HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Monday, August 19, 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, August 16, 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 of July 15, 2019

7. Special Order of Business

8. Unfinished Business

   a. Continued Applications - None
   b. Tabled Applications - None
   c. Postponed Applications - None
   d. Unfinished Applications - None

9. Public Hearings.

   a. **2019-031.** Public hearing to consider a recommendation on an Ordinance extending the 2-mile Extraterritorial Jurisdiction Boundary of the City of Hastings, Adams County, Nebraska.

   b. **2019-032.** Public hearing to consider Plan Modification No. 2019-2 to Redevelopment Area #1 for Lots 8 and 9, Block 22 in the Original Town (now City) of Hastings, Adams County, Nebraska, commonly addressed as 731 West 2nd Street.

   c. **2019-033.** Public hearing to consider a change of zoning from A Agricultural to R-3 Mixed-density Residential for Outlot A, Pioneer Trail Flats Subdivision of the City of Hastings, Adams County, Nebraska.

d. **2019-034.**
A. Public hearing to consider bringing Trail Ridge Addition into the City of Hastings, Adams County, Nebraska.

B. Public hearing to consider a final plat for Trail Ridge Addition to the City of Hastings, Adams County, Nebraska.

e. **2019-036.** Public hearing on a request for a Conditional Use Permit for outdoor vehicle storage at Lot 2, Block 1 in T'Dance Subdivision of the City of Hastings, Adams County, Nebraska, commonly addressed as 1351 South Street, Hastings, Nebraska.

f. **2019-037.** Public hearing on a recommendation for a Conditional Use Permit for a Church use at Lots 1, 2, 3, and Lots 10, 11, and 12 in Block 5, Berlin's Addition to the City of Hastings, Nebraska; together with the East 150 feet of Vacated "A" Street adjoining said Lots 10, 11, and 12 in Block 5, Berlin's Addition to the City of Hastings, Nebraska, commonly addressed as 922 East South Street, Hastings, Nebraska.

10. Subdivisions

a. **2019-038.** Final plat for Shady Acres Subdivision, a tract of land located in the East 1/2 of the Northwest 1/4 of the Southwest 1/4 and in the East 1/2 of the Southwest 1/4 of the Northwest 1/4, Section 5, Township 7 North, Range 9 West of the 6th P.M. in the City of Hastings, Adams County, Nebraska.

11. Reports

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

Adjourn

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Monday, July 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 July 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, Lou Kully, Ann Hinton, Rakesh Srivastava, Jodi Graves, Eric Arneson, Mac Rundle, Willis Hunt, Dave Johnson. Absent: Gavin Raitt, Alternate Megan Arrington-Williams.

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

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

Teri Schelkopf read the Public Notice. Pursuant to the 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 Kully, seconded by Srivastava, to approve the minutes of the June 17, 2019 meeting. Roll call: Ayes: Gaines, Kully, Johnson, Graves, Srivastava, Rundle, Arneson, Hinton, Hunt. Nays: None. Absent: Raitt, Alternate Arrington-Williams. The motion carried.

8. Unfinished Business
b. Tabled Applications.
2019-028. Final plat for Pioneer Trail Flats Second Subdivision, a replat of Lot 3, Pioneer Trail Flats Subdivision.

Don Threewitt explained this is a plat for the Pioneer Trail Flats Second Subdivision, a replat of Lot 3, Pioneer Trail Flats Subdivision. There have been no major changes from what the developer originally intended. It is intended to be townhomes/duplexes. It does meet all code requirements. Staff supports a recommendation for approval to the City Council.

Kully questioned Don Threewitt that since the developer is absent, if there was any problem approving this plat.

Don Threewitt replied this is a very clean plat. He stated he would recommend approval.

Moved by Kully, seconded by Hinton, to recommend approval to the City Council the Pioneer Trail Flats Second Subdivision. Roll Call: Ayes: Gaines, Kully, Johnson, Graves, Srivastava, Rundle, Arneson, Hinton. Nays: Hunt. Absent: Raitt, Alternate Arrington-Williams. The motion carried.

9. Public Hearings.
2019-029. Public hearing to consider amending Hastings City Code Section 34-402 "General Standards for all Conditional Uses."

Don Threewitt stated this Ordinance is a request to further clarify and define the instances and penalties for violation of conditions contained in a Conditional Use Permit. We are clarifying that a violation of permit conditions is a violation of the zoning ordinance. Any person that violates this provision is guilty of a misdemeanor and fined up to a sum of up to $100.00 for each offense, and each day that the violation occurs is a separate offense.

Moved by Hunt, seconded by Johnson, to recommend approval to the City Council the amending of Hastings City Code Section 34-402 "General Standards for all Conditional Uses."

Hunt asked what was the penalty. Don Threewitt replied not more than $100.00 for each offense, and each day is a separate offense.

Roll Call: Ayes: Gaines, Kully, Johnson, Graves, Srivastava, Rundle, Arneson, Hinton, Hunt. Nays: None. Absent: Raitt, Alternate Arrington-Williams. The motion carried.

City Administrator Dave Ptak stated the voting board does not show three of the votes, so there is no way you can see how everybody voted. That is one of the requirements when you use an electronic means that records the vote of each individual member. On the last vote on the plat it was 8-1 but it only showed those who had voted in favor and there were two votes that were covered up. Where it was 9-0 it is pretty easy to figure out how everybody voted. When it was 8-1 there was no showing as far as the individual votes. We do not want an Open Meetings Law violation as far as showing the vote of each individual member.

The City Attorney asked for a roll call vote on the Pioneer Trail Flats Second Subdivision.

Eric Arneson – yes
Jodi Graves – yes
Willis Hunt – no
Mac Rundle – yes
Marshall Gaines – yes
Lou Kully – yes
Rakesh Srivastava – yes
Dave Johnson – yes
Ann Hinton – yes

10. Subdivisions
a. 2019-030. Preliminary Plat for Trail Ridge Subdivision, located within Lot 1, Block 3 of North Park Commons Addition to the City of Hastings, Adams County, Nebraska.

Don Threewitt stated this is a preliminary plat of the Trail Ridge Subdivision. It is the single-family component to North Park Commons. It will include 74 single-family homes. A trail connection has been added from the center of the neighborhood as well as a connection to the outlet to the south from the east edge of the neighborhood. The south outlot is intended to be a park. Drainage has been reviewed. The preliminary plat does meet all code requirements. Staff supports a recommendation for approval to the City Council.

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

11. Reports

a. Committee Reports

Chair Gaines stated the ad hoc committee has not meet.

b. Chairman Comments

Chair Gaines stated he gave the Commissioners a letter of his thoughts, ideas and concerns. He asked for feedback, if any.

c. Staff Reports

Don Threewitt stated the inventory phase for the ADA Mobility Study has been completed, and will be assembling the plan, looking at an August-September draft for review.

Moved by Graves to adjourn.

_____

Chairman

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 8/19/2019
File No: 2019-031
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing to consider a recommendation on an Ordinance extending the 2-mile Extraterritorial Jurisdiction Boundary of the City of Hastings, Adams County, Nebraska.

Names of People/Business affected by this action:

The property owners within 2 miles of the existing corporate boundary of the City of Hastings, Adams County, and the City.

Why Planning Commission action is required:

Nebraska Revised Statutes 16-901 direct the procedure to extend the extraterritorial zoning jurisdiction (ETJ). The ETJ of a city of the first class shall consist of the unincorporated area two miles beyond and adjacent to its corporate boundaries.

Type of action requested:

Ordinance

Suggested motion:

Motion to recommend approval to extend the 2-mile Extraterritorial Jurisdiction Boundary of the City of Hastings, Nebraska as described.

Deadlines associated with action:

This item is scheduled to be heard at the September 23, 2019 regular meeting of City Council. This delay will allow for a 30-day public comment period following Planning Commission recommendation and a required 30-day notice to the Adams County Board of Supervisors.

Department head comments:

The ETJ has not been amended since 2009. Several plat additions have occurred in the past 10 years, and a boundary adjustment is warranted.

Cities of the first class may have a maximum planning jurisdiction which extends two miles outside their corporate limits. The outer boundary of the ETJ need not be equidistant from all points along the municipality's corporate boundary, but the maximum distance prescribed in the

Nebraska statutes must not be exceeded.

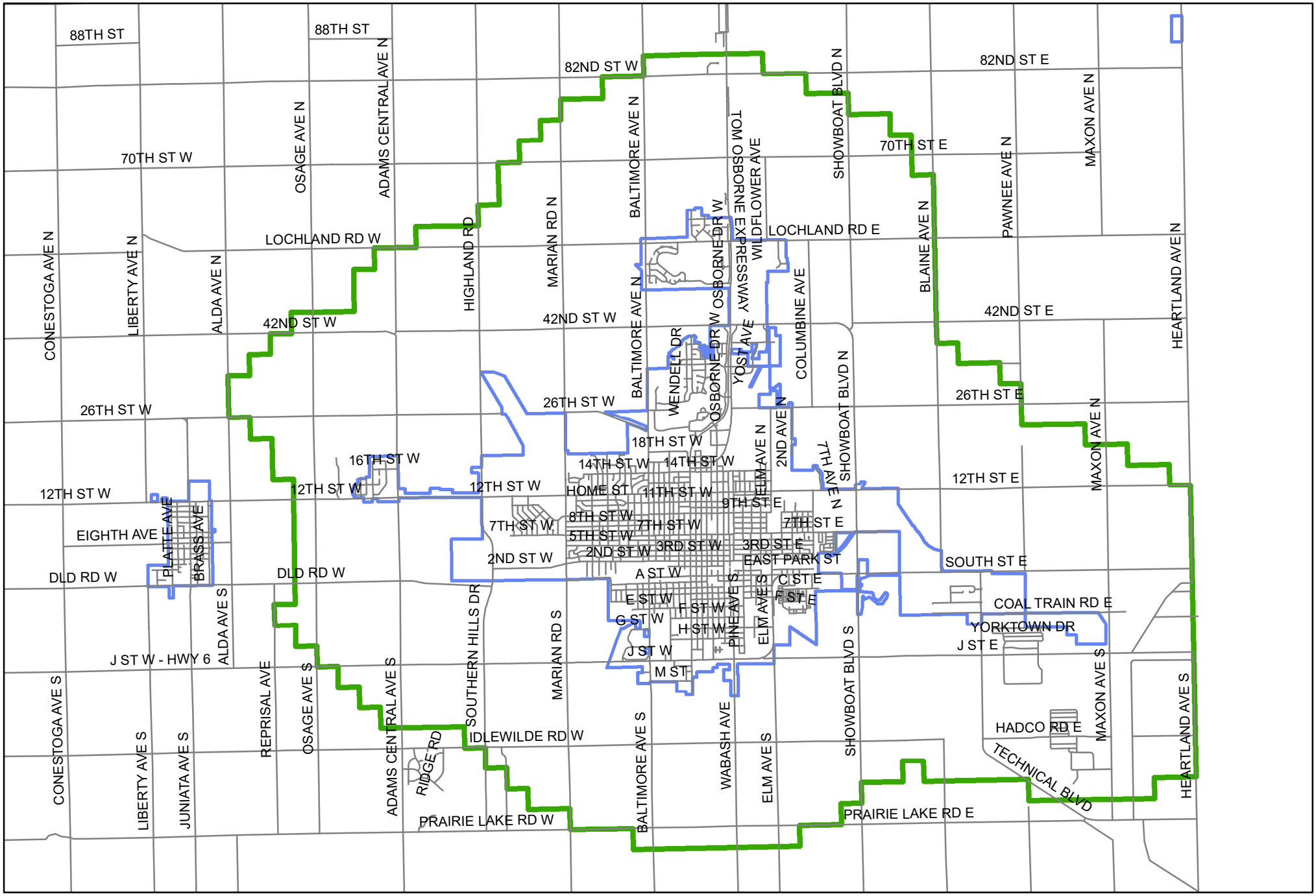
The recommended 2-mile boundary extension is outlined in the attached map. There are 188 impacted parcels representing 4,760 acres which will be incorporated into the city's jurisdictional boundary.

Per 16-901, the fact that the ETJ is located in a different county than some or all portions of the municipality shall not be construed as affecting the powers of the city to apply such ordinances. Should the Planning Commission recommend and City Council direct staff to proceed with a boundary extension into Clay County, staff will present the additional boundary adjustment at that time.

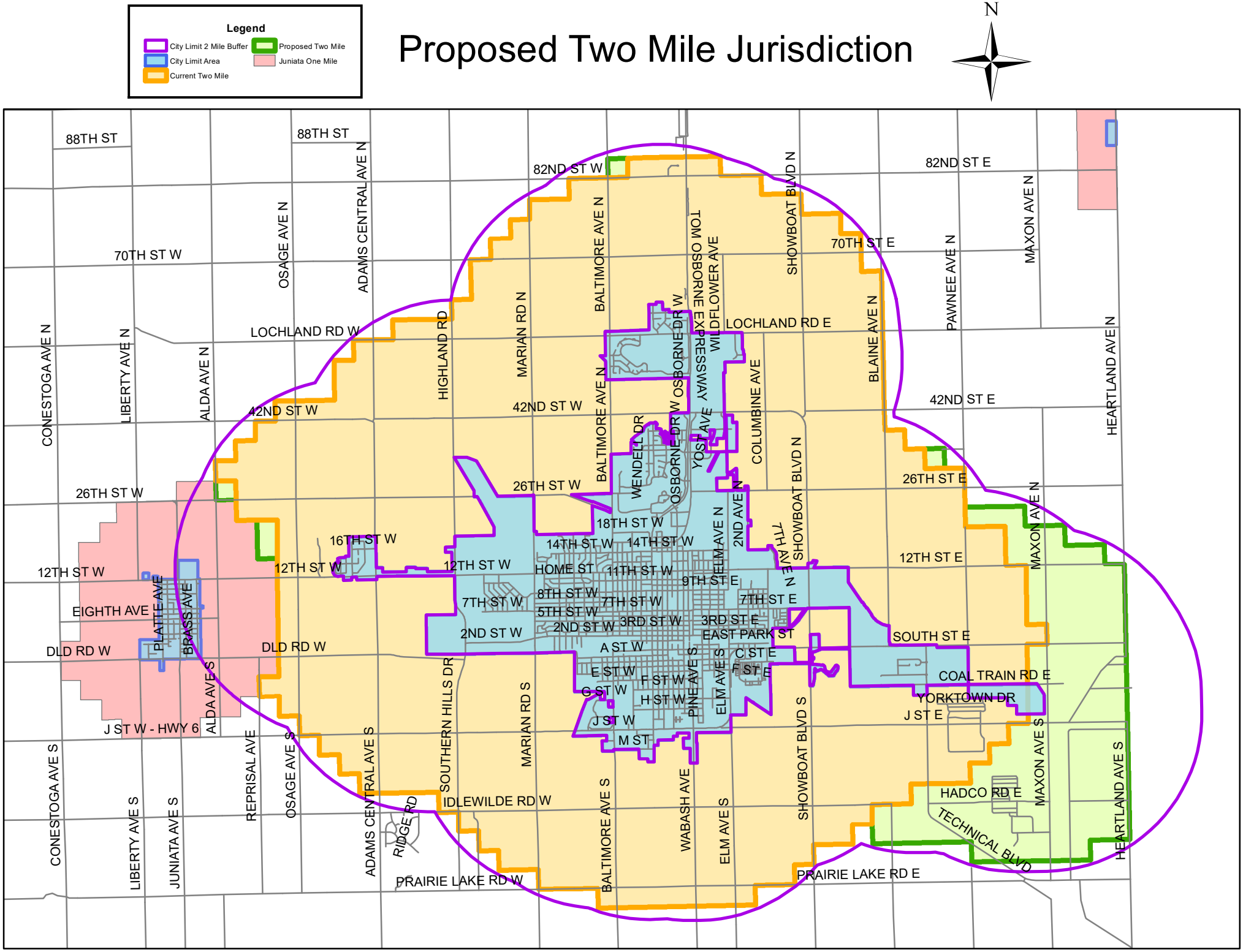
Per statutory requirements and upon recommendation by the Planning Commission, staff will provide written notice to the Adams County Board of Supervisors and related Adams County staff. The County will have 30 days to submit comments or recommendations prior to a final decision by City Council.

Recommendation:

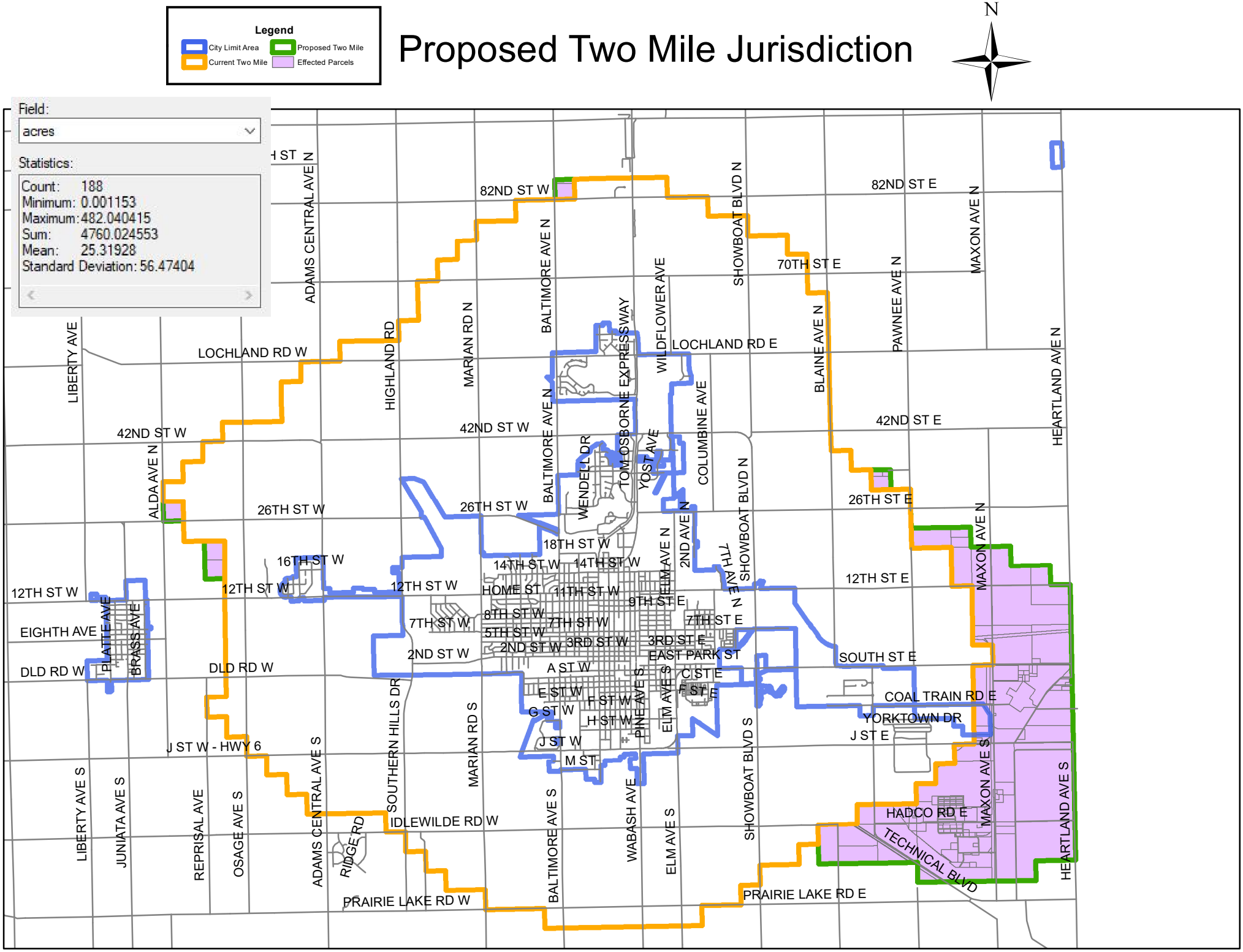
Proposed Two Mile Jurisdiction



Proposed Two Mile Jurisdiction



Proposed Two Mile Jurisdiction



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, MODIFYING THE CITY'S EXTRA-TERRITORIAL ZONING JURISDICTION; MODIFYING THE BOUNDARY OF THE COMPREHENSIVE LAND USE PLAN; REPEALING INCONSISTENT PROVISIONS; ESTABLISHING AN EFFECTIVE DATE; AND PROVIDING 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. A revised extra-territorial jurisdiction map is attached hereto, marked Exhibit "A", and incorporated herein by this reference. Said map is hereby adopted by the City of Hastings as authorized by Nebraska Revised Statute 19-902 setting forth the area within two miles of the corporate limits where the City will exercise jurisdiction and extend the boundary of the Comprehensive Use Plan of the City of Hastings.

