

HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Monday, September 17, 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, September 14, 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 August 20, 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. **2018-036.** Public hearing at the request of Kent Brown representing Nebraska Truck Center, Inc. for a Plan Modification #8.21.18 to Redevelopment Area V comprising the West 325 feet of the South 700 feet of the North 733 feet of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-Four(24), Township Seven (7) North, Range Ten (10) West of the 6th P.M., in the City Hastings, Adams County Nebraska, except the tract deeded to the State of Nebraska for highway purposes by deed recorded as Instrument No. 872862, and except the tract deed to the City of Hastings by warranty deed recorded as Instrument No. 20002698 in the office of the Register of Deeds of Adams County, Nebraska, and commonly addressed as 801 West J Street.

Planning Commission Agenda

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- b. **2018-037.** Public hearing at the request of Hastings Economic Development Corporation for Ordinance 4567, a zoning change from "AP-Agricultural Planned District" to "R-3 Multiple Family Residential" for Lot 1, Block 2 of North Park Commons Addition to the City of Hastings, Adams County, Nebraska containing 11.54 acres more or less, generally located east of Osborne Drive East and southeast of 31st Street as platted.
 - c. **2018-038.** Public hearing at the request of Hastings Economic Development Corporation for Ordinance 4568, a zoning change from "A-Agricultural" to "R-3 Multiple Family Residential" for Lot 1, Block 4 of North Park Commons Addition to the City of Hastings, Adams County, Nebraska containing 9.49 acres more or less, generally located north of 26th Street and east of Osborne Drive East.
 - d. **2018-2205.** Public hearing at the request of the Development Services Department regarding a Comprehensive Plan amendment for North Park Commons Addition to the City of Hastings, Adams County, Nebraska.
10. Subdivisions
- a. **2018-031.** Preliminary/Final plat for Svoboda Acres 3rd Subdivision, a replat of Svoboda Acres 2nd Subdivision, located in the North half (N 1/2) of fractional Section 18, Township 8 North, Range 9 West of the 6th P.M., within the two mile extraterritorial jurisdiction (ETJ) boundary of the City of Hastings, Adams County, Nebraska.
 - b. **2018-039.** Final plat for Wildcat Acres, a 43.95 acre subdivision located in a portion of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of Section 22, Township 7 North, Range 10 West of the 6th P.M., Adams County, Nebraska, being within the Two-mile Extraterritorial Jurisdiction of the City of Hastings, Adams County, Nebraska.
 - c. **2018-040.** Preliminary plat for Pioneer Trail Flats Subdivision, a re-plat of Lot 1, Block 2 of North Park Commons Addition to the City of Hastings, Adams County, Nebraska, containing 11.54 acres more or less, generally located east of Osborne Drive East and southeast of 31st Street as platted in North Park Commons Addition.
 - d. **2018-041.** Preliminary plat for Osborne View Estates Subdivision, a re-plat of Lot 1, Block 4 of North Park Commons Addition to the City of Hastings, Adams County, Nebraska containing 9.49 acres more or less, generally located north of 26th Street and east of Osborne Drive East.
 - e. **2018-042.** Preliminary/Final plat for ESU #9 Subdivision, a re-plat of Lot 1, Block 3 except the east ten (10) feet thereof, Davidson's Addition and the East Half of vacated Fourth Street between East South Street and East Park Street in the City of Hastings, Adams County, Nebraska containing 2.56 acres more or less.
11. Reports
- a. Committee Reports
 - b. Chairman Comments
 - c. Staff Reports: Draft Sign Code for review, Draft Solar Code for review

Adjourn

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Monday, August 20, 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 August 20, 2018.

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

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

Moved by Graves, seconded by Rundle, to adopt the current agenda for the August 20, 2018, Planning Commission meeting. Roll Call: Ayes: Rosenberg, Gaines, Hamburger, Kully, Raitt, Graves, Rundle, Hunt. Nays: None. Absent: Srivastava, Johnson, Alternate Arrington-Williams. 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 July 16, 2018, Planning Commission meeting. Roll Call: Ayes: Rosenberg, Gaines, Hamburger, Kully, Raitt, Graves, Rundle, Hunt. Nays: None. Absent: Srivastava, Johnson, Alternate Arrington-Williams. The motion carried.

Special Order of Business. The Chair welcomed Willis Hunt to the Planning Commission.

9. Public Hearings.

a. 2018-026. A 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.

The legal was read into the record.

The Chair declared the public hearing open.

Don Threewitt stated this plan modification will allow 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 in three 28-unit buildings. This modification will include site acquisition, infrastructure and other TIF-eligible expenditures. Staff supports a recommendation to approve this Plan Modification.

Randy Chick, 523 W. 1st St., representing the Community Redevelopment Authority. Mr. Chick reminded the commission that when a plan is developed for an area, it is a very general plan modification. The commission's job is to look at the Comprehensive Plan to see if the proposed

plan matches with the Comp Plan. That plan modification would then proceed to the City Council for their review and approval.

The Chair declared the public hearing closed.

Moved by Graves, seconded by Hamburger, to recommend approval to the City Council, 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. Roll Call: Ayes: Rosenberg, Gaines, Hamburger, Kully, Raitt, Graves, Rundle, Hunt. Nays: None. Absent: Srivastava, Johnson, Alternate Arrington-Williams. The motion carried.

b. 2018-027. A public hearing at the request of Jeff Halloran representing JTH Enterprises, LLC, for Resolution 2018-47, a Conditional Use Permit amendment to allow off-street parking spaces for outdoor vehicle storage.

The legal was read into the record.

The Chair declared the public hearing open.

Don Threewitt stated this development will integrate compatibility with existing land uses. The use does not have a negative impact for the area and the conditions imposed are necessary to ensure the maintenance of property values and safety, health, and comfort and repose of the residents. The use, subject to the itemized conditions, maintains compliance with the Comprehensive Plan and the purposes and intent of the zoning regulations. Staff supports a recommendation to approve this Conditional Use Permit amendment.

Jeff Halloran stated he was available if the Commission had questions.

The Chair declared the public hearing closed.

Moved by Rundle, seconded by Kully, to recommend approval to the City Council of Resolution 2018-47 for a Conditional Use Permit amendment to allow off-street parking spaces for outdoor vehicle storage. Roll Call: Ayes: Rosenberg, Gaines, Hamburger, Kully, Raitt, Graves, Rundle, Hunt. Nays: None. Absent: Srivastava, Johnson, Alternate Arrington-Williams. The motion carried.

c. 2018-029. A 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.

The legal was read into the record.

The Chair declared the public hearing open.

Don Threewitt stated this is a city-initiated text amendment to address current and potential height restriction issues in the C-3 Commercial Business district. Height restrictions can be addressed by a planned district or zoning code text amendment. Any change in building height allowances will still be restricted by Section 34-217 Airport Clear Zone, where applicable. The basic code was written in 1968, and the intensity of development in the C-3 district was significantly different. The 35' height requirement was a carryover from other districts. Currently there are two developments in C-3 that would surpass the 35' requirement. In order to

prevent construction delays, this item should be determined as soon as practical. Staff supports a recommendation to approve this zoning code text amendment.

The Chair declared the public hearing closed.

Moved by Hamburger, seconded by Kully, to recommend approval to the City Council 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. Roll Call: Ayes: Rosenberg, Gaines, Hamburger, Kully, Raitt, Graves, Rundle, Hunt. Nays: None. Absent: Srivastava, Johnson, Alternate Arrington-Williams. The motion carried.

d. 2018-034. A public hearing on the request of THOAR, LLC on Ordinance 4564, for an amendment to the zone designation of "CP-2 Commercial Business Planned District" for Lot 1, Lofts Subdivision, an Administrative Replat 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.

The legal was read into the record.

The Chair declared the public hearing open.

Don Threewitt stated the planned district amendment allows for building penetrations between addressed buildings. This will 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. This amendment is subject to retention of single ownership of all affected buildings. If ownership of any portion is conveyed to more than one owner, the building penetrations shall be permanently sealed and a 2-hour fire rated wall shall be reconstructed. Staff supports a recommendation for this planned district amendment.

The Chair declared the public hearing closed.

Moved by Gaines, seconded by Graves, to recommend approval to the City Council, Ordinance 4564, for a Planned District zoning amendment for Lot 1, Lofts Subdivision to the City of Hastings, allowing building penetrations. Roll Call: Ayes: Rosenberg, Gaines, Hamburger, Kully, Raitt, Graves, Rundle, Hunt. Nays: None. Absent: Srivastava, Johnson, Alternate Arrington-Williams. The motion carried.

e. 2018-035. A public hearing at the request of applicant Russ Dudrey, on behalf of the Church of Christ, on Resolution 2018-49 for 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.

The legal was read into the record.

The Chair declared the public hearing open.

Don Threewitt stated the item includes the construction of a canopy that would encroach into the front yard setback approximately 5.5 feet. The impact is minimal, no more than many ADA ramps constructed throughout the City. Staff supports a recommendation of approval for this amendment to the Conditional Use Permit.

Russ Dudrey, 2324 Home Street, Minister at Church of Christ. He explained the canopy project along with the handicap accessible ramp.

The Chair declared the public hearing closed.

Moved by Kully, seconded by Hamburger, to recommend approval to the City Council, Resolution 2018-49, a Conditional Use Permit amendment for the Church of Christ, subject to staff's conditions. Roll Call: Ayes: Rosenberg, Gaines, Hamburger, Kully, Raitt, Graves, Rundle, Hunt. Nays: None. Absent: Srivastava, Johnson, Alternate Arrington-Williams. The motion carried.

f. 2018-028. A public hearing at the request of Jerry Bumgardner representing Crossroads Center, a Nebraska Non-profit Corporation on Resolution 2018-48, for a Conditional Use Permit amendment to update permit conditions and to allow subletting of a portion of the property.

The legal was read into the record.

The Chair declared the public hearing open.

Don Threewitt stated this application requests an amendment to update the conditional use permit conditions and to allow subletting a portion of the property. At present, the development does not integrate compatibility with existing land uses. 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. There is an existing Crossroads facility in Kearney and with a possible location in Grand Island, this could possibly relieve some of the pressures of the Hastings Crossroads. There will be a change of an annual renewal of the permit to review existing conditions. The Center is also requesting subletting to a lessee that will directly assist with the Center's activities. Staff supports a recommendation to the City Council to approve Resolution 2018-48, a Conditional Use Permit amendment for Crossroads Center subject to staff's conditions.

Jerry Bumgardner 1821 W. 9th St., Executive Director of Crossroads. He stated he is here to answer any questions the Commission may have for him.

James Carson, 1303 Loch View Dr. Chairman of the Board at Crossroads. We have staff consisting of an Executive Director, Program Director, Staff Director, Catholic Social Services and Mosaic. We are trying to partner with other local nonprofits to see how they can make an impact on our facility. He explained the facility's goal of having their guests work the program towards independent living. Background checks are done. The Police Department has been cooperative in helping to remove guests that might not be willing to follow the program. The goal is to gain independence. There will be some guests that will not be successful at independence and there are different arrangements for different guests.

Michelle White, 639 S. Colorado Ave. Represents South Central Behavioral Services, Opportunity House and works closely with Crossroads. Has clients that may come from group homes or homeless. Crossroads does assessments for mental health or substance abuse and places them with South Central or Opportunity House for placement and programming.

Tom Shick, 1945 W. 10th St. Retired Director for Hastings Catholic Social Services and now working for them as a volunteer and works very closely with Crossroads Mission. The Voc Rehab groups in our community care for the homeless. If they do not follow Crossroads program, they end up at other locations looking for services.

Ed Fleharty, 1519 N. Denver. He lives within a block of this facility for 20+ years and finds no negative impact. He also feels an annual review is necessary and that a barrier on the north would be appropriate.

Joni Brewster, 1505 N. Hastings Ave. She lives across the street from Crossroads. She feels there is not enough staff at Crossroads. Guests at Crossroads make comments to passers-by. Curfew, parking and overnight staffing are issues. Her husband is a past client of Crossroads and believes Crossroads saved his life. She also stated there is no buffer between her home and the Mission.

Rachelle Lipker, 4310 W. 12th St. Moasic is for the developmentally challenged individuals. She feels someone needs to be the voice for those who do not have a voice.

A solid fence for buffering was discussed and the number of clients versus number of staff is unreasonable. Staff should be responsible for actions of clients.

Daniel Buller, 922 N. St. Joseph. He is a program manager and oversees the program of each individual. Their needs are evaluated and addressed. Homeless shelters, in general, attract a certain clientele. A person lingering in the area sometimes are not clients of the Mission. Sometimes it is someone from the center. The state has shut down several centers across the state and so Crossroads reaches out to different programs to serve their clients and connect people with area services. The center wants to help persons make it to their next level. A fence along the north side would allow them to be closer to the street or neighbors. They are allowed to be on the east and west sides. Curfew is enforced. There is a bed check at 9:30. If they are not employed and not present, a discussion is had the next morning. Three staff are on call 24/7. One person is on staff at night. Crossroads clients are accountable to each other.

The need for the Crossroads Mission is important and necessary for the Community, however, the issues need to be addressed. Mr. Buller concurred with the Commission's concerns. Neighbor visits were done and they will continue, curb appeal was addressed, and Crossroads wants to be a good neighbor. Mosiac will be a positive impact for the community and Crossroads. They will have their own entrance and space.

Mr. Hunt asked for a representative from Mosiac to speak to the commission.

Jeff Kingsley, 1011 Starwood Ave., Grand Island, NE. Community Relations Officer for Hastings, York, Grand Island, Kearney, Holdrege and is not connected with Axtell. Crossroads is a cross-section of clients. The demand for the service is so huge. Crossroads has taken everyone, but a burden on their staff. Their support has not kept up with their demand. Mosiac will pay Crossroads rent, however, it will be a Monday through Friday 8:00 to 4:00 operation. Most clients live in host homes, and will provide more opportunities, working in the Thrift Store and more volunteer opportunities.

Don Threewitt stated there is extensive issues with overnight staffing. As far as the fencing, you want to make sure that it is noted and addressed. Some buffering on the north side needs to be discussed between staff, Crossroads and the neighborhood. A meeting will be held between the parties prior to the City Council.

Moved by Kully, seconded by Hamburger, to recommend approval to the City Council, Resolution 2018-48, for a Conditional Use Permit amendment for Crossroads Center, subject to the staff's conditions. Roll Call: Ayes: Rosenberg, Gaines, Hamburger, Kully, Raitt, Graves, Rundle, Hunt. Nays: None. Absent: Srivastava, Johnson, Alternate Arrington-Williams. The motion carried.

Mac Rundle and Jodi Graves were excused from the meeting.

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.

Don Threewitt stated this plat is enacted to facilitate a land exchange between Adams Central Public Schools and James and Patti Deveny. Staff supports a recommendation to the City Council to approve J & P Subdivision.

Moved by Kully, seconded by Gaines, to recommend approval to the City Council the Preliminary/Final Plat for J & P Subdivision. Roll Call: Ayes: Rosenberg, Gaines, Hamburger, Kully, Raitt, Hunt. Nays: None. Absent: Srivastava, Johnson, Graves, Rundle, Alternate Arrington-Williams. The motion carried.

b. 2018-033. A preliminary plat for Wildcat Acres Subdivision, a 43.95 acre subdivision located in a portion of the Southwest Quarter (SW 1/4) 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.

Don Threewitt stated this is a preliminary plat for Wildcat Acres Subdivision in the City's two-mile jurisdiction. Staff supports a recommendation to the City Council to approve the preliminary plat for Wildcat Acres Subdivision.

Moved by Hamburger, seconded by Hunt, to recommend approval to the City Council the Preliminary Plat for Wildcat Acres Subdivision. Roll Call: Ayes: Rosenberg, Gaines, Hamburger, Kully, Raitt, Hunt. Nays: None. Absent: Srivastava, Johnson, Graves, Rundle, Alternate Arrington-Williams. The motion carried.

11. Reports

a. Committee Reports

The Ad Hoc Committee met on August 15. Discussion was held on the solar regulations

12. Chairman Comments

c. Staff Reports.

Staff has met with the Consultant who is rewriting the sign code and there is a weekly video conference. A preliminary chart is also attached. The West Hastings Visioning report is also attached. The draft solar regulations have been submitted, and consultants are writing a second draft based on staff's comments.

Adjourn

Chairman

Department: Development Services
Staff Contact: Donald Threewitt, Randy Chick
Planning Commission Meeting Date: 09/17/2018
File No: 2018-036
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing at the request of Kent Brown representing Nebraska Truck Center, Inc. for a Plan Modification #8.21.18 to Redevelopment Area V comprising the West 325 feet of the South 700 feet of the North 733 feet of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-four (24), Township Seven (7) North, Range Ten (10) West of the 6th P.M., in the City Hastings, Adams County Nebraska, except the tract deeded to the State of Nebraska for highway purposes by deed recorded as Instrument No. 872862, and except the tract deed to the City of Hastings by warranty deed recorded as Instrument No. 20002698 in the office of the Register of Deeds of Adams County, Nebraska, and commonly addressed as 801 West J Street.

Names of People/Business affected by this action:

The applicant, the people of Hastings, the City, and the associated taxing entities.

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 Plan Modification #08.21.18 to Redevelopment Area V for the Nebraska Truck Center project located at 801 West J Street.

Deadlines associated with action:

This item is scheduled to be heard at the October 8, 2018 regular meeting of City Council.

Department head comments:

This plan modification advances the redevelopment of the Nebraska Truck Center located at 801 West J Street, for the demolition of a 9,000 sq foot substandard warehouse and the construction of a 10,100 square foot warehouse/storage area. The eligible activities include site preparation, public infrastructure, facade enhancements and other TIF-eligible expenditures to prevent the recurrence of blighted and substandard conditions.

In Imagine Hastings, the Future Land Use plan designation for the area is Industrial Overlay, which is consistent with the existing development along the corridor and the proposed redevelopment of the site.

The current and proposed zoning is "I-2, Heavy Industrial." The project is consistent with the adjacent current and planned development patterns in the area.

Recommendation:

REDEVELOPMENT PLAN V
PLAN MODIFICATION NO. 8.21.18
(Nebraska Truck Center, Inc. Redevelopment Project)

The Community Redevelopment Authority (CRA) of the City of Hastings intends to amend the Redevelopment Plan for Area #5 within the city, pursuant to the Nebraska Community Development Law (the "Act") and provide for the financing of a specific infrastructure related project in Area #5.

Executive Summary:

Project Description

THE REDEVELOPMENT OF THE BUILDING LOCATED AT 801 W. "J" STREET FOR COMMERCIAL AND INDUSTRIAL USES, INCLUDING THE DEMOLITION OF AN EXISTING WAREHOUSE AND THE CONSTRUCTION OF A NEW WAREHOUSE BUILDING INCLUDING FIRE/LIFE SAFETY IMPROVEMENTS AND BUILDING REHABILITATION AND REMODELING.

The use of Tax Increment Financing to aid in demolition and rehabilitation expenses associated with redevelopment of the Nebraska Truck Center property to include demolition of a 9,000 sq foot substandard warehouse and the construction of a 10,100 square foot warehouse/storage area. The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project affordable. The project will result in the replacement of a substandard warehouse property and new metal and masonry façade improvements which will extend the life of the property and prevent the reoccurrence of blighted and substandard conditions. This project would not be possible without the use of TIF.

Nebraska Truck Center Inc. has provided a commitment for financing to cover the costs associated with the remodeling and rehabilitation of this building and the Hastings Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over the 15 year period beginning January 1, 2020 towards the allowable costs and associated financing for rehabilitation.

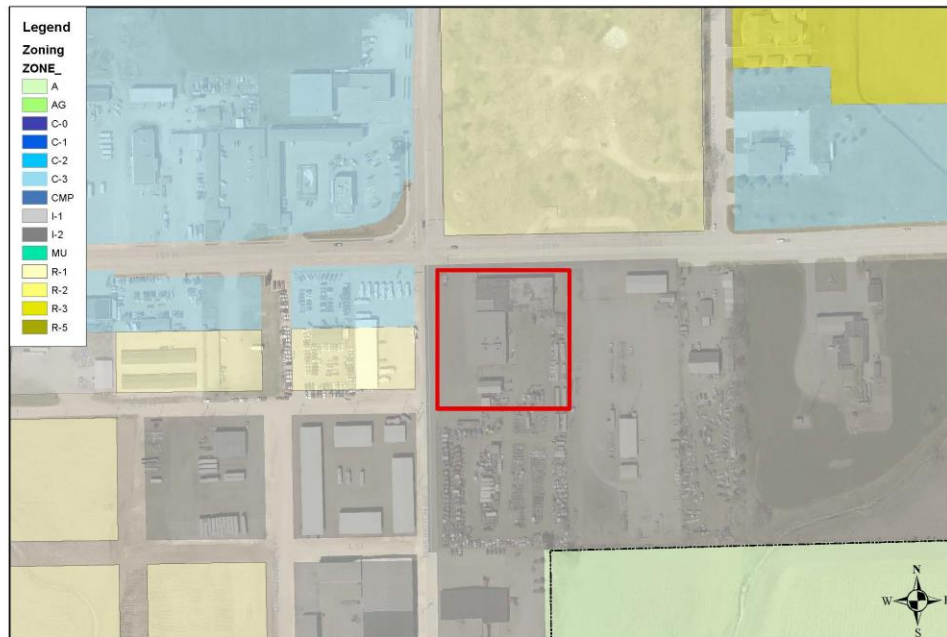
TAX INCREMENT FINANCING TO PAY FOR THE REHABILITATION OF THE PROPERTY WILL COME FROM THE FOLLOWING REAL PROPERTY:

Property Description (the "Redevelopment Project Area")

801 W. "J" Street in Hastings Nebraska

Legal Description: The West 325 feet of the South 700 feet of the North 733 feet of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section Twenty-Four (24), Township Seven (7) North, Range Ten (10) West of the 6th P.M., in the City of Hastings, Adams County Nebraska, except the tract deeded to the State of Nebraska for highway purposes by deed recorded as Instrument No. 872862, and except the tract deed to the City of Hastings by warranty deed recorded as Instrument No. 20002698 in the office of the Register of Deeds of Adams County, Nebraska.

Map of Existing Land Use and Proposed Redevelopment Site



NE Truck Center Plan Modification, Existing Land Use



NE Truck Center Plan Modification, Existing Land Use



The tax increment will be captured for the tax years the payments for which become delinquent in

years 2020 through 2034 inclusive.

The real property ad valorem taxes on the current valuation will continue to be paid to the normal taxing entities. The increase will come from rehabilitation of this building for commercial and industrial uses as permitted in the I-2 Heavy Industrial Zoning District.

