

HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Monday, August 20, 2018 at 4:00 PM in the City Building, 220 North Hastings Avenue.

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. Public Notice - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, August 17, 2018. Pursuant to Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material which will be discussed at today's meeting is located at the back of the Council Chambers. Also, a current copy of the Nebraska Open Meetings Act is posted on the south wall of the Council Chambers which is accessible to members of the public.
6. Approval of Minutes
 - a. Meeting of July 16, 2018
7. Special Order of Business
8. Unfinished Business
 - a. Continued Applications - None
 - b. Tabled Applications - None
 - c. Postponed Applications - None
 - d. Unfinished Applications - None
9. Public Hearings.
 - a. **2018-026.** Public hearing at the request of David Ost diek on behalf of Prataria Ventures, LLC for Resolution No 2018-46, a Plan Modification #07.24.18 to Redevelopment Area No. XIV for Lot 1, Block 2 of North Park Commons Addition to the City of Hastings, Adams County, Nebraska, generally located east of Osborne Drive East and south of 33rd Street.
 - b. **2018-027.** A public hearing at the request of Jeff Halloran representing JTH Enterprises, L.L.C., for Resolution 2018-47, a Conditional Use Permit amendment to allow off-street parking spaces for outdoor vehicle storage.
 - c. **2018-029.** Public hearing at the request of the Development Services Department on Ordinance 4563, an amendment to Chapter 34-211 changing restrictions on the maximum height of principal structures in the C-3 Commercial Business district from 35 feet to 90 feet.

Planning Commission Agenda

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- d. **2018-034.** Public hearing on the request of THOAR, LLC for Ordinance 4564, an amendment to the zone designation of "CP-2 Commercial Business Planned District" for Lot 1, Lofts Subdivision, an Administrative Re-plat of Lots 1 through 7, Davis Addition, and Lots 4 and 5 of Block 27, Original Town of Hastings, all located in the City of Hastings, Adams County, Nebraska, commonly addressed as 713, 715, 717, 721, and 737 West 1st Street.

Ordinance No. 4564 amending zoning of "CP-2 Commercial Business Planned District" for Lot 1, Lofts Subdivision to the City of Hastings, Adams County, Nebraska.

- e. **2018-035.** Public hearing at the request of applicant Russ Dudrey on behalf of the Church of Christ for Resolution 2018-49, a Conditional Use Permit amendment for the church to encroach into required building setbacks to add a front canopy and ADA ramp for the following tracts of land: Lots 1-5 and Lots 12-16 of Block 6, Parkhill Addition to the City of Hastings, Adams County, Nebraska, commonly addressed as 1131 North Laird Avenue.
- f. **2018-028.** Public hearing at the request of Jerry Bumgardner representing Crossroads Center, a Nebraska Non-profit Corporation for Resolution 2018-48, a Conditional Use Permit amendment to update permit conditions and to allow subletting of a portion of the property.

10. Subdivisions

- a. **2018-032.** A preliminary/final plat for J and P Subdivision, an 8.77 acre subdivision located in the Southwest Quarter (SW4) of Section 16, Township 7 North, Range 10 West within the two-mile Extraterritorial Jurisdiction (ETJ) boundary of the City of Hastings, Adams County, Nebraska.
- b. **2018-033.** A preliminary plat for Wildcat Acres Subdivision, a 43.95 acre subdivision located in a portion of the Southwest Quarter (SW4) of Section 22, Township 7 North, Range 10 West of the 6th P.M., Adams County, Nebraska being within the two-mile Extraterritorial Jurisdiction (ETJ) of the City of Hastings, Adams County, Nebraska, generally located north of Idlewilde Road and east of South Southern Hills Drive.

11. Reports

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

Adjourn

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Monday, July 16, 2018

Pursuant to due call and notice thereof, a meeting of the Hastings Planning Commission was conducted in the City Building, 220 North Hastings Avenue, on July 16, 2018.

The meeting was called to order at 4:00 p.m. in Regular Session by Chair Rosenberg with the following members present: Jodi Graves, Marshall Gaines, Gavin Raitt, Dale Hamburger, Chuck Rosenberg, Lou Kully. Absent: Mac Rundle, Dave Johnson, Rakesh Srivastava, Alternate Megan Arrington-Williams, alternate Willis Hunt.

Chair Rosenberg led the group in recital of the Pledge of Allegiance to the United States of America.

Moved by Gaines, seconded by Graves, to adopt the current agenda for the July 16, 2018 Planning Commission meeting. Roll Call: Ayes: Rosenberg, Gaines, Hamburger, Kully, Raitt, Graves. Nays: None. Absent: Rundle, Johnson, Srivastava, Alternate Arrington-Williams, alternate Willis Hunt. The motion carried.

Chair Rosenberg read the Public Notice - Pursuant to Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material which will be discussed at today's meeting is located at the back of the Council Chambers. Also, a current copy of the Nebraska Open Meetings Act is posted on the south wall of the Council Chambers which is accessible to members of the public.

Moved by Hamburger, seconded by Raitt, to approve the minutes of the May 21, 2018, Planning Commission meeting. Roll Call: Ayes: Rosenberg, Gaines, Hamburger, Kully, Raitt, Graves. Nays: None. Absent: Rundle, Johnson, Srivastava, Alternate Arrington-Williams, alternate Willis Hunt. The motion carried.

9. Public Hearings.

a. 2018-020. Public hearing at the request of THOAR, LLC to consider Ordinance No. 4559 to change zoning from "C-2 Commercial Business" and "I-1 Light Industrial" to "CP-2 Commercial Business Planned District" for Lot 1, Lofts Subdivision of the City of Hastings, Adams County, Nebraska.

The legal was read into the record.

The Chair declared the public hearing open.

Don Threewitt stated this application is for a change in zoning to allow flexibility for signage in the Block 27 loft development. Staff supports a recommendation to change zoning to CP-2 Commercial Business Planning District.

The Chair declared the public hearing closed.

Moved by Gaines, seconded by Kully, to recommend approval to the City Council, Ordinance No. 4559, changing zoning to "CP-2 Commercial Business Planned District" for Lot 1, Lofts Subdivision of the City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Rosenberg, Gaines, Hamburger, Kully, Raitt, Graves. Nays: None. Absent: Rundle, Johnson, Srivastava, Alternate Arrington-Williams, alternate Willis Hunt. The motion carried.

b. 2018-021. Public hearing at the request of Ryan Mousel on behalf of Hastings MOB, LLC for Resolution 2018-34, a Plan Modification #06.19.18.A to Redevelopment Area Number VI for a portion of Lots 7, 8, 13, and 14, Block 3 of Buswell's Addition to the City of Hastings, Adams County, Nebraska, generally located north of 7th Street and west of Kansas Avenue.

The legal was read into the record.

The Chair declared the public hearing open.

Don Threewitt stated this is a plan modification for the Mary Lanning hospital parking lot for the construction of a medical office building. The activities include site acquisition, preparation, public infrastructure, façade enhancements and other TIF-eligible expenditures. The redevelopment plan conforms with the general plan for the development of the city as a whole. Staff supports a recommendation to approve the Plan Modification.

Andrew Willis, 233 S. 13th St., Lincoln, Nebraska. He is representing Hastings MOB, LLC. and the developer for this project. He stated they would be acquiring the existing Medical Services Building, constructing a second office building of about the same size, and a project of approximately \$23 million. The amount of site acquisition is quite substantial. Unlike most TIF projects, this project will generate tax dollars from the start. The property currently is tax-exempt. The goals are increasing services, allowing more efficient delivery of services on the campus, and encourage collaborative networks between Mary Lanning Memorial Hospitals and local businesses that supports the goals of each.

The Chair declared the public hearing closed.

Moved by Hamburger, seconded by Graves, to recommend approval to the City Council, Resolution 2018-34, a Plan Modification #06.19.18A to Redevelopment Area Number VI for a portion of Lots 7, 8, 13, and 14, Block 3 of Buswell's Addition to the City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Rosenberg, Gaines, Hamburger, Kully, Raitt, Graves. Nays: None. Absent: Rundle, Johnson, Srivastava, Alternate Arrington-Williams, alternate Willis Hunt. The motion carried.

c. 2018-022. Public hearing at the request of Tim and Shellie Faris to consider approval of Resolution 2018-35, a Plan Modification #06.19.18.B to Redevelopment Area Number I for Lots One, Two, and Three (1-3), Block 26, of Original Town, now the City of Hastings, Adams County, Nebraska, commonly addressed as 601-609 West 1st Street, Hastings, Nebraska.

The legal was read into the record.

The Chair declared the public hearing open.

Don Threewitt stated this is a Plan Modification for the Phelps Building for first floor commercial space and upper residential. The modification calls for site acquisition, preparation, infrastructure, and façade enhancements and other TIF-eligible expenditures. The redevelopment plan conforms with the general plan for the city as a whole. Staff supports a recommendation to approve the Plan Modification.

Randy Chick, 520 W. 1st Street, #200, Hastings, Nebraska on behalf of the Community Redevelopment Authority. The building is currently owned by the CRA. Tim and Shellie Faris

have put together a plan and it is subject to obtaining assistance with tax increment financing. He asked for the Commission's support.

The Chair declared the public hearing closed.

Moved by Kully seconded by Raitt to recommend approval to the City Council, Resolution 2018-35, a Plan Modification #06.19.18.B to Redevelopment Area Number I for Lots One, Two, and Three (1-3), Block 26, of Original Town, now the City of Hastings. Roll Call: Ayes: Rosenberg, Gaines, Hamburger, Kully, Raitt, Graves. Nays: None. Absent: Rundle, Johnson, Srivastava, Alternate Arrington-Williams, alternate Willis Hunt. The motion carried.

d. 2018-023. Public hearing at the request of Cliff Mesner on behalf of Mesner Development Company to consider Resolution 2018-36, a Plan Modification #06.19.18.C to Redevelopment Area Number XIV for a portion of Lot 1, Block 4, North Park Commons Addition to the City of Hastings, Adams County, Nebraska, generally located north of 26th Street and east of Osborne Drive East.

The legal was read into the record.

The Chair declared the public hearing open.

Don Threewitt stated this plan modification is for the redevelopment of Lot 1, Block 4, North Park Commons for workforce housing. The redevelopment plan conforms to the plan for the City of Hastings. Staff supports a recommendation to approve the Plan Modification.

Randy Chick, 520 W 1st St., Hastings, Nebraska. He stated this development will provide for up to 58 units of much needed housing over two phases and meets a large need for housing. He asked the Planning Commission for their support.

The Chair declared the public hearing closed.

Moved by Graves, seconded by Hamburger, to recommend approval to the City Council, Resolution 2018-36, a Plan Modification #06.19.18.C to Redevelopment Area Number XIV for a portion of Lot 1, Block 4, North Park Commons Addition to the City of Hastings. Roll Call: Ayes: Rosenberg, Gaines, Hamburger, Kully, Raitt, Graves. Nays: None. Absent: Rundle, Johnson, Srivastava, Alternate Arrington-Williams, alternate Willis Hunt. The motion carried.

Chair Rosenberg stated the next item: e. 2018-024 Public hearing on the request of Chris Johnson on behalf of First Assembly of God Church for Ordinance No. 4560, a change of zoning from "R-1 Single family Residential" to "R-3 Multiple family Residential" for Lots 1 through 5 of North Shore West Subdivision of the City of Hastings, Adams County, Nebraska, generally located north of 33rd Street and east of Fisherman Lane was postponed at the request of the applicant.

10. Subdivisions

a. 2018-025. A Preliminary/Final Plat for P&L Spady Subdivision, a replat of all of Lot 1, Great Plains Subdivision, in the City of Hastings, Adams County, Nebraska.

Don Threewitt stated this Preliminary Final Plat is a division of the existing Spady Automotive parcel. The owner wishes to consider a commercial or multi-family development to the east of the dealership, and maintain the detention pond on a new, separate lot. Staff supports a recommendation to approve the P & L Spady Subdivision.

Moved by Kully, seconded by Hamburger, to recommend approval to the City Council, the Preliminary/Final plat for P & L Spady Subdivision in the City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Rosenberg, Gaines, Hamburger, Kully, Raitt, Graves. Nays: None. Absent: Rundle, Johnson, Srivastava, Alternate Arrington-Williams, alternate Willis Hunt. The motion carried.

11. Reports

a. Committee Reports

The Ad Hoc Committee meet on June 20, 2018. Signage in Adams County was discussed. An August meeting is scheduled.

c. Staff Reports

The solar moratorium was passed last month. The City has contracted with Marvin Contracting Consultants to write the solar zoning code at a cost of \$2,500.00. The deadline is December 31st, and the goal is to beat that timeframe by several months. A tour of a development in Central City has been scheduled and to have discussions with solar developers.

Orion Planning & Design has been contracted with to draft a sign code update at a cost of \$5,000.00. A highly graphic, easy to read, flexible code is what we are looking for and to meet the Supreme Court's intent for content neutral. Six weeks is the timeframe in which staff would like to bring it forward to the Planning Commission.

Two meeting are scheduled for the Railroad Quiet Crossing Open House, July 18th. The Railroad Crossing Committee will report what sort of treatments are available, what can be done design-wise, what can be done based on the Department of Transportation, FRA regulations for the quite crossings. We are also hoping to get feedback from the public as far as what area the city needs to focus on.

The West 12th Street (Area 13) Visioning Meetings are scheduled for July 25th and 26th. The consultants are going to give an overview and at the wrap-up session, they will give ideas of what they have heard. The area includes the Hastings Airport, the Imperial Mall, Village Inn, and several of the other undeveloped properties in the area.

Internal planning and design work has begun on 42nd Street.

Chair Rosenberg stated that Willis Hunt was appointed an alternate of the Planning Commission at the last City Council meeting. Willis has a lot of history with the City and has a wealth of knowledge. We welcome him to the Planning Commission.

Adjourn

Chairman

Department: Development Services
Staff Contact:
Planning Commission Meeting Date: 08/20/2018
File No: 2018-026
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing at the request of David Ost diek on behalf of Prataria Ventures, LLC for Resolution No 2018-46, a Plan Modification #07.24.18 to Redevelopment Area No. XIV for Lot 1, Block 2 of North Park Commons Addition to the City of Hastings, Adams County, Nebraska, generally located east of Osborne Drive East and south of 33rd Street.

Names of People/Business affected by this action:

The applicant, the people of Hastings, the Community Redevelopment Authority, the taxing authorities within Adams County, and the City.

Why Planning Commission action is required:

Prior to recommending a redevelopment plan to the governing body for approval, an authority shall submit such plan to the planning commission or board of the city in which the redevelopment project area is located for review and recommendations as to its conformity with the general plan for the development of the city as a whole. The planning commission or board shall submit its written recommendations with respect to the proposed redevelopment plan to the authority within thirty days after receipt of the plan for review. Upon receipt of the recommendations of the planning commission or board or, if no recommendations are received within such thirty days, then without such recommendations, an authority may recommend the redevelopment plan to the governing body of the city for approval (N.R.S. 18-2112).

Type of action requested:

Resolution

Suggested motion:

Motion to recommend approval of Resolution 2018-46, a Plan Modification #07.24.18 to Redevelopment Area Number XIV for Lot 1, Block 2 of North Park Commons Addition to the City of Hastings, Adams County, Nebraska.

Deadlines associated with action:

This item is scheduled to be considered at the September 10, 2018 regular meeting of the City Council.

Department head comments:

This plan modification advances the redevelopment of Lot 1, Block 2 of North Park Commons Addition to the City, for the construction of workforce housing to include 84 rental units consisting of 6 studios, 42 one-bedroom, 33 two-bedroom, and 3 three-bedroom units contained within 3, 28-unit buildings. The activities include site acquisition, preparation, public infrastructure, facade enhancements and other TIF-eligible expenditures.

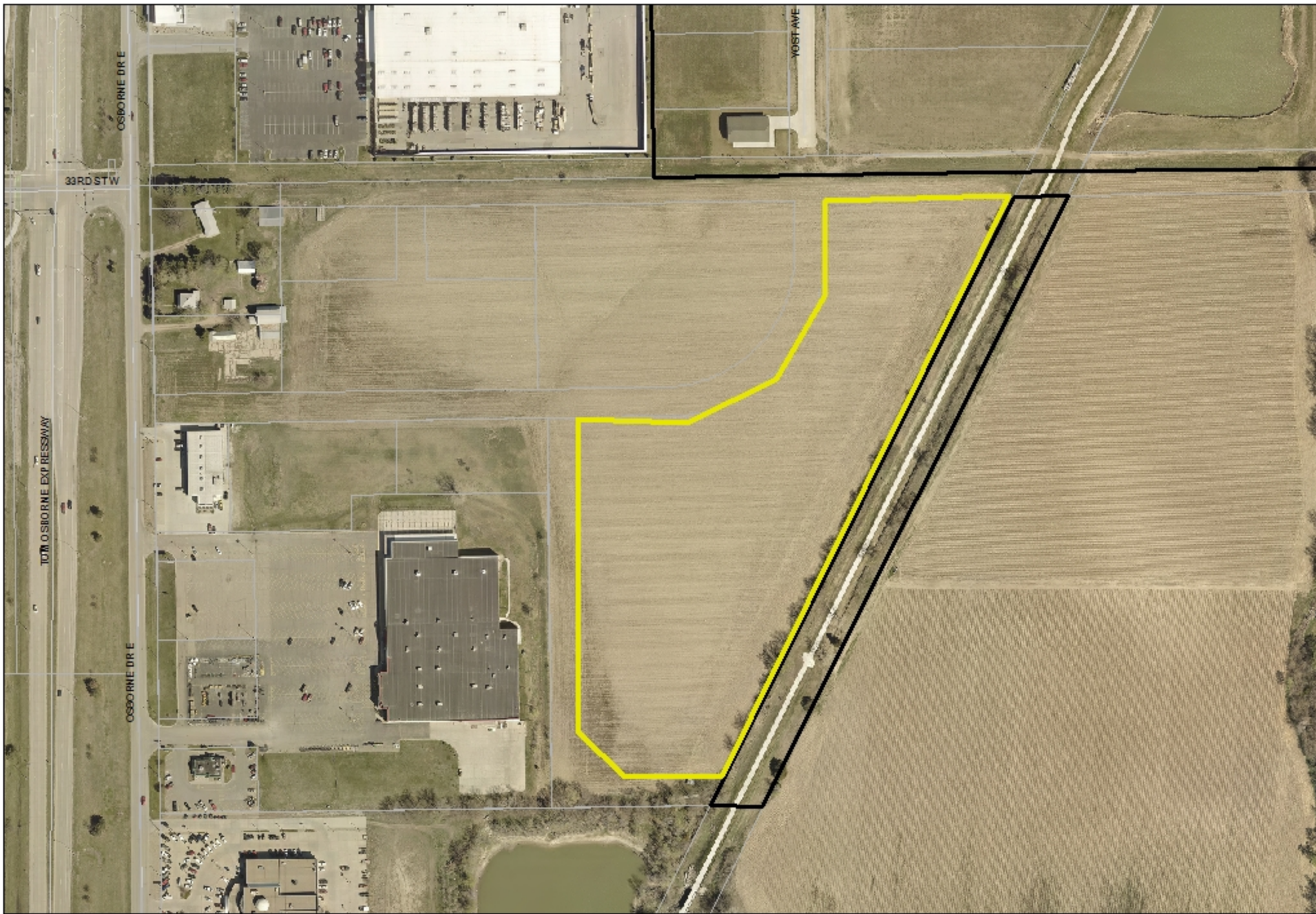
The Commission shall find that the redevelopment plan conforms with the general plan for the development of the city as a whole.

In Imagine Hastings, the Future Land Use plan designation for the area is Employment. However, with the development of North Park Commons, the area is more suited to a designation of Mixed-Use Commercial. A Comprehensive Plan amendment will be filed in concert with a zone change and a re-plat of the area.

The current and proposed zoning is "AP, Agricultural Planned District" which is a preliminary designation. The project proponent intends to file a zone change to "R-3, Multiple-family Residential" which would be consistent with the adjacent current and planned development patterns in the area.

Recommendation:

Staff supports a motion to recommend approval of Resolution 2018-46, a Plan Modification #7.24.18 to Redevelopment Area XIV for Lot 1, Block 2 of North Park Commons Addition to the City of Hastings, Adams County, Nebraska.



Prattaria LLC Existing Land Use

REDEVELOPMENT PLAN XIV
PLAN MODIFICATION NO. 7.24.18
(NPC Phase 1, LLC Redevelopment Project)

The Community Redevelopment Authority (CRA) of the City of Hastings intends to amend the Redevelopment Plan for Area #14 within the city, pursuant to the Nebraska Community Development Law (the "Act") and provide for the financing of a specific redevelopment related project in Area #14.

Executive Summary:

Project Description

THE PROJECT CONSISTS OF PURCHASE AND REDEVELOPMENT OF THE PROPERTY LOCATED EAST OF 31ST STREET AND SOUTH OF 33RD STREET ON UP TO 4.4 ACRES IN LOT 1, BLOCK 2, NORTH PARK COMMONS ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA. THE PROPERTY WILL BE ACQUIRED, INFRASTRUCTURE INSTALLED AND THE DEVELOPER WILL CONSTRUCT THREE APARTMENT BUILDINGS CONSISTING OF 84 STUDIO, ONE, TWO AND THREE BEDROOM APARTMENTS TARGETED FOR WORKFORCE HOUSING.

NPC Phase 1, LLC will utilize Tax Increment Financing to aid in acquisition, infrastructure expenses and related construction costs associated with the purchase and development of workforce housing on approximately 4.4 acres in the North Park Commons subdivision.

The project will include the development of 84 apartments on the east side of the subdivision to help meet the needs of workforce housing in the community. The apartment buildings will be built by Chief Construction and Development Co. and managed by Perry Reid Properties of Omaha, Nebraska. The development will provide a variety of different floor plans and will include 6 studios, 42 one bedroom units, 33 two bedroom units, and 3 three bedroom units. Rents will be based on a market study conducted by the developer and will run from \$700 to \$1,200 per month depending upon the size of the unit. Average rental rates for the total project will be approximately \$.96 cents per square foot. HEDC and the City of Hastings applied for and received funding from the Rural Workforce Housing Fund. A \$950,000 low interest loan from this fund will buy down the cost of these units by reducing interest costs thereby allowing the developer to charge lower rents. This project would not be possible without the use of TIF and the purchase of the property and construction of apartments is subject to approval of TIF funding.

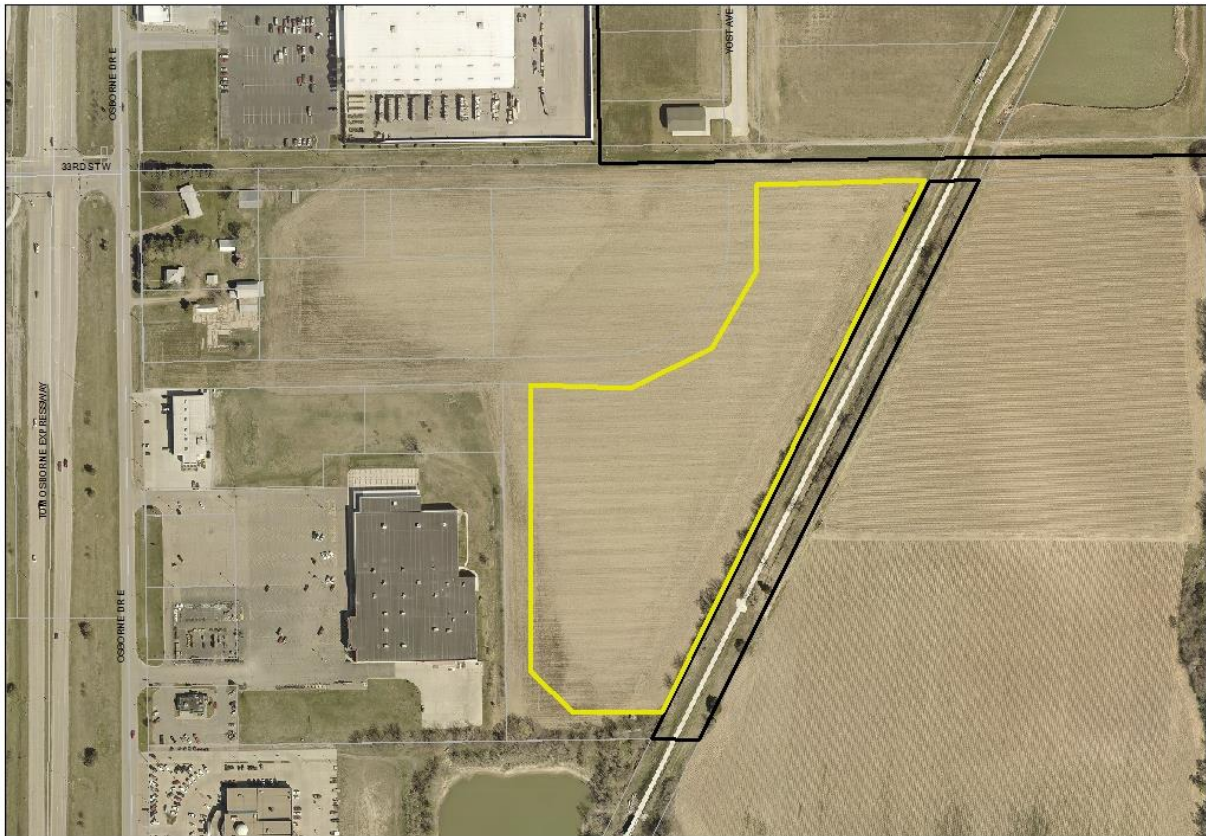
TAX INCREMENT FINANCING TO PAY FOR THE ACQUISITION OF THE PROPERTY, SITE DEVELOPMENT, INSTALLATION OF INFRASTRUCTURE, WILL COME FROM THE FOLLOWING REAL PROPERTY:

Property Description (the "Redevelopment Project Area")

West of Osborne Drive East and south of 33rd Street on up to 4.4 acres in Block 2, Lot 1, of North Park Commons Addition to the City of Hastings, Adams County, Nebraska.

Legal Descriptions: Up to 4.4 acres in Block 2, Lot 1, of North Park Commons Addition to the City of Hastings, Adams County, Nebraska. (See attached map)

Map of Existing Land Use and Proposed Redevelopment Site



Prattaria LLC Existing Land Use



The tax increment will be captured for the tax years 2020 through 2034 inclusive. Provided, however, if there is no increase in valuation for the 2020 tax year, the increment will be captured beginning in the year when an increase in value is available for capture and ending fifteen years later.

The real property ad valorem taxes on the current valuation will continue to be paid to the normal taxing entities. The increase in value will come from the new construction of up to 84 workforce housing apartments as permitted in the R-3 Residential Zoning District. The tax increment will be captured for the tax years 2020 through 2034 inclusive. Provided, however, if there is no increase in valuation for the 2020 tax year, the increment will be captured beginning in the year when an increase in value is available for capture and ending fifteen years later.

Total project costs for the three apartment buildings with 84 units are estimated to be \$10,900,000. The anticipated project valuation when completed is approximately \$8,105,000 and the developer projects an incremental valuation increase of approximately \$8,087,346.

Statutory Pledge of Taxes.

In accordance with Section 18-2147 of the Act and the terms of the Resolution providing for the issuance of the TIF Note, the Authority hereby provides that any ad valorem tax on the Redevelopment Project Area for the benefit of any public body be divided for a period of fifteen years after the effective date of this provision as set forth in the Redevelopment Contract, consistent with this Redevelopment Plan, Said taxes shall be divided as follows:

- a) That portion of the ad valorem tax which is produced by 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 all other taxes collected by or for the bodies; 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 the principal of; the interest on, and any premiums due in connection with the bonds, loans, notes, or advances on money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such Authority for financing or refinancing, in whole or in part, a redevelopment project. When such bonds, loans, notes, advances of money, or indebtedness including interest and premium due have been paid, the Authority shall so notify the County Assessor and County Treasurer and all ad valorem taxes upon real property in such redevelopment project shall be paid into the funds of the respective public bodies.

Pursuant to Section 18-2150 of the Act, the ad valorem tax so divided is hereby pledged to the repayment of loans or advances of money, or the incurring of any indebtedness, whether funded, refunded, assumed, or otherwise, by the CRA to finance or refinance, in whole or in part, the redevelopment project, including the payment of the principal of, premium, if any, and interest on such bonds, loans, notes, advances, or indebtedness.

Redevelopment Plan Amendment Complies with the Act:

The Community Development Law requires that a Redevelopment Plan and Project consider and comply with a number of requirements. This Plan Amendment meets the statutory qualifications as set forth below.

- 1. The Redevelopment Project Area was first declared blighted and substandard by action of the Hastings City Council on September 11, 2017 (§18-2109) Such declaration was made after a public hearing with full compliance with the public notice requirements of §18-2115 of the Act,**
- 2. Conformation to the General Plan for the Municipality as a whole. (§18-2103 /13) (a) and §18-2110)**

Hastings adopted a Comprehensive Plan on February 24, 2009. This redevelopment plan amendment and project are consistent with the Comprehensive Development Plan, in that no changes in the Comprehensive Development Plan elements are intended. This plan merely provides funding for the developer to construct workforce housing for residential uses on this property as defined by the current and effective zoning regulations. The Hastings Planning Commission held a public hearing at their meeting on August 20, 2018 and approved Plan Modification 7.24.18 to Redevelopment Plan XIV confirming that this project is consistent with the Comprehensive Development Plan for the City of Hastings.

- 3. The Redevelopment Plan must be sufficiently complete to address the following items: (§18-2103/13) (b)**

a. Land Acquisition:

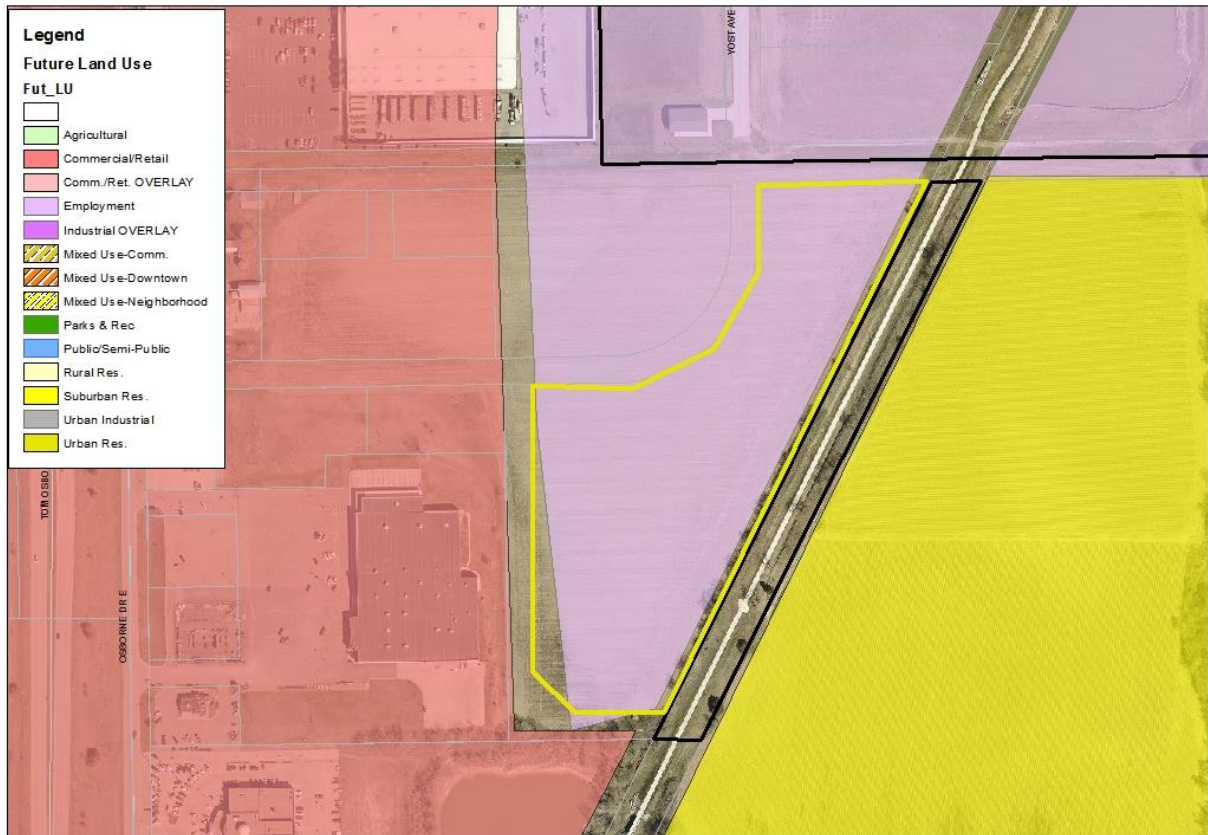
The Redevelopment Plan for Area XIV provides for real property acquisition and this plan amendment does not prohibit such acquisition. Hastings Economic Development Corporation is the current owner of the ground on which the Project will be constructed. The parcel on which the NPC Phase 1, LLC Redevelopment Project will be constructed will be purchased by the developer.

b. Demolition and Removal of Structures:

The project to be implemented with this plan does not provide for the demolition and removal any structures on this property.