SECTION 2. Any ordinance passed and approved prior to the passage, approval and publication or posting of this ordinance, and in conflict with its provisions is hereby repealed.

SECTION 3. The provision of this ordinance are separable, and the invalidity of any phrase, clause or part of this ordinance shall not affect the validity or effectiveness of the remainder of this ordinance.

SECTION 4. This ordinance shall take effect and be in full force from and after its passage, approval and publication or posting as required by law, in its entirety, or in pamphlet form, as the case may be, said effective date being 15 days from and after the date this ordinance is passed and approved.

PASSED AND APPROVED this _____ day of _____, 2019.

_____
Mayor

ATTEST:

_____
City Clerk

(S E A L)

Approved as to form: _____
City Attorney

Department: Development Services
Staff Contact: Randy Chick, Donald Threewitt
Planning Commission Meeting Date: 8/19/2019
File No: 2019-032
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing to consider Plan Modification No. 2019-2 to Redevelopment Area #1 for Lots 8 and 9, Block 22 in the Original Town (now City) of Hastings, Adams County, Nebraska, commonly addressed as 731 West 2nd Street.

Names of People/Business affected by this action:

The applicant, the people of Hastings, the Community Redevelopment Authority, and the City.

Why Planning Commission action is required:

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

Type of action requested:

Resolution

Suggested motion:

Motion to recommend approval for Plan Modification 2019-2 to Redevelopment Area #1 for Lots 8 and 9, Block 22 in the Original Town (now City) of Hastings, Adams County, Nebraska.

Deadlines associated with action:

This case will be presented for final approval at the September 9, 2019 regular City Council meeting.

Department head comments:

Brant Rentals intends to purchase and rehabilitate the property at 731 W 2nd Street. The intent is to

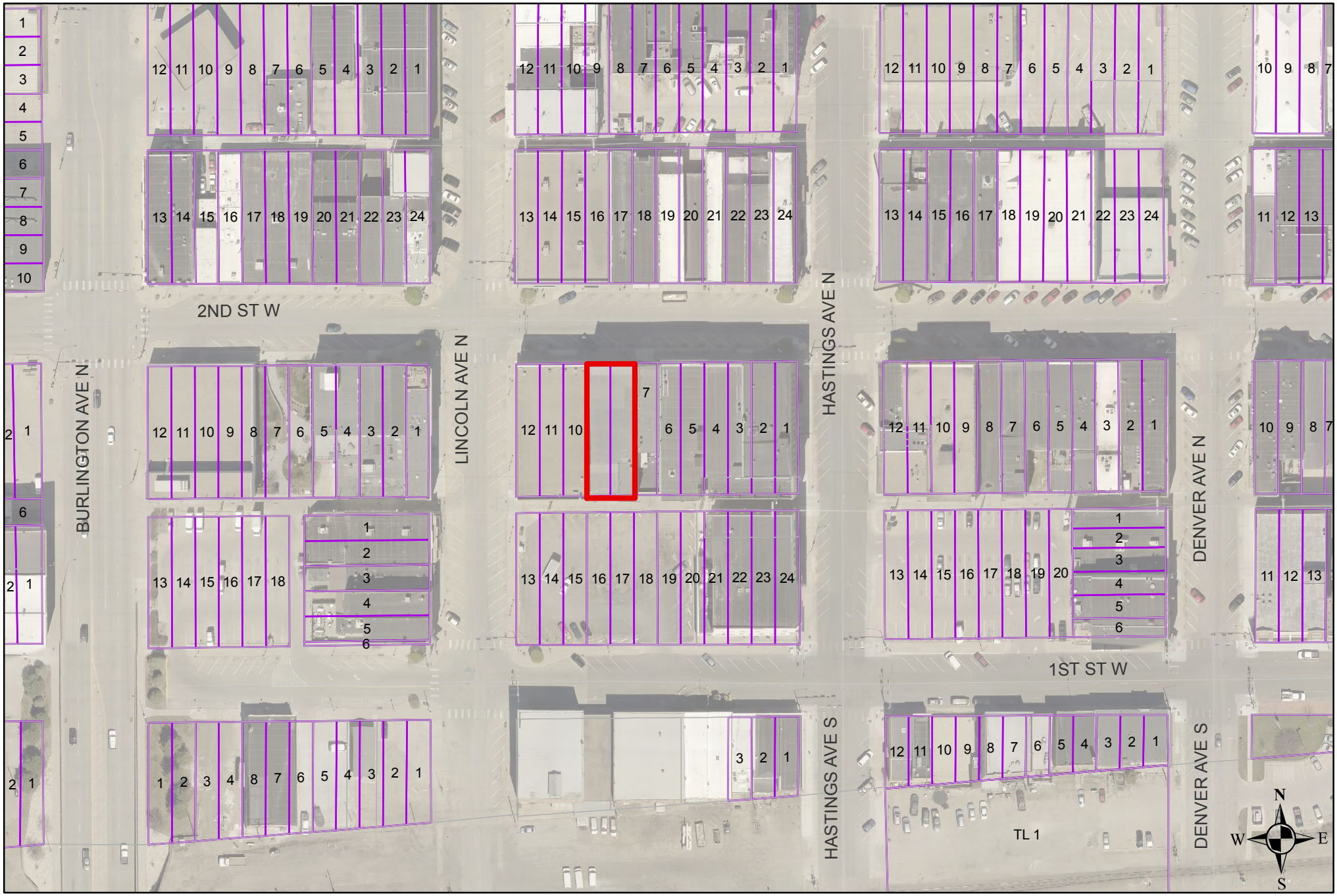
convert into commercial and residential condominium uses.

The applicant intends to utilize Tax Increment Financing (TIF) to aid in site acquisition, preparation, interior demolition, structural rehabilitation, facade enhancements, architectural, engineering, and planning costs, capitalized interest, legal fees, public parking, and other eligible public improvements in accordance with the Redevelopment Plan.

Eligible project costs are estimated to be $1 Million, with total project costs anticipated to be $2.5 Million. The anticipated project valuation upon completion is anticipated at $1.412 Million.

Plan Modification 2019-2, attached, details further information.

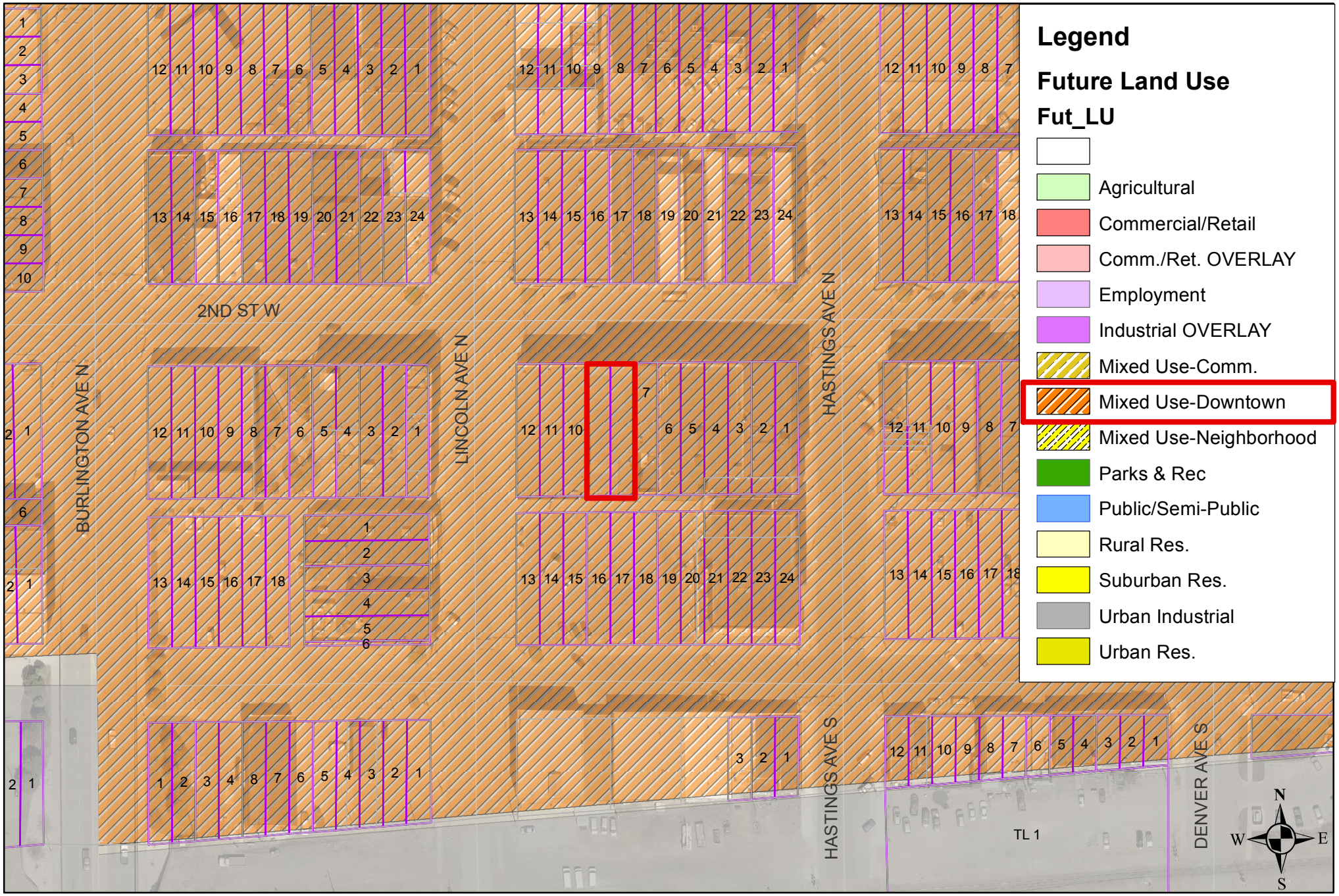
Recommendation:



731 W. 2nd Street Aerial Map

Lots 8 & 9, Block 22 in Original Town (now City) of Hastings, Adams County, Nebraska

HASTINGS
DEVELOPMENT SERVICES



731 W. 2nd Street Future Land Use Map
Lots 8 & 9, Block 22 in Original Town (now City) of Hastings, Adams County, Nebraska

HASTINGS
DEVELOPMENT SERVICES

731 W. 2nd Street Zoning and Existing Land Use Map
Lots 8 & 9, Block 22 in Original Town (now City) of Hastings, Adams County, Nebraska

HASTINGS
DEVELOPMENT SERVICES

REDEVELOPMENT PLAN I
PLAN MODIFICATION NO. 2019-2
(Brant Rentals, LLC - 731 W. 2nd Redevelopment Project)

The Community Redevelopment Authority (CRA) of the City of Hastings intends to amend the Redevelopment Plan for Area #1 within the city, pursuant to the Nebraska Community Development Law (the "Act") and provide for the financing of a specific redevelopment related project in Area #1.

Executive Summary:

Project Description
THE PROJECT CONSISTS OF THE PURCHASE AND REDEVELOPMENT OF THE PROPERTY LOCATED AT 731 W. 2ND, AKA LOTS EIGHT (8) AND NINE (9), BLOCK TWENTY-TWO (22), IN THE ORIGINAL TOWN, NOW CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA. THE PROPERTY WILL BE ACQUIRED AND RENOVATED FOR COMMERCIAL AND RESIDENTIAL USES, INCLUDING FIRE/LIFE SAFETY IMPROVEMENTS AND BUILDING REHABILITATION AND REMODELING.

The use of Tax Increment Financing to aid in rehabilitation expenses associated with redevelopment of all three levels and the basement area of the property into a mixed use building containing up to four residential condominiums on the 2nd and 3rd levels of the building and main floor commercial condo space. The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project affordable. The project will result in renovating this historic building into a combination of commercial space and residential space. The addition of the residential units is consistent with the 2013 Downtown Revitalization Plan and the 2016 Hastings Housing Study priorities to add an additional 84 housing units downtown by 2021. This project would not be possible without the use of TIF.

BRANT RENTALS, LLC will purchase the property and all levels of the building are currently vacant. The developer is in the process of finalizing development plans and will provide evidence that they have secured adequate debt financing and equity to cover the costs associated with the remodeling and rehabilitation of this building prior to the execution of a Redevelopment Contract. The Hastings Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over the 15 year period beginning January 1, 2021 towards the allowable costs and associated financing for rehabilitation.

TAX INCREMENT FINANCING TO PAY FOR ACQUISITION AND THE REHABILITATION OF THE PROPERTY WILL COME FROM THE FOLLOWING REAL PROPERTY:
Property Description (the "Redevelopment Project Area")

731 W. 2nd Street in Hastings, Nebraska

> **Legal Description:** Lots Eight (8) and Nine (9), Block Twenty-Two (22), in the Original Town, now City of Hastings, Adams County Nebraska, according to the recorded plat thereof.

Brant Rentals, LLC will utilize Tax Increment Financing to aid in site acquisition, site preparation, interior demolition, repair or rehabilitation of the structure, façade enhancements, architectural, engineering and planning costs, capitalized interest, and legal fees, public parking and any other eligible public improvements essential for public uses in accordance with the Redevelopment Plan.

Map of Existing Land Use and Proposed Redevelopment Site

731 W. 2nd Street Zoning and Existing Land Use Map
Lots 8 & 9, Block 22 in Original Town (now City) of Hastings, Adams County, Nebraska

HASTINGS
DEVELOPMENT SERVICES

The real property ad valorem taxes on the current valuation will continue to be paid to the normal taxing entities. The increase in value will come from the construction of up to 4 owner occupied or rental residential condominiums and 1-2 main floor commercial condos as permitted in the C-2 Commercial Zoning District. The tax increment will be captured for the tax years 2020 through 2034 inclusive. Provided, however, if there is no increase in valuation for the 2020 tax year, the increment will be captured beginning in the year when an increase in value is available for capture and ending fifteen years later.

Project costs for the acquisition, façade, elevator, basement parking garage, common hallways and stairways, and white box spaces are estimated to be $1,000,000. The developer intends to sell white box condo spaces to owners who will build out their individual spaces. When each condo space is fully renovated the total project costs are anticipated to be $2,500,000. The anticipated project valuation when completed is $1,412,000 and the developer projects an incremental valuation increase of approximately $1,299,940.

Statutory Pledge of Taxes.

In accordance with Section 18-2147 of the Act and the terms of the Resolution providing for the issuance of the TIF Note, the Authority hereby provides that any ad valorem tax on the Redevelopment Project Area for the benefit of any public body be divided for a period of fifteen years after the effective

date of this provision as set forth in the Redevelopment Contract, consistent with this Redevelopment Plan, Said taxes shall be divided as follows:

a) That portion of the ad valorem tax which is produced by levy at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds, of each such public body in the same proportion as all other taxes collected by or for the bodies; and

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

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

Redevelopment Plan Amendment Complies with the Act:

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

1. **The Redevelopment Project Area was first declared blighted and substandard by action of the Hastings City Council on March 23, 1987 (Resolution No. 1069). In September of 2017 a blight and substandard study was completed and the area was re-declared blighted and substandard by action of the Hastings City Council on November 13, 2017. (§18-2109) Such declaration was made after a public hearing with full compliance with the public notice requirements of §18-2115 of the Act,**
2. **Conformation to the General Plan for the Municipality as a whole. (§18-2103 /13) (a} and §18-2110)**

Hastings adopted a Comprehensive Plan on February 24, 2009. This redevelopment plan amendment and project are consistent with the Comprehensive Development Plan, in that no changes in the Comprehensive Development Plan elements are intended. This plan merely provides funding for the developer to preserve a historic building for residential and commercial uses on this property as defined by the current and effective zoning regulations. The Hastings Planning Commission held a public hearing at their meeting on July 16, 2019 and approved Plan Modification No. 2019-2 to Redevelopment Plan I confirming that this project is consistent with the Comprehensive Development Plan for the City of Hastings.

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

   a. **Land Acquisition:**

The Redevelopment Plan for Area I provides for real property acquisition and this plan amendment does not prohibit such acquisition. The Community Redevelopment Authority is the current owner of the building on which the Project will be constructed and the developer plans to acquire the property.

   b. **Demolition and Removal of Structures:**

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

   c. **Future Land Use Plan**

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

Future Land Use Map

731 W. 2nd Street Future Land Use Map
Lots 8 & 9, Block 22 in Original Town (now City) of Hastings, Adams County, Nebraska

HASTINGS
DEVELOPMENT SERVICES

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

The area is zoned C-2 Commercial District and no zoning changes are anticipated with this project. No changes are anticipated in street layouts or grades. No changes are anticipated in building codes or ordinances nor are any other planning changes contemplated. [§18-2103(b) and §18-2111]

e. **Site Coverage and intensity of Use**

The developer is rehabilitating the existing building and the current building meets the applicable regulations regarding site coverage and intensity of use. [§18-2103(b) and §18-2111]

f. **Additional Public Facilities or Utilities**

Sewer, water, gas and electric are available to support this development. The developer may be required to extend a water line capable of providing sufficient water for the sprinkler system required to convert this building into a mixed use building.

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

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

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

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

The developer plans to purchase the property and acquisition is part of the request for tax increment financing. The CRA has been asked to provide $250,000 in TIF funding to this project to offset the cost of TIF eligible expenditures. The CRA has identified the following developer TIF eligible expenses for the developers "white box" portion of the project;

a) site acquisition - $85,000
b) planning related & engineering services - $60,000
c) structure rehabilitation costs - $593,000
d) façade enhancements & accessibility enhancements - $250,000
e) capitalized interest on TIF borrowing - $13,750

The total TIF eligible expenses for this project are $1,001,750. The property will be transferred to redevelopers by the Authority and the developer will provide and secure all necessary financing.

