

HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Monday, May 20, 2019 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, May 17, 2019. 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 April 15, 2019
7. Special Order of Business
8. Unfinished Business
 - a. Continued Applications - None
 - b. Tabled Applications
 - i. 2019-021. Preliminary/Final plat for Ground Subdivision Number Two, a replat of Ground Subdivision and a tract of land located in the Northwest Quarter of the Southwest Quarter of Section 26, Township 8 North, Range 10 West of the 6th P.M., within the two-mile limits of the City of Hastings, Adams County, Nebraska, generally located north of 42nd Street and east of Marian Road.
 - c. Postponed Applications - None
 - d. Unfinished Applications - None
9. Public Hearings.
 - a. **2019-022.** Public hearing to consider a change of zoning from "R-1 Single Family Residential" to "R-5 Urban Single Family Undersized Lot Residential" for the South half of Lot 7 and all of Lot 8, Block 2 of Keller's Addition to the City of Hastings, Adams County, Nebraska, commonly addressed as 736 South Chicago Street.
 - b. **2019-023.** Public hearing on a request to bring Lochland Meadows Subdivision Number 13 into the City of Hastings.

Public hearing to approve a final plat for Lochland Meadows Subdivision Number 13.

Planning Commission Agenda

May 20, 2019

Page 2

- c. **2019-024.** Public hearing on a request for a Conditional Use Permit for a Church Use at Lot 1 of P&L Spady Subdivision of the City of Hastings, Adams County, Nebraska.
- d. **2019-025.** Public hearing on a request to consider amendments to Section 34.309 "Signs."
- e. **2019-026.** Public hearing on a request to consider a Conditional Use Permit for Commercial Solar Conversion System Use for Lot 1 of Well Field Addition to the City of Hastings, Adams County, Nebraska.

10. Subdivisions

11. Reports

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

Adjourn

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Monday, April 15, 2019

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 April 15, 2019.

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

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

Moved by Rundle, seconded by Srivastava, to adopt the current agenda for the Planning Commission Meeting. Roll Call: Ayes: Gaines, Johnson, Raitt, Graves, Srivastava, Rundle, Arneson, Hinton, Hunt. Nays: None. Absent: Kully, Alternate Arrington-Williams. The motion carried.

Moved by Rundle, seconded by Srivastava, to approve the minutes of the March 18, 2019 meeting. Roll Call: Ayes: Gaines, Johnson, Raitt, Graves, Srivastava, Rundle, Arneson, Hinton, Hunt. Nays: None. Absent: Kully, Alternate Arrington-Williams. The motion carried.

The public notice was read. 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 Hunt, seconded by Raitt, to approve the minutes of the March 18, 2019 meeting. Roll Call: Ayes: Gaines, Johnson, Raitt, Graves, Srivastava, Rundle, Arneson, Hinton, Hunt. Nays: None. Absent: Kully, Alternate Arrington-Williams. The motion carried.

9. Public Hearings.

a. 2019-020. Public hearing on a request to consider a Conditional Use permit for Self-storage units for the following described property, to wit: Lot One (1) and Lot Two (2) of Tonkinson's Second Subdivision of the City of Hastings, Adams County, Nebraska, specifically excluding Tax Lot 57 in the City of Hastings, Adams County Nebraska, generally located north of West J Street and east of Franklin Avenue, Hastings, Nebraska and commonly addressed as 1110 West J Street Hastings, Nebraska.

Don Threewitt explained the Conditional Use Permit process. This application is an expansion of an existing permitted self-storage facility use. There has been outdoor vehicle storage for trailers and other vehicle storage which the property did not have a CUP for and was not allowed. The property owner was contacted in August of 2018 and discussed resolution and the property owner has elected to expand the self-storage units and remove the trailer/vehicle storage portion in order to maintain compliance. This is for Lots 1 and 2, Tonkinson's Second Subdivision only. Tax Lot 57 is excluded from any and all permissions. No permit to construct or maintain any storage or vehicle storage on Tax Lot 57.

Moved by Srivastava, seconded by Hunt, to recommend approval to the City Council a Conditional Use Permit allowing self-storage facilities as described herein, subject to the following conditions: 1. No dismantling, processing or salvaging of vehicles or repair work to

vehicles may be performed, 2. The surface of the parking area shall be covered with concrete, asphalt, or crushed rock, 3. Weeds, grass, and other ground cover shall not be permitted to grow more than six (6) inches above the ground at any time, 4. All lights must be cut-off lighting, so as to not allow light to escape outside the boundary of the property, 5. Landscaping shall be provided in the areas outside the fences between the fence and the property line at the street frontage, 6. Two parking spaces shall be provided plus one additional space for each employee. Internal drives shall comply with City Code Section 34-308 regarding paving requirements, 7. Building heights shall be limited to one story (not to exceed 14 feet at the eaves), 8. Buildings shall be separated a minimum of thirty (30) feet from one another within the facility, and no interconnection by interior means shall be allowed, 9. the site shall be limited to one pole sign not more than 32 square feet in area and not more than 10 feet in height, 10. Owner shall meet the requirements by Hastings Fire Department for site access, circulation, water supply, and other fire safety code measures, 11. The owner or owner's agent shall notify the Development Services Department annually to report the continuance of the use. 12. No retail sales or garage sales are to be conducted or housed within any storage unit, with the exception of a contents auction by owner. Staff supports a recommendation to approve the Conditional Use Permits for self-storage units and that the permittee is to report continued use of this permit at the one-year anniversary of issuance.

Moved by Srivastava, seconded by Hunt, to recommend approval to the City Council.

Mr. Ptak stated there was a request to add one condition, that being the outdoor vehicle storage be removed within 90 days. That needs to be added to the conditions before the Commission would approve a recommendation for the CUP.

Mr. Ptak asked the Commission to withdraw the motion and add a condition and then the matter be reconsidered.

Hunt withdrew his second, and Srivastava withdrew his motion.

Mr. Ptak stated the motion is to add a condition to the recommendation that outdoor vehicle storage be removed within 90 days.

Moved by Johnson, seconded by Graves, to add a condition to the CUP that the outdoor vehicle storage be removed within 90 days, Roll Call: Ayes: Gaines, Johnson, Raitt, Graves, Srivastava, Rundle, Arneson, Hinton, Hunt. Nays: None. Absent: Kully, Alternate Arrington-Williams. The motion carried.

Moved by Hunt, seconded by Srivastava, to recommend approval to the City Council the Conditional Use Permit with additional conditions regarding the removal of the outdoor storage within 90 days. Roll Call: Ayes: Gaines, Johnson, Raitt, Graves, Srivastava, Rundle, Arneson, Hinton, Hunt. Nays: None. Absent: Kully, Alternate Arrington-Williams. The motion carried.

10. Subdivisions

a. 2019-021. Preliminary/Final plat for Ground Subdivision Number Two, the vacated Ground Subdivision and a tract of land located in the Northwest Quarter of the Southwest Quarter of Section 26, Township 8 North, Range 10 West of the 6th P.M., within the two-mile limits of the City of Hastings, Adams County, Nebraska, generally located north of 42nd Street and east of Marian Road.

Don Threewitt explained this is a preliminary/final plat for Ground Subdivision Number Two, vacated Ground Subdivision and a tract of land located in the NW1/4 SW1/4 26-8-10 within the two-mile jurisdiction of the City of Hastings, Adams County, Nebraska. This plat will facilitate a

structural addition for the rural commercial property. It is zoned agricultural. The improvements will be served by rural electrical, well and septic. All requirements of Hastings City Code have been met. Staff supports a recommendation to approve Ground Subdivision Number Two Preliminary/Final Plat.

Moved by Rundle, seconded by Raitt, to recommend approval for Ground Subdivision Number Two.

Hinton asked whether Ground Subdivision has been vacated.

Don Threewitt stated it is considered vacated by this plat and added the additional property.

Hinton stated if they are within the rural area, they do a separate vacation and Resolution. Hinton also asked if the City and County are signing the plats.

Don Threewitt stated that has been the process. The plat is review by the City Planning Commission, the County Planning Commission and then final approval by City Council. If there is a dedication of right-of-way, that dedication goes to the County Board of Supervisors for review.

Mr. Ptak stated the proper method to vacate a plat is by Ordinance. That has not been done, so this plat that calls vacated Ground Subdivision cannot be correct. There is no Ordinance vacating Ground Subdivision. This is a boundary change to the original Ground Subdivision by adding the extra 1.09 acres. Unless it required new right-of-way or easement, an administrative plat may have been appropriate. Further discussion with the surveyor is in order.

Don Threewitt stated this originally came into the office as an administrative plat. There was a request that the 30' public use easement be added and because of that, statutorily, it could no longer be an administrative plat. It should have been a replat of this land and not vacated.

Mr. Ptak suggested the matter be tabled.

Mr. Evans stated to the Chair, there is a motion on the floor to approve and a second. Either rescind it or vote it down.

Mr. Ptak stated a motion to table is always in order.

Moved by Hunt, seconded by Rundle, to table the plat. Roll Call: Ayes: Gaines, Johnson, Raitt, Graves, Srivastava, Rundle, Arneson, Hinton, Hunt. Nays: None. Absent: Kully, Alternate Arrington-Williams. The motion carried.

11. Reports

c. Staff Reports

Don Threewitt stated the Ad Hoc Committee meetings has been restarted. He asked for interested Commissioners.

Moved by Graves, seconded by Srivastava, to adjourn. Roll Call: Ayes: Marshall Gaines, Dave Johnson, Gavin Raitt, Jodi Graves, Rakesh Srivastava, Mac Rundle, Eric Arneson, Ann Hinton, Willis Hunt. Nays: None. Absent, Kully, Alternate Arrington-Williams. The motion carried.

Chairman

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 5/20/2019
File No: 2019-021
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

2019-021. Preliminary/Final plat for Ground Subdivision Number Two, a replat of Ground Subdivision and a tract of land located in the Northwest Quarter of the Southwest Quarter of Section 26, Township 8 North, Range 10 West of the 6th P.M., within the two-mile limits of the City of Hastings, Adams County, Nebraska, generally located north of 42nd Street and east of Marian Road.

Names of People/Business affected by this action:

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

Why Planning Commission action is required:

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

Type of action requested:

Motion

Suggested motion:

Motion to recommend approval for Ground Subdivision Number Two within the two-mile limits of the City of Hastings, Adams County, Nebraska.

Deadlines associated with action:

This item is scheduled for consideration at the June 17, 2019 regular meeting of City Council.

Department head comments:

This plat will facilitate a structural addition for a rural commercial property. Zoning is A Agricultural, and the future land use designation is Suburban Residential. The existing and proposed improvements will be served by rural electric, well and septic.

This plat was tabled at the April Planning Commission meeting. The applicant corrected most of the remaining errors. A recommendation to approve unanimously passed at the May 6 Adams County Planning Commission.

Recommendation:

Staff supports a recommendation to approve.



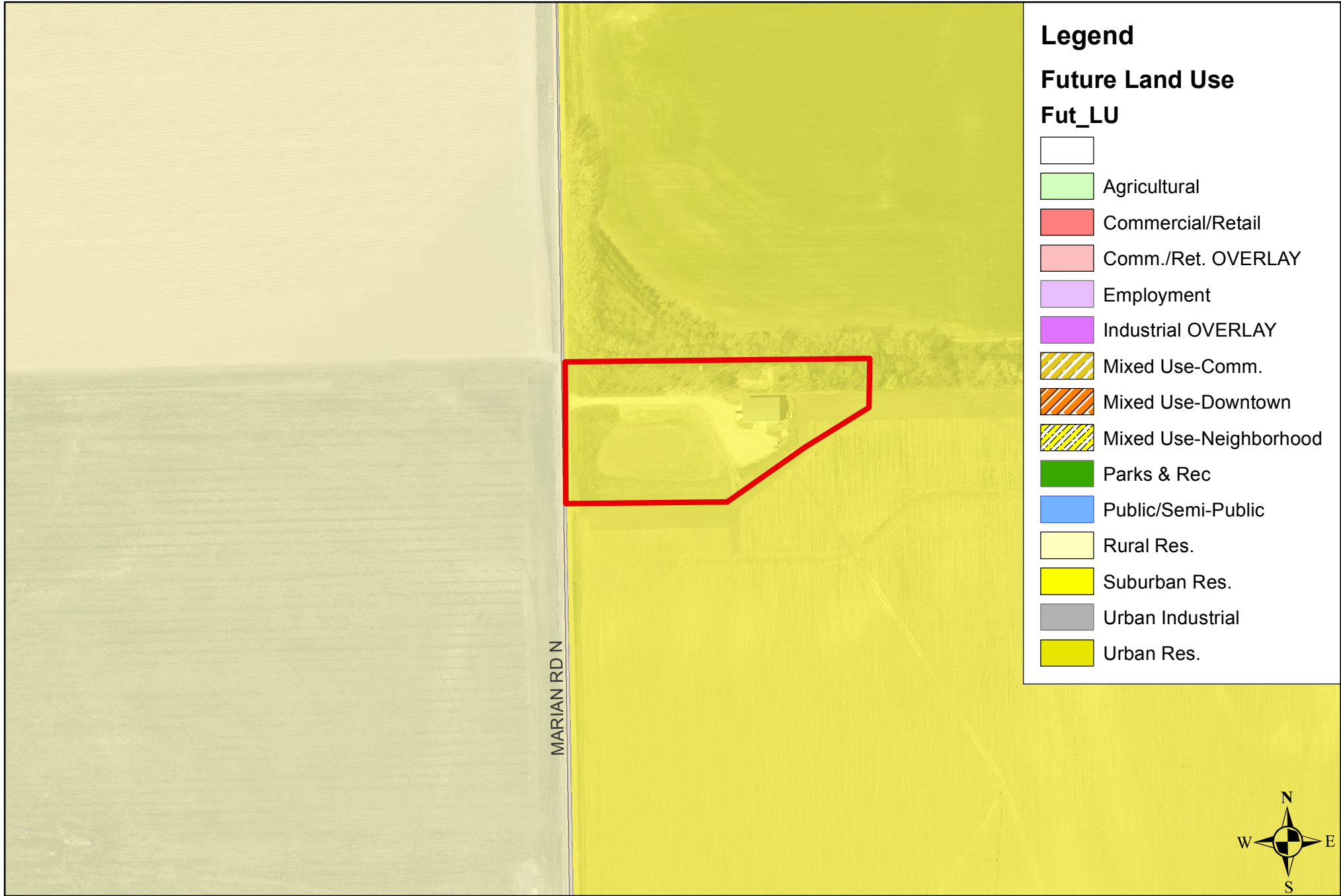
Ground Subdivision No. Two, Vicinity Map



Ground Subdivision No. Two, Aerial Map



Ground Subdivision No. Two, Zoning Map

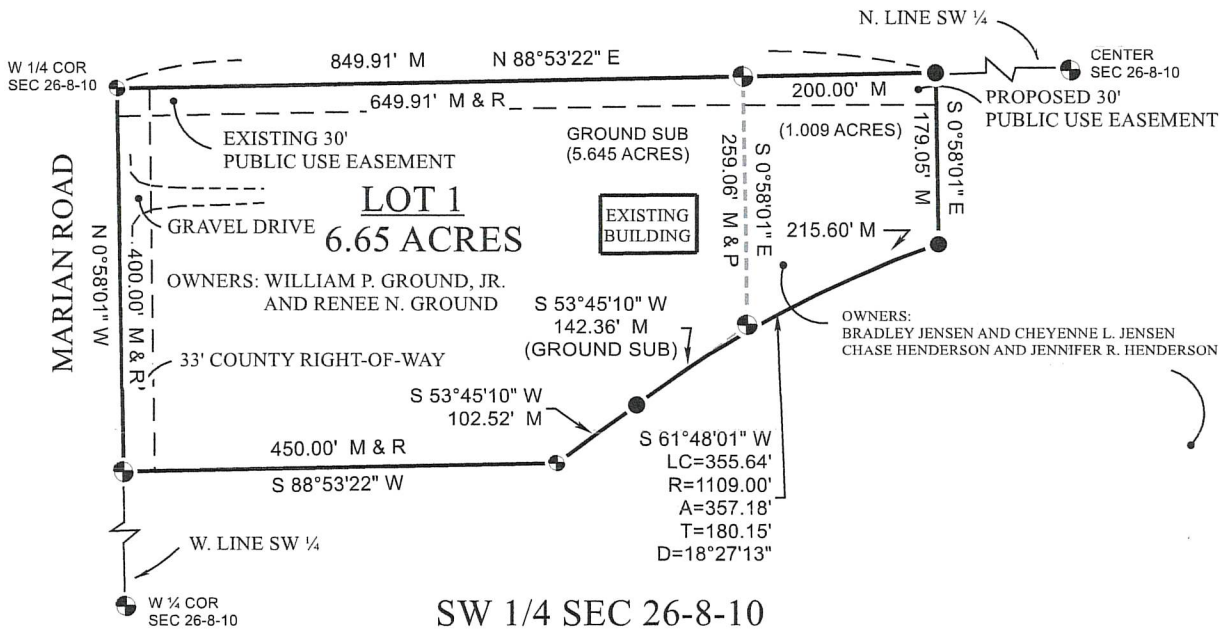


Ground Subdivision No. Two, Future Land Use Map



GROUND SUBDIVISION NUMBER TWO
PRELIMINARY/FINAL PLAT

A REPLAT OF GROUND SUBDIVISION AND A TRACT OF LAND
LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER
OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 10 WEST
WITHIN THE TWO-MILE LIMITS OF THE CITY OF HASTINGS,
ADAMS COUNTY, NEBRASKA



CORNER TIE

W 1/4 COR SEC 26 T8N-R10W
FOUND A 1/2" PIPE

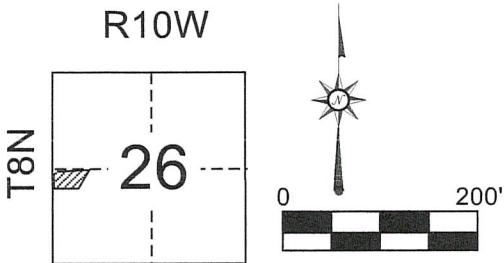
E 32.85' TO A NAIL FOUND IN A 1/2" PIPE
SE 43.54' TO A PLASTIC CAP STAMPED "R.M. 2013" ATTACHED TO A 5/8" REBAR FOUND FLUSH WITH THE GROUND
SW 44.85' TO A PLASTIC CAP STAMPED "R.M. 2013" ATTACHED TO A 5/8" REBAR FOUND FLUSH WITH THE GROUND
NW 43.83' TO A PLASTIC CAP STAMPED "R.M. 2013" ATTACHED TO A 5/8" REBAR FOUND FLUSH WITH THE GROUND

CENTER SEC 26 T8N-R10W
FOUND A 1/2" PIPE

NW 1.20' TO A MAG NAIL IN AN ALUMINUM DISK STAMPED "LS-448" FOUND IN CORNER FENCE POST
SW 33.65' TO A 60D SPIKE IN AN ALUMINUM DISK STAMPED "LS-448" FOUND IN A 16" CEDAR TREE
SSW 44.84' TO A 60D NAIL IN AN ALUMINUM DISK STAMPED "LS-448" FOUND IN A 16" CEDAR TREE

LEGAL DESCRIPTION

A REPLAT OF GROUND SUBDIVISION AND A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 10 WEST OF THE SIXTH P.M., WITHIN THE TWO-MILE LIMITS OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 26, ALSO BEING THE NORTHWEST CORNER OF GROUND SUBDIVISION AND THE POINT OF BEGINNING; THENCE N88°53'22"E (ASSUMED BEARING) ON THE NORTH LINE OF SAID SOUTHWEST QUARTER AND GROUND SUBDIVISION A DISTANCE OF 849.91 FEET; THENCE S00°58'01"E, PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 179.05 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 1109.00 FEET; THENCE ON SAID CURVE, THE CHORD OF WHICH BEARS S61°48'01"W AND 355.64 FEET, AN ARC DISTANCE OF 357.18 FEET TO A POINT ON THE SOUTHEAST LINE OF GROUND SUBDIVISION; THENCE S53° 45'10" W ON SAID SOUTHEAST LINE A DISTANCE OF 102.52 FEET TO THE SOUTHEAST CORNER OF GROUND SUBDIVISION; THENCE S88°53'22"W, ON SAID SOUTH LINE AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 450.00 FEET TO THE SOUTHWEST CORNER OF GROUND SUBDIVISION AND THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE N00°58'01"W ALONG SAID WEST LINE A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING CONTAINING 6.65 ACRES, MORE OR LESS, INCLUDING 0.30 ACRES, MORE OR LESS, OF ROAD RIGHT-OF-WAY, NOW KNOWN AS GROUND SUBDIVISION NUMBER TWO.