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 the 27th of May, 1992. (§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 rehabilitate the building for permitted 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 September 17, 2018 and approved Plan Modification #8.21.18 to Redevelopment Plan V 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 V provides for real property acquisition and this plan amendment does not prohibit such acquisition. There is no proposed acquisition by the authority.

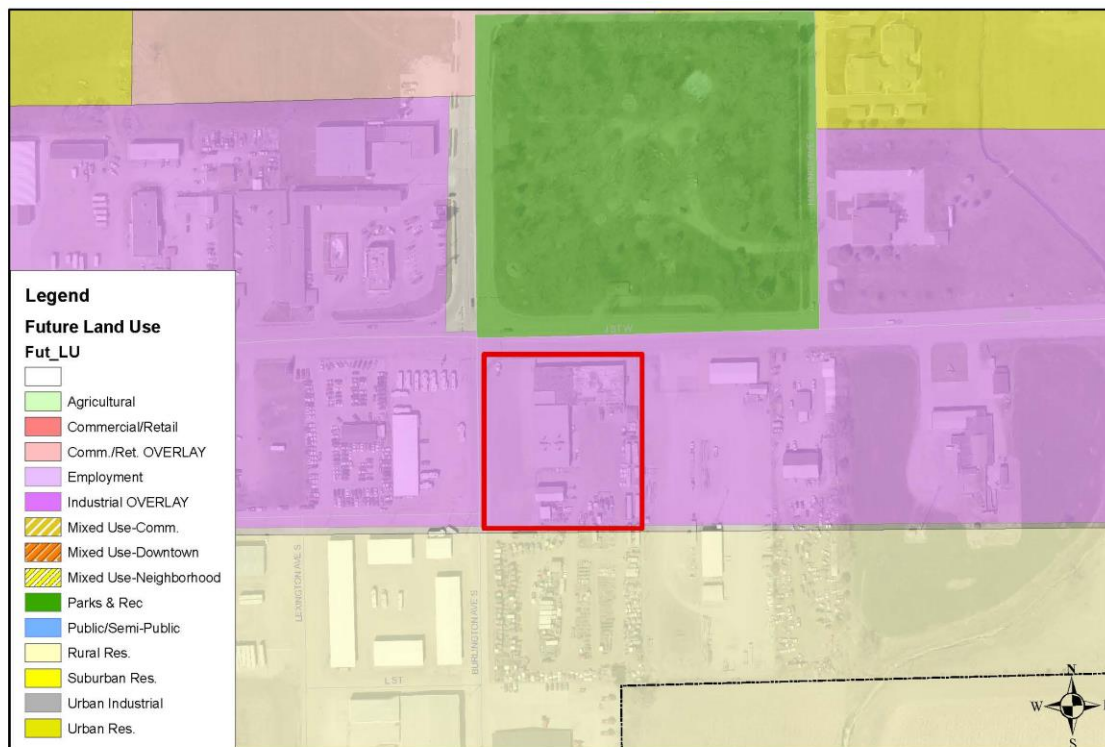
b. Demolition and Removal of Structures:

The project to be implemented with this plan provides for the demolition and removal of an approximately 9,000 sq ft dilapidated warehouse building.

c. Future Land Use Plan

See the attached map from the 2009 Hastings Comprehensive Development Plan. All of the area around the site is in private ownership is planned for industrial or commercial development; this includes warehousing and commercial uses within the same structure. This property is in private ownership. [§18-2103(b) and §18-2111) the attached map also is an accurate site plan of the area after redevelopment. [§18-2111(5))

Future Land Use Map



NE Truck Center Plan Mod, Future Land Use

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

The area is zoned I-2 Heavy Industrial and no zoning changes are anticipated with this project. No changes are anticipated in street layouts or grades. 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 demolishing a portion of the existing building, constructing a new warehouse and rehabilitating the existing building. The developer is proposing to increase the size of the building with the addition of a warehouse, however, the addition and the current building meets the applicable regulations regarding site coverage and intensity of use. [§18-2103(b) and §18-2111]

f. Additional Public Facilities or Utilities

Sewer and water are available to support this development. If required, the developer will extend a water line capable of providing sufficient water for a sprinkler system to construct the new warehouse and renovate the building.

Electric utilities are sufficient for the proposed use of this building. No other utilities would be impacted by the development.

The developer will be responsible for replacing any streets or sidewalks damaged during construction of 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 been utilized for industrial uses only 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] No members of the authority or staff of the CRA has any interest in this property.

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

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

The developer owns this property and acquisition is not part of the request for tax increment financing. The estimated costs of rehabilitation of this property is \$1,300,000, planning related expenses for Architectural and Engineering services of \$63,000 and are included as a TIF eligible expense. Site preparation of \$99,000 and utility and infrastructure costs of \$54,000 are included as TIF eligible expense. The total of TIF eligible expenses for this project is \$318,800. The CRA has been asked to grant \$195,000 to this project to offset the cost of TIF eligible expenditures.

No property will be transferred to redevelopers by the Authority. The developer will provide and secure all necessary financing.

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

The developer will provide all necessary financing for the project. The Authority will assist the project by granting the sum of \$195,000 from the proceeds of the TIF which after interest is paid will result in approximately \$264,400 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 1, 2020 through December 2034.

c. 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. This will have the intended result of preventing recurring elements of unsafe buildings and blighting conditions. This will accomplish the goal of both the Hastings City Council and the Community Redevelopment Authority of creating commercial corridors that make a positive impact on visitors and residents of the community as well as to expand employment opportunities within the community.

8. Time Frame for Development

Development of this project is anticipated to be completed between November 2018 and December 2019. Excess valuation should be available for this project for 15 years beginning with the 2020 tax year.

9. Justification of Project

Nebraska Truck Center purchased the existing structure and business in 1992 and for many years has operated this location on a shoe string budget. The current warehouse building has outlived its useful life and needs to be replaced. The facility currently has nine employees and it is the company's hope that this project will increase revenue and employment opportunities and allow the company to keep more products on hand thereby increasing service to their area customers. When completed the property will see a significant increase in value and will eliminate a public hazard with removal of the driveway access along Highway 6, create a green space in place of a small asphalt lot which will help control water runoff, eliminate an outdated and substandard building by replacing it and bringing the structure up to today's standards and codes and provide other landscaping and facade improvements which will extend the life of

the building and prevent the reoccurrence of blighted and substandard conditions.

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 \$264,400 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 \$1,105,000 in private sector financing; a private investment of \$4.18 for every TIF dollar of investment.

USE OF FUNDS	SOURCE OF FUNDS			
Description	TIF Funds	Other Grants	Equity or Bank funds	Totals
Site Preparation	\$ 99,000		\$ -	\$ 99,000
Utility & Infrastructure	\$ 30,000		\$ -	\$ 30,000
Engineering & Architecture	\$ 63,000		\$ -	\$ 63,000
New Construction			\$ 1,056,200	\$ 1,056,200
Façade	\$ 3,000	\$ -	\$ 48,800	\$ 51,800
TOTALS	\$ 195,000	\$ -	\$ 1,105,000	\$ 1,300,000

Tax Revenue. The property to be redeveloped is anticipated to have a January 1, 2017, valuation of approximately \$509,540. Based on the 2017 levy this would result in a real property tax of approximately \$11,399.00. It is anticipated that the assessed value will increase by \$790,460 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$17,684 annually. The tax increment gained from this 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 2017 assessed value:	\$509,540
Estimated value after completion	\$1,300,000
Increment value	\$790,460
Annual TIF generated (estimated)	\$17,684
TIF bond issue	\$195,000

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

The redevelopment project area currently has an estimated valuation of \$509,540.

The proposed redevelopment will create additional valuation of \$790,460. No tax shifts are anticipated from the project. The project creates additional valuation 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. Fire and police protection are available and should not be negatively impacted by this development. The addition of life safety elements to this building actually reduces the chances of negative impacts to the fire department.

(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 area.

(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.

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

There is no additional housing associated with this project and it is not anticipated that this will impact schools in any significant way.

(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 Council and the Community Redevelopment Authority of creating commercial corridors that make a positive impact on visitors and residents of the community as well as to expand employment opportunities within the community.

Time Frame for Development

Development of this project is anticipated to be completed during between November of 2018 and December of 2019. The base tax year should be calculated on the value of the property as of January 1, 2018. Excess valuation should be available for this project for 15 years beginning in 2020 with taxes due in 2021. Excess valuation will be used to pay the TIF Indebtedness issued by the CRA per the contract between the CRA and the developer for a period not to exceed 15 years on an amount not to exceed \$195,000 the projected amount of increment based upon the anticipated value of the project and current tax rate. **Based on the estimates of the expenses of the rehabilitation the developer will spend at least \$318,000 on TIF eligible activities. The CRA will reserve the right to issue additional debt for this project upon notification by the developer of sufficient expenses and valuation to support such debt in the form of a second or third bond issuance.**

DATE 8/24/18

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 | | |
| ☒ Plan modification to Redevelopment Area | ☐ Annexation Petition / Addition to the City | | |
| ☒ Comprehensive Plan / Amendment | | | |

PROJECT INFORMATION

(Nebraska Truck Center, Inc)

Project Name: Plan modification #8.21.18 to Redevelopment AREA V

Project Address: 801 West J Street Within City Limit ☒ Yes ☐ No

Existing Zoning: I-2 Proposed Zoning / Use: I-2

Existing Comprehensive Plan Designation: Commercial/Retail - Highway 6 Overlay Gross Area: 117,716 sq Ft

Legal Description: Attached Number of Lots: 1

APPLICANT INFORMATION

Applicant: Kent Brown Company: Nebraska Truck Center, Inc

Address: PO Box 1366 - 801 West J Street Tel: (308) 384-0130 Fax: _____

City: Hastings State: NE Zip: 68901 Email: kb@nebraskatruck.com

Property Owner: Nebraska Truck Center Inc Company: Same

Address: PO Box 1366 - 801 W. J Street Tel: 308 384-0130 Fax: _____

City: Hastings State: NE Zip: 68901 Email: kb@nebraskatruck.com

Key Contact: Kent Brown Company: Nebraska Truck Center Inc

Address: PO Box 1366 - 801 W. J Street Tel: 308 384-0130 Fax: _____

City: Hastings State: NE Zip: 68901 Email: Same as above

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

Property Owner Signature

8/23/18
Date

Applicant Signature

8/23/18
Date

DEPARTMENTAL USE ONLY

Fees: \$300.00

Receipt No. _____

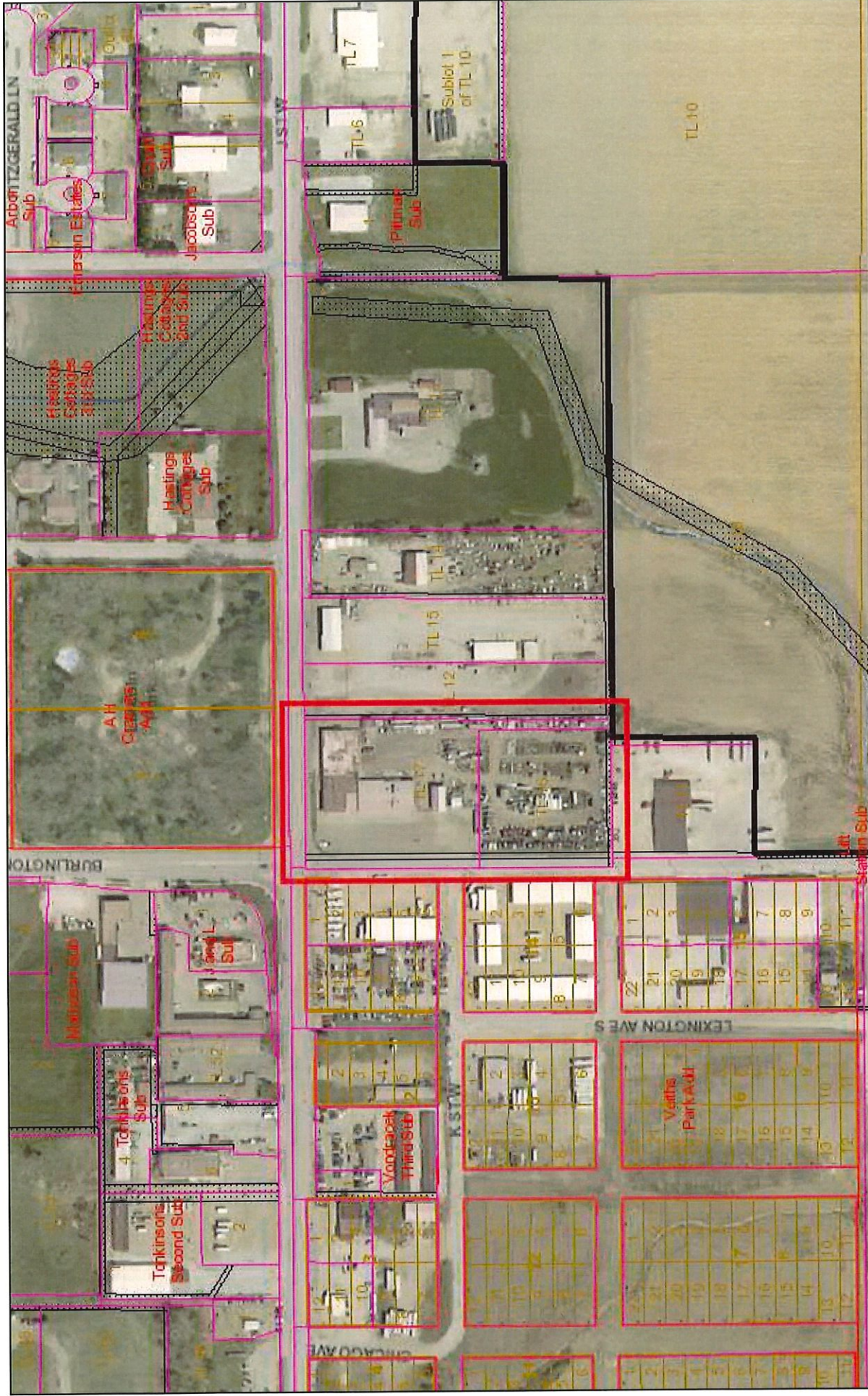
Accepted by Staff: _____

Case No. _____

Signature

5. LEGAL DESCRIPTION W300' S300' N700' W1/2 NE1/4, Tax lot 16 City Extensions
PT NW1/4 NE1/4 Tax Lot 17, EX Tract for State Highway & Str
Sec 24-7-10 City Ext

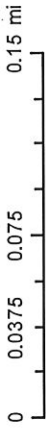
Nebraska Truck Center



August 24, 2018

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

1:5,000



ADAMS COUNTY ASSESSOR COUNTY REAL PROPERTY INFORMATION

Parcel ID: 010015234 Tax Year: 2018 Run Date: 08-23-2018 9:58 AM Page 1 of 3
 NDR Code: 01-03-03-01-00-00 Status: 01 Improved Use: 03 Commercial Zoning: 03 Commercial Location: 01 Urban
 City Size: Not Applicable Parcel Size: N/A

OWNER NAME AND MAILING ADDRESS
 NEBRASKA TRUCK CENTER INC
 P O BOX 1887
 GRAND ISLAND, NE 68801

Additional Owners
 No.

PROPERTY SITUS ADDRESS
 801 W J ST

GENERAL PROPERTY INFORMATION
 Cadastral # 294-00160.10
 Living Units:
 Zoning: 3
 Neighborhood: 2000 - 2000 COMMERCIAL
 Tax Unit Group: 294-ES9 NR2 SD18 CRA
 School Base: 6118 HASTINGS 18 (01-0018)
 Exemptions:
 Property Flags:

PROPERTY FACTORS
 Topography:
 Utilities:
 Access:
 Location:
 Parking Type:
 Parking Quantity:

LEGAL DESCRIPTION
 24-07-10-1621.00-PT NW1/4 NE1/4 TAX LOT 17 EX
 TRACT FOR STATE HIGHWAY & STR SEC 24-7-10
 CITY EXT

SALES INFORMATION

Grantor	Date	Type	Sale Amount	Validity	Inst.Type	Reference #

BUILDING PERMITS

Number	Issue Date	Amount	Status	Type	Description
2012B-6826	05/16/2012		Closed		JIM: INTERIOR REMODEL
2010D-043	04/06/2010	\$0	Closed		JIM:CK EOY '12 DEMOLISH 6000 SQ FT EXISTING BUILDING

INSPECTION HISTORY

Date	Time	Reason	Appraiser	Contact-Code
3/25/2010			JDK	

RECENT APPEAL HISTORY

Year	Level	Case #	Status	Action

ASSESSMENT VALUE HISTORY

Tax Year	Land	Building	Total
2018	\$76,520	\$383,880	\$460,400
2017	\$82,400	\$383,880	\$466,280
2016	\$82,400	\$355,445	\$437,845
2015	\$82,400	\$348,475	\$430,875
2014	\$82,400	\$331,880	\$414,280

APPRAISED VALUES

	Land	Building	Total	Method
Current	\$76,520	\$383,880	\$460,400	IDXVAL
Prior	\$82,400	\$383,880	\$466,280	IDXVAL
Cost	\$619,790	Market		
Income	\$0	MRA		
		Override	\$414,280	

MARKET LAND INFORMATION

Method	AC/SF/Units	FF	Depth	Inf1	Inf2	Factor	Base Val	Final Value	Avg Unit Val
Sqft Method of Valuation	117,716	1.00	117716.				10,500	76,520	0.65

Total Market Land Area in Acres 2.7

Total \$76,520

ADAMS COUNTY ASSESSOR COUNTY REAL PROPERTY INFORMATION

Parcel ID: 010015234

Active

Tax Year: 2018

Run Date: 08-23-2018 9:56 AM

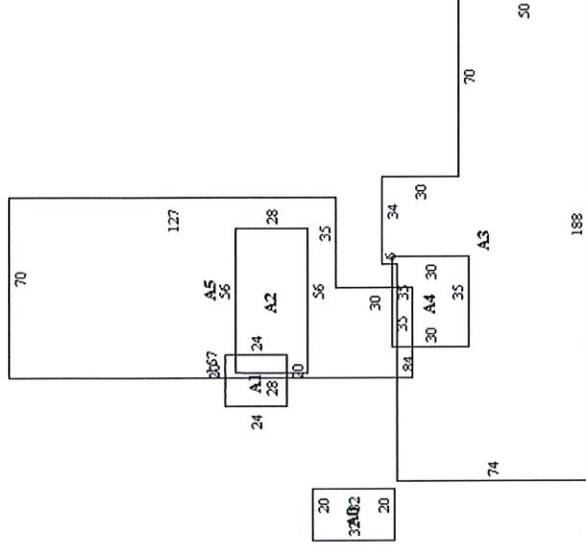
Page 2 of 3

GENERAL BUILDING INFORMATION

Bldg No: Type: Primary Use: Service Repair Garage Identical Units: ResUnits / Units 0

BUILDING SUMMARY

Total Area: 26,114





NE Truck Center Plan Modification, Existing Land Use

RESOLUTION 2018-53

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

WHEREAS, the Community Redevelopment Authority of the City of Hastings, Nebraska has prepared Redevelopment Plan Modification #08.21.18 for Redevelopment Area V, and approved said Plan Modification on August 21, 2018; and

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

WHEREAS, the Hastings City Planning Commission conducted a review of the Plan Modification #08.21.18 and held a public hearing on September 17, 2018 to solicit testimony from the community regarding said plan modification and at the conclusion thereof determined it was consistent with the general plan and development objectives for Redevelopment Area V, and also consistent with the goals, policies, and objectives of the Comprehensive Development Plan of the City, and took action to recommend approval of the Plan Modification to the Hastings City Council.

NOW THEREFORE, in consideration of the foregoing recitals, the Mayor and City Council of the City of Hastings, Nebraska, hereby adopt the following resolution:

BE IT RESOLVED by the Mayor and City Council of the City of Hastings, Nebraska, that the Redevelopment Plan Modification #08.21.18 for the Nebraska Truck Center Redevelopment Project in Redevelopment Area V as provided herein, be and the same is hereby approved, and a copy of said Redevelopment Plan Modification is attached hereto, marked as "Exhibit A", and incorporated herein by this reference.

PASSED AND APPROVED this ____ day of _____, 2018.

Mayor

ATTEST:

City Clerk

(S E A L)

Approved as to form: _____
City Attorney

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 09/17/2018
File No: 2018-037
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing at the request of Hastings Economic Development Corporation for Ordinance 4567, a zoning change from "AP-Agricultural Planned District" to "R-3 Multiple Family Residential" for Lot 1, Block 2 of North Park Commons Addition to the City of Hastings, Adams County, Nebraska containing 11.54 acres more or less, generally located east of Osborne Drive East and southeast of 31st Street as platted.

Names of People/Business affected by this action:

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

Why Planning Commission action is required:

Upon the final hearing of an application to amend the zoning map, the Commission shall approve or deny the same and a report of such action, together with a recommendation for final approval or denial, shall be made by the Commission to the City Council [34-801 (2)(f)].

Type of action requested:

Ordinance

Suggested motion:

Motion to recommend approval of Ordinance No. 4567, changing zoning to "R-3 Multiple-family Residential" 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 heard at the regular meeting of City Council on October 8, 2018.

Department head comments:

This change of zoning is necessary to align with the development plan for North Park Commons. Lot 1, Block 2 is planned for the Pioneer Trail Flats Subdivision, an apartment community beginning with 82 units. The future land use designation in Imagine Hastings for the North Park Commons Addition is currently "Employment," but a request to amend to "Mixed-Use Neighborhood" is scheduled for consideration on this agenda.