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

The developer will provide all necessary financing for the project. The Authority will assist the project by granting the sum of $250,000 from the proceeds of the TIF which after interest is paid will result in approximately $367,700 of direct aid to the project. This indebtedness will be repaid from the Tax Increment Revenues generated from the project. TIF revenues shall be made available to repay the original debt and associated interest after January 1, 2021 through December 2035.

3. **Statement of feasible method of relocating displaced families.**

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

7. **Section 18-2113 of the Act requires:**

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

The Authority has considered these elements in proposing this Plan Amendment. This amendment, in and of itself will promote consistency with the Hastings Comprehensive Development Plan. This will have the intended result of preventing recurring elements of unsafe buildings and blighting conditions. This will accomplish the goal of both the Downtown Business Improvement District and the Hastings City Council of increasing the number of residential units available in the Downtown area and will help with the prevention of the recurrence of insanitary or unsafe dwelling accommodations or conditions of blight.

8. **Time Frame for Development**

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

9. **Justification of Project**

This is a historic building in downtown Hastings that will be preserved with this project. The addition of new 2nd and 3rd story upper level residential units is consistent with goals of the May, 2016 Hastings Housing Study to build 84 residential units in downtown Hastings by 2021. The main floor will be used for commercial tenant space and the basement for tenant parking. The renovation of this building will help to prevent the reoccurrence of blight and substandard conditions in the area.

10. **Cost Benefit Analysis**

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

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

Project Sources and Uses.

Approximately $367,700 in public funds from tax increment financing provided by the Hastings Community Redevelopment Authority and $200,000 in CDBG Downtown Revitalization Funds will be required to complete the project. This investment by the Authority and the City will leverage $2,050,000

in private sector financing; a private investment of $5.56 for every public/TIF dollar of investment.

USE OF FUNDS	SOURCE OF FUNDS			
Description	TIF Funds	Other Grants	Equity or Bank funds	Totals
Site Acquistion	$ 85,000		$ -	$ 85,000
Engineering & Architecture	$ 60,000		$ -	$ 60,000
Rehabilitation & remodeling	$ 105,000		$ 1,986,250	$ 2,091,250
Façade renovation	$ -	$ 200,000	$ 50,000	$ 250,000
Capitalized Interest TIF Loan	$ -	$ -	$ 13,750	$ 13,750
TOTALS	$ 250,000	$ 200,000	$ 2,050,000	$ 2,500,000

Tax Revenue. The property to be redeveloped is anticipated to have a January 1, 2018, valuation of approximately $112,060. Based on the 2018 levy of .02231019 this would result in real property taxes of approximately $2,500.08 which will be paid out to all the existing taxing entities. It is anticipated that the assessed value will increase by $1,299,940 upon full completion, as a result of the building redevelopment. This development will result in an additional estimated tax increase of over $29,002 annually. This tax increment gained from the Redevelopment Project Area would not be available for use as city general tax revenues, for a period of 15 years, or such shorter time as may be required to amortize the TIF bond, but would be used for eligible private redevelopment costs to enable this project to berealized.

Estimated 2018 assessed value:	$112,060
Estimated value after completion	$1,412,000
Increment value	$1,299,940
Annual TIF generated (estimated)	$29,000
TIF bond issue	$250,000

Statement Identifying Financial Gap and Necessity for use of Tax Increment Financing for proposed Project:

A large financial gap exists on this project after conventional financing is utilized. A combination of owner equity, TIF and other incentives are needed to make the project feasible. The developer and the individual condo owners are contributing owner equity/bank financing of $2,050,000 and TIF and façade grant funding will are intended to fill the remaining gap, making this project feasible. The project is asking for $250,000 in a TIF loan amortized over 15 years. Without the availability of TIF funding for the project, it would not be feasible for the developer to proceed with this redevelopment. Please see the table below which shows recent sales of downtown buildings or condo spaces in need of redevelopment. The average sales prices are significantly lower ($20+ per square foot) than the developers proposed costs even with the use of incentives. The highest sale price per square foot is $8.00 higher than the developers proposed sale price. The developer will face regular market challenges on the sale of the condo units with the use of TIF and CDBG funding. Without these incentives the Authority believes the developer will find it impossible to sell white box condo space in today's Hastings market.

Recent Sales	SQ Footage	Sale Price	Cost PSF
Location			
601 W. 1st	4,000	$ 51,000	$12.00
801 W. 2nd	2,700	$ 55,000	$20.00
109 N. Burlington	22,500	$ 250,000	$11.00
620 W. 2nd #103	1406	$ 50,000	$35.00
Average Sale PSF			$19.50
Developer Cost PSF WO Incentives	12,600	$ 1,000,000	$79.00
Developer Cost PSF W/CDBG	12,600	$ 800,000	$63.00
Developer Cost PSF W/CDBG & TIF	12,600	$ 550,000	$43.00
Average Cost PSF Other Sales			-$19.50
PSF Gap with Incentives			$23.50

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

The redevelopment project area currently has an estimated valuation of $112,060. The proposed redevelopment will create additional valuation of $1,299,940. No tax shifts are anticipated from the project. The project creates new valuation from the rehabilitation of all 4 levels of an historic building which will support taxing entities long after the project is paid off.

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

No additional public service needs have been identified. Existing water and waste water facilities will not be impacted by this development. The electric utility has sufficient capacity to support the development. Fire and police protection are available and should not be negatively impacted by this development. The addition of life safety elements to this building including fire sprinklers, rated separations and proper exits actually reduce the chances of negative impacts to the fire department.

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

This project will not have a negative impact on employers and employees of firms locating within the boundaries of the redevelopment area but will create new opportunities for these same firms to acquire unique and renovated commercial space. The project will also provide additional residences in the downtown area consistent with the planned development in Downtown Hastings.

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

This project will not have a negative impact on other employers in any manner different from any other expanding business within the Hastings area.

(e) Impacts on student populations of school districts within the City or Village:

This development will have a minimal impact on the Hastings area school systems as it will likely not result in any increased attendance. The units to be developed with this project are unlikely to be family units, especially for families with school age children. These are anticipated to be large two+ bedroom condominium units located in the historic downtown and it is likely that the local school systems would be able to absorb any students from this additional development without adding to school facilities or staffing.

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

This project is consistent with the goals of the City Council, the Business Improvement District and the Community Redevelopment Authority to create additional housing units in downtown Hastings. The project will create additional jobs and downtown residents which will benefit local businesses.

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

This project is consistent with the goals of the City's Comprehensive Plan, and the Hastings Housing Study of 2016.

Time Frame for Development

Development of this project is anticipated to be completed between August of 2019 and August of 2020. The base tax year should be calculated on the value of the property as of January 1, 2019. Excess valuation should be available for this project for 15 years beginning in 2020 with taxes due in 2021. Excess valuation will be used to pay the TIF Indebtedness issued by the CRA per the contract between the CRA and the developer for a period not to exceed 15 years on an amount not to exceed $250,000 the projected amount of increment based upon the anticipated value of the project and current tax rate. Based on the estimates of the expenses of the rehabilitation the developer will spend at least $250,000 on TIF eligible activities in excess of other grants given. The CRA will reserve the right to issue additional debt in the form of a second bond issuance for public parking and other public improvements to benefit the Brant Rentals, LLC - 731 W. 2nd Redevelopment project upon verification that there is sufficient valuation to support such debt.

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 8/19/2019
File No: 2019-033
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing to consider a change of zoning from A Agricultural to R-3 Mixed-density Residential for Outlot A, Pioneer Trail Flats Subdivision of the City of Hastings, Adams County, Nebraska.

Names of People/Business affected by this action:

The property owners, the people of Hastings, and the City.

Why Planning Commission action is required:

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

Type of action requested:

Ordinance

Suggested motion:

Motion to recommend approval of a change of zoning from A Agricultural to R-3 Mixed-density Residential for Outlot A, Pioneer Trail Flats Subdivision of the City of Hastings, Adams County, Nebraska.

Deadlines associated with action:

This case is scheduled to be heard at the regular City Council meeting on September 9, 2019.

Department head comments:

This is a housekeeping measure to provide uniform zoning within the North Park Commons project. This parcel was omitted in a rezoning action for the Pioneer Trail Flats subdivision.

Existing land use designation is Mixed-use Neighborhood, and existing zoning is as follows:

North: C-3 Commercial Business;
South: I-1 Light Industrial;

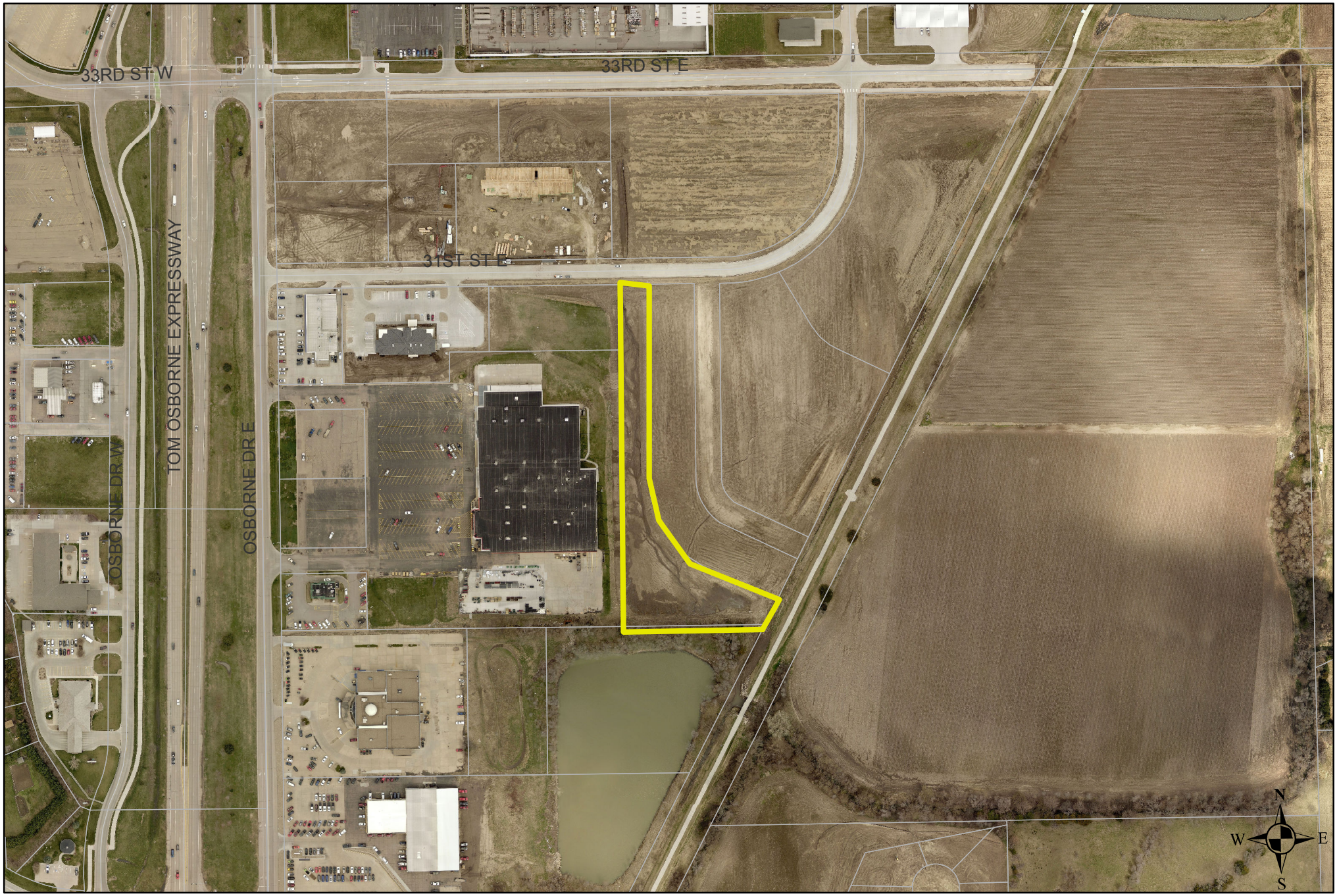
East: R-3 Mixed-density Residential;
West: C-3 Commercial Business

This outlot is intended for drainage/detention for the Pioneer Trial Flats project and no site improvements are planned or contemplated.

Recommendation:

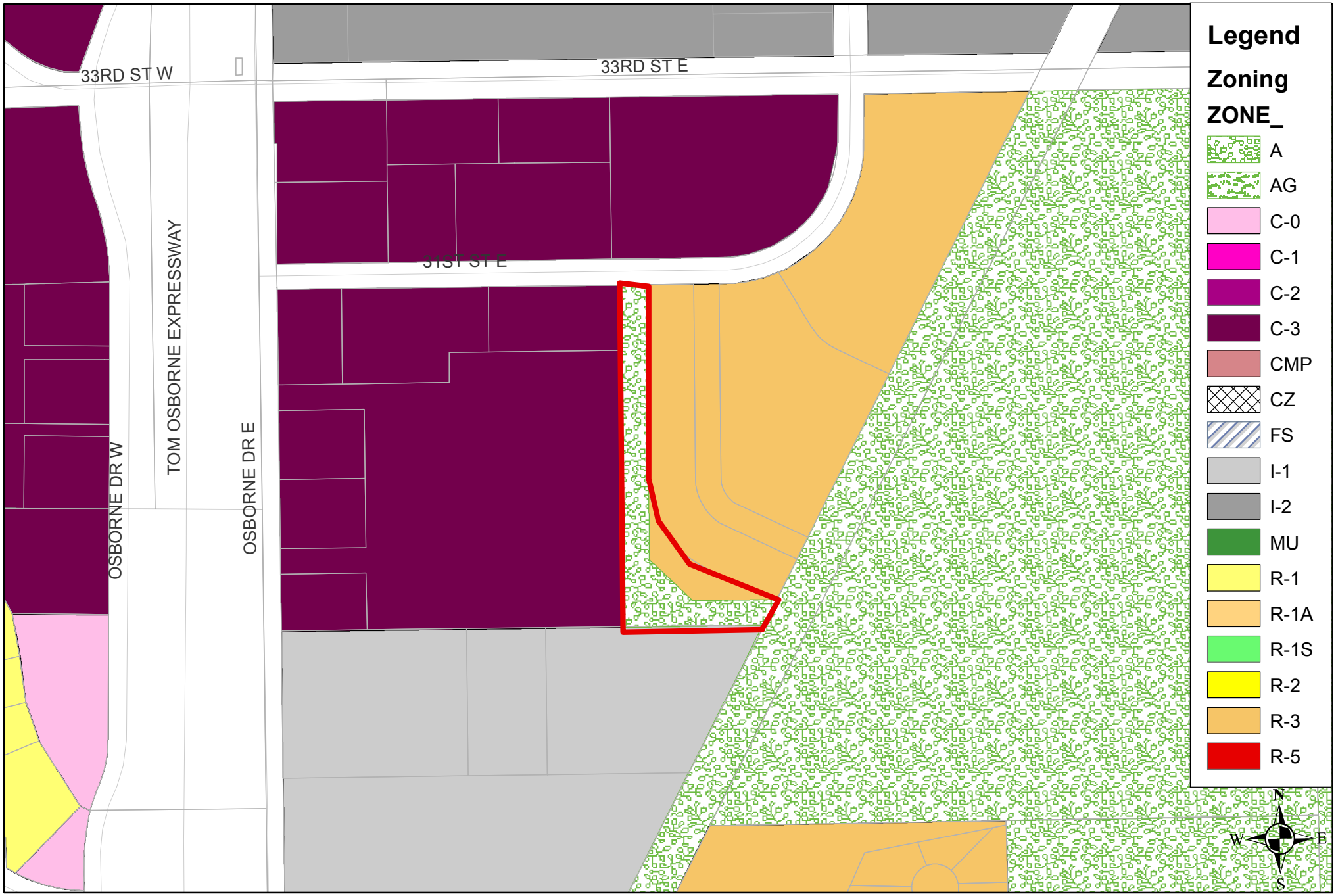
Pioneer Trail Flats Outlot A, Vicinity Map

HASTINGS
DEVELOPMENT SERVICES



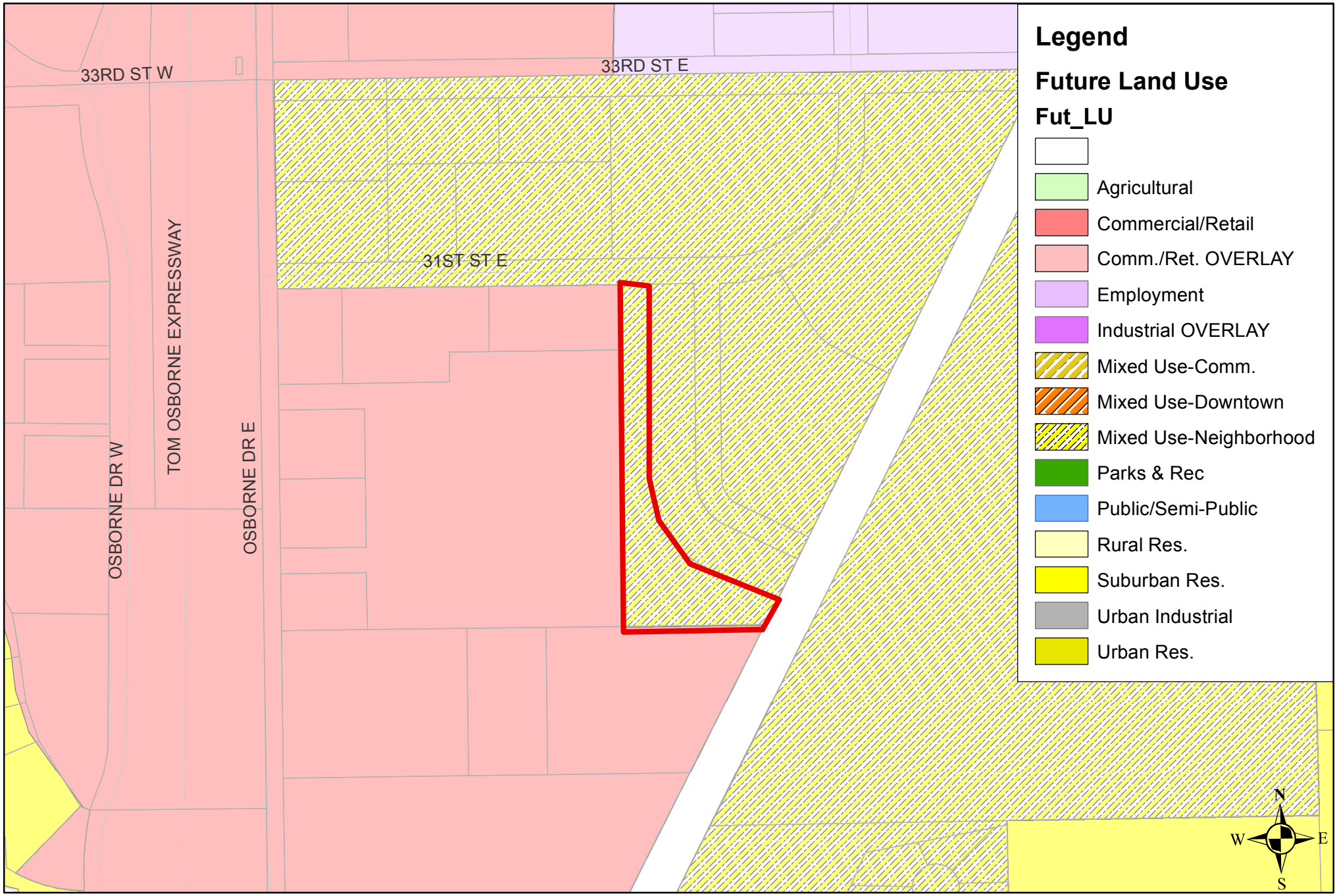
Pioneer Trail Flats Outlot A, Aerial Map

HASTINGS
DEVELOPMENT SERVICES



Pioneer Trail Flats Outlot A, Zoning Map

HASTINGS
DEVELOPMENT SERVICES



Pioneer Trail Flats Outlot A, Future Land Use Map

HASTINGS
DEVELOPMENT SERVICES

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 8/19/2019
File No: 2019-034
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

A. Public hearing to consider bringing Trail Ridge Addition into the City of Hastings, Adams County, Nebraska.

B. Public hearing to consider a final plat for Trail Ridge Addition to the City of Hastings, Adams County, Nebraska.

Names of People/Business affected by this action:

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

Why Planning Commission action is required:

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:

A. Motion to recommend bringing Trail Ridge Addition into the City of Hastings, Adams County, Nebraska.

B. Motion to recommend approval for a final plat for Trail Ridge Addition to the City of Hastings, Adams County, Nebraska.