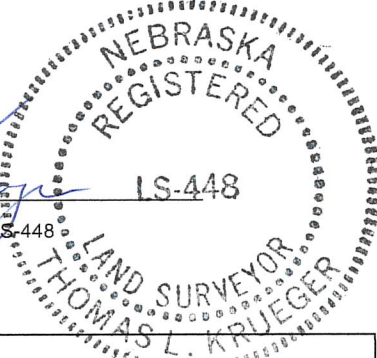
NOTE: ALL BEARINGS ARE ASSUMED

LEGEND	
●	SET 1/2" REBAR
⊕	CORNER FOUND
M	MEASURED DISTANCE
R	RECORD DISTANCE

SURVEYOR'S CERTIFICATE

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

Thomas L. Krueger
THOMAS L. KRUEGER LS-448



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

FILE NAME GROUND SUBDIVISION NUMBER TWO, SEC 26-8-10		
SCALE 200 Ft/In	DATE 03-20-2019	DRAWN BY T. KRUEGER
JOB KLS-19025	FIELD WORK TK	SHEET 1 OF 3

GROUND SUBDIVISION NUMBER TWO
PRELIMINARY/FINAL PLAT

A REPLAT OF GROUND SUBDIVISION AND A TRACT OF LAND
LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER
OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 10 WEST
WITHIN THE TWO-MILE LIMITS OF THE CITY OF HASTINGS,
ADAMS COUNTY, NEBRASKA

OWNER'S CERTIFICATE
KNOW ALL MEN BY THESE PRESENT, THAT WILLIAM P. GROUND, JR. AND RENEE N. GROUND, HUSBAND AND WIFE, OWNERS
OF RECORD OF THE LAND SHOWN ON THE PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAS CAUSED THE
SAME TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS GROUND SUBDIVISION NUMBER TWO, WITHIN THE
TWO MILE LIMITS OF 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 , 2019.

WILLIAM P. GROUND JR., HUSBAND
RENEE N. GROUND, WIFE

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF ADAMS)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE DAY OF , 2019, BY
WILLIAM P. GROUND JR. AND RENEE N. GROUND, HUSBAND AND WIFE.

MY COMMISSION EXPIRES THE DAY OF , 20.

(SEAL) NOTARY

OWNER'S CERTIFICATE
KNOW ALL MEN BY THESE PRESENT, THAT BRADLEY JENSEN AND CHEYENNE L. JENSEN, F.K.A. CHEYENNE L. GOTTSCH,
HUSBAND AND WIFE, THE OWNERS OF RECORD OF THE LAND SHOWN ON THE PLAT AND DESCRIBED IN THE LEGAL
DESCRIPTION HEREON, HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS GROUND
SUBDIVISION NUMBER TWO, WITHIN THE TWO MILES LIMITS OF 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 , 2019

BRADLEY JENSEN, HUSBAND
CHEYENNE L. JENSEN, WIFE

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF ADAMS)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE DAY OF , 2019, BY
BRADLEY JENSEN, AND CHEYENNE L. JENSEN, HUSBAND AND WIFE,

MY COMMISSION EXPIRES THE DAY OF , 20.

(SEAL) NOTARY

WAIVER FOR STREET GRADES
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.

WILLIAM P. GROUND, JR.
RENEE GROUND
BRADLEY JENSEN
CHEYENNE JENSEN
CHASE HENDERSON
JENNIFER HENDERSON

COUNTY PLANNING COMMISSION
I, THE UNDERSIGNED DO HEREBY APPROVE THIS PLAT OF GROUND SUBDIVISION NUMBER TWO LOCATED IN THE NORTHWEST
QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 10 WEST OF THE 6TH P.M., WITHIN THE TWO
MILE LIMITS OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA. SIGNED THIS DAY OF , 2019.

DIRECTOR OF PLANNING
CHAIRMAN

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

Table with 3 columns: FILE NAME, SCALE, DATE, DRAWN BY, JOB, FIELD WORK, SHEET. Content includes: GROUND SUBDIVISION NUMBER TWO, SEC 26-8-10, 1000 Ft/In, 03-20-2019, T. KRUEGER, KLS-19025, TK, 2 OF 3.

GROUND SUBDIVISION NUMBER TWO
PRELIMINARY/FINAL PLAT

A REPLAT OF GROUND SUBDIVISION AND A TRACT OF LAND
LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER
OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 10 WEST
WITHIN THE TWO-MILE LIMITS OF THE CITY OF HASTINGS,
ADAMS COUNTY, NEBRASKA

OWNERS CERTIFICATE
KNOW ALL MEN BY THESE PRESENT, THAT CHASE HENDERSON AND JENNIFER R. HENDERSON, F.K.A. JENNIFER R. GOTTSCH,
HUSBAND AND WIFE, THE OWNERS OF RECORD OF THE LAND SHOWN ON THE PLAT AND DESCRIBED IN THE LEGAL
DESCRIPTION HEREON, HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS "GROUND
SUBDIVISION NUMBER TWO", WITHIN THE TWO MILES LIMITS OF 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

CHASE HENDERSON, HUSBAND
JENNIFER R. HENDERSON, WIFE

ACKNOWLEDGEMENT
STATE OF NEBRASKA
COUNTY OF ADAMS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE DAY OF , 2019, BY
CHASE HENDERSON AND JENNIFER R. HENDERSON, HUSBAND AND WIFE.

MY COMMISSION EXPIRES THE DAY OF , 20.

(SEAL)
NOTARY

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

COUNTY TREASURER'S CERTIFICATE
I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES ARE DUE OR DELINQUENT UPON THE PROPERTY
DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT AS OF THIS DAY OF , 2019.

ADAMS COUNTY TREASURER

CITY ENGINEER'S APPROVAL
I, THE UNDERSIGNED, DO HEREBY THIS PLAT OF GROUND SUBDIVISION NUMBER TWO, WITHIN THE TWO
MILE LIMITS OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

CITY ENGINEER

CITY PLANNING COMMISSION RECOMMENDATION
THIS PLAT OF GROUND SUBDIVISION NUMBER TWO, WITHIN THE TWO MILE LIMITS OF THE CITY OF HASTINGS, ADAMS COUNTY,
NEBRASKA, HAS BEEN SUBMITTED TO AND REVIEWED BY THE CITY PLANNING COMMISSION FOR APPROVAL AND IS HEREBY
TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS ADAMS COUNTY, NEBRASKA WITH THE
RECOMMENDATION THAT SAID PLAT BE AS PROPOSED DATED THIS DAY OF , 2019.

CHAIRMAN
DIRECTOR

MAYOR AND CITY COUNCIL ACTION
THIS PLAT OF GROUND SUBDIVISION NUMBER TWO, WITHIN THE TWO MILE LIMITS OF THE CITY OF HASTINGS, ADAMS COUNTY,
NEBRASKA IS HEREBY , DATED THIS DAY OF , 2019.

MAYOR
CITY CLERK

REGISTER OF DEEDS CERTIFICATE
STATE OF NEBRASKA
COUNTY OF ADAMS

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

DATE: TIME: INSTRUMENT NO:

REGISTER OF DEEDS

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

Table with 3 columns: FILE NAME, SCALE, DATE, DRAWN BY, JOB, FIELD WORK, SHEET. Row 1: GROUND SUBDIVISION NUMBER TWO SEC 26-8-10, 1000 Ft/ln, 03-20-2019, T. KRUEGER, KLS-19025, TK, 3 OF 3.

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 5/20/2019
File No: 2019-022
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Petition to remove this agenda item at the request of the applicant.

Names of People/Business affected by this action:

Habitat for Humanity, 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

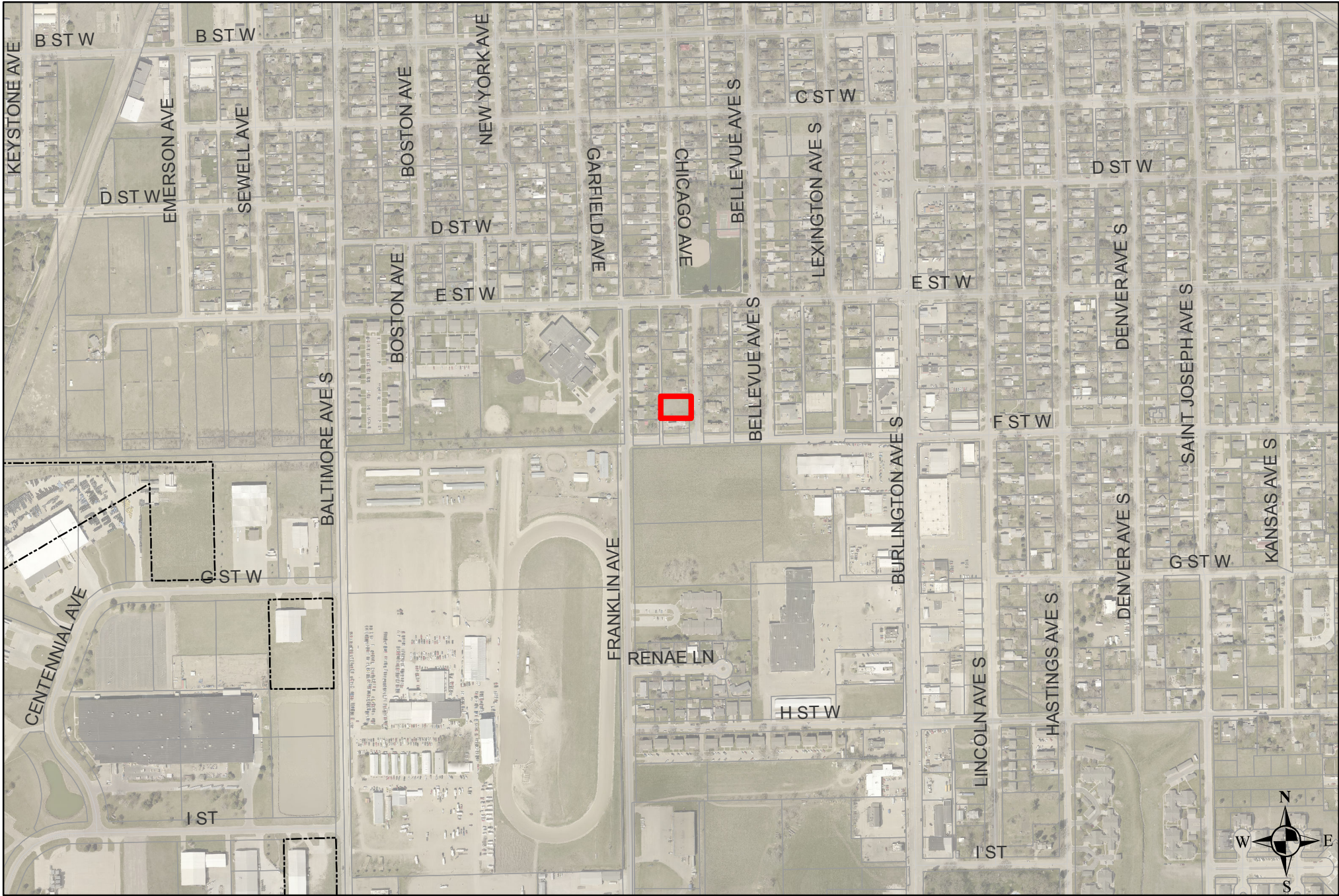
Suggested motion:

Deadlines associated with action:

This item is scheduled to be heard at the June 17, 2019 regular meeting of Planning Commission with amendments.

Department head comments:

Recommendation:



Habitat for Humanity Vicinity Map

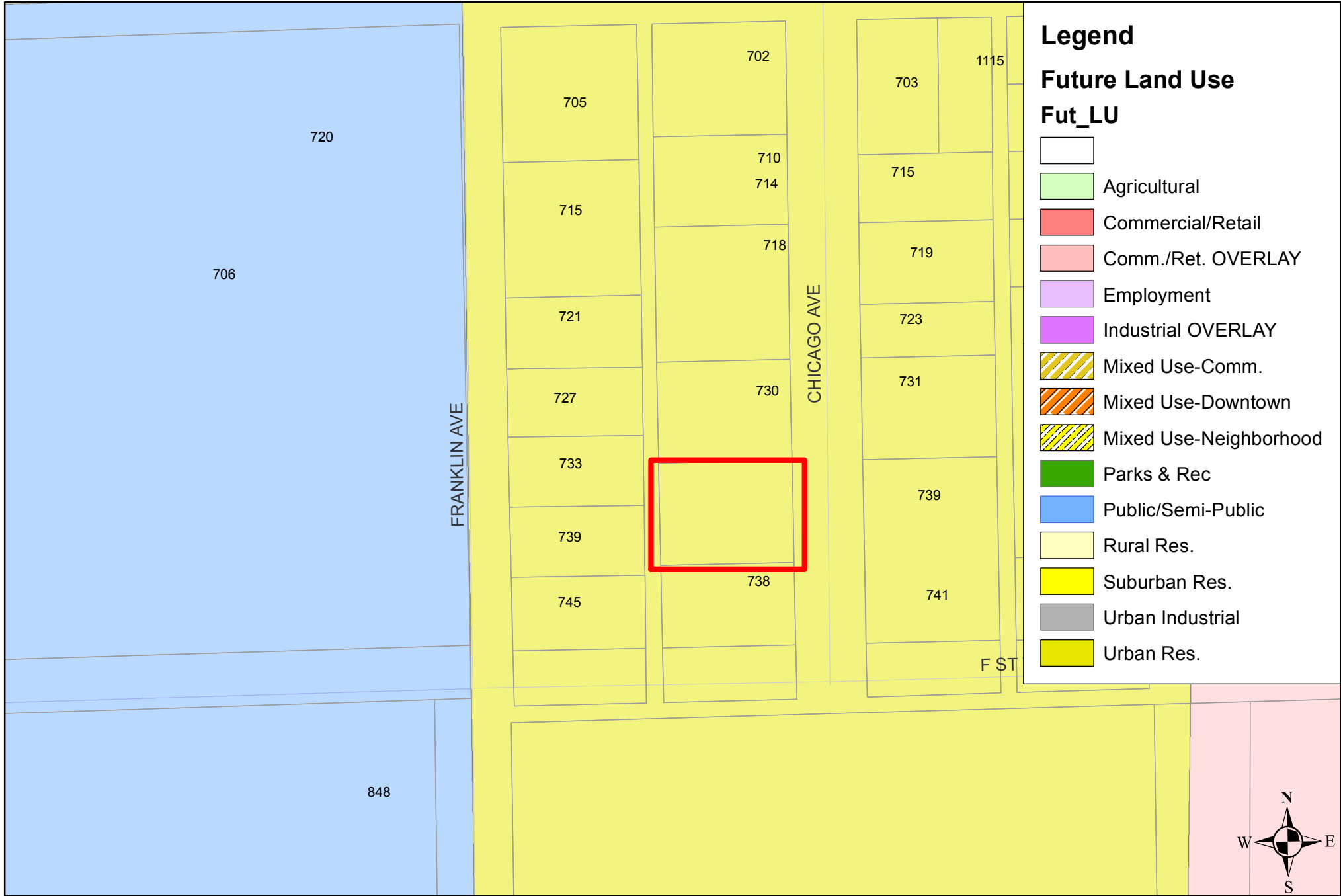




Habitat for Humanity Aerial Map

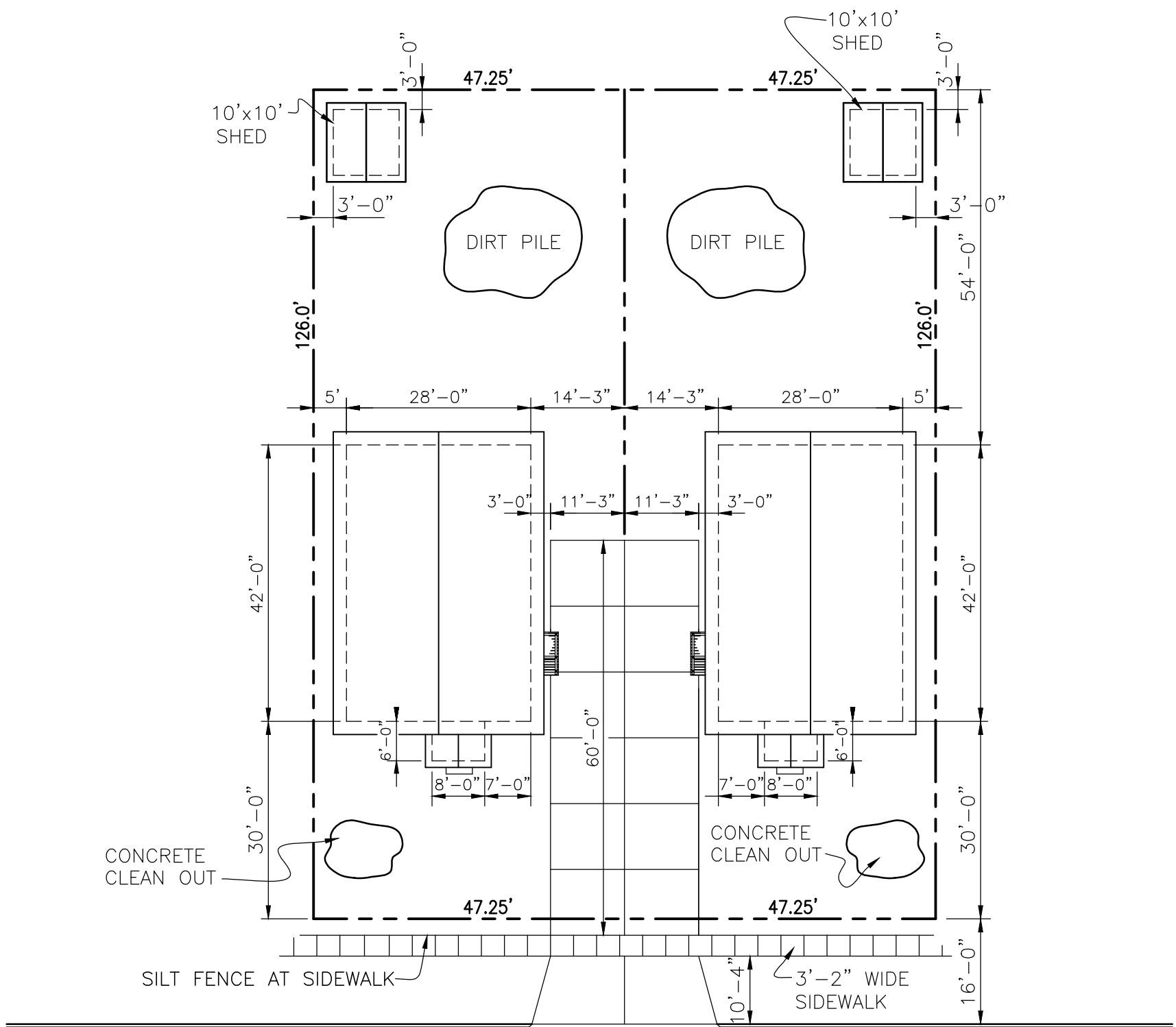


Habitat for Humanity Zoning Map



Habitat for Humanity Future Land Use Map





South Chicago Av

South Chicago Av

LEGAL DESCRIPTION: SOUTH 1/2 OF LOT 7 AND
ALL OF LOT 8 KELLER'S ADDITION BLOCK 2

NOTE: SEWER DEPTH 14'-0"
WATER MAIN 2'-9" WEST OF CHICAGO CURB



PROPOSED PLOT PLAN FOR FUTURE HOMES
ORIGINAL 736 S. CHICAGO AV

**Habitat for Humanity
Hastings Nebraska**

Date: APRIL 26, 2019 Scale: 1" = 20'-0" Pg. 1

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 5/20/2019
File No: 2019-023
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing on a request to bring Lochland Meadows Subdivision Number 13 into the City of Hastings.