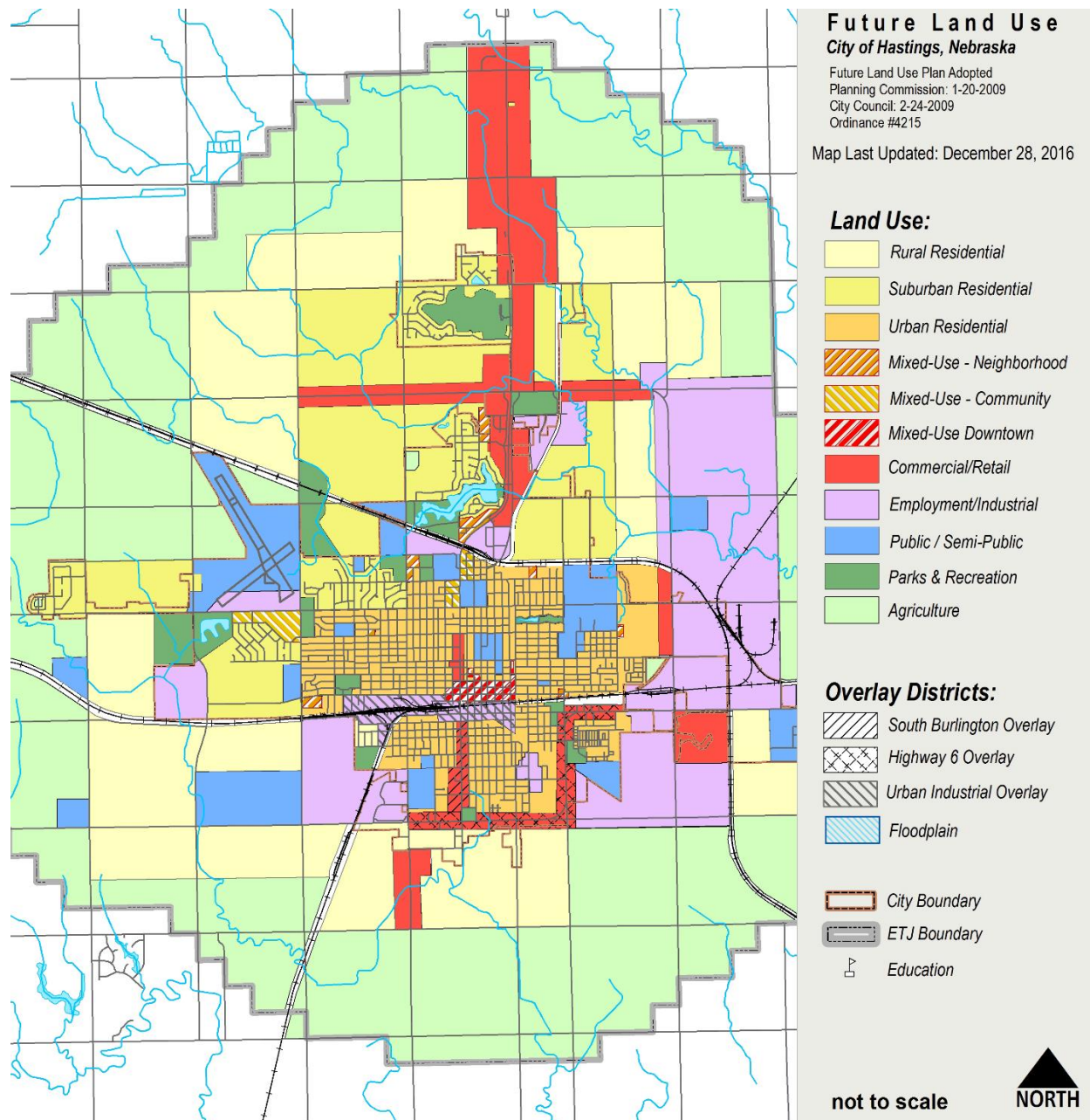
c. Future Land Use Plan

See the attached map from the 2009 Hastings Comprehensive Development Plan. All of the area to the south and east of the site in private ownership is planned for residential development and ancillary uses. The land to the west and north is planned for commercial uses. This property is currently owned by Hastings Economic Development Corporation and a sale is contemplated to the developer. [§18-2103(b) and §18-2111) The attached map also is an accurate site plan of the area after redevelopment. [§18-2111(5))



Prattaria LLC Existing Land Use

Future Land Use Map



d. Changes to zoning, street layouts and grades or building codes or ordinances or other planning changes

The area is currently zoned Agriculture and a zoning change to R-3 Residential is anticipated with this project. The property will be graded and new streets will be constructed in conjunction with the plat to be filed with the City of Hastings. No changes are anticipated in building codes or ordinances, nor are any other planning changes contemplated. [§18-2103(b) and §18-2111]

e. Site Coverage and intensity of Use

The developer is proposing to construct up to 84 apartments, garages and parking and plans to meet the applicable regulations regarding site coverage and intensity of use. [§18-2103(b) and §18-2111]

f. Additional Public Facilities or Utilities

Sewer, water and paving will be installed by the developer to support this development. Sufficient electric utilities and gas lines will also be installed by the developer for the proposed construction of these apartments. The developer will be responsible for installing any sidewalks required for the project. No other utilities would be impacted by the development. [§18-2103(b) and §18-2111]

4. The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation. This property has previously been utilized for farm ground and agriculture related uses and no relocation is contemplated or necessary. [§18-2103.02]

5. No member of the Authority, nor any employee thereof holds any interest in any property in this Redevelopment Project Area. [§18-2106]

6. Section 18-2114 of the Act requires that the Authority consider:

1. Method and cost of acquisition and preparation for redevelopment and estimated proceeds from disposal to redevelopers.

Land acquisition and the development costs for infrastructure are estimated to be \$665,640.50. Development costs for land acquisition, site development, sewer, water, paving, environmental, engineering and planning costs, capitalized interest and other TIF eligible expenditures will be paid for by TIF funds. Financing for the Phase 1 workforce housing apartments will be secured by the Developer and is anticipated to be in the form of a conventional mortgage loan and a soft second mortgage loan provided by the HEDC Rural Workforce Housing Loan Program. Based on current projections, the Developer is seeking \$1,800,000 in TIF to make the Project economically viable and the Developer believes the project is not feasible without the assistance of TIF.

2. Statement of proposed method of financing the redevelopment project.

The developer will provide all necessary financing for the project. Funding for the 84 apartments will be come from a combination of a conventional first mortgage bank loan in the amount of \$7,150,000, a second mortgage loan from the HEDC Rural Workforce Housing Loan Fund in the amount of \$950,000, and private equity of \$1,100,000. The Authority will assist the project by providing \$1,800,000 from the proceeds of tax increment financing which after TIF loan interest is paid will result in approximately \$2,713,290 of direct aid to the project. This indebtedness will be repaid from the Tax Increment Revenues generated from the project. TIF revenues shall be made available to repay the original debt and associated

interest after January 2021 provided, however, if there is no increase in valuation for the 2020 tax year, TIF Revenues will be available beginning twelve months after the year in which an increase in value is available for capture.

3. Statement of feasible method of relocating displaced families.

No families will be displaced as a result of this plan.

7. Section 18-2113 of the Act requires:

Prior to recommending a redevelopment plan to the governing body for approval, an authority shall consider whether the proposed land uses and building requirements in the redevelopment project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted, and harmonious development of the city and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations or conditions of blight.

The Authority has considered these elements in proposing this Plan Amendment. This amendment, in and of itself will promote consistency with the Hastings Comprehensive Development Plan by providing the following benefit;

- Quality housing that will help meet the needs of the Hastings workforce.

8. Time Frame for Development

Development of this project is anticipated to be completed between November of 2018 and October 2020. Excess valuation should be available for this project for 15 years beginning with the 2020 tax year, provided, however, if there is no substantial increase in valuation for the 2020 tax year, the excess valuation will be available beginning in the year when an increase in value is available for capture.

9. Justification of Project

Extension of utilities, substantial site grading and installation of streets are necessary to facilitate redevelopment of this site. The redevelopment of this property will result in increased workforce housing opportunities and increased sales tax and is the first step in the creation of affordable housing opportunities for the Hastings community. The Hastings Economic Development Corporation and the Hastings City Council has made it clear with previous decisions that they support development that will increase residential opportunities for the Hastings workforce.

10. Cost Benefit Analysis

Section 18-2113 of the Act, further requires the Authority conduct a cost benefit analysis of the plan amendment in the event that Tax Increment Financing will be used. This analysis must address specific statutory issues.

As authorized in the Nebraska Community Development Law, §18-2147, Neb. Rev. Stat. (2012), the City of Hastings has analyzed the costs and benefits of the proposed Redevelopment Project, including:

Project Sources and Uses.

Approximately \$2,713,290 in public funds from tax increment financing provided by the Hastings Community Redevelopment Authority will be required to complete the project. This investment by the Authority will leverage \$8,725,000 in private sector or other non-local financing; a private investment of \$3.46 for every TIF dollar investment.

Tax Revenue. The property to be redeveloped is anticipated to have a January 1, 2018, valuation of approximately \$17,654. Based on the 2017 levy of .0223665 this would result in real property taxes of approximately \$394.86 which will be paid out to all the existing taxing entities. It is anticipated that the assessed value will increase by \$8,087,346 upon full completion, as a result of the site redevelopment. This development will result in an additional estimated tax increase of over \$180,885 annually. This tax increment gained from the Redevelopment Project Area would not be available for use as city general tax revenues, for a period of 15 years, or such shorter time as may be required to amortize the TIF bond, but would be used for eligible private redevelopment costs to enable this project to be realized.

Estimated 2018 assessed value:	\$17,654
Estimated value after completion	\$8,105,000
Increment value	\$8,087,346
Annual TIF generated (estimated)	\$180,886
TIF bond issue	\$1,800,000

(a) Tax shifts resulting from the approval of the use of Tax Increment Financing;

The proposed redevelopment will create additional valuation of \$8,087,346. No tax shifts are anticipated from the project. The project creates new valuation from the construction of new homes that will support taxing entities long after the project is paid off.

(b) Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project;

No additional public service needs have been identified. Existing water and waste water facilities will not be impacted by this development. The electric utility has sufficient capacity to support the development. The apartment project will provide workforce housing for families and the addition of 84 units into the market is anticipated to impact either school district in a significant manner. Fire and police protection are available and should not be negatively impacted by this development.

(c.) Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project; and

This project will not have a negative impact on employers and employees of firms locating within the boundaries of the redevelopment and should provide for additional housing opportunities for employees and employers.

(d.) Impacts on other employers and employees within the city or village and the immediate area that are located outside of the boundaries of the area of the redevelopment project; and

This project will not have a negative impact on other employers in any manner different from any other expanding business within the Hastings area and should provide for additional housing opportunities for employees.

(e) Impacts on the student populations of school districts within the city or village; and

The project will create 84 apartments of which 48 will be two or three bedroom units. The developer has provided information based on data from other similar markets that it would be reasonable to expect an average of 1.2 children per each two or three bedroom apartment unit. This data would indicate that the project would house an estimated 43 occupants under the age of 18. It is expected that not all of the children would be school age. Administration from both the Adams Central Public Schools District and the Hastings Public School District have indicated that the addition of this number of children would a minimal impact on either district and both administrators expressed support for the project.

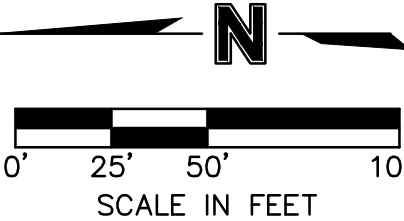
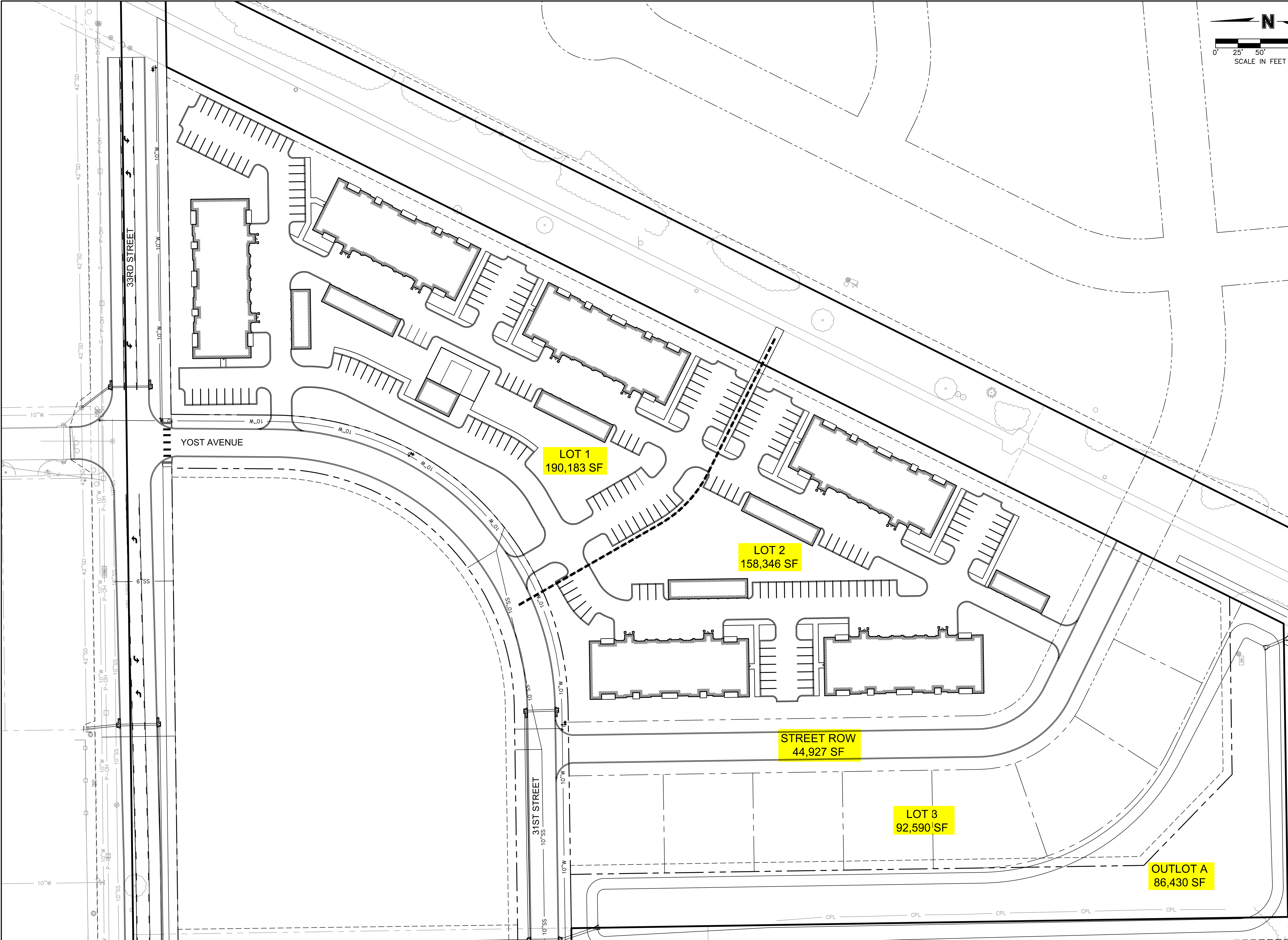
(f) Any other impacts determined by the authority to be relevant to the consideration of costs and benefits arising from the redevelopment project.

This project is consistent with the goals of the City's Comprehensive Plan, the Hastings Housing Study of 2016 and HEDC's goal to increase workforce housing in the community.

Time Frame for Development

Development of the Phase One 84 unit apartment buildings is anticipated to be completed between October 2018 and December 2020.

DWG: F:\2017\3501-4000\017-3713\40-Design\AutoCAD\Final Plans\Xref\C_PBASE_73713.dwg USER: Ihusted
 DATE: Aug 14, 2018 1:59pm XREFS: V_XTOPO_SPMODIFIED_70337 ROW_71255 C_PBASE_71255



OLSSON[®]
ASSOCIATES

1017 W. 2nd Street
Hastings, NE 68901
TEL 402.463.0240
FAX 402.463.0187 www.dlssonassociates.com

drawn by: _____ checked by: _____ approved by: _____ QA/QC by: _____ project no.: _____ drawing no.: _____ date: _____		2018 08-07-2018		2018 REVISIONS
SITE PLAN		PIONEER TRAIL FLATS		REVISIONS
SHEET 1 of 1		HASTINGS, NEBRASKA		REVISIONS

SHEET
1 of 1

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 08/20/2018
File No: 2018-027
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

A public hearing at the request of Jeff Halloran representing JTH Enterprises, L.L.C., for a Conditional Use Permit amendment to allow off-street parking spaces for outdoor vehicle storage at 1711 West J Street, more particularly described as a portion of the Northeast Quarter (NE1/4) of Section 23, Township 7 North, Range 10 West of the 6th P.M., City of Hastings, Adams County, Nebraska.

Names of People/Business affected by this action:

The applicant, the people of Hastings, and the City

Why Planning Commission action is required:

Conditional uses may be approved by the Hastings City Council following a public hearing and receipt of a recommendation from the Planning Commission in accordance with the required findings set forth in Chapter 34-301 of City Code and the additional standards set forth in the permitted use. The Commission may recommend and the Council may impose any conditions that they deem reasonable and necessary to further the purposes and intent of the Code.

Type of action requested:

Resolution

Suggested motion:

Motion to approve Resolution 2018-47, a Conditional Use Permit amendment allowing off-street parking spaces as described herein, subject to the following conditions: 1. No dismantling, processing or salvaging of vehicles or repair work to vehicles may be performed, 2. No more than eleven (11) vehicles, at a density of one (1) vehicle for each 350 square feet (10' x 35') of available storage space, may be stored at any one time, 3. A fence, not less than six (6) feet in height shall be maintained around the property, 4. The surface of the parking area shall be covered with concrete, asphalt, or crushed rock, 5. Weeds, grass, and other ground cover shall not be permitted to grow more than six (6) inches above the ground at any time, 6. Vehicles may not be stacked, and all items must be stored directly on the surface of the parking area at all times, 7. All lights must be cut-off lighting, so as to not allow light to escape outside the boundary of the property, 8. Storage in the off-street parking area shall be limited to vehicles, as defined in City Code Section 15-101.

Deadlines associated with action:

This item is scheduled to be heard at the next regular City Council meeting on September 10, 2018.

Department head comments:

The Planning Commission shall find that:

1. The proposed development will integrate compatibility with existing land uses and with permitted uses that may be established within any area to be affected by the proposed development.

Surrounding land uses are:

North: I-2 Heavy Industrial zoned with developed industrial uses;

South: Agricultural zoned with agricultural uses;

East and West: I-1 Light Industrial zoned with light industrial and storage uses.

The properties to the north, all developed within the Industrial Park-West plat, filed November 9, 1976, have been developed or reserved for heavy industrial use and zoned I-2 Heavy Industrial. The property to the east, Municipal Supply, Inc is an industrial products supplier and owner since 2006 which is zoned I-1 Light Industrial. The property was last improved in 1962 as a light industrial storage and assembly facility. The property to the west is Lot 1 of Bluestream Subdivision, a 1.27 acre subdivision filed in 1992 as a single-lot residential subdivision. The property to the south has remained in agricultural uses.

2. The use does not have a permanent negative impact that is substantially greater than the impact anticipated from development permitted in the base zone district.

Given the surrounding agricultural and industrial uses have been consistent for over 40 years, and the residential use was platted over 25 years ago, development in this area is stable and trending toward industrial/employment uses. The impact of outdoor vehicle storage is minimal. Traffic, lighting, noise, and visual impacts are less than the anticipated impact of other light industrial uses.

3. The conditions imposed are necessary to ensure the maintenance of property values and the safety, health, comfort, and repose of the residents.

All conditions listed are requirements for impound yards as outlined in City Code Section 34-404 (5). A restriction on vehicle salvage and dismantling, which are permitted as conditional uses in both I-1 and I-2 districts, is due to the site not meeting lot size or separation requirements. The limitation of eleven vehicles is necessary to maintain site circulation and emergency access. The remaining conditions exist to ensure property maintenance and minimal impact on neighboring

properties.

4. That the use, subject to conditions, maintains compliance with the Comprehensive Plan and the purpose and intent of the zoning regulations.

The Comprehensive Plan for this property is Rural Residential, which is in-congruent with the development patterns in the immediate vicinity. Based on the character and nature of development in this area, the proper land use designation is Commercial/Employment--which may be a Commission-led Comprehensive Plan amendment at a later date. (The Development Services Department does not recommend requiring this property owner with a Comprehensive Plan amendment in order to continue enjoying his property as a compatible use in the area). To the east, the Highway 6 corridor is designated with an Industrial Overlay, and directly across Highway 6 to the north is Employment. To the north, east, southeast, southwest, and west, land uses are zoned and utilized as either Light or Heavy Industrial. The property abuts city limits to the south. The only rural residential opportunity lies directly south on the agricultural land, but with access, infrastructure capability, and surrounding land uses, it is unlikely that this area will develop in a residential manner.

Recommendation:

Staff supports a Commission recommendation to approve Resolution 2018-47, a Conditional Use Permit for outdoor vehicle storage at 1711 West J Street, and that the permittee report continued use of this permit to the DSD prior to each 1 year anniversary of issuance.

**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: Halloran Self-Storage

Project Address: 1711 West J Street Within City Limit ☒ Yes ☐ No

Existing Zoning: I-1 Light Industrial Proposed Zoning / Use: NO Change

Existing Comprehensive Plan Designation: Commercial Highway 6 Overlay Gross Area: 35,763 sq. ft.

Legal Description: See Attached Number of Lots: 1

APPLICANT INFORMATION

Applicant: Jeff Halloran Company: JTH Enterprise

Address: 319 Greenhouse Ct. Tel: 984-6544 Fax: 384-6251

City: Hastings State: NE Zip: 68901 Email: halloran@charter.net

Property Owner: Same As Above Company: _____

Address: _____ Tel: _____ Fax: _____

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

Key Contact: Same As Above 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.

[Signature] 7-23-18 [Signature] 7-23-18
Property Owner Signature Date Applicant Signature Date

DEPARTMENTAL USE ONLY

Fees: \$300.00 Receipt No. _____

Accepted by Staff: _____ Case No. _____

Signature _____



Memo

To: City of Hastings
From: Jeff Halloran
Date: July 23, 2018
Re: Conditional Use Permit Application

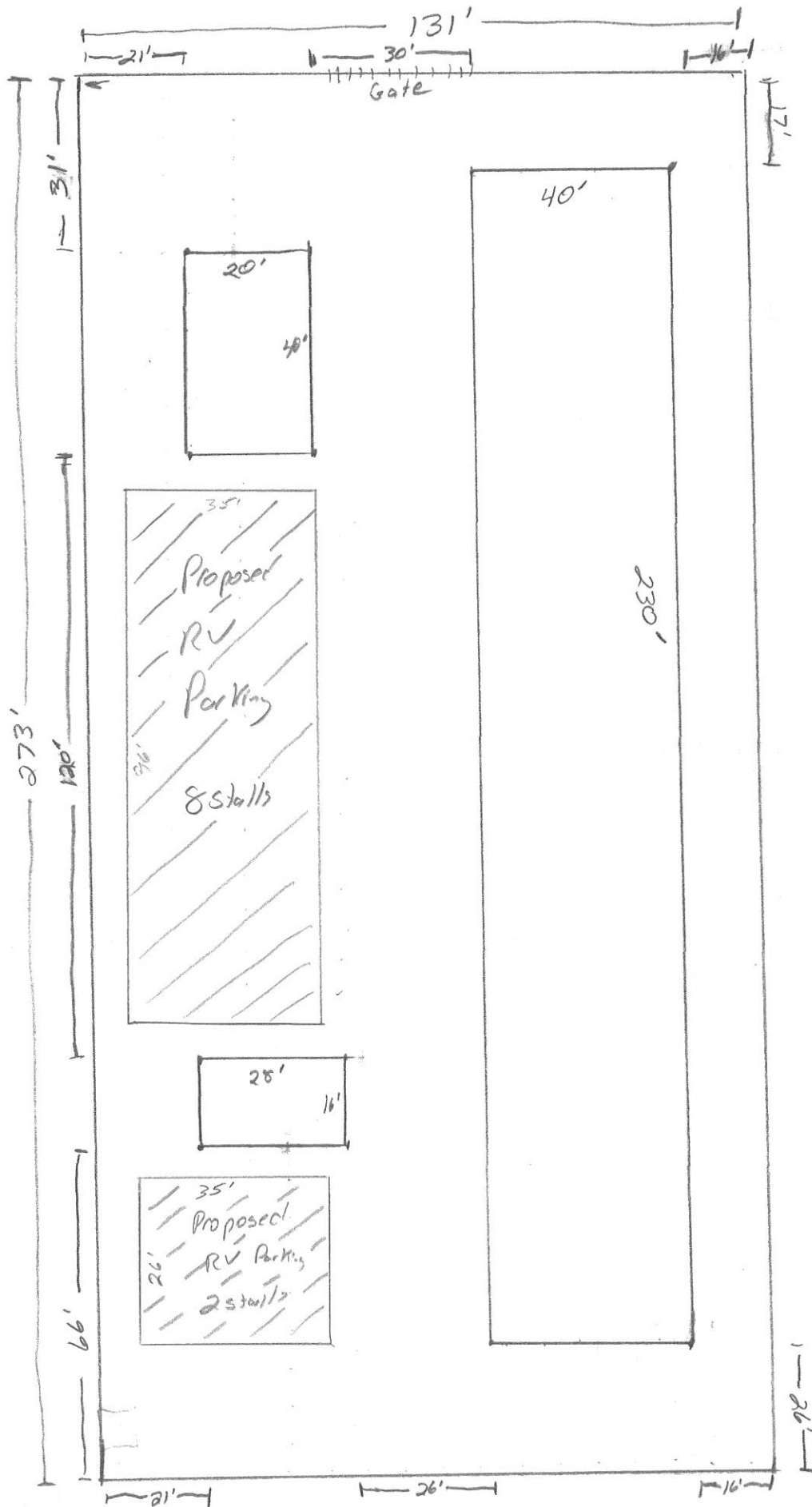
I currently own the property located at 1711 West J Street in Hastings. It is currently zoned for and operated as a self storage facility. I would like to add a conditional use permit that will allow uncovered storage of RV's, campers, boats and other vehicles.

The entire property is fenced in with a 6' chain link fence and has a gate operated by a key pad. The fenced in area is 131' x 273'. The fence on the west side has privacy slats in it. The property currently has 3 buildings on it. Along the east side of the property there is a 40' x 230' mini storage building with 52 units in it. In the northwest corner there is a 20' x 40' block building and in the southwest corner there is a 16' x 28' wooden shed. All 54 units are rented as individual storage units to tenants on a month to month basis.

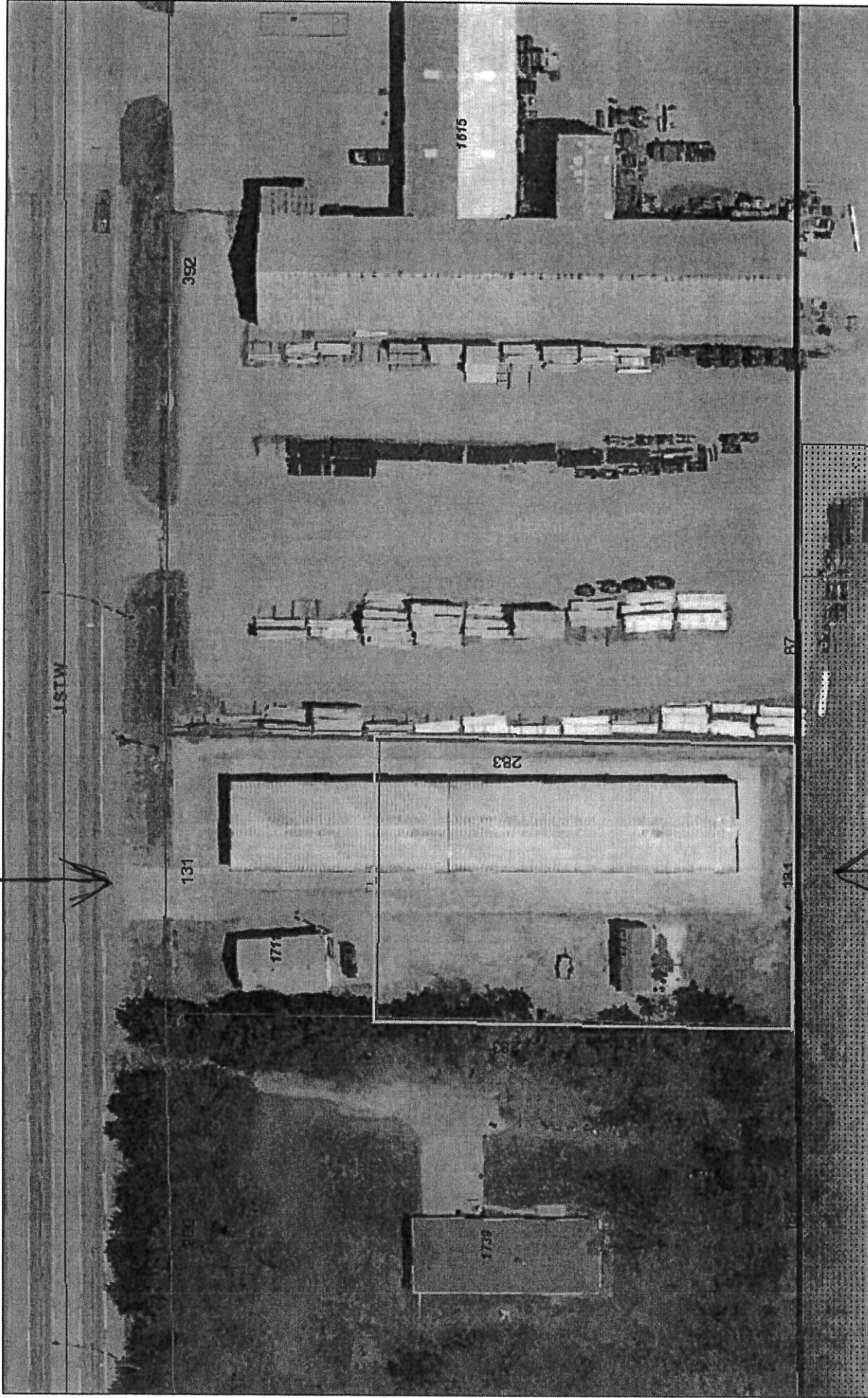
Along the west side of the property are 2 open areas. The first area is 120' between the 2 existing buildings and the second area is 66' to the south of the wooden building. Currently both areas are about 75% covered with white rock. My proposal is to cover both areas 100% with white rock and rent parking stalls (RV's, campers, boats) to tenants on a monthly basis. My plan is to have each parking stall 12" wide. This will allow for 10 parking stalls.

My objective is to provide an alternative place for the public to park their recreational vehicles other than their residence.

North ↑



ArcGIS Web Map



April 6, 2018

Addresses

Subdivisions

☐ Limits

☐ OneMile

☐ TwoMile

☐ Parcels

☐ Easements

☐ LOTS

☐ BLOCKS

1:1,000

0 0.0075 0.015 0.03 mi



Legal Discription

23-07-10-1621.00PT NE1/4NE TAX LOT 5 EX RD (EXCLUDING RESIDENCE) 23-7-10 DENVER TWP
CITY EXTENSION

14. The site shall abut and have direct access to a city street.
15. Loading docks shall be prohibited and loading areas to storage bays shall be at the same elevation as the means of vehicular access thereto.
16. The entire site must be in compliance with the City of Hastings Property Maintenance Code Chapter 40 and Nuisance Code Chapter 18 at all times.
17. The storage facility shall be enclosed by a six foot high, sight-proof fence whenever the site abuts residentially zoned or developed property. Said fence, when abutting any residential district, shall be solid or semi-solid and constructed to prevent the passage of debris or light, and constructed of either brick, stone, masonry units, wood or similar material. Chain-link fence may be used so long as it has slats installed to prevent the passage of light through the unit. The side and rear of a building located upon the site may serve as fencing.

Roll Call: Ayes: Harrington, Peterson, Odom, Niemeyer, Glen, Krings, Goebel. Nays: None. The motion carried.

At this time a public hearing was held on the request of Jason Friesen for a Conditional Use Permit to allow a self storage facility at 1711 West "J" Street.

No one appeared to speak in favor.

No one appeared to speak in opposition.

The City Clerk advised that her office had received no written objections.

The Mayor declared the hearing closed.

Moved by Krings, seconded by Glen that the Mayor and Council approve the request of Jason Friesen for a Conditional Use Permit to allow a self storage facility at 1711 West "J" Street, subject to the following conditions:

1. Prior to construction, all building permits shall be applied for and reviewed by the Building Inspector.
2. All exterior lighting shall be of cut-off type to prevent off-site glare.
3. All lighting shall meet the requirements of Tables 305-10 and 305-11 of Section 34-305.5 for heights and shielding, and from 34-305.5c regarding general standards for exterior lighting.
4. All storage shall be kept within an enclosed building.
5. No long term parking outside including but not limited to RV's, vehicles, trailers, campers, boats or water craft.
6. Building setbacks shall be the same as in the C-3 District.

7. Two parking spaces shall be provided, plus one additional space for each employee, if any. Internal drives and parking shall comply with Section 34-308 of this Chapter for paving requirements.
8. Building heights shall be limited to one story which does not exceed fourteen (14) feet at the eaves.
9. Buildings shall be separated a minimum of thirty (30) feet from one another within self service storage facilities. Storage bays within a single building shall not be interconnected by interior doors or other interior means providing access from one storage bay to another. The dimensions of any storage bay shall not exceed twenty-two (22) feet in the narrowest dimension or thirty-six (36) feet in the widest dimension.
10. A sign shall be limited to one ground pole sign at the entrance to the premises. Not more than thirty-two (32) square feet in area shall be permitted with a maximum height of ten (10) feet.
11. Commercial Activity: It shall be unlawful for any owner, operator or lessee of any self service storage facility or portion thereof to offer for sale, or to sell any item of personal property or to conduct any type of commercial activity of any kind whatsoever, other than leasing of the storage units, or to permit same to occur upon any area designated as a self service storage facility. Violation of this Section shall be subject to the provisions of Section 34-804 of the Hastings City Code. Any violation may be cause for revocation of the Conditional Use Permit by the City Council.
12. Repair, reconditioning and fabrication are prohibited on site. This provision shall be posted and be included in the tenant lease agreement.
13. An approved plan shall be valid for a period of twenty-four (24) months following the date of approval by the City Council. If construction has not been started within said twenty-four (24) month period, the plan shall be null and void unless the time for start of construction has been extended by the City Council.
14. The site shall abut and have direct access to a city street.
15. Loading docks shall be prohibited and loading areas to storage bays shall be at the same elevation as the means of vehicular access thereto.
16. Landscaping, where applicable, shall be provided in areas outside any fences between the fence and the property line.
17. The storage facility shall be enclosed by a six foot high, sight-proof fence whenever the site abuts residentially zoned or developed property. Said fence, when abutting any residential district, shall be solid or semisolid and constructed to prevent the passage of debris or light, and constructed of either brick, stone, masonry units, wood or similar material. Chain-link fence may be used so long as it has slats installed to prevent the passage of light through the unit. The side and rear of a building located upon the site may serve as fencing.

Roll Call: Ayes: Harrington, Peterson, Odom, Niemeyer, Glen, Krings, Goebel. Nays: None. The motion carried.

At this time a public hearing was held on the request of Dave Svoboda to amend the Comprehensive Plan from Commercial Retail to Suburban Residential for proposed Svoboda Ranch.

No one appeared to speak in favor.

No one appeared to speak in opposition.

The City Clerk advised that her office had received no written objections.

The Mayor declared the hearing closed.

ORDINANCE NO. 4311

AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, AMENDING THE COMPREHENSIVE LAND USE PLAN FOR SAID CITY; TO REDESIGNATE THE DISTRICT CLASSIFICATION AFFECTING THE PROPERTY DESCRIBED IN SECTION ONE OF THIS ORDINANCE; AND TO REVISE THE ORIGINAL DESIGNATIONS (Redesignating proposed Svoboda Ranch property from Commercial Retail to Suburban Residential)

Said Ordinance was read by title and thereafter Councilman Harrington moved for passage of the ordinance, which motion was seconded by Councilman Niemeyer.