Deadlines associated with action:

This case will be presented for final approval at the regular City Council meeting on September 9, 2019.

Department head comments:

This plat is the single family portion of North Park Commons, comprising a planned 41 acres

containing 5.6 acres of new road right-of-way, 74 lots, an outlot for a future park, and pedestrian connections to the trail and park.

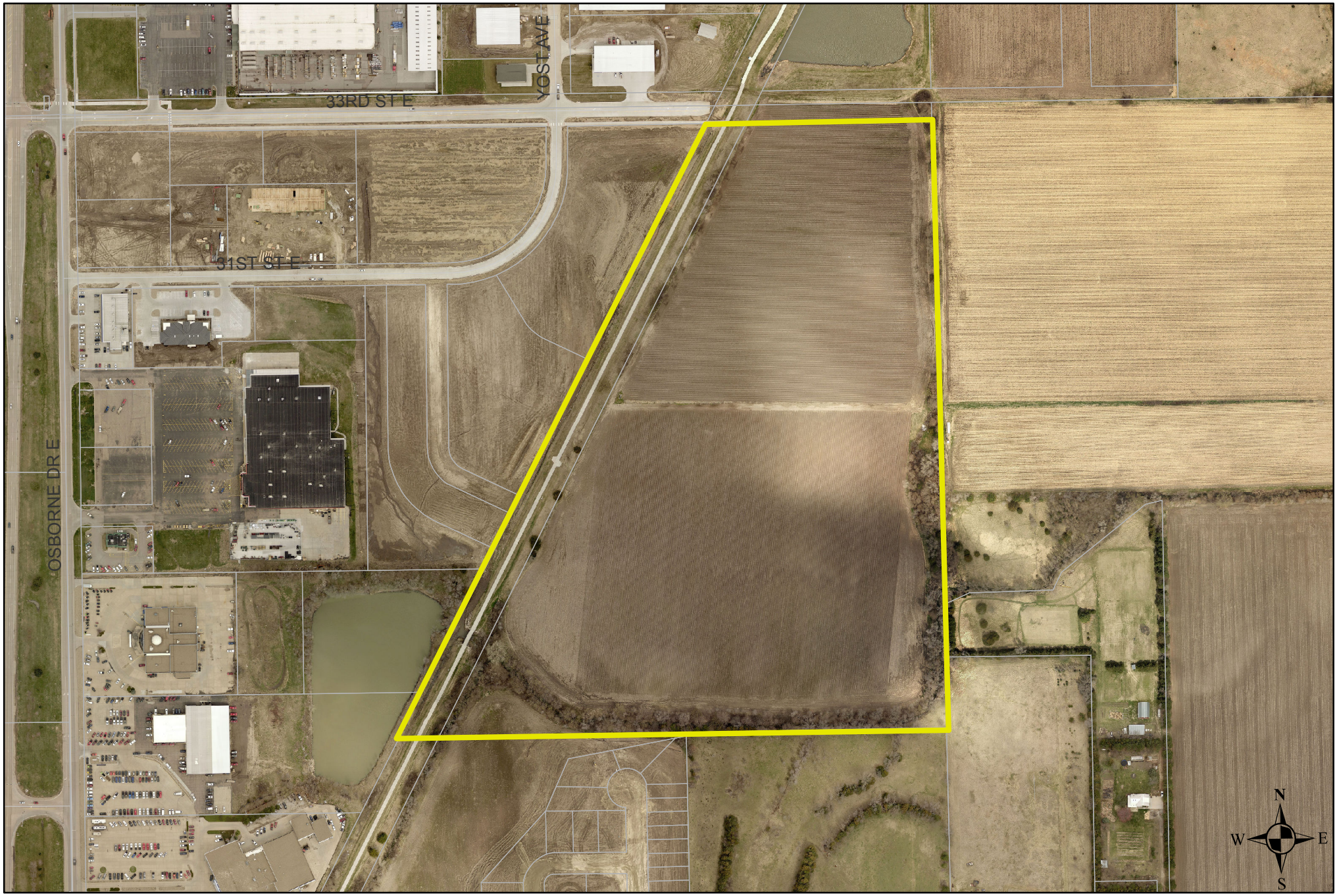
Current zoning is A Agricultural and a zone change to R-1 Single family Residential is in process, pending finalization of Subdivision Covenants and/or planned district.

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:

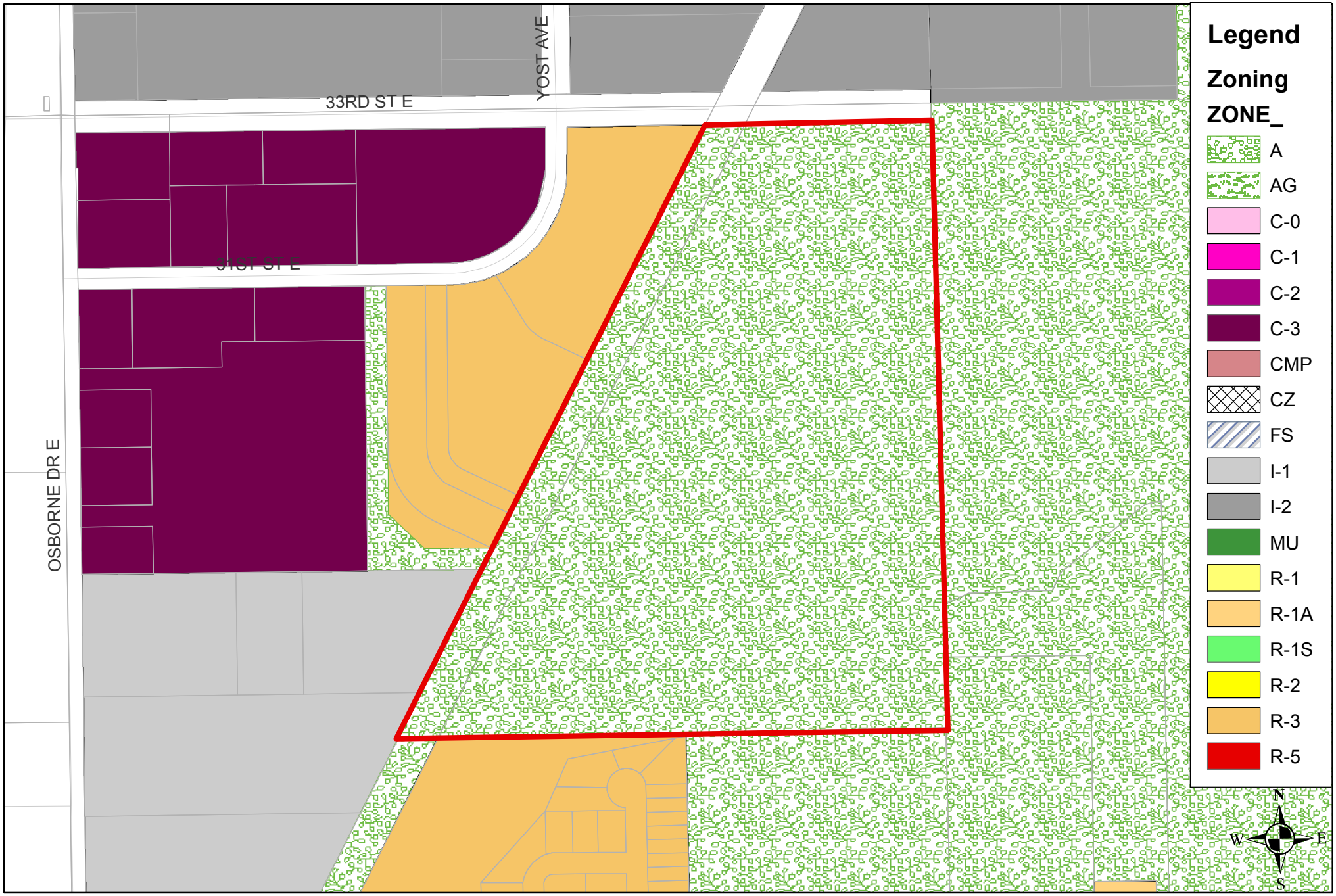
Trail Ridge Addition, Vicinity Map

HASTINGS
DEVELOPMENT SERVICES



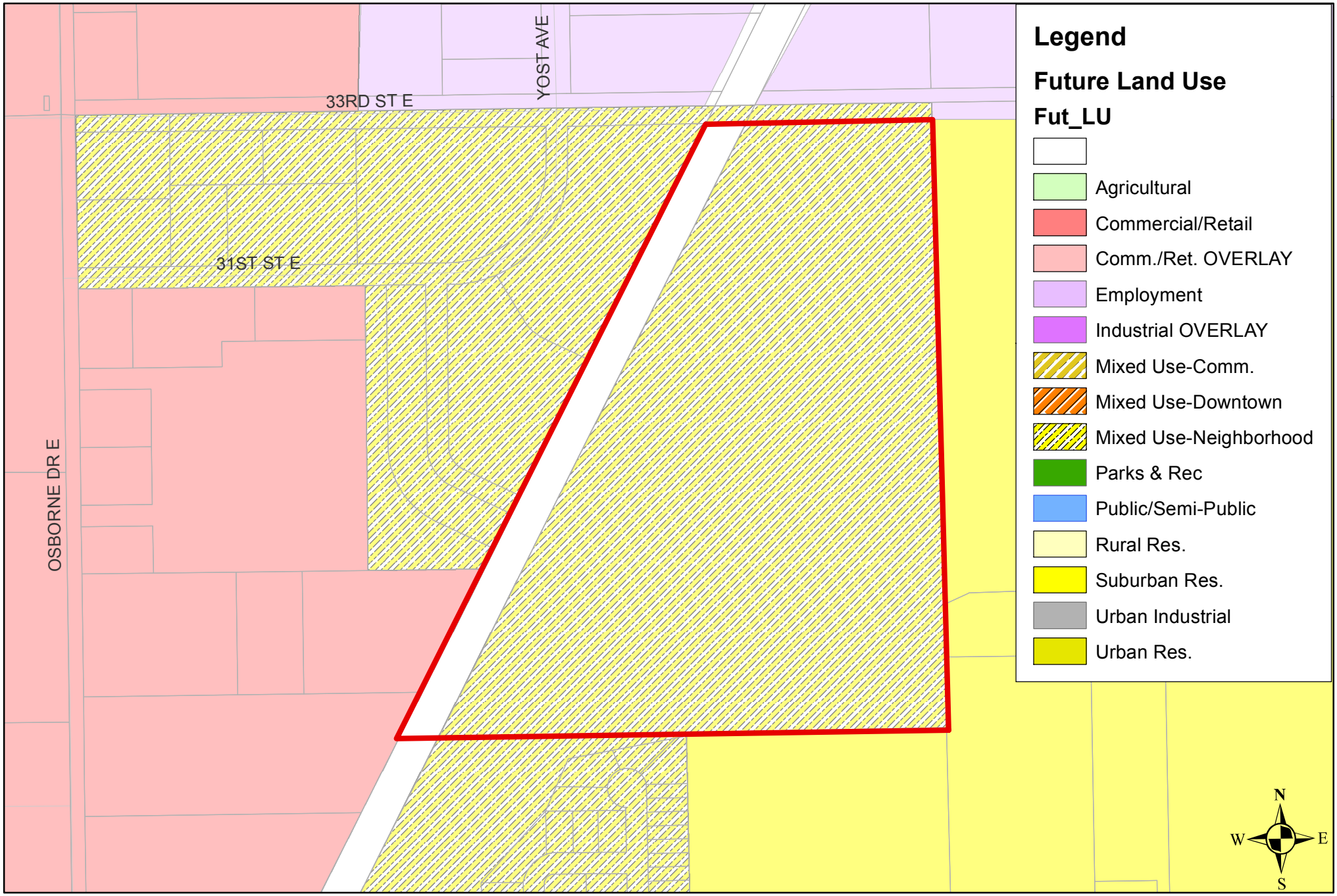
Trail Ridge Addition, Aerial Map

HASTINGS
DEVELOPMENT SERVICES



Trail Ridge Addition, Zoning Map

HASTINGS
DEVELOPMENT SERVICES



Trail Ridge Addition, Future Land Use Map

HASTINGS
DEVELOPMENT SERVICES

FINAL PLAT

TRAIL RIDGE ADDITION

A FINAL PLAT LOCATED IN ALL OF LOT 1, BLOCK 3, NORTH PARK COMMONS ADDITION AND AND IN PART OF A TRACT DESCRIBED IN INST. NO. 20065675, FILED DEC. 19, 2006 IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA SAID PLAT TO BE HEREAFTER KNOWN AS "TRAIL RIDGE ADDITION"

LEGAL DESCRIPTION

A TRACT OF LAND CONSISTING OF ALL OF LOT 1, BLOCK 3, NORTH PARK COMMONS ADDITION AND IN PART OF A TRACT DESCRIBED IN INST. NO. 20065675, FILED DEC. 19, 2006, CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 3, NORTH PARK COMMONS ADDITION, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF S01°26'59"E, ALONG THE EAST LINE OF SAID S1/2, A DISTANCE OF 1704.88 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 3; THENCE S89°09'53"W, ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 3, A DISTANCE OF 1423.81 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 3 AND ALSO BEING A POINT ON THE EASTERLY LINE OF INST. NO. 20065675, FILED DEC. 19, 2006; THENCE N26°32'39"E, ALONG SAID EASTERLY LINE, A DISTANCE OF 526.69 FEET; THENCE S89°09'57"W A DISTANCE OF 111.06 FEET TO THE SOUTHEAST CORNER OF OUTLOT A, PIONEER TRAIL FLATS SUBDIVISION AND ALSO BEING ON A POINT ON THE WESTERLY LINE OF SAID INST. NO. 20065675; THENCE N26°29'15"E, ALONG THE EASTERLY LINE OF SAID PIONEER TRAIL FLATS SUBDIVISION, A DISTANCE OF 1393.42 FEET TO THE NORTHEAST CORNER OF LOT 1 SAID PIONEER TRAIL FLATS SUBDIVISION AND ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 33RD STREET; THENCE N89°14'40"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 634.78 FEET TO THE POINT OF BEGINNING.

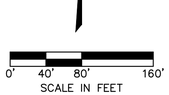
SAID TRACT CONTAINS A CALCULATED AREA OF 1,797,757.41 SQUARE FEET OR 41.271 ACRES MORE OR LESS OF WHICH 5.666 ACRES ARE NEW DEDICATED ROAD RIGHT-OF-WAY.

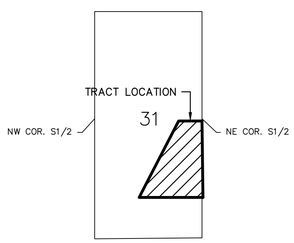
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION OF A TRACT OF LAND CONSISTING OF ALL OF LOT 1, BLOCK 3, NORTH PARK COMMONS ADDITION AND IN PART OF A TRACT DESCRIBED IN INST. NO. 20065675, FILED DEC. 19, 2006, CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

_____

JAI JASON ANDRIST, REGISTERED LAND SURVEYOR NUMBER, LS-630





VICINITY MAP
FRACTIONAL SEC. 31, T8N, R9W
NOT TO SCALE

ZONING DISTRICTS

EXISTING ZONING: A AGRICULTURE
PROPOSED ZONING R-1 RESIDENTIAL

FLOOD PLAIN INFORMATION

THE PROPERTY SHOWN ON THE SURVEY LIES WITH FLOOD ZONE DESIGNATION ZONE X "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" ZONES AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 31001C0157C, BEARING AN EFFECTIVE DATE OF JULY 5, 2018 AND FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 31001C0176C, BEARING AN EFFECTIVE DATE OF JULY 5, 2018 FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED.