Public hearing to approve a final plat for Lochland Meadows Subdivision Number 13.

Names of People/Business affected by this action:

Johnson Imperial Homes, the people of Hastings, and the city.

Why Planning Commission action is required:

The planning commission and the governing body must each conduct separate public hearings on the two separate questions of (1) approval of a plat addition and (2) inclusion of the addition within the corporate limits of the city. There must be separate votes on the two questions (N.R.S. 19-916).

Type of action requested:

Motion

Suggested motion:

Motion #1: Motion to recommend bringing Lochland Meadows Subdivision Number 13 into the City of Hastings.

Motion #2: Motion to recommend approval of a final plat for Lochland Meadows Subdivision Number 13 Addition.

Deadlines associated with action:

This case will be presented for final approval at the regular City Council meeting on June 10, 2019.

Department head comments:

The plat was reviewed by the development review team and the applicant has made all suggested revisions. Requirements of Hastings City Code Sections 38-202 and 38-203 have been met, and the plat may be approved.

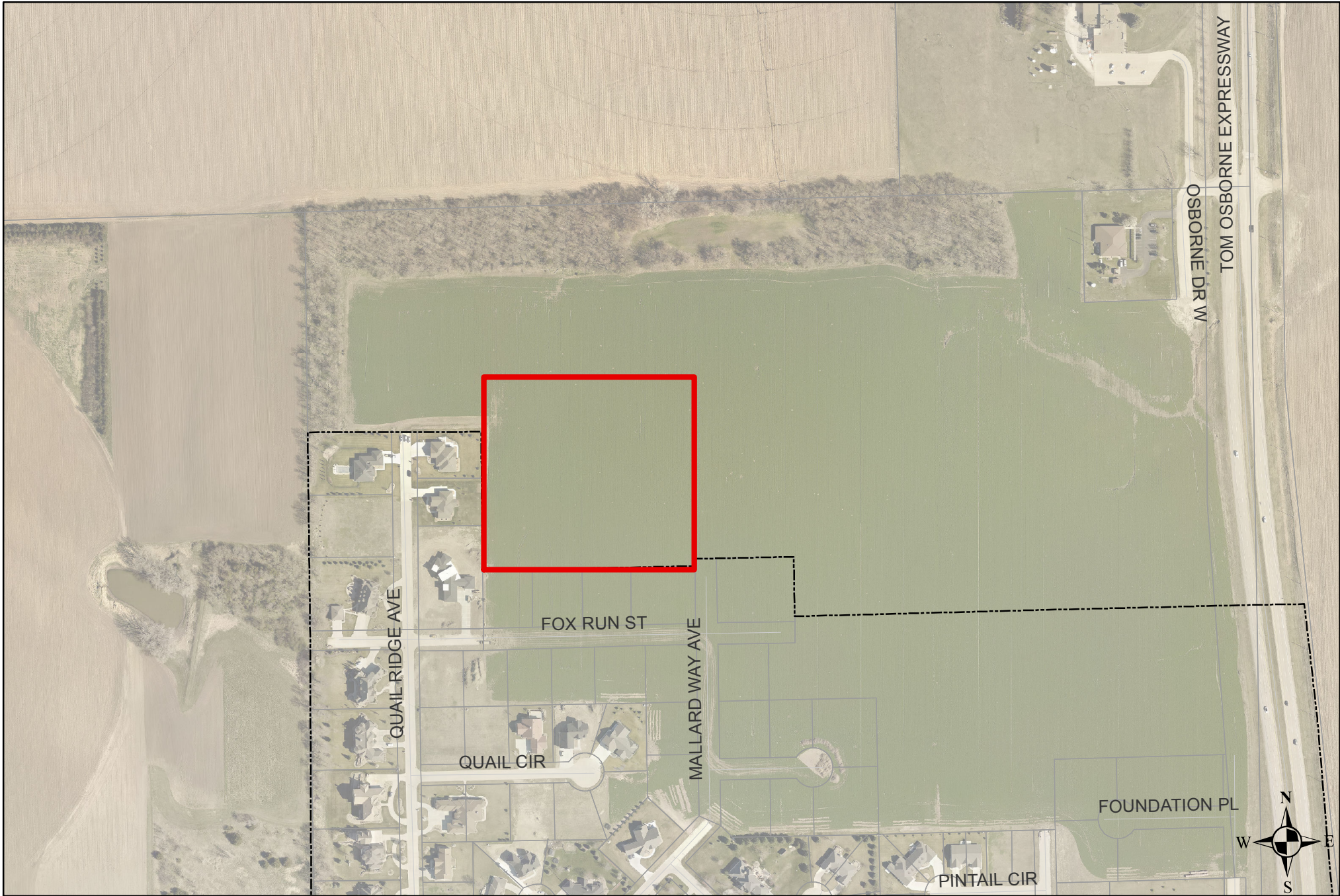
Recommendation:

Staff supports a recommendation to approve bringing Lochland Meadows Subdivision Number 13 into the City of Hastings.

Staff supports a recommendation to approve the final plat for Lochland Meadows Subdivision Number 13 to the City of Hastings.



Lochland Meadows Subdivision No. 13 Vicinity Map



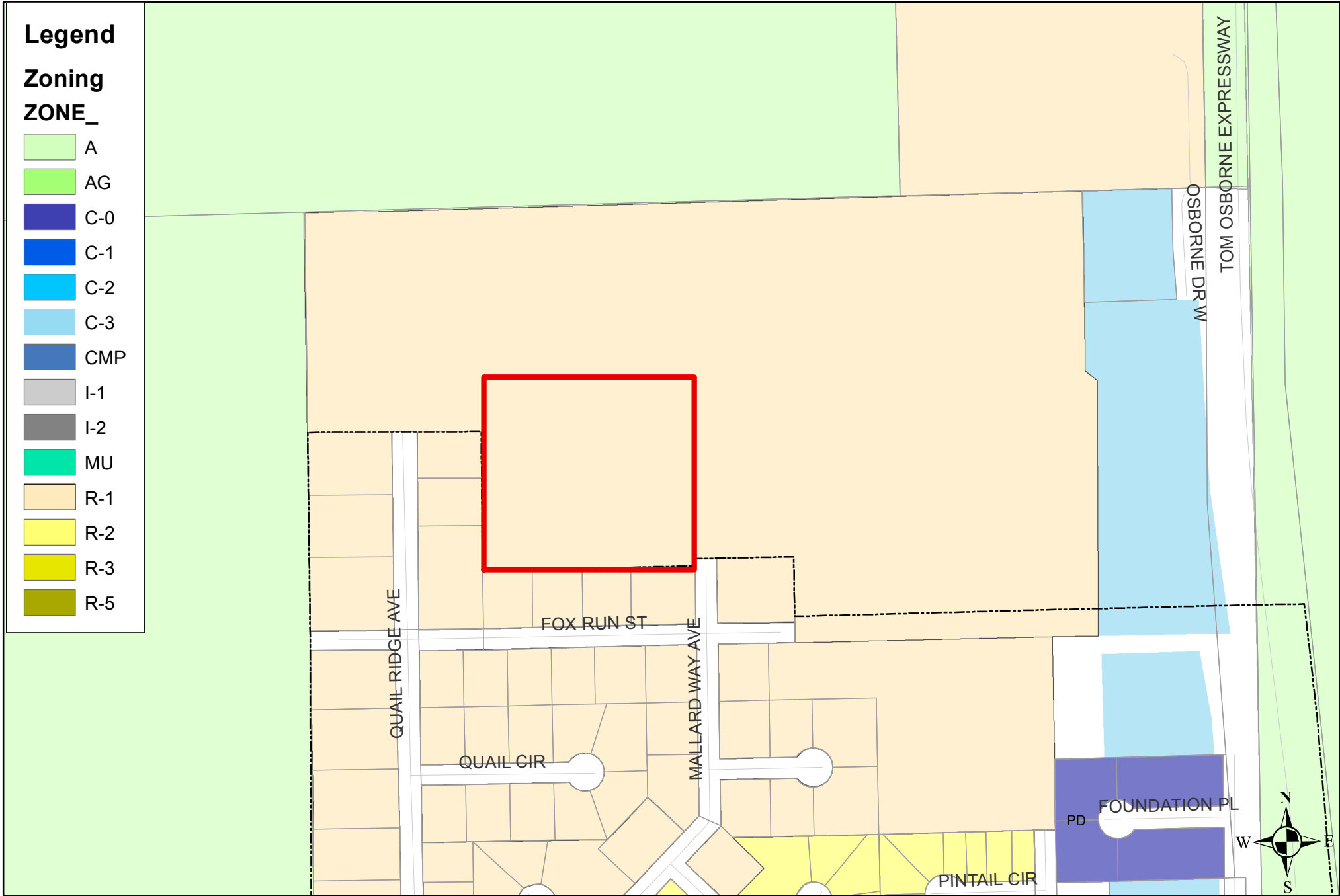
Lochland Meadows Subdivision No. 13 Aerial Map

Legend

Zoning

ZONE_

- A
- AG
- C-0
- C-1
- C-2
- C-3
- CMP
- I-1
- I-2
- MU
- R-1
- R-2
- R-3
- R-5



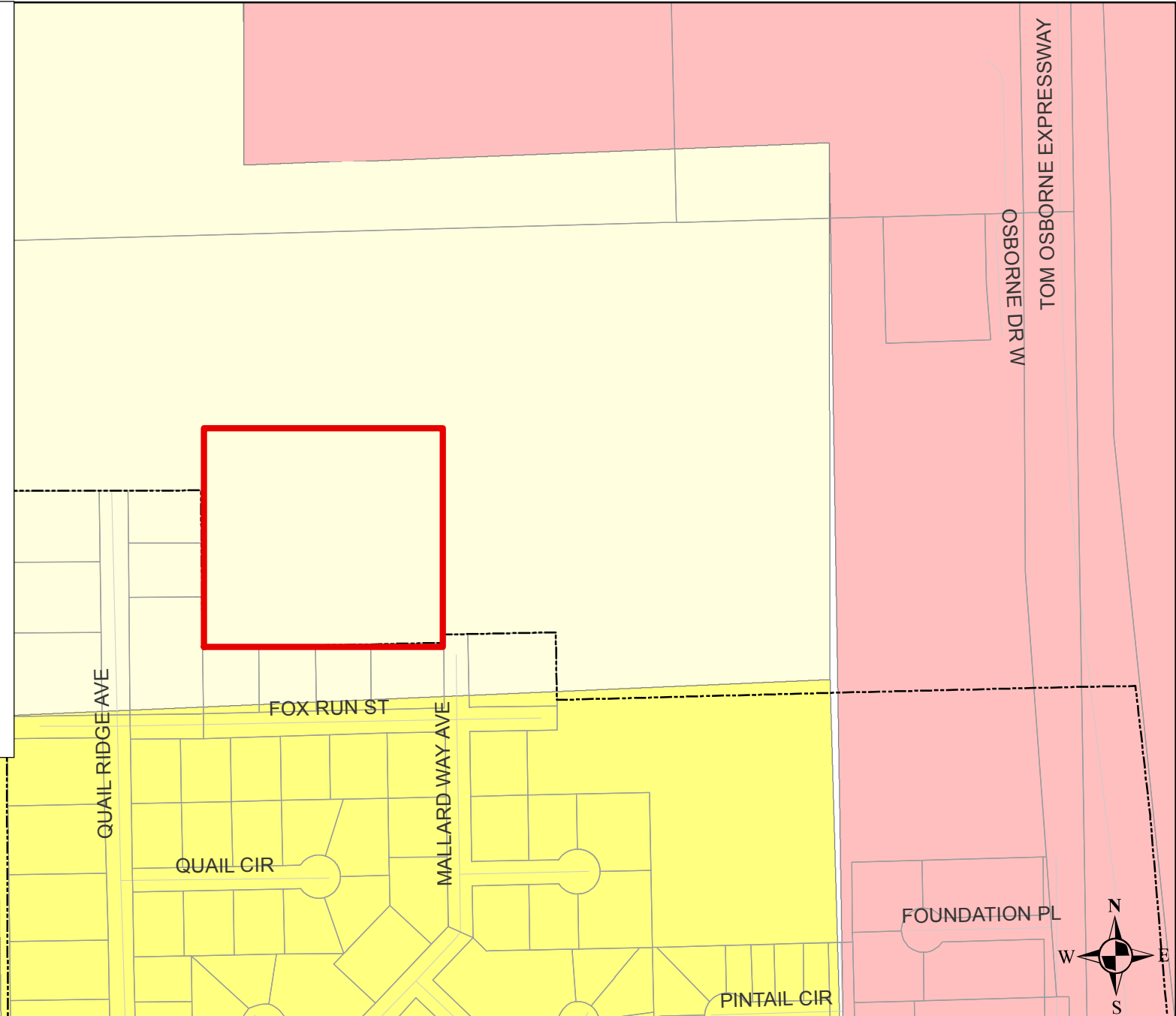
Lochland Meadows Subdivision No. 13 Zoning Map

Legend

Future Land Use

Fut_LU

- 
-  Agricultural
-  Commercial/Retail
-  Comm./Ret. OVERLAY
-  Employment
-  Industrial OVERLAY
-  Mixed Use-Comm.
-  Mixed Use-Downtown
-  Mixed Use-Neighborhood
-  Parks & Rec
-  Public/Semi-Public
-  Rural Res.
-  Suburban Res.
-  Urban Industrial
-  Urban Res.



Lochland Meadows Subdivision No. 13 Future Land Use Map

LOCHLAND MEADOWS SUBDIVISION NUMBER 13

AN ADDITION TO THE CITY OF HASTINGS, LOCATED IN THE SE 1/4 OF SECTION 24, T8N, R10W, OF THE 6TH P.M. ADAMS COUNTY, NEBRASKA

LEGAL DESCRIPTION:

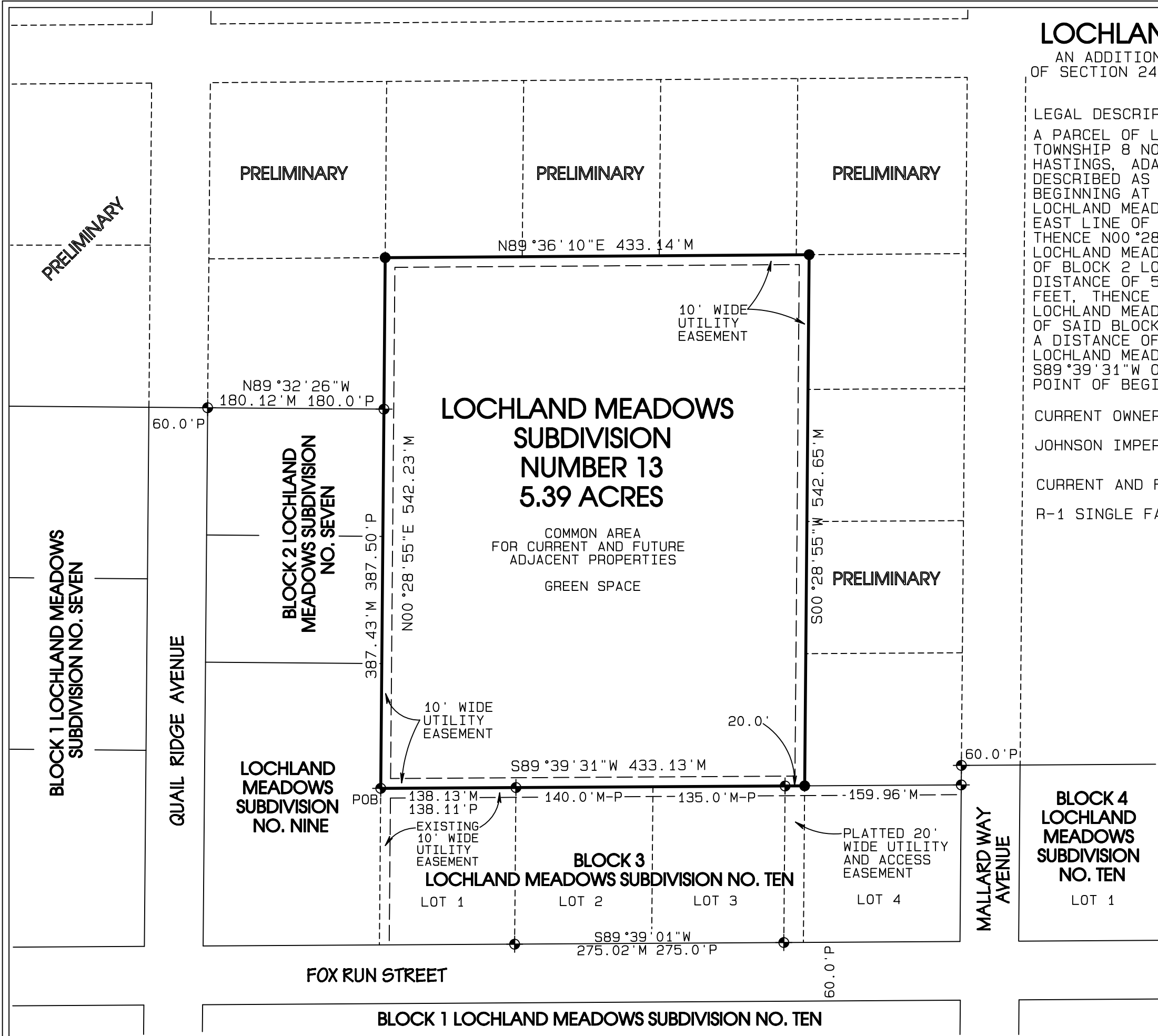
A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 8 NORTH, RANGE 10 WEST, OF THE 6TH P.M., IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 3, LOCHLAND MEADOWS SUBDIVISION NUMBER TEN, ALSO BEING THE EAST LINE OF LOCHLAND MEADOWS SUBDIVISION NUMBER NINE, THENCE N00°28'55"E (ASSUMED BEARING) ON THE EAST LINE OF SAID LOCHLAND MEADOWS SUBDIVISION NUMBER NINE AND THE EAST LINE OF BLOCK 2 LOCHLAND MEADOWS SUBDIVISION NUMBER SEVEN A DISTANCE OF 542.23 FEET, THENCE N89°36'10"E A DISTANCE OF 433.14 FEET, THENCE S00°28'55"W PARALLEL WITH SAID EAST LINE OF LOCHLAND MEADOWS SUBDIVISION NUMBER NINE AND THE EAST LINE OF SAID BLOCK 2, LOCHLAND MEADOWS SUBDIVISION NUMBER SEVEN A DISTANCE OF 542.65 FEET TO THE NORTH LINE OF SAID BLOCK 3, LOCHLAND MEADOWS SUBDIVISION NUMBER TEN, THENCE S89°39'31"W ON SAID NORTH LINE A DISTANCE OF 433.13 FEET TO THE POINT OF BEGINNING, CONTAINING 5.39 ACRES MORE OR LESS.

