

HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Monday, August 15, 2016 at 4:00 PM in the City Building, 220 North Hastings Avenue, City Council Chambers, Hastings, Nebraska.

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 5, 2016. 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.
6. Approval of Minutes
 - a. Meeting of July 18, 2016
7. Special Order of Business
8. Fire and Emergency Services Comments
9. Unfinished Business
 - a. Continued Applications - None
 - b. Tabled Applications - None
 - c. Postponed Applications - None
 - d. Unfinished Applications - None
10. Public Hearings.
 - a. **2016-028.** Conditional Use Permit for a Public Utilities Plant.
 - b. **2016-029A.** Land Use Map Amendment for Lyman-Richey Property
 - c. **2016-029B.** Rezoning for Lot 1, Lyman-Richey Subdivision
 - d. **2016-030A.** Land Use Map Amendment for property at South Lexington Avenue and West F Street
 - e. **2016-030B.** Rezoning property at South Lexington Avenue and West F Street.
 - f. **2016-031.** Rezone North Highland Road one-half mile north of West Lochland Road.

Planning Commission Agenda

August 15, 2016

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11. Subdivisions

- a. **2016-032.** Preliminary and Final Plat, Lyman-Richey Subdivision
- b. **2016-031.** Preliminary and Final Plat of Bruntz Subdivision.

12. Reports

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

Adjourn

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Monday, July 18, 2016

Pursuant to due call and notice thereof, a meeting of the Hastings Planning Commission was conducted in the City Building, 220 North Hastings Avenue, City Council Chambers, Hastings, Nebraska, on July 18, 2016.

The meeting was called to order at 4:00 p.m. by Chair Napier with the following members present: Keith Napier, Dale Hamburger, Paul Hamelink, Dave Johnson, Corey Stutte, Chuck Rosenberg. Absent: Sandra Shutt, Marshall Gaines, Lou Kully.

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

Moved by Paul Hamelink, seconded by Corey Stutte to adopt the current agenda for the Planning Commission meeting. Roll Call: Ayes: Keith Napier, Chuck Rosenberg, Dale Hamburger, Paul Hamelink, Corey Stutte, Dave Johnson. Nays: None. Absent: Marshall Gaines, Lou Kully, Sandra Shutt. The motion carried.

Chair Napier read the Public Notice – Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, July 15, 2016. 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 Dave Johnson, seconded by Dale Hamburger to approve the minutes of June 20, 2016. Roll Call: Ayes: Keith Napier, Chuck Rosenberg, Dale Hamburger, Paul Hamelink, Corey Stutte, Dave Johnson. Nays: None. Absent: Marshall Gaines, Lou Kully, Sandra Shutt. The motion carried.

9. PUBLIC HEARINGS.

9.a. 16-026. Request from Pastor Rev Elder Barahona for a Conditional Use Permit to locate and operate a church at 1609 North Kansas Avenue.

City Planner Lance Lang stated a church is allowed in any zoning district but requires a Conditional Use Permit. Off-street parking is a requirement. This building takes up the entire lot of Lot 2, Dowd's Subdivision. Parking ratio is one space to each three parishioners. There is virtually no parking on the same lot as the church. City property is located around the building. There is a city-owned parking lot to the south and right-of-way by the underpass is also city owned. There are about 45 spaces, including one handicapped space. There has been no record of any prior agreement for previous tenants to use the parking but they have historically used it. Hastings Municipal Code Section 34-308 refers to public parking credits. Public parking within 600 feet of any lot line may be credited at a rate of one credit for every three public parking spaces. At this time the church only needs about 15 stalls but there is enough parking to accommodate for the long term. Staff recommends approval subject to parking credits.

Moved by Dale Hamburger seconded by Chuck Rosenberg to approve 16-026. Roll Call: Ayes: Keith Napier, Chuck Rosenberg, Dale Hamburger, Paul Hamelink, Corey Stutte, Dave Johnson. Nays: None. Absent: Marshall Gaines, Lou Kully, Sandra Shutt. The motion carried.

9.b. 16-027. Street Vacation Request from Ron Wissing of Johnson Concrete Products to vacate part of East "C" Street right-of-way.

Lang stated the Hastings Fire Department reviews all Planning Commission submittals. Linda Waldron provided a memo that the Department has no concerns for either item on today's agenda.

Lang stated this is a street vacation in the 100 block of East "C" Street, from South Pine Avenue east to the railroad tracks. It is 70' in width, lying between Block 6 and 9 of M.J. Smith's Addition. It is being used for outdoor storage, currently for PVC pipe. This vacation would legitimize the use of the entire right-of-way to increase the amount of outdoor storage. The applicant stated that he has been paying the City to lease the right-of-way for storage. The applicant also indicated they may want to build a building north of "C" Street. Staff recommends approval subject to reserving the vacated area for future public utilities easements.

Paul Hamelink asked about the utility easements and the proposed new building.

Lang state north of the right-of-way and still be available for use for a proposed building since the building will be off of the right-of-way.

Ron Wissing, Johnson Concrete Products, 109 E. "B" Street. A building to the north of "C" Street is proposed. Mr. Wissing stated a sewer line is going down the middle of C Street. The sewer serves only Johnson Concrete Products.

Moved by Corey Stutte seconded by Dale Hamburger to approve 16-027. Roll Call: Ayes: Keith Napier, Chuck Rosenberg, Dale Hamburger, Paul Hamelink, Corey Stutte, Dave Johnson. Nays: None. Absent: Marshall Gaines, Lou Kully, Sandra Shutt. The motion carried.

11.c. - Staff Report

Ad hoc Committee did not meet in June.

Moved by Chuck Rosenberg seconded by Dale Hamburger to adjourn. Roll Call: Ayes: Keith Napier, Chuck Rosenberg, Dale Hamburger, Paul Hamelink, Corey Stutte, Dave Johnson. Nays: None. Absent: Marshall Gaines, Lou Kully, Sandra Shutt. The motion carried.

Chairman

Department: Development Services
Staff Contact: Lance Lang, City Planner
Planning Commission Meeting Date: 08/15/2016
File No: 2016-028
Prepared By: Lance Lang, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

Request to approve a Conditional Use Permit for a Public Utilities Plant for the Hastings Utilities Aquifer Storage and Restoration Water Treatment Plant on property described as follows:

Lot 1, Wellfield 2nd Addition in the Northeast Quarter of Section 2, Township 7, Range 10 West of the 6th P. M., City of Hastings, Adams County, Nebraska, containing 23.58 acres, more or less.

Names of People/Business affected by this action:

Neighboring property owners. Community-wide benefit for potable water.

Why Planning Commission action is required:

By state law, the Planning Commission must hold a public hearing, taking into account any public testimony regarding the Conditional Use Permit, prior to making a recommendation to the City Council.

Type of action requested:

Resolution

Suggested motion:

Deadlines associated with action:

Anticipated construction start in September or October.

Department head comments:

Hastings Utilities has been working with several partnering agencies for many years to develop a water sustainability project to address nitrate contamination of water for Hastings, the Village of Trumbull and Clay County SID # 1. This project is known as the Aquifer Storage and Restoration Project (ASR) and consists of five components that can be used in combination to address the nitrate concern.

1. Aquifer injection
2. Dual pumping
3. Focused water treatment
4. Irrigation management
5. Water storage and blending

The third component for water treatment is the focus of this request for a Conditional Use Permit (CUP). Code requires a CUP for use types identified as “Public Utilities Plants” in AG, I-1, and I-2 zoning districts and Staff has determined that the reverse osmosis facility proposed by Hastings Utilities is best categorized as this type of land use. The property is zoned AG, Agricultural (see Exhibit ‘C’). The proposed location at West 26th Street and North Baltimore Avenue is shown on Exhibits ‘A’ and ‘B’.

The property is currently being farmed. The water treatment plant will consist of a single block and brick building approximately 60 feet by 100 feet in size. The building will house three RO operating units with the ability to treat 2.59 million gallons of water per day with space for a fourth future unit. Additional buildings may be added in the future if additional treatment is required. Additional facilities will require an amendment to this CUP or a new permit. Construction is expected to begin in late September to mid-October with completion in late spring 2017. Hastings Utilities has provided detailed supplemental attachments explaining the project and addressing all operational impacts such as traffic, noise, security, etc. See attachments.

Staff recommends approval of the Conditional Use Permit for Hastings Utilities to locate and operate a Public Utility Plant for the purposes of water treatment at this location.

Recommendation:

Staff recommends approval of the Conditional Use Permit for Hastings Utilities to locate and operate a Public Utility Plant for the purposes of water treatment at this location.



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

"PUBLIC UTILITIES PLANT" USE TYPE

Project Name: Hastings Utilities; Aquifer, Storage and Restoration ProjectProject Address: 26th and North Baltimore Avenue Within City Limit ☒ Yes ☐ NoExisting Zoning: Major Institutional and Civic Use ^{AG} Proposed Zoning / Use: AGExisting Comprehensive Plan Designation: Major Institutional and Civic Uses Gross Area: 23.58 AcresLegal Description: Well Field 2nd Addition; Part of N 1/2 of NE 1/4, Section 2, Number of Lots: 1
T-7-N, R-10-W

APPLICANT INFORMATION

Applicant: Hastings Utilities/ City of Hastings, NE Company: _____Address: 1228 North Denver Avenue Tel: 402-463-1371 Fax: 402-462-3666City: Hastings State: NE Zip: 68901 Email: mstange@hastingsutilities.comProperty Owner: Hastings Utilities/ City of Hastings, NE Company: _____Address: 1228 North Denver Avenue Tel: 402-463-1371 Fax: 402-462-3666City: Hastings State: NE Zip: 68901 Email: mstange@hastingsutilities.comKey Contact: Marty Stange, Environmental Supervisor Company: _____Address: 1228 North Denver Avenue Tel: 402-462-3651 Fax: 402-462-3666City: Hastings State: NE Zip: 68901 Email: mstange@hastingsutilities.com

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

Oliver W. Meyer
Property Owner Signature

7/19/2016
Date

Marty Stange
Applicant Signature

7/19/2016
Date

DEPARTMENTAL USE ONLY

Fees: \$300.00

Receipt No. _____

Accepted by Staff: _____ Case No. _____

Signature



Date: July 19, 2016

Mr. Lance Lang
City Planner
City of Hastings, Development Services
220 North Hastings Avenue
Hastings, NE 68901

Re: Request Conditional Use Permit for the Construction of the
North Baltimore Water Treatment Plant - Reverse Osmosis Treatment Facility
Project is Located in the North Central portion of the Well Field Second Addition,
Part of the N $\frac{1}{2}$ of the NE $\frac{1}{4}$, Section 2, T-7_N, R-10-W
Hastings Utilities Aquifer Storage and Restoration Project

Dear Mr. Lang:

Hastings Utilities is requesting a Conditional Use Permit be approved for the Well Field Second Addition as noted above. Please find attached a project narrative, project application, and project site plan with building elevation views.

The proposed improvement is a single 58'-8" by 98'-0" Block/Brick Building to house reverse osmosis treatment equipment. The treatment facility will be able to treat 2.59 million gallons of water per day based upon 3 operating units. Space is provided for a future fourth unit with a capacity of 0.86 million gallon per day.

Hastings Utilities is developing the Hastings Aquifer Storage and Restoration (ASR) Project to address the nitrate contamination of our drinking water supply. An ASR project summary is attached for your review. The proposed water treatment facility is an integral part of this entire project.

Please see attached drawings showing the exterior view of the water treatment building. Also attached is a drawing showing the location of the North Baltimore Water Treatment Plant. The proposed facility is one of several buildings that could be constructed if additional treatment is needed. The most likely building to be constructed in the near future is a similar sized building to be located directly west of the proposed Reverse Osmosis facility. The building would be used to remove uranium from the extracted groundwater prior to treatment by the Reverse Osmosis facility. An additional conditional use permit would be requested for this building if needed.

The water treatment plant is an unmanned facility with remote operations from the North Denver Station control room. During start up, cleaning and emergency conditions the facility can be manned. A local control room with sanitary facilities is provided.

The equipment and process is designed to meet or exceed the Recommended Standards for Water Works (10 State Standards), the Nebraska Department Health and Human Services regulations and guidelines established by the American Water Works Association.

The following a summary site analysis and operational considerations that may be relevant to the approval of the conditional use permit.

1. **Project Schedule** The construction of the Reverse Osmosis building is expected to begin in late September to mid-October. The plan is to have foundation work completed before winter temperatures restrict concrete work. The construction is expected to be completed by late spring of 2017. Start up and commissioning of the equipment would occur during the summer of 2017.
2. **Geological and Site Investigations** With regards to the preparation of the plans and specification a geological investigation was completed by Geotechnical Services Inc. The site was found to be acceptable for standard foundation construction practice.
3. **Environmental Site Evaluation** A site Environmental Audit was completed by Geotechnical Services Inc. and found the site not to have any environmental issues less the under lying nitrate contamination for which this project is being considered.
4. **Traffic Impacts** The site is accessed via the closed 26th street county roadway. A discussion was held with Dawn Miller, Adams County Highway Department to determine the status of the street. Once the status determined and if necessary an easement will be granted to the City of Hastings for the entire county road right of way. The plan is for Hastings Utilities to maintain the roadway. Plans are being considered for the paving of this roadway. Initially the roadway will remain a rock surface until construction is completed and heavy truck traffic is reduced.

Additional traffic will be realized with the operation of the water treatment equipment. This is estimated at one to two additional pickup trucks or 1-ton trucks accessing the site on a daily basis. Some chemical supplies will be needed to operate this plant. This is estimated at one delivery per month via a standard (straight) truck.

During the project construction traffic will increase to allow for delivery of construction materials, labor and construction equipment.

At times emergencies or unforeseen equipment malfunctions may necessitate work to be done during weekends, night time or holidays. With good maintenance and operation of the equipment this should be kept to a minimum.

5. **Construction Activities** The project specifications require that construction be limited to normal day time hours of 6:00 am to 7:00 pm. It also restricts construction activities to Monday through Saturday. No work will be permitted on Holidays unless it is an emergency.

Architecture The building will be constructed of brick and block. The brick color and style will match Well 26 located at the northeast corner of North Baltimore Avenue and the UPRRR crossing. The following photo is of Well 26. This is also the same brick style and color as found at Well 27, 33 and other wells recently construction by Hastings Utilities. The building has been designed to fit with the potential residential use of the area.



6. **Landscaping** No additional tree or shrub plants is proposed as the building will be located south of the existing tree line bordering the south side of 26th street. The project will utilize xeriscape plantings to reduce the use of irrigation.
7. **Noise** The water treatment equipment as noted above is located inside of a block / brick building. Some exterior noise will be heard as it relates to exhaust fans and HVAC equipment. With respect to the exhaust fans the noise level will be similar to that found at our municipal wells. These exhaust fans will run intermittently. The external HVAC equipment has an expected noise level of 84 dBa. A conversation is typically 65 dBa. This equipment will also operate intermittently. Currently no house other residential structures are located within approximately one quarter mile of this site.

8. **Lighting** Some exterior building lighting is provided to allow for night time work during emergencies. All exterior lighting has been designed to comply with Dark Sky Standards. Security lighting will be kept to a minimum.
9. **Security** As noted above security lighting is being kept to a minimum. Other security measures are be taken to protect the water treatment facilities. This includes locks and alarms.
10. **Storage and Lay down areas** Construction of the water treatment facility has sufficient space for construction equipment and storage of building materials.
11. **Storm Water Protection** A storm water protection plan will be prepared and enforced. The plans as proposed provides for silt fence to capture runoff from the project site. The project being located at the top of the hill will require encircling most of the site with silt fence. This will be included in the plans and specification for the building construction.
12. **Chemical Storage and Handling** Chemicals to be used include chlorine, acid and surfactants. Chlorine will be provided by the use of sodium hypochlorite solution. This is similar to chlorine bleach. Chlorine bleach has a chlorine content of 5.5%. The chlorine solution to be used is industrial strength at 12%. Sulfuric or hydrochloric acid solution will be used to assist in the removal of calcium precipitation (water hardness) within the osmosis membranes. This will be an acid strength similar to muriatic acid used to clean concrete surfaces. Surfactants are soap like products used to clean the membranes. The surfactants are mixtures that may contain phosphates and other cleaning chemicals.

The water treatment plant will require small quantities of liquid chlorine, acid and surfactants to clean the osmosis membranes. The quantities will consist of 55 gallon drums of each solution. Total chemical storage for these items is less than 300 gallons (5 drums). The chemicals will be stored and secured within the building. Spill prevention procedures and equipment will be utilized to prevent and contain any spills.

The building is provided with floor drains that will be connected to the sanitary sewer system. Spills that could occur outside of the building containment system are associated with the delivery and transport of chemicals into the building. The design of the site paving as proposed will allow for diking and containment of spills prior to runoff into the storm sewer system.

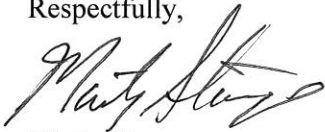
Provisions are being made to provide for the addition of Sodium Hydroxide. Sodium Hydroxide may be added to the clean water prior to injection into the aquifer. This is being proposed to insure the injected water is stable and does release metals found in the aquifer sands and gravels. Sodium Hydroxide is used to raise the water pH so that it is alkaline (>7.0 pH) and thus not acidic. A storage tank would be constructed outside of the building to receive the chemical. If the storage tank is constructed it will be provided a concrete

secondary containment structure to reduce spills and to contain leaks. This equipment is not planned to be constructed unless future testing indicates it is needed to insure proper water quality.

This facility will be included in the Hastings Utilities Spill Prevention and Countermeasure Plan.

Please contact me if you have any questions. I will be available to review this Conditional Use Permit request at your convenience.

Respectfully,

A handwritten signature in black ink, appearing to read "Marty Stange". The signature is fluid and cursive, with the first name "Marty" and last name "Stange" clearly distinguishable.

Marty Stange,
Environmental Supervisor

Executive Summary

The Hastings Aquifer Storage and Restoration (ASR) Project along with the implementation of the Hastings Wellhead Nitrogen Management Plan is being developed to provide a sustainable supply of potable water for the City of Hastings and its wholesale customers. This includes the Village of Trumbull and Clay County SID #1. The City of Hastings is in a position to become a rural water supplier for nearby water systems as the need arises due to regulatory or capacity issues.

The issues facing the City of Hastings and the surrounding communities are nitrates and uranium. Groundwater contamination is extensive as many areas are above the Safe Drinking Water Maximum Contaminate Level (MCL) of 10 mg/l (ppm) for Nitrates and 30 ug/l (ppb) for Uranium. This contamination is shown in the attached maps titled 2015 Nitrate Map and 2015 Uranium Map. Some areas have nitrates levels 7.5 times the MCL and Uranium levels 10 times the MCL.

The City of Hastings has been working with University of Nebraska - Lincoln, the Little Blue Natural Resources District, the Upper Big Blue Natural Resources District, the Nebraska Department of Environmental Quality, the Nebraska Department of Health and Human Services, and the University of Nebraska – Lincoln County Extension to define the problem and develop a solution. A Wellhead Protection Plan was developed with public participation. The Wellhead Protection Committee defined the solution to the nitrate problem as a long term solution to address the nitrate legacy issue and the short term solution to provide potable water for the City of Hastings.

This project is being developed in concert with the implementation of the Hastings Wellhead Nitrogen Management Plan. The Hastings Wellhead Nitrogen Management Plan and the Hastings ASR Project collectively address the long term and short term issues regarding nitrates and uranium contamination in the Hastings aquifer. The Hastings Wellhead Nitrogen Management Plan requires training and reporting related to nitrogen fertilizer application.

The short term issue facing the City of Hastings (pop. 25,000) is to secure a sustainable supply of potable water. To secure a source of sustainable potable water the Hastings Aquifer Storage and Restoration (ASR) Project is being developed. This is estimated to cost of \$45,911,000 (2013\$) as compared to conventional water treatment at an estimated cost of \$72,300,000 (2010\$)

The Hastings ASR Project consists of five components that provide cost savings as compared to conventional treatment. These components are more specifically described as follows:

1. **Aquifer Injection:** Clean water generated by the extraction well and produced by the water treatment plant will be injected up gradient of the existing municipal water supply wells to provide a

supply of potable water. By design, some high nitrate water will enter this injection zone. The amount of low nitrate water will be regulated to insure the water captured by the municipal wells is potable.

2. Dual Pumping: It has been shown through various testing and pilot studies that nitrates tend to float on top of the aquifer. This is consistent with the understanding that water recharge from the Platte River (approximately 50% of total recharge) is typically low in nitrates but the groundwater recharge that occurs between the Platte River and the Hastings Municipal Well Field is the mechanism by which nitrates enter the aquifer. The Dual Pumping component is the installation of two or more pumps in one well casing. The pumps are set at different levels to capture the higher nitrates found at the top of the well as compared to the bottom of the well. This separation reduces the amount of water to be treated. Containment wells will be constructed to reduce the amount of high nitrate water entering the capture zone of the existing wells municipal water supply wells.

3. Focused Water Treatment: Water treatment will utilize Reverse Osmosis Technology. The goal is provide a supply of water lower in nitrates and uranium that can be injected back into the aquifer. This water will still retain some of the hardness and alkalinity which will provide a stable water that does not promote the release of metals found in the aquifer geology. Uranium will be removed using ion exchange as needed. No wastewater is generated by this process except for periodic cleaning and maintenance. This focused treatment reduces generation of wastewater. Much of the wastewater generated will be sent to irrigation for beneficial use.

4. Irrigation Management: The land lying over the injection zone is used for agricultural production. The existing irrigation wells would utilize the potable water. In an effort to protect the use of the water for potable use the high nitrate waste water generated by the containment wells and treatment plant will be used for irrigation in lieu of pumping more groundwater. The treatment system will run continuously and thus a water storage facility will be built to store water until it is needed for irrigation. Plans are to expand this irrigation potential to the adjacent city parks. This has benefit of reducing the potable water demand and beneficially using the high nitrate water.

5. Water Storage and Blending: The water distribution has been constructed to allow water to be collected from several municipal wells and transported to the treatment plant site. This then allows for the blending of waters from the various wells to maintain potable levels of contaminants. Water storage will be provided to meet maximum day demands as needed. This component of the ASR Project is the final phase and will not be installed until needed. The expectation is that the ASR system and water treatment will be sufficient to provide a sustainable potable water supply.

The City of Hastings has been researching and studying this issue for 20 years. As recently as 1997, the overall nitrate concentration within the potable water distribution system was 4.7 parts per million (ppm). Now, the average concentration has risen to more than eight ppm. If the system's supply reaches ten ppm, the water can no longer be consumed by humans.

The innovative approaches being used by this project will not only save an estimated \$29 million, they very likely will be a possible solution for many other communities and water systems within the State of Nebraska to use to tackle the very same challenges being faced by the City of Hastings. The information and knowledge gained by this approach will be freely shared with any interested parties within the State.

This project was originally identified by the Nebraska Water Task Force as one of the reasons that the Nebraska Legislature should begin funding water sustainability projects within the State. The issues being faced by the City of Hastings are not unique. The same issues face many other communities and water suppliers in Nebraska.



Hastings Utilities

Hastings ASR Project Summary

The City of Hastings, NE is currently experiencing an increase in nitrate contamination of its water supply. Nitrate contamination has been found throughout the local aquifer extending as far west as the Platte River. The local groundwater aquifer is recharged from Platte River flows and infiltration of lands located between the Platte River and the City of Hastings. To provide for a long term reliable supply of potable water for the City of Hastings, Hastings Utilities is developing an Aquifer Storage and Restoration Project. This project combines several water management options which include Dual Pumping, Focused Water Treatment, Irrigation Reuse and Management, Aquifer Storage and Restoration, and Blending and Storage.

- I. The dual pumping operation will separate nitrate contaminated water within an operating well. This is accomplished by installing two or more pumps in a well and skimming the top water off which has the higher levels of nitrates. Currently a tri-plex pump configuration is being developed to improve recovery efficiency.

These wells will serve as groundwater containment wells. The operation of the containment well will reduce the movement of nitrates into the existing municipal water supply wells.

- II. The water treatment will be limited to the high nitrate waters removed from the containment wells. This limits the amount of treatment required thus significantly reducing capital and operating expenses.
- III. Wastewater generated by the water treatment system and high nitrate water captured by the dual pumping wells will be used for agricultural and park irrigation. This is being done to beneficially reuse the high nitrate waters in lieu of discharge to the stream. This provides for conservation of our water supply.

- IV. Aquifer Storage and Restoration is the process of injecting clean water into the aquifer. The water used for this process will consist of clean water from the containment wells and treated water from the water treatment system. This water is injected into the aquifer up gradient of the municipal water supply wells. This clean water provides for dilution of the existing nitrates found in the capture zone of these wells. This process allows the existing municipal water supply wells to continue functioning thus reducing the need to replace existing infrastructure.
- V. If necessary blending of water from the production wells will be used to insure the water provided by the municipal water system meets potable standards. Blending will be coupled with above ground water storage and a pump station to meet daily demands of the city.

The estimated cost for water treatment is \$75,000,000 for the City of Hastings. The Aquifer Storage and Restoration Project is estimated to cost \$46,000,000.

Please refer to the attached drawing for the location of the various Aquifer Storage and Restoration components.

