

HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Monday, November 19, 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 , November 16, 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 October 19, 2018
7. Unfinished Business
 - a. Continued Applications - None
 - b. Tabled Applications - None
 - c. Postponed Applications - None
 - d. Unfinished Applications - None
8. Public Hearings.
 - a. **2018-050.** Public hearing at the request of Mary Lanning Memorial Hospital for a change in zoning from "R-3 Multiple-family Residential" to "CMP- Campus Institutional District."
 - b. **2018-051.** Public hearing at the request of Daniel Svoboda for a change of zoning from "A- Agricultural" to "R1-A Single-family Large Lot Residential" for Lots 2 and 3, Svoboda Acres 3rd Subdivision, located within the 2-mile Extraterritorial Jurisdiction of the City of Hastings, Adams County, Nebraska.
 - c. **2018-052.** Public hearing at the request of Hastings Economic Development Corporation to bring Industrial Park North First Addition into the City of Hastings, Adams County, Nebraska.

Recommendation to approve a plat for Industrial Park North First Addition to the City of Hastings, Adams County, Nebraska.

Planning Commission Agenda

November 19, 2018

Page 2

- d. **2018-053.** Public hearing at the request of Thomas Smith for a change in zoning from "R-3 Multiple-family Residential" to "RP-3 Multiple-family Planned District" for Lot 2, Vintage Heights Second Subdivision in the City of Hastings, Adams County, Nebraska.
- 9. Subdivisions
 - a. **2018-054.** Consider a final plat for North Park Commons First Subdivision.
 - b. **2018-055.** Reconsider a final plat for Pioneer Trail Flats subdivision.
- 10. Reports
 - a. Committee Reports
 - b. Chairman Comments
 - c. Staff Reports
- 11. Special Order of Business - Work Session for Sign Code
 - a. Review draft Sign Regulations in preparation for adoption.

Adjourn

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Monday, October 15, 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 October 15, 2018.

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

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

Motion to adopt the current agenda for the Planning Commission Meeting

Moved by Hunt, seconded by Srivastava, to adopt the current agenda for the October 15, 2018 Planning Commission meeting. Roll Call: Ayes: Graves, Raitt, Rundle, Rosenberg, Hunt, Srivastava, Johnson, Hamburger. Nays: None. Absent: Gaines, Kully, Arrington-Williams. The motion carried.

Public Notice - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, October 12, 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.

Moved by Raitt, seconded by Graves, to approve the minutes of the September 17, 2018 Planning Commission meeting. Roll Call: Ayes: Graves, Raitt, Rundle, Rosenberg, Hunt, Srivastava, Johnson, Hamburger. Nays: None. Absent: Gaines, Kully, Arrington-Williams. The motion carried.

7. Special Order of Business

a. Amending the City of Hastings Planning Commission Rules of Procedure to clarify advance notice of a Worksession.

Approval to waive Article X, Section 1, Amendments" the requirement that the proposed amendment shall have been presented in writing at a previous regular meeting of the Commission

Approval to amend Section 4 a. "Worksessions".

Don Threewitt explained the possibility of more Worksessions as topics arise. The rules of practice state all members be notified of the meeting, and that a notice be posted on a bulletin board in the City Building. It would require members of the public and press to come to the City Building every day to see if a worksession was scheduled. The addition would be "and published in a newspaper of general circulation not less than three (3) days prior to the date of the meeting. Written notice of a special meeting shall not be required if the time, place and purpose of the special meeting has been fixed in a regular meeting of the commission, provided that a quorum of members of the Commission shall be present at said regular meeting" per section 4.b. If this passes and the Commission adopts the bylaws, we can announce a work session in this meeting, or if a meeting is scheduled, then three days' notice in the newspaper is required. Two motions will be required. A motion and approval to waive Article X, Section 1, which requires an amendment to be presented in writing at the previous meeting, but if it is waived, we approve the amendment to the work sessions.

Moved by Hunt, seconded by Rundle, to approve waiving Article X, Section 1 "Amendments" requirement that the proposed amendment shall have been presented in writing at a previous regular meeting of the Commission. Roll Call: Ayes: Graves, Raitt, Rundle, Rosenberg, Hunt, Srivastava, Johnson, Hamburger. Nays: None. Absent: Gaines, Kully, Arrington-Williams. The motion carried.

Moved by Hamburger, seconded by Raitt, to amend Section 4.a. "Worksessions" that notice will be published in the newspaper three days prior to the meeting. Roll Call: Ayes: Graves, Raitt, Rundle, Rosenberg, Hunt, Srivastava, Johnson, Hamburger. Nays: None. Absent: Gaines, Kully, Arrington-Williams. The motion carried.

8. Unfinished Business

b. Table Applications

i. 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.

The legal was read into the record.

The Chair declared the public hearing open.

Don Threewitt stated the North Park Commons Addition does not currently conform with the Comprehensive Plan designation for the area. An update to the Comprehensive Plan will bring consistency and efficiency to the review process. North Park Commons is currently designated as a Commercial Retail Overlay, Employment, and Suburban Residential. The majority will consist of a mix of workforce housing. The Mixed-Use will consist of small commercial/retail center providing food, personal service, and local office space. Staff supports a recommendation to approve the Comprehensive Plan Amendment for North Park Commons Addition.

The Chair declared the public hearing closed.

Moved by Srivastava, seconded by Hunt, to recommend approval to the City Council a Comprehensive Plan amendment to "Mixed Use Neighborhood" for North Park Commons Addition to the City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Graves, Raitt, Rundle, Rosenberg, Hunt, Srivastava, Johnson, Hamburger. Nays: None. Absent: Gaines, Kully, Arrington-Williams. The motion carried.

b. 2018-037. Public hearing at the request of Hastings Economic Development Corporation for 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.

The legal was read into the record.

The Chair declared the public hearing open.

Don Threewitt stated a change of zoning is necessary to align with the development for North Park Commons. Pioneer Trail Flats Subdivision will consist of an apartment community with 82 unit. The future land use designation will be amended to Mixed-Use Neighborhood. Staff supports a recommendation to approve the zoning change to R-3 Multiple-family Residential for Lot 1, Block 2, North Park Commons Addition.

The Chair declared the public hearing closed.

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

c. 2018-038. Public hearing at the request of Hastings Economic Development Corporation a zoning change from "AP - Agricultural Planned District" 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.

The legal was read into the record.

The Chair declared the public hearing open.

Don Threewitt stated a change of zoning is necessary for future development. Osborne View Estates Subdivision will be a paired-home community with 50 lots. It will begin with 12 units. The future land use designation will be amended to Mixed-Use Neighborhood. Staff supports a recommendation to approve the zoning change to R-3 Multiple-family Residential for Lot 1, Block 4, North Park Commons Addition.

The Chair declared the public hearing closed.

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

d. 2018-044. A public hearing at the request of the Community Redevelopment Authority of the City of Hastings, Nebraska, to consider approval of Plan Modification #09.18.18.B to Redevelopment Area Number XIII for Lot 2, Imperial Theatre Subdivision of the City of Hastings, Adams County, Nebraska, commonly addressed as 3211 West 12th Street.

Rakesh Srivastava stepped down from the Planning Commission due to a conflict of interest.

The legal was read into the record.

The Chair declared the public hearing open.

Don Threewitt explained the Plan Modification for the Imperial Theatre Subdivision. The property is commonly known as the Village Inn property. The use of Tax Increment Financing will aid in the acquisition and rehabilitation expenses associated with the property into offices, lab space and manufacturing space for Innovative Prosthetics and Orthotics. The facility plans to expand over the course of two years and add approximately 9 jobs. A Plan Modification may be required in order to accommodate this change of use. Staff supports a recommendation to approve Plan Modification #9.18.18.B for the redevelopment of the property.

Randy Chick, 520 W. 1st St., #200, Hastings, NE. Mr. Chick stated the CRA has had 4-5 different proposals on this property. The CRA believes the current proposal from Innovative Prosthetics and Orthotics is a good fit for this property. The building would be renovated for office, lab and clinic space. It will grow jobs. Several incentives are being proposed for the property in addition to TIF, low interest loans and community development block grant funds. It is high-risk, but incredible for our community. The CRA will retain a lot to the south, 24,000 sq. ft., and give the business an option to purchase at a later date. He asked for the Commission's support on this project.

The Chair declared the public hearing closed.

Moved by Hamburger, seconded by Hunt, to recommend approval to the City Council Plan Modification #09.18.18.B to Redevelopment Area XIII for Lot 2, Imperial Theatre Subdivision of the City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Graves, Raitt, Rundle, Rosenberg, Hunt, Johnson, Hamburger. Nays: None. Absent: Gaines, Kully, Arrington-Williams. Rakesh Srivastava present, but not voting due to a declared conflict of interest.

e. 2018-045. A public hearing at the request of the Community Redevelopment Authority of the City of Hastings, Nebraska, to consider approval of Plan Modification #09.18.18.A to Redevelopment Area Number I for Lot One (1), Lofts Subdivision, a replat of Lots 4, 5, 6, and 7 of

Davis Addition to the City of Hastings, Adams County, Nebraska, commonly addressed as 737 West 1st Street.

The legal was read into the record.

The Chair declared the public hearing open.

Don Threewitt stated this project will use Tax Increment Financing for rehabilitation of three levels and the basement of the former Cash-Wa Candy property at 1st and Lincoln into a mixed-use building containing up to 9 apartments on the second and third levels and a main floor commercial space. Staff supports a recommendation to approve Plan Modification #9.18.18.A for the redevelopment project.

The Chair declared the public hearing closed.

Moved by Graves, seconded by Hunt, to recommend approval to the City Council Plan Modification #09.18.18.A to Redevelopment Area Number I for Lot 1 of Lofts Subdivision, a replat of Lots 4 - 7 of Davis Addition to the City of Hastings. Roll Call: Ayes: Graves, Raitt, Rundle, Rosenberg, Hunt, Srivastava, Johnson, Hamburger. Nays: None Absent: Gaines, Kully, Arrington-Williams. The motion carried.

f. 2018-046. Public hearing at the request of the Development Services Department to amend Hastings City Code Chapter 34, "Zoning" by adding Section 34-320 "Solar Energy Uses."

The legal was read into the record.

The Chair declared the public hearing open.

Don Threewitt discussed the Solar Energy regulations, revised from the last work session. He asked for any additional revisions or comments. Staff supports a recommendation to approve the Solar Energy regulations.

Keith Marvin, Marvin Planning Consultants, 382 South 4th Street, David City, NE. He stated he was present for questions from the Commission.

The Chair declared the public hearing closed.

Discussion was held concerning rooftop solar and solar access easements. Don Threewitt spoke with several communities that allowed rooftop and ground mounted solar. We kept the individual solar in the regulations, but still have to meet electrical and building codes, also to have the solar access easement upon application. Community solar is still an option. We are hoping the access is a friendly agreement between neighbors. The solar access easement would run with the properties.

Moved by Johnson, seconded by Rundle, to recommend approval to the City Council an amendment to Hastings City Code Chapter 34, "Zoning" by adding Section 34-320 "Solar Energy Uses." Roll Call: Ayes: Graves, Raitt, Rundle, Rosenberg, Hunt, Srivastava, Johnson, Hamburger. Nays: None. Absent: Gaines, Kully, Arrington-Williams. The motion carried.

g. 2018-047. Request of the Development Services Department to recommend the approval of an ordinance to vacate Lofts Subdivision of the City of Hastings, Adams County, Nebraska.

The legal was read into the record.

The Chair declared the public hearing open.

Don Threewitt explained this is a housekeeping matter at the request of the County Assessor. The Lofts Subdivision was an administrative plat that was filed on June 28, 2018. At that time, it met all requirements for an Administrative Plat. In August, the County Assessor notified the office that the Tax Increment Financing on this property was executed in two different tax years, which made two different

tax districts for the property, and, therefore the properties could not be combined into a single lot. At that point, staff decided to utilize the planned district process to accomplish the same goals for the applicant that the subdivision would have provided. Staff supports a recommendation to approve the vacation of the Lofts Subdivision. All lots will revert to their previous designations in Davis Addition. Staff supports a recommendation to vacate Lofts Subdivision.

The Chair declared the public hearing closed.

Moved by Graves, seconded by Raitt, to recommend approval to the City Council an ordinance to vacate Lofts Subdivision of the City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Graves, Raitt, Rundle, Rosenberg, Hunt, Srivastava, Johnson, Hamburger. Nays: None. Absent: Gaines, Kully, Arrington-Williams. The motion carried.

10. Subdivisions

a. 2018-048. Consideration of a final 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.

This plat will facilitate the development of Phase 1 of the 84-unit apartment development as presented in Plan Modification #7.24.18 for Prataria Ventures, LLC, approved by City Council on September 10, 2018. All requirements for the plat have been met. Staff supports a recommendation for approval of Pioneer Trail Flats Subdivision.

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

b. 2018-049. Consideration of a final 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.

This plat will facilitate the development of Phase 1 of a 49-lot paired-home development as presented in Plan Modification #6.19.28.C for Mesner Development Company, approved by City Council on August 17, 2018. All requirements for the plat have been met. Staff supports a recommendation for approval of Osborne View Estates Subdivision.

Moved by Hamburger, seconded by Rundle, to recommend approval to the City Council of the final plat for Osborne View Estates Subdivision. Roll Call: Ayes: Graves, Raitt, Rundle, Rosenberg, Hunt, Srivastava, Johnson, Hamburger. Nays: None. Absent: Gaines, Kully, Arrington-Williams. The motion carried.

11. Reports

a. Committee Reports

The ad hoc committee did not meet in October. A number of commissioners were attending the Nebraska Fall Planning Workshop.

b. Chairman Reports

The Nebraska Annual Planning Conference will be held in March, 2019.

Dave Ptak stated there is also a South Central District NPZA workshop on November 8, 2018, in Minden.

c. Staff Reports

Don Threewitt stated the City will pay the registration fees and accommodations to assist in attending these conferences. A lot of the sessions are geared toward Planning Commissioners.

Adjourn

Chairman

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 11/19/2018
File No: 2018-050
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing at the request of Mary Lanning Memorial Hospital for a change in zoning from "R-3 Multiple-family Residential" to "CMP- Campus Institutional District" for the following real properties: the South Fifty feet (S 50') of the North half (N ½) and the North Three feet (N 3') of the South half (S ½) of Lot Four (4), all in Block Two (2), Buswell's Addition, to the City of Hastings, Adams County, Nebraska, commonly addressed as 817 North Colorado Avenue; and the South Fifty feet (S 50') of the North One Hundred feet (N 100') of Lot Sixteen (16), Block Two (2), Buswell's Addition, to the City of Hastings, Adams County, Nebraska, commonly addressed as 804 North Kansas Avenue.

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 for a change in zoning from "R-3 Multiple-family Residential" to "CMP- Campus Institutional District" for the properties described herein.

Deadlines associated with action:

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

Department head comments:

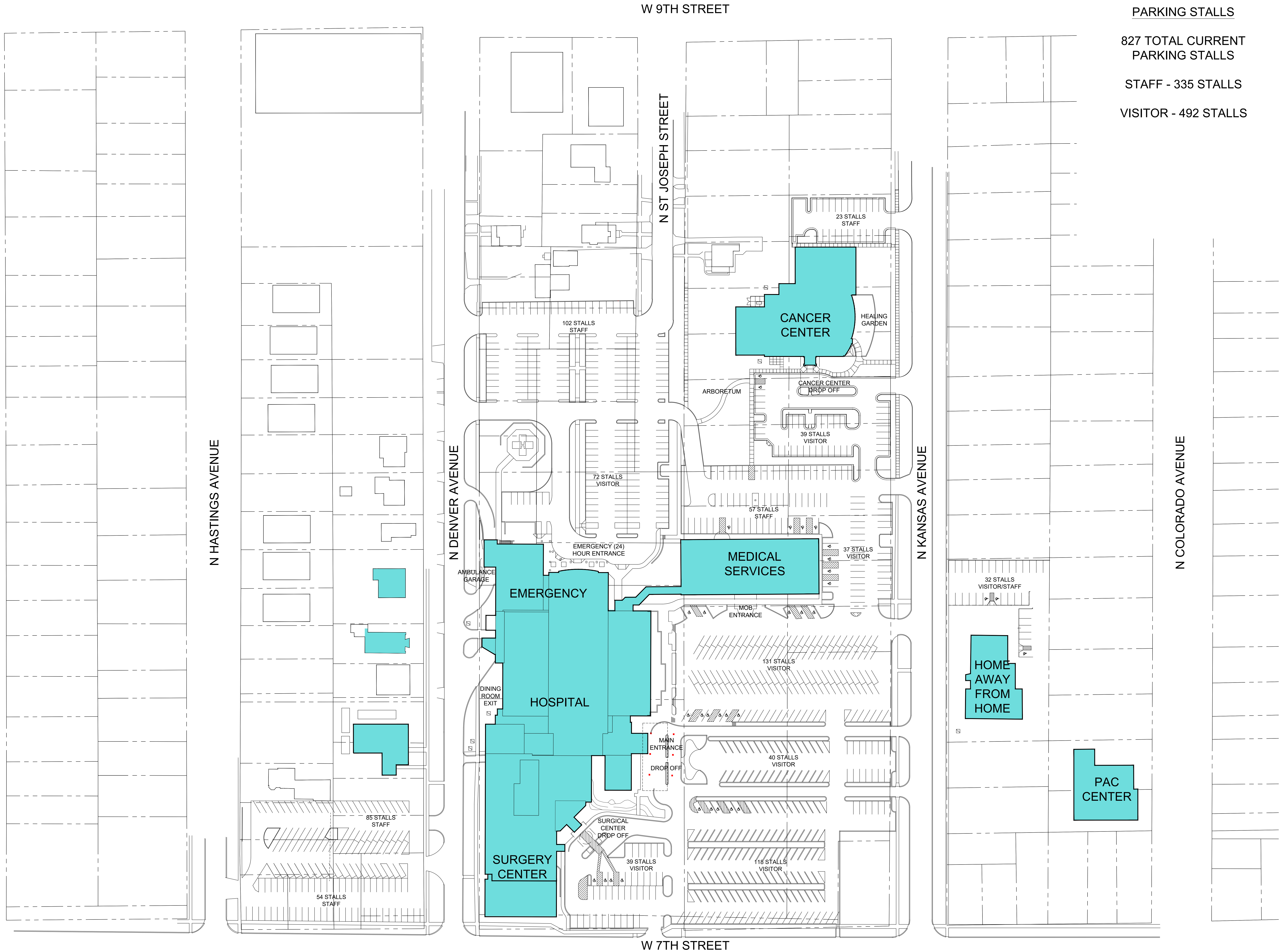
The Campus Institutional District was created to allow campus-type uses more flexibility in design and layout while reducing time spent in the approval and entitlement process, by approving one

master plan for the campus, and thereby allowing construction of individual improvements or phases without having to secure new approvals for each improvement or phase.

The Mary Lanning Memorial Hospital (MLMH) is currently updating the campus master plan, a draft of which is attached. The two properties under consideration are consistent with the original campus master plan, but have come into MLMH ownership since the initial designation, and are thus now eligible to be brought under the CMP zoning designation.

Recommendation:

Staff supports a recommendation to approve.



PARKING STALLS

**827 TOTAL CURRENT
PARKING STALLS**

STAFF - 335 STALLS

VISITOR - 492 STALLS

Lincoln
1221 N Street, Suite 600
Lincoln NE 68508
Phone 402-476-9700
Fax 402-476-9722

davis
design

Vermillion
15 East Main, Suite 201
Vermillion SD 57069
Phone 605-824-1031

Preliminary
not for
Construction

CHECKED: **aaa** **aaa** **aaa**
AUTHOR: **aaa**
SHEET TITLE: **Existing
Parking Plan**

ISSUE DATE: 10-11-2018
Revisions:
10 Date Description

SHEET NUMBER
C-101



- Zone: CID
Owner: Mary Lanning
- Zone: R-3
Owner: Mary Lanning
- Zone: R-3
Owner: Other
- Zone: C-0
Owner: Other

1 Site Plan
Scale: 1" = 50'

Lincoln

1221 N Street, Suite 600

Lincoln NE 68508

Phone 402-476-9700

Fax 402-476-9722

Vermillion

15 East Main, Suite 201

Vermillion, SD 57069

Phone 605-824-1031

davis

design

Preliminary
not for
Construction

ISSUE DATE:	10-11-2018
Revisions:	
NO	Date Description

CHECKED:	aaa	aaa	aaa
AUTHOR:	aaa		
SHEET TITLE: davis design ALL RIGHTS RESERVED			

Existing
Property &
Zoning

SHEET NUMBER

C-102



1 Site Plan
Scale: 1" = 50'

Lincoln
1221 N Street, Suite 600
Lincoln NE 68508
Phone 402-476-9700
Fax 402-476-9722

Vermillion
15 East Main, Suite 201
Vermillion SD 57069
Phone 605-524-1081



Preliminary
not for
Construction

ISSUE DATE:		10-11-2018
Revisions:	By	Date
1		

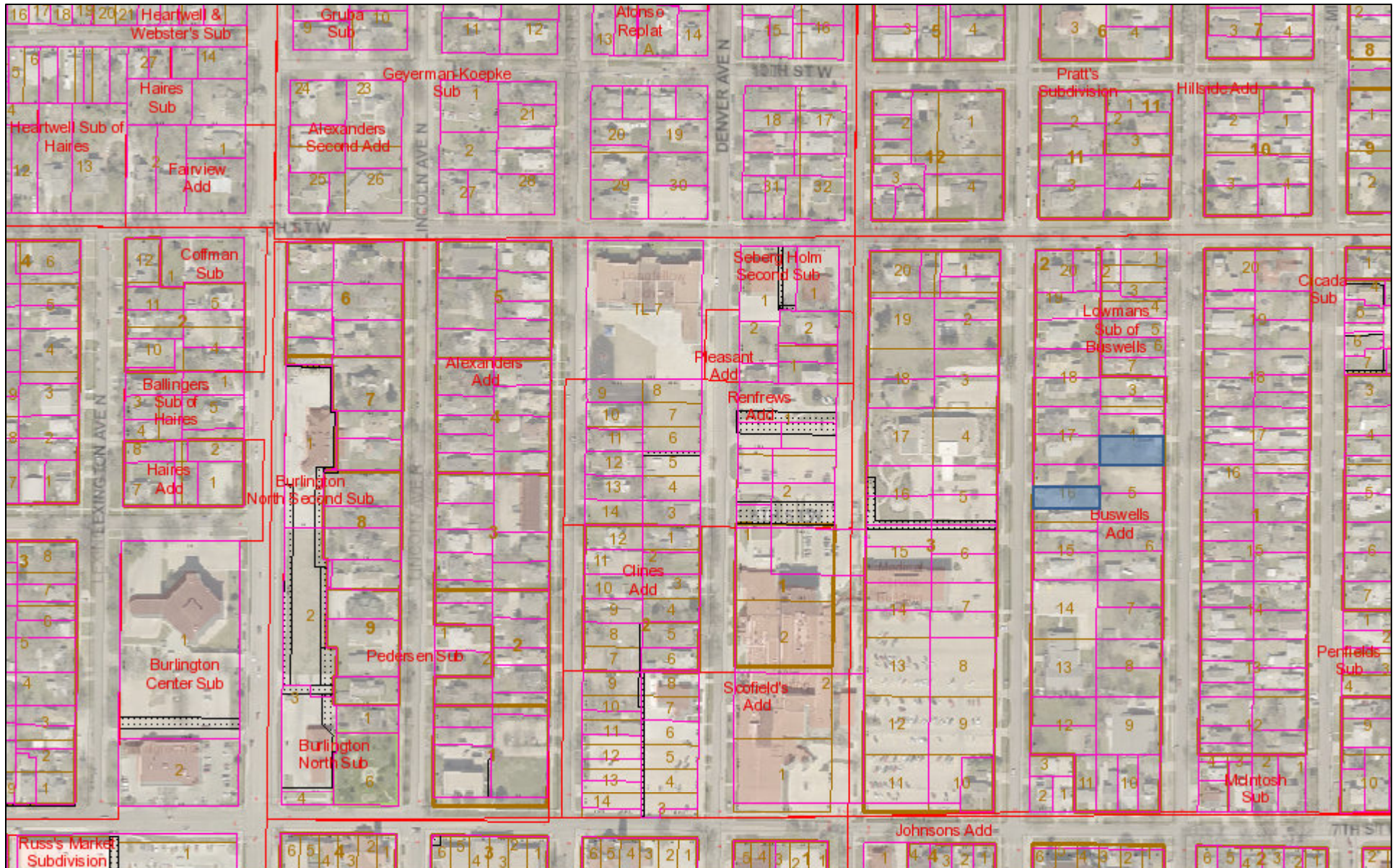
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AUTHOR:	aaa		

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SHEET TITLE
Long Term
Campus Plan

SHEET NUMBER
C-104

ArcGIS Web Map



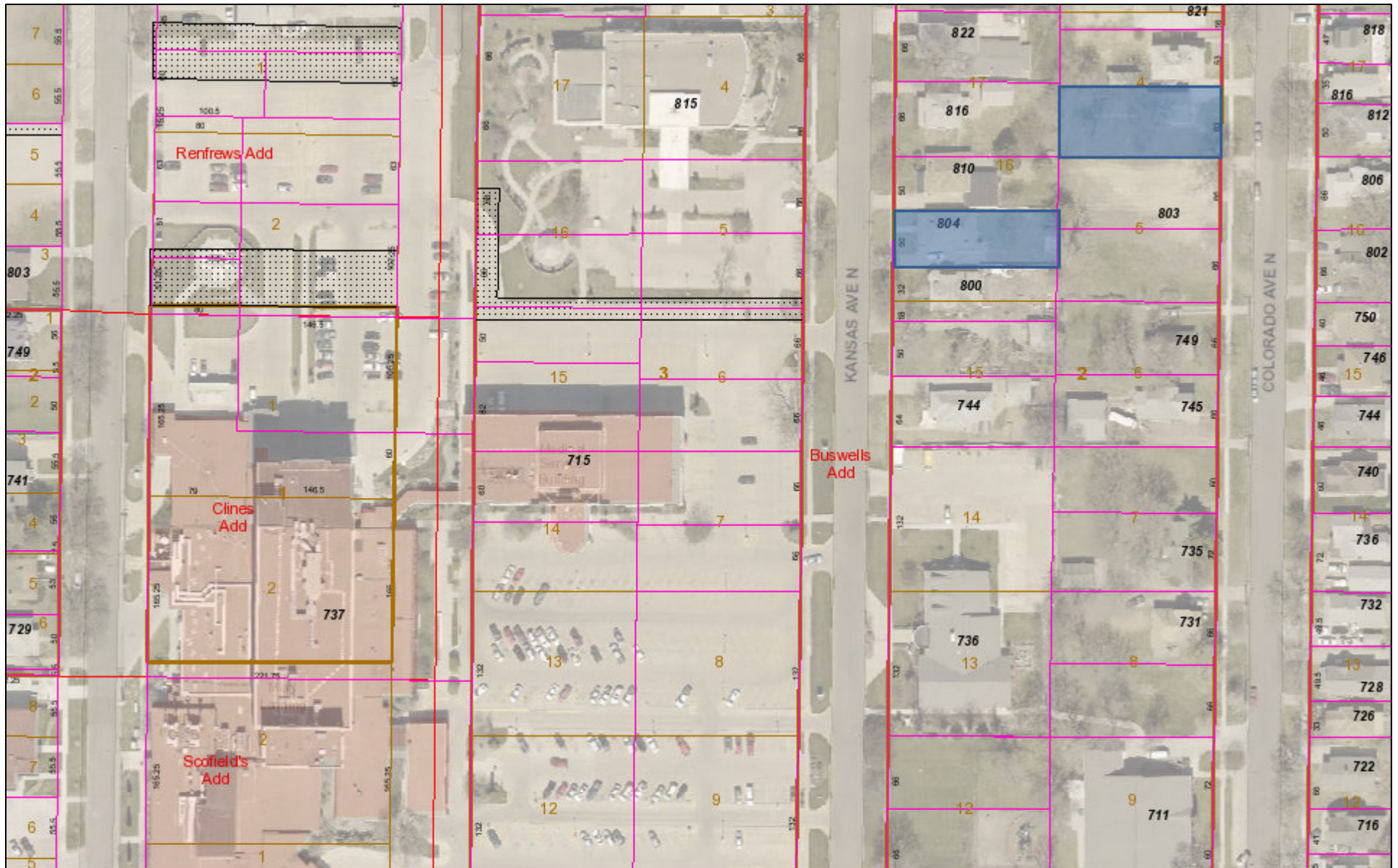
November 14, 2018

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

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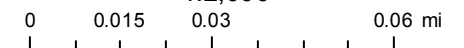
ArcGIS Web Map



November 14, 2018

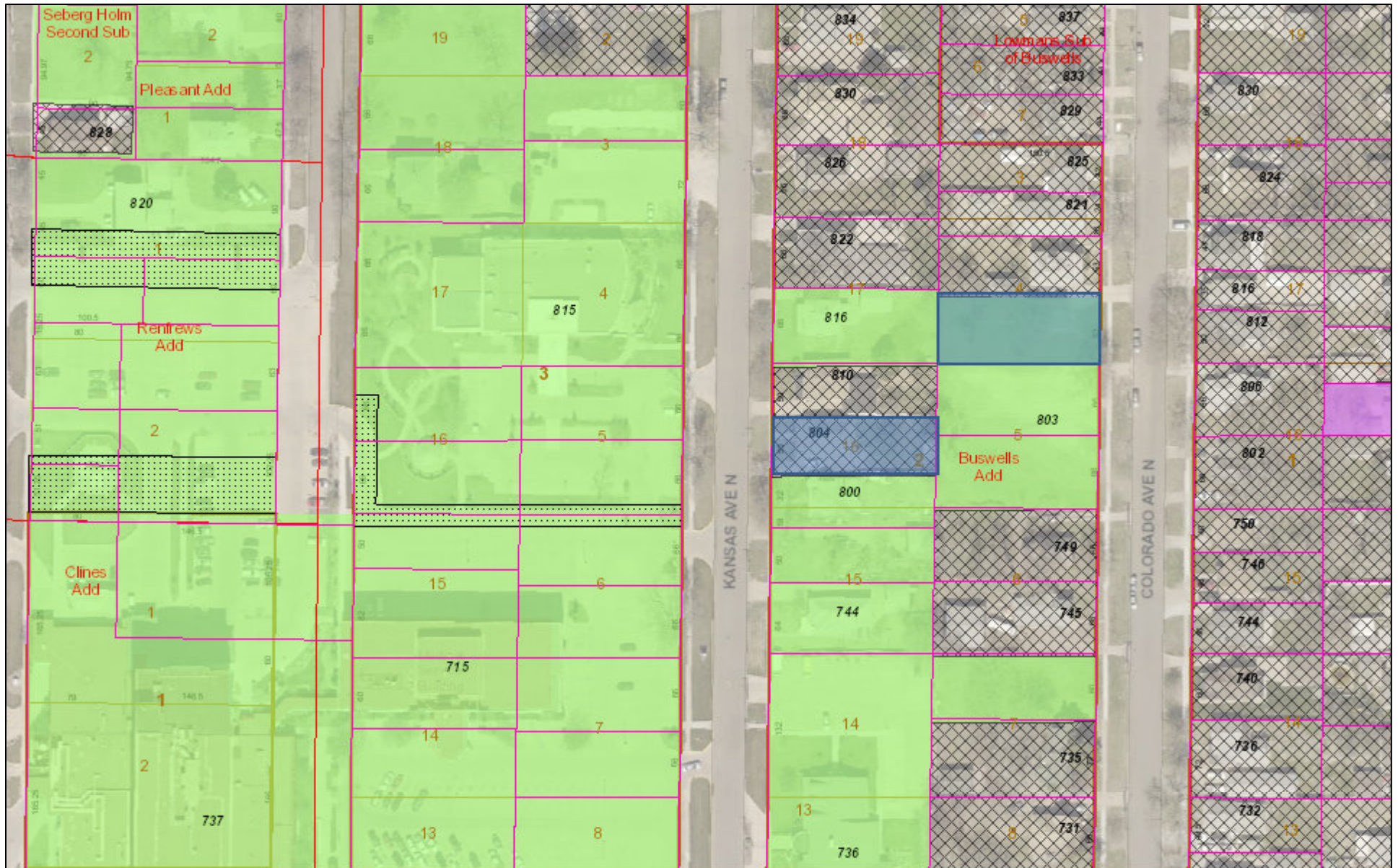
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|  | Limits |  | Subdivisions | Addresses |
|  | OneMile |  | Easements | |
|  | TwoMile |  | LOTS | |
|  | Parcels |  | BLOCKS | |

1:2,000



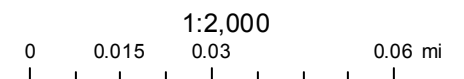
Adams County, City of Hastings & Hastings Utilities GIS Mapping

ArcGIS Web Map



November 14, 2018

	Limits		Subdivisions		AG		C-3		I-1		R-1A		R-3G		BLOCKS
	OneMile		Easements		C-0		CMP		I-2		R-1S		R-5		Addresses
	TwoMile		Parcels		C-1		FS		R-1		R-3		TA		LOTS
	Parcels		A		C-2		FS		R-1		R-3		TA		LOTS



Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 11/19/2018
File No: 2018-051
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing at the request of Daniel Svoboda for a change in zoning from “A- Agricultural” to “R1-A Single-family Large Lot Residential” for Lots 2 and 3, Svoboda Acres 3rd Subdivision, located within the 2-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:

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 approve a change of zoning from "A Agricultural" to "R1-A Single-family Large Lot Residential" for Lots 2 and 3, Svoboda Acres 3rd Subdivision.

