission must be held to review the Redevelopment Plan Modifications for conformance with the Future Land Use Plan and applicability of development goals and policies as set forth in the City Comprehensive Development Plan, and the Planning Commission must then make a recommendation to the City Council.

Type of action requested:

Resolution

Suggested motion:

Deadlines associated with action:

None.

Department head comments:

The applicant is requesting approval of a Redevelopment Plan Modification for Redevelopment Plan #5.17.16.2 in CRA Redevelopment Area V for a proposed 2,400 square foot shop building on Lot 1, Furrow/Johnson Subdivision, 122 South Ash Avenue.. A vicinity Map, Exhibit 'A', and an aerial view of the existing condition of the property, Exhibit 'B', are included in the packet. Existing Zoning and Land Use designation are included in the packet as Exhibit 'C' and Exhibit 'D' respectively.

This modification was approved by the CRA Board on May 17, 2016 and consists of four sections.

Section One addresses redevelopment activities including demolition and site preparation, alley improvements, and other public improvements. The estimated project cost is one hundred thousand dollars (\$100,000). This tax increment project will increase property values, improve the area, and create employment opportunities making the property a viable tax producing property for years to come. Without the assistance from the CRA, this project would be cost prohibitive and financially unrealistic.

Section Two sets the ad valorem tax levy and distribution not to exceed fifteen years.

Section Three states that the proposed plan modification is found to be reasonable and in conformity with the general development plan for the City and complies with state law. The plan modification is in accordance with the intent and purpose of the adopted Comprehensive Plan of the City of Hastings.

Section Four states that the plan, and proposed modifications, will be in full force and effect.

Recommendation:

Staff recommends approval of the modifications to Redevelopment Plan #5.17.16.2 as presented.

City Administrator comments:

DATE / /

FILE NO.



PROJECT APPLICATION

City of Hastings – Development Services
220 N. Hastings Avenue, Hastings, NE 68901
Phone: (402) 461-2302; Fax: (402) 461-2304
www.cityofhastings.org

Please check the appropriate box below to indicate the type of application you are requesting. Contact Development Services for minimum requirements. Incomplete applications will not be processed. All applications must be completed by applicant prior to submission with all of the requested support materials by the last Monday of each month or they will be held until the next deadline to be processed.

- | | | | |
|---|---|---|--|
| ☐ Preliminary Plat | ☐ Final Plat | ☐ Short Plat | ☐ Administrative Plat |
| ☐ Code Amendment | ☐ Zoning Change | ☐ Vacation (Plat / ROW / Easements) | |
| ☐ Conditional Use Permit / Amendment | ☐ Planned District / Amendment | ☒ Redevelopment plan modification | |
| ☐ Comprehensive Plan / Amendment | ☐ Annexation Petition / Addition to the City | | |

PROJECT INFORMATION

Project Name: Furrow Plumbing, LLC Redevelopment Project
 Project Address: 122 S. Ash Within City Limit ☒ Yes ☐ No
 Existing Zoning: C-3 Proposed Zoning / Use: C-3
 Existing Comprehensive Plan Designation: Commercial/Retail Highway & Parkway Gross Area: 6,250
 Legal Description: LOT ONE (1) Furrow/Johnson Subdivision Number of Lots: 1

APPLICANT INFORMATION

Applicant: Randal Chick Company: Community Redevelopment Authority
 Address: 301 S. Burlington Tel: 402 461 8415 Fax: _____
 City: Hastings State: NE Zip: 68901 Email: bidcra@gmail.com
 Property Owner: James B. Furrow Company: Furrow Plumbing, LLC
 Address: 1415 N. 5th Ave Tel: 402 469 7071 Fax: _____
 City: Hastings State: NE Zip: 68901 Email: _____
 Key Contact: Randy Chick Company: CRA
 Address: Same as above Tel: Same Fax: _____
 City: Same State: _____ Zip: _____ Email: Same

I hereby acknowledge that all information provided with this application is true to the best of my knowledge.

 Property Owner Signature Date _____

 Applicant Signature Date 5/24/16

DEPARTMENTAL USE ONLY

Fees: _____ Receipt No. _____
 Accepted by Staff: _____ Signature _____ Case No. _____

Revised 4/10/13

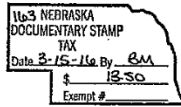
NUM PGS 1
DOC TAX 13.50 CK# 5895
FEES 10.00 PD 10.00 CK# 5895
CHG _____ ACCT# _____
RET FEES: _____ CASH _____
P & M FUND 2.50 GEN FUND 7.50
REC'D Melanie-Charter Title
RETURN Charter Title
Hastings NE 68901



ADAMS COUNTY, NE
FILED
INST. NO. 20160787

Date 3-15-16 Time 2:50 PM

Annie M. Platon
REGISTER OF DEEDS



NUM Furrow Johnson Sub
RD. COMP X BM
COMPARE / KQ
CADAS 16.31 BM COMP BM
OK KQ KQ

AFTER RECORDING RETURN TO:

Charter Title & Escrow Services, Inc.
747 North Burlington Avenue
Suite G208
Hastings, NE 68901
402-463-6788

WARRANTY DEED

Stephen L. Johnson and Barbara K. Johnson, husband and wife, GRANTORS, in consideration of Two Dollars (\$2.00) and other good and valuable consideration received from GRANTEE convey to GRANTEE

James B. Furrow

the following described real estate (as defined in Neb. Stat. 76-201) in Adams County, Nebraska:

Lot 1, Furrow/Johnson Subdivision, a Replat of Lots 1 and 2, Block 22, East Park Addition to the City of Hastings, Adams County, Nebraska.

GRANTORS covenants with GRANTEE that GRANTORS:

- (1) is lawfully seised of such real estate, that it is free from encumbrances, except easements, restrictions and reservations of records, and a pro-rated share of current real estate taxes and subsequent taxes and assessments;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed this 15th day of March, 2016.

Stephen L. Johnson
Stephen L. Johnson

Barbara K. Johnson
Barbara K. Johnson

STATE OF Nebraska
COUNTY OF Adams

The foregoing instrument was acknowledged before me this 15th day of March, 2016 by Stephen L. Johnson and Barbara K. Johnson, husband and wife.

Daniel J. Wiebe
Notary Public





Adams County Nebraska

500 W 4th, Hastings, NE

Property Detail Sheet (R350605)

[Home](#)

[General Information](#)

[News](#)

[FAQ](#)

[Searches](#)

Property Identification #

Owner Name

Street Address

Advanced Search

Property Data

[Detail Sheet](#)

[Datasheet](#)

Other

[TRANSFER SEARCH](#)

[Adams County Website](#)

[Nebraska Taxes Online](#)

[GIS Mapping](#)

[City of Hastings](#)

[Hastings Utilities](#)

[NE Dept of Revenue](#)

[T.E.R.C.](#)

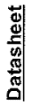
[Valuation Protest Form](#)

[Personal Property](#)

[Sales Review Questions](#)



[GIS Map](#)



[Datasheet](#)

Owner Information

Owner Name: **JOHNSON STEPHEN L & BARBARA K**

Owner Address: **115 EAST 6TH ST**

HASTINGS, NE 68901

Property Address:

Parcel Information

Legal Description: **1314.30-LOT 2 FURROW/JOHNSON SUBDIV(RE LTS 1&2 BLK 22 E PARK ADDITION) (1210) .14**

Property ID: **010018582**

Exemption Codes:

Primary Class: **1000(1000 Residential)**

Primary Use: **01(01 Single Family)**

Zoning: **01(01 Single Family)**

Neighborhood: **1002(1002 2ND STREET)**

Year Built: **N/A**

No of Buildings: **0**

Total Living Area:

Sales History

Sale Date

Book

Page

Sale Price

Values Breakdown

2015 Actual Value

\$5,870

Total Non-Ag Appraised:

Tax Information

2015 Actual Value

2,235.84

Consolidated Rate:

\$125.72

Total Taxes Due:

The tax information contained herein is the most current information available and is the amount of tax due for the assessment year indicated. To verify payment of tax, please contact the county treasurer's office.

Tax Entities

Tax District: **284-ES9 NR2 SD18 CRA HASTINGS 01-018**



Legend

- | | | | |
|---|--------------|---|---------|
|  | Parcels |  | Limits |
|  | Subdivisions |  | TwoMile |
|  | Legal_Lots | | |

Exhibit 'A' - Vicinity Map

City of Hastings

This map is for illustration only.



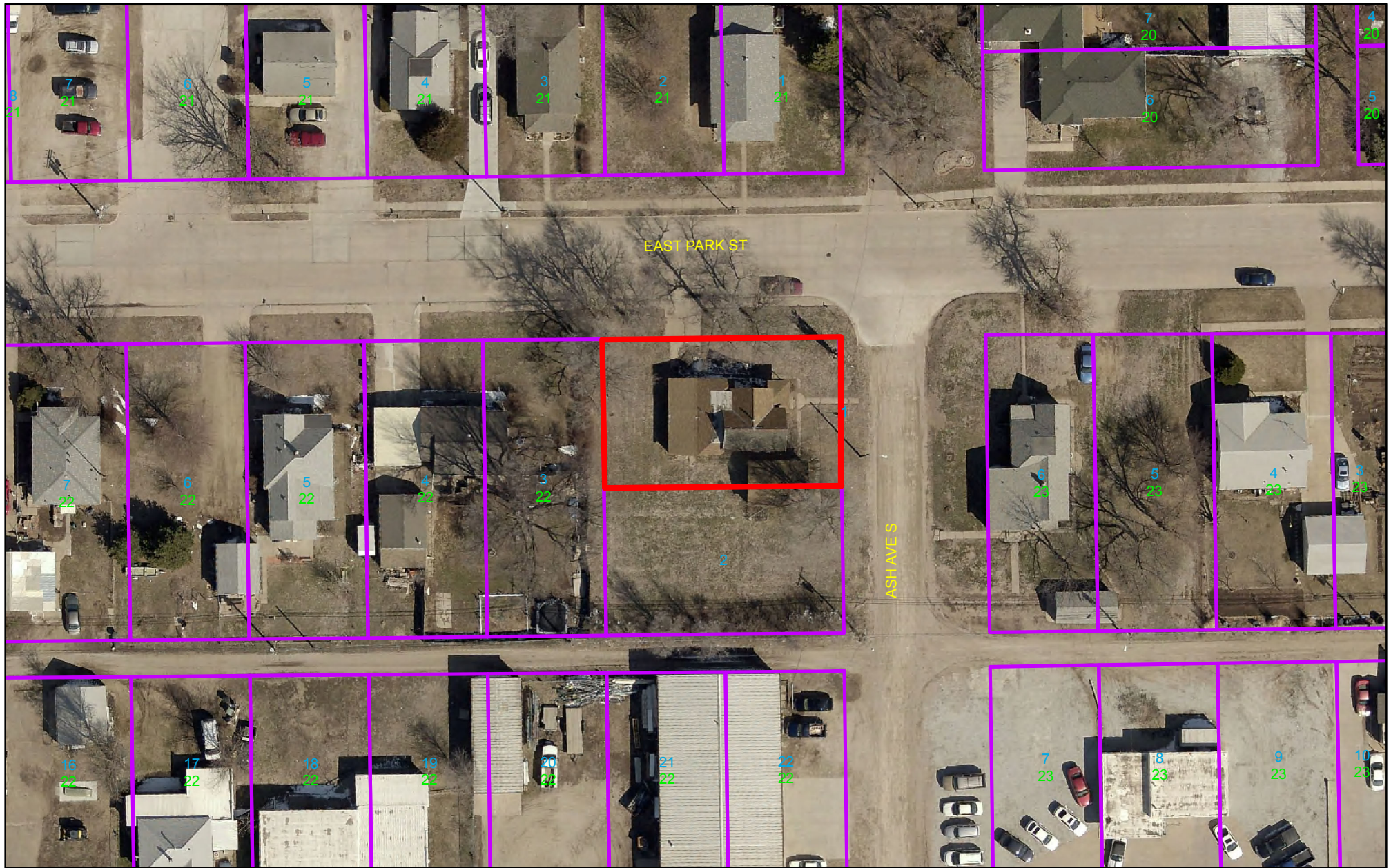
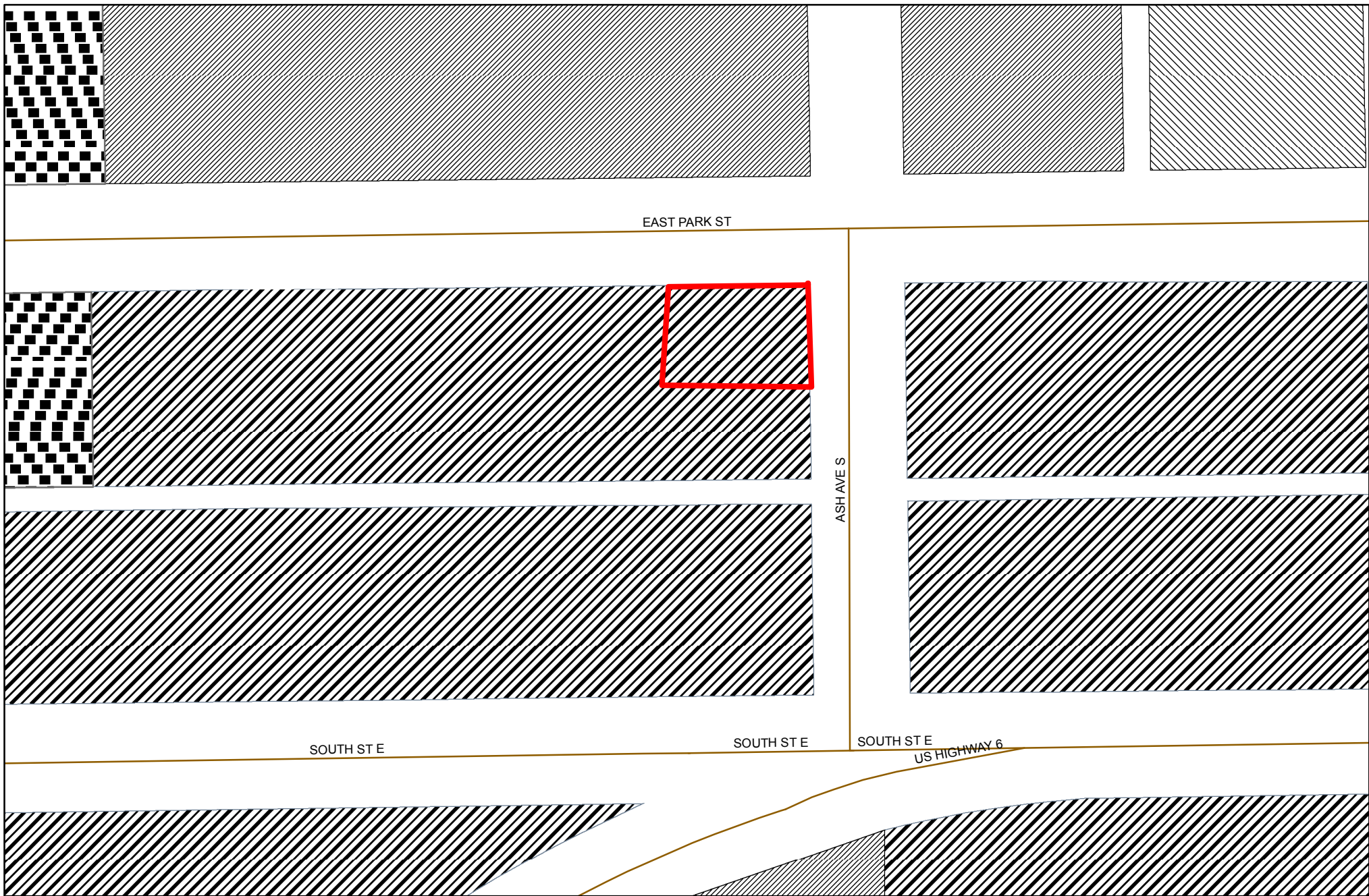


Exhibit 'B' - Aerial View

City of Hastings

This map is for illustration only.

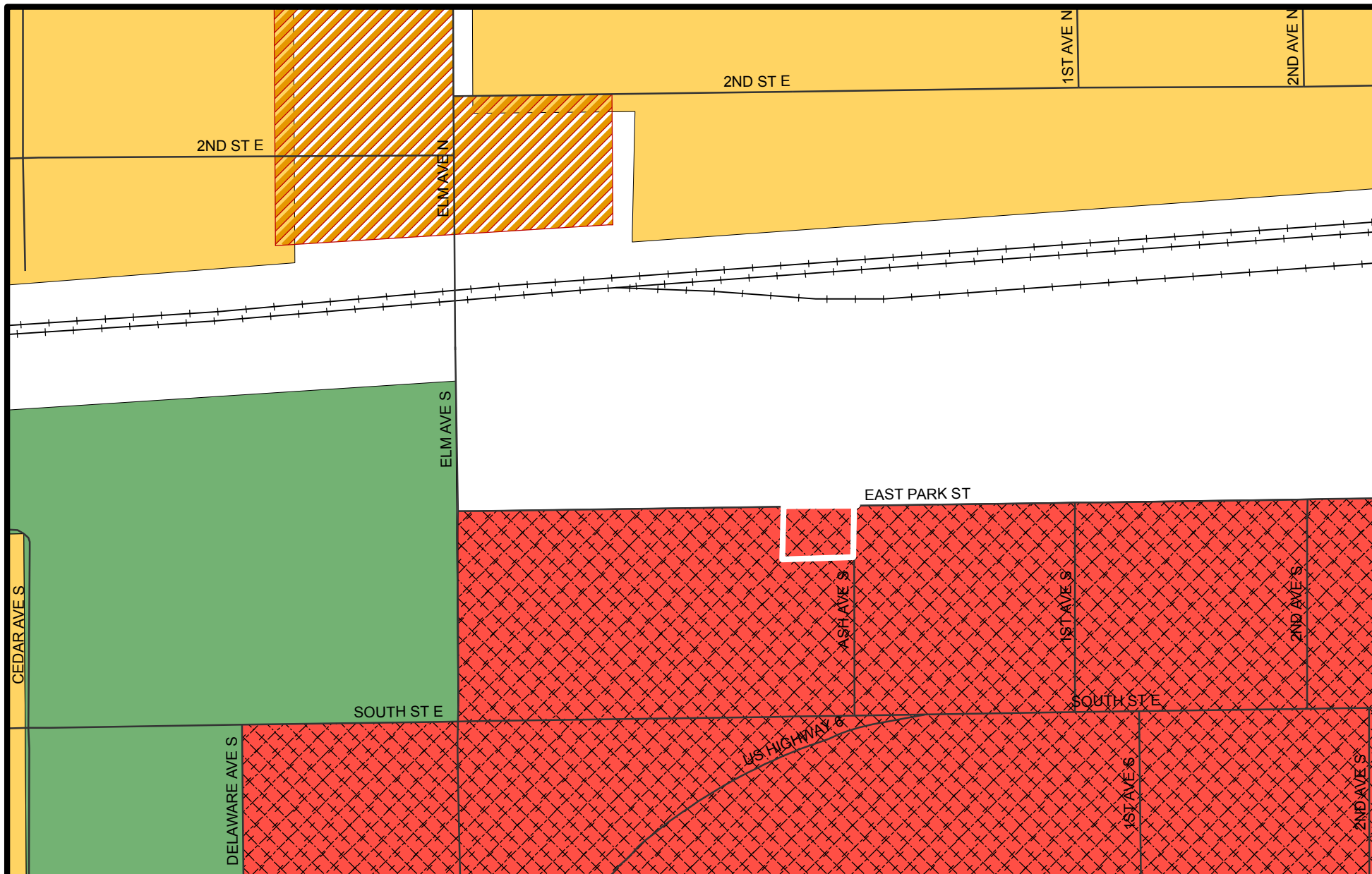




City Limits	R-3: Multiple-family	C-1: Local business
subdivision	R-1A: Single family large lot	C-2: Central business
A: Agricultural district	R-1S: Single family suburban	C-3: Commercial business
R-1: Urban single family	R-5: Urban single family undersized lot	C-0: Commercial office
R-2: Two-family	CMP: Campus institutional	I-1: Light industrial
R-3G: Garden apartment	CZ: Clear zone	I-2: Heavy industrial

Existing Zoning

City of Hastings Zoning



Future Land Use

City of Hastings, Nebraska

0 85 170 340 Feet



Land Use:

- Rural Residential
- Suburban Residential
- Urban Residential

- Mixed-Use - Neighborhood
- Mixed-Use - Community
- Mixed-Use Downtown
- Commercial/Retail
- Employment/Industrial

- Public / Semi-Public
- Parks & Recreation
- Agriculture

Overlay Districts:

- South Burlington Overlay
- Highway 6 Overlay
- Urban Industrial Overlay
- Floodplain
- City Boundary
- ETJ Boundary

RESOLUTION NO. 2016-xx

WHEREAS, the Community Redevelopment Authority of the City of Hastings, Nebraska plan for Redevelopment Area V has previously been approved by the Mayor and City Council of the City of Hastings; and

WHEREAS, the Community Redevelopment Authority of the City of Hastings, Nebraska has prepared the Redevelopment Plan Modification #5.17.16.2 in conjunction with Furrow Plumbing, L.L.C. for the Furrow Plumbing LLC Redevelopment for Redevelopment Area V; and

WHEREAS, the Community Redevelopment Authority Board of Directors approved Redevelopment Plan Modification #5.17.16.2 on May 17, 2016; and

WHEREAS, the Community Redevelopment Authority has forwarded said Plan Modification to the Hastings City Planning Commission for its review and recommendations as to the consistency with the plan and development objectives for Redevelopment Area V and also its conformity with the Comprehensive Development Plan of the City of Hastings; and

WHEREAS, the Hastings City Planning Commission conducted a review of the Plan Modification #5.17.16.2 and held a public hearing to solicit testimony from the community regarding said plan modification and its conformity to the general plan for Redevelopment Area V and also its conformity to the Comprehensive Development Plan of the City; and

WHEREAS, the Planning Commission concluded that the Furrow Plumbing LLC Redevelopment Plan Modification is consistent with the general plan and development objectives for Redevelopment Area V, and also consistent with the goals, policies, and objectives of the Comprehensive Development Plan of the City; and

WHEREAS, the Planning Commission took action to recommend approval of the Plan Modification to the Hastings City Council.