Councilman Odom moved that the statutory rule requiring reading on three different days be suspended; Councilman Goebel seconded the motion to suspend the rules and upon roll call vote the following Councilmen voted YEA: Harrington, Peterson, Odom, Niemeyer, Glen, Krings, Goebel. NAY: None. The motion to suspend the rules was adopted by three fourths vote of the Council and the statutory rule was declared suspended for consideration of said Ordinance.

The Mayor then stated the question was "Shall Ordinance No. 4311 be passed and adopted? Upon roll call vote the following Councilmen voted YEA: Harrington, Peterson, Odom, Niemeyer, Glen, Krings, Goebel. NAY: None. The passage and adoption of said ordinance having been concurred in by a majority of all members of the Council, the Mayor declared the ordinance adopted and the Mayor signed and approved the ordinance and the City Clerk attested the passage approval of the same and affixed her signature thereto. Effective date of the ordinance is October 26, 2011.

At this time a public hearing was held on the request of Dave Svoboda to rezone property from Agricultural District to R-1A Single Family Large Lot Residential District (Proposed Svoboda Ranch).

No one appeared to speak in favor.

No one appeared to speak in opposition.

The City Clerk advised that her office had received no written objections.

The Mayor declared the hearing closed.

ORDINANCE NO. 4310

AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, FOR THE PURPOSE OF AMENDING THE ZONING DISTRICT MAP AS DESIGNATED AND DESCRIBED IN SECTION 34-105 OF THE HASTINGS CITY CODE; TO REDESIGNATE THE DISTRICT CLASSIFICATION AFFECTING THE PROPERTY DESCRIBED IN SECTION ONE OF THIS ORDINANCE; AND TO REVISE THE ORIGINAL DESIGNATIONS (Rezoning Svoboda Ranch from A, Agricultural District to R-1A, Single Family Large Lot Residential District)

Said Ordinance was read by title and thereafter Councilman Harrington moved for passage of the ordinance, which motion was seconded by Councilman Niemeyer.

Councilman Odom moved that the statutory rule requiring reading on three different days be suspended; Councilman Goebel seconded the motion to suspend the rules and upon roll call vote the following Councilmen voted YEA: Harrington, Peterson, Odom, Niemeyer, Glen, Krings, Goebel. NAY: None. The motion to suspend the rules was adopted by three fourths vote of the Council and the statutory rule was declared suspended for consideration of said Ordinance.

The Mayor then stated the question was "Shall Ordinance No. 4310 be passed and adopted?" Upon roll call vote the following Councilmen voted YEA: Harrington, Peterson, Odom, Niemeyer, Glen, Krings, Goebel. NAY: None. The passage and adoption of said ordinance having been concurred in by a majority of all members of the Council, the Mayor declared the ordinance adopted and the Mayor signed and approved the ordinance and the City Clerk attested the passage approval of the same and affixed her signature thereto. Effective date of the ordinance is October 26, 2011.

Moved by Goebel, seconded by Glen that Mayor and Council approve the Preliminary/Final Plat for proposed Svoboda Ranch. Roll Call: Ayes: Harrington, Peterson, Odom, Niemeyer, Glen, Krings, Goebel. Nays: None. The motion carried.

At this time a public hearing was held on the request of the City of Hastings Development Services Department to amend Chapter 34, Table 200-1 and 34-403, Conditional Use Permits, to add warehouses.

No one appeared to speak in favor.

No one appeared to speak in opposition.

The City Clerk advised that her office had received no written objections.

The Mayor declared the hearing closed.

ORDINANCE NO. 4309

AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, AMENDING HASTINGS CITY CODE CHAPTER 34; ESTABLISHING AN EFFECTIVE

RESOLUTION NO. 2018-47

WHEREAS, the City of Hastings Municipal Code establishes regulations, requirements, and specific conditions for approving and issuing Conditional Use Permits (CUP) for development projects that require conditional approval by resolution approved by the Mayor and City; and

WHEREAS, applicant Jeff Halloran has submitted an application for the approval of a CUP for the outdoor storage of vehicles on a portion of the property zoned I-1 Light Industrial, holding an existing CUP for a self-storage facility issued October 10, 2011, and legally described as a part of the Northeast Quarter (NE 1/4) of Section 23, Township 7 North, Range 10 West of the 6th P.M., City of Hastings, Adams County, Nebraska, described as commencing 885.43 feet West of the Northeast corner of said Section 23; and on the North line of said Section; thence South parallel to the East line of said Section 333 feet; thence West parallel to the North line of said Section 130.81 feet; thence North 333 feet to the North line of said Section; thence East 130.81 feet to the place of beginning, excepting the North 50 feet of said tract deeded to the State of Nebraska, commonly addressed as 1711 West J Street, and

WHEREAS, the Planning Commission and City Council have conducted public hearings as required by law and recommended approval of the CUP with certain conditions to be attached to this Resolution;

NOW THEREFORE, in consideration of the foregoing recitals, the Mayor and City Council of the City of Hastings, Nebraska, hereby approve the CUP and the recommended conditions, 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 for outdoor storage of vehicles on a portion of property located at 1711 West J Street, Hastings, Nebraska, subject to the following conditions:

1. No dismantling, processing or salvaging of vehicles or repair work to vehicles may be performed;
2. No more than eleven (11) vehicles, at a density of one (1) vehicle for each 350 square feet (10' x 35') of available storage space, may be stored at any one time;
3. A fence, not less than six (6) feet in height shall be maintained around the property;
4. The surface of the parking area shall be covered with concrete, asphalt, or crushed rock;
5. Weeds, grass, and other ground cover shall not be permitted to grow more than six (6) inches above the ground at any time;
6. Vehicles may not be stacked, and all items must be stored directly on the surface of the parking area at all times;
7. All lights must be cut-off lighting, so as to not allow light to escape outside the boundary of the property;

8. Storage in the off-street parking area shall be limited to vehicles, as defined in City Code, only.

PASSED AND APPROVED this _____ day of _____, 2018.

Mayor

ATTEST:

City Clerk

(S E A L)

Approved as to form: _____
City Attorney



Halloran CUP

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 08/20/2018
File No: 2018-029
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing at the request of the Development Services Department on Ordinance 4563, an amendment to Chapter 34-211 changing restrictions on the maximum height of principal structures in the C-3 Commercial Business district from 35 feet to 90 feet.

Names of People/Business affected by this action:

The people of Hastings and the City.

Why Planning Commission action is required:

Amendments to the zoning map, the text of Chapter 34 Zoning, or any part of the Comprehensive Plan may be made by a motion and majority vote of the Hastings City Council, the Planning Commission, the record owner(s) of the property, any interested person(s), the City Attorney, or the Planning Director.

Type of action requested:

Ordinance

Suggested motion:

Motion to recommend approval of Ordinance 4563, an amendment to Chapter 34-211 changing restrictions on the maximum height of principal structures in the C-3 Commercial Business district from 35 feet to 90 feet.

Deadlines associated with action:

This item is scheduled to be heard at the next regular meeting of City Council on September 10, 2018.

Department head comments:

This is a city-initiated text amendment to address current and potential height restriction issues in the C-3 Commercial Business district. In order to remain development friendly, we want to introduce as much reasonable flexibility as possible into the code without facilitating negative impacts.

Alterations to building height restrictions can be addressed by Planned District designation or by zoning code text amendment. The Planned District process is not intended for single-case or single-building variances to the code. The market ultimately dictates building height, and substantial costs are incurred at 5 stories as high-rise provisions in the building code are triggered. Any change in building height allowances will still be restricted by 34-217 Airport Clear Zone, where applicable.

With Hastings' current zoning code, a normal progression of development intensity would call for a 50-90 foot height requirement in the C-3 district. The basic code was written in 1968, and the intensity of development in the C-3 districts was significantly different. The 35' height requirement was a carryover from other districts.

There are currently 2 prospective developments in C-3 that would surpass the 35' requirement. The first has submitted plans and the office has released a partial building permit. The Hampton Inn property is currently slated at 57'2" total height. In order to prevent any construction delays, this item should be determined as soon as practical.

Recommendation:

The Development Services Department supports a recommendation to approve Ordinance 4563, an increase building height restrictions from 35 feet to 90 feet in the C-3 Commercial Business district.

ORDINANCE NO. 4563

AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, TO AMEND CHAPTER 34 OF THE OFFICIAL CITY CODE OF THE CITY OF HASTINGS; 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 Section 34-211 of Hastings City Code Chapter 34 is amended to read as follows:

34-211. C-3 Commercial business districts.

(1) Intent. This district includes those areas which are heavily exposed to automobile traffic and which have been developed with general commercial uses. The district is intended specifically for those areas surrounding major arterial intersections where personal services, convenience goods, and auto-related service facilities are desirable and appropriate land uses.

(2) Allowed uses. See Table 200-1 in Section 34-200.

(3) Minimum lot requirements.

Use	Lot Area	Lot Width	
3 and 4 family dwelling	7,000	70	
5 to 10 family dwelling	8,000	75	(plus 1,000 sq. ft. for each dwelling unit in excess of 5)
All other permitted uses	6,000	Non e	

(a) Apartment building for eleven (11) or more families on sites having a minimum area of fourteen thousand (14,000) sq. ft. and minimum frontage of one hundred (100) feet on a street of city collector or greater designation on the official major thoroughfare plan shall be limited by Floor Area Ratio (F.A.R.)* of 2.0 and shall be subject to the yard requirements of this Section.

(b) Floor Area Ratio is defined as the maximum gross floor area of a building on a lot or parcel, divided by the area of the lot or parcel. (F.A.R. of 2.0 provides for 28,000 gross sq. ft. of a building on a lot with an area of 14,000 sq. ft.)

(c) Multiple-family dwellings shall provide a usable yard of one hundred (100) sq. ft. per dwelling unit.

(4) Minimum yard requirements.

(a) Residential uses.

(i) Front yard - 25 ft.

(ii) Side yard - There shall be a side yard on each side of a building not less than ten (10%) percent of the width of the lot; except, that such side yard shall not be less than seven (7) feet, and need not be more than twenty-five (25) feet.

Buildings on corner lots shall provide a side yard on the street side of not less than fifteen (15) feet; provided that this regulation shall not be so interpreted as to reduce the buildable width of a corner lot in separate ownership on August 26, 1968 to less than thirty-five (35) feet.

(iii) Rear yard - The depth of the rear yard shall be at least twenty (20%) percent of the depth of the lot, but such depth need not be more than thirty (30) feet.

(b) Commercial uses.

(i) Front yard - None; provided, however, if the building is set back from the front property line it shall be a minimum of ten (10) feet.

(ii) Side yard - None; provided, however, if the building is set back from the property line it shall be a minimum of five (5) feet except; that where a side line of a lot in this district abuts upon the side line of a lot in a District R-1 to C-O inclusive, a side yard of not less than ten (10) feet shall be provided.

Buildings on corner lots shall provide a side yard on the street side of not less than ten (10) feet; provided that this regulation shall not be so interpreted as to reduce the buildable width of a corner lot in separate ownership on August 26, 1968 to less than thirty (30) feet.

(iii) Rear yard – None; except that not less than ten (10) feet shall be provided adjacent to an existing alley and not less than fifteen (15) feet shall be provided next to any abutting property in a District R-1 to C-O, inclusive.

(5) Minimum dwelling size.

(a) Single family – Six-hundred and fifty (650) square feet of living floor area.

(b) Multi-family – None.

(6) Maximum lot coverage by all buildings.

(a) Residential uses – 50%

(b) Other uses – None

(7) Maximum height of structures.

(a) Except for multi-family structures and as otherwise provided in this Chapter, the maximum height of a principle structure shall be **90** feet above grade.

(b) Except as otherwise provided in this Chapter, the maximum height of a multiple family dwelling shall be 45 feet above grade.

(c) The maximum height of an accessory structure shall not exceed lesser of 44 feet above grade or the height of the principal structure by more than 25%.

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. Nothing in this ordinance shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 3 in this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired, or affected by this ordinance.

SECTION 5. The provisions of this ordinance are separable and the invalidity of any phrase, clause or part of this ordinance shall not affect the validity or effectiveness of the remainder of this ordinance.

SECTION 6. This ordinance shall take effect and be in full force from and after its passage, approval and publication in pamphlet form, said effective date being the ____ day of _____, 20____, and this ordinance shall 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 _____, 20__.

ATTEST:

Mayor

City Clerk

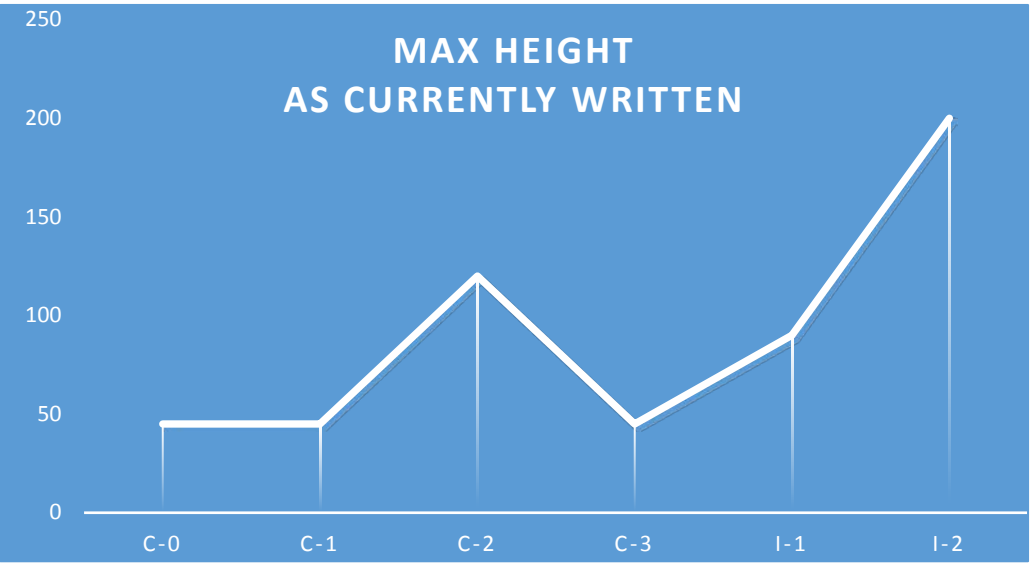
(S E A L)

APPROVED TO FORM:

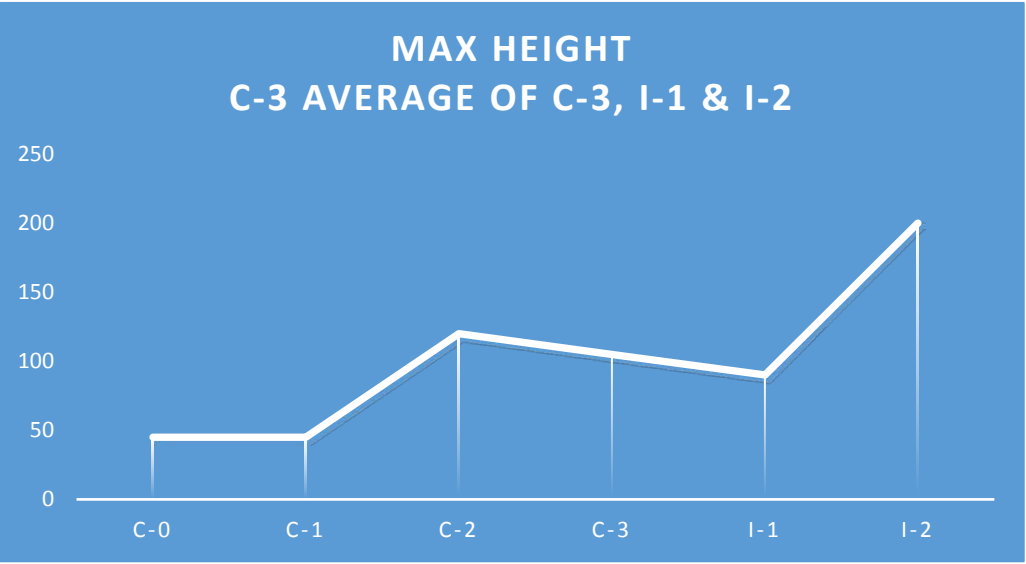
City Attorney

District	Use	Max Height (feet)	Notes
A	Principal	35	
	Accessory	20	
R-1	Principal	35	
	Accessory	43.75	Shall not be more than 25% of principal structure height
R-1A	Principal	35	
	Accessory	43.75	Shall not be more than 25% of principal structure height
R-1S	Principal	35	
	Accessory	43.75	Shall not be more than 25% of principal structure height
R-2	Principal	35	
	Accessory	43.75	Shall not be more than 25% of principal structure height
R-3	Principal	35	
	Accessory	43.75	Shall not be more than 25% of principal structure height
R-4	1 & 2 Family Dwelling	35	
	Townhouses & Multi-Family	48	4 stories maximum, 12' maximum height per story
	Accessory	24	Shall not exceed the height of the principal structure
C-0	Principal	35	
	Multi-Family	45	
	Accessory	44	Shall not exceed the height of the principal structure
C-1	Principal	35	
	Multi-Family	45	
	Accessory	44	Shall not exceed the height of the principal structure
C-2	Principal	120	
	Accessory		Not addressed
C-3	Principal	35	
	Multi-Family	45	
	Accessory	44	Shall not be more than 25% of principal structure height
I-1	Principal	90	
	Accessory	44	Shall not be more than 25% of principal structure height
I-2	Principal & Accessory	Unlimited	Except as limited by 34-217 Airport Clear Zone

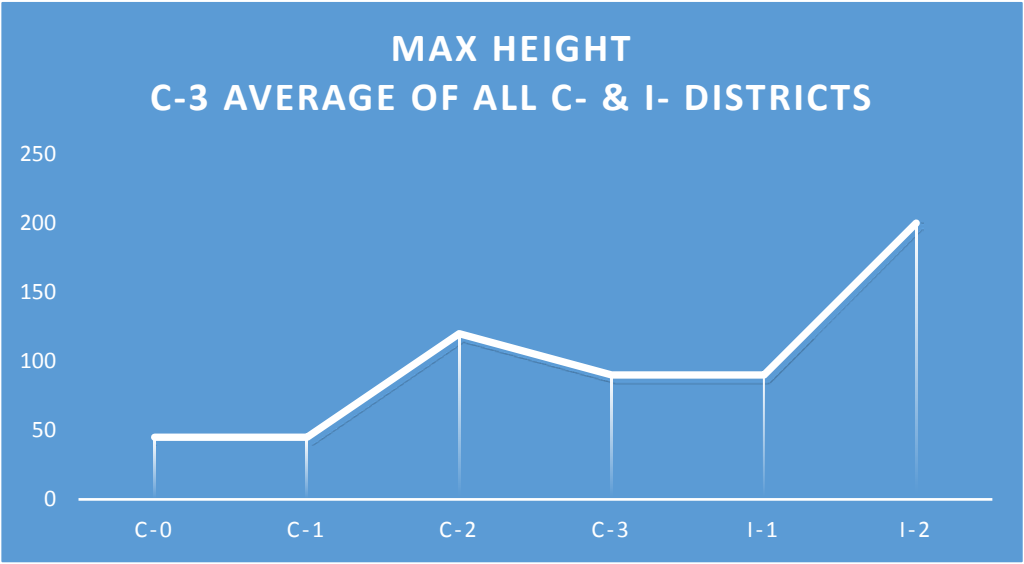
District	Max Height
C-0	45
C-1	45
C-2	120
C-3	45
I-1	90
I-2	200



District	Max Height
C-0	45
C-1	45
C-2	120
C-3	105
I-1	90
I-2	200



District	Max Height
C-0	45
C-1	45
C-2	120
C-3	90
I-1	90
I-2	200





August 16, 2017

To: Planning & Zoning Commissioners
From: Troy Vorderstrasse, Fire Prevention Officer

Comments, recommendations and/or conditions for agenda:

9. Public Hearings.

b. 2018027. A public hearing at the request of Jeff Halloran representing JTH Enterprises, L.L.C., for Resolution 201847, a Conditional Use Permit amendment to allow off street parking spaces for outdoor vehicle storage.

FIRE DEPARTMENT CONCERNS WITH THIS PROPERTY IS THAT THE LENGTH OF THIS AREA IS 273' LONG WITH ONLY ONE ENTRANCE/EXIT ACCESS. CODE REQUIRES THAT THERE BE EITHER ANOTHER ENTRANCE/EXIT ACCESS OR AN APPROVED TURNAROUND.

c. 2018-029. Public hearing at the request of the Development Services Department on Ordinance 4563, an amendment to Chapter 34-211 changing restrictions on the maximum height of principal structures in the C-3 Commercial Business district from 35 feet to 90 feet.

FIRE DEPARTMENT HAS NO CONCERNS REGARDING THIS ITEM. BUT IT SHOULD BE NOTED THAT AS THE NUMBER OF HIGH RISE BUILDINGS IN THE COMMUNITY INCREASES, OUR NEEDS TO PROVIDE PROTECTION COULD CHANGE AND THERE MAY BE A SIGNIFICANT COST TO THE CITY TO PROVIDE THE PROPER LEVEL OF PROTECTION NEEDED FOR THIS TYPE OF OCCUPANCY.

Department: Development Services

Staff Contact:

Planning Commission Meeting Date: 08/20/2018

File No: 2018-034

Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing at the request of THOAR LLC for Ordinance 4564, a PD amendment for Lot 1 of Lofts Subdivision to the City of Hastings, Adams County, Nebraska, allowing building penetrations as specified.

Names of People/Business affected by this action:

The applicant, the people of Hastings, and the City

Why Planning Commission action is required:

Planned district zoning is intended to provide maximum flexibility in the development of property and at the same time to preserve and maintain the character and integrity of adjacent lands. It is an alternative to the base district standards where a plan for development equally or better meets the intent of the district or district's uses, better addresses site specific conditions including transitions to adjacent areas, and better service to the public purpose than would otherwise occur under base standards.

All amendments to any approved plan shall be reviewed by the Planning Commission and approved by the City Council.

Type of action requested:

Ordinance

Suggested motion:

Motion to recommend approval of Ordinance 4564, a Planned District zoning amendment for Lot 1 of Lofts Subdivision to the City of Hastings, allowing building penetrations as specified herein.

Deadlines associated with action:

This item is scheduled to be heard at the regular meeting of City Council on September 10, 2018.

Department head comments:

This amendment allows for building penetrations between addressed buildings. This shall allow shared access to a rooftop deck, shared interior spaces, or adjacent business accesses. No building

may exceed an opening or openings that exceed 25% of the shared wall space between buildings.

The allowance for any building penetration is subject to the retention of single-ownership of all affected buildings.

If ownership of any portion of the property is conveyed to more than one owner, the building penetrations shall be permanently sealed and a 2 hour fire rated wall shall be reconstructed.

Recommendation:

Staff supports a recommendation to approve Ordinance 4564, a planned district amendment for Lot 1, Lofts Subdivision.

ORDINANCE NO. 4564

AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF HASTINGS, NEBRASKA WITH RESPECT TO CP-2, COMMERCIAL BUSINESS PLANNED DISTRICT; 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 1, Lofts Subdivision, an Administrative Re-plat of Lots 1 through 7, Davis Addition, and Lots 4 and 5, of Block 27, Original Town of Hastings, all located in the City of Hastings, Adams County, Nebraska,

currently CP-2, Commercial Business Planned District, is hereby amended as follows:

That exterior wall penetrations may be made and maintained between adjacent buildings for the purpose of shared access between and among adjacent buildings; that the total wall penetration of any one property shall not exceed twenty-five percent (25%) of the total area of the shared exterior wall, that the allowance for exterior wall penetrations is subject to the retention of single ownership of both affected, adjoining properties; and that once any portion of a subject property is conveyed to a separate owner, the building penetration(s) shall be permanently sealed and a 2 hour fire-rated wall shall be maintained.

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 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 publication in pamphlet form, said effective date being the ____ day of _____, 2018, 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 _____, 2018.

ATTEST:

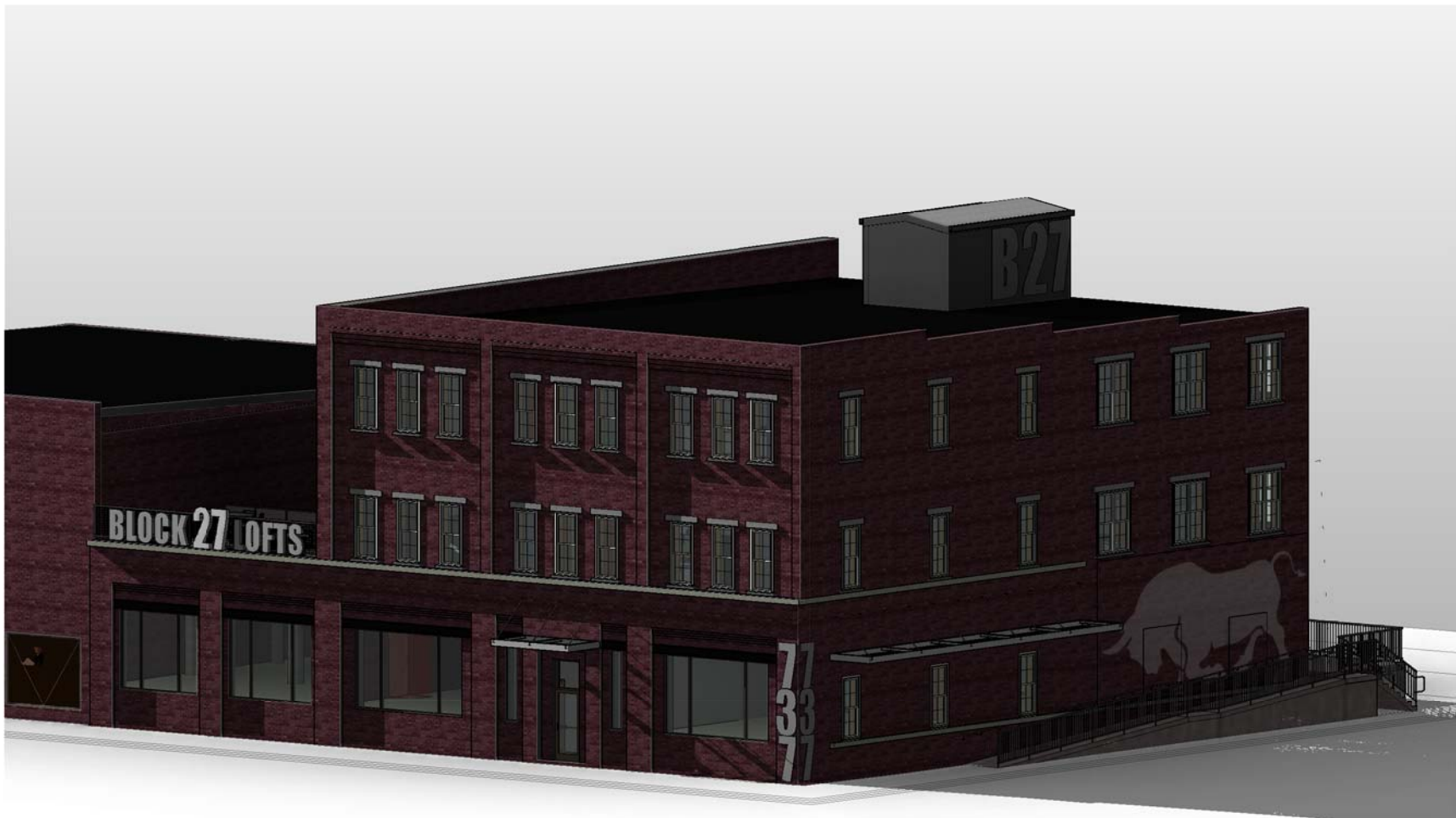
Mayor

City Clerk

(S E A L)

APPROVED TO FORM:

City Attorney



THOAR LLC.

BLOCK 27 BUILDING RENOVATION

737 W. 1ST STREET, HASTINGS, NEBRASKA 68901

ZONING REVIEW

PROJECT DESCRIPTION

SITE WORK:	NEW ACCESSIBLE RAMP, GUARDRAILS, AND NEW CONC. STAIR
DEMOLITION:	SELECTIVE DEMOLITION: EXISTING FINISHES AND STRUCTURE
ARCHITECTURAL:	RENOVATION TO EXISTING VACANT BUILDING. DEVELOP SPACE FOR RETAIL TENANT USE & RESIDENTIAL OCCUPANCY
STRUCTURAL ENGINEERING:	HEAD & LINTEL MODIFICATIONS AT DOOR/WINDOW OPENINGS. MODIFY STRUCTURE FOR NEW OCCUPANCY
ARCHITECTURAL ENGINEERING:	MECHANICAL, ELECTRICAL, & PLUMBING ENGINEERING TO SERVE RESIDENTIAL & RETAIL SPACE THAT CONTAINS RESTROOMS, SALES FLOOR, OFFICES, & BREAK AREAS

VICINITY MAP



PROJECT DIRECTORY

OWNER: THOAR, LLC. 1540 HIGHLAND DRIVE HASTINGS, NE 68901 PH: 402.705.7283 CONTACT: DAVE RIPPE E: drippe5@gmail.com	ENGINEER: W DESIGN ASSOCIATES 2626 W. 2ND ST. HASTINGS, NE 68901 P: 402.463.2377 CONTACT: STEVE WOLFORD E: steve@wdesignea.com	SPECIALTY CONSULTANT: TBD TBD TBD P: CONTACT: E:
GENERAL CONTRACTOR: TBD TBD TBD P: CONTACT: E:	GEOTECHNICAL ENGINEER: TBD TBD TBD P: CONTACT: E:	SPECIALTY CONSULTANT: TBD TBD TBD P: CONTACT: E:
ARCHITECT: W DESIGN ASSOCIATES 2626 W. 2ND ST. HASTINGS, NE 68901 P: 402.463.2377 CONTACT: JAY WICKMAN E: jay@wdesignea.com	SURVEYOR: TBD TBD TBD P: CONTACT: E:	SPECIALTY CONSULTANT: TBD TBD TBD P: CONTACT: E:

DRAWING INDEX

<u>DRAWING NAME</u>	<u>DRAWING NUMBER</u>	<u>SHEET ISSUE DATE</u>	<u>CURRENT REVISION</u>	<u>REVISION ISSUED</u>	<u>PROJECT STATUS</u>
1 - GENERAL COVER PAGE	CVR	MARCH, 2018		No	ZONING REVIEW
PROJECT INFORMATION	GI-1	MAY 2018		No	ZONING REVIEW
2 - CIVIL SITE PLAN	AS-1.1	05/25/18		No	ZONING REVIEW
3 - ARCHITECTURAL ADA - LIFE SAFETY	A-1.1	MAY 2018		No	ZONING REVIEW
LIFE SAFETY	A-1.2	05/23/18		No	ZONING REVIEW
LIFE SAFETY	A-1.3	05/23/18		No	ZONING REVIEW
LIFE SAFETY	A-1.4	05/23/18		No	ZONING REVIEW
FLOOR PLANS	A-1.5	MARCH, 2018		No	ZONING REVIEW
FLOOR PLANS	A-1.6	MARCH, 2018		No	ZONING REVIEW
FLOOR PLANS	A-1.7	03/15/18		No	ZONING REVIEW
CEILING PLANS	A-1.8	05/29/18		No	ZONING REVIEW
CEILING PLANS	A-1.9	05/30/18		No	ZONING REVIEW
ELEVATIONS	A-2.1	MARCH, 2018		No	ZONING REVIEW
ELEVATIONS	A-2.2	05/29/18		No	ZONING REVIEW
DETAILS	A-5.0	05/29/18		No	ZONING REVIEW
SCHEDULES & DETAILS	A-6.1	05/29/18		No	ZONING REVIEW
SUPPLEMENTAL VIEWS	A-9.0	05/30/18		No	ZONING REVIEW

THOAR LLC.

BLOCK 27 BUILDING RENOVATION

737 W. 1ST STREET, HASTINGS, NEBRASKA 68901

DESIGN ASSOCIATES
214 E. 1ST ST. HASTINGS, NE 68901 | 308.945.2370 | WWW.WDESIGNEA.COM

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Seal of Coordinating Professional

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT #:
DRAWN:
CHECKED:
REVISIONS:

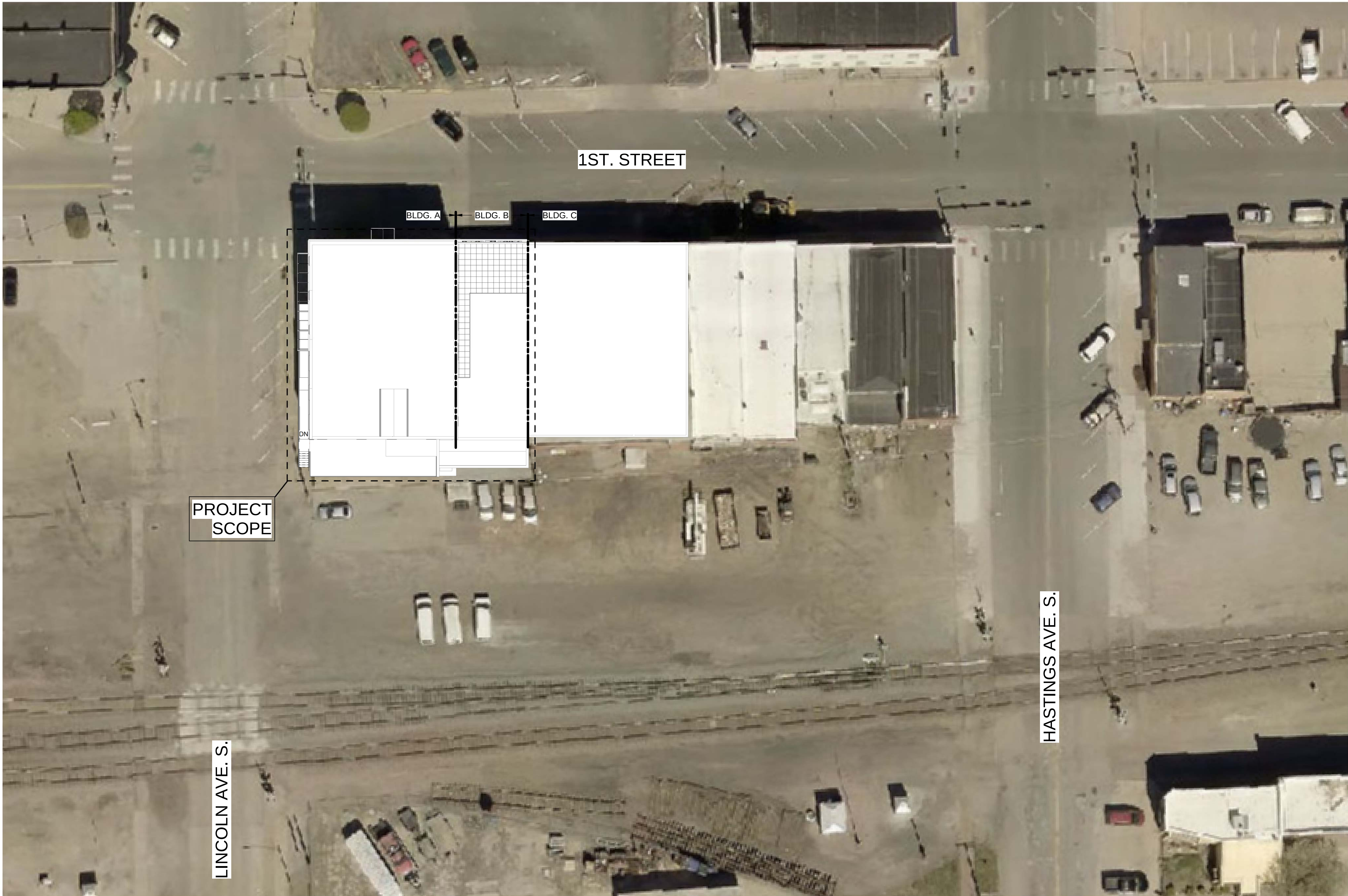
CVR

COVER PAGE

DATE: JUNE 2018

I, Jay H. Wickman, am the Coordinating Professional on the Block 27 Building Renovation project.