Deadlines associated with action:

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

Department head comments:

The applicants wish to develop 2 newly-created lots for single-family residential.

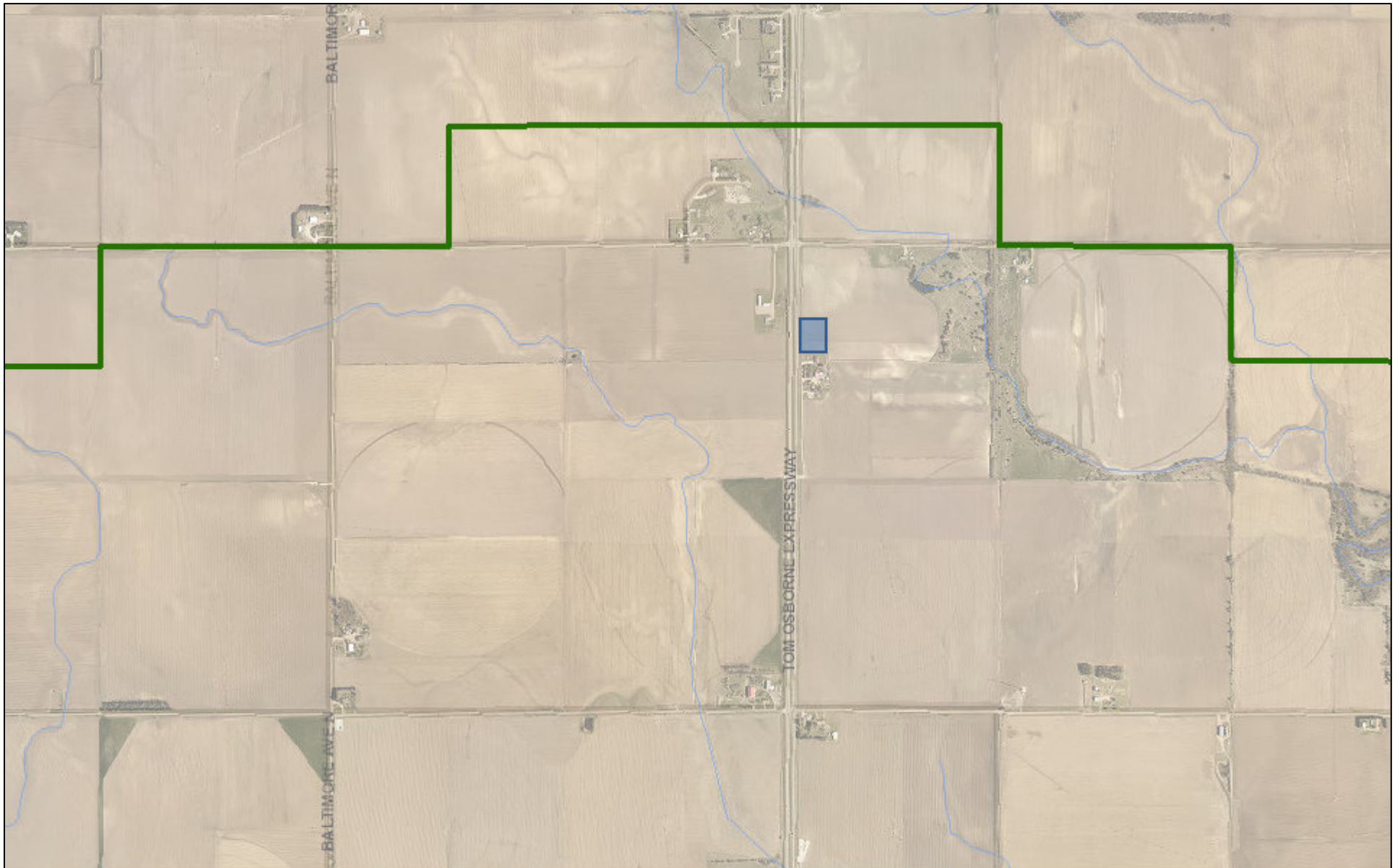
The subject property is 2.46 acres, more or less, and are located east of Highway 281 and south of 82nd Street East. Svoboda Acres 3rd Subdivision was approved on November 13, 2018, and has been divided into 3 lots: a 5.18 acre parcel containing all existing improvements, and two 1.43 acre unimproved 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.

Recommendation:

Staff supports a recommendation to approve.

ArcGIS Web Map



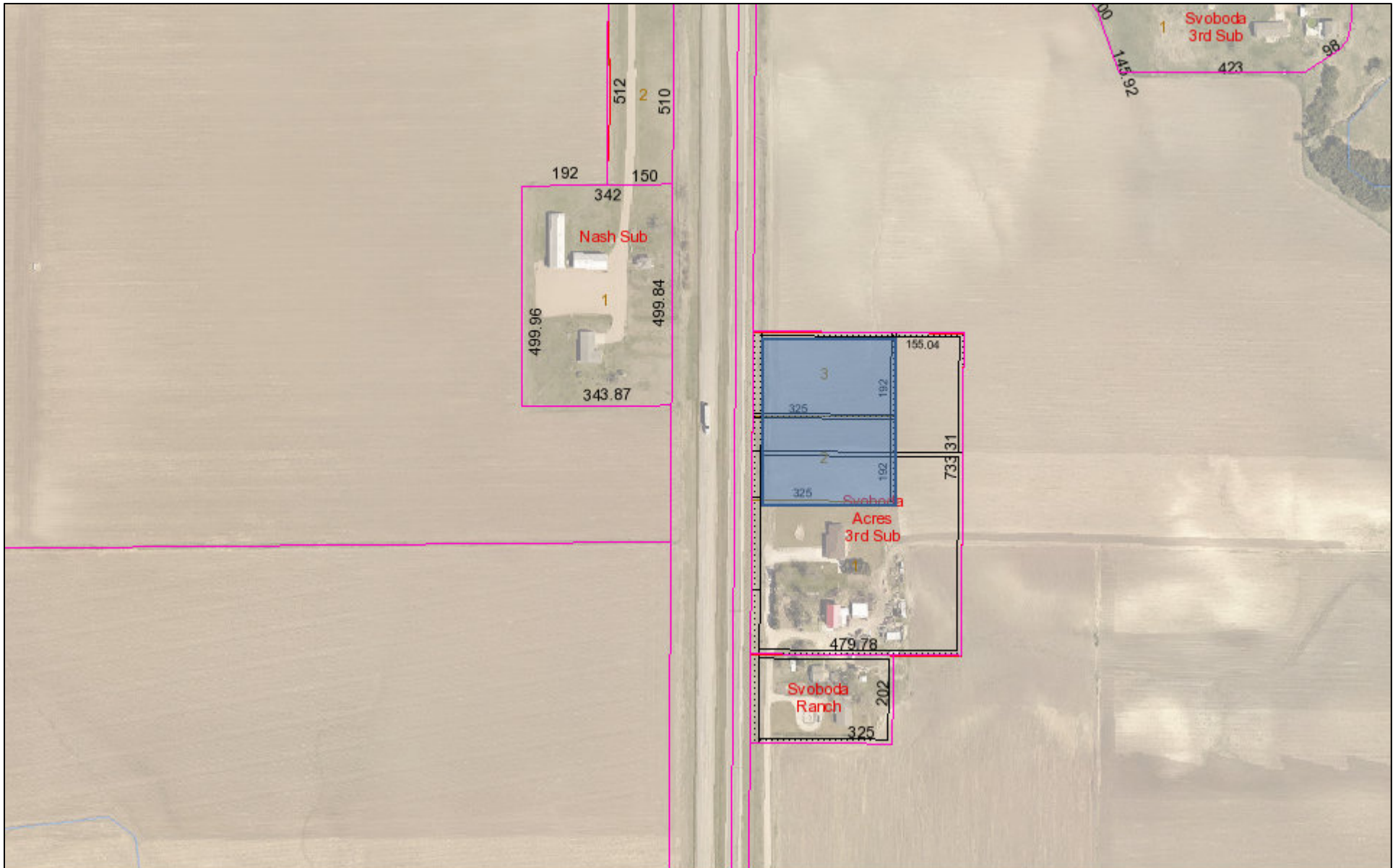
November 14, 2018

-  Limits
-  OneMile
-  TwoMile

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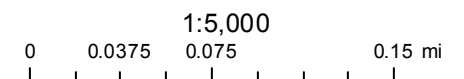


ArcGIS Web Map

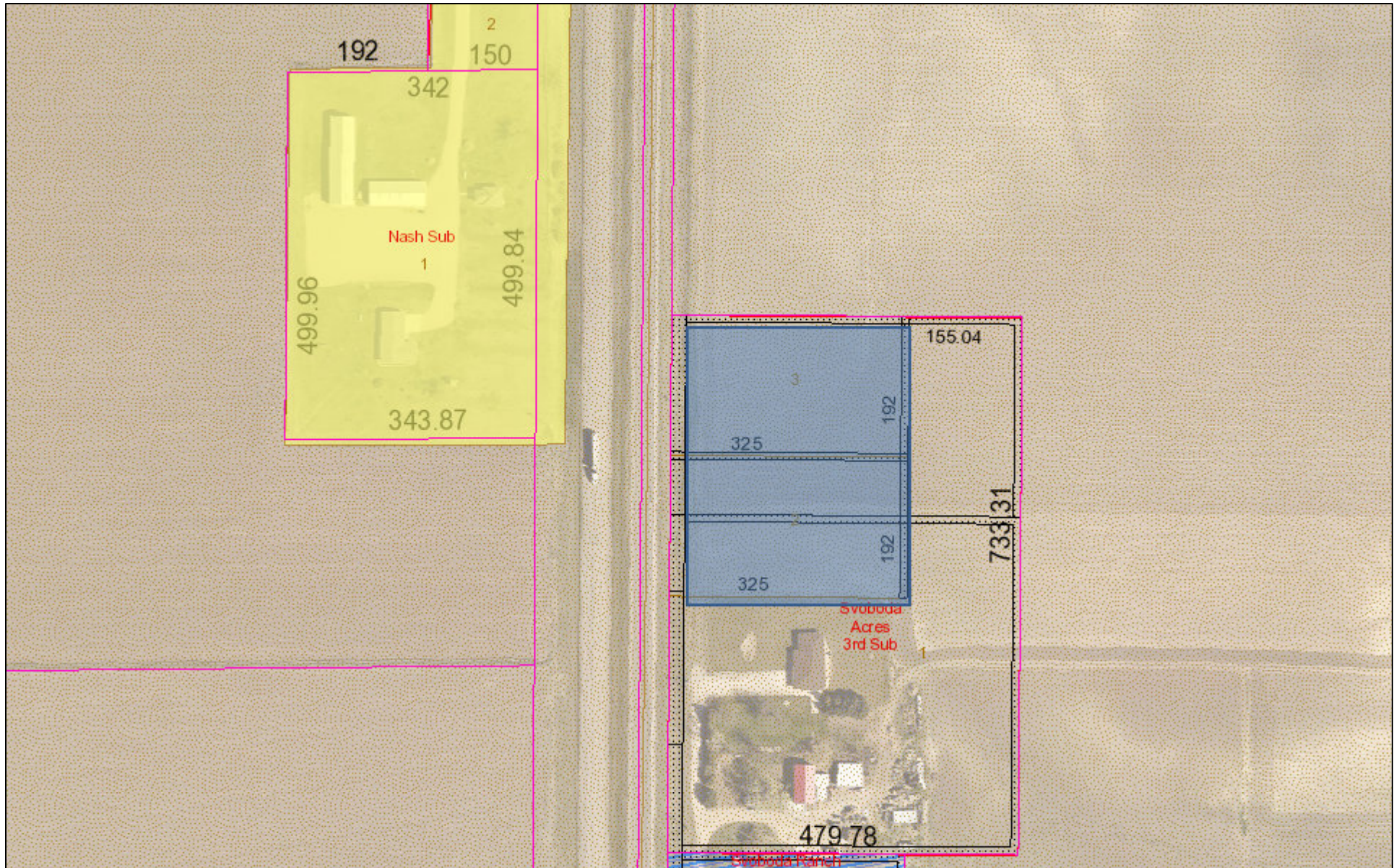


November 14, 2018

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



ArcGIS Web Map



November 14, 2018

- | | | | | | | | |
|---------|---------------|-----|-----|-----|------|------|--------|
| Limits | Subdivisions | AG | C-3 | I-1 | R-1A | R-3G | BLOCKS |
| OneMile | Easements | C-0 | CMP | I-2 | R-1S | R-5 | |
| TwoMile | Zoning | C-1 | CZ | MU | R-2 | TA | |
| Parcels | A | C-2 | FS | R-1 | R-3 | LOTS | |

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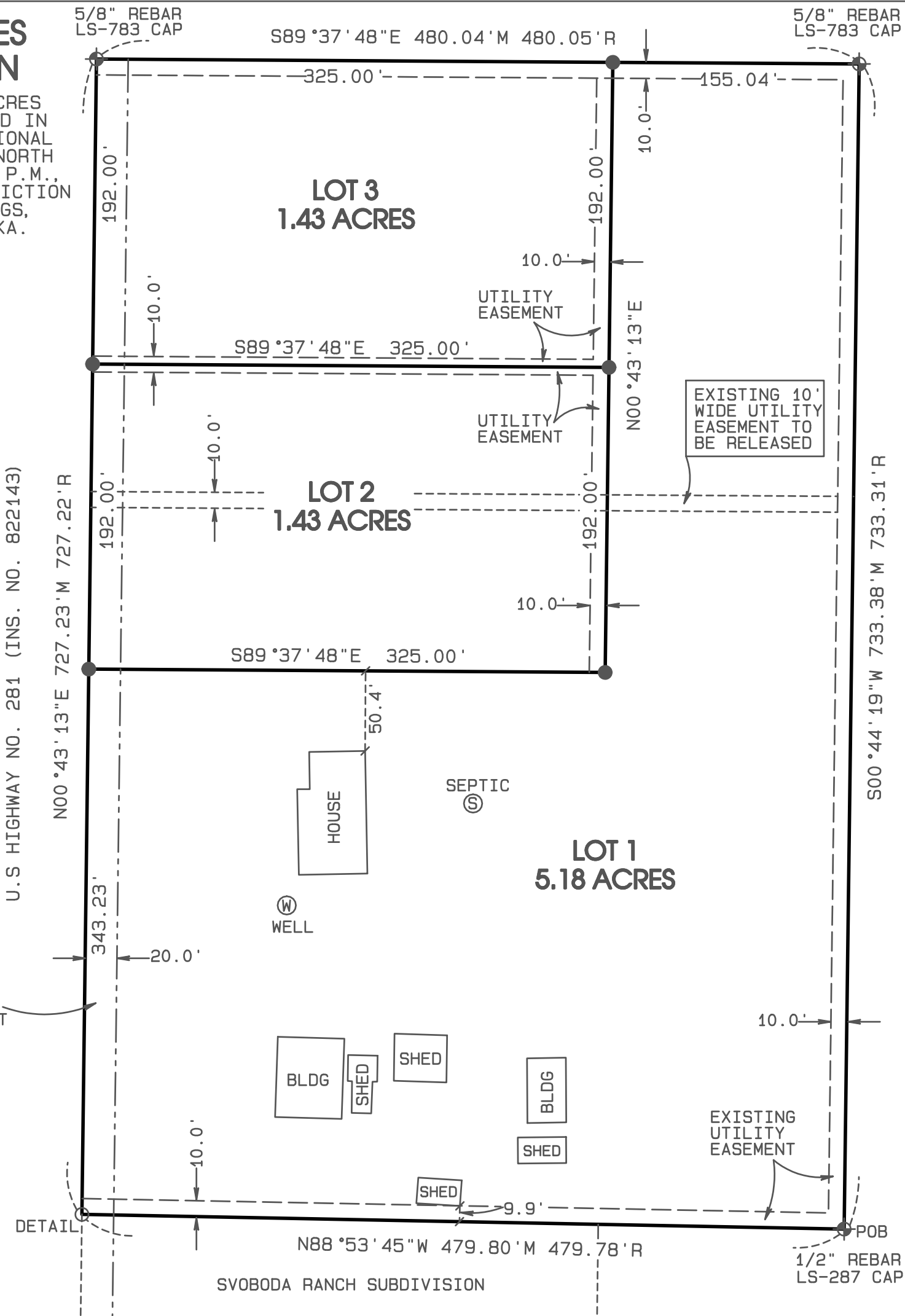


SVOBODA ACRES
3RD SUBDIVISION

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.

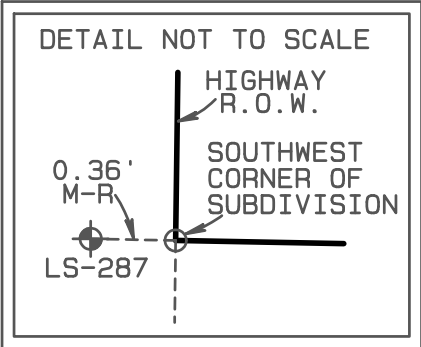
OWNERS:
DONALD G. SVOBODA
DENEETA M. SVOBODA

CURRENT ZONING:
A-AGRICULTURAL DISTRICT



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 727.23 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.



SURVEYOR'S CERTIFICATE:

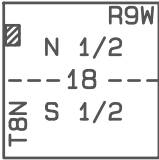
I, HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA. COMPLETED ON THE 25TH DAY OF JUNE, 2018.

JOSHUA E. GRUMMERT | LS-783



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

VICINITY SKETCH
ADAMS COUNTY



GPS PROJECT # 040-2018

SHEET 1 OF 3

LEGEND :

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

OWNERS CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT DONALD G. 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 _____ }
COUNTY OF _____ } 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 HEREBY 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

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 11/19/2018
File No: 2018-052
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing on the request of Hastings Economic Development Corporation to consider bringing Industrial Park North First Addition into the City of Hastings, a parcel of land containing all of Lot 2 and part of Lot 1, Block 1 of Industrial Park North Subdivision Number 5, located in the Northwest Quarter of Section 32, Township 8 North, Range 9 West of the 6th P.M., Adams County, Nebraska containing 11.91 acres more or less. This Addition is generally located south of 42nd Street and east of Turner Avenue.

Names of People/Business affected by this action:

The applicant, the people of Hastings, and the City

Why Planning Commission action is required:

An addition may become part of the municipality at such time as the addition is approved by the legislative body if (a) after giving notice of the time and place of the hearing, the planning commission and legislative body both hold public hearings, and (b) the legislative body votes to approve the inclusion of the addition and conducts a separate vote to approve the addition.

Type of action requested:

Motion

Suggested motion:

Motion to recommend approval of Industrial Park North First Addition to the City of Hastings, Adams County, Nebraska.

Deadlines associated with action:

This case is scheduled to be heard at the next regular meeting of City Council on December 10, 2018. The release of County Industrial designation is scheduled to be heard on November 20, 2018 by the Adams County Board of Supervisors.

Department head comments:

This is a portion of Industrial Park North Subdivision Number 5, located in a designated County Industrial area. County Industrial area designation is provided for in Nebraska Statutes 13-1111

through 13-1121. In order to incorporate this parcel into the City, it must first be released with a petition by the owner to the Board of Supervisors.

Several criteria exist on this parcel that make it a logical addition to the city:

1. The County Industrial designation may expire upon request of the jurisdictional municipality or review of the county board if the property isn't developed within 7 years of designation (N.R.S. 13-1121);
2. The County Industrial designation may be released by the County Board upon request of the property owner(s) of all parcels within the designated area;
3. Industrial Park North Sub. 5 was part of an incremental annexation agreement (attached) executed August 28, 2006 which has been partially invalidated by court challenge. All parcels under invalid incremental annexation agreements are prioritized for municipal annexation in March, 2019.

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.

NUM PGS 5
DOC TAX _____ CK# _____
FEES 27.50 PD _____ CK# _____
CHG 27.50 ACCT # 054
RET FEES _____ CASH _____ R.O.D. CK# _____
REC'D Chris Charles Office
RETURN Clerks office
Hastings, NE 68901



ADAMS COUNTY, NE
FILED
INST NO **20064209**

Industrial Park North Sub #5
NUM Industrial Park North Sub #4
RD. COMP X ON 4:25
COMPARE VH
CADAS AO
Janice D Johnson
REGISTER OF DEEDS

AGREEMENT

THIS AGREEMENT is made and entered into this 28th day of August, 2006 by and between the City of Hastings, Nebraska, a Municipal Corporation, "City", and Hastings Economic Development Corporation, a Nebraska corporation, "Owner".

RECITALS

WHEREAS, Owner, owns the following described real estate:

A part of the Northwest Quarter (NW1/4) of Section Thirty Two (32), Township 8 North, Range 9 West of the 6th P.M., Adams County, Nebraska, described on Exhibit A as Industrial Park North Subdivisions Number 4 and 5 as attached hereto.

Said real estate shall be referred to hereinafter as the "Tract".

WHEREAS, the Owner wishes to have the Tract designated by Adams County, Nebraska, "County", as an Industrial Area pursuant to Neb. Rev. Stat. 13-1111.

WHEREAS, Neb. Rev. Stat 13-1112 requires that any such designation be conditioned upon such terms as the City and County shall agree upon; and

WHEREAS, the parties have determined to prepare and execute this Agreement for the purposed of establishing the terms and upon which the creation of the Industrial Area shall be conditioned.

NOW THEREFORE, IT IS AGREED BETWEEN THE PARTIES AS FOLLOWS:

1. **Authority.** This Agreement is made under the authority of Neb. Rev. Stat. 13-1111 et seq.

2. Definitions.

- A. **Parcel.** Shall mean all of the real estate described above, as lots and blocks as further subdivided when developed, it shall mean any lot or block or combination thereof used as a unit.
- B. **Increment.** Twenty percent (20% of a parcel (in terms of both value and size, to the extent possible) which has become subject to inclusion within the city limits by virtue of the fact that development of the parcel occurred at least ten (10) years earlier.
- C. **Develop.** A parcel shall be deemed to have been developed when one or more structures are erected thereon, and said structures are placed into use for any purpose.
- D. **Owner.** The person or entity who is the record title owner of any part of the Tract. This term (and the obligations of this Agreement) shall apply to subsequent purchasers.

3. **Creation.** The parties agree that the Tract shall be designated by the Adams County Board of Supervisors as an Industrial Area subject to the terms and conditions set forth herein.

4. **Annexation.** The city shall not annex any parcel within the Industrial Area until ten (10) years after said parcel has been developed, at which time, the City may annex that parcel over a period of five (5) years in increments.

5. **Annexation Procedure.** In the month of January in each year following the tenth (10th) anniversary of the development of a parcel, the City, County and Owner shall meet and determine the dimensions and location of the increment eligible for annexation, which shall consist of one-fifth (1/5) of the total area of the parcel more or less, described as metes and bounds for that part of the parcel which is closest to the boundary of the City; provided however, in the event that parties are unable to agree upon the dimensions and location of the increment, then the City shall make such determination. A copy of the metes and bounds description shall be filed by the City with the County before the City begins the process of annexing the increment, at which time, the County shall be deemed to have released that increment from the Industrial Area.

6. **Delay in Annexation.** The parties acknowledge that fact that one or more increments might not be identified and annexed within the time frame contemplated herein for various reasons, such as oversight, or the fact that the parcel is not contiguous or adjacent to the city boundary, and cannot then be annexed. The parties understand and agree that the failure of the City to annex an increment in any year shall not preclude it from annexing that increment at any time thereafter, either individually, or in connection with the annexation of other increments which have since become eligible for annexation.

7. **Undeveloped parcels.** The development of any lot or block or combination thereof shall not be deemed or construed as development of any other parcels with the tract.

8. **Ad valorem taxation.** Taxes shall be levied each year by the County upon the value of all annexed increments within a parcel, as provided in the composite levy for the City as established by the Adams County Board of Equalization and other levying authorities, for that year. The value of each increment in any year shall be twenty percent (20%) of the total assessed value of the parcel and all improvements thereon, for that year. Any part of a parcel which has not been annexed shall be taxed as part of the County.

9. **Police and Fire services.** Upon annexation of the first increment of a parcel, the City shall provide police and fire protection to the entire parcel.

10. **Voluntary Termination of Designation.** The designation of part of all of any parcel as all or part of the Industrial Area may be terminated at any time by the record title owner of that parcel upon election to terminate said designation, and the filing of said Affidavit with the Register of Deeds of Adams County, Nebraska. The Affidavit shall contain the legal description of the parcel of part of the parcel for which the designation is to be terminated, and a statement that the affiant was the record title owner of the parcel at the time of the execution of the Affidavit. No such Affidavit will have the effect of terminating the Industrial Area designation unless filed with the Register of Deeds within three (3) business days after its execution. A copy of the filed Affidavit shall be mailed to both the County and the City, but the failure to mail said copy shall not invalidate the termination of the Industrial Area designation. This means of termination of the designation of all or a part of a parcel as all or part of the Industrial Area shall be in addition to the method of annexing increments described above.

11. **Easements.** The parties expect to enter into additional easements necessary for the City and County to develop infrastructure necessary to serve the site and the needs of the City and County.

12. **Designation by County.** The parties understand and agree that this Agreement shall be submitted to the County as evidence of:

- A. The City's approval of the designation of the Tract as an Industrial Area; and
- B. The terms upon which the City's approval is conditioned.

The entry of an order or other action by the County designating the Tract as an Industrial Area shall signify the County's agreement with all of the terms described in this Agreement. A copy of this Agreement shall be attached to the County Board's Order or Action.

13. **Public Road Right-of Way.** The Tract is divided by public road right-of-way, no part of which shall be considered to be part of the Industrial Area. Notwithstanding the existence of the right-of-way, the parties consider the entire tract to be contiguous within the

14 **Severability.** It is the intention of the parties that the various provisions of this Agreement are severable, and the invalidity of any phrase, clause, or part of this Agreement shall not affect the validity of effectiveness of the remainder of this Agreement.

15. **Binding Effect.** This Agreement shall be binding upon the parties hereto and their successors and assigns. The promises of the Owner contained herein shall constitute covenants which run with the land.

16. Recording. This Agreement shall be filed with the Register of Deeds of Adams County, Nebraska at the expense of the City.

CITY OF HASTINGS,
NEBRASKA

Matthew S. Rossen

Matthew S. Rossen, Mayor

State of Nebraska)

HASTINGS ECONOMIC
DEVELOPMENT CORP.

By: Patrick Mertens
Patrick Mertens, President

State of Nebraska)
) ss.
County of Adams)

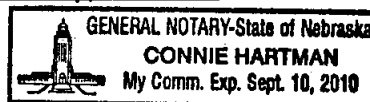
The foregoing document was acknowledged before me this 28th day of August, 2006, by Matthew S. Rossen, Mayor of the City of Hastings, Nebraska, a municipal corporation, on behalf of said city.

City of Hastings, Nebraska, a mu

Corinne Hartman
Notary Public

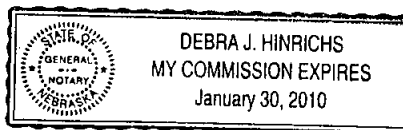
 GENERAL M

State of Nebraska)
) ss.
County of Adams)



The forgoing document was acknowledged before me this 14th day of August 2006, by Patrick Mertens, President of Hastings Economic Development Corporation, a Nebraska corporation.

Debra J. Harris
Notary Public



20064209

EXHIBIT "A"

INDUSTRIAL PARK NORTH SUBDIVISIONS NUMBER 4 and 5, a tract of land located in the Northwest Quarter (NW1/4) of Section 32, Township 8 North, Range 9 West of the Sixth P.M., Adams County Nebraska.

5 of 5



November 9th, 2018

Adams County Board of Supervisors
500 West 4th Street
Hastings, NE 68901

Chairman and Board of Supervisors

Please allow this letter to serve as an official request that the property described below be released from the County Industrial area designation.

Property Description:

A portion of Lot 1 and all of Lot 2 in Block 1 of Industrial Park North Subdivision Number 5, located in the Northwest Quarter (MW 1/4) of Section 32, Township 8 North, Range 9 West of the 6th P.M. in Adams County, Nebraska.

If you have any questions regarding this request, please feel free to contact my office.

Sincerely,

Michael Krings, Executive Director
Hastings Area Economic Development Corporation

HASTINGS ECONOMIC DEVELOPMENT CORPORATION

hastingsedc.com | mkrings@hastingsedc.com | (402)461-8403
301 South Burlington Avenue | PO Box 1104 | Hastings, NE 68902

RESOLUTION
TO RELEASE CERTAIN REAL PROPERTY
FROM THE ADAMS COUNTY
INDUSTRIAL AREA DESIGNATION

Adams County Resolution No. 2018-_____

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF ADAMS COUNTY,
NEBRASKA that:

WHEREAS, the Hastings Economic Development Corporation has petitioned the Adams County Board of Supervisors to release certain real property from being under Adams County Industrial Area designation; and

WHEREAS, Neb Rev. Stat. § 13-1120 permits such a petition to be made;

THEREFORE, pursuant to Neb. Rev. Stat. § 13-1120, the Adams County Board of Supervisors hereby directs that the hereinafter described real property is hereby released from Adams County Industrial Area designation:

Lot 1, except the North 205 feet thereof, and all of Lot 2 in Block 1 of
Industrial Park North Subdivision Number 5, located in the Northwest
Quarter (NW1/4) of Section 32, Township 8 North, Range 9 West of the
6th P.M. in Adams County, Nebraska.

ADOPTED this 20th day of November, 2018, at Hastings, Nebraska, by the Adams County Board of Supervisors,

Eldon Orthmann, Chairman

ATTESTED by:

Ramona Thomas, County Clerk

AN ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY NEBRASKA,
LOT 1 EXCEPT THE NORTH 205.00 FEET THEREOF AND ALL OF LOT 2
IN BLOCK 1 OF INDUSTRIAL PARK NORTH SUBDIVISION NUMBER 5,
LOCATED IN THE NORTHWEST 1/4 OF SECTION 32-T8N-R9W, OF THE
6TH P.M., IN ADAMS COUNTY, NEBRASKA.

OWNER: CITY OF HASTINGS, INS. NO. 20140848

(A-B) N00°04'51"W 2649.82'M-P

NW CORNER
SEC. 32-8-9
SET CHIS X
① IN CONCRETE

(B-C) S89°34'45"E 2653.93'M 2652.88'P

N. 1/4 CORNER
SEC. 32-8-9 SET
CHIS X IN CONC.

CURRENT AND FUTURE ZONING:

I-2 HEAVY INDUSTRIAL DISTRICT

CURRENT OWNER:

H.E.D.C.
PO BOX 1104, HASTINGS, NE 68902

FLOODPLAIN INFORMATION:

PORTION OF THE PROPERTY ON THIS SUBDIVISION
PLAT DOES FALL WITHIN THE FLOODPLAIN AND
WITHIN THE AE REGULATORY FLOODWAY, AS
DETERMINED BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY AND FIRM MAP, COMMUNITY
PANNEL NUMBER 31001C0176C, EFFECTIVE 7/5/2018.

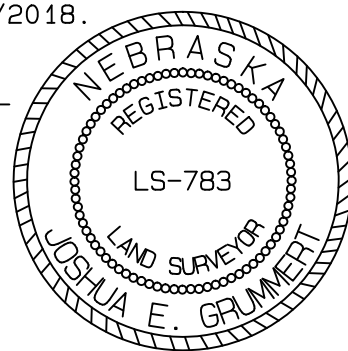
LEGAL DESCRIPTION:

LOT 1 EXCEPT THE NORTH 205.00 FEET THEREOF AND
ALL OF LOT 2 IN BLOCK 1 OF INDUSTRIAL PARK
NORTH SUBDIVISION NUMBER 5, LOCATED IN THE
NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 8
NORTH, RANGE 9 WEST, OF THE 6TH P.M., IN
ADAMS COUNTY, NEBRASKA, CONTAINING
11.91 ACRES MORE OR LESS.

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 LICENSED PROFESSIONAL LAND
SURVEYOR UNDER THE LAWS OF THE STATE OF
NEBRASKA, COMPLETED ON 10/03/2018.

JOSHUA E. GRUMMERT | LS-783



UNPLATTED

OWNER:
DAVID & JOY UTECHT
INS. NO. 20151154

VERIZON CIRCLE

LOT 5
0.37 ACRES

LOT 6
0.37 ACRES

LOT 7
0.86 ACRES

**LOT 8 **
2.04 ACRES

39TH STREET

(D-A) S89°34'18"E 2649.09'M 2649.14'E

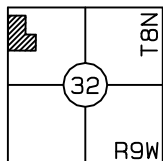
C. 1/4 CORNER
SEC. 32-8-9 (D)

ASSUMED BEARING

SCALE
1" = 100'

GRUMMERT PROFESSIONAL SERVICES, LLC

2837 WEST HIGHWAY 6, SUITE 206, HASTINGS, NE 68901
PHONE 402-879-5701 EMAIL jmgrummert@yahoo.com
WEBSITE www.grummertsurveying.com

VICINITY SKETCH
ADAMS COUNTY

FOUND 5/8" REBAR
 UNLESS NOTED OTHERWISE
 CALCULATED POINT
 SET 1/2" X 24" REBAR
 WITH BLUE LS-783 CAP
 UNLESS NOTED OTHERWISE

GPS PROJECT # 065-2018

SHEET 1 OF 3

LEGEND :

M-MEASURED DISTANCE
R-RECORD DISTANCE
G-GOVERNMENT DISTANCE
P-PLATTED DISTANCE
D-DEED DISTANCE

OWNERS CERTIFICATE AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT HASTINGS ECONOMIC DEVELOPMENT CORPORATION, THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "INDUSTRIAL PARK NORTH FIRST ADDITION", AN ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, LOCATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 8 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 OWNERS. BE IT FURTHER KNOWN, THAT SAID OWNERS DO HEREBY DEDICATE ALL STREETS AND EASEMENTS SHOWN ON THE PLAT TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA,

SIGNED THIS _____ DAY OF _____, 2018.