NOW THEREFORE, in consideration of the foregoing recitals, the Mayor and City Council of the City of Hastings, Nebraska, hereby approve the Redevelopment Plan Modification #5.17.16.2 and further do hereby adopt the following resolution:

BE IT RESOLVED by the Mayor and City Council of the City of Hastings, Nebraska, does hereby approve the Redevelopment Plan Modification #5.17.16.2 for the Furrow Plumbing LLC redevelopment project in Redevelopment Area V as provided herein, a copy of said Redevelopment Plan Modification of which is attached hereto marked "Exhibit A" and incorporated herein by this reference.

PASSED AND APPROVED this ____ day of _____, 2016.

Mayor

ATTEST:

City Clerk

(S E A L)

Approved as to form: _____
City Attorney

HASTINGS REDEVELOPMENT AREA #V
PLAN MODIFICATION NO. 5.17.16.2
(Furrow Plumbing, LLC Redevelopment Project)

This Modification No. 5.17.16.2 to Revised Redevelopment Plan V (the "Plan") modifies and amends the original Revised Plan which was adopted by the Community Redevelopment Authority of the City of Hastings, Nebraska, on the 27th day of March, 1992 and approved by the City Council on the 27th day of May, 1992, as follows:

Section 1. That Paragraph 4, Recommended Redevelopment Activities, subparagraph "District 2," be amended by including the following language after the existing language:

The area legally described as:

Lot 1, Furrow/Johnson Subdivision in the City of Hastings, Adams County, Nebraska according to the recorded plat thereof.

will be developed into a 2,400 square foot shop building. The construction will be completed by the Redeveloper, Furrow Plumbing, LLC. The Authority will provide Tax Increment Financing funds for; demolition & site preparation, alley improvements and other public improvements. The Authority will pledge for and apply to the payment of the principal, interest, and any premium on such indebtedness, all taxes levied by all taxing bodies, which taxes shall be at such rate for a period not to exceed 15 years, on the assessed valuation of the subject property that is in excess of the assessed valuation of such property for the year prior to its redevelopment.

The Tax Increment Financing will allow the Redeveloper to construct the improvements set forth above. It is believed that said redevelopment will have the effect of removing blight, retention and creation of jobs, and making the above-described land a viable tax-producing property for many years after payment of the indebtedness. The total project costs are estimated to be **One Hundred Thousand Dollars and no cents (\$100,000.00)**. The combination of the costs of construction and the financing render this redevelopment project financially unrealistic without the assistance of the Authority.

The effective date of the provision authorized in Neb. Rev. Stat. §18-2147 for the Redline Properties, LLC redevelopment project is hereby declared to be the first day of January, 201___. Accordingly, the redevelopment project valuation date, as that term is defined in Neb. Rev. Stat. §18-2103(21) shall be the first day of January, 201___.

Section 2. That a new section be added at the end of the Redevelopment Plan to read as follows:

5. Tax Increment Financing

Any ad valorem tax levied upon real property in a redevelopment project for the benefit of any public body shall be divided, for a period not to exceed 15 years after the effective date

of that provision by the governing body, as follows:

- a) That portion of the ad valorem tax which is produced by the levy at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds of each such public body in the same proportion as are all other taxes collected by or for the body; and
- b) That portion of the ad valorem tax on real property in the redevelopment project in excess of such amount, if any, shall be allocated to, and when collected, paid into a special fund of the Authority to pay any indebtedness owed by the Authority for financing or refinancing, in whole or in part, a redevelopment project. When such indebtedness, including interest and premiums due, have been paid, the Authority shall so notify the County Assessor and County Treasurer, and all ad valorem taxes upon taxable property in such a redevelopment project shall be paid into the funds of the respective public bodies. See Neb. Rev. Stat. §18-2147.

Section 3. That, this Plan Modification No. 5.17.16.2 is found to be reasonable and in conformity with the general plan for the development of the City as a whole, and the Plan, as amended and modified, is in conformity with the legislative declaration and determinations set forth in Neb. Rev. Stat. §§18-2101 et seq., as amended.

Section 4. That the original Plan, except as previously amended and modified herein, shall remain in full force and effect.

This plan modification was adopted by the Community Redevelopment Authority on the 17th day of May, 2016, and approved by the Hastings City Council on the _____ day of _____, 2016, based upon the finding that said plan, as modified, is feasible and in conformity with the general plan for the development of the City as a whole, and in conformity with the legislative declarations and determinations set forth in Neb. Rev. Stat. §§18- 2101 et seq., as amended.

RESOLUTION CRA - #5.17.2016.2

WHEREAS, the Community Redevelopment Authority of the City of Hastings, Nebraska ("CRA") has undertaken certain redevelopment activities under the authority of Neb. Rev. Stat. §18-2101 et seq., described as follows:

1. Redevelopment Area: Hastings Redevelopment Area V.
2. Project: Furrow Plumbing, LLC Redevelopment Project.
Legal Description: Lot 1, Furrow/Johnson Subdivision the City of Hastings, Adams County, Nebraska according to the recorded plat thereof.
3. Project Description: The property will be developed into a 2,400 square foot shop building. The tax increment upon the property will be utilized for demolition, site preparation, alley improvements and other public improvements.; and

WHEREAS, it is necessary for the CRA to approve the amendment to Plan V and recommend the same to the Mayor and City Council:

NOW THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF HASTINGS, NEBRASKA, that:

- (1) Redevelopment Plan V, Modification No. 5.17.16.2, a copy of which is attached hereto, marked Exhibit "A," and incorporated herein by this reference, is hereby adopted and approved;
- (2) the Chairman and the Secretary of the CRA be and are hereby authorized to forward said modification onto the Hastings Planning Commission for its recommendations, and then to the Mayor and Hastings City Council for its review and approval, pursuant to Neb. Rev. Stat. §18-2101 et seq.

Dated this 17th day of May, 2016.

COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF HASTINGS, NEBRASKA

By _____
Chairperson

ATTEST:

Ex Officio Secretary

Department: Development Services
Staff Contact: Lance Lang, City Planner
Planning Commission Meeting Date: 06/20/2016
File No: 2016-022
Prepared By: Lance Lang, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

Request from Randal Chick, Director of the Community Redevelopment Authority, for review of consistency with the Hastings Comprehensive Plan and request for approval of Plan Modification #5.17.16.3 to Redevelopment Plan V, Steve Johnson Redevelopment Project, said property located south of 122 South Ash Avenue, and legally described as Lot 2, Furrow/Johnson Subdivision in the City of Hastings, Adams County, Nebraska, according to the recorded plat thereof.

Names of People/Business affected by this action:

Neighboring Property Owners

Why Planning Commission action is required:

As required by state Community Development Law, a public hearing before the Planning Commission must be held to review the Redevelopment Plan Modifications for conformance with the Future Land Use Plan and applicability of development goals and policies as set forth in the City Comprehensive Development Plan, and the Planning Commission must then make a recommendation to the City Council.

Type of action requested:

Resolution

Suggested motion:

Deadlines associated with action:

None.

Department head comments:

The applicant is requesting approval of a Redevelopment Plan Modification for Redevelopment Plan #5.17.16.3 in CRA Redevelopment Area V for a proposed 2,400 square foot shop building on Lot 2, Furrow/Johnson Subdivision, just south of the Furrow Plumbing project at 122 South Ash Avenue.. A vicinity Map, Exhibit 'A', and an aerial view of the existing condition of the property, Exhibit 'B', are included in the packet. Existing Zoning and Land Use designation are included in the packet as Exhibit 'C' and Exhibit 'D' respectively.

This modification was approved by the CRA Board on May 17, 2016 and consists of four sections.

Section One addresses redevelopment activities including municipal water and sanitary sewer, alley improvements, and other public improvements. The estimated project cost is seventy five thousand dollars (\$75,000). This tax increment project will increase property values, improve the area, and create employment opportunities making the property a viable tax producing property for years to come. Without the assistance from the CRA, this project would be cost prohibitive and financially unrealistic.

Section Two sets the ad valorem tax levy and distribution not to exceed fifteen years.

Section Three states that the proposed plan modification is found to be reasonable and in conformity with the general development plan for the City and complies with state law. The plan modification is in accordance with the intent and purpose of the adopted Comprehensive Plan of the City of Hastings.

Section Four states that the plan, and proposed modifications, will be in full force and effect.

Recommendation:

Staff recommends approval of the modifications to Redevelopment Plan #5.17.16.3 as presented.

City Administrator comments:

DATE / /

FILE NO.



PROJECT APPLICATION

City of Hastings – Development Services
220 N. Hastings Avenue, Hastings, NE 68901
Phone: (402) 461-2302; Fax: (402) 461-2304
www.cityofhastings.org

Please check the appropriate box below to indicate the type of application you are requesting. Contact Development Services for minimum requirements. Incomplete applications will not be processed.

All applications must be completed by applicant prior to submission with all of the requested support materials by the last Monday of each month or they will be held until the next deadline to be processed.

- | | | | |
|---|---|---|--|
| ☐ Preliminary Plat | ☐ Final Plat | ☐ Short Plat | ☐ Administrative Plat |
| ☐ Code Amendment | ☐ Zoning Change | ☐ Vacation (Plat / ROW / Easements) | |
| ☐ Conditional Use Permit / Amendment | ☐ Planned District / Amendment | ☒ Redevelopment Plan modification | |
| ☐ Comprehensive Plan / Amendment | ☐ Annexation Petition / Addition to the City | | |

PROJECT INFORMATION

Project Name: Steve Johnson Redevelopment ProjectProject Address: _____ Within City Limit ☐ Yes ☐ NoExisting Zoning: C-3 Proposed Zoning / Use: C-3Existing Comprehensive Plan Designation: Commercial/Retail Gross Area: 6,250Legal Description: Lot Two (2), Furrow/Johnson Subdivision Number of Lots: 1

APPLICANT INFORMATION

Applicant: Randal Chick Company: CRAAddress: 301 S. Burlington Tel: 402 461 8415 Fax: _____City: Hastings State: NE Zip: 68901 Email: bidcra@gmail.comProperty Owner: Steven L & Barbara K. Johnson Company: _____Address: 115 E. 6th Street Tel: _____ Fax: _____City: Hastings State: NE Zip: 68901 Email: sjohnson@cityofhastings.orgKey Contact: Randal Chick Company: CRAAddress: 301 S. Burlington Tel: 402 461 8415 Fax: _____City: Hastings State: NE Zip: 68901 Email: bidcra@gmail.com

I hereby acknowledge that all information provided with this application is true to the best of my knowledge.

Property Owner Signature	Date	Applicant Signature	Date
		<u>Randal Chick</u>	<u>5/24/16</u>

DEPARTMENTAL USE ONLY

Fees: _____ Receipt No. _____

Accepted by Staff: _____ Signature _____ Case No. _____

Revised 4/10/13



Exhibit 'A' - Vicinity Map

City of Hastings

This map is for illustration only.



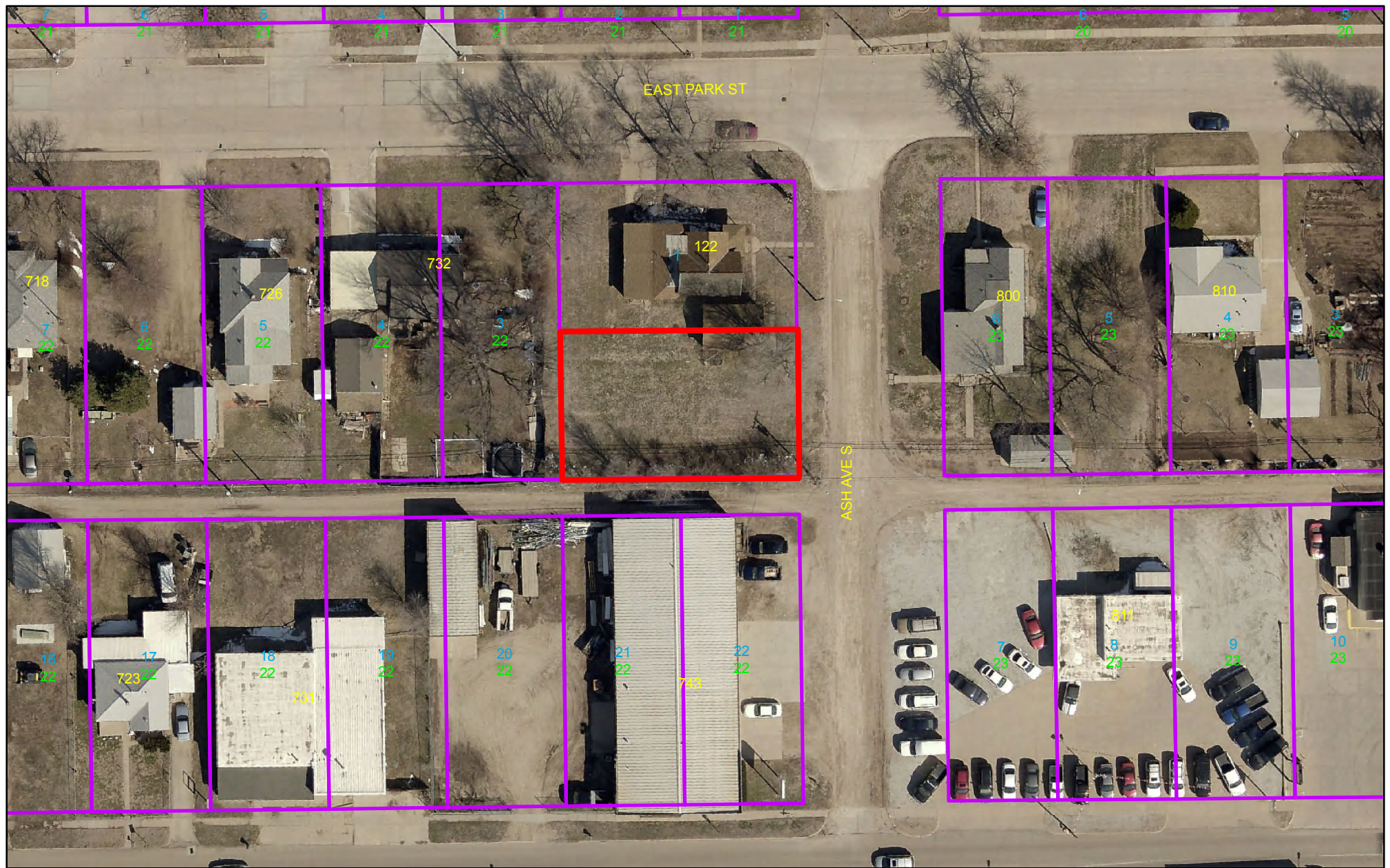
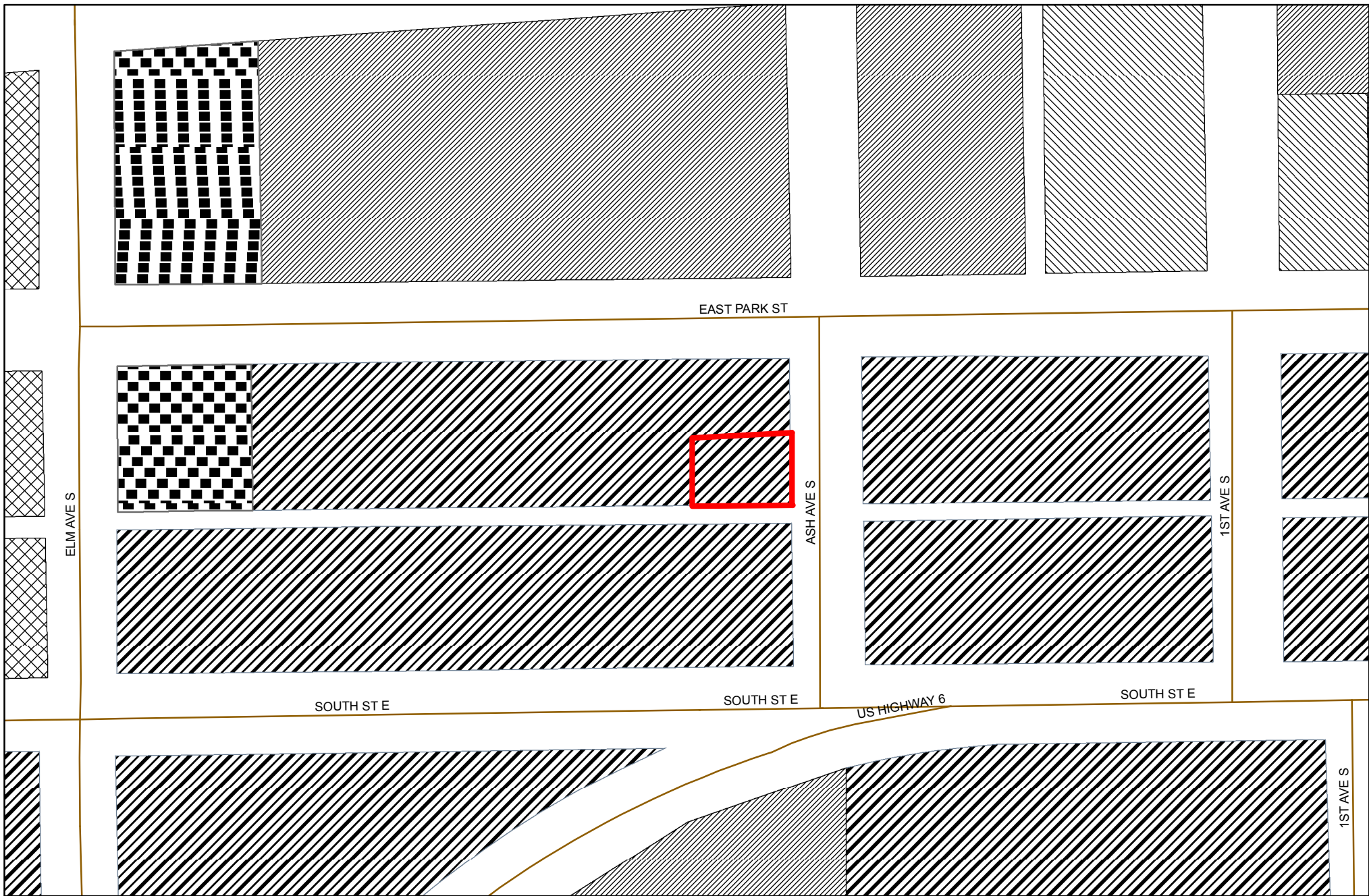


Exhibit 'B' - Aerial View

City of Hastings

This map is for illustration only.