Current zoning is as follows:

North: "I-2 Heavy Industrial" with retail and industrial sales uses;

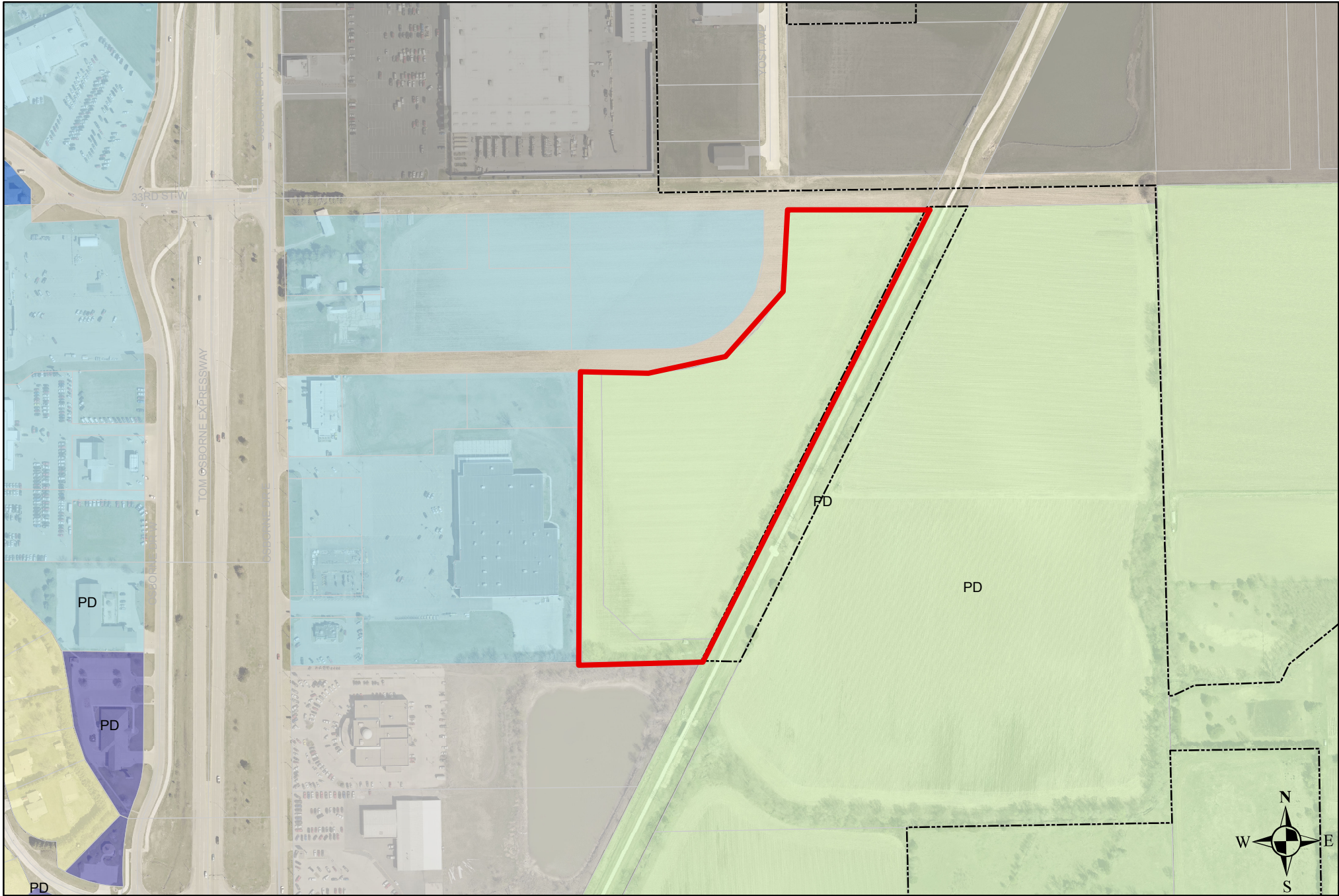
South: "I-1 Light Industrial" with auto-oriented retail uses, "AP - Agricultural Planned District" changing to "R-3 Multiple-family Residential" with planned residential;

East: "AP - Agricultural Planned District;"

West: "C-3 Commercial Business" with retail uses.

Recommendation:

Staff supports a recommendation to approve the zoning change to "R-3 Multiple-family Residential" for Lot 1, Block 2 of North Park Commons Addition to the City of Hastings, Adams County, Nebraska.



Pioneer Trail Flats Subdivision, Zoning Map

USER: lhusted
SE_71255

LOT 4, BLOCK 1
NORTH PARK COMMONS ADDITION
ZONING: C3 COMMERCIAL

LOT 6, BLOCK 1
NORTH PARK COMMONS ADDITION
ZONING: C3 COMMERCIAL

LOT 3
92,583 SF
ZONING: AG

$R=330.05'$
 $\Delta=088^{\circ}42'38''$
 $L=511.01'$
 $CB=N44^{\circ}47'25''E$
 $CH=461.01'$

LOT 2
INDUSTRIAL PARK NORTH
SUBDIVISION NUMBER NINE
ZONING: I-2 HEAVY INDUSTRIAL

LOT 4
INDUSTRIAL PARK NORTH
SUBDIVISION
ZONING: I-2 HEAVY INDUSTRIAL

ENGINEER/LAND SURVEYOR
OLSSON ASSOCIATES
1017 WEST 2ND ST.
HASTINGS, NE 68901

PROPOSED ZONING
AS INDICATED ON DRAWING

LOT ONE (1), BLOCK TWO (2), AND OUTLOT A, NORTH PARK COMMONS
ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

THIS PRELIMINARY PLAT OF PIONEER TRAIL FLATS SUBDIVISION, A SUBDIVISION LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF HASTINGS, ADAMS, COUNTY, NEBRASKA, HAS BEEN PRESENTED TO AND RECEIVED BY THE HASTINGS PLANNING AND ZONING COMMISSION, AND HAS BEEN TRANSMITTED TO THE HASTINGS CITY COUNCIL FOR REVIEW.

CHAIRMAN

THIS PRELIMINARY PLAT OF PIONEER TRAIL FLATS SUBDIVISION, A SUBDIVISION LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF HASTINGS, ADAMS, COUNTY, NEBRASKA, HAS BEEN REVIEWED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF HASTINGS, AND IS HEREBY _____ AS PROPOSED.

MAYOR

CITY CLERK

1017 W. 2nd Street
Hastings, NE 68901

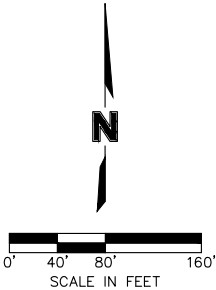
TEL 402.463.0240
FAX 402.463.0187
www.olssonassociates.com

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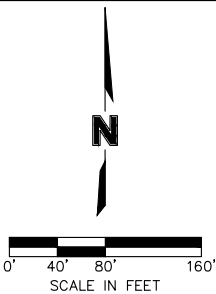
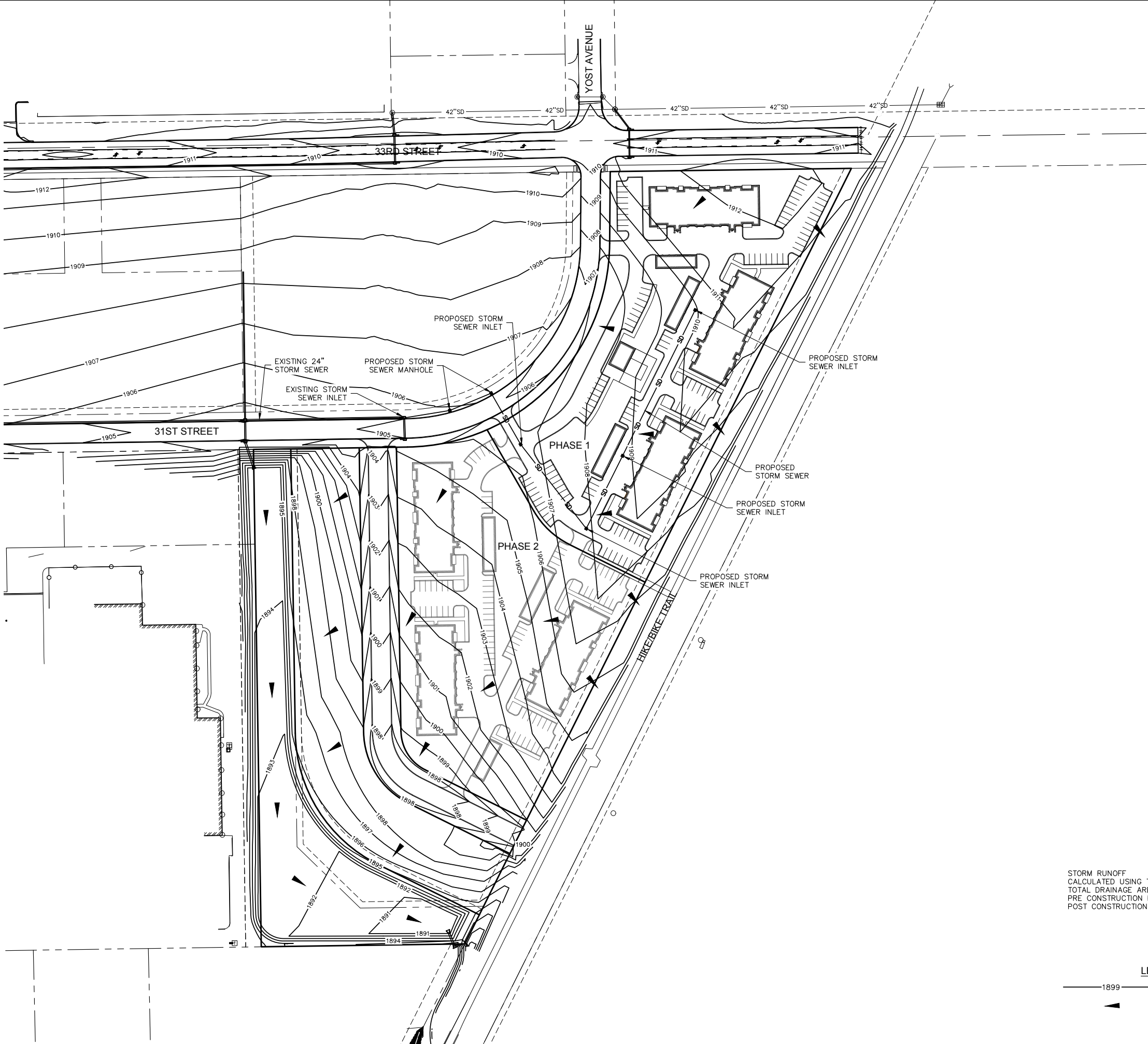
PRELIMINARY PLAT	
PIONEER TRAIL FLATS SUBDIVISION PRELIMINARY PLAT	2018
HASTINGS, NEBRASKA	

drawn by: _____ LH
checked by: _____ JSB
approved by: _____ JSB
QA/QC by: _____ JJA
project no.: _____ 2017-3713
drawing no.: _____ CPLT 73713
date: _____ 08-23-2018

SHEET
1 of 4



DWG: C:\Temp\AcPublish_11932\CPLT_73713.dwg USER: Ihusted
DATE: Aug 23, 2018 4:40pm XREFS: C_PBASE_73713 V_XTOPO_SPMODIFIED_70337 C_PBASE_71255 ROW_71255 C_PROW_73713



STORM RUNOFF
CALCULATED USING TR-20, 10YR STORM EVENT
TOTAL DRAINAGE AREA: 13.14 ACRES
PRE CONSTRUCTION RUNOFF = 29 CFS
POST CONSTRUCTION RUNOFF = 83 CFS

LEGEND

- 1899 ——— EXISTING AND PROPOSED CONTOUR LINE
- ▲ DRAINAGE FLOW DIRECTION

OLSSON[®]
ASSOCIATES

TEL 402.463.0240
FAX 402.463.0187 www.olssonassociates.com

1017 W. 2nd Street
Hastings, NE 68901

PRELIMINARY GRADING PLAN

PIONEER TRAIL FLATS SUBDIVISION
PRELIMINARY PLAT

HASTINGS, NEBRASKA

drawn by: _____ LH

checked by: _____ JSB

approved by: _____ JSB

QA/QC by: _____ MMR

project no.: _____ 2017-3713

drawing no.: _____ CPLT 73713

date: _____ 08-23-2018

REV. NO.

DATE

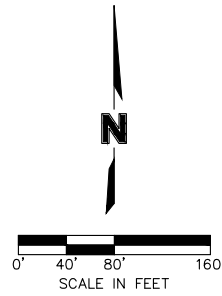
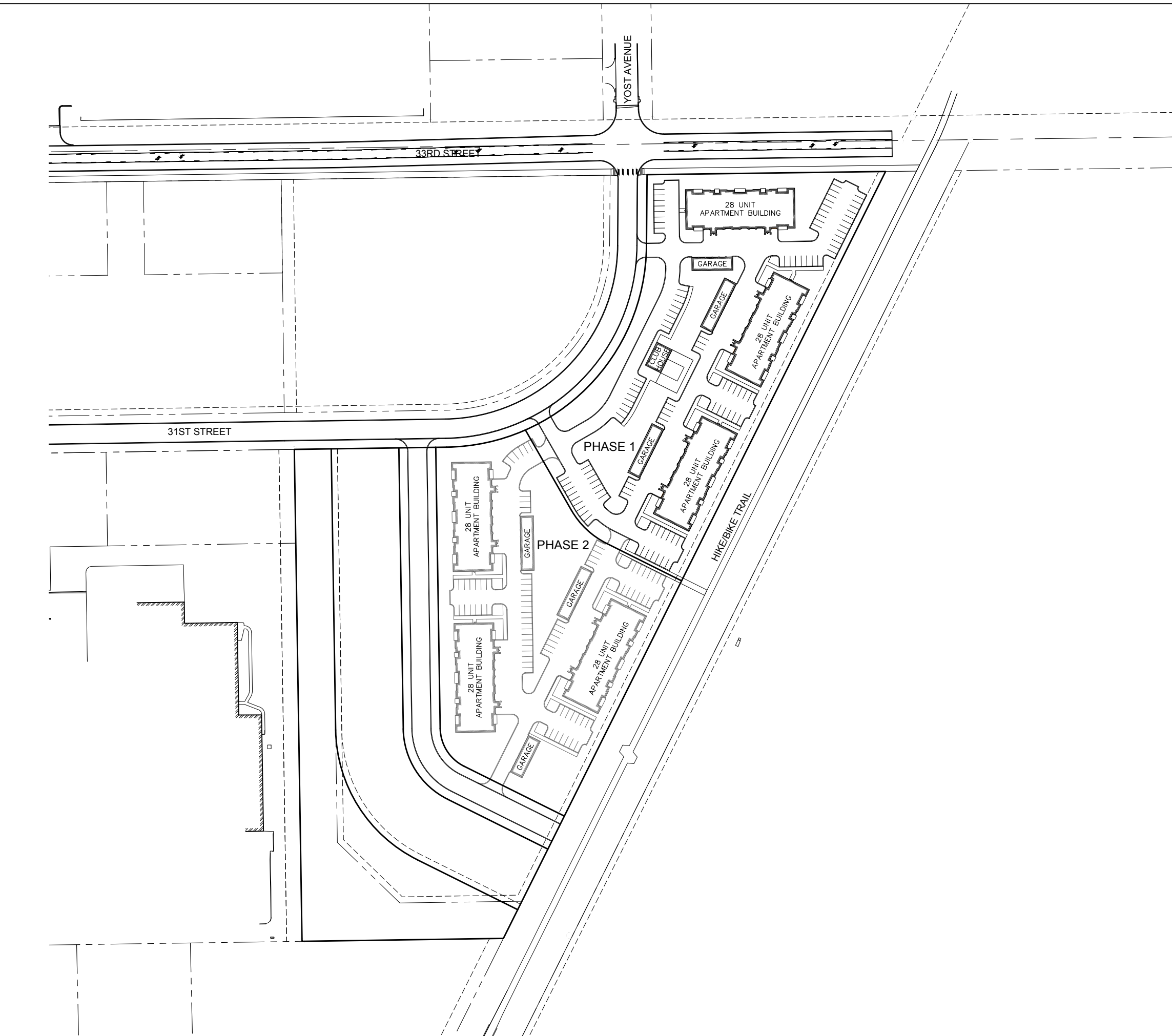
REVISIONS DESCRIPTION

2018

REVISIONS

SHEET

3 of 4



ORDINANCE NO. 4567

AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF HASTINGS, NEBRASKA TO REZONE CERTAIN PROPERTY FROM "AP, AGRICULTURAL PLANNED DISTRICT" TO "R-3 MULTIPLE FAMILY RESIDENTIAL 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, Block 2 of North Park Commons Addition to the City of Hastings, Adams County, Nebraska,

currently zoned AP, Agricultural Planned District, be and the same is hereby rezoned to R-3 Multiple Family Residential District.

SECTION 2. That the City Engineer is hereby directed to cause the Official Zoning District Map of the City of Hastings, Nebraska to be changed in accordance with the foregoing provisions.

SECTION 3. That any ordinance passed and approved prior to the passage 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

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 09/17/2018
File No: 2018-038
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing at the request of Hastings Economic Development Corporation for Ordinance 4568, a zoning change from "A-Agricultural" to "R-3 Multiple Family Residential" for Lot 1, Block 4 of North Park Commons Addition to the City of Hastings, Adams County, Nebraska containing 9.49 acres more or less, generally located north of 26th Street and east of Osborne Drive East.

Names of People/Business affected by this action:

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

Why Planning Commission action is required:

Upon the final hearing of an application to amend the zoning map, the Commission shall approve or deny the same and a report of such action, together with a recommendation for final approval or denial, shall be made by the Commission to the City Council [34-801 (2)(f)].

Type of action requested:

Ordinance

Suggested motion:

Motion to recommend approval of a zone change to "R-3 Multiple-family Residential" for Lot 1, Block 4 of North Park Commons Addition to the City of Hastings, Adams County, Nebraska.

Deadlines associated with action:

This item is scheduled to be heard at the regular meeting of City Council on October 8, 2018.

Department head comments:

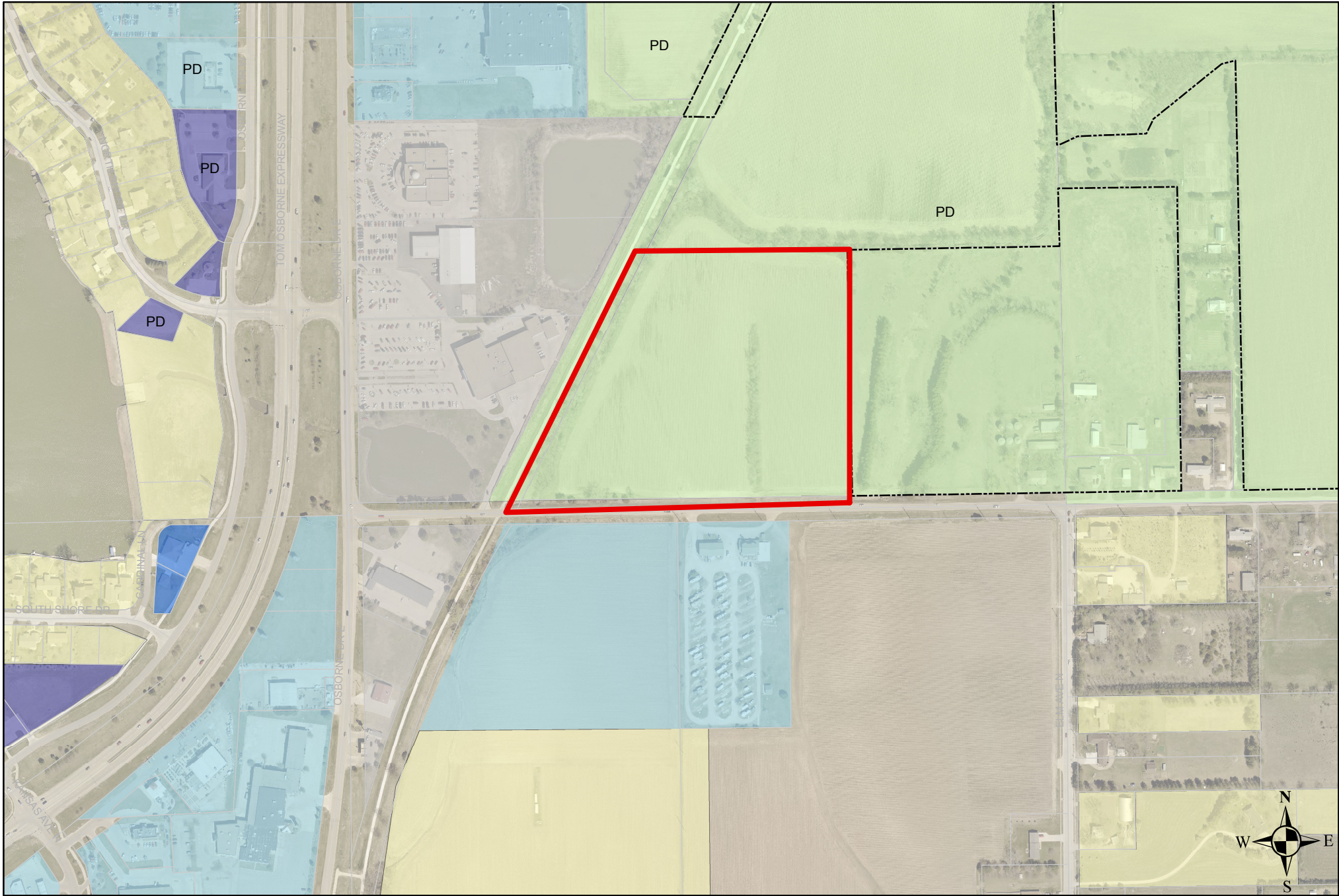
This change of zoning is necessary to align with the development plan for North Park Commons. Lot 1, Block 4 is planned for the Osborne View Estates Subdivision, a paired-home community beginning with 12 units. The future land use designation in Imagine Hastings for the North Park Commons Addition is currently "Employment," but a request to amend to "Mixed-Use Neighborhood" is scheduled for consideration on this agenda.

Current zoning is as follows:

North: "AP - Agricultural Planned District" currently undeveloped;
South: "C-3 Commercial Business" with agricultural and campground uses;
East: "A - Agricultural District" with rural residential and agricultural uses;
West: "I-1 Light Industrial" with auto-oriented retail uses.

Recommendation:

Staff supports a recommendation to approve the zoning change to "R-3 Multiple-family Residential" for Lot 1, Block 4 of North Park Commons Addition to the City of Hastings, Adams County, Nebraska.



Osborne View Estates Subdivision, Zoning Map

SOUTHEAST CORNER
LOT ONE, BLOCK FOUR,
P.O.B.

LANDSCAPING REQUIREMENTS
STREET TREES 1 LARGE CANOPY TREE
 FOR EVERY 100' OF
 STREET FRONTAGE

HOHLEN SUBDIVISION
ZONING: C-3 COMMERCIAL

THAT PART OF LOT ONE (1), BLOCK FOUR (4), NORTH PARK COMMONS ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT ONE (1), THIS BEING THE TRUE POINT OF BEGINNING; THENCE S89°09'53"W ALONG THE SOUTH LINE OF SAID LOT FOUR (4), ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF 26th STREET, A DISTANCE OF 584.03 FEET; THENCE N01°26'59"W PARALLEL WITH THE EAST LINE OF SAID LOT ONE (1) A DISTANCE OF 433.00 FEET; THENCE N42°58'23"E A DISTANCE OF 270.00 FEET; THENCE N201°03'E A DISTANCE OF 164.45 FEET; THENCE N79°38'54"E A DISTANCE OF 338.09 FEET TO THE EAST LINE OF SAID LOT ONE (1); THENCE S01°26'59"E ALONG SAID EAST LINE OF LOT ONE (1) A DISTANCE OF 837.15 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 413,206 SQUARE FEET OR 9.493 ACRES MORE OR LESS.