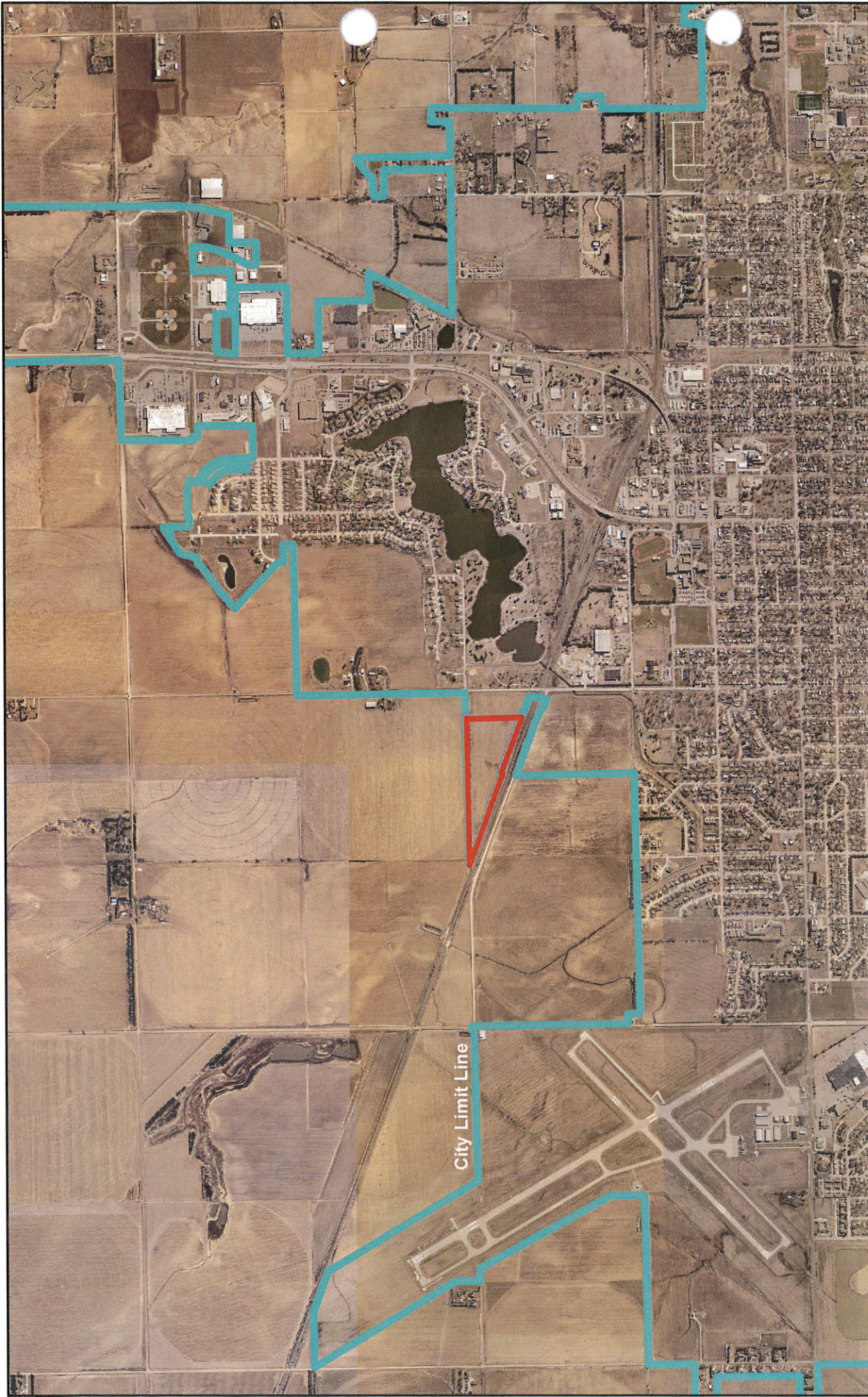


Exhibit 'A' - Vicinity Map

City of Hastings

This map is for illustration only.

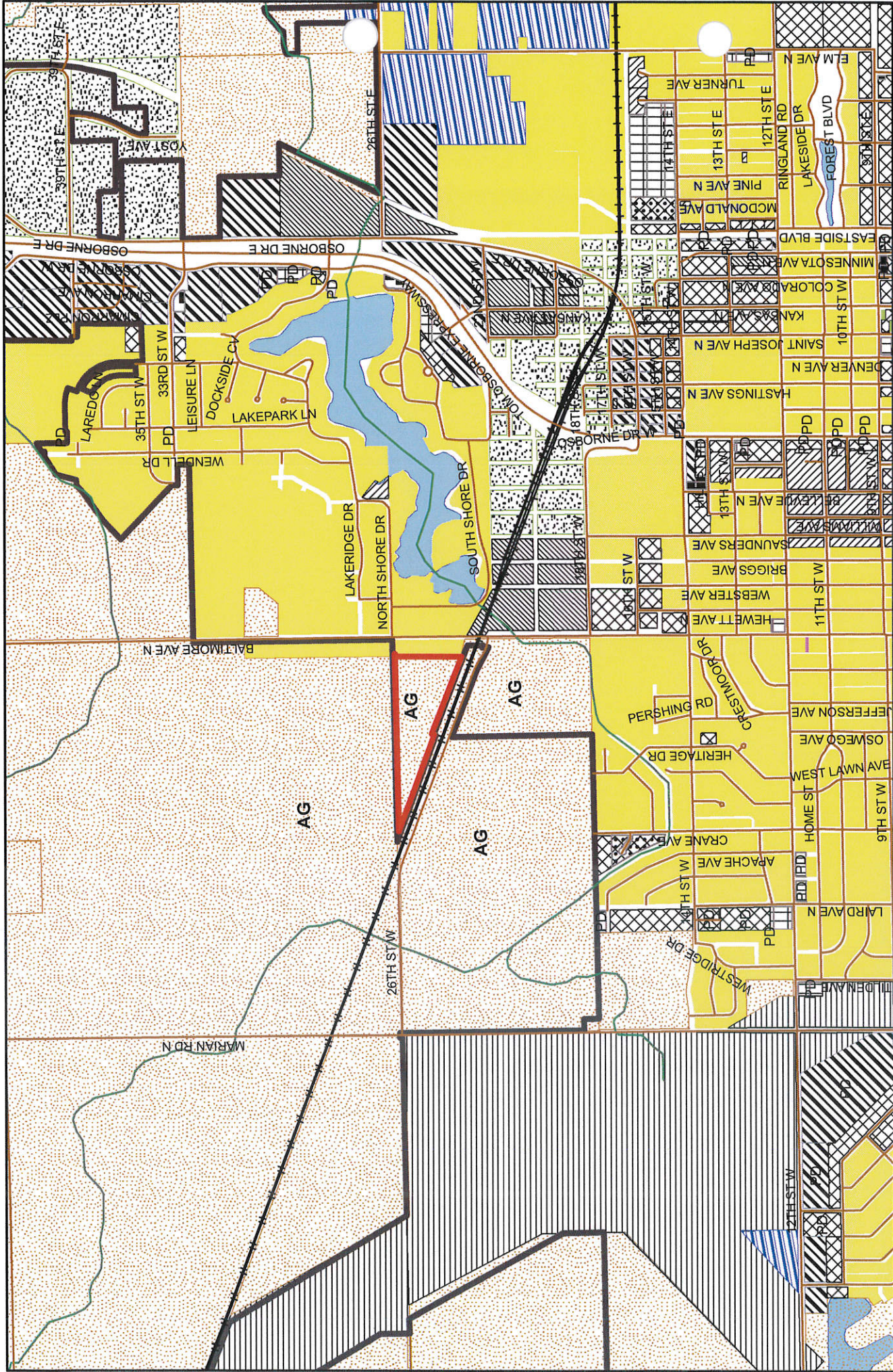
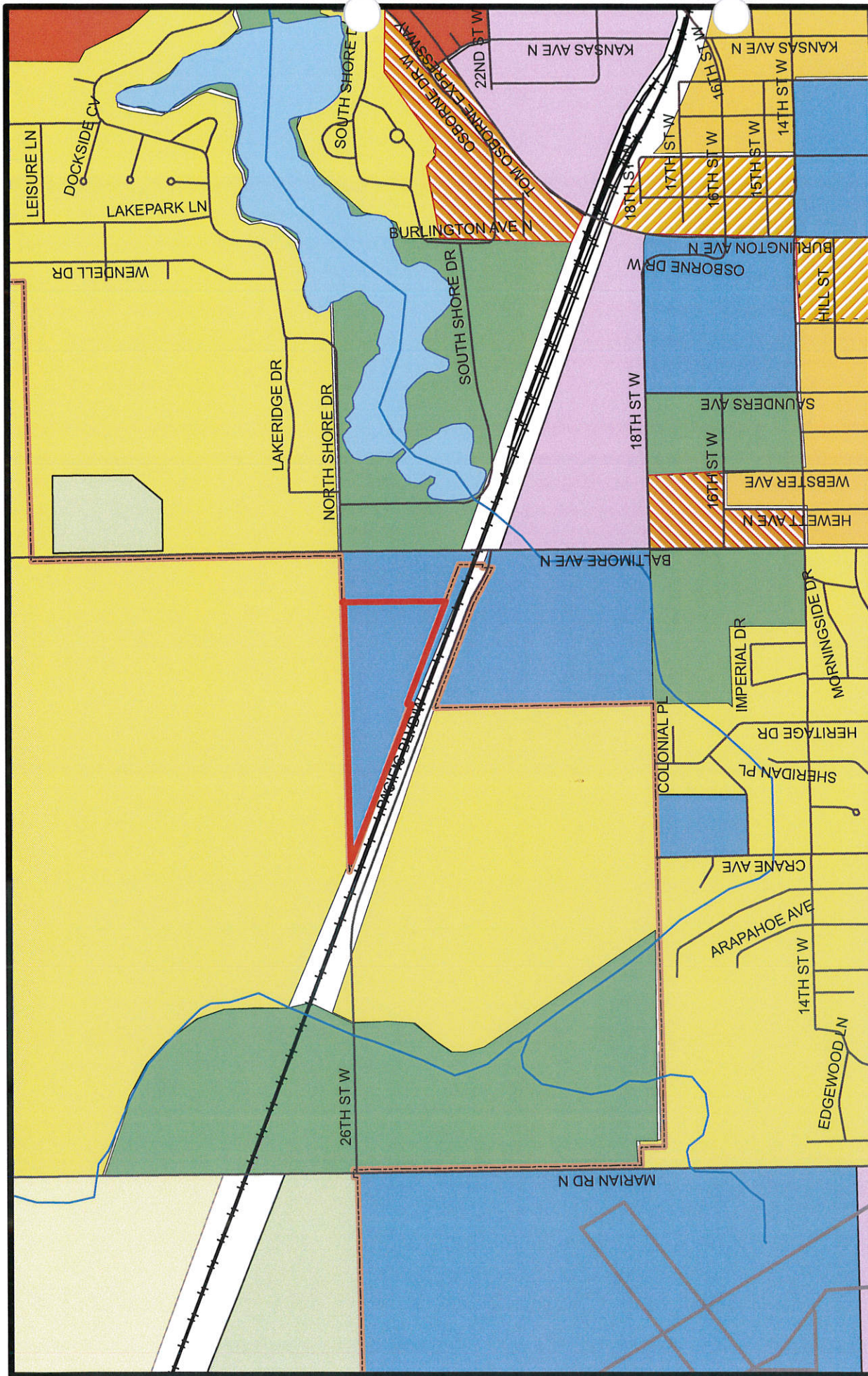


Exhibit 'C'

City of Hastings Zoning

	City Limits		R-3: Multiple-family		C-1: Local business
	subdivision		R-1A: Single family large lot		C-2: Central business
	A: Agricultural district		R-1S: Single family suburban		C-3: Commercial business
	R-1: Urban single family		R-5: Urban single family undersized lot		C-0: Commercial office
	R-2: Two-family		CMP: Campus institutional		I-1: Light industrial
	R-3G: Garden apartment		CZ: Clear zone		I-2: Heavy industrial





Land Use:

- Rural Residential
- Suburban Residential
- Urban Residential

Overlay Districts:

- Floodplain
- South Burlington Overlay
- Highway 6 Overlay
- Urban Industrial Overlay

Mixed-Use - Neighborhood

- Mixed-Use - Community
- Mixed-Use Downtown
- Commercial/Retail
- Employment/Industrial

Public / Semi-Public

- Parks & Recreation
- Agriculture

City Boundary

- City Boundary
- ETJ Boundary

Other:

- Public / Semi-Public
- Parks & Recreation
- Agriculture

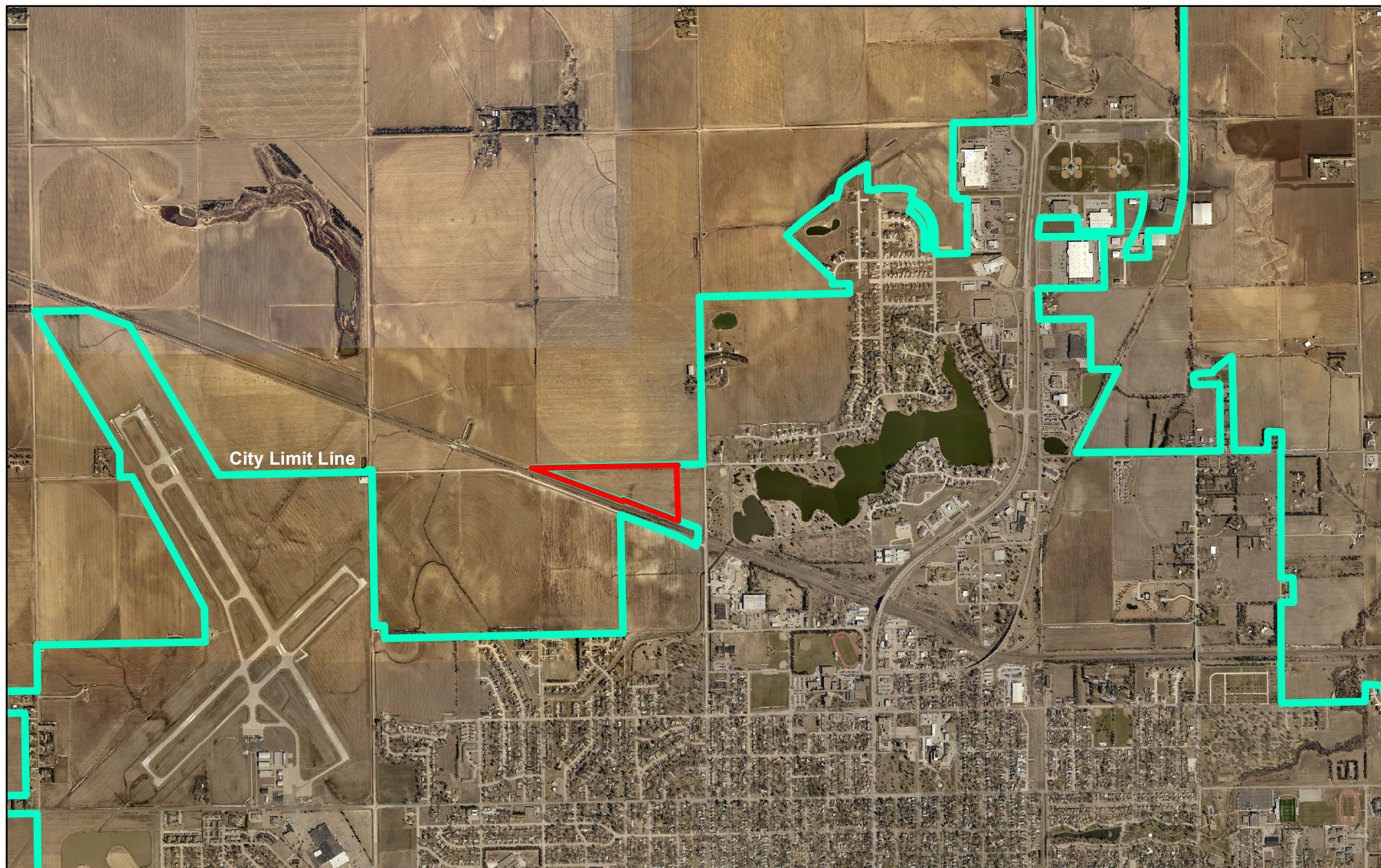
EXHIBIT 'D'

Future Land Use

City of Hastings, Nebraska

0 440 880 1,760 Feet

N



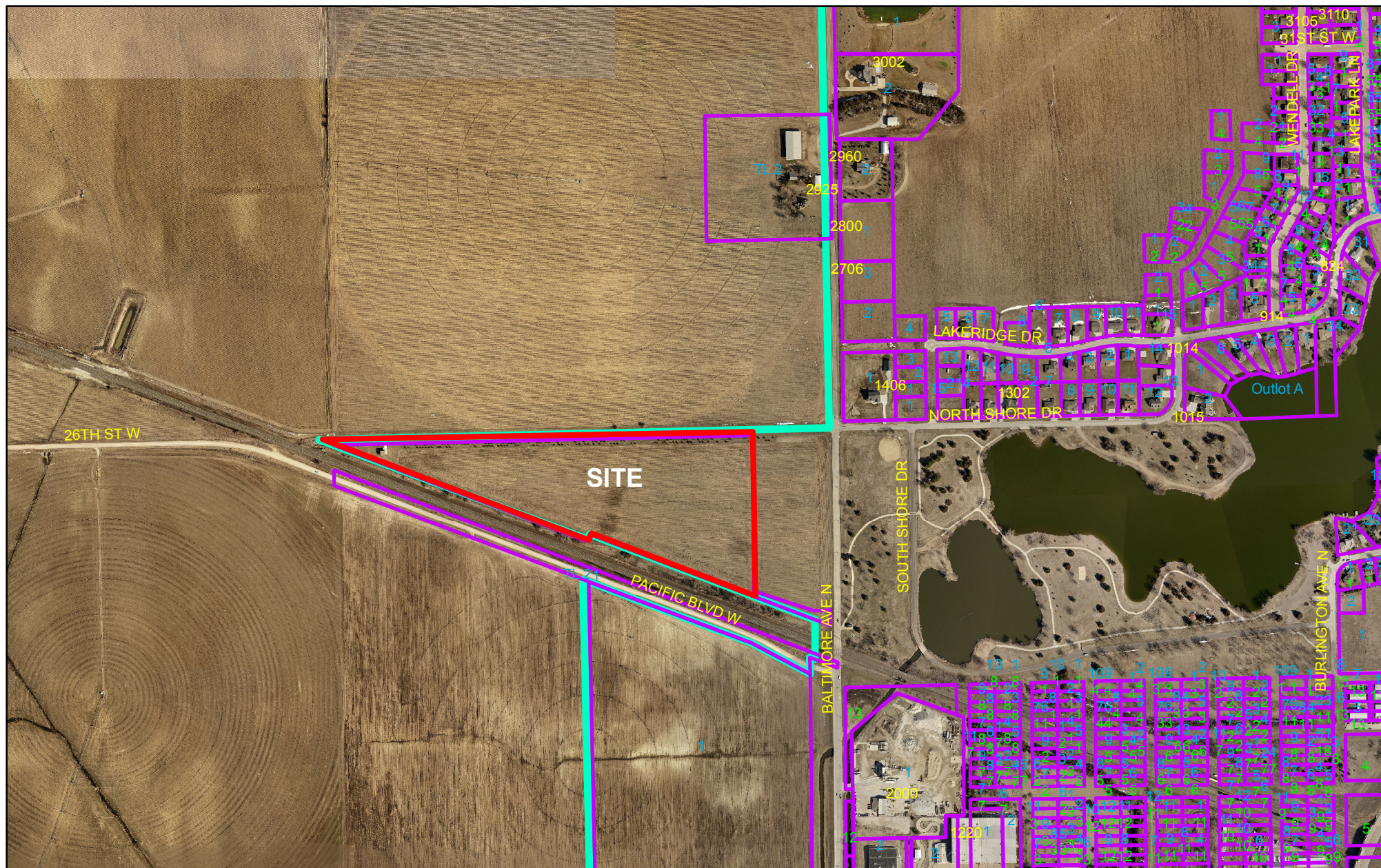
City Limit Line

Exhibit 'A' - Vicinity Map

City of Hastings

This map is for illustration only.





Legend

- | | | | |
|---|--------------|---|---------|
|  | Parcels |  | Limits |
|  | Subdivisions |  | TwoMile |
|  | Legal_Lots | | |

Exhibit 'B' - Aerial View/Existing Conditions

City of Hastings

This map is for illustration only.



DATE 7 / 18 / 16

FILE NO.

**PROJECT APPLICATION**

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

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

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

PROJECT INFORMATION

Project Name: _____

Project Address: 42nd & Showboat, NW corner Within City Limit ☐ Yes ☒ No

Existing Zoning: A, Agriculture Proposed Zoning / Use: _____

Existing Comprehensive Plan Designation: Employment/Industrial Gross Area: 7.741 Acres

Legal Description: Proposed Lot 1, Lyman-Richey Sub Number of Lots: 1

APPLICANT INFORMATION

Applicant: City of Hastings Company: _____

Address: 220 N. Hastings Ave Tel: _____ Fax: _____

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

Property Owner: City of Hastings Company: _____

Address: _____ Tel: _____ Fax: _____

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

Key Contact: Dave Ptak, City Attorney Company: City of Hastings

Address: 220 N. Hastings Ave. Tel: 402.461.2320 Fax: _____

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

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

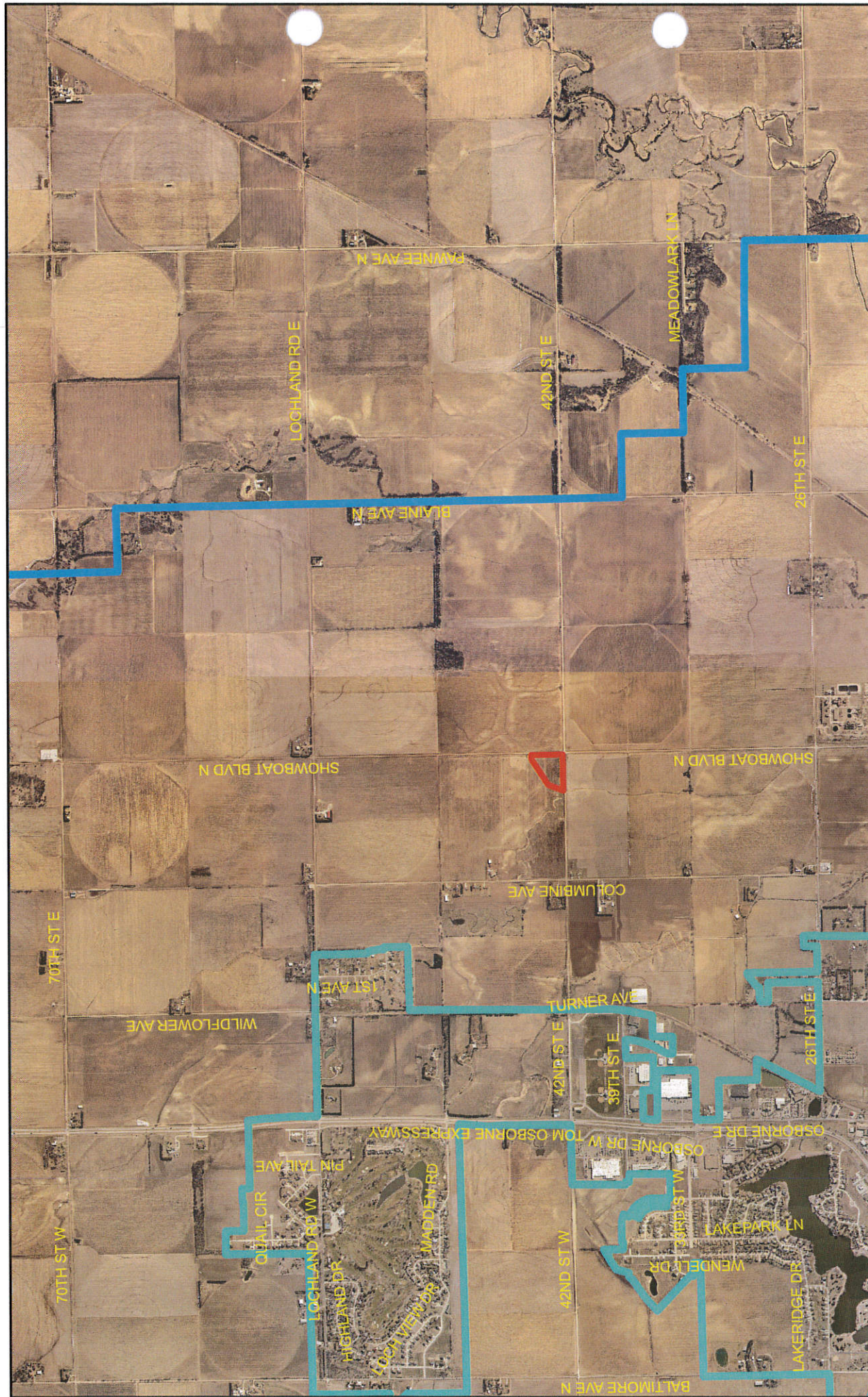
Property Owner Signature_____
Date_____
Applicant Signature_____
Date**DEPARTMENTAL USE ONLY**

Fees: _____

Receipt No. _____

Accepted by Staff: _____
Signature

Case No. _____



City of Hastings

This map is for illustration only.