© This bar is one inch long on original drawing.
If not one inch on this sheet, adjust scales accordingly



1 SITE PLAN

Scale: 1" = 20'-0"

I, Jay H. Wickman, am the Coordinating Professional on the Block 27 Building Renovation project.

This bar is one inch long on original drawing.
If not one inch on this sheet, adjust scales accordingly

DESIGN ASSOCIATES
214 E. 1ST ST. MACCORMICK, NE 68001 | 388.945.2370 | WWW.WDSIGNA.COM

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Seal of Coordinating Professional:

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT #: 636-18
DRAWN: Author
CHECKED: Checker
REVISIONS:

AS-1.1
SITE PLAN

DATE: JUNE 2018

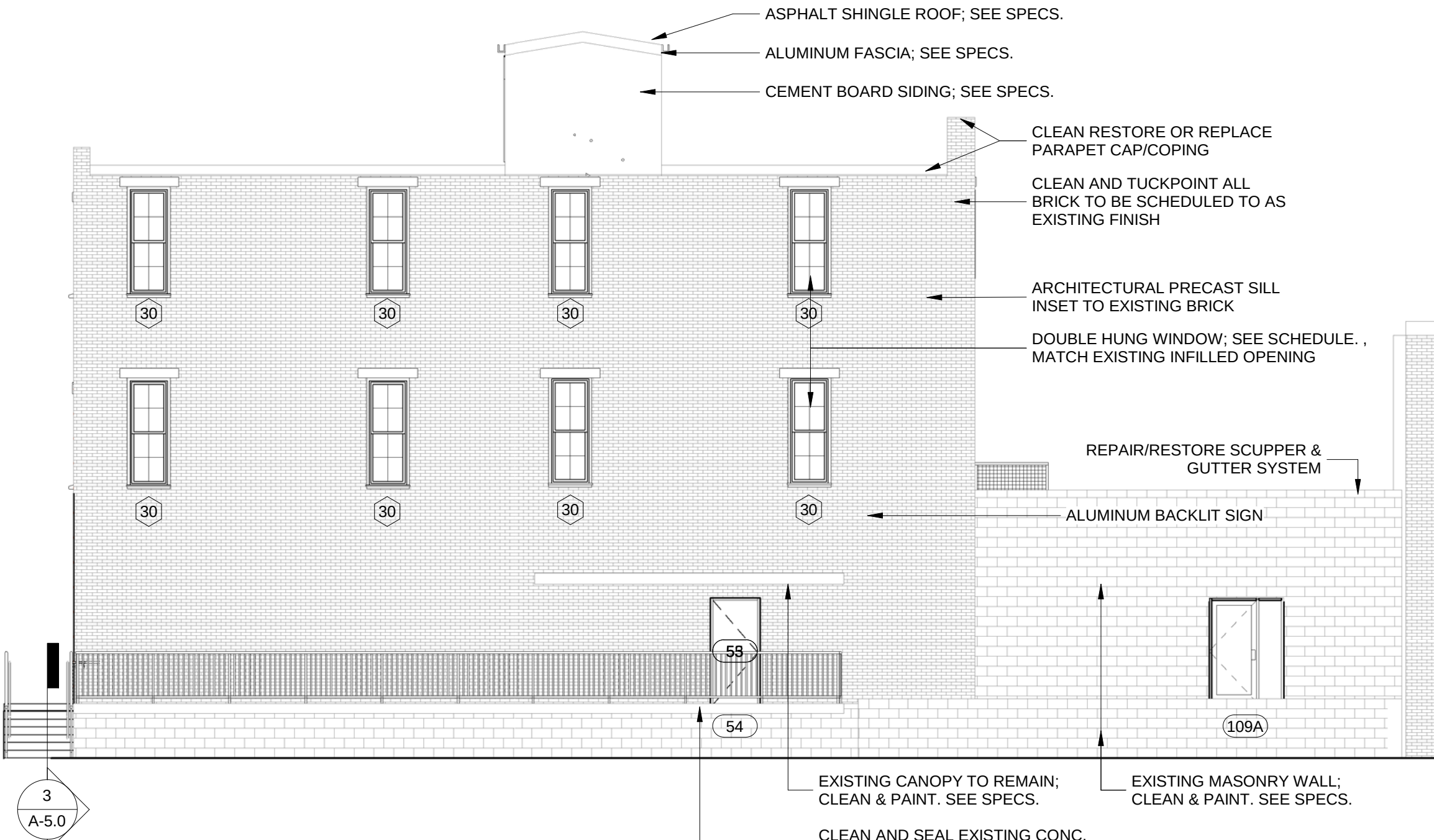
THOAR LLC:
BLOCK 27 BUILDING RENOVATION

737 W. 1ST STREET, HASTINGS, NEBRASKA 68901



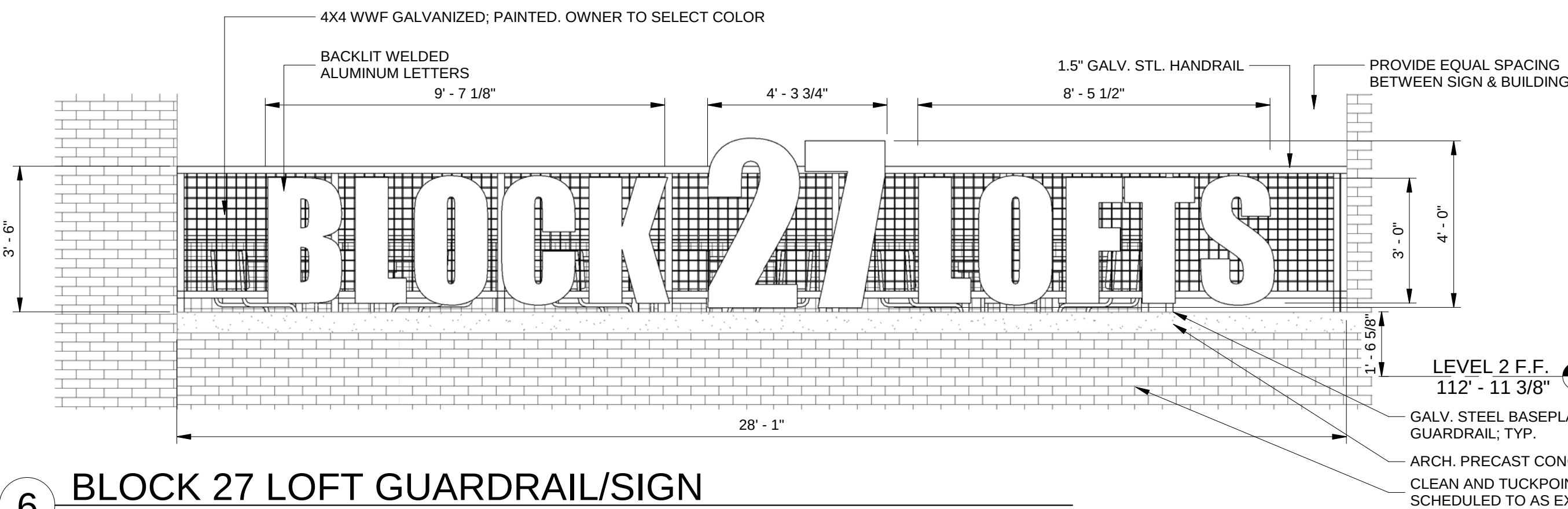
NORTH ELEVATION

1/8" = 1'-0"



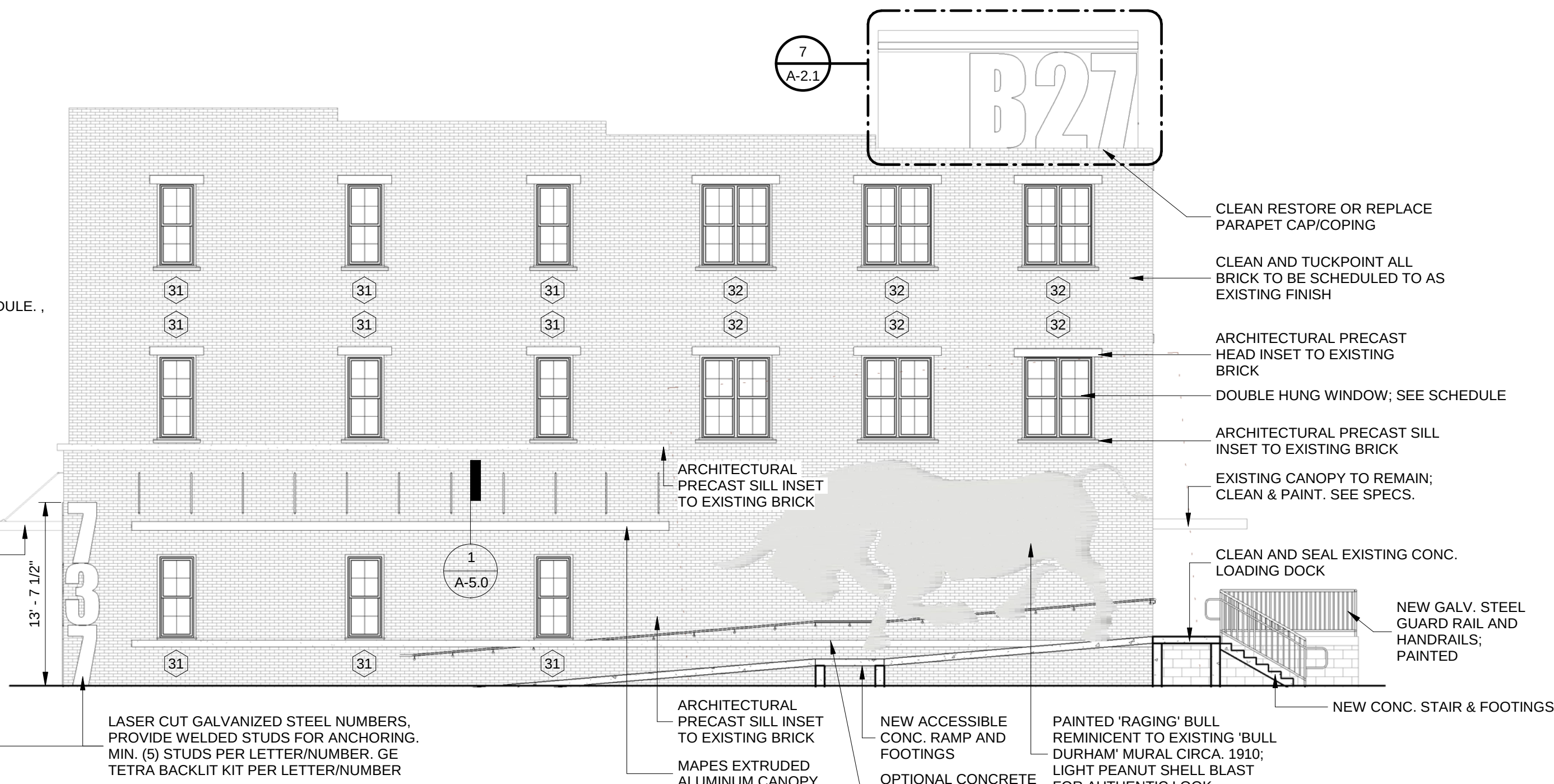
SOUTH ELEVATION

1/8" = 1'-0"



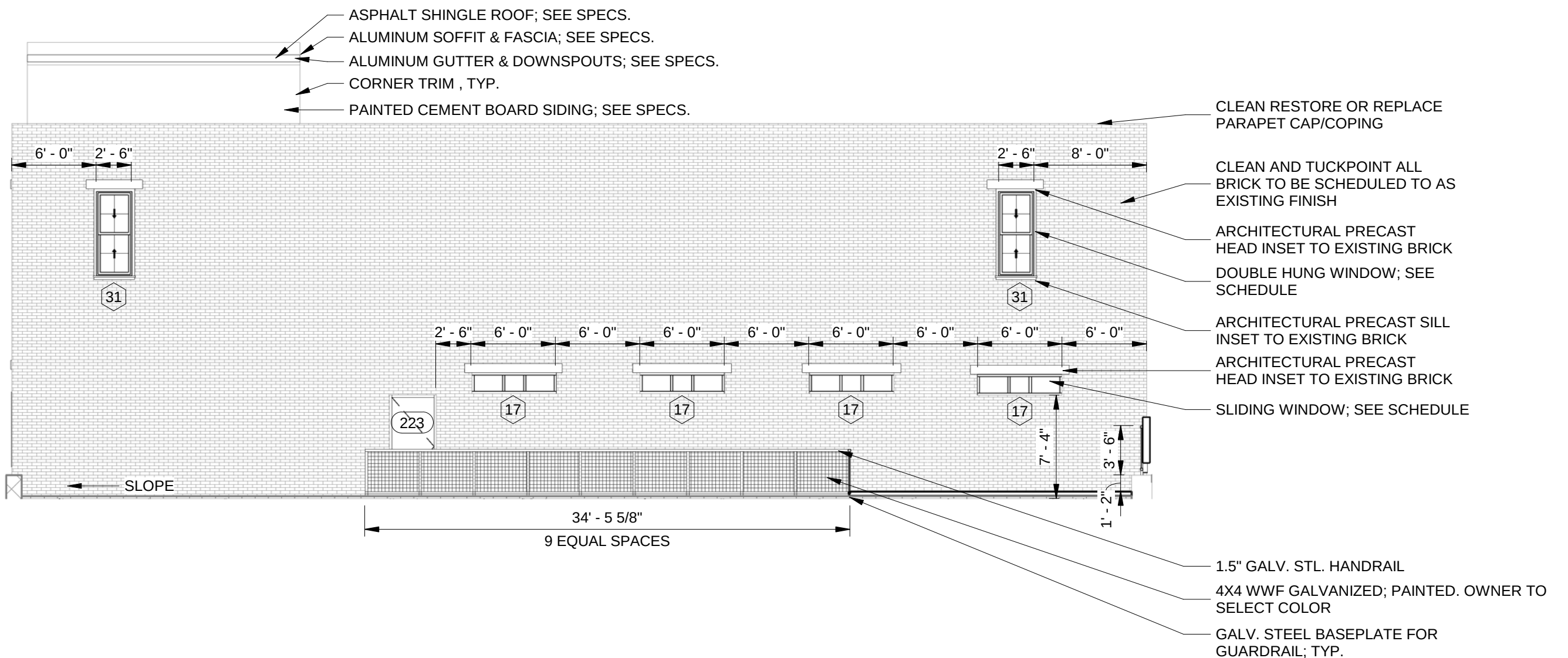
6 BLOCK 27 LOFT GUARDRAIL/SIGN

Scale: 3/8" = 1'-0"



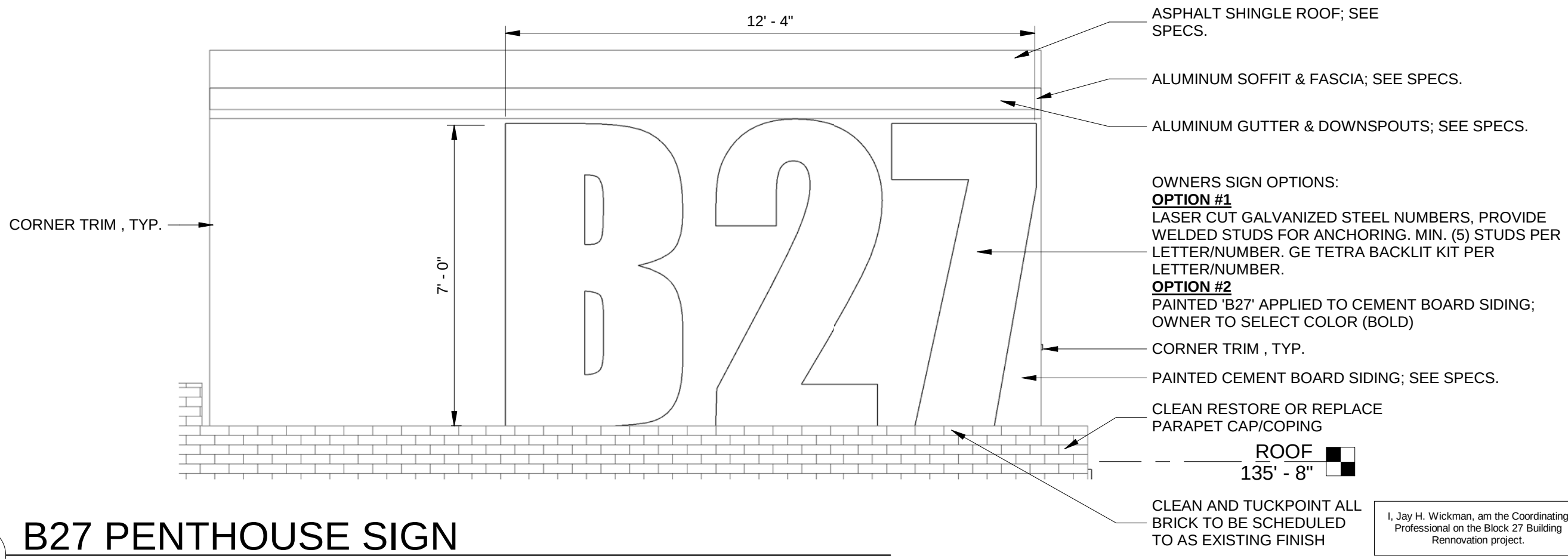
WEST ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"



7 B27 PENTHOUSE SIGN

Scale: 3/8" = 1'-0"

THOAR LLC.

BLOCK 27 BUILDING RENOVATION

737 W. 1ST STREET, HASTINGS, NEBRASKA 68901

DESIGN ASSOCIATES
214 E. 1ST ST. MACOM, NE 68001 | 308.945.2370 ENGINEERS ARCHITECTS
208 W. 2ND ST. HASTINGS, NE 68001 | 402.483.2371 WWW.WDSHGA.COM

Seal of Coordinating Professional

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT #: 636-18
AUTHOR: [Signature]
CHECKER: [Signature]
REVISIONS:

A-2.1
ELEVATIONS

DATE: JUNE 2018



NW PERSPECTIVE



NE PERSPECTIVE



SW PERSPECTIVE



CROSSING LINCOLN

I, Jay H. Wickman, am the Coordinating Professional on the Block 27 Building Renovation project.
This bar is one inch long on original drawing.
If not one inch on this sheet, adjust scales accordingly

THOAR LLC: BLOCK 27 BUILDING RENOVATION 737 W. 1ST STREET, HASTINGS, NEBRASKA 68901	
DESIGN ASSOCIATES 214 E. 1ST ST. HASTINGS, NE 68901 386.945.2371 WWW.WICKMAN.COM 2028 W. 2ND ST. HASTINGS, NE 68901 402.483.2371 WWW.WICKMAN.COM © 2018 WICKMAN ASSOCIATES This document and the information contained herein may not be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without prior written permission. Unauthorized copying or disclosure of confidential information is prohibited by the copyright law.	
Seal of Coordinating Professional	
PRELIMINARY NOT FOR CONSTRUCTION	
PROJECT #: 636-18	Author Checker
DRAWN: CHECKED: REVISIONS:	
A-9.0 SUPPLEMENTAL VIEWS	
DATE: JUNE 2018	

LOFTS SUBDIVISION

AN ADMINISTRATIVE RE-PLAT OF LOTS 1 THROUGH 7, DAVIS ADDITION, AND LOTS 4 & 5 OF BLOCK 27, ORIGINAL TOWN OF HASTINGS, ALL LOCATED IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, HEREAFTER KNOWN AS LOT 1 LOFTS SUBDIVISION, TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

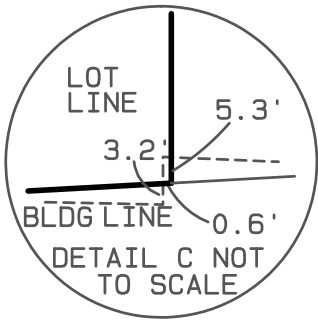
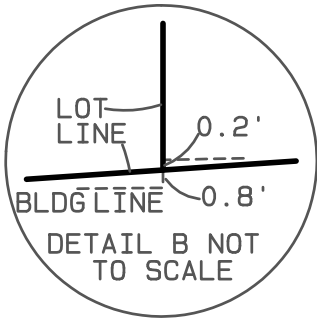
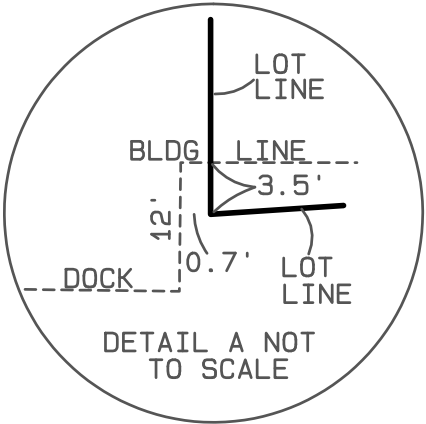
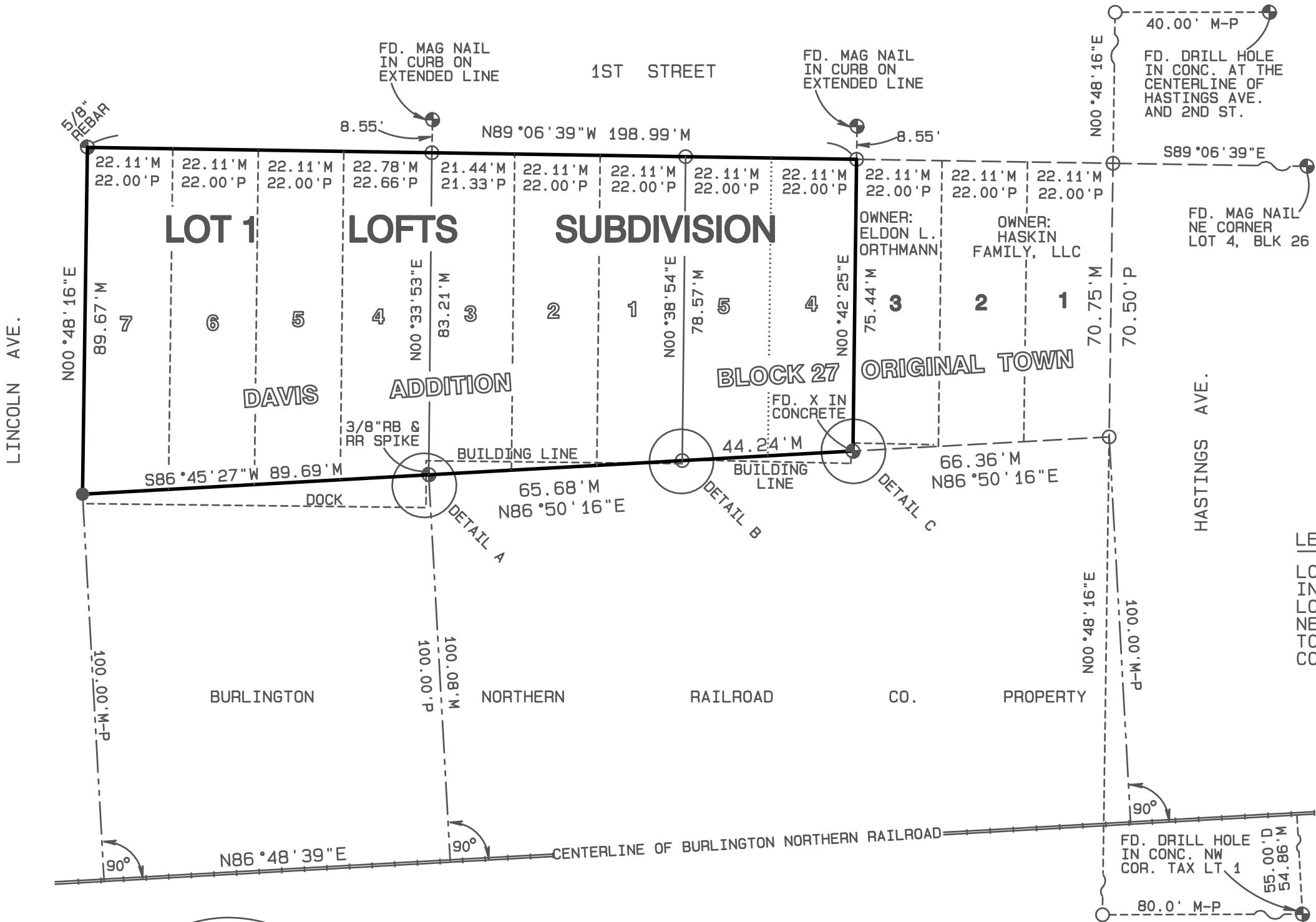
CURRENT OWNER:
THOAR L.L.C.
1540 HIGHLAND DRIVE
HASTINGS, NE 68901

CURRENT ZONING:
I-1
C-2

FUTURE ZONING:
CP-2

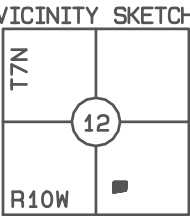
LEGAL DESCRIPTION:

LOTS 1, 2, 3, 4, 5, 6 AND 7 DAVIS ADDTION, AND LOTS 4 AND 5 IN BLOCK 27 OF THE ORIGINAL TOWN OF HASTINGS, ALL LOCATED IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRAKSA, HEREAFTER KNOWN AS LOT 1 LOFTS SUBDIVISION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, CONTAINING 0.38 ACRES MORE OR LESS.



SHEET 1 OF 3
30'
SCALE 1: 30

- LEGEND :
- D-DEED DISTANCE
 - M-MEASURED DISTANCE
 - R-RECORD DISTANCE
 - P-PLATTED DISTANCE
 - FOUND CORNER
 - TEMPORARY POINT
 - SET 1/2" X 24" REBAR WITH BLUE LS-783 CAP UNLESS NOTED OTHERWISE



SURVEYOR'S CERTIFICATE:

I, JOSHUA EUGENE GRUMMERT, A LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA, DO HEREBY CERTIFY THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION, THIS ____ DAY OF APRIL, 20__.

JOSHUA E. GRUMMERT | LS-783

WEBSITE: www.grummertsurveying.com
GRUMMERT PROFESSIONAL SERVICES, LLC
PO BOX 37, 501 N. FORBES AVE, KENESAW, NE 68956
PHONE 402-879-5701 EMAIL jmgrummert@yahoo.com



G.P.S.PROJECT # 019-2018

OWNERS CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THOAR L.L.C. A NEBRASKA LIMITED LIABILITY COMPANY THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREIN, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "LOFTS SUBDIVISION" WITHIN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, AND THAT SAID SURVEYING, SUBDIVIDING, PLATTING AND DESIGNATION WAS DONE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNERS.

SIGNED THIS _____ DAY OF _____, 20____.

DAVID RIPPE (MANAGING MEMBER)

ACKNOWLEDGEMENT

STATE OF NEBRASKA }
COUNTY OF ADAMS } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2018, BY DAVID RIPPE (THOAR LLC MANAGING MEMBER) MY COMMISSION EXPIRES THE _____ DAY OF _____, _____.

(SEAL) _____
NOTARY

WAIVER

THE UNDERSIGNED HAVE FOUND AND DETERMINED THAT THE LOCATION OF NEW EASEMENTS UPON THE FOREGOING PLAT IS UNNECESSARY AND THAT IT IS THEREFORE APPROPRIATE TO WAIVE, AND THEY DO HEREBY WAIVE THE EASEMENT REQUIREMENTS OF HASTINGS CITY CODE SECTION 38-308 (4) .

MANAGER, HASTINGS UTILITIES

CITY ENGINEER

G.P.S. PROJECT # 019-2018

LOFTS SUBDIVISION

AN ADMINISTRATIVE RE-PLAT OF LOTS 1 THROUGH 7, DAVIS ADDITION, AND LOTS 4 & 5 OF BLOCK 27, ORIGINAL TOWN OF HASTINGS, ALL LOCATED IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, HEREAFTER KNOWN AS LOT 1 LOFTS SUBDIVISION, TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

CITY ENGINEER'S APPROVAL

THIS PLAT OF LOFTS SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA
HAS BEEN RECEIVED AND REVIEWED BY ME AND IS IN COMPLIANCE WITH THE PROVISIONS
OF ORDINANCE # 2882 OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, PROVIDING FOR
THE APPROVAL OF SUBDIVISIONS AND PLATS BY THE CITY ENGINEER UNDER CERTAIN CIRCUMSTANCES.

APPROVED THIS _____ DAY OF _____, 20__.

CITY ENGINEER

CITY PLANNING COMMISSION RECOMMENDATION

THIS PLAT OF LOFTS SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, HAS BEEN SUBMITTED TO AND REVIEWED BY THE CITY PLANNING COMMISSION FOR APPROVAL AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, WITH THE RECOMMENDATION THAT SAID PLAT

BE _____AS PROPOSED DATED THIS _____ DAY OF _____, _____.

CHAIRMAN

DIRECTOR

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES ARE DUE OR DELINQUENT UPON THE PROPERTY IN THE LEGAL DESCRIPTION ON THIS PLAT AS OF

THIS ____ DAY OF _____, _____.

ADAMS COUNTY TREASURER

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO SPECIAL ASSESSMENTS ARE DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT.

CITY OF HASTINGS TREASURER

REGISTER OF DEEDS CERTIFICATE

STATE OF NEBRASKA }
COUNTY OF ADAMS }SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD
IN THE REGISTER OF DEEDS OFFICE OF ADAMS COUNTY, NEBRASKA

DATE: _____ TIME: _____ INSTRUMENT NO.: _____

REGISTER OF DEEDS

G.P.S. PROJECI # 019-2018

SHEET 3 OF 3

LOFTS SUBDIVISION

AN ADMINISTRATIVE RE-PLAT OF LOTS 1 THROUGH 7, DAVIS
ADDITION, AND LOTS 4 & 5 OF BLOCK 27, ORIGINAL TOWN OF HASTINGS,
ALL LOCATED IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA,
HEREAFTER KNOWN AS LOT 1 LOFTS SUBDIVISION, TO THE CITY OF
HASTINGS, ADAMS COUNTY, NEBRASKA.

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 08/20/2018
File No: 2018-035
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing at the request of applicant Russ Dudrey on behalf of the Church of Christ for Resolution 2018-49, a Conditional Use Permit amendment for the church to encroach into required building setbacks to add a front canopy and ADA ramp.

Names of People/Business affected by this action:

The applicant, the Church of Christ congregation, the people of Hastings, and the City.

Why Planning Commission action is required:

Conditional uses may be approved by the Hastings City Council following a public hearing and receipt of a recommendation from the Planning Commission in accordance with the required findings set forth in Chapter 34-301 of City Code and the additional standards set forth in the permitted use. The Commission may recommend and the Council may impose any conditions that they deem reasonable and necessary to further the purposes and intent of the Code.

Type of action requested:

Resolution

Suggested motion:

Motion to recommend approval for Resolution 2018-49, a Conditional Use Permit amendment for the Church of Christ, subject to the following conditions.

Deadlines associated with action:

This item is scheduled to be heard at the regular meeting of City Council on September 10, 2018.

Department head comments:

In order to compel an affirmative recommendation, the Planning Commission shall find that:

1. The proposed development will integrate compatibility with existing land uses and with permitted uses that may be established within any area to be affected by the proposed development.

The Church of Christ was constructed on the property in 1969. Since inception, there are two CUP amendments of record: 99-035 on September 20, 1999 to construct and expand a garage, and 95-045 on August 21, 1995 to construct a Fellowship Hall. The building and existing land use has been stable in the vicinity for 49 years. The proposed alterations are minimally invasive but do encroach approximately 5.5 feet into the required setback.

2. The use does not have a permanent negative impact that is substantially greater than the impact anticipated from development permitted in the base zone district.

The only negative impact that the instant project proposes is an encroachment into the front yard setback. In order to meet ADA accessibility guidelines, the Development Services department has approved 25 encroachments of the 33 total ADA ramps constructed as retrofits in the past 10 years. This encroachment is neither unusual nor substantially greater than the impact that retrofitting ADA ramps generally require throughout the city.

3. The conditions imposed are necessary to ensure the maintenance of property values and the safety, health, comfort, and repose of the residents.

The applicants have maintained the property in compliance with the city's specific standards for churches and places of worship. All buildings and grounds are in good repair. The Development Services Department recommends that no additional conditions be applied to the property beyond the conditions imposed in the original permit.

4. That the use, subject to conditions, maintains compliance with the Comprehensive Plan and the purpose and intent of the zoning regulations.

The Comprehensive Plan future land use designation for the property is Urban Residential. Neighboring properties to the east, west, and south carry the same designation. Properties north of 12th Street are designated Suburban Residential. The existing land use is compatible with both designations. The purpose and intent of the zoning regulations is to allow Neighborhood Assemblies (such as places of worship) within all zone districts as a Conditional Use. Compatibility is determined within the specific standards for Churches as a conditional use, and this property remains compliant with all conditions.

Recommendation:

The Development Services Department supports a recommendation to approve Resolution 2018-49 without additional conditions.