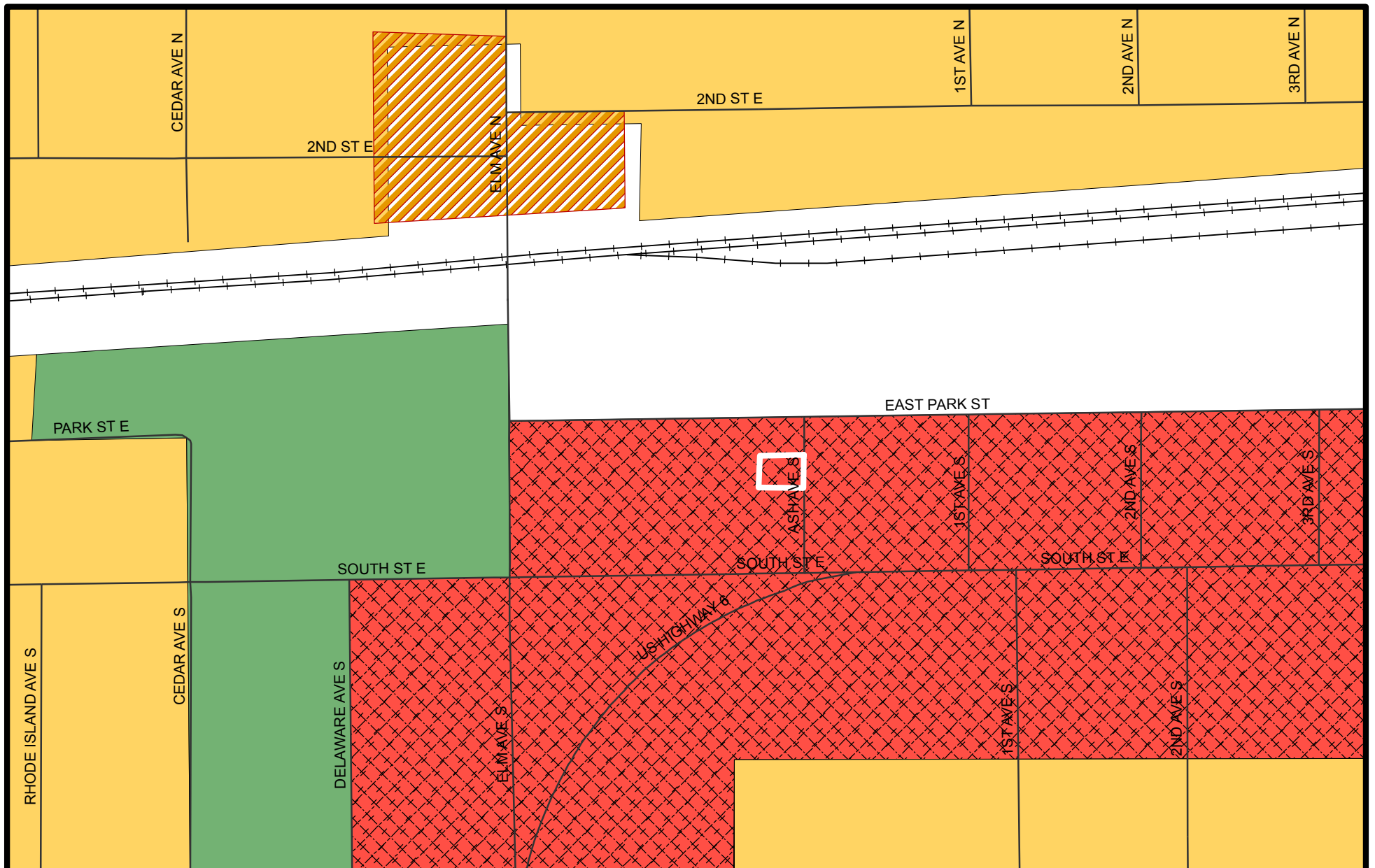




City Limits	R-3: Multiple-family	C-1: Local business
subdivision	R-1A: Single family large lot	C-2: Central business
A: Agricultural district	R-1S: Single family suburban	C-3: Commercial business
R-1: Urban single family	R-5: Urban single family undersized lot	C-0: Commercial office
R-2: Two-family	CMP: Campus institutional	I-1: Light industrial
R-3G: Garden apartment	CZ: Clear zone	I-2: Heavy industrial

Exhibit 'C' - Existing Zoning

City of Hastings Zoning



Future Land Use

City of Hastings, Nebraska

0 115 230 460 Feet



Land Use:

-  Rural Residential
-  Suburban Residential
-  Urban Residential

-  Mixed-Use - Neighborhood
-  Mixed-Use - Community
-  Mixed-Use Downtown
-  Commercial/Retail
-  Employment/Industrial

-  Public / Semi-Public
-  Parks & Recreation
-  Agriculture

Overlay Districts:

-  South Burlington Overlay
-  Highway 6 Overlay
-  Urban Industrial Overlay
-  Floodplain
-  City Boundary
-  ETJ Boundary

RESOLUTION NO. 2016-xx

WHEREAS, the Community Redevelopment Authority of the City of Hastings, Nebraska plan for Redevelopment Area V has previously been approved by the Mayor and City Council of the City of Hastings; and

WHEREAS, the Community Redevelopment Authority of the City of Hastings, Nebraska has prepared the Redevelopment Plan Modification #5.17.16.3 in conjunction with developer Steve Johnson for the Steve Johnson Redevelopment for Redevelopment Area V; and

WHEREAS, the Community Redevelopment Authority Board of Directors approved Redevelopment Plan Modification #5.17.16.3 on May 17, 2016; and

WHEREAS, the Community Redevelopment Authority has forwarded said Plan Modification to the Hastings City Planning Commission for its review and recommendations as to the consistency with the plan and development objectives for Redevelopment Area V and also its conformity with the Comprehensive Development Plan of the City of Hastings; and

WHEREAS, the Hastings City Planning Commission conducted a review of the Plan Modification #5.17.16.3 and held a public hearing to solicit testimony from the community regarding said plan modification and its conformity to the general plan for Redevelopment Area V and also its conformity to the Comprehensive Development Plan of the City; and

WHEREAS, the Planning Commission concluded that the Steve Johnson Redevelopment Plan Modification is consistent with the general plan and development objectives for Redevelopment Area V, and also consistent with the goals, policies, and objectives of the Comprehensive Development Plan of the City; and

WHEREAS, the Planning Commission took action to recommend approval of the Plan Modification to the Hastings City Council.

NOW THEREFORE, in consideration of the foregoing recitals, the Mayor and City Council of the City of Hastings, Nebraska, hereby approve the Redevelopment Plan Modification #5.17.16.3 and further do hereby adopt the following resolution:

BE IT RESOLVED by the Mayor and City Council of the City of Hastings, Nebraska, does hereby approve the Redevelopment Plan Modification #5.17.16.3 for the Steve Johnson redevelopment project in Redevelopment Area V as provided herein, a copy of said Redevelopment Plan Modification of which is attached hereto marked "Exhibit A" and incorporated herein by this reference.

PASSED AND APPROVED this ____ day of _____, 2016.

Mayor

ATTEST:

City Clerk

(S E A L)

Approved as to form: _____
City Attorney

HASTINGS REDEVELOPMENT AREA #V
PLAN MODIFICATION NO. 5.17.16.3
(Steve Johnson Redevelopment Project)

This Modification No. 5.17.16.3 to Revised Redevelopment Plan V (the "Plan") modifies and amends the original Revised Plan which was adopted by the Community Redevelopment Authority of the City of Hastings, Nebraska, on the 27th day of March, 1992 and approved by the City Council on the 27th day of May, 1992, as follows:

Section 1. That Paragraph 4, Recommended Redevelopment Activities, subparagraph "District 2," be amended by including the following language after the existing language:

The area legally described as:

Lot 2, Furrow/Johnson Subdivision in the City of Hastings, Adams County, Nebraska according to the recorded plat thereof.

will be developed into a 2,400 square foot shop building. The construction will be completed by the Redeveloper, Steve Johnson. The Authority will provide Tax Increment Financing funds for; water and sanitary sewer, alley improvements and other public improvements. The Authority will pledge for and apply to the payment of the principal, interest, and any premium on such indebtedness, all taxes levied by all taxing bodies, which taxes shall be at such rate for a period not to exceed 15 years, on the assessed valuation of the subject property that is in excess of the assessed valuation of such property for the year prior to its redevelopment.

The Tax Increment Financing will allow the Redeveloper to construct the improvements set forth above. It is believed that said redevelopment will have the effect of removing blight, retention and creation of jobs, and making the above-described land a viable tax-producing property for many years after payment of the indebtedness. The total project costs are estimated to be **Seventy Five Thousand Dollars and no cents (\$75,000.00)**. The combination of the costs of construction and the financing render this redevelopment project financially unrealistic without the assistance of the Authority.

The effective date of the provision authorized in Neb. Rev. Stat. §18-2147 for the Redline Properties, LLC redevelopment project is hereby declared to be the first day of January, 201___. Accordingly, the redevelopment project valuation date, as that term is defined in Neb. Rev. Stat. §18-2103(21) shall be the first day of January, 201___.

Section 2. That a new section be added at the end of the Redevelopment Plan to read as follows:

5. Tax Increment Financing

Any ad valorem tax levied upon real property in a redevelopment project for the benefit of any public body shall be divided, for a period not to exceed 15 years after the effective date

of that provision by the governing body, as follows:

- a) That portion of the ad valorem tax which is produced by the levy at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds of each such public body in the same proportion as are all other taxes collected by or for the body; and
- b) That portion of the ad valorem tax on real property in the redevelopment project in excess of such amount, if any, shall be allocated to, and when collected, paid into a special fund of the Authority to pay any indebtedness owed by the Authority for financing or refinancing, in whole or in part, a redevelopment project. When such indebtedness, including interest and premiums due, have been paid, the Authority shall so notify the County Assessor and County Treasurer, and all ad valorem taxes upon taxable property in such a redevelopment project shall be paid into the funds of the respective public bodies. See Neb. Rev. Stat. §18-2147.

Section 3. That, this Plan Modification No. 5.17.16.3 is found to be reasonable and in conformity with the general plan for the development of the City as a whole, and the Plan, as amended and modified, is in conformity with the legislative declaration and determinations set forth in Neb. Rev. Stat. §§18-2101 et seq., as amended.

Section 4. That the original Plan, except as previously amended and modified herein, shall remain in full force and effect.

This plan modification was adopted by the Community Redevelopment Authority on the 17th day of May, 2016, and approved by the Hastings City Council on the _____ day of _____, 2016, based upon the finding that said plan, as modified, is feasible and in conformity with the general plan for the development of the City as a whole, and in conformity with the legislative declarations and determinations set forth in Neb. Rev. Stat. §§18- 2101et seq., as amended.

RESOLUTION CRA - #5.17.2016.3

WHEREAS, the Community Redevelopment Authority of the City of Hastings, Nebraska ("CRA") has undertaken certain redevelopment activities under the authority of Neb. Rev. Stat. §18-2101 et seq., described as follows:

1. Redevelopment Area: Hastings Redevelopment Area V.
2. Project: Steve Johnson Redevelopment Project.
Legal Description: Lot 2, Furrow/Johnson Subdivision in the City of Hastings, Adams County, Nebraska according to the recorded plat thereof.
3. Project Description: The property will be developed into a 2,400 square foot shop building. The tax increment upon the property will be utilized for extension of water and sanitary sewer lines, alley improvements and other public improvements.; and

WHEREAS, it is necessary for the CRA to approve the amendment to Plan V and recommend the same to the Mayor and City Council:

NOW THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF HASTINGS, NEBRASKA, that:

- (1) Redevelopment Plan V, Modification No. 5.17.16.3, a copy of which is attached hereto, marked Exhibit "A," and incorporated herein by this reference, is hereby adopted and approved;
- (2) the Chairman and the Secretary of the CRA be and are hereby authorized to forward said modification onto the Hastings Planning Commission for its recommendations, and then to the Mayor and Hastings City Council for its review and approval, pursuant to Neb. Rev. Stat. §18-2101 et seq.

Dated this 17th day of May, 2016.

COMMUNITY REDEVELOPMENT AUTHORITY
OF THE CITY OF HASTINGS, NEBRASKA

By _____
Chairperson

ATTEST:

Ex Officio Secretary

Department: Development Services
Staff Contact: Lance Lang, City Planner
Planning Commission Meeting Date: 06/20/2016
File No: 2016-023
Prepared By: Lance Lang, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

Request from Thomas Kluver representing Steeple Brewing Company, for a Conditional Use Permit to operate a craft brewery to be known as “Steeple Brewing Company” on property zoned C-2, Central Business District, located at 717 West 1st Street.

Names of People/Business affected by this action:

Neighboring property owners.

Why Planning Commission action is required:

By state law, the Planning Commission must hold a public hearing for each conditional use application and, after taking testimony from the public and city staff, must make a recommendation to the City Council whether or not to issue a permit to authorize the proposed use, known as a Conditional Use Permit.

Type of action requested:

Resolution

Suggested motion:

Deadlines associated with action:

None.

Department head comments:

The applicant is requesting approval of a Conditional Use Permit (CUP) to locate and operate a craft brewery at 715 West 1st Street. Breweries are allowed by right in industrial zones and by conditional use in C-2 zones. Since the property is currently zoned C-2 and located in the downtown area staff felt the best course of action would be the CUP as opposed to rezoning to

industrial.

The brewery owners are working with the owners of Wave Pizza out of Lincoln Nebraska to develop this project as a combo brew pub and pizza parlor. The project is split into two bays, east and west, but the building is under common ownership. The pizza parlor is not part of this application as a restaurant is allowed by right in C-2 zoning districts and does not require a CUP. The pizza parlor will be located at 713 West 1st Avenue in the east bay while the brewpub will be located at 715 West 1st Street to the west. Open bay construction with a sixteen-foot wide shared opening between the bays will allow customers to mingle between the two businesses. Since the building (both bays) are under common ownership there is no requirement for a firewall between the businesses.

The applicant has submitted two exhibits; a Project Narrative and a Floorplan. The floorplan depicts equipment layout for the brew pub. As indicated in the project narrative, the applicant plans to brew seven to ten varieties of beer and stock about a dozen domestic beers in bottles. The majority of the beer will be served at the pizza parlor or in the taproom of the brew pub. The brewpub will be open Thursday, Friday, and Saturday while the pizza parlor will be open seven days per week. Brewing frequency is about once per week and deliveries/distribution trucks are projected at once per month and one to two times per month respectively. The applicant hopes to begin construction in July of this year and be open for business by November.

The conditions attached to this permit are based on the applicant's submittal of operating requirements for the brew pub and are listed as follows to be a part of and incorporated in the CUP:

1. Production of craft brewed beers and associated equipment, storage of materials, and storage of finished product pending distribution shall be limited to the real estate occupying 717 West 1st Street.
2. Production of craft brewed beers on premises is restricted to 1,000 gallon or less, per month.
3. Distribution of craft brewed beers off premise shall be limited to 1,000 gallons per month.
4. An increase in production or distribution in excess of 1,000 gallons per month shall require an amendment to this permit.
5. This permit to operate a craft brewery at 717 West 1st Street shall be open-ended with no expiration date.

Recommendation:

Staff recommends approval of this Conditional Use Permit subject to the following conditions:

1. Production of craft brewed beers and associated equipment, storage of materials, and storage of finished product pending distribution shall be limited to the real estate occupying 717 West 1st Street.

2. Production of craft brewed beers on premises is restricted to 1,000 gallon or less, per month.
3. Distribution of craft brewed beers off premise shall be limited to 1,000 gallons per month.
4. An increase in production or distribution in excess of 1,000 gallons per month shall require an amendment to this permit.
5. This permit to operate a craft brewery at 717 West 1st Street shall be open-ended with no expiration date.

City Administrator comments:

DATE / /

FILE NO.


HASTINGS
DEVELOPMENT SERVICES

PROJECT APPLICATION

 City of Hastings – Development Services
 220 N. Hastings Avenue, Hastings, NE 68901
 Phone: (402) 461-2302; Fax: (402) 461-2304
 www.cityofhastings.org

Please check the appropriate box below to indicate the type of application you are requesting. Contact Development Services for minimum requirements. Incomplete applications will not be processed. All applications must be completed by applicant prior to submission with all of the requested support materials by the last Monday of each month or they will be held until the next deadline to be processed.

- | | | | |
|--|---|--|--|
| ☐ Preliminary Plat | ☐ Final Plat | ☐ Short Plat | ☐ Administrative Plat |
| ☐ Code Amendment | ☐ Zoning Change | ☐ Vacation (Plat / ROW / Easements) | |
| ☒ Conditional Use Permit / Amendment | ☐ Planned District / Amendment | | |
| ☐ Comprehensive Plan / Amendment | ☐ Annexation Petition / Addition to the City | | |

PROJECT INFORMATION

Project Name: STEEPLE BREWING

Project Address: 717 WEST FIRST ST. Within City Limit ☒ Yes ☐ No

Existing Zoning: C2 Proposed Zoning / Use: C2

Existing Comprehensive Plan Designation: _____ Gross Area: 1518 sq ft

Legal Description: Lot 5, Block 27, 10th Number of Lots: 1

APPLICANT INFORMATION

Applicant: THOMAS KLUVER Company: STEEPLE BREWING

Address: 1140 RD 304 Tel: 402-224-0105 Fax: _____

City: FAIRFIELD State: NE Zip: 68938 Email: thomas.kliver@gmail.com

Property Owner: THOAR, LLC Company: _____

Address: 125 N. LINCOLN AVE Tel: _____ Fax: _____

City: HASTINGS State: NE Zip: 68901 Email: _____

Key Contact: DAVE RIPPE Company: THOAR, LLC

Address: 125 N. LINCOLN Tel: _____ Fax: _____

City: HASTINGS State: NE Zip: 68901 Email: drippe@hastingsed.com

I hereby acknowledge that all information provided with this application is true to the best of my knowledge.

	<u>5/19/2010</u>		<u>5/19/10</u>
Property Owner Signature	Date	Applicant Signature	Date

DEPARTMENTAL USE ONLY

Fees: _____ Receipt No. _____

Accepted by Staff: _____ Case No. _____

Signature

PAID

Steeple Brewing
Application for Conditional Use Permit
City of Hastings
May 2016

Steeple Brewing Co. is a craft brewery and taproom serving Hastings, Nebraska. We plan to serve craft beer in a casual and stylish setting, partnering with a restaurant--Wave Pizza--that will provide food service. With inventive tastes and memorable, church-themed stories, Steeple's hand-crafted brews deliver an engaging experience.

Address

- 717 West First Street will be the brewery/taproom
- 713 West First Street will be the restaurant side
- There will be an approximately 16' shared opening between the 2 spaces.