HASTINGS ECONOMIC DEVELOPMENT CORPORATION

PATRICK M. MERTENS (PRESIDENT)

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 _____, 2018.

HASTINGS ECONOMIC DEVELOPMENT CORPORATION

PATRICK M. MERTENS (PRESIDENT)

ACKNOWLEDGEMENT

STATE OF NEBRASKA }
 } SS
COUNTY OF ADAMS }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2018, BY PATRICK M. MERTENS, PRESIDENT OF HASTINGS ECONOMIC DEVELOPMENT CORPORATION. MY COMMISSION EXPIRES THE _____ DAY OF _____, _____.

(SEAL) _____
NOTARY

MAYOR AND CITY COUNCIL ACTION

THIS PLAT OF INDUSTRIAL PARK NORTH FIRST ADDITION, AN ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, IS

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

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

CITY ENGINEER'S APPROVAL

I, THE UNDERSIGNED, DO HEREBY _____ THIS PLAT OF INDUSTRIAL PARK NORTH FIRST ADDITION,
AN ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

CITY ENGINEER

CITY PLANNING COMMISSION RECOMMENDATION

THIS PLAT OF INDUSTRIAL PARK NORTH FIRST ADDITION, AN ADDITION 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 _____ , _____ .

CHAIRMAN

DIRECTOR

REGISTER OF DEEDS CERTIFICATE

STATE OF NEBRASKA }
COUNTY OF ADAMS } SS

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

DATE: _____ TIME: _____ INSTRUMENT NO.: _____

REGISTER OF DEEDS

CORNER TIES:

NW CORNER OF SECTION 32, T8N-R9W
SET CHISLED X IN CONCRETE BY RETRACEMENT
OF INDUSTRIAL PARK NORTH SUBDIVSION
NUMBER 4, DATED 01-09-2002. UTILIZED THE
PLATTED ANGLE AND DISTANCE OF THE WEST
LINE OF THE NORTHWEST 1/4 AND THE SOUTH LINE
OF THE NORTHWEST 1/4 OF SAID SECTION 32-8-9.

NW 82.80' SET CHISELED X NE CORNER OF CONCRETE HEADWALL
SW 56.70' SET CHISELED X SW CORNER OF CONCRETE HEADWALL
SE 49.88' SET CHISELED X SE CORNER OF CONCRETE HEADWALL
NE 23.14' CENTER OF MANHOLE LID

NORTH 1/4 CORNER OF SECTION 32, T8N-R9W
SET CHISLED X IN CONCRETE BY RECORD TIES
ESTABLISHED BY JAI ANDRIST LS-630 ON 04-12-2014.

SW 52.70' FOUND 5/8" REBAR WITH LS-630 CAP
NW 52.23' FOUND 5/8" REBAR WITH LS-630 CAP
SE 45.38' FOUND MAG-NAIL & LS-630 DISK P.P.
S. 210.44' FOUND 1/2" REBAR

COUNTY SURVEYOR'S CERTIFICATE:

I, HEREBY CERTIFY THAT THE NORTHWEST CORNER
AND THE NORTH 1/4 CORNER OF SECTION 32, T8N-R9W
WAS ESTABLISHED 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 UNDER THE LAWS OF THE
STATE OF NEBRASKA.

THOMAS L. KRUEGER | LS-448
ADAMS COUNTY SURVEYOR



WEST 1/4 CORNER, SECTION 32, T8N-R9W
FOUND 3/8" REBAR 0.5' ABOVE GRADE

NW 46.67' FOUND 5/8" REBAR
E. 0.36' FOUND PK NAIL IN N. FACE C.F.P.
S. 50.00' FOUND 5/8" REBAR WITH LS-630 CAP
N. 40.00' SET 1/2" REBAR WITH LS-783 CAP

CENTER 1/4 CORNER, SECTION 32, T8N-R9W
FOUND 1/4" REBAR 0.5' DEEP

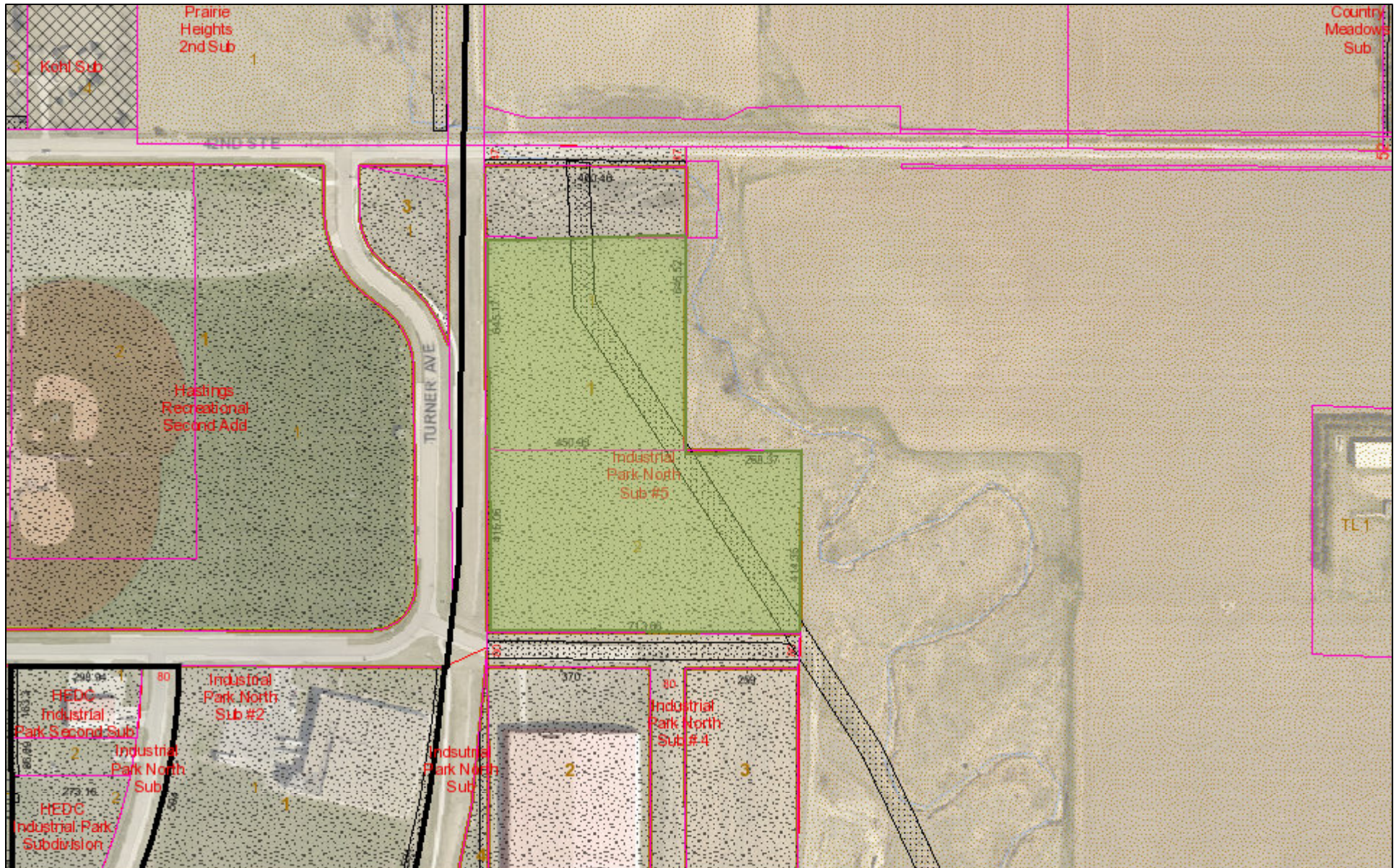
NW 94.80 TOP NEAR CORNER TPED BOX
E. 32.86' FOUND 1" PIPE
SE 64.43' FOUND 60-D NAIL P.P.
W. 33.09' FOUND RED HEAD NAIL C.F.P.

INDUSTRIAL PARK NORTH FIRST ADDITION

GRUMMERT PROFESSIONAL SERVICES, LLC
2837 W. HWY 6, STE. 206, HASTINGS, NE 68901

SHEET 3 OF 3

ArcGIS Web Map



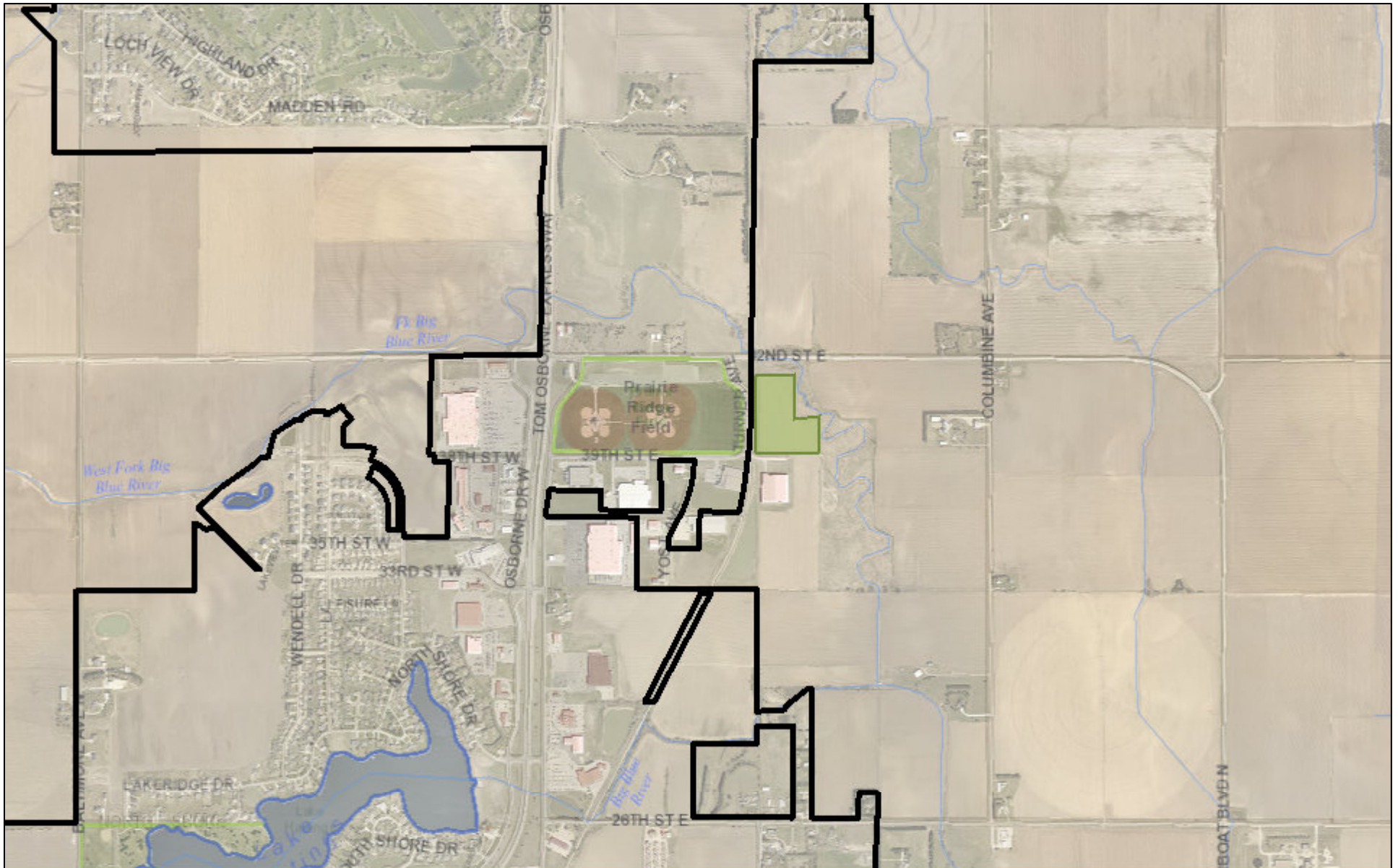
November 14, 2018

- | | | | | | | | |
|---------|---------------|-----|-----|-----|------|------|--------|
| Limits | Subdivisions | AG | C-3 | I-1 | R-1A | R-3G | BLOCKS |
| OneMile | Easements | C-0 | CMP | I-2 | R-1S | R-5 | |
| TwoMile | Zoning | C-1 | CZ | MU | R-2 | TA | |
| Parcels | A | C-2 | FS | R-1 | R-3 | LOTS | |

1:5,000
0 0.0375 0.075 0.15 mi



ArcGIS Web Map



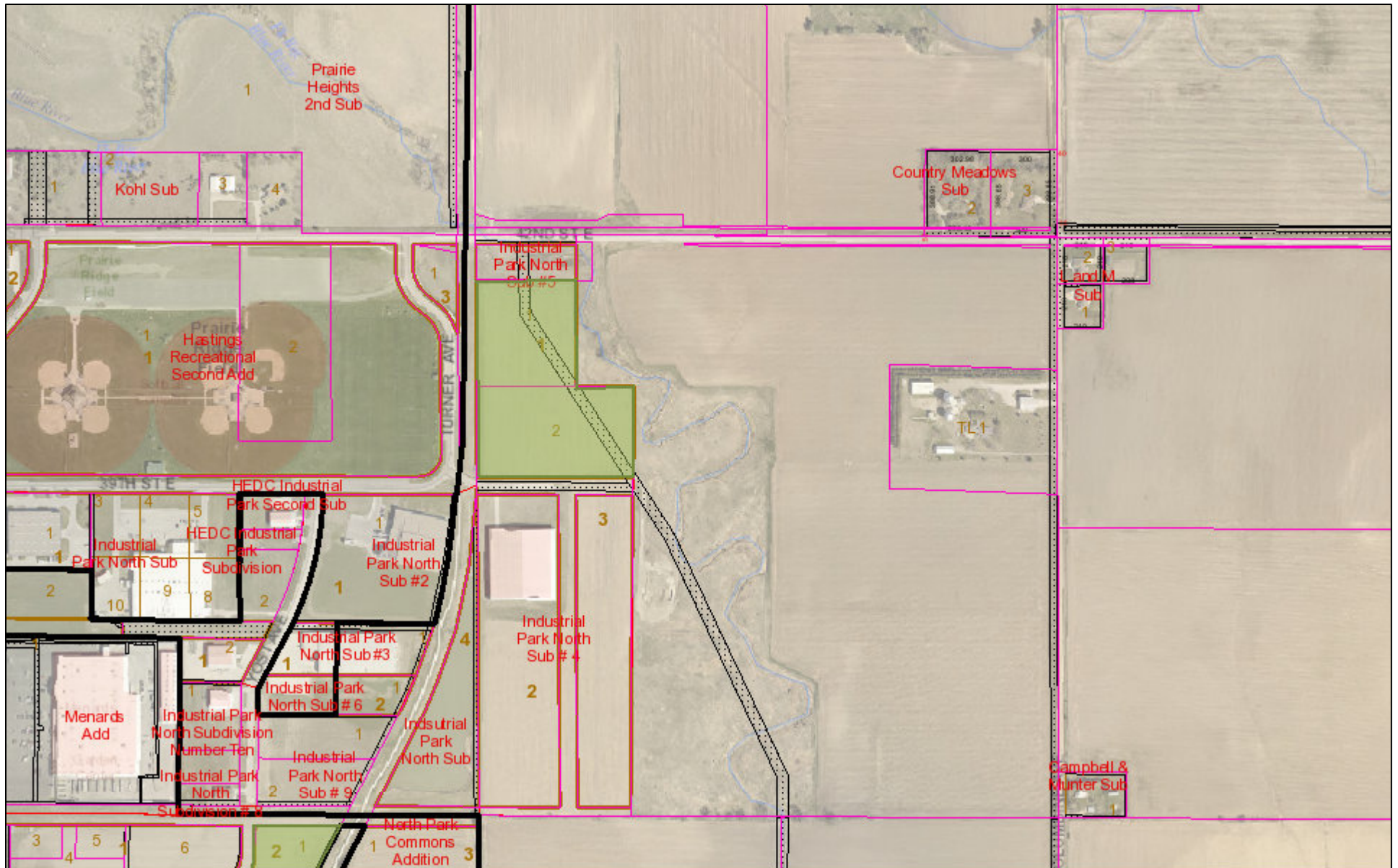
November 14, 2018

-  Limits
-  OneMile
-  TwoMile

1:25,000
0 0.2 0.4 0.8 mi



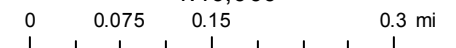
ArcGIS Web Map



November 14, 2018

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

1:10,000



Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 11/19/2018
File No: 2018-053
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Change of zoning from "R-3 Multiple-family Residential" to "RP-3 Multiple-family Planned District" for Lot 2, Vintage Heights Second Subdivision in 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:

Planned district designation is intended to provide maximum flexibility in the development of property and at the same time to preserve and maintain the character and integrity of adjacent lands. It is an alternative to the base district standards where a plan for development equally or better meets the intent of the district...A tract of land may be zoned to a planned district upon approval of a preliminary development plan for the tract.

Type of action requested:

Ordinance

Suggested motion:

Motion to recommend approval for a change of zoning from "R-3 Multiple-family Residential" to "RP-3 Multiple-family Planned District" for Lot 2, Vintage Heights Second Subdivision in the City of Hastings, Adams County, Nebraska.

Deadlines associated with action:

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

Department head comments:

Vintage Heights 2nd Subdivision is an administrative plat executed in March, 2002. This planned district request will address several unique characteristics of the subject property which have hindered its development previously. Irregularities in lot configuration and access have made the property infeasible to develop under base district standards, and the proposal is the result of extensive discussions with several city entities in order to balance flexibility and adherence to the

goals of the zoning, fire, and subdivision regulations.

In the attached PUD concept design, the table labelled "Proposed PUD" outlines the specific departures from base zone district standards. The single and paired home concept as presented has been reviewed for fire access and separation, building safety, and open space considerations. An extraordinary characteristic of the plat is the private alley access, a concession that was critical to the feasibility of this development.

Recommendation:

Staff supports a recommendation to approve.

Vintage Heights Planned Unit Development

Special Permit #- - - -

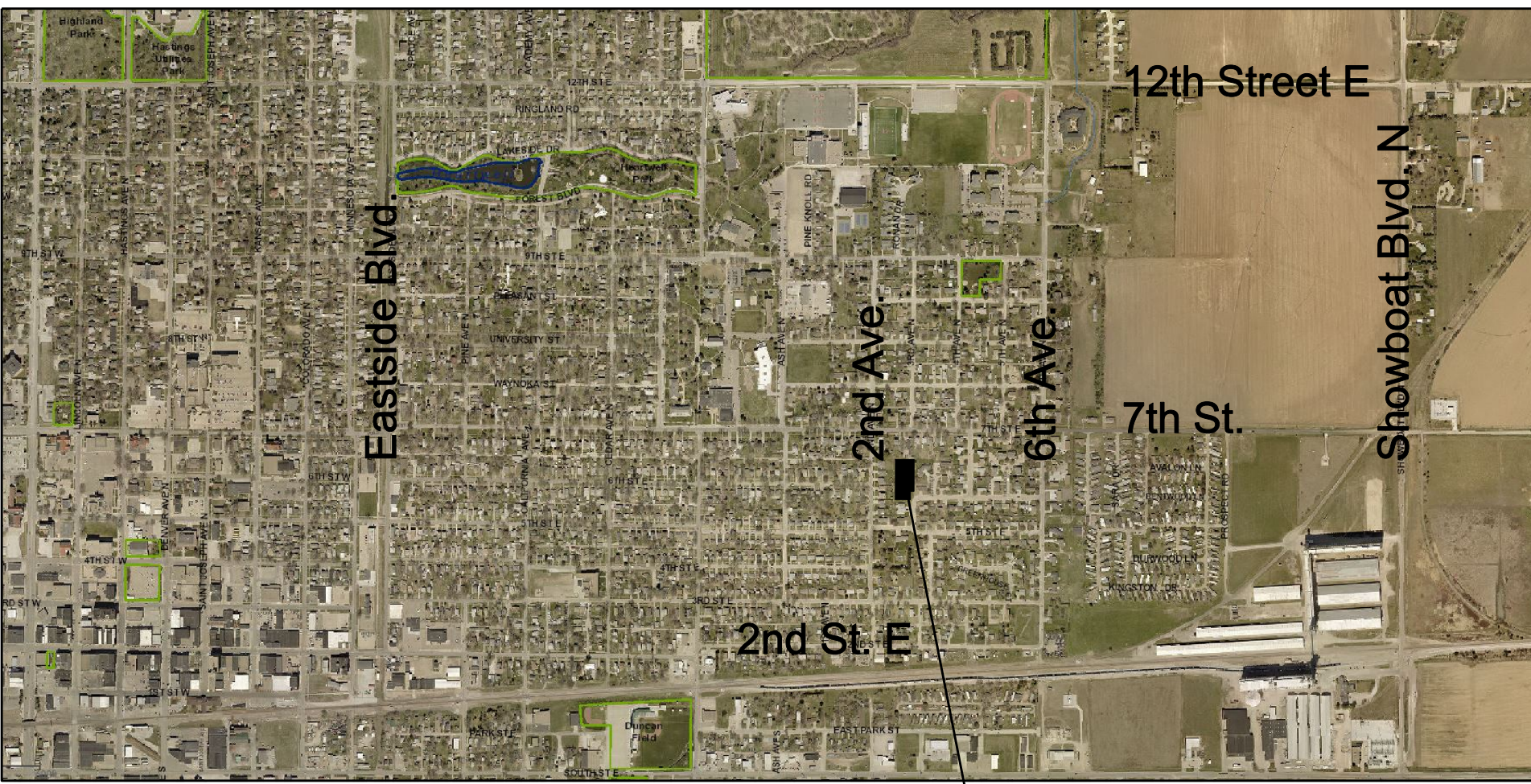
Proposed PUD			
	Proposed	Existing	
		All other Permitted Uses	Townhouse
Single Family Lots	9	1	
Density	5.7 / acre	50% max lot coverage	50% max lot coverage
Outlot(s)	2	0	0
Setbacks:			
Frontyard	17'	25'	20'
Front Porch	12'	none	none
Sidyard - Common Wall	0'	-	none
Sidyard	5'	at least 10% of lot width (7' min, 25' max)	10'
Sidyard - Street Side @ Corner Lot	5'	15'	none
Rearyard	18'	20% lot depth (30' max)	10'
Height Limit	35'	35'	35'
Lot Area	3,500 sf single family 2,400 sf two-family lots	6,000 sf	2,500 sf
Parking	2/ dwelling unit	2/ dwelling unit (Table 308-1)	

Proposed Lots					
	Front/ Width	Depth	Area	Single Family or Townhouse	Frontage
1	Irregular	Irregular	7,290 sf	Single Family	Private Drive
2	61'-9"	72'-2"	4,459 sf	Townhouse	Private Drive
3	60'-2.5"	72'	4,336 sf	Townhouse	Private Drive
4	58'	71'-11"	4,170 sf	Townhouse	Private Drive
5	92'-11"	Irregular	5,180 sf	Townhouse	Private Drive
6	92'-2.5"	Irregular	5,224 sf	Townhouse	Private Drive
7	58'-0.5"	72'	4,178 sf	Townhouse	Private Drive
8	54'-6.5"	71'-9.5"	4,132 sf	Townhouse	Private Drive
9	Irregular	Irregular	4,870 sf	Townhouse	Private Drive
Average			4,871 sf avg		
Vintage Green	Irregular		350 sf		

- Notes:
- C1. A final plat will be required according to the proposed lot sizes.
- C2. Proposed exterior home designs are subject to review and recommendation by the Historic Preservation Commission and must meet the Design Standards for Neighborhoods.

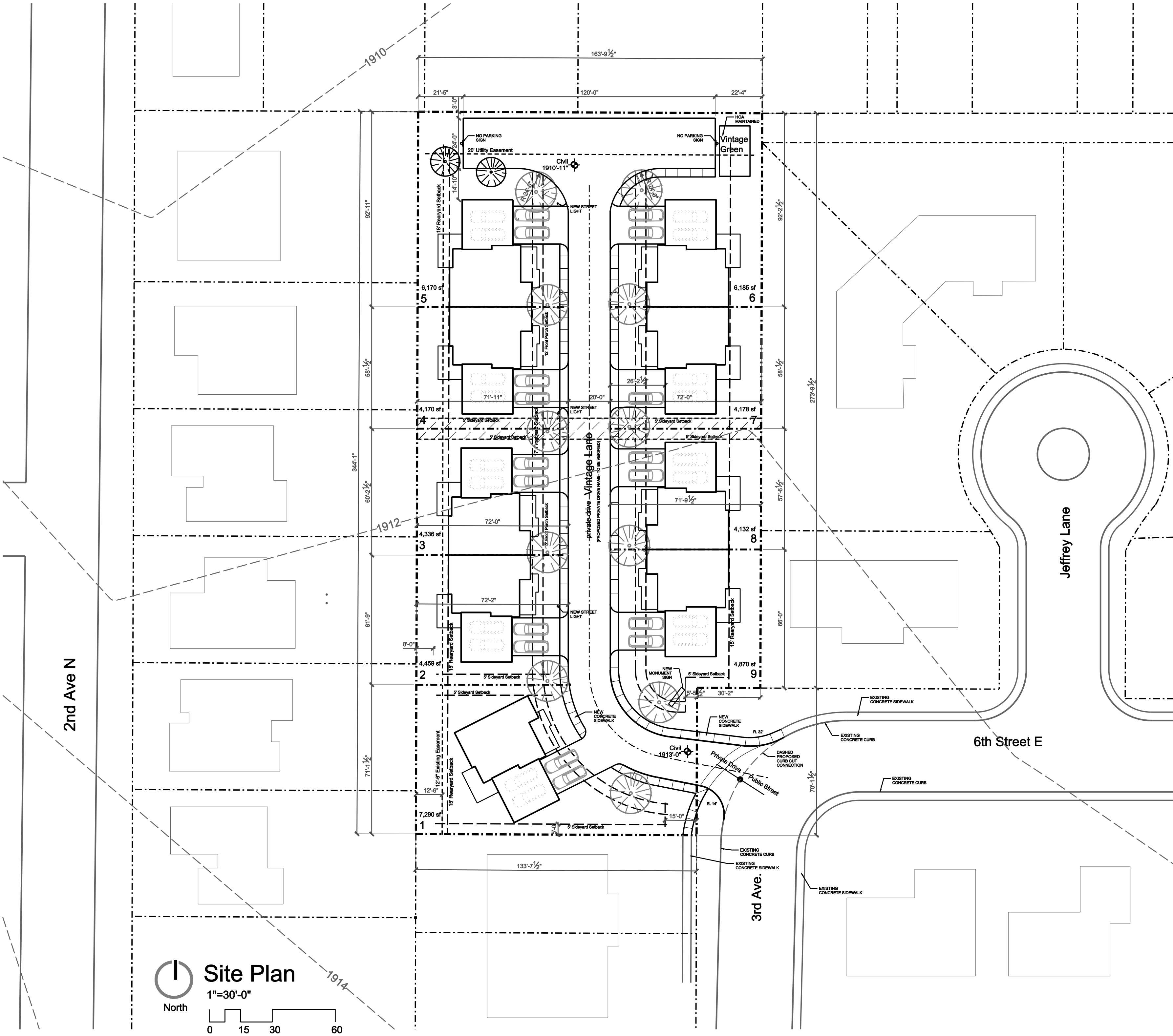
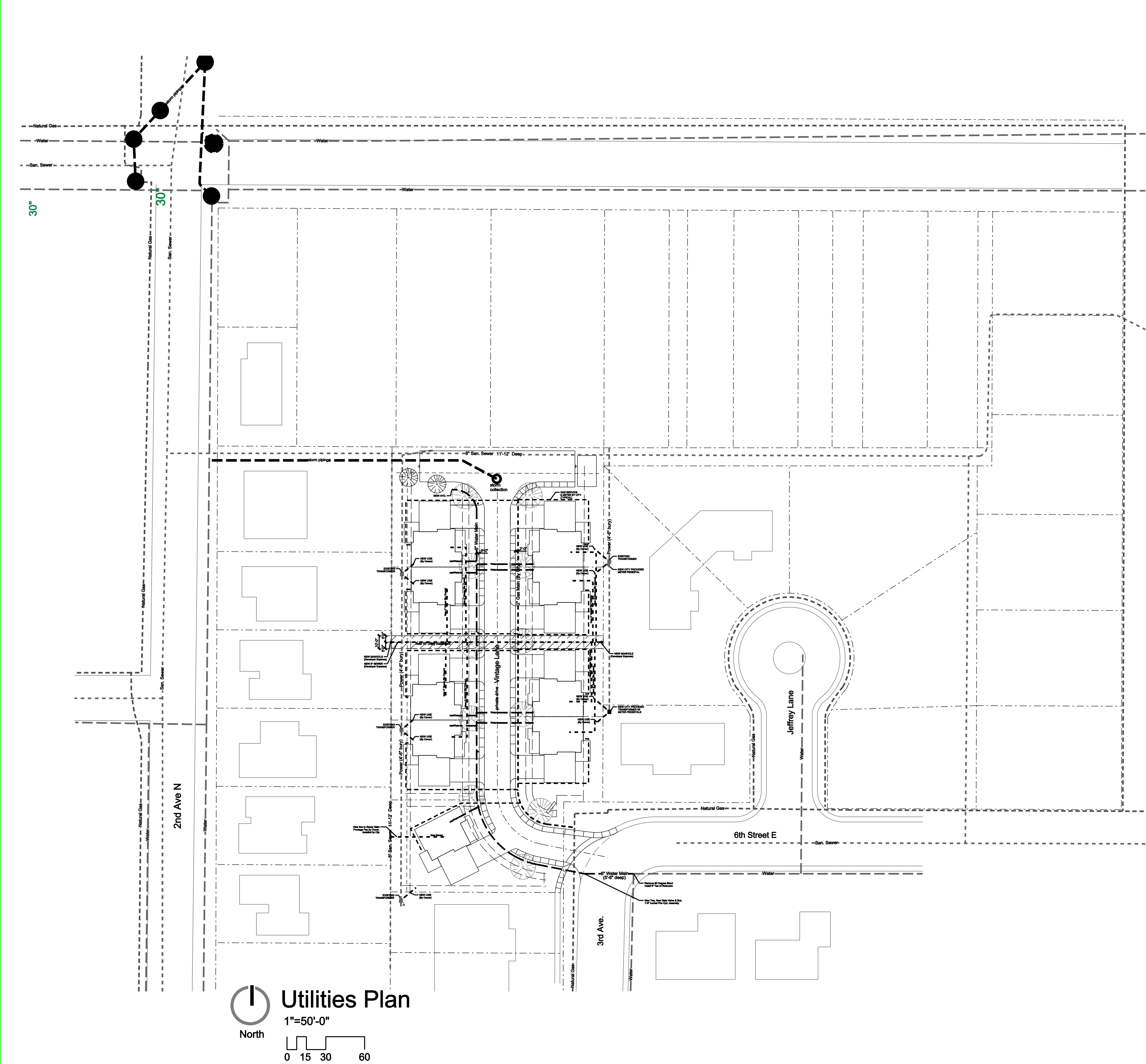
Existing Property:	
Zoning:	R-3 Multiple Family Residential District
Neighborhood:	Turner
Use:	Single Family
Legal:	1697.10-Lot 2 Vintage Heights 2nd Sub-Div
Address:	3rd Ave. and 6th St. E
Parcel ID:	010014467
Area:	68,389 sf1.57 acres
Structures:	None

- Notes:
- A1. Proposed Utility Connections- Proposed indicate initial design intent. Utility Services connections are currently in progress, and subject to final review and approval with Utility Providers. Utility Easements to be developed as required.
- A2. Building footprints are conceptual and may be located anywhere within the approved building envelopes.