DATE 8/6/18

Resolution 2018-49

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: Church of Christ

Project Address: 1131 N Laird Hastings NE Within City Limit ☒ Yes ☐ No

Existing Zoning: R-1 Proposed Zoning / Use: R-1

Existing Comprehensive Plan Designation: _____ Gross Area: _____

Legal Description: Lots 1-5, 12-16 Bk 6 Parkhill Add. Number of Lots: 10

APPLICANT INFORMATION

Applicant: Russ Dudley Company: _____

Address: 1131 N Laird Tel: 402-462-8469 Fax: _____

City: Hastings State: NE Zip: 68901 Email: russdudrey@gmail.com

Property Owner: Church of Christ Company: _____

Address: _____ Tel: _____ Fax: _____

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

Key Contact: Russ Dudley Company: _____

Address: 1131 N Laird Tel: _____ Fax: _____

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

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

Paul Mullen
Property Owner Signature

8-6-18
Date

Applicant Signature

Date

DEPARTMENTAL USE ONLY

Fees: \$300.00

Receipt No. _____

Accepted by Staff: _____

Signature

Case No. _____

Hastings Church of Christ

1131 North Laird Street • Hastings, NE 68901 • 402-462-8469
Russ Dudrey, Minister

Hastings City Council
Planning Commission

6 August 2018

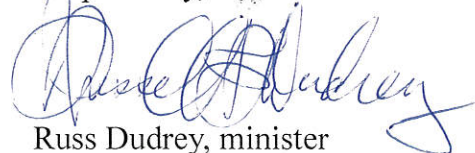
Dear Friends:

With this letter and the accompanying documents the Hastings Church of Christ, 12th St. and Laird Ave., is applying for an amendment to our conditional use permit. We hope to move the front doors and front face of the building about 5-1/2 feet out, which will bring them out even with the walls on each side of them (see the accompanying drawing). Then we want to build a canopy extending out 10' from the new front face. That would encroach into the 25' space normally required beyond the 35' setback from the center of the street in front of it (Laird Ave.). If the canopy is 10' x 12', as we propose, then it would encroach approximately 5-1/2 feet into the 25' area.

We believe that this canopy is in the best interest of our total development plan for the church building. We have been doing renovations for the past three years with the goals of increasing our foyer space (which has been extremely crowded), replacing old doors and windows with better and more energy-efficient ones, modernizing the appearance of the building, and making the building ADA compliant. As part of the total project, in 2016-2017 we redid the men's and women's restrooms and added a handicap-accessible restroom.

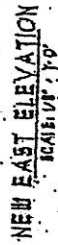
In renovating the front face we will redo the concrete to add a wheelchair ramp, allowing handicap accessibility straight from the parking lot to the front doors. The proposed canopy will cover the approach to the front doors. It will be framed out from the front face wall and will be supported on two pillars on the street side. It will be entirely open underneath. It is difficult to say what portion of the total expenses of our project will have been spent on ADA compliance; conservatively, easily about a third. But the entire project is driven in large part by our need to accommodate the needs of our wheelchair-bound members. We ask you to grant our appeal for a permit, which we believe is in the best interests of all concerned.

Respectfully,

A handwritten signature in blue ink, appearing to read "Russ Dudrey", is written over a faint blue circular stamp.

Russ Dudrey, minister

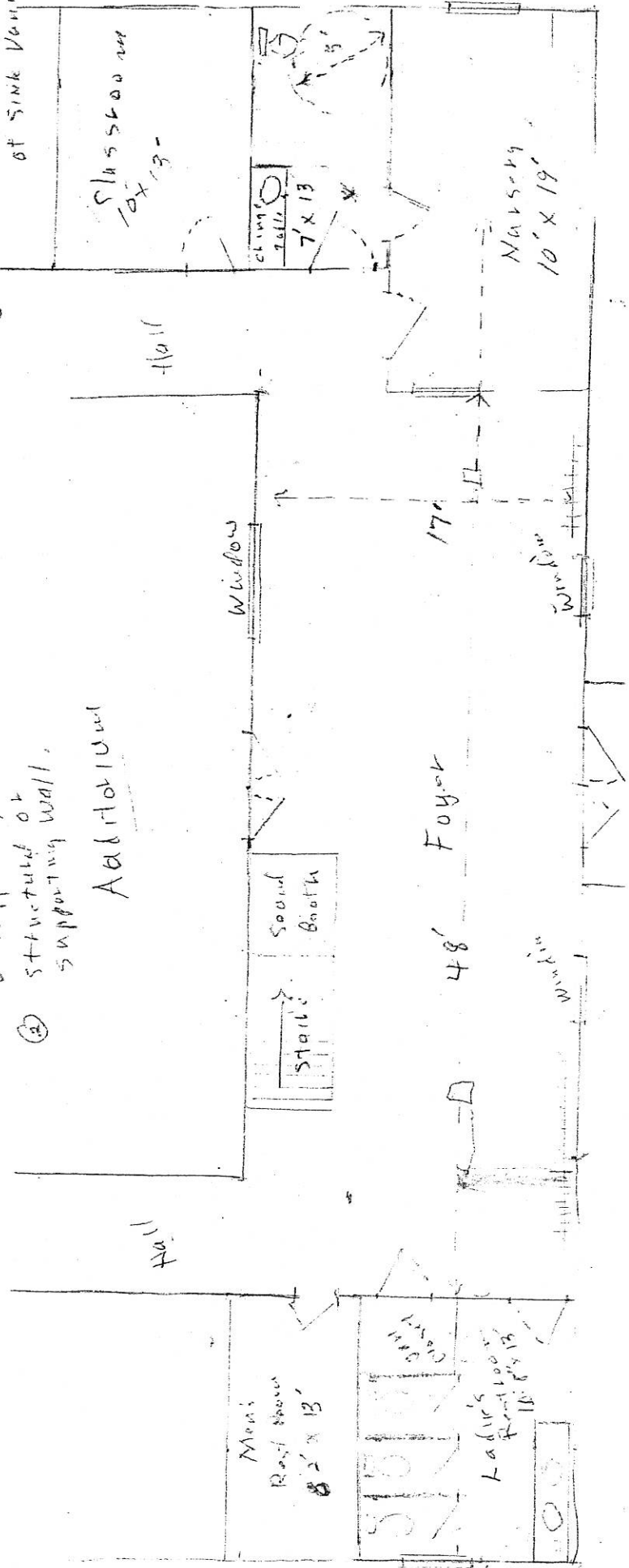
P.S. We also believe that our auditorium building, fellowship hall building, off-street parking, lot size, landscaping, and signage are all in compliance with the city's specific standards for churches and places of worship.

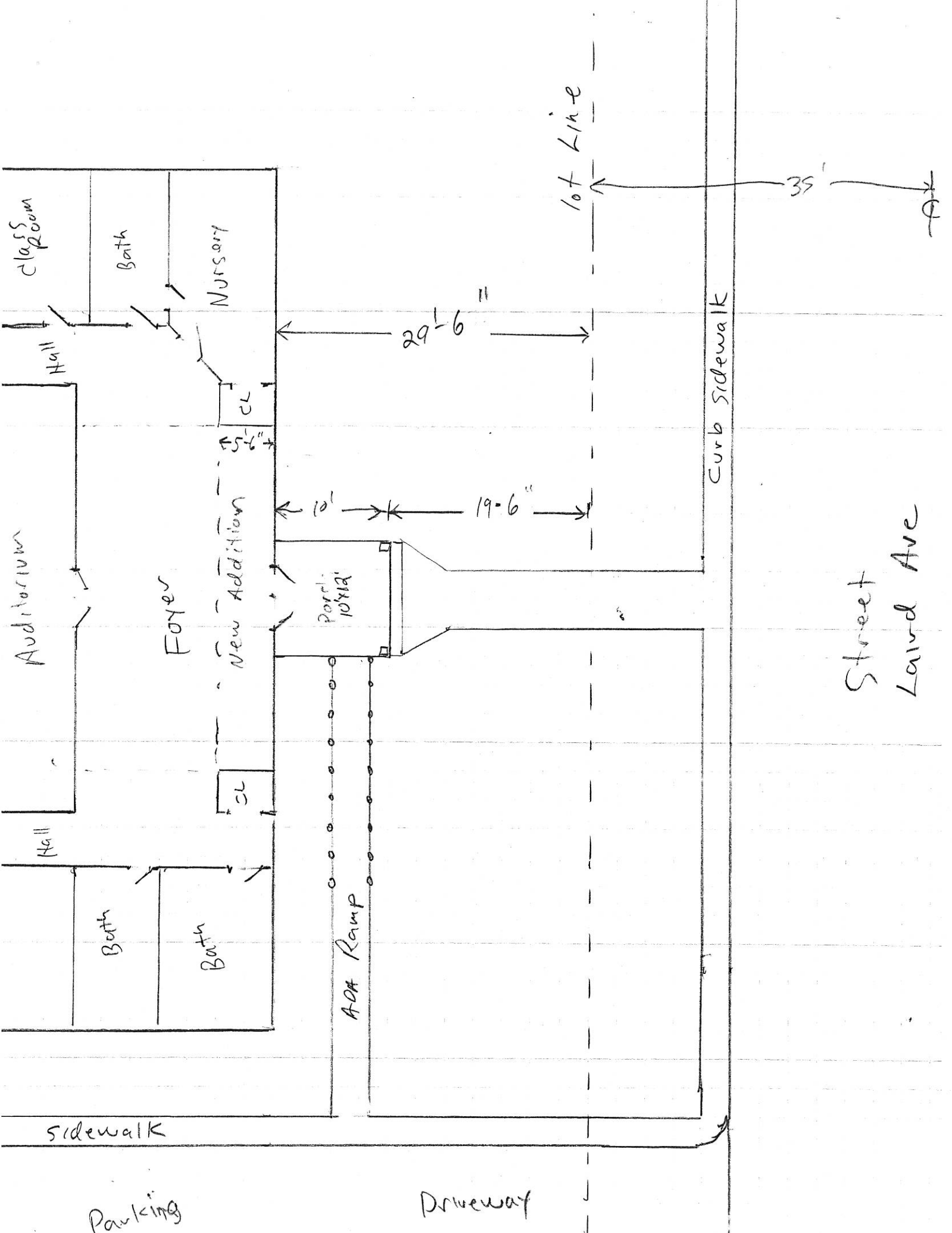


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of Sink Vanity

Scale 1/80

Ad 10110000





Classroom
Bath
Nursery
Hall
Auditorium
Foyer
New Addition
Bath
Bath
Hall

Part 10' x 12'

ADA Ramp

Lot Line

Curb Sidewalk

Street
Land Ave

Sidewalk

Driveway

Parking

29'-6"

19'-6"

10'

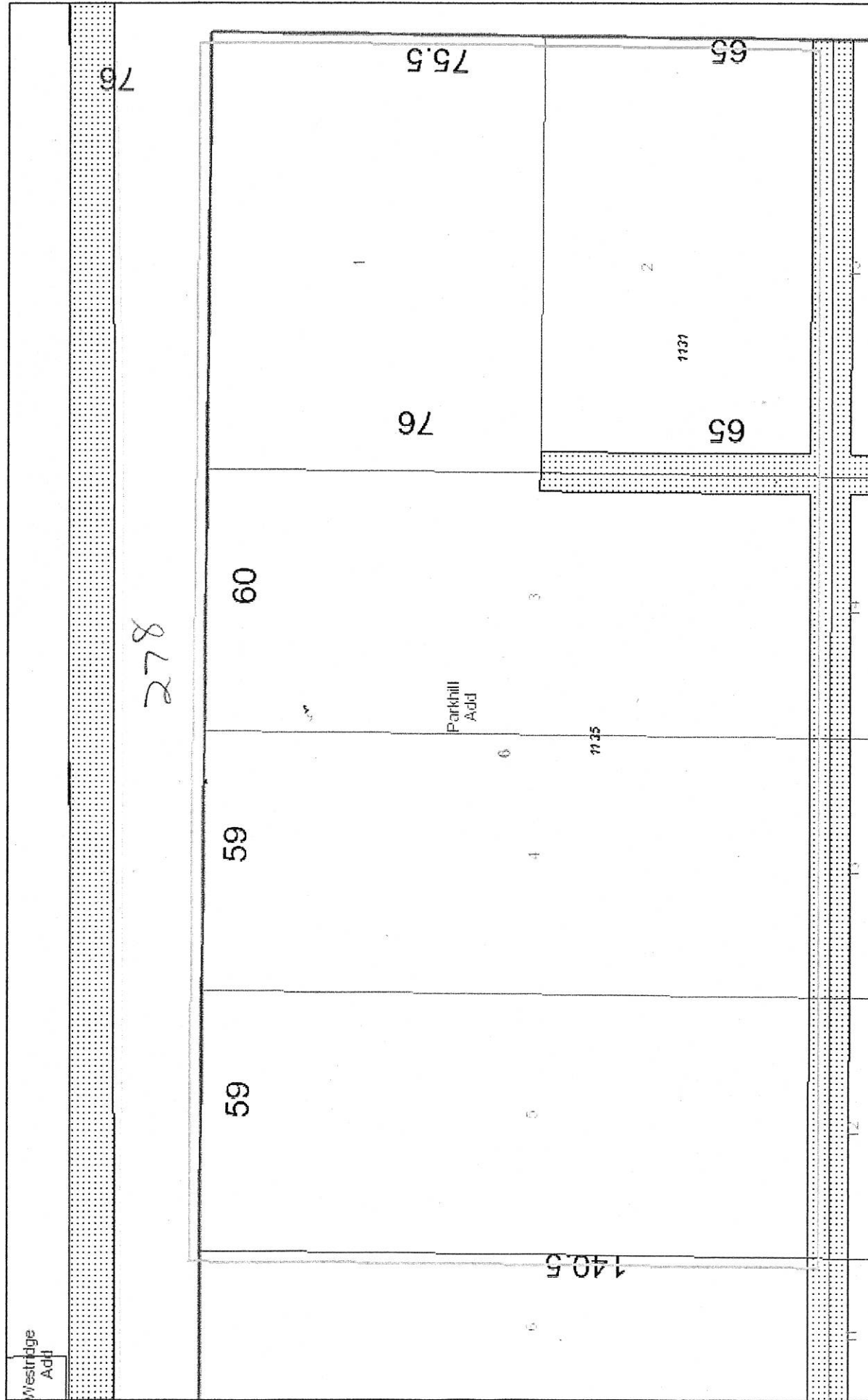
35'

5'-6"

CL

CL

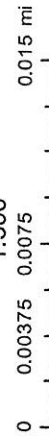
ArcGIS Web Map



July 31, 2018

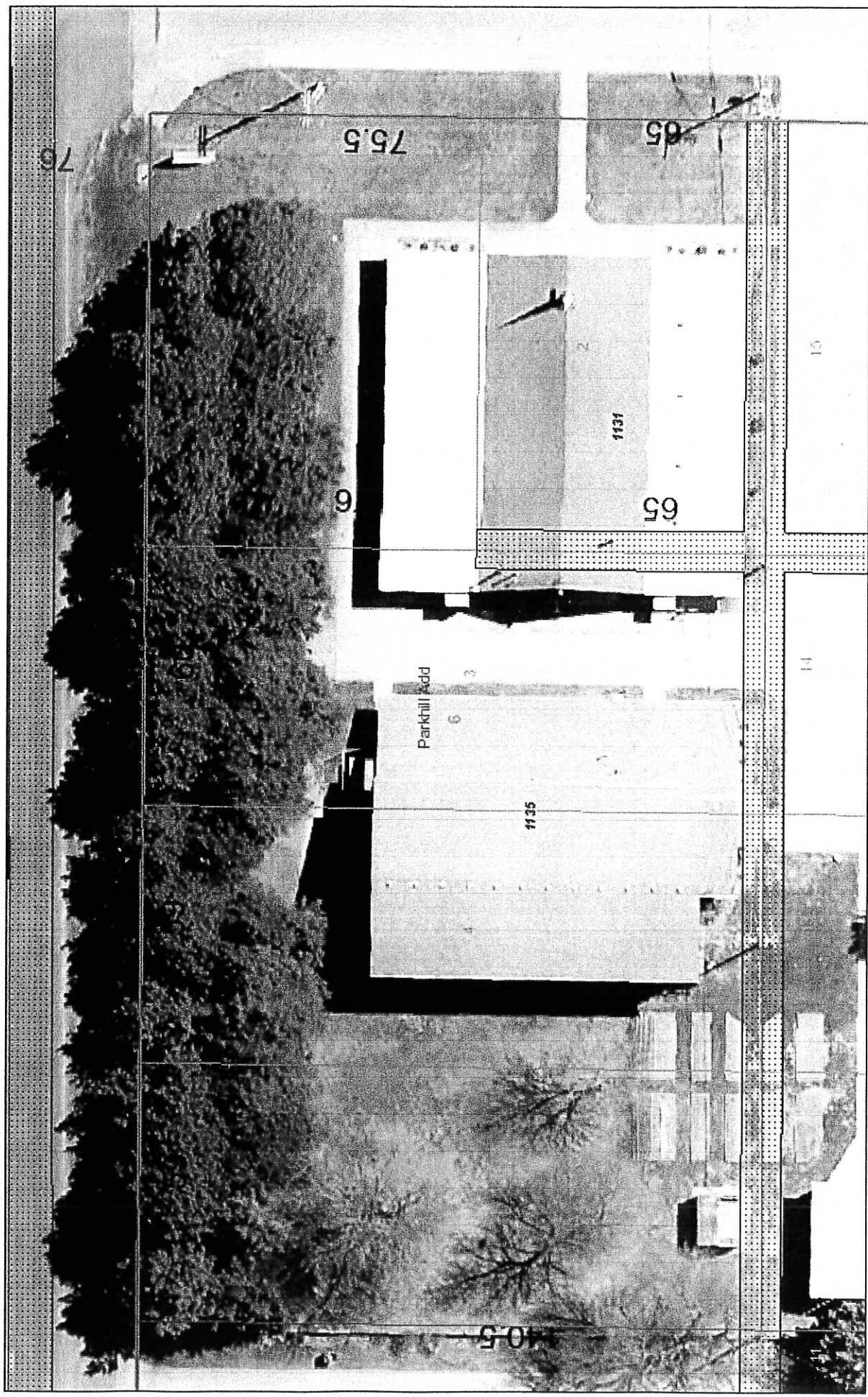
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|--|---------|--|--------------|-----------|
| | Limits | | Subdivisions | Addresses |
| | OneMile | | Easements | |
| | TwoMile | | LOTS | |
| | Parcels | | BLOCKS | |

1:500



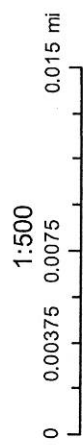
29'-2 1/2"

ArcGIS Web Map



July 31, 2018

- | | Limits | Subdivisions | Addresses |
|-------------------------------------|----------|-------------------------------------|-----------|
| ☒ | One Mile | ☐ | |
| ☐ | Two Mile | ☒ | |
| ☐ | Parcels | ☐ | |
| | | ☒ | |
| | | ☐ | |
| | | ☐ | |
| | | ☐ | |





Church of Christ CUP Amendment

Ramps Constructed September 2017 to Present

Address	Residential or Commercial	Yard Encroachment	Date
907 N . Burlington Ave	Residential	No	9/25/2008
1104 W. J St.	Commercial	No	5/19/2009
1615 W 7th St	Residential	No	8/30/2010
3400 E Military Dr	Commercial	No	3/26/2012
400 S Burlington Ave	Commercial	No	6/28/2012
208 S Burlington Ave	Commercial	No	7/22/2013
1612 N Denver Ave	Residential	No	4/16/2015
400 S Burlington Ave	Commercial	No	4/19/2016
410 S Baltimore Ave	Residential	No	5/19/2016
1011 N. Denver Ave	Residential	Yes	1/29/2008
1015 N. St. Joseph	Residential	Yes	6/25/2008
420 W. 5th St.	Residential	Yes	12/31/2008
400 S. Garfield Ave.	Residential	Yes	3/19/2010
816 W. 11th St.	Residential	Yes	4/29/2010
738 E 4th St	Residential	Yes	5/5/2010
1018 W 5th St	Residential	Yes	10/22/2010
711 Webster Ave	Residential	Yes	11/8/2010
416 Queen City	Residential	Yes	11/10/2010
1006 E 9th St	Residential	Yes	12/8/2010
423 S Bellevue Ave	Residential	Yes	6/9/2011
511 Westlawn	Residential	Yes	8/19/2011
910 E 5th St	Residential	Yes	10/18/2011
907 E 5th St	Residential	Yes	3/29/2012
1715 Bateman	Residential	Yes	6/11/2012
514 W 10th	Residential	Yes	12/6/2012
1238 N Lexington Ave	Residential	Yes	2/15/2013
2017 W 6th St	Residential	Yes	4/23/2013
135 E 4th St	Residential	Yes	5/13/2013
1614 W 6th St	Residential	Yes	3/6/2014
209 Ringland Rd	Residential	Yes	2/18/2016
1015 N Minnesota Ave	Residential	Yes	4/19/2016
811 S Lincoln Ave	Residential	Yes	5/21/2016
312 Greenhouse Ct	Residential	Yes	6/2/2017
Total Residential Ramps		28	
Residential Ramps Enroaching		24	
Total Commercial Ramps		5	
Commercial Ramps Encroaching		1	
Total Ramps		33	
Total Encroachments		25	

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 08/20/2018
File No: 2018-028
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing at the request of Jerry Bumgardner representing Crossroads Center, a Nebraska Non-profit Corporation, for a Conditional Use Permit amendment to update permit conditions and to allow subletting of a portion of the property.

Names of People/Business affected by this action:

The applicant, the people of Hastings, and the City.

Why Planning Commission action is required:

Conditional uses may be approved by the Hastings City Council following a public hearing and receipt of a recommendation from the Planning Commission in accordance with the required findings set forth in Chapter 34-301 of City Code and the additional standards set forth in the permitted use. The Commission may recommend and the Council may impose any conditions that they deem reasonable and necessary to further the purposes and intent of the Code.

Type of action requested:

Resolution

Suggested motion:

Motion to recommend approval of Resolution 2018-48, a Conditional Use Permit amendment for Crossroads Center, subject to the conditions outlined herein.

Deadlines associated with action:

This item is scheduled to be heard at the next regular City Council meeting on September 10, 2008.

Department head comments:

The Planning Commission shall find that:

1. The proposed development will integrate compatibility with existing land uses and with permitted uses that may be established within any area to be affected by the proposed

development.

At the present occupancy load and under the existing CUP conditions, the Center does not meet this required finding.

Surrounding land uses are:

North: R-3 and C-3 zone district with developed residential and commercial uses;

South: R-1 zone district with public uses;

East: R-3 zone district with developed residential uses;

West: C-3 zone district with established commercial uses.

The use is considered a Quasi-institutional use, which is allowed in I-1 Light Industrial and I-2 Heavy Industrial zone districts with an approved Conditional Use Permit. The Center currently exists in an R-3 Multiple-family Residential zone.

The specific standards for Quasi-Institutional Uses are outlined in Section 34-404 (1). The Center meets the minimum yard requirements, maximum height of structures, landscaping, walls and screening standards.

The property does not comply with the specific standards outlined in Section 34-404(1) for the following conditions: standards require that the site be accessed by an arterial or greater classified street, the center is bounded by local streets on all frontages; standards call for .5 acres per 10 beds, and the facility contains 112 beds on 1.5 acres; standards require a maximum lot coverage of 20%, and the facility is currently at 35% lot coverage; standards call for 1 parking space per 3 beds and 1 additional space per 2 employees which would total 50 off-street parking spaces, and the center contains 29 off-street parking spaces.

The Center averages 100 emergency response calls per year, but the number of calls is trending upward. The attached table "Crossroads Assist Calls" shows from January to July 2018, there were 95 total calls for police, fire, or ambulance assistance. There is a substantial public cost absorbed due to the Center's emergency response activity. However, many of the calls are to remove clients based on agreed-upon program rules, such as outstanding warrants, intoxication, or criminal activity.

The occupancy level, density, and lack of buffering at the Center's existing site exceeds standards set for all quasi-institutional uses, and these conditions have created concerns for neighboring landowners in the vicinity.

2. The use does not have a permanent negative impact that is substantially greater than the impact anticipated from development permitted in the base zone district.

The occupancy level of the property is consistent with its previous use as a nursing home. As stated in the previous finding, the current occupancy has created a higher density than proposed by the criteria governing quasi-institutional uses, and negative impacts have been incurred greater than would be normal for an R-3 Multiple-family Residential zone district.

Crossroads has recently opened a facility in Kearney, and has been working toward opening a facility in Grand Island. With 2 additional facilities in the tri-cities area, regional client absorption by the Hastings facility may be reduced. This may lower average occupancy and relieve some of the pressures contributing to the facility's negative impacts.

3. The conditions imposed are necessary to ensure the maintenance of property values and the safety, health, comfort, and repose of the residents.

At the present occupancy load and under the existing CUP conditions, the Center does not meet this required finding. The proposed alterations to the CUP are directly aimed at ensuring these criteria.

Beginning with a change to annual renewal of the permit, the Development Services Department may now administratively review the community impacts of the facility on a regularly prescribed interval. Grounds for review and revocation are based on specific illegal activities, property negligence, or negative impacts to the neighboring vicinity which are significant enough to warrant immediate response. Occupant density, parking requirements, common area requirements, and open space requirements remain substantially out-of-line with the base criteria for quasi-institutional uses allows, but is consistent with the currently approved use.

Resident curfew times and enforcement measures have been explicitly stated as this has been a common neighborhood complaint. Overnight staffing requirements have been established for the same reason.

Finally, per the Center's initial request, a provision for subletting has been added. A lessee is required to be compatible with the Center or directly assist with the Center's activities, the lessee's required space shall not cause a reduction to any required space or parking for the Center's primary use, the lessee is subject to all applicable terms and conditions of the Conditional Use permit, the term shall not exceed five (5) years but may contain options for renewal, and any change in tenancy shall be reviewed by the Development Services Department for conformity with the permit.

4. That the use, subject to conditions, maintains compliance with the Comprehensive Plan and the purpose and intent of the zoning regulations.

At the present occupancy load and under the existing CUP conditions, the Center does not meet

this required finding. However, a continuance of the current use fulfills a compelling community need, and the Development Services Department has assembled the proposed Temporary Conditional Use Permit in order to address the negative community impacts associated with the Center. This office believes that strict adherence to the terms of the proposed CUP, coupled with an annual review of the outcomes, will: provide a clear path forward for the Center's success in fulfilling its mission; provide a safe, dignified respite for some of Hastings' most vulnerable populations; provide assurances for the immediate vicinity and the community at large; and provide protection from the negative impacts stemming from the Center's current location.

Recommendation:

Staff supports a recommendation to approve Resolution 2018-48, a Conditional Use Permit amendment for Crossroads Center, subject to the conditions outlined herein.

APPLICATION FOR CONDITIONAL USE PERMIT NARRATIVE





CROSSROADS CENTER NARRATIVE

Mission Statement: To bring glory to God by the helping of people.

Our Purpose: To provide Christ-centered ministry and to empower people to affect needed change in their lives through the establishment of an organization providing for the homeless and needy.

Crossroads Center is in its 35th year serving the homeless. Started by the First Baptist Church in 1983, Crossroads Center originally served as a soup kitchen and short-term shelter. With a desire to do more than provide for basic needs, the mission staff and Board dedicated themselves to growing an effective transitional program in 1999.

Today, Crossroads Center's focus is to provide programming to end the cycle of homelessness for individuals and families. Crossroads provides case management, life skills training, employment assistance and training, budget and finance counseling, medical referrals, and monitoring intake of prescription medications. Crossroads has developed a four-phase program to teach homeless individuals and families how to become self-reliant and maintain independent living. The program phases are:

1. **PRP** (Personal Resilience Program) starts with eight weeks of Life Skills Classes and daily volunteer work.
2. **Employment** includes preparing for interviews, creating a resume', obtaining the proper clothing and filling out applications. Partnering with local businesses and agencies contributes to the success of this phase.
3. **Budget and Finance** includes building a workable budget, paying off debts, fines and restitution, establishing good credit and building a savings reserve.
4. **Leadership and Evaluation** provides guests opportunity to give something back and mentor to others while developing leadership skills. Guests in this phase of the program have an area of responsibility within the mission. They are taught how to supervise, communicate and motivate others. Crossroads assists in helping guests find housing when they are physically, mentally, financially and emotionally healthy enough to begin living independently of the program's accountability.



Core Values:

At Crossroads Center we...

Strive to be Christ centered in all we do

Jesus Christ is the foundation on which Crossroads is and continues to be built. We strive to function as one body united with Christ in all facets of our operation. We accomplish this by providing an environment that encourages people to establish and grow in their relationship with Christ through prayer, fellowship, and studying the Bible.

Care for those in need

Our first priority is providing food, shelter, clothing and physical, emotional, mental, spiritual and vocational support to the homeless. Our second priority is to provide indigent services for those who are not homeless and meet Crossroads guidelines.

Involve the Community in Christian ministry

We seek to build awareness through public appearances and through opportunities to serve and be served by the community. We connect through public presentations, media and community meetings and volunteerism.

Demonstrate Christ's love through actions & in truth

Our goal is to be an effective witness for Christ by demonstrating love, joy, peace, patience, kindness, goodness, faithfulness, grace, mercy, gentleness, self-control, and self-discipline.

Establish relationships through integrity and respect

We establish integrity and respect through modeling commitment by developing and living out the character qualities of honesty, trust, responsibility, ownership, and accountability with the goal of leading people to a sense of purpose, worth and value.



Crossroads Center is a rescue mission dedicated to changing and saving lives. The Board of Directors and the staff of Crossroads Center work diligently to assure that the homeless guests the mission serves receive the best care possible for their current circumstances. To assure the highest possible success, Crossroads Center works with city, county, area businesses and private organizations to facilitate a thorough rehabilitation process. Crossroads Center's operations and policies have been a firm foundation allowing growth of the ministry to serve not only the Hastings but also to expand services to the Kearney community.

Services

Crossroads Center at 702 W 14th Street, Hastings, has a 112 bed capacity; 56 beds in the men's area, 44 beds in the women and families areas, and 12 beds in the transitional apartments area. In 2017, Crossroads Center slept an average of 88 guests per night: 262 men, 148 women, and 55 children. There were 95,691 meals served, and average length of stay was 68.59 days.

All basic needs are provided for the guests (beds, showers, personal supplies, linen, meals, etc). In addition, referral services to other service agencies, landlords, doctors, and employers are available to the guests. Emergency needs such as medications, medical attention and gas vouchers are available.

Food pantries, laundry facilities, clothing, and motel vouchers are given to near homeless guests in emergency situations.

Shelter and emergency services are available 24 hours a day, seven days a week.

Programs

Types of shelter available are Emergency and Transitional. Those sheltered for Emergency reasons are allowed to stay three to ten days, depending on circumstances. The majority of guests enroll in the Transitional Program, to address issues that prevent them from being self-sufficient.

All guests are held to a high degree of accountability and structure. All guests must be up by 7:00 AM and shower daily. Each guest must make their bed every day and wash their bedding at least once a week. Everyone must help with daily chores, which include meal time chores, center cleaning, and lawn maintenance. Any guest returning after 9:00 PM curfew without prior approval will not be able to stay, or may be asked to leave in the morning. There is no tolerance for drug or alcohol use. Random tests are conducted daily and guests are selected at random.

Transitional Programs include an employment track that works to address a guest's needs while they search for employment and a Personal Resilience Program (PRP). The Employment Program requires that guests apply for at least 15 jobs in the first two weeks of stay at the mission. During this time the Program Manager will interview the guest and make the appropriate referrals to cooperating agencies for additional support.

The Personal Resilience Program begins with life skills training. Guests on this program are not allowed to work until 45-60 classes are complete. During this time, guests are required to address the issues that caused their homeless circumstance. Guests on either program are evaluated on their progress every 10 to 14 days. Any guest that does not show a desire to improve to their situation is given a three to seven day evaluation period. If they have not taken steps to show improvement, they are asked to leave the mission immediately. Often times alternative shelter or housing is offered.

Partnering with Mosaic

Crossroads will be applying for a building permit for the purpose of sharing space with Mosaic, an organization that serves intellectually challenged individuals. Administration space and some commons areas would be remodeled and leased to Mosaic. Some areas of the building would be dual purpose, due to the times of use for Mosaic and Crossroads being opposite; Mosaic offers day services to their clients while Crossroads guests are working, and Crossroads guests would use the space in the evenings while Mosaic clients are home. Parking would not be an issue due to the opposite time frames of Crossroads guests and Mosaic clients on campus. This arrangement makes excellent use of space that is otherwise often empty. The Crossroads/Mosaic Partnership Hastings model will also be implemented in Kearney, and in Grand Island as we expand into that community.

Scope of Services

Fifteen years ago the following were services to add when expanding to our current location. These goals have been met either directly on campus or with partnering agencies, area businesses, churches and colleges:

- Hot meals
- Recovery program
- Life skills classes
- Education program
- On-site counseling
- Computer lab
- GED classes
- ESL Classes



- Mental health and well being assessment
- Workshop areas for training and using specialized skills
- Family gathering areas, especially for child development
- Library and study area
- Fitness area and classes
- Playground
- Chapel
- Donation area
- Recreation area

Parking

Statistically, 10% of Crossroads guests have a motor vehicle. At full capacity, 11 people would have a vehicle. In addition, there would be at most 10 staff working at a given time. If we add 10 parking spaces for visitors, total parking that would need to be accessed at any one time would be 31. Crossroads guests would be absent during the day to allow space for Mosaic staff.

