

HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Tuesday, May 19, 2020 at 4:00 PM via teleconference. The meeting is open to the public electronically or telephonically and a copy of the agenda is available at the Development Services Department Office, 220 N. Hastings Avenue, Hastings, Nebraska and on the City's website, www.cityofhastings.org. Members of the public may view the meeting on the City's website, www.cityofhastings.org, and may speak during the Public Hearings by calling 402-462-3500.

AGENDA:

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Motion to adopt the current agenda for the Planning Commission Meeting
5. Public Notice - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, May 15, 2020. The public is advised that a copy of today's agenda can be found at www.cityofhastings.org. The meeting is open to the public electronically or telephonically and a copy of the agenda for such meeting, kept continually current, is available for public inspection at the office of the Development Services Department, 220 N. Hastings Ave., Hastings, Nebraska, during normal business hours and on the City Website, www.cityofhastings.org. Members of the public may view the meeting on the City website, www.cityofhastings.org and may speak regarding Public Hearings by calling (402) 461-3500.
6. Approval of Minutes
 - a. Meeting of April 20, 2020
7. Special Order of Business
8. Unfinished Business
 - a. Continued Applications - None
 - b. Tabled Applications - None
 - c. Postponed Applications - None
 - d. Unfinished Applications - None
9. Public Hearings.
 - a. **2020-015.** Public hearing to recommend a request for a Conditional Use Permit (CUP) for self storage located at 1211 and 1215 East South Street, Hastings, Nebraska, legally described as Lots 1 & 2, ESU #9 Subdivision to the City of Hastings, Adams County, Nebraska.

Motion to recommend approval of CUP for self storage located at 1211 and 1215 East South Street, Hastings, Nebraska, legally described as Lots 1 & 2, ESU #9 Subdivision to the City of Hastings, Adams County, Nebraska.

Planning Commission Agenda

May 19, 2020

Page 2

- b. **2020-013.** Public hearing for a change of zoning for Hastings Rural Fire Subdivision, Adams County, Nebraska, from R-1, Urban Single Family Residential and A, Agricultural to R-1S, Single Family Suburban Acreage Residential District and to amend the Official Zoning District Map.

Motion to recommend approval of Ordinance No. 4632 and the amendment to the Official Zoning District Map to rezone Hastings Rural Fire Subdivision from R-1, Urban Single Family Residential and A, Agricultural to R-1S, Single Family Suburban Acreage Residential District.

- c. **2020-016.** Public hearing to recommend approval of Ordinance No. 4633, to amend Section 34-315.01 (c) of the City Code dealing with all other hoofed animals.

Motion to recommend approval of Ordinance No. 4633.

- d. **2020-017.** Public hearing to recommend approval of Ordinance No. 4627 to amend Section 38-201 of the City Code to authorize preliminary and final plats to be processed in combination and to amend Section 38-202 regarding pre-authorized work before final plat approval.

Motion to recommend approval of Ordinance No. 4627.

10. Subdivisions

- a. **2020-018.** Preliminary/Final plat for Warrings Second Subdivision.
- b. **2020-019.** Final plat for Hastings Rural Fire Subdivision.

11. Reports

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

Adjourn

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Monday, April 20, 2020

Pursuant to due call and notice thereof, a meeting of the Hastings Planning Commission was conducted via teleconference. The meeting is open to the public electronically or telephonically and a copy of the agenda is available at the Development Services Department Office, 220 N. Hastings Avenue, Hastings, Nebraska and on the City's website, www.cityofhastings.org. Members of the public may view the meeting on the City's website, www.cityofhastings.org, and may speak during the Public Hearings by calling 402-462-3500, on April 20, 2020.

The meeting was called to order at 4:00 p.m. in Regular Session by Chairman Gaines with the following members present: Eric Arneson, Michelle Lewis, Gavin Raitt, Mac Rundle, Marshall Gaines, Willis Hunt, Rakesh Srivastava, LaDaun Schoenhals, Ann Hinton. Absent: Lou Kully.

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

The Public Notice was read into the record. Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, April 17, 2020. The public is advised that a copy of today's agenda can be found at www.cityofhastings.org.

Moved by Rundle, seconded by Hunt, to approve the minutes of the March 20, 2020 Planning Commission meeting. Roll Call: Ayes: Arneson, Lewis, Raitt, Rundle, Gaines, Hunt, Srivastava, Schoenhals, Hinton. Nays: None. Absent: Kully. The motion carried.

9. Public Hearings.

a. 2020-009. Public hearing on a request for a Preliminary Development Plan, for property zoned CP-0, Commercial Office within a Planned District Overlay, for Primus Companies Hastings Dental Office located on property described as Lot 3, Anderson Second Subdivision, City of Hastings, Adams County, Nebraska.

Recommendation to approve the request for a Preliminary Development Plan, for property zoned CP-O, Commercial Office within a Planned District Overlay, for Primus Companies Hastings Dental Office located on property described as Lot 3, Anderson Second Subdivision, City of Hastings, Adams County, Nebraska.