Vicinity Plan

- Notes:
- B1. Accessory Structure shall not exceed the height of the principal structure by more than 25%



Vintage Heights Sub 2 Development

1697.10-Lot2 Vintage Heights
2nd Sub-Div
Address: Vintage Heights
at 6th St. E & 3rd Ave.
Hastings, NE 68901
Zoning: R-3
Lot Type:
Code: IRC- 2009
Land Area: 1.57 Acres

Vintage Heights Sub 2 Development

Vintage Heights
at 6th St. E & 3rd Ave
Hastings, NE 68901

Conceptual
Design

Job Number: 17043.sph
Date: 30 October 2018

G1.1

Vintage Heights
Sub 2
Development

1697.10-Lot2 Vintage Heights
2nd Sub-Div
Address: Vintage Heights
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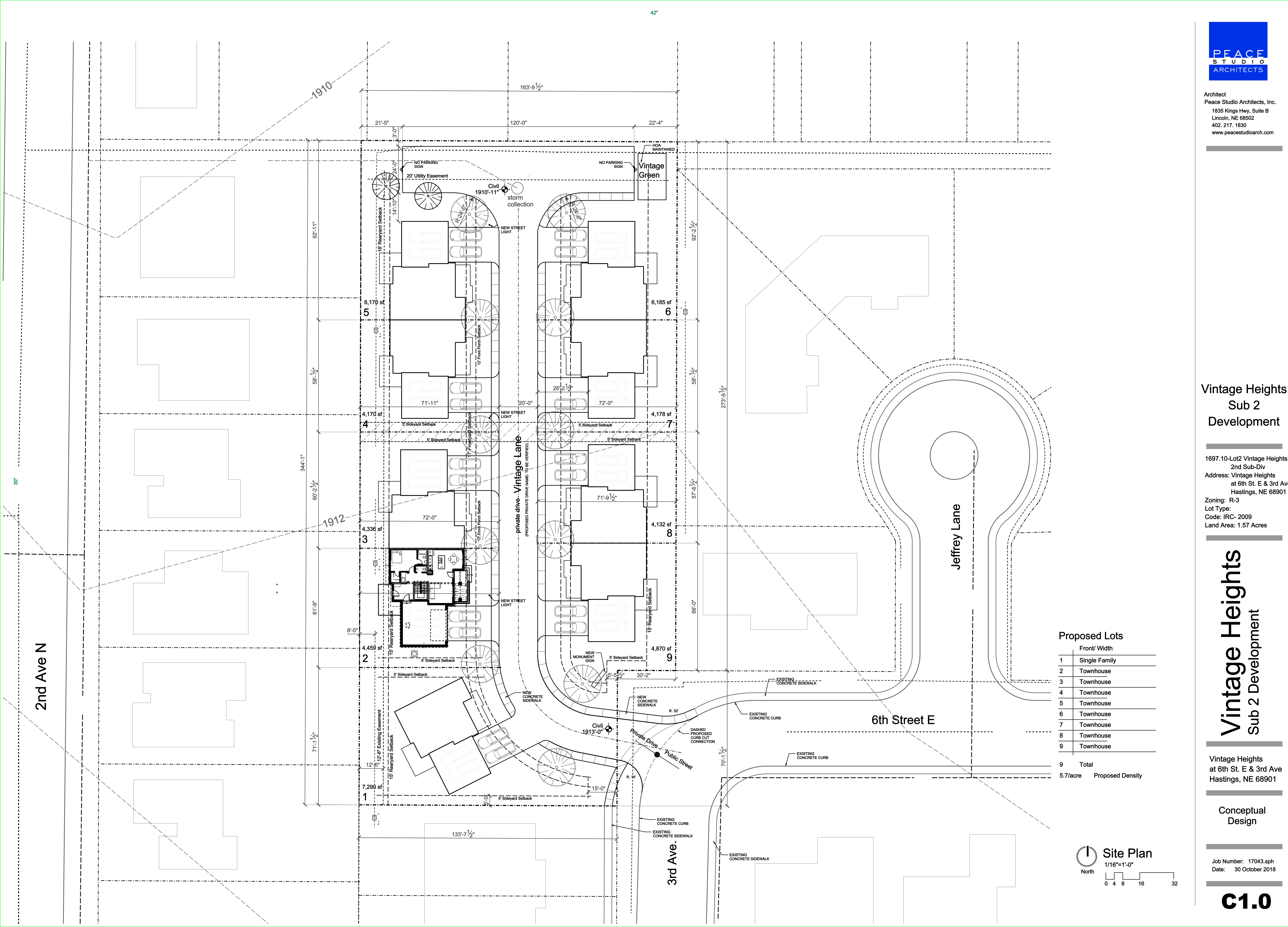
Vintage Heights
Sub 2 Development

Vintage Heights
at 6th St. E & 3rd Ave
Hastings, NE 68901

Conceptual
Design

Job Number: 17043.sph
Date: 30 October 2018

C1.0



Proposed Lots

	Front/ Width
1	Single Family
2	Townhouse
3	Townhouse
4	Townhouse
5	Townhouse
6	Townhouse
7	Townhouse
8	Townhouse
9	Townhouse
9	Total
5.7/acre	Proposed Density



Site Plan

1/16"=1'-0"

0 4 8 16 32

Vintage Heights Sub 2 Development

1697.10-Lot2 Vintage Heights
2nd Sub-Div
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Vintage Heights Sub 2 Development

Vintage Heights
at 6th St. E & 3rd Ave
Hastings, NE 68901

Conceptual
Design

Job Number: 17043.sph
Date: 30 October 2018

A1.0

Foundation and Footing Schedule:

FOOTING GENERAL NOTES:

MINIMUM FOOTING DEPTH- 40" FROM ADJACENT GRADE
FIELD VERIFY GRADE LOCATIONS TYPICAL
PROVIDE KEYWAY AND CONTINUOUS REBAR AT FOOTING TO FOUNDATION CONNECTION TYPICAL

W-A 8" WIDE CAST CONCRETE FOUNDATION WALL W/
#4 REBAR AT 16" O.C. VERTICAL &
#4 REBAR AT 24" O.C. HORIZONTAL

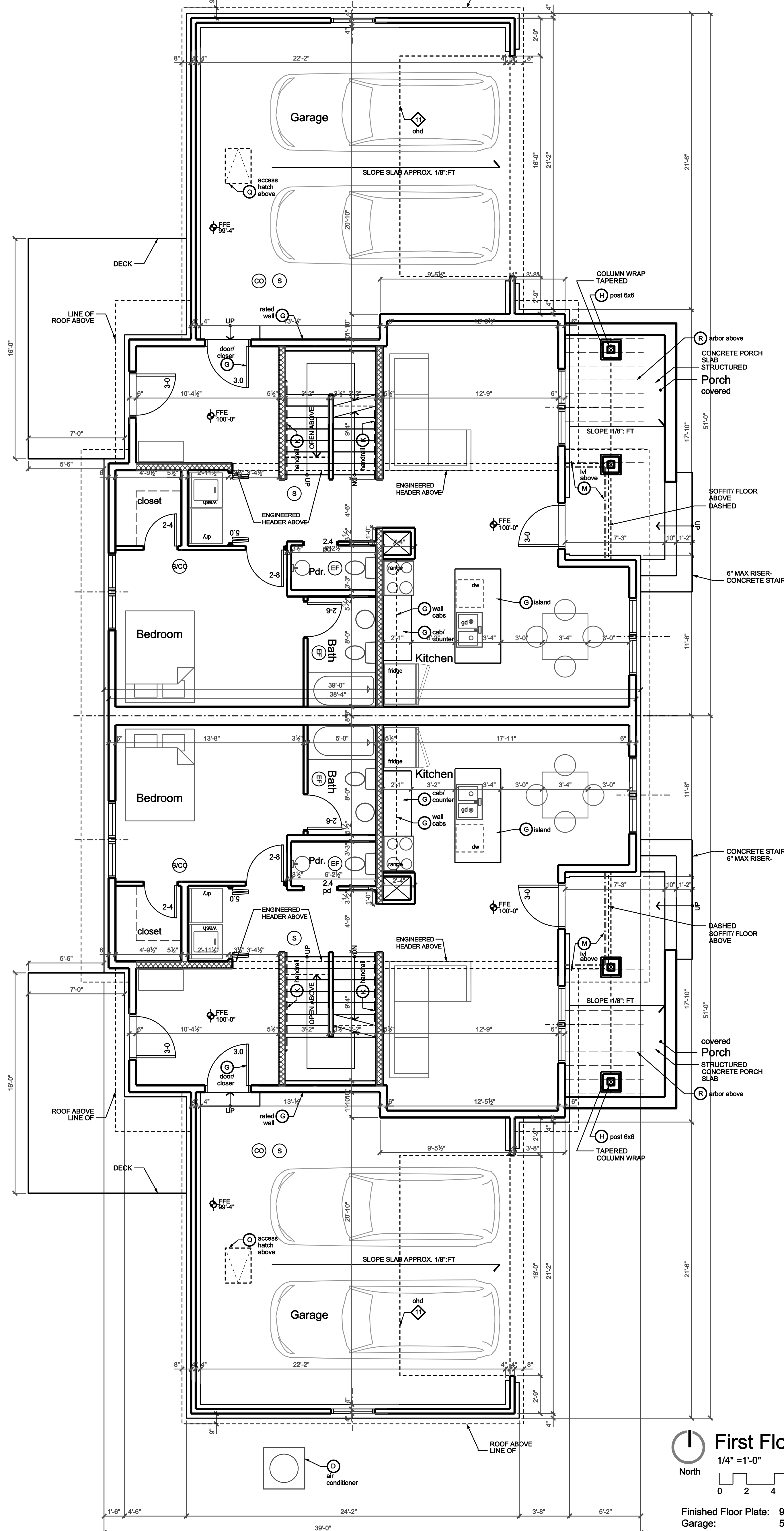
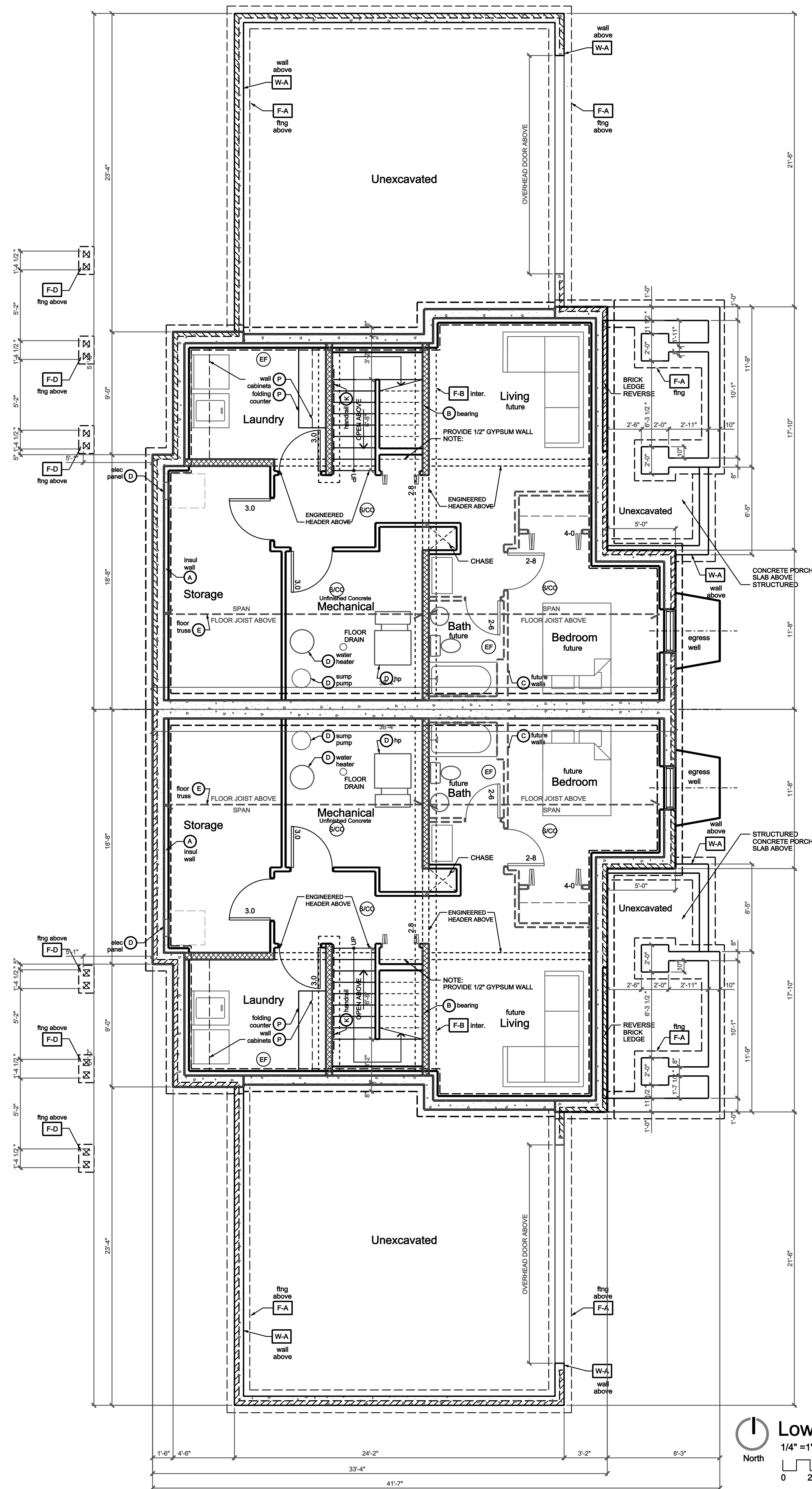
W-B 10" WIDE CAST CONCRETE FOUNDATION WALL W/
4" WIDE REVERSE BRICK LEDGE
#4 REBAR AT 16" O.C. VERTICAL &
#4 REBAR AT 24" O.C. HORIZONTAL

F-A MIN. 20" WIDE x 10" DEEP CAST CONCRETE
FOOTING W/ (2) #4 REBAR CONTINUOUS

F-B INTERIOR BEARING WALL FOOTING
MIN. 20" WIDE x 10" DEEP CAST CONCRETE FOOTING W/
(2) #4 REBAR CONTINUOUS. PROVIDE ADEQUATE DEPTH
FOR INTERIOR SLAB TYPICAL

Keynotes:

- A** FURRED INSULATED STUD WALL AT FOUNDATION
2x4 STUDS ON TREATED SILL PLATE WITH MIN R-13
INSULATION AND GYPSUM WALL BOARD INTERIOR
FINISH TYP
- B** INTERIOR BEARING WALL
CROSSHATCH INDICATES MIN 2x6 STRUCTURAL BEARING
WALL (SEE DRAWINGS FOR SIZE). STRUCTURAL FOOTING,
TREATED SILL PLATE, CAST ANCHOR BOLTS AT ENDS
AND 36" OC MAX. DOUBLE BEARING PLATE TYPICAL WHERE
CONDITION OCCURS
- C** DASHED INDICATES POTENTIAL FUTURE
IMPROVEMENT. PROVIDE ROUGH-IN FOR
ALL BELOW GRADE PLUMBING OR ELECTRICAL
CONNECTIONS IN THIS PHASE OF WORK
- D** INDICATES PROPOSED MECHANICAL/ PLUMBING/
ELECTRICAL SYSTEM. SYSTEM DESIGN AND INSTALLATION
BY INSTALLER
- HVAC INFORMATION PROVIDED BY HVAC CONTRACTOR:
ELECTRIC HEAT PUMP- SINGLE STAGE
HEATING AND COOLING
SIZE: 2 Tons
WITH 10 KW, STAGED ELECTRIC BACKUP
HEATING
EQUIPMENT: AMERICAN STANDARD (by Trane) 14 SEER
NOTE: INDIVIDUAL RETURN AIR AT ALL
LOCATIONS (NO TRANSFER RETURNS SHALL
BE USED)
- WATER HEATER- ENERGY STAR CERTIFIED:
ELECTRIC
40 GALLON
- E** FLOOR TRUSS, PRE-ENGINEERED
PROVIDE STAMPED SUBMITTAL BY NEBRASKA
LICENSED STRUCTURAL ENGINEER
NOTE: PROVIDE CENTER OPENING AT
TRUSS SPAN FOR TRUNK DUCT HVAC
DISTRIBUTION TYPICAL. FIRST AND SECOND
FLOOR TRUSSES



Finished Floor Plate: 976 sf gross
Garage: 530 sf gross

Vintage Heights
Sub 2
Development

1697.10-Lot2 Vintage Heights
2nd Sub-Div
Address: Vintage Heights
at 6th St. E & 3rd Ave.
Hastings, NE 68901
Zoning: R-3
Lot Type:
Code: IRC- 2009
Land Area: 1.57 Acres

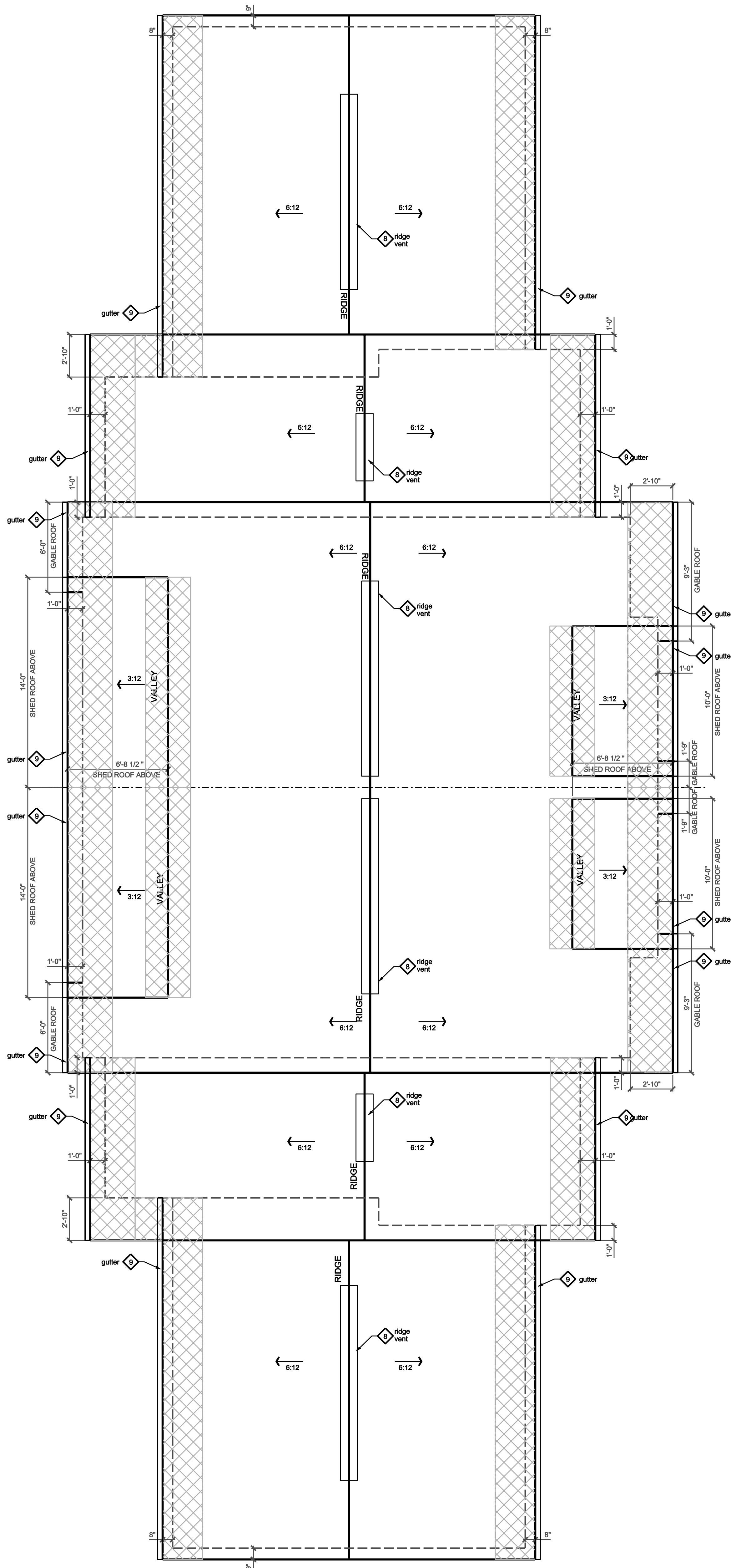
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Sub 2 Development

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Hastings, NE 68901

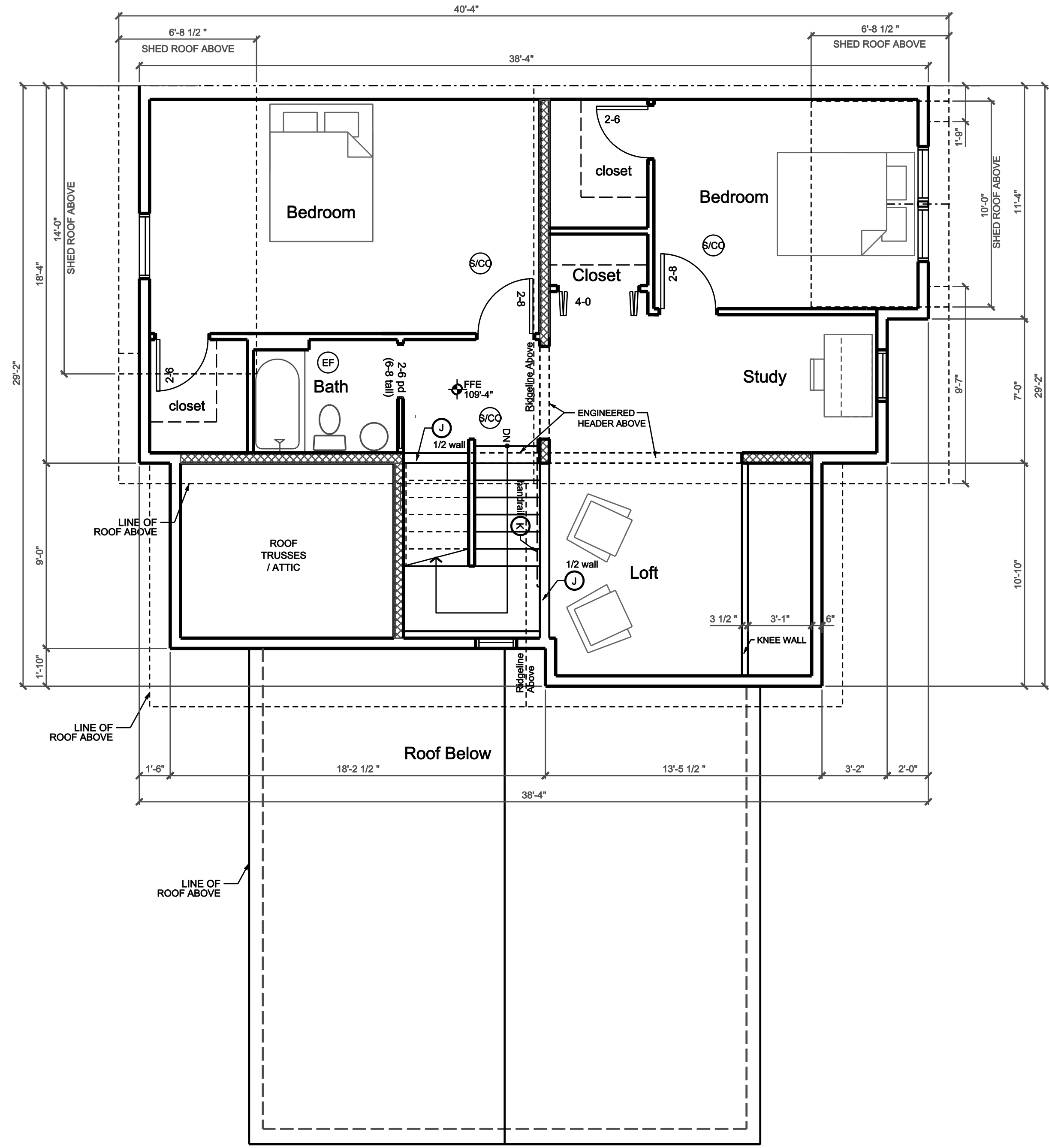
Conceptual
Design

Job Number: 17043.sph
Date: 30 October 2018

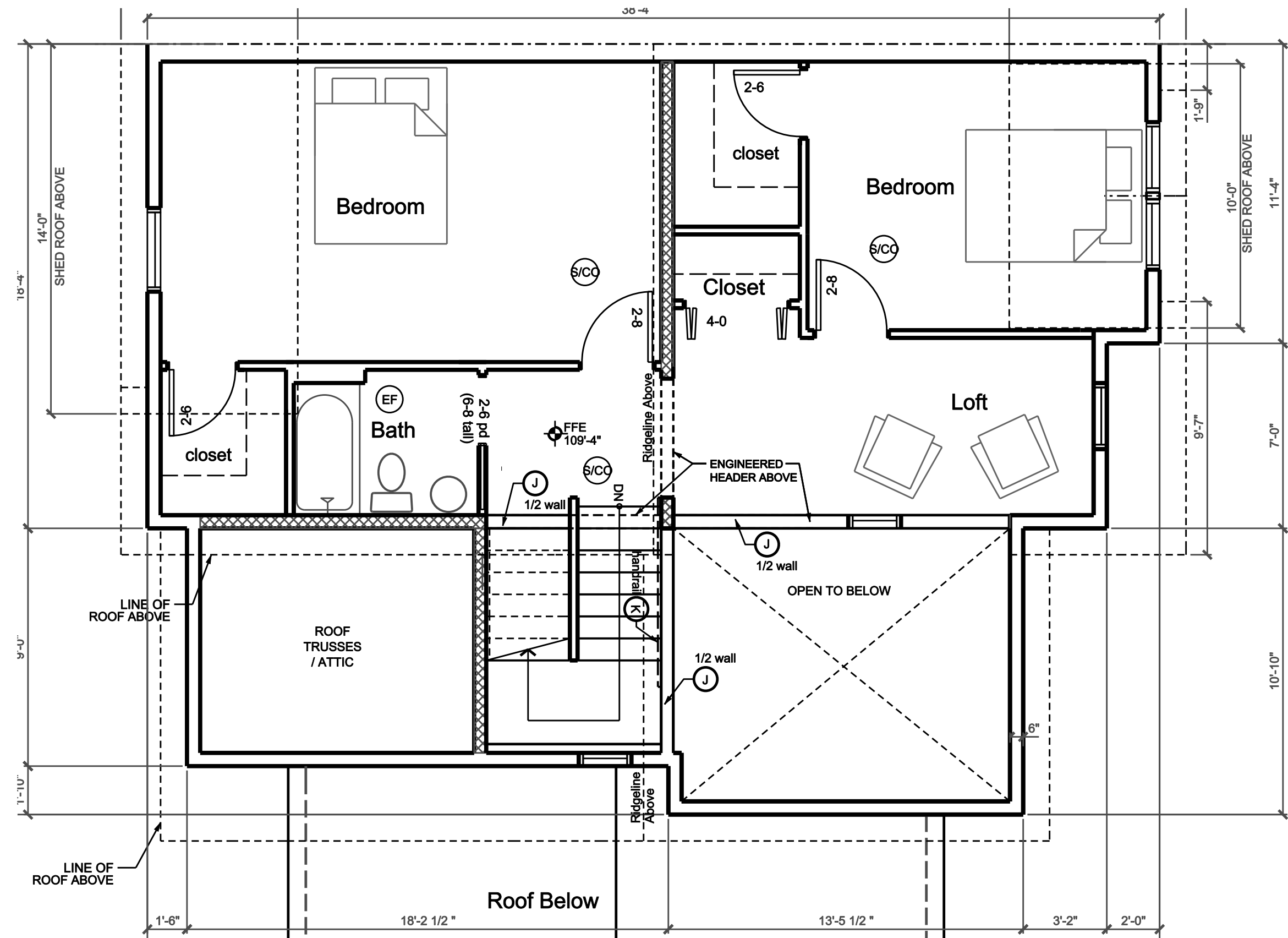
A1.1



Roof Plan
1/4" = 1'-0"
North



1 Unit Second Floor Plan
1/4" = 1'-0"
North
Finished Floor Plate: 726 sf net



1 Unit Second Floor Plan
ALT. OPEN-TO-BELOW OPTION
1/4" = 1'-0"
North
Finished Floor Plate: 625 sf net

This sheet is intentionally left blank

The following sheet is an alternate A1.0 sheet; showing the progress plans for
a unit with a basement and first floor only (no upper level)

Vintage Heights Sub 2 Development

1697.10-Lot2 Vintage Heights
2nd Sub-Div
Address: Vintage Heights
at 6th St. E & 3rd Ave.
Hastings, NE 68901
Zoning: R-3
Lot Type:
Code: IRC- 2009
Land Area: 1.57 Acres

Vintage Heights Sub 2 Development

Vintage Heights
at 6th St. E & 3rd Ave
Hastings, NE 68901

Conceptual
Design

Job Number: 17043.sph
Date: 30 October 2018

A1.0

Foundation and Footing Schedule:

FOOTING GENERAL NOTES:

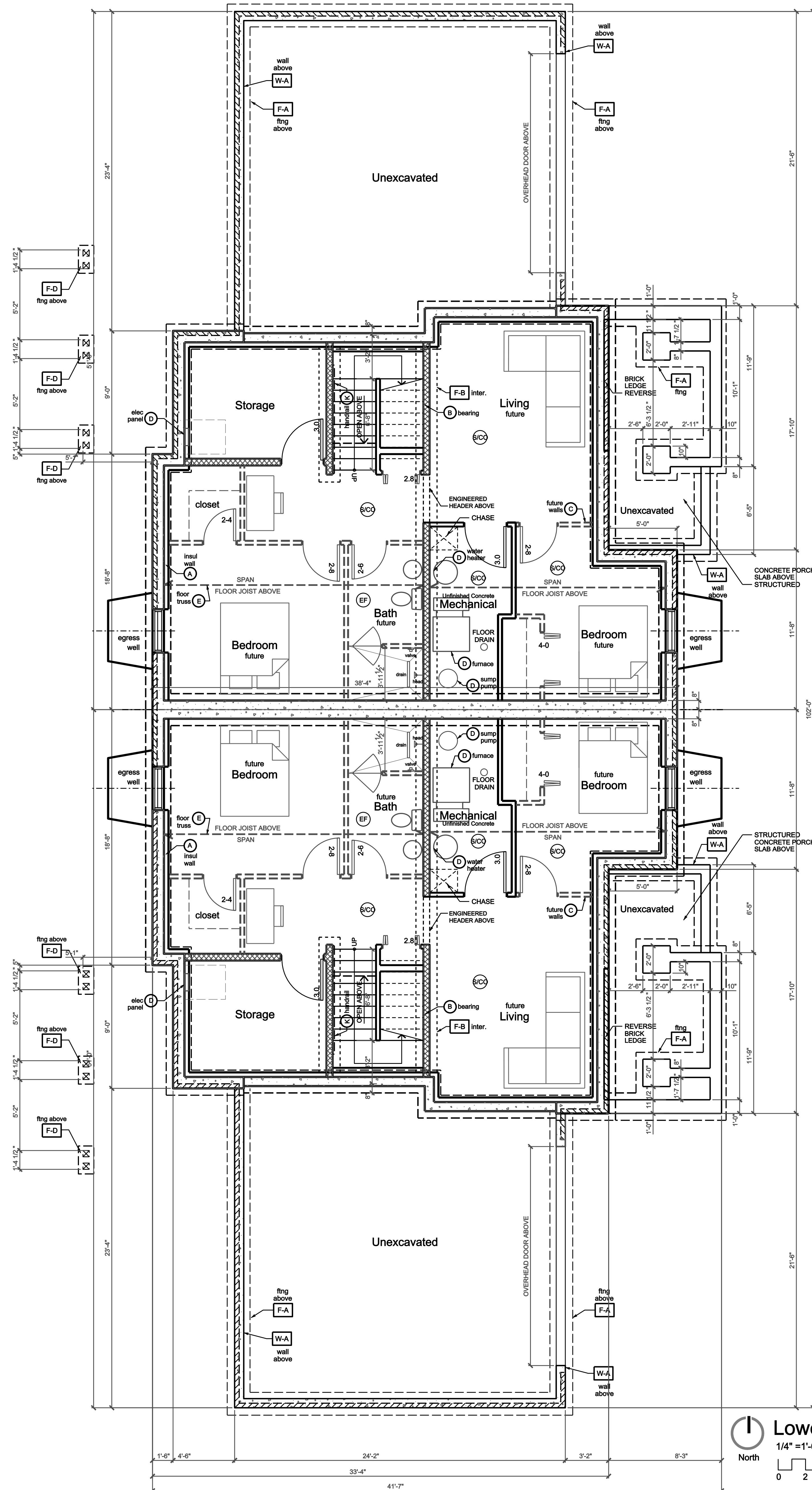
MINIMUM FOOTING DEPTH: 40" FROM ADJACENT GRADE
FIELD VERIFY GRADE LOCATIONS TYPICAL
PROVIDE KEYWAY AND CONTINUOUS REBAR AT FOOTING
TO FOUNDATION CONNECTION TYPICAL