Program Note: Upon arrival, guests are asked for their drivers license and insurance card. If they cannot produce both, they must turn over the keys to staff in order to receive 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: Crossroads Center CUP Amendment

Project Address: 1401 N Hastings Ave Within City Limit ☒ Yes ☐ No

Existing Zoning: R-3 CUP Proposed Zoning / Use: _____

Existing Comprehensive Plan Designation: _____ Gross Area: _____

Legal Description: Lots 1-8, Blk 5 Dawes + Foss 1st + 2nd Addition Number of Lots: 8

APPLICANT INFORMATION

Applicant: Jerry Bumgardner Company: Crossroads Center

Address: 702 W 14th St Tel: 402-462-0210 Fax: _____

City: Hastings State: NE Zip: 68901 Email: jerry@crossroadsmission.com

Property Owner: Crossroads Center Company: _____

Address: 702 W 14th St Tel: 402-462-6460 Fax: 402-462-7448

City: Hastings State: NE Zip: 68901 Email: jerry@crossroadsmission.com

Key Contact: Jerry Bumgardner Company: Crossroads Center

Address: 702 W 14th St Tel: 402-462-6460 Fax: 402-462-7448

City: Hastings State: NE Zip: 68901 Email: jerry@crossroadsmission.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

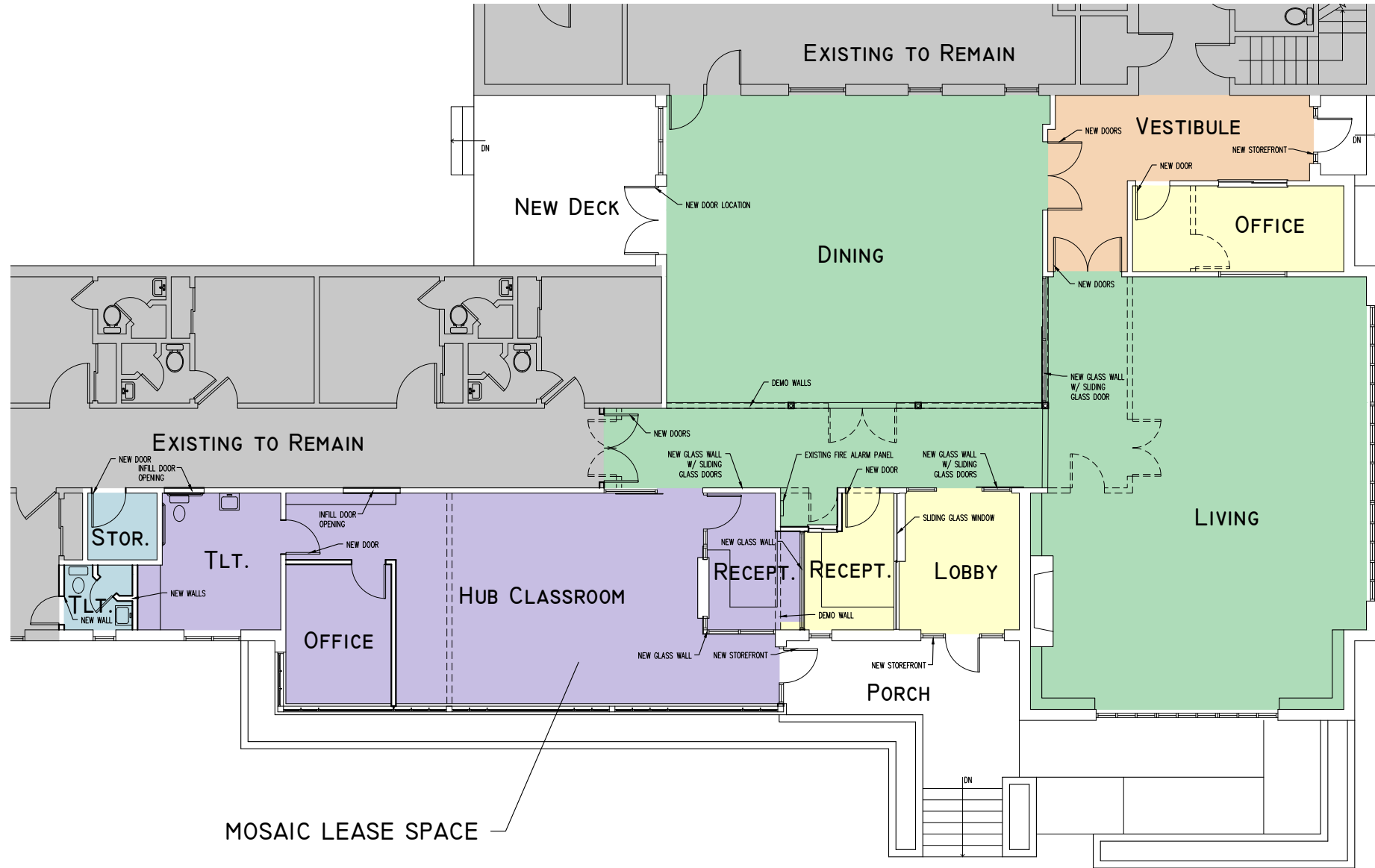
Date

DEPARTMENTAL USE ONLY

Fees: _____ Receipt No. _____

Accepted by Staff: _____ Case No. _____

Signature



Crossroads Center

Rescue Mission

Hastings, Nebraska

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Seal:

PRELIMINARY

NOT FOR

CONSTRUCTION

Date:

7/25/18

Revisions:

Sheet Title:

FIRST FLOOR
REMODEL PLAN

Project Number:

2018-012CHR

Sheet Number:

AI.1



FIRST FLOOR - REMODEL

SCALE: 3/16" = 1'-0"

Crossroads Center Assist Calls by Call Type, by Year

	<i>Total Calls</i>	<i>Crimes</i>	<i>Welfare</i>	<i>Warrant</i>	<i>Medical</i>	<i>Fire</i>	<i>Follow Up</i>
<i>July 16 - December 16</i>	56	24	5	2	8	2	3
<i>2017 All</i>	101	32	16	5	29	2	8
<i>Jan 18 - July 18</i>	95	23	10	0	24	6	19

Crimes, EPC and Warrant are following established protocols and removing clients based on their

<i>EPC</i>	<i>Other</i>
2	10
4	6
3	13

· program rules.

Temporary Conditional Use Permit for the operation of Emergency and Transitional Housing Services, a Quasi-Institutional Use

Applicant: Crossroads Center, Inc., a Nebraska nonprofit corporation, hereinafter referred to as Crossroads

A Conditional Use Permit (CUP) for a Quasi-Institutional Use as defined in Hastings City Code 34-104, dated December 9, 2003, and subsequent permit modifications dated June 15, 2004 and December 11, 2012 were all granted to Crossroads, 702 West 14th Street, Hastings, NE 68901, and legally described as:

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), and Eight (8), and vacated alley, all in Block Five (5), Dawes and Foss First and Second Addition to the City of Hastings, Adams County, Nebraska, according to the recorded plat thereof, except a tract of land in the Southwest Corner of Lot Five (5), more particularly described as follows: Beginning at the Southwest corner of Lot 5, Block 5, Dawes and Foss First and Second Addition to the City of Hastings, Adams County, Nebraska; thence Northerly along the West line of said Lot 5 a distance of 15.00 feet; thence Southeasterly a distance of 42.72 feet more or less to a point on the South line of said Lot 5, said point being 40.00 feet East of the Southwest corner of said Lot 5; thence Westerly along said South line of Lot 5 a distance of 40.00 feet to the point of beginning.

Each of these previous permits are hereby declared null and void, and replaced by this revised Temporary CUP.

1) Effective Date.

- A. This Temporary CUP shall be effective beginning on the _____ day of _____, 2018 and shall expire at 12:00 A.M. on the _____ day of _____, 2019.

2) Administrative Review and Renewal.

- A. 60 days prior to expiration, the Development Services Director (Director) shall conduct an administrative review of past compliance with the terms of this temporary CUP and all applicable laws, regulations, and infractions thereof. A renewal decision shall be made by Director, and written notice thereof sent via regular mail, no later than 30 days prior to expiration. A renewal is not intended to be an opportunity to reconsider the original approval, but instead provides an opportunity to consider whether new circumstances have arisen that may be grounds for the denial of an extension or amendment of the permit.
- B. A renewal of the Temporary CUP may be granted if the following conditions are met:
- i) No change of conditions or circumstances has occurred that would have been grounds for denying the original application;
 - ii) The applicant has been diligent in pursuing implementation of the conditions of the temporary CUP; and
 - iii) Modified conditions have been imposed by the Director and accepted by Crossroads which update the permit to reflect current adopted standards, ordinance requirements, or new site conditions;

- C. Grounds for immediate review and potential revocation of the permit are hereby listed, including, but not limited to the following:
- occupancy in excess of limits stated herein;
 - repeated criminal activity directly associated with residents or staff which affects neighboring properties;
 - any substantiated complaints of activity by residents which directly and substantially affects the health, safety, or welfare of neighboring property owners, users, or the general public;
 - storage of refuse identified by a qualified public official as dangerous or threatening to public health; or
 - building safety or property maintenance violations sufficient to compel the Building Official to declare the premises unfit for continued occupation.

3) Revocation/Extension denied, Appeal process.

- A. If the temporary CUP is either administratively revoked or denied by the Director, and Crossroads desires to have the Director's decision reconsidered, the following appeal process shall be employed:
- i) Crossroads shall submit a written statement and any corroborating evidence to the Director that the conditions leading to denial or revocation are no longer present, have been effectively mitigated, or were not present at the time of review. Crossroads shall also submit a written plan of action to avoid future occurrences of the infraction(s).
 - ii) A hearing shall be held at the next regular meeting of the Hastings Planning Commission where the applicable conditions and evidence shall be reviewed and considered. The Commission shall limit its recommendation to the evidence presented at the hearing and any testimony directly related to the conditions for revocation.
 - iii) The Commission's recommendation shall be forwarded to the Hastings City Council, who shall conduct its own public hearing and thereafter make a final decision on whether the temporary CUP shall be terminated. The decision of the Hastings City Council shall be the final action on the appeal.
- B. During a period where renewal is either delayed or appealed, Crossroads is authorized to maintain its operations until the renewal or appeal is completed.

4) Density/Maximum length of Stay.

- A. Occupancy of all residential areas shall be 112 persons, with a maximum emergency occupancy of 130 persons. The maximum occupancy rate shall not be maintained for a period in excess of 72 consecutive hours at any time, or for a period greater than 15 consecutive calendar days in any given year. If emergency conditions exist in which the maximum emergency occupancy must exceed 15 consecutive calendar days, applicant must notify the Development Services Department within 48 hours of the event.
- B. If any sleeping areas or common areas are unusable due to maintenance, repair, or any other reason, the maximum occupancy shall be reduced by either the number of beds or the proportion of common floor area rendered unusable.
- C. A census record of all residents must be maintained by Crossroads and made available for review by the Director or his/her designee which includes Name, at least one other sufficient piece of personally identifying information, and the resident's date of initial contact, and date of leaving Crossroads.

- D. Resident tenancy may not exceed 180 days in any 365 day period without a placement plan for the resident. Crossroads to report the number of residents on placement plans to the Director 60 days prior to the expiration of this temporary CUP or any extension thereof.

5) Building Design.

- A. Crossroads shall provide common kitchen and dining room areas adequate for the providing for the number of residents served.
- B. Crossroads shall provide bathroom with lavatory, toilet, and showers adequate for the number of residents served.

6) Recreational and Usable Yard Area.

- A. Such recreational or usable yard area shall have no dimension of less than fifteen (15) feet. This area may be provided at any location on any lot except in the required front or side yard abutting a street. In addition, the following apply to recreational and usable yards:
 - (1) Outdoor furniture and other outdoor amenities shall be reserved for the rear yard area only of any lot.
 - (2) At least one separate, fenced-in outdoor play area shall be maintained for children and access shall be restricted to staff, the child(ren)'s parents or legal guardian(s).
 - (3) Occupants shall not loiter in the required front or side yard areas, with the exception of planned activities organized and supervised by Crossroads staff.
 - (4) "Quiet times" shall be observed in all outdoor areas from 8:00 PM to 7:00 AM, Monday through Friday, and from 10:00 PM to 8:00 AM on Saturdays and Sundays. A curfew shall be maintained between 10 PM – 6 AM.
 - (5) During curfew, residents may only be in the fully fenced rear yard areas and shall observe the "Quiet time" rules promulgated by Crossroads, which shall be furnished to the Director and to the Hastings Police Department.

7) Parking.

- A. A minimum of 25 off-Street parking spaces shall be provided. The use of on-street parking should be avoided by residents and staff, and reserved for neighborhood and visitor use only.
- B. Parking shall be restricted to staff and residents who furnish and maintain current vehicle registration and insurance on file with Crossroads. No person shall be allowed to store an unlicensed and/or uninsured vehicle on the premises at any time, for any reason.
- C. No vehicle maintenance shall be conducted or allowed in any visible parking areas at any time.

8) Operating and Location Requirements.

- A. No more than five percent (5%) of residents who are then currently designated as a federal, state or youth authority parolee shall be allowed to live at Crossroads at any one time.
- B. Crossroads shall keep and provide information, including personally identifying information such as the full name and age of any such parolee and the proposed length of time of residency at Crossroads. Such information shall be updated by the Crossroads' Director as to each such parolee resident or occupant upon the signing, entering into, or otherwise commencing any accommodation within three (3) business days and shall be subject to inspection by the Director of his/her designee.

- C. Crossroads shall require all residents or occupants to sign an agreement that provides that a conviction for any criminal violation, not including infractions and minor traffic violations, during residency or occupancy at Crossroads, is grounds for termination of the residency, tenancy, occupancy or accommodations of that resident or occupant.
- D. Crossroads shall be in compliance with all requirements of the City of Hastings' zoning requirements and building codes at all times, as well as any other applicable provisions of the Hastings City Code, including obtaining any other permits or licenses, such as building permits or a business license, required.
- E. Crossroads shall not allow a nuisance to be maintained at any time. The conduct of any homeless shelter within the City of Hastings in violation of any of the terms of this temporary CUP or other applicable provisions of the Hastings City Code found and declared to be a public nuisance, the City Attorney may, in addition or in lieu of prosecuting an ordinance violation complaint hereunder, commence any action or proceeding for the abatement, removal and enjoinder thereof, in the manner provided by law.
- F. Any violation of any local, state or federal laws by residents, occupants, or staff of Crossroads while on the premises shall be grounds for revocation of Crossroads' temporary CUP, including but not limited to any violations of this permit, where the property owner or Crossroads' staff contributed to or did not take all reasonable steps to protect against or prevent the violation.
- G. Any owner, operator, manager, employee or independent contractor of Crossroads violating or permitting, counseling, or assisting the violation of any of the provisions of this temporary CUP or applicable provisions of the Hastings City Code regulating emergency or homeless shelters shall be subject to any and all civil remedies, including temporary CUP revocation, criminal penalties, and/or civil or administrative remedies. All remedies provided herein shall be cumulative and not exclusive. Any violation of these provisions shall constitute a separate violation for each and every day during which such violation is committed or continued to exist.

9) Additional Conditions.

- A. No illicit drugs or alcohol use is allowed on the Crossroads' property at any time.
- B. Individual residents may exceed curfew hours for employment reasons only. Proof of hours worked and travel time shall be documented by Crossroads' staff for any resident leaving or returning to the premises during curfew hours. Such documentation shall be made available for review by the Director or his/her designee.
- C. Residents shall furnish a valid driver's license and proof of insurance to operate any motor vehicle parked on or at the Crossroads' property. If resident does not have proof of insurance for his/her motor vehicle, the resident shall turn over the keys to Crossroads' staff in order to continue to stay or receive services.
- D. Crossroads shall be allowed to operate 24 hours per day, 365 days per year.
- E. Crossroads shall provide adequate staff 24 hours per day, 365 days per year. At no time shall the Center operate without staff present. Failure to do could result in immediate revocation of Crossroads' temporary CUP.

10) Subletting.

- A. Crossroads may, at its discretion, sublet a portion of the Crossroads' premises from time to time, under the following conditions:

- i) That the subtenant's primary activities are compatible with Crossroads in such a way that the activities enhance the mission of Crossroads or directly assist in Crossroads' services;
- ii) That the subtenant's space does not reduce the bedroom, bathroom, common area, or yard area allocated to Crossroads to provide for its primary occupancy;
- iii) That off-street parking is provided for the subtenants at the rate specified in Chapter 34-308 of the Hastings City Code, and that such spaces are in addition to the spaces required for Crossroads set forth in Paragraph 7) above;
- iv) That any shared parking agreements are first approved by the Development Services Department pursuant to Chapter 38-304 of Hastings City Code;
- v) That the building egress standards, common areas, waiting areas, and all shared floor and yard space meet all adopted City of Hastings' building codes for both Crossroads and the subtenant at full capacity or use;
- vi) That the subtenant is subject to all applicable terms and conditions of this temporary CUP;
- vii) That the term of the sublet agreement does not for a period longer than the term of this temporary CUP, and any change in subtenancy is reviewed by the Development Services Department prior to the change in subtenancy to determine its conformity with this temporary CUP; and
- viii) That Crossroads provide a detailed site plan which clearly delineates subtenant space, Crossroads space, and shared space within all affected sites and properties;
 - (1) Such site plan shall be drawn to scale, and dimensions shall be clearly labeled.
- ix) In the event the subtenancy involves a residential component at Crossroads as part of the subtenant's programming or mission, subtenant and subtenant's residents shall be subject to the same terms and conditions set forth in this temporary CUP.

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 08/20/2018
File No: 2018-032
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

A preliminary/final plat for J and P Subdivision, an 8.77 acre subdivision located in the Southwest Quarter (SW4) of Section 16, Township 7 North, Range 10 West within the two-mile Extraterritorial Jurisdiction (ETJ) boundary of the City of Hastings, Adams County, Nebraska.

Names of People/Business affected by this action:

The applicant, the people of Hastings, and the City.

Why Planning Commission action is required:

No plat of or instruments effecting the subdivision of real property shall be recorded or have any force and effect unless the same be approved by the City Council, subject however, to the exceptions set forth in Section 34-106 of the City Code. The City Council shall hold no public meeting, nor take any action upon any plat or instrument affecting a subdivision until it has received the recommendation of the Hastings Planning and Zoning Commission (38-201).

Type of action requested:

Motion

Suggested motion:

Motion to approve the Preliminary/Final plat for J & P Subdivision.

Deadlines associated with action:

This item is scheduled for consideration at the September 10, 2018 regular meeting of City Council.

Department head comments:

This plat is enacted to facilitate a land exchange between Adams Central Public Schools and James and Patti Deveny.

All requirements of Hastings City Code Sections 38-202 and 38-203 have been met, and the plat may be approved.

Recommendation:

Staff supports a recommendation to approve J & P Subdivision.

GRUMMERT PROFESSIONAL SERVICES, LLC
PO BOX 37, 501 N. FORBES AVE, KENESAW, NE 68956
PHONE 402-879-5701 EMAIL imgrummert@yahoo.com

NEBRASKA
REGISTERED
LS-783
LAND SURVEYOR
JOSHUA E. GRUMMETT

U.S.F.S. PROJECT # 013-2018 ASSUMED BEARING

OWNERS CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT ADAMS CENTRAL SCHOOL DISTRICT 01-0090, JAMES M. AND PATTI L. DEVENY (HUSBAND AND WIFE), THE OWNERS OF RECORD OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREIN, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS " J & P SUBDIVISION", A SUBDIVISION WITHIN THE 2 MILE JURISDICTION OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 10 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA, AND THAT SAID SURVEYING, SUBDIVIDING, PLATTING AND DESIGNATION WAS DONE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNERS. BE IT FURTHER KNOWN, THAT SAID OWNERS DO HEREBY DEDICATE ALL STREETS AND EASEMENTS SHOWN ON THE PLAT TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

SIGNED THIS _____ DAY OF _____, 20____.

_____(PRESIDENT) _____(SECRETARY)
ADAMS CENTRAL BOARD OF EDUCATION ADAMS CENTRAL BOARD OF EDUCATION

JAMES M. DEVENY PATTI L. DEVENY

WAIVER

APPLICANTS HEREBY WAIVES ANY AND ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE STREETS AND ALLEYS TO CONFORM TO SAID GRADES AS ESTABLISHED.

SIGNED THIS _____ DAY OF _____, 20____.

_____(PRESIDENT) _____(SECRETARY)
ADAMS CENTRAL BOARD OF EDUCATION ADAMS CENTRAL BOARD OF EDUCATION

JAMES M. DEVENY PATTI L. DEVENY

ACKNOWLEDGEMENT

STATE OF NEBRASKA }
COUNTY OF ADAMS } SS
}

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2018,
BY, _____(PRESIDENT) _____(SECRETARY)
ADAMS CENTRAL BOARD OF EDUCATION ADAMS CENTRAL BOARD OF EDUCATION
MY COMMISSION EXPIRES THE _____ DAY OF _____, _____.

(SEAL) _____
NOTARY

ACKNOWLEDGEMENT

STATE OF NEBRASKA }
COUNTY OF ADAMS } SS
}

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2018, BY
JAMES M. AND PATTI L. DEVENY (HUSBAND AND WIFE), MY COMMISSION EXPIRES
THE _____ DAY OF _____, _____.

(SEAL) _____
NOTARY

J & P SUBDIVISION
AN 8.77 ACRE SUBDIVISION LOCATED IN THE SW 1/4
OF SECTION 16-T7N-R10W WITHIN THE TWO MILE JURISDICTION
TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

CITY ENGINEER'S APPROVAL

I, THE UNDERSIGNED, DO HEREBY _____ THIS PLAT OF J & P SUBDIVISION
A SUBDIVISION WITHIN THE 2 MILE JURISDICTION OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

CITY ENGINEER

CITY PLANNING COMMISSION RECOMMENDATION

THIS PLAT OF J & P SUBDIVISION, A SUBDIVISION WITHIN THE 2 MILE JURISDICTION OF THE CITY OF
HASTINGS, ADAMS COUNTY, NEBRASKA, HAS BEEN SUBMITTED TO AND REVIEWED BY THE CITY
PLANNING COMMISSION FOR APPROVAL AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY
OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, WITH THE RECOMMENDATION THAT SAID PLAT

BE _____ AS PROPOSED DATED THIS _____ DAY OF _____ . _____ .

CHAIRMAN

DIRECTOR

MAYOR AND CITY COUNCIL ACTION

THIS PLAT OF J & P SUBDIVISION WITHIN THE 2 MILE JURISDICTION OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA,
IS HEREBY _____, DATED THIS _____ DAY OF _____ . _____ .

MAYOR

CITY CLERK

SUPERVISOR'S ACCEPTANCE

THE BOARD OF SUPERVISORS OF ADAMS COUNTY, NEBRASKA DO HEREBY ACCEPT THE DEDICATION OF THE STREETS
AND EASEMENTS SHOWN ON THIS PLAT OF J & P SUBDIVISION FOR THE USE OF THE PUBLIC. THIS ACCEPTANCE DOES
NOT ASSIGN ANY RESPONSIBILITY FOR ANY CONSTRUCTION OR MAINTENANCE OF THE STREETS OR EASEMENTS WITHIN
THE BOUNDARIES OF THIS SUBDIVISION BY THE COUNTY OF ADAMS, NEBRASKA.

SIGNED THIS _____ DAY OF _____, 2018.

CHAIRMAN

ATTEST: ADAMS COUNTY CLERK

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES ARE DUE OR
DELINQUENT UPON THE PROPERTY IN THE LEGAL DESCRIPTION ON THIS PLAT AS OF

THIS _____ DAY OF _____, _____.

ADAMS COUNTY TREASURER

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO SPECIAL ASSESSMENTS ARE
DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT.

CITY OF HASTINGS TREASURER

REGISTER OF DEEDS CERTIFICATE

STATE OF NEBRASKA }
COUNTY OF ADAMS } SS

THIS IS TO CERTIFY } THAT THIS INSTRUMENT WAS FILED FOR RECORD
IN THE REGISTER OF DEEDS OFFICE OF ADAMS COUNTY, NEBRASKA

DATE: _____ TIME: _____ INSTRUMENT NO.: _____

REGISTER OF DEEDS

G.P.S. PROJECT # 013-2018

J & P SUBDIVISION

AN 8.77 ACRE SUBDIVISION LOCATED IN THE SW 1/4
OF SECTION 16-T7N-R10W WITHIN THE TWO MILE JURISDICTION
TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.



J & P Subdivision



Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 08/20/2018
File No: 2018-033
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

A preliminary plat for Wildcat Acres Subdivision, a portion of the Southwest Quarter (SW4) of Section 22, Township 7 North, Range 10 West of the 6th P.M., Adams County, Nebraska being within the two-mile Extraterritorial Jurisdiction (ETJ) of the City of Hastings, Adams County, Nebraska.

Names of People/Business affected by this action:

The applicant, the people of Hastings, and the City.

Why Planning Commission action is required:

No plat of or instruments effecting the subdivision of real property shall be recorded or have any force and effect unless the same be approved by the City Council, subject however, to the exceptions set forth in Section 34-106 of the City Code. The City Council shall hold no public meeting, nor take any action upon any plat or instrument affecting a subdivision until it has received the recommendation of the Hastings Planning and Zoning Commission (38-201).

Type of action requested:

Motion

Suggested motion:

Motion to approve the Preliminary plat for Wildcat Acres Subdivision.

Deadlines associated with action:

This item is scheduled to be considered at the next regular City Council meeting on September 10, 2018.

Department head comments:

All requirements of Hastings City Code Sections 38-202 and 38-203 have been met, and the plat may be approved.

Recommendation:

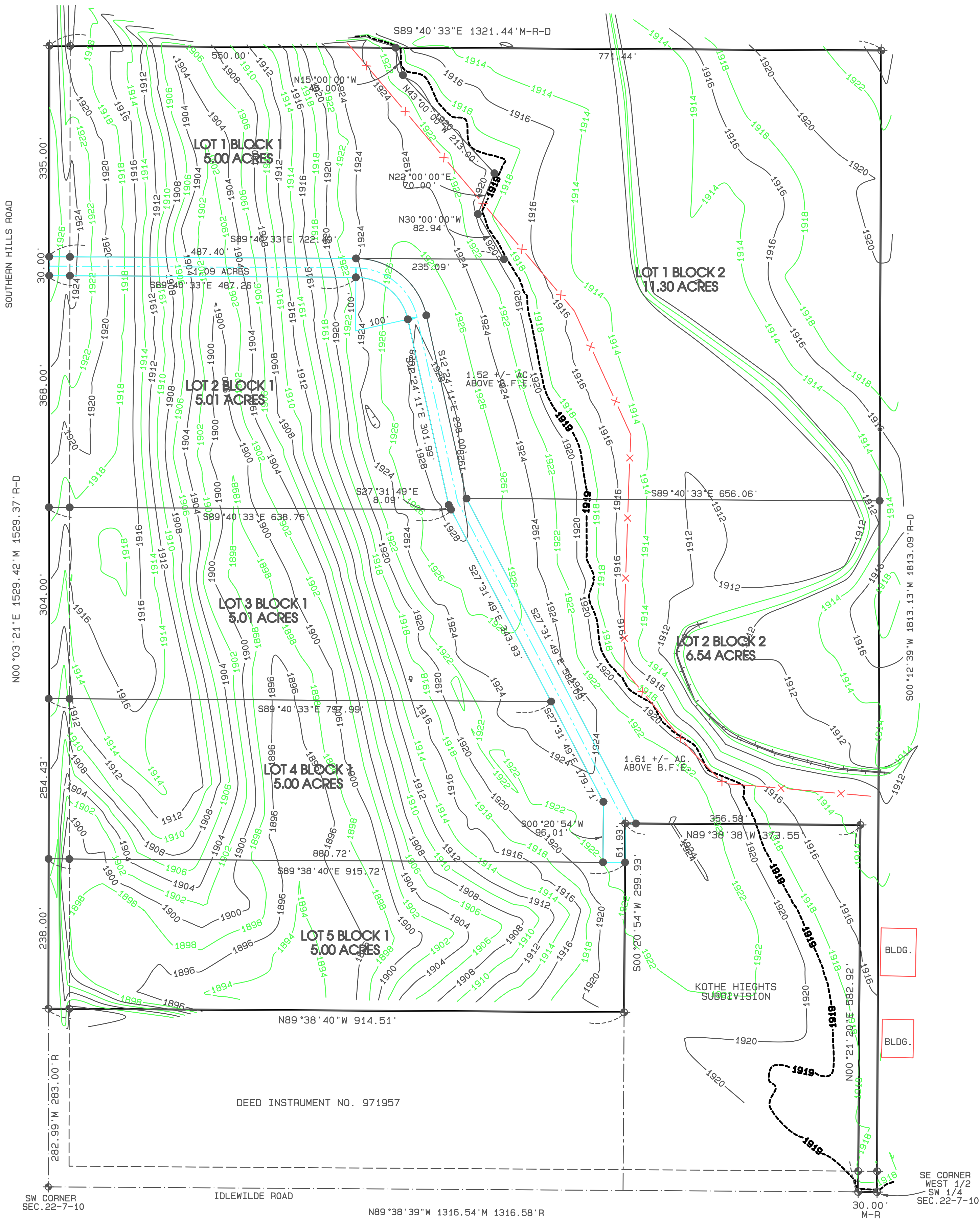
Staff supports a recommendation to approve.

PRELIMINARY PLAT

WILDCAT ACRES SUBDIVISION

PART OF THE SW 1/4 OF SECTION 22, T7N, R10W,
OF THE 6TH P.M., ADAMS COUNTY, NEBRASKA
BEING WITHIN THE TWO MILE JURISDICTION OF THE
CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

DEED INSTRUMENT NO. 20134236



SURVEYOR'S CERTIFICATE:

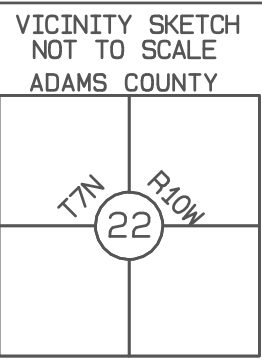
I CERTIFY THAT ON 2018, I COMPLETED AN ACCURATE SURVEY (MADE BY ME OR UNDER MY SUPERVISION) OF "WILDCAT ACRES SUBDIVISION", LOCATED IN ADAMS COUNTY, NEBRASKA AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT THE LOTS, BLOCKS, STREETS, AVENUES, ALLEYS, PARKS, COMMONS AND OTHER GROUNDS AS CONTAINED IN SAID SUBDIVISION AS SHOWN ON THE ACCOMPANYING PLAT THEREOF, ARE WELL AND ACCURATELY STAKED OFF AND MARKED; THAT A 1/2"x24" REBAR WITH AN AFFIXED BLUE CAP, STAMED GRUMMERT, LS-783, WERE PLACED AT ALL CORNERS AS SHOWN ON THE PLAT; THAT EACH LOT BEARS ITS OWN NUMBER; AND THAT SAID SURVEY WAS MADE IN REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JOSHUA E. GRUMMERT, LS-783



G.P.S. PROJECT # 033-2018

G. P. S. GRUMMERT PROFESSIONAL SERVICES, LLC
WEBSITE: 2837 W. HWY 6, STE # 6, HASTINGS, NE 68901
WWW.GRUMMERTSURVEYING.COM PHONE 402-879-5701 EMAIL jmgrummert@yahoo.com



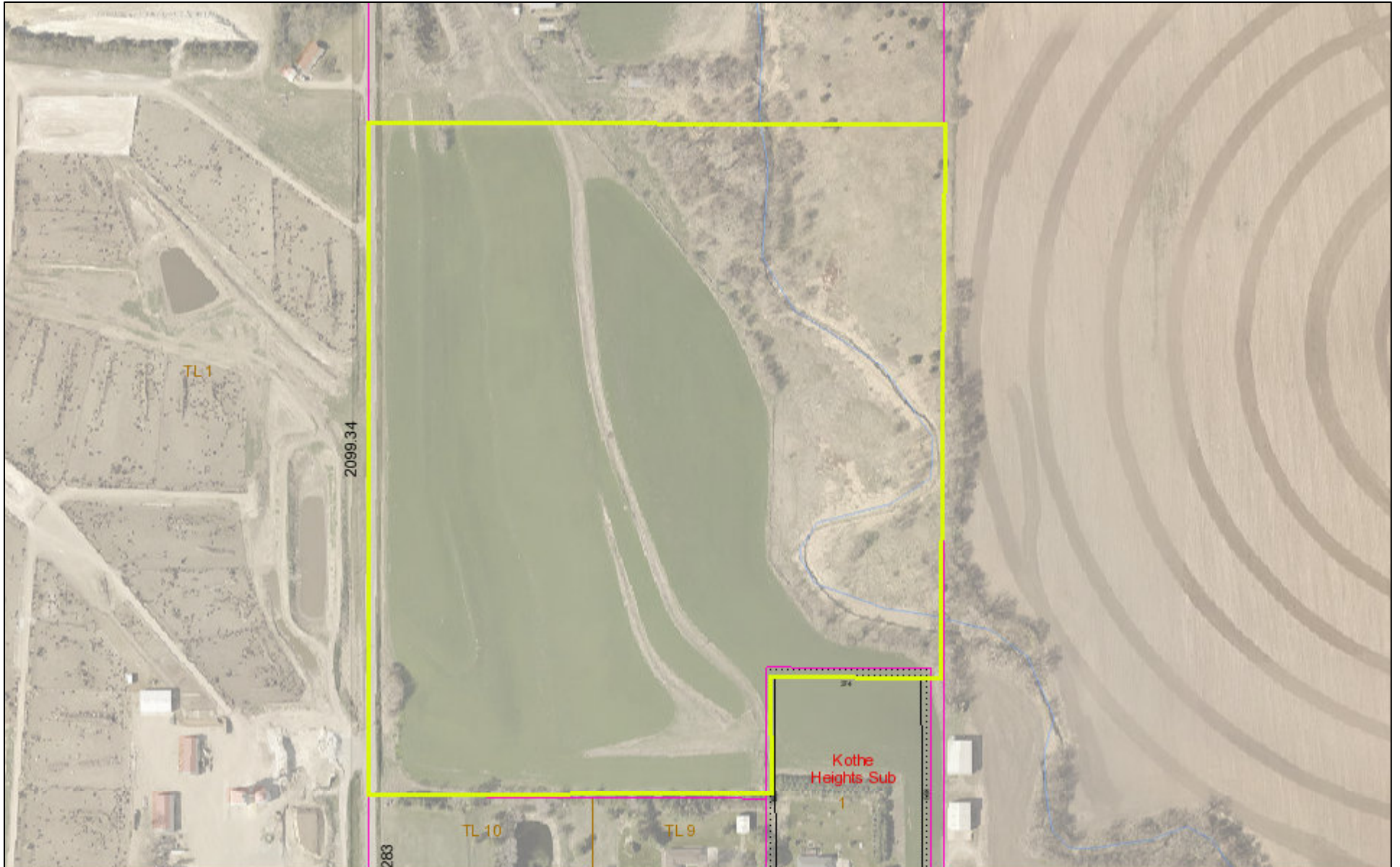
SCALE:
1" = 100'

LEGAL DESCRIPTION:

LEGEND :
D-DEED DISTANCE
M-MEASURED DISTANCE
R-RECORD DISTANCE
G-GOVERNMENT DISTANCE
P-PLATTED DISTANCE
◆ FD 1/2" PIPE UNLESS NOTED OTHERWISE
○ TEMPORARY POINT
● SET 1/2" X 24" REBAR WITH BLUE LS-783 CAP UNLESS NOTED OTHERWISE

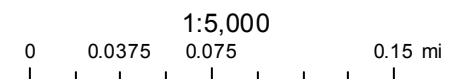
SHEET 1 OF 1

ArcGIS Web Map



August 15, 2018

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



WILDCAT ACRES SUBDIVISION

PART OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 22, T7N, R10W, OF THE 6TH P.M., ADAMS COUNTY, NEBRASKA, BEING WITHIN THE TWO MILE JURISDICTION OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

DEED INSTRUMENT NO. 20134236

FLOODPLAIN INFORMATION

THE PROPERTY LEGALLY DESCRIBED ON THE PLAT HEREON WITHIN BLOCK 2 DOES FALL WITHIN THE CONFINES OF THE SPECIAL FLOOD HAZARD AREAS AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND FIRM MAP, COMMUNITY PANEL NUMBER 31001C0175C, EFFECTIVE JULY 5, 2018.