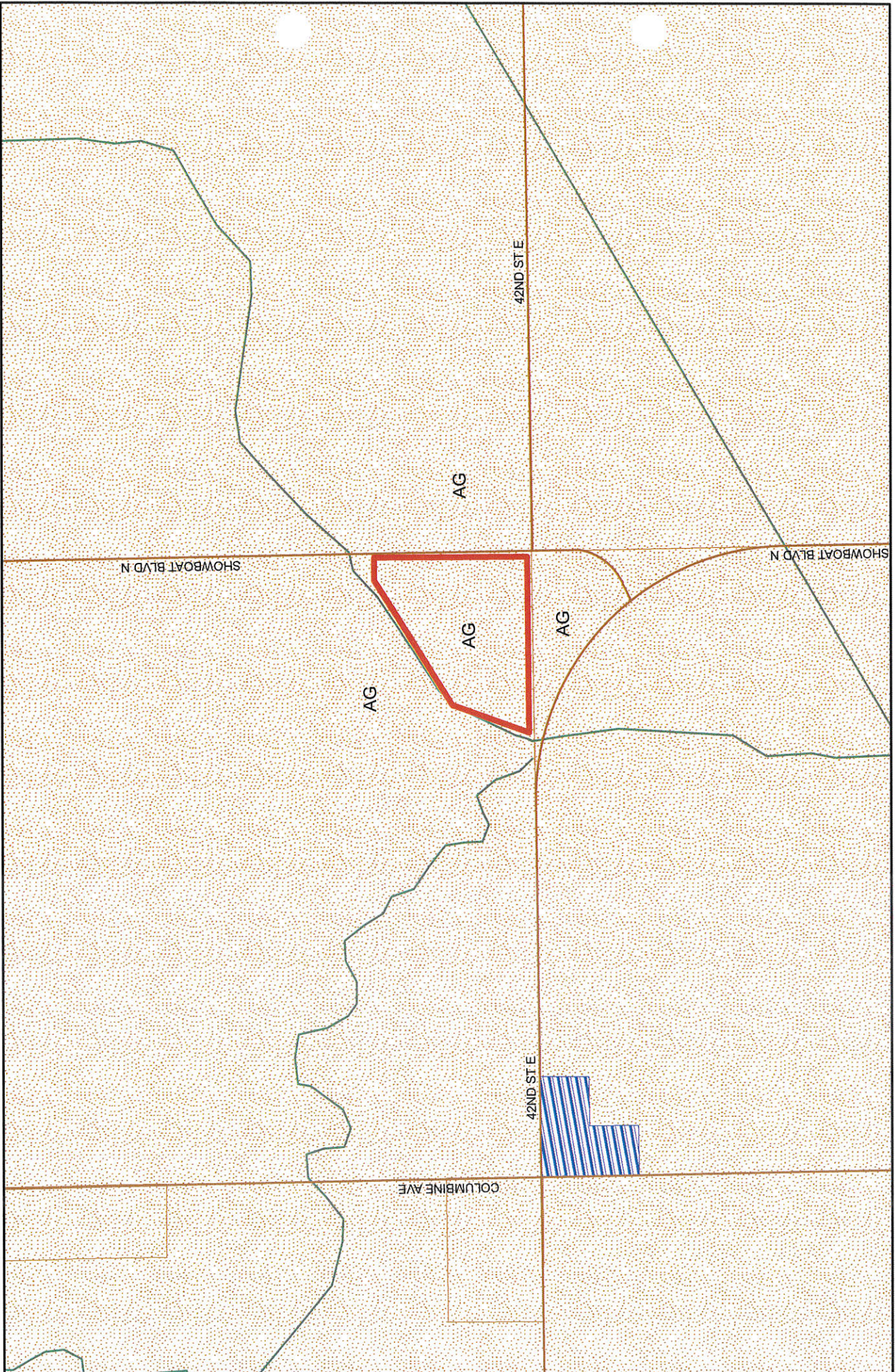


Exhibit 'B' - Existing Zoning

City of Hastings Zoning

	City Limits		R-3: Multiple-family		C-1: Local business
	subdivision		R-1A: Single family large lot		C-2: Central business
	A: Agricultural district		R-1S: Single family suburban		C-3: Commercial business
	R-1: Urban single family		R-5: Urban single family undersized lot		C-0: Commercial office
	R-2: Two-family		CMP: Campus institutional		I-1: Light industrial
	R-3G: Garden apartment		CZ: Clear zone		I-2: Heavy industrial

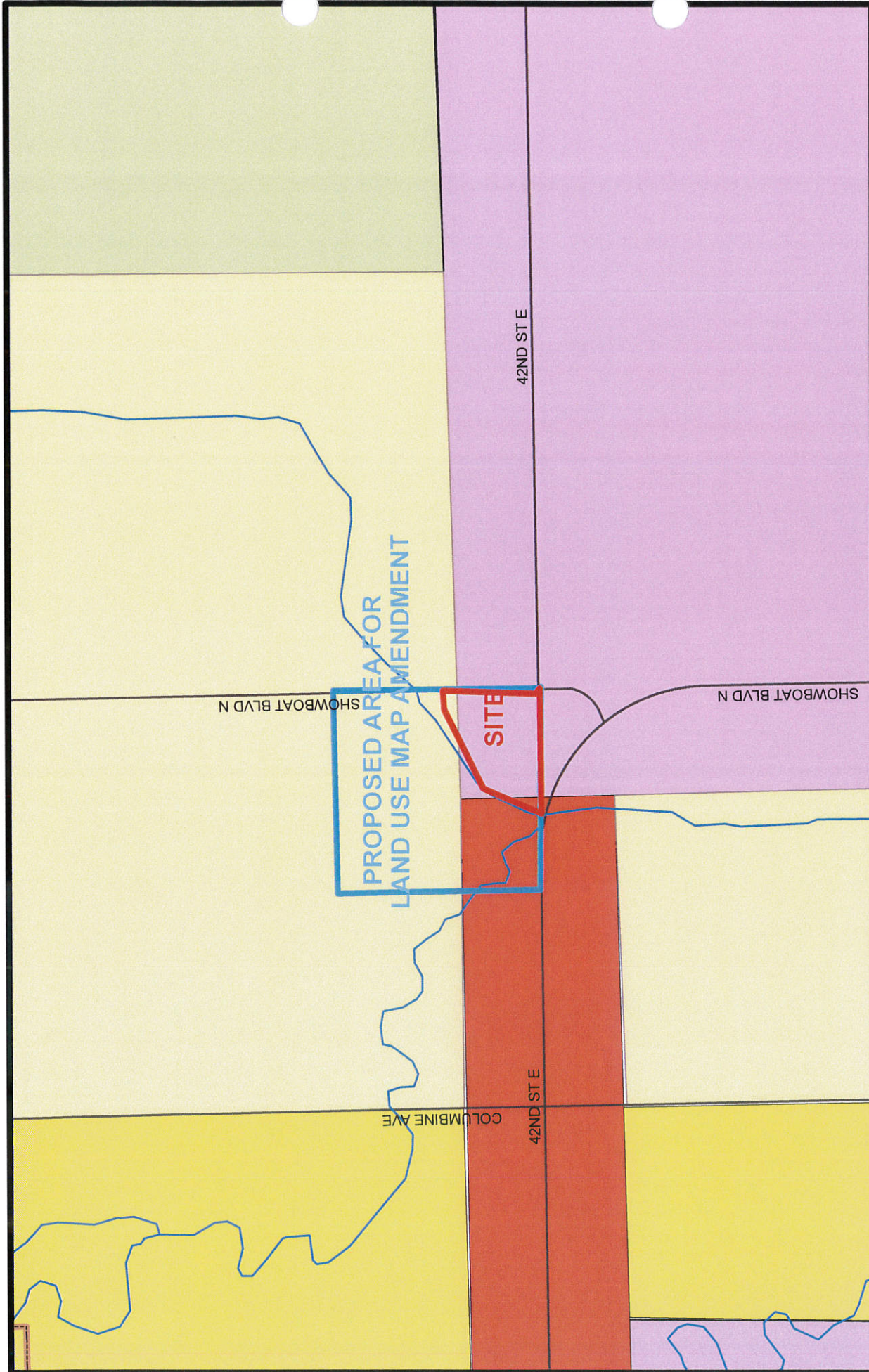


EXHIBIT 'C' **Future Land Use** City of Hastings, Nebraska



Land Use:

- Rural Residential
- Suburban Residential
- Urban Residential

- Mixed-Use - Neighborhood
- Mixed-Use - Community
- Mixed-Use Downtown
- Commercial/Retail
- Employment/Industrial

Overlay Districts:

- Public / Semi-Public
- Parks & Recreation
- Agriculture
- South Burlington Overlay
- Highway 6 Overlay
- Urban Industrial Overlay
- Floodplain
- City Boundary
- ETJ Boundary

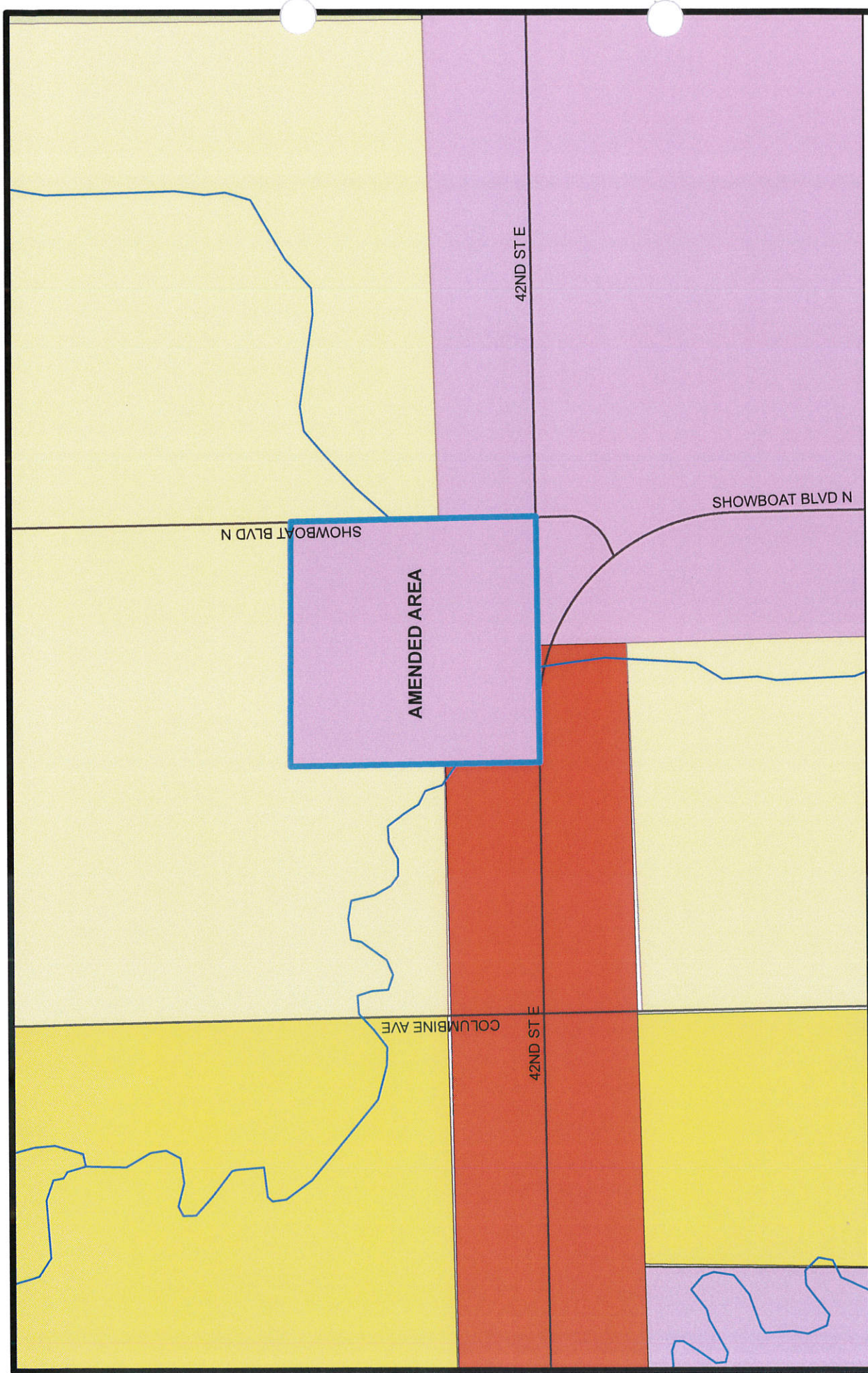


EXHIBIT 'D'

Future Land Use
City of Hastings, Nebraska

Land Use:

- Rural Residential
- Suburban Residential
- Urban Residential
- Mixed-Use - Neighborhood
- Mixed-Use - Community
- Mixed-Use Downtown
- Commercial/Retail
- Employment/Industrial
- Public / Semi-Public
- Parks & Recreation
- Agriculture
- South Burlington Overlay
- Highway 6 Overlay
- Urban Industrial Overlay
- Floodplain
- City Boundary
- ETJ Boundary

Overlay Districts:

Scale:

0 275 550 1,100 Feet

North Arrow:

N

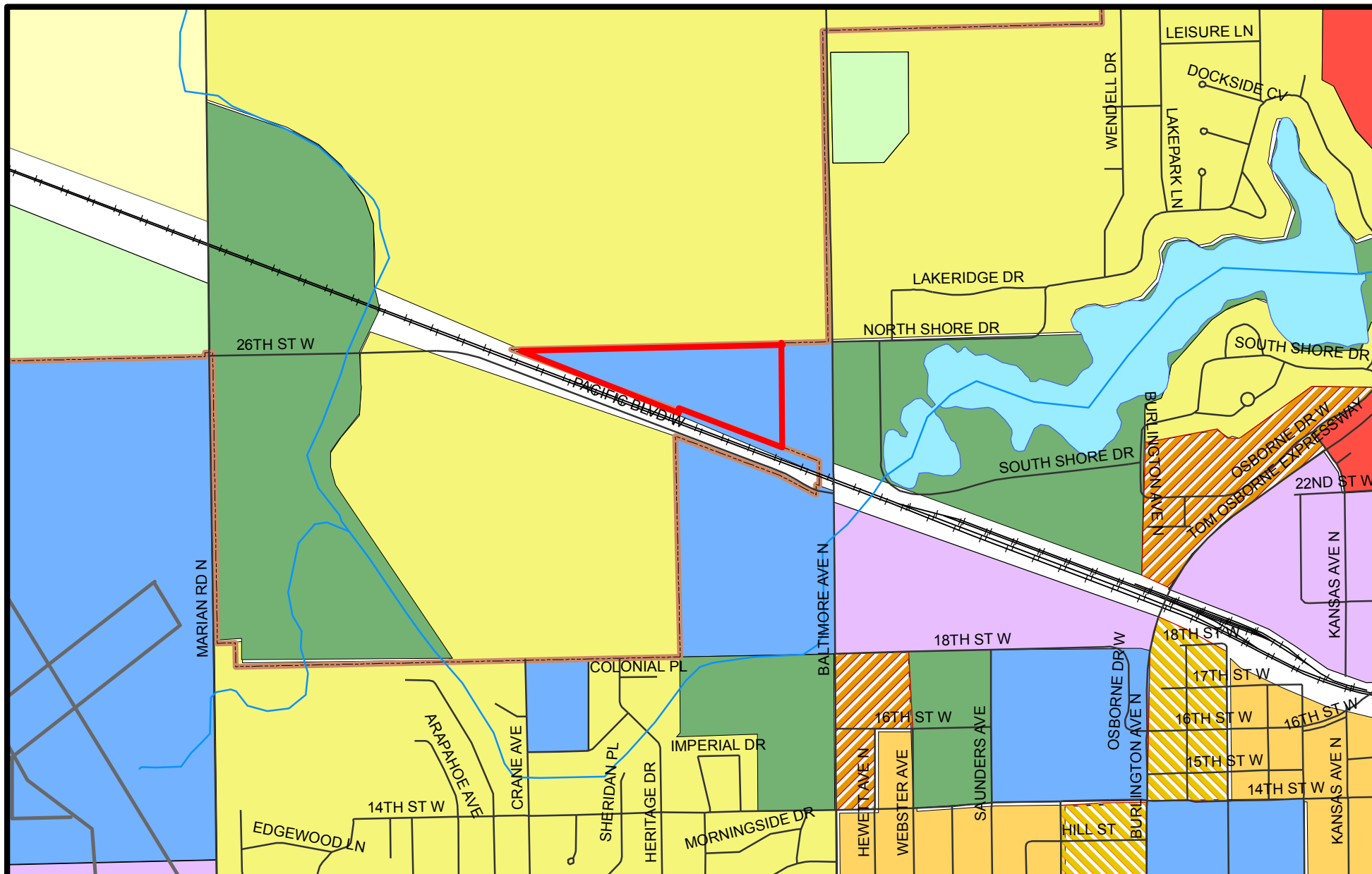


EXHIBIT 'D'
Future Land Use
 City of Hastings, Nebraska

0 440 880 1,760 Feet



Land Use:

- Rural Residential
- Suburban Residential
- Urban Residential

- Mixed-Use - Neighborhood
- Mixed-Use - Community
- Mixed-Use Downtown
- Commercial/Retail
- Employment/Industrial

- Public / Semi-Public
- Parks & Recreation
- Agriculture

Overlay Districts:

- South Burlington Overlay
- Highway 6 Overlay
- Urban Industrial Overlay
- Floodplain
- City Boundary
- ETJ Boundary

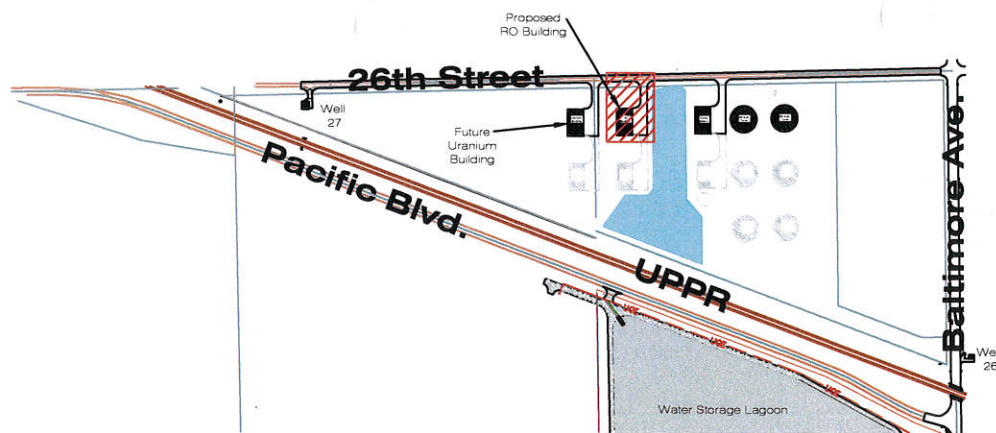


Hastings Utilities
 Aquifer Storage and Restoration
 North Baltimore Site

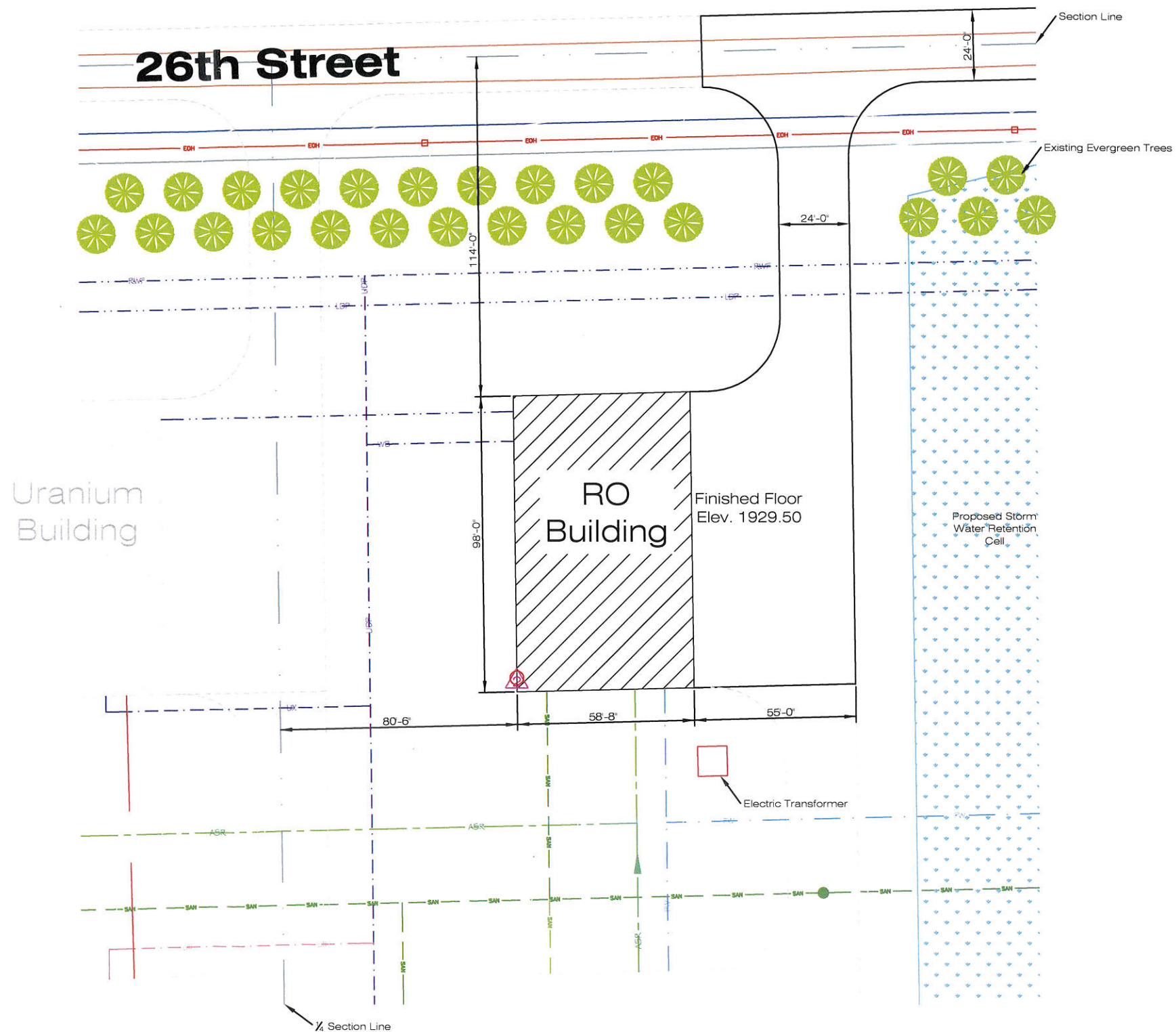


0 250 500 1,000
 Feet

9/22/2014



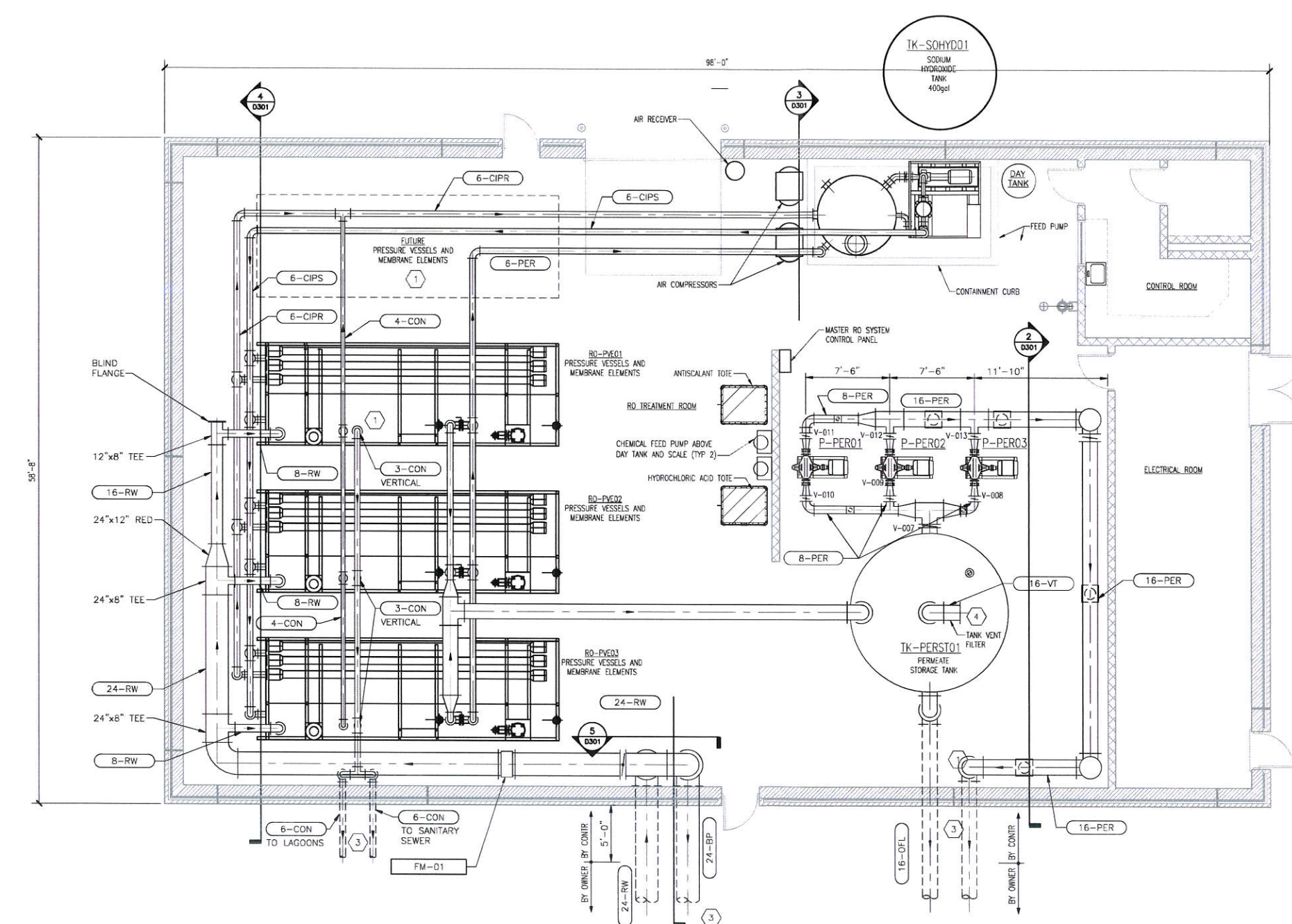
LOCATION MAP



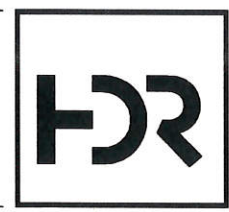
SITE PLAN

		RO Building Conditional Use Permit Site Plan.	
Dan M. Stange Supt.	M. Hemberger Clerk	No.	
S. Struss Drawn	W.D. No. Clerk	No.	
07/19/16 Date	Retmt No. App	No.	

1 2 3 4 5 6 7 8



- KEY NOTES:
- 1 CONTRACTOR SHALL PROVIDE ALL VALVES AND PIPING IN SIZES SHOWN ON DRAWINGS Y601 AND Y602. CONTRACTOR SHALL PROVIDE ALL OTHER VALVES NOT PROVIDED BY REVERSE OSMOSIS SUPPLIER TO BE INSTALLED. CONTRACTOR SHALL COORDINATE ROUTING OF PIPING WITH REVERSE OSMOSIS SUPPLIER WHILE UTILIZING PIPING SUPPORT LOCATIONS SHOWN ON S101 AND S102. PIPE ROUTING AND VALVE LOCATIONS SHALL BE REVIEWED AND APPROVED BY ENGINEER PRIOR TO INSTALLATION.
 - 2 CONTRACTOR SHALL REVIEW LOCATIONS DESIGNATED ON THIS DRAWING FOR CP AND FEED EQUIPMENT AND STORAGE FOR ANTISCALANT, LOW PH CP CHEMICAL AND HYDROCHLORIC ACID. COORDINATE CHEMICAL FEED AND STORAGE LOCATION WITH THE REVERSE OSMOSIS SYSTEM TO BE PROVIDED AND PROVIDE ALTERNATE LOCATION RECOMMENDATIONS FOR REVIEW AND APPROVAL BY ENGINEER PRIOR TO INSTALLATION.
 - 3 RESTRAIN BURIED PIPING IN ACCORDANCE WITH SPECIFICATION SECTION 15060.
 - 4 HEPA FILTER ON TANK VENT.