ENGINEER/LAND SURVEYOR
OLSSON
201 E. 2ND ST.
GRAND ISLAND, NE 68802

OWNER
HASTINGS ECONOMIC DEVELOPMENT CORPORATION,
A NONPROFIT NEBRASKA CORPORATION
301 S. BURLINGTON AVENUE
HASTINGS, NE 68901

CITY OF HASTINGS
220 N HASTINGS AVENUE
HASTINGS, NE 68901

LEGEND

- SECTION CORNER
- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (5/8" IRON PIPE)
- CALCULATED CORNER
- EXISTING PROPERTY LINE
- NEW SUBDIVISION LINE
- NEW PROPERTY LINE
- NEW EASEMENT LINE
- M MEASURED DISTANCE
- R RECORDED DISTANCE
- D DEEDED DISTANCE.
- P NORTH PARK COMMONS ADDITION

olsson
201 East 2nd Street
Grand Island, NE 68801 TEL 308.384.8750 www.olsson.com

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

FINAL PLAT

TRAIL RIDGE ADDITION

HASTINGS, NE

2019

drawn by:	JMJ
checked by:	GI SVY
approved by:	JJA
QA/QC by:	
project no.:	2019-1592
drawing no.:	
date:	08.02.2019

SHEET 1 of 2

DWG: F:\2019\1501-2000\019-1592\40-Design\Survey\SRVY\Sheets\V_FPLAT_0191592.dwg USER: jjirmenez
DATE: Aug 12, 2019 9:16am XREFS: C_PLT_0191592 V_XRWY_0191592 V_FPT_71255 V_XTOPO_SPMODIFIED_70337 C_ROW_0191592

FINAL PLAT

TRAIL RIDGE ADDITION

A FINAL PLAT LOCATED IN ALL OF LOT 1, BLOCK 3, NORTH PARK COMMONS ADDITION
AND AND IN PART OF A TRACT DESCRIBED IN INST. NO. 20065675, FILED DEC. 19, 2006
IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA
SAID PLAT TO BE HEREAFTER KNOWN AS
"TRAIL RIDGE ADDITION"

CURVE TABLE

CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	180.00	12°05'43"	38.00	S83°11'49"W	37.93
C2	180.00	16°51'53"	52.98	S68°43'01"W	52.79
C3	180.00	28°57'36"	90.98	N74°45'52"E	90.02
C4	60.00	38°06'36"	39.91	N87°27'10"W	39.18
C5	60.00	59°53'13"	62.71	S43°32'56"W	59.90
C6	60.00	65°11'56"	68.28	S18°59'39"E	64.65
C7	60.00	55°41'45"	58.32	S79°26'30"E	56.06
C8	60.00	80°04'45"	83.86	N32°40'15"E	77.20
C9	60.00	298°58'16"	313.08	N37°52'59"W	60.93
C10	120.00	24°49'24"	51.99	N76°49'58"E	51.58
C11	430.00	9°05'37"	68.25	N03°06'47"E	68.18
C12	30.00	44°50'36"	23.48	N59°55'06"W	22.89
C13	30.00	8°21'30"	4.38	N33°19'03"W	4.37
C14	30.00	53°12'06"	27.86	S55°44'21"E	26.87
C15	60.00	88°53'54"	93.09	N73°35'15"W	84.03
C16	60.00	57°49'54"	60.56	S33°02'50"W	58.02
C17	60.00	17°11'49"	18.01	S04°28'01"E	17.94
C18	60.00	163°55'37"	171.66	N68°53'53"E	118.82
C19	10.00	15°01'57"	2.62	N87°32'37"W	2.62
C20	30.00	39°37'32"	20.75	N06°44'51"E	20.34
C21	70.00	71°05'59"	86.86	N62°06'37"E	81.40
C22	120.00	31°37'12"	66.23	S79°14'59"E	65.39
C23	180.00	16°39'54"	52.35	S71°46'20"E	52.17
C24	180.00	14°57'18"	46.98	S87°34'56"E	46.85
C25	180.00	31°37'12"	99.34	S79°14'59"E	98.08
C26	630.00	4°04'25"	44.79	N86°58'37"E	44.78
C27	630.00	6°51'12"	75.36	S87°33'34"E	75.31
C28	630.00	1°46'39"	19.54	S83°14'39"E	19.54
C29	630.00	12°43'11"	139.86	S88°42'00"E	139.57
C30	570.00	8°38'44"	86.01	N89°15'47"E	85.93
C31	570.00	4°04'27"	40.53	S84°22'37"E	40.52
C32	570.00	12°43'11"	126.54	S88°42'00"E	126.28
C33	460.00	3°31'55"	28.36	S84°06'22"E	28.35
C34	460.00	9°11'16"	73.76	N89°32'03"E	73.68
C35	70.00	92°18'45"	112.78	N53°48'59"E	100.97
C36	130.00	18°20'35"	41.62	N16°49'54"E	41.44
C37	130.00	24°41'10"	56.01	N38°20'46"E	55.58
C38	130.00	26°24'57"	59.94	N63°53'49"E	59.41
C39	130.00	22°52'04"	51.89	N88°32'20"E	51.54
C40	130.00	92°18'45"	209.45	N53°48'59"E	187.52
C41	250.00	17°39'48"	77.07	N17°10'17"E	76.77
C42	250.00	24°41'10"	107.71	N38°20'46"E	106.88
C43	250.00	26°24'57"	115.26	N63°53'49"E	114.24
C44	250.00	22°52'04"	99.78	N88°32'20"E	99.12
C45	250.00	91°37'58"	399.82	N54°09'22"E	358.56
C46	329.99	5°01'30"	28.94	S82°32'24"E	28.93
C47	330.00	10°00'27"	57.64	N89°56'38"E	57.57
C48	330.00	15°01'56"	86.58	S87°32'37"E	86.33
C49	270.00	9°13'24"	43.46	S84°38'21"E	43.42
C50	270.00	5°48'33"	27.37	N87°50'41"E	27.36
C51	270.00	15°01'57"	70.84	S87°32'37"E	70.64
C52	170.00	31°37'13"	93.82	N10°45'01"E	92.63
C53	230.00	20°17'29"	81.45	N16°10'21"E	81.03
C54	230.00	11°05'12"	44.50	N00°29'01"E	44.44
C55	230.00	31°27'09"	126.26	N10°39'59"E	124.68
C56	269.25	31°34'41"	148.40	S79°18'57"E	146.52
C57	330.00	5°20'38"	30.78	N87°36'44"E	30.77
C58	330.00	13°03'00"	75.16	S83°11'27"E	75.00
C59	330.07	13°05'29"	75.42	S70°07'07"E	75.25
C60	330.00	31°29'17"	181.36	S79°18'57"E	179.08
C61	450.00	5°20'38"	41.97	N87°36'44"E	41.96
C62	450.00	13°03'00"	102.49	S83°11'27"E	102.27
C63	450.00	13°05'39"	102.84	S70°07'07"E	102.62
C64	450.00	31°29'17"	247.31	S79°18'57"E	244.21
C65	380.76	4°28'44"	29.76	N00°15'33"E	29.76

MAYOR AND CITY COUNCIL ACTION

THIS PLAT OF ***"TRAIL RIDGE ADDITION"***, A SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, IS HEREBY APPROVED AS PROPOSED

SIGNED THIS _____ DAY OF _____, 2019.

_____
MAYOR

_____
CITY CLERK

OWNERS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS, THAT HASTINGS ECONOMIC DEVELOPMENT CORPORATION, A NONPROFIT NEBRASKA CORPORATION AND THE CITY OF HASTINGS, THE OWNER OF RECORD OF THE REAL ESTATE SHOWN ON THE ACCOMPANYING PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, REPLATTED AND DESIGNATED AS ***"TRAIL RIDGE ADDITION"***, IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, AND THAT SAID SURVEYING, SUBDIVIDING, REPLATTING AND DESIGNATION WAS DONE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNER.
IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO,

AT _____, NEBRASKA,
ON THIS _____ DAY OF _____, 2019.

_____
SCOTT STERLING, PRESIDENT
HASTINGS ECONOMIC DEVELOPMENT CORPORATION,
A NONPROFIT NEBRASKA CORPORATION

AT _____, NEBRASKA,
ON THIS _____ DAY OF _____, 2019.

_____
MICHAEL KRINGS, EXECUTIVE DIRECTOR
HASTINGS ECONOMIC DEVELOPMENT CORPORATION,
A NONPROFIT NEBRASKA CORPORATION

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF ADAMS SS

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MICHAEL KRINGS, EXECUTIVE DIRECTOR, HASTINGS ECONOMIC DEVELOPMENT CORPORATION, A NONPROFIT NEBRASKA CORPORATION, KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED ON THE "OWNERS CERTIFICATE" ON THIS PLAT, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE OF HIS OWN FREE WILL AND ACCORD AS SAID OWNER.
WITNESS MY HAND AND NOTARIAL SEAL AT _____, NEBRASKA, ON THIS _____ DAY OF _____, 2019.

_____
NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF ADAMS SS

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED SCOTT STERLING, PRESIDENT, HASTINGS ECONOMIC DEVELOPMENT CORPORATION, A NONPROFIT NEBRASKA CORPORATION, KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED ON THE "OWNERS CERTIFICATE" ON THIS PLAT, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE OF HIS OWN FREE WILL AND ACCORD AS SAID OWNER.
WITNESS MY HAND AND NOTARIAL SEAL AT _____, NEBRASKA, ON THIS _____ DAY OF _____, 2019.

_____
NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF ADAMS SS

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED COREY STUTTE, MAYOR, CITY OF HASTINGS, KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED ON THE "OWNERS CERTIFICATE" ON THIS PLAT, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE OF HIS OWN FREE WILL AND ACCORD AS SAID OWNER.
WITNESS MY HAND AND NOTARIAL SEAL AT _____, NEBRASKA, ON THIS _____ DAY OF _____, 2019.

_____
NOTARY PUBLIC

CITY ENGINEER'S APPROVAL

THIS PLAT OF ***"TRAIL RIDGE ADDITION"***, A SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, HAS BEEN PRESENTED TO AND REVIEWED BY ME AND IS HEREBY APPROVED AS PROPOSED.
SIGNED THIS _____ DAY OF _____, 2019.

_____
DAVID L WACKER, HASTINGS CITY ENGINEER

CITY TREASURER CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES OR SPECIAL ASSESSMENTS DELINQUENT ON THE PROPERTIES DESCRIBED IN THE LEGAL DESCRIPTION ON THE ACCOMPANYING PLAT AS OF THIS _____ DAY OF _____, 2019.

_____
CITY OF HASTINGS TREASURER

CITY PLANNING COMMISSION RECOMMENDATION

THIS PLAT OF ***"TRAIL RIDGE ADDITION"***, A SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, HAS BEEN SUBMITTED TO AND REVIEWED BY THE CITY PLANNING COMMISSION FOR APPROVAL AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, WITH THE RECOMMENDATION THAT SAID PLAT BE APPROVED AS PROPOSED
SIGNED THIS _____ DAY OF _____, 2019.

_____
CHAIRMAN

_____
DIRECTOR

COUNTY TREASURER CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES ARE DUE OR DELINQUENT UPON THE PROPERTIES DESCRIBED IN THE LEGAL DESCRIPTION ON THE ACCOMPANYING PLAT AS OF THIS _____ DAY OF _____, 2019.

_____
ADAMS COUNTY 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 IN THE ADAMS COUNTY COURTHOUSE IN HASTINGS, NEBRASKA.
DATE: _____ TIME: _____

INSTRUMENT NO. _____

_____
ADAMS COUNTY REGISTRAR OF DEEDS

olsson
201 East 2nd Street
Grand Island, NE 68801 TEL 308.384.8750 www.olsson.com

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

FINAL PLAT

TRAIL RIDGE ADDITION

HASTINGS, NE

2019

drawn by: JMJ
checked by: GI SVY
approved by: JJA
QA/QC by:
project no.: 2019-1592
drawing no.:
date: 08.02.2019

SHEET
2 of 2

DWG: F:\2019\1501-2000\019-1592\40-Design\Survey\SRVY\Sheets\V_FPLAT_0191592.dwg USER: jjimenez
DATE: Aug 12, 2019 9:16am XREFS: C_PLT_0191592 V_FPT_71255 V_XTOPO_SPMODIFIED_70337 C_ROW_0191592
V_XRWY_0191592

Department: Development Services
Staff Contact:
Planning Commission Meeting Date: 8/19/2019
File No: 2019-036
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 outdoor vehicle storage at Lot 2, Block 1 in T'Dance Subdivision, commonly addressed as 1351
West South Street, Hastings, 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 for a Conditional Use permit for outdoor vehicle storage at Lot 2, Block 1 of T'Dance Subdivision, subject to the conditions referenced herein.

Deadlines associated with action:

This item is scheduled to be heard at the regular City Council meeting on September 9, 2019.

Department head comments:

This Conditional Use Permit is effective for storage of vehicles as defined in city code Section 15-101. Any permanent improvements not detailed herein shall come before the Planning Commission for separate authorization. Use permissions are limited to those specifically stated herein.

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.

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.

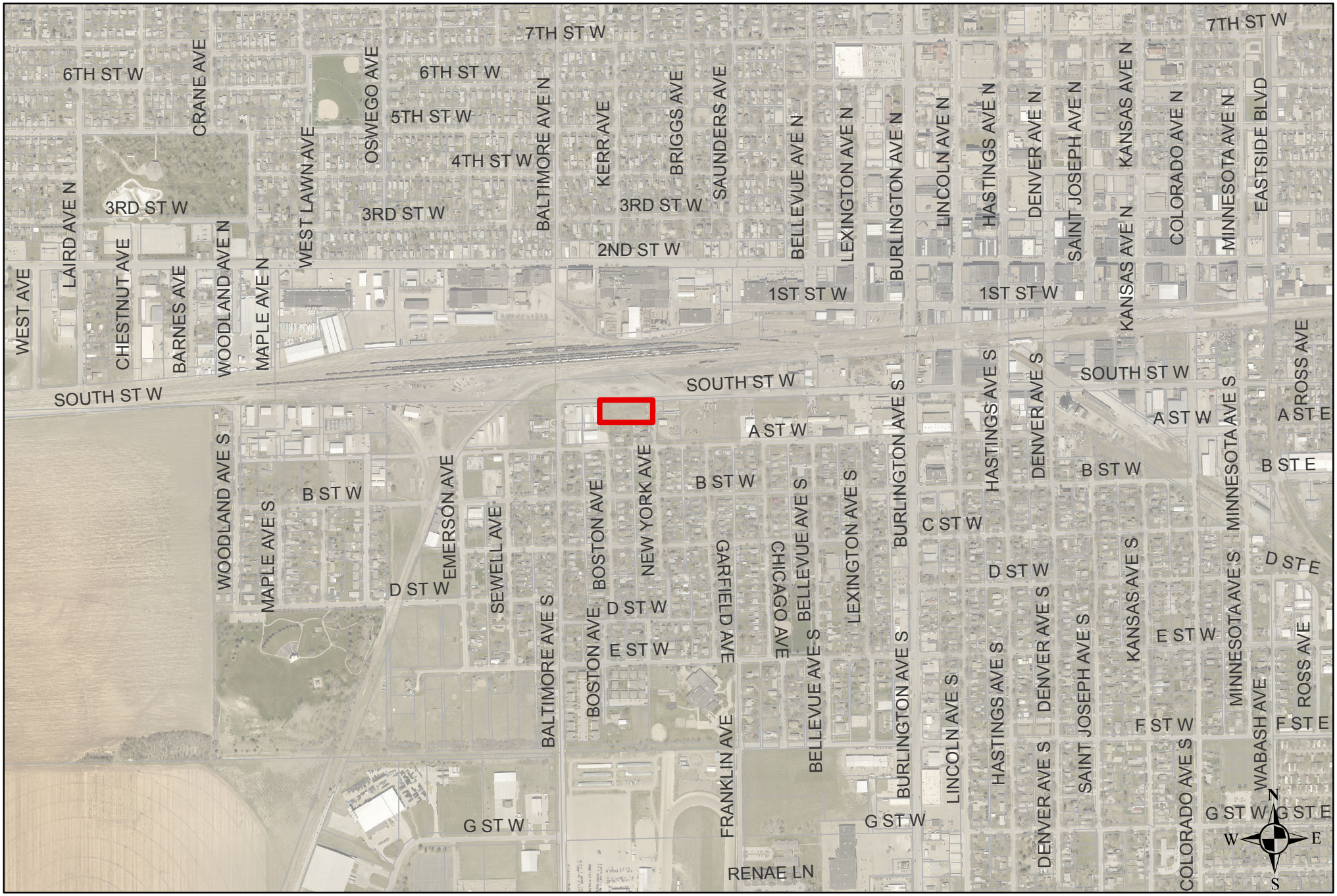
3. The conditions imposed are necessary to ensure the maintenance of property values and the safety, health, comfort, and repose of the residents.

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

The specific conditions for the Conditional Use permit are limited to the base requirements which are outlined in city code 34-404 (5), as follows: 1. No dismantling, processing or salvaging of vehicles or repair work to vehicles may be performed; 2. there shall not be more than one (1) vehicle for each (10'x35') 350 square feet of available storage space; 3. A fence sufficient to control access to the yard shall be constructed and shall be no less than six (6) feet in height; 4. The surface of the impound yard shall be covered with concrete, asphalt, or crushed rock; 5. weeds, grass and other bushes shall not be permitted to grow more than six (6) inches above ground at any time; 6. vehicles may not be stacked and must be stored directly upon the ground at all times; 7. any lights must be cut off lighting, so as not to allow light to escape outside the property boundary; 8.the operator shall keep a log book of all vehicles stored and the name and address of the owner or keeper of the vehicle.

A violation of any of these conditions, or of any additional conditions imposed by City Council, is considered a zoning code violation and may be subject to penalties as outlined in Hastings City Code Section 1-109 at the time of violation. Section 1-109 currently reads "Any person who shall violate, neglect or refuse to comply or who resists or opposes the enforcement of, any of the provisions of this Code shall be deemed guilty of a misdemeanor, and on conviction thereof, be fined any sum not more than one hundred dollars for each offense. Every day on which such violation, neglect or refusal shall continue, shall be deemed as a separate and distinct offense."