THIS PRELIMINARY PLAT OF OSBORNE VIEW ESTATES SUBDIVISION, A SUBDIVISION LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF HASTINGS, ADAMS, COUNTY, NEBRASKA, HAS BEEN PRESENTED TO AND RECEIVED BY THE HASTINGS PLANNING AND ZONING COMMISSION, AND HAS BEEN TRANSMITTED TO THE HASTINGS CITY COUNCIL FOR REVIEW.

CHAIRMAN

THIS PRELIMINARY PLAT OF OSBORNE VIEW ESTATES SUBDIVISION, A SUBDIVISION LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF HASTINGS, ADAMS, COUNTY, NEBRASKA, HAS BEEN REVIEWED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF HASTINGS, AND IS HEREBY _____ AS PROPOSED.

MAYOR

CITY CLERK

100 YEAR FLOOD
PLAIN BOUNDARY
(FROM FEMA MAP
NO. 310001C0157C)

HIKE/BIKE TRAIL

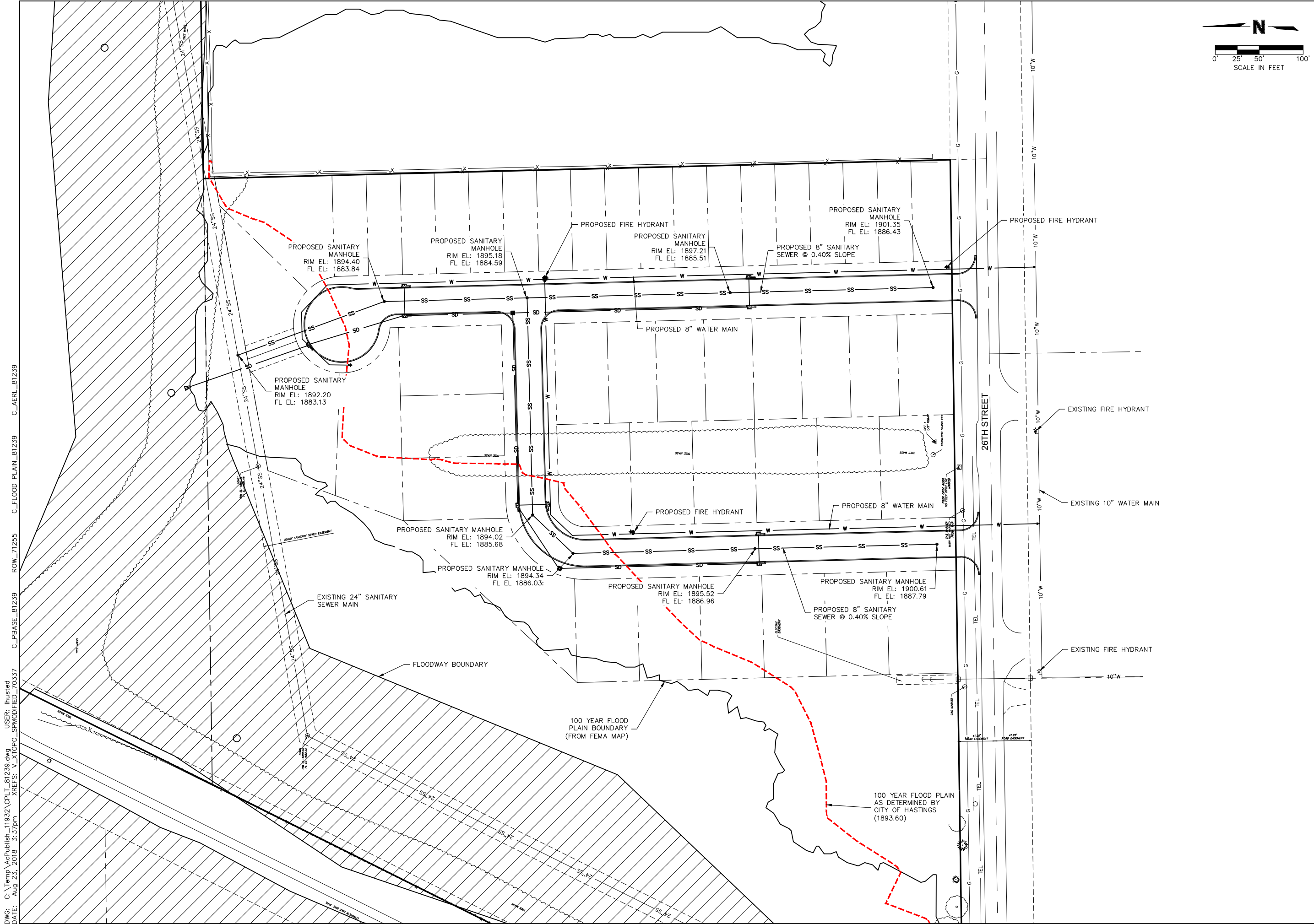
USER: lhusted C_FL

OLSSON[®]
ASSOCIATES

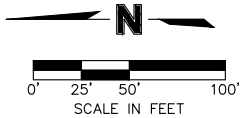
1017 W. 2nd Street
Hastings, NE 68901

TEL 402 463.0040
FAX 402 463.0187
www.olssonassociates.com

drawn by: _____ LH checked by: _____ JSB approved by: _____ JSB QA/QC by: _____ JJA project no.: 2018-1239 drawing no.: CPLT 81239 date: 08-23-2018	PRELIMINARY PLAT		REV. NO.	DATE	REVISIONS DESCRIPTION
OSBORNE VIEW ESTATES SUBDIVISION PRELIMINARY PLAT					
HASTINGS, NEBRASKA		2018			REVISIONS
SHEET 1 of 4					



DWG: C:\Temp\AcPublish\11932\CPLT_81239.dwg USER: lhuisted
DATE: Aug 23, 2018 3:37pm XREFS: V_XTOPO_SPMODIFIED_70337
ROW_71255 C_FLOOD_PLAIN_81239 C_AERL_81239 C_PBASE_81239



OSOLSSON[®]
ASSOCIATES

TEL 402.463.0240
FAX 402.463.0187 www.osolssonassociates.com

1017 W. 2nd Street
Hastings, NE 68901

UTILITY PLAN

OSBORNE VIEW ESTATES SUBDIVISION
PRELIMINARY PLAT

HASTINGS, NEBRASKA

drawn by: LH
checked by: JSB
approved by: JSB
QA/QC by: MMR
project no.: 2018-1239
drawing no.: CPLT_81239
date: 08-23-2018

SHEET
2 of 4

REV. NO.

DATE

REVISIONS DESCRIPTION

2018

REVISIONS

ORDINANCE NO. 4568

AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF HASTINGS, NEBRASKA TO REZONE CERTAIN PROPERTY FROM "A, AGRICULTURAL DISTRICT" TO "R-3 MULTIPLE FAMILY RESIDENTIAL 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, Block 4 of North Park Commons Addition to the City of Hastings, Adams County, Nebraska,

currently zoned A, Agricultural District, be and the same is hereby rezoned to R-3 Multiple Family Residential District.

SECTION 2. That the City Engineer is hereby directed to cause the Official Zoning District Map of the City of Hastings, Nebraska to be changed in accordance with the foregoing provisions.

SECTION 3. That any ordinance passed and approved prior to the passage 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

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 09/17/2018
File No: 2018-2205
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing at the request of the Development Services Department regarding a Comprehensive Plan amendment for North Park Commons Addition to the City of Hastings, Adams County, Nebraska.

Names of People/Business affected by this action:

The landowners, developers, people of Hastings, and the City.

Why Planning Commission action is required:

Upon the final hearing of an application to amend the Comprehensive Plan, the Commission shall approve or deny the same and a report of such action, together with a recommendation for final approval or denial, shall be made by the Commission to the City Council [34-801 (2)(f)].

Type of action requested:

Ordinance

Suggested motion:

Motion to recommend approval for a Comprehensive Plan amendment to "Mixed Use Neighborhood" for North Park Commons Addition to the City of Hastings, Adams County, Nebraska.

Deadlines associated with action:

This item is scheduled to be heard at the regular meeting of City Council on October 8, 2018.

Department head comments:

The North Park Commons Addition does not conform to the original Comprehensive Plan designation for the area. Since development has begun and is slated to continue rapidly over the next several years, an update to the Comp Plan designation will bring consistency and efficiency to the review process.

North Park Commons is currently designated, from west to east, as Commercial/Retail Overlay, Employment, and Suburban Residential. While the development does have some commercial slated for the northwestern corner, the majority of the plan of development consists of a mix of housing types which fall within the category of workforce housing.

The Mixed-Use Neighborhood designation consists of a small commercial/retail center providing locally focused services that may include a residential component. These centers are designed to serve the immediately adjacent neighborhoods and strive to offer a limited balance of food, personal service, and local office space.

This amendment is necessary in order to provide ample flexibility for the development. The residential allowances within the MU-N designation may accommodate changing buyer/renter housing preferences into the future. And, as the area develops, if portions of 33rd Street are more appropriate as limited commercial uses or true mixed-use developments, the designation would allow for that change.

Recommendation:

Staff supports a recommendation to approve a Comprehensive Plan amendment for North Park Commons Addition to the City of Hastings, Adams County, Nebraska, changing the future land use designation to "Mixed-Use Neighborhood."

ORDINANCE NO. 4569

AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, TO AMEND THE OFFICIAL COMPREHENSIVE PLAN OF THE CITY OF HASTINGS, NEBRASKA; TO CHANGE THE DESIGNATION OF CERTAIN PARCELS FROM "EMPLOYMENT," "COMMERCIAL/RETAIL OVERLAY," AND "SUBURBAN RESIDENTIAL," TO "MIXED USE NEIGHBORHOOD;" 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. It is hereby found and determined by the City Council of the City of Hastings, Nebraska:

- a) That certain tracts located in the City of Hastings, Adams County, Nebraska, as hereinafter more particularly described, containing 85.18 acres more or less, are urban and suburban in character and are contained within the corporate limits of the City of Hastings, Nebraska;
- b) The Comprehensive Plan future land use designation of "Employment" is invalid due to the nature of growth and development in the vicinity and the subject parcels' contemplated uses in the future;
- c) The nature of growth and development within the subject parcels consists of a small commercial/retail center and a larger residential component, and possesses defining characteristics of the designation "Mixed Use Neighborhood."

SECTION 2. That this Comprehensive Plan amendment shall apply to the North Park Commons Addition to the City of Hastings, Adams County, Nebraska.

SECTION 3. That the designation of the above described real property be and same is hereby amended in the Comprehensive Plan of the City of Hastings from "Employment" to "Mixed Use Neighborhood."

SECTION 4. That any ordinance passed and approved prior to the passage of this ordinance, and in conflict with its provisions, is hereby repealed.

SECTION 5. 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:

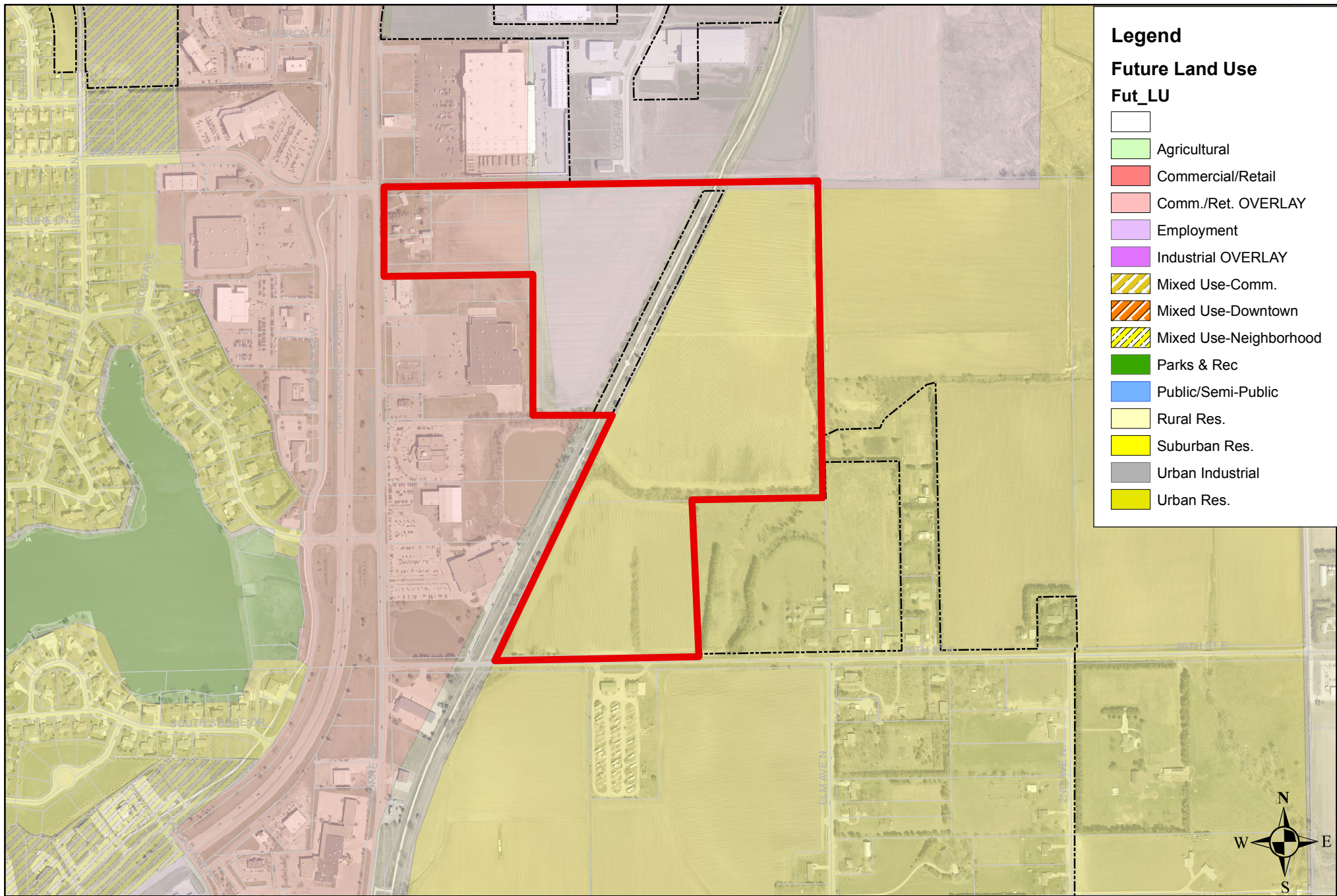
Mayor

City Clerk

(S E A L)

APPROVED TO FORM:

City Attorney



North Park Commons Addition, Existing Future Land Use

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 09/17/2018
File No: 2018-031
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Preliminary/Final plat for Svoboda Acres 3rd Subdivision, a replat of Svoboda Acres 2nd Subdivision, located in the North half (N 1/2) of fractional Section 18, Township 8 North, Range 9 West of the 6th P.M., 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 recommend approval of Svoboda Acres 3rd Subdivision, located within the 2 mile jurisdiction of the City of Hastings, Adams County, Nebraska.

Deadlines associated with action:

This item is scheduled for consideration at the October 8, 2018 regular meeting of City Council.

Department head comments:

The property is a 8.04 acres more or less located east of Highway 281 and south of 82nd Street East. It is currently a single lot subdivision. The applicants wish to divide into 3 lots: a 5.18 acre parcel containing all existing improvements, and two 1.43 acre unimproved parcels for future development. Future Land Use designation for the plat is Agricultural and it is zoned A - Agricultural. Most contiguous parcels are Agricultural, with a single R-1 Single Family Residential

parcel northwest of the property across Highway 281.

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 Svoboda Acres 3rd Subdivision in Adams County, Nebraska.

SVOBODA ACRES
3RD SUBDIVISION

A REPLAT OF SVOBODA ACRES
2ND SUBDIVISION, LOCATED IN
THE NORTH 1/2 OF FRACTIONAL
SECTION 18, TOWNSHIP 8 NORTH
RANGE 9 WEST OF THE 6TH P.M.,
WITHIN THE 2 MILE JURISDICTION
OF THE CITY OF HASTINGS,
ADAMS COUNTY, NEBRASKA.

OWNERS:
DONALD G. SVOBODA
DENEETA M. SVOBODA

CURRENT ZONING:
A-AGRICULTURAL DISTRICT

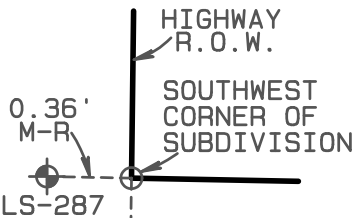
EXISTING
INGRESS/EGRESS
ACCESS EASEMENT

EXISTING
UTILITY
EASEMENT

LEGAL DESCRIPTION:

A PARCEL OF GROUND ENCOMPASSING ALL OF SVOBODA ACRES 2ND SUBDIVISION, NOW KNOWN AS SVOBODA ACRES 3RD SUBDIVISION, LOCATED IN THE NORTH 1/2 OF FRACTIONAL SECTION 18, TOWNSHIP 8 NORTH, RANGE, 9 WEST OF THE 6TH P.M., ADAMS COUNTY, NEBRASKA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SVOBODA ACRES 2ND SUBDIVISION, NOW KNOWN AS THE SOUTHEAST CORNER OF SVOBODA ACRES 3RD SUBDIVISION, THENCE N88°53'45"W (ASSUMED BEARING ON THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 479.80 FEET TO THE EAST RIGHT OF WAY OF U.S. HIGHWAY NUMBER 281 AND ALSO THE WEST LINE OF SAID SVOBODA ACRES 2ND SUBDIVISION, THENCE N00°43'13"E ON SAID WEST LINE AND EAST RIGHT OF WAY LINE A DISTANCE OF 727.22 FEET TO THE NORTH LINE OF SAID SVOBODA ACRES 2ND SUBDIVISION, THENCE S89°37'48"E ON SAID NORTH LINE A DISTANCE OF 480.04 FEET TO THE EAST LINE OF SAID SVOBODA ACRES 2ND SUBDIVISION, THENCE S00°44'19"W ON SAID EAST LINE A DISTANCE OF 733.38 FEET TO THE POINT OF BEGINNING, CONTAINING 8.04 ACRES MORE OR LESS.

DETAIL NOT TO SCALE



SURVEYOR'S CERTIFICATE:

I, HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA. COMPLETED ON THE 25TH DAY OF JUNE, 2018.

JOSHUA E. GRUMMERT | LS-783



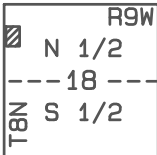
VICINITY SKETCH
ADAMS COUNTY

GPS PROJECT # 040-2018

SHEET 1 OF 3

GRUMMERT PROFESSIONAL SERVICES, LLC

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



FOUND CORNER

CALCULATED POINT

SET 1/2" X 24" REBAR
WITH BLUE LS-783 CAP
UNLESS NOTED OTHERWISE

M-MEASURED DISTANCE
R-JEO 2016
G-GOVERNMENT DISTANCE
P-PLATTED DISTANCE
D-DEED DISTANCE

ASSUMED BEARING

SCALE
1"=75'

OWNERS CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT DONALD G. SVOBODA AND DENEETA M. SVOBODA, HUSBAND AND WIFE, 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 SVOBODA ACRES 3RD SUBDIVISION, LOCATED WITHIN THE TWO MILE JURISDICTION TO 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____.

DONALD G. SVOBODA

DENEETA M. SVOBODA

WAIVER

THE APPLICANTS HEREBY WAIVE 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 ESTABLISHED

DONALD G. SVOBODA

DENEETA M. SVOBODA

ACKNOWLEDGEMENT

STATE OF NEBRASKA }
COUNTY OF ADAMS } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2018, BY DONALD G. SVOBODA AND DENEETA M. SVOBODA HUSBAND AND WIFE MY COMMISSION EXPIRES

THE _____ DAY OF _____, _____.

(SEAL) _____
NOTARY

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 SVOBODA ACRES 3RD SUBDIVISION WITHIN THE TWO MILE JURISDICTION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA FOR THE USE OF THE PUBLIC. THIS ACCEPTANCE DOES NOT ASSIGN ANY RESPONSIBILITY FOR ANY CONSTRUCTION OR MAINTENANCE OF 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

CITY PLANNING COMMISSION RECOMMENDATION

THIS PLAT OF SVOBODA ACRES 3RD SUBDIVISION WITHIN THE TWO MILE JURISDICTION TO 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 _____, 2018.

CHAIRMAN

DIRECTOR

CITY ENGINEER'S APPROVAL

I THE UNDERSIGNED, DO HERBY APPROVE THIS PLAT OF SVOBODA ACRES 3RD SUBDIVSION WITHIN THE TWO MILE JURISDICTION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA. SIGNED THIS _____ DAY OF _____, 2018.

CITY ENGINEER

CITY OF HASTINGS MAYOR AND CITY COUNCIL APPROVAL

THIS PLAT OF SVOBODA ACRES 3RD SUBDIVISION LOCATED WITHIN THE TWO MILE JURISDICTION OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA. HAS BEEN _____ BY MOTION AND DULY PASSED THIS _____ DAY OF _____ 2018.