- W-A** 8" WIDE CAST CONCRETE FOUNDATION WALL W/
#4 REBAR AT 16" O.C. VERTICAL &
#4 REBAR AT 24" O.C. HORIZONTAL
- W-B** 10" WIDE CAST CONCRETE FOUNDATION WALL W/
4" WIDE REVERSE BRICK LEDGE
#4 REBAR AT 16" O.C. VERTICAL &
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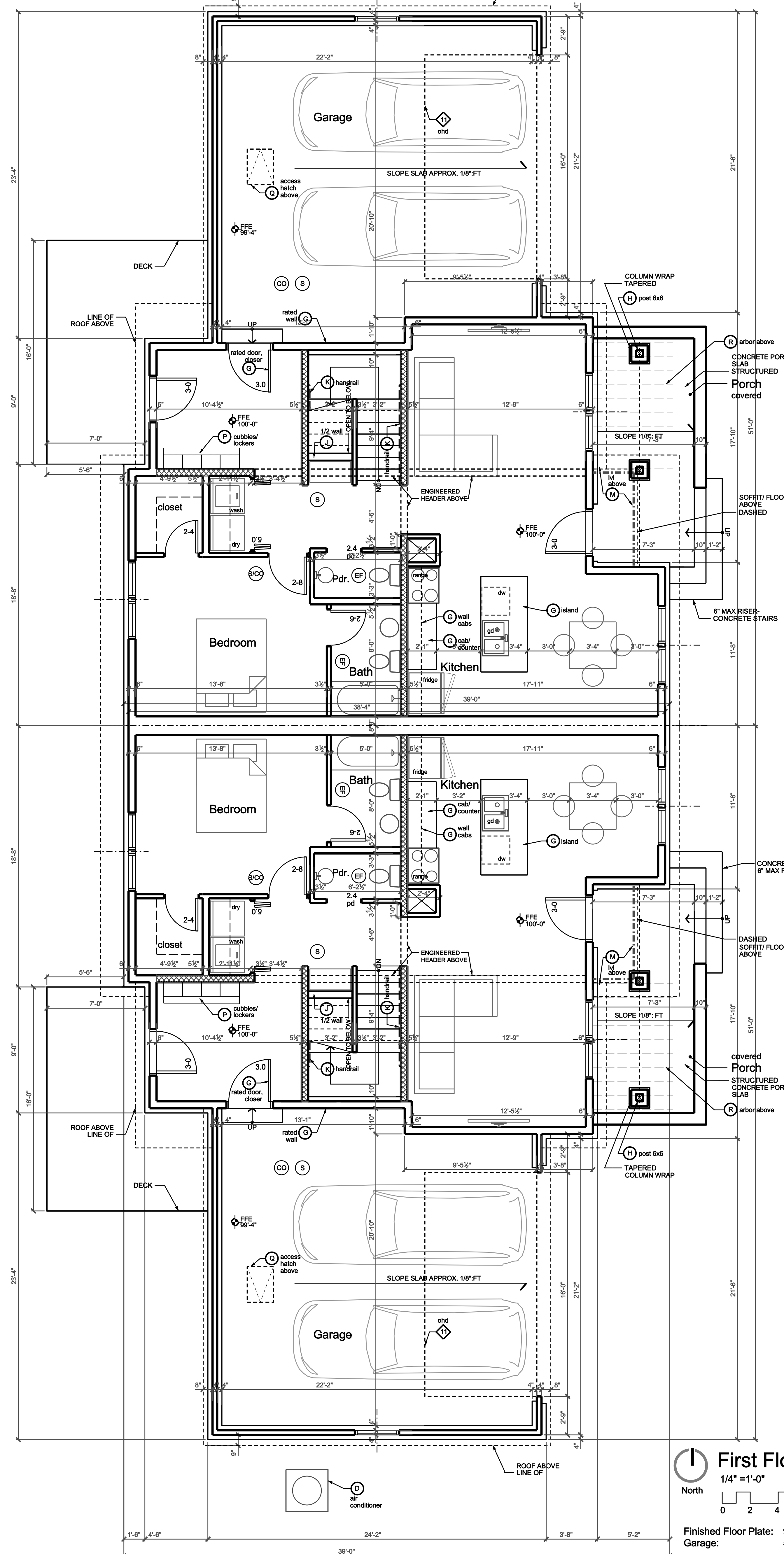
- F-A** MIN. 20" WIDE x 10" DEEP CAST CONCRETE
FOOTING W/ (2) #4 REBAR CONTINUOUS
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MIN. 20" WIDE x 10" DEEP CAST CONCRETE FOOTING W/
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FOR INTERIOR SLAB TYPICAL

Keynotes:

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2x4 STUDS ON TREATED SILL PLATE WITH MIN R-13
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AND 36" OC MAX DOUBLE BEARING PLATE TYPICAL WHERE
CONDITION OCCURS
- C** DASHED INDICATES POTENTIAL FUTURE
IMPROVEMENT. PROVIDE ROUGH-IN FOR
ALL BELOW GRADE PLUMBING OR ELECTRICAL
CONNECTIONS IN THIS PHASE OF WORK
- D** INDICATES PROPOSED MECHANICAL/ PLUMBING/
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- HVAC INFORMATION PROVIDED BY HVAC CONTRACTOR:
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EQUIPMENT: AMERICAN STANDARD (by Trane) 14 SEER
NOTE: INDIVIDUAL RETURN AIR AT ALL
LOCATIONS (NO TRANSFER RETURNS SHALL
BE USED)
- WATER HEATER- ENERGY STAR CERTIFIED:
ELECTRIC
40 GALLON
- E** FLOOR TRUSS, PRE-ENGINEERED
PROVIDE STAMPED SUBMITTAL BY NEBRASKA
LICENSED STRUCTURAL ENGINEER
NOTE: PROVIDE CENTER OPENING AT
TRUSS SPAN FOR TRUNK DUCT HVAC
DISTRIBUTION TYPICAL. FIRST AND SECOND
FLOOR TRUSSES



Lower Level Plan
1/4" = 1'-0"
North



First Floor Plan
1/4" = 1'-0"
North

Finished Floor Plate: 976 sf gross
Garage: 530 sf gross

Vintage Heights Community Unit Plan

Special Permit #- - - -

Proposed PUD

	Proposed	Existing	
		All other Permitted Uses	Townhouse
Single Family Lots	9	1	
Density	5.7 / acre	50% max lot coverage	50% max lot coverage
Outlot(s)	1	0	0
Setbacks:			
Frontyard	17'	25'	20'
Front Porch	12'	none	none
Sidyard - Common Wall	0'	-	none
Sidyard	5'	at least 10% of lot width (7' min, 25' max)	10'
Sidyard - Street Side @ Corner Lot	5'	15'	none
Rearyard	18'	20% lot depth (30' max)	10'
Height Limit	35'	35'	35'
Lot Area	3,500 sf single family 2,400 sf two-family lots	6,000 sf	2,500 sf
Parking	2/ dwelling unit	2/ dwelling unit (Table 308-1)	

R-3
Single Family

Proposed Lots

	Front/ Width	Depth	Area	Single Family or Townhouse	Frontage
1	Irregular	Irregular	7,290 sf	Single Family	Private Drive
2	61'-9"	72'-2"	4,459 sf	Townhouse	Private Drive
3	60'-2.5"	72'	4,336 sf	Townhouse	Private Drive
4	58'	71'-11"	4,170 sf	Townhouse	Private Drive
5	92'-11"	Irregular	5,180 sf	Townhouse	Private Drive
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7	58'-0.5"	72'	4,178 sf	Townhouse	Private Drive
8	54'-6.5"	71'-9.5"	4,132 sf	Townhouse	Private Drive
9	Irregular	Irregular	4,870 sf	Townhouse	Private Drive

Average 4,871 sf avg

Vintage Green	Irregular	350 sf	
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Notes:

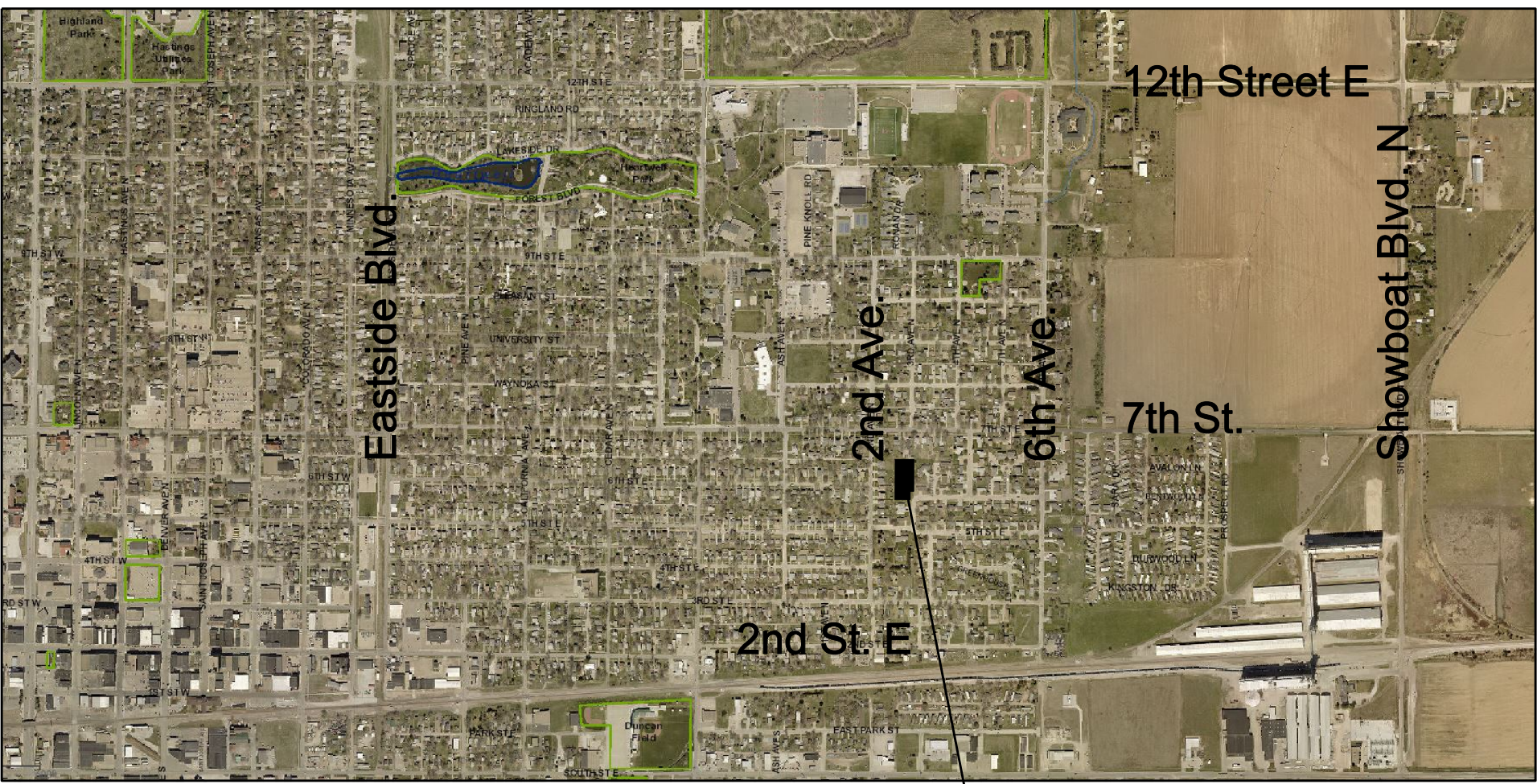
- C1. A final plat will be required according to the proposed lot sizes.
- C2. Proposed exterior home designs are subject to review and recommendation by the Historic Preservation Commission and must meet the Design Standards for Neighborhoods.

Existing Property:

Zoning:	R-3 Multiple Family Residential District
Neighborhood:	Turner
Use:	Single Family
Legal:	1697.10-Lot 2 Vintage Heights 2nd Sub-Div
Address:	3rd Ave. and 6th St. E
Parcel ID:	010014467
Area:	68,389 sf 1.57 acres
Structures:	None

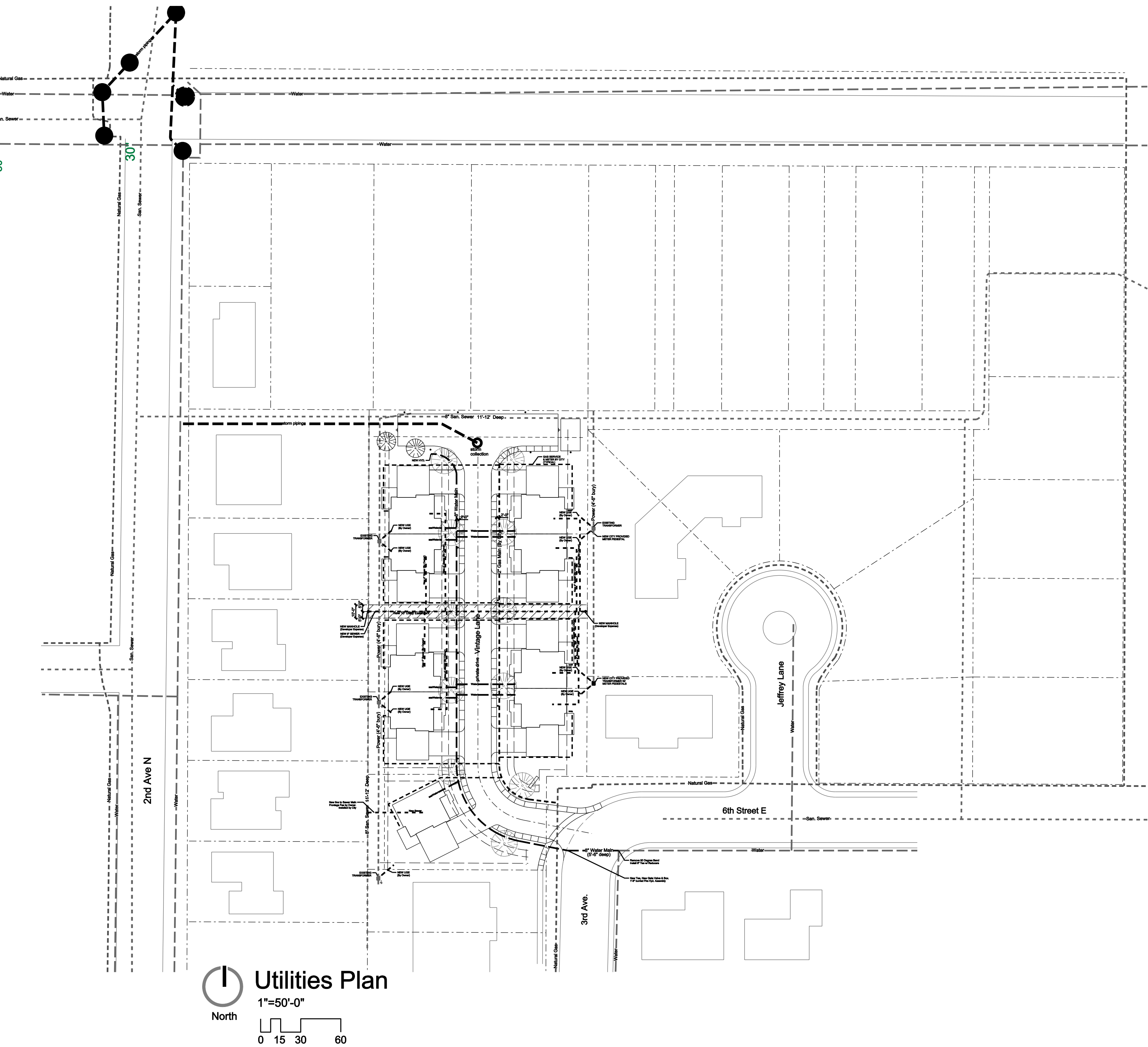
Notes:

- A1. Proposed Utility Connections- Proposed indicate initial design intent. Utility Services connections are currently in progress, and subject to final review and approval with Utility Providers. Utility Easements to be developed as required.
- A2. Building footprints are conceptual and may be located anywhere within the approved building envelopes.

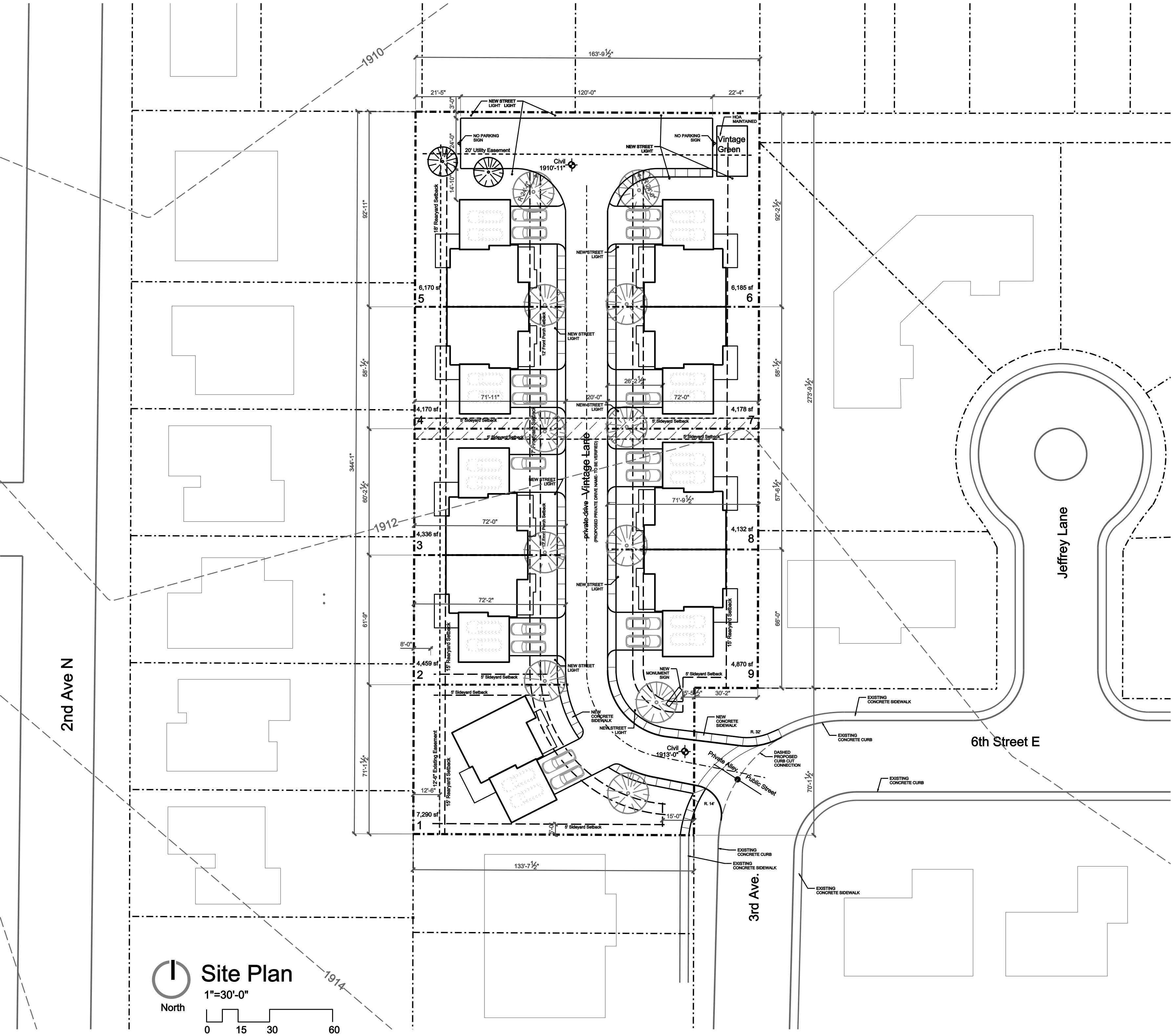


Vicinity Plan

Project Location



Utilities Plan
1"=50'-0"
North
0 15 30 60



Site Plan
1"=30'-0"
North
0 15 30 60

Vintage Heights Sub 2 Development

1697.10-Lot2 Vintage Heights
2nd Sub-Div
Address: Vintage Heights
at 6th St. E & 3rd Ave.
Hastings, NE 68901
Zoning: R-3
Lot Type:
Code: IRC- 2009
Land Area: 1.57 Acres

Vintage Heights Sub 2 Development

Vintage Heights
at 6th St. E & 3rd Ave
Hastings, NE 68901

Conceptual
Design

Job Number: 17043.sph
Date: 1 November 2018

G1.1

Vintage Heights
Sub 2
Development

1697.10-Lot2 Vintage Heights
2nd Sub-Div
Address: Vintage Heights
at 6th St. E & 3rd Ave.
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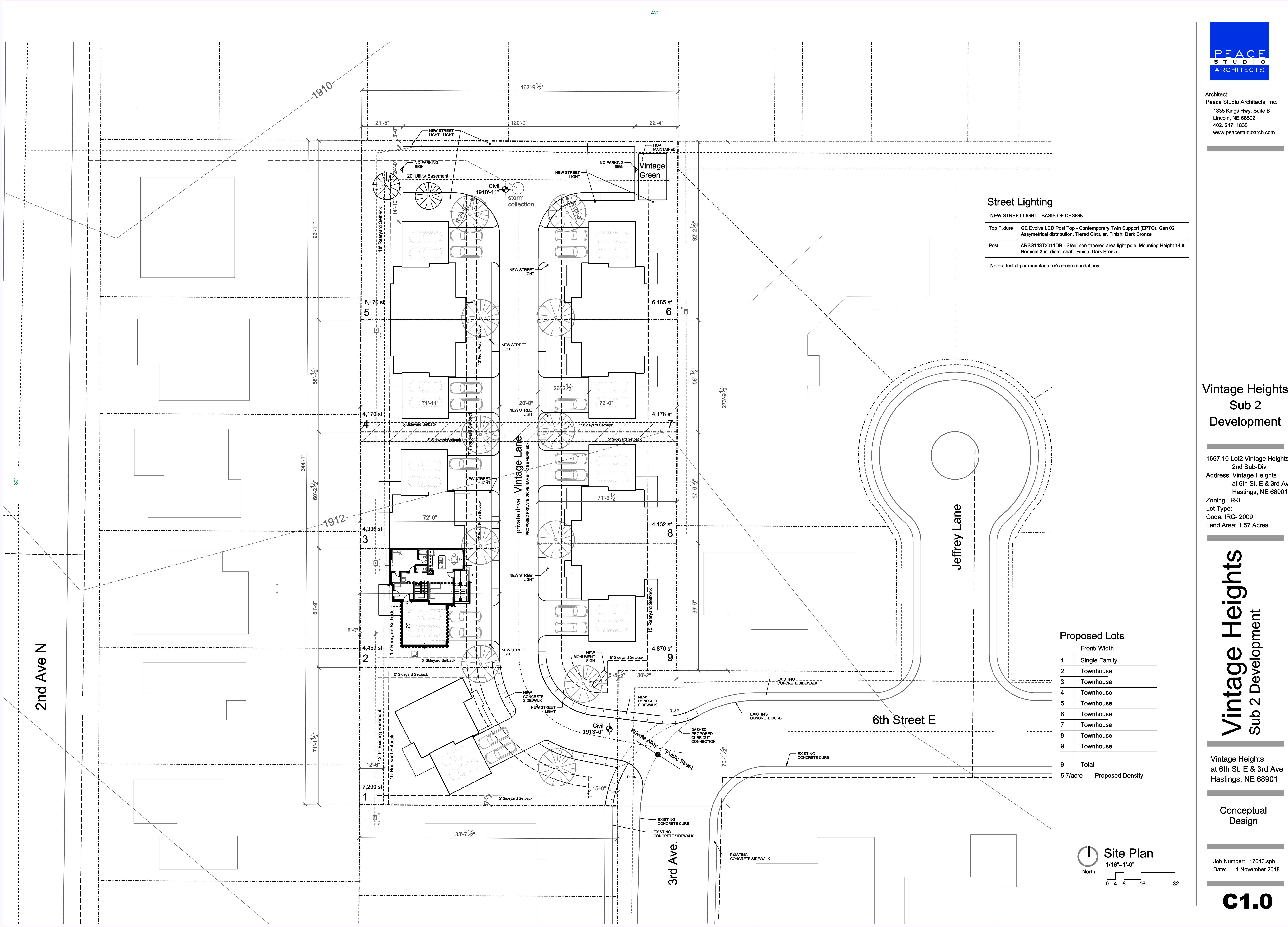
Vintage Heights
Sub 2 Development

Vintage Heights
at 6th St. E & 3rd Ave
Hastings, NE 68901

Conceptual
Design

Job Number: 17043.sph
Date: 1 November 2018

C1.0



Street Lighting

NEW STREET LIGHT - BASIS OF DESIGN

Top Fixture	GE Evolve LED Post Top - Contemporary Twin Support (EPTC). Gen 02 Assymetrical distribution. Tiered Circular. Finish: Dark Bronze
Post	ARSS143T3011DB - Steel non-tapered area light pole. Mounting Height 14 ft. Nominal 3 in. diam. shaft. Finish: Dark Bronze

Notes: Install per manufacturer's recommendations

Proposed Lots

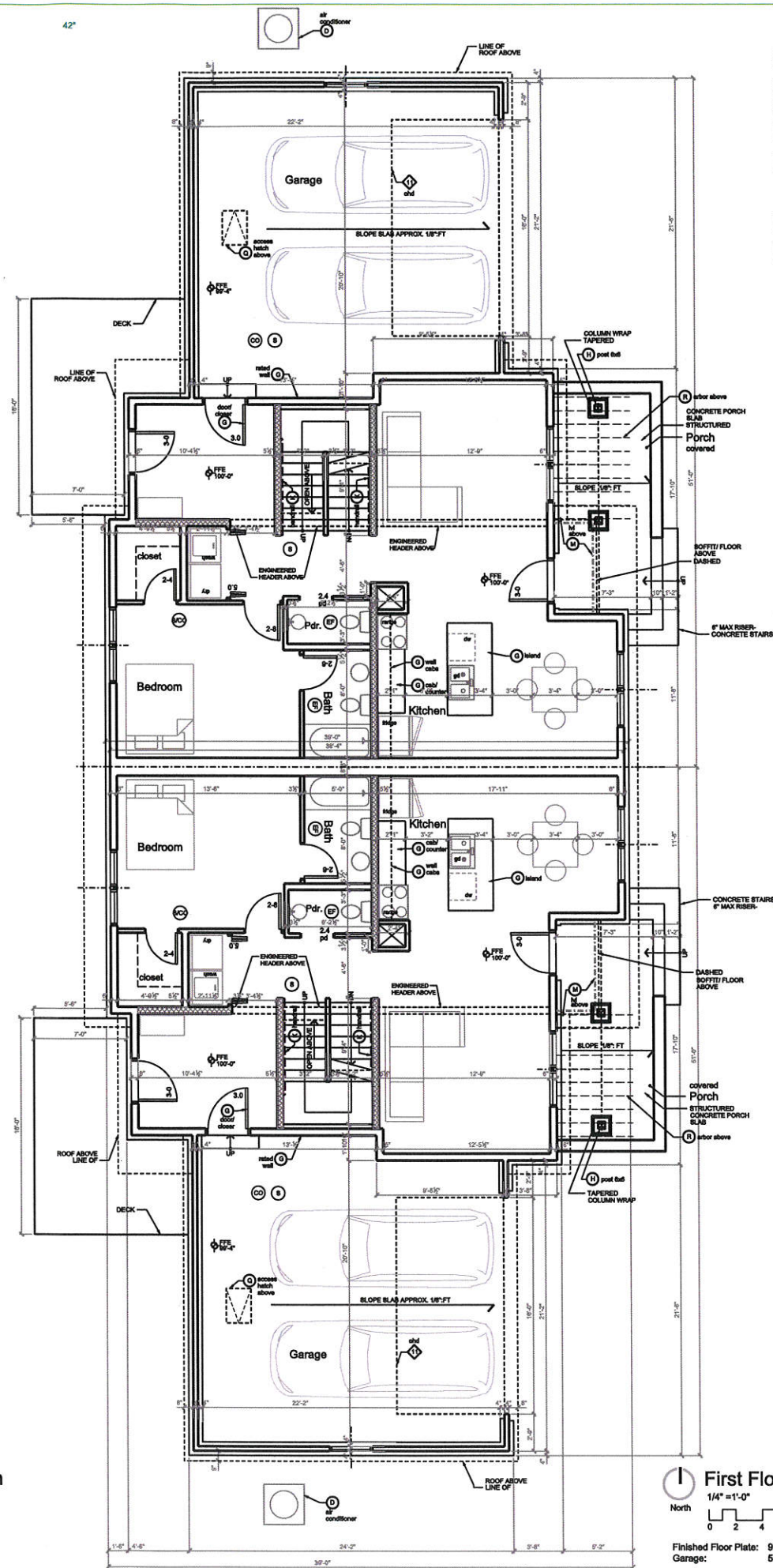
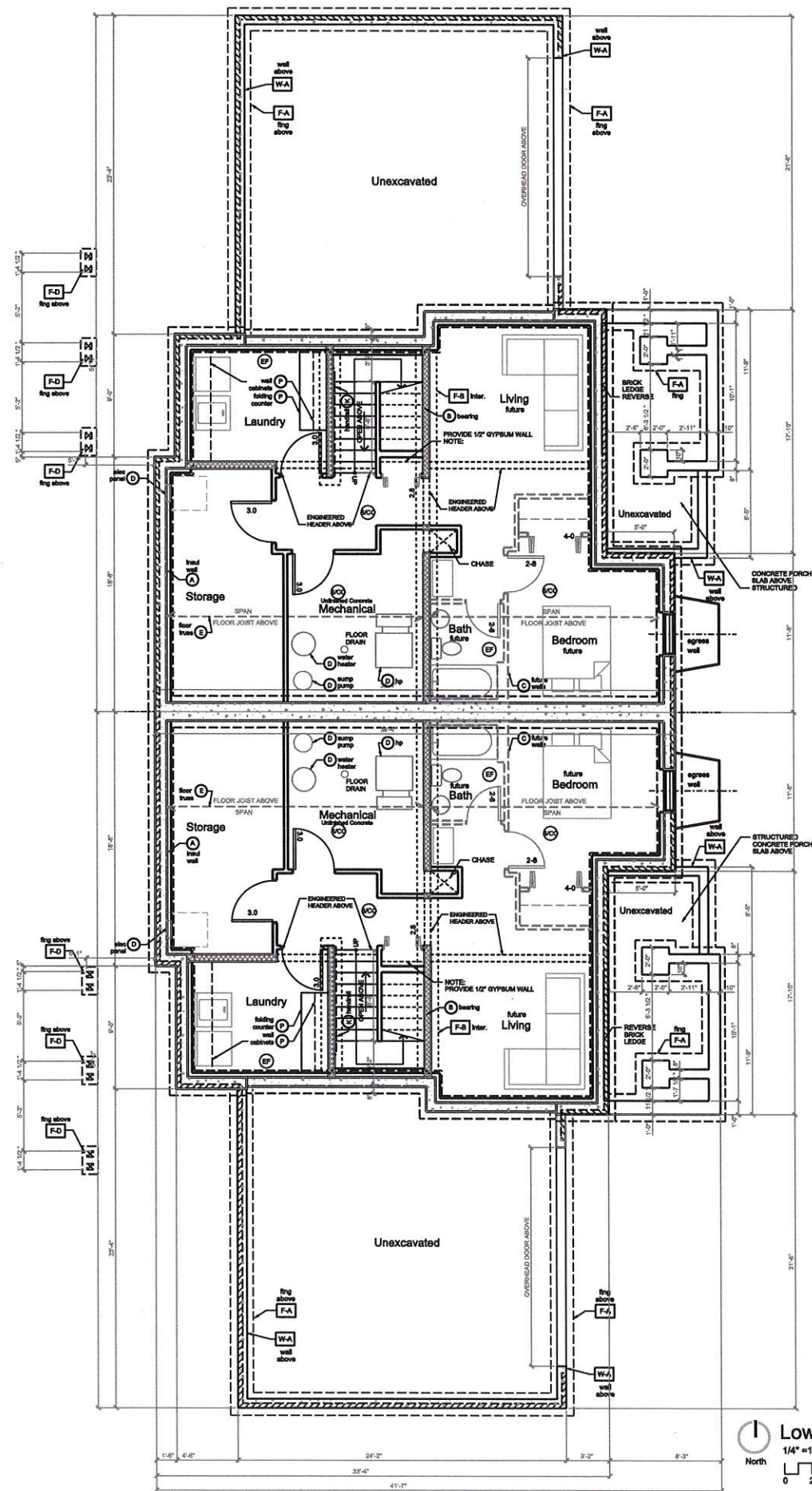
	Front/ Width
1	Single Family
2	Townhouse
3	Townhouse
4	Townhouse
5	Townhouse
6	Townhouse
7	Townhouse
8	Townhouse
9	Townhouse
9	Total
5.7/acre	Proposed Density



Site Plan

1/16"=1'-0"

0 4 8 16 32



Foundation and Footing Schedule:

FOOTING GENERAL NOTES:

- MINIMUM FOOTING DEPTH: 40" FROM ADJACENT GRADE
FILED VERIFY GRADE LOCATIONS TYPICAL
PROVIDE KEYWAY AND CONTINUOUS REBAR AT FOOTING TO FOUNDATION CONNECTION TYPICAL
- W-A** 8" WIDE CAST CONCRETE FOUNDATION WALL W/ 4# REBAR AT 18" O.C. VERTICAL & 4# REBAR AT 24" O.C. HORIZONTAL
- W-B** 10" WIDE CAST CONCRETE FOUNDATION WALL W/ 4# REBAR AT 18" O.C. VERTICAL & 4# REBAR AT 24" O.C. HORIZONTAL

- F-A** MIN. 20" WIDE x 10" DEEP CAST CONCRETE FOOTING W/ (2) 4# REBAR CONTINUOUS
- F-B** INTERIOR BEARING WALL FOOTING MIN. 20" WIDE x 10" DEEP CAST CONCRETE FOOTING W/ (2) 4# REBAR CONTINUOUS. PROVIDE ADEQUATE DEPTH FOR INTERIOR SLAB TYPICAL

Keynotes:

- (A)** TURNED INSULATED STUD WALL AT FOUNDATION 2x6 STUDS ON TREATED BIL PLATE WITH MIN R-13 INSULATION AND GYPSUM WALL BOARD INTERIOR FINISH TYP
- (B)** INTERIOR BEARING WALL CROSSHATCH INDICATES MIN 2x6 STRUCTURAL BEARING WALL (SEE DRAWINGS FOR SIZE). STRUCTURAL FOOTING, TREATED BIL PLATE, GYPSUM WALL BOARD AT END AND 30" OC MAX. DOUBLE BEARING PLATE TYPICAL WHERE CONDITION OCCURS
- (C)** DASHED INDICATES POTENTIAL FUTURE IMPROVEMENT. PROVIDE ROOMS FOR ALL BELOW GRADE PLUMBING OR ELECTRICAL CONNECTIONS IN THIS PHASE OF WORK
- (D)** INDICATES PROPOSED MECHANICAL/PLUMBING/ELECTRICAL SYSTEM. SYSTEM DESIGN AND INSTALLATION BY INSTALLER
- (E)** HVAC INFORMATION PROVIDED BY HVAC CONTRACTOR: ELECTRIC HEAT PUMP- SINGLE STAGE HEATING AND COOLING SIZE: 2 Tons WITH 10 MW. STAGED ELECTRIC BACKUP HEATING EQUIPMENT: AMERICAN STANDARD (By Trane) 14 BEER NOTE: INDIVIDUAL RETURN AIR AT ALL LOCATIONS (NO TRANSFER RETURNS SHALL BE USED)
- (F)** WATER HEATER- ENERGY STAR CERTIFIED: ELECTRIC 40 GALLON
- (G)** FLOOR TRUSS, PRE-ENGINEERED PROVIDE STAMPS SUBMITTAL BY NEBRASKA LICENSED STRUCTURAL ENGINEER NOTE: PROVIDE CENTER OPENING AT TRUSS SPAN FOR TRUNK DUCT HVAC DISTRIBUTION TYPICAL. FIRST AND SECOND FLOOR TRUSSES