Recommendation:

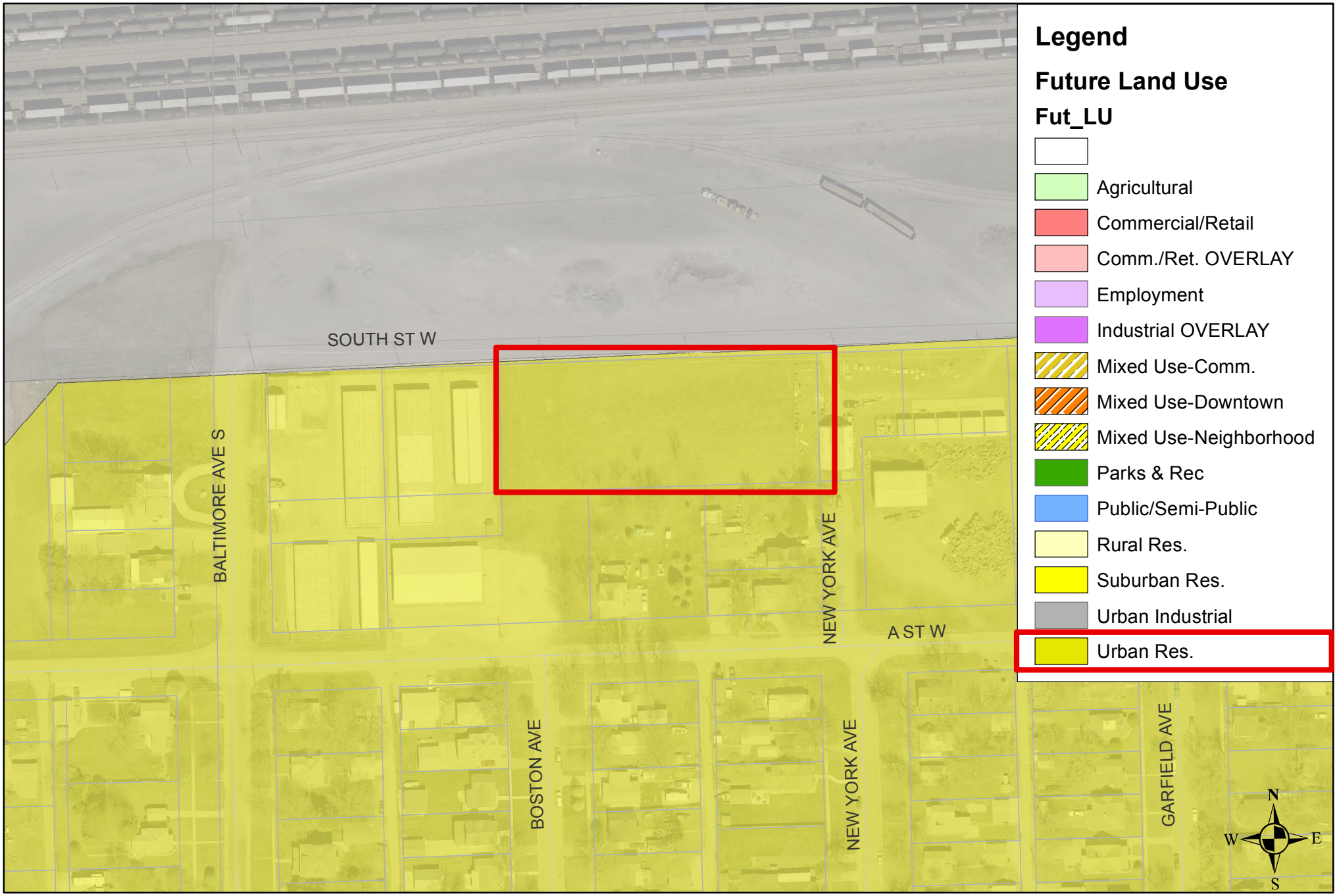


ESI Storage, Vicinity Map

HASTINGS
DEVELOPMENT SERVICES

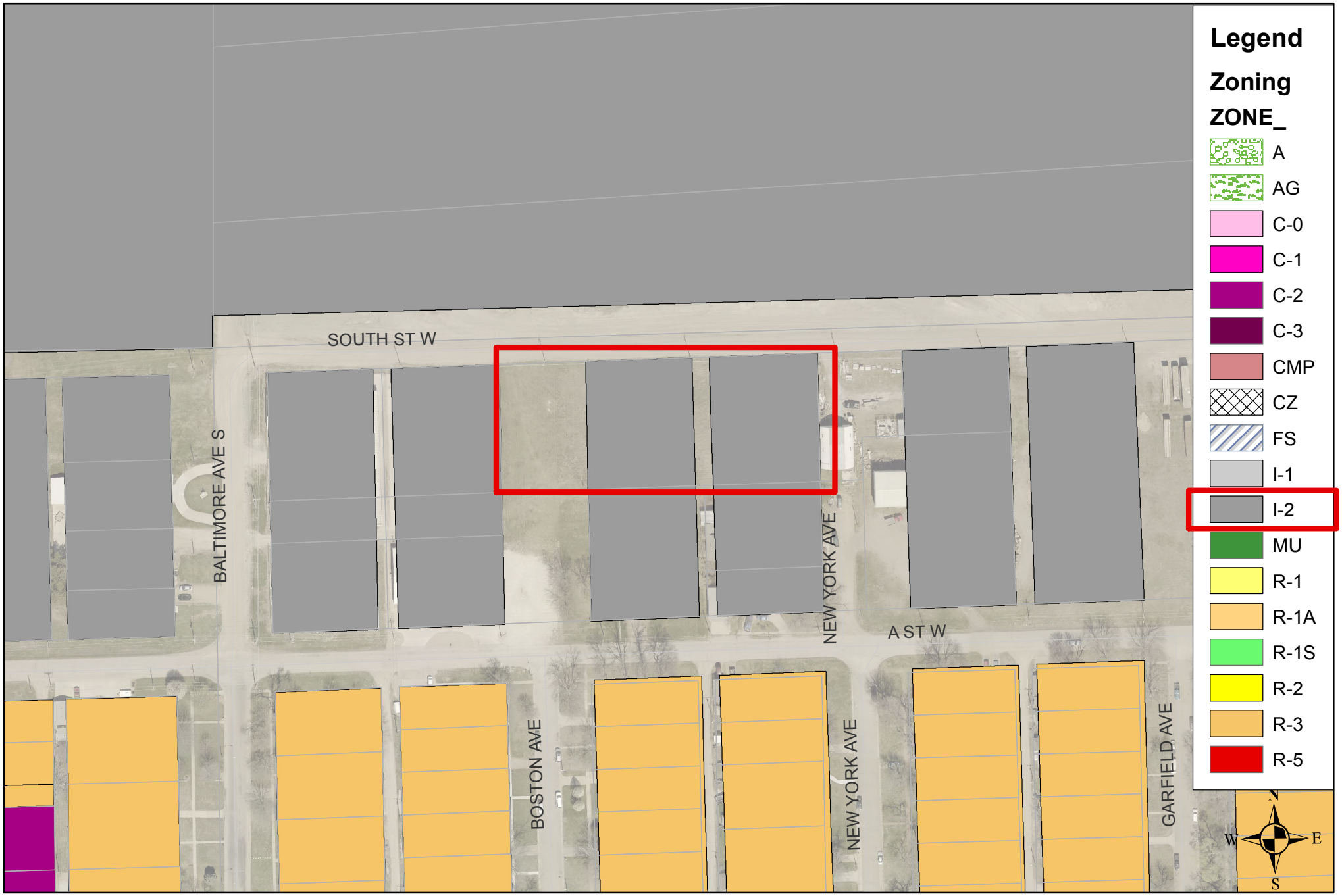
ESI Storage, Aerial Map

HASTINGS
DEVELOPMENT SERVICES



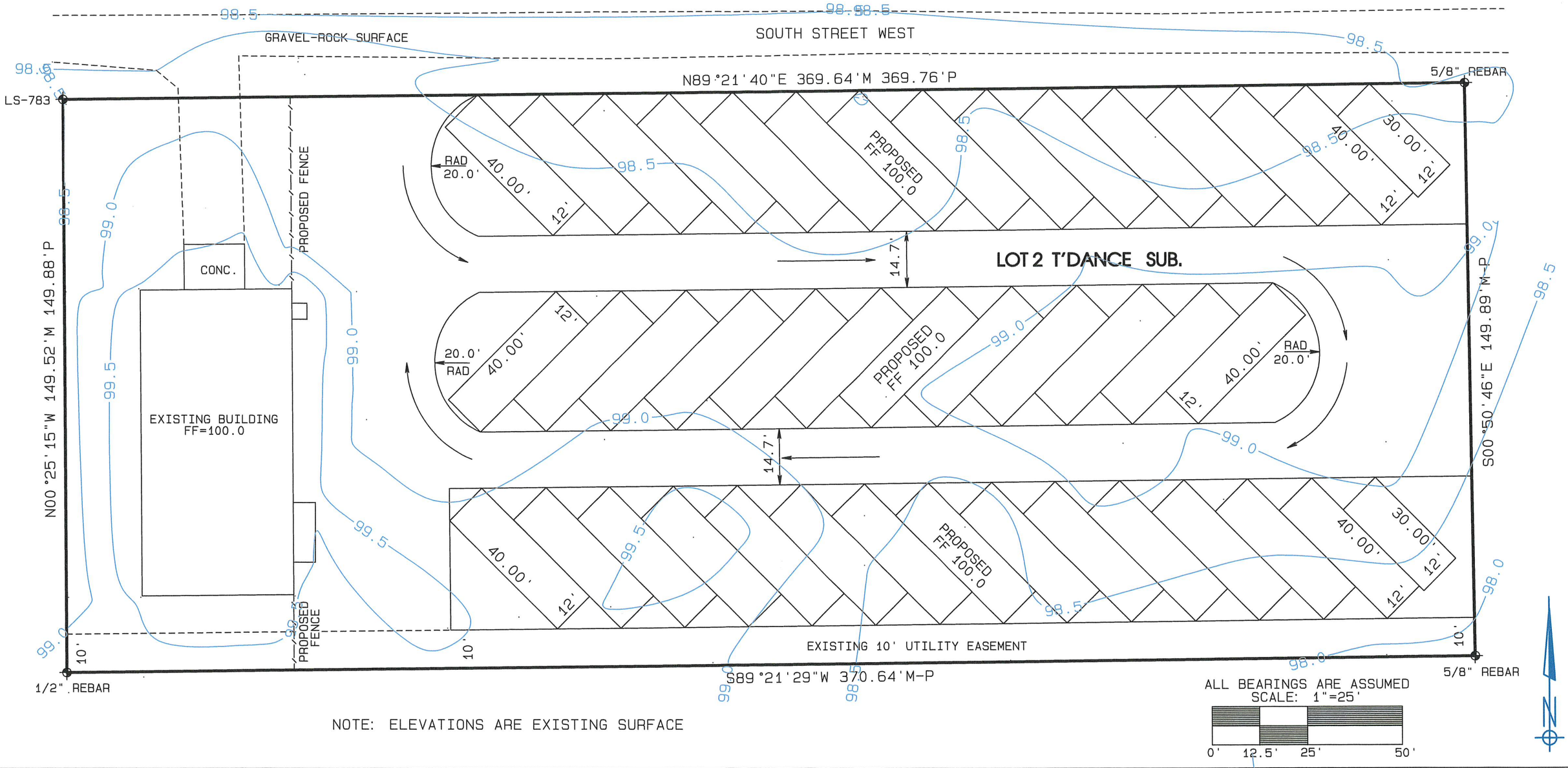
ESI Storage, Future Land Use Map

HASTINGS
DEVELOPMENT SERVICES



ESI Storage, Aerial Map

HASTINGS
DEVELOPMENT SERVICES



NOTE: ELEVATIONS ARE EXISTING SURFACE

PRELIMINARY LAYOUT PLAN

GRUMMERT PROFESSIONAL SERVICES, LLC

2837 W. HWY 6, STE 206, HASTINGS, NE 68901
PHONE 402-879-5701
EMAIL jmgrummert@yahoo.com
WWW.GRUMMERTSURVEYING.COM

LEGEND :

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

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

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 13TH DAY OF JUNE, 2019.

JOSHUA E. GRUMMERT | LS-783

NEBRASKA REGISTERED LS-783 LAND SURVEYOR JOSHUA E. GRUMMERT

DATE 07/29/19 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: ESI Storage

Project Address: 1351 west South Street Within City Limit ☒ Yes ❑ No

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

Existing Comprehensive Plan Designation: Gross Area: 1.2 acres

Legal Description: Lot 2 Bk 1 T'Dance Subdivision Number of Lots: 1

APPLICANT INFORMATION

Applicant: Albert J Toms Company: ESI storage

Address: 707 E 5th St Tel: 402-746-4530 Fax:

City: Hastings State: NE Zip: 68901 Email: albert.j.toms@gmail.com

Property Owner: Albert J Toms Company: N/A

Address: 707 E 5th St Tel: 402-746-4530 Fax:

City: Hastings State: NE Zip: 68901 Email: albert.j.toms@gmail.com

Key Contact: Same as property owner Company:

Address: Tel: Fax:

City: State: Zip: Email:

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

Property Owner Signature — Date 07-29-18

Applicant Signature — Date 07-29-18

PAID

DEPARTMENTAL USE ONLY

Fees: 350.00 Receipt No.

Accepted by Staff: Signature Case No.

Revised 4/10/13

ESI Storage Application Narrative

With this application and narrative I am proposing my land located at lot 2, Block 1 of the T'dance Subdivision (east of my building to the east lot line) be considered for a conditional use permit for the purpose of an impound lot. This storage area would then be available for those who wish to apply and then enter in to an agreement with me to store their campers, boats, trailers, or motorized vehicles within this impound yard.

I believe this kind of storage is in high demand and greatly lacking in availability to the people of Hastings. I have come to understand after conversations with local camper salesmen and residents that the storage of these kinds of recreational vehicles, in the case of campers and boats is a major issue for those who have them already or are looking to acquire them. Providing a secure, well lit, and easily accessible place for members to store these kinds of items I believe will serve the community well and fill a great need.

Specifications of this application and proposal are as follows provided approval from the city is obtained. I plan to install an 8 foot tall chain link fence around the perimeter of the storage area, across the frontage of the property on the north, along the east side, across the back side on the south, and along the west edge from the back corner of the east side of my building south and front corner of the east side of my building north. This outlines the area I would use for storage as you will see on my site plan.

There would be 4 light poles installed along the south edge of the property just to the north of the area where the utility easement exists, this combined with street lighting and lights on my building will provide a well lit storage area. To give members secure 24/7 access which also allows me to manage and keep track of who comes and goes from the facility there will be an automated 20 foot security gate with key pad access. I plan to install security cameras as well to support a secure area for members.

The surface of this lot, being considered in this application for use as storage space will be covered with crushed rock and maintained regularly as needed. Most of the areas available will be marked out as 12' X 40' with some smaller spots possible in the middle row depending on demand. This will keep the total vehicle number well below 1 per each 350 square feet of storage area available, as well some area being unusable due to stall orientation.

The flow for traffic has been marked on the site plan and will facilitate an ease of access for the members and is oriented so that, when followed, they will easily be able to back their camper, trailer or boat into position in their stall. This layout was also planned to give space for any emergency responders in the case of a fire as the roads are just under 15 feet wide but on either end there was intentionally much more space left for vehicles to turn and maneuver. This lot is also in close proximity to a water hydrant on the northeast corner of West A Street and South Boston Avenue

I do not have any intentions in the next 5 years at this time of building any enclosed storage units at this property and intend to continue the outdoor storage for at least that length of time assuming it is economically viable. The timeline for development depends on how soon I would be permitted to proceed, I have already spoken to and received bids from electrical contractors, crushed rock suppliers, and the company that would install the fence and gate. Upon receiving a permit I would be able to start construction shortly thereafter and have the facility ready to use within 6 months.

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 8/19/2019
File No: 2019-037
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing on a recommendation for a Conditional Use Permit for a Church use at Lots 1, 2, 3, and Lots 10, 11, and 12 in Block 5, Berlin's Addition to the City of Hastings, Nebraska; together with the East 150 feet of Vacated "A" Street adjoining said Lots 10, 11, and 12 in Block 5, Berlin's Addition to the City of Hastings, Nebraska, commonly addressed as 922 East South Street, Hastings, Nebraska.

Names of People/Business affected by this action:

the members of Forge Church, the applicant, the property owner, 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 approve a recommendation for a Conditional Use Permit for a Church use at Lots 1, 2, 3, and Lots 10, 11, and 12 in Block 5, Berlin's Addition to the City of Hastings, Nebraska, subject to the conditions outlined herein.

Deadlines associated with action:

This item is scheduled to be heard at the regular City Council meeting on September 9, 2019.

Department head comments:

This Conditional Use permit is effective for a Church/Neighborhood Assembly use as defined in Hastings City Code Section 34-104. Any permanent improvements not detailed herein shall come

before the Planning Commission for separate authorization. Use permissions are limited to those specifically stated herein.

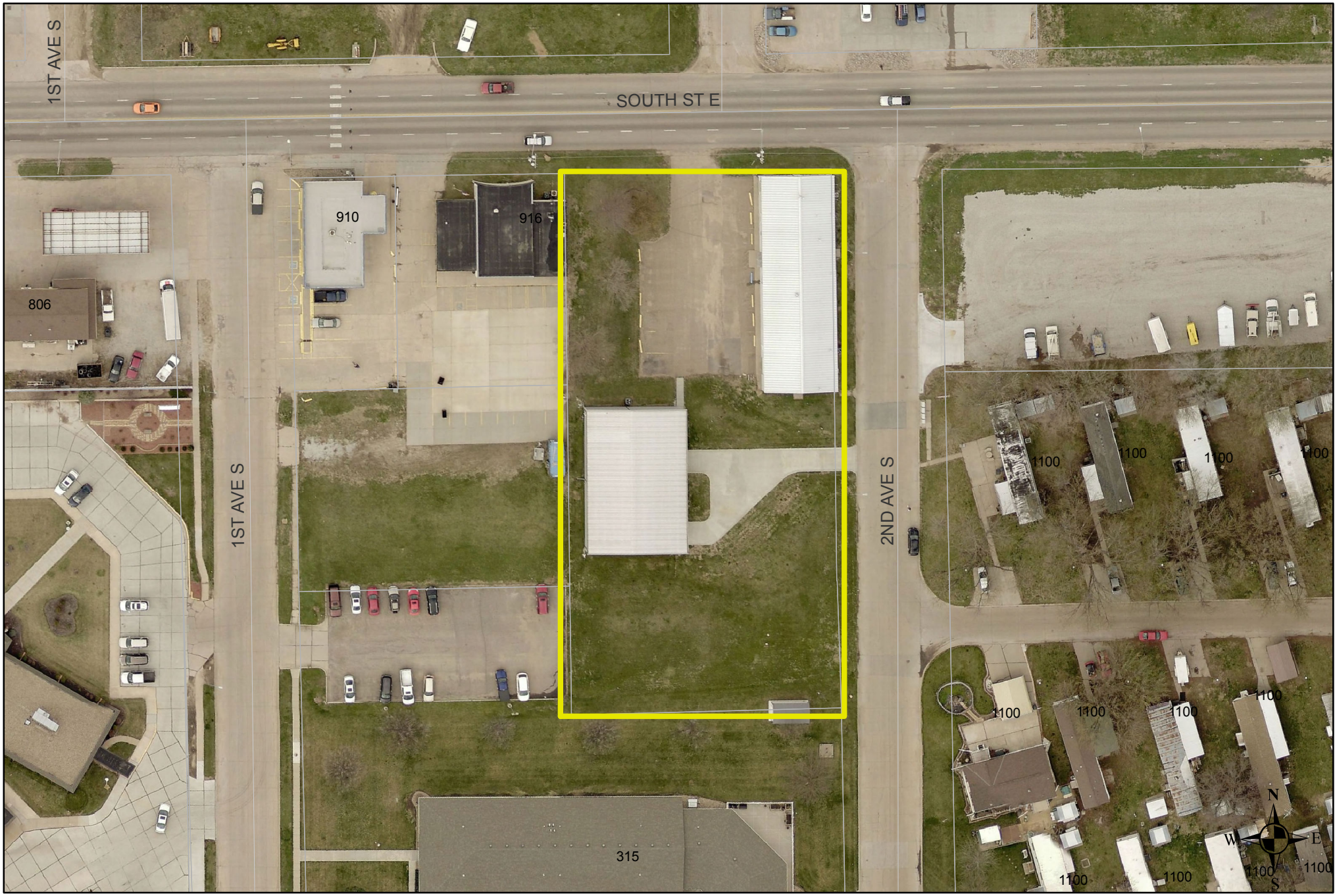
In order to compel a recommendation to approve the Conditional Use Permit, the Planning Commission shall find that:

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. 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. 3. The conditions imposed are necessary to ensure the maintenance of property values and the safety, health, comfort, and repose of the residents. 4. That the use, subject to conditions, maintains compliance with the Comprehensive Plan and the purpose and intent of the zoning regulations.