CURRENT OWNER:

JOHNSON IMPERIAL HOMES CO. OF HASTINGS

CURRENT AND FUTURE ZONING :

R-1 SINGLE FAMILY RESIDENTIAL DISTRICT



SHEET 1 OF 2

100'

SCALE 1: 100

LEGEND :

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

- FOUND 5/8" REBAR WITH LS-448 CAP
- SET 1/2" X 24" REBAR WITH BLUE LS-783 CAP UNLESS NOTED OTHERWISE

VICINITY SKETCH

SURVEYOR'S CERTIFICATE:

I JOSHUA EUGENE GRUMMERT, A LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA, DO HEREBY CERTIFY THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION, THIS 1ST DAY OF MAY, 2019

JOSHUA E. GRUMMERT | LS-783

WEBSITE www.grummertsurveying.com

GRUMMERT PROFESSIONAL SERVICES, LLC
2837 W. HWY 6, STE # 206, HASTINGS, NE 68901
PHONE 402-879-5701 EMAIL jmgrummert@yahoo.com

G.P.S. PROJECT # 063-2018

OWNERS CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT JOHNSON IMPERIAL HOMES CO. OF HASTINGS, A NEBRASKA 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 "LOCHLAND MEADOWS SUBDIVISION NUMBER 13", AN ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 8 NORTH, RANGE 10 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA, AND THAT SAID SURVEYING, SUBDIVIDING, PLATTING AND DESIGNATION WAS DONE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNER. BE IT FURTHER KNOWN, THAT SAID OWNER DO HEREBY DEDICATE ALL EASEMENTS SHOWN ON THE PLAT TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

SIGNED THIS _____ DAY OF _____, 20____.

JOHNSON IMPERIAL HOMES CO. OF HASTINGS
A NEBRASKA CORPORATION

CHRIS A. JOHNSON, 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 _____, 20____.

JOHNSON IMPERIAL HOMES CO. OF HASTINGS
A NEBRASKA CORPORATION

CHRIS A. JOHNSON, PRESIDENT

ACKNOWLEDGEMENT

STATE OF NEBRASKA }
COUNTY OF ADAMS } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2019, BY
CHRIS A. JOHNSON, MY COMMISSION EXPIRES THE _____ DAY OF _____, _____.

(SEAL) _____
NOTARY

MAYOR AND CITY COUNCIL ACTION

THIS PLAT OF LOCHLAND MEADOWS SUBDIVISION NUMBER 13 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 ENGINEER'S APPROVAL

I, THE UNDERSIGNED, DO HEREBY _____ THIS PLAT OF LOCHLAND MEADOWS SUBDIVISION NUMBER 13, AN ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

CITY ENGINEER

CITY PLANNING COMMISSION RECOMMENDATION

THIS PLAT OF LOCHLAND MEADOWS SUBDIVISION NUMBER 13, 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 _____, 2019.

CHAIRMAN

DIRECTOR

CITY TREASURER'S CERTIFICATE

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

CITY OF HASTINGS TREASURER

REGISTER OF DEEDS CERTIFICATE

STATE OF NEBRASKA }
COUNTY OF ADAMS } SS

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

DATE: _____ TIME: _____ INSTRUMENT NO.: _____

REGISTER OF DEEDS

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 5/20/2019
File No: 2019-024
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing on a request for a Conditional Use Permit for a Church Use at Lot 1 of P&L Spady Subdivision of the City of Hastings, Adams County, Nebraska.

Names of People/Business affected by this action:

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

Why Planning Commission action is required:

Conditional uses may be approved by the Hastings City Council following a public hearing and receipt of a recommendation from the Planning Commission in accordance with the required findings set forth in Chapter 34-401 of City Code and the additional standards set forth in the permitted use. The Commission may recommend and the Council may impose any conditions that they deem reasonable and necessary to further the purposes and intent of the Code.

Type of action requested:

Resolution

Suggested motion:

Motion to recommend approval of a Conditional Use Permit for a Church Use and associated accessory uses at Lot 1 of P&L Spady Subdivision of the City of Hastings, Adams County, Nebraska, subject to conditions No. 1-3: 1. Project is anticipated to be a phased project. No phase shall be occupied until all required life safety improvements specific to that that phase are completed and approved by the City of Hastings officials; 2. Any and all subleases shall be reported to the Development Services Department prior to lease execution. Subleases will be individually approved administratively based on compliance with city code and occupancy compatibility with the primary use and will require a site plan and description of use; 3. The following uses are conditionally approved subject to administrative approval prior to initial use, submittal of site plans and other required documentation, and compliance with all applicable State of Nebraska regulations and City of Hastings codes in effect at the time of initial use: (a) Daycare use; (b) Short-term, emergency housing; (c) Limited, medium-term transitional housing; (d) storage without rental fees for the primary user and approved subleases only; (e) sublease to the existing Polaris dealership, including limited motor service repair; (f) sublease to the existing car wash; (g) sublease to a coffee shop; (g) sublease to a fitness service; (h) sublease to leadership

training services.

Deadlines associated with action:

This item is scheduled to be heard at the next regular City Council meeting on June 10, 2019.

Department head comments:

This Conditional Use Permit is effective for Lot 1 of P&L Spady Subdivision Subdivision only. Lots 2 and 3 are excluded from any and all permissions herein, and no permit to construct or maintain any programmatic uses is expressed or implied. Any permanent improvements of Lot 2 and/or Lot 3 shall come before the Planning Commission for separate authorization. Use permissions are limited to those specifically stated herein. Due to the nature of the use, uses allowed by-right within the zone district are suspended and subject to a Conditional Use Permit amendment as outlined in city code.

In order to compel a recommendation to approve the Conditional Use Permit, the Planning Commission shall find that:

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

Surrounding land uses are C-3 Commercial Business to the north, I-1 Light Industrial to the south and east, and C-O Commercial Office to the west with developed highway commercial uses. Surrounding improvements are typical of highway commercial and light industrial uses, which is compatible with the proposed use.

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

The highway-adjacent commercial and light industrial uses have been fairly consistent, and city growth and development is focussed in this area. Substantial investments in new housing are currently underway to the east and northeast. The impact of an assembly use is appropriate for this specific site. Anticipated traffic, lighting, noise, and visual impacts are equal to the impact of the existing automobile use, and less than other highway commercial uses.

Sunday traffic will increase significantly from the existing use, but Osborne Drive East can accommodate this and negative impacts to neighboring land uses are unlikely.

Overall site conditions at the subject property are consistent with assembly uses. The existing building will require extensive remodeling to address building code requirements for assembly uses as well as separation requirements from the retained automobile service use. Staff strongly

recommends that any approval be subject to the property meeting all architectural building, fire, and life safety requirements as adopted by the city.

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

The applicant shall meet requirements for Churches and Places of Religious Worship as outlined in City Code Section 34-404 (2), as well as any additional conditions specifically outlined in this approval or imposed by City Council. Building renovation is necessary to maintain adequate separation and safety mitigation of the two proposed uses. The proposed conditions exist to ensure life safety and minimal impact on neighboring properties. Additional fencing and landscaping are not required, however any portion of the site not devoted to buildings, structures, parking areas, walkways or driveways shall be covered with approved landscaping materials as outlined in city code. Off-street parking, as proposed in the application, is adequate for the use. Any and all signage will require a sign permit and will be reviewed separately, subject to Section 34.309 of city code.

Phased occupancy and accessory uses should be conditionally approved as specifically outlined below. This is a new approach by the Development Services Department in order to outline the permissions in one approval, saving the applicant from returning for future permit amendments each time a program is adopted or expanded. This would save the applicant 2-3 months time and several hundred dollars for each specific use conditionally approved.

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

The Comprehensive Plan for this property is Commercial/Retail, which conforms with the development patterns in the immediate vicinity. Commercial and light industrial uses surround the property which is part of a larger highway industrial/commercial development pattern. Assembly uses are compatible and are currently represented within the development area.

The specific conditions for the Conditional Use permit, in addition to the base requirements which are outlined in city code 34-404 (2), are as follows:

1. Project is anticipated to be a phased project. No phase shall be occupied until all required life safety improvements specific to that phase are completed and approved by the City of Hastings officials;
2. Any and all subleases shall be reported to the Development Services Department prior to lease execution. Subleases will be individually approved administratively based on compliance with city code and occupancy compatibility with the primary use and will require a site plan and description of use;
3. The following uses are conditionally approved subject to administrative approval prior to initial use, submittal of site plans and other required documentation, and compliance with all applicable State of Nebraska regulations and City of

Hastings codes in effect at the time of initial use: (a) Daycare use; (b) Short-term, emergency housing; (c) Limited, medium-term transitional housing; (d) storage without rental fees for the primary user and approved subleases only; (e) sublease to the existing Polaris dealership, including limited motor service repair; (f) sublease to the existing car wash; (g) sublease to a coffee shop; (g) sublease to a fitness service; (h) sublease to leadership training services.

Self-storage units or impound vehicle storage, rented or owned, is specifically excluded from this approval.

In the case of an administrative denial or a substantial change beyond the anticipated scope of the original approval, the applicant may file for a CUP amendment and continue through the permit amendment process.

Recommendation:



PROJECT APPLICATION

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

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

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

PROJECT INFORMATION

Project Name: Lifhouse Church

Project Address: 2850 Osborne Drive East Within City Limit ☒ Yes ☐ No

Existing Zoning: I1 Proposed Zoning / Use: I1

Existing Comprehensive Plan Designation: CR Gross Area: 3.43 acres

Legal Description: Lot 1 Block PEL Spady Subdivision Number of Lots: 1

APPLICANT INFORMATION

Applicant: Brett Paige Mackey Company: Lifhouse Church

Address: PO Box 451 Tel: 402.461.5827 Fax: _____

City: Hastings State: NE Zip: 68902 Email: pmackey@charter.net

Property Owner: PAUL SPADY Company: PAUL SPADY Motors Inc

Address: 2850 OSBORNE DR East Tel: 402-462-4165 Fax: 402 461-3447

City: HASTINGS State: NE Zip: 68901 Email: paul-spady@hotmail.com

Key Contact: PAUL SPADY Company: PAUL SPADY Motors Inc

Address: 2850 OSBORNE DR East Tel: 772-333-8222 Fax: 402-461-3447

City: Hastings State: NE Zip: 68901 Email: paul-spady@hotmail.com

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

Paul Spady

5-1-19

Brett Mackey

5-6-19

Property Owner Signature

Date

Applicant Signature

Date

DEPARTMENTAL USE ONLY

Fees: _____

Receipt No. _____

Accepted by Staff: _____

Case No. _____

Signature

Lifehouse Church is a non-denominational contemporary church that was started in 2006. We began by meeting in an unused portion of a warehouse on a gravel country road three miles outside of Hastings. After a year of meeting in the country, the church moved into town and leased space at the Imperial Mall. The church expanded within the nearly 12 years of leasing at this location to over 19,000 square feet which includes a 500 seat auditorium, a Coffee Shop, a Youth/ Children's wing, fully equipped kitchen, personnel offices, multiple classrooms and much storage space. During our time at the mall, our lease was under three different owners and we have witnessed the mall property deteriorate. Despite Lifehouse being in compliance with State Fire Code Regulations within the portion we occupy, we will be forced to evacuate our place of worship as of June 1, 2019 due to the corridor and empty stores not up to code with state regulations.

We have spent many hours searching for property to purchase and make into a permanent home. After much searching, we have signed a purchase agreement with Paul Spady Buick and Polaris for the property located at 2850 Osborne Drive East. This location will give us great exposure to the community in comparison to where we have been on the backside of the Imperial Mall. We have dealt with multiple landlords and much uncertainty with each owner. We have endured a parking lot inundated with pot holes for many years, so having a facility with solid concrete will bring a sense of safety for our attenders.

Lifehouse plans to utilize the property to meet regularly for a place of worship, teaching, fellowship and outreaches involving people of all ages. There will be portions of the property leased to businesses such as a Polaris Dealership, motor service repair, car wash, coffee shop, fitness and leadership training services. Our desire is to offer our property for a potential short term safe place for victims who have been rescued from human trafficking, a 12-18 month transitional living rehabilitation program for families that are at a high risk of losing their children to foster care, a possible daycare, and storage rental.

Our goal is to help our community and make a positive impact in the lives of people. This facility will be of great value in fulfilling our hopes and goals. We will retrofit a current body shop located on the east end into an auditorium, retrofit multiple offices into classrooms, a conference room into a nursery, a showroom located on the north end into a children's and youth center, a parts storage room into a coffee shop and kitchen, a current storage room into classrooms. The current showroom will remain as a lobby and place of fellowship. The current Polaris business will continue as a leased space. The Polaris showroom will be moved to the south end of the facilities. The current service shop will continue to operate and be leased to a new owner. The car wash will continue to operate under a leased space as well.

The lot size is 357,000 square feet. Vehicles will have 4 driveway options to enter through on the north side and 1 on the west side. Vehicles can exit one of the 3 driveways on the north side or 1 one on the west side.

As far as parking, there are 32 parking stalls on the west side of the facilities, 14 parking stalls on south side, 14 parking stalls on the north side in addition there are approximately 98 additional parking stalls on the east side, which will be directly outside our proposed auditorium. There are also places to parallel park on the north easement road, which would add to the total 158 parking stalls. There would be an increase of traffic throughout the parking lot on Sundays.

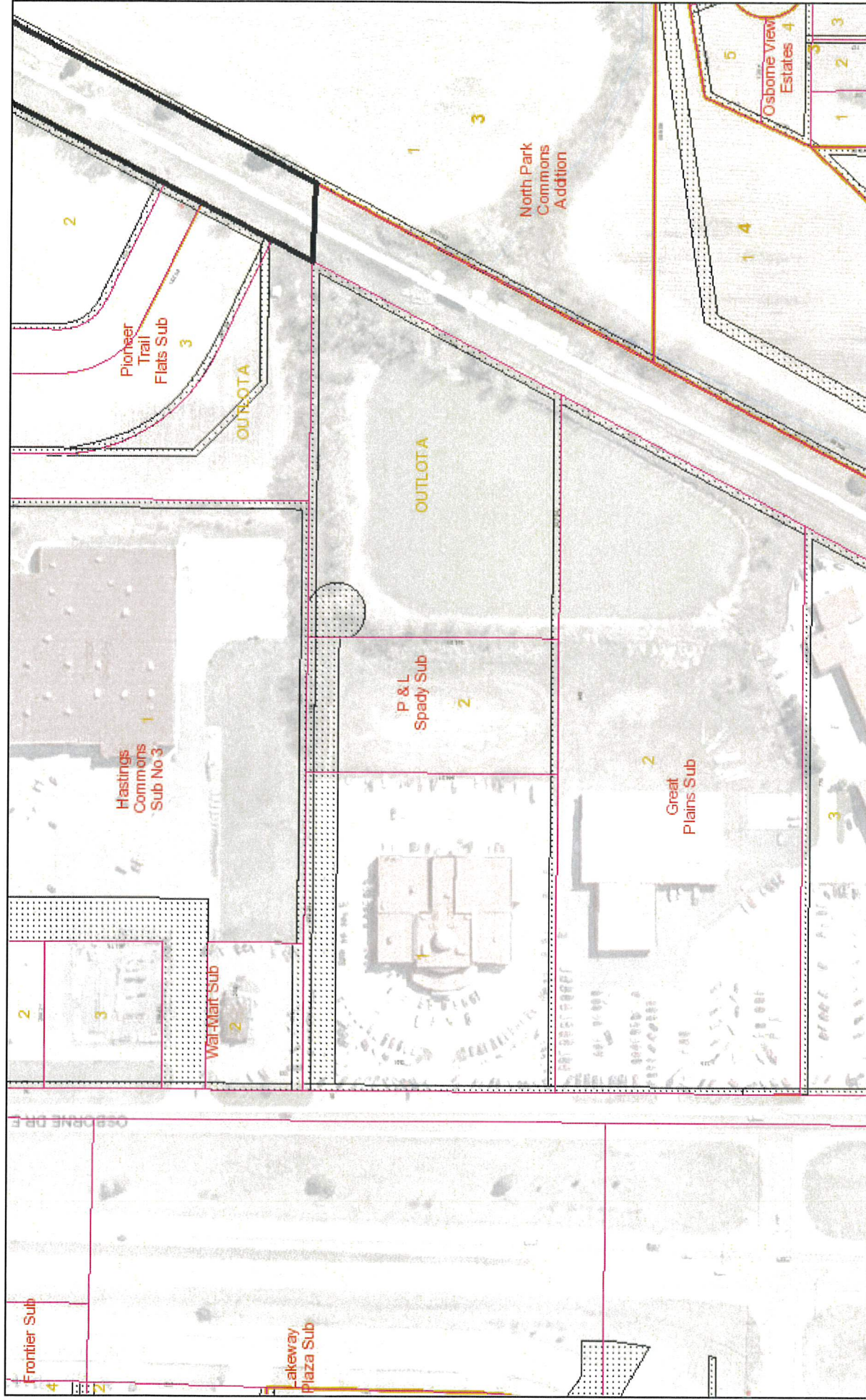
Currently there is minimum landscape. In the future we may add additional shrubs and evergreens such as Boxwood, Sky Pencil Holly, North Pole Arborvitae or Purple Leaf Sandcherry.

Lifehouse will utilize the current existing signage near the frontage and on the building itself with new wording and logo.

We have a walk through of the facilities on May 9 with Todd Brown Construction of Kearney, NE. More than likely he will be our architect.

The land east of the property is currently owned by Paul Spady. He has agreed to allow Lifehouse to use the property. Included in the current property purchase agreement, Lifehouse has first option to purchase these two lots. We will use the land for prayer walking, water baptisms, outdoor weddings, adventure ministry, nature studies and hikes, team building, youth and children's classes and fellowships.