ISSUE	DATE	DESCRIPTION

PROJECT MANAGER	AMIT SHRIVASTAVA
PROJECT ENGINEER	GLENN DOSTAL
STRUCTURAL	ARK GINZBURG
ARCHITECTURAL	DAVE THOMAS
PROCESS	TERESA KONDA
MECHANICAL	LANCE WORTH
ELECTRICAL	MIKE MILLER
DRAWN	-
PROJECT NUMBER	261163



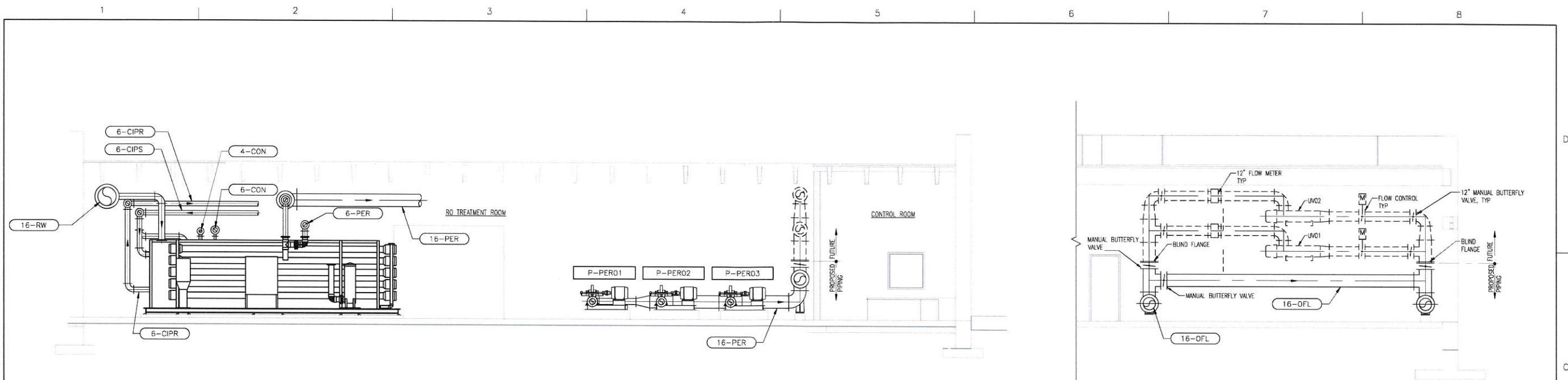
Hastings Utilities
Westbrok Water Treatment Plant

PIPING PLAN



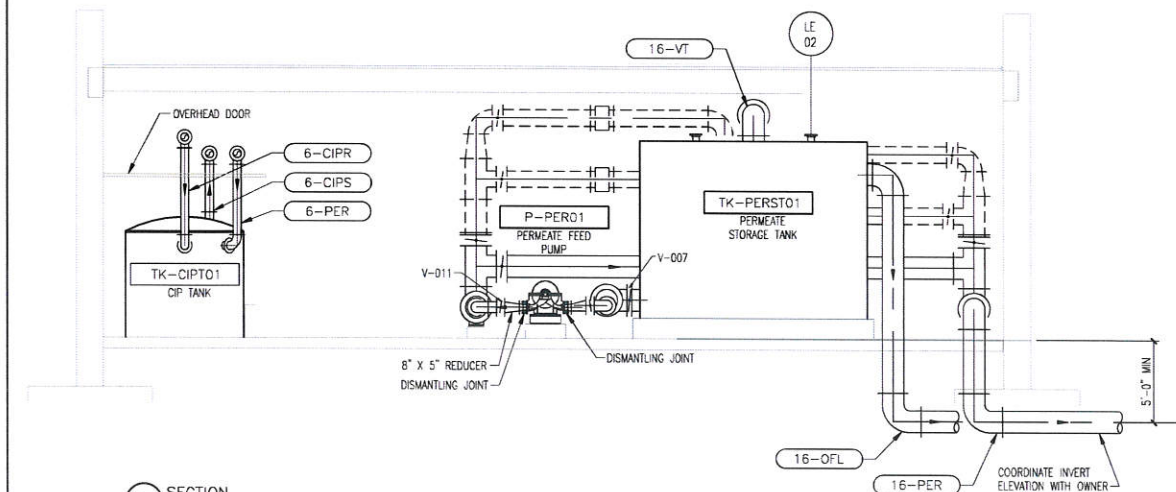
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SCALE: 3/16"=1'-0"

SHEET
D101

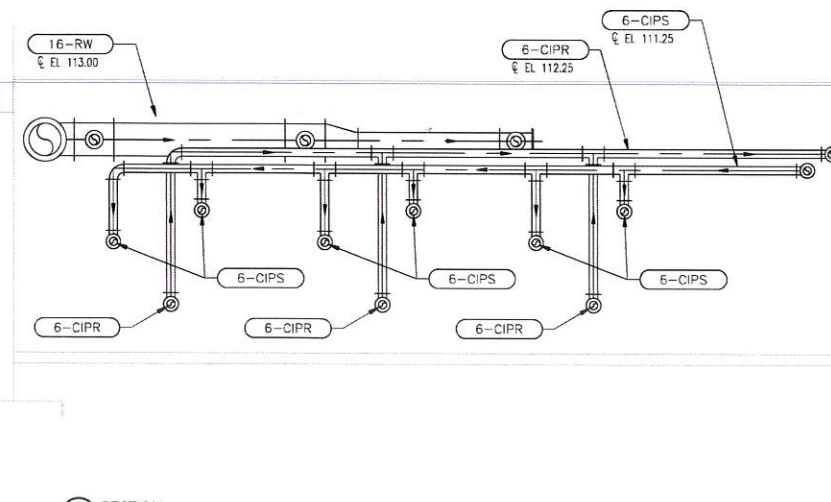


1 SECTION
3/16"=1'-0"

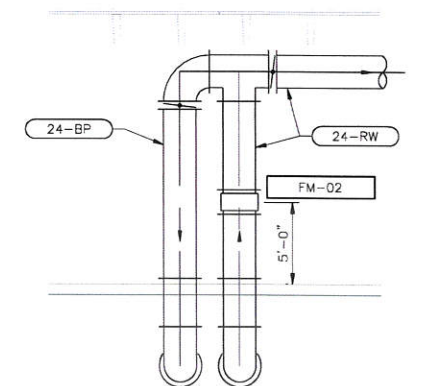
2 SECTION
3/16"=1'-0"



3 SECTION
3/16"=1'-0"



4 SECTION
3/16"=1'-0"



5 SECTION
3/16"=1'-0"

KEY NOTES:
1 RESTRAIN BURIED PIPING IN ACCORDANCE WITH SPECIFICATION SECTION 15060.



ISSUE	DATE	DESCRIPTION

PROJECT MANAGER	AMIT SHRIVASTAVA
PROJECT ENGINEER	GLENN DOSTAL
STRUCTURAL	ARK GINZBURG
ARCHITECTURAL	DAVE THOMAS
PROCESS	TERESA KONDA
MECHANICAL	LANCE WORTH
ELECTRICAL	MIKE MILLER
DRAWN	
PROJECT NUMBER	261163



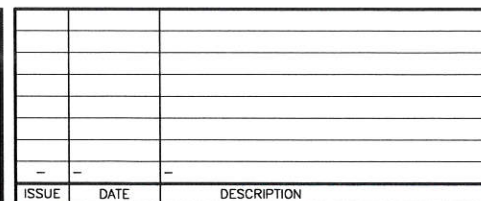
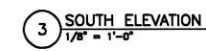
Hastings Utilities
Westbrook Water Treatment Plant

SECTIONS



FILENAME	00D301.dwg
SCALE	3/16"=1'-0"

SHEET	D301
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HASTINGS
UTILITIES

SHEET

A201

RESOLUTION NO. 2016-xx

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

WHEREAS, applicant Hastings Utilities has submitted an application for the approval of a Conditional Use Permit to locate and operate a Public Utility Plant for water treatment on property legally described as follows:

Lot 1, Wellfield 2nd Addition in the Northeast Quarter of Section 2, Township 7, Range 10 West of the 6th Principal Meridian, City of Hastings, Adams County, Nebraska, containing 23.58 acres, more or less, and

WHEREAS, the Planning Commission and City Council have conducted public hearings as required by law and recommended approval of the CUP.

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

BE IT RESOLVED by the Mayor and City Council of the City of Hastings, Nebraska, does hereby approve the Conditional Use Permit for Hastings Utilities to locate and operate a Public Utility Plant for water treatment on property described as Lot 1, Wellfield 2nd Addition in the Northeast Quarter of Section 2, Township 7, Range 10 West of the 6th Principal Meridian, City of Hastings, Adams County, Nebraska.

PASSED AND APPROVED this ____ day of _____, 2016.

Mayor

ATTEST:

City Clerk

(S E A L)

Approved as to form: _____
City Attorney

Department: Development Services
Staff Contact: Lance Lang, City Planner
Planning Commission Meeting Date: 08/15/2016
File No: 2016-029A
Prepared By: Lance Lang, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

A proposed amendment to the Future Land Use Map of the City of Hastings Comprehensive Development Plan from “Commercial Retail” and “Rural Residential” to “Employment/Industrial”, property described as follows:

The Southeast Quarter of the Southeast Quarter of Section 29, Township 8 North, Range 9 West of the 6th P. M., within the two-mile jurisdiction of the City of Hastings, Adams County, Nebraska.

Names of People/Business affected by this action:

Neighboring property owners.

Why Planning Commission action is required:

State Law requires that the Planning Commission consider amendment of the land use map prior to taking action on rezoning requests if the rezoning requests are not in conformance with the land use designation.

Type of action requested:

Ordinance

Suggested motion:

Deadlines associated with action:

None.

Department head comments:

Consideration of the land use designations on the Future Land Use Map of the Comprehensive Development Plan must be investigated whenever a request for rezoning is submitted to the City. If the proposed rezoning category is in conformance with the Land Use Map designator no amendments to the map are required. However, if the rezoning request is not in conformance with the land use designator an amendment to the map must be considered. Potential outcomes in this scenario include:

1. Amendment of the map and subsequent rezoning of the property.
2. Amendment of the map, but denial of rezoning.

3. Denial of the map amendment, which then indicates the rezoning request is not favorable, and consequently the rezoning should also be denied.

In this case, the City Attorney has submitted an application to rezone the Lyman-Richey property located at the northwest corner of North Showboat Boulevard and East 42nd Street, from AG, Agricultural to I-2, Heavy Industrial. The land use designation at this intersection are split between “Employment/Industrial”, “Commercial/Retail”, and “Rural Residential.” The majority of the proposed Lyman-Richey site is designated “Employment/Industrial” which is compatible with the proposed rezoning to I-2, Heavy Industry. There is a portion on the north end that extends into the “Rural Residential” area and on the west end that extends into the “Commercial/Retail” area. Since the land use map is a large scale planning tool with the ability to “paint with a broad brush”, and since the land use map can be amended again in the future as necessary, Staff is recommending that the Future Land Use Map be amended to accommodate this rezoning request. Since the north line of the Lyman-Richey land is irregular Staff is recommending that the southeast quarter of the southeast quarter of this section be amended to “Employment/Industrial” (see Exhibits ‘C’ and ‘D’) such that the rezoning request to I-2 will be in conformance with the amended map. In the future, when surrounding properties develop, the Future Land Use Map may need to be further amended based on the future development scenarios.

Recommendation:

Staff recommends that the Future Land Use Map of the Comprehensive Development Plan be amended from “Commercial Retail” and “Rural Residential” to “Employment/Industrial” described as follows:

The Southeast Quarter of the Southeast Quarter of Section 29, Township 8 North, Range 9 West of the 6th P. M., within the two-mile jurisdiction of the City of Hastings, Adams County, Nebraska.

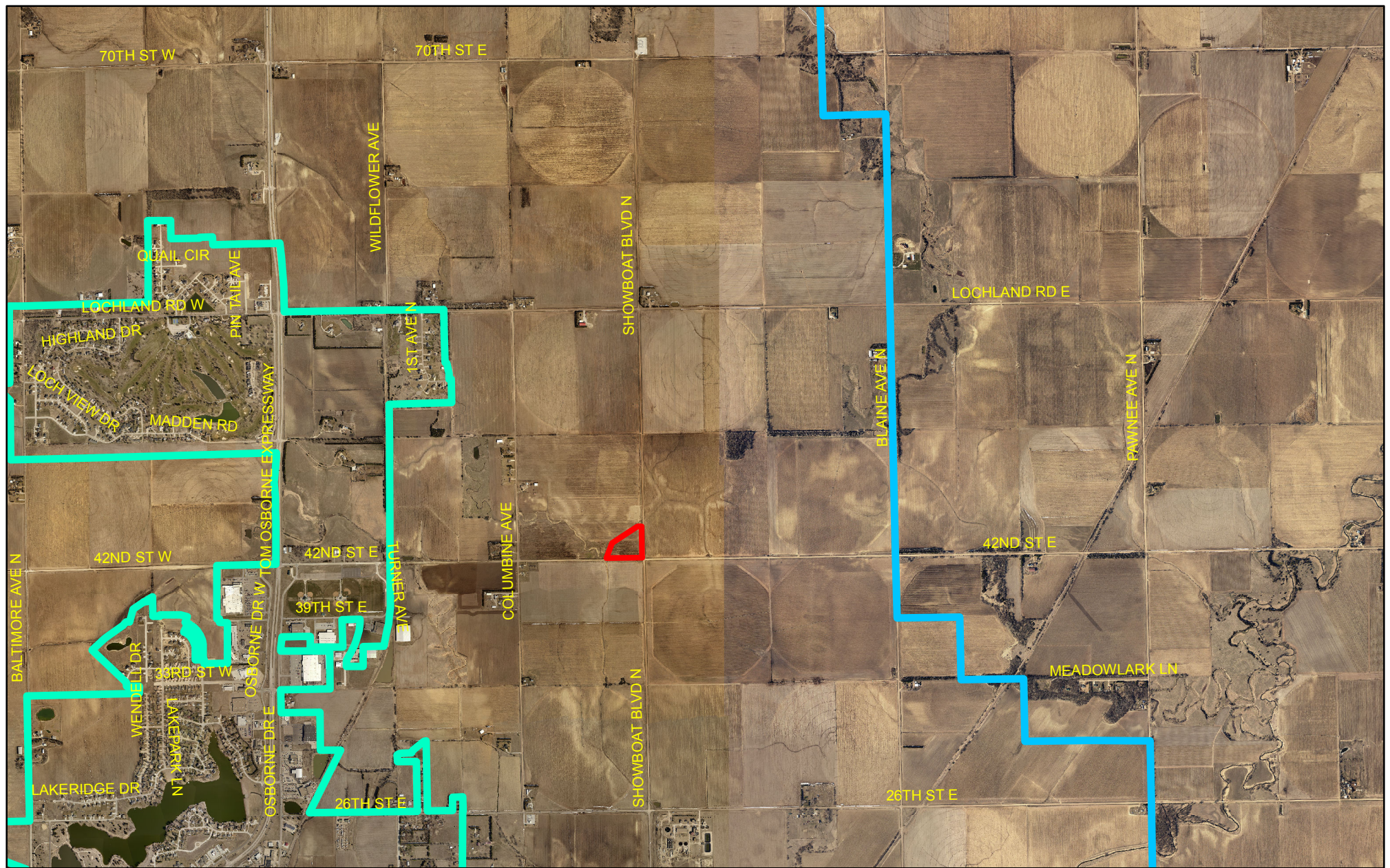
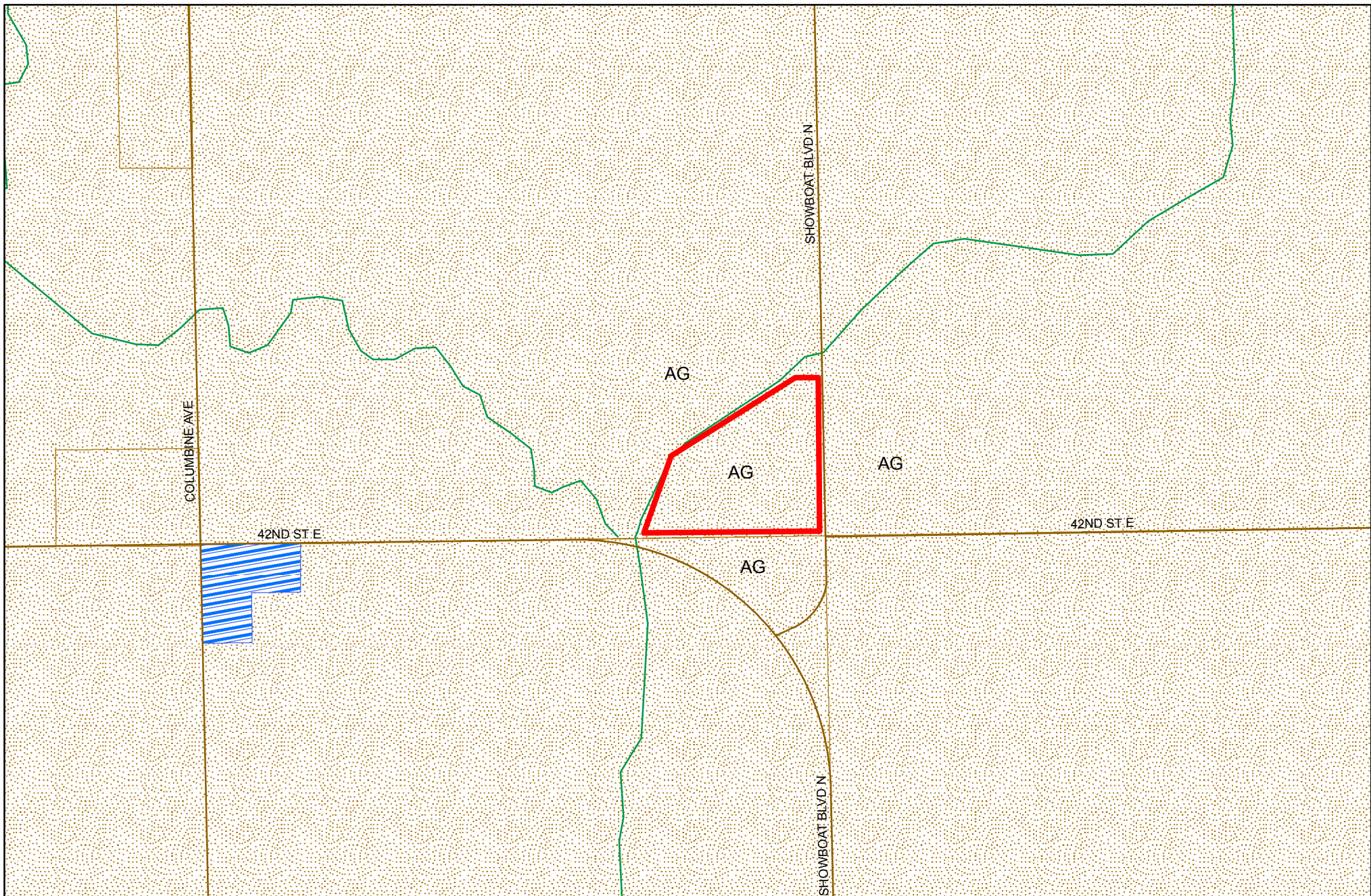


Exhibit 'A' - Vicinity Map

City of Hastings

This map is for illustration only.





City Limits	R-3: Multiple-family	C-1: Local business
subdivision	R-1A: Single family large lot	C-2: Central business
A: Agricultural district	R-1S: Single family suburban	C-3: Commercial business
R-1: Urban single family	R-5: Urban single family undersized lot	C-0: Commercial office
R-2: Two-family	CMP: Campus institutional	I-1: Light industrial
R-3G: Garden apartment	CZ: Clear zone	I-2: Heavy industrial

Exhibit 'B' - Existing Zoning

City of Hastings Zoning

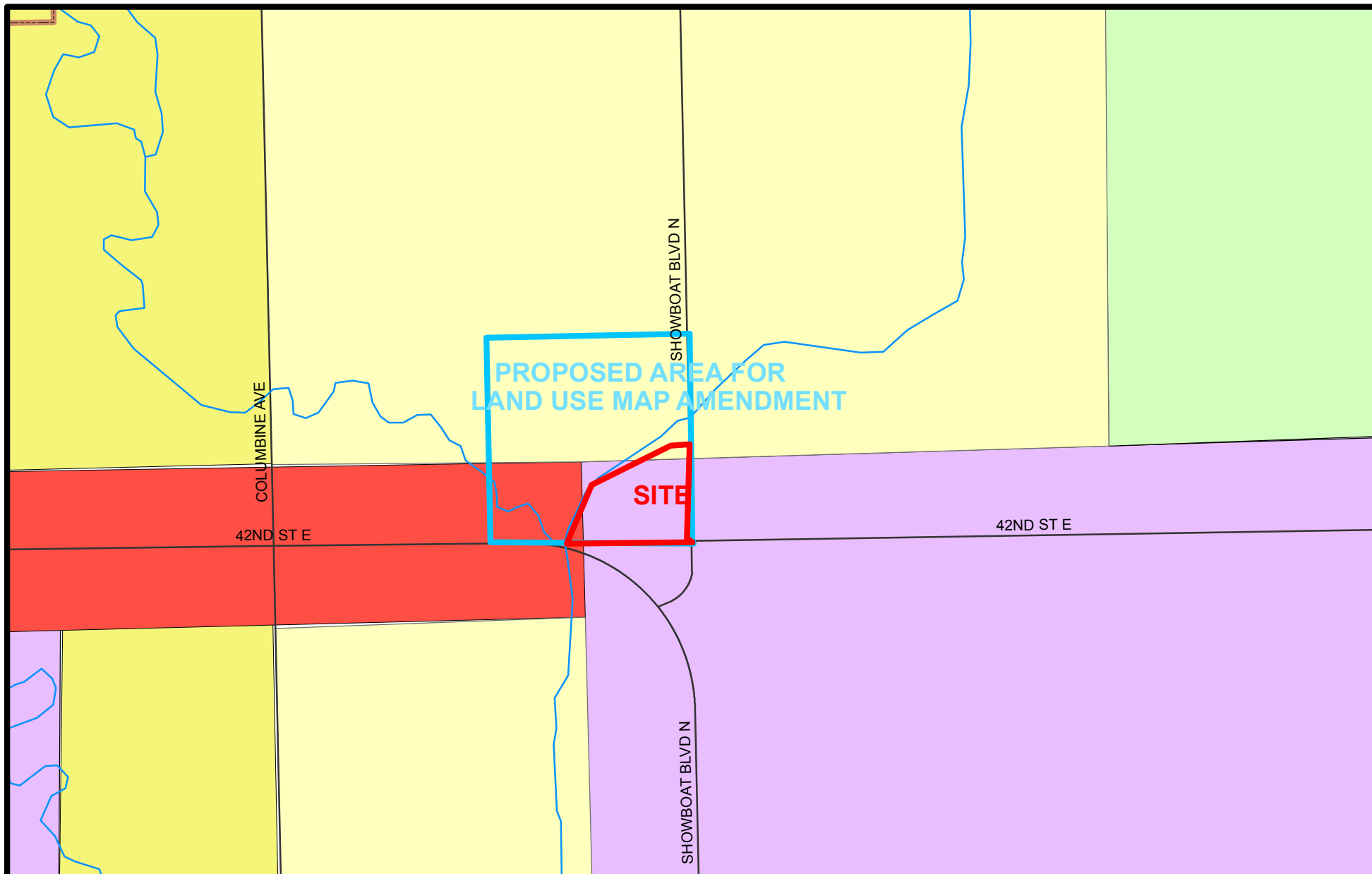


EXHIBIT 'C'
Future Land Use
City of Hastings, Nebraska

0 330 660 1,320 Feet



Land Use:

-  Rural Residential
-  Suburban Residential
-  Urban Residential

-  Mixed-Use - Neighborhood
-  Mixed-Use - Community
-  Mixed-Use Downtown
-  Commercial/Retail
-  Employment/Industrial

-  Public / Semi-Public
-  Parks & Recreation
-  Agriculture

Overlay Districts:

-  South Burlington Overlay
-  Highway 6 Overlay
-  Urban Industrial Overlay

-  Floodplain
-  City Boundary
-  ETJ Boundary

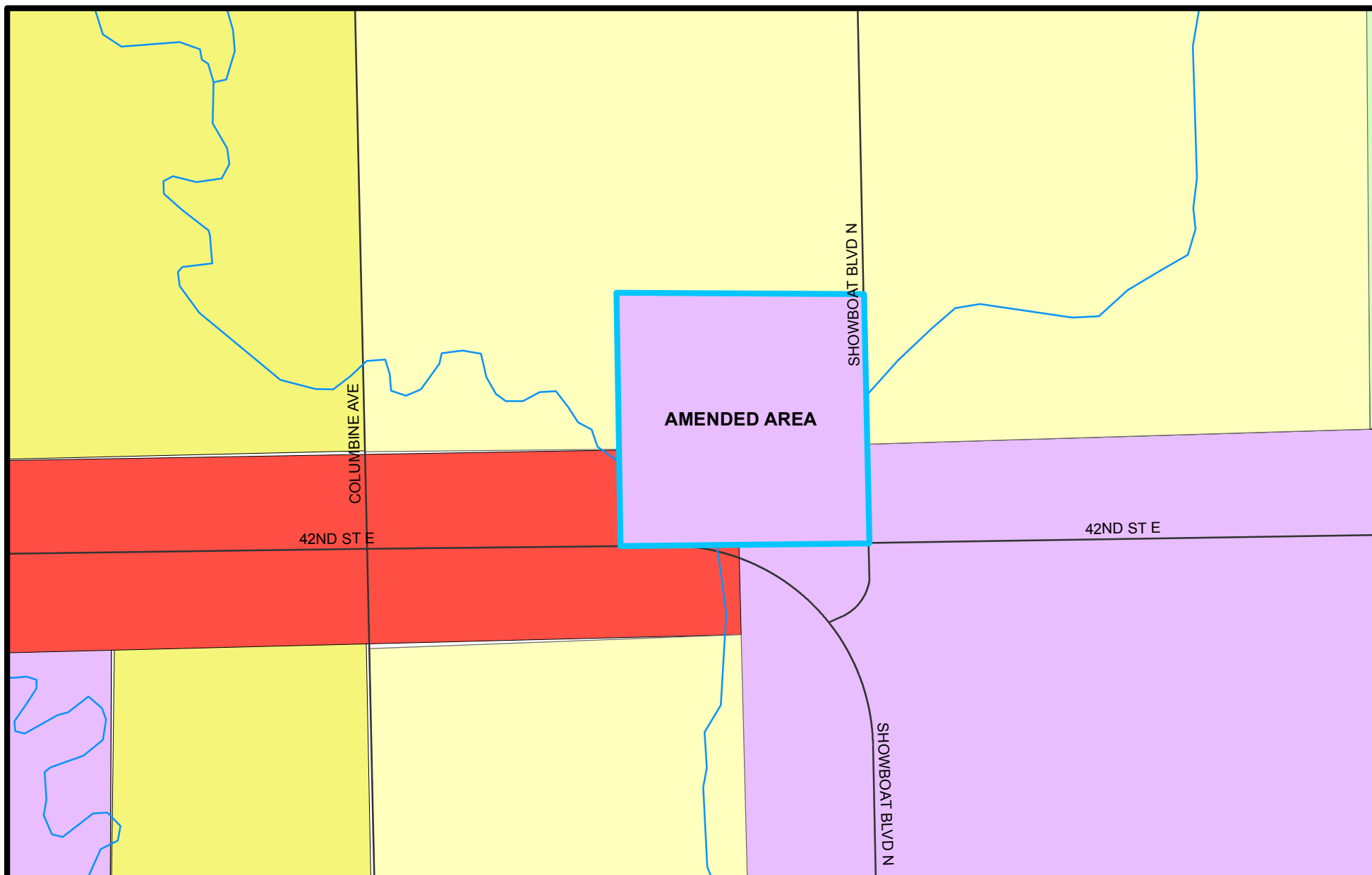


EXHIBIT 'D'
Future Land Use
 City of Hastings, Nebraska

0 275 550 1,100 Feet



Land Use:

-  Rural Residential
-  Suburban Residential
-  Urban Residential

-  Mixed-Use - Neighborhood
-  Mixed-Use - Community
-  Mixed-Use Downtown
-  Commercial/Retail
-  Employment/Industrial

-  Public / Semi-Public
-  Parks & Recreation
-  Agriculture

Overlay Districts:

-  South Burlington Overlay
-  Highway 6 Overlay
-  Urban Industrial Overlay
-  Floodplain
-  City Boundary
-  ETJ Boundary

ORDINANCE NO. xxxx

AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, AMENDING THE COMPREHENSIVE LAND USE PLAN FOR SAID CITY; TO REDESIGNATE THE DISTRICT CLASSIFICATION AFFECTING THE PROPERTY IN SECTION ONE OF THIS ORDINANCE; AND TO REVISE THE ORIGINAL DESIGNATIONS.