Building Information (See diagram)

- Entrance: north side
- Exits: north and south sides
- Restrooms: one in each bay
- Occupancy: about 40 seats on each side; total of 80
- Hours open to the public: Steeple: Th, Fri, Sat; Wave: 7 days a week

Beer production

- Plan to have 7 to 10 varieties that we produce; a dozen or so domestics in bottles
- We plan to have *minimal* distribution; most of the beer we produce will be sold through our taproom and restaurant
- Plan to produce about 500-600 gallons per month
- Brew about once per week
- Grain deliveries: approx. 1 grain delivery per month (straight truck with lift gate)
- Distribution: Maybe 1-2 trucks per month (mid 2017)
- Finished beer will be stored in a cooler in the basement

Timeline

- Start our build-out in July/August 2016
- We hope to have our equipment delivered in October so we can start brewing in October
- Open in November/December 2016





Steeple Brewing - Vicinity Map

City of Hastings

This map is for illustration only.



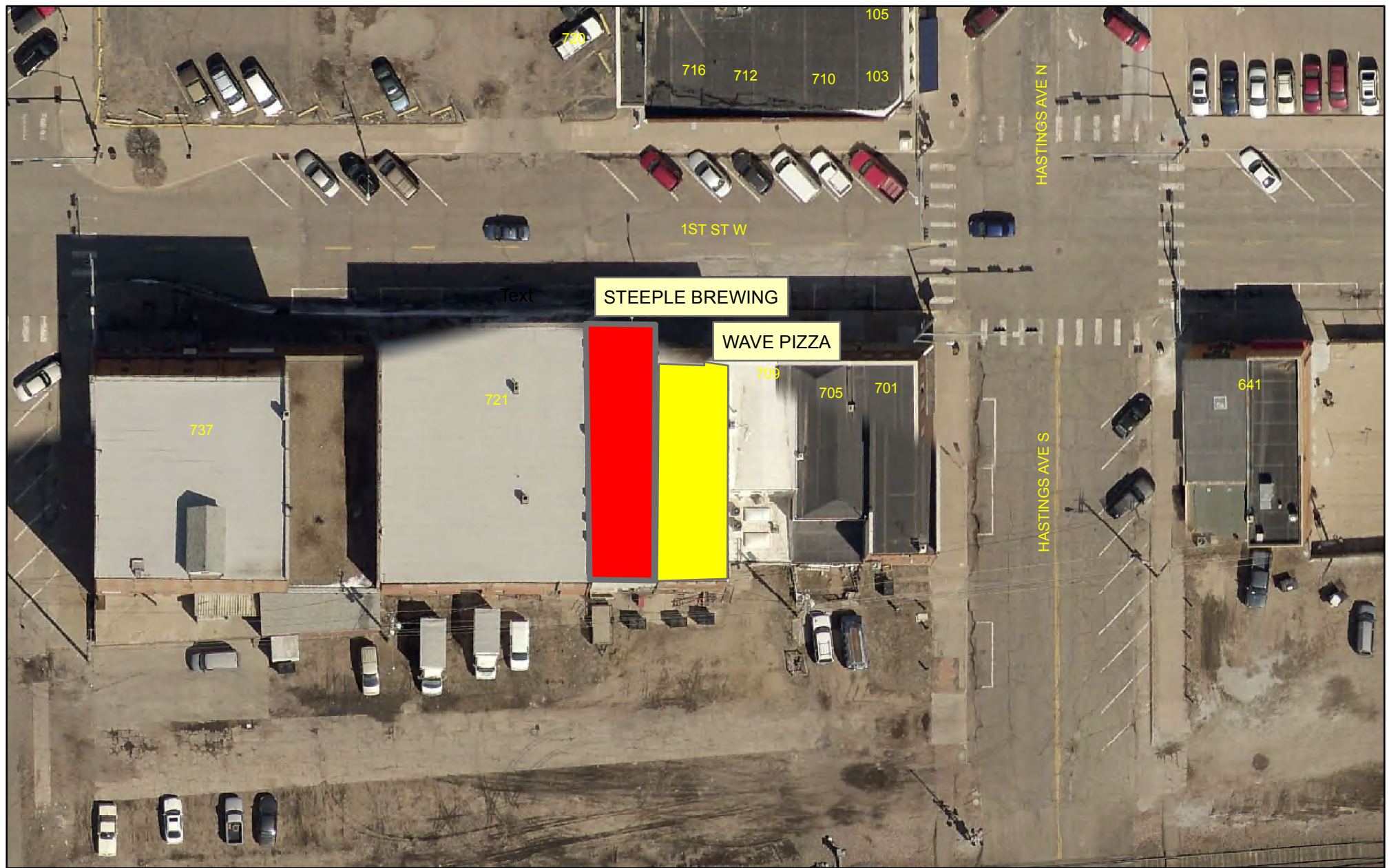


Steeple Brewing - Aerial View

City of Hastings

This map is for illustration only.



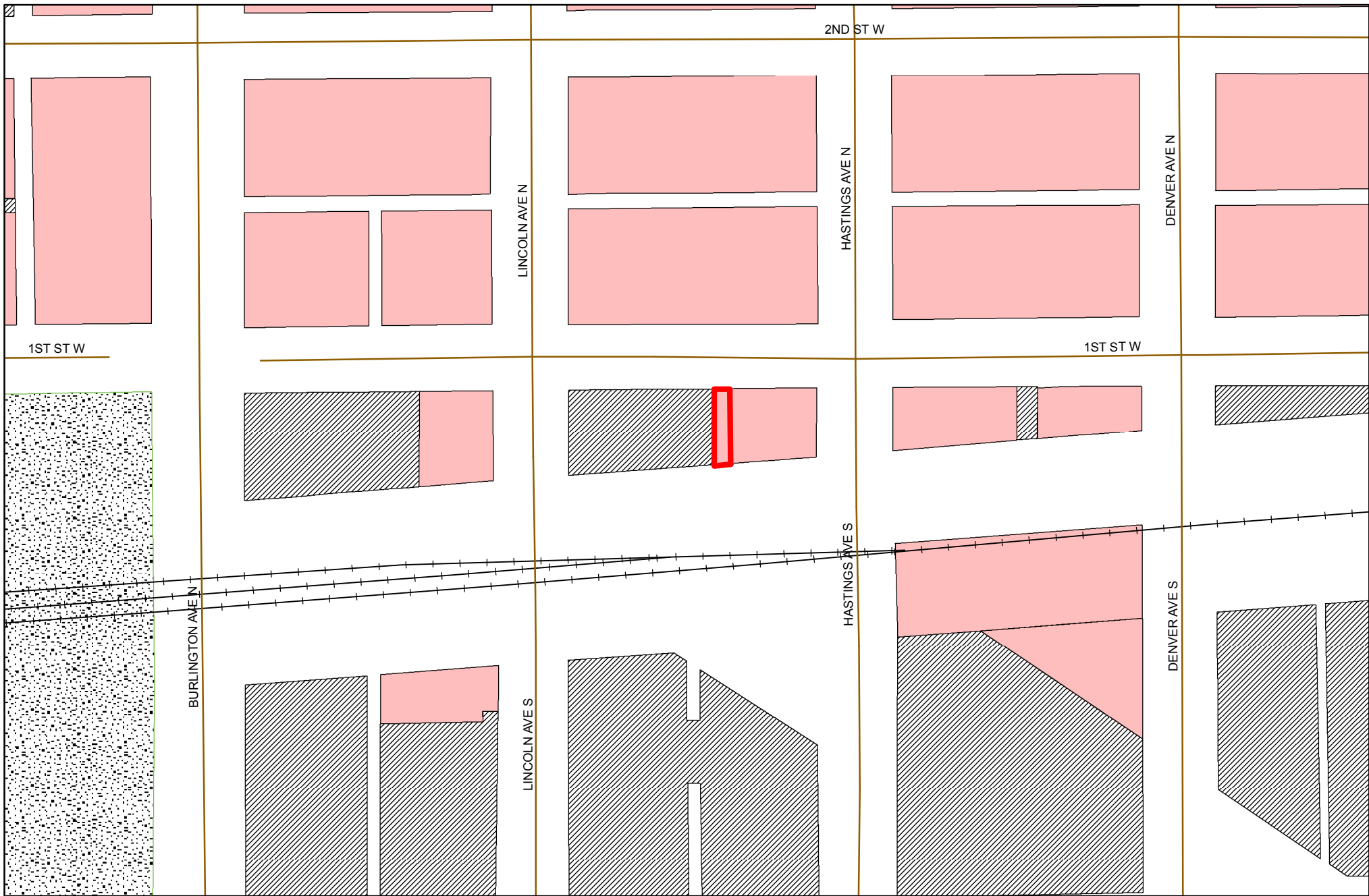


Brew Pub and Pizza Parlor

City of Hastings

This map is for illustration only.

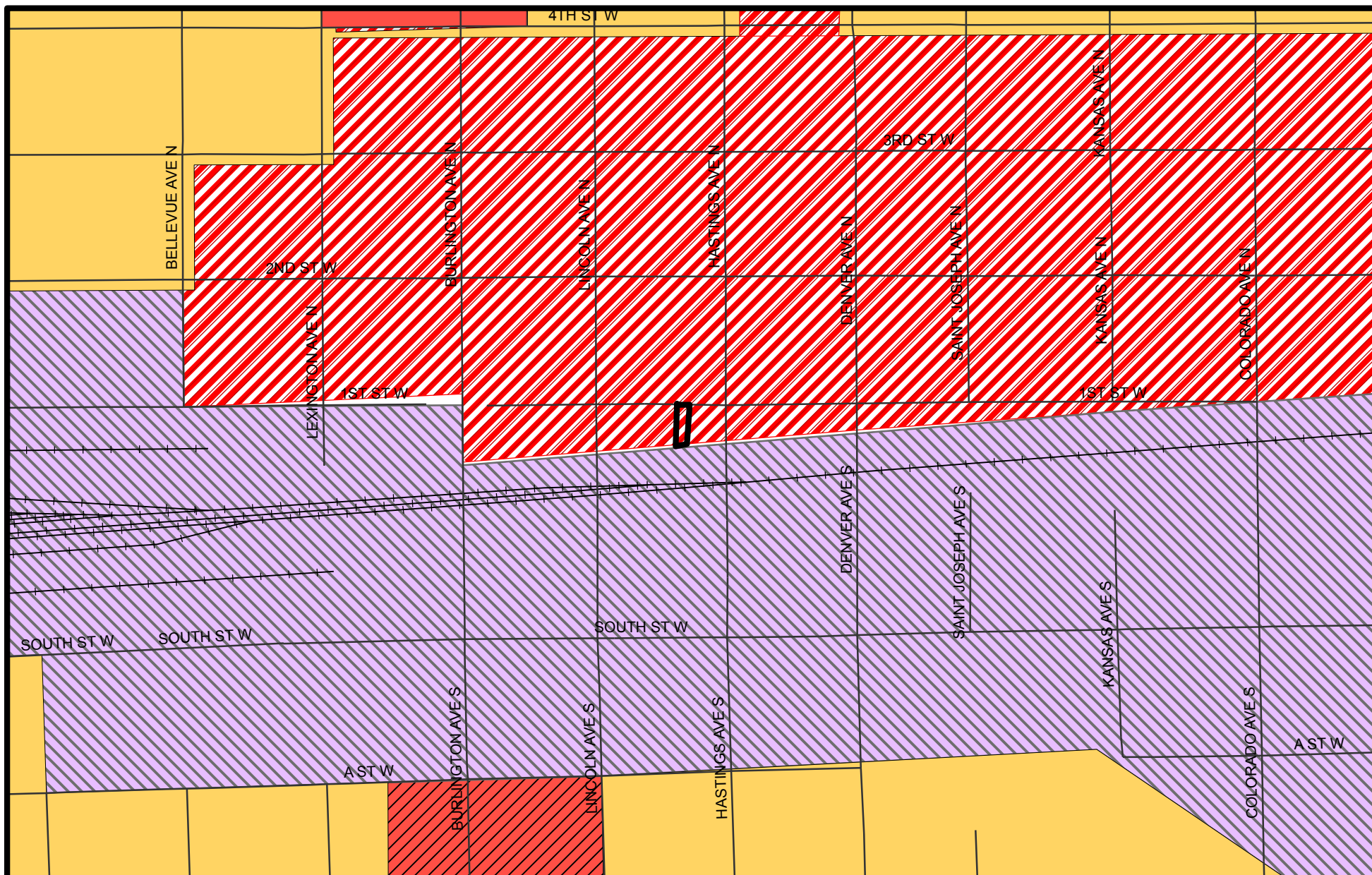




City Limits	R-3: Multiple-family	C-1: Local business
subdivision	R-1A: Single family large lot	C-2: Central business
A: Agricultural district	R-1S: Single family suburban	C-3: Commercial business
R-1: Urban single family	R-5: Urban single family undersized lot	C-0: Commercial office
R-2: Two-family	CMP: Campus institutional	I-1: Light industrial
R-3G: Garden apartment	CZ: Clear zone	I-2: Heavy industrial

Steeple Brewing

City of Hastings Zoning



Future Land Use

City of Hastings, Nebraska

0 140 280 560 Feet



Land Use:

-  Rural Residential
-  Suburban Residential
-  Urban Residential

-  Mixed-Use - Neighborhood
-  Mixed-Use - Community
-  Mixed-Use Downtown
-  Commercial/Retail
-  Employment/Industrial

-  Public / Semi-Public
-  Parks & Recreation
-  Agriculture

Overlay Districts:

-  South Burlington Overlay
-  Highway 6 Overlay
-  Urban Industrial Overlay
-  Floodplain
-  City Boundary
-  ETJ Boundary

RESOLUTION NO. 2016-xx

WHEREAS, Thomas Kluver, Owner of Steeple Brewing Company, and THOAR, L.L.C. Owner of the property at 713, 715, and 717 West 1st Street, Hastings, Nebraska, have requested a Conditional Use Permit to operate a craft brewery on property described as:

Lot 5, Block 27, Original Town of Hastings, Hastings, Nebraska; and

WHEREAS, in the Hastings City Zoning Ordinance, Chapter 34, a Conditional Use Permit is required for craft breweries, micro-breweries and brew pubs in C-2, Downtown Business District zoning; and

WHEREAS, the property legally described above as Lot 5, Block 27, Original Town of Hastings, physical address at 717 West 1st Street is currently zoned C-2, Downtown Business District; and

WHEREAS, the Hastings City Planning Commission conducted a review of the request for a Conditional Use Permit and held a public hearing to solicit testimony from the community regarding said request; and

WHEREAS, the Planning Commission concluded that the requested Conditional Use Permit meets the requirements of Chapter 34 and is consistent with the goals, policies, and objectives of the Comprehensive Development Plan of the City; and

WHEREAS, the Planning Commission took action to recommend approval of the conditional use permit to the Hastings City Council with conditions attached.

NOW THEREFORE, in consideration of the foregoing recitals, the Mayor and City Council of the City of Hastings, Nebraska, hereby approve the Conditional Use Permit and further do hereby adopt the following resolution:

BE IT RESOLVED by the Mayor and City Council of the City of Hastings, Nebraska, does hereby approve the Conditional Use Permit with the following conditions incorporated herein by this reference:

- 1) Production of craft brewed beers and associated equipment, storage of materials, and storage of finished product pending distribution shall be limited to the real estate occupying 717 West 1st Street.
- 2) Production of craft brewed beers on premises is restricted to 1,000 gallon or less, per month.
- 3) Distribution of craft brewed beers off premise shall be limited to 1,000 gallons per month.
- 4) An increase in production or distribution in excess of 1,000 gallons per month shall require an amendment to this permit.
- 5) This permit to operate a craft brewery at 717 West 1st Street shall be open-ended with no expiration date.

PASSED AND APPROVED this ____ day of _____, 2016.

Mayor

ATTEST:

City Clerk

(S E A L)

Approved as to form:

City Attorney

Department: Development Services
Staff Contact: Lance Lang, City Planner
Planning Commission Meeting Date: 06/20/2016
File No: 2016-024
Prepared By: Lance Lang, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

Request from Matt Robinette of Bluestem Energy Solutions partnering with Hastings Central Community College Energy Project with a request for approval of a Conditional Use Permit to locate and operate a 432-foot tall wind turbine near the southwest corner of the Southwest Quarter of Section 15, Township 7 North, Range 9 West of the 6th Principal Meridian in Adams County, Nebraska, entire tract containing 151.51 acres, more or less.

Names of People/Business affected by this action:

Neighboring property owners, Central Community College, Hastings Utilities

Why Planning Commission action is required:

By state law, the Planning Commission must hold a public hearing for each conditional use application and, after taking testimony from the public and city staff, must make a recommendation to the City Council whether or not to issue a permit to authorize the proposed use, known as a Conditional Use Permit.

Type of action requested:

Resolution

Suggested motion:

Deadlines associated with action:

None.

Department head comments:

Recommendation:

City Administrator comments:


HASTINGS

DEVELOPMENT SERVICES

PROJECT APPLICATION

City of Hastings – Development Services
 220 N. Hastings Avenue, Hastings, NE 68901
 Phone: (402) 461-2302; Fax: (402) 461-2304
 www.cityofhastings.org

Please check the appropriate box below to indicate the type of application you are requesting. Contact Development Services for minimum requirements. Incomplete applications will not be processed. All applications must be completed by applicant prior to submission with all of the requested support materials by the last Monday of each month or they will be held until the next deadline to be processed.

- | | | | |
|--|---|--|--|
| ☐ Preliminary Plat | ☐ Final Plat | ☐ Short Plat | ☐ Administrative Plat |
| ☐ Code Amendment | ☐ Zoning Change | ☐ Vacation (Plat / ROW / Easements) | |
| ☒ Conditional Use Permit / Amendment | ☐ Planned District / Amendment | | |
| ☐ Comprehensive Plan / Amendment | ☐ Annexation Petition / Addition to the City | | |

PROJECT INFORMATION

Project Name: CCC - HASTINGS RENEWABLE ENERGY PROJECT

Project Address: 010016186 Within City Limit ☐ Yes ☒ No

Existing Zoning: 04 - INDUSTRIAL Proposed Zoning / Use: LARGE SCALE WIND GENERATOR

Existing Comprehensive Plan Designation: Employment/Industrial Gross Area: _____

Legal Description: 15-07-09-DB183 P469 PT W 1/2 Number of Lots: ONE
TAX LOT 5 HASTINGS IND. PARK 15-7-9

APPLICANT INFORMATION

Applicant: BLUESTEM ENERGY SOLUTIONS Company: _____

Address: 4361 LAFAYETTE AVE. Tel: 402-917-6655 Fax: _____

City: OMAHA State: NE Zip: 68131 Email: MROBINETTE@BSTEM.BIZ

Property Owner: CENTRAL COMMUNITY COLLEGE Company: _____

Address: 3134 W. HWY. 34 Tel: 877-222-0788 Fax: _____

City: GRAND ISLAND State: NE Zip: 68802 Email: JOELKENG@CCCNEB.EDU

Key Contact: MATT ROBINETTE Company: BLUESTEM ENERGY

Address: 4361 LAFAYETTE AVE. Tel: 402-917-6655 Fax: _____

City: OMAHA State: NE Zip: 68131 Email: MROBINETTE@BSTEM.BIZ

I hereby acknowledge that all information provided with this application is true to the best of my knowledge.

Property Owner Signature

5-31-16

Date

Applicant Signature

5/31/16

Date

DEPARTMENTAL USE ONLY

Fees: _____

Receipt No. _____

Accepted by Staff: _____

Signature

Case No. _____

Intent of the Project

The Central Community College (CCC) wind turbine project has been under development for over 18 months. The project started after a renewable energy master plan was completed by Central Community College with goal of identifying areas for renewable energy generation within their built environment.

Additionally, the college recently signed the American College and Universities Presidents Climate Commitment making the commitment to be carbon neutral over a certain time period.