The specific conditions for the Conditional Use permit are limited to the base requirements which are outlined in city code 34-404 (2), as follows: 1. At least one (1) parking space shall be provided for each three (3) occupants based upon the maximum seating capacity of all meeting areas in the structure; 2 all areas of the site not devoted to buildings, structures, parking areas, walkways or driveways shall be covered with one or more of the following: lawn grass, natural or ornamental shrubbery or trees or other approved landscaping materials; 3. Accessory uses such as day nurseries or kindergartens must be approved through a subsequent conditional use permit amendment and meet all regulations in place at the time of amendment application; 4. signage shall be approved separately based on the regulations outlined in Section 34-309.

A violation of any of these conditions, or of any additional conditions imposed by City Council, is considered a zoning code violation and may be subject to penalties as outlined in Hastings City Code Section 1-109 at the time of violation. Section 1-109 currently reads "Any person who shall violate, neglect or refuse to comply or who resists or opposes the enforcement of, any of the provisions of this Code shall be deemed guilty of a misdemeanor, and on conviction thereof, be fined any sum not more than one hundred dollars for each offense. Every day on which such violation, neglect or refusal shall continue, shall be deemed as a separate and distinct offense."

Recommendation:

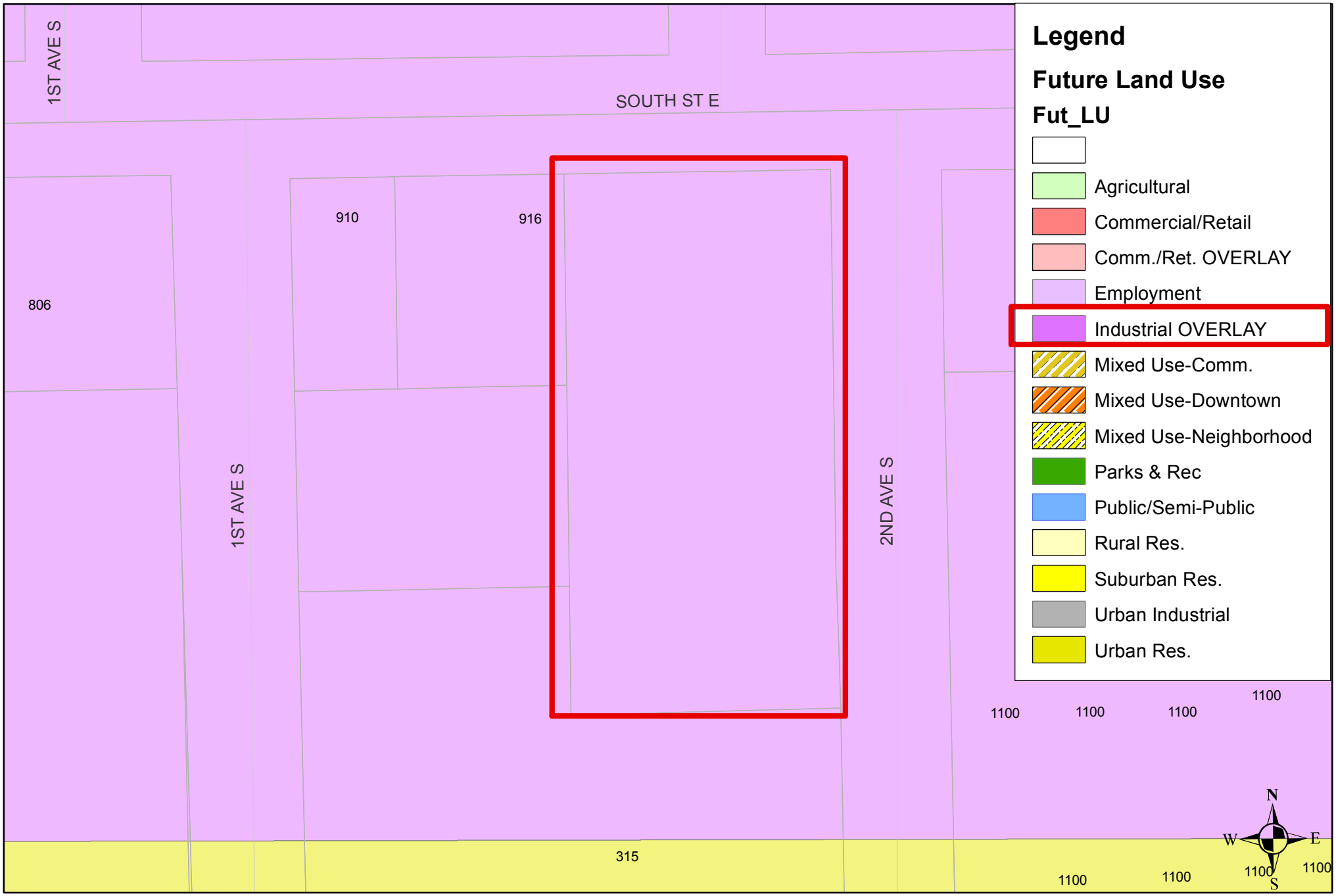


Forge Church, Aerial Map

HASTINGS
DEVELOPMENT SERVICES

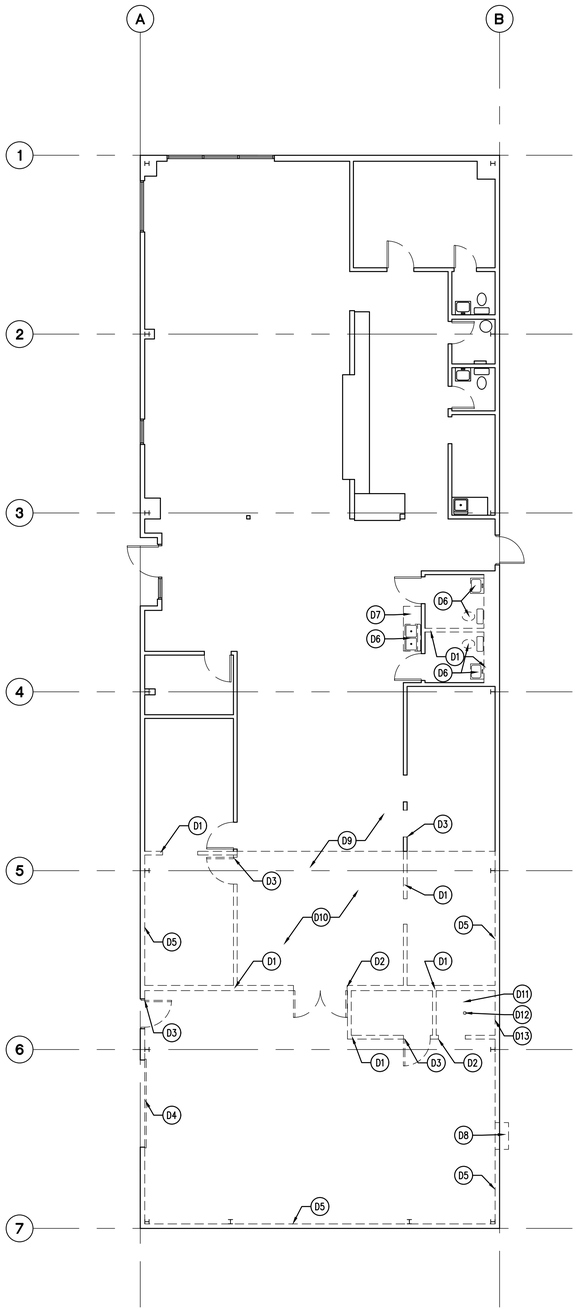
Forge Church, Zoning Map

HASTINGS
DEVELOPMENT SERVICES



Forge Church, Future Land Use Map

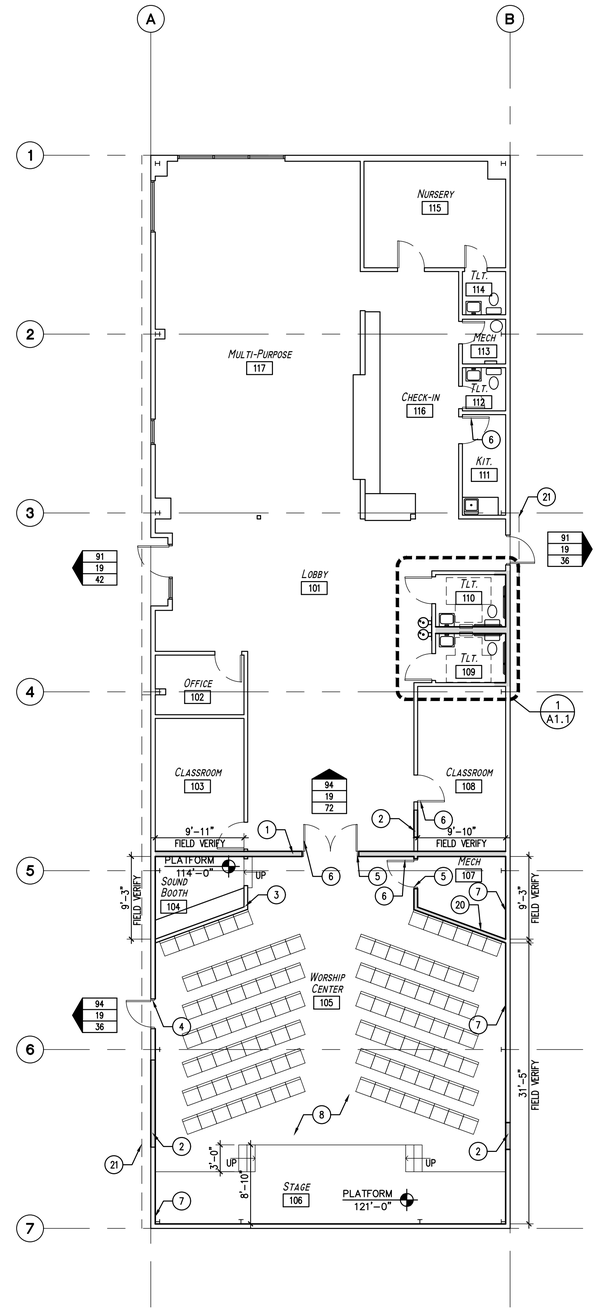
HASTINGS
DEVELOPMENT SERVICES



DEMO PLAN

SCALE: 1/8" = 1'-0"

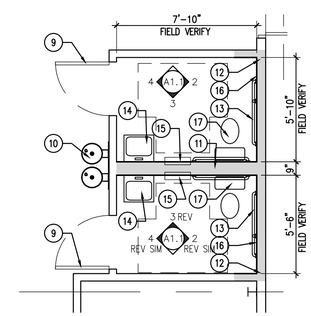
NORTH



FLOOR PLAN

SCALE: 1/8" = 1'-0"

NORTH



1 / A1.1 **ENLARGED PLAN**

SCALE: 1/4" = 1'-0"

GENERAL NOTES

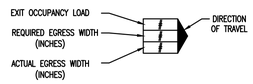
1. VERIFY ALL DIMENSIONS AND CONDITIONS.
2. ALL DIMENSIONS ARE TO THE FACE OF FINISH.
3. MECHANICAL, ELECTRICAL AND PLUMBING ARE BY OTHERS.

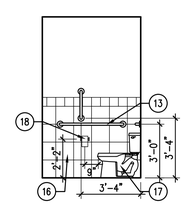
DEMO NOTES

- D1 REMOVE WALL AND PATCH AS REQUIRED
- D2 REMOVE DOOR & FRAME, KEEP FRAME FOR REUSE
- D3 REMOVE DOOR & FRAME
- D4 REMOVE OVERHEAD DOOR AND ALL ASSOCIATED ELEMENTS
- D5 REMOVE WALL PANELING
- D6 REMOVE PLUMBING FIXTURE
- D7 REMOVE CASEWORK
- D8 REMOVE THROUGH WALL AC UNIT
- D9 REMOVE FLOORING
- D10 REMOVE ATTIC AND ALL ASSOCIATED ELEMENTS
- D11 MOVE EXISTING HVAC & DUCTS AS REQUIRED TO MECH 107
- D12 REMOVE FLU PENETRATION & PATCH ROOF
- D13 REMOVE PVC PENETRATION & PATCH

PLAN NOTES

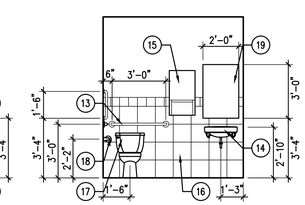
1. NEW 2X6 @ 16" O.C. WALL, 5/8" GYP BD EACH SIDE WITH INSULATION
2. INFILL EXISTING OPENING, MATCH EXISTING FINISHES
3. 2X4 @ 16" O.C., 4'-0" TALL WALL, 5/8" GYP BD EACH SIDE
4. NEW DOOR WITH PANIC HARDWARE
5. REUSE EXISTING DOOR FRAME
6. NEW DOOR SLAB
7. NEW 5/8" GYP BD WALL, PAINT
8. NEW SIMPLE SAVER INSULATION FOR CEILING
9. NEW ADA DOOR HARDWARE
10. NEW ADA ELECTRIC WATER COOLER
11. NEW 2X8 WALL, GYP BD E.S., TILE TO 4'-6" AFF
12. NEW WALL, FIELD VERIFY EXISTING CONDITIONS
13. GRAB BARS - 36" REAR, 42" SIDE AND 18" VERTICAL
14. WALL MOUNT ADA SINK
15. SIMI-RECESSED PAPER TOWEL DISPENSER
16. TILE TO 4'-6" AFF
17. ADA TANK STYLE TOILET
18. TOILET PAPER DISPENSER
19. MIRROR
20. NEW 2X4 @ 16" O.C. WALL, 5/8" GYP BD E.S., INSULATION
21. EXTEND EXISTING GUTTERS & DOWNSPOUTS ON WEST EAVE & ADD SNOW & ICE RETENTION DEVICES THROUGHOUT, PLUS OVER EAST EXIT





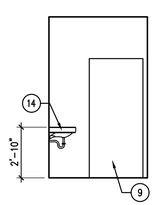
2 / A1.1 **TLT.**

SCALE: 1/4" = 1'-0"



3 / A1.1 **TLT.**

SCALE: 1/4" = 1'-0"



4 / A1.1 **TLT.**

SCALE: 1/4" = 1'-0"

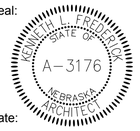
Master Builder Associates
ARCHITECTS & CONSTRUCTION MANAGERS
602 W 6TH ST PO BOX 433 DONIPHAN, NEBRASKA 68832
TEL: (402) 845-6255 FAX: (402) 845-6256

Forge Christian Church Interior Remodel

922 E. South St., Hastings, Nebraska

© COPYRIGHT: Master Builder Associates, Corp. Permission to reproduce all or part of this Drawing is hereby granted solely for the limited purpose of construction of this project or archiving. Unauthorized copying, disclosure or construction use without written permission of Master Builder Associates is prohibited by copyright law.

Seal:



Date:

7/26/19

Revisions:

L Kenneth Frederick, am the Coordinating Professional on the FORGE CHURCH project

Sheet Title:

FLOOR PLAN & INTERIOR ELEVATIONS

Project Number:

2019-010FCR

Sheet Number:

A1.1

DATE 7 / 29 / 18 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

Due: July 29
PC Meeting: Aug 19
CC Meeting/ Final Approval: Sept 9

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: Forge Christian Church

Project Address: 922 East South St Within City Limit ☒ Yes ☐ No

Existing Zoning: C3 Proposed Zoning / Use: Church

Existing Comprehensive Plan Designation: Gross Area: 1 Acre

Legal Description: lots 1-3 lots 10-12 E. 150 Ft of Vacated A Street Block 5 Berlin's addition Number of Lots: 2

APPLICANT INFORMATION

Applicant: William Tryon Company: Forge Christian Church

Address: 522 E 6th Tel: 402-677-5030 Fax:

City: Hastings State: NE Zip: 68901 Email: willie@forgechrcshastings.com

Property Owner: David Cure Company: —

Address: 405 N. Shore Drive Tel: 402/469-9731 Fax: —

City: Hastings State: NE Zip: 68901 Email:

Key Contact: Willie Tryon Company: Forge Christian Church

Address: 522 East 6th Tel: 402-677-5030 Fax:

City: Hastings State: NE Zip: 68901 Email: willie@forgechrcshastings.com

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

David Cure — Property Owner Signature — 7-11-2019 — Date — [signature] — Applicant Signature — 7/29/19 — Date

PAID

DEPARTMENTAL USE ONLY

Fees: $350.— Receipt No.

Accepted by Staff: Signature Case No.

Revised 4/10/13

We are Forge Christian Church. We had our grand opening February 3rd 2019, and have been meeting in the museum theater since October 7th 2018. The theater has been wonderful to us, but has decided to not renew our contract with them so we have to find a new place to meet starting October 2019.

I was told that this was my way to be able to speak to you "one on one", and that I am to answer the question why this proposed place would suit our needs. So, I will try my best to do both of those.

1. Why is this space good for us?

   Because it's available! That may sound tongue in cheek, but we have been looking for a space since January of 2019. It has been very difficult to find a place that we could not only fit but also grow into. It seems that most anyone that has a place big enough to meet those needs wants to sell rather than rent. So, to find a place that is interested in letting us lease is a huge step for us.

2. Growth.

   Like I said before this space is big enough to allow growth (numerical). We have been very happy with the attendance through the summer and hope that as school begins again, we will see a jump in attendance. We currently have an average of between 45 and 50 people on a Sunday. This has been fairly consistent since January. Our biggest spike was Easter with 96 people. This building would allow for those kinds of numbers as well.

3. Mid-week.

   One of the biggest limitations of using the theater is that we are not able to do any mid-week services (Bible study, youth groups, etc.). This proposed place would allow for those kinds of ministries to start and flourish.

4. Set up.

   With a semi-permanent place, we would not have to set up and tear down every week. While we have great volunteers that do an amazing job, this is taxing. Getting a place where we don't have to set up and tear down every week would also allow us to focus on other ministries and really be able to fine tune some of the things we do (such as hospitality and greeting).

We have a very simple but focused vision, to reach the lost and forgotten of Hastings Nebraska. We have three main focuses: College students, families with special needs, and people with pasts. We like to say that we want to be Church as a Verb, not a noun. We want to be a significant part of this community and we try to meet needs as we see them. I feel we bring great value into this community, whether it's by doing the men's bible study at Crossroads, buying chairs for the HPS ISDP classes, or simply by allowing people to come as they are to worship, we love this town and we want to be here.

Pastor of Forge Christian Church: William Tryon

Donald Threewitt

From: william tryon <preachitfly@gmail.com>
Sent: Monday, July 29, 2019 4:19 PM
To: Donald Threewitt
Subject: Parking spaces Forge

After counting spaces in the neighboring business that we have permission to use we have come up with:

The legion has about 45 spots including grass area

The paint parking lot is sitting at about 55 easy.

This along with the current parking at the building would put us at 116 spots give or take. The seating capacity is 166, so this will be ample parking.