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

SECTION 1. That pursuant to the petition filed with the City of Hastings, the property legally described as follows:

The Southeast Quarter of the Southeast Quarter of Section 29, Township 8 North, Range 9 West of the 6th P. M., within the two-mile jurisdiction of the City of Hastings, Adams County, Nebraska.

And after notice given and public hearing thereon as required by ordinance, the Comprehensive Development Plan adopted by the Hastings City Council is hereby amended to provide that said property heretofore designated as “Commercial/Retail”, “Rural Residential”, and “Employment Industrial” is hereby re-designated to “Employment/Industrial”.

SECTION 2. That except as provided herein, the Comprehensive Development Plan as adopted by the Hastings City Council, as amended, be and is hereby ratified and confirmed in all respects.

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

SECTION 4. This ordinance shall take effect and be in full force from and after its passage, approval and pamphlet form, said effective date being the ____ day of _____, 2016, and this ordinance shall not be included in the Hastings City Code Book.

PASSED AND APPROVED by the Mayor and City Council of the City of
Hastings, Nebraska, this _____ day of _____, 2016.

ATTEST:

Mayor

City Clerk

(S E A L)

APPROVED TO FORM:

City Attorney

Date

City Surveyor

Date

Department: Development Services
Staff Contact: Lance Lang, City Planner
Planning Commission Meeting Date: 08/15/2016
File No: 2016-029B
Prepared By: Lance Lang, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

Request to rezone from AG, Agricultural District to I-2, Heavy Industrial District, the following tract of land:

A tract of land located in part of the Southeast Quarter of Section 29, Township 8 North, Range 9 West of the 6th P. M., within the two-mile jurisdiction of the City of Hastings, Adams County, Nebraska, containing 7.741 acres, more or less, of which 0.479 acres is a public road easement, said tract to be known as proposed Lot 1, Lyman-Richey Subdivision.

Names of People/Business affected by this action:

Neighboring property owners.

Why Planning Commission action is required:

State law requires a public hearing be held by the Planning Commission for rezoning requests before they make a recommendation to the City Council.

Type of action requested:

Ordinance

Suggested motion:

Deadlines associated with action:

None.

Department head comments:

The City of Hastings and Adams County have been working with the Lyman-Richey group, a company based in Omaha that provides ready mix concrete, sand and gravel, for the past several months on this tract of land in the northeast quadrant of the two-mile extraterritorial jurisdiction. The land is located at the northwest corner of the intersection of North Showboat Boulevard and East 42nd Street and comprises 7.741 acres (see Exhibit 'A'). The City Attorney has submitted an application to rezone this property from AG, Agricultural to I-2, Heavy Industrial. The subject property and surrounding properties are zoned AG (see Exhibit 'B').

The land use classification of the subject property and surrounding properties must be considered if a rezoning request is not in conformance with the Future Land Use Map of the Comprehensive Development Plan. The land use designation at this intersection are split between “Employment/Industrial”, “Commercial/Retail”, and “Rural Residential.” The majority of the proposed Lyman-Richey site is designated “Employment/Industrial” which is compatible with the proposed rezoning to I-2, Heavy Industry. There is a portion on the north end that extends into the “Rural Residential” area and on the west end that extends into the “Commercial/Retail” area. Since the land use map is a large scale planning tool with the ability to “paint with a broad brush” and since the land use map can be amended again in the future, Staff is recommending that the Future Land Use Map be amended to accommodate this rezoning request. Since the north line of the Lyman-Richey land is irregular Staff is recommending that the southeast quarter of the southeast quarter of this section be amended to “Employment/Industrial” (see Exhibits ‘C’ and ‘D’) and that the rezoning request to I-2 be recommended for approval.

Recommendation:

Staff recommends approval of the rezoning request to I-2, Heavy Industry.

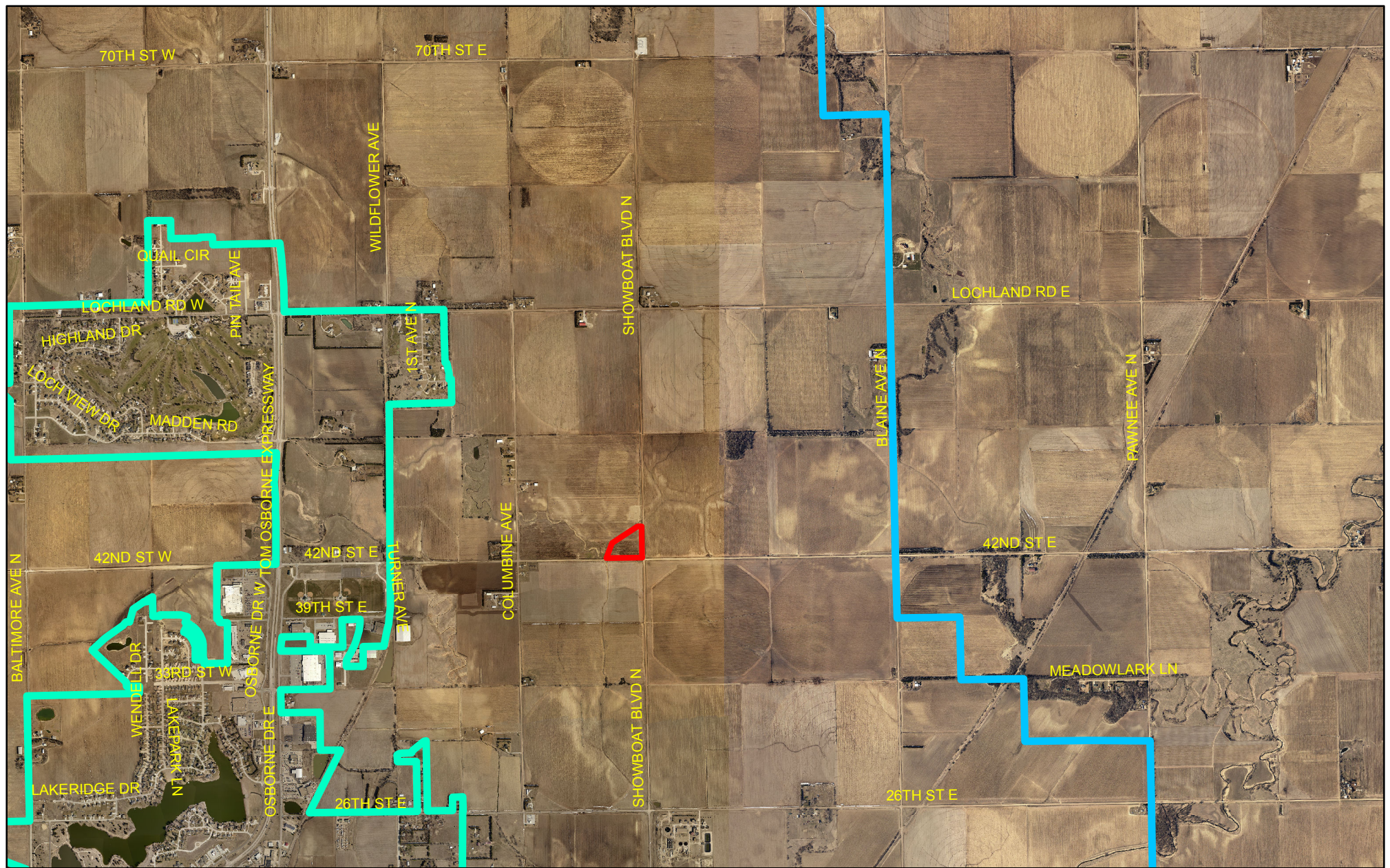


Exhibit 'A' - Vicinity Map

City of Hastings

This map is for illustration only.



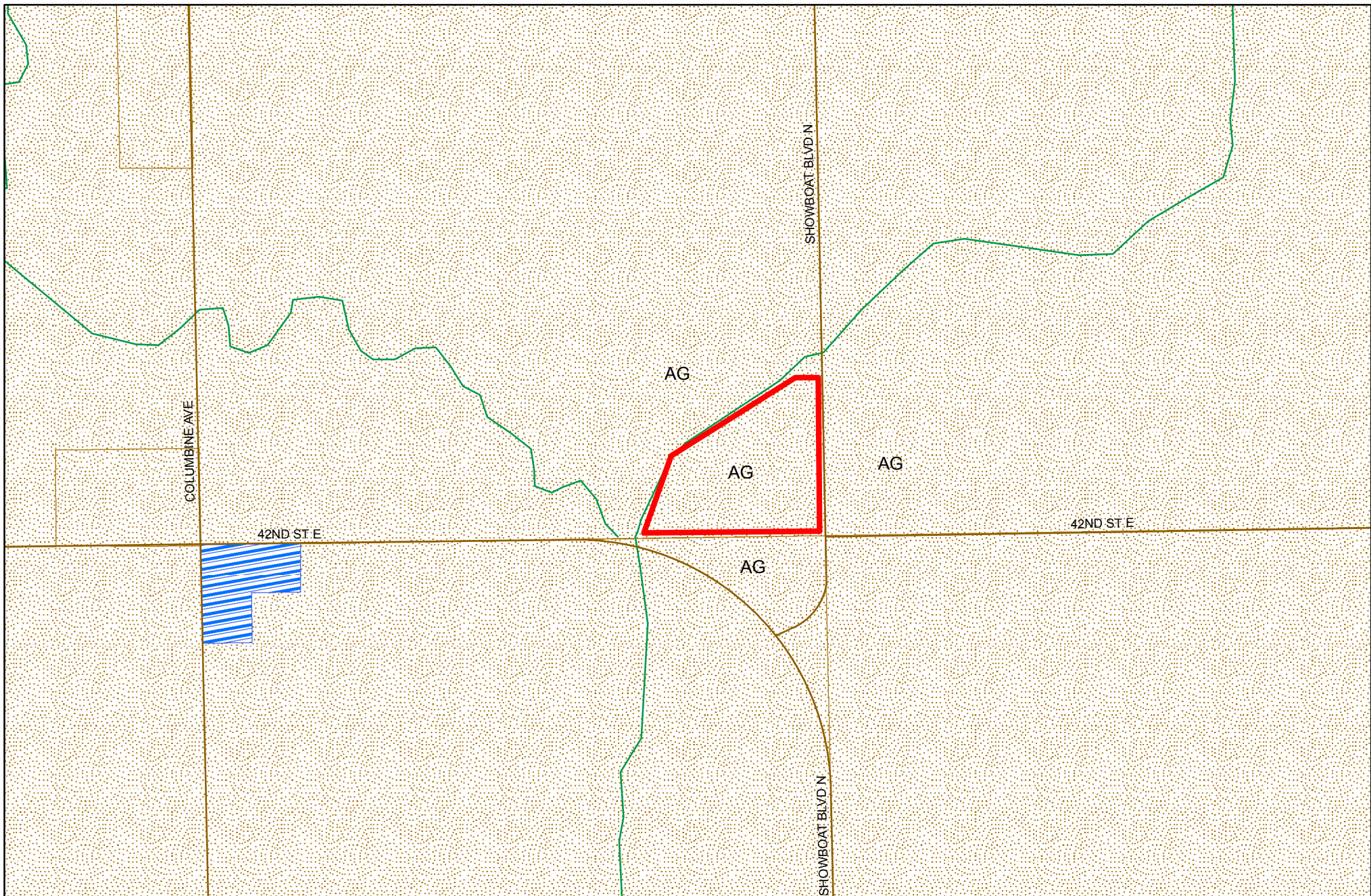


Exhibit 'B' - Aerial View/Existing Conditions

City of Hastings

This map is for illustration only.





City Limits	R-3: Multiple-family	C-1: Local business
subdivision	R-1A: Single family large lot	C-2: Central business
A: Agricultural district	R-1S: Single family suburban	C-3: Commercial business
R-1: Urban single family	R-5: Urban single family undersized lot	C-0: Commercial office
R-2: Two-family	CMP: Campus institutional	I-1: Light industrial
R-3G: Garden apartment	CZ: Clear zone	I-2: Heavy industrial

Exhibit 'B' - Existing Zoning

City of Hastings Zoning

ORDINANCE NO. xxxx

AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF HASTINGS, NEBRASKA TO REZONE FROM AG, “AGRICULTURAL DISTRICT” TO “I-2, HEAVY INDUSTRIAL DISTRICT” THE PROPERTY DESCRIBED AS FOLLOWS:

A tract of land located in part of the Southeast Quarter of Section 29, Township 8 North, Range 9 West of the 6th Principal Meridian, within the two-mile jurisdiction of the City of Hastings, Adams County, Nebraska, containing 7.741 acres, more or less, of which 0.479 acres is a public road easement, said tract to be known as proposed Lot 1, Lyman-Richey Subdivision.

AND TO REPEAL ANY ORDINANCE IN CONFLICT HERewith; AND TO PROVIDE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT.

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

SECTION 1. That the property legally described as; a tract of land located in part of the Southeast Quarter of Section 29, Township 8 North, Range 9 West of the 6th Principal Meridian, within the two-mile jurisdiction of the City of Hastings, Adams County, Nebraska, containing 7.741 acres, more or less, of which 0.479 acres is a public road easement, said tract to be known as proposed Lot 1, Lyman-Richey Subdivision, is currently zoned “AG, Agricultural District”, be and the same is hereby rezoned to “I-2, Heavy Industrial District”.

SECTION 2. That the City Engineer is hereby directed to cause the official zoning district map of the City of Hastings, Nebraska to be changed in accordance with the foregoing provisions.

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

SECTION 4. This ordinance shall take effect and be in full force from and after its passage, approval and pamphlet form, said effective date being the ____ day of _____, 2016, and this ordinance shall not be included in the Hastings City Code Book.

PASSED AND APPROVED by the Mayor and City Council of the City of Hastings, Nebraska, this ____ day of _____, 2016.

ATTEST:

Mayor

City Clerk

(S E A L)

APPROVED TO FORM:

City Attorney

Date

City Surveyor

Date

DRAFT

Department: Development Services
Staff Contact: Lance Lang, City Planner
Planning Commission Meeting Date: 08/15/2016
File No: 2016-030A
Prepared By: Lance Lang, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

A proposed amendment to the Future Land Use Map of the City of Hastings Comprehensive Development Plan from “Urban Residential” to “Commercial Retail – South Burlington Overlay,” property described as follows:

Lots 9 and 10, Kents Addition and Lot 1, Kent Subdivision, City of Hastings, Adams County, Nebraska.

Names of People/Business affected by this action:

Surrounding property owners and neighborhood.

Why Planning Commission action is required:

State law requires the Planning Commission to hold a public hearing and take public testimony into consideration for amendments to the land use map when the proposed rezoning is not in conformance with the land use designation before making a recommendation to City Council.

Type of action requested:

Ordinance

Suggested motion:

Deadlines associated with action:

None.

Department head comments:

The Community Redevelopment Authority (CRA) owns property on the northwest corner of the intersection of West F Street and South Lexington Avenue. (see Exhibit ‘B’) The CRA has submitted a rezoning application for this property to rezone from R-1 and R-3 to C-3. This rezoning request is not in conformance with the land use category shown for this property on the Future Land Use Map of the Comprehensive Development Plan. The Land Use Map designates this property as “Urban Residential.” (see Exhibit ‘D’) By state law, if a proposed rezoning is not in conformance with the land use map, an amendment to the land use map must be considered prior to rezoning of the property.

In this case, the rezoning request to C-3 would require the Land Use Map to be amended to “Commercial/Retail.” Other than the Burlington Avenue corridor, which is shown as Commercial/Retail, the surrounding area east and west of the commercial strip are designated for Urban Residential. The commercial land use designation does extend further west from Burlington Avenue along the south side of West F Street than it does to the east side of Burlington Avenue. Consequently, Commercial/Retail use and C-3 zoning are across from the subject property on the south side of West F Street and the east side of Lexington Avenue. The question then becomes, should the dividing line represented by F Street be breached to allow Commercial/Retail land use and potentially C-3 zoning on the north side of the street? The neighborhood on the north side of the street is predominantly zoned R-1 with some R-3 interspersed (see Exhibit ‘C’) The fairgrounds are located further west.

Staff has some concerns regarding the expansion of commercial use into the existing neighborhood. Therefore, Staff recommends denial of the Land Use Map Amendment to protect the residential neighborhood from commercial encroachment, although it could be argued that the line has already been breached with existing C-3 zoning across the street on two sides of the subject property. Staff feels the best use of the property is Multiple-Family Residential, perhaps a four-plex, acting as a transition zone between the residential neighbors to the north and the commercial activity to the south.

Recommendation:

Staff recommends denial of the land use map amendment to commercial because in staffs' opinion it is not in the best interest of the neighborhood.

DATE / /

FILE NO.

**PROJECT APPLICATION**

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

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

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

PROJECT INFORMATION

Project Name: _____

Project Address: 734-742 S. Lexington Within City Limit ☐ Yes ☐ NoExisting Zoning: R-1 R-3 Proposed Zoning / Use: C-3Existing Comprehensive Plan Designation: Residential Gross Area: 22,144Legal Description: Lots 9+10 Kent's Addition Number of Lots: 3
LOT 1 Except the south 27' Kent Subdivision**APPLICANT INFORMATION**Applicant: Community Redevelopment Authority Company: _____Address: 301 S. Burlington Tel: _____ Fax: _____City: Hastings State: NE Zip: 68901 Email: bidcra@gmail.comProperty Owner: Community Redevelopment Auth. Company: _____Address: Same Tel: _____ Fax: _____City: Same State: _____ Zip: _____ Email: _____Key Contact: Randy Chick Company: CRAAddress: 301 S. Burlington Tel: 402 461 8415 Fax: _____City: Hastings State: NE Zip: 68901 Email: bidcra@gmail.com

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

Randy Chick 7/19/16
Property Owner Signature Date Applicant Signature Date

DEPARTMENTAL USE ONLY

Fees: _____ Receipt No. _____

Accepted by Staff: _____ Case No. _____
Signature

NUM PAGES 2

DOC TAX PD CK#

FEES 19.50 PD CK#

CHG 19.50 ACCT# 012

RET FEES: CASH R.O.D. CK# (Development)

REC'D Joyce - HT Dept. Development Ser.

RETURN Retain Perm Record.



ADAMS COUNTY, NE
FILED
INST. **20064294**

'06 SEP 25 P2:28

Janice D. Johnson
REGISTER OF DEEDS

Kent Sub
NUM: *Kents Add*
RD COMP: *X DDP 4:26*
COMPARE: *✓ MH*
CADAS: *8-26 i/jf AO ✓*
OK 11

RESERVED FOR REGISTER OF DEEDS RECORDING SPACE
ADAMS COUNTY NE

Plat
Kent Sub
Filmed
on 35mm

20064294

COUNTY TREASURER CERTIFICATE
I HEREBY CERTIFY THAT THE RECORDS OF ANY OFFICE SHOW NO TAXES DUE OR DELINQUENT ON THE PROPERTY DESCRIBED IN THE "LEGAL DESCRIPTION" ON THIS PLAT AS OF THIS 25th DAY OF September, 2006.



CITY TREASURER CERTIFICATE
I HEREBY CERTIFY THAT THE RECORDS OF ANY OFFICE SHOW NO TAXES OR SPECIAL ASSESSMENTS DELINQUENT ON THE PROPERTY DESCRIBED IN THE "LEGAL DESCRIPTION" ON THIS PLAT AS OF THIS 19th DAY OF September, 2006.

HASTINGS CITY TREASURER
David L. Wacker
HASTINGS CITY TREASURER

HASTINGS CITY ENGINEER'S APPROVAL
THIS PLAT OF "KENT 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 25th DAY OF September, 2006.
David L. Wacker
DAVID L. WACKER, CITY ENGINEER

CITY SURVEYOR CERTIFICATE
THIS PLAT OF "KENT 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 25th DAY OF September, 2006.
Robert G. Davison
ROBERT G. DAVISON, CITY SURVEYOR

PLANNING COMMISSION RECOMMENDATION
THIS PLAT OF "KENT SUBDIVISION" A SUBDIVISION IN THE CITY OF HASTINGS, NEBRASKA, HAS BEEN PRESENTED TO AND REVIEWED BY THE HASTINGS PLANNING COMMISSION, AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, WITH RECOMMENDATION THAT SAID PLAT BE approved AS PROPOSED.
SIGNED THIS 19th DAY OF July, 2006.
James Sabock
CHAIRPERSON

MAYOR AND CITY COUNCIL ACTION
THIS PLAT OF "KENT SUBDIVISION" HAS BEEN REVIEWED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF HASTINGS, NEBRASKA, AND IS HEREBY Approved BY ACTION DULY PASSED ON THIS 14th DAY OF August, 2006.
Matthew S. Rossen
MAYOR
CITY CLERK

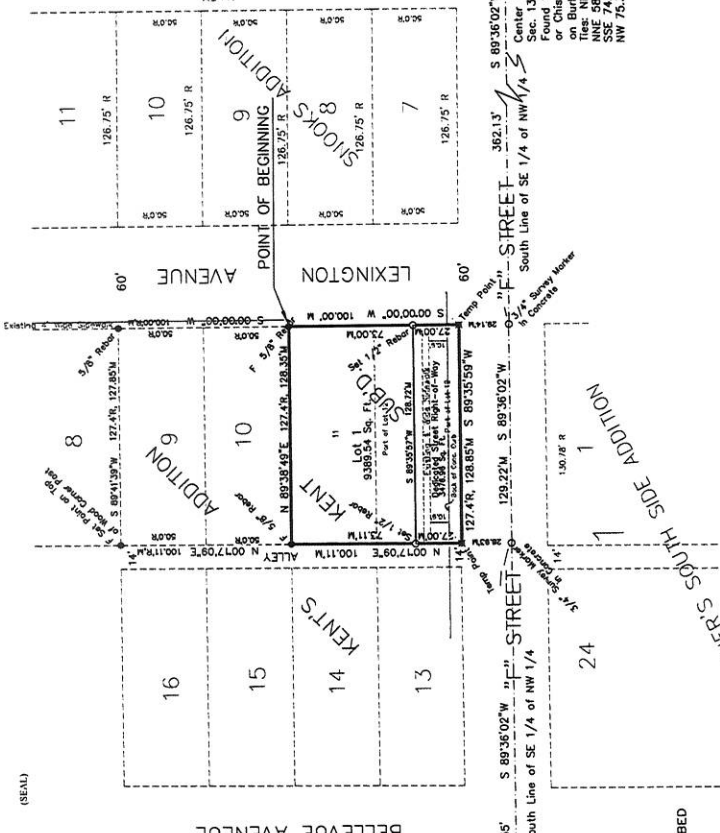
SURVEYOR'S CERTIFICATE
I hereby state that I am a professional land surveyor licensed in accordance with the laws of the State of Nebraska, and that this survey was performed by me or under my direct supervision, and is accurate to the best of my knowledge and belief. The boundaries shown on this plat are marked with permanent monuments as shown on the plat.
SIGNED THIS 19th DAY OF September, 2006.
David L. Wacker
REGISTERED SURVEYOR
LS-237



LEGEND
SECTION CORNERS =
MONUMENTS FOUND =
(As shown)
MONUMENTS SET =
(1/2" Rebar w/ Yellow Cap marked LS 2006)
RECORDED DISTANCE =
MEASURED DISTANCE =

ZONED R-1

OWNERS
THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA,
A MUNICIPAL CORPORATION
AND
COMMUNITY REDEVELOPMENT AUTHORITY
OF HASTINGS, NEBRASKA.



ACKNOWLEDGEMENT
STATE OF NEBRASKA }
COUNTY OF ADAMS }

Before me, the undersigned Notary Public, in and for said County and State, personally appeared, Matthew S. Rossen, Mayor of the City of Hastings, Nebraska, and Dick Hysell, Jr., President of the Community Redevelopment Authority of Hastings, Adams County, Nebraska, known by me personally to be the identical persons whose names are affixed to the OWNER'S CERTIFICATE AND DEDICATION and on the "WAIVER" on this plat, the acknowledged the execution thereof to be in accordance with their desires and wishes as said OWNERS.

ACKNOWLEDGED at Hastings, Nebraska, on this 25th day of September, 2006.
My Commission expires : September 29, 2007

Dick Hysell Jr.
NOTARY PUBLIC

NOTARIAL SEAL

KENT SUBDIVISION
IN THE CITY OF HASTINGS,
ADAMS COUNTY, NEBRASKA



WAIVER

APPLICANT 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 25th DAY OF September, 2006.

Dick Hysell Jr.
DICK HYSSELL, JR.
PRESIDENT
HASTINGS REDEVELOPMENT AUTHORITY

Matthew S. Rossen
MATTHEW S. ROSSEN
MAYOR, CITY OF HASTINGS, NEBRASKA

A TEST:
David L. Wacker
HASTINGS CITY CLERK

REGISTRAR OF DEEDS CERTIFICATE

STATE OF NEBRASKA }
COUNTY OF ADAMS }

THIS PLAT OF "KENT SUBDIVISION" A SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, WAS FILED FOR RECORD ON

DATE: September 25, 2006 TIME: 2:28 P.M.

INSTRUMENT NO: 20064294

David M. Shuster, Deputy
REGISTRAR OF DEEDS

LEGAL DESCRIPTION

Lots 11 and 12, inclusive, in Kent's Addition to the City of Hastings, Adams County, Nebraska, as platted and recorded, said tract being more particularly described as follows:
BEGINNING at the Southeast Corner of Lot 10 of Kent's Addition to the City of Hastings, Adams County, Nebraska, as platted and recorded, said point also being the Northeast Corner of Lot 11 of said Kent's Addition and said point also being located on the West line of Lexington Avenue in the said City of Hastings, Adams County, Nebraska; running thence South 00°00'00" West (assumed) and along the said West line of Lexington Avenue a distance of 100.00 feet to the Southeast Corner of said Lot 10; thence South 89°35'59" West and along the South line thence Lot 12 a distance of 128.85 feet to the Southwest Corner of said Lot 12; running thence North 00°17'09" East a distance of 100.11 feet to the Northeast Corner of said Lot 11, said point also being the Southwest Corner of said Lot 10; running thence North 89°38'49" East and along the South line of said Lot 10, a distance of 128.35 feet, more or less, to the POINT OF BEGINNING; said tract containing a calculated area of 12,866.50 feet, more or less, and said tract to be hereafter known as "KENT SUBDIVISION".

S 1/16 of NW 1/4
Sec. 13-7-10
Found 2" Cap in Concrete
on Franklin Ave.
Ties: NW 46.7' to "X" Nails in P-Pole
SW 61.83' to "X" Nails in P-Pole
SE 38.66' to X on Top of SW Bolt on Fire Hydrant cap flange
W 7.26' to Center of Roadside

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, AND COMMUNITY REDEVELOPMENT AUTHORITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, THE OWNERS OF RECORD OF THE PROPERTY SHOWN ON THE ACCOMPANYING PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, DO HEREBY CERTIFY THAT WE HAVE REPLATED, SUBDIVIDED AND DESIGNATED AND DO HEREBY RE-PLAT "KENT SUBDIVISION" A SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, IN ACCORDANCE WITH OUR DESIRES AND WISHES AS SAID OWNERS.