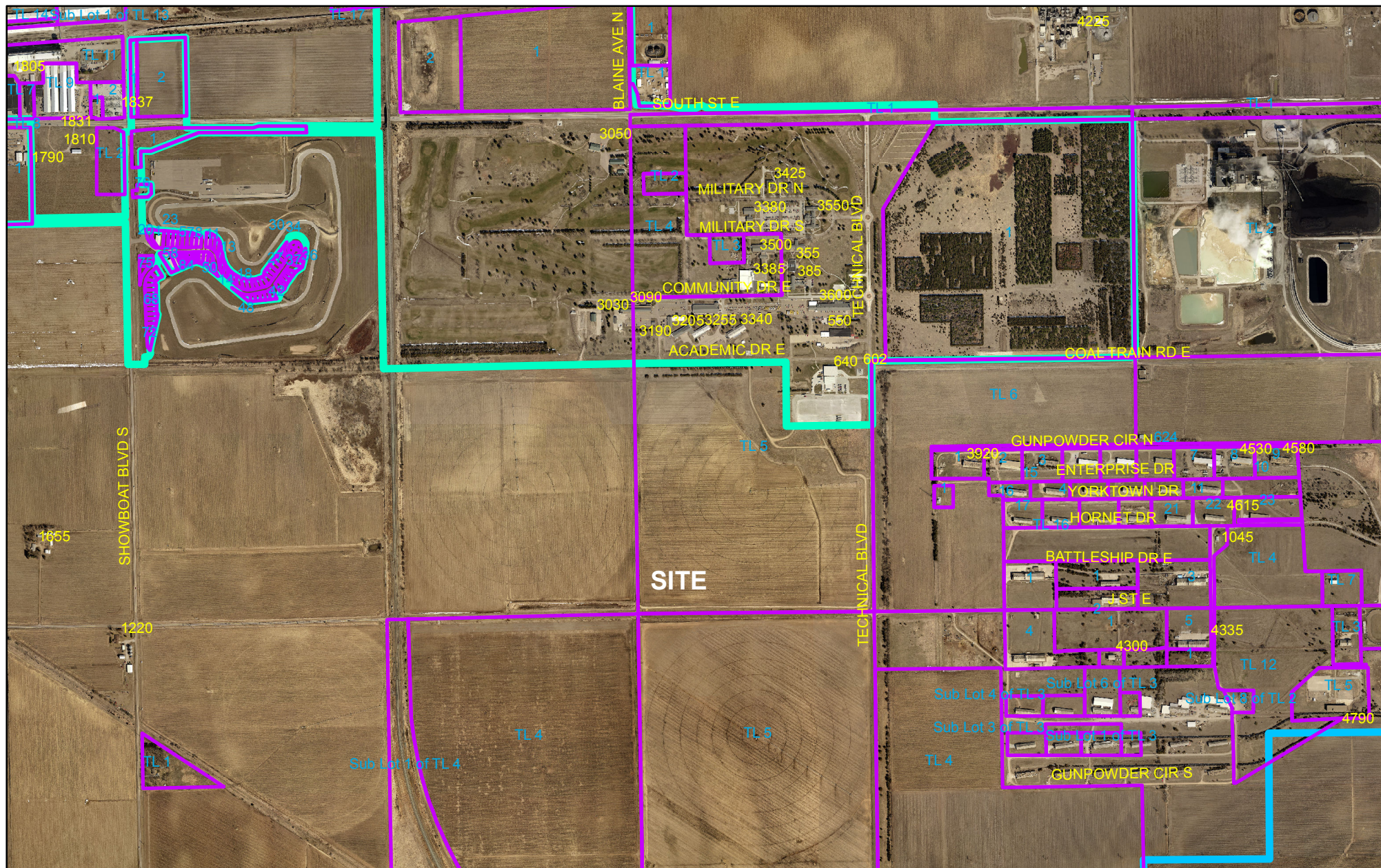
After the renewable energy master plan was completed based on the goals of carbon neutrality and growing their wind tech program, Bluestem reviewed the potential economics of the proposed project and deemed them to be comparable to existing retail rates in the area.

Bluestem continued the development of the project and in December of 2015 presented a firm price contract to the college. The City of Hastings Utility Department was brought into the conversation at this time. The leadership of CCC and the City of Hastings Utility Department was able to structure a unique deal allowing the college to participate in the project and use the turbine for their curriculum. Both groups are able to share and use the green attributes for their own purposes. CCC is interested in the green attributes for the net carbon neutral goals and the City of Hastings Utility Department is interested in having the green attributes in the case of increased carbon regulation.

We consider this unique arrangement between the City of Hastings Utility Department, Central Community College and Bluestem a winning arrangement for all involved.

Factors which make the Project Desirable

1. This is a community-based project tied into the local sub transmission system, meaning all of the electricity will be used locally.
2. The turbine will not only generate electricity for the City of Hastings, it will also be used as a living laboratory for the students of the Central Community College wind technician program.
3. The City of Hastings will receive Renewable Energy Credits from the project, assisting them with future carbon regulation.
4. Central Community College will receive renewable energy credits from the project, assisting them in their goals to become a green campus and hopefully aiding with student recruitment.
5. The construction and operation of the wind turbine will bring increased economic activity to the local economy both during construction and operation.
6. It will create a 21st century image for the City of Hastings through the support and local generation of renewable energy.
7. It will diversify the generating portfolio of the City of Hastings Utility Department.
8. CCC will be allowed to use a commercial scale wind turbine manufactured by General Electric for the curriculum. This should help with the recruitment of interested students over other programs such as Northeast Community College in Norfolk.
9. The wind turbine will pay property taxes and landowner lease payments for the life of the project.
10. Neither the City of Hastings nor Central Community College will take on any additional debt or operation risk from the project.



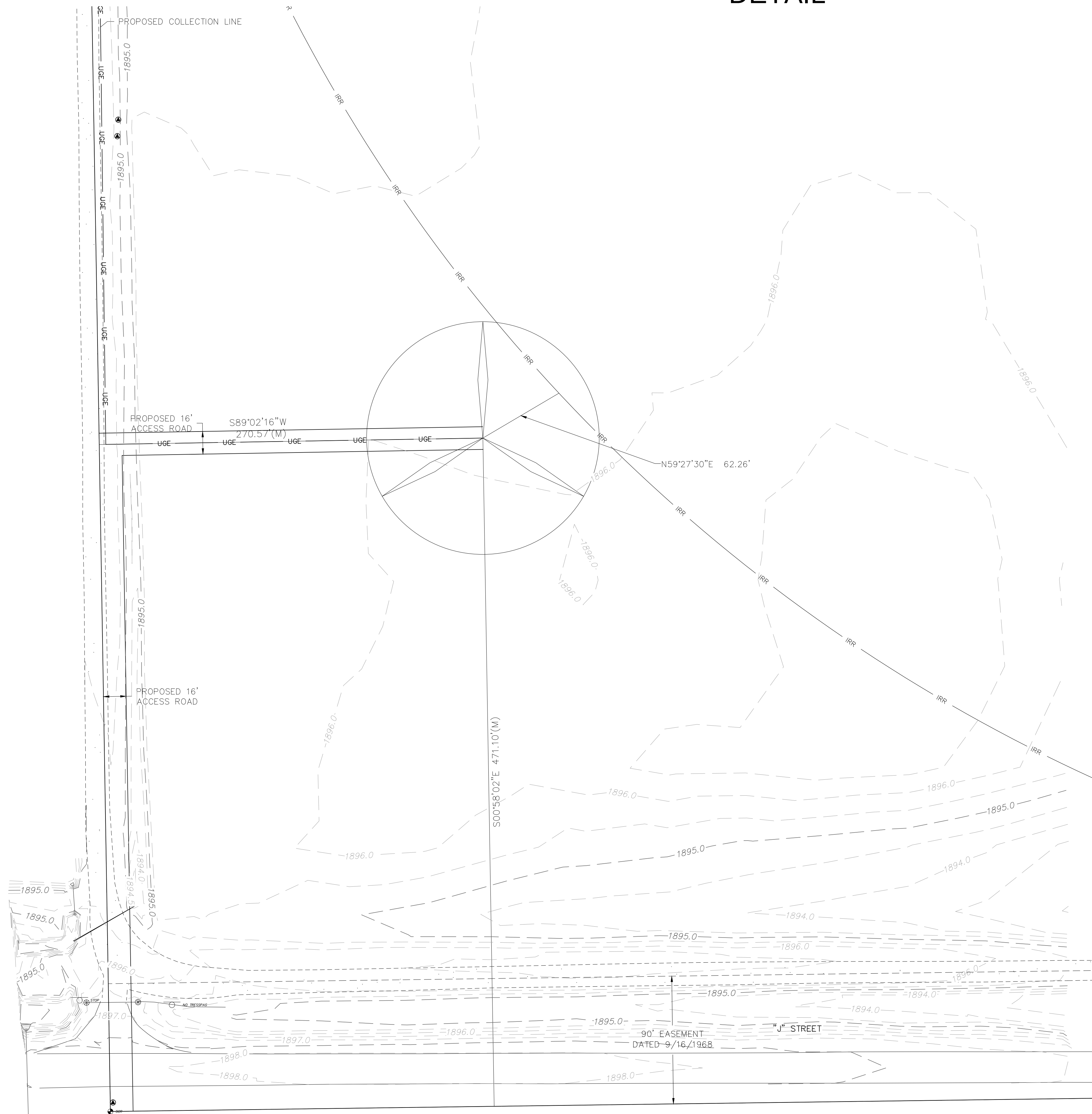
Bluestem Wind Turbine - Vicinity Map

City of Hastings

This map is for illustration only.

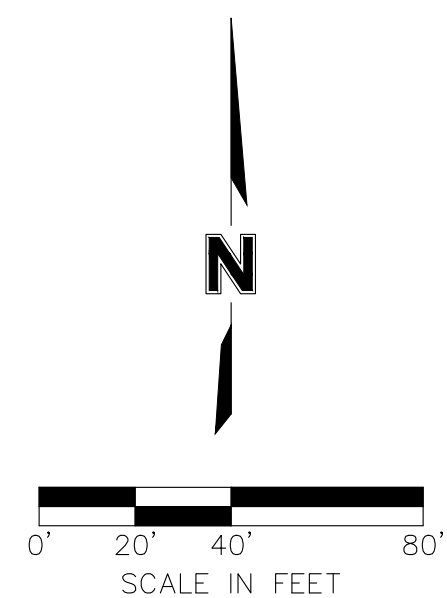


DETAIL



LEGEND

- | | |
|--|--------------------------------|
| | PROPOSED WIND TURBINE LOCATION |
| | SECTION CORNER |
| | CORNER FOUND (1/2" PIPE) |
| | POWER POLE |
| | ELECTRIC CABINET |
| | GUY POLE |
| | LIGHT POLE |
| | GUY WIRE |
| | WATER VALVE |
| | YARD HYDRANT |
| | SIGN |
| | STEEL POST |
| | BOLLARD |
| | WOOD POST |
| | DRAIN GATE |
| | GAS METER |
| | SANITARY SEWER CLEANOUT |
| | PIVOT END GUN |
| | IRRIGATION WELL |
| | WATER WELL |
| | SANITARY SEWER MANHOLE |
| | DECIDUOUS TREE |
| | CONIFEROUS TREE |
| | BUSH |
| | STORM SEWER LINE |
| | WATER LINE |
| | GAS LINE |
| | UNDERGROUND ELECTRIC |
| | OVERHEAD ELECTRIC |
| | TELEPHONE LINE |
| | PROPERTY LINE |
| | PIVOT RADIUS |
| | GATE |
| | CHAIN LINK FENCE |
| | EDGE OF ASPHALT |
| | PROPOSED COLLECTION LINE |
| | EASEMENT LINE |
| | PROPOSED 16' ACCESS ROAD |
| | CONCRETE |
| | BUILDING LINE |
| | GRAVEL |
| | TREE MASS |
| | MEASURED DISTANCE |
| | RECORDED DISTANCE |



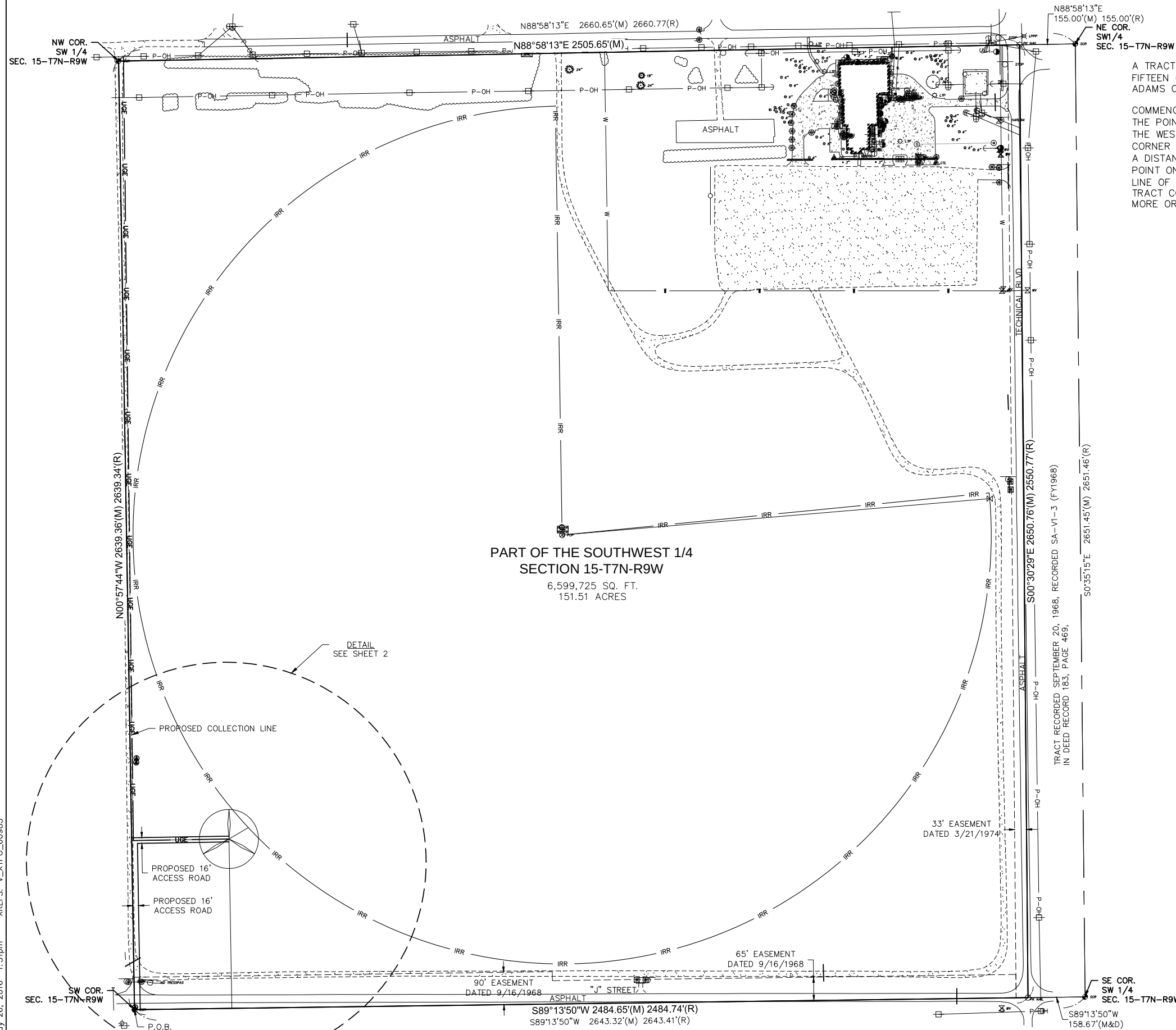
OLSSON[®]
ASSOCIATES

201 East 2nd Street
P.O. Box 1072
Grand Island, NE 68802-1072

TEL 308.384.8750
FAX 308.384.9752 www.ollssonassociates.com

[illegible]

SITE PLAN

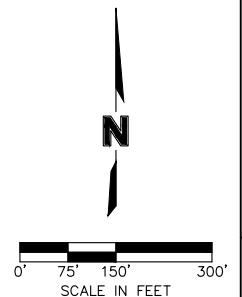
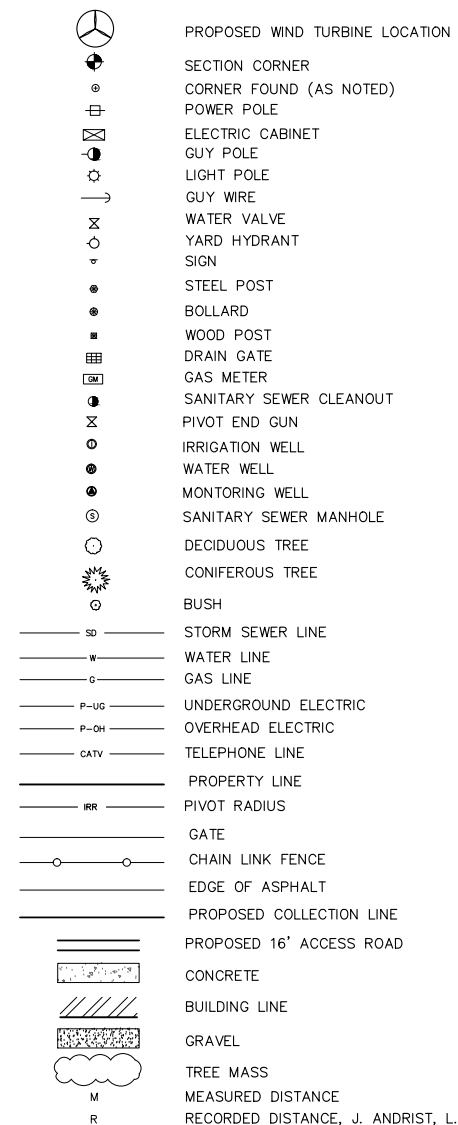


SURVEYOR RECOMMEND LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION FIFTEEN (15), TOWNSHIP SEVEN (7) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., ADAMS COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N00°57'44"W, ALONG THE WEST LINE OF SAID SW1/4, A DISTANCE OF 2639.36 FEET TO THE NORTHEAST CORNER OF SAID SW1/4; THENCE N88°58'13"E, ALONG THE NORTH LINE OF SAID SW1/4, A DISTANCE OF 2505.65 FEET; THENCE S00°30'29"E A DISTANCE OF 2650.76 FEET TO A POINT ON THE SOUTH LINE OF SAID SW1/4; THENCE S89°13'50"W, ALONG THE SOUTH LINE OF SAID SW1/4, A DISTANCE OF 2484.65 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 6,599,725 SQUARE FEET OR 151.51 ACRES MORE OR LESS.

LEGEND

[illegible]

1. Make	GE
2. Model	1.7-103 80mHH

a. Base height (m)	80
b. Base width (at the bottom) (m)	4.56
c. Base width (at the top) (m)	2.6
e. Nacelle length (m)	8.8
f. Nacelle radius (m)	3.6
g. Blade length (m)	50.2
h. Blade width (m)	2.4
i. Hub height (m)	80
j. Rotor diameter (m)	103
k. Tip Height (m)	131.5
l. Tip Height (ft)	431.4

Base		Nacelle		Other	
Top Width		Rot. Ang.		Base Offset	
Height		Length			
Base Width		Radius			
X Offset: 0.0	ft	Y Offset: 0.0	ft		
Height	0.0	ft	Base Elev: 0	ft	
Base Width	0.0	ft	Base Ofst: 0	ft	
Top Width	0.0	ft	Heading: 0		
Nacelle-Radius	0.0	ft	Nac. Len: 0.0	ft	
# of Blades	0		Rot. Ang: 0	deg	
Blade Length	0.0	ft			
Blade Width	0.0	ft	(Vert. Height= 0.00)		
Rev/min	0				



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2016-WTE-315-OE
Prior Study No.
2015-WTE-5424-OE

Issued Date: 05/31/2016

Adam Herink
Bluestem Energy Solutions
4361 Lafayette Avenue
Omaha, NE 68131

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Wind Turbine T1
Location:	Hastings, NE
Latitude:	40-34-09.29N NAD 83
Longitude:	98-20-04.21W
Heights:	1893 feet site elevation (SE) 435 feet above ground level (AGL) 2328 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure would have no substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft or on the operation of air navigation facilities. Therefore, pursuant to the authority delegated to me, it is hereby determined that the structure would not be a hazard to air navigation provided the following condition(s) is(are) met:

As a condition to this Determination, the structure is marked/lighted in accordance with FAA Advisory circular 70/7460-1 L, Obstruction Marking and Lighting, white paint/synchronized red lights - Chapters 4,12&13(Turbines).