MAYOR

CITY 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

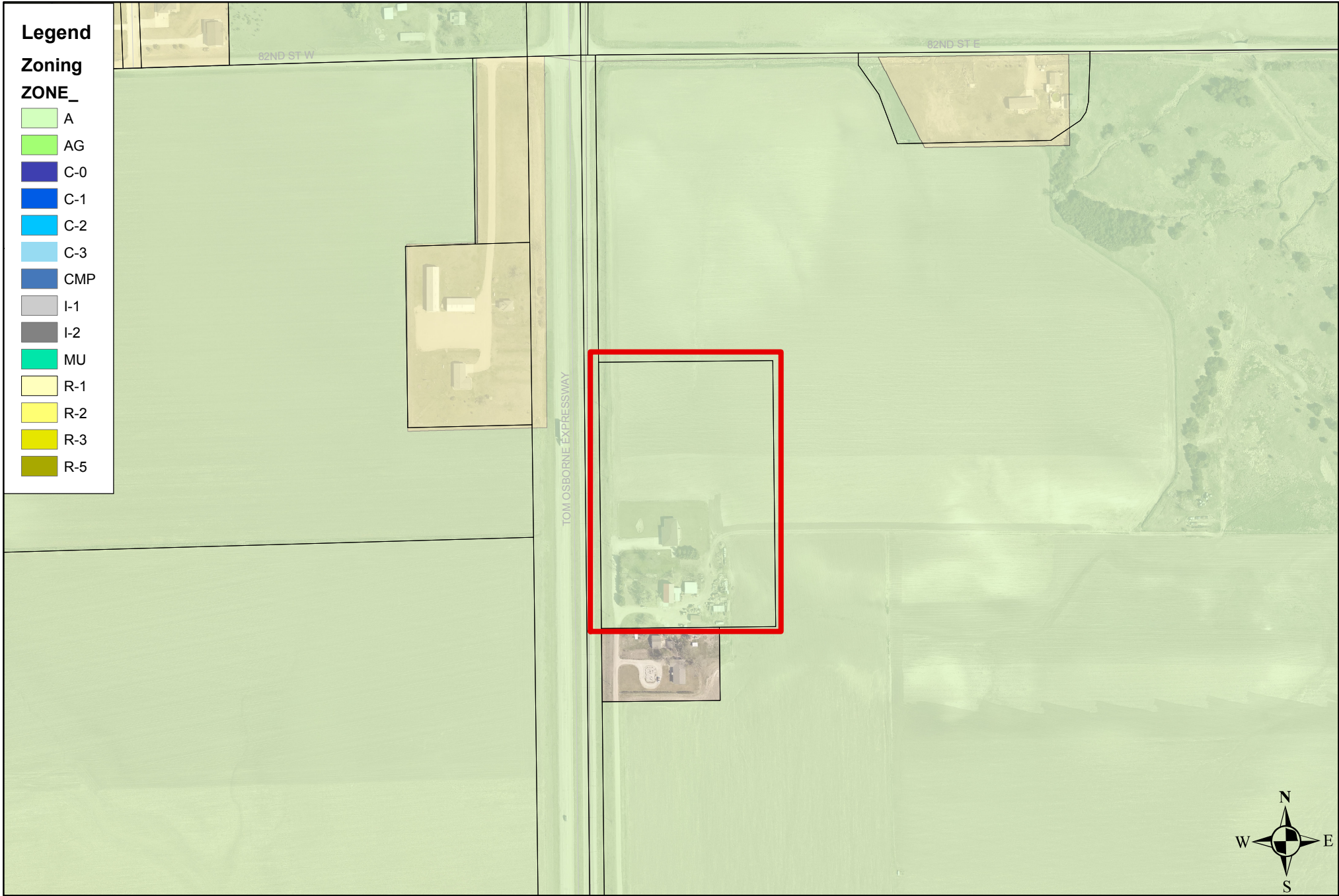
REGISTER OF DEEDS CERTIFICATE

STATE OF NEBRASKA }
 }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



Svoboda Acres 3rd Subdivision, Aerial and Zoning

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 09/17/2018
File No: 2018-039
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Final plat for Wildcat Acres, a 43.95 acre subdivision located in a portion of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of Section 22, Township 7 North, Range 10 West of the 6th P.M., Adams County, Nebraska, being within the Two-mile Extraterritorial Jurisdiction of the City of Hastings, Adams County, Nebraska.

Names of People/Business affected by this action:

The applicant, the people of Adams County, 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 final plat for Wildcat Acres Subdivision, located within the 2 mile jurisdiction of the City of Hastings, Adams County, Nebraska.

Deadlines associated with action:

This item is scheduled for consideration at the October 8, 2018 regular meeting of City Council.

Department head comments:

The property is a 43.95 acre, more or less, subdivision located east of Southern Hills Drive and north of Idlewilde Drive. It is currently a single lot agricultural parcel. The applicants wish to divide into 7 rural residential lots. Future Land Use designation for the plat is Agricultural and it is zoned A - Agricultural. All contiguous parcels are Agricultural.

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 Wildcat Acres Subdivision in Adams County, Nebraska.

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

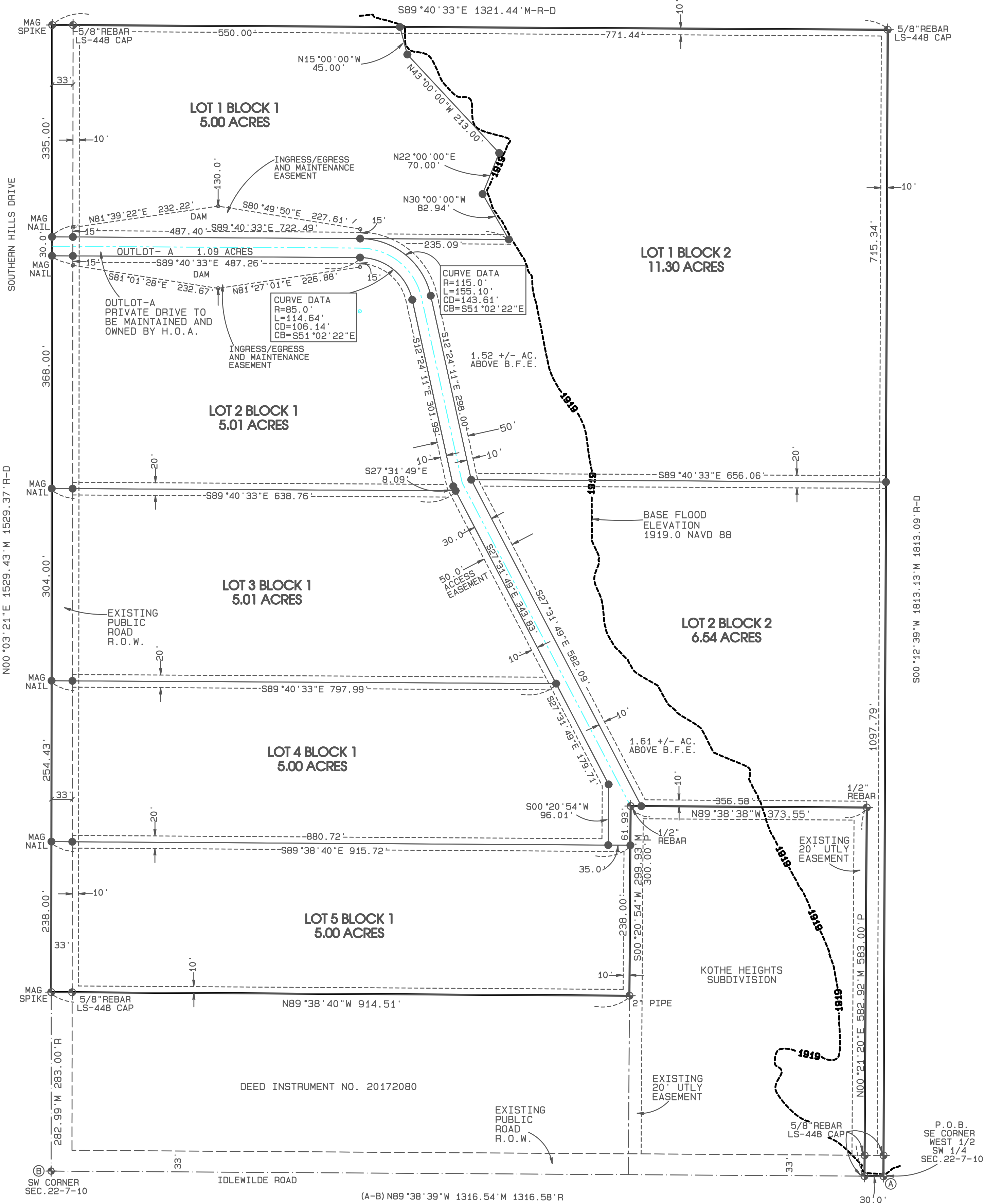
SUPERVISOR'S ACCEPTANCE

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

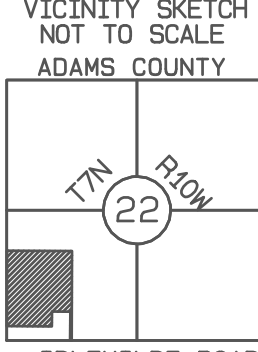
SURVEYOR'S CERTIFICATE:

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

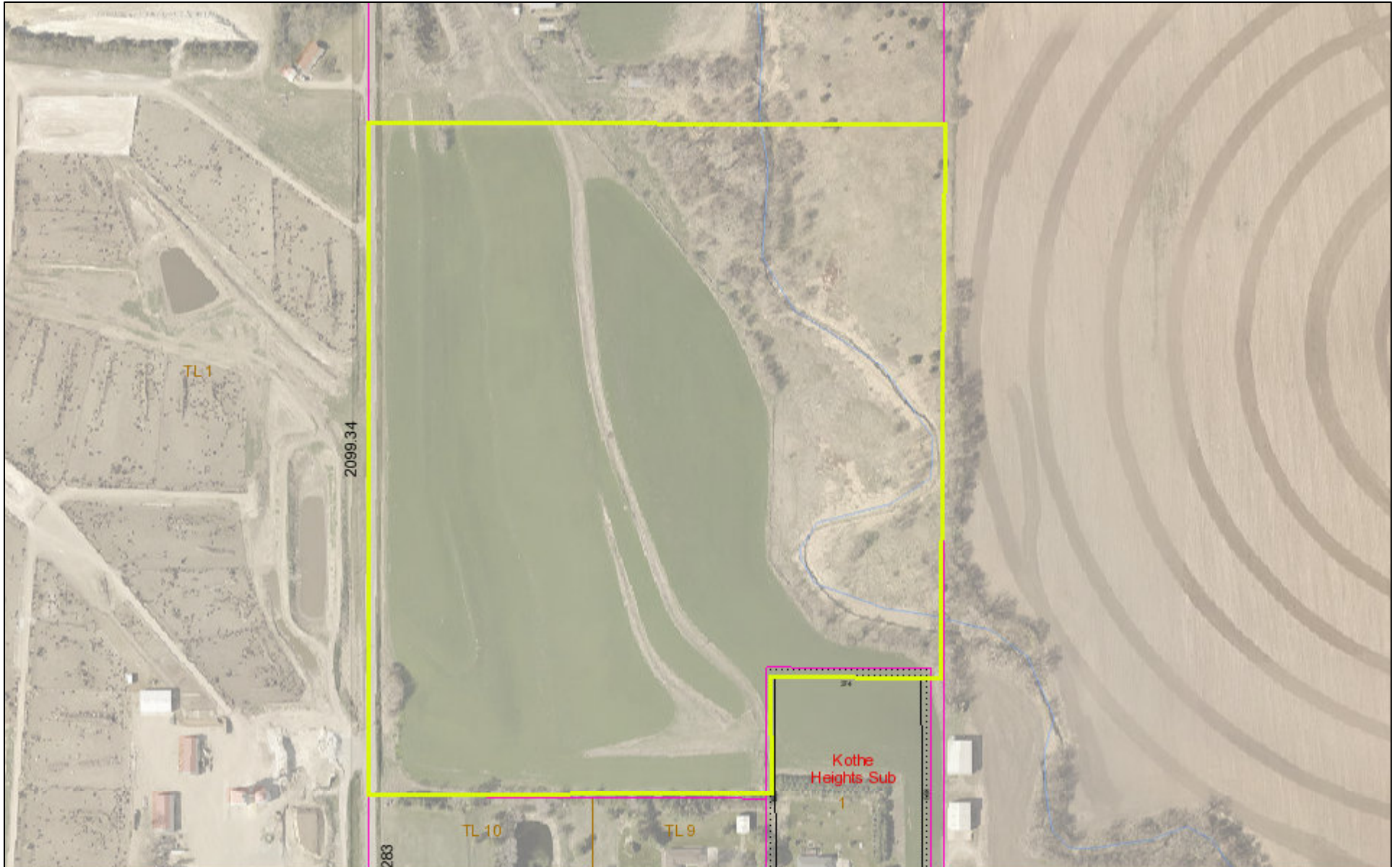
DATE: _____ TIME: _____ INSTRUMENT NO.: _____

REGISTER OF DEEDS

LEGAL DESCRIPTION:

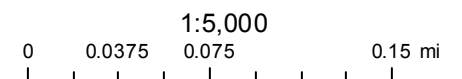
A PARCEL OF LAND LOCATED IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 10 WEST OF THE 6TH P.M., ADAMS COUNTY NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID WEST 1/2 OF THE SOUTHWEST 1/4, THENCE N89°38'39"W (ASSUMED BEARING) 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 NORTHWEST 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.

ArcGIS Web Map



August 15, 2018

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



Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 09/17/2018
File No: 2018-040
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Preliminary plat for Pioneer Trail Flats Subdivision, a re-plat of Lot 1, Block 2 of North Park Commons Addition to the City of Hastings, Adams County, Nebraska, containing 11.54 acres more or less, generally located east of Osborne Drive East and southeast of 31st Street as platted in North Park Commons Addition.

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 recommend approval for Pioneer Trail Flats Subdivision, a re-plat of Lot 1, Block 2 of North Park Commons Addition to the City of Hastings, Adams County, Nebraska, containing 11.54 acres more or less, generally located east of Osborne Drive East and southeast of 31st Street (proposed).

Deadlines associated with action:

This item is scheduled for consideration at the October 8, 2018 regular meeting of City Council.

Department head comments:

The property is located east of Highway 281 and south of 31st Street as platted in North Park Commons Addition. It is currently a single lot subdivision zoned AP- Agricultural Planned District.

The applicants wish to divide into 3 lots, a drainage outlot, and a right of way in anticipation of a large-scale, multi-family development. A zone change to "R-3 Multiple-family Residential" and a Comprehensive Plan amendment to "Mixed-Use Neighborhood" are in process concurrent with this plat. The redevelopment plan modification associated with this property (#07.24.18) for Prataria Ventures, LLC was approved by City Council on September 10, 2018.

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 Pioneer Trail Flats preliminary plat as presented.

USER: lhusted
SE_71255

LOT 3
HASTINGS COMMONS
SUBDIVISION NO. 2
ZONING: C3 COMMERCIAL

LOT 5, BLOCK 1
NORTH PARK COMMONS
ADDITION
ZONING: C3 COMMERCIAL

LOT 6, BLOCK 1
NORTH PARK COMMONS ADDITION
ZONING: C3 COMMERCIAL

31ST STREET

LOT 3
92,583 SF
ZONING: AG

57.37' —

LOT 2
158,184 SF
ZONING: AG

LOT 1
190,366 SF
ZONING: R-3

LOT 1, BLOCK 3
NORTH PARK COMMONS ADDITION
ZONING: A AGRICULTURE

ENGINEER/LAND SURVEYOR
OLSSON ASSOCIATES
1017 WEST 2ND ST.
HASTINGS, NE 68901

PROPOSED ZONING
AS INDICATED ON DRAWING

LOT ONE (1), BLOCK TWO (2), AND OUTLOT A, NORTH PARK COMMONS
ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

THIS PRELIMINARY PLAT OF PIONEER TRAIL FLATS SUBDIVISION, A SUBDIVISION LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF HASTINGS, ADAMS, COUNTY, NEBRASKA, HAS BEEN PRESENTED TO AND RECEIVED BY THE HASTINGS PLANNING AND ZONING COMMISSION, AND HAS BEEN TRANSMITTED TO THE HASTINGS CITY COUNCIL FOR REVIEW.

SIGNED THIS ____ DAY OF _____, 2018.

CHAIRMAN

THIS PRELIMINARY PLAT OF PIONEER TRAIL FLATS SUBDIVISION, A SUBDIVISION LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF HASTINGS, ADAMS, COUNTY, NEBRASKA, HAS BEEN REVIEWED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF HASTINGS, AND IS HEREBY _____ AS PROPOSED.

SIGNED THIS ____ DAY OF _____, 2018.

MAYOR

CITY CLERK

OLSSON[®]
ASSOCIATES

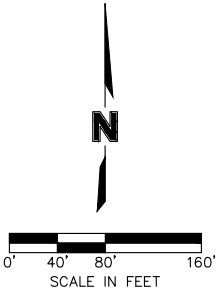
1017 W. 2nd Street
Hastings, NE 68901

TEL 402.463.0240
FAX 402.463.0187
www.olssonassociates.com

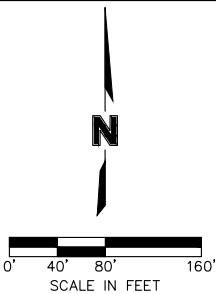
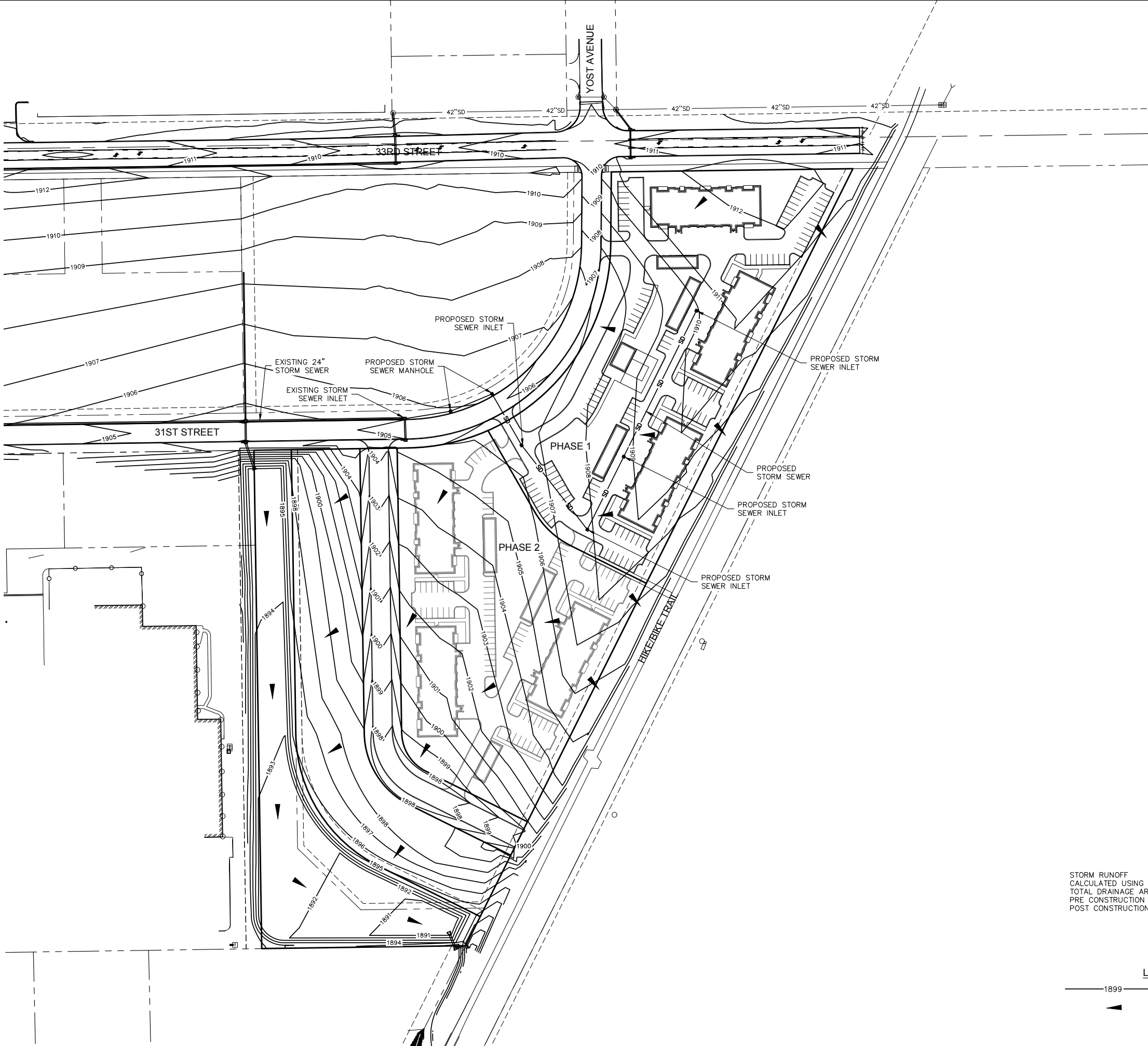
drawn by: _____ checked by: _____ QA/QC by: _____ project no.: _____ drawing no.: _____ date: _____	PRELIMINARY PLAT		REV. NO.	DATE	REVISIONS DESCRIPTION
PIONEER TRAIL FLATS SUBDIVISION					
PRELIMINARY PLAT					
HASTINGS, NEBRASKA		2018			REVISIONS

drawn by: LH
checked by: JSB
approved by: JSB
QA/QC by: JJA
project no.: 2017-3713
drawing no.: CPLT 73713
date: 08-23-2018

SHEET
1 of 4



DWG: C:\Temp\AcPublish_11932\CPLT_73713.dwg USER: Inusted
DATE: Aug 23, 2018 4:40pm XREFS: C:\PBASE_73713 V_XTOPO_SPMODIFIED_70337 C:\PBASE_71255 ROW_71255 C:\PROW_73713



STORM RUNOFF
CALCULATED USING TR-20, 10YR STORM EVENT
TOTAL DRAINAGE AREA: 13.14 ACRES
PRE CONSTRUCTION RUNOFF = 29 CFS
POST CONSTRUCTION RUNOFF = 83 CFS

LEGEND

1899 ——— EXISTING AND PROPOSED
 CONTOUR LINE
 ▲ DRAINAGE FLOW DIRECTION

OLSSON[®]
ASSOCIATES

TEL 402.463.0240
FAX 402.463.0187 www.olssonassociates.com

1017 W. 2nd Street
Hastings, NE 68901

PRELIMINARY GRADING PLAN

PIONEER TRAIL FLATS SUBDIVISION
PRELIMINARY PLAT

HASTINGS, NEBRASKA

REV. NO.