Lisa Parnell-Rowe discussed the agenda item.

The base district of C-O is characterized as inclusive of urban and suburban residential and professional office uses that are appropriate in areas undergoing transition, or in areas where commercial uses might be damaging to established residential neighborhoods. Staff feels a Dental Office is a personal professional service. Table 200-1 lists a Professional Services Office as P (Permitted) in the C-O District. This use is allowable in base district. This lot has an additional overlay – it is in a planned district. The lot zone is CP-O (Section 34- 215). The planned district overlay is intended “to provide maximum flexibility in the development of property and at the same time to preserve and maintain the character and integrity of adjacent lands. It is an alternative to the base district standards where a plan for development equally or better meets the intent of the district or districts uses, better addresses site specific conditions including transitions to adjacent areas, and better service the public purpose than would otherwise occur under base standards.” The use of Dental Office on this lot will be compatible to its surroundings. There are many other commercial uses along the perimeter of the highway and just off Osborne Drive. To the northeast of this lot is the Home Realty Office, which is also a personal professional service. In a commercial or industrial zone that carries a planned overlay, “Buildings may be constructed on platted tracts which are smaller than the minimum lot size requirements where other adjacent permanent open space is provided. Buildings may be grouped in clusters or around courts and may be served by private drives in lieu of public streets. Buildings may be located closer to lot lines than otherwise permitted, provided such buildings are architecturally suitable for such a relationship to adjoining buildings and

property". The development plan for Hastings Dental on Lot 3 of Anderson Second Subdivision incorporates very few deviations from the base C-O District requirements as allowable in the planned district overlay. The one that it does incorporate is the flexibility for buildings to be located closer to lot lines than otherwise permitted. Below describes what would normally be required in the base CO district zone and what the applicant is proposing in their site plan as well as that deviation:

- The west side yard setback is 32.5', and is proposed to deviate by 9.2', setting a 23.3' side yard.
- The south rear yard setback is 27.8', and is proposed to deviate by 10.4', setting a 17.4' rear yard.
- The east side yard setback is 32.5' and is not anticipated to be encroached.
- The north front yard setback is 25' and is not anticipated to be encroached.

Staff notes that the following C-O Base District requirements have otherwise been met: minimum lot size, lot coverage and building height. The following is a summary of additional site plan requirements and the applicant's proposal to meet these requirements. Staff feels the adaptations that have been made are done in genuine interest of surrounding and adjacent properties in order to, "preserve and maintain the character and integrity of adjacent lands".

Lighting requirements: The parking lot, site access, and building egress paths will be lit with shielded fixtures on the southeast side of the site to limit exposure to the adjacent uses. The site lighting will be full cutoff and will meet requirements found in Section 34-305 of Hasting City code. The parking lot light poles will be 25' in height. It is important to note that the maximum height that is allowable in a commercial district is 37.5; however, the applicant has elected to utilize a much shorter light pole and place it on the farthest corner from adjacent residential in consideration of residents to the north.

Sidewalks: Sidewalks will be in front of the building for access from the parking lot and along N Shore Drive for continuation of future neighborhood sidewalks. Sidewalks are 6' and concrete. City engineers have reviewed and approved.

Parking: The overall site has included a parking lot with one singular ingress/egress to North Shore Drive. The parking lot consists of 15 stalls with 1 handicap stall that will comply with ADA requirements. Staff calculated the parking requirement would be met with 12 parking spaces per required automobile parking in table 308-1, which states if less than 60,000 SF the requirement is 3.3 per 1000 SF. This structure will be 3700 SF. The Dental office is planned to serve the Hastings community during normal business hours Monday - Friday 8am to 5pm. The office will be closed on holidays, and over lunch from 12pm to 1pm. This office will accommodate 12 patients and 8 staff members at full capacity. Therefore, Staff feels the additional spaces are justifiable to accommodate up to 20 people in this location at one time.

Buffer Requirement: There is a 30' buffer requirement that is to be met when a base C-O district is adjacent to residential. Again, in consideration of residents to the north, as well as to lend value to the character and integrity of this neighborhood, the applicant has incorporated dense tree screening around the north and west sides of the building. The adjacent property to the west is zoned R-1 and with the setback on the west side being 22.5' from this lot this screening should help to provide additional buffer between the two properties. Staff notes that this R-1-zoned lot to the west has not currently been built upon; but the applicant has taken these measures in the event that it is built out in future.

Open Space: This development is located next to a large lot to the south that is residential and City-owned. This area will likely remain open space as it's surrounded by runoff /drainage from Hasting Lake and is in a floodway. This area is shown in the Future Land Use map as a parks and recreation zoning.