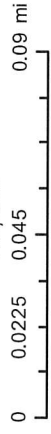
ArcGIS Web Map

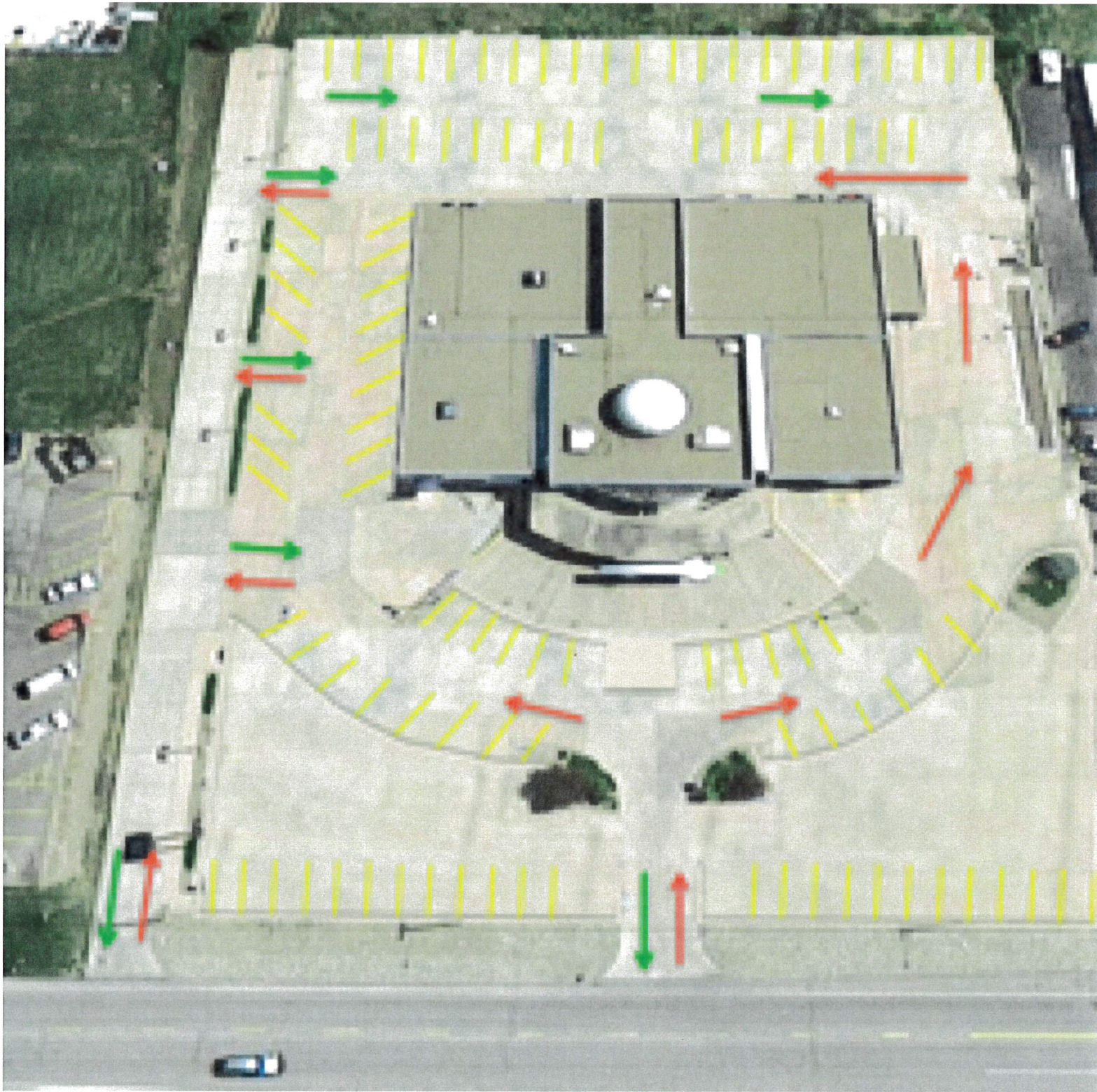


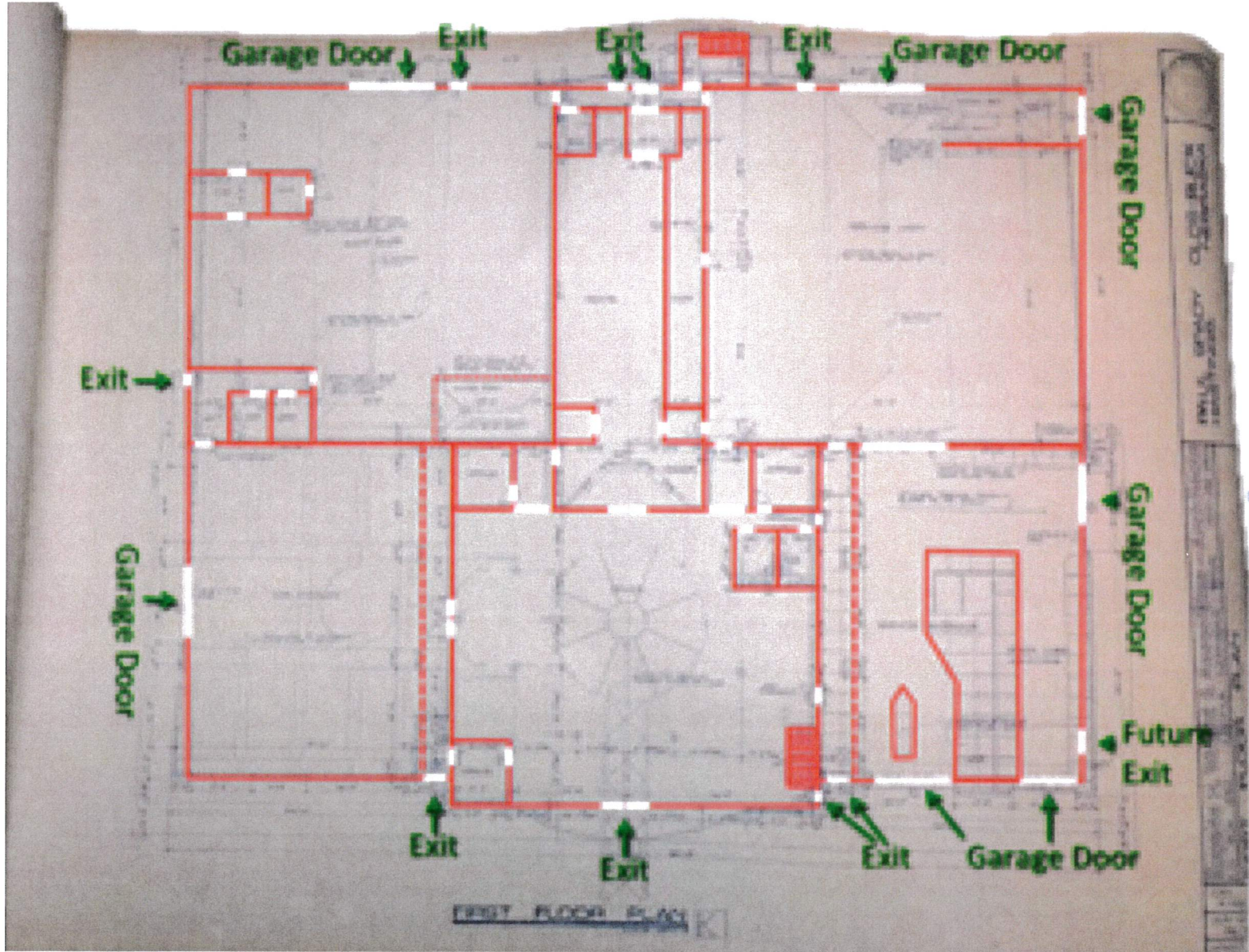
May 3, 2019

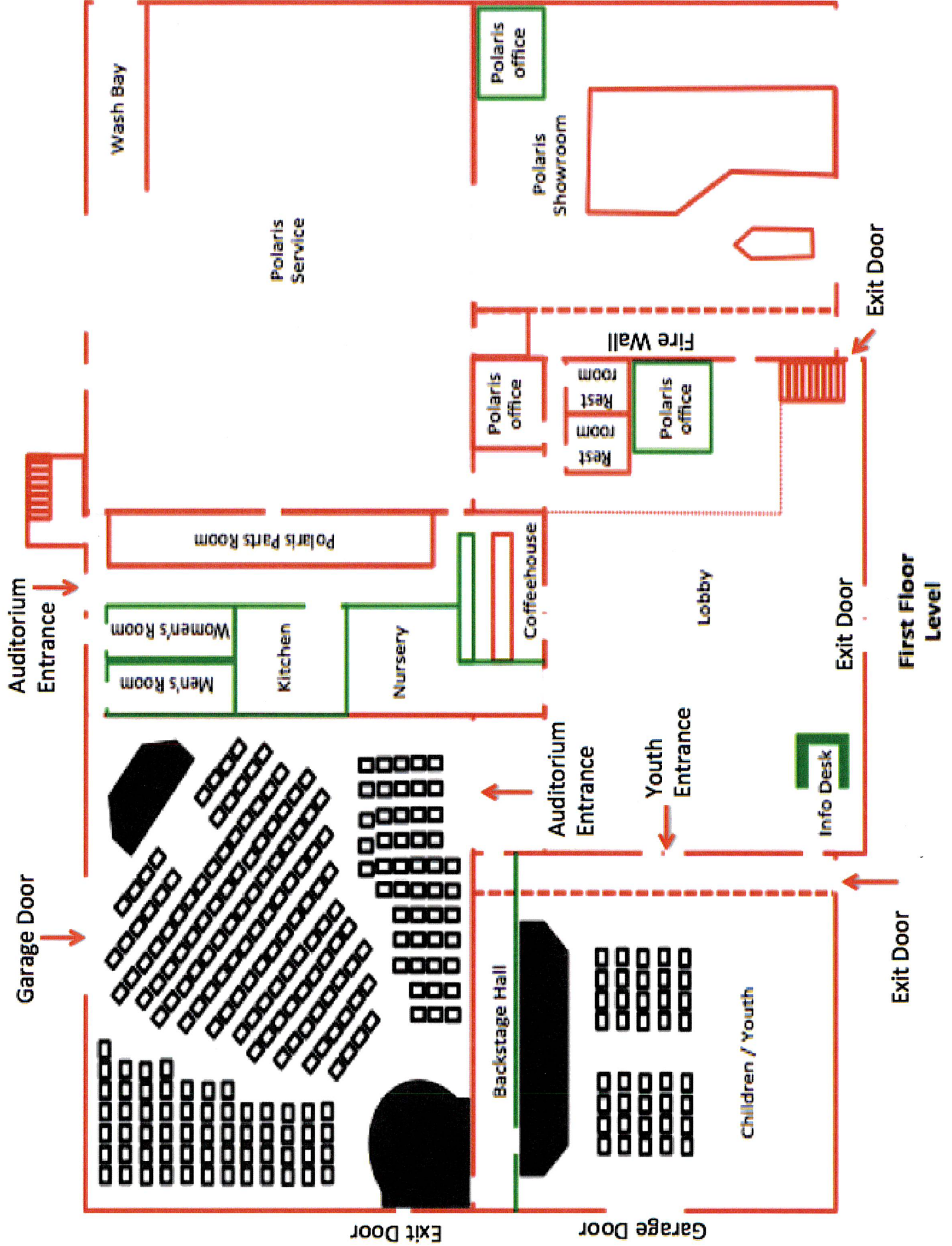
- Limits
- OneMile
- TwoMile
- Parcels
- Subdivisions
- Easements
- LOTS
- BLOCKS

1:3,000



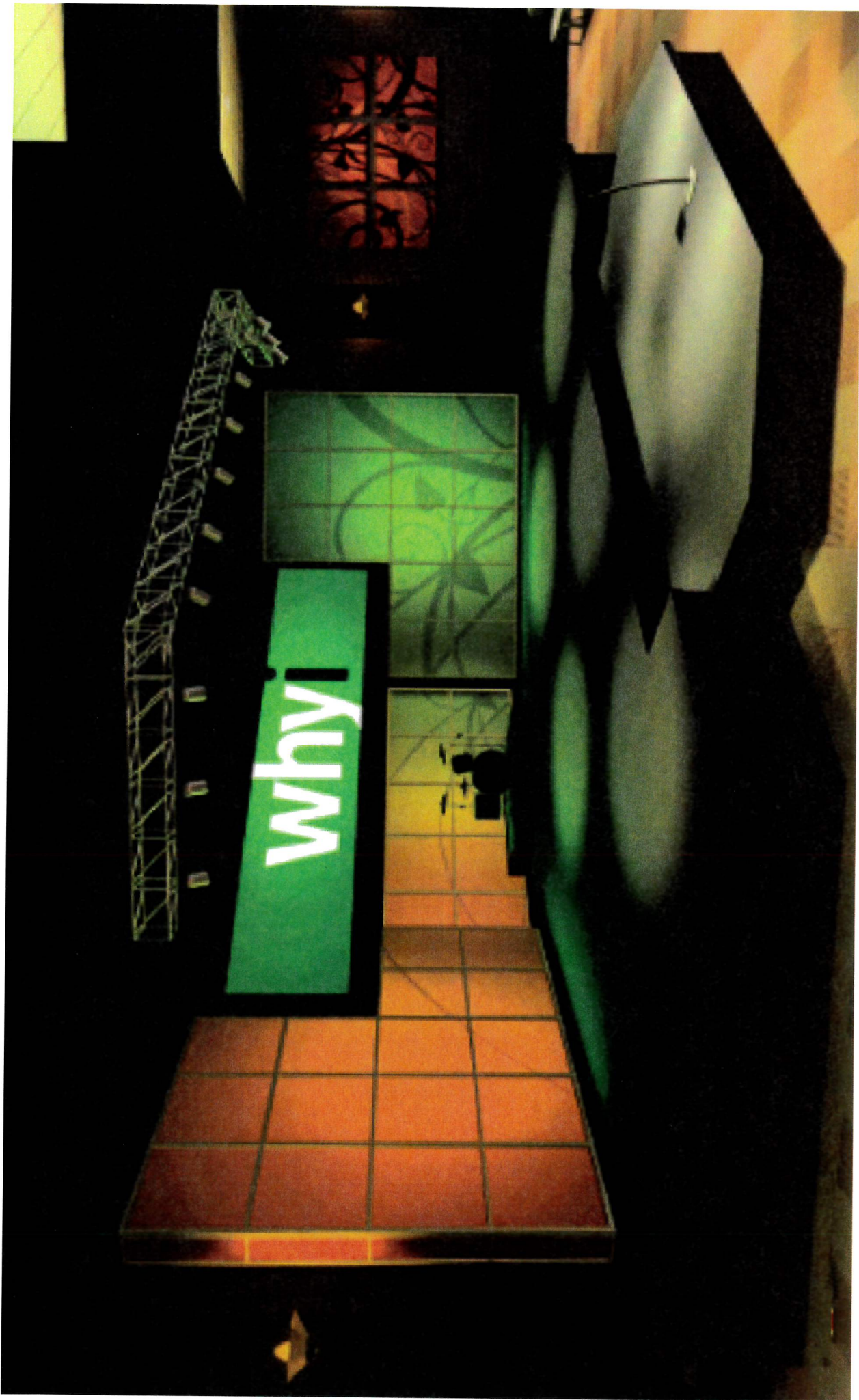


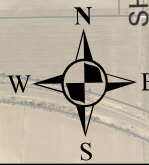




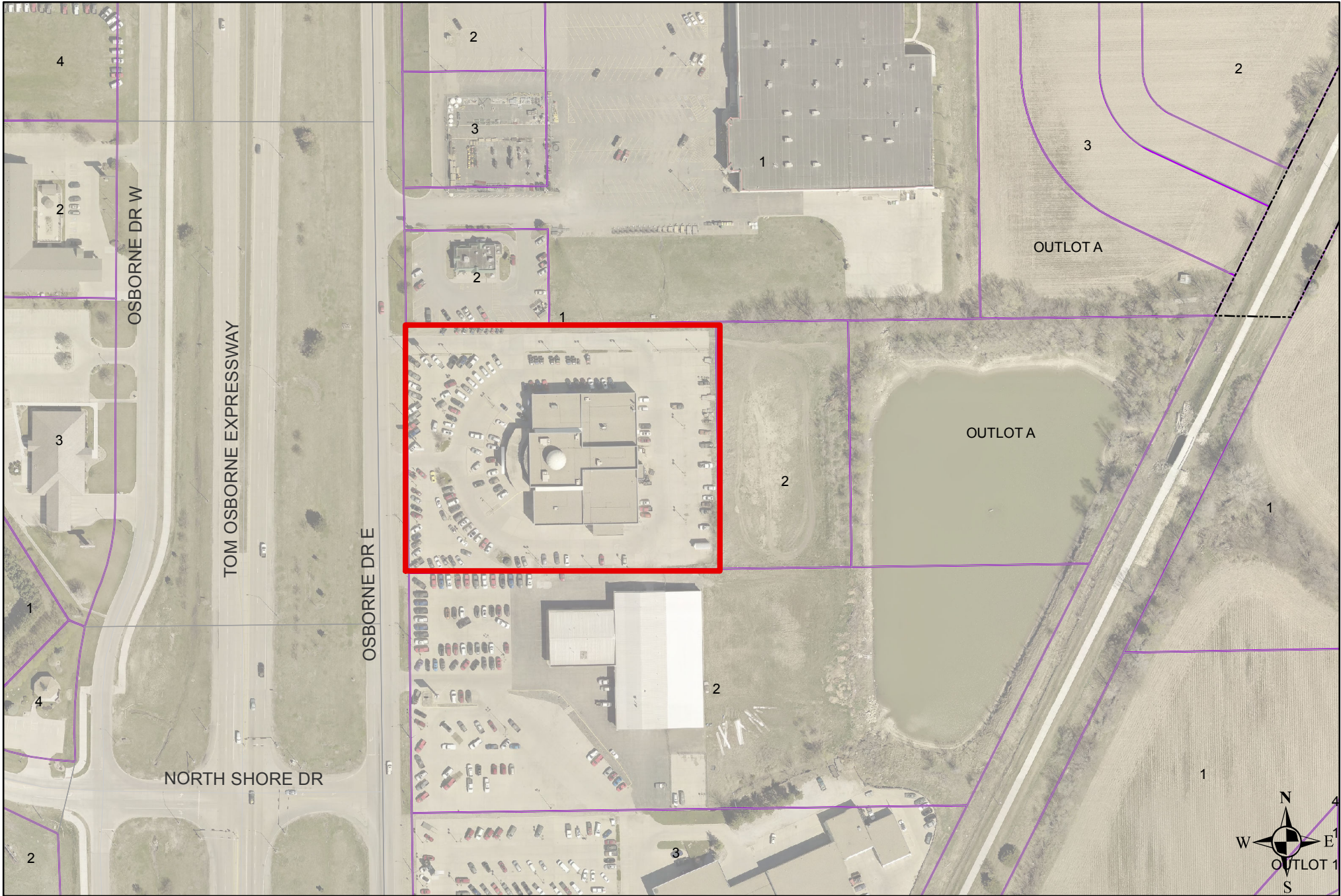
LIFEHOUSE
A LIFE-GIVING CHURCH
www.lifehousefamily.org