DATE

REVISIONS DESCRIPTION

2018

REVISIONS

drawn by: _____ LH

checked by: _____ JSB

approved by: _____ JSB

QA/QC by: _____ MMR

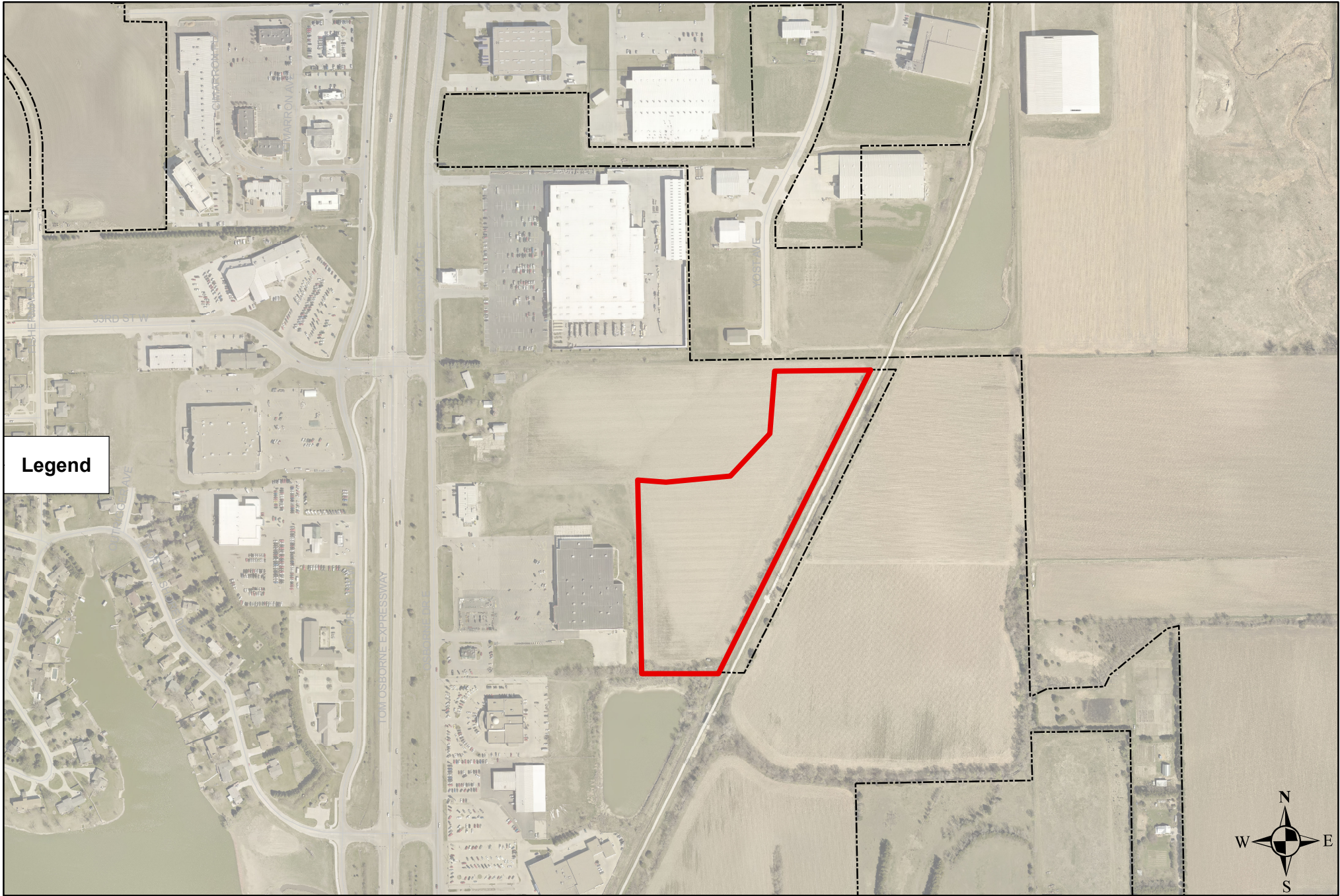
project no.: _____ 2017-3713

drawing no.: _____ CPLT 73713

date: _____ 08-23-2018

SHEET

3 of 4



Pioneer Trail Flats Preliminary, Aerial

Department: Development Services
Staff Contact:
Planning Commission Meeting Date: 09/17/2018
File No: 2018-041
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Preliminary plat for Osborne View Estates Subdivision, a re-plat of Lot 1, Block 4 of North Park Commons Addition to the City of Hastings, Adams County, Nebraska containing 9.49 acres more or less, generally located north of 26th Street and east of Osborne Drive East.

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 recommend approval for Osborne View Estates Subdivision, a re-plat of Lot 1, Block 4 of North Park Commons Addition to the City of Hastings, Adams County, Nebraska containing 9.49 acres more or less, generally located north of 26th Street and east of Osborne Drive East.

Deadlines associated with action:

This item is scheduled for consideration at the October 8, 2018 regular meeting of City Council.

Department head comments:

The property is located east of Highway 281 and north of 26th Street as platted in North Park Commons Addition. It is currently a single lot subdivision zoned AP- Agricultural Planned District.

The applicants wish to divide into 45 lots in anticipation of a large-scale, paired home

development. A zone change to "R-3 Multiple-family Residential" and a Comprehensive Plan amendment to "Mixed-Use Neighborhood" are in process concurrent with this plat. The redevelopment plan modification associated with this property (#06.19.18.C) for Mesner Development Company was approved by City Council on August 13, 2018.

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 Osborne View Estates preliminary plat as presented.

SOUTHEAST CORNER
LOT ONE, BLOCK FOUR,
P.O.B.

LANDSCAPING REQUIREMENTS
STREET TREES 1 LARGE CANOPY TREE
 FOR EVERY 100' OF
 STREET FRONTAGE

HOHLEN SUBDIVISION
ZONING: C-3 COMMERCIAL

THAT PART OF LOT ONE (1), BLOCK FOUR (4), NORTH PARK COMMONS ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT ONE (1), THIS BEING THE TRUE POINT OF BEGINNING; THENCE S89°09'53"W ALONG THE SOUTH LINE OF SAID LOT FOUR (4), ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF 26th STREET, A DISTANCE OF 584.03 FEET; THENCE N01°26'59"W PARALLEL WITH THE EAST LINE OF SAID LOT ONE (1) A DISTANCE OF 433.00 FEET; THENCE N42°58'23"E A DISTANCE OF 270.00 FEET; THENCE N20°19'03"E A DISTANCE OF 164.45 FEET; THENCE N79°38'54"E A DISTANCE OF 338.09 FEET TO THE EAST LINE OF SAID LOT ONE (1); THENCE S01°26'59"E ALONG SAID EAST LINE OF LOT ONE (1) A DISTANCE OF 837.15 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 413,206 SQUARE FEET OR 9.493 ACRES MORE OR LESS.

THIS PRELIMINARY PLAT OF OSBORNE VIEW ESTATES SUBDIVISION, A SUBDIVISION LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF HASTINGS, ADAMS, COUNTY, NEBRASKA, HAS BEEN PRESENTED TO AND RECEIVED BY THE HASTINGS PLANNING AND ZONING COMMISSION, AND HAS BEEN TRANSMITTED TO THE HASTINGS CITY COUNCIL FOR REVIEW.

CHAIRMAN

THIS PRELIMINARY PLAT OF OSBORNE VIEW ESTATES SUBDIVISION, A SUBDIVISION LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF HASTINGS, ADAMS, COUNTY, NEBRASKA, HAS BEEN REVIEWED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF HASTINGS, AND IS HEREBY _____ AS PROPOSED.

MAYOR

CITY CLERK

100 YEAR FLOOD
PLAIN BOUNDARY
(FROM FEMA MAP
NO. 310001C0157C)

HIKE/BIKE TRAIL

OLSSON[®]
ASSOCIATES

1017 W. 2nd Street
Hastings, NE 68901

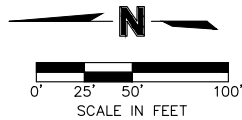
TEL 402.463.0240
FAX 402.463.0187
www.olsonassociates.com

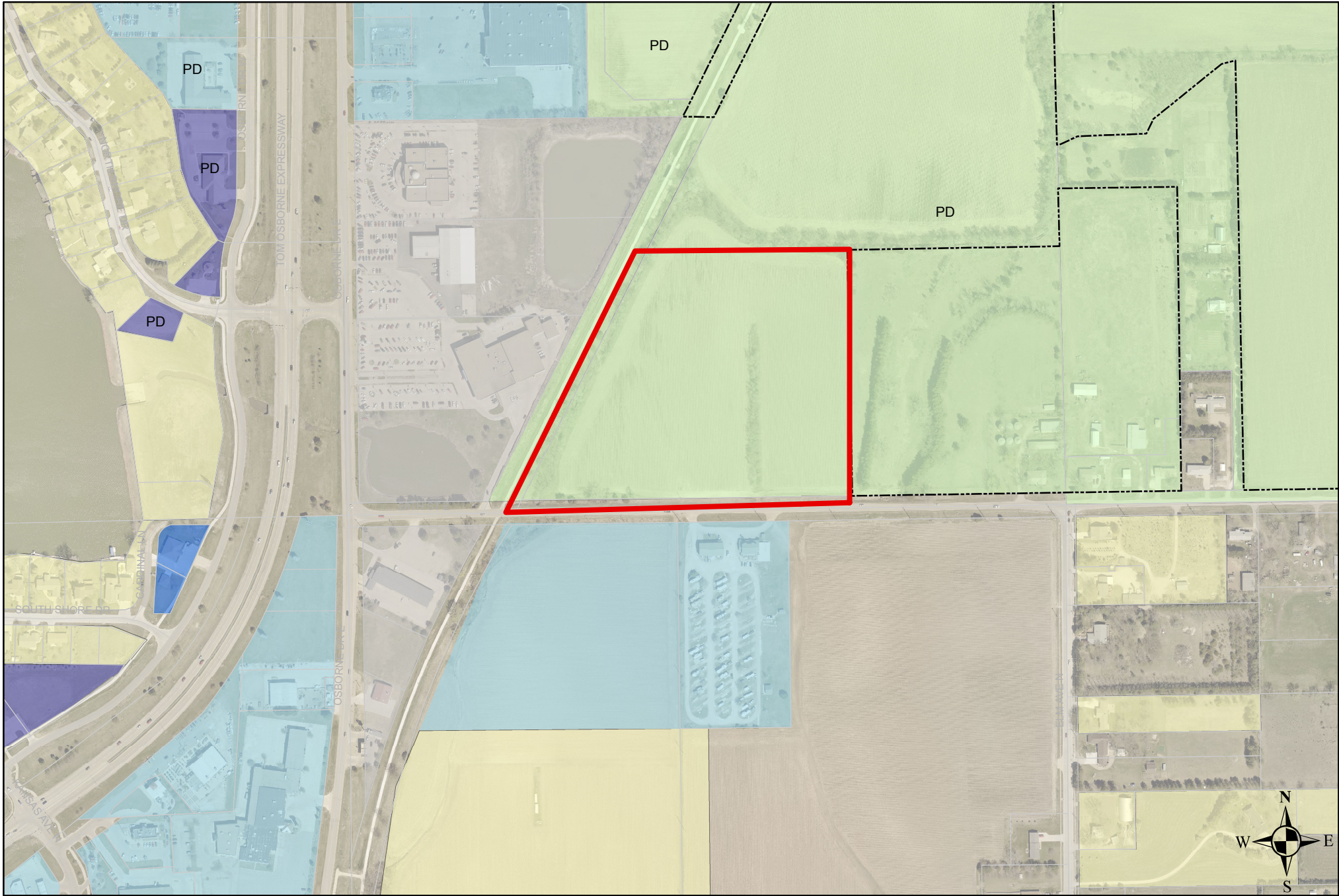
[illegible]

PRELIMINARY PLAT	
OSBORNE VIEW ESTATES SUBDIVISION PRELIMINARY PLAT	2018
HASTINGS, NEBRASKA	

drawn by: _____ LH
checked by: _____ JSB
approved by: _____ JSB
QA/QC by: _____ JJA
project no.: _____ 2018-1239
drawing no.: _____ CPLT 81239
date: _____ 08-23-2018

SHEET
1 of 4





Osborne View Estates Subdivision, Zoning Map

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 09/17/2018
File No: 2018-042
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Preliminary/Final plat for ESU #9 Subdivision, a re-plat of Lot 1, Block 3 except the east ten (10) feet thereof, Davidson's Addition and the East Half of vacated Fourth Street between East South Street and East Park Street in the City of Hastings, Adams County, Nebraska containing 2.56 acres more or less.

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 recommend approval for a preliminary/final plat for the ESU #9 Subdivision in the City of Hastings, Adams County, Nebraska.

Deadlines associated with action:

This item is scheduled for consideration at the October 8, 2018 regular meeting of City Council.

Department head comments:

The property is located north of East South Street and east of South 4th Avenue (vacated). It is currently a portion of the former Educational Service Unit #9 campus. The applicants wish to divide into more marketable lots, with a more logical lot configuration that promotes separated ownership of the property. Future Land Use designation for the plat is "Industrial Overlay" and it is zoned "C-3 Commercial Business." Contiguous parcels are zoned either "I-1 Light Industrial" or

"C-3 Commercial Business."

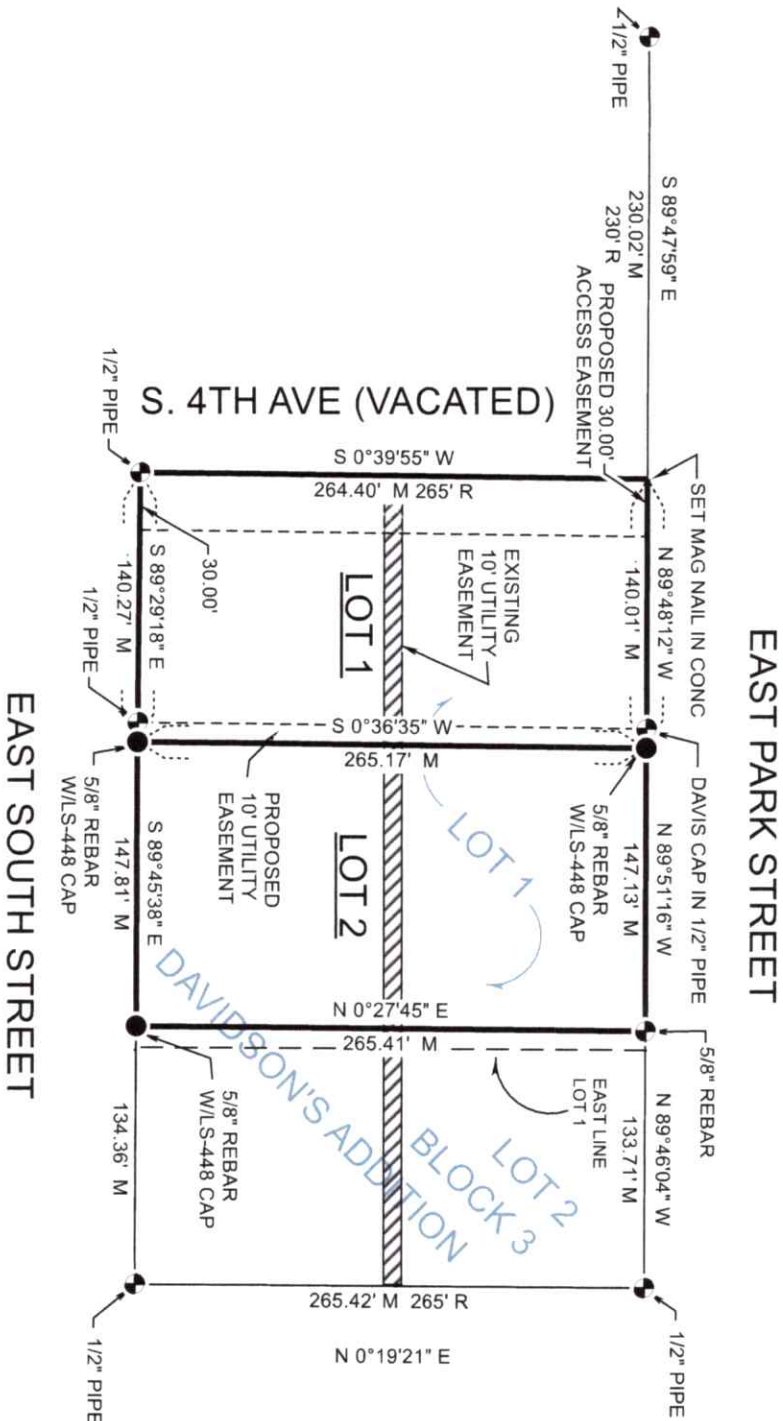
All requirements of Hastings City Code Sections 38-202 and 38-203 have been met, and the plat may be approved.

Recommendation:

Staff supports a recommendation to approve the preliminary/final plat for ESU #9 Subdivision.

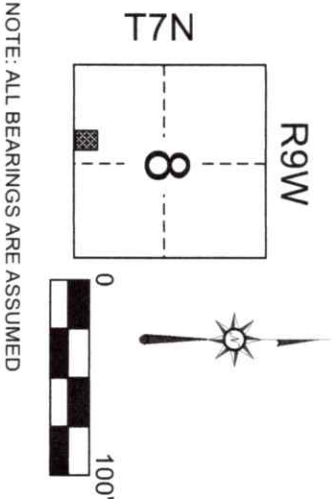
ESU#9 SUBDIVISION

A REPLAT OF LOT 1, BLOCK 3, EXCEPT THE EAST 10 FEET THEREOF, DAVIDSON'S ADDITION AND THE EAST HALF OF VACATED FOURTH AVENUE BETWEEN EAST SOUTH STREET AND EAST PARK STREET IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA



LEGAL DESCRIPTION
LOT ONE (1), BLOCK THREE (3), EXCEPT THE EAST TEN (10) FEET THEREOF, DAVIDSON'S ADDITION AND THE EAST HALF OF VACATED SOUTH FOURTH AVENUE BETWEEN EAST SOUTH STREET AND EAST PARK STREET IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

LEGEND	
●	CORNER SET
⬮	CORNER FOUND
M	MEASURED DISTANCE
R	RECORD DISTANCE
○	CALCULATED POINT



NOTE: ALL BEARINGS ARE ASSUMED

KRUEGER LAND SURVEYING
2837 WEST U.S. HIGHWAY 6 #204
HASTINGS, NE 68901
402-984-2176

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

THOMAS L. KRUEGER | LS-448

FILE NAME		
EDUCATIONAL SERVICE UNIT #9		
SCALE	DATE	DRAWN BY
100 Ftl/in	8-15-18	T. KRUEGER
JOB	FIELD WORK	SHEET
KL-S-18-049	TK	1 OF 2

OWNERS CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS, THAT KRAIG J. LOFQUIST, CHIEF ADMINISTRATOR FOR EDUCATIONAL SERVICE UNIT NO. 9, 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 ESU#9 SUBDIVISION , A SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 9 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 OWNER, BE IT FURTHER KNOWN THAT SAID OWNER DOES HEREBY DEDICATE ALL STREETS AND EASEMENTS SHOWN ON THE PLAT OT THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

SIGNED THIS _____ DAY OF _____, 20__

KRAIG J. LOFQUIST, CHIEF ADMINISTRATOR

ACKNOWLEDGEMENT

STATE OF _____)
) SS
COUNTY OF _____)

THE FOREGOING INSTRUMENTS WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20__, BY KRAIG J. LOFQUIST, CHIEF ADMINISTRATOR FOR EDUCATIONAL SERVICE UNIT 9.,

MY COMMISSION EXPIRES THE _____ DAY OF _____, 20__.

(SEAL) _____

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__

KRAIG J. LOFQUIST, CHIEF ADMINISTRATOR

MAYOR AND CITY COUNCIL ACTION
THIS PLAT OF ESU#9 SUBDIVISION A SUBDIVISION
IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA IS
HEREBY _____, DATED THIS ____ DAY OF _____, 20__.

MAYOR _____ CITY 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 _____, 20__.

ADAMS COUNTY TREASURER

CITY ENGINEER'S APPROVAL
I, THE UNDERSIGNED, DO HEREBY _____ THIS PLAT OF ESU#9 SUBDIVISION A SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

CITY ENGINEER

CITY PLANNING COMMISSION RECOMMENDATION
THIS PLAT OF ESU#9 SUBDIVISION, A 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 _____, 20__

CHAIRMAN _____ DIRECTOR _____

CITY TREASURER'S CERTIFICATE
I HERBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO SPECIAL ASSESSMENTS ARE DELINQUENT UPON THE PROPERTY DESCRIED IN THE LEGAL DESCRIPTION ON THE PLAT.

CITY OF HASTINGS, TREASURER

REGISTER OF DEEDS CERTIFICATE

STATE OF NEBRASKA)
) SS
COUNTY OF ADAMS)

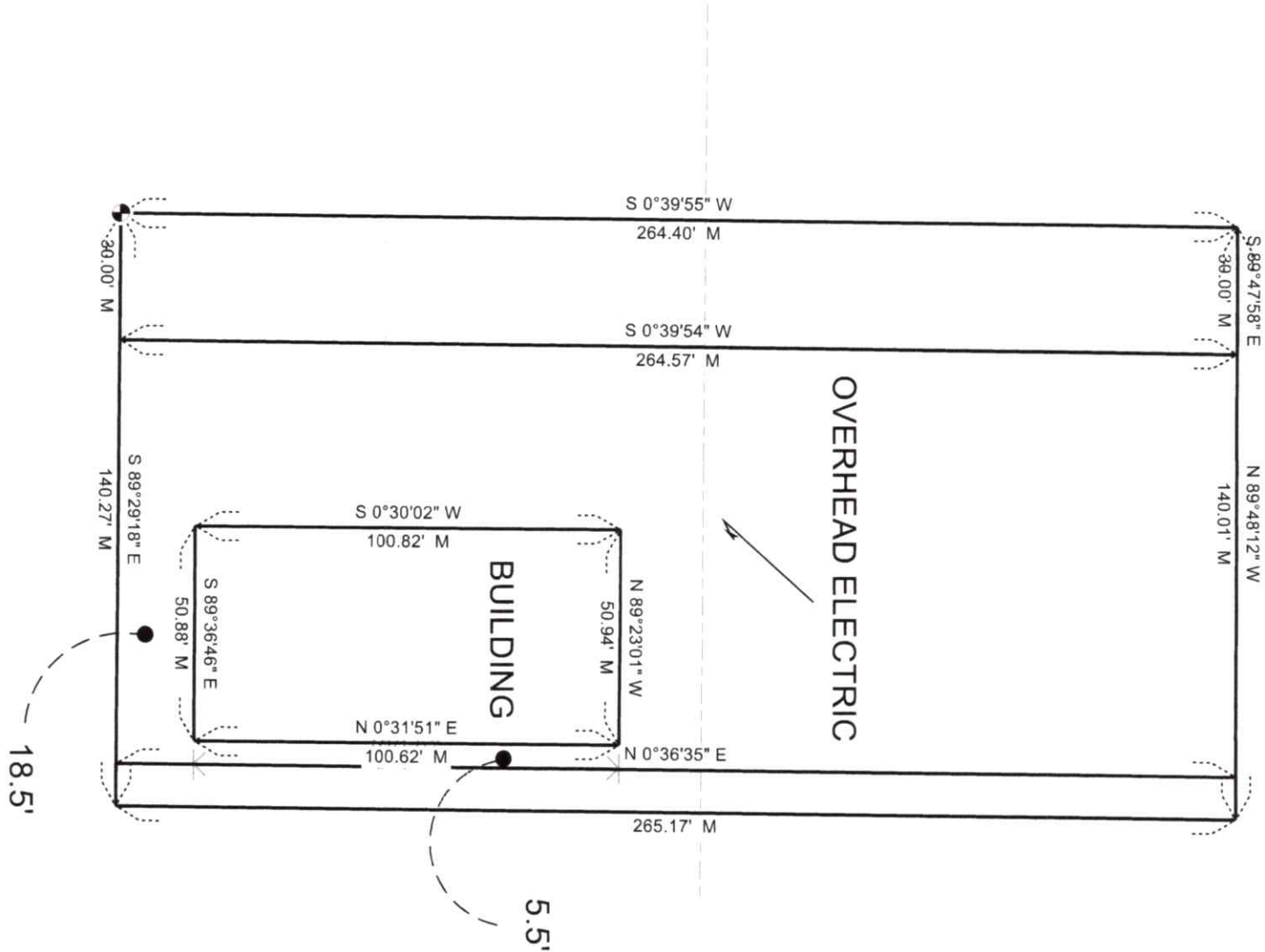
THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE OF ADAMS COUNTY, NEBRASKA

DATE: _____ TIME: _____ INSTRUMENT NO.: _____

REGISTER OF DEEDS

KRUEGER LAND SURVEYING
2837 WEST U.S. HIGHWAY 6 #204
HASTINGS, NE 68901
402-984-2176

FILE NAME			
EDUCATIONAL SERVICE UNIT #9			
SCALE	DATE	DRAWN BY	
N/A	8-15-18	T. KRUEGER	
JOB	FIELD WORK	SHEET	
KL-S-18-049	TK	2 OF 2	



NOTE: ALL BEARINGS ARE ASSUMED

KRUEGER LAND SURVEYING
2837 WEST U.S. HIGHWAY 6 #204
HASTINGS, NE 68901
402-984-2176

FILE NAME		
EDUCATIONAL SERVICE UNIT #9		
SCALE	DATE	DRAWN BY
40 FV/in	8-15-18	T. KRUEGER
JOB	FIELD WORK	SHEET
KL.S-18-049	TK	1/1



ESU #9 Subdivision, Aerial

34.309 SIGNS

34.309.1 Purpose and Applicability.

A. Purpose. The purpose of this section of the City of Hastings Zoning Code is to:

- i. Provide for accurate identification, information and advertisement in an orderly manner;
- ii. Improve the visual quality, integrity, and safety of gateways and corridors within Hastings as well as the neighborhoods adjacent to these areas; and
- iii. Preserve the character and integrity of the overall community through the regulation of location, size and design of signs within the City's jurisdiction.