Landscape: The landscape plan includes plant beds along the front elevation of the building, as well as along the proposed retaining wall and monument sign. There will also be a landscape bed along the west property line adjacent to the residential property to screen the uses. The plan will include a dense tree screening around the north and west sides of the building. Areas not marked for landscape beds will be sodded. The entire site will be irrigated to keep the plants thriving throughout the season. City Parks and Recreation is currently reviewing the street trees adjacent to North Shore Drive as required in 34-305 (3)(a) to ensure the appropriate approved species are planted in this area of the lot and the applicant has stated he will leave this to City discretion. Staff is also reviewing this plan, which was received slightly later than the rest of the plans. Completing review and incorporating necessary changes to the landscape plan are a condition for final development plan approval.

Sign: A monument sign will be located near the entrance for easy visibility to the North Shore Drive. Dimensions are not included in Site Plan. Applicant has agreed to submit a Development Permit that will be approved once it has met the regulations as described in Zoning Code 34- 309.02. Applicant has confirmed that the positioning of this sign does not violate sight triangle and will not hinder visibility for those entering or leaving this office.

Dumpster: A trash enclosure will be located at the south end of the parking lot allowing for easy access and lower visibility from the road. A retaining wall to the south and east will screen dumpster area, as required. This wall is intended to be segmented block and match the accents of the building.

Water and Sewer: Water and Sewer have been reviewed by City Utilities. Plan has been approved for both with two conditions 1) applicant must change the thickness on the 4" sewer service lines from SDR35 to SDR 26 and 2)

applicant will need to put a stop box at the property line. Design: The applicant has greatly considered the dental office architectural design to ensure that it be compatible with the character of the neighboring subdivision by using similar methods of construction. This includes wood framing, engineered wood siding, traditional roof materials and peaks, traditional window treatments, and stone accents on all sides of the building.

Staff recommends approval of the preliminary development plan for Lot 3 Anderson Second Subdivision with the following conditions: 1) Applicant must change the thickness on the 4" sewer service lines from SDR35 to SDR 26. 2) Applicant will need to put a stop box at the property line. 3) Applicant must submit a Development Permit for monument sign that will meet the regulations described in Zoning Code 34-309.02. 4) Any necessary changes to the landscape plan must be incorporated by the applicant prior to final development plan approval. 5) Applicant must also submit a Development permit for building and the development must receive final approval in accordance with building code prior to construction.

Jeff Ray with JEO, 11717 Burt Street, Omaha, Nebraska appeared via teleconference. He added that as the site was developed, the irregular shaped lot was taken into consideration. This is a transitional area from business to the residential and this is shown in the architectural design of the building. He also discussed lighting and landscape.

Moved by Hinton, seconded by Arneson, to recommend approval to the City Council the Preliminary Development Plan for Primus Companies Hastings Dental Office.

Chairman Gaines stated this is the best design for this parcel. He thanked Mr. Ray for his presentation.

Srivastava concurred with the Chairman.

Hunt stated this is the most comprehensive proposal for the lot.

Hinton stated the proposal fits into the location.

Roll Call: Ayes: Arneson, Lewis, Raitt, Rundle, Gaines, Hunt, Srivastava, Schoenhals, Hinton.
Nays: None. Absent: Kully. The motion carried.

b. 2020-010. Public hearing on a request for a Conditional Use Permit (CUP) for a Church Use at 408 North Minnesota Avenue, City of Hastings, Adams County, Nebraska.

Lisa Parnell-Rowe discussed the agenda item.

1. The proposed development will integrate compatibility with existing land uses and with permitted uses that may be established within any area to be affected by the proposed development. Surrounding land uses are: North: C-3, Commercial business district covers the northern half of the plaza and then across 5th Street right-of-way there is C-O, Commercial office non-retail district further north to 7th Street; South: Additional I-1 Light Industrial zoning and C-1, Local Business Districts then carry on further south; East: C-1, Local Business Districts lines the East Street Frontage along East Side Boulevard and then folds into R-1 approximately 3 blocks east; West: Directly to the west of this location there is also C-1, Local Business Districts which is only a pocket of concentration among a predominantly R-3, Multiple Family Residential District. The location that has been selected by The OASIS Church Inc., is currently zoned I-1. This district is intended primarily for urban and suburban light industrial, manufacturing, processing, storage, wholesaling and distribution operations; but also permits commercial uses. The regulations are intended to allow efficient use of the land while, at the same time, making the district attractive and compatible for a variety of non-residential uses. Though this section of the Depot Plaza is zoned industrial, the feel of this plaza is on the whole more representative of a commercial center than industrial plaza. One understands this by simply reviewing the plazas other tenants and their particular uses. In fact, the two businesses on either side of this applicant State Farm Insurance and Adams County Chiropractic) are both best categorized as personal professional service providers that you would typically find in a Commercial zone. There are also hair salons, law offices, spa services and counseling services all housed within this plaza or adjacent to this applicant. 2. The use does not have a permanent negative impact that is substantially greater than the impact anticipated from development permitted in the base

zone district. Pedestrian and vehicular traffic circulation and safety. This area has optimal vehicular traffic circulation with local street frontage off of Minnesota Avenue which is a residential street, but also back an arterial street (East Side Boulevard) which is located directly south or behind this commercial plaza. Additionally, there are two large ingress/egress access points into and out of this plaza. One is off of 5th Street on the north end of the complex and the other is off of Minnesota Avenue. As for Pedestrian access to this complex there are premier pedestrian capabilities due to the fact that the Pioneer Spirit Trail is directly behind this complex. In fact, many of the businesses in this complex have exits in the rear that lead directly to this trail. Reasonable and economic extension of public utilities and facilities. As this is within City limits and already serviced by the City there is no extension of service required. Such services will be the tenant responsibility and then the owner. Noise, fumes, dust or other environmental pollution. No noise, fumes and/or environmental pollution anticipated. There may be music during service times, but this should be limited only to Sunday mornings starting at 10 A.M. and Wednesday evenings at 6 PM. These times are not unreasonably out of normal times of day (i.e., late at night or early in the morning). In fact, most of the surrounding businesses in this complex should be closed these hours and unaffected by any such noise pollution. City code 18-113.01 (1) in fact allows excessive noise in connection with any activity coordinated for a church. The maintenance of logical and efficient development patterns and land use mixtures. The development pattern of uses in this area has long ago been set with the development of this plaza which appears to have all along been known to house commercial professional personal services and retail. In fact, the northern portion of this complex is zoned C-3, Commercial business district. A good majority of the adjacent property is also commercial-zoned, yet there are areas in close proximity of high density residential and R-1 that will benefit from another community-oriented assembly. The maintenance of property values in accordance with established and permitted land uses. If anything, having a church within walking distance of residential can be seen as a perk for a property owner to easily integrate into the community and may have more of a positive impact on property values than a negative impact in this area. 3. The conditions imposed are necessary to ensure the maintenance of property values and the safety, health, comfort, and repose of the residents. Staff has conducted an initial occupancy estimate based on the draft floor plan, parking plan and site parking availability. Though the maximum occupancy of all spaces within this suite could reach 71, this is very unlikely once construction and alterations are complete. Final floor plans will be accomplished as part of the building permit. We have therefore estimated a maximum occupancy level where applicant should start to consider other options to be 50. We are recommending that a condition be placed on the applicant to either relocate or resubmit a plan to expand their occupancy within this business center when they reach a congregation level of 50. This would require an amendment to this CUP and public hearings at both Planning Commission and City Council. We are also recommending that once CUP approval is fully obtained it must be followed by submittal of a building permit for the interior remodel. The plans that will be submitted as part of that permit must be completed to scale of 1/4" to 1' and include greater attention to detail. This is also a recommended condition to ensure that the interior remodel meets all building code standards and will be safe and comfortable for all that utilize the space. Additionally, we are asking the applicant to also submit a development permit for any signage that might be necessary in order to ensure that it meets all the requirements not only the safety measures but also to ensure from a design element that it will convey a positive message and image, therefore ensuring minimal impact on neighboring properties. 4. That the use, subject to conditions, maintains compliance with the Comprehensive Plan and the purpose and intent of the zoning regulations. The Comprehensive Plan for this property is mixed use downtown, which is complementary to the fact that this area currently offers many local business storefronts, but also has both medium density multiple family and single family residential adjacent and in local proximity to this location. Based on the character and nature of this area Staff feels comfortable with the use of a church being brought into this area and feels that it will bring greater outreach opportunities and outlets for many in this area. Recommendation: Staff recommends approval with the following conditions: 1) Should the OASIS Church Inc. congregation grow to an occupancy level of 50, they must either relocate or resubmit a plan to expand their occupancy within this business center. This will require an amendment to this CUP and public hearings at both Planning Commission and City Council. 2) Once CUP approval is fully obtained it must be followed by submittal of a building permit for the interior remodel. The plans that will be submitted as part of that permit must be completed to scale of 1/4" to 1' and include greater attention to detail. 3) If applicant desires to use signage a development permit must be submitted and approved by the Development Services Department along with ownership authorization. Staff recommends approval subject to the following conditions:

1) Should the OASIS Church Inc. congregation grow to an occupancy level of 50, they must either relocate or resubmit a plan to expand their occupancy within this business center. This will require an amendment to this CUP and public hearings at both Planning Commission and City Council.

2) Once CUP approval is fully obtained it must be followed by submittal of a building permit for the interior remodel. The plans that will be submitted as part of that permit must be completed to scale of 1/4" to 1' and include greater attention to detail.

3) If applicant desires to use signage a development permit must be submitted and approved by the Development Services Department along with ownership authorization.

Moved by Rundle, seconded by Lewis, to recommend approval to the City Council a Conditional Use Permit (CUP) for a Church Use at 408 North Minnesota Avenue, in the City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Arneson, Lewis, Raitt, Rundle, Gaines, Hunt, Srivastava Schoenhals, Hinton. Nays: None. Absent: Kully. The motion carried.

c. 2020-012. Public hearing to consider Plan Modification No. 2020-2 to Redevelopment Plan #1 for Lots 4 and 5, Block 26 in the Original Town of Hastings, Adams County, Nebraska, commonly addressed as 615 West 1st Street.

ABBC Restorations, LLC intends to purchase and renovate the property at 615 West 1st Street. The intent is to convert the property into commercial and residential condominium uses. The applicant intends to utilize Tax Increment Financing (TIF) to aid in site acquisition, preparation, interior demolition, structural rehabilitation, facade enhancements, architectural, engineering, and planning costs, capitalized interest, legal fees, public parking, and other eligible public improvements in accordance with the Redevelopment Plan. Total project costs estimated to be \$433,000.00. The anticipated project valuation upon completion is anticipated at \$385,530.00. Future Land Use for this area is mixed use which is compatible with the applicant's intent to convert the property into both commercial and residential condominium uses. This project will lend value not only by renovating a historic building but also by incorporating further diversity in uses for both commercial and residential interested citizens. Plan Modification 2020-2 attached, details further information. Staff recommends approval

Randy Chick, 520 W. 1st St., #200, Hastings, Nebraska appeared via teleconference. He explained the tax increment financing and a site specific plan modification. He asked for the Commission's support on this project.

Moved by Hunt, seconded by Rundle, to recommend approval to the City Council Plan Modification No. 2020-2 to Redevelopment Plan #1 for Lots 4 and 5, Block 26, Original Town of Hastings, Adams County, Nebraska, commonly addressed as 615 West 1st Street.

Schoenhals commented on the rehab exterior rear sides of the buildings in the downtown area.

Randy Chick explained these items will be addressed in the remodel.

Roll Call: Ayes: Arneson, Lewis, Raitt, Rundle, Gaines, Hunt, Srivastava, Schoenhals, Hinton. Nays: None. Absent: Kully. The motion carried.

10. Subdivisions

a. 2020-006. Preliminary/Final plat for Keller Pointe Second Subdivision, a replat of Keller Pointe Subdivision-Revised.

Lisa Parnell-Rowe discussed the agenda item.

The Development Department and Plat Track review teams had reviewed this plat and the applicant's surveyor had incorporated all suggestions to include a 10' Utility Easement that had been recommended if needed for future underground electric by Utilities Coordinating Engineer, Ron Sekora on February 19, 2020. This comment was sent with a third round of review comments that were requested on February 20, 2020 to be responded to by the surveyor. At this that easement was incorporated into a revised plat

without hesitation in response to the review team comments. Then on March 16, 2020, Keller Second Pointe Plat was heard by Planning Commission and approved 7-0. The applicants and/or surveyor was not present for this meeting, and (in fact) this was noted by Commissioner Willis during the discussion for approval. Shortly after that meeting, on March 18, 2020, Mr. Sekora received a phone call from our applicant, Mr. Mark Keller, inquiring into the 10' easement that had been added. Mr. Keller questioned the necessity of this added 10' utility easement and, after discussing the matter further with the Hastings Utilities Department the applicant agreed that they would be willing to forgo this easement with the understanding that in the future power would then need to be fed from the front of any lots in that area. The feed of power for future lots from the existing overhead power line will be fed by going down any pole to a meter pedestal and then it will be the responsibility of the home owner's electrician to take it to the house at their expense. Doing this way would also necessitate a one-time charge of \$350.00 (current fee) for either a single or double meter pedestal. As such, the easement was removed at Mr. Keller's request. See attached email from Mr. Sekora summarizing his discussion with the applicant. As for the rationale as to why this easement was not questioned during the Plat tracker review, the surveyor has told Staff that this was his error in understanding how easements and the review process work. He did not understand that any recommended easements could be discussed with the City and had the impression that the applicants were required to comply with this requirement. Staff has explained that the plat track review process has been put into place to coordinate reviews of plats and discuss the requirements and future needs as we grow. Staff, development department and the Plat Track Review teams have all re-looked the latest plat with this easement removed and agreement has been reached to approve. Requirements of Hastings City Code Sections 38-202 and 38-203 have been met, and the plat may be re-approved. Staff supports a recommendation to approve this plat with this easement removed but with the condition that any future development for lots on this subdivision will be fed from the front of any future lots.

Eric Arneson left the meeting at 5:22.

Moved by Hinton, seconded by Rundle, to recommend approval to the City Council the Preliminary/Final Plat for Keller Pointe Second Subdivision, City of Hastings, Adams County, Nebraska.

Ron Sekora, Coordinating Engineer, Hastings Utilities appeared via teleconference. He stated utilities will be serviced from the front of the lots, so the easements will be released from the east and south sides of the parcels.

Roll Call: Ayes: Lewis, Raitt, Rundle, Gaines, Hunt, Srivastava, Schoenhals, Hinton. Nays: None. Absent: Kully, Arneson. The motion carried.

b. 2020-011. Preliminary plat for Hastings Rural Fire Subdivision.

Lisa Parnell-Rowe discussed the agenda item.

The Development Department and Plat Track review teams have reviewed this plat and the applicant has incorporated all preliminary recommendations. The flag lot configuration of this development meets the requirement prescribed for flagpole when located within the two-mile extraterritorial jurisdiction of no more than 400 feet in length and the flag lot requirements (exclusive of flagpole) must meet all lot width, front and rear yard setbacks in accordance with definition. Building location and lines are added as part of final plat criteria and will be reviewed at that time as condition for final. Grading & landscape plans were provided along with building plans and are in concurrent review. Topography plan was noted to be in draft form by Engineer but not yet received. Final approval of these plans are conditions of approval for final plat. All requirements of Hastings City Code Sections 38-202 have been met, and the preliminary plat may be approved. Staff recommends approval with the following conditions for final plat: 1) Building location and lines must be added as part of final plat and must meet all lot width, front and rear yard setbacks (exclusive of flagpole) as defined and required of a flag lot. 2) Approval of Grading, landscape and topography plans must be accomplished with final plat. 3) Rezone must be accomplished with final plat.

Moved by Lewis, seconded by Hunt, to recommend approval to the City Council the Preliminary/Final Plat for Keller Pointe Second Subdivision, City of Hastings, Adams County, Nebraska.

Hunt questioned the septic system easement.

Josh Grummert, Surveyor appeared via teleconference. He stated the engineer and architect asked that the easement to be placed on the plat for the existing structure.

Roll Call: Ayes: Lewis, Raitt, Rundle, Gaines, Hunt, Srivastava, Schoenhals, Hinton. Nays: None.
Absent: Kully, Arneson. The motion carried.

11. Reports

a. Committee Reports

Hinton stated the Ad Hoc Committee did not meet.

c. Staff Reports

Lisa Parnell-Rowe thanked Kim Jacobitz, City Clerk, and Lori Vorderstrasse, Assistant City Clerk for organizing the online meeting.

She also stated that she is still working on Planning Commissioner training and Wellhead Protection.

Adjourn

Chairman

Department: Development Services
Staff Contact: Lisa Parnell-Rowe
Planning Commission Meeting Date: 5/19/2020
File No: 2020-015
Prepared By: Lisa Parnell-Rowe, Director of Development Services

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing to recommend a request for a Conditional Use Permit (CUP) for self storage located at 1211 and 1215 East South Street, Hastings, Nebraska, legally described as Lots 1 & 2, ESU #9 Subdivision to the City of Hastings, Adams County, Nebraska.

Motion to recommend approval of CUP for self storage located at 1211 and 1215 East South Street, Hastings, Nebraska, legally described as Lots 1 & 2, ESU #9 Subdivision to the City of Hastings, Adams County, Nebraska.

Names of People/Business affected by this action:

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

Why Planning Commission action is required:

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

Type of action requested:

Motion

Suggested motion:

Motion to recommend approval of a Conditional Use Permit (CUP) for self storage located at 1211 and 1215 E. South Street, Hastings, Nebraska, legally described as Lots 1 & 2, ESU #9 Subdivision to the City of Hastings, Adams County, Nebraska, subject to following condition:

- 1) There shall be compliance with any other applicable City, County, State or Federal regulations that shall apply.
- 2) The City Clerk shall forward to the register of deeds for recording an affidavit or such other instrument as may be deemed appropriate so as to provide notice to any person examining the real estate records of the existence of this conditional use permit. The recording costs incurred to

comply with this section shall be paid by the applicant for the conditional use permit.

Deadlines associated with action:

This item is scheduled to be heard at the next regular City Council meeting June 8, 2020.

Department head comments:

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

Surrounding land uses are:

North: I-1, Light Industrial district. Davidsons Addition Subdivision is located here with mobile home community. Further north past this is the East Park Addition and railroad.

South: C-3, Commercial Business Districts and a variety of commercial and restaurant businesses;

East: C-3, Commercial Business District and existing Tuck It Away storage units and I-1, Light Industrial district. Southeast across South Street is heavier industrial district, I-2, with additional businesses, bar and grills.

West: C-3, Commercial Business Districts with Anytime Fitness, additional retail and automotive businesses, and to the northwest is more I-1, Light Industrial.

The location that has been selected by the applicant, who is represented by Quality Builders, LLC, is currently zoned C-3. This area is a mixture of commercial and industrial zones and this particular lot sits directly next to already pre-existing Tuck It Away storage units, which are on the lot directly to the east and also zoned C-3. This area is heavily exposed to traffic and was zoned this category with the intent to develop this area into general commercial uses such as personal services, convenience stores and auto-related service facilities. Future land use of this area is for commercial/retail. Though there are mobile home residents across East Park Street, this mobile home park is zoned I-1 light industrial and a compatible zone to transition to from C-3. East Park Street is also 70 feet of right of way (ROW) and the proposed storage units are setback from the lot line another 30' so though normally it is not ideal to place a heavier commercial use next to residential this particular scenario is less concerning.

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

Pedestrian and vehicular traffic circulation and safety. The applicant and Quality Builders LLC have reviewed this plan with engineering staff representing the streets and have approved. Effort has been taken on the part of the applicant to ensure the development adheres to International Fire Code (IFC) standards where access for emergency and fire personnel must be figured into the design of the streets within this development. Staff notes the review by Fire has also occurred and been approved for this site plan. Additionally, there are two large ingress/egress

access points that are being added off of East Park Street allowing for optimal circulation of those it will serve. In the applicants narrative they have stated that they will meet the 75000-pound driving surface requirement also found in the IFC. Majority of the paths are 30' wide which is driven by a specific storage unit requirement for 30' in between units and this has been met and will allow for easier loading and unloading of larger moving vehicles.

Reasonable and economic extension of public utilities and facilities. As this is within City limits and already serviced by the City there is no extension of service required. Utilities has reviewed and approved this site plan. No noise, fumes and/or environmental pollution are anticipated. Rules for the use of the self-storage units will be included in the lease documents and posted on building-mounted signs. These rules will include but are not limited to the following:

1. All storage shall be kept within an enclosed building.
2. All of the following are prohibited on the property: The storage of gasoline, diesel fuel, paint, paint remover and other flammable materials. The repair, construction, or reconstruction of any boat, engine, motor vehicle, or furniture. The storage of any propane or gasoline storage tank is prohibited within or outside any structure on the property.

The maintenance of logical and efficient development patterns and land use mixtures. The development pattern of this use was established when the adjacent storage units were approved and placed in this area. The addition of these storage uses is logical due to its use compatibility to the existing units adjacent to the east and across the South Street ROW to the west. This use fits the zoning of this lot and surrounding zone districts and will not have a negative effect on property values.

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

The use of storage unit should not evoke safety concerns and property values should remain same as similar adjacent uses. Providing these units will provide a service that is lacking in this area. Staff does not feel there will be need for any conditions imposed due to this use being in close proximity of the adjacent residential areas. Adjacent property notice letters were sent out to all within 300 feet of this location and there has been no response. There is over 100' between these residents and existing a fence and trees to separate this mobile home community from the commercial businesses to the south. There will be conditions placed on this CUP to ensure that site itself is safe for those it serves and that it also meets the specific storage unit criteria as stated in 34-402 (9).

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

The Comprehensive Plan for this property is commercial/retail, which is complementary to the fact that this area currently contains many similar businesses and uses. Based on the character and

nature of this area Staff feels comfortable with the use of storage units being brought into this area and feels that it will bring City residents additional storage opportunities that continue to be needed.

A self service storage facility has additional criteria that it must meet as spelled out in Chapter 34-404. The applicant has received a copy of these criteria and has either incorporated those things in their site plan or talked to those aspects in their narrative. The proposed Site Plan includes the dimensions of buildings, setbacks, parking locations, access, easement locations and drainage. The narrative they provided addresses how each aspect will work and provides greater detail that will be provided in final engineered plans. Due to the applicant wanting to ensure receipt of CUP approval prior to hiring an Engineer to complete all the necessary drawings staff has accepted this site plan and a narrative to supplement. All zoning requirements for the C-3 zone are shown and met in the Site Plan.

Recommendation:

Staff recommends approval with the following conditions:

- 1) There shall be compliance with any other applicable City, County, State or Federal regulations that shall apply.
- 2) The City Clerk shall forward to the register of deeds for recording an affidavit or such other instrument as may be deemed appropriate so as to provide notice to any person examining the real estate records of the existence of this conditional use permit. The recording costs incurred to comply with this section shall be paid by the applicant for the conditional use permit.



City of Hastings
Development Services Department
Zoning Development Approval (ZDA)
Conditional Use Permit Application

Date: 04/27/2020

Please fill out the Pre-Qualification form first if you are unsure of what action needs to occur. Contact Development Services for minimum requirements at 402-461-2302. Incomplete applications will not be processed. All applications must be complete prior to submission. Deadline for Planning Commission Approval is the last Monday of each month or ZDA will be held until the next months session.

Property Address:	1211 and 1215 E South ST
Legal Description:	Please see attached document
Current Zoning:	C-3, Commercial Business
Proposed Use:	Self Storage Units

Description of Proposed Use:

The owner desires to develop multiple self-storage structures on the properties with the intention of leasing individual units to the public for the sole purpose of storage. The size and layout of the structures will be determined after a more thorough examination of site topography, drainage and access is completed.

Applicant:	Trent Schelkopf	Company:	Quality Builders, LLC
Address:	PO Box 220	Telephone:	4027735617
City/State/Zip:	Sutton, NE 68979	Email:	trentqb@windstream.net
Property Owner:	Dan Marshall	Company:	TLJ LLC
Address:	840 Rd 321	Telephone:	4024600638
City/State/Zip:	Harvard, NE 68944	Email:	dandmarshall@outlook.com
Key Contact:	Trent Schelkopf	Company:	Quality Builders, LLC
Address:	PO Box 220	Telephone:	(402) 410-1415
City/State/Zip:	Sutton, NE 68979	Email:	trentqb@windstream.net

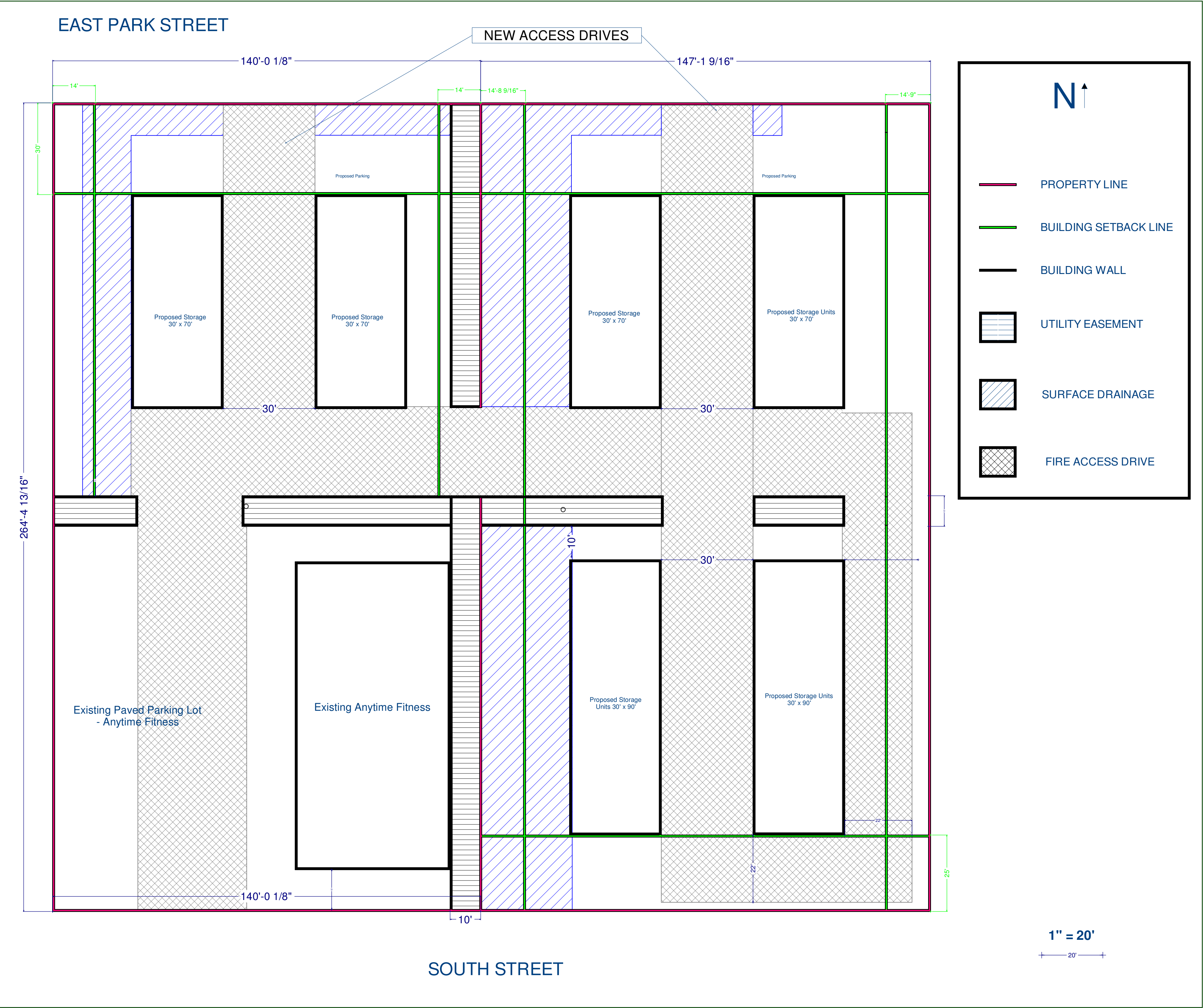
If the Applicant is not the Owner, an Owner Verification Form must be filled out and sent to the Owner for authorization of the application. This form is also available at www.cityofhastings.org.

I hereby acknowledge that all information provided with this application is true to the best of my knowledge. You will be required to upload a copy of a Site Plan and a Detailed Narrative Statement (Refer to sections 34-402 through 34-404 of the Hastings City Code) for the proposed changes upon completion of this form.

Signature of Applicant:	 Key