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- ☒ At least 10 days prior to start of construction (7460-2, Part 1)
☒ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

This determination expires on 12/01/2017 unless:

- the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- extended, revised, or terminated by the issuing office.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is subject to review if an interested party files a petition that is received by the FAA on or before June 30, 2016. In the event a petition for review is filed, it must contain a full statement of the basis upon which it is made and be submitted to the Manager, Airspace Policy & Regulation, Federal Aviation Administration, 800 Independence Ave, SW, Room 423, Washington, DC 20591.

This determination becomes final on July 10, 2016 unless a petition is timely filed. In which case, this determination will not become final pending disposition of the petition. Interested parties will be notified of the grant of any review. For any questions regarding your petition, please contact Airspace Regulations & ATC Procedures Group via telephone -- 202-267-8783 - or facsimile 202-267-9328.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

Obstruction marking and lighting recommendations for wind turbine farms are based on the scheme for the entire project. ANY change to the height, location or number of turbines within this project will require a reanalysis of the marking and lighting recommendation for the entire project. In particular, the removal of previously planned or built turbines/turbine locations from the project will often result in a change in the marking/lighting recommendation for other turbines within the project. It is the proponent's responsibility to contact the FAA to discuss the process for developing a revised obstruction marking and lighting plan should this occur.

In order to ensure proper conspicuity of turbines at night during construction, all turbines should be lit with temporary lighting once they reach a height of 200 feet or greater until such time the permanent lighting configuration is turned on. As the height of the structure continues to increase, the temporary lighting should be relocated to the uppermost part of the structure. The temporary lighting may be turned off for periods when they would interfere with construction personnel. If practical, permanent obstruction lights should be installed and operated at each level as construction progresses. An FAA Type L-810 steady red light fixture shall be used to light the structure during the construction phase. If power is not available, turbines shall be lit with self-contained, solar powered LED steady red light fixture that meets the photometric requirements of an FAA Type L-810 lighting system. The lights should be positioned to ensure that a pilot has an unobstructed view of at least one light at each level. The use of a NOTAM (D) to not light turbines within a project until the entire project has been completed is prohibited.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

This aeronautical study considered and analyzed the impact on existing and proposed arrival, departure, and en route procedures for aircraft operating under both visual flight rules and instrument flight rules; the impact on all existing and planned public-use airports, military airports and aeronautical facilities; and the cumulative impact resulting from the studied structure when combined with the impact of other existing or proposed structures. The study disclosed that the described structure would have no substantial adverse effect on air navigation.

An account of the study findings, aeronautical objections received by the FAA during the study (if any), and the basis for the FAA's decision in this matter can be found on the following page(s).

If we can be of further assistance, please contact Steve Phillips, at (816) 329-2523. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2016-WTE-315-OE.

Signature Control No: 278169227-293904386

(DNH -WT)

Mike Helvey

Manager, Obstruction Evaluation Group

Attachment(s)

Additional Information

Map(s)

Abbreviations:

AGL, Above Ground Level
AMSL, Above Mean Sea Level
CFR, Code of Federal Regulations
GPS, Global Positioning System
IAP, Instrument Approach Procedure
IFR, Instrument Flight Rules
MDA, Minimum Descent Altitude
NM, Nautical Mile
RNAV, Area Navigation
RWY, Runway
S-, Straight-in
TERPS, Terminal Instrument Procedures
VHF, Very High Frequency
VOR, VHF Omnidirectional Radio Range System
VFR, Visual Flight Rules

The proposed structure would be located approximately 4.78 NM southeast of the Airport Reference Point for the Hastings Municipal Airport (HSI), Hastings, NE. It would exceed the obstruction standards of 14 CFR Part 77 as follows as applied to HSI:

Section 77.17(a)(3): A height that increases a minimum instrument flight altitude within a terminal area (TERPS criteria): It would increase the VOR RWY 32 S-32 MDA from 2,540 feet AMSL to 2,560 feet AMSL.

The proposal was circularized on March 8, 2016, to all known aviation interests and to non-aeronautical interests that may be affected by the proposal. Four letters of objection were received as a result of the circularization.

The Airport Manager listed types of aircraft and operations using the airport which includes medical helicopter operations and business aircraft. He stated the City of Hastings had reviewed the proposal with their Airport Consultant, the Nebraska Department of Aeronautics and Airport staff. They stated their objection was due to the impact on current IFR approach procedures, specifically the RNAV (GPS) RWY 32 and the VOR RWY 32. They also objected based on exceeding the obstruction standards of 14 CFR Part 77.

The Hastings Airport Association objected based on the increase of the VOR approach minimums, future airport and surrounding airspace development, helicopter rescue operations, and Agriculture spraying operations.

@midwestmedair.com stated it would raise the minimums to an eventually unacceptable level. It was also stated that this will interfere and possibly be the stopping point for an accepted flight. The comment continued to state that many turbines will follow this one and would encroach upon airport boundaries.

The Hastings Airport Advisory Board stated an objection because of impact to instrument and visual approaches to RWY 32. They also stated concerns for the Agriculture operations, and medical helicopter operations. Their statement also expressed concern that the operation of a single wind turbine will lead to additional wind turbine development.

Exceeding one of the obstruction standards of 14 CFR Part 77 does not, in and of itself, constitute a hazard.

Further study must be done to determine the effect upon aviation. The results of the study will determine whether the proposal would be a hazard or no hazard. 14 CFR Part 77 and FAA Order 7400.2 is used to guide that study.

There is no plan on file with the FAA to expand the airport and/or create new procedures that would be impacted by this proposal. We can only conduct aeronautical studies based on known factors, therefore any concern for unknown, future changes cannot be considered during these studies. The FAA cannot prevent the construction of structures near an airport. The airport environs can only be protected through such means as local zoning ordinances, acquisitions of property in fee title or aviation easements, letters of agreement, or other means.

The stated concerns for helicopter and agriculture operations failed to identify how these operations would be impacted. Aircraft operations must be conducted in accordance with appropriate regulations. Operations outside of, or in accordance with a waiver to, those regulations are not a basis for determinations issued under 14 CFR Part 77.

Concerns for possible impact of future, unknown wind turbines are not warranted for this study of a single turbine. Any additional proposed wind turbine installations must be studied. All structures are considered both as an individual structure and as a group which will include cumulative effect.

Study for IFR effect disclosed the above impact to the VOR MDA. The RNAV IAP will not be impacted and is considered to be the preferred IFR procedure. Because of this, the increase to the VOR MDA as stated above is not considered to be significant. The minimums for the RNAV IAP are lower than the current VOR IAP. Should the weather deteriorate below the VOR MDA, pilots are still able to use the RNAV IAP. Increasing the VOR MDA by 20 feet will not change that. The proposed structure would have no other effect on existing or proposed IFR arrival, departure, or en route operations.

Study for possible VFR effect disclosed that the proposal would have no effect on existing or proposed VFR arrival or departure operations. The proposed structure would be located beyond normal traffic pattern airspace. Therefore, the proposal would not have a substantial adverse effect on VFR traffic pattern operations at HSI or any other known public use or military airports. At 435 feet AGL it would not have a substantial adverse effect on VFR en route flight operations.

The proposed structure would be appropriately obstruction marked/lighted to make it more conspicuous to airmen should circumnavigation be necessary.

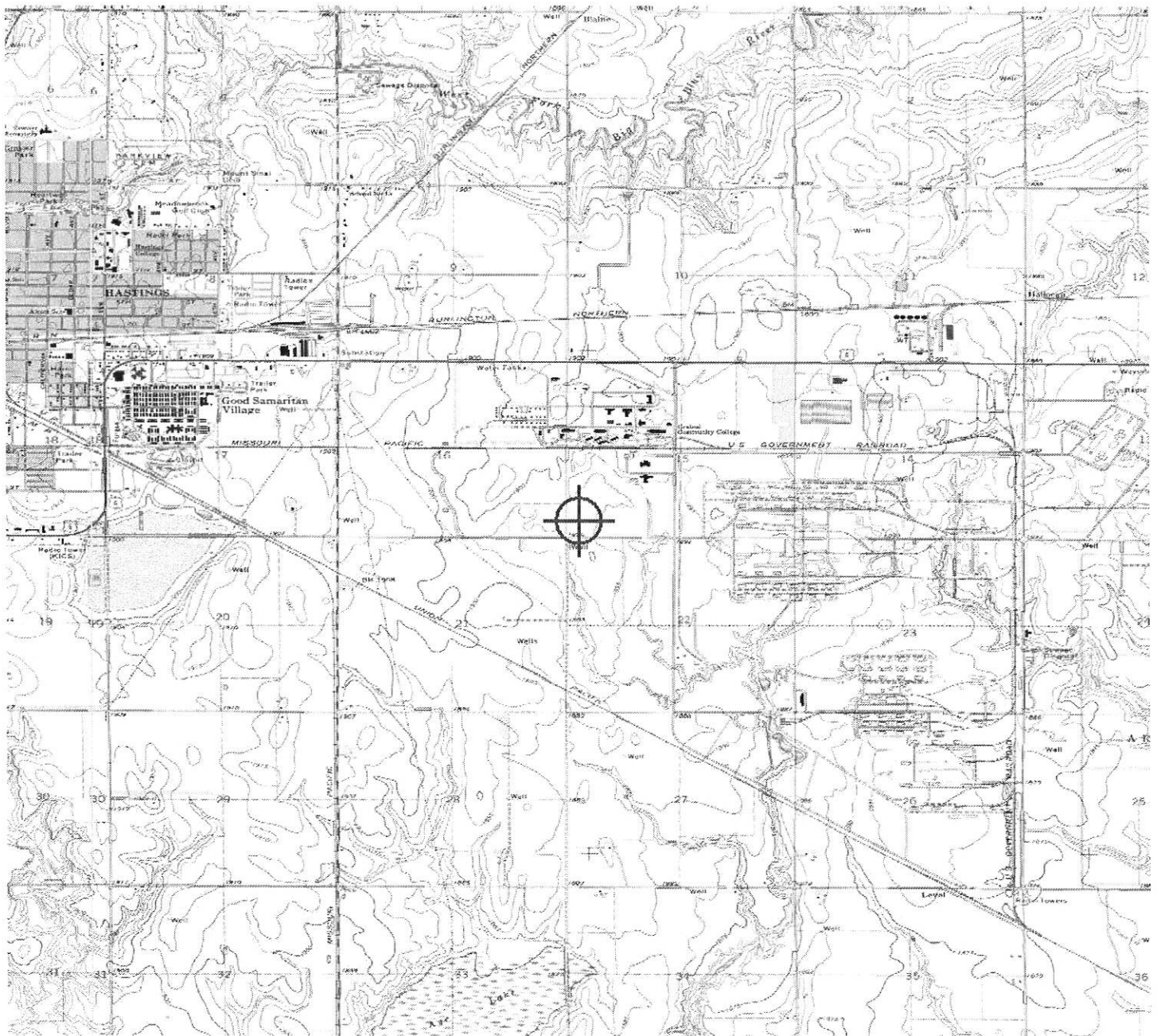
The cumulative impact of the proposed structure, when combined with other proposed and existing structures, is not considered to be significant. Study did not disclose any significant adverse effect on existing or proposed public-use or military airports or navigational facilities, nor would the proposal affect the capacity of any known existing or planned public-use or military airport.

Therefore, it is determined that the proposed construction would not have a substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft or on any air navigation facility and would not be a hazard to air navigation providing the conditions set forth in this determination are met.

Additional Conditions:

It is required that Notice of Actual Construction or Alteration (7460-2 Part 1) be E-filed at least 10 full days prior to the start of construction so that appropriate action can be taken to amend the effected procedure(s) and/or altitude(s).

TOPO Map for ASN 2016-WTE-315-OE



Project:

CCC-Hastings

Licensed user:

Bluestem Energy Solutions

4361 Lafayette Ave

US-68131 Omaha NE

402 553 1804

Matt Robinette / mrobinette@bstem.biz

Calculated:

5/16/2016 10:54 AM/3.0.639

DECIBEL - Main Result

Noise calculation model:

ISO 9613-2 General

Wind speed:

95% rated power

Ground attenuation:

General, fixed, Ground factor: 0.5

Meteorological coefficient, C0:

0.0 dB

Type of demand in calculation:

1: WTG noise is compared to demand (DK, DE, SE, NL etc.)

Noise values in calculation:

All noise values are mean values (Lwa) (Normal)

Pure tones:

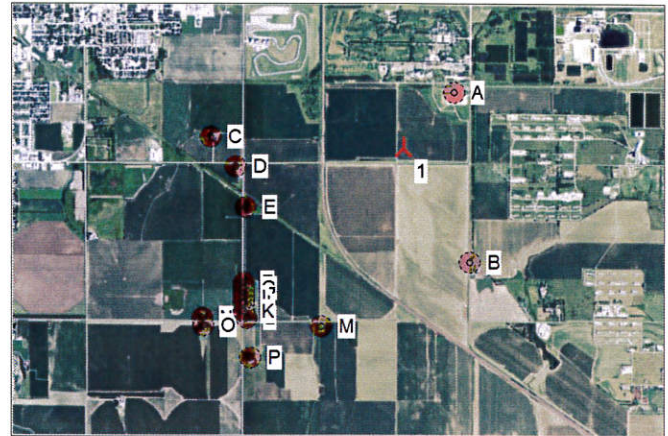
Pure and Impulse tone penalty are added to WTG source noise

Height above ground level, when no value in NSA object:

1.5 m Don't allow override of model height with height from NSA object

Deviation from "official" noise demands. Negative is more restrictive, positive is less restrictive.:

0.0 dB(A)



Scale 1:75,000

New WTG

Noise sensitive area

WTGs

Longitude	Latitude	Z	Row data/Description	WTG type		Type-generator	Power, rated [kW]	Rotor diameter [m]	Hub height [m]	Noise data		Wind speed [m/s]	LwA,ref [dB(A)]	Pure tones
				Valid	Manufact.					Creator	Name			
1 -98°20'04.21" E	40°34'09.29" N	580.0	GE WIND ENERGY GE 1.7-10...	Yes	GE WIND ENERGY	GE 1.7-103-1,715	1,715	103.0	80.0	USER	1.7-100 Acoustic 95% Rated (Max)	(95%)	107.0	No

Calculation Results

Sound Level

Noise sensitive area

No.	Name	Longitude	Latitude	Z	Imission height	Noise	Sound Level From WTGs	Distance to noise demand	Demands fulfilled ?
				[m]	[m]	[dB(A)]	[dB(A)]	[m]	Noise
A	Noise sensitive point: (2)	-98°19'41.67" E	40°34'27.89" N	580.0	1.5	50.0	35.8	603	Yes
B	Noise sensitive point: (3)	-98°19'34.67" E	40°33'31.77" N	580.0	1.5	50.0	29.6	1,173	Yes
C	Noise sensitive point: (4)	-98°21'29.51" E	40°34'13.01" N	580.0	1.5	50.0	24.8	1,831	Yes
D	Noise sensitive point: (5)	-98°21'18.40" E	40°34'03.47" N	580.0	1.5	50.0	26.4	1,575	Yes
E	Noise sensitive point: (6)	-98°21'13.96" E	40°33'49.79" N	580.0	1.5	50.0	26.5	1,569	Yes
F	Noise sensitive point: (7)	-98°21'14.68" E	40°33'25.14" N	580.0	1.5	50.0	24.0	1,968	Yes
G	Noise sensitive point: (8)	-98°21'14.63" E	40°33'23.16" N	580.0	1.5	50.0	23.7	2,006	Yes
H	Noise sensitive point: (9)	-98°21'14.63" E	40°33'21.75" N	580.0	1.5	50.0	23.6	2,035	Yes
I	Noise sensitive point: (10)	-98°21'14.64" E	40°33'20.21" N	580.0	1.5	50.0	23.4	2,066	Yes
J	Noise sensitive point: (12)	-98°21'14.68" E	40°33'18.54" N	580.0	1.5	50.0	23.2	2,102	Yes
K	Noise sensitive point: (13)	-98°21'14.65" E	40°33'15.73" N	580.0	1.5	50.0	22.9	2,162	Yes
L	Noise sensitive point: (14)	-98°21'13.45" E	40°33'13.47" N	580.0	1.5	50.0	22.7	2,192	Yes
M	Noise sensitive point: (15)	-98°20'40.49" E	40°33'10.92" N	580.0	1.5	50.0	24.9	1,814	Yes
N	Noise sensitive point: (16)	-98°21'33.15" E	40°33'13.67" N	580.0	1.5	50.0	21.2	2,528	Yes
O	Noise sensitive point: (17)	-98°21'32.74" E	40°33'11.06" N	580.0	1.5	50.0	21.0	2,573	Yes
P	Noise sensitive point: (18)	-98°21'12.07" E	40°33'00.33" N	580.0	1.5	50.0	21.4	2,481	Yes

Distances (m)

WTG

NSA	1
A	781
B	1349
C	2009
D	1754
E	1747

To be continued on next page...