WE FURTHER DEDICATE ALL STREETS AND EASEMENTS SHOWN ON THE PLAT TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, FOR ITS USE FOREVER.

SIGNED ON THIS 25th DAY OF SEPTEMBER, 2006.

Dick Hysell Jr.
DICK HYSSELL, JR.
PRESIDENT
COMMUNITY REDEVELOPMENT AUTHORITY

Matthew S. Rossen
MATTHEW S. ROSSEN
MAYOR, CITY OF HASTINGS, NEBRASKA

A TEST:
David L. Wacker
HASTINGS CITY CLERK



FINAL PLAT
BENCHMARK 2000 SURVEYING
331 VILLAGE DRIVE, HASTINGS, NE 68901

PAGE 1 OF 1

2 of 2



EXHIBIT 'A' - VICINITY MAP

City of Hastings

This map is for illustration only.



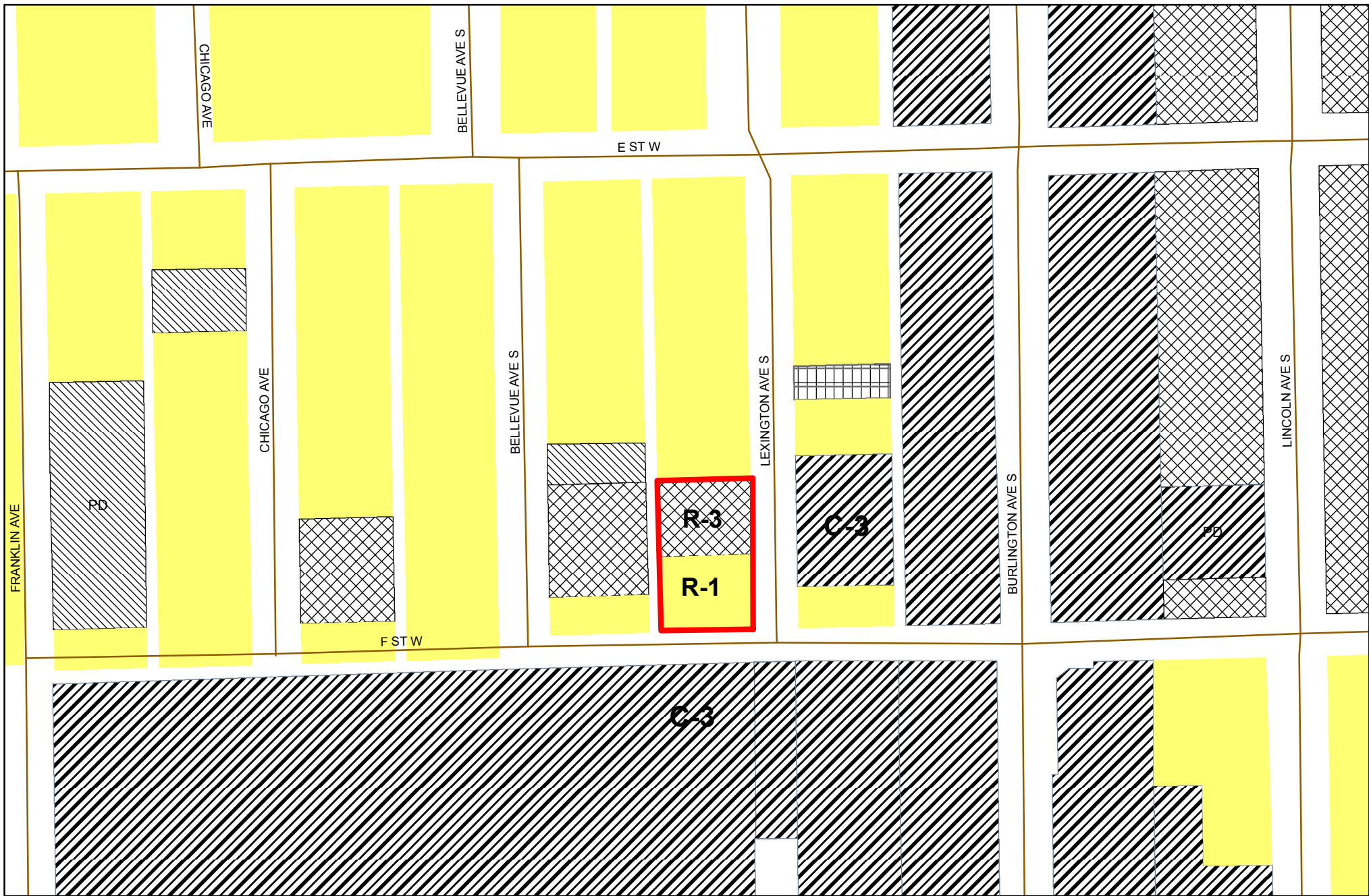


EXHIBIT 'B' - AERIAL VIEW/EXISTING CONDITIONS

City of Hastings

This map is for illustration only.





City Limits	R-3: Multiple-family	C-1: Local business
subdivision	R-1A: Single family large lot	C-2: Central business
A: Agricultural district	R-1S: Single family suburban	C-3: Commercial business
R-1: Urban single family	R-5: Urban single family undersized lot	C-0: Commercial office
R-2: Two-family	CMP: Campus institutional	I-1: Light industrial
R-3G: Garden apartment	CZ: Clear zone	I-2: Heavy industrial

EXHIBIT 'C' - EXISTING ZONING

City of Hastings Zoning

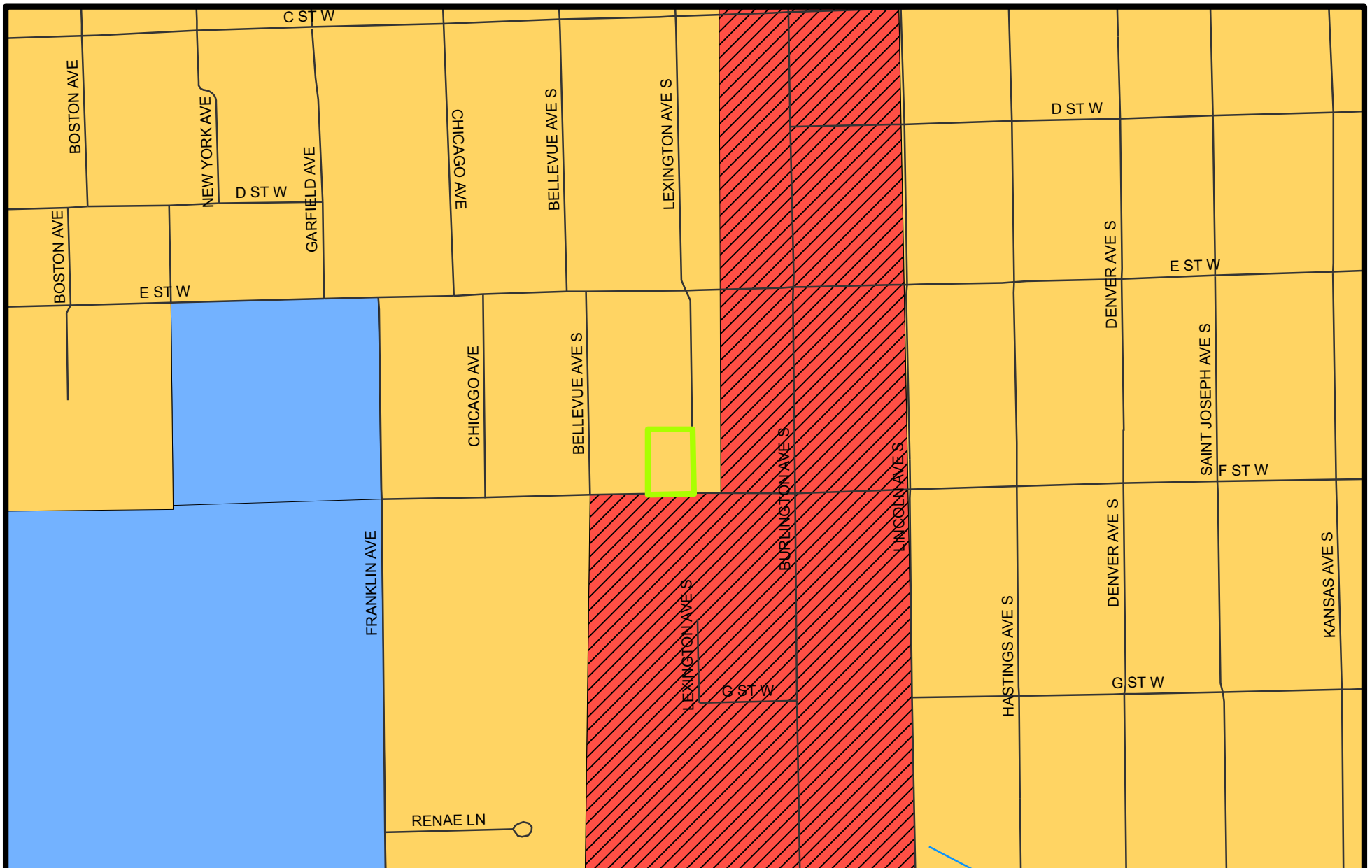


EXHIBIT 'D'
Future Land Use
City of Hastings, Nebraska

0 170 340 680 Feet



Land Use:

-  Rural Residential
-  Suburban Residential
-  Urban Residential

-  Mixed-Use - Neighborhood
-  Mixed-Use - Community
-  Mixed-Use Downtown
-  Commercial/Retail
-  Employment/Industrial

-  Public / Semi-Public
-  Parks & Recreation
-  Agriculture

Overlay Districts:

-  South Burlington Overlay
-  Highway 6 Overlay
-  Urban Industrial Overlay
-  Floodplain
-  City Boundary
-  ETJ Boundary

ORDINANCE NO. xxxx

AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, AMENDING THE COMPREHENSIVE LAND USE PLAN FOR SAID CITY; TO REDESIGNATE THE DISTRICT CLASSIFICATION AFFECTING THE PROPERTY IN SECTION ONE OF THIS ORDINANCE; AND TO REVISE THE ORIGINAL DESIGNATIONS.

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

SECTION 1. That pursuant to the petition filed with the City of Hastings, the property legally described as follows:

Lots 9 and 10, Kents Addition and Lot 1, Kent Subdivision, City of Hastings, Adams County, Nebraska.

And after notice given and public hearing thereon as required by ordinance, the Comprehensive Development Plan adopted by the Hastings City Council is hereby amended to provide that said property heretofore designated as “Urban Residential” is hereby re-designated to “Commercial/Retail”.

SECTION 2. That except as provided herein, the Comprehensive Development Plan as adopted by the Hastings City Council, as amended, be and is hereby ratified and confirmed in all respects.

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

SECTION 4. This ordinance shall take effect and be in full force from and after its passage, approval and pamphlet form, said effective date being the ____ day of _____, 2016, and this ordinance shall not be included in the Hastings City Code Book.

PASSED AND APPROVED by the Mayor and City Council of the City of
Hastings, Nebraska, this _____ day of _____, 2016.

ATTEST:

Mayor

City Clerk

(S E A L)

APPROVED TO FORM:

City Attorney

Date

City Surveyor

Date

Department: Development Services
Staff Contact: Lance Lang, City Planner
Planning Commission Meeting Date: 08/15/2016
File No: 2016-030B
Prepared By: Lance Lang, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

Request to rezone from R-1, Urban Single-Family Residential District and R-3, Multiple-Family Residential District to C-3, Commercial Business District, the following tract of land:

Lots 9 and 10, Kents Addition and Lot 1, Kent Subdivision, City of Hastings, Adams County, Nebraska.

Names of People/Business affected by this action:

Surrounding property owners and neighborhood.

Why Planning Commission action is required:

By state law a rezoning request requires a public hearing by the Planning Commission before they make a recommendation to City Council.

Type of action requested:

Ordinance

Suggested motion:

Deadlines associated with action:

None.

Department head comments:

The Community Redevelopment Authority (CRA) has submitted this request to rezone property which is owned by the CRA at the northwest corner of the intersection of Lexington Avenue and F Street. (see Exhibit 'A') The property contains an existing concrete parking lot on roughly the north half of the property while the south half is undeveloped and covered with grass and weeds. A low split-rail type wooden fence encloses the parking lot. (see Exhibit 'B') The property is currently zoned R-1, Single-Family Residential on the south half, while the north half containing the parking lot is zoned R-3, Multiple-Family Residential District. (see Exhibit 'C') The rezoning request under consideration is for C-3 zoning, Commercial Business District.

Before a zone change can be considered, an amendment to the Future Land Use Map of the Comprehensive Development Plan must be considered because the rezoning request to higher intensity is not in conformance with the Land Use Map. If the Land Use Map is amended to allow commercial/retail land use, then the rezoning can conceivably move forward, although an alternate scenario could involve a successful map amendment and an unsuccessful rezoning attempt. This scenario seems unlikely if the map is amended however, since the main impetus for considering a change to the Land Use Map is this requested rezoning. The Land Use Map Amendment might also be denied, in which case the rezoning should not move forward.

The predominant zoning category north of West F Street is R-1, Single-Family Residential. There is a corridor of commercial zoning that runs up and down Burlington Avenue. The depth of this commercial zoning is greater on the west side of Burlington than on the east side. The deeper commercial encroachment to the west results in C-3 zoning across the street from the subject property on both the east and south sides of the property (see Exhibit 'C').

Therefore, the CRA decided to request this rezoning to C-3 and “test the waters” so to speak regarding the palatability of extending commercial zoning across the street to encompass this property.

Staff has some concerns regarding the expansion of commercial use into the existing neighborhood. Staff feels the best use of the property is Multiple-Family Residential, perhaps a four-plex, acting as a transition zone between the residential neighbors to the north and the commercial activity to the south. Therefore, Staff recommends that the existing R-3 zoning on the north half of the property be maintained and the zoning request for the south half of the property be amended from C-3 to R -3 such that the entire property becomes R-3 zoning. It could be argued that the threshold has already been breached with existing C-3 zoning across the street on two sides of the subject property, however Staff feels that further extension of C-3 commercial is not in the best interest of the neighborhood.

Recommendation:

Staff recommends denial of the rezoning request for C-3, Commercial Business district because in staffs' opinion it is not in the best interest of the neighborhood. Staff suggest that the applicant consider rezoning the entire property to R-3, Urban Multiple-Family Residential District to provide transitional zoning between the R-1 neighborhood to the north and west and the commercial activity to the east and the south.

DATE / /

FILE NO.

**PROJECT APPLICATION**

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

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

- | | | | |
|--|---|--|--|
| ☐ Preliminary Plat | ☐ Final Plat | ☐ Short Plat | ☐ Administrative Plat |
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| ☐ Conditional Use Permit / Amendment | ☐ Planned District / Amendment | | |
| ☒ Comprehensive Plan / Amendment | ☐ Annexation Petition / Addition to the City | | |

PROJECT INFORMATION

Project Name: _____

Project Address: 734-742 S. Lexington Within City Limit ☐ Yes ☐ NoExisting Zoning: R-1 R-3 Proposed Zoning / Use: C-3Existing Comprehensive Plan Designation: Residential Gross Area: 22,144Legal Description: Lots 9+10 Kent's Addition Number of Lots: 3
LOT 1 Except the south 27' Kent Subdivision**APPLICANT INFORMATION**Applicant: Community Redevelopment Authority Company: _____Address: 301 S. Burlington Tel: _____ Fax: _____City: Hastings State: NE Zip: 68901 Email: bidcra@gmail.comProperty Owner: Community Redevelopment Auth. Company: _____Address: Same Tel: _____ Fax: _____City: Same State: _____ Zip: _____ Email: _____Key Contact: Randy Chick Company: CRAAddress: 301 S. Burlington Tel: 402 461 8415 Fax: _____City: Hastings State: NE Zip: 68901 Email: bidcra@gmail.com

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

Randy Chick 7/19/16
Property Owner Signature Date Applicant Signature Date

DEPARTMENTAL USE ONLY

Fees: _____ Receipt No. _____

Accepted by Staff: _____ Case No. _____
Signature

NUM PAGES 2

DOC TAX PD CK#

FEES 19.50 PD CK#

CHG 19.50 ACCT# 012

RET FEES: CASH R.O.D. CK# (Development)

REC'D Joyce - HT Dept. Development Ser.

RETURN Retain Perm Record.



ADAMS COUNTY, NE
FILED
INST. **20064294**

'06 SEP 25 P2:28

Janice D. Johnson
REGISTER OF DEEDS

Kent Sub
NUM: *Kents Add*
RD COMP: *X DDP 4:26*
COMPARE: *✓ MH*
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OK 11

RESERVED FOR REGISTER OF DEEDS RECORDING SPACE
ADAMS COUNTY NE

Plat
Kent Sub
Filmed
on 35mm

20064294

COUNTY TREASURER CERTIFICATE
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HASTINGS CITY TREASURER
David L. Wacker
HASTINGS CITY TREASURER

HASTINGS CITY ENGINEER'S APPROVAL
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SIGNED THIS 25th DAY OF September, 2006.
David L. Wacker
DAVID L. WACKER, CITY ENGINEER

CITY SURVEYOR CERTIFICATE
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SIGNED THIS 25th DAY OF September, 2006.
Robert G. Davison
ROBERT G. DAVISON, CITY SURVEYOR

PLANNING COMMISSION RECOMMENDATION
THIS PLAT OF "KENT SUBDIVISION" A SUBDIVISION IN THE CITY OF HASTINGS, NEBRASKA, HAS BEEN PRESENTED TO AND REVIEWED BY THE HASTINGS PLANNING COMMISSION, AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, WITH RECOMMENDATION THAT SAID PLAT BE approved AS PROPOSED.
SIGNED THIS 19th DAY OF July, 2006.
James Sabock
CHAIRPERSON

MAYOR AND CITY COUNCIL ACTION
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Matthew S. Rossen
CITY CLERK

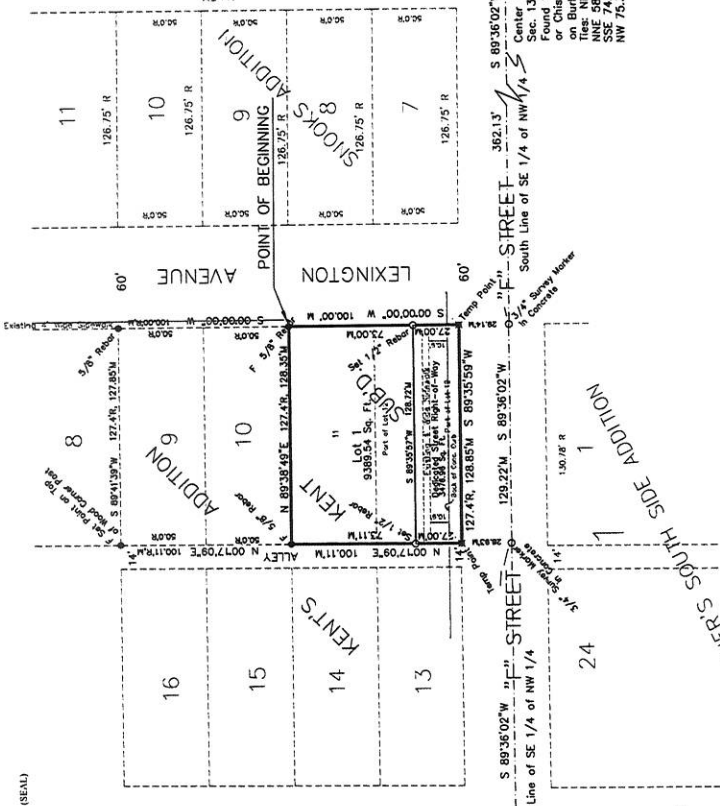
SURVEYOR'S CERTIFICATE
I hereby state that I am a professional land surveyor licensed in accordance with the laws of the State of Nebraska, and that this survey was performed by me or under my direct supervision, and is accurate to the best of my knowledge and belief. The boundaries shown on this plat are marked with permanent monuments as shown on the plat.
SIGNED THIS 14th DAY OF August, 2006.
David L. Wacker
NOTARY PUBLIC



LEGEND
SECTION CORNERS =
MONUMENTS FOUND =
(As shown)
MONUMENTS SET =
(1/2" Rebar w/ Yellow Cap marked IS 7/8" x 1/2" x 1/2")
RECORDED DISTANCE =
MEASURED DISTANCE =

ZONED R-1

OWNERS
THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA,
A MUNICIPAL CORPORATION
AND
COMMUNITY REDEVELOPMENT AUTHORITY
OF HASTINGS, NEBRASKA.



ACKNOWLEDGEMENT
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COUNTY OF ADAMS }

Before me, the undersigned Notary Public, in and for said County and State, personally appeared, Matthew S. Rossen, Mayor, and Dick Hysell, Jr., President of the Community Redevelopment Authority of Hastings, Adams County, Nebraska, known by me personally to be the identical persons whose names are affixed to the OWNER'S CERTIFICATE AND DEDICATION and on the "WAIVER" on this plat, the acknowledged the execution thereof to be in accordance with their desires and wishes as said OWNERS.

ACKNOWLEDGED at Hastings, Nebraska, on this 25th day of September, 2006.
My Commission expires : September 29, 2007

Dick Hysell Jr.
NOTARY PUBLIC

NOTARIAL SEAL

KENT SUBDIVISION
IN THE CITY OF HASTINGS,
ADAMS COUNTY, NEBRASKA



REGISTRAR OF DEEDS CERTIFICATE

STATE OF NEBRASKA }
COUNTY OF ADAMS }

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DATE: September 25, 2006 TIME: 2:28 P.M.

INSTRUMENT NO: 20064294
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REGISTRAR OF DEEDS

LEGAL DESCRIPTION
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on Franklin Ave.
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W 7.26' to Center of Roadside

OWNER'S CERTIFICATE AND DEDICATION
KNOW ALL MEN BY THESE PRESENTS, THAT THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, AND COMMUNITY REDEVELOPMENT AUTHORITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, THE OWNERS OF RECORD OF THE PROPERTY SHOWN ON THE ACCOMPANYING PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, DO HEREBY CERTIFY THAT WE HAVE REPLATED, SUBDIVIDED AND DESIGNATED AND DO HEREBY RE-PLAT "KENT SUBDIVISION" A SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, IN ACCORDANCE WITH OUR DESIRES AND WISHES AS SAID OWNERS.

WE FURTHER DEDICATE ALL STREETS AND EASEMENTS SHOWN ON THE PLAT TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, FOR ITS USE FOREVER.

SIGNED ON THIS 25th DAY OF SEPTEMBER, 2006.

Dick Hysell Jr.
DICK HYSSELL, JR., COMMUNITY REDEVELOPMENT AUTHORITY
PRESIDENT
Matthew S. Rossen
MATTHEW S. ROSSEN
MAYOR, CITY OF HASTINGS, NEBRASKA

ATTEST:
David L. Wacker
HASTINGS CITY CLERK



FINAL PLAT BENCHMARK 2000 SURVEYING
331 VILLAGE DRIVE, HASTINGS, NE 68901

PAGE 1 OF 1

2 of 2



EXHIBIT 'A' - VICINITY MAP

City of Hastings

This map is for illustration only.



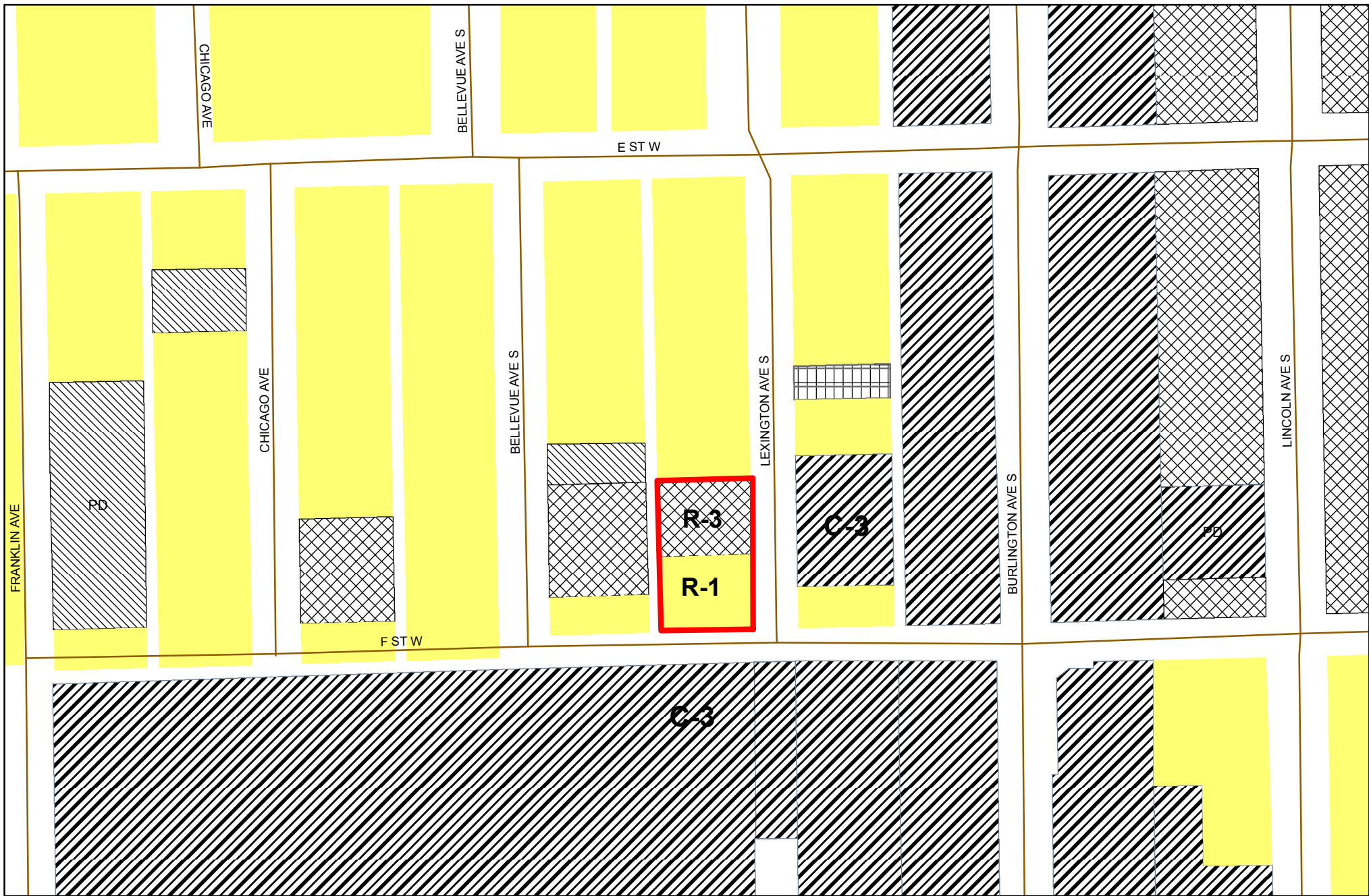


EXHIBIT 'B' - AERIAL VIEW/EXISTING CONDITIONS

City of Hastings

This map is for illustration only.