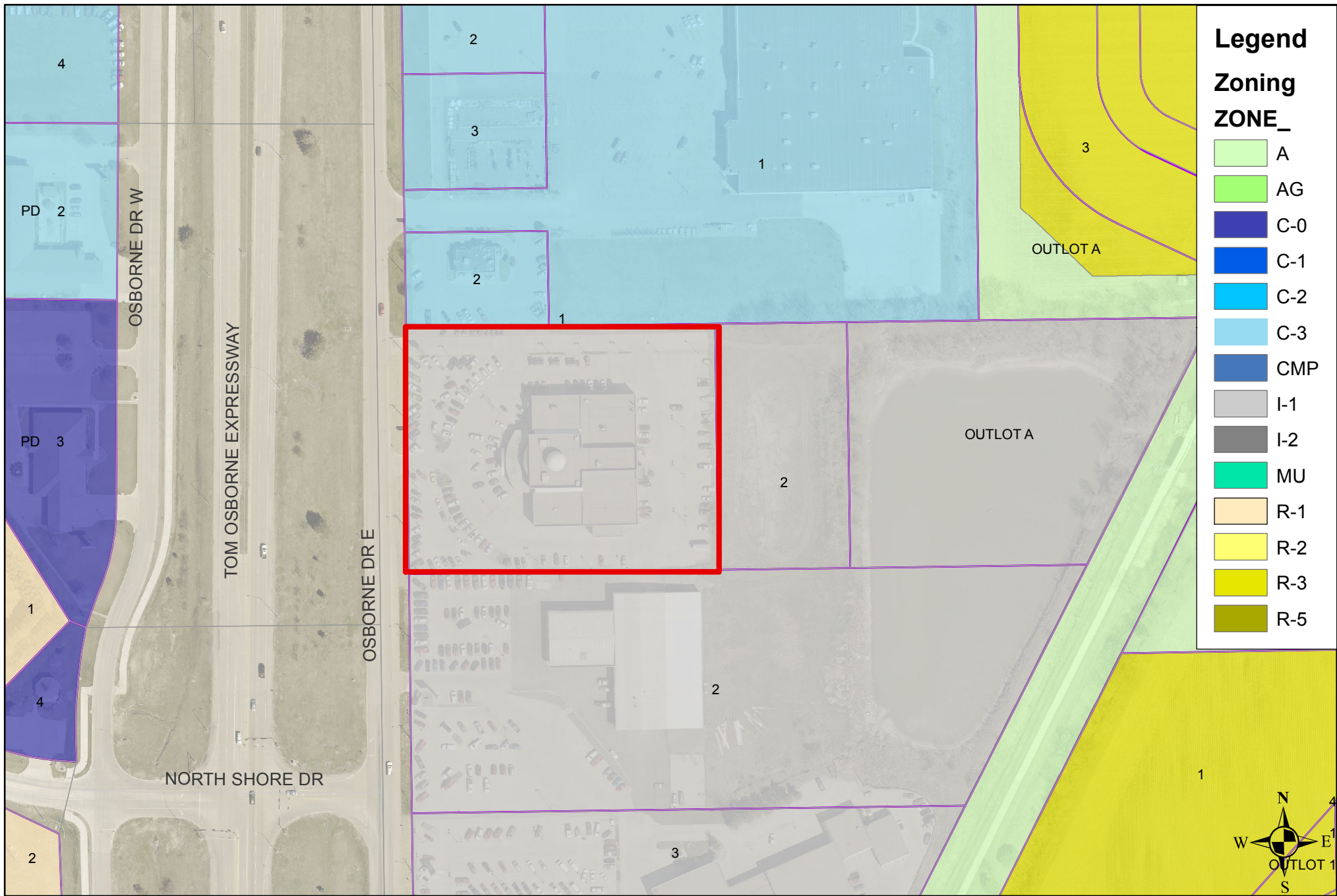




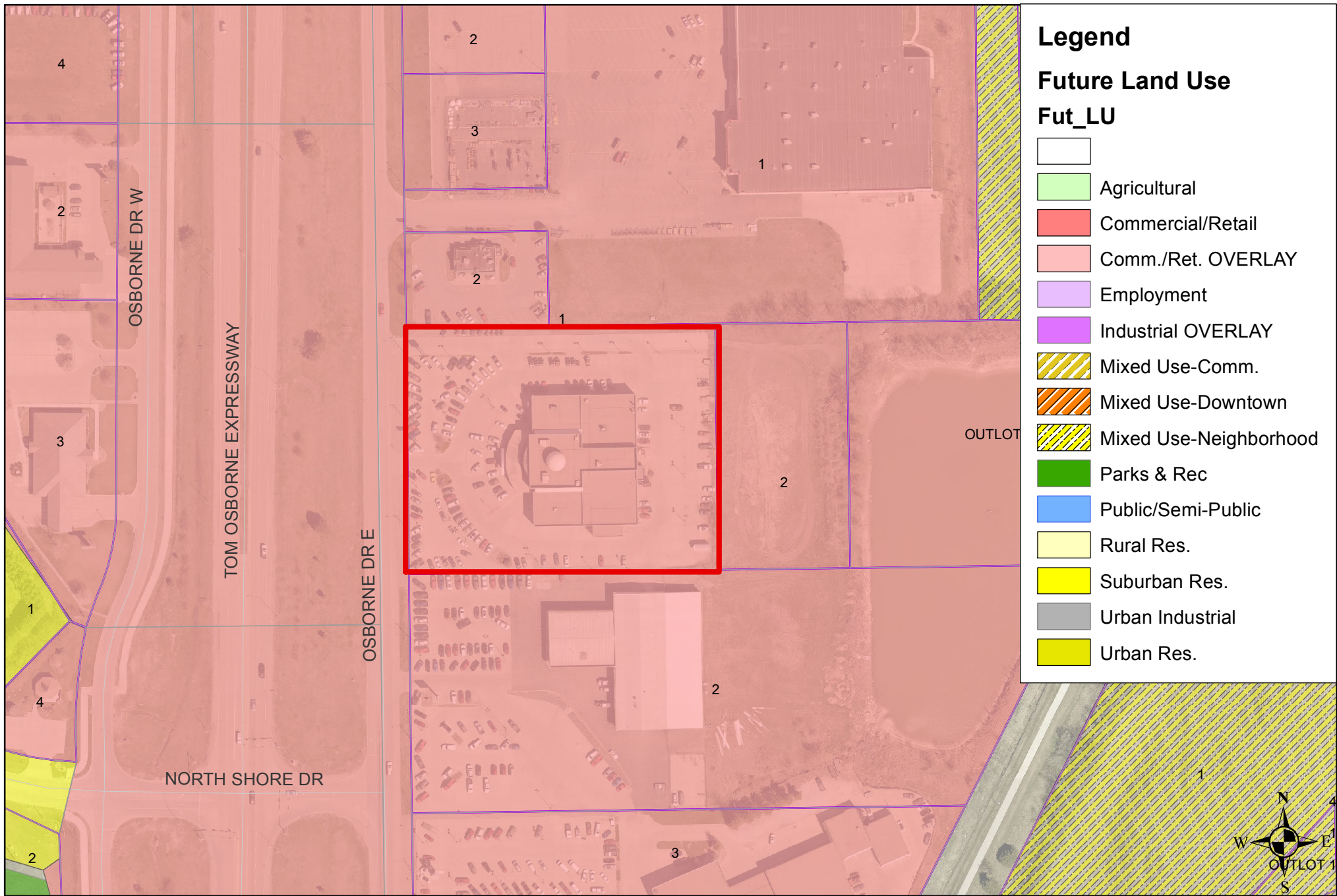
Lifehouse Vicinity Map



Lifehouse CUP Aerial Map



Lifehouse CUP Zoning Map



Lifehouse CUP Future Land Use Map

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 5/20/2019
File No: 2019-025
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing on a request to consider amendments to Section 34.309 "Signs."

Names of People/Business affected by this action:

The people of Hastings, businesses, and the City.

Why Planning Commission action is required:

Changes to City Code Chapter 34 "Zoning" require a recommendation by Planning Commission and City Council adoption by Ordinance.

Type of action requested:

Ordinance

Suggested motion:

Motion to adopt Ordinance No. 4XXX amending Hastings City Code Section 34-309, Signs.

Deadlines associated with action:

This case is scheduled to be heard at the June 10, 2019 regular meeting of City Council.

Department head comments:

Upon introduction of the code, staff identified five concerns which should be addressed. Two proposed changes were introduced by industry professionals during the sign code approval process, but were too late to include in the original approval. Three additional changes are proposed to address unforeseen consequences upon implementation. Four of the five changes add leniency and flexibility to the code. The fifth addresses an implementation problem.

The changes are:

General Regulations 34.309 (B) ii.b.1, (Pg. 10): Removal of specific prohibited colors of internally illuminated signs;

Table 34.309.05 (A) i, (Pg. 15): Removal of Pole signs as by-right in Agriculture districts;

Table 34.309.05 (A) ii, (Pg. 16): Increase the number of signs allowed on large-lot commercial sites;

Table 34.309.05 (B), (Pg. 17): Increase the allowed copy size on canopy signs from 6 square feet to 20% of the face of the awning; increase the number of allowed.

Recommendation:

ORDINANCE NO. XXXX

AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, TO AMEND SECTION 34-309, 34-309.01, 34-309.02, 34-309.03, 34-309.04, AND 34-309.05; TO REPEAL SECTION 34-309.06 OF THE OFFICIAL CITY CODE DEALING WITH SIGNS; TO REPEAL ANY ORDINANCE IN CONFLICT HEREWITH; AND TO PROVIDE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT.

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

SECTION 1. That Section 34-309, 34-309.01, 34-309.02, 34-309.03, 34-309.04, and 34-309.05 of the Official City Code be and the same amended to read as shown on the attached Exhibit “1”.

SECTION 2. That Section 34-309.06 of the Official City Code be and the same is hereby repealed.

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

SECTION 3. This ordinance shall take effect and be in full force from and after its passage, approval and publication in pamphlet form, said effective date being the ____ day of _____, 2019, and this ordinance shall be included in the Hastings City Code Book.

PASSED AND APPROVED by the Mayor and City Council of the City of Hastings, Nebraska, this _____ day of _____, 2019.

ATTEST:

Mayor

City Clerk

(S E A L)

APPROVED TO FORM:

City Attorney

EXHIBIT “1”

34.309. Signs; purpose and applicability.

- A. Purpose. The purpose of this section of the City of Hastings Zoning Code is to:
 - i. Provide for accurate identification, information, and advertisement in an orderly manner;
 - ii. Improve the visual quality, integrity, and safety of gateways and corridors within Hastings as well as neighborhoods adjacent to these areas; and
 - iii. Preserve the character and integrity of the overall community through the regulation of location, size, and design of signs within the City’s jurisdiction.
- B. Applicability.
 - i. A sign or any part of a sign erected within the zoning jurisdiction of the City of Hastings must comply with the provisions of this chapter, other relevant provisions of the City of Hastings’ Municipal Code, and applicable building codes.
 - ii. Conflicting regulations. This chapter is not meant to repeal or interfere with enforcement of other sections of the City of Hastings’ Municipal Code. In cases of conflict between code sections, state, or federal regulations, the more restrictive regulation(s) shall apply.

34-309.01. 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 opposed 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 foot candles. 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. *Nonconforming Sign, Legal*: A sign that was legally erected prior to the adoption of this chapter but which violates the regulations of this chapter.
- Q. *Nonconforming Sign, Illegal*: A sign that was illegally erected after the adoption of this chapter or which violates the regulations of this chapter.
- R. *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.

- S. *Premises*: A tract of one or more lots or sites which are contiguous and under common ownership or control.
- T. *Sign*: A symbolic, visual device fixed upon a building, vehicle, structure, or parcel of land which is intended to convey information.
- U. *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 or not 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.		

- V. *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).

Section 34-309.02. 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:
- No such sign may be enlarged or altered in a way which increases its nonconformity; however, reasonable repairs and alterations may be permitted.
 - 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.
 - 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. Design elements applicable to all signs
- 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).

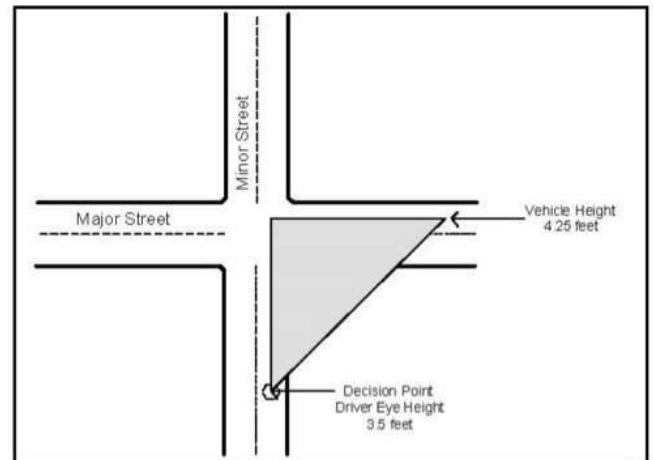


Figure 3: Heights Pertaining to Sight Triangles

Source: National Association of City Transportation Officials

Figure 4: Obstructed and Unobstructed Sight Triangles



No landscaping shall be planted in such area which will materially obstruct the view of drivers approaching the street intersection.

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 foot candles. 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. 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. Night time illumination shall not exceed 0.3 foot candles over ambient lighting conditions.

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 R-1 Single-Family residential zoning district, or within 150 linear feet of a residence within an A Agriculture, R-1A Single-Family Large Lot Residential, or R-1S Single-Family Suburban Acreage Residential zoning district.
4. Sign animation is not permitted with the following exception: with administrative approval, animation of up to five seconds per minute for a maximum of 50% of the sign face may be permitted when the primary use on a subject property/parcel is one of the following:
 - Indoor entertainment or recreation facility;
 - Performing arts or cultural arts facilities;
 - Public museums;
 - Entertainment venues.

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.

C. 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.

D. 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.
- E. 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

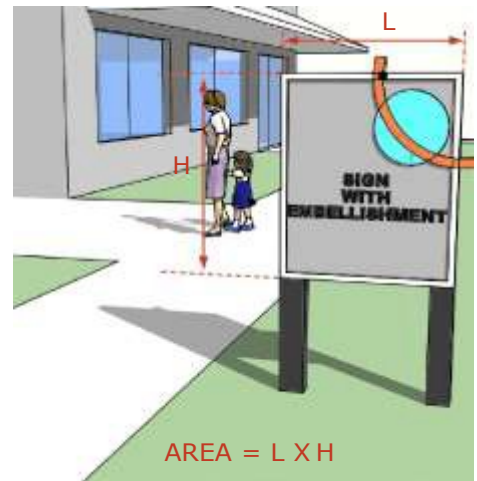


Figure 6: Sign Area (emblems)

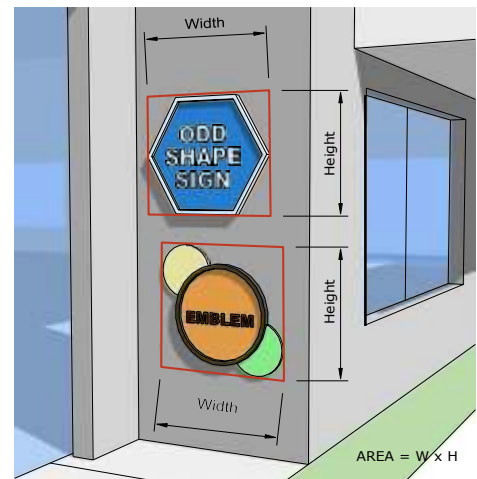


Figure 7: Sign Area (letters)

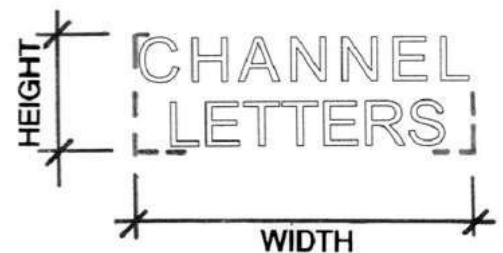
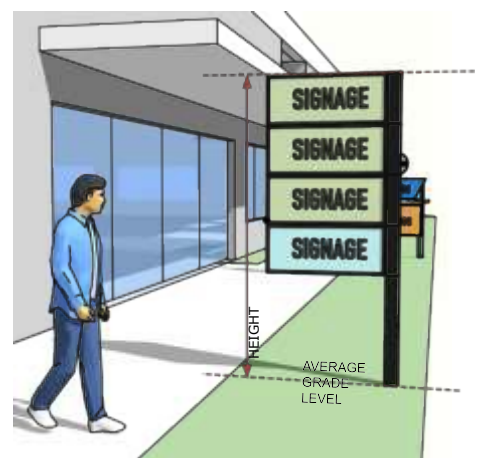


Figure 8: Sign Height



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.
- vi. Any vehicular sign, or sign attached to a trailer parked on public or private property, with the exception of the following:
 - a) The primary purpose of such vehicle or trailer is not the display of signs;
 - b) The signs are magnetic, decals or painted upon an integral part of the vehicle or trailer and do not break the silhouette of the vehicle;
 - c) The vehicle or trailer is in operating condition, currently registered and licensed to operate on public streets (where applicable), and actively used or available for use in the daily function of the business to which the sign(s) relate.
- vii. Any animated sign except those permitted in 34.309.03(B)(ii)(d)(4).

34-309.03. 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 working 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 etseq.
- 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.

34-309.04. Sign Type and District Requirements.

A. District requirements.

- i. Sign types permitted by district are described below. For non-residential uses allowed in a residential district, permitted sign types are required to comply with the all applicable design standards set forth in 34.309.05(B):

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		
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 per 100 linear ft./frontage; maximum 15
Industrial	5
Special	Determined by Master Plan

- iii. Pole and monument sign dimensions.

Pole Signs

Lot Frontage (linear ft.)							Maximum Height (ft.)	Maximum Area per face (sq. ft.)
0'	50'	100'	150'	200'	250'	300'		
							35'	250'
							25'	200'
							15'	150'

Monument Signs

Zoning District								Maximum Height (ft.)	Maximum Area per face (sq. ft.)
A	R	C-O	C-1	C-2	C-3	I-1	I-2		
								12'	192'
								8'	96'
								6'8"	48'

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. Existing billboards shall be regulated according to provisions found in Section 34.610 regarding legal non-conforming signs. New billboards are prohibited.							
Blade	3 signs per frontage	2	15 ft.	N/A	N/A	32 sq. ft.	Setback shall be equal to the height of the sign wherever possible.	
	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.							
Building Marker	1 per frontage	1	N/A	N/A	6 in.	10 sq. ft.	N/A	N/A
	Notes: None							
Canopy/Awning	2 per canopy/awning	2	12 ft.**	6'8"	6 ft.*	10 sq. ft. (canopy)/20% of face (awning) copy	May extend into setback.	
	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.							
Creative Sign	1 per lot	N/A	N/A	N/A	N/A	N/A	Setback shall meet the requirements of the district.	
	Requires review and approval by the City Council following the process set forth in 34.309.06(D).							
Drive-thru	2 per lane	1	12 ft.	12 ft.*	12 in.**	36 sq. ft.	N/A	N/A
	Notes: *Minimum clearance only applies to drive-thru signs spanning a lane; signs placed adjacent to lanes have no minimum clearance requirement. **Maximum prejection only applies to drive through signs placed adjacent to lanes.							
Electronic Message	See notes	See notes	See notes	See notes	See notes	See notes	See notes	See notes
	Notes: Follow district requirements and design standards pursuant to pole or monument signs, and all other applicable guidance found within these regulations.							
Flag	1 per frontage	2	30 ft.*	6'8"	6 ft.	15 sq. ft.	N/A	N/A
	Notes: *Height restriction applies to freestanding poles; flags attached to a building or structure shall not extend higher than 12 ft.							
Ground	1 per parcel	1	12 in.	N/A	N/A	10 sq. ft.	N/A	N/A
	Notes: None							
Hanging	1 sign per public entrance	2	12 ft.	6'8"	N/A	10 sq. ft.	N/A	N/A
	Notes: Hanging signs shall be suspended from the underside of a structure, such as a canopy or marquee.							
Iconic/Historic	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Notes: Requires a recommendation from the Adams County Historical Society, review and approval by the planning commission following the procedure and criteria outlined in Section 34.309.06 B and D(i).							
Marquee	2 per marquee	2	15 ft.	12 ft.	5 ft.	10 sq. ft. /face	5 ft.	3 ft.
	Notes: None							
Monument	1 per frontage	2	See notes*	N/A*	N/A	See notes*	5 ft.	5 ft.
	Notes: See chart for lot frontage, height, and area. *Maximum clearance permitted is 12 in. measured between ground and bottom of sign, if supported by a frame or structure.							
Pole	1 per frontage	2	See notes*	6'8"	N/A	See notes*	5 ft.	5 ft.
	Notes: See chart for lot frontage, height, and area.							
Poster	N/A	2	3 ft.	N/A	N/A	8 sq. ft.*	5 ft.	3 ft.
	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							
Projecting	1 per public entrance	2	12 ft.	6'8"	4 ft.	10 sq. ft.	N/A	N/A
	Notes: None							
Sidewalk	1 per business	2	5 ft.	N/A	N/A	15 sq. ft.	N/A	N/A
	Notes: Signs must be placed to accommodate a minimum 5-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.							
Street Banner	N/A	2	24 ft.	18 ft.	N/A	144 sq. ft.	N/A	N/A
	Notes: A street banner may be permitted temporarily for up to 15 consecutive days per event.							
Wall	75% of total # allowed	1	N/A	N/A	12 in.	See notes*	N/A	N/A
	Notes: Wall signs 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 all residential districts, 50 sf in C-O, 60 sf in C-1, 10% of building facade in A, and 20% in C-2 through I-2 inclusive.							
Wayfinding	1 per access; 1 per critical decision point	2	3 ft.	6'8"	3 ft.	6 sq. ft.	N/A	N/A
	Notes: None							
Window	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).							