Project:

CCC-Hastings

Licensed user:

Bluestem Energy Solutions

4361 Lafayette Ave

US-68131 Omaha NE

402 553 1804

Matt Robinette / mrobinette@bstem.biz

Calculated:

5/16/2016 10:54 AM/3.0.639

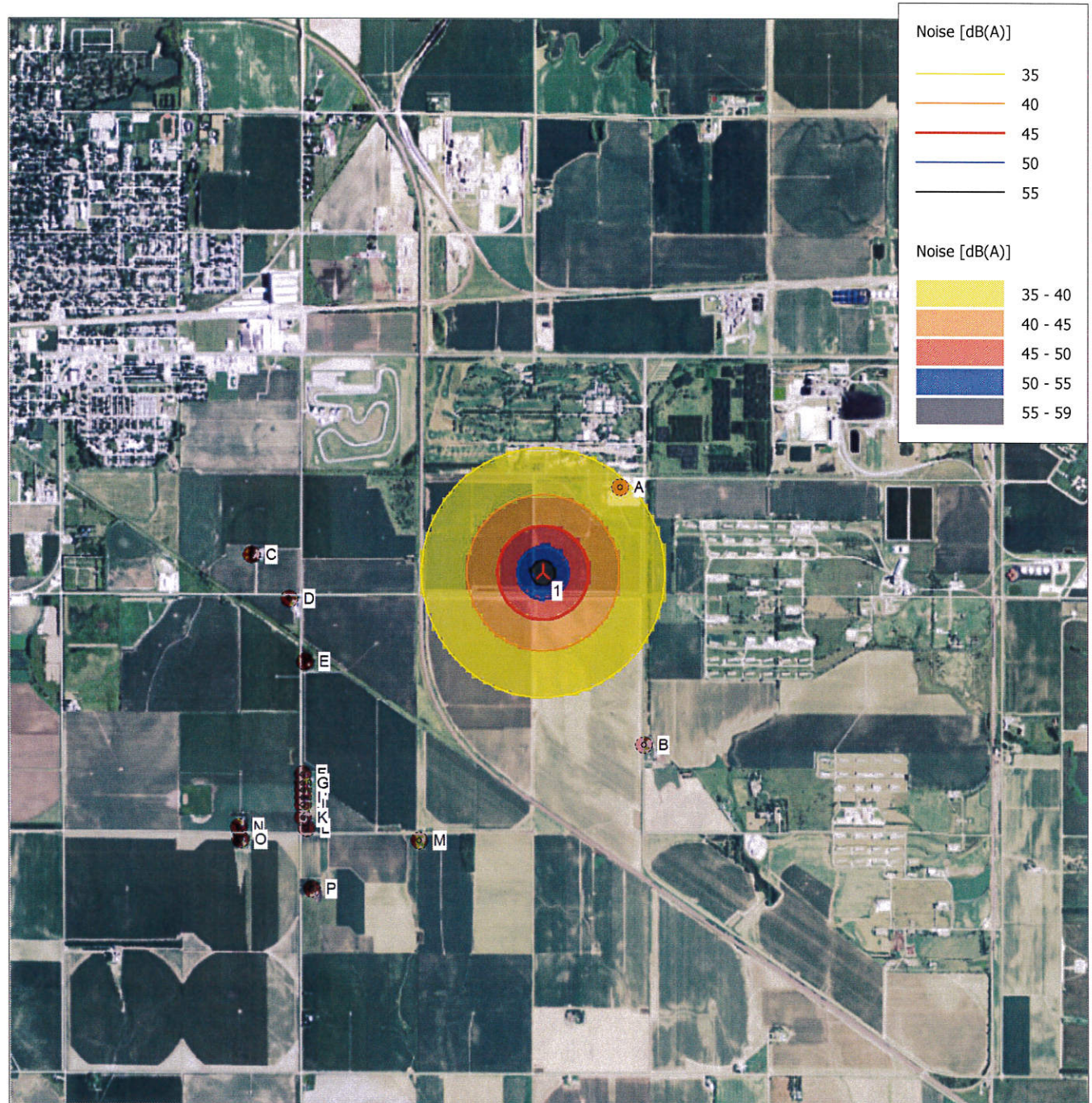
DECIBEL - Main Result

...continued from previous page

WTG

NSA	1
F	2145
G	2183
H	2212
I	2244
J	2279
K	2339
L	2369
M	1992
N	2705
O	2749
P	2659

DECIBEL - Map 95% rated power



0 500 1000 1500 2000 m

Map: US Naval Research Laboratory , Print scale 1:40,000, Map center Geo WGS84 East: -98°20'04.17" E North: 40°34'09.28" N

▲ New WTG ■ Noise sensitive area

Noise calculation model: ISO 9613-2 General. Wind speed: 95% rated power
Height above sea level from active line object

SHADOW - Main Result

Assumptions for shadow calculations

Maximum distance for influence 1,500 m
Minimum sun height over horizon for influence 3 °
Day step for calculation 1 days
Time step for calculation 1 minutes

Sunshine probability S (Average daily sunshine hours) [DODGE CITY]

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
6.14	7.19	7.39	8.77	10.00	11.68	11.56	10.32	8.77	7.94	6.40	6.28

Operational hours are calculated from WTGs in calculation and wind distribution:

MERRA_basic_W97.999_N40.500

Operational time

N	NNE	ENE	E	ESE	SSE	S	SSW	WSW	W	WNW	NNW	Sum
1,037	651	424	377	472	846	1,473	921	445	350	519	1,022	8,536

Idle start wind speed: Cut in wind speed from power curve

A ZVI (Zones of Visual Influence) calculation is performed before flicker calculation so non visible WTG do not contribute to calculated flicker values. A WTG will be visible if it is visible from any part of the receiver window. The ZVI calculation is based on the following assumptions:
Height contours used: Height Contours: CONTOURLINE_ONLINEDATA_0.wpo (1
Obstacles used in calculation
Eye height: 1.5 m
Grid resolution: 10.0 m

All coordinates are in
Geo [deg,min,sec]-WGS84



Scale 1:40,000
New WTG Shadow receptor

WTGs

	Longitude	Latitude	Z	Row data/Description	WTG type		Type-generator	Power, rated	Rotor diameter	Hub height	RPM
					Valid	Manufact.					
			[m]					[kW]	[m]	[m]	[RPM]
1	-98°20'04.21" E	40°34'09.29" N	580.0	GE WIND ENERGY GE 1.7-103 ...Yes	GE WIND ENERGY	GE 1.7-103-1,715	1,715	103.0	80.0	18.7	

Shadow receptor-Input

No.	Longitude	Latitude	Z	Width	Height	Height a.g.l.	Degrees from south cw	Slope of window	Direction mode
			[m]	[m]	[m]	[m]	[°]	[°]	
A	-98°19'41.67" E	40°34'27.89" N	580.0	1.0	1.0	1.0	0.0	90.0	"Green house mode"
B	-98°19'34.67" E	40°33'31.77" N	580.0	1.0	1.0	1.0	0.0	90.0	"Green house mode"
C	-98°21'29.51" E	40°34'13.01" N	580.0	1.0	1.0	1.0	0.0	90.0	"Green house mode"
D	-98°21'18.40" E	40°34'03.47" N	580.0	1.0	1.0	1.0	0.0	90.0	"Green house mode"
E	-98°21'13.96" E	40°33'49.79" N	580.0	1.0	1.0	1.0	0.0	90.0	"Green house mode"
F	-98°21'14.68" E	40°33'25.14" N	580.0	1.0	1.0	1.0	0.0	90.0	"Green house mode"
G	-98°21'14.63" E	40°33'23.16" N	580.0	1.0	1.0	1.0	0.0	90.0	"Green house mode"
H	-98°21'14.63" E	40°33'21.75" N	580.0	1.0	1.0	1.0	0.0	90.0	"Green house mode"
I	-98°21'14.64" E	40°33'20.21" N	580.0	1.0	1.0	1.0	0.0	90.0	"Green house mode"
J	-98°21'14.68" E	40°33'18.54" N	580.0	1.0	1.0	1.0	0.0	90.0	"Green house mode"
K	-98°21'14.65" E	40°33'15.73" N	580.0	1.0	1.0	1.0	0.0	90.0	"Green house mode"
L	-98°21'13.45" E	40°33'13.47" N	580.0	1.0	1.0	1.0	0.0	90.0	"Green house mode"
M	-98°20'40.49" E	40°33'10.92" N	580.0	1.0	1.0	1.0	0.0	90.0	"Green house mode"
N	-98°21'33.15" E	40°33'13.67" N	580.0	1.0	1.0	1.0	0.0	90.0	"Green house mode"
O	-98°21'32.74" E	40°33'11.06" N	580.0	1.0	1.0	1.0	0.0	90.0	"Green house mode"
P	-98°21'12.07" E	40°33'00.33" N	580.0	1.0	1.0	1.0	0.0	90.0	"Green house mode"

Project:
CCC-Hastings

Licensed user:
Bluestem Energy Solutions
4361 Lafayette Ave
US-68131 Omaha NE
402 553 1804
Matt Robinette / mrobinette@bstem.biz
Calculated:
5/16/2016 11:14 AM/3.0.639

SHADOW - Main Result

Calculation Results

Shadow receptor

Shadow, expected values

No. Shadow hours

per year

[h/year]

A	0:00
B	0:00
C	0:00
D	0:00
E	0:00
F	0:00
G	0:00
H	0:00
I	0:00
J	0:00
K	0:00
L	0:00
M	0:00
N	0:00
O	0:00
P	0:00

Total amount of flickering on the shadow receptors caused by each WTG

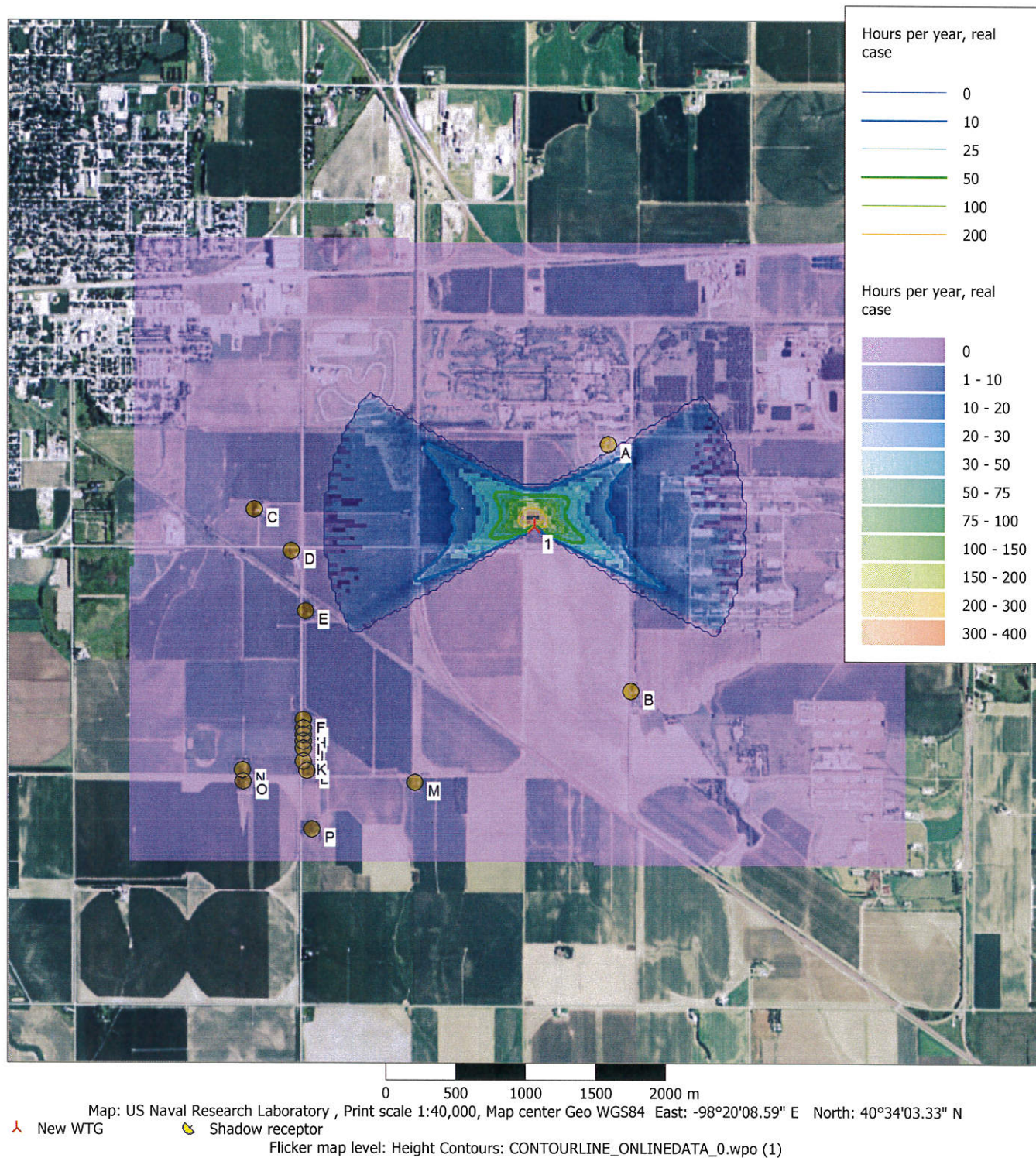
No. Name

Worst case Expected

[h/year] [h/year]

1	GE WIND ENERGY GE 1.7-103 1715 103.0 !O! hub: 80.0 m (TOT: 131.5 m) (1)	0:00	0:00
---	---	------	------

SHADOW - Map



RESOLUTION NO. 2016-xx

WHEREAS, Matt Robinette of Bluestem Energy Solutions, in conjunction with Central Community College of Hastings, Nebraska, and Hastings Utilities have requested a Conditional Use Permit to locate and operate a large wind turbine generator on property described as:

The Southwest Quarter of Section 15, Township 7 North, Range 9 West of the 6th Principal Meridian in Adams County, Nebraska, entire tract containing 151.51 acres, more or less; and

WHEREAS, in the Hastings City Zoning Ordinance, Chapter 34, a Conditional Use Permit is required for Large Wind Energy Conservation Systems in AG, Agricultural District zoning; and

WHEREAS, the property legally described above is currently zoned AG, Agricultural District; and

WHEREAS, the Hastings City Planning Commission conducted a review of the request for a Conditional Use Permit and held a public hearing to solicit testimony from the community regarding said request; and

WHEREAS, the Planning Commission concluded that the requested Conditional Use Permit meets the requirements of Chapter 34 and is consistent with the goals, policies, and objectives of the Comprehensive Development Plan of the City; and

WHEREAS, the Planning Commission took action to recommend approval of the conditional use permit to the Hastings City Council with conditions attached.

NOW THEREFORE, in consideration of the foregoing recitals, the Mayor and City Council of the City of Hastings, Nebraska, hereby approve the Conditional Use Permit and further do hereby adopt the following resolution:

BE IT RESOLVED by the Mayor and City Council of the City of Hastings, Nebraska, does hereby approve the Conditional Use Permit with the following conditions incorporated herein by this reference:

- 1) The wind turbine shall comply with all required local, state, and federal agency requirements, including those conditions contained in the FAA Determination of No Hazard.
- 2) If, for any reason the turbine is discontinued or no longer operating, it shall be dismantled and removed for the site within 6 months, unless Hastings Utilities can show cause to take possession of the facilities and operate the wind turbine for distribution of electricity for the City of Hastings.

PASSED AND APPROVED this ____ day of _____, 2016.

Mayor

ATTEST:

City Clerk

(S E A L)

Approved as to form:

City Attorney

Department: Development Services
Staff Contact: Lance Lang, City Planner
Planning Commission Meeting Date: 06/20/2016
File No: 2016-025
Prepared By: Lance Lang, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

Rezoning request from The City of Hastings Development Services Department to rezone the following tracts of land as described below:

1. Lot 1, Tri K Second Subdivision
2. Lot 1, Tri K Subdivision
3. All vacated Lots and Alleys in Blocks 1, 2, 3 & 6, and the East 51.51 feet more or less of Block 5 along with vacated South Chicago Ave., South Bellevue Ave., West "G" Street and that portion of South Lexington Ave., in Hamshers South Side Addition, City of Hastings, Adams County, Nebraska
4. Lot 2, Lincoln Heights Subdivision
5. Lot 2, Wolfe Cycle Subdivision
6. Lots 1 thru 8, Block 1, Loda Addition

Names of People/Business affected by this action:

Neighboring Property Owners

Why Planning Commission action is required:

By state law, the Planning Commission must hold a public hearing for each rezoning application and, after taking testimony from the public and city staff, must make a recommendation to the City Council whether or not to authorize the proposed change in zone.

Type of action requested:

Ordinance

Suggested motion:

Deadlines associated with action:

None.

Department head comments:

This rezoning application was originally initiated because a private citizen was interested in developing his property, but the proposed use was not allowed in C-2 zoning. As staff considered rezoning of his property from C-2 to C-3 it was found that several properties in the general area are currently zoned C-2 which is Downtown Commercial zoning district. It is uncertain how these properties were rezoned as such in the past given their distance from the central business district of about a mile.

After internal discussion, Staff decided to initiate rezoning of all six properties in this area that are currently zoned C-2, Central Business District to C-3, Commercial Business District. (See attached exhibits for current zoning and land use designations). The Future Land Use Plan of the Comprehensive Development Plan shows some of this property designated as "Commercial/Retail, South Burlington Overlay," and some of the property is designated as "Urban Residential." It should be noted that residential uses such as R-1, R-2, and R-3 housing are allowed in commercial districts. Therefore, staff decided not to amend the land use plan as the proposed C-3 commercial zoning will allow for a wide range of residential, commercial retail and commercial office uses.

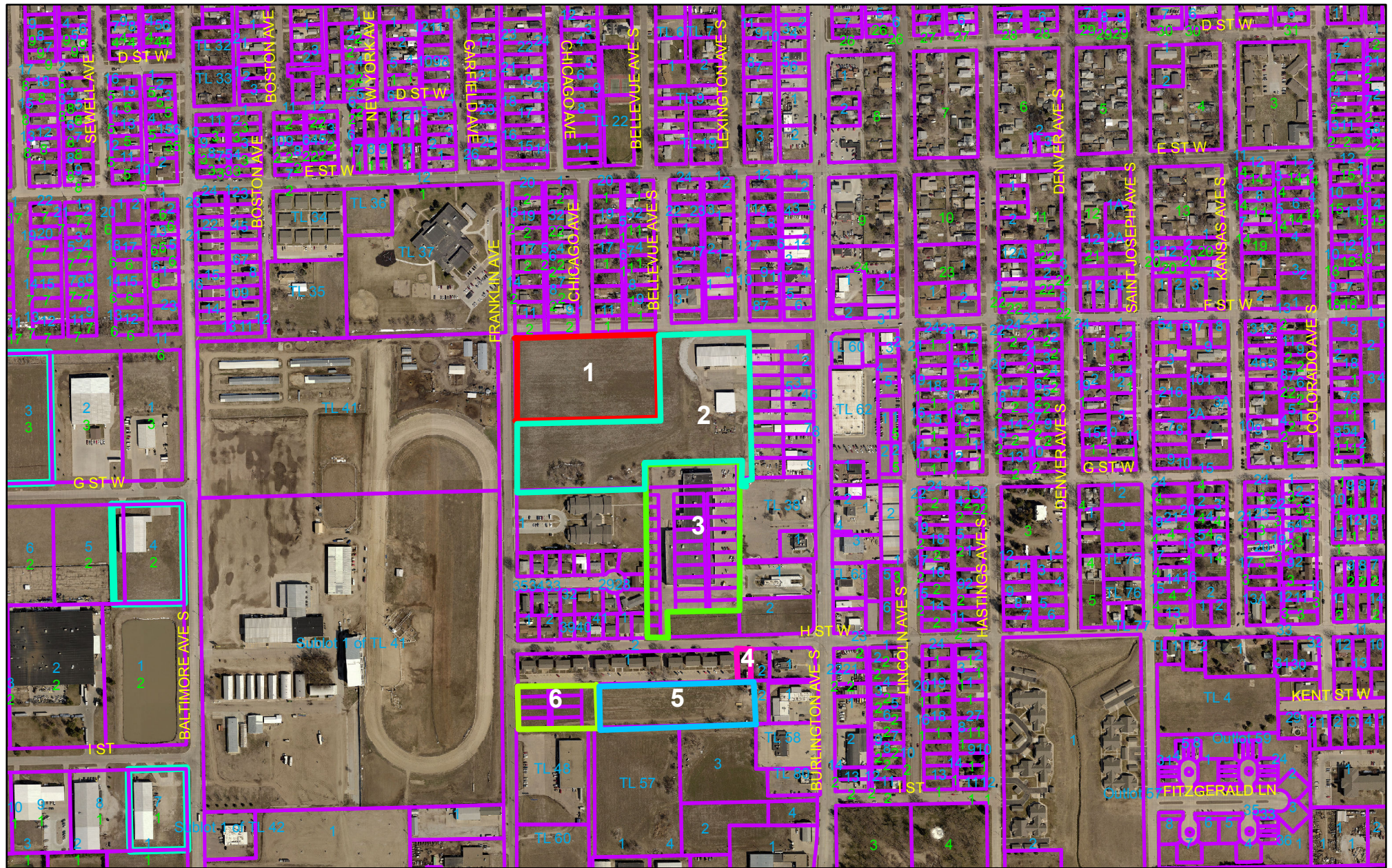
The six parcels are described as follows:

1. Lot 1, Tri K Second Subdivision
2. Lot 1, Tri K Subdivision
3. All vacated Lots and Alleys in Blocks 1, 2, 3 & 6, and the East 51.51 feet more or less of Block 5 along with vacated South Chicago Ave., South Bellevue Ave., West "G" Street and that portion of South Lexington Ave., in Hamshers South Side Addition, City of Hastings, Adams County, Nebraska
4. Lot 2, Lincoln Heights Subdivision
5. Lot 2, Wolfe Cycle Subdivision
6. Lots 1 thru 8, Block 1, Loda Addition

Recommendation:

Staff recommends that this rezoning request for multiple properties be approved as presented.

City Administrator comments:



- 1. South Central Behavioral
- 2. Tri-K Partnership
- 3. Don Mehring
- 4. Lincoln Heights Townhouses
- 5. Chris Shade
- 6. Johnson Imperial Homes

REZONING C-2 TO C-3

City of Hastings

This map is for illustration only.