City Limits	R-3: Multiple-family	C-1: Local business
subdivision	R-1A: Single family large lot	C-2: Central business
A: Agricultural district	R-1S: Single family suburban	C-3: Commercial business
R-1: Urban single family	R-5: Urban single family undersized lot	C-0: Commercial office
R-2: Two-family	CMP: Campus institutional	I-1: Light industrial
R-3G: Garden apartment	CZ: Clear zone	I-2: Heavy industrial

EXHIBIT 'C' - EXISTING ZONING

City of Hastings Zoning

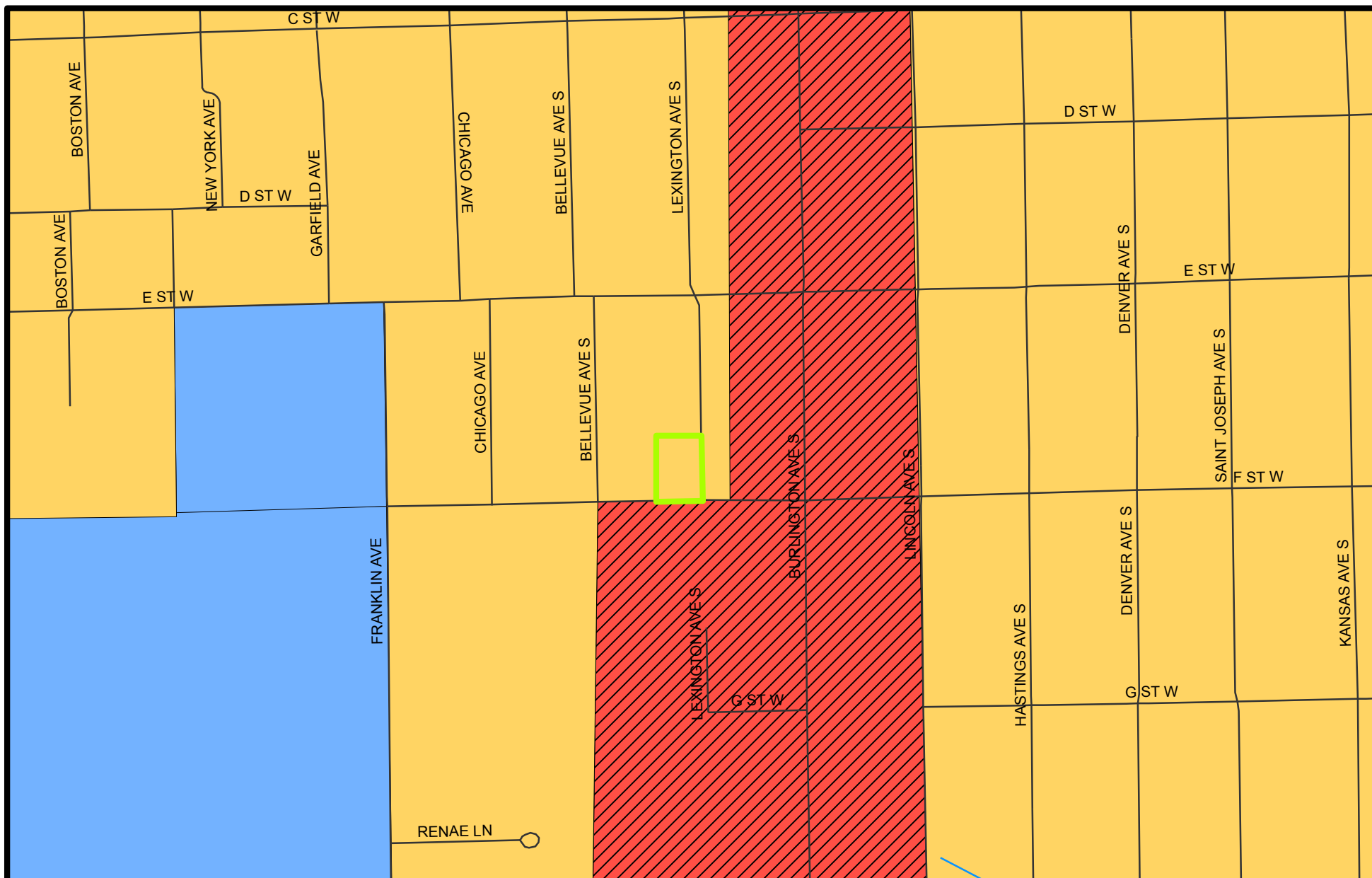


EXHIBIT 'D'
Future Land Use
City of Hastings, Nebraska

0 170 340 680 Feet



Land Use:

-  Rural Residential
-  Suburban Residential
-  Urban Residential

-  Mixed-Use - Neighborhood
-  Mixed-Use - Community
-  Mixed-Use Downtown
-  Commercial/Retail
-  Employment/Industrial

-  Public / Semi-Public
-  Parks & Recreation
-  Agriculture

Overlay Districts:

-  South Burlington Overlay
-  Highway 6 Overlay
-  Urban Industrial Overlay
-  Floodplain
-  City Boundary
-  ETJ Boundary

ORDINANCE NO. xxxx

AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF HASTINGS, NEBRASKA TO REZONE FROM R-1, “URBAN SINGLE-FAMILY RESIDENTIAL DISTRICT” AND R-3, “URBAN MULTIPLE-FAMILY RESIDENTIAL DISTRICT” TO C-3, COMMERCIAL BUSINESS DISTRICT” THE PROPERTY DESCRIBED AS FOLLOWS:

Lots 9 and 10, Kents Addition and Lot 1, Kent Subdivision, City of Hastings, Adams County, Nebraska.

AND TO REPEAL ANY ORDINANCE IN CONFLICT HEREWITH; AND TO PROVIDE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT.

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

SECTION 1. That the property legally described as; Lots 9 and 10, Kents Addition and Lot 1, Kent Subdivision, City of Hastings, Adams County, Nebraska. is currently zoned “R-1, Urban Single-Family Residential District” and “R-3, Urban Multiple-Family Residential District; be and the same is hereby rezoned to “C-3, Commercial Business District”.

SECTION 2. That the City Engineer is hereby directed to cause the official zoning district map of the City of Hastings, Nebraska to be changed in accordance with the foregoing provisions.

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

SECTION 4. This ordinance shall take effect and be in full force from and after its passage, approval and pamphlet form, said effective date being the ____ day of _____, 2016, and this ordinance shall not be included in the Hastings City Code Book.

PASSED AND APPROVED by the Mayor and City Council of the City of Hastings, Nebraska, this ____ day of _____, 2016.

ATTEST:

Mayor

City Clerk

(S E A L)

APPROVED TO FORM:

City Attorney

Date

City Surveyor

Date

Department: Development Services
Staff Contact: Lance Lang, City Planner
Planning Commission Meeting Date: 08/15/2016
File No: 2016-031
Prepared By: Lance Lang, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

Request to rezone from AG, Agricultural District to R-1A, Single-Family Large Lot Residential District, the following tract of land:

The northwest 2.00 acres, more or less, of the North Half of the Southwest Quarter of Section 22, Township 8 North, Range 10 West of the 6th P. M., within the two-mile jurisdiction of the City of Hastings, Adams County, Nebraska, said tract to be known as Bruntz Subdivision.

Names of People/Business affected by this action:

Adjacent and surrounding property owners.

Why Planning Commission action is required:

State law requires the Planning Commission to hold a public hearing to solicit public input regarding the proposed rezoning prior to making a recommendation of the rezoning request to City Council.

Type of action requested:

Ordinance

Suggested motion:

Deadlines associated with action:

None.

Department head comments:

The applicant is requesting rezoning of a 2.00-acre parcel from AG, Agricultural District to R-1A, Single-Family Large Lot Residential District. This property borders the two-mile ETJ line on the east side of North Highland Road one-half mile north of West Lochland Road. (see Exhibit 'A') The land is currently part of a pivot corner. (see Exhibit 'B')

This property is being subdivided from the overall tract for a rural home site. The subdivision of this property is also on this agenda. The one lot subdivision is to be known as Bruntz Subdivision. The existing zoning as Agricultural is shown on Exhibit 'C'. The Future Land Use Map of the comprehensive development plan depicts this property as "Agriculture." (see Exhibit 'D') There is no need to amend the land use plan for a small

rural residential home site. This rezoning is required because the minimum allowable lot size in AG zoning is five acres. At two acres this property does not comply and must therefore be rezoned to a different district.

District R-1A has a minimum lot size of 20,000 square feet, so the two-acre parcel exceeds the minimum by a good margin. This larger size allows for required separations between the well and septic system and house. Farm animals are allowed in R-1A under section 34-315.01 “Limited Agriculture.” The code allows a maximum of two hooved animals for lots of two-acres or less located in the two-mile ETJ in AG and R-1A zones.

Recommendation:

Staff recommends approval of the rezoning request as presented.

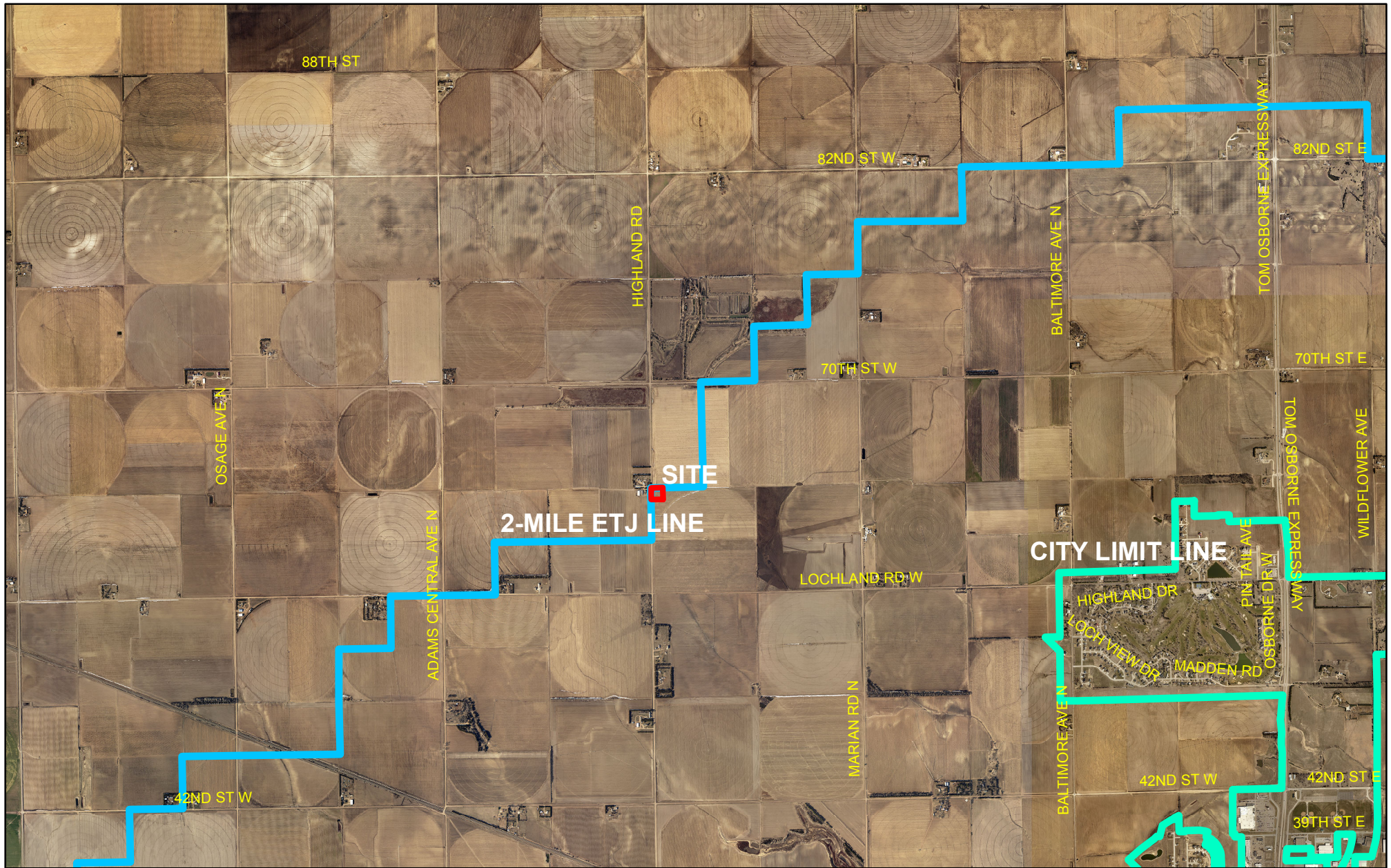


EXHIBIT 'A' - VICINITY MAP

City of Hastings

This map is for illustration only.



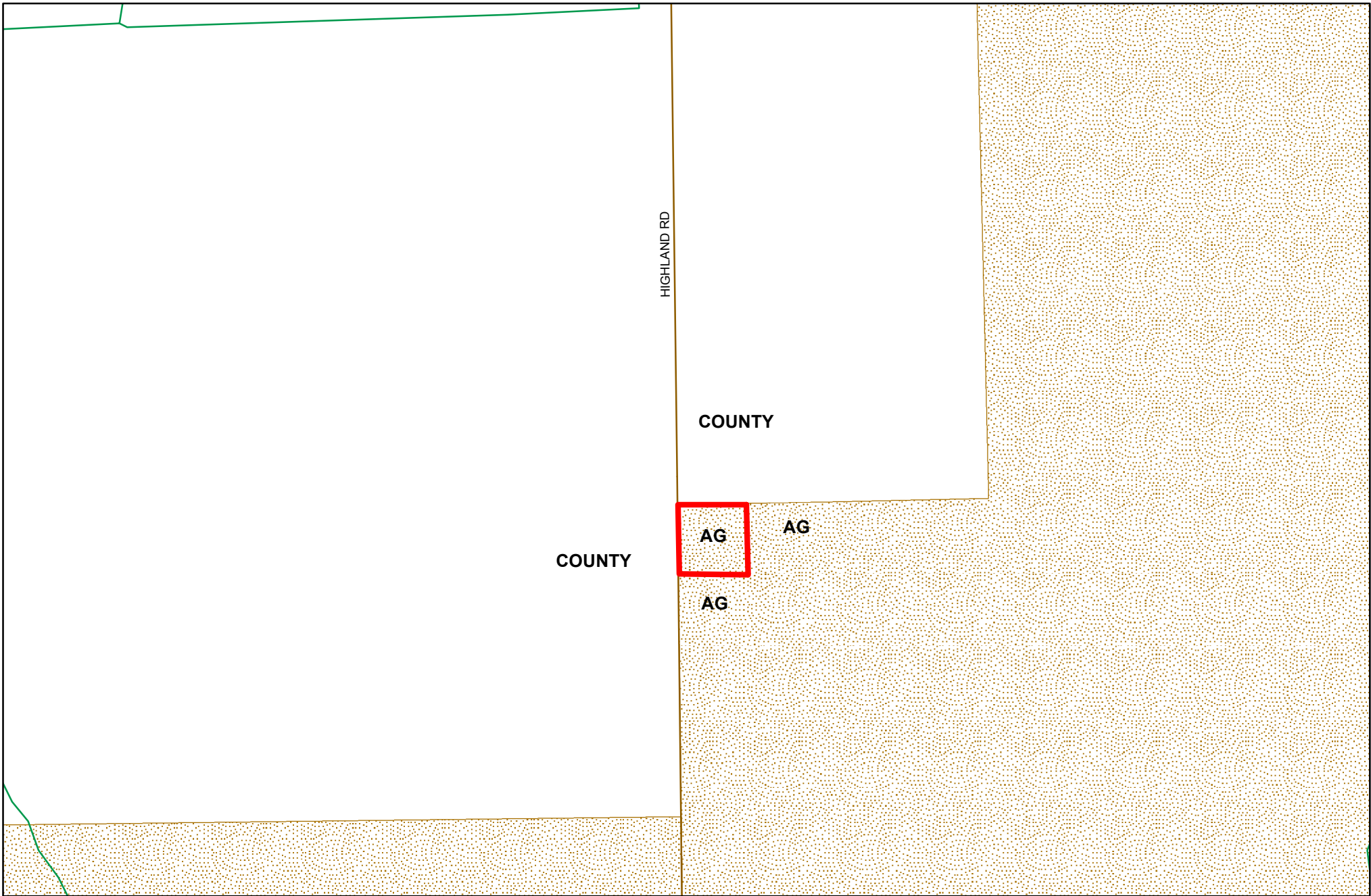


EXHIBIT 'B' - AERIAL VIEW/EXISTING CONDITIONS

City of Hastings

This map is for illustration only.





City Limits	R-3: Multiple-family	C-1: Local business
subdivision	R-1A: Single family large lot	C-2: Central business
A: Agricultural district	R-1S: Single family suburban	C-3: Commercial business
R-1: Urban single family	R-5: Urban single family undersized lot	C-0: Commercial office
R-2: Two-family	CMP: Campus institutional	I-1: Light industrial
R-3G: Garden apartment	CZ: Clear zone	I-2: Heavy industrial

EXHIBIT 'C' - EXISTING ZONING

City of Hastings Zoning

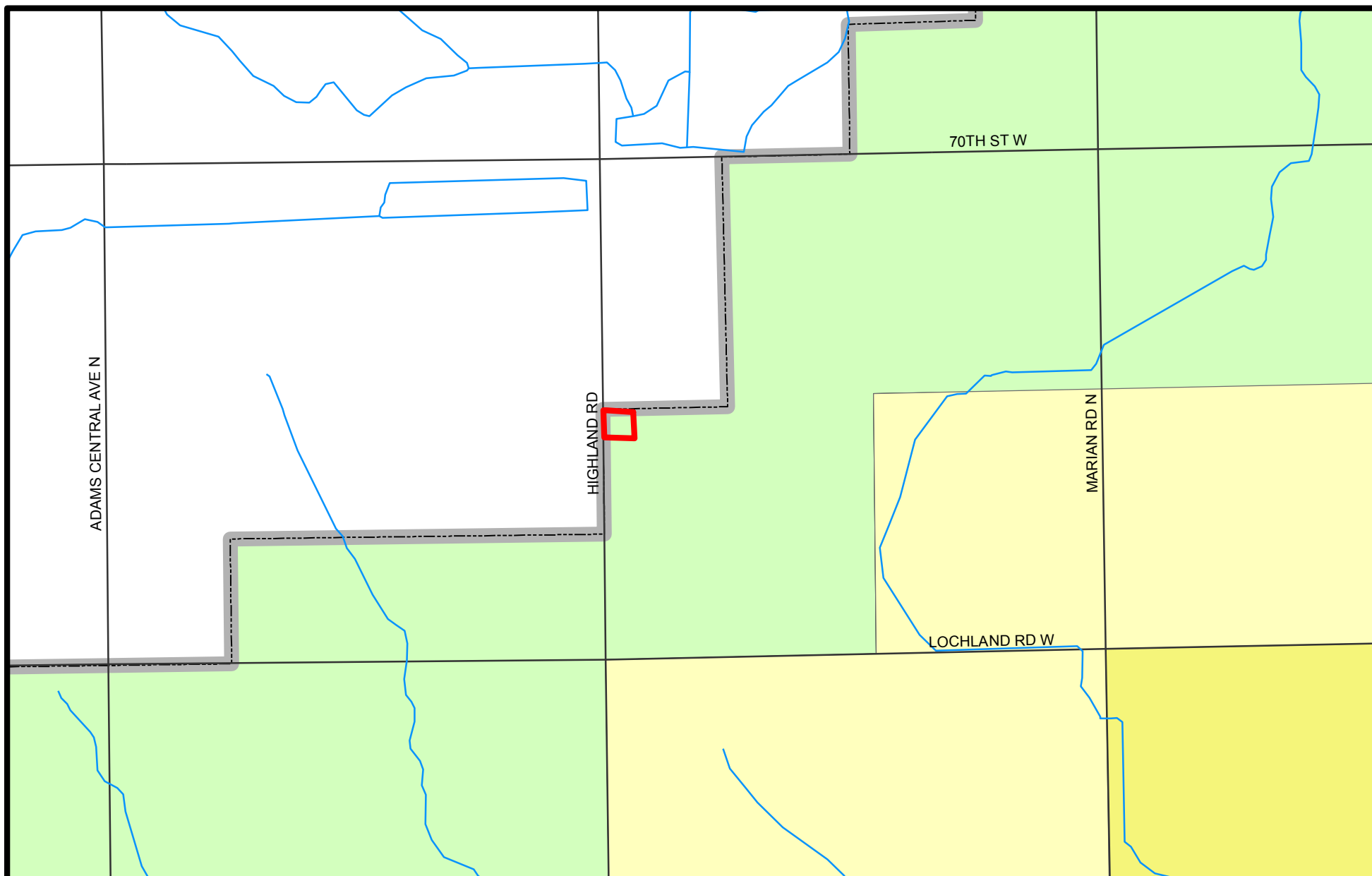


EXHIBIT 'D'

Future Land Use

City of Hastings, Nebraska

0 550 1,100 2,200 Feet



Land Use:

- Rural Residential
- Suburban Residential
- Urban Residential

- Mixed-Use - Neighborhood
- Mixed-Use - Community
- Mixed-Use Downtown
- Commercial/Retail
- Employment/Industrial

- Public / Semi-Public
- Parks & Recreation
- Agriculture

Overlay Districts:

- South Burlington Overlay
- Highway 6 Overlay
- Urban Industrial Overlay
- Floodplain
- City Boundary
- ETJ Boundary

ORDINANCE NO. xxxx

AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF HASTINGS, NEBRASKA TO REZONE FROM AG, “AGRICULTURAL DISTRICT” TO R-1A, SINGLE-FAMILY LARGE LOT RESIDENTIAL DISTRICT” THE PROPERTY DESCRIBED AS FOLLOWS:

The northwest 2.00 acres, more or less, of the North Half of the Southwest Quarter of Section 22, Township 8 North, Range 10 West of the 6th Principal Meridian, within the two-mile jurisdiction of the City of Hastings, Adams County, Nebraska, said tract to be known as Bruntz Subdivision.

AND TO REPEAL ANY ORDINANCE IN CONFLICT HERewith; AND TO PROVIDE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT.

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

SECTION 1. That the property legally described as; the northwest 2.00 acres, more or less, of the North Half of the Southwest Quarter of Section 22, Township 8 North, Range 10 West of the 6th Principal Meridian, within the two-mile jurisdiction of the City of Hastings, Adams County, Nebraska, said tract to be known as Bruntz Subdivision.

is currently zoned “AG, Agricultural District”, be and the same is hereby rezoned to “R-1A, Single-Family Large Lot Residential District”.

SECTION 2. That the City Engineer is hereby directed to cause the official zoning district map of the City of Hastings, Nebraska to be changed in accordance with the foregoing provisions.

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

SECTION 4. This ordinance shall take effect and be in full force from and after its passage, approval and pamphlet form, said effective date being the ____ day of _____, 2016, and this ordinance shall not be included in the Hastings City Code Book.

PASSED AND APPROVED by the Mayor and City Council of the City of Hastings, Nebraska, this ____ day of _____, 2016.

ATTEST:

Mayor

City Clerk

(S E A L)

APPROVED TO FORM:

City Attorney

Date

City Surveyor

Date

DRAFT

Department: Development Services
Staff Contact: Lance Lang, City Planner
Planning Commission Meeting Date: 08/15/2016
File No: 2016-032
Prepared By: Lance Lang, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

Preliminary and Final Plat for a tract of land located in part of the Southeast Quarter of Section 29, Township 8 North, Range 9 West of the 6th P. M., within the two-mile jurisdiction of the City of Hastings, Adams County, Nebraska, containing 7.741 acres, more or less, of which 0.479 acres is a public road easement, said tract to be known as proposed Lot 1, Lyman-Richey Subdivision.

Names of People/Business affected by this action:

Surrounding property owners.

Why Planning Commission action is required:

The Planning Commission will review this plat and make a recommendation to the City Council.

Type of action requested:

Motion

Suggested motion:

Deadlines associated with action:

None.

Department head comments:

The City of Hastings and Adams County have been working with the Lyman-Richey group, a company based in Omaha that provides ready mix concrete, sand and gravel, for the past several months on this tract of land in the northeast quadrant of the two-mile extraterritorial jurisdiction. The land is located at the northwest corner of the intersection of North Showboat Boulevard and East 42nd Street and comprises 7.741 acres (see Exhibit 'A'). The property is undeveloped (see Exhibit 'B') and up for rezoning on this agenda from AG to I-2 if the Future Land Use Map of the Comprehensive Development Plan is amended accordingly.

A one-lot subdivision to be known as Lyman-Richey Subdivision containing 7.741 acres, more or less, is proposed. Both the Preliminary Plat and Final Plat are combined into one submittal in this case. 0.479 acres of the total 7.741 acres along North Showboat Boulevard is depicted as a public road easement.

There are some drafting errors on this version of the plat and the City is working with the surveyor to correct the errors for final submittal prior to the City Council meeting.

Recommendation:

Staff recommends approval of the Lyman-Richey Subdivision.