Vintage Heights Sub 2 Development

1697.10-Lot2 Vintage Heights
2nd Sub-Div
Address: Vintage Heights
at 6th St. E & 3rd Ave.
Hastings, NE 68901
Zoning: R-3
Lot Type:
Code: IRC- 2009
Land Area: 1.57 Acres

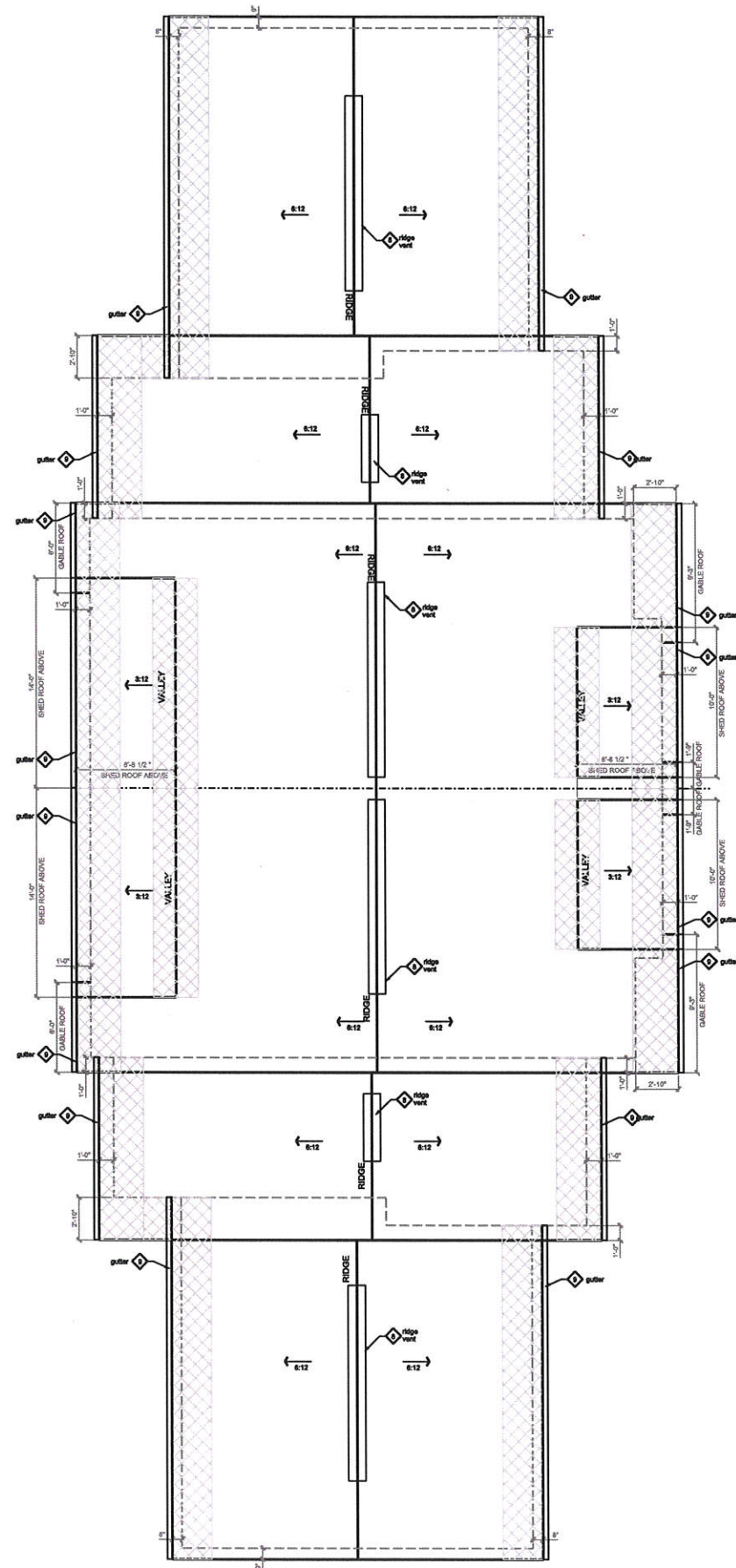
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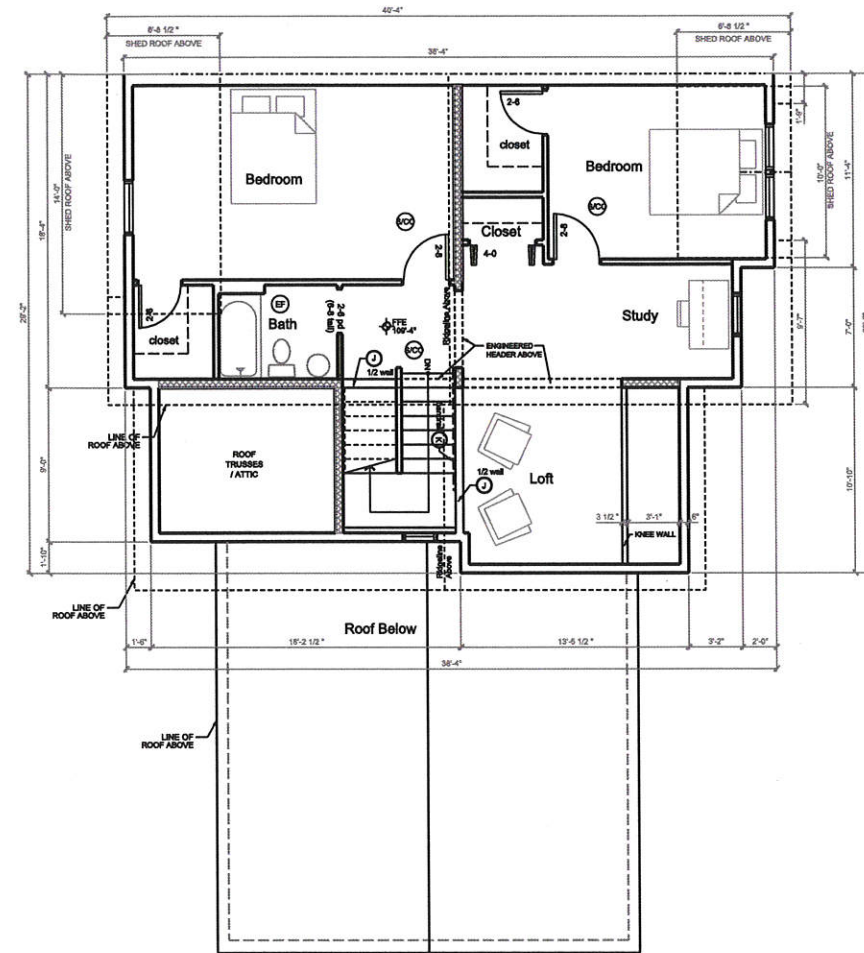
Conceptual
Design

Job Number: 17043.sph
Date: 30 October 2018

A1.0

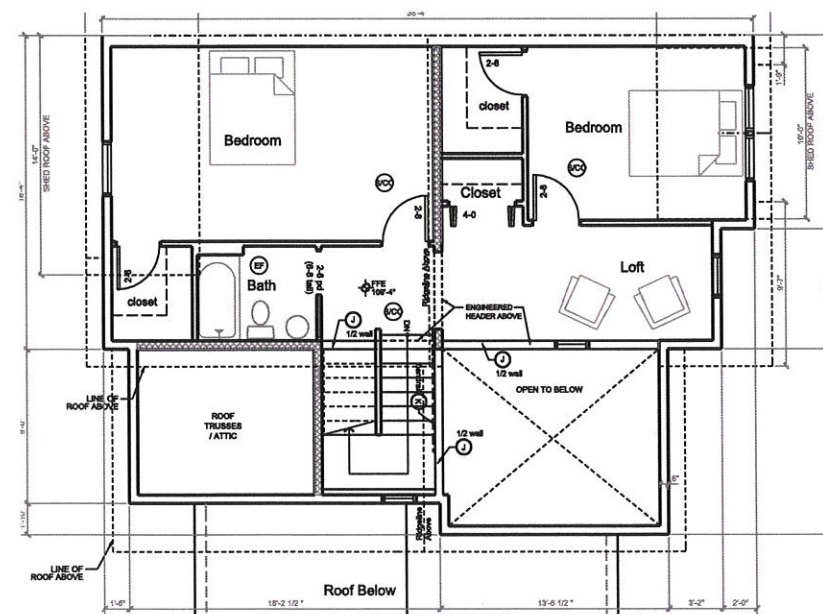


Roof Plan
1/4" = 1'-0"
North
0 2 4 8



1 Unit Second Floor Plan
1/4" = 1'-0"
North

Finished Floor Plate: 726 sf net



1 Unit Second Floor Plan
ALT. OPEN-TO-BELOW OPTION
1/4" = 1'-0"
North

Finished Floor Plate: 625 sf net



Architect
Peace Studio Architects, Inc.
1835 Kings Hwy, Suite B
Lincoln, NE 68502
402.217.1830
www.peacestudioarch.com

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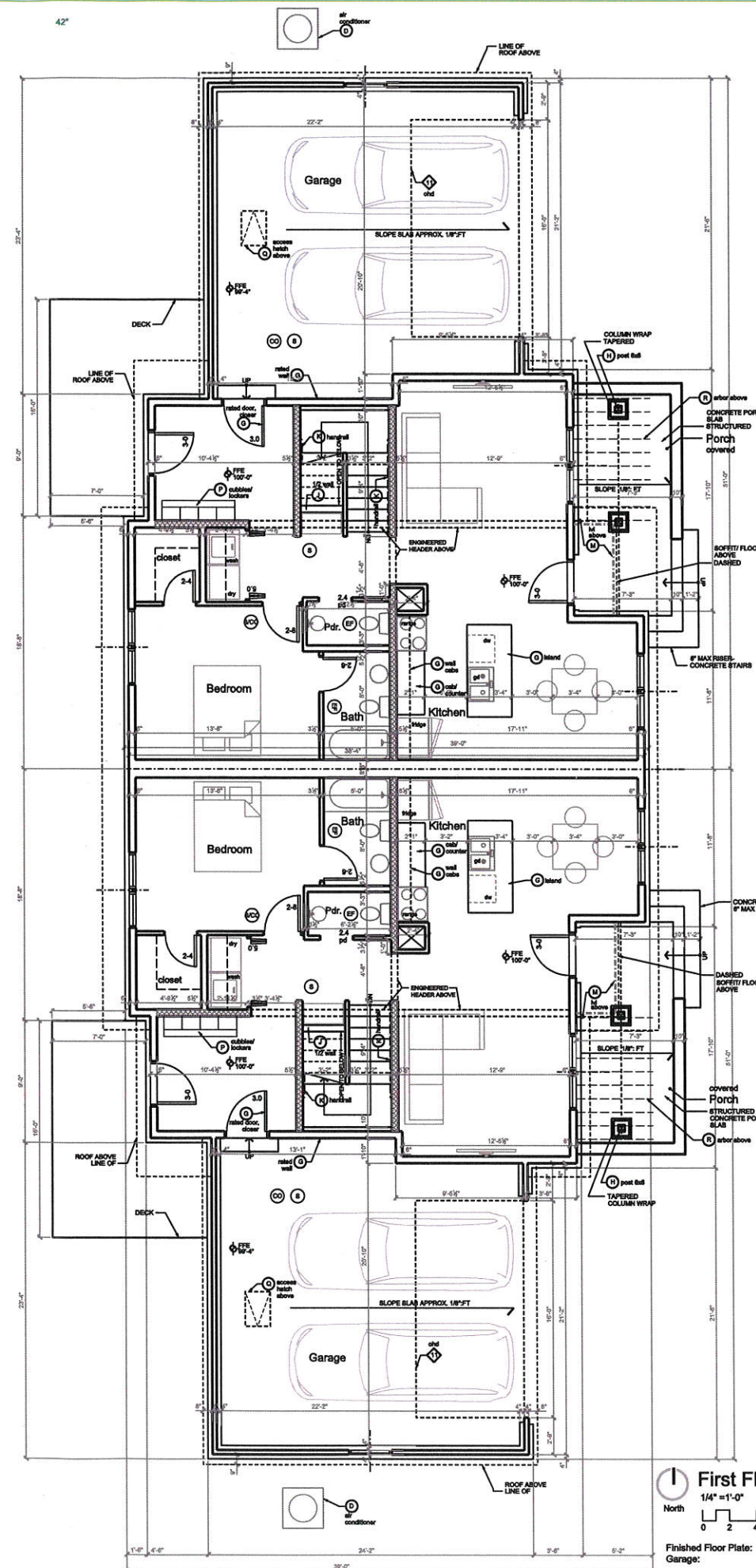
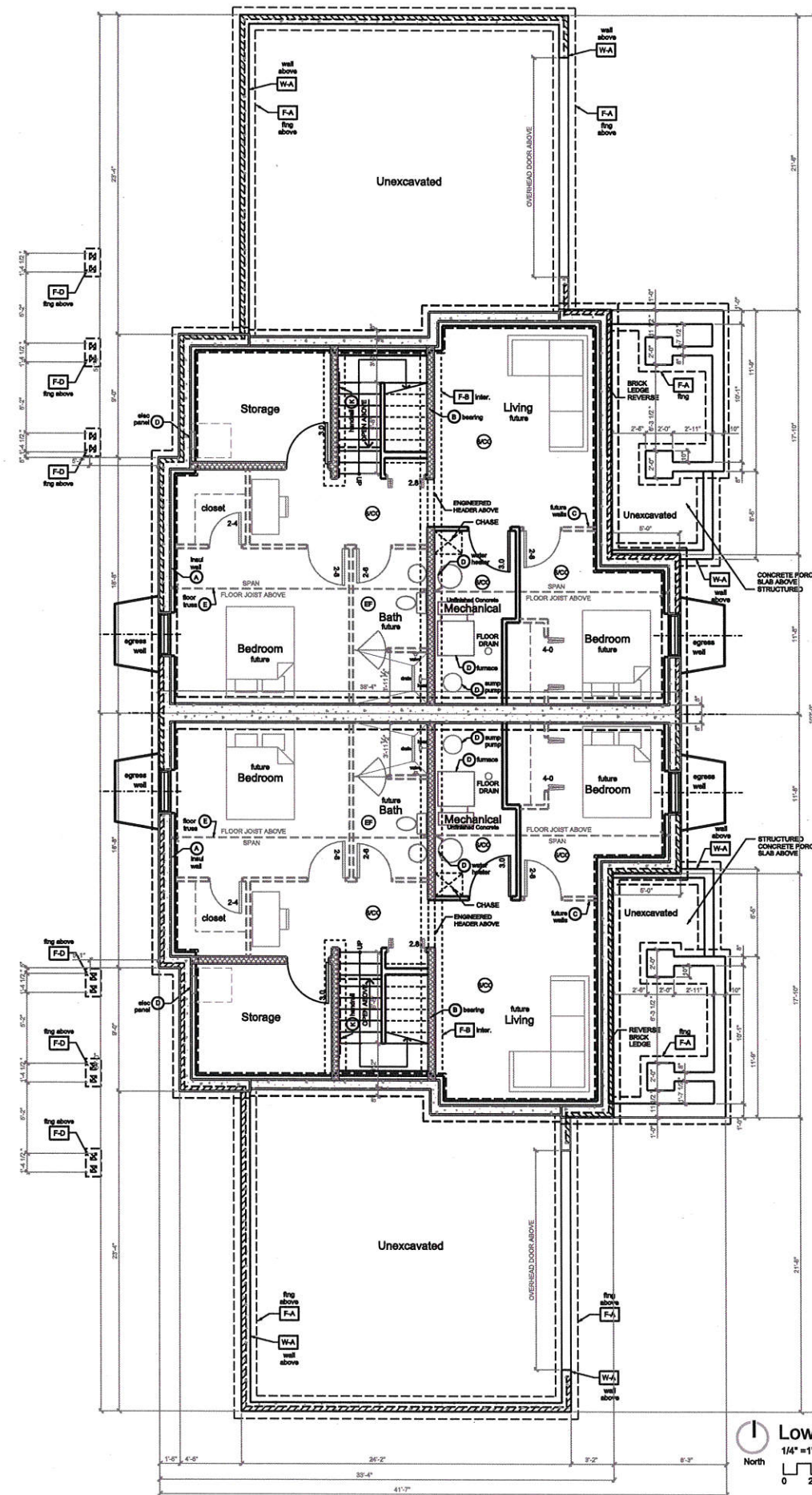
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Hastings, NE 68901

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Design

Job Number: 17043.sph
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A1.1



Foundation and Footing Schedule:

FOOTING GENERAL NOTES:

MINIMUM FOOTING DEPTH: 40" FROM ADJACENT GRADE
FIELD VERIFY GRADE LOCATIONS TYPICAL
PROVIDE KEYWAY AND CONTINUOUS REBAR AT FOOTING TO FOUNDATION CONNECTION TYPICAL

W-A 8" WIDE CAST CONCRETE FOUNDATION WALL W/ 4# REBAR AT 18" O.C. VERTICAL & 4# REBAR AT 24" O.C. HORIZONTAL

W-B 10" WIDE CAST CONCRETE FOUNDATION WALL W/ 4" WIDE REVERSE BRICK LEDGE 4# REBAR AT 18" O.C. VERTICAL & 4# REBAR AT 24" O.C. HORIZONTAL

F-A MIN. 20" WIDE x 10" DEEP CAST CONCRETE FOOTING W/ (2) 4# REBAR CONTINUOUS

F-B INTERIOR BEARING WALL FOOTING MIN. 20" WIDE x 10" DEEP CAST CONCRETE FOOTING W/ (2) 4# REBAR CONTINUOUS. PROVIDE ADEQUATE DEPTH FOR INTERIOR SLAB TYPICAL

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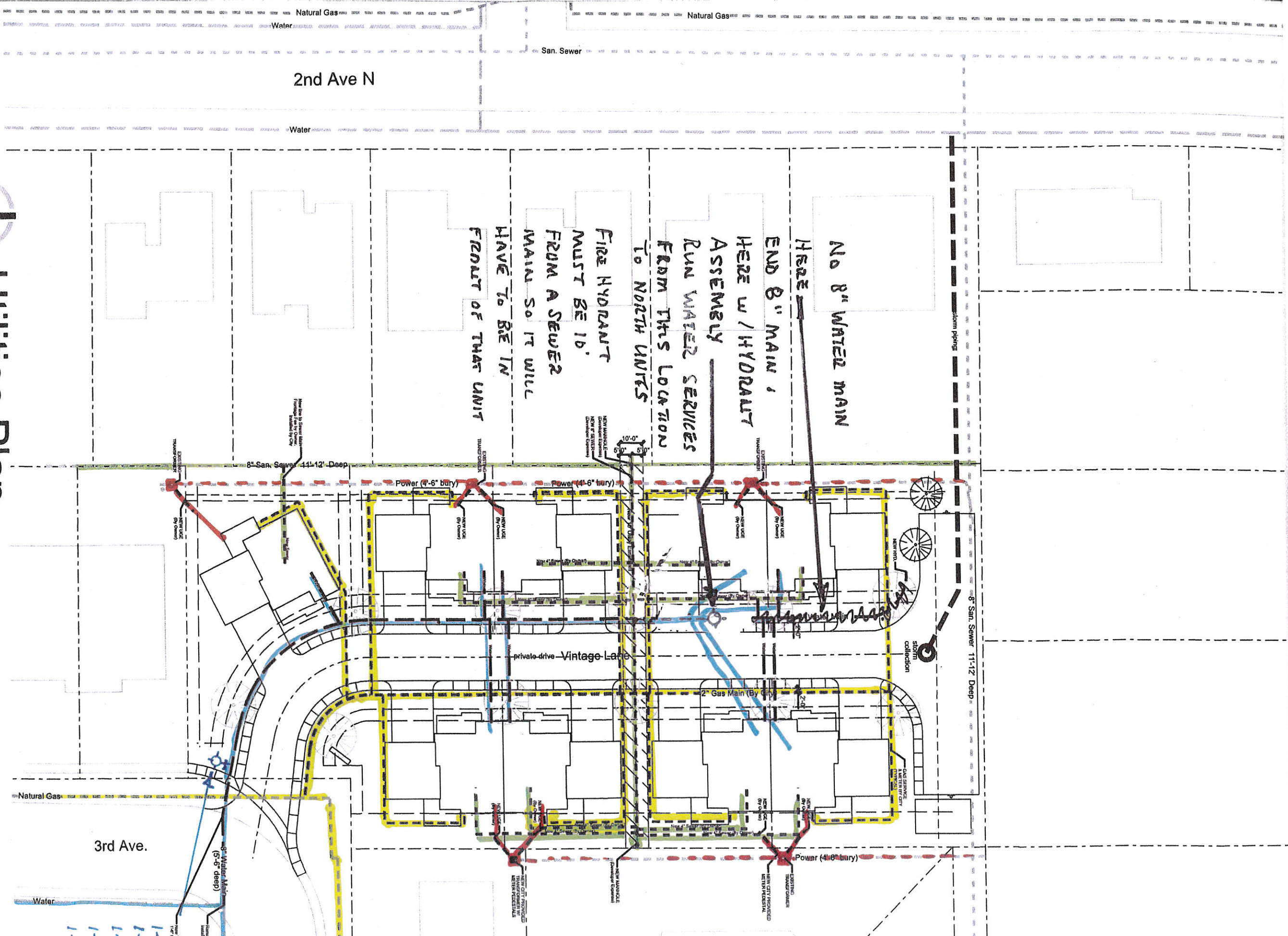
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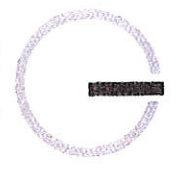
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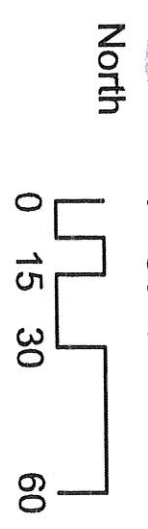
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Utilities Plan



1"=50'-0"



OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, that THOMAS C. SMITH, a single person, PATRICIA L. SMITH, a single person, PATRICIA L. SMITH, as custodian under the NEBRASKA UNIFORM TRANSFER TO MINORS ACT FOR HILARY K. SMITH, a minor child, TISHA A. FRIESEN and GEOFFREY C. FRIESEN, wife and husband, ALEXIS M. SMITH, a single person, and ALYSON E. SMITH, a single person, the OWNERS OF RECORD OF THE PROPERTY SHOWN ON THIS PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, DO HEREBY SURVEY, SUBDIVIDE, REPLAT AND DESIGNATE SAID PROPERTY AS "VINTAGE HEIGHTS 2ND SUBDIVISION" IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, AND BE IT FURTHER KNOWN THAT SAID SURVEYING, SUBDIVIDING, REPLATTING AND DESIGNATION WAS DONE WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE NEBRASKA UNIFORM TRANSFER TO MINORS ACT AND THE NEBRASKA UNIFORM TRANSFER TO MINORS ACT.

THOMAS C. SMITH, a single person, DATE 12/24/01
PATRICIA L. SMITH, a single person, DATE 12/24/01
ALEXIS M. SMITH, a single person, DATE 12/24/01
TISHA A. FRIESEN, wife, DATE 12/25/01
GEOFFREY C. FRIESEN, husband, DATE 12/25/01
PATRICIA L. SMITH, custodian for HILARY K. SMITH, a minor child, DATE 12/25/01

ACKNOWLEDGMENT

STATE OF Nebraska }
COUNTY OF Lincoln } SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY CAME THOMAS C. SMITH, A SINGLE PERSON, KNOWN BY ME TO BE ONE OF THE OWNERS WHOSE NAME APPEARS ON THE OWNER'S CERTIFICATE ON THIS PLAT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE OF HIS OWN FREE WILL AND ACCORD AS SAID OWNER.
WITNESS MY HAND AND NOTARIAL SEAL AT Lincoln, NEBRASKA, ON THIS 24th DAY OF December, 2001.

MY COMMISSION EXPIRES ON Jan. 18, 2002
NOTARY PUBLIC

STATE OF California }
COUNTY OF San Bernardino } SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY CAME PATRICIA L. SMITH, A SINGLE PERSON, KNOWN BY ME TO BE ONE OF THE OWNERS WHOSE NAME APPEARS ON THE OWNER'S CERTIFICATE ON THIS PLAT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE OF HER OWN FREE WILL AND ACCORD AS SAID OWNER.
WITNESS MY HAND AND NOTARIAL SEAL AT Lincoln, NEBRASKA, ON THIS 15th DAY OF January, 2002.

MY COMMISSION EXPIRES ON March 30, 2002
NOTARY PUBLIC

STATE OF California }
COUNTY OF San Bernardino } SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY CAME PATRICIA L. SMITH, CUSTODIAN UNDER THE NEBRASKA UNIFORM TRANSFER TO MINORS ACT FOR HILARY K. SMITH, A MINOR CHILD, KNOWN BY ME TO BE ONE OF THE OWNERS WHOSE NAME APPEARS ON THE OWNER'S CERTIFICATE ON THIS PLAT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE OF HER OWN FREE WILL AND ACCORD AS SAID CUSTODIAN FOR HILARY K. SMITH.
WITNESS MY HAND AND NOTARIAL SEAL AT Lincoln, NEBRASKA, ON THIS 15th DAY OF January, 2002.

MY COMMISSION EXPIRES ON March 30, 2002
NOTARY PUBLIC

STATE OF Nebraska }
COUNTY OF Lincoln } SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY CAME TISHA N. FRIESEN and GEOFFREY C. FRIESEN, WIFE AND HUSBAND, KNOWN BY ME TO BE TWO OF THE OWNERS WHOSE NAMES APPEAR ON THE OWNER'S CERTIFICATE ON THIS PLAT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE OF THEIR OWN FREE WILL AND ACCORD AS SAID OWNERS.
WITNESS MY HAND AND NOTARIAL SEAL AT Lincoln, NEBRASKA, ON THIS 24th DAY OF December, 2001.

MY COMMISSION EXPIRES ON Jan. 18, 2002
NOTARY PUBLIC

STATE OF Nebraska }
COUNTY OF Lincoln } SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY CAME ALEXIS M. SMITH, A SINGLE PERSON, KNOWN BY ME TO BE ONE OF THE OWNERS WHOSE NAME APPEARS ON THE OWNER'S CERTIFICATE ON THIS PLAT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE OF HER OWN FREE WILL AND ACCORD AS SAID OWNER.
WITNESS MY HAND AND NOTARIAL SEAL AT Lincoln, NEBRASKA, ON THIS 24th DAY OF December, 2001.

MY COMMISSION EXPIRES ON Jan. 18, 2002
NOTARY PUBLIC

STATE OF Nebraska }
COUNTY OF Lincoln } SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME ALYSON E. SMITH, A SINGLE PERSON, KNOWN BY ME TO BE ONE OF THE OWNERS WHOSE NAME APPEARS ON THE OWNER'S CERTIFICATE ON THIS PLAT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE OF HER OWN FREE WILL AND ACCORD AS SAID OWNER.
WITNESS MY HAND AND NOTARIAL SEAL AT Lincoln, NEBRASKA, ON THIS 21st DAY OF December, 2001.

MY COMMISSION EXPIRES ON Jan. 18, 2002
NOTARY PUBLIC

VINTAGE HEIGHTS 2ND SUBDIVISION

AN ADMINISTRATIVE PLAT SUBDIVISION IN THE
CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.



SCALE 1" = 50'

LEGEND

MONUMENTS FOUND = ●
MONUMENTS SET = ○
(1/2" rebar)
TEMPORARY POINTS = X
RECORD MEASUREMENT = R
ACTUAL MEASUREMENT = M

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO SPECIAL ASSESSMENTS ARE DELINQUENT UPON THE PROPERTIES DESCRIBED IN THE LEGAL DESCRIPTION ON THE ACCOMPANYING PLAT AS OF THIS 18th DAY OF January, 2002.

BY: Barbara Davis
CITY OF HASTINGS TREASURER

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES ARE DELINQUENT OR DELINQUENT UPON THE PROPERTIES DESCRIBED IN THE LEGAL DESCRIPTION ON THE ACCOMPANYING PLAT AS OF THIS 18th DAY OF January, 2002.

BY: Barbara Davis
ADAMS COUNTY TREASURER



CITY SURVEYOR'S APPROVAL

I HAVE RECEIVED AND REVIEWED THIS PLAT OF "VINTAGE HEIGHTS 2ND SUBDIVISION" IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, AND IN ACCORDANCE WITH NEBRASKA STATUTE 19-917 DO HEREBY Approve SAID ADMINISTRATIVE PLAT.

SIGNED THIS 5th DAY OF March, 2002.

BY: Rodney G. Davison
RODNEY G. DAVISON
HASTINGS CITY SURVEYOR

CITY ENGINEER'S APPROVAL

"VINTAGE HEIGHTS 2ND SUBDIVISION" HAS BEEN RECEIVED AND REVIEWED BY ME AND IS IN COMPLIANCE WITH THE PROVISIONS OF ORDINANCE NO. 2882 OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, PROVIDING FOR THE APPROVAL OF SUBDIVISIONS AND PLATS BY THE CITY ENGINEER UNDER CERTAIN CIRCUMSTANCES.

APPROVED ON THIS 5th DAY OF March, 2002.

BY: David L. Wacker
DAVID L. WACKER
HASTINGS CITY ENGINEER

WAIVER

THE UNDERSIGNED HAVE FOUND AND DETERMINED THAT THE LOCATION OF EASEMENTS UPON THE FOREGOING PLAT IS UNNECESSARY AND THAT IT IS THEREFORE APPROPRIATE TO WAIVE, AND THEY DO HEREBY WAIVE THE EASEMENT REQUIREMENTS OF HASTINGS CITY CODE SECTION 38-114 (ORDINANCE NO. 2882).

SIGNED THIS 5th DAY OF March, 2002.

BY: Mark Schmitt
MANAGER, HASTINGS UTILITIES

BY: David L. Wacker
HASTINGS CITY ENGINEER

REGISTRAR OF DEEDS CERTIFICATE

STATE OF NEBRASKA }
COUNTY OF ADAMS } SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTRAR OF DEEDS OFFICE IN THE ADAMS COUNTY COURTHOUSE IN HASTINGS, NEBRASKA.

DATE: MARCH 5, 2002 TIME: 1:46 o'clock P.M.

INSTRUMENT NO. 20021241

BY: James D. Johnson
ADAMS COUNTY REGISTRAR OF DEEDS



LEGAL DESCRIPTION

Lots 6 and 10 of Vintage Heights Subdivision to the City of Hastings, Adams County, Nebraska, as platted and recorded, said tract being more particularly described as follows:

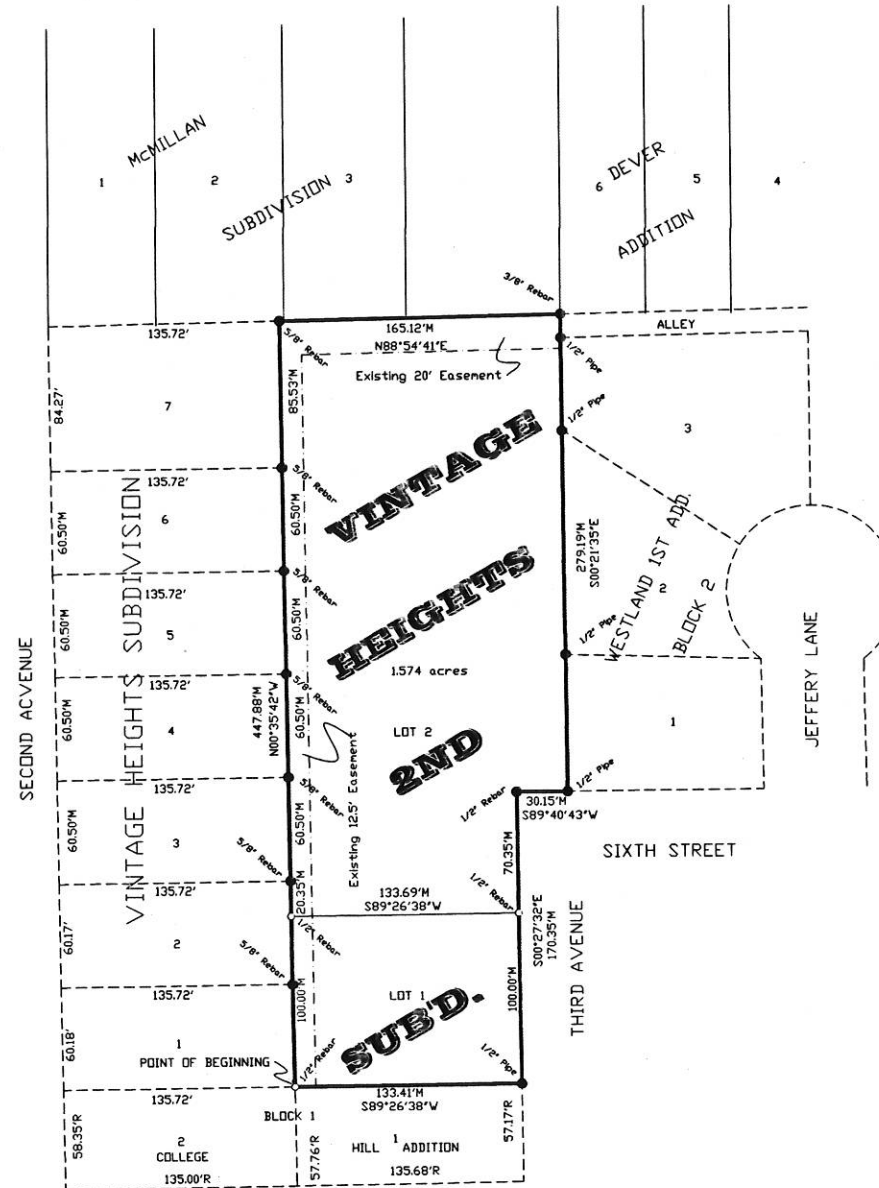
Beginning at the Southeast Corner of Lot 1, of Vintage Heights Subdivision to the City of Hastings, Adams County, Nebraska, said point also being the Northwest Corner of Lot 1 of Block One of College Hill Addition to the City of Hastings, Adams County, Nebraska, as platted and recorded; running thence North 00°35'42" East along the East line of Lots 1, 2, 3, 4, 5, 6 and 7, said Vintage Heights Subdivision, a distance of 447.88 feet to the Northeast Corner of Lot 7 of said Vintage Heights Subdivision, said point also being the Northwest Corner of Lot 10 of said Vintage Heights Subdivision; running thence North 88°54'41" East along the North line of Lot 10 of said Vintage Heights Subdivision a distance of 165.12 feet to the Northeast Corner of said Lot 10, said point also being the Southwest Corner of Lot 6 of Dever Addition the City of Hastings, Adams County, Nebraska, as platted and recorded; running thence South 00°21'35" East and along the East line of said Lot 10 of Vintage Heights Subdivision a distance of 13.73 feet to the Northwest Corner of Lot 3, Block 2 of Westland First Addition to the City of Hastings, Adams County, Nebraska, as platted and recorded; running thence South 00°21'35" East and along the West line of said Block 2 of Westland First Addition a distance of 279.19 feet to the Southwest Corner of Lot 1 of Block 2 of said Westland First Addition, said point also being located on the North Line of platted Sixth Street; running thence South 89°40'43" West and along the said North line of Sixth Street a distance of 30.15 feet to a point located on the West line of platted Third Avenue; running thence South 00°27'32" East and along the said West line of Third Avenue a distance of 170.35 feet to the Southeast Corner of Lot 8 of said Vintage Heights Subdivision, said point also being the Northeast Corner of Lot 1 of said Block One of said College Hill Addition; running thence South 89°26'38" West and along the North line of said Lot 1 a distance of 133.41 feet, more or less, to the POINT OF BEGINNING, containing 1.574 acres, more or less.

SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEBRASKA, AND THAT THIS SURVEY WAS DONE UNDER MY SUPERVISION AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE. ALL DISTANCES SHOWN ARE RECORDED IN FEET AND DECIMALS OF A FOOT, AND ALL PROPERTY CORNERS ARE MONUMENTED AS SHOWN ON THE PLAT.

SIGNED THIS 18th DAY OF October, 2001.

BY: James D. Johnson
JAMES D. JOHNSON, L.S. 207

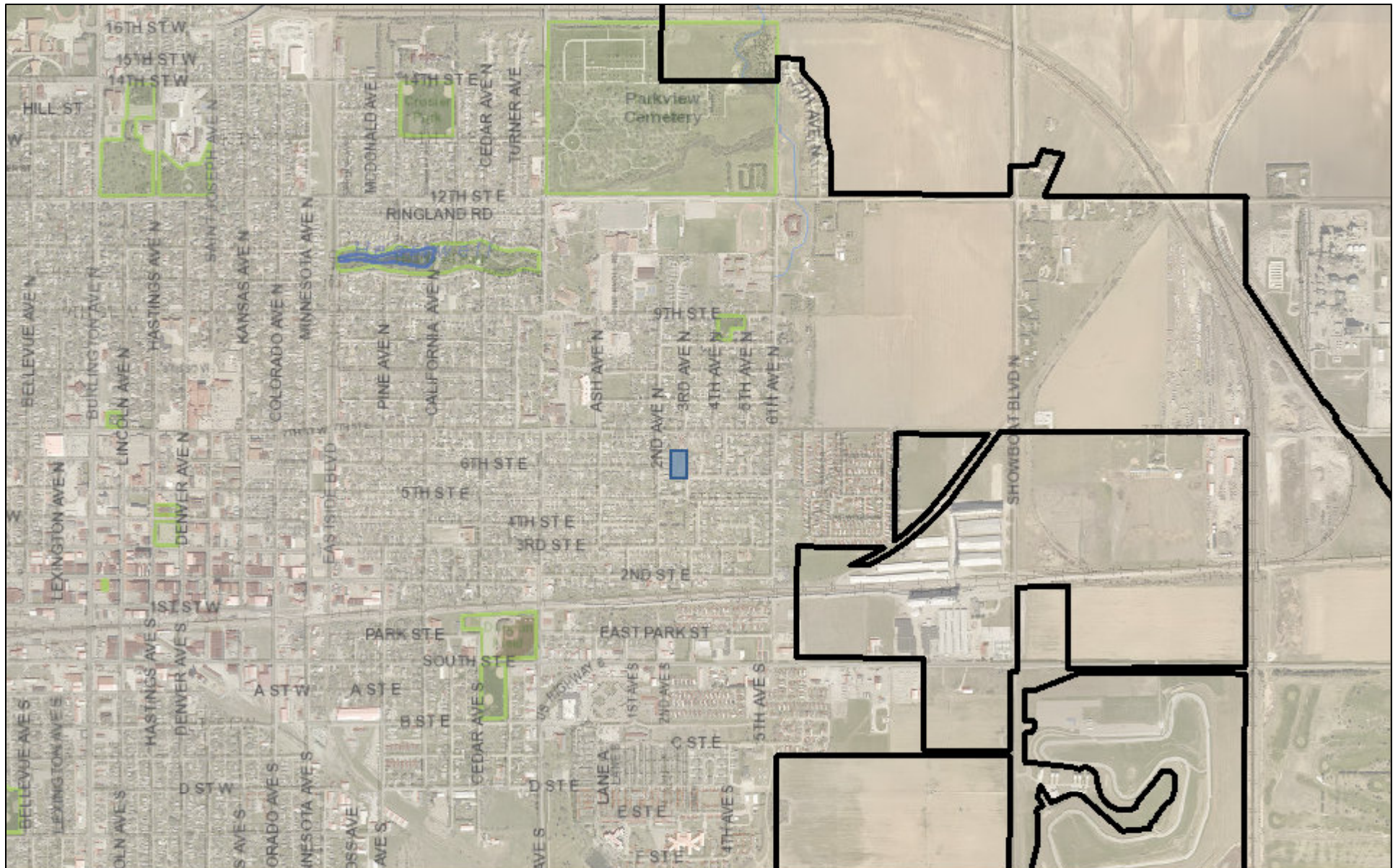


SIXTH STREET

BENCHMARK 2000 SURVEYING

3211 VILLAGE DRIVE, HASTINGS, NEBRASKA, 68901

ArcGIS Web Map



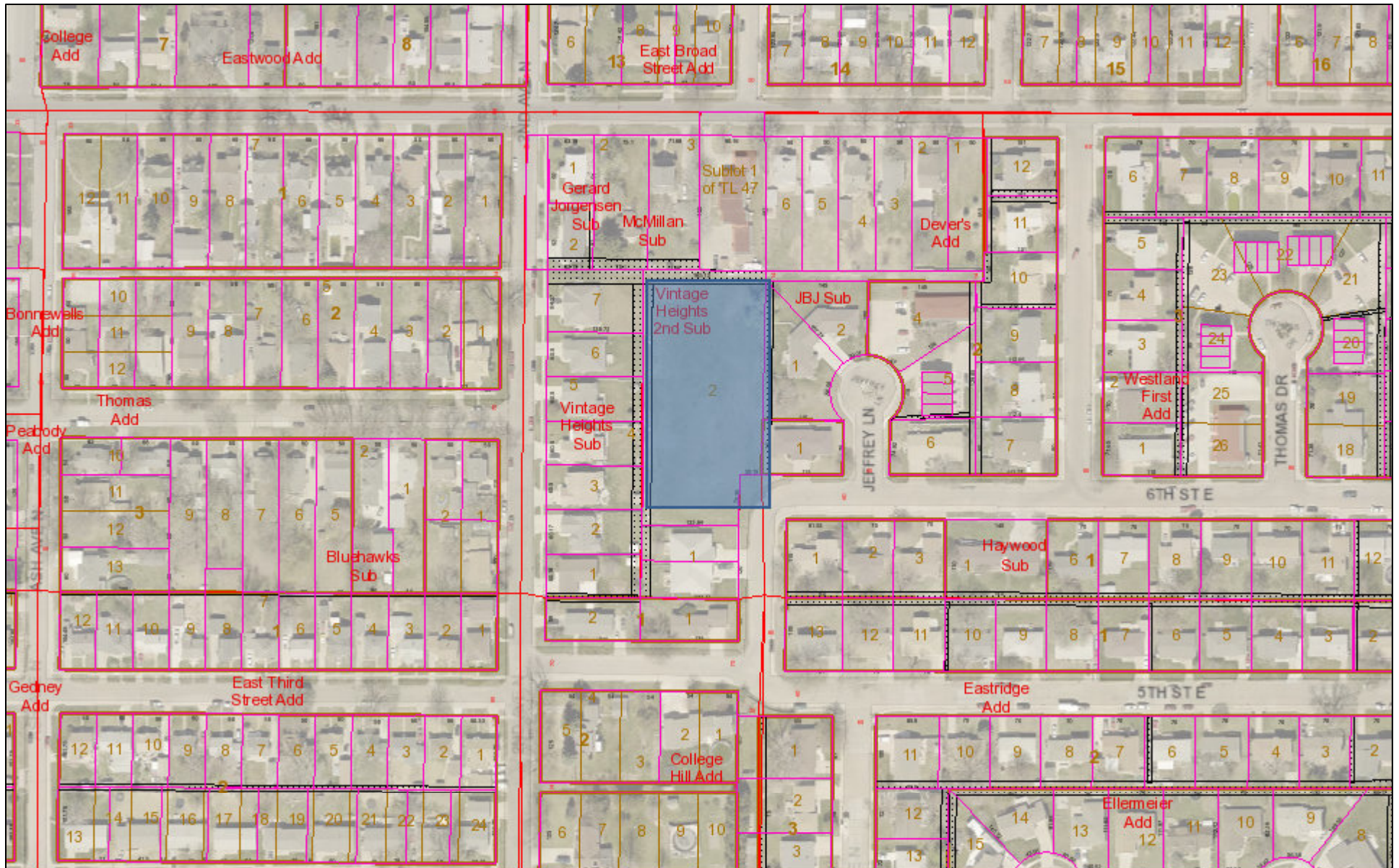
November 14, 2018

-  Limits
-  OneMile
-  TwoMile

1:25,000
0 0.2 0.4 0.8 mi



ArcGIS Web Map



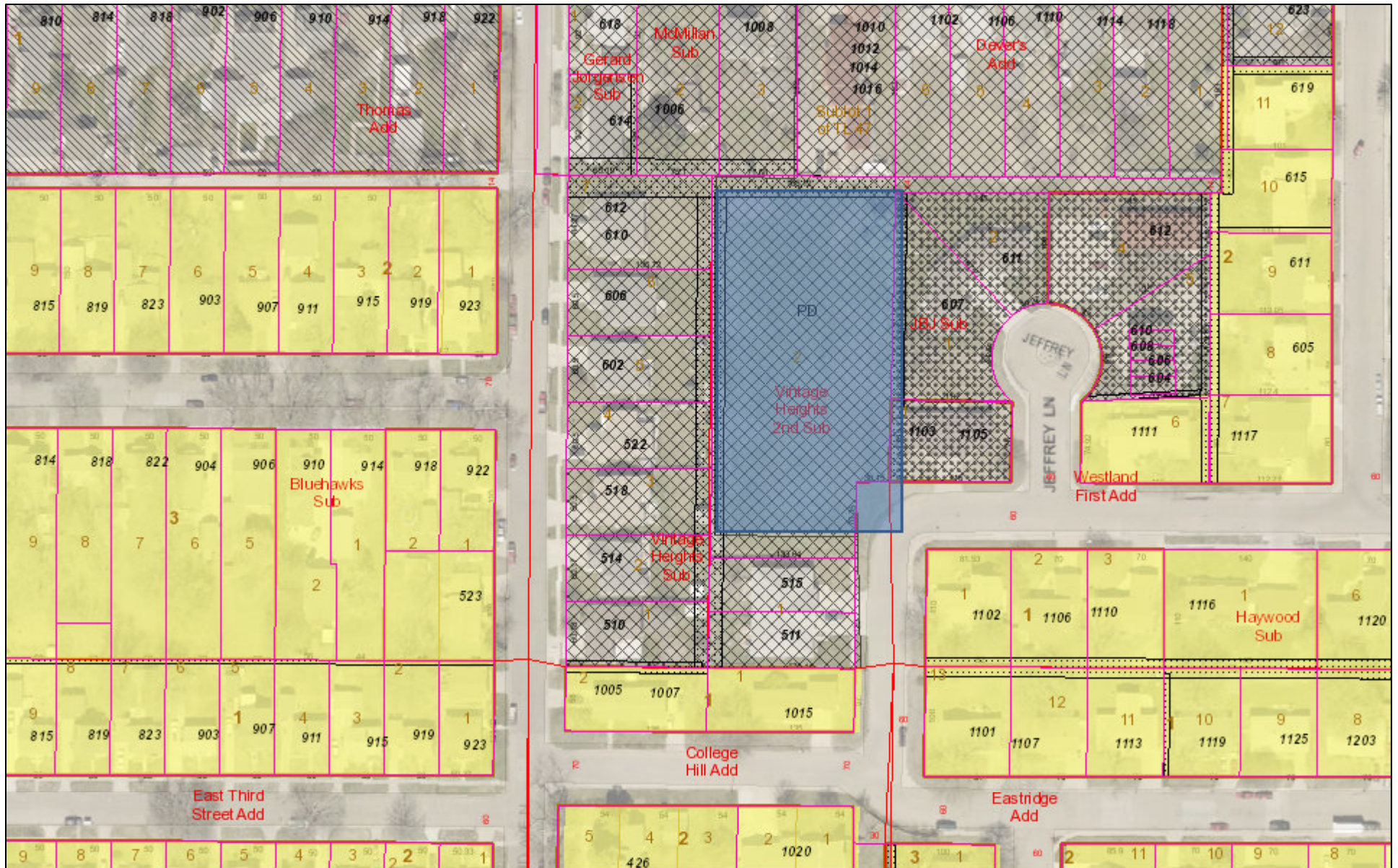
November 14, 2018

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

1:3,000
0 0.0225 0.045 0.09 mi



ArcGIS Web Map



November 14, 2018

- | | | | | | | | |
|---------|---------------|-----|-----|-----|------|------|-----------|
| Limits | Subdivisions | AG | C-3 | I-1 | R-1A | R-3G | BLOCKS |
| OneMile | Easements | C-0 | CMP | I-2 | R-1S | R-5 | Addresses |
| TwoMile | Zoning | C-1 | CZ | MU | R-2 | TA | |
| Parcels | A | C-2 | FS | R-1 | R-3 | LOTS | |

1:2,000

0 0.015 0.03 0.06 mi



Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 11/19/2018
File No: 2018-054
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Consider a final plat for North Park Commons First Subdivision, a replat of Lots 1 and 2, Block 1 of North Park Commons Addition, located in the South half (S 1/2) of fractional Section 31, Township 8 North, Range 9 West of the 6th P.M. in 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 the final plat for North Park Commons First Subdivision.

Deadlines associated with action:

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

Department head comments:

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

Recommendation:

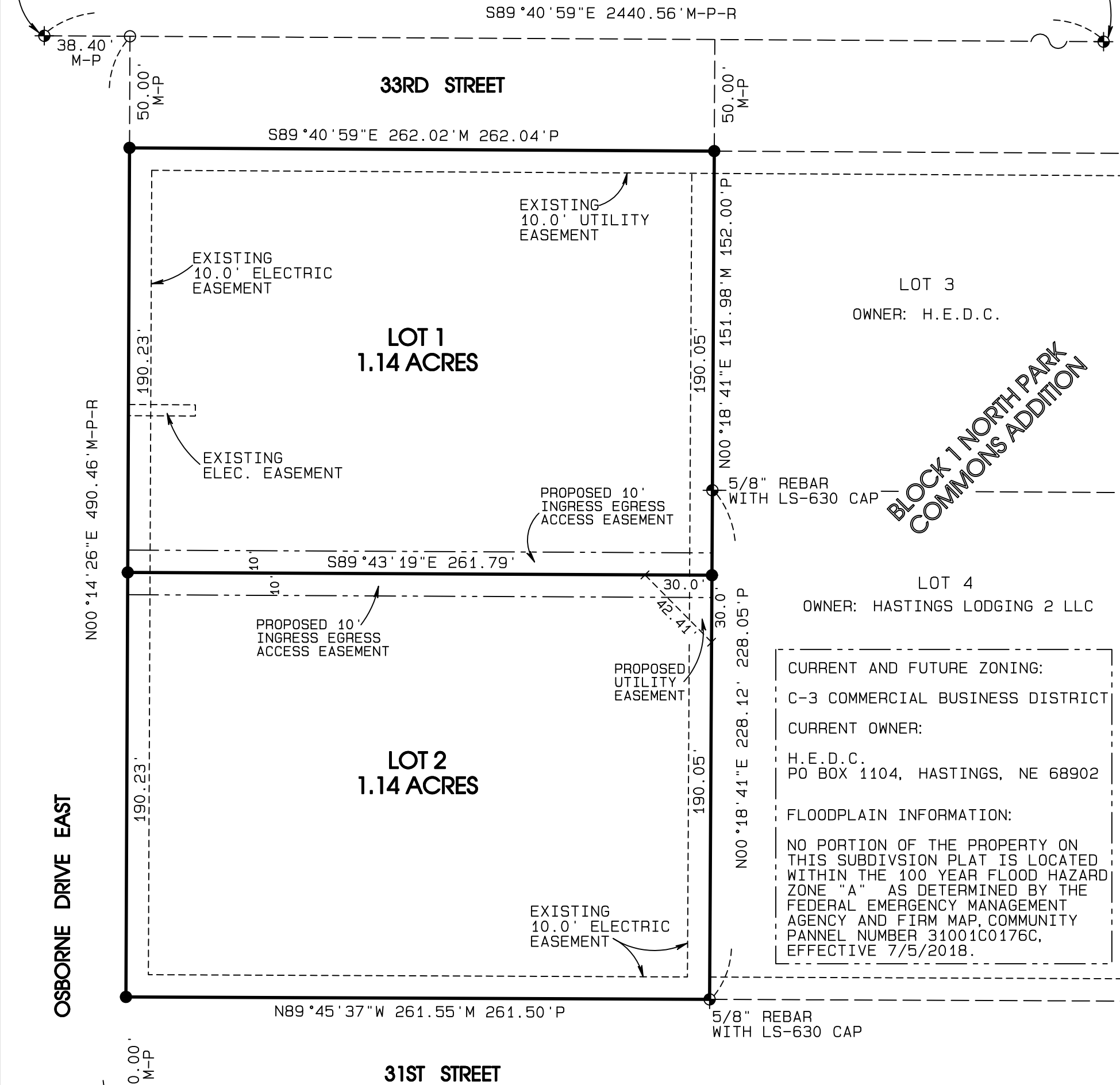
Staff supports a recommendation to approve.

NORTH PARK COMMONS FIRST SUBDIVISION

A REPLAT OF LOTS 1 AND 2, BLOCK 1, OF NORTH PARK COMMONS ADDITION, LOCATED IN THE SOUTH 1/2 OF FRACTIONAL SECTION 31-T8N-R9W, OF THE 6TH P.M., IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

WEST 1/4 CORNER FRACTIONAL SEC. 31
T8N-R9W, 1/2" REBAR IN 4" DIA HOLE IN CONCRETE
SE 63.08' SET 1/2" REBAR WITH LS-783 CAP
SSE 243.33' SET 1/2" REBAR WITH LS-783 CAP
SW 75.01' FOUND 1/2" REBAR

EAST 1/4 CORNER FRACTIONAL
SEC. 31-T8N-R9W FOUND 3/8" REBAR
E. 0.36' FOUND PK NAIL IN C.F.P.
NW 46.67' FOUND 5/8" REBAR
S. 50.00' FOUND 5/8" REBAR



BLOCK 1 NORTH PARK
COMMONS ADDITION

CURRENT AND FUTURE ZONING:
C-3 COMMERCIAL BUSINESS DISTRICT
CURRENT OWNER:
H.E.D.C.
PO BOX 1104, HASTINGS, NE 68902
FLOODPLAIN INFORMATION:
NO PORTION OF THE PROPERTY ON THIS SUBDIVISION PLAT IS LOCATED WITHIN THE 100 YEAR FLOOD HAZARD ZONE "A" AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND FIRM MAP, COMMUNITY PANNEL NUMBER 31001C0176C, EFFECTIVE 7/5/2018.

LEGAL DESCRIPTION:

LOTS 1 AND 2 OF BLOCK 1, NORTH PARK COMMONS ADDITION, TO THE CITY OF HASTINGS, ADAMS, COUNTY NEBRASKA, HEREAFTER KNOWN AS LOTS 1 AND 2, NORTH PARK COMMONS FIRST SUBDIVISION, LOCATED IN THE SOUTH 1/2 OF FRACTIONAL SECTION 31 T8N-R9W, IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

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 LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA. COMPLETED ON NOVEMBER 10TH, 2018.

JOSHUA E. GRUMMERT | LS-783



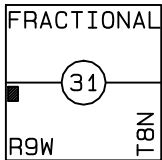
ASSUMED BEARING

SCALE
1"=50'

GRUMMERT PROFESSIONAL SERVICES, LLC

2837 WEST HIGHWAY 6, SUITE 206, HASTINGS, NE 68901
PHONE 402-879-5701 EMAIL jmgrummert@yahoo.com
WEBSITE www.grummertsurveying.com

VICINITY SKETCH
ADAMS COUNTY



GPS PROJECT # 073-2018

SHEET 1 OF 3

LEGEND :

● FOUND CORNER

○ CALCULATED POINT

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

M-MEASURED DISTANCE
R-RECORD DISTANCE
G-GOVERNMENT DISTANCE
P-PLATTED DISTANCE
D-DEED DISTANCE

OWNERS CERTIFICATE AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT HASTINGS ECONOMIC DEVELOPMENT CORPORATION, THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "NORTH PARK COMMONS FIRST SUBDIVISION", A SUBDIVISION WITHIN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, LOCATED IN THE SOUTH 1/2 OF FRACTIONAL SECTION 31, TOWNSHIP 8 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 OWNERS. BE IT FURTHER KNOWN, THAT SAID OWNERS DO HEREBY DEDICATE ALL STREETS AND EASEMENTS SHOWN ON THE PLAT TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

SIGNED THIS _____ DAY OF _____, 2018.

HASTINGS ECONOMIC DEVELOPMENT CORPORATION

PATRICK M. MERTENS (PRESIDENT)

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 _____, 2018.

HASTINGS ECONOMIC DEVELOPMENT CORPORATION

PATRICK M. MERTENS (PRESIDENT)

ACKNOWLEDGEMENT

STATE OF NEBRASKA }
 } SS
COUNTY OF ADAMS }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2018, BY PATRICK M. MERTENS, PRESIDENT OF HASTINGS ECONOMIC DEVELOPMENT CORPORATION. MY COMMISSION EXPIRES THE _____ DAY OF _____, _____.

(SEAL) _____
NOTARY

MAYOR AND CITY COUNCIL ACTION

THIS PLAT OF NORTH PARK COMMONS FIRST SUBDIVISION, A SUBDIVISION WITHIN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, IS

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

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

CITY ENGINEER'S APPROVAL

I, THE UNDERSIGNED, DO HEREBY THIS PLAT OF NORTH PARK COMMONS FIRST SUBDIVISION, A SUBDIVISION WITHIN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

CITY ENGINEER

CITY PLANNING COMMISSION RECOMMENDATION

THIS PLAT OF NORTH PARK COMMONS FIRST SUBDIVISION, A SUBDIVISION WITHIN 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

REGISTER OF DEEDS CERTIFICATE

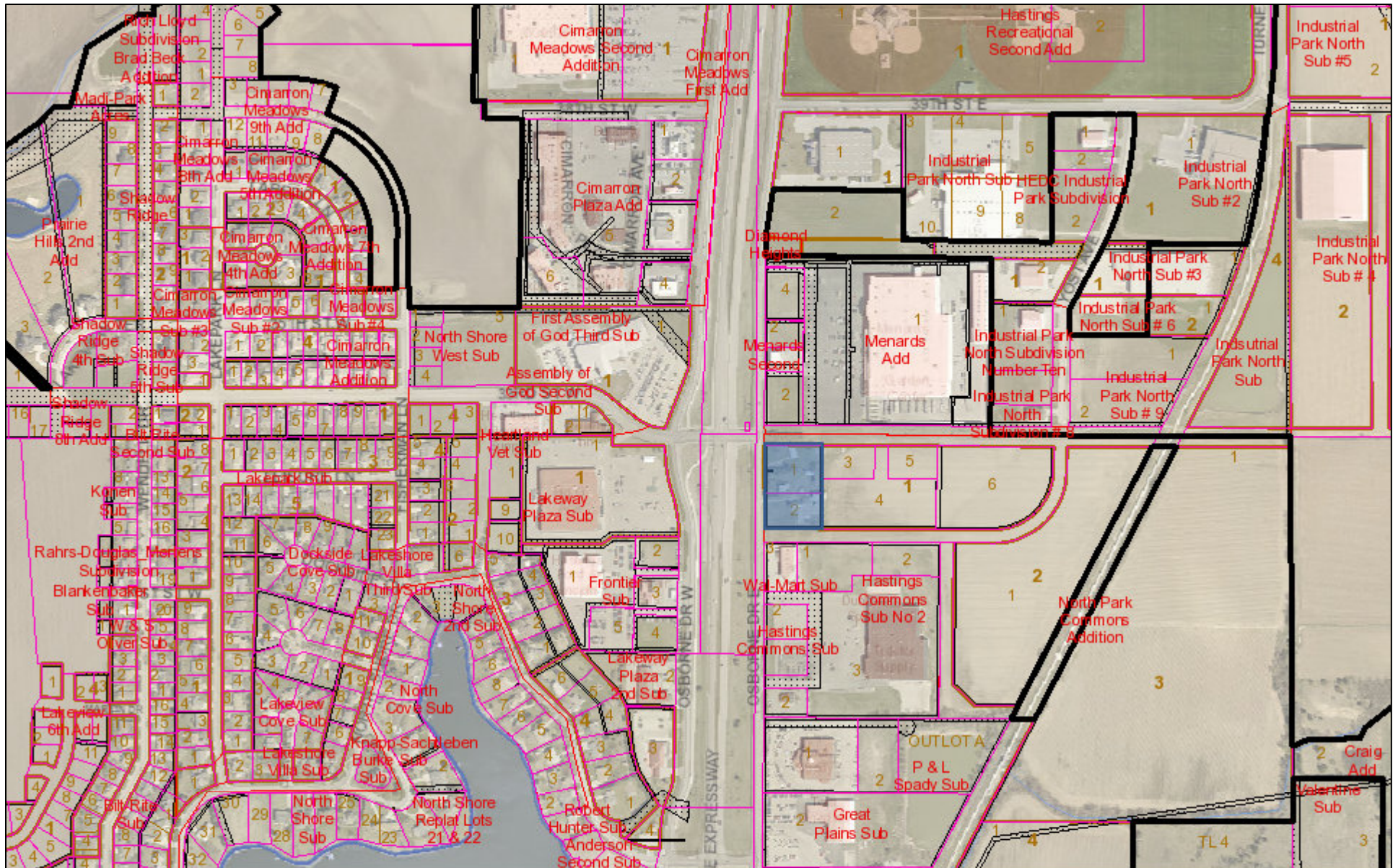
STATE OF NEBRASKA }
COUNTY OF ADAMS } SS

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

DATE: TIME: INSTRUMENT NO.:

REGISTER OF DEEDS

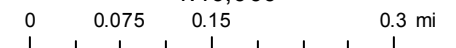
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November 14, 2018

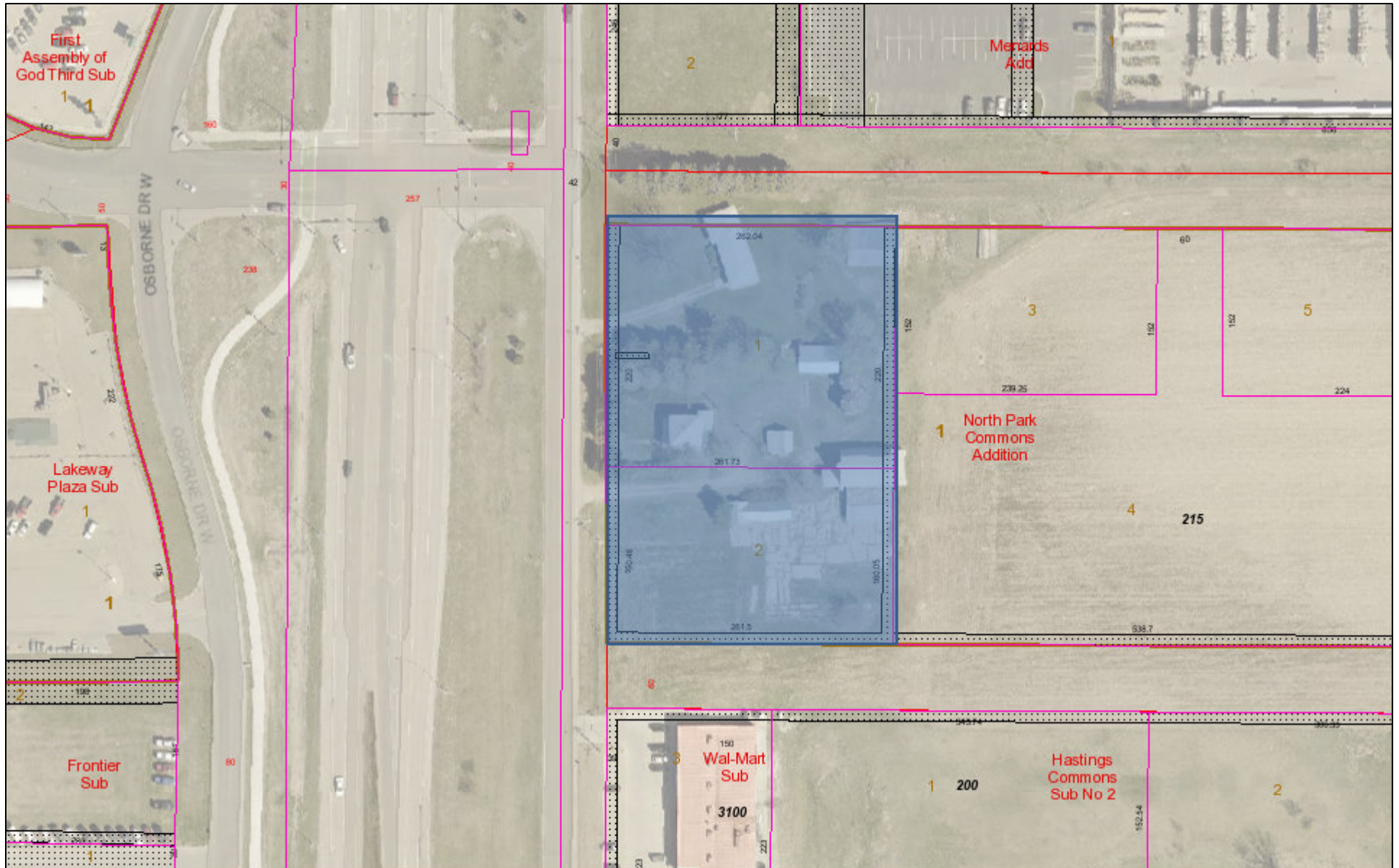
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|---|---------|---|--------------|
|  | Limits |  | Subdivisions |
|  | OneMile |  | Easements |
|  | TwoMile |  | LOTS |
|  | Parcels |  | BLOCKS |

1:10,000



Adams County, City of Hastings & Hastings Utilities GIS Mapping

ArcGIS Web Map



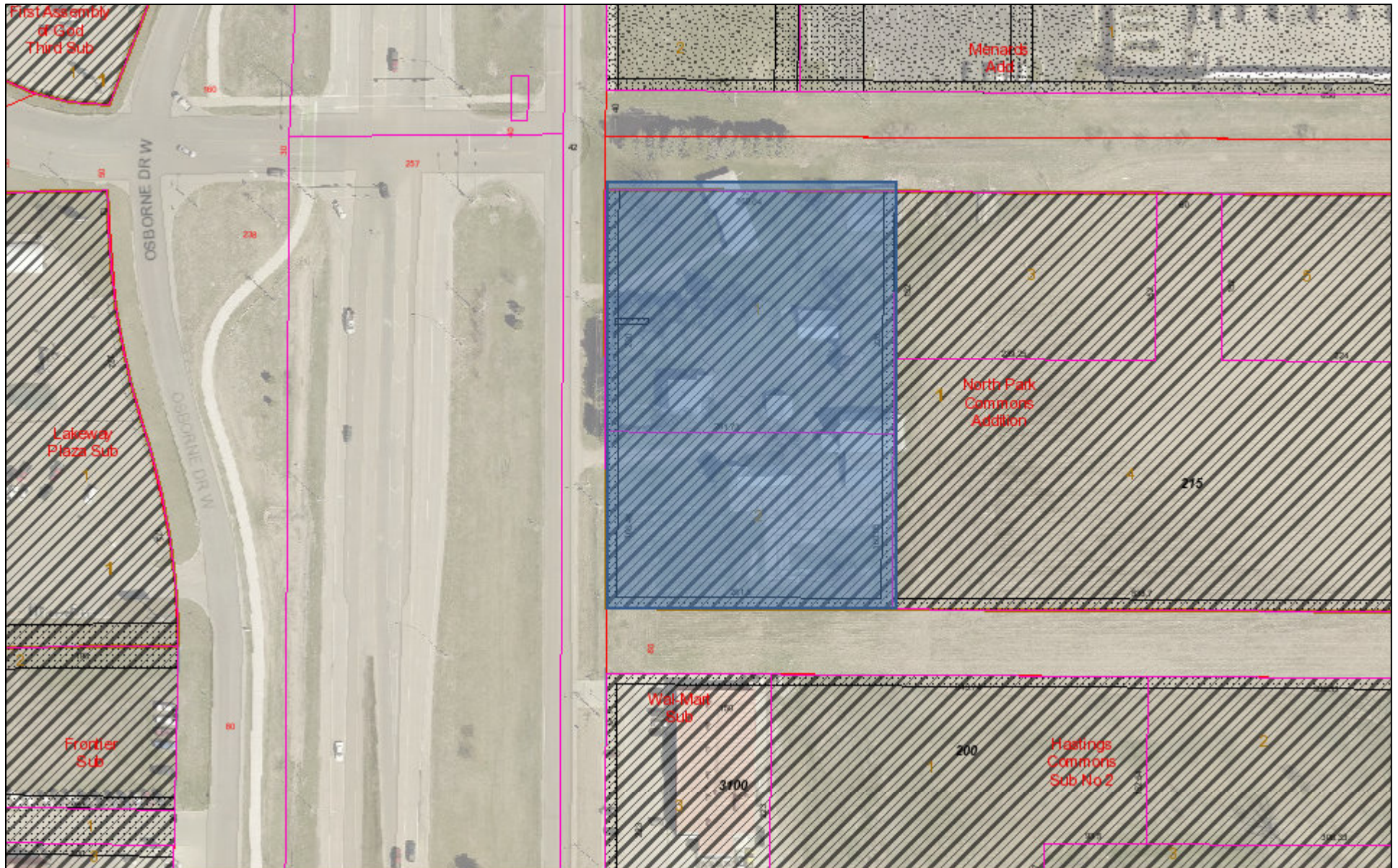
November 14, 2018

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

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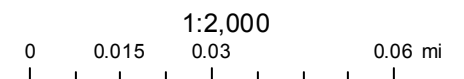


ArcGIS Web Map



November 14, 2018

	Limits		Subdivisions		AG		C-3		I-1		R-1A		R-3G		BLOCKS
	OneMile		Easements		C-0		CMP		I-2		R-1S		R-5		Addresses
	TwoMile	Zoning			C-1		CZ		MU		R-2		TA		
	Parcels		A		C-2		FS		R-1		R-3		LOTS		



Department: Development Services
Staff Contact:
Planning Commission Meeting Date: 11/19/2018
File No: 2018-055
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Consideration of a final 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.