OWNERS CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT GCP HOLDINGS, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF RECORD OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREIN HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "WILDCAT ACRES SUBDIVISION", A SUBDIVISION WITHIN THE 2 MILE JURISDICTION OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, LOCATED IN THE WEST 1/2 OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 10 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA, AND THAT SAID SURVEYING, SUBDIVIDING, PLATTING AND DESIGNATION WAS DONE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNERS. BE IT FURTHER KNOWN, THAT SAID OWNERS DO HEREBY DEDICATE ALL STREETS AND EASEMENTS SHOWN ON THE PLAT TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, EXCEPT THE EXISTING 33.00 FEET ROAD RIGHT OF WAY OF IDLEWILDE ROAD ON THE SOUTH AND SOUTHERN HILLS DRIVE ON THE WEST.

SIGNED THIS _____ DAY OF _____, 20_____.

GREGORY N. POPPE (MANAGING MEMBER)
GCP HOLDINGS, L.L.C.

WAIVER

APPLICANTS HEREBY WAIVES ANY AND ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE STREETS AND ALLEYS TO CONFORM TO SAID GRADES AS ESTABLISHED.

SIGNED THIS _____ DAY OF _____, 20_____.

GREGORY N. POPPE (MANAGING MEMBER)
GCP HOLDINGS, L.L.C.

ACKNOWLEDGEMENT

STATE OF NEBRASKA }
COUNTY OF ADAMS } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

THE _____ DAY OF _____, 2018, BY
GREGORY N. POPPE, MY COMMISSION EXPIRES _____
THE _____ DAY OF _____, _____.

(SEAL) _____
NOTARY

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES ARE DUE OR DELINQUENT UPON THE PROPERTY IN THE LEGAL DESCRIPTION ON THIS PLAT AS OF THIS _____ DAY OF _____, _____.

ADAMS COUNTY TREASURER

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO SPECIAL ASSESSMENTS ARE DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT.

CITY OF HASTINGS TREASURER

CITY ENGINEER'S APPROVAL

I, THE UNDERSIGNED, DO HEREBY _____ THIS PLAT OF WILDCAT ACRES SUBDIVISION
A SUBDIVISION WITHIN THE 2 MILE JURISDICTION OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

CITY ENGINEER

CITY PLANNING COMMISSION RECOMMENDATION

THIS PLAT OF WILDCAT ACRES SUBDIVISION, A SUBDIVISION WITHIN THE 2 MILE JURISDICTION OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, HAS BEEN SUBMITTED TO AND REVIEWED BY THE CITY PLANNING COMMISSION FOR APPROVAL AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, WITH THE RECOMMENDATION THAT SAID PLAT

BE _____ AS PROPOSED DATED THIS _____ DAY OF _____, _____.

CHAIRMAN

DIRECTOR

MAYOR AND CITY COUNCIL ACTION

THIS PLAT OF WILDCAT ACRES SUBDIVISION, WITHIN THE 2 MILE JURISDICTION OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA,

IS HEREBY _____, DATED THIS _____ DAY OF _____, _____.

MAYOR

CITY CLERK

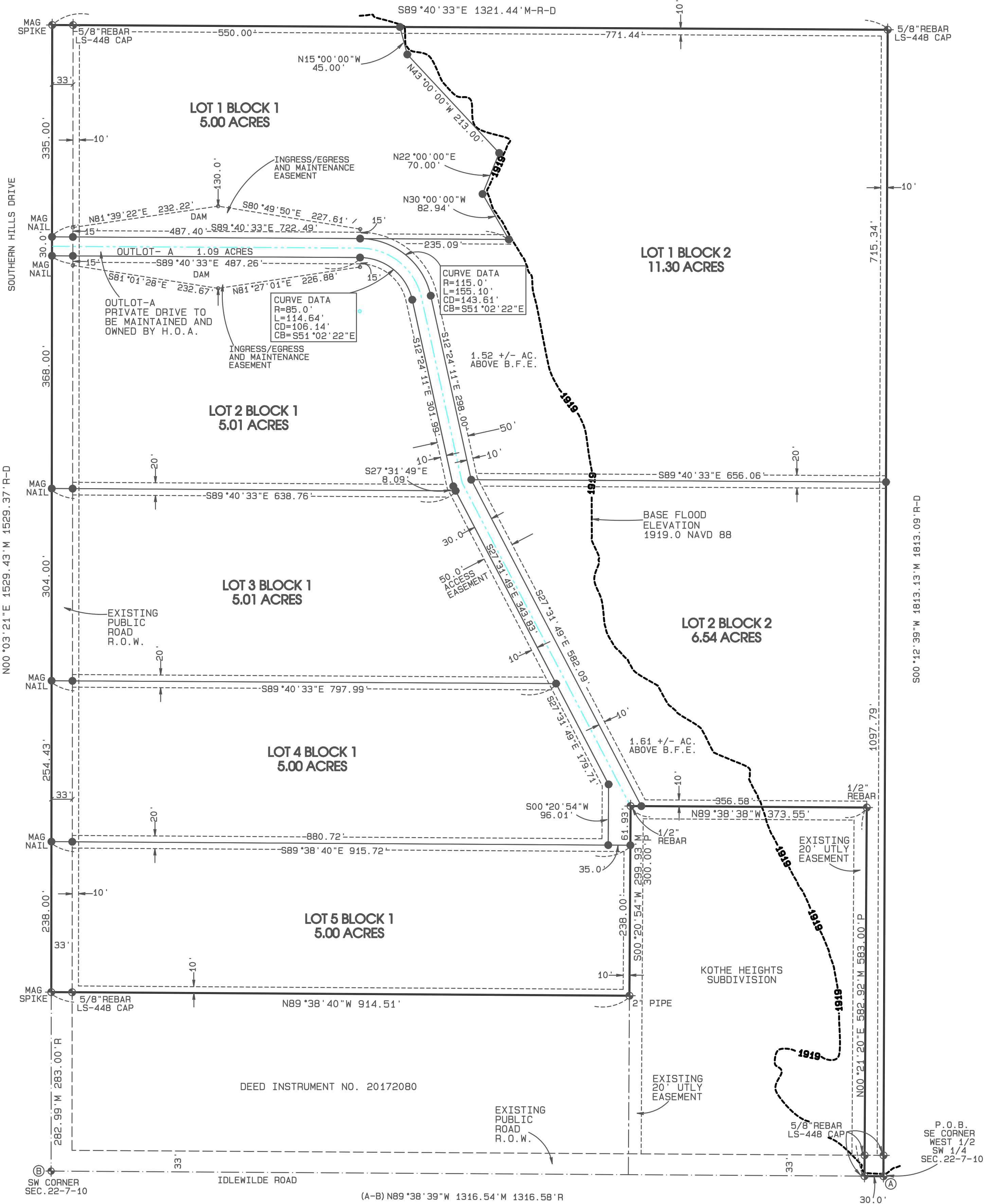
SUPERVISOR'S ACCEPTANCE

THE BOARD OF SUPERVISORS OF ADAMS COUNTY, NEBRASKA DO HEREBY ACCEPT THE DEDICATION OF THE STREETS AND EASEMENTS SHOWN ON THIS PLAT OF WILDCAT ACRES SUBDIVISION (EXCEPT THE EXISTING 33.00 FEET RIGHT OF WAY OF IDLEWILDE ROAD ON THE SOUTH AND SOUTHERN HILLS DRIVE ON THE WEST) FOR THE USE OF THE PUBLIC. THIS ACCEPTANCE DOES NOT ASSIGN ANY RESPONSIBILITY FOR ANY CONSTRUCTION OR MAINTENANCE OF THE STREETS OR EASEMENTS WITHIN THE BOUNDARIES OF THIS SUBDIVISION BY THE COUNTY OF ADAMS, NEBRASKA.

SIGNED THIS _____ DAY OF _____, 2018.

CHAIRMAN

ATTEST: ADAMS COUNTY CLERK



CORNER TIES:

SW CORNER SECTION 22-T7N-R10W
FOUND 2" ALUM. CAP AT SURFACE
SE 45.35' FD. NAIL X P.P.
NE 60.02' FD. NAIL X P.P.
NW 51.70' FD. MAG-LS 448 DISK P.P.

SE CORNER, WEST 1/2, SW 1/4 SECTION
22-T7N-R10W, FOUND 1" PINCHED PIPE
N. 33.00' FD. 5/8" REBAR
NW 44.60' FD. 5/8" REBAR-LS-448 CAP
W. 30.00' FD. 5/8" REBAR-LS-448 CAP

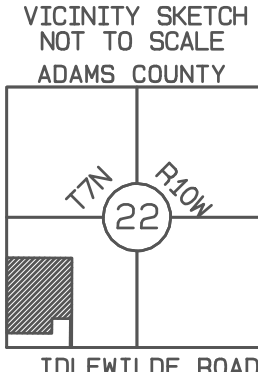
SURVEYOR'S CERTIFICATE:

I CERTIFY THAT ON _____, 2018, I COMPLETED AN ACCURATE SURVEY (MADE BY ME OR UNDER MY SUPERVISION) OF "WILDCAT ACRES SUBDIVISION", LOCATED IN ADAMS COUNTY, NEBRASKA AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT THE LOTS, BLOCKS, STREETS, AVENUES, ALLEYS, PARKS, COMMONS AND OTHER GROUNDS AS CONTAINED IN SAID SUBDIVISION AS SHOWN ON THE ACCOMPANYING PLAT THEREOF, ARE WELL AND ACCURATELY STAKED OFF AND MARKED; THAT A 1/2"x24" REBAR WITH AN AFFIXED BLUE CAP, STAMED GRUMMERT, LS-783, WERE PLACED AT ALL CORNERS AS SHOWN ON THE PLAT; THAT EACH LOT BEARS ITS OWN NUMBER; AND THAT SAID SURVEY WAS MADE IN REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JOSHUA E. GRUMMERT, LS-783



G.P.S. PROJECT # 033-2018



LEGEND :

D-DEED DISTANCE
M-MEASURED DISTANCE
R-RECORD DISTANCE
G-GOVERNMENT DISTANCE
P-PLATTED DISTANCE
◆ FD. 1/2" PIPE UNLESS NOTED OTHERWISE
● TEMPORARY POINT
● SET 1/2" X 24" REBAR WITH BLUE LS-783 CAP UNLESS NOTED OTHERWISE

10' UTILITY EASEMENT TYP. UNLESS NOTED OTHERWISE

SHEET 1 OF 1

REGISTER OF DEEDS CERTIFICATE

STATE OF NEBRASKA } SS
COUNTY OF ADAMS }

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE OF ADAMS COUNTY, NEBRASKA

DATE: _____ TIME: _____ INSTRUMENT NO.: _____

REGISTER OF DEEDS

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 10 WEST OF THE 6TH P.M., ADAMS COUNTY NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID WEST 1/2 OF THE SOUTHWEST 1/4, THENCE N89°38'39"W (ASSUMED BEARING) ON THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF KOTHE HEIGHTS SUBDIVISION, THENCE N00°21'20"E ON THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 582.92 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION, THENCE N89°38'38"W ON THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 373.55 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION, THENCE S00°20'54"W ON THE WEST LINE OF SAID SUBDIVISION A DISTANCE OF 299.93 FEET TO THE NORTH LINE OF DEED INSTRUMENT NUMBER 20172080, THENCE N89°38'40"W ON SAID NORTH LINE A DISTANCE OF 914.51 FEET TO THE WEST LINE OF SAID SOUTHWEST 1/4, THENCE N00°03'21"E ON SAID WEST LINE A DISTANCE OF 1529.43 FEET TO THE SOUTH LINE OF DEED INSTRUMENT NUMBER 20134236, THENCE S89°40'33"E ON SAID SOUTH LINE A DISTANCE OF 1321.44 FEET TO THE EAST LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4, THENCE S00°12'39"W ON SAID EAST LINE A DISTANCE OF 1813.13 FEET TO THE POINT OF BEGINNING, CONTAINING 43.95 ACRES MORE OR LESS, OF WHICH 1.48 ACRES IS CURRENTLY BEING OCCUPIED AS PUBLIC ROAD RIGHT OF WAY.

G.P.S. GRUMMERT PROFESSIONAL SERVICES, LLC
2837 W. HWY 6, STE # 6, HASTINGS, NE 68901
WWW.GRUMMERTSURVEYING.COM
PHONE 402-879-5701 EMAIL jmgrummert@yahoo.com

Airport Logistics
Center
200,000SF



West Hastings REDEVELOPMENT VISIONING



FOR ADDITIONAL INFORMATION:



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Development Services
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Matt Ashby
Urban Planner
Ayres Associates
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Once a thriving center of commerce, many memories of longtime Hastings residents experienced the Mall as the backdrop of many happy memories. Home to many retailers including anchors Sears, Kmart, and Herberger's, the Imperial Mall functioned as the center of the community for many years. Yet, like other malls across the nation, changing retail preferences and market disrupters like Amazon have changed the way we shop and interact. The dominance of Walmart through the turn of the Century and the rapid expansion of online retailing led to a 50% decline in mall visits from 2010-2013 according to

Time Magazine. Following the Great Recession, when consumers curbed their shopping habits, many retailers filed for bankruptcy, leading to increasing vacancy and closure of many malls across America. It is anticipated that another 25% of the remaining 1,100 US malls will close in the next 5 years (Credit Suisse) as brick and mortar retail outlets focus on serving larger regional footprints.

Currently, the Imperial Mall and its 234,000 square feet of space only house 5 tenants occupying approximately 50,000 square feet, including a restaurant, two churches, a museum and fitness center. The adjacent theater building is vacant, and the former stand-alone grocery store only have one remaining in-line shop tenant. A former restaurant located immediately south from the airport terminal has also been vacant for some time. The large acreage allocated to parking presents a maintenance challenge for attracting new tenants to the site, and Kmart is anticipated to terminate their lease in 2018 as well.

This leaves Hastings with the potential of a large vacant property impacting area property values and requiring ongoing maintenance to prevent significant deterioration. Taking proactive steps to repurpose the property will enable the property to continue contributing to the taxable value of the community. Yet how do we begin to move forward on such an initiative?

CURRENT/ PRIOR USE	SITE AREA		BUILDING FOOTPRINT
Movie Theatre	103,000sf	2.36 acres	14,000sf
Village Inn	50,000sf	1.15 acres	6,000sf
Grocery Store	-	-	28,000sf
Mall	1,593,000sf	36.5 acres	328,000sf
Kmart Only	-	-	94,000sf

Cooperation is the critical ingredient to this type of project. Resources and support will be needed from the City, the County, the Chamber and many other sectors of the community. Creativity is another raw material that will help to generate a new future for the site. And ultimately, support from the residents toward a vision is paramount to its success. To this end, the Hastings Community Redevelopment Authority (CRA) hired Ayres Associates to conduct a Visioning Workshop. This series of discussions served to bring the community together to better understand the challenges of the West Hastings area and brainstorm on opportunities to encourage a new future that supports a vibrant vision for the future.



Workshop Summary

Coordinating a community discussion can help to ensure that all stakeholders understand the nature of the issue and can engage in a productive dialogue to determine a way forward. To facilitate these results, the CRA divided the process into four primary components

- 1) **The State of Retail** – This presentation and group discussion highlighted the changing face of retail in America, demonstrating that Hastings is not alone in facing this issue. Presenting a whirlwind tour of redevelopment ideas, the audience was then asked to describe their vision for West Hastings.
- 2) **Partnerships & Opportunities** – During a series of five small group discussions, specific user groups and audiences provided more detailed information on how the area could redevelop, while discussing opportunities to work together.
- 3) **Scenario Exploration** – Following extensive dialog, two concepts highlighting redevelopment scenarios were explored.
- 4) **Strategies & Action Steps** – Using the information developed during the entire workshop, several action steps are presented.

The **State of Retail** presentation was held the evening of July 25 at the Lark downtown entertainment venue. Advertisement of the event included traditional newspaper publication as well as Facebook postings. The turnout was excellent, easily filling the space with approximately 80 interested stakeholders. Following a presentation of the current State of Retail and the tour of redevelopment ideas, the crowd was asked to identify their top ideas for redeveloping West Hastings, including the following three questions:

- 1) *What uses are you most interested in?*
- 1) *Do you know anyone that needs space?*
- 2) *How would you be able to support innovation?*

The list below includes a broad spectrum of the ideas, including:

- Grocery Store
- Movie Theater
- CCC Campus
- Animal Shelter
- Convention Center
- Animal Boarding
- Grooming School
- Urgent Care
- Physical Therapy
- Temporary Housing
- Transient Housing
- County Jail
- Assisted Living
- Roller Skating Rink
- Retail
- Game Room
- Destination Restaurant
- Airport Support
- Regional Training
- EMS/Fire/Police
- Small Manufacturing
- Childcare (Extended)
- Indoor Batting Cage
- Specialty Recreation
- Warehouse/Distribution
- Pickleball
- Homeless Youth Center
- Mixed Density Housing
- Brewery
- Storage Units
- Used Car Haven

Following the group table exercise in which participants had the opportunity to explore possible reuse options, each table was asked to “report out” their discussion with the full listing of comments. Key themes included:

- A) While many folks would like to see the mall thrive like it once did, retail is not likely a viable economic reuse.
 - Observation 1: Several comments included uses that had previously been located at the mall that would no longer be economically viable. Many of the uses no longer have physical store locations – ie toy and music stores.
 - Observation 2: Large retail and grocery, although desired, will most likely gravitate to the North Burlington area near other national retailers and high traffic count roadways.
- B) Local ownership is preferred.
 - Observation 1: The presence of a current local manager is viewed as positive.
 - Observation 2: Out-of-state ownership complicates discussions regarding ongoing maintenance and exploring fast-moving opportunities to accommodate new uses.
 - Observation 3: Securing local ownership would be preferred to seeing the property packaged in an auction targeted at nationwide investors.
- C) A mix of public and private uses could be the recipe for economic stability of the site.
 - Observation 1: The City of Hastings does not likely have the ability to take on the property without significant private-sector assistance and participation.
 - Observation 2: Although there are some potential businesses in the area that could utilize the space, redevelopment will need to move at the pace dictated by the private sector on different segments of the property.
 - Observation 3: Several short-term uses could be accommodated with minimal investment, however these uses may not be drivers of the local economy – ie storage.

Following the lively discussion, the participants were invited to continue the dialog by participating in focus group discussions held the following morning. Five **Partnerships and Opportunities** focus groups were held the morning of July 26th at the Hastings Area Chamber of Commerce building. Sessions were loosely structured to focus on key topic areas, like the Airport, as well as other focus areas, like recreation. During these five sessions, approximately 100 people joined in the discussion, with some community members attending several of the sessions. To help spur discussion, the variety of uses generated during the evening session were grouped into five scenarios. Each session focused on one or more of the scenarios to provide feedback on the overall reuse of West Hastings. Although all of the sessions had the opportunity to weigh in on any of the scenarios, some focused more specifically on topics associated with one or two. Scenarios included:

Minimal Influence – Does the community wish to see a change? This scenario posed the question of whether active engagement is desirable. Without leadership, the property could easily support storage and warehousing uses. Feedback: most participants noted that without action, the property would likely further decline and impact adjacent property values. General sentiment was that blight is accelerating and code enforcement should have a higher priority to protect the area's property values.

Existing Uses + Storage – Similar to the minimal influence, but includes efforts to support the existing tenants. Feedback: Based on discussion with existing tenants that participated in the discussion, the site is not “prime” for many of the existing users other than for reasons of low lease rates. With maintenance declining, other areas of town could become more attractive, and current users could seek leases elsewhere. General sentiment was that this scenario doesn't offer much more than the minimal influence option.

Residential Infill + Current Use – Explores the addition of a variety of residential while preserving the current uses in portions of the space. Feedback: With the addition of North Park Commons, there are dozens of single family lots available to accommodate growth. Demand is not likely to focus the market on this area in the foreseeable future and would result in unnecessary competition with other developments in town. Senior housing was discussed as an option, but would require gaining a better understanding of the current facilities and their expansion capabilities to consider partnership options. Land banking lots for affordable housing may be a desirable component in combination with another scenario, but residential is not likely viable as the primary use.

Sports Activities – Considers the development of indoor, destination type recreation uses along with other civic uses like training and early childhood education. Feedback: This scenario garnered the most enthusiasm from participants. Creating an amenity for families and youth was viewed as contributing to the local economy by supporting additional tournaments. Blending the civic uses with other private sector business opportunities was viewed as a way to ensure the public doesn't bear the majority of the cost. Partnering with local colleges and/or high schools could be a way to share the cost of this option.

Makers + Manufacturers – Explores the viability of expanding small craft manufacturing in buildings on the site. This option would provide spaces using shared tools and infrastructure to help budding companies take the next step. Distribution activities and training options were also included in this scenario. Feedback: This scenario also sparked considerable interest, with at least one local business identified as a potential tenant. Combining small manufacturing with creative uses that would be different than facilities in neighboring towns and could serve to provide a competitive advantage. Civic training space accommodating emergency and law enforcement professionals also generated enthusiasm.

FOCUS AREA: GENERAL	FOCUS AREA: RECREATION	FOCUS AREA: AIRPORT	FOCUS AREA: MAKERS	FOCUS AREA: GENERAL
<u>Discussion Points:</u> - Scrape & Rebuild is an option - Add greenspace amenities - Some of the existing tenants are looking to relocate - There are liability concerns due to declining property maintenance - Create spaces that are smaller, manageable for local investors - A non-profit center could be a viable use	<u>Discussion Points:</u> - The Kmart building is newer & may be more viable for reuse - Recreation is an economic driver with softball tournament - Rec activities would help keep youth/families in the area - Indoor batting cages - Soccer is a growing sport that may support an indoor field house - Complimentary childcare, pre-K, - Need for more housing in every price range - Senior housing to complement existing facilities - Engage the YMCA as a possible partner	<u>Discussion Points:</u> - The Airport Layout Plan is being updated currently - Development could take place on airport property west of median - Food service is lacking in the area - Package delivery hub is a viable economic driver - Lots of pros to the site: no control tower, lots of tarmac space, 2 crosswind runways - Missing: Fixed base operator, maintenance hangar	<u>Discussion Points:</u> - Dividing out the large mall building could be complicated & costly (utilities, electrical) - Local ownership would protect options for the future - Large existing tenant feels it is not ideal for them - Local manufacturer likes the space for logistics & distribution - Regional safety training facility a viable/complimentary use - North Park Commons adding lots of new housing - Vehicle storage needed, both private & for City maintenance	<u>Discussion Points:</u> - Cost to maintain existing property is large - Once leases end, maintenance may decline - Multifamily may compliment other housing - College may be a partner on recreation facilities - Storage would be easy but wouldn't drive economy - Community theater could be viable in the movie-plex - Little current demand for small office & retail space
<u>Key Insights:</u> - Don't just shift uses around town, look for adding new or expansion - A larger vision is desired to drive economic vitality - Formalize a leadership structure to spearhead action	<u>Key Insights:</u> - Facility must generate a profit - Don't compete with existing facilities & businesses - Local control is important - City finances are limited	<u>Key Insights:</u> - Warehousing to air distribution linkage could be profitable - Need to pursue UPS for distribution expansion	<u>Key Insights:</u> - Green buffer to neighborhood - Local manufacturer works to ship with Fedex/UPS - Helping a local business grow is easier than attracting new	<u>Key Insights:</u> - Find uses that are different than Kearney & Grand Island - Be ready to fight the blight should maintenance decline - Don't be afraid to take big ideas & tailor them to Hastings' scale - City is debt averse

Based on the discussions at the focus sessions, the scenarios were narrowed to explore the two most viable options: Recreation and Makers + Manufacturers. Although the Residential scenario did generate interest, the concern of competing with other projects resulted in elimination of the scenario as a primary use, the two final explorations will each incorporate areas of land that could be used in the future for residential. The concept of a "land bank" would provide for holding property for development of residential uses in the future, most likely affordable or senior housing.

Ultimately, based on the size of the property and space available, several elements of each scenario could overlap substantially as need demands. These two scenarios are a starting point for discussions to help in spurring further conversation regarding how different options might be pursued. There are likely element from each that are worth pursuing, and certainly concepts that won't make sense moving into the future. The goal is to be able to start somewhere.

Scenario: Recreation & Training		
Use	SF/Units	Notes
Private Recreation	98,000 SF	Indoor recreation, batting cages, field house
Civic Training	60,000 SF	Emergency training center, meeting space
City Fleet / Community Services	28,000 SF	Maintenance & storage facility for Public Works + Parks -or- Other Community Services
Theater	14,000 SF	Community Theater
Senior Housing	3 Buildings	Options for Senior/Affordable Housing
Open Space		Walking Path with Stormwater Detention Area



Scenario: Makers + Manufacturing

Use	SF/Units	Notes
Maker's Space Coworking / Distribution	85,000 SF	Open workspace with shared infrastructure to incubate creators in community
Light Manufacturing	60,000 SF	
Community Space	28,000 SF	
Theater	14,000 SF	
Future Office/Retail	6,000 SF	Would enable subdividing buildings into smaller units
Residential	8-Acres	Potential Land Bank for future residential needs
Airport Logistics	200,000 SF	Provides warehouse/flex space for air to ground distribution or other key airport uses



Conclusions & Recommendations

Moving forward will require a concerted effort by many players in the community as well as cooperation by the existing and/or future landowners. Throughout the discussion, one thing was distinctly clear – Hastings cares about its future. The values of the community are an important foundation of any redevelopment effort – because if the private sector could make things happen on their own, they probably would already be pursuing solutions. Local leadership will be vital to success, but the local values must be woven into the project from the outset. Based on the community conversations, the following three elements should serve as your guidepost to action:

- 1 Support Local Ownership – Having property owners who are vested in the community will help to ensure a successful partnership supports innovative endeavors.
- 2 Hastings is Frugal – Although visioning includes a fair share of dreaming, account for the fact that redevelopment will need to make financial sense.
- 3 Don't Cannibalize – Redevelopment is desirable, but don't just shift the problem to other areas. Work to grow local business first.

Based on the discussion, the following preliminary conclusions were presented at the closing session on July 26, 2018.

- 1) Status Quo is not desirable – The majority (if not everyone) agreed that an effort to shape the future of West Hastings is a worthwhile endeavor. Inaction is not an option.
- 2) No Single Use is a Silver Bullet – The property and buildings are so large that it would be more attainable to break down the buildings into smaller chunks that local investors can manage.
- 3) A "Clean Slate" May Be A Good Start – We should not assume that all of the existing buildings can or should be reused. Demolition may be an important first step.
- 4) The City Isn't Superman – As great as the team is at the City, funding limitations are a serious hurdle to overcome. Private sector investment is key to building momentum.
- 5) Buffering Makes For Good Neighbors – Many of the uses present a higher intensity than the current retail use. Dense treelines can help mitigate impacts different uses.
- 6) Residential Demand is Being Served – Although we don't want to compete with existing projects, we should reserve some areas for future residential demand.
- 7) Start With Locals In Mind – Work with businesses that are already here and grow them. Don't poach tenants from other areas of the City.
- 8) Success Doesn't Happen Overnight – There's lot of work ahead, and this discussion is just the tip of the iceberg.

The following action items are structured to provide you with a means of organizing your thoughts and moving forward with coordinated effort. This table is intended to be modified and personalized as a workplan you can use to take a deliberate approach to the redevelopment initiative. And as new ideas rise to the surface, add them to the list!

OBJECTIVE	ACTION	SUCCESS =	TIMELINE	STATUS & NOTES
CONVENE WORKING GROUP: <i>Developing a clear line of responsibility is critical to moving this effort forward.</i>	Determine how community leadership will convene to move forward on a redevelopment initiative	Working Group Established, Meets Regularly	October 2018	
	Review/Revise this work plan to specify goals and actions	Workplan updated	December 2018	
	Explore Scenarios & determine which uses have the greatest potential viability. Draft desired use program for the property.	Preferred use program defined	December 2018	
	Identify additional necessary information/research	List of information gaps complete	December 2018	
EXPAND AIR-TO-GROUND SHIPPING PRESENCE AT AIRPORT: <i>This effort was identified as an immediate possibility ripe with potential.</i>	Identify key partners, leadership team	Team created	August 2018	Pacha Soap representatives may have a FedEx.contact
	Identify primary contacts from shipping companies	Contact list created	August 2018	
	Formalize presentation on the benefits of Hasting Airport	Benefits sheet created	September 2018	
	Schedule meetings with shipping companies	Meetings/Discussions Held	September 2018	
BRANDING REDEVELOPMENT: <i>Creating a motivating narrative is key in attracting investment – from grantors, public agencies & the private sector.</i>	Confirm the direction for the property	Redevelopment plan completed	Winter 2019	Creating a visualization and more formalize site plan will help to generate enthusiasm for the project
	Engage the public in branding the district or project	Branding completed	Winter 2019	
	Create Information that promotes the project	Marketing information completed + distributed	Spring 2019	
FEASIBILITY STUDY: <i>Exploring possibilities will require greater detail to determine economic feasibility.</i>	Develop a list of information gaps (appraisal, market demand for manufacturing space, etc)	Complete list	Spring 2019	
	Determine needs that can be assessed in house vs. consultant	Develop scope of work for additional services	Spring 2019	
EXPLORE LOCAL OWNERSHIP: <i>Start discussions now to identify who might be a partner in bringing the property into local control.</i>	The Leadership Team should identify possible partners & begin exploratory discussions.	Partners identified	October 2018	
	Explore potential tenants who might be ready to occupy space in the near term	Tenants identified	November 2018	
	Engage a realtor to assist in assessing property acquisition	Realtor identified	October 2018	



Aerial map of the West Hastings area. The map shows various industrial and commercial buildings. In the top left, a large building is labeled 'Airport Logistics Center 200,000SF'. To the right, a street labeled 'Westridge Dr' runs vertically, with 'Edgewood Ln' and 'Butterfoot Ln' branching off to the left. In the center, a building is labeled 'Theater 14,000SF'. Below it, a building is labeled 'Distribution 28,000SF'. To the right of the distribution building, a building is labeled 'Light Manufacturing 60,000SF'. At the bottom, several streets are labeled: 'Glenwood', 'Village Dr', 'Paradise Dr', 'Parklane Dr', 'Trilden', and 'Linder'. The map is overlaid with a semi-transparent dark grey banner at the bottom containing the title 'West Hastings INNOVATION INDEX'.

Airport Logistics Center
200,000SF

West Hastings INNOVATION INDEX

RECREATION



1

2



1

3



- ❶ Under Par Indoor Golf located in an old Costco in Tempe, AZ
- ❷ Indoor simulated sports like driving range or video game type facility
- ❸ Gold's Gym in an old strip mall space in Cheyenne, WY (50,000sf for Cheyenne gold's gym location, 40,000sf Cheyenne YMCA)
- ❹ Get Air Trampoline Park in an old mall in Victoriaville, CA



4

EDUCATION

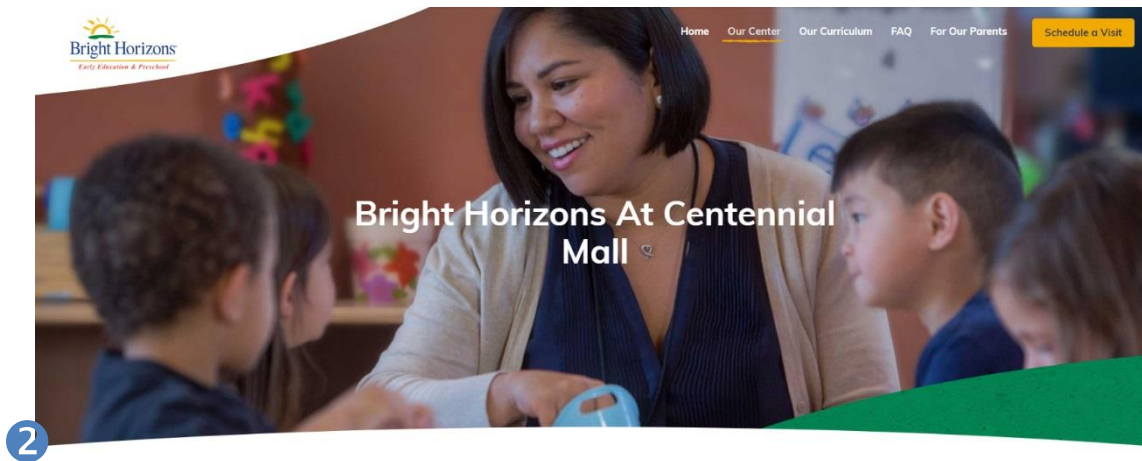


❶ Austin Community College in Highlands Mall in Austin, TX

The Atlantic reports that Austin Community College rented space for administrative offices in the 1.2 million square foot Highland Mall in Austin, Texas; as the mall's fortune's declined and stores became vacant, the college decided to purchase the mall.

The college worked with architects to transform a former JC Penney building into "the galaxy's largest learning emporium," complete with "604 computer stations, 200,000 square feet of instructional space, a library, and offices." The college has big plans to continue their renovation of the mall "to create a regional-workforce center, a STEM simulator lab, a digital-media center, and a culinary and hospitality center."

They entered into a partnership with a cloud-management company named Rackspace to move employees into the space of one of the former department stores, allowing the opportunity for students to intern at the company.



❷ Bright Horizons Daycare & Preschool Center ~ Centennial Mall in Lincoln, NE

RESIDENTIAL



1



1 Lantern of Chagrin Valley
Senior Living and Memory Care Facility in Chagrin Falls, OH
(Total Resident Capacity -The total resident capacity is the licensed capacity for the total number of residents that the Senior Care Facility was designed to house. Default Value = 2.342 per 1,000 square feet.)