Special Provisions.

- 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 consecutive 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.

- vi. A single applicant may apply for a blanket authorization for temporary signs which will be in effect for six months or until the end of a specified event, and may be renewed.
- D. Creative Sign Program. The purpose of the Creative Sign Program are to encourage signs of unique design that exhibit a high degree of thoughtfulness, imagination, inventiveness, spirit and sense of place; and provide a process for the application of sign regulations in ways that will allow creatively designed signs that make a positive visual contribution to the overall image of the City.
 - i. Application, Review and Approval Process.
 - a) A creative sign application will be processed in accordance with the process for a Conditional Use Permit.
 - b) The application shall include all information and materials required by the department. In addition to applicable criteria required for review as a conditional use, the applicant shall narrate and sufficiently demonstrate how the proposed creative sign would contribute the following:
 - 1. A substantial aesthetic improvement to the site;
 - 2. A positive visual impact on the surrounding area by enhancing the character of the building and site;
 - 3. Unique design exhibiting a high degree of thoughtfulness, imagination, inventiveness, and spirit; and
 - 4. Strong visual character through the imaginative use of graphics, color, texture, quality materials, scale, and proportion.
 - c) The applicant shall also demonstrate how the sign contains at least one of the following contextual elements:
 - 1. Creative image reflecting current or historic character of the city;
 - 2. Symbols or imagery relating to the use of the property; or
 - 3. Inventive representation of the use, name, logo, structure, or business.
 - d) Architectural Criteria. The sign shall utilize or enhance the architectural elements of the building; and be placed in a logical location in relation to the overall composition of the building's façade or surrounding structures or uses, not covering any key architectural features.

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 5/20/2019
File No: 2019-026
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing on a request to consider a Conditional Use Permit for Commercial Solar Conversion System Use for Lot 1 of Well Field Addition to the City of Hastings, Adams County, Nebraska.

Names of People/Business affected by this action:

The people of Hastings, the city utility department, GenPro Energy.

Why Planning Commission action is required:

Per Section 34-320 of City Code, Commercial Solar Conversion System installation is subject to a Conditional Use permit in A- Agriculture zone districts.

Type of action requested:

Resolution

Suggested motion:

Motion to approve a Conditional Use Permit for a Commercial Solar Conversion System for Lot 1 of Well Field Addition to the City of Hastings, Adams County, Nebraska, subject to the conditions set forth in Hastings City Code Section 34-320 (5) and the following additional conditions: 1. that a floodplain development permit be secured from the City Engineer prior to construction; 2. that final authorization from the Federal Aviation Administration for CSCS siting be secured prior to construction.

Deadlines associated with action:

This item is scheduled to be heard at the May 28, 2019 regular meeting of City Council.

Department head comments:

This is the first approval of a solar facility under the new Section 34-320.

The City of Hastings Utility Department has proposed and progressed with a plan for development of a customer and utility joint-owned solar project situated on Well Field 1 Addition to the City of Hastings, and 86.54 acre lot located directly west of the Hastings Municipal Airport. The business model incorporates utility ownership of the land, racks, and all interconnection equipment, and the

opportunity for customer ownership of panels.

For the purposes of this approval, this will be considered a facility owned and operated by the local public utility.

As defined in city code, a Commercial Solar Conversion System (CSCS) is a series of solar panels and equipment connected together in order to commercially supply the converted energy to a community and/or power grid. A CSCS shall have a one-way connection to the power grid.

Site development standards include a maximum lot coverage of 1% for structures and buildings, a thirty foot side and rear setback if the facility abuts a residential use or district, an average panel height of 12 feet, collector lines buried wherever possible, and optional fencing.

The proposed facility does abut residential uses on the west, and this is the only portion of the project where the buffer requirement shall apply.

The property is situated within the Flood Zone AE, which is the flood fringe or 100-year floodplain. All requirements for floodplain construction outlined in Section 34-216 Flood Hazard District regulations shall be met; and a floodplain development permit shall be secured from the City Engineer prior to construction. If the average panel height is required to exceed 12 foot as a direct result of the flood hazard mitigation, applicant should be authorized to proceed.

The site lies within the Federal Aviation Administration area of influence, and authorization for adjacent development must be secured from the FAA prior to any improvements.

Recommendation:

Staff supports approval subject to the conditions outlined herein.

DATE / /

FILE NO.


HASTINGS
 DEVELOPMENT SERVICES

PROJECT APPLICATION

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

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

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

PROJECT INFORMATION

Project Name: Hastings Utilities Solar Facility - Phase 1

Project Address: 1626 N Highland Rd Within City Limit ☒ Yes ☐ No

Existing Zoning: Agricultural - A Proposed Zoning / Use: _____

Existing Comprehensive Plan Designation: _____ Gross Area: _____

Legal Description: 03-07-10-1389.21-TR LAND SW1/4 Number of Lots: 1
KNOWN AS WELL FIELD ADD (9000) 86.54 AC

APPLICANT INFORMATION

Applicant: Hastings Utilities Company: _____

Address: 1228 N Denver Ave Tel: 402-463-1371 Fax: _____

City: Hastings State: NE Zip: 68901 Email: kjohnson@hastingsutilities.com

Property Owner: City of Hastings Company: _____

Address: 220 N Hastings Avenue Tel: 402-461-2309 Fax: _____

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

Key Contact: Kevin Johnson Company: _____

Address: 1228 N Denver Ave Tel: 402-462-1371 Fax: _____

City: Hastings State: NE Zip: 68901 Email: kjohnson@hastingsutilities.com

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

Property Owner Signature

Date

Applicant Signature

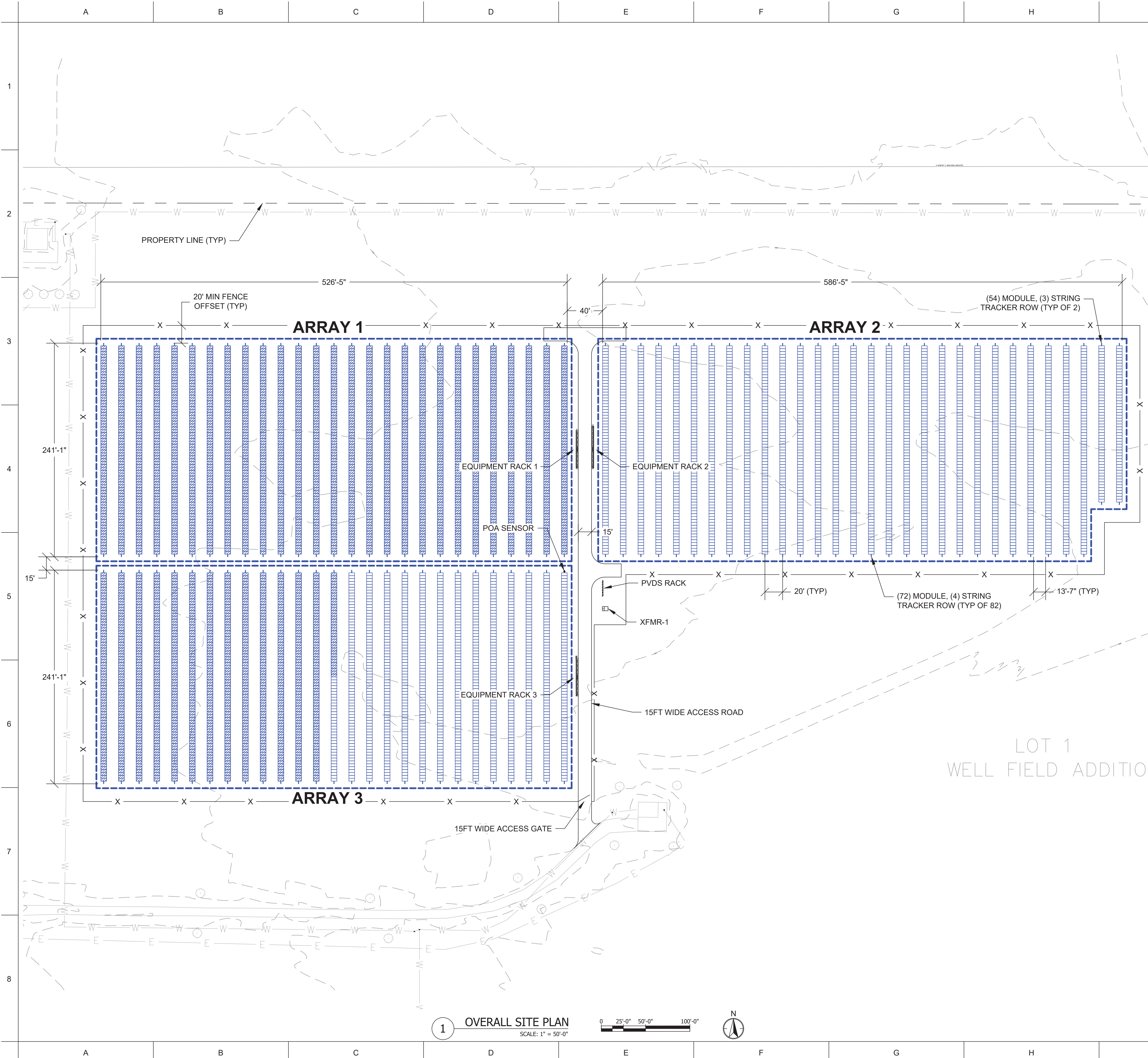
Date

DEPARTMENTAL USE ONLY

Fees: _____ Receipt No. _____

Accepted by Staff: _____ Case No. _____

Signature _____



SHEET NOTES:

- ACCESS ROADS, FENCES AND OTHER CIVIL WORKS ARE DESIGNED BY OTHERS AND SHOWN FOR REFERENCE ONLY.
- REFER TO RACKING MANUFACTURER'S DRAWINGS (BY OTHERS) FOR RACKING SYSTEM INSTALLATION DETAILS.

LEGEND:

- 330W MODULE
- 335W MODULE

ARRAY BREAKDOWN				
ARRAY	MODULE QTY	RACK	IDP	INVERTER
1	1,944	1	1, 2	1 - 8
2	2,124	2	3, 4	9 - 17
3	1,944	3	5, 6	18 - 25

SYSTEM DETAILS	
DC SYSTEM SIZE	1,999.4 KW
AC SYSTEM SIZE	1,500 KW
DC / AC RATIO	1.33
DC SYSTEM VOLTAGE	1,000 V
POCC / POI VOLTAGE	13.8 KV
PHOTOVOLTAIC MODULES	
MANUFACTURER	JINKO SOLAR
MODEL	JKM330PP-72-V / JKM335PP-72-V
DC POWER @ STC	330 W / 335 W
MODULES PER STRING	18
330W MODULE QTY	2,916
335W MODULE QTY	3,096
INVERTERS	
MANUFACTURER	SUNGROW
MODEL	SG60KU-M
AC POWER RATING	60 KW
TOTAL INVERTERS	25
RACKING	
MFR / MODEL	ATI V3
PITCH	20'-0"
RANGE OF MOTION	± 52°

2615 Camino Del Rio S, Ste. 401 (619) 205-5038
San Diego, CA 92108 www.stellavise.com

SEAL:

LICENSE #: E-16455 DATE: 04/22/2019

CONFIDENTIALITY STATEMENT

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CONTRACTOR:

GENPRO Energy Solutions
13261 Timberline Plaza, Suite B
Piedmont, SD 57769

PROJECT:

HASTINGS MUNICIPAL AP
HASTINGS, NE 68901
40°36'08.30"N, 98°26'12.89"W

REVISIONS		
#	DESCRIPTION	DATE
1	30% DESIGN	03/22/2019
2	30% DESIGN R1	03/28/2019
3	60% DESIGN	04/04/2019
4	90% DESIGN	04/23/2019

DATE: APRIL 23, 2019

ISSUED FOR PERMIT

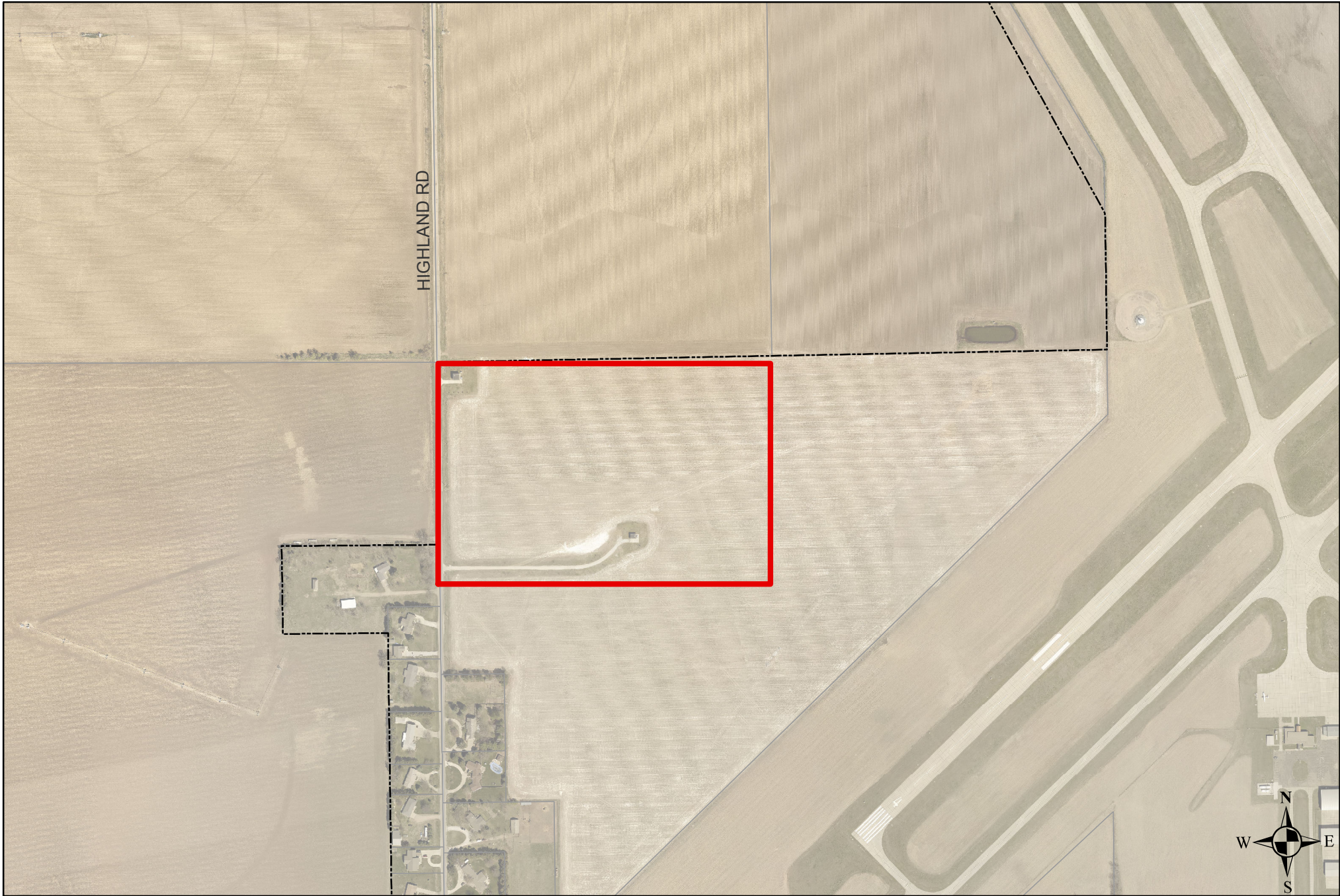
SHEET TITLE:

OVERALL SITE PLAN

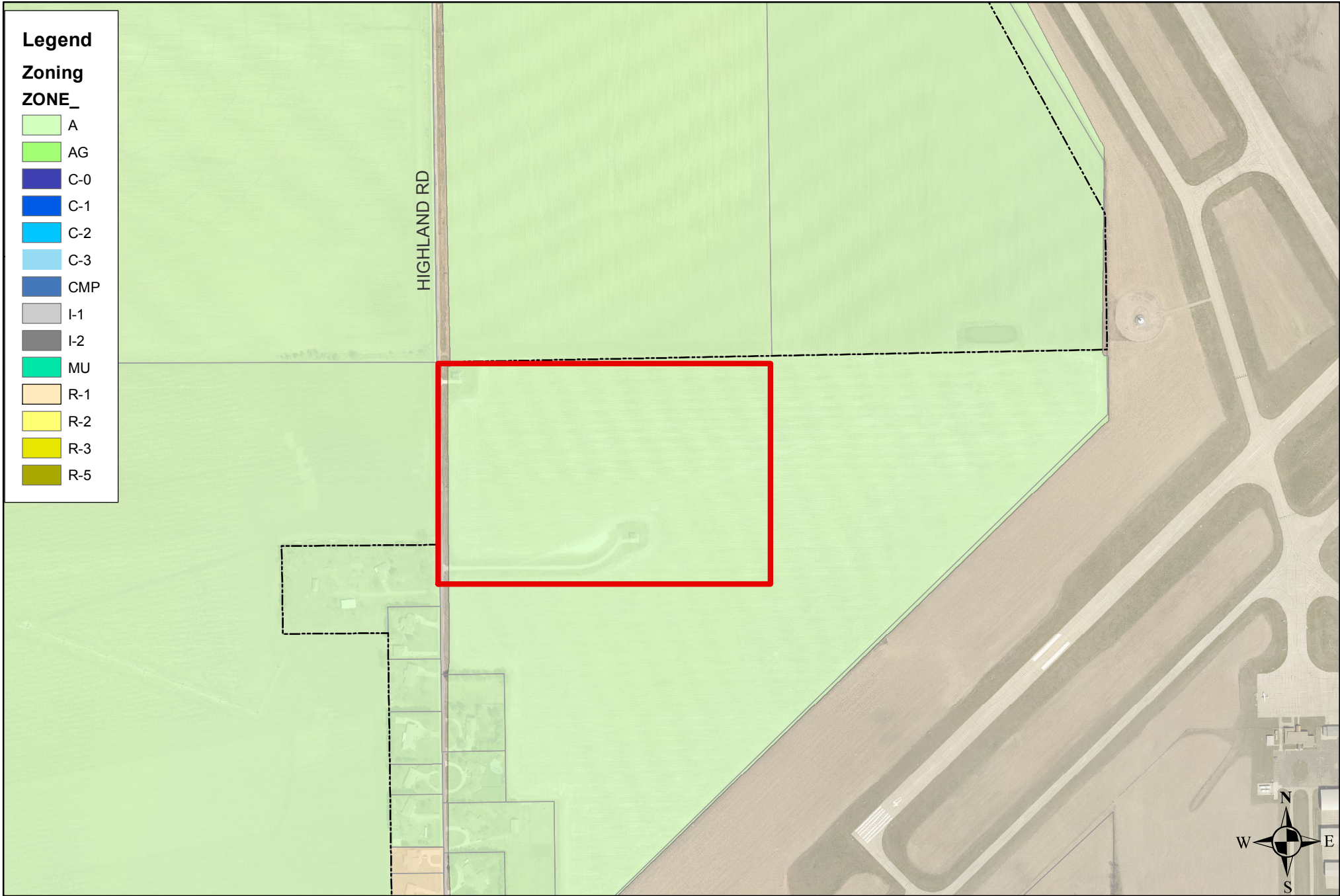
SHEET NO.

E3.0

Hastings Solar Field Vicinity Map



Hastings Solar Field Aerial Map



Hastings Solar Field Zoning Map

Legend

Future Land Use

Fut_LU



Agricultural



Commercial/Retail



Comm./Ret. OVERLAY



Employment



Industrial OVERLAY



Mixed Use-Comm.



Mixed Use-Downtown



Mixed Use-Neighborhood



Parks & Rec



Public/Semi-Public



Rural Res.