Parking agreement between Kucera painting and Forge Christian Church
Mick Kucera

I, Mick Kucera, hereby allow Forge Christian Church to use my lot at

1108 East South Street for parking on Sunday mornings as needed.

Signed Mick Kucera

Parking agreement between American Legion and Forge Christian Church

I, Clark Williams/Commander, hereby allow Forge Christian Church to use our lot at 918 E South ST for parking on Sunday mornings as needed.

Signed [signature]/Date 7/25/19

Forge Christian Church will be responsible for any damage and accidents that occur on the premises during these times.

Signed [signature]/Date 7/25/19

City of Hastings
220 N. Hastings Avenue
Hastings NE 68901

Payee: WILLIAM TRYON

Date: 7/29/2019 Time: 1:13 PM

Receipt Number: DS1 / 88709

Clerk: TERI

ITEM	REFERENCE	AMOUNT
ZONE CUP		
Zoning Fees		350.00
	Total:	350.00
assor	M5731	350.00
	Change:	0.00

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 8/19/2019
File No: 2019-038
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Final plat for Shady Acres Subdivision, a tract of land located in the East 1/2 of the Northwest 1/4 of the Southwest 1/4 and in the East 1/2 of the Southwest 1/4 of the Northwest 1/4, Section 5, Township 7 North, Range 9 West of the 6th P.M. in the City of Hastings, Adams County, Nebraska.

Names of People/Business affected by this action:

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

Why Planning Commission action is required:

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

Type of action requested:

Motion

Suggested motion:

Motion to recommend approval for Shady Acres Subdivision to the City of Hastings, Adams County, Nebraska.

Deadlines associated with action:

This case will be presented for final approval at the regular City Council meeting on September 9, 2019.

Department head comments:

This is a lot split on a rural residential property to provide for a second residential unit.

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.

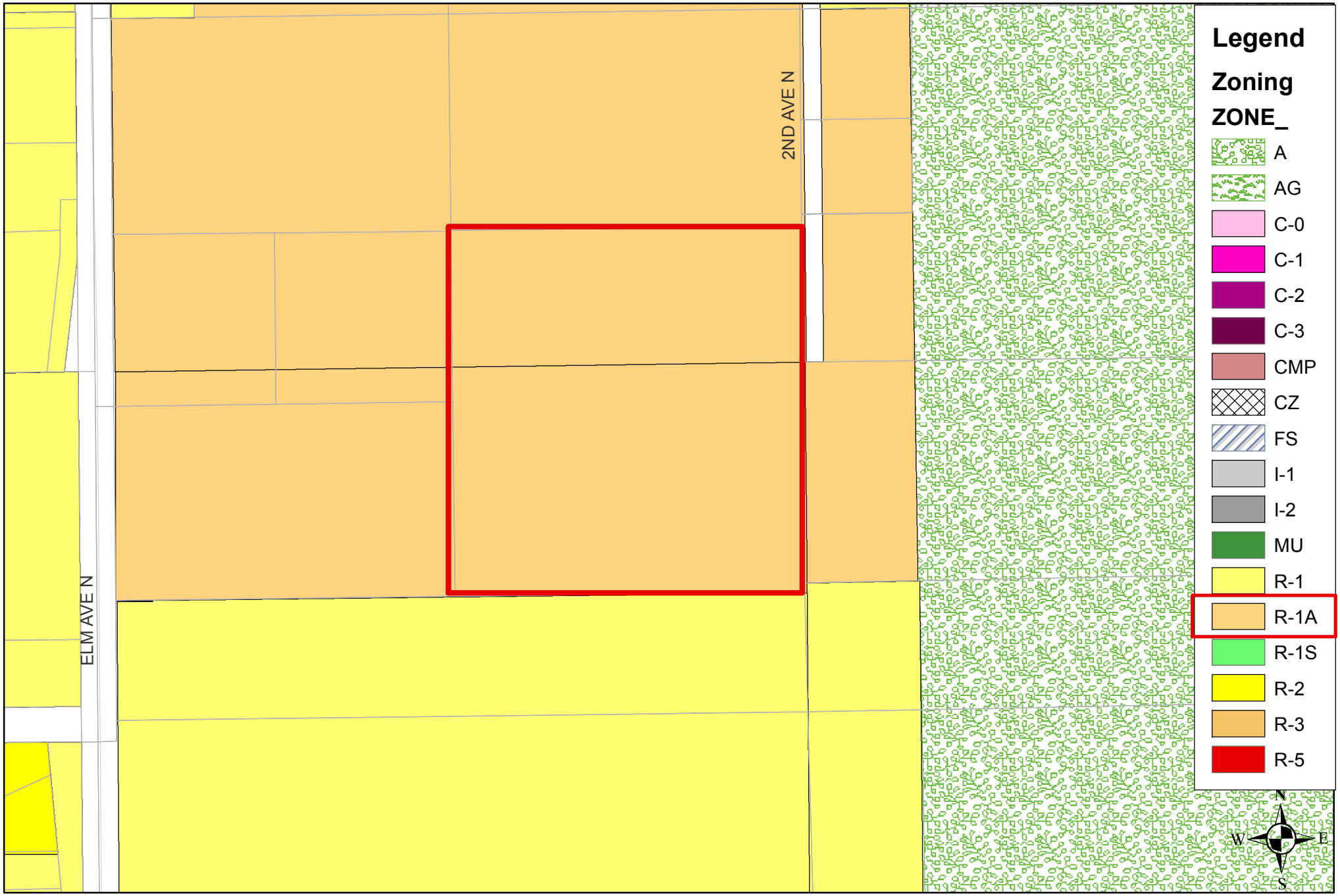
Recommendation:

Shady Acres, Vicinity Map

HASTINGS
DEVELOPMENT SERVICES

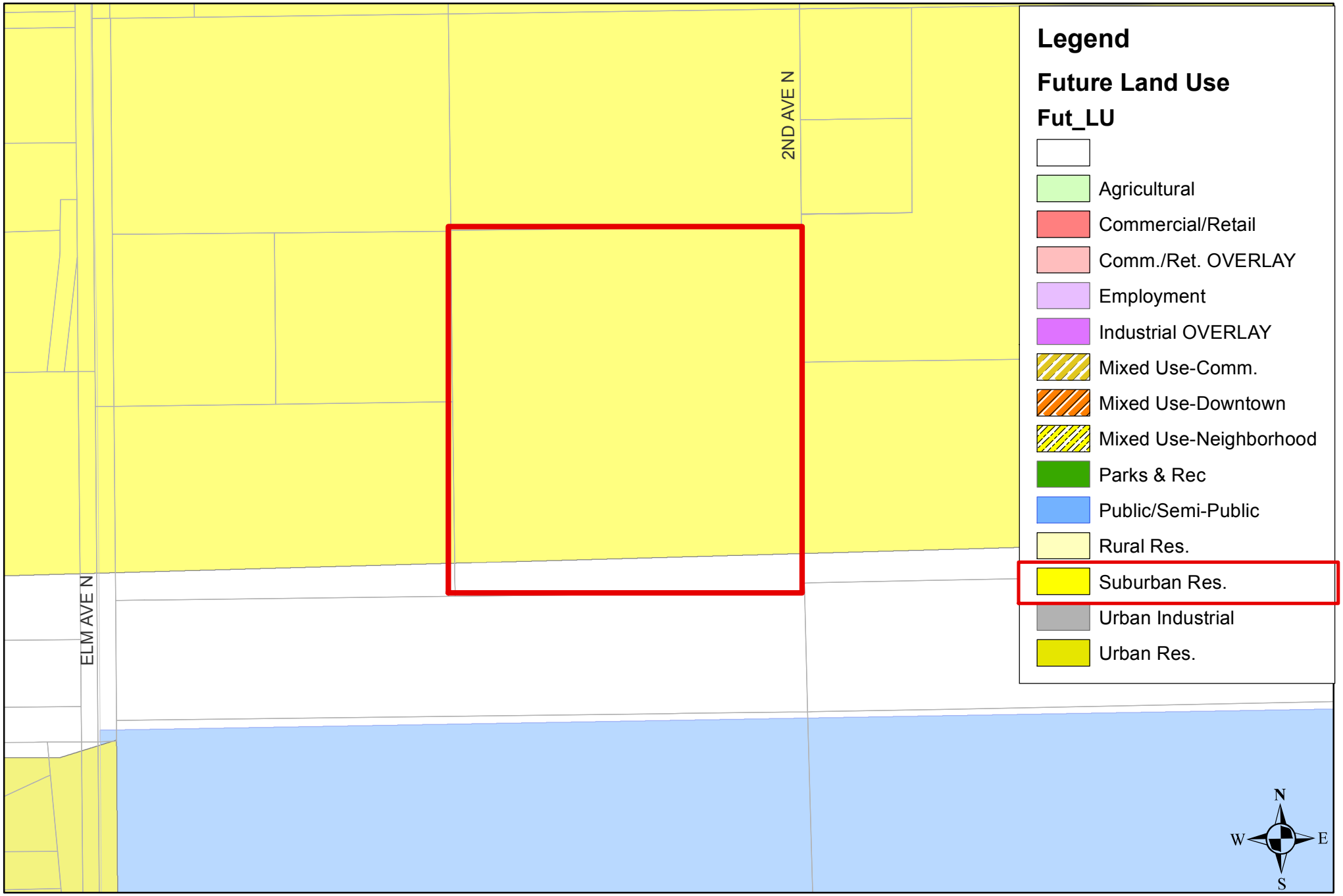
Shady Acres, Aerial Map

HASTINGS
DEVELOPMENT SERVICES



Shady Acres, Zoning Map

HASTINGS
DEVELOPMENT SERVICES



Shady Acres, Future Land Use Map

HASTINGS
DEVELOPMENT SERVICES

SHADY ACRES

A SUBDIVISION OF LAND LOCATED IN THE EAST 1/2 OF THE NW 1/4 OF THE SW 1/4 AND IN THE EAST 1/2 OF THE SW 1/4 OF THE NW 1/4, SECTION 5, TOWNSHIP 7 NORTH, RANGE 9 WEST OF THE 6TH P.M., IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

CORNER TIE:

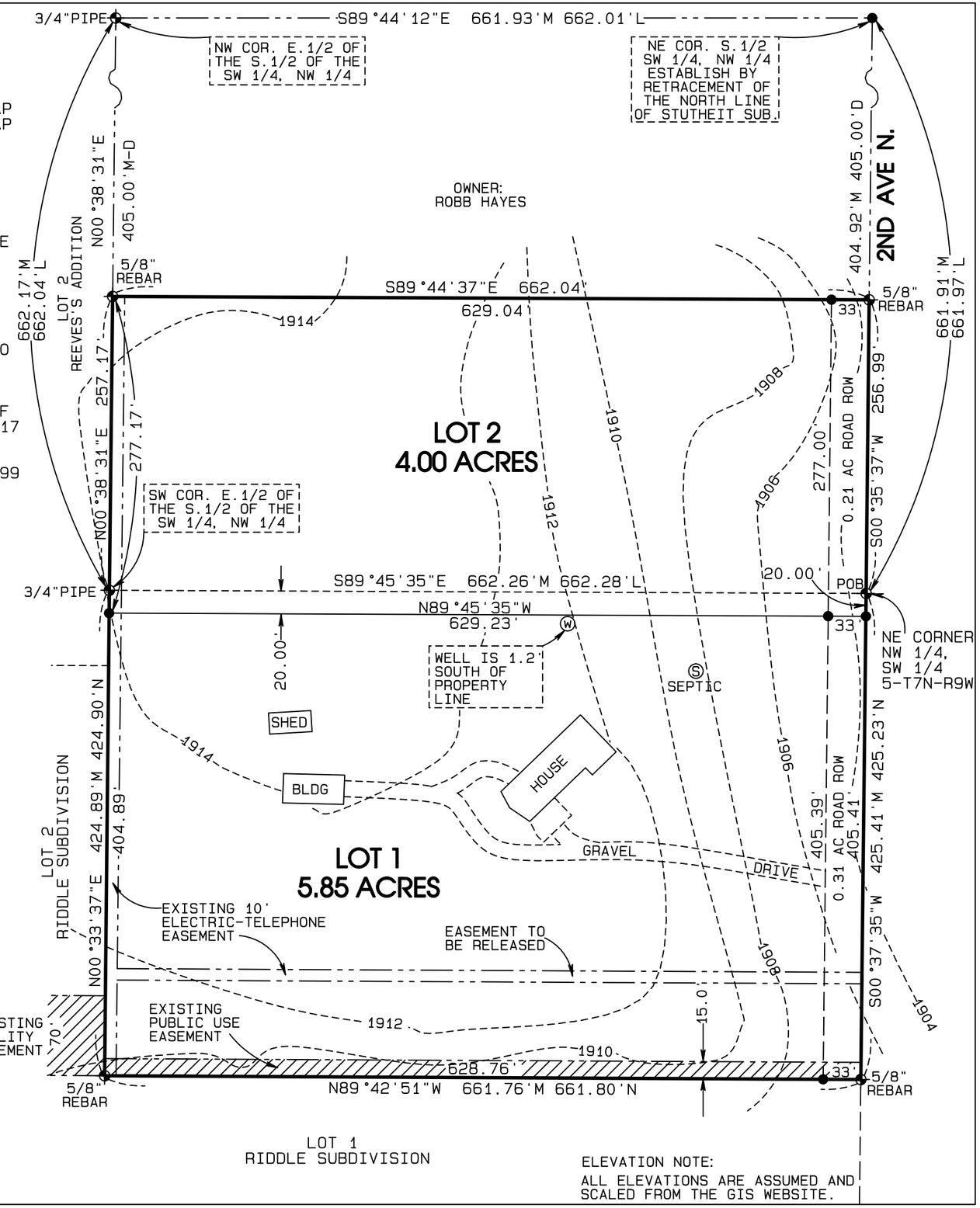
NE CORNER, NW 1/4, SW 1/4
SECTION 5-T7N-R9W
FOUND 1/2" PIPE 0.3' DEEP
S. 20.00' SET 1/2" REBAR W/ LS-783 CAP
SW 38.70' SET 1/2" REBAR W/ LS-783 CAP
SE 95.10' NAIL X P.P.

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 IN SECTION 5, TOWNSHIP 7 NORTH, RANGE 9 WEST, OF THE 6TH P.M., IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, THENCE S00°37'35"W (ASSUMED BEARING) ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 5 A DISTANCE OF 425.41 FEET TO THE NORTHEAST CORNER OF LOT 1, RIDDLE SUBDIVISION, THENCE N89°42'51"W ON THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 661.76 FEET TO THE SOUTHEAST CORNER OF LOT 2 OF SAID RIDDLE SUBDIVISION AND ALSO BEING THE WEST LINE OF EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, THENCE N00°33'37"E ON SAID WEST LINE A DISTANCE OF 424.89 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 5, THENCE N00°38'31"E ON THE WEST LINE OF SAID EAST 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 A DISTANCE OF 257.17 FEET, THENCE S89°44'37"E A DISTANCE OF 662.04 FEET TO THE EAST LINE OF SAID EAST 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, THENCE S00°35'37"W ON THE EAST LINE OF SAID EAST 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 A DISTANCE OF 256.99 FEET TO THE POINT OF BEGINNING, CONTAINING 10.37 ACRES MORE OR LESS, OF WHICH 0.52 ACRES IS BEING OCCUPIED AS PUBLIC ROAD RIGHT OF WAY.

FLOODPLAIN INFORMATION:

NO PORTION OF THE PROPERTY LEGALLY DESCRIBED ON THE PLAT HEREON FALLS WITHIN THE CONFINES OF THE SPECIAL FLOOD HAZARD AREAS AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND FIRM MAP COMMUNITY PANEL NUMBER 31001C0176C, EFFECTIVE JULY 5, 2018.



ELEVATION NOTE:
ALL ELEVATIONS ARE ASSUMED AND SCALED FROM THE GIS WEBSITE.

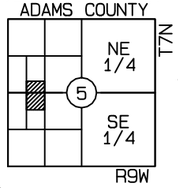
SHEET 1 OF 2
SCALE 1"= 100'

G.P.S.PROJECT # 047-2019

LEGEND :
D-DEED DISTANCE
M-MEASURED DISTANCE
L-LYLE DAVIS 1986
N-RONALD NISSEN 1993
P-PLATTED DISTANCE
G-GOVERNMENT DISTANCE
FOUND 5/8" REBAR UNLESS NOTED OTHERWISE
CALCULATED POINT
SET 1/2" X 24" REBAR WITH BLUE LS-783 CAP UNLESS NOTED OTHERWISE

NEBRASKA REGISTERED LS-783 LAND SURVEYOR JOSHUA E. GRUMMERT

VICINITY SKETCH
ADAMS COUNTY



CURRENT AND FUTURE ZONING:

(R-1A) SINGLE FAMILY LARGE LOT RESIDENTIAL DISTRICT

CURRENT OWNER:

JOEL AND DAWN EBERLE

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 10TH DAY OF JUNE, 2019.

JOSHUA E. GRUMMERT | LS-783

ASSUMED BEARING

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

OWNERS CERTIFICATE AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT JOEL A. AND DAWN A. EBERLE HUSBAND AND WIFE, BEING THE OWNERS 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"SHADY ACRES"A SUBDIVISION WITHIN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, LOCATED IN THE WEST 1/2 OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 9 WEST OF THE SIXTH P.M., ADAMS COUNTY NEBRASKA, AND THAT SAID SURVEYING, SUBDIVIDING, PLATTING AND DESIGNATION WAS DONE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNERS. BE IT FURTHER KNOWN, THAT SAID OWNERS DO HEREBY DEDICATE ALL STREETS AND EASEMENTS SHOWN ON THE PLAT TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

SIGNED THIS _____ DAY OF _____, 2019.

_____ _____
JOEL A. EBERLE DAWN A. EBERLE

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 _____, 2019.

_____ _____
JOEL A. EBERLE DAWN A. EBERLE

ACKNOWLEDGEMENT:

STATE OF NEBRASKA }
}SS
COUNTY OF ADAMS }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2019, BY JOEL A. AND DAWN A. EBERLE, HUSBAND AND WIFE.

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

_____ {SEAL}
NOTARY

CITY ENGINEER'S APPROVAL:

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

_____
CITY ENGINEER

MAYOR AND CITY COUNCIL ACTION:

THIS PLAT OF SHADY ACRES, A SUBDIVISION WITHIN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, IS HEREBY

_____, DATED THIS _____DAY OF _____ , _____.

_____ _____
MAYOR CITY CLERK

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 PLANNING COMMISSION RECOMMENDATION:

THIS PLAT OF SHADY ACRES, A SUBDIVISION WITHIN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, HAS BEEN SUBMITTED TO AND REVIEWED BY THE CITY PLANNING COMMISSION FOR APPROVAL AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, WITH

THE RECOMMENDATION THAT SAID PLAT BE _____AS PROPOSED

DATED THIS _____ DAY OF _____ , _____ .

_____ _____
CHAIRMAN DIRECTOR

REGISTER OF DEEDS CERTIFICATE:

STATE OF NEBRASKA}
} SS
COUNTY OF ADAMS }

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

DATE: _____ TIME: _____

INSTRUMENT NO.: _____

_____
REGISTER OF DEEDS