2 Arcade Providence Micro-lofts /
Affordable Housing in an historic mall in Providence, RI



2



2

ARTS & ENTERTAINMENT



1



❶ Performance spaces with a stage and seats for audience

❷ Creative spaces for working artists or classes

❸ Open practice spaces for performing arts classes



2



3

CIVIC & PUBLIC



- ❶ **Town Hall** in an old mall in Voorhees, NJ
- ❷ **Community Center - Events and Venue Space**
- ❸ **Toronto Public Library – Maryvale Branch** in the Parkway Mall in Toronto, 15,000sf on one level for a community library)



SERVICES



- ❶ Auto Repair in a big box store like a Sears with an auto center
- ❷ Indoor self-storage
- ❸ **The Fix** - Computer or Phone Repair Shop and Accessories retailer in Deerbrook Mall in Humble, TX



MEDICAL & HEALTHCARE

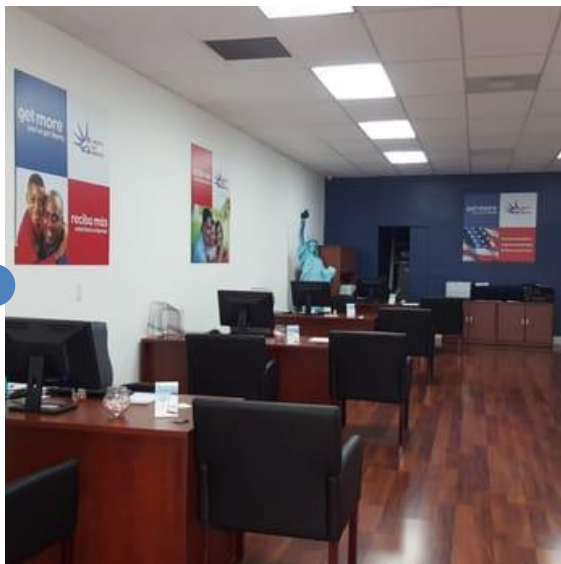
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❶ **Vanderbilt Health Center** in a mall in Nashville, TN

❷ **Hearing Solutions Clinic** in Markville Mall in Markham, Ontario, Canada

1



2



CRAFT INDUSTRY

1



1 Maker Spaces

2 Different models – could rent space as needed, hold classes, have membership model, rent tools (tool library), have different machinery and items people can use (i.e. 3D printer), use as a training space for light trades (i.e. woodshop). SF negotiable (small may be less than a thousand sf, large a few thousand)

3 Small-Scale Manufacturing or Fabrication

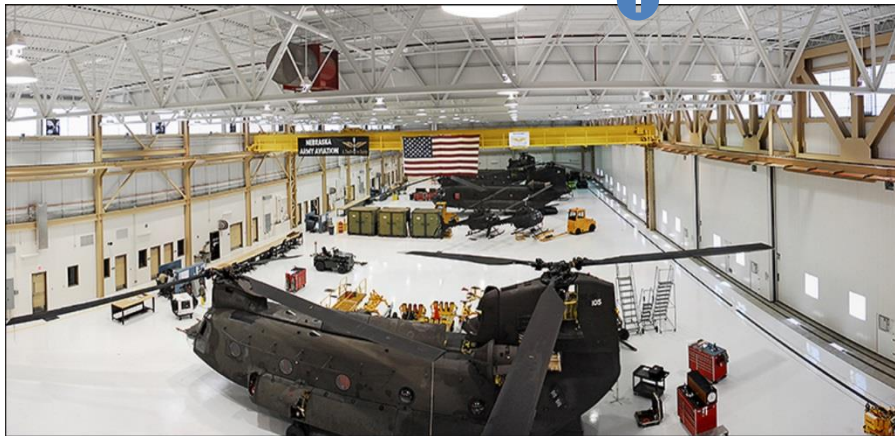
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3



AIRPORT-ADJACENT



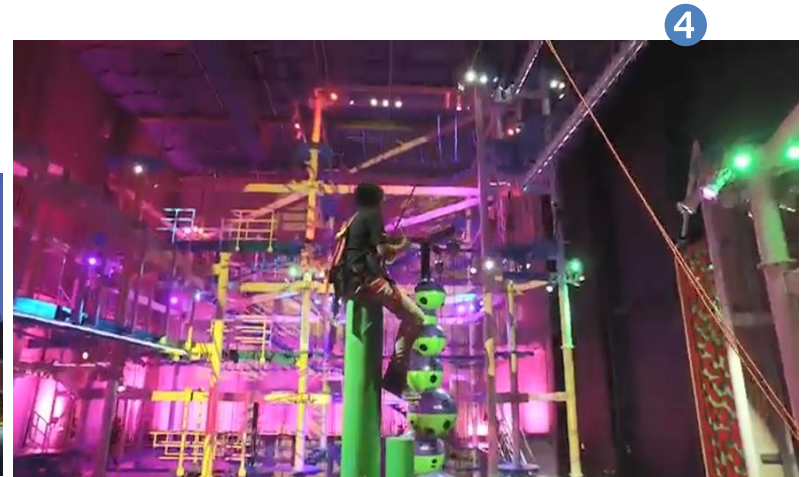
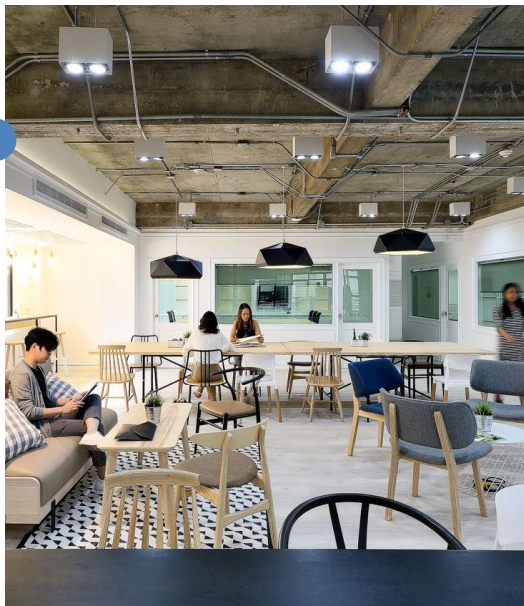
- ❶ Military storage / training facility
- ❷ Muscatatuck Urban Training Center for armed forces In Butlerville, IN
- ❸ Transload Air to Truck Facility



OTHER USES



- ❶ Co-Working Space
- ❷ Data Center – Rackspace (RAX), a data center and hosting company headquartered in San Antonio, Texas
- ❸ Beech Park Baptist Church in Tri-County Mall — Oliver Springs, TN
- ❹ It Adventure Indoor Ropes Course in Jordan's Furniture Store in New Haven, CT



Section **. Solar Energy Uses

No solar panel, neighborhood solar or solar farm shall be installed or constructed within the zoning jurisdiction of the City of Hastings unless a Zoning permit and Building Permit have been issued. All solar units shall be constructed in conformance with all state and national building codes. For those devices that include electrical, plumbing and heating constructions, the applicable permits shall also be obtained. Solar panels shall meet the following requirements.

****. General Definitions for this Section**

ACCESSORY SOLAR ENERGY SYSTEMS: include any photovoltaic, concentrated solar thermal, or solar hot water devices that are accessory to, and incorporated into the development of an authorized use of the property, and which are designed for the purpose of reducing or meeting on-site energy needs.

BATTERY: A type of storage for use with a solar conversion system meant to store electricity for use at a later date. Battery can mean one cell or multiple cells.

CROWN COVER: The area within the drip line or perimeter of the foliage of a tree.

DEVELOPMENT: Any plat, subdivision, or planned unit development created under the City's subdivision or zoning regulations.

EXEMPT TREE OR VEGETATION: The full height and breadth of vegetation that the Development Services Director has identified as "solar friendly"; and any vegetation listed as exempt on a plat map, a document recorded with the plat, or a solar access permit.

FEEDER LINE: Any power line that carries electrical power from one or more SCS to the point of interconnection with an individual use or the electric power grid, in the case of inter connection with the high voltage transmission systems the point of interconnection shall be the substation serving the SCS.

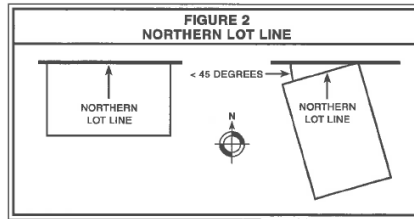
NET EXCESS GENERATION: On an ISCS, net excess generation means the net amount of energy, if any, by which the output of a qualified facility exceeds a customer-generator's total electricity requirements during a billing period;

NET METERING: Net metering means a system of metering electricity in which a local distribution utility:

- (a) Credits a customer-generator at the applicable retail rate for each kilowatt-hour produced by a qualified facility during a billing period up to the total of the customer-generator's electricity requirements during that billing period. A customer-generator may be charged a minimum monthly fee that is the same as other noncustomer-generators in the same rate class but shall not be charged any additional standby, capacity, demand, interconnection, or other fee or charge; and
- (b) Compensates the customer-generator for net excess generation during the billing period at a rate equal to the local distribution utility's avoided cost of electric supply over the billing period. The monetary credits shall be applied to the bills of the customer-generator for the preceding billing period and shall offset the cost of energy owed by the customer-generator. If the energy portion of the customer-generator's bill is less than zero in any month, monetary credits shall be carried over to future bills of the customer-generator until the balance is zero. At the end of each annualized period, any excess monetary credits shall be paid out to coincide with the final bill of that period;

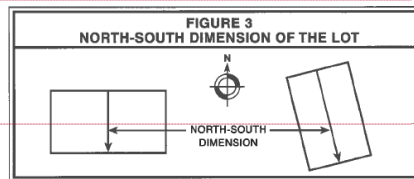
NONEXEMPT TREE OR VEGETATION: Vegetation that is not exempt.

NORTHERN LOT LINE: The lot line that is the smallest angle from a line drawn east-west and intersecting the northernmost point of the lot, excluding the pole portion of a flag lot. If the north line adjoins an undevelopable area other than a required yard area, the northern lot line shall be at the north edge of such undevelopable area. If two lot lines have an identical angle relative to a line drawn east-west, the northern lot line shall be a line 10 feet in length within the lot parallel with and at a maximum distance from the front lot line.



Commented [KM1]: Don... after rereading this definition, I am not sure it helps much. Your call.

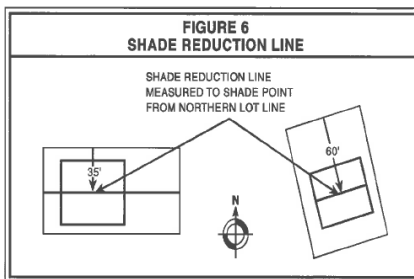
NORTH-SOUTH DIMENSION: The length of a line beginning at the midpoint of the northern lot line and extending in a southerly direction perpendicular to the northern lot line until it reaches a property boundary.



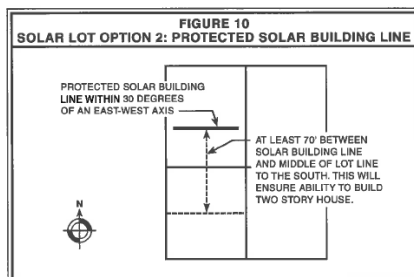
Commented [KM2]: Same as Northern Lot Line

PROTECTED SOLAR BUILDING LINE: A line on a plat or map recorded with the plat that identifies the location on a lot where a point two feet above may not be shaded by structures or nonexempt trees.

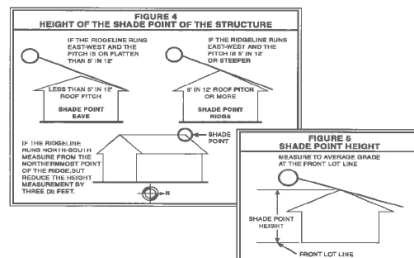
SHADE: A shadow cast by the shade point of a structure or vegetation when the sun is at an altitude of 21.3 degrees and an azimuth ranging from 22.7 degrees east and west of true south.



SHADE POINT: The part of a structure or nonexempt tree that casts the longest shadow onto the adjacent lot(s) when the sun is at an altitude of 21.3 degrees and an azimuth ranging from 22.7 degrees east and west of true south. Exceptions include a shadow caused by a narrow object such as a mast or whip antenna, a dish antenna with a diameter of three feet or less, a chimney, utility pole, or wire. The height of the shade point shall be measured from the shade point to either the average elevation at the front lot line or the elevation at the midpoint of the front lot line. If the shade point is located at the north end of a ridgeline of a structure oriented within 45 degrees of a true north-south line, the shade point height computed according to the preceding sentence may be reduced by three feet. If a structure has a roof oriented within 45 degrees of a true east-west line with a pitch that is flatter than five feet (vertical) in 12 feet (horizontal), the shade point will be the eaves of the roof. If such a roof has a pitch that is five feet in 12 feet or steeper, the shade point will be the peak of the roof.



SHADE REDUCTION LINE: A line drawn parallel to the northern lot line that intersects the shade point.



SHADOW PATTERN: A graphic representation of an area that would be shaded by the shade point of a

structure or vegetation when the sun is at an altitude of 21.3 degrees and an azimuth ranging between 22.7 degrees east and west of true south.

SOLAR ACCESS: the ability to receive sunlight across real property for any solar energy device.

SOLAR ACCESS EASEMENT: A right, expressed as an easement, covenant, condition, restriction or other property interest in any deed, will or other instrument executed by or on behalf of any landowner or in any order of taking, appropriate to protect the solar skyspace of a solar collector at a particularly described location to forbid or limit any or all of the following where detrimental to access to solar energy: structures on or above ground; vegetation on or above ground; or other activities. Such right shall specifically describe a solar skyspace in three-dimensional terms in which the activity, structures or vegetation are forbidden or limited or in which such an easement shall set performance criteria for adequate collections of solar energy at a particular location.

SOLAR ACCESS HEIGHT LIMIT: A series of contour lines establishing the maximum permitted height for nonexempt vegetation on lots affected by a Solar Access Permit.

SOLAR ACCESS PERMIT: A document issued by the City that describes the maximum height that nonexempt vegetation is allowed to grow on lots to which a solar access permit applies.

SOLAR CONVERSION SYSTEM: An assembly, structure, or design, including passive elements, used for gathering, concentrating or absorbing direct or indirect solar energy, specifically designed for holding a substantial amount of useful thermal energy and to transfer that energy to a gas, solid or liquid or to use that energy directly; this may include, but is not limited to, a mechanism or process used for gathering solar energy through thermal gradients, or a component used to transfer thermal energy to a gas, solid or liquid or to convert into electricity.

SOLAR CONVERSION SYSTEM, COMMERCIAL: A commercial solar conversion system (CSCS) is a series of solar panels and equipment connected together in order to commercially supply the converted energy to a community and/or power grid. A CSCS shall have a one-way connection to the power grid.

SOLAR CONVERSION SYSTEM, GROUND-MOUNTED: Any SCS which is directly supported and attached to the ground.

SOLAR CONVERSION SYSTEM, INDIVIDUAL: An individual solar conversion system (ISCS) shall be for the specific use of an individual residential, commercial, public or industrial use.

SOLAR CONVERSION SYSTEM, NEIGHBORHOOD: A neighborhood solar conversion system (NSCS) is a series of solar panels and equipment connected together in order to supply converted energy to a specific neighborhood and its uses.

SOLAR CONVERSION SYSTEM, STRUCTURE-MOUNTED: Any SCS which is directly connected to and supported by a building.

SOLAR GAIN LINE: A line parallel to the northern property line(s) of the lot(s) south of and adjoining a given lot, including lots separated only by a street, that intersects the solar feature on that lot.

SOLAR SKYSPACE: The maximum three-dimensional space extending from a solar collector to all positions of the sun necessary for efficient use of the collector.

(A) Where a solar energy system is used for heating purposes only, solar skyspace shall mean the maximum three-dimensional space extending from a solar energy collector to all positions of the sun between nine o'clock (9:00) A.M. and three o'clock (3:00) P.M. local apparent time from September 22 through March 22 of each year.

- (B) Where a solar energy system is used for cooling purposes only, solar skyspace shall mean the maximum three-dimensional space extending from a solar collector to all positions of the sun between eight o'clock **(8:00) A.M. and four o'clock (4:00) P.M. local** apparent time from March 23 through September 21 of each year.

SOLAR ORIENTED SUBDIVISION: A subdivision in which a minimum of 65 percent of the lots are solar-oriented lots.

SOLAR STORAGE MECHANISM: Equipment or elements such as piping and transfer mechanisms, containers, heat exchangers or controls thereof and gases, solids, liquids or combinations thereof that are utilized for storing solar energy, gathered by a solar collector, for subsequent use.

SOUTH OR SOUTH-FACING: True south, or 20 degrees east of magnetic south.

SUNCHART: One or more photographs that plot the position of the sun between 10:30 a.m. and 1:30 p.m. on January 21, prepared pursuant to guidelines issued by the Development Services Director. The sunchart shall show the southern skyline through a transparent grid on which is imposed solar altitude for a 45-degree and 30-minute northern latitude in 10-degree increments and solar azimuth from true south in 15-degree increments.

UNDEVELOPABLE AREA: An area that cannot be used practicably for a habitable structure because of natural conditions, such as slopes exceeding 20 percent in a direction greater than 45 degrees east or west of true south, severe topographic relief, water bodies, or conditions that isolate one portion of a property from another portion so that access is not practicable to the unbuildable portion; or man-made conditions, such as existing development which isolates a portion of the site and prevents its further development; setbacks or development restrictions that prohibit development of a given area of a lot by law or private agreement; or existence or absence of easements or access rights that prevent development of a given area.

..** Individual Solar Conversion Systems**

1. General Requirements for ISCS:

ISCS's shall conform to the required front, side and rear lot setback requirements except as provided herein:

- A. An SCS which is attached to an integral part of the principal building shall meet all local, state, and federal codes for building, electrical, plumbing, and accessibility.
- B. A ground-mounted SCS may be located only in the required rear yard provided it does not exceed 16-feet in height and is located not less than five feet from the rear lot line and not closer than one foot to any existing easement as measured from the closest point of the structure including its foundation and anchorage.
- C. No ground-mounted SCS shall be located in the required side yard or front yard.
- D. All ground-mounted SCS's shall have an agreed to solar access easement from any neighboring properties. Said easement shall be filed as an instrument to each property's deed and said easement shall stay in place as long as the ground-mounted SCS is in place and operational.
- E. Applicant for any ISCS shall provide evidence that they have a working net metering agreement with Hastings Utilities or the proper electric public power district.

2. Structural Requirements:

The physical structure and connections to existing structures shall conform to the applicable local, state, and federal codes.

3. Plot Plan:

The application for a permit shall be accompanied by a plot plan drawn to scale showing property lines, existing structures on the lot, proposed solar panel location with respect to property lines, and dimensions of the proposed solar panel.

4. Preexisting Solar Panels:

Notwithstanding noncompliance with the requirements of this section, a solar panel erected prior to the adoption of these Regulations, pursuant to a valid building permit issued by the City, may continue to be utilized so long as it is maintained in operational condition.

5. Decommissioning

- A. Whenever a property owner ceases the use of any SCS on their property, they shall be required to report this to the Development Services Office and Hastings Utilities.
- B. Whenever, a ground-mounted SCS is no longer operating, the property owner shall have six months to completely remove the structure and wiring. The location of the SCS shall be returned to a usable state based upon the surrounding property.

..** Neighborhood Solar Conversion Systems**

1. General Requirements for NSCS:

NSCS's shall meet the following requirements as provided herein:

- A. An NSCS shall be set on its own lot within the neighborhood/development;
- B. The NSCS shall be designed and constructed for the anticipated maximum solar usage in the designated neighborhood or development;
- C. No excess power generated shall be sold or given to a user outside the agreed upon neighborhood or development;
- D. The developer/Homeowners Association shall provide the City with all solar easements established; however, the City shall not be responsible for enforcing said easements;
- E. A ground-mounted NSCS shall be protected with fencing and bollards;
- F. All connections to the uses within the neighborhood shall be made underground;
- G. An access agreement between the developer, Homeowners Association, or other entity and Hastings Utility shall exist in case of an emergency;
- H. A net metering agreement between the developer, Homeowners Association, or other entity and Hastings Utility shall exist in case of excess electricity; and
- I. All ground-mounted NSCS's shall have an agreed to solar access easement from any neighboring properties. Said easement shall be filed as an instrument to each property's deed and said easement shall stay in place as long as the ground-mounted NSCS is in place and operational.

2. Structural Requirements:

The physical structure and connections to existing structures shall conform to the applicable local, state, and federal codes.

3. Subdivision/Plot Plan:

- A. Whenever a NSCS is part of a proposed new subdivision, the developer shall outline the specific lot or outlot where the NSCS will be placed.
- B. In addition, the subdivision plats shall indicate, in addition to all other requirements in the subdivision regulations, the location of all proposed underground conduits serving the other lots in said subdivision.
- C. The application for a permit shall be accompanied by a plot plan drawn to scale showing property lines, existing structures on the lot, proposed solar panel location with respect to property lines, and dimensions of the proposed solar panel.
- D. The developer shall install all underground wiring as prescribed by Hasting Utilities.
- E. All underground wiring shall be protected by a utility easement or located within prescribed rights-of-way.

- F. The developer shall provide the City with As-builts of the wiring locations within the subdivision.

4. Decommissioning

- A. A decommissioning plan shall be required to ensure that facilities are properly removed after their useful life. Decommissioning of solar panels must occur in the event they are not in use for 12 consecutive months. The plan shall include provisions for removal of all structures and foundations, restoration of soil and vegetation and a plan ensuring financial resources will be available to fully decommission the site. The City may require the posting of a bond, letter of credit or the establishment of an escrow account to ensure proper decommissioning.

Section **.*.** Commercial Solar Conversion Systems:**

1. Applicability

The purpose of this subsection is to provide standards for fixed-panel photovoltaic solar farms or CSCS consisting of ground-mounted solar panels capturing energy from the sun and converting it to electricity. The provisions of this section are based on a ground-mounted photovoltaic facility using a rammed post construction technique and panels supporting the flow of rainwater between each module and the growth of vegetation beneath the arrays and limiting the impacts of stormwater runoff. The rammed post construction technique allows for minimal disturbance to the existing ground and grading of the site. Based on the assumed solar farm design, the City of Hastings finds the use to be low intensity with minimal trip generation, low amounts of impervious cover, and low emission thus the use is compatible in urbanized, non-urbanized, or low-density areas with other uses.

2. Site Development Standards:

- A. Lot coverage: No more than one percent of the gross site area shall be occupied by enclosed buildings and structures.
- B. Setbacks: A thirty-foot side and rear setback shall apply only to the setback area measured from a lot line that abuts a residential use or residential zoning district. The side or rear setback shall be eliminated where the use does not abut a residential use or residential zoning district, or the two districts are separated by a public right-of-way.
- C. Height: The average height of the solar panel arrays shall not exceed 12 feet.
- D. Landscaping Buffer: The primary use of the property shall determine the buffer requirement. Where a ground-mounted photovoltaic solar farm is the primary use the property shall be considered industrial or agricultural for the purposes of buffer requirements, there are no requirements for screening from public streets.
- E. Stormwater Management: Fixed panel solar arrays shall be considered pervious and the property shall be designed to absorb or detain specific runoff. The impervious cover calculation shall include the support posts of the panels, any roads or impervious driveway surfaces, parking areas and buildings on the site.
- F. A property developed pursuant to this subsection shall be required to plat however water and sewer connections shall not be required. Suitable fire department access shall be required.
- G. Signage shall conform to the Hastings Sign Code.
- H. Customer owned on-site power lines shall be buried except where connecting to existing overhead utility lines. This requirement shall not apply to fiber optic connections.
- I. Fencing: Due the unique security requirements of this land use, and to facilitate the educational value of seeing this land use, fencing up to eight (8) feet in height is permitted provided the fencing material is predominantly open.
- J. All State and Federal codes and provisions not specified in this subsection are required including but not limited to tree preservation, traffic impact analysis and historic preservation.

3. Districts

See Section *** of the Hastings Zoning Ordinance

4. Submittal Requirements:

All Plans shall contain the following:

- A. A plot plan, drawn to scale, of the property indicating the total site acreage, landscape and buffer areas, tree preservation, location of all structures, the proposed location of the solar panels, the distances of the solar panels to structures on the property as well as distances to the property lines;
- B. The plot plan shall include any roads, electric lines and/ or overhead utility lines;
- C. A description of the electrical generating capacity and means of interconnecting with the electrical grid as coordinated and pre-approved with the appurtenant Power District;
- D. A copy of the interconnection agreement with the local electric utility or a written explanation outlining why an interconnection agreement is not necessary;
- E. Drawings or blueprints of solar panels and arrays in conjunction with the application for a building permit for a solar farm/solar power plant;
- F. Structural engineering analysis for a solar panel, array and its foundation, as applicable.
- G. Manufacturer's recommended installations, if any; and
- H. Documentation of land ownership and/or legal authority to construct on the property.
- I. A decommissioning plan shall be required to ensure that facilities are properly removed after their useful life. Decommissioning of solar panels must occur in the event they are not in use for 12 consecutive months. The plan shall include provisions for removal of all structures and foundations, restoration of soil and vegetation and a plan ensuring financial resources will be available to fully decommission the site. The City may require the posting of a bond, letter of credit or the establishment of an escrow account to ensure proper decommissioning.

5. Compliance with Other Regulations:

- A. Zoning permit applications for CSCS's shall be accompanied by a line drawing of electrical components in sufficient detail to allow for a determination that the manner of installation conforms to the State's adopted electrical code and that has been pre-approved by the associated power district meeting their Distribution Generation Requirements and Guidelines; and
- B. This subsection does not waive any requirements of any state or Federal codes, electrical codes or other technical codes as applicable.

6. Discontinuation.

A solar farm/CSCS shall be considered abandoned after one year without energy production. The solar equipment owner shall remove all solar farm equipment and appurtenances within 90 days of abandonment.

Sign Type	Current Definition	Revised Definition & Notes
Permitted by District		
Monument	A detached on-premise freestanding sign with the appearance of a solid base.	<u>(Any freestanding sign that is detached from a building or structure and sits on the ground on a solid-appearing base with no exposed structural supports.)</u>
Pole	An on-premise sign built on a freestanding frame, mast, or pole(s) with a clearance greater than three (3) feet.	<u>A freestanding sign with a visible support structure.</u>
Banner	Material exceeding four (4) square feet in size with a printed message or graphic secured or mounted to the primary building.	Move current definition under "wall sign"; possibly redefine <u>A temporary sign composed of lightweight material; often used in a non-permanent setting such as to announce a grand opening, sale, or special event.</u>
Canopy/Awning	An awning sign is a message printed on such a shelter. For the purpose of this section, awning signs shall be treated as canopy signs. A canopy sign is a sign which is attached or made an integral part of a canopy.	<u>A sign mounted on a canopy or awning.</u>
Marquee	Any sign attached flat against the marquee or permanent sidewalk canopy of a building, or suspended under a marquee or sidewalk canopy, and extending downward not more than twelve (12) inches therefore.	Move first half of definition up under canopy/awning definition; 2 nd half of definition as "hanging" sign or combine with "projecting" sign definition <u>(A permanent canopy projecting over an entrance that is often illuminated and ornate which incorporates a permanent large changeable message center.)</u>
Billboard	Any sign that directs attention to a business, commodity, service or entertainment conducted, sold or offered at a location other than the premises on which the	

Comment [CR1]: Will think about whether the sign face can be above the ground.

Comment [CR2]: Open to height above sidewalk/drive areas

	(sign is located.)	
Wall Sign	A sign attached to and parallel with the side of a building.	<u>A building-mounted sign attached to, displayed, or painted on an exterior wall in a manner parallel with the wall surface, which does not project more than 16 inches from the wall surface.</u>
Flag	Signs which are emblazoned on a flag and are intended to be displayed in a free-flowing manner.	<u>Signs emblazoned on any type of flag intended to be displayed in a free-flowing manner.</u>
Temporary	Temporary Signs: Any sign designed or fabricated of materials that advertise or communicate messages that change frequently or that become outdated; are made of materials of relatively low durability; are intended to be removed or replaced within a period of six (6) months or less; or are portable. Temporary signs generally fall into two (2) categories: temporary civic signs and temporary commercial signs. Temporary Commercial Signs shall fall into two (2) categories: (a) attached temporary commercial sign, and (b) detached temporary commercial sign.	<u>Any sign intended to be used for a limited period of time that is not permanently attached to a structure or the ground.</u>
Window	A sign painted on or installed inside a window for the purpose of viewing from outside the premises.	<u>A sign that is painted on, attached to, or suspended directly behind or in front of a window or the glass portion of a door.</u>
Projecting	A sign other than a wall sign that is attached to and projects from a building face.	Combine with definition of hanging sign, adjust marquee
Portable sign	Any sign supported by frames or posts rigidly attached to bases not permanently attached to the ground or a building and capable of being moved from place to place.	Combine with definition of temporary sign
Poster	A temporary sign, not exceeding	

Comment [CR3]: Still wrestling with this. Interested in regs related to distraction

Comment [CR4]: They are OK with this

Comment [CR5]: They aren't aware of issues related to exemptions. No more than 30% of the window covered. Need to address screen signs

Comment [CR6]: Want to have hanging sign standards and allow them.

	four (4) square feet in area and three (3) feet in height, mounted on stakes or spikes intended to be stuck into the ground and used as a detached temporary sign.	
Drive-thru	A sign designed to give information that facilitates a business transaction at a drive-through service location.	<u>A permanent sign, whether attached or freestanding, that provides information on products or services or otherwise facilitates a business transaction at a drive-thru service location.</u>
Wayfinding	n/a	<u>A type of sign that allows users to find their way, using information provided along the travel path.</u>
Ground	A detached on-premise sign built on a freestanding frame, mast, or pole(s) with a clearance no greater than three (3) feet.	<u>A sign created or painted directly on the ground without a support structure.</u>
Integral roof sign	A roof sign positioned between an eave line and the peak or highest point on a roof, substantially parallel to the face of a building.	<u>Combine definitions</u> <u>A building-mounted sign erected upon or completely over the roof of a building or extending above a parapet or cornice.</u>
Above-peak roof sign	A roof sign positioned above the peak of a roof or above a parapet or cornice.	
Roof sign	Any sign or part of sign erected upon, against, or directly above a roof or on top of or above the parapet or cornice of a building.	
Electronic Information-Message Signs	On-Premise signs which use an array of electrically illuminated lights, generally controlled by a computer or other electronic programming device, to display information or supporting graphics.	<u>A sign that uses computer-generated messages or some other means of changing the words or message. These signs also include lamps, LEDs, LCDs, or flipper matrix.</u>
Electronic changeable message sign	An outdoor advertising sign that changes the message, advertisement, or copy on the sign face by electronic or mechanical device or process,	

Comment [CR7]: They like this and need it.

Comment [CR8]: Like this

	either automated or remote, regardless of the process used. Blinking, flashing, rotating, revolving, spinning, fluttering lighting or animation is not allowed. Transition between messages is permitted, but such transitions may only fade, scroll, travel or reveal.	
Flashing Sign	A sign which has a lighting source or lighting element that periodically illuminates or is not maintained stationary or constant in intensity and/or color at all times when the sign is in use, usually in a manner as to draw the attention of the viewer.	Prohibit these
Moving sign	A sign which conveys its message through rotating, changing, or animated elements.	
Exempt Signs (permitted in any district, do not require permit)		
Directional	A sign which serves only to designate the location or direction of any area or place.	Need to clarify public v. private directional signage based on Don's email 8/7/18
Building marker	An historic or commemorative plaque, or a building name or cornerstone carved into a masonry surface.	Combine definitions
Integral	No definition provided in appropriate section; defined under "Exempt signs" as: carved into stone, concrete or other building material or made of bronze, aluminum, or other permanent type of construction and made an integral part of the structure to which they are attached.	
Iconic/Historic/ <u>Creative</u>	n/a	Establish standards that could trigger permit process if... <u>Signs officially designated by the City Council as historically or culturally significant to the identity of Hastings.</u>

Comment [CR9]: Prohibit flashing, moving, spinning, strobing, exploding text, etc. Cheyenne has a good standard for electronic signs.

Street banners	n/a	How do we differentiate from other banner types? I see these as public/municipal owned, event banners... temporary in nature. Possibly combine with temporary sign definition? But not all temporary signs should be exempt.
Public signs	No definition provided in appropriate section; defined under "Exempt signs" as: Signs of a noncommercial nature and in the public interest, erected by or upon the order of a public officer in the performance of his public duty, such as safety signs, danger signs, trespassing signs, traffic signs, memorial plaques, signs of historical interest and other similar signs, including signs designating hospitals, libraries, schools and other institutions or places of public interest or concern.	Consider combining with street banners?

<https://www.signs.org/signs-101/glossary-of-sign-terms-and-definitions>



Existing Sign Type By District

Sign Type	Districts Permitted																		
	A H D	A	R- 1	R- S	R- 1A	R- 1S	R- 2	R- 3	R- 4	C- O	C- 1	C- 2	C- 3	CM O	I- 1	I- 2	P D	F D	A P
Monument		X	X		X	X	X	X	X	X	X	X	X		X	X			
Pole		X	X		X	X	X	X	X		X	X	X		X	X			
Ground		X	X		X	X	X	X	X	X	X	X	X		X	X			
Banner			X		X	X	X	X	X	X	X	X	X		X	X			
Canopy/Awning		X	X		X	X	X	X	X	X	X	X	X		X	X			
Marquee												X	X		X	X			
Billboard													X		X	X			
Wall		X	X		X	X	X	X	X	X	X	X	X		X	X			
Flag												X	X		X	X			
Electronic information signs		X	X		X	X	X	X	X	X	X	X	X		X	X			
Drive-thru												X	X		X	X			
Building marker		X	X		X	X	X	X	X	X		X	X		X	X			

Proposed Sign Type By District

[illegible]

[illegible]

*Attorney has said signs can be their own chapter.

PROPOSED Restructure of Article 34, Section 309

- 34.309.01 Purpose
 - (1) Purpose
 - (2) Applicability
- 34.309.02 Definitions
- 34.309.03 General Regulations
 - (1) Nonconforming signs
 - (2) Resolution of conflicting regulations
 - (3) Design elements applicable to all signs
 - (4) Sign illumination
 - (a) Internal illumination
 - (b) External illumination
 - (c) Electronic copy
 - (5) Maintenance
 - (6) Method of measurement
 - (a) Maximum permitted sign area
 - (b) Calculation of sign area
 - (c) Height
 - (d) Setback
 - (7) Prohibited signs in all districts
- 34.309.04 Sign Permit Process
 - (1) Applicability
 - (a) Signs permitted without a permit/exempt signs
 - (b) Sign master plan – AHD, PD, CMP, AP
 - (c) Alternative compliance requirements
 - (2) Application process
 - (a) Plan requirements
 - (b) Timeline for review

- (c) Approval, denial, additional information requested
- (3) Application fees
- (4) Appeals
- (5) Sign master plan – AHD, PD, CMP, AP
- 34.309.05 Sign Type and District Requirements
 - (1) Sign types (possibly move up under Definitions)
 - (2) District requirements
 - (3) Design standards
- 34.309.06 Special Provisions
 - (a) Billboards
 - (b) Iconic/historic signs and public art
 - (c) Permanent public signs
 - (d) Temporary signs
 - (i) Automobile advertisement
 - (ii) Sidewalk signs
 - (iii) Street banners
 - (e) Municipal/public signs (permanent)