B. Applicability.

- i. A sign or any part of a sign erected within the zoning jurisdiction of the City of Hastings must comply with the provisions of this chapter, other relevant provisions of the City of Hastings' Municipal Code, and applicable building codes.
- ii. Conflicting regulations. This chapter is not meant to repeal or interfere with enforcement of other sections of the City of Hastings' Municipal Code. In cases of conflict between code sections, state or federal regulations, the more restrictive regulation(s) shall apply.

34.309.02 Definitions.

The following definitions shall be used for words and terms contained in this chapter that are not otherwise defined in the Hastings City Code including the Comprehensive Land Use Plan. (Definitions of specific sign types referenced in this code are found in Section 34.309.05.)

A. Abandoned Sign: A sign, including sign face and supporting structure, which refers to a discontinued business, profession, commodity, service, or other activity or use formerly occupying the site; or which contains no sign copy on

Comment [AM1]: May still move sign types under this section; TBD based on what City staff prefer.

Comment [AM2]: Removed from definition since specific to content

all sign faces for a continuous period of six months **or is located on a site where a business, profession or service is no longer operating.**

- B. Auxiliary Design Elements: Terms which describe secondary characteristics of a sign, including its method of illumination and other features within the bounds of its basic shape.
- C. City of Hastings Outdoor Advertising Sign Registry: A list of all outdoor advertising signs ~~shall be~~ **that is** maintained by the Building Services Division, detailing location, ownership, and size of all billboard signs.
- D. Clearance (**GRAPHIC**): The distance from the bottom of a sign face elevated above grade and the grade below.
- E. Detached Sign: A sign which is self-supporting and structurally independent from any building.
- F. Double-Faced Sign (**GRAPHIC**): A sign consisting of no more than two parallel or near parallel faces supported by a single structure. **The angle created by the two (2) faces of a double-faced sign shall not exceed fifteen (15) degrees.**
- G. 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 intended** to draw the attention of the viewer.
- H. Frontage: The length of a property line of any one premises abutting and parallel to a public street, private way, or court.
- I. Illumination: Lighting sources installed for the primary purpose of lighting a specific sign or group of signs.
- J. Marquee: A permanent roofed structure attached to and supported by a building and extending over public right-of-way.
- K. Maximum Permitted Sign Area: The maximum permitted ~~combined~~ area of ~~all~~ a sign allowed on a specific property.
- L. Moving Sign: A sign which conveys its message through rotating, changing, or animated elements.

Comment [AM3]: Moved under "General Regulations" regarding sign face.

M. Nit: A unit of luminous intensity equal to one candela per square meter (1 cd/m²)

Comment [DT4]: Do we want to continue using this?

N. Nonconforming Sign: A sign that was legally erected prior to the adoption of this chapter but which violates the regulations of this chapter.

O. Numeric Display Signs: On premise signs which display numeric information only. Typical examples include time and such as temperature displays and fuel price displays. The numeric information may be changed electronically or manually.

P. Premises: A tract of one (1) or more lots or sites which are contiguous and under common ownership or control.

Q. Sign: A symbolic, visual device fixed upon a building, vehicle, structure, or parcel of land which is intended to convey information. about a product, business, activity, place, person, institution, candidate, or political idea.

R. Sign Type: A functional description of the use of an individual sign. Includes owner identification, advertising, directional, electronic message, and temporary.

Comment [AM5]: Not necessary.

S. Street Facade: Any separate external face of a building, including parapet walls and omitted wall lines, oriented to and facing a public street, a private street, or court (excluding alleys). Separate faces oriented in the same direction or within forty-five (45) degrees of one (1) another are considered part of the same street facade.

Comment [AM6]: Moved under "General Regulations" regarding sign faces.

34.309.03 General Regulations.

A. Nonconforming Signs. Where a sign exists at the effective date of adoption or amendment of this title the ordinance codified in this title that could not be built under the terms of this title by reason of restrictions on area, use, height, setback, or other characteristics of the sign or its location on the lot, such sign may be continued, pursuant to 34.309.03(B), so long as it remains otherwise lawful, subject to the following provisions:

- i. No such sign may be enlarged or altered in a way which increases its nonconformity; however, reasonable repairs and alterations may be permitted.
- ii. Should 50% or more of any sign face be damaged or destroyed, or the sign structure compromised in a manner that poses a health and safety risk or requires reconstruction, ~~such a sign be destroyed by any means to an extent of 60 percent or more of its replacement cost at time of destruction,~~ the sign shall not be reconstructed except in conformity with the provisions of this title.
- iii. Existing billboards may continue pursuant to 34.309.03(B) provided they meet the requirements found in 34.309.06 of this section. No new billboards shall be permitted under these regulations.

B. Amortization. All presently existing nonconforming signs, billboards, and commercial advertising structures may continue to be used for a period of five (5) years from [date determined]. No structural alterations may thereafter be made, and the nonconforming signs, billboards, and commercial advertising structures shall be brought into conformity by removal or relocation on or before [date determined].

C. Design elements applicable to all signs

- i. Vision-clearance area. ~~Except in the C-2 District,~~ No sign or sign structure shall be built to a height of more than two feet above the established curb grade on the part of the lot within a vision clearance zone. The vision clearance zone shall be as defined in Hastings City Code Section 34-305(4) (d). No landscaping shall be planted in such area which will materially obstruct the view of drivers approaching the street intersection. [GRAPHIC]
- ii. Sign illumination.
 - a) External illumination. When installed, the light source must be positioned in such a manner that light is not directed onto an

Comment [AM7]: Not sure if this is desired, but amortization is identified under the current regulations without any specific guidance – this is suggested language if the City wishes to pursue.

adjoining property or onto a public street or highway, and in accordance with the Lighting provisions of **Section 34-305(5)**.

- a) Internal illumination. The surface illumination of any sign face shall not exceed one thousand two hundred fifty (1,250) Nits after dusk or seven thousand five hundred (7,500) Nits during daylight hours. Such illuminated sign shall be equipped with a sensor, timer or other device to automatically adjust the day/night light intensity levels in accordance with these standards.

- b) Electronic copy. Electronic copy shall be programmed in a way that no sign shall flash or blink and the image, message or lighting pattern shall hold for a minimum of four (4) seconds., however, full animation video is allowable provided such video does not flash or blink. Full animation video is not permitted.

Comment [DT8]: Do we want or need additional regulation on EMCs. Transitions, copy change should be longer than 4 seconds, should it tie to adjacent road design speed, sign size?

Comment [AM9]: Recommendation based on best practices

iii. Sign Face.

- a) When a sign is permitted more than one sign face, the angle created by the two faces shall not exceed 15 degrees.
- b) For the purposes of this section, separate faces of a building oriented in the same direction or within 45 degrees of one another are considered part of the same street facade.

D. Maintenance. All signs shall be maintained in a good state of repair, including, but not limited to, the structural components, the lighting, if any, the portion attaching the sign to the ground or structure, and the surface features.

E. Method of Measurement.

- i. Maximum permitted sign area. Maximum permitted sign area for a premise is set forth as a numerical limit on the size of an individual sign face. or as a function of the frontage of the premises on a street or private way. For properties with frontage on more than one (1) public street or private street (excluding alleys), the total frontage

shall be calculated as the longest frontage plus one-half the length of all additional frontages. A premise with a lawful billboard shall not include the area of the billboard in the maximum sign area for the premise.

ii. Sign Area.

a) Sign area includes the entire area within the perimeter enclosing the extreme limits of the sign, excluding any structure essential for support or service of the sign, and architectural elements of the building.

b) ~~The area of a double-faced sign is calculated on the largest face only.~~

Comment [AM10]: Unnecessary since the maximum permitted area is based on individual sign face.

c) The sign area for ground signs and monument signs and architectural sign bands is calculated as the area enclosing the extreme limits of copy only [GRAPHIC].

d) In the case of individual letters mounted to a wall, the area of extreme limits of the copy is considered to be the sign area [GRAPHIC].

iii. Height. The height of a sign is measured from the average grade level below the sign to the topmost point of the sign or structure.

iv. Setback. The setback of a sign is measured from the property line to the line projected to the ground plane of the nearest portion of the sign.

F. Prohibited signs. The following signs are prohibited in all zoning districts:

- i. Signs or sign structures which resemble, imitate, simulate, or conflict with traffic control signs or devices included in the Manual of Uniform Traffic Control Devices, which otherwise mislead or confuse persons traveling on public streets, which create a traffic hazard, or which violate any of the provisions of Section 60-6,127 or Section 60-6,128

of the Nebraska Rules of the Road or any other applicable State statutes.

- ii. Signs which create a safety hazard by obstructing the clear view of pedestrians or vehicles, or which obscure official signs or signals.
- iii. Signs which contain lights that flash, blink, or rotate. Illumination levels controlling brightness and minimum required hold time for electronic information signs shall comply with Section 309 (4) of this Chapter.
- iv. Signs that move, flutter, rotate or contain parts which move by motorized or similar mechanical means. This prohibition shall not apply to flags which move and flutter with wind.
- v. Roof signs.
- i. Vehicular signs.

Comment [DT11]: We want to regulate, not prohibit. Magnetic vehicle signs and small signs (<6 sf) should be allowed.

34.309.04

Sign Permit Process

A. Applicability.

- i. A sign permit, approved by the Building Official, shall be required before the erection, construction, alteration, placing, or locating of all signs conforming with this title.
- ii. Except as otherwise provided in this Chapter, it shall be unlawful for any person to erect any sign in the city or its two-mile extraterritorial jurisdiction without first obtaining a sign permit for each sign. The regulations set forth in this section shall not be construed to require any permit for a change of copy on any sign, repair or repainting, cleaning and other normal maintenance or repair of a sign or sign structure for which a permit has previously been issued, so long as the sign or sign structure is not modified in any way.

B. Exempt Signs

The following signs shall be allowed without a sign permit and shall not be included in the determination of the type, number, or area of permanent

signs allowed within a zoning district, provided such signs comply with the district requirements found in **Section 34.309.05** below.

- i. Poster signs.
- ii. Wayfinding signs.
- iii. Building marker signs including addresses and private drive identification.
- iv. Signs erected or required by government agencies or utilities, including street banner signs, traffic, utility, safety, railroad crossing, and identification or directional signs for public facilities.
- v. Signs inside a building, or other enclosed facility, which are not meant to be viewed from the outside and are located more than three feet from the window.
- vi. Holiday and seasonal decorations.
- vii. ~~Signs or Emblems~~ of a religious, civil, philanthropic, historical or educational (organization).
- viii. Security and warning signs, not to exceed two per property.
- ix. Flags of the United States, the State of Nebraska, local government, and any educational (institution).
- x. ~~Seed or crop identification signs in Agricultural~~ (districts).

C. Application process.

- i. Plans submittal. A copy of plans and specifications shall be submitted to the Building Official for each sign regulated by this title. Such plans shall include:
 - a) A description and measurement(s) detailing the size of sign face(s) and structural components, including information showing how the proposed sign will meet height, clearance, projection and all other applicable design standards;
 - b) A site plan detailing sign location and showing how the proposed sign will meet all required setbacks;

Comment [DT12]: Hmm. Not sure.

Comment [DT13]: Sports teams? Flags of other countries? Don't tread on me flags?

Comment [DT14]: We need to make sure these are specifically exempted.

- c) A description of the materials to be used and such other data as may be required for the Building Official to determine compliance with this title;
 - d) When an electronic message sign is proposed, the plan shall include information disclosing the luminous intensity of the sign for both day and night illumination in accordance with these regulations; and
 - e) When requested by the Building Official, the applicant shall furnish a certification of the structural integrity of the sign and its installation by a registered professional engineer with specialization in structures.
- ii. Timeline for review. Once a complete application for a sign permit is received, the Building Official shall review and make a determination on the application within 15 workings days of receipt.
 - iii. Approval, denial, additional information requested. The Building Official shall approve or deny an application for a sign permit based upon compliance with these regulations. The Building Official may request additional information from an applicant to make a determination within the timeframe set forth in Section (ii) above.
 - iv. Application fees. Each application for a sign permit shall be accompanied by any applicable fees established by the City Council.
 - v. Appeals. Any person or persons aggrieved by the decision of the Building Official to approve or disapprove a sign permit, as provided by this title, may appeal such decision to the Board of Adjustment as provided by **Section 34-701 et seq.**
- D. Sign master plan. A master plan is required for properties located within an AHD, PD, CMP or AP district. The master plan shall identify all proposed signage on a parcel in the manner set forth under 34.309.04(C)(i) above and

include the anticipated timeline for installation. A sign master plan shall not permit sign types not otherwise allowed in the underlying district.

E. **Alternative compliance requirements.**

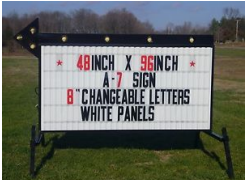
Comment [AM15]: See examples provided for discussion.

34.309.05 Sign Type and District Requirements.

A. Sign types.

Type and Definition	Category	Example Photos
Banner Sign - 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.	Temporary; may be attached or freestanding	
Billboard Sign – A larger than normal pole sign directing attention to services, products, or information whether related to a use or occupant on the same property.	Freestanding Sign	
Blade Sign – A temporary sign available in numerous shapes and sizes but typically in the shape of a feather, teardrop, or rectangular flag.	Temporary, Portable Sign	
Building Marker Sign – A plaque or sign board attached to, carved into, or painted on a building face identifying the building, commemorating an event, or providing information to pedestrians on the property.	Integral Sign or Attached Sign	
Canopy/Awning Sign - A sign painted on, woven in, or attached to a canopy or awning. Canopies and awnings are roof-like covers that project from the wall of a building providing cover over a door, window, or patio or, in the case of canopies, are freestanding for the purposes of shielding from the elements such as over a service station island or sidewalk. Canopies and awnings may be made of fabric, plastic, or metal. The terms canopy and awning signs <u>do not</u> include marquee signs.	Attached Sign	

Type and Definition	Category	Example Photos
Drive-thru Sign – 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.	Attached or Freestanding Sign	
Electronic Message Sign - 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.	Attached or Freestanding sign	
Flag Sign - Signs emblazoned on any type of flag intended to be displayed in a free-flowing manner.	Temporary; may be attached or freestanding	
Ground Sign - A sign created or painted directly on the ground, including rocks, without a man-made support structure.	Integral Sign	
Iconic/Historic Sign - A sign that has been designated by the City Council as a historic feature or landmark of a building or the community, or one that has become so important to the community that it is valued long after its role as a commercial marker has ceased.	Attached or Freestanding Sign	
Marquee Sign - A permanent canopy projecting over an entrance that is often illuminated and ornate and which incorporates a permanent large changeable message center.	Attached Sign	
Monument Sign - Any permanent 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.	Freestanding Sign	

Type and Definition	Category	Example Photos
Pole Sign - A freestanding sign visibly supported by one or more poles that are placed on or anchored permanently in the ground or other surface independent from any building or other structure.	Freestanding Sign	
Portable Sign – A freestanding and self-supporting moveable sign normally placed near a public street.	Temporary Freestanding Sign	
Poster Sign – A type of portable sign mounted on stakes or spikes intended to be stuck into the ground and used as a freestanding temporary sign.	Temporary Freestanding Sign	
Projecting Sign - A sign that is wholly or partly dependent upon a building for support and that projects at an angle away from the building so that the leading edge extends more than six inches beyond the building wall.	Attached Sign	
Hanging Sign - A hanging sign is wholly dependent upon a canopy, arcade, or building projection located above a pedestrian walkway to which it is attached.	Attached sign	
Roof Sign – A building-mounted sign erected upon or completely over the roof of a building or extending above a parapet or cornice	Attached sign	

Type and Definition	Category	Example Photos
Sidewalk Sign - A free-standing and self-supporting moveable sign designed to be displayed on a sidewalk or area outside of and adjacent to a place of business and oriented towards pedestrians and slow-moving traffic.	Portable, Temporary, Freestanding Sign	
Street Banner Sign – A temporary banner sign installed by the city over a public street.	Temporary Attached Sign	
Vehicular Sign - A sign affixed to a vehicle in such a manner that the sign is used primarily as a stationary advertisement for the business on which the vehicle sits or is otherwise not incidental to the vehicle's primary purpose.	Temporary, Portable Sign	
Wall Sign - 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.	Attached Sign	
Wayfinding Sign - A type of sign that allows users to find their way, using information provided along the travel path.	Attached or Freestanding Sign	
Window Sign - 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.	Attached Sign, Temporary Sign	
SIGN CATEGORY DEFINITIONS		
Attached Sign – a sign that is physically attached to a building.		
Freestanding Sign – a sign that is detached from a building and has a support structure made of permanent material.		
Integral Sign – a type of sign created from the material or made a part of the building or structure to which it is attached.		
Portable Sign – A freestanding and self-supporting moveable sign normally placed near a public street.		

Type and Definition	Category	Example Photos
Temporary Sign – any sign not permanently affixed or attached to a building, structure or the ground that can be moved or removed without special handling.		

B. District requirements.

i. Sign types permitted by district:

Sign Type	Districts Permitted																
	AG	RESIDENTIAL						COMM.				IND.		SPECIAL			
	A	R-1	R-1A	R-1S	R-2	R-3	R-4	C-O	C-1	C-2	C-3	I-1	I-2	CMP	PD	FD	AP
Monument	X	X	X	X	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
Banner	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	X
Billboard	?										X	X	X	X	?		X
Wall	?	?	?	?	?	?	X	X	X	X	X	X	X	X	X	X	X
Flag	X	X	X	X	X	X	X	X	X	X	X				X	X	X
Iconic/ Historic	X	?	?	?	?	?	X	X	X	X	X	X	X	X	X	X	X
Window	?	X	X	X	X	X	X	X	X	X	X				X	X	X
Hanging	?	?	?	?	?	?	?	X	X	X					X	X	X
Projecting	?							X	X	X					X	X	X
Portable	X										X	X	X	X	X	X	X
Poster	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Drive-thru								X	X	X	X					X	X
Wayfinding	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Ground	X							X	X	?	?	?	?	?	X	X	X
Building Marker	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Sidewalk							X	X	X	X	X			?	X	X	X
Street Banner	X	X	X	X	X	X	X	X	X	X	X			?	X	X	X
Electronic Message										X	X	X	X	X	X	X	X

Signs associated with underlying zoning district as permitted

Comment [DT16]: Do we want to add Roof Signs in C3 and PD and/or as a Conditional Use?

- ii. Number of signs permitted by premise. The following table identifies the number of total signs allowed on any single property. Signage may include any combination of types of signs permitted within the district, but the total number of signs on a property shall not exceed the number below.

District Type	Total Number of Signs Allowed
Agriculture	3
Residential	4
Commercial	5
Industrial	5
Special	Determined by Master Plan

Comment [DT17]: 2 per 100 feet of frontage? Farm stand signs, etc.

C. Design standards.

- i. (See Excel spreadsheet.)

Comment [AM18]: Will integrate this table into Word prior to final adoption.

34.309.06

Special Provisions

- A. Billboards. Existing billboards are permitted as legal nonconforming signs be allowed in Districts C-3, I-1 and I-2 provided that no billboard is located: will be allowed

- i. Within 300' of any residential zoning district;
- ii. Within 150' from the right-of-way line of any road intersection measured in any direction from the right-of-way line;
- iii. Within 250' from the right-of-way line of any road intersection measured in any direction from the right-of way line provided this restriction shall not apply to the intersection of frontage roads with state highways;
- iv. Within a 750' radius of another billboard, or within a 1500' radius of another billboard in the extra-territorial jurisdiction;
- v. Within 500' of the property line of: a National Register historic site; school; church; hospital; care facility; cemetery; public building, park

or playground or within 1000' of these same property boundaries in the extra-territorial jurisdiction; and

- vi. No existing billboard is allowed when a property zoned Agriculture, Residential, C-O, C-1 or C-2 is located between the billboard and the roadway to which the billboard is oriented.

- B. Iconic and Historic signs. City Council may declare that an existing sign makes a significant artistic or historic contribution to the community or neighborhood in which it is located. This declaration, which may be made only at the request of the owner or lessee of the sign, entitles its owner or lessee to continue using the sign subject to the maintenance requirements of this section.