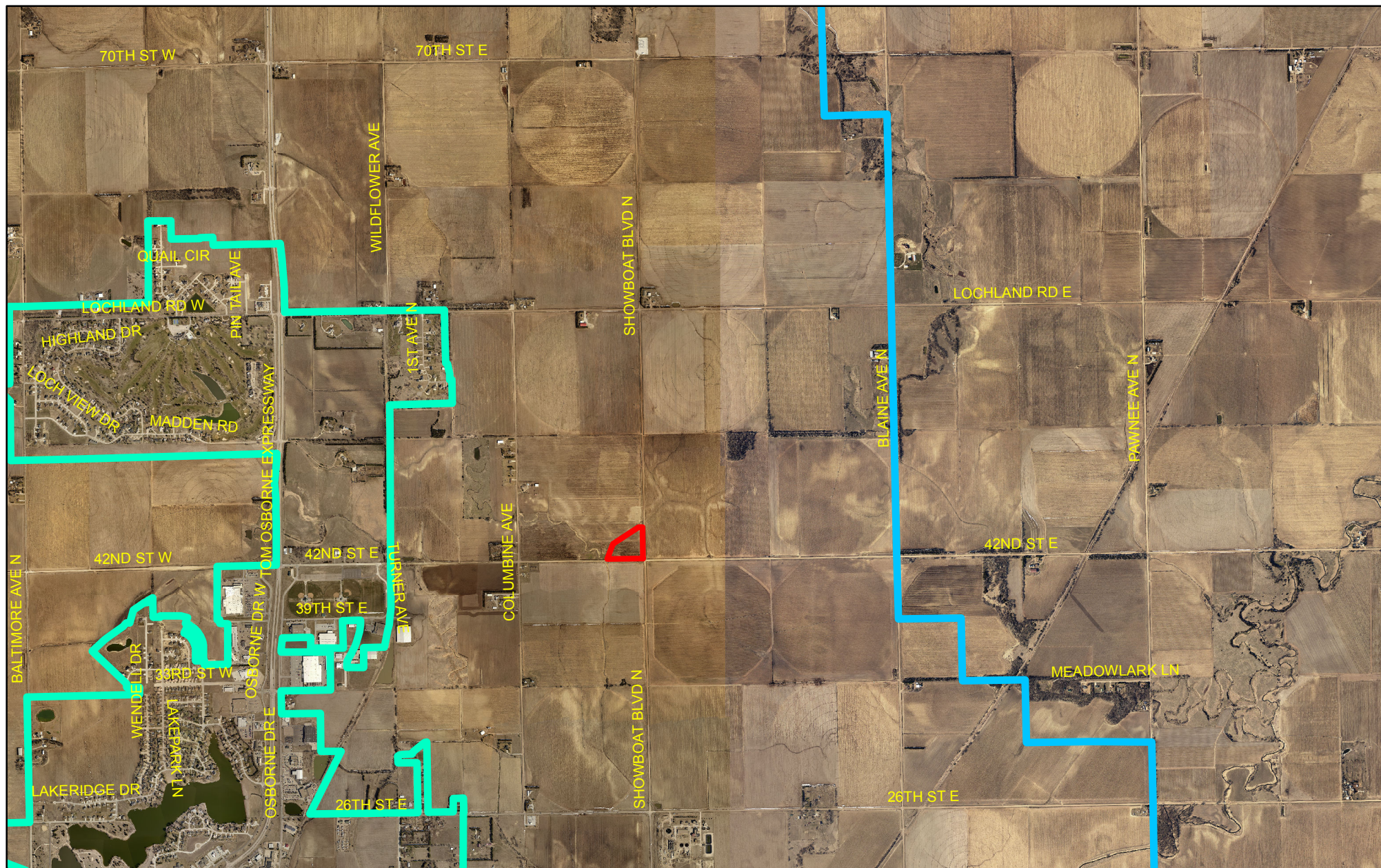


Exhibit 'A' - Vicinity Map

City of Hastings

This map is for illustration only.





Exhibit 'B' - Aerial View/Existing Conditions

City of Hastings

This map is for illustration only.



LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP EIGHT (8) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., ADAMS COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 28-T8N-R9W, THENCE ON AN ASSUMED BEARING OF N01°14'48"W ALONG THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) A DISTANCE OF 33.00 FEET TO A POINT ON THE EXTENDED NORTH RIGHT-OF-WAY LINE OF 42ND STREET, POINT ALSO BEING THE POINT OF BEGINNING, THENCE S89°17'18"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 762.79 FEET, THENCE N24°03'22"E, A DISTANCE OF 365.45 FEET, THENCE N57°00'17"E, A DISTANCE OF 582.43 FEET, THENCE N88°48'11"E, A DISTANCE OF 128.00 FEET TO A POINT ON THE EAST LINE OF SAID SE 1/4; THENCE S01°11'48"E, ALONG SAID EAST LINE, A DISTANCE OF 632.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 337,208.01 SQUARE FEET OR 7.741 ACRES MORE OR LESS OF WHICH 0.580 ACRES ARE NEW DEDICATED ROAD RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

I, JAI JASON ANDRIST, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEBRASKA, AND THIS PLAN HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A MEMBER OF THE NEBRASKA SOCIETY OF PROFESSIONAL SURVEYORS. I AM NOT PROVIDING ANY "LYMAN-RICHEY SUBDIVISION" AS A PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP EIGHT (8) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., ADAMS COUNTY, NEBRASKA, THAT ANY CHANGES FROM THE DESCRIPTION APPEARING IN THE LAST RECORD TRANSFER OF THE LAND CONTAINED IN THIS PLAN ARE SO INDICATED, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED ON THE GROUND AND THEIR POSITION IS CORRECTLY SHOWN, AND THAT ALL DIMENSIONAL AND GEODETIC DATA ARE CORRECT.

SIGNED THIS _____ DAY OF _____, 2016.

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

SECTION CORNER TIES

SOUTH 1/4 CORNER, SECTION 28-T8N-R9W

FOUND SURVEY SPIKE AT CENTER OF INTERSECTION

SW 52.70' TO SW R.O.W. REBAR & CAP

SE 45.38' TO MAG NAIL & WASHER IN SW FACE OF

POWER POLE W/LIGHT MAST

NW 52.23' TO NW R.O.W. REBAR & CAP

SOUTHEAST CORNER, SECTION 28-T8N-R9W

FOUND 1 1/2" IRON PIPE, ±0.7' BELOW GRADE

SW 53.70' TO MAG NAIL & WASHER IN POWER POLE

SE 48.83' TO 1" IRON PIPE, ±1.2' BELOW GRADE AT SE R.O.W.

NW 60.09' TO REBAR & CAP AT NW R.O.W.

EAST 1/4 CORNER, SECTION 28-T8N-R9W

FOUND 1 1/2" IRON PIPE, ±0.2' BELOW GRADE

NNW 85.74' TO MAG NAIL W/WASHER IN NE FACE OF POWER POLE

NE 47.40' TO 5/8" REBAR

SE 46.42' TO 5/8" REBAR

FLOOD PLAIN INFORMATION

THE PROPERTY SHOWN ON THE SURVEY LIES WITH FLOOD ZONE DESIGNATION ZONE C "AREAS OF MINIMAL FLOODING" ZONE AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 310001 0010 B, BEARING AN EFFECTIVE DATE OF AUGUST 17, 1981 FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED.

ZONED-A

AGRICULTURAL DISTRICT

BUILDING SETBACK:

FRONT - 50'

SIDE YARD - 15% OF THE WIDTH OF THE LOT

(NOT LESS THAN 15' NOT MORE THAN 25')

REAR YARD - 50' (CORNER LOT, SETBACK SHALL

BE THE SAME AS FOR THE SIDE YARD)

OWNERS: HASTINGS UTILITIES

1228 N. Denver Ave.

Omaha, NE 68101

PROJECT NO. 2015-2608

P.O. Box 1072

Grand Island, NE 68802-1072

LYMAN-RICHEY

SURVEY

EL 338.84 87.0

FS# 300-384-0752

201 East 2nd Street

P.O. Box 1072

Grand Island, NE 68802-1072

LYMAN-RICHEY

SURVEY

EL 338.84 87.0

FS# 300-384-0752

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SURVEY

PRELIMINARY/FINAL PLAT

LYMAN-RICHEY SUBDIVISION

A FINAL PLAT OF A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 28-T8N-R9W OF THE 6TH P.M., IN THE 2 MILE JURISDICTION, OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

OWNERS CERTIFICATION
I, THE UNDERSIGNED, DO HEREBY
1. THE JURISDICTION, OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.
2. MILE JURISDICTION, OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.
SIGNED THIS _____ DAY OF _____, 2016.

MARVIN H. SCHULTES, MANAGER OF HASTINGS UTILITIES

WARRANT
THE APPLICANT 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 ESTABLISHED

MARVIN H. SCHULTES, MANAGER OF HASTINGS UTILITIES

ACKNOWLEDGMENT
I, THE UNDERSIGNED, DO HEREBY
1. THE JURISDICTION, OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.
2. MILE JURISDICTION, OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.
APPROVED ON THIS _____ DAY OF _____, 2016.

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MARVIN H. SCHULTES, MANAGER OF HASTINGS UTILITIES, 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 HER OWN FREE WILL AND ACCORD AS SAID OWNERS. WITNESS MY HAND AND NOTARIAL SEAL, AT _____, NEBRASKA, ON THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC

CITY TREASURER CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO SPECIAL ASSESSMENTS ARE DELINQUENT UPON THE PROPERTIES DESCRIBED IN THE LEGAL DESCRIPTION ON THE ACCOMPANYING PLAT AS OF THIS _____ DAY OF _____, 2016.

CITY OF HASTINGS TREASURER

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 _____, 2016.

ADAMS COUNTY TREASURER

CITY SURVEYOR'S APPROVAL
I, THE UNDERSIGNED, DO HEREBY
1. THE JURISDICTION, OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.
2. MILE JURISDICTION, OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.
SIGNED THIS _____ DAY OF _____, 2016.

RODNEY G. DAVISON, HASTINGS CITY SURVEYOR

CITY ENGINEER'S APPROVAL
I, THE UNDERSIGNED, DO HEREBY
1. THE JURISDICTION, OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.
2. MILE JURISDICTION, OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.
APPROVED ON THIS _____ DAY OF _____, 2016.

DAVID L. WACKER, HASTINGS CITY ENGINEER

MAYOR AND CITY COUNCIL ACTION

THIS PLAT OF "LYMAN-RICHEY SUBDIVISION", A SUBDIVISION IN THE 2 MILE JURISDICTION, OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, IS HEREBY
APPROVED ON THIS _____ DAY OF _____, 2016.

MAYOR

CITY CLERK

CITY PLANNING COMMISSION RECOMMENDATION

THIS PLAT OF "LYMAN-RICHEY SUBDIVISION", A SUBDIVISION IN THE 2 MILE JURISDICTION, OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, HAS BEEN SUBMITTED TO AND REVIEWED BY THE CITY PLANNING COMMISSION FOR APPROVAL AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, WITH THE RECOMMENDATION THAT SAID PLAT BE _____ AS PROPOSED.

APPROVED ON THIS _____ DAY OF _____, 2016.

CHAIRMAN

DIRECTOR

REGISTER OF DEEDS CERTIFICATE

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 ASSOCIATES

201 East 2nd Street
P.O. Box 1072
Grand Island, NE 68802-1072
TEL: 308-384-6750
FAX: 308-384-6752

PROJECT NO. 2015-2828
LYMAN-RICHEY SURVEY
SHEET 2 OF 2

Department: Development Services
Staff Contact: Lance Lang, City Planner
Planning Commission Meeting Date: 08/15/2016
File No: 2016-031
Prepared By: Lance Lang, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

Preliminary and Final Plat for the northwest 2.00 acres, more or less, of the North Half of the Southwest Quarter of Section 22, Township 8 North, Range 10 West of the 6th P. M., within the two-mile jurisdiction of the City of Hastings, Adams County, Nebraska, said tract to be known as Bruntz Subdivision.

Names of People/Business affected by this action:

Surrounding property owners.

Why Planning Commission action is required:

Planning Commission will review the plat documents and make a recommendation to the City Council.

Type of action requested:

Motion

Suggested motion:

Deadlines associated with action:

None.

Department head comments:

The applicant is requesting approval of the Preliminary and Final Plat of Bruntz Subdivision, a one-lot subdivision containing 2.00 acres located in the two-mile ETJ. The west and north property lines of this tract border the ETJ line. The parcel is on the east side of North Highland Road one-half mile north of West Lochland Road. (see Exhibit 'A'). The land is currently part of a pivot corner. (see Exhibit 'B') The property will be developed as a rural house site.

The plat document combines the Preliminary Plat and Final Plat as one submittal. The west 33-feet of the lot are dedicated as North Highland Road right-of-way on the plat and the north 30-feet is called out as a "public use easement", but in reality reserved for future road purposes since the north property line is the half section line. There is also a ten-foot wide utility easement dedicated along the east and south property lines.

This two-acre parcel is currently zoned AG, Agricultural District, but is up for rezoning to R-1A, Single-Family Large Lot Residential District elsewhere on this agenda.

There are some typographical errors on this version of the plat and the City is working with the surveyor to correct the errors for final submittal prior to the City Council meeting.

Recommendation:

Staff recommends approval of this subdivision as presented.

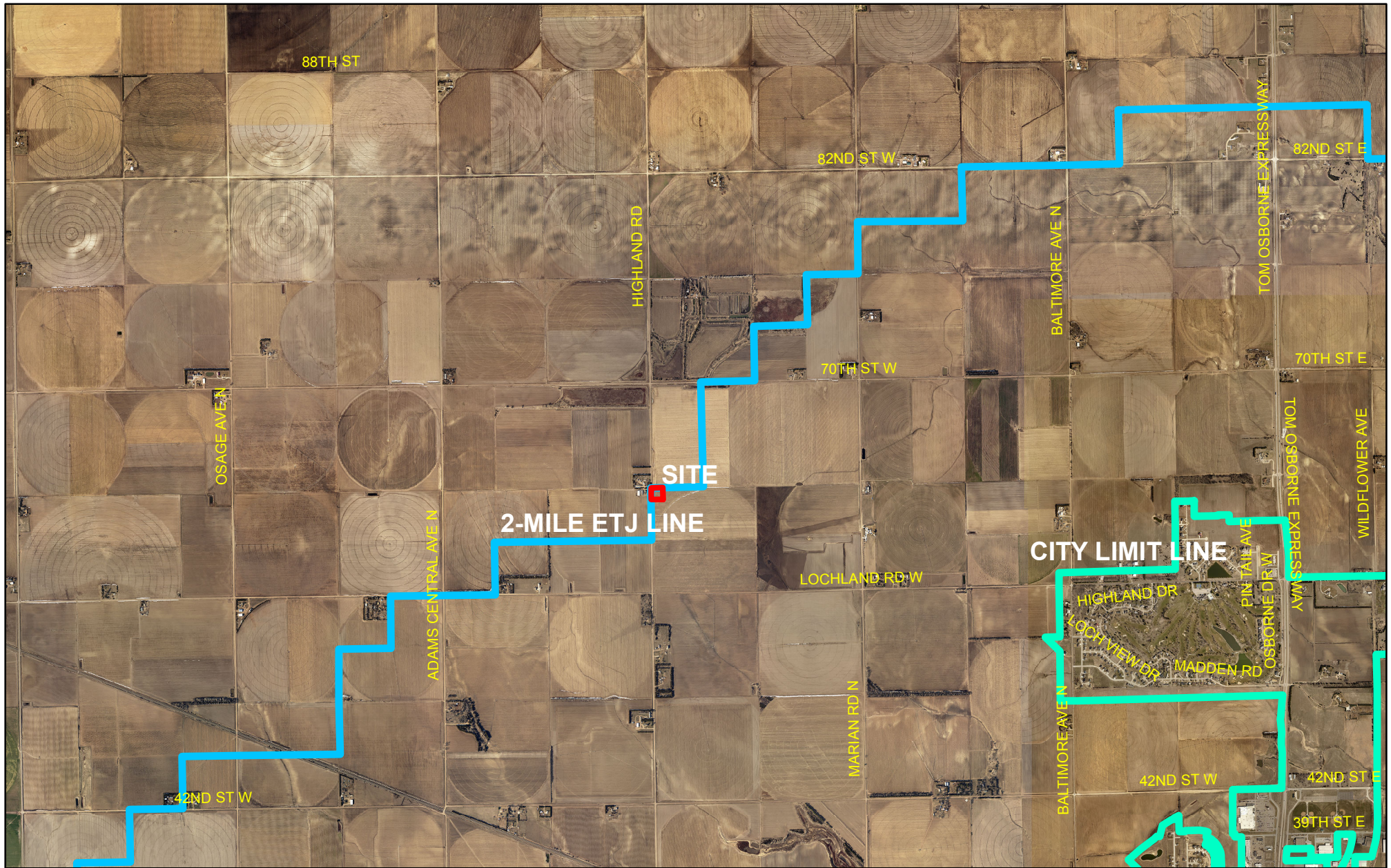


EXHIBIT 'A' - VICINITY MAP

City of Hastings

This map is for illustration only.





EXHIBIT 'B' - AERIAL VIEW/EXISTING CONDITIONS

City of Hastings

This map is for illustration only.





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: _____

Project Address: N. Highland Rd., Hastings, Nebr. Within City Limit ☐ Yes ☒ No

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

Existing Comprehensive Plan Designation: AGRICULTURAL Gross Area: ± 2 Ac

Legal Description: NW 2Ac N 1/2 of SW 1/4 22-B-10 Number of Lots: 1

APPLICANT INFORMATION

Applicant: David D. Bruntz Company: _____

Address: 2780 W. 94th St. Tel: 402-462-0246 Fax: _____

City: Hastings State: Ne. Zip: 68901 Email: pbruntz@windstream.net

Property Owner: David D. & Patty J. Bruntz Company: _____

Address: Same Tel: 402-462-0246 Fax: _____

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

Key Contact: David Bruntz Company: _____

Address: Same Tel: _____ Fax: _____

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

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

David D. Bruntz Patty J. Bruntz David D. Bruntz 7-26-16
Property Owner Signature Date Applicant Signature Date

DEPARTMENTAL USE ONLY

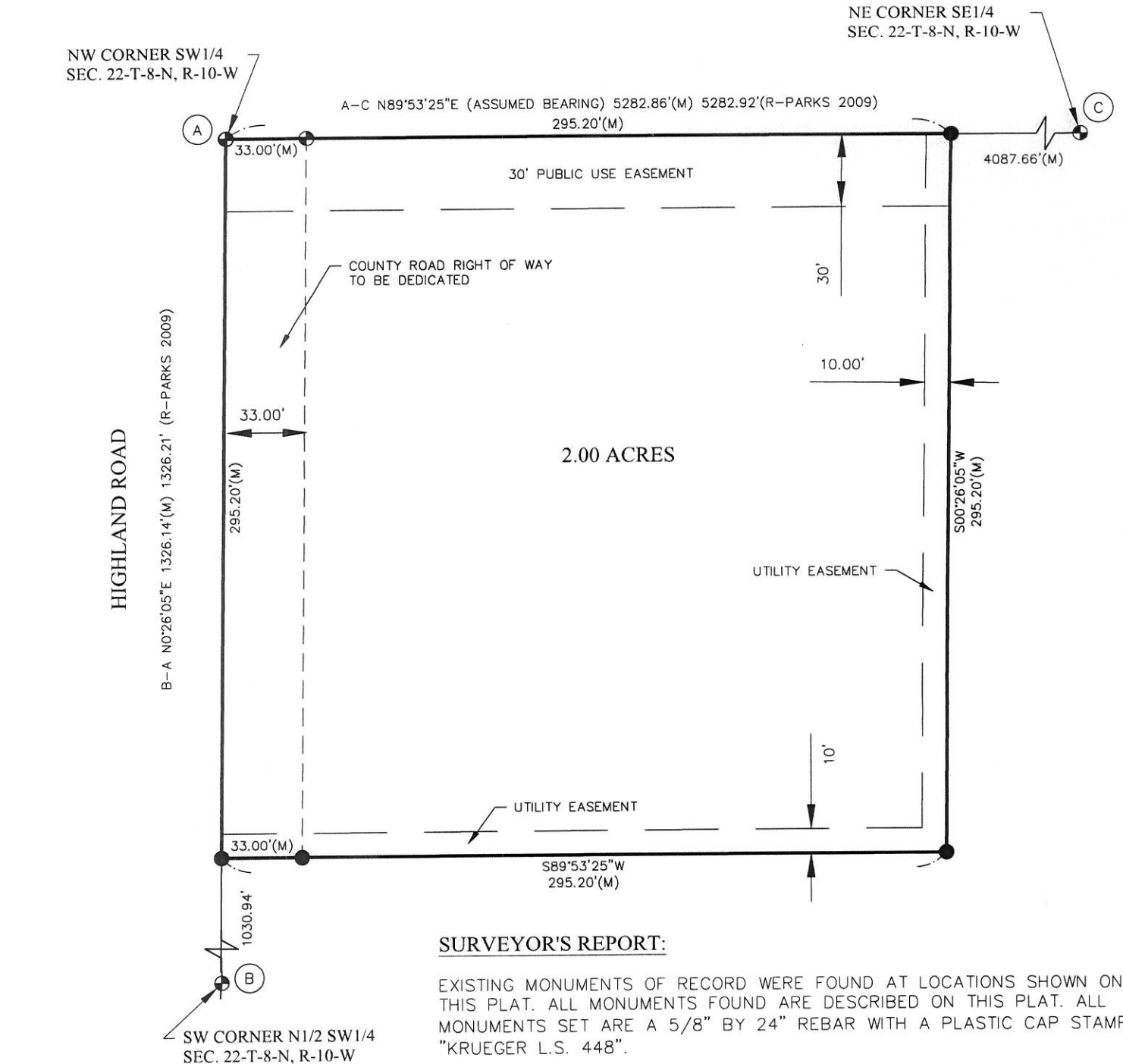
Fees: \$780 + FILING FEES Receipt No. _____

Accepted by Staff: _____ Case No. _____

Signature

PRELIMINARY/FINAL PLAT
BRUNTZ SUBDIVISION

LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER
OF SECTION 22, TOWNSHIP 8 NORTH, RANGE 10 WEST OF THE SIXTH P.M.,
WITHIN THE TWO MILE LIMITS OF THE CITY OF HASTINGS,
ADAMS COUNTY, NEBRASKA



SURVEYOR'S REPORT:

EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE DESCRIBED ON THIS PLAT. ALL MONUMENTS SET ARE A 5/8" BY 24" REBAR WITH A PLASTIC CAP STAMPED "KRUEGER L.S. 448".

ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE R8 GNSS RECEIVER AND A 100 FOOT STEEL TAPE.

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 8 NORTH, RANGE 10 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 8 NORTH, RANGE 10 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA; THENCE N89°53'25"E (ASSUMED BEARING) ON THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 295.20 FEET; THENCE S00°26'05"W, A DISTANCE OF 295.20 FEET; THENCE S89°53'25"W, PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 295.20 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE N0°26'05"E ON SAID WEST LINE, A DISTANCE OF 295.20 FEET TO THE POINT OF BEGINNING, CONTAINING 2.00 ACRES, MORE OR LESS, INCLUDING 0.22 ACRES OF COUNTY ROAD RIGHT OF WAY.

SURVEYOR'S CERTIFICATE:

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

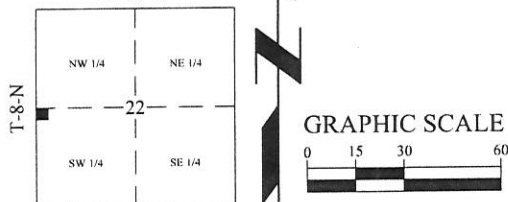
Thomas L. Krueger
THOMAS L. KRUEGER, LS 448



VICINITY SKETCH

ADAMS COUNTY
NEBRASKA

R-10-W



NOTE: ALL BEARINGS ARE ASSUMED.

LEGEND

- MONUMENT FOUND
- MONUMENT SET
- CALCULATED POINT
- DEEDED DISTANCE
- GOVERNMENT DISTANCE
- MEASURED DISTANCE
- PLATTED DISTANCE
- RECORDED DISTANCE

DATE	5-31-16
SCALE	1"=60'
DRAWN	KSL
JOB NO.	R160890
FIELD BOOK	ADAMS COUNTY #39
FIELD WORK	TK/JG
SHEET	1 OF 3
FILE NO.	

JEO CONSULTING GROUP INC
800.723.8567
Hastings, NE 402.462.5657
www.jeo.com

PRELIMINARY/FINAL PLAT
BRUNTZ SUBDIVISION

LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER
OF SECTION 22, TOWNSHIP 8 NORTH, RANGE 10 WEST OF THE SIXTH P.M.,

CORNER TIES:
WITHIN THE TWO MILE LIMITS OF THE CITY OF HASTINGS,
ADAMS COUNTY, NEBRASKA

- (A) NW CORNER SW1/4 SECTION 22-T8N-R10W
FOUND A 1/2" REBAR, 0.1' DEEP
W 33.10' TO A FOUND 3/4" PIPE
E 32.89' TO A FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED "L.S. 287"
SE 36.11' TO A FOUND NAIL WITH FLAGGING IN THE NW FACE OF A POWER POLE (1' ABOVE GROUND)
WSW 53.25' SET A MAG NAIL WITH L.S. 448 DISK IN SE FACE OF A POWER POLE (1' ABOVE GROUND)
- (B) SW CORNER N1/2 SW1/4 SECTION 22-T8N-R10W
FOUND A 1/2" REBAR, FLUSH WITH ROAD
W 33.12' TO A FOUND 1/2" REBAR
E 32.75' TO A FOUND 1/2" REBAR
SE 100.26' SET A MAG NAIL WITH L.S. 448 DISK IN THE SW FACE OF A POWER POLE (1' ABOVE GROUND)
- (C) NE CORNER SE1/4 SECTION 22-T8N-R10W
FOUND A 1/2" PIPE, 0.4' DEEP
E 33.33' TO A FOUND 3/4" PIPE
W 33.00' TO A FOUND 3/4" PIPE
NW 47.17' TO THE NEAR FACE OF A 2" IRRIGATION RISER PIPE
SE 37.09' SET A MAG NAIL WITH L.S. 448 DISK IN THE SW FACE OF A POWER POLE (1' ABOVE GROUND)

OWNER'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENT THAT DAVID D. AND PATTY J. BRUNTZ, HUSBAND AND WIFE, AS TENANTS IN COMMON, THE OWNERS OF THE LAND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAVE CAUSED THE SAME TO BE SURVEYED, PLATTED, AND DESIGNATED AS BRUNTZ SUBDIVISION LOCATED IN THE NORTH HALF OF SECTION 22, TOWNSHIP 8 NORTH, RANGE 10 WEST OF THE SIXTH P.M., WITHIN THE TWO MILE LIMITS OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, AND DO HEREBY FREELY AND VOLUNTARILY DEDICATE THE STREETS AND EASEMENTS AS SHOWN HEREON TO THE PUBLIC FOR THEIR USE FOREVER AND THE EASEMENTS AS SHOWN THEREON FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE OF PUBLIC SERVICE UTILITIES FOREVER, AND THAT THE FOREGOING ACTION IS DONE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

SIGNED THIS _____ DAY OF _____, 2016.

David D. Bruntz
DAVID D. BRUNTZ

Patty J. Bruntz
PATTY J. BRUNTZ

WAIVER FOR STREET GRADES

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

David D. Bruntz
DAVID D. BRUNTZ

Patty J. Bruntz
PATTY J. BRUNTZ

ACKNOWLEDGEMENT:

STATE OF NEBRASKA)
)SS
COUNTY OF ADAMS)

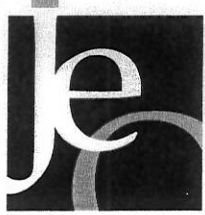
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME DAVID D. BRUNTZ AND PATTY J. BRUNTZ, HUSBAND AND WIFE AS TENANTS IN COMMON, PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE OWNER'S CERTIFICATE AND WAIVER FOR STREET GRADES ON THIS PLAT OF BRUNTZ SUBDIVISION, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR OWN FREE WILL AND ACCORD AS SAID OWNERS. I HEREBY SET MY HAND AND AFFIXED NOTORIAL SEAL.

SIGNED THIS _____ DAY OF _____, 2016.

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

NOTARY

DATE	5-31-16
SCALE	1"=60'
DRAWN	KSL
JOB NO.	R160890
FIELD BOOK	ADAMS COUNTY #39
FIELD WORK	TK/JG
SHEET	2 OF 3
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P:\Surveying\160890.00 - Bruntz 22-8-10\6 Survey\Drawings\160890.dwg, on 7/25/2016 4:17 PM