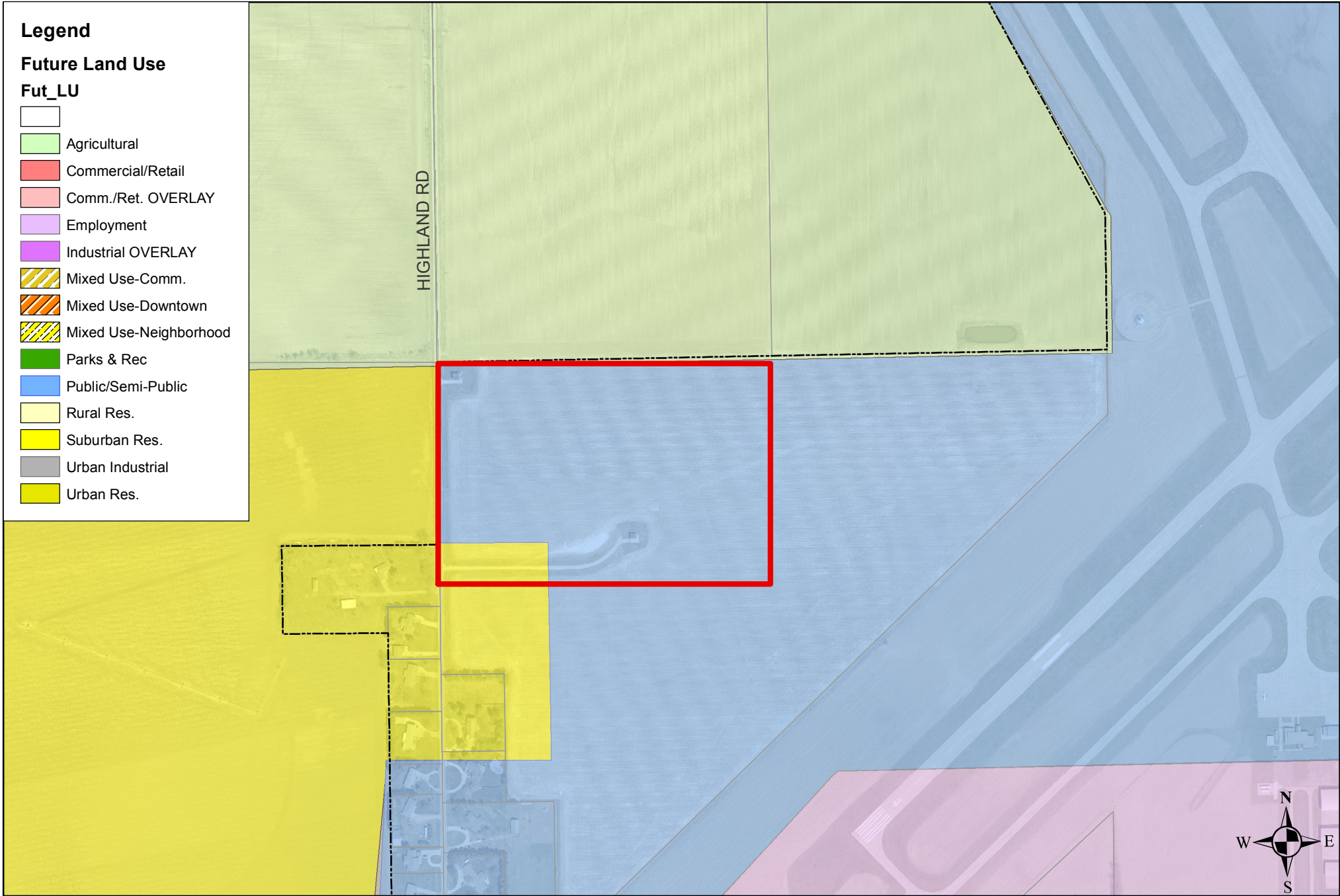
Suburban Res.



Urban Industrial



Urban Res.



Hastings Solar Field FLU Map



DuraTrack® HZ v3

RELIABILITY IS POWER.

167×

fewer components than
competitive trackers

25,000+

Megawatt Years of Operation

ARRAY TECHNOLOGIES, INC.

3901 Midway Place NE
Albuquerque, NM 87109 USA

+1 505.881.7567
+1 855.TRACKPV (872.2578)
+1 505.881.7572

sales@arraytechinc.com

arraytechinc.com

THE MOST RELIABLE TRACKER UNDER THE SUN

HIGHEST POWER DENSITY.

Higher density means more power and more profit. DuraTrack HZ v3 offers the unique ability to maximize the power density of each site, boasting 6% more density than our closest competitor.

LEADING TERRAIN ADAPTABILITY.

Uneven terrain? Hill yes! Our flexibly linked architecture, with articulating driveline joints and forgiving tolerances, create the most adaptable system in market for following natural land contours and creates the greatest power generation potential from every site.

FEWER COMPONENTS. GREATER RELIABILITY.

Less is more. Array was founded on a philosophy of engineered simplicity. Minimizing potential failure points (167 times fewer components than competitors), DuraTrack HZ v3 consistently delivers higher reliability and superior uptime.

FAILURE-FREE WIND DESIGN.

DuraTrack HZ v3 was designed and field tested to withstand some of the harshest conditions on the planet. It is the only tracker on the market that reliably handles wind events with a fully integrated, fully automatic wind-load mitigation system.

ZERO SCHEDULED MAINTENANCE.

Three decades of solar tracker system design, engineering and testing has resulted in uncompromising reliability. Maintenance-free motors and gears, fewer moving parts, and industrial-grade components means maintenance-free energy generation.



DuraTrack® HZ v3

COST VERSUS VALUE

We believe value is more than the cost of a tracking system. It's about building with forgiving tolerances and fewer parts so construction crews can work efficiently. It means protecting your investment with a failure-free wind management system. It also includes increasing power density. But most of all, value is measured in operational uptime, or reliability.

THE GLOBAL LEADER IN RELIABILITY

Array has spent decades designing and perfecting the most reliable tracker on the planet. Fewer moving parts, stronger components and intelligent design that protects your investment in the harshest weather are but a few of the innovative differences that keep your system running flawlessly all day and you resting easy at night.



STRUCTURAL & MECHANICAL FEATURES/SPECIFICATIONS	
Tracking Type	Horizontal single axis
MW per Drive Motor	Up to 1.036800 MW DC using 360W crystalline
String Voltage	Up to 1,500V DC
Maximum Linked Rows	32
Maximum Row Size	90 modules crystalline, glass-on-glass, and bifacial; 240 modules First Solar 4; 72 modules First Solar 6
Drive Type	Rotating gear drive
Motor Type	2 HP, 3 PH, 480V AC
Motors per 1 MW DC	Less than 1
East-West / North-South Dimensions	Site / module specific
Array Height	54" standard, adjustable [48" min height above grade]
Ground Coverage Ratio (GCR)	Flexible, 28–45% typical, others supported on request
Terrain Flexibility	N-S tolerance: 0° - 8.5° standard, 15° optional Driveline: 40° in all directions
Modules Supported	Most commercially available, including frameless crystalline, thin film, and bifacial
Tracking Range of Motion	± 52° standard, ± 62° optional
Operating Temperature Range	-30°F to 140°F [-34°C to 55°C]
Module Configuration	Single-in-portrait standard, including bifacial. Two-or-three in landscape (framed or frameless), four-in-landscape (thin film) also available.
Module Attachment	Single fastener, high-speed mounting clamps with integrated grounding. Traditional rails for crystalline in landscape, custom racking for thin film and frameless crystalline and bifacial per manufacturer specs.
Materials	HDG steel and aluminum structural members
Allowable Wind Load (IBC 2012)	135 mph, 3-second gust exposure C
Wind Protection	Passive mechanical system relieves wind and obstruction damage — no power required
ELECTRONIC CONTROLLER FEATURES/SPECIFICATIONS	
Solar Tracking Method	Algorithm with GPS input
Control Electronics	MCU plus Central Controller
Data Feed	MODBUS over Ethernet to SCADA system
Night-time Stow	Yes
Tracking Accuracy	± 2° standard, field adjustable
Backtracking	Yes
INSTALLATION, OPERATION & MAINTENANCE	
PE Stamped Structural Calculations & Drawings	Yes
On-site Training & System Commissioning	Yes
Connection Type	Fully bolted connections, no welding
In-field Fabrication Required	No
Dry Slide Bearings & Articulating Driveline Connections	No lubrication required
Scheduled Maintenance	None required
Module Cleaning Compatibility	Robotic, Tractor, Manual
GENERAL	
Annual Power Consumption (kWh per 1 MW)	400 kWh per MW per year, estimated
Land Area Required per 1 MW	Approx. 4 to 4.5 acres per MW @ 33% GCR (site and design specific)
Energy Gain vs. Fixed-Tilt	Up to 25%, site specific
Warranty	10 year structural, 5 year drive & control components
Patent Numbers	US patent 8,459,249 US patent 9,281,778 US patent 9,581,678 B2 and patents pending
Codes and Standards	UL Certified [3703 & 2703]; IEC 62817

EAGLE 72

315-335 Watt

POLY CRYSTALLINE MODULE

*1500V Available

Positive power tolerance of 0/+3%



KEY FEATURES



High Voltage

1000V standard; 1500V option lowers BOS costs and yields better LCOE



Innovative Solar Cells

Four busbar cell technology improves module efficiency



PID-Free

World's 1st PID-Free module at 85°C/85%RH



Low-Light Performance

Better light absorption and retention through advancements in glass technology



Strength and Durability

Certified for high snow (5400Pa) and wind (2400Pa) loads



Weather Resistance

Certified for salt mist and ammonia resistance

LINEAR PERFORMANCE WARRANTY

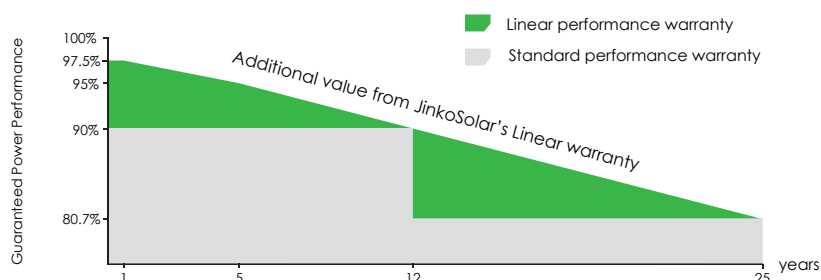
10 Year Product Warranty • 25 Year Linear Power Warranty

- ISO9001:2008 Quality Standards
- ISO14001:2004 Environmental Standards
- OHSAS18001 Occupational Health & Safety Standards

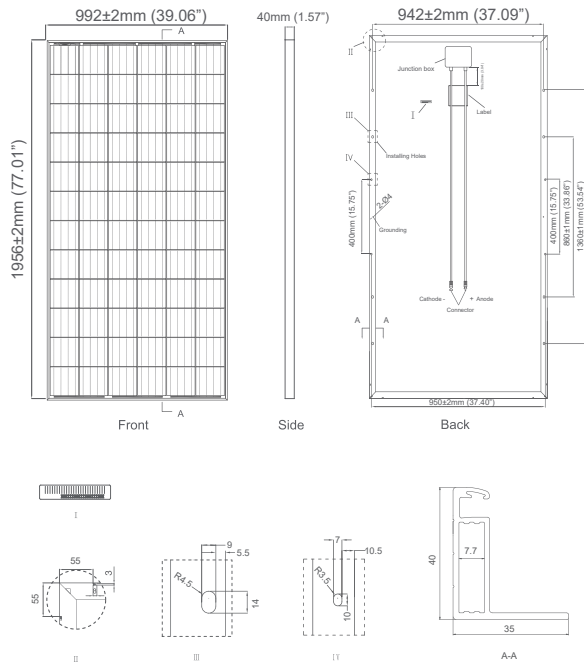
Nomenclature:

JKM320PP - 72 -

Code	Certification
null	1000V
1500V	1500V



Engineering Drawings

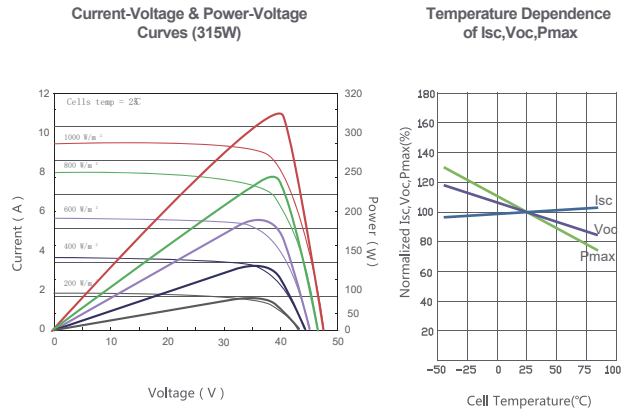


Packaging Configuration

(Two boxes =One pallet)

26pcs/box, 52pcs/pallet, 624 pcs/40'HQ Container

Electrical Performance & Temperature Dependence



Mechanical Characteristics

Cell Type	Poly-crystalline 156×156mm (6 inch)
No. of cells	72 (6×12)
Dimensions	1956x992x40mm (77.01x39.06x1.57 inch)
Weight	26.5 kg (58.4 lbs.)
Front Glass	4.0mm, Anti-Reflection Coating, High Transmission, Low Iron, Tempered Glass
Frame	Anodized Aluminium Alloy
Junction Box	IP67 Rated
Output Cables	12 AWG, Length:1200mm (47.24 inch)
Fire Type	Type 1

SPECIFICATIONS

Module Type	JKM315PP-72-V		JKM320PP-72-V		JKM325PP-72-V		JKM330PP-72-V		JKM335PP-72-V	
	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT
Maximum Power (Pmax)	315Wp	235Wp	320Wp	238Wp	325Wp	242Wp	330Wp	246Wp	335Wp	250Wp
Maximum Power Voltage (Vmp)	37.2V	34.3V	37.4V	34.7V	37.6V	35.0V	37.8V	35.3V	38V	35.6V
Maximum Power Current (Imp)	8.48A	6.84A	8.56A	6.86A	8.66A	6.91A	8.74A	6.97A	8.82A	7.02A
Open-circuit Voltage (Voc)	46.2V	43.2V	46.4V	43.7V	46.7V	44.0V	46.9V	44.2V	47.2V	44.4V
Short-circuit Current (Isc)	9.01A	7.29A	9.05A	7.30A	9.10A	7.34A	9.14A	7.38A	9.18A	7.43A
Module Efficiency STC (%)	16.23%		16.49%		16.75%		17.01%		17.26%	
Operating Temperature(°C)	-40°C~~+85°C									
Maximum system voltage	1500VDC (UL)									
Maximum series fuse rating	15A									
Power tolerance	0~+3%									
Temperature coefficients of Pmax	-0.40%/°C									
Temperature coefficients of Voc	-0.30%/°C									
Temperature coefficients of Isc	0.06%/°C									
Nominal operating cell temperature (NOCT)	45±2°C									

*STC: Irradiance 1000W/m² Cell Temperature 25°C AM=1.5

NOCT: Irradiance 800W/m² Ambient Temperature 20°C AM=1.5 Wind Speed 1m/s

* Power measurement tolerance: ± 3%

CAUTION: READ SAFETY AND INSTALLATION INSTRUCTIONS BEFORE USING THE PRODUCT.

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US-MKT-335PP-72-V_v1.0_rev2017

SG60KU-M

String Inverter For North America



High Yield

- Max. efficiency 98.9 %, CEC efficiency 98.5 %
- Long-term overload at 1.1 P_n
- Up to 4 MPP trackers



Easy O&M

- Integrated string current monitoring function for fast trouble shooting
- Compact design and light weight for easy installation
- Plug-in design of fan and SPD, easy for on-site maintenance



Saved Investment

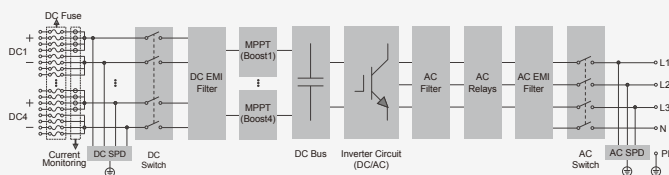
- Max. DC/AC ratio up to 1.5
- Integrated DC combiner box, DC/AC switch and DC/AC overvoltage protection



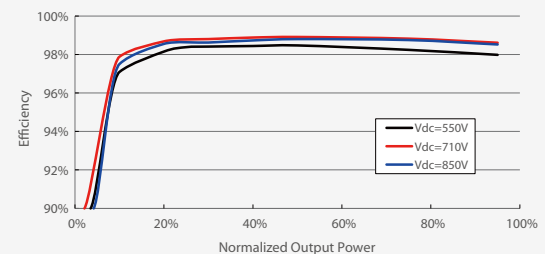
Grid Support

- Compliance with standards: UL1741, IEEE 1547, IEEE 1547.1, CSA C22.2 No.107.1-01
- Low/High voltage ride through (L/HVRT)
- Active & reactive power control and power ramp rate control

Circuit Diagram



Efficiency Curve



Input (DC)

Max. PV input voltage	1000 V
Min. PV input voltage / Startup input voltage	300 V / 300 V
Nominal input voltage	710 V
MPP voltage range	300 – 950 V
MPP voltage range for nominal power	550 – 850 V
No. of independent MPP inputs	4
Max. number of PV strings per MPPT	4
Max. PV input current	112 A (28 A / 28 A / 28 A / 28 A)
Max. current for input connector	12 A
Max. DC short-circuit current	200 A (50 A / 50 A / 50 A / 50 A)

SG60KU-M
Output (AC)

Nominal AC power (at 45 °C)	60000 W
Max. AC output power at PF=1 (at 45 °C)	66000 W
Max. AC apparent power (at 45 °C)	66000 VA
Max. AC output current	80 A
Nominal AC voltage	3 / N / PE or 3 / PE, 277 / 480 V
AC voltage range	422 – 528 V
Nominal grid frequency / Grid frequency range	60 Hz / 55 – 65 Hz
THD	< 3 % (at nominal power)
DC current injection	< 0.5 % I _n
Power factor at nominal power / Adjustable power factor	> 0.99 / 0.8 leading – 0.8 lagging
Feed-in phases / Connection phases	3 / 3

Efficiency

Max. efficiency / CEC. efficiency	98.9 % / 98.5 %
-----------------------------------	-----------------

Protection

DC reverse connection protection	Yes
AC short-circuit protection	Yes
Leakage current protection	Yes
Grid monitoring	Yes
DC switch / AC switch	Yes / Yes
DC fuse	Yes (positive and negative, 15 A)
PV string current monitoring	Yes
Arc fault circuit interrupter (AFCI)	Yes
Overvoltage protection	DC Type II / AC Type II

General Data

Dimensions (W*H*D)	665*915*276 mm 26.2"*36.0"*10.9"
Weight	70 kg 154.3 lb
Isolation method	Transformerless
Degree of protection	NEMA 4X
Night power consumption	< 1 W
Operating ambient temperature range	-25 to 60 °C (> 45 °C derating) -13 to 140 °F (> 113 °F derating)
Allowable relative humidity range (non-condensing)	0 – 100 %
Cooling method	Smart forced air cooling
Max. operating altitude	4000 m (> 3000 m derating) 13123 ft (> 9843 ft derating)
Display / Communication	Graphic LCD / RS485, Ethernet
DC connection type	Screw clamp terminal (10 AWG, Cu or Al)
AC connection type	Screw clamp terminal (2/0 AWG, Cu or Al)
Compliance	UL1741, IEEE 1547, IEEE1547.1, CSA C22.2 No.107.1-01
Grid support	LVRT, HVRT, active & reactive power control and power ramp rate control
Type designation	SG60KU-M-10