C. Public art

D. Temporary signs.

- i. Temporary signs are intended to be removed or replaced within a period of six months or less.
- ii. All temporary signs shall be maintained in sound condition. Any sign that exhibits deterioration of structure or materials may be removed subject to the provisions of this section.
- iii. The Director of Development Services and his/her authorized officers shall order the removal of any sign in violation of the provisions of this section. If the violation is not corrected, the Director of Development Services and his/her authorized officers shall be authorized to remove the sign. Any costs of removal of a sign on private property shall be assessed to the owner of the property. Any such removal shall also result in the immediate cancellation of any outstanding temporary sign permit.
- iv. All temporary signs with time-specific content associated with a date or time-specific event shall be removed within 48 hours of the end of the event which they advertise.

Comment [AM19]: Our recommendation is that public art is not addressed in sign code, but elsewhere in the zoning regulations.

Comment [DT20]: If we follow the suggestion and begin issuing temporary sign permits, we'll need to decide the process, cost, and extent of them (ex., waived for real estate and political signs?)

Comment [CR21]: Is Hastings doing this? Most LGs are loathe to correct violations on private property since damage claims can arise. Still, may be good to have in the back pocket if needed.

Comment [CR22]: Can you tie the unlawfulness of one sign to another legally permitted sign this way?

Comment [DT23]: Maybe we shouldn't.

- v. Portable signs and banner signs require a temporary sign permit.

DRAFT

Section 34-320 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 Conditional Use Permit, if applicable, and a 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/or heating constructions, the applicable permits shall also be obtained. Solar panels shall meet the requirements found in this section (or chapter).

(1) General Solar Definitions

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.

Concentrated Solar Power: A solar conversion system (SCS) that generates power by using mirrors or lenses to concentrate a large area of sunlight, or solar thermal energy, unto a small area. These include but are not limited to the following technologies: Parabolic trough, Solar power tower, enclosed trough, Fresnel reflectors and Dish Stirling.

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 of Hastings subdivision and zoning regulations.

FEEDER LINE: Any power line that carries electrical power from one or more Solar Conversion System (SCS) to the point of interconnection with an individual use or the electric power grid, in the case of interconnection 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 ~~N~~et ~~E~~xcess ~~G~~eneration during the billing period at a rate equal to the Hastings Utilities or other controlling utility 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;

Comment [DP1]: Do we want definitions that may not match the definition of the term used in sections other than solar?

Comment [DT2]: Definitions that aren't directly referenced in the regulations should be removed. Defined terms should be capitalized for clarity.

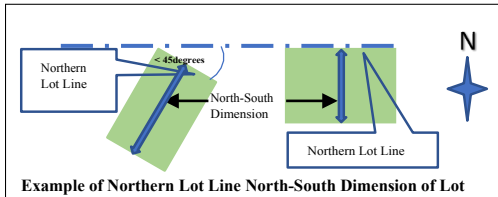
Comment [DT3]: This term is not used outside of the definitions.

Comment [DT4]: This term is not used outside of the definitions.

Comment [KM5]: Development is not defined in the current zoning code or subdivision code.

Comment [DT6]: This term is not used outside of the definitions.

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 undeveloped area other than a required yard area, the northern lot line shall be at the north edge of such undeveloped 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.



Example of Northern Lot Line North-South Dimension of Lot

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 to which it is also perpendicular.

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 or vegetation.

Comment [DT7]: This term is not used outside of the definitions.

Comment [DT8]: This term is not used outside of the definitions.

Comment [DT9]: This term is not used outside of the definitions.

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 CONVERSION SYSTEM (SCS): 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.

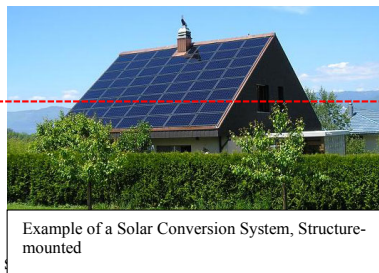
SOLAR CONVERSION SYSTEM, NEIGHBORHOOD: A neighborhood solar conversion system (NSCS) is a series of solar panels and equipment connected together in order to supply converted energy to a specific neighborhood and its uses.

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



Comment [DT10]: This term is not used outside of the definitions.

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.

Comment [DT11]: This term is not used outside of the definitions.

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.

Comment [DT12]: This term is not used outside of the definitions.

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

Comment [DT13]: This term is not used outside of the definitions.

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.

Comment [DT14]: This term is not used outside of the definitions.

(2) General Provisions Applying to ISCS, NSCS, and/or CSCS

The following provisions shall apply, typically, to two or more of the different solar conversion systems in this Section

- (a) For commercial and neighborhood SCS: Applicant shall provide evidence that the project meets commonly-accepted management practices for avian, wildlife, and environmental protections in place at the time of application.
- (b) Maintenance: All system and components shall be kept in operational condition, including appearance of all components; plus, the ground beneath the SCS shall be kept in a presentable manner based upon the ground cover decided.
- (c) Decommissioning: All systems when they are no longer generating power and will no longer be used shall follow a decommissioning plan that has been agreed to upfront by the City of Hastings, Hastings Utilities, and the owner/developer.
- (d) Repowering: If any SCS is no longer operating for purposes of Repowering, replacement, or maintenance, Decommissioning provisions will not apply for up to six months. However, an SCS that is not operating or is operating at a substantially reduced capacity for more than six months will be considered abandoned and Decommissioning provisions will apply.
- (e) Repowering does not require a new Conditional Use permit or permit amendment if the footprint of the SCS is the same or reduced. Any increase in the footprint of the facility will require a permit amendment.
- (f) Any applicant for a SCS project shall meet with and shall indicate they have met the requirements of Hastings Utilities and have in place an interconnection agreement with Hastings Utilities.
- (g) All NSCS and CSCS operations shall have located at key access points signage stating specific language as outlined by the Hasting Utilities.
- (h) SCS may be installed in floodplain subject to Section 34-216, given that all components are installed a minimum of one foot (1') above base flood elevation and subject to written authorization of the Floodplain Administrator.
- (i) Concentrated Solar Power (CSP) systems are prohibited within the City of Hastings and the Extraterritorial Jurisdiction (ETJ) boundary.

(3) Individual Solar Conversion Systems

(a) General Requirements for ISCS:

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

- (i) 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.
- (ii) 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.
- (iii) No ground-mounted SCS shall be located in the required side yard or frontyard.
- (iv) 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.
- (v) The 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~~.

(b) Structural Requirements:

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

(c) 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.

(d) 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 of Hastings, may continue to be utilized so long as it is maintained in operational condition.

(e) Decommissioning

- (i) Whenever an SCS ceases operation on a property, it shall be required to report this to the ~~City of Hastings Development Services Office~~ and ~~Hastings Utilities~~.
- (ii) 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.

(3) Neighborhood Solar Conversion Systems

(a) General Requirements for NSCS:

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

- (i) An NSCS shall be set on its own lot within the neighborhood/development;
- (ii) The NSCS shall be designed and constructed for no more than the anticipated maximum solar usage in the designated neighborhood or development;
- (iii) No excess power generated shall be sold or given to a user outside the agreed upon neighborhood or development, except via a ~~Net Metering~~ agreement;
- (iv) The developer shall provide the City of Hastings with all solar easements established; however, the City of Hastings shall not be responsible for enforcing said easements;
- (v) All solar easements shall be enforced by an established Home Owners Association for the development/neighborhood.
- (vi) A ground-mounted NSCS shall be protected with fencing and/or bollards;
- (vii) All connections to the uses within the neighborhood shall be made underground;
- (viii) An access agreement between the developer, Homeowners Association, and any other necessary other entity and ~~Hastings Utility~~ shall exist in case of an emergency;

Comment [DT15]: Naming consistency.

- (ix) A ~~Net Metering~~ agreement between the developer, Homeowners Association, and any other entity and **Hastings Utility** shall exist in case of excess electricity; and
- (x) 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.

(b) Structural Requirements:

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

(c) Subdivision/Plot Plan:

- (i) 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.

Specific developments/neighborhoods initially designed with an NSCS shall identify all solar easements on the preliminary and final plats and shall be recorded the same as other utility easements. 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.

- (i) 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.
- (ii) The developer shall install all underground wiring as prescribed by **Hastings Utilities**.
- (iii) All underground wiring shall be protected by a utility easement or located within prescribed rights-of-way.
- (iv) The developer shall provide the City of Hastings with As-builts of the wiring locations within the subdivision.

Comment [DT16]: Solar-Oriented Subdivision?

Comment [KM17]: Will reformat when editing is completed.

(d) Decommissioning

- (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 of Hastings may require the posting of a bond, letter of credit or the establishment of an escrow account to ensure proper decommissioning.

(4) Commercial Solar Conversion Systems:

(a) 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.

(b) Site Development Standards:

- (i) Lot coverage: No more than one percent of the gross site area shall be occupied by enclosed buildings and structures.
- (ii) 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.

- (iii) Height: The average height of the solar panel arrays shall not exceed 12 feet.
- (iv) 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.
- (v) 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.
- (vi) 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.
- (vii) Signage shall conform to the City of Hastings Sign Code.
- (viii) 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.
- (ix) Fencing: Due to 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.
- (x) 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.

(c) Districts

See Section 34-200 of the City of Hastings Zoning Ordinance

Comment [DT18]: Is this a reference to the use table I provided?

(d) Submittal Requirements:

All Plans shall contain the following:

- (i) These requirements shall apply to both the Conditional Use Permit and Building Permit.
- (ii) 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;
- (iii) The plot plan shall include any roads, electric lines and/ or overhead utility lines;
- (iv) 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;
- (v) A copy of the interconnection agreement with the local electric utility or a written explanation outlining why an interconnection agreement is not necessary;
- (vi) Drawings or blueprints of solar panels and arrays in conjunction with the application for a building permit for a solar farm/solar power plant;
- (vii) Structural engineering analysis for a solar panel, array and its foundation, as applicable.
- (viii) Manufacturer's recommended installations, if any; and
- (ix) Documentation of land ownership and/or legal authority to construct on the property.
- (x) 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 of Hastings reserves the right to require the posting of a bond, letter of credit or the establishment of an escrow account to ensure proper decommissioning.

Comment [DT19]: Submittal requirements for CUP or building permit, or both? Should we write specific standards for conditional uses?

Comment [KM20]: Not sure we want specific requirements for CUP. I think each application will need to be judged on its own merits based upon proposed system and location.

(e) Compliance with Other Regulations:

- (i) 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
- (ii) This subsection does not waive any requirements of any state or Federal codes, electrical codes or other technical codes as applicable.

(f) Discontinuation.

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

Sign Type	Maximum Number Allowed	Maximum Sign	Max.	Maximum
		Height (Ft.)	Projection (Ft.)	Area (Sq. Ft.)
Monument Sign	2 per frontage**/ no limit	10 ft.	N/A	200 sq. ft.*
	Notes: *Maximum area increases to 300 sq. ft. in C-2 districts; 400 sq. ft. in C-3, I-1 and I-2 districts. Only permitted for civic uses (P or CUP) in residential, agricultural districts. **Only permitted for civic uses in agricultural, residential districts.			
Pole Sign	2 per frontage***/ no limit	25 ft.*		200 sq. ft.**
	Notes: *Sign height increases to 35 ft. in C-2 districts; 45 ft. in C-3, I-1 and I-2 districts. Area increases to 300 sq. ft. in C-2 districts; 400 sq. ft. in C-3, I-1 and I-2 districts for civic uses (P or CUP) in residential, agricultural districts. ***Limited to agricultural, residential districts.			
Banner Sign	N/A	N/A	N/A	N/A
	Notes: Area of banner sign shall count toward wall sign total maximum signs per frontage.			
Street Banner Sign	N/A	3 ft./4 ft./20 ft. (?)	N/A	N/A
	Notes:			
Canopy/Awning	N/A	N/A	9 ft.	N/A
	Notes: Area of a canopy or awning sign shall count toward wall sign total maximum signs per frontage. Minimum clearance of 6'8" over walking surface. Only permitted for civic uses (P or CUP) in residential, agricultural districts. Canopies and awnings less than 6 feet from a wall shall be designed by a licensed engineer. Plans shall have plans stamped by a licensed engineer or architect. □□□□□			
Marquee Sign	N/A	N/A	3 ft.*	N/A
	Notes: *Over public sidewalks 12 feet or more in width, the maximum projection of the vertical plane of the inside of the curb line. Minimum of 12 ft. over public sidewalks, 15 ft. over parking areas and 18 feet over driveway.			
Billboard	2 per mile*	35 ft.	N/A	378 sq. ft.
	Notes: * measured section line to section line, regardless which side of the street.			
Wall Sign	N/A	N/A	12 in.	10% of street façade*
	Notes: Limited to the first floor of a building. Wall signs shall be attached to the building and shall not extend above the parapet or eave of the building. Wall signs shall be of non-combustible material unless the building is constructed as a Type II-B building, as defined in the International Building Code, 2015 Edition, as amended by the City of Hastings, except that sign faces may be of combustible plastics.			

Flag Sign	* Maximum area limited to 50 sq. ft. in C-O districts; 60 sq. ft. in C-1 district area in C-2, C-3, I-1 and I-2 districts			
	N/A	N/A	N/A	15 sq. ft.
	Notes: none			
Temporary Commercial Sign	1 per 50 linear ft.*	N/A	N/A	50 sq. ft. *
	Notes: Prohibited in the public right of way, with the exception of the C-2 commercial signs may be placed on the sidewalk as long as a minimum 5' wide maintained free and unobstructed for pedestrian use. Signs shall not interfere with the driveway or access way, or any means of access or egress to any property. *1 roadside readerboard permitted every 100 linear feet. Attached temporary signs on any street facade, not exceeding 64 sq. ft. to be attached to any sign/light pole on public property or any utility pole, trees, or wooden/metal fencing. Signs of this type may be attached to facades of the primary building and not attached to roofs, cornices, overhangs or other building extensions.			
Window Sign	N/A	N/A	N/A	N/A
	Notes: Limited to first story of a building			
Projecting Sign	N/A	N/A	N/A	N/A
	Notes: minimum clearance of 6'8" over walking surface			
Drive-thru Sign	2 per lane	12 ft.	N/A	100 sq. ft.
	Notes:			
Ground Sign	2 per frontage**; no limit	25 ft.	N/A	200 sq. ft.*
	Notes: Only permitted for civic uses (P or CUP) in residential, agricultural districts. Maximum area increases to 300 sq. ft. in C-2 districts; 400 sq. ft. in C-3, I-1 and I-2 districts. CUP civic uses in agricultural, residential districts.			
Wayfinding/ Directional	1 per access; 1 per critical decision point	3 ft.	N/A	6 sq. ft.
	Notes: none			
Roof Sign	N/A	N/A	N/A	N/A
	Notes: none			
Integral Sign	1 per frontage	N/A	N/A	10 sq. ft.
	Notes: Exempt from permit review, allowed in all districts			
Building Marker Sign	1 per frontage	N/A	N/A	10 sq. ft.
	Notes: none			
Electronic Information Sign	1 per premise	N/A	N/A	200 sq. ft.*
	Notes: Shall be classified as either a monument, ground or pole sign. Sign lighting pattern or message shall hold for a minimum of four (4) seconds. Flashing is not allowable. Illumination of any sign shall not exceed 1,250 Nits after dusk or before dawn. *Allowable area increases to 300 sq. ft. in C-2, C-3, I-1 and I-2 districts.			

Min. Setback (Ft.)	
ROW	Project Boundary or Property Line
5 ft.	3 ft.
in C-3, I-1 and I-2 districts. s. **Limited to P and CUP	
5 ft.	3 ft.
I I-2 districts. ** Maximum districts. Only permitted P and CUP civic uses in	
N/A	N/A
sq. ft.	
N/A	N/A
N/A	N/A
sign total maximum sq. ted for civic uses (P ings extending more or architect and shall 	
N/A	N/A
jection may be within 5 ertical clearance required s.	
25 ft.	N/A
e road the billboard is on	
N/A	N/A
to a wall and shall not on-combustible materials, e building code adopted by s.	

ts; 20% of street façade	
N/A	N/A
N/A	N/A
district in which case A- sidewalk area is rfere with any public right- r building, or located within near feet. *Limit of 2 ital on any facade. blic or private property, or ily be attached to vertical angs or other building	
N/A	N/A
N/A	N/A
N/A	N/A
5 ft.	3 ft.
l districts. *Maximum area ts. **Limited to P and	
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
ns shall not flash or blink; Full animation is or 7,500 Nits during l I-2 Districts.	

Sign Type	Maximum Number Allowed	Max. # of Sign Faces	Maximum Height (ft.)	Minimum Clearance (ft.)	Maximum Projection (ft.)
Banner	1 per frontage	1	6 ft.*	6'8"	N/A
	Notes: A banner sign is intended to be temporary in nature and used as an businesses awaiting permanent sign approval or b) additional signage ann Banners falling into category (a) are allowed on premise for up to 90 days; allowed on premise for up to 30 days, 4 times per year. *Applies to height				
Billboard	2 per mile*	2	35 ft.	12 ft.	N/A
	Notes: * measured section line to section line, regardless which side of the of a billboard shall extend more than 5 ft. into the setback from a public right				
	Existing billboards shall be regulated according to provisions found in Sect conforming signs. New billboards are prohibited.				
Blade	3 signs per frontage	2	12 ft.	N/A	N/A
	Notes: Signs should be securely anchored into the ground or secured in a function. Blade signs may be allowed on premise for up to 30 days, 4 time				
Building Marker	1 per frontage	1	N/A	N/A	6 in.
	Notes: None				
Canopy/ Awning	2 per canopy/awning	2	12 ft.**	6'8"	6 ft.*
	Notes: *Maximum projection does not apply when canopy is freestanding, freestanding canopies the maximum height is 18 ft.				
Creative/Public Art	N/A	N/A	N/A	N/A	N/A
	Requires review and approval by the City Council.				
Drive-thru	2 per lane	1	12 ft.	12 ft.*	12 in.**
	Notes: *Minimum clearance only applies to drive-thru signs spanning a lane have no minimum clearance requirement. **Maximum preojection only appl adjacent to lanes.				
Electronic Message	See notes	See notes	See notes	See notes	See notes
	Notes: Follow district requirements pursuant to Section XX.XX of Article 34				

Message	or monument signs, and all other applicable guidance found within these regulations				
	1 per frontage	2	30 ft.*	6'8"	6 ft.
Flag	Notes: *Height restriction applies to freestanding poles; flags attached to a structure may extend higher than 12 ft.				
Ground	1 per parcel	1	12 in.	N/A	N/A
	Notes:				
Hanging	1 sign per public entrance	2	12 ft.	6'8"	N/A
	Notes: Hanging signs shall be suspended from the underside of a structure				
Iconic/Historic	N/A	N/A	N/A	N/A	N/A
	Notes: Requires a recommendation from the Adams County Historical Society and the historical planning commission (or similar board) following the procedure established in the ordinance				
Marquee	2 per marquee	2	15 ft.	12 ft.	5 ft.
	Notes:				
Monument	1 per frontage	2	6 ft.	N/A*	N/A
	Notes: *Maximum clearance permitted is 12 in. measured between ground and a frame or structure.				
Pole	1 per frontage	2	18 ft.	6'8"	N/A
	Notes:				
Poster	N/A	2	3 ft.	N/A	N/A
	Notes: Signs shall be temporary and allowed on premise for up to 30 days, total area is 4 sq. ft. in residential and agricultural districts				
Projecting	1 per public entrance	2	12 ft.	6'8"	4 ft.
	Notes:				
Sidewalk	1 per business	2	5 ft.	N/A	N/A
	Notes: Signs must be placed to accommodate a minimum six-foot pedestrian clearance. Sidewalk signs are not permitted if there is no sidewalk. Signs may only be placed on the sidewalk				
Street Banner	N/A	2	24 ft.	18 ft.	N/A
	Notes: A street banner may be permitted temporarily for up to 15 consecutive days				
Wall	1 per frontage	1	N/A	N/A	12 in.
	Notes: Limited to the first floor of a building . Wall signs shall be attached to the exterior wall above the parapet or eave of the building. Wall signs shall be of non-combustible material if the building is constructed as a Type II-B building, as defined in the building code, except that sign faces may be of combustible plastics.				
Wayfinding	1 per access; 1 per critical decision point	2	3 ft.	6'8"	3 ft.
	Notes:				

Window	1 sign per window pane	1	N/A	N/A	N/A
	Notes: Limited to the first floor of any building. Signs must be of a permanent regulated as a poster sign (see above).				

Prohibited in all districts: Vehicular signs, roof signs, billboards.

Maximum Area per face (sq. ft.)	Min. Setback (Ft.)		Reference
	ROW	Project Boundary or Property Line	
32 sq. ft.	N/A	N/A	Source: Best Practices in Regulating Temporary Signs
interim measure for a) new announcing an event or activity. banners falling into category (b) are of a ground-mounted banner sign.			
378 sq. ft.	25 ft.**	25 ft.	Source: APA Policy Guide on Billboard Cont
road the billboard is on. ** No part nt-of-way line.			
ion XX.XXX regarding legal non-			
32 sq. ft.	Setback shall be equal to the height of the sign		Source: Best Practices in Regulating Temporary Signs
portable base designed for such s per year.			
10 sq. ft.	N/A	N/A	
10 sq. ft. (canopy)/6 sq. ft. (awning) of copy per face	May extend into setback.		
such as at a service station. **For			
N/A	Setback shall meet the requirements of the		
36 sq. ft.	N/A	N/A	
e; signs placed adjacent to lanes plies to drive through signs placed			
See notes	See notes	See notes	
4, design standards pursuant to pole			

ulations.			
15 sq. ft.	N/A	N/A	
a building or structure shall not			
10 sq. ft.	N/A	N/A	
10 sq. ft.	N/A	N/A	
e, such as a canopy or marquee.			
N/A	N/A	N/A	
ciety, review and approval by the and criteria outline in Section			
0 sq. ft. /fac	5 ft.	3 ft.	
60 sq. ft.	5 ft.	5 ft.	
and bottom of sign, if supported by			
60 sq. ft.	5 ft.	5 ft.	
8 sq. ft.*	5 ft.	3 ft.	Source: Best Practices in Regulating Temporary Signs
, 4 times per year. *Maximum sign			
10 sq. ft.	N/A	N/A	
15 sq. ft.	N/A	N/A	
ian clear zone on the sidewalk. e displayed during business hours.			
144 sq. ft.	N/A	N/A	Source: Best Practices in Regulating Temporary Signs
tive days per event.			
50 sq. ft.	N/A	N/A	
d to a wall and shall not extend ustible materials, unless the ode adopted by the City of Hastings,			Source: City of Missoula Sign Code
6 sq. ft.	N/A	N/A	

30% coverage of total window area	N/A	N/A	Source: Best Practices in Regulating Temporary Signs
ient nature, otherwise they will be			