Names of People/Business affected by this action:

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

Why Planning Commission action is required:

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

Type of action requested:

Motion

Suggested motion:

Motion to approve the final plat for Pioneer Trail Flats Subdivision.

Deadlines associated with action:

This item is scheduled to be heard at the December 10, 2018 City Council meeting.

Department head comments:

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

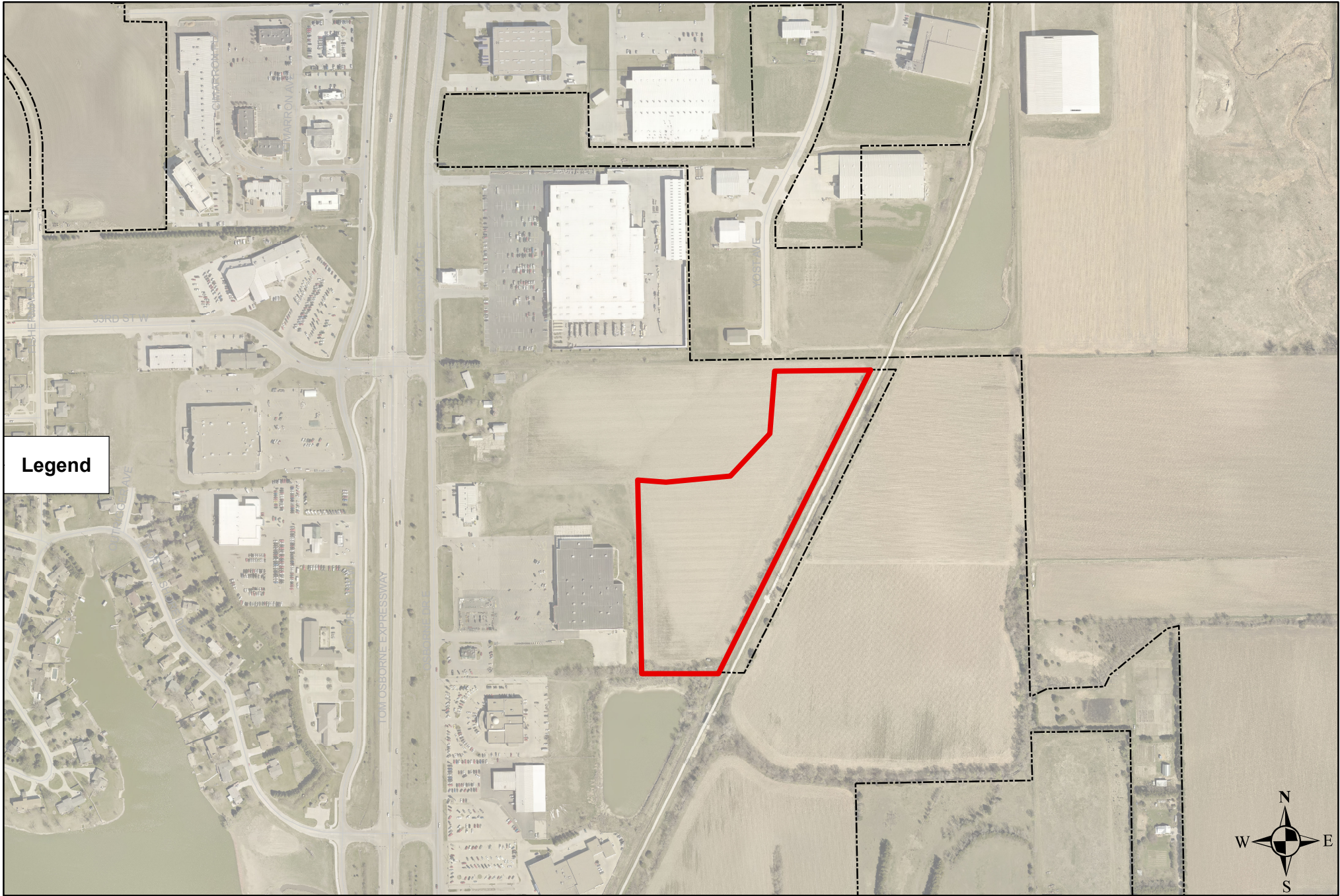
At the October 15 Planning Commission meeting, Commissioners voted 8-0 to recommend approval.

A discrepancy in the legal description was identified on November 13. At the November 13 City

Council meeting, the item was tabled due to a discrepancy in the legal description.

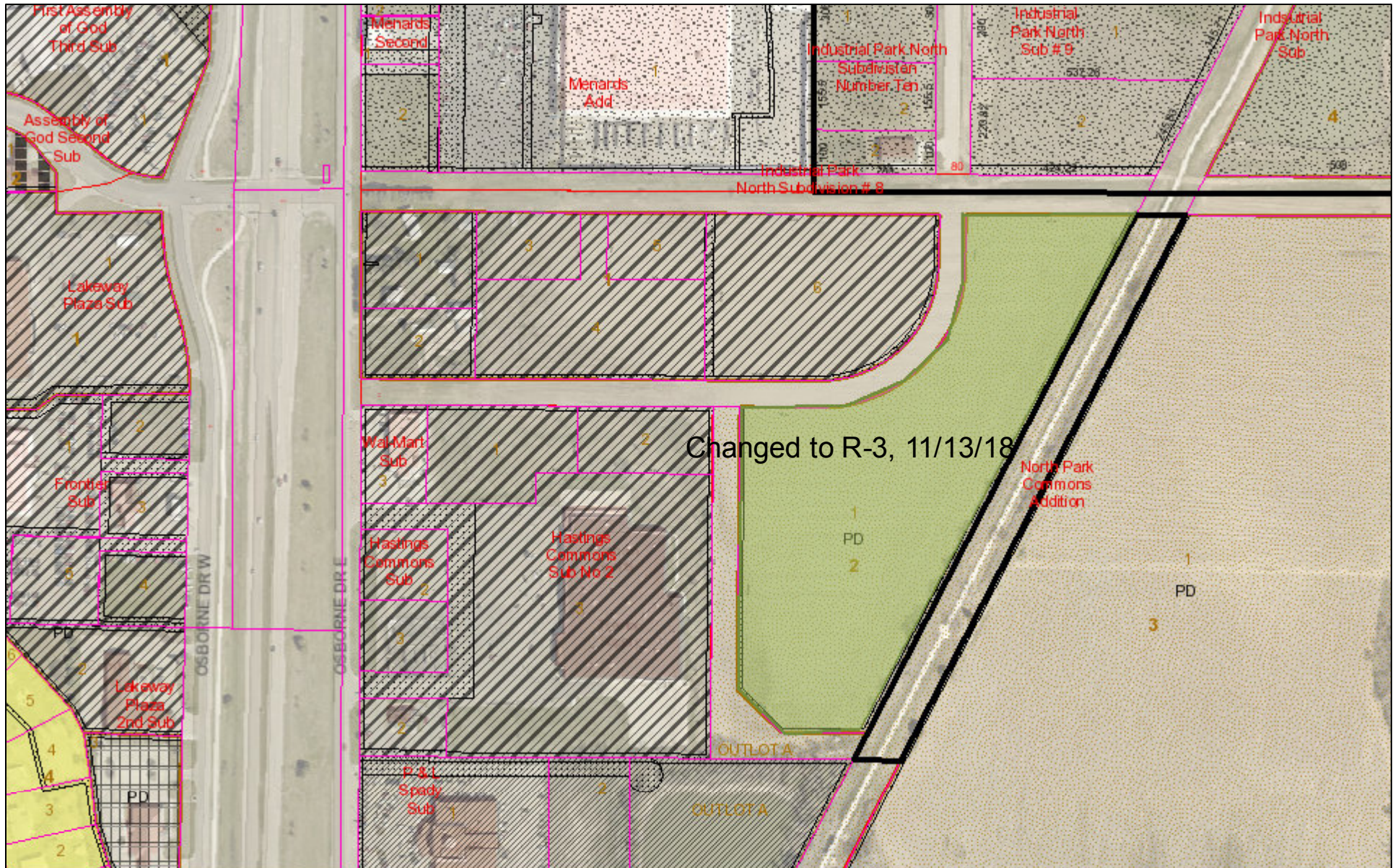
Recommendation:

Staff supports a recommendation to approve with the updated legal.



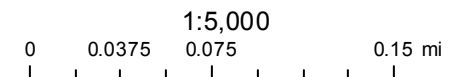
Pioneer Trail Flats Preliminary, Aerial

ArcGIS Web Map



November 14, 2018

	Limits		Subdivisions		AG		C-3		I-1		R-1A		R-3G		BLOCKS
	OneMile		Easements		C-0		CMP		I-2		R-1S		R-5		
	TwoMile	Zoning			C-1		CZ		MU		R-2		TA		
	Parcels		A		C-2		FS		R-1		R-3		LOTS		



Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 11/19/2018
File No: 2018-055
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Review draft Sign Regulations in preparation for adoption.

Names of People/Business affected by this action:

Why Planning Commission action is required:

Type of action requested:

No Action Required

Suggested motion:

Commission to advise whether a work session is desired.

Deadlines associated with action:

Department head comments:

Recommendation:

34.309 SIGNS

34.309.01 Purpose and Applicability.

- A. Purpose. The purpose of this section of the City of Hastings Zoning Code is to:
- Provide for accurate identification, information, and advertisement in an orderly manner;
 - Improve the visual quality, integrity, and safety of gateways and corridors within Hastings as well as neighborhoods adjacent to these areas; and
 - 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.
- 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.
 - 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 under the general definition of "Sign Type" below.

- A. *Abandoned Sign*: A sign, including sign face and supporting structure, which contains no sign copy on 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*: A term which describes 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 that is maintained by the Building Services Division detailing location, ownership, and size of all billboard signs.
- D. *Clearance (Figure 1)*: The distance from the bottom of a sign face and the grade below.



Figure 1: Sign Clearance

Figure 2: Double-faced Sign

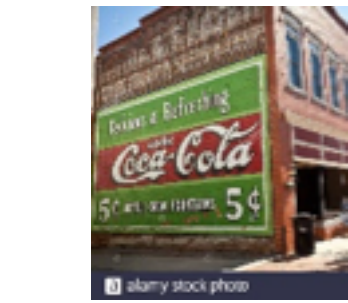


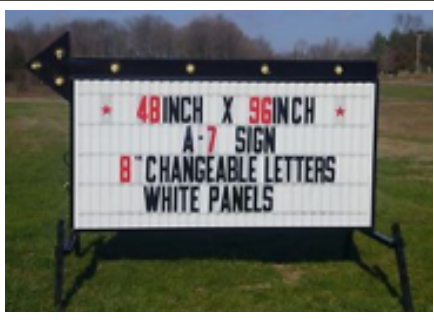
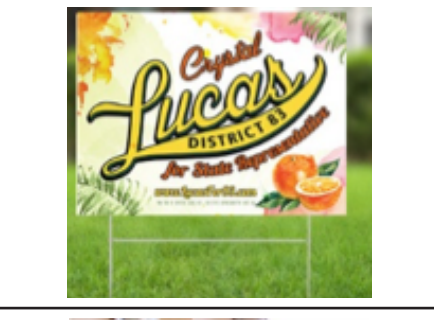
- E. *Detached Sign*: A sign which is self-supporting and structurally independent from any building.
- F. *Double-Faced Sign (Figure 2)*: A sign consisting of no more than two parallel or near parallel faces supported by a single structure. Typically, double-faced signs are meant to be viewed from two opposite directions of travel.
- 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 or color at all times when the sign is in use, usually in a manner intended to draw the attention of the viewer.
- H. *Footcandle*: a unit of measurement for a total amount of light cast on a surface (illuminance). One footcandle is equivalent to the illuminance produced by a source of one candle at a distance of one foot. Vertical footcandle is the measurement on a vertical surface. Horizontal footcandle is a measurement on a horizontal surface.
- I. *Frontage*: The length of a property line of any one premises abutting and parallel to a public street, private way, or court.
- J. *Illuminance*: The amount of luminous flux per unit area in the English system, equal to one lumen per square foot, and measured in footcandles. The metric system uses the lux. One footcandle equals approximately 0.1 (0.093) lux.
- K. *Illumination*: Lighting sources installed for the primary purpose of lighting a specific sign or group of signs.
- L. *Lumen*: A derived unit of luminous flux equal to the amount of light emitted per second in a unit solid angle of one steradian from a uniform source of one candela.
- M. *Marquee*: A permanent roofed structure attached to and supported by a building and extending over public right-of-way.
- N. *Maximum Permitted Sign Area*: The maximum permitted area of a single sign or sign type allowed on a specific property.
- O. *Moving Sign*: A sign which conveys its message through rotating, changing, or animated elements.
- P. *Nit*: A unit of luminous intensity equal to one candela per square meter (1 cd/m²)
- Q. *Nonconforming Sign, Legal*: A sign that was legally erected prior to the adoption of this chapter but which violates the regulations of this chapter.
- R. *Nonconforming Sign, Illegal*: A sign that was illegally erected after the adoption of this chapter or which violates the regulations of this chapter.

- S. *Numeric Display Signs*: On-premise signs which display numeric information only, such as temperature displays and fuel price displays. The numeric information may be changed electronically or manually.
- T. *Premises*: A tract of one or more lots or sites which are contiguous and under common ownership or control.
- U. *Sign*: A symbolic, visual device fixed upon a building, vehicle, structure, or parcel of land which is intended to convey information.
- V. *Sign Type*: A functional description of the use of an individual sign. Specific sign types are described below:

Type and Definition	Category	Example
i. <i>Banner Sign</i> - 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	
ii. <i>Billboard Sign</i> – 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	
iii. <i>Blade Sign</i> – A temporary sign available in numerous shapes and sizes but typically in the shape of a feather, teardrop, or rectangular flag.	Temporary, portable sign	
iv. <i>Building Marker Sign</i> – 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	
		

Type and Definition	Category	Example
v. <i>Canopy/Awning Sign</i> - 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 do not include marquee signs.	Attached sign	
vi. <i>Drive-thru Sign</i> - 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	
vii. <i>Electronic Message Sign</i> - 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	
viii. <i>Flag Sign</i> - Signs emblazoned on any type of flag intended to be displayed in a free-flowing manner.	Temporary; may be attached or freestanding	

Type and Definition	Category	Example
ix. <i>Ground Sign</i> - A sign created or painted directly on the ground, including rocks, without a man-made support structure.	Integral sign	
		
x. <i>Hanging Sign</i> - 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	
xi. <i>Iconic/Historic Sign</i> - 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 free-standing sign	
		
xii. <i>Marquee Sign</i> - A permanent canopy projecting over an entrance that is often illuminated and ornate and which incorporates a permanent large changeable message center.	Attached sign	

Type and Definition	Category	Example
<i>xiii. Monument Sign</i> - 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	
<i>xiv. Pole Sign</i> - 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	
<i>xv. Portable Sign</i> - A freestanding and self-supporting moveable sign normally placed near a public street.	Temporary freestanding sign	
<i>xvi. Poster Sign</i> - 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	
<i>xvii. Projecting Sign</i> - 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	

Type and Definition	Category	Example
xviii. <i>Roof Sign</i> – A building-mounted sign erected upon or completely over the roof of a building or extending above a parapet or cornice	Attached sign	
		
xix. <i>Sidewalk Sign</i> - 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	
xx. <i>Street Banner Sign</i> – A temporary banner sign installed by the city over a public street.	Freestanding sign	
xxi. <i>Vehicular Sign</i> - 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 and the sign is not otherwise incidental to the vehicle's primary purpose.	Temporary, portable sign	
		

Type and Definition	Category	Example
xxii. <i>Wall Sign</i> - 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	
		
xxiii. <i>Wayfinding Sign</i> - A type of sign that allows users to find their way, using information provided along the travel path.	Attached or free-standing sign	
		
xxiv. <i>Window Sign</i> - 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		
xxv. <i>Attached Sign</i> – a sign that is physically attached to a building.		
xxvi. <i>Freestanding Sign</i> – a sign that is detached from a building and has a support structure made of permanent material.		
xxvii. <i>Integral Sign</i> – a type of sign created from the material or made a part of the building or structure to which it is attached.		
xxviii. <i>Portable Sign</i> – A freestanding and self-supporting moveable sign normally placed near a public street.		

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

W. *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).

34.309.03 General Regulations.

- A. Nonconforming Signs. A legal nonconforming sign, so long as it remains lawful, may continue to be used 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, 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 legal nonconforming signs, billboards, and commercial advertising structures may continue to be used for a period of ten years from the date this provision is adopted. 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 January 1, 2029.
- C. Design elements applicable to all signs
 - i. Vision-clearance area (Figures 3 and 4). 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.

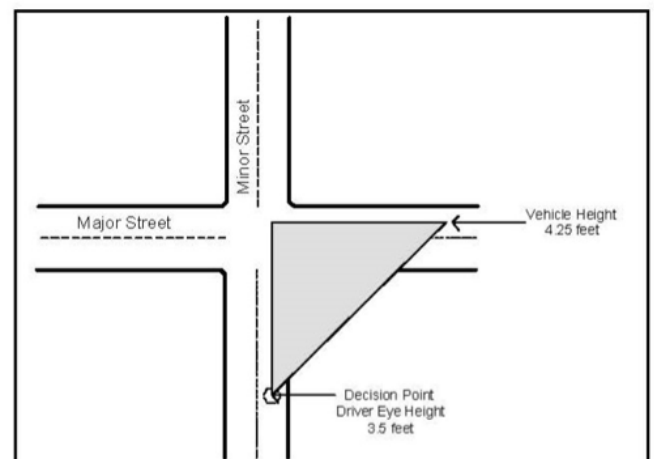


Figure 3: Heights Pertaining to Sight Triangles

Source: National Association of City Transportation Officials

Figure 4: Obstructed and Unobstructed Sight Triangles



ii. Sign illumination.

a) External illumination. When installed, the light source must be positioned in such a manner that light does not trespass onto an adjoining property or onto a public street or highway, in accordance with the lighting provisions of Section 34-305(5) and the following standards:

1. Signs less than six feet in height may be illuminated from above provided the light fixture is no taller than the top of the sign and fully shielded, or lighted with ground-mounted lights that are fully shielded.
2. Signs more than six feet in height may be illuminated only from above provided the light fixture is no taller than the top of the sign and fully shielded.
3. Wall signs may be illuminated with ground-mounted lights provided the lights are fully shielded.
4. Ground mounted light fixtures shall not be visible from the opposite side of the sign.
5. Light fixture lamps used to externally illuminate a sign shall not be visible from vehicular travel lanes, adjacent public rights-of-way, or adjoining properties.

b) Internal illumination. The average surface illumination of any sign face from dawn to dusk shall not exceed 3.0 footcandles. Additionally, the following internal illumination standards apply:

1. Outdoor internally-illuminated advertising signs must either be constructed with an opaque background and translucent text and symbols, or with a colored (not white, off-white, light gray, cream or yellow) background and generally lighter text and symbols.
2. Neon signs shall be treated as internally illuminated signs for the purposes of this Code. Neon lighting extending beyond the area considered to be the sign area shall conform to all lighting provisions of Section 34-305(5).

c) Illumination curfew.

1. Illumination for all advertising signs, both externally and internally illuminated, shall be turned off at the following times or when the business closes, whichever is later:
 - Commercial/industrial districts – 11:00 PM
 - Residential/agriculture districts – 9:00 PM
2. Illuminated signs shall be equipped with a sensor, timer or other device to automatically adjust the day/night light intensity levels in accordance with these standards.

d) Electronic copy.

1. 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 ten seconds between transitions.
2. The transition from one image or display to the next must be accomplished in two seconds or less; fading, scrolling or dissolving effects may be used.
3. Signs having electronic copy shall not be located within 150 linear feet of a property located within an agriculture (AG) or residential (R) zoning district.
4. Sign animation is not permitted.

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 is set forth as a numerical limit on the size of an individual sign face.
- 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 sign area for ground signs and monument signs is calculated as the area enclosing the extreme limits of copy only (Figure 5).
- c) In the case of individual letters or unique-shaped emblems mounted to a wall, the area of extreme limits of the copy/shape is considered to be the sign area (Figures 6 and 7).

- 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 (Figure 8).
- 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, electronic copy or transitions that flash, blink, rotate or are otherwise animated. Illumination levels controlling brightness and minimum required hold time for electronic information

Figure 5: Sign Area

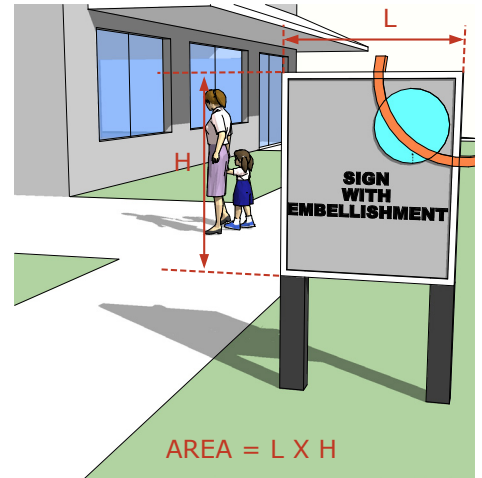


Figure 6: Sign Area (emblems)

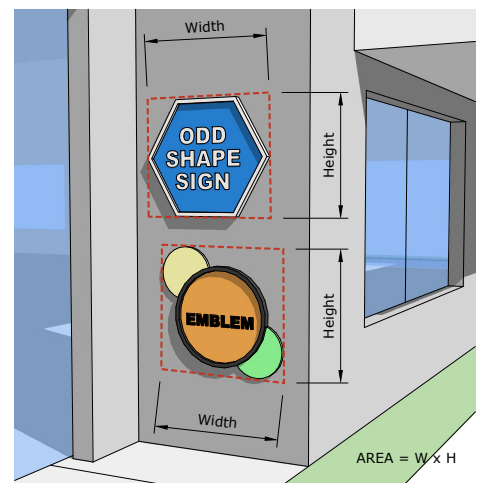
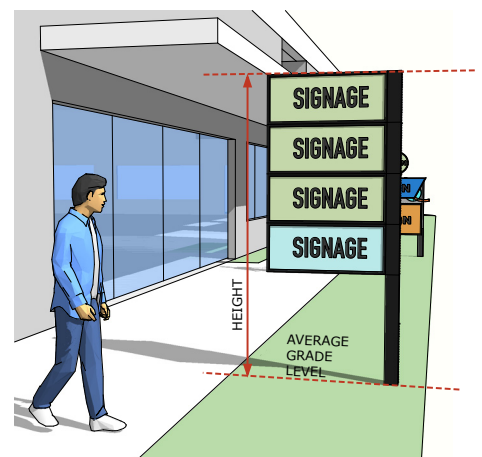


Figure 7: Sign Area (letters)



Figure 8: Sign Height



signs shall comply with Section 309 (3)(c)(ii) 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.
 - ii. Animated signs.

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. Emblems of a religious, civil, philanthropic, historical or educational organization.
- viii. Security and warning signs, not to exceed two per property.

- ix. Flags.
- x. Seed or crop identification signs.

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;
 - 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) Information regarding the source of any sign illumination including, but not necessarily limited to, its location, intensity, and color;
 - e) 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 as well as the viewing interval and transition time; and
 - f) 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.

34.309.05 Sign Type and District Requirements.

A. District requirements.

i. Sign types permitted by district:

SIGN TYPE	DISTRICTS PERMITTED																		
	AG	RESIDENTIAL						COMMERCIAL				INDUS-TRIAL		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	AHD
Monument	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Signs associated with underlying zoning district as permitted	X	
Pole	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	X	X	X		X	
Marquee									X	X	X					X			
Billboard	X										X	X	X	X	X				
Wall	X	X	X	X	X	X	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	X	X	X	X		X	
Window	X	X	X	X	X	X	X	X	X	X	X				X	X		X	
Hanging	X	X	X	X	X	X	X	X	X	X					X	X		X	
Projecting	X							X	X	X					X	X		X	
Portable	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	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		X	
Street Banner	X	X	X	X	X	X	X	X	X	X	X			X	X	X		X	
Electronic Message										X	X	X	X	X	X	X			

- 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 # SIGNS ALLOWED
Agriculture	3 per lot (under 5 AC) or 2 per 100 linear ft. (over 5 AC)
Residential	4
Commercial	5
Industrial	5
Special	Determined by Master Plan

B. Design standards.

Sign Type	Maximum Number Allowed	Max. # of Sign Faces	Maximum Height (ft.)	Minimum Clearance (ft.)	Maximum Projection (ft.)	Maximum Area per face (sq. ft.)	Min. Setback (Ft.)	
							Right-of-Way (ROW)	Project Boundary or Property Line
Banner	1 per frontage	1	6 ft.*	6'8"	N/A	32 sq. ft.	N/A	N/A
	Notes: A banner sign is intended to be temporary in nature and used as an interim measure for a) new businesses awaiting permanent sign approval or b) additional signage announcing an event or activity. Banners falling into category (a) are allowed on premise for up to 90 days; banners falling into category (b) are allowed on premise for up to 30 days, 4 times per year. *Applies to height of a ground-mounted banner sign.							
Billboard	2 per mile*	2	35 ft.	12 ft.	N/A	378 sq. ft.	25 ft.**	25 ft.
	Notes: *Measured section line to section line, regardless which side of the road the billboard is on. ** No part of a billboard shall extend more than 5 ft. into the setback from a public right-of-way line.							
Blade	Existing billboards shall be regulated according to provisions found in Section XX.XXX regarding legal non-conforming signs. New billboards are prohibited.							
	3 signs per frontage	2	12 ft.	N/A	N/A	32 sq. ft.	Setback shall be equal to the height of the sign	
Building Marker	Notes: Signs should be securely anchored into the ground or secured in a portable base designed for such function. Blade signs may be allowed on premise for up to 30 days, 4 times per year.							
	1 per frontage	1	N/A	N/A	6 in.	10 sq. ft.	N/A	N/A
Canopy/Awning	Notes: None							
	2 per canopy/awning	2	12 ft.**	6'8"	6 ft.*	10 sq. ft. (canopy)/6 sq. ft. (awning) of copy per face	May extend into setback.	
Creative/Public Art	Notes: *Maximum projection does not apply when canopy is freestanding, such as at a service station. **For freestanding canopies the maximum height is 18 ft.							
	N/A	N/A	N/A	N/A	N/A	N/A	Setback shall meet the requirements of the district.	
Drive-thru	Requires review and approval by the City Council.							
	2 per lane	1	12 ft.	12 ft.*	12 in.**	36 sq. ft.	N/A	N/A
Electronic Message	Notes: *Minimum clearance only applies to drive-thru signs spanning a lane; signs placed adjacent to lanes have no minimum clearance requirement. **Maximum preojection only applies to drive through signs placed adjacent to lanes.							
	See notes	See notes	See notes	See notes	See notes	See notes	See notes	See notes
Flag	Notes: Follow district requirements pursuant to Section XX.XX of Article 34, design standards pursuant to pole or monument signs, and all other applicable guidance found within these regulations.							
	1 per frontage	2	30 ft.*	6'8"	6 ft.	15 sq. ft.	N/A	N/A
Ground	Notes: *Height restriction applies to freestanding poles; flags attached to a building or structure shall not extend higher than 12 ft.							
	1 per parcel	1	12 in.	N/A	N/A	10 sq. ft.	N/A	N/A
Hanging	Notes:							
	1 sign per public entrance	2	12 ft.	6'8"	N/A	10 sq. ft.	N/A	N/A
Iconic/Historic	Notes: Hanging signs shall be suspended from the underside of a structure, such as a canopy or marquee.							
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Marquee	Notes: Requires a recommendation from the Adams County Historical Society, review and approval by the historic planning commission (or similar board) following the procedure and criteria outline in Section XX.XXX.							
	2 per marquee	2	15 ft.	12 ft.	5 ft.	0 sq. ft. /fac	5 ft.	3 ft.
Monument	Notes:							
	1 per frontage	2	6 ft.	N/A*	N/A	60 sq. ft.	5 ft.	5 ft.
Pole	Notes: *Maximum clearance permitted is 12 in. measured between ground and bottom of sign, if supported by a frame or structure.							
	1 per frontage	2	18 ft.	6'8"	N/A	60 sq. ft.	5 ft.	5 ft.
Poster	Notes:							
	N/A	2	3 ft.	N/A	N/A	8 sq. ft.*	5 ft.	3 ft.
Projecting	Notes: Signs shall be temporary and allowed on premise for up to 30 days, 4 times per year. *Maximum sign area is 4 sq. ft. in residential and agricultural districts							
	1 per public entrance	2	12 ft.	6'8"	4 ft.	10 sq. ft.	N/A	N/A
Sidewalk	Notes:							
	1 per business	2	5 ft.	N/A	N/A	15 sq. ft.	N/A	N/A
Street Banner	Notes: Signs must be placed to accommodate a minimum six-foot pedestrian clear zone on the sidewalk. Sidewalk signs are not permitted if there is no sidewalk. Signs may only be displayed during business hours.							
	N/A	2	24 ft.	18 ft.	N/A	144 sq. ft.	N/A	N/A
Wall	Notes: A street banner may be permitted temporarily for up to 15 consecutive days per event.							
	1 per frontage	1	N/A	N/A	12 in.	50 sq. ft.*	N/A	N/A
Wayfinding	Notes: Wall signs are limited to the first floor and shall be attached to a wall and shall not extend above the parapet or eave of the building. Wall signs shall be of non-combustible materials, unless the building is constructed as a Type II-B building, as defined in the building code adopted by the City of Hastings, except that sign faces may be of combustible plastics. *Maximum sign area is limited to 6 sq. ft. in residential districts.							
	1 per access; 1 per critical decision point	2	3 ft.	6'8"	3 ft.	6 sq. ft.	N/A	N/A
Window	Notes:							
	1 sign per window pane	1	N/A	N/A	N/A	30% coverage of total window area	N/A	N/A
Notes: Limited to the first floor of any building. Signs must be of a permanent nature, otherwise they will be regulated as a poster sign (see above).								

- A. Billboards. Existing billboards are permitted as legal nonconforming signs in Districts AG, C-3, I-1 and I-2 provided that no billboard is located:
- 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 1,500' radius of another billboard in the extra-territorial jurisdiction;
 - v. Within 500' of the property line of: a National Register historic site/district boundary; school; church; hospital; care facility; cemetery; public building, park or playground or within 1,000' 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. 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 correction or removal of any sign in violation of the provisions of this section following the notice of violation process established in these regulations.
 - iv. Any sign placed on, in, or over any public property, including public right-of-way and easements, without the written consent of the public authority having jurisdiction over the property, shall be subject to removal and forfeit without notice.
 - v. All temporary signs associated with a date or time-specific event shall be removed within 48 hours of the end of the event.