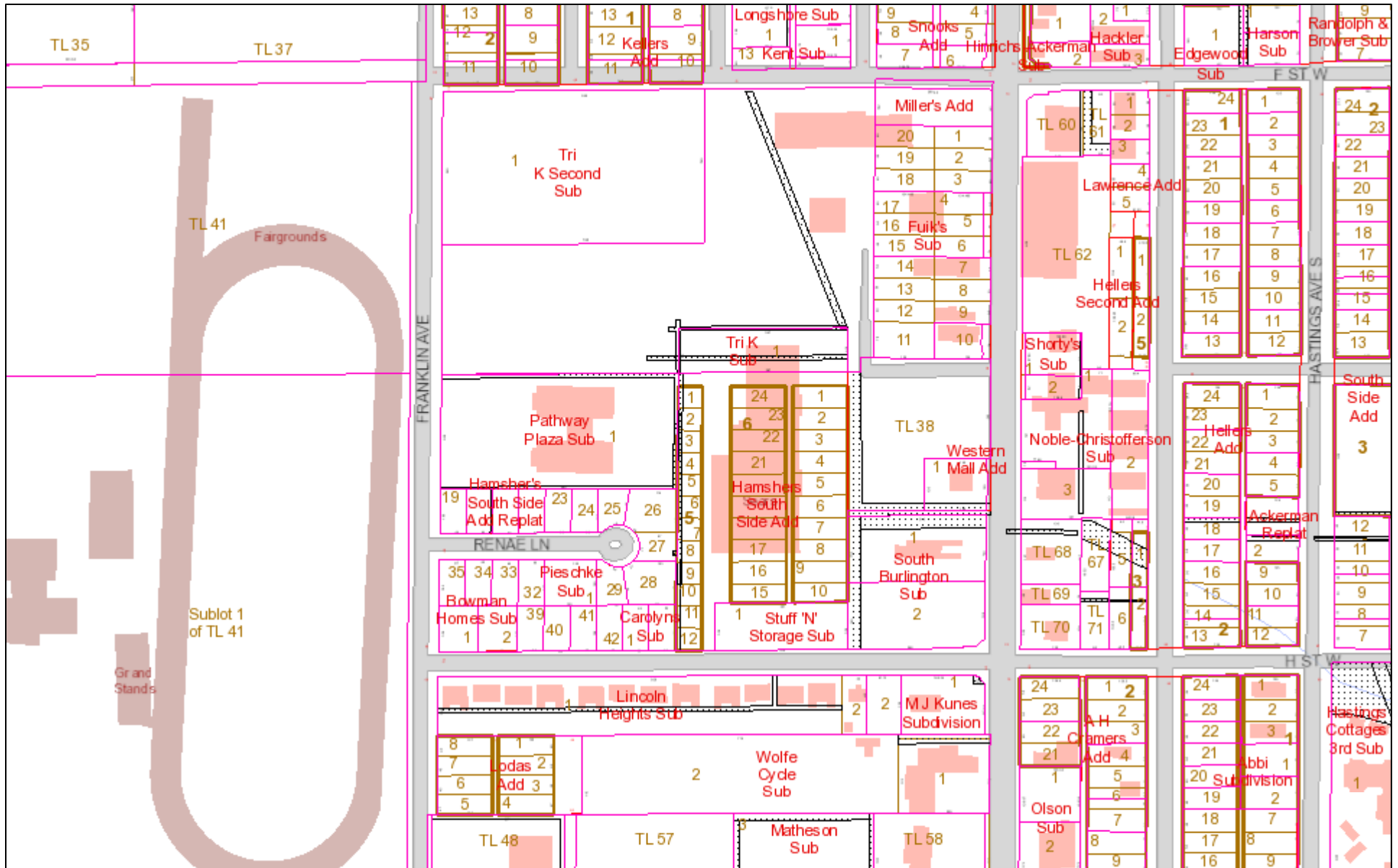


LEGAL DESCRIPTIONS

Six Properties to Be Rezoned from C-2 to C-3

1. Lot 1, Tri K Second Subdivision
2. Lot 1, Tri K Subdivision
3. All vacated Lots and Alleys in Blocks 1, 2, 3 & 6, and the East 51.51 feet more or less of Block 5 along with vacated South Chicago Ave., South Bellevue Ave., West “G” Street and that portion of South Lexington Ave., in Hamshers South Side Addition, City of Hastings, Adams County, Nebraska
4. Lot 2, Lincoln Heights Subdivision
5. Lot 2, Wolfe Cycle Subdivision
6. Lots 1 thru 8, Block 1, Loda Addition

C-2 to C-3 Rezone



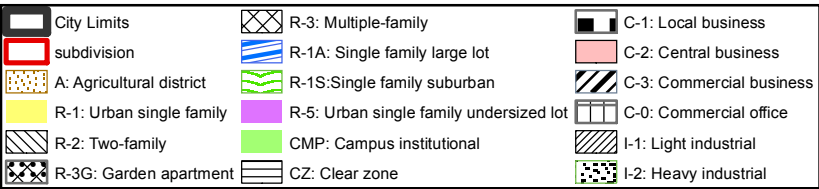
June 1, 2016

- Limits
- Subdivisions
- OneMile
- TwoMile
- Parcels
- Easements
- LOTS
- BLOCKS

1:5,000

0 0.0375 0.075 0.15 mi





City of Hastings Zoning

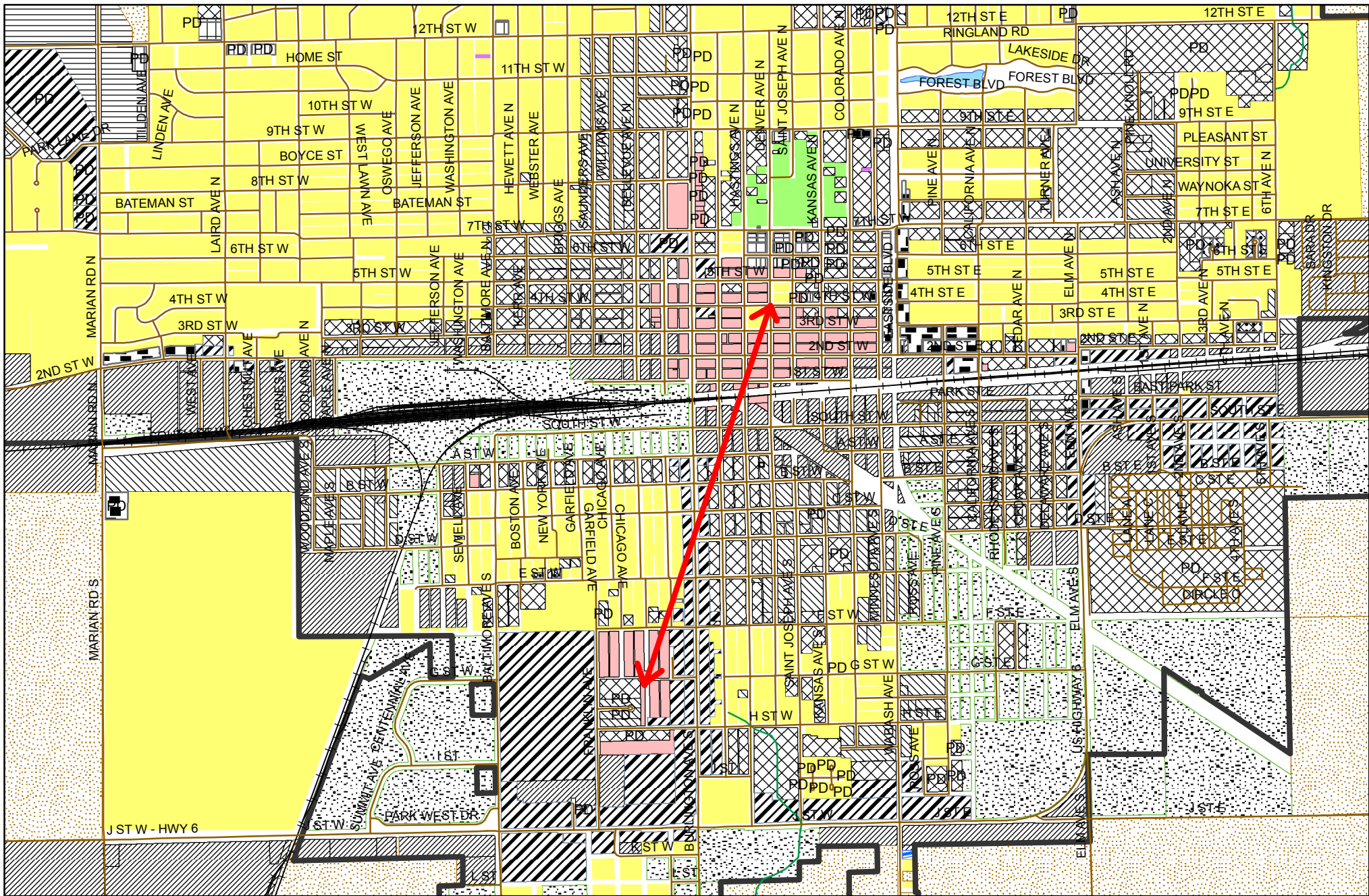
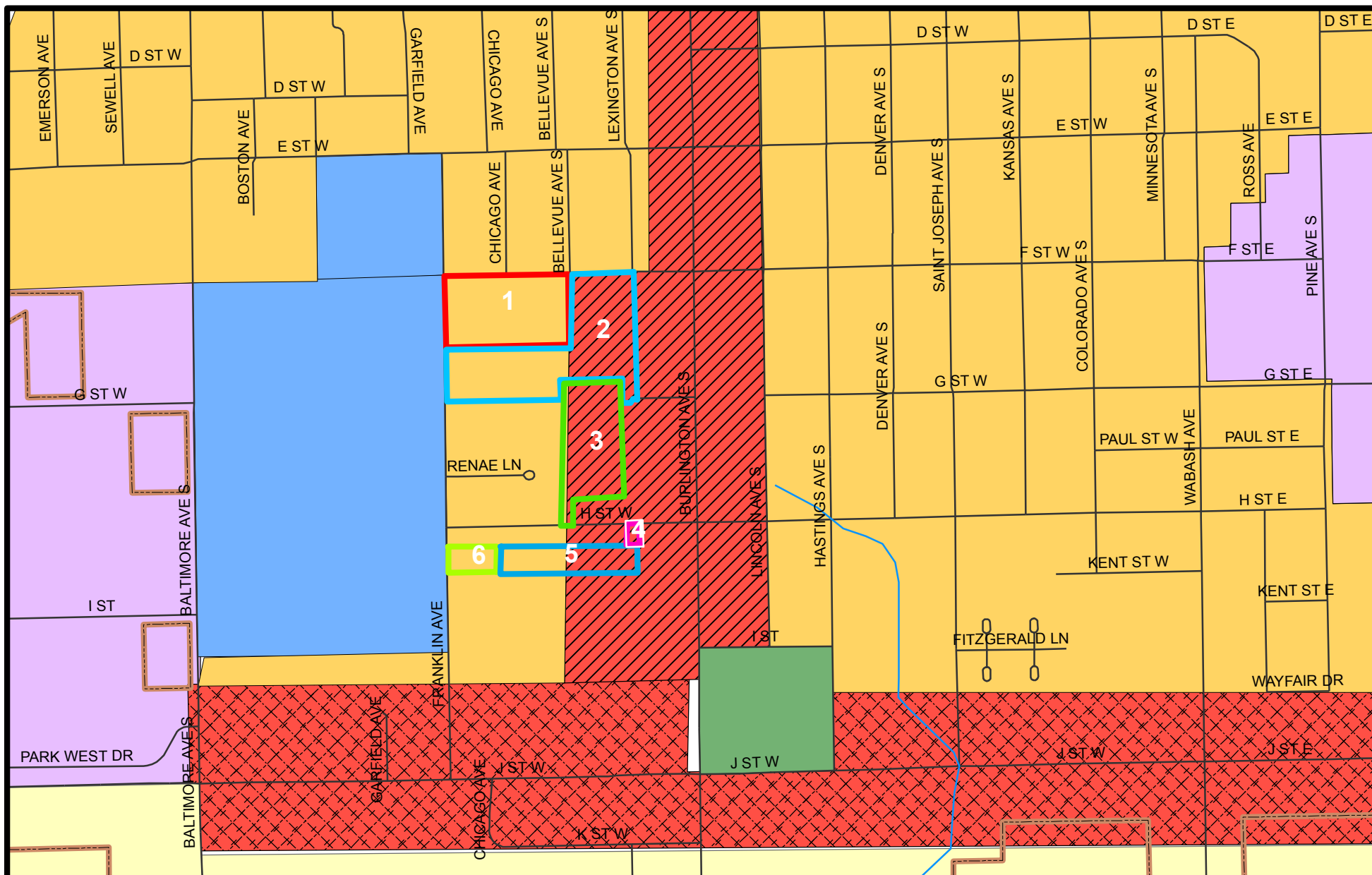


EXHIBIT 'C'

One Mile from Downtown C-2 Zoning City of Hastings Zoning



City Limits	R-3: Multiple-family	C-1: Local business
subdivision	R-1A: Single family large lot	C-2: Central business
A: Agricultural district	R-1S: Single family suburban	C-3: Commercial business
R-1: Urban single family	R-5: Urban single family undersized lot	C-0: Commercial office
R-2: Two-family	CMP: Campus institutional	I-1: Light industrial
R-3G: Garden apartment	CZ: Clear zone	I-2: Heavy industrial



Future Land Use

City of Hastings, Nebraska

0 275 550 1,100 Feet



Land Use:

-  Rural Residential
-  Suburban Residential
-  Urban Residential

-  Mixed-Use - Neighborhood
-  Mixed-Use - Community
-  Mixed-Use Downtown
-  Commercial/Retail
-  Employment/Industrial

-  Public / Semi-Public
-  Parks & Recreation
-  Agriculture

Overlay Districts:

-  South Burlington Overlay
-  Highway 6 Overlay
-  Urban Industrial Overlay
-  Floodplain
-  City Boundary
-  ETJ Boundary

ORDINANCE NO. 44xx

AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF HASTINGS, NEBRASKA TO REZONE SIX SEPARATE PARCELS LISTED BELOW FROM “C-2, DOWNTOWN BUSINESS DISTRICT” TO “C-3, COMMERCIAL BUSINESS DISTRICT”; AND TO REPEAL ANY ORDINANCE IN CONFLICT HEREWITH; AND TO PROVIDE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT.

LEGAL DESCRIPTIONS OF PARCELS TO BE REZONED:

1. Lot 1, Tri K Second Subdivision
2. Lot 1, Tri K Subdivision
3. All vacated Lots and Alleys in Blocks 1, 2, 3 & 6, and the East 51.51 feet more or less of Block 5 along with vacated South Chicago Ave., South Bellevue Ave., West “G” Street and that portion of South Lexington Ave., in Hamshers South Side Addition, City of Hastings, Adams County, Nebraska
4. Lot 2, Lincoln Heights Subdivision
5. Lot 2, Wolfe Cycle Subdivision
6. Lots 1 thru 8, Block 1, Loda Addition

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF HASTINGS, NEBRASKA:

SECTION 1. That the six properties legally described as follows:

- 1) Lot 1, Tri K Second Subdivision
- 2) Lot 1, Tri K Subdivision
- 3) All vacated Lots and Alleys in Blocks 1, 2, 3 & 6, and the East 51.51 feet more or less of Block 5 along with vacated South Chicago Ave., South Bellevue Ave., West “G” Street and that portion of South Lexington Ave., in Hamshers South Side Addition, City of Hastings, Adams County, Nebraska
- 4) Lot 2, Lincoln Heights Subdivision
- 5) Lot 2, Wolfe Cycle Subdivision
- 6) Lots 1 thru 8, Block 1, Loda Addition

Are all currently zoned “C-2, Downtown Business District”, be and the same is hereby rezoned to “C-3, Commercial Business District”.

SECTION 2. That the City Engineer is hereby directed to cause the official zoning district map of the City of Hastings, Nebraska to be changed in accordance with the foregoing

provisions.

SECTION 3. That any ordinance passed and approved prior to the passage, approval and publication or posting of this ordinance, and in conflict with its provisions, is hereby repealed.

SECTION 4. This ordinance shall take effect and be in full force from and after its passage, approval and pamphlet form, said effective date being the ____ day of _____, 2016, and this ordinance shall not be included in the Hastings City Code Book.

PASSED AND APPROVED by the Mayor and City Council of the City of Hastings, Nebraska, this ____ day of _____, 2016.

ATTEST:

Mayor

City Clerk

(S E A L)

APPROVED TO FORM:

City Attorney

Date

City Surveyor

Date



June 9, 2016

To: Planning & Zoning Commissioners
From: Linda Waldron, Fire Prevention Officer

Comments, recommendations and/or conditions for agenda items:

8. a. Continued Applications

16-016. Rezoning –

Request from Keith and Gail Dreher, property owners, to rezone a residential lot at 1255 North Adams Central Avenue from District R-1S, Single-Family Suburban Acreage Residential to District R-1A, Single-Family Large Lot Residential, property approximately 1.498 acres and described as Lot Five (5), Block One (1), Country Estates Subdivision located in the City of Hastings, Adams County, Nebraska. No Concerns

9. Public Hearings.

a. 16-020 CRA Plan Modification –

Request from Randal Chick, Director of the Community Redevelopment Authority, for review of consistency with the Hastings Comprehensive Plan and request for approval of Plan Modification #5.17.16.1 to Redevelopment Plan VII, Redline Properties L.L.C. Redevelopment Project, said property located north of 2411 East Osborne Drive, and legally described as Lot 2, Garden Subdivision in the City of Hastings, Adams County, Nebraska, according to the recorded plat thereof. No Concerns

b. 16-021 CRA Plan Modification –

Request from Randal Chick, Director of the Community Redevelopment Authority, for review of consistency with the Hastings Comprehensive Plan and request for approval of Plan Modification #5.17.16.2 to Redevelopment Plan V, Furrow Plumbing Redevelopment Project, said property located at 122 South Ash Avenue, and legally described as Lot One, Furrow/Johnson Subdivision in the City of Hastings, Adams County, Nebraska, according to the recorded plat thereof. No Concerns

1313 North Hastings Avenue, Hastings NE 68901
Phone 402-461-2350 Fax 402-461-2358
hfd@hastingsfire.org www.hastingsfire.org

Any Problem, Any Time, Any Where

c. **16-022** CRA Plan Modification –

Request from Randal Chick, Director of the Community Redevelopment Authority, for review of consistency with the Hastings Comprehensive Plan and request for approval of Plan Modification #5.17.16.3 to Redevelopment Plan V, Steve Johnson Redevelopment Project, said property located south of 122 South Ash Avenue, and legally described as Lot 2, Furrow/Johnson Subdivision in the City of Hastings, Adams County, Nebraska, according to the recorded plat thereof. No Concerns

d. **16-023** Conditional Use Permit – Downtown Micro-Brewery

Request from Thomas Kluver representing Steeple Brewing Company, for a Conditional Use Permit to operate a craft brewery to be known as “Steeple Brewing Company” on property zoned C-2, Central Business District, Lot 5, Block 27, Original Town of Hastings, property located at 717 West 1st Street. No Concerns

e. **16-024** Conditional Use Permit – Large Scale Wind Energy Generator

Request from Matt Robinette of Bluestem Energy Solutions partnering with Hastings Central Community College Energy Project with a request for approval of a Conditional Use Permit to locate and operate a 432-foot tall wind turbine near the southwest corner of the Southwest Quarter of Section 15, Township 7 North, Range 9 West of the 6th Principal Meridian in Adams County, Nebraska, entire tract containing 151.51 acres, more or less. No Concerns

f. **16-025** Rezoning – Multiple properties from C-2 to C-3

Rezoning request from The City of Hastings Development Services Department to rezone the following tracts of land as described below:

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 4. Lot 2, Lincoln Heights Subdivision
 5. Lot 2, Wolfe Cycle Subdivision
 6. Lots 1 thru 8, Block 1, Loda Addition
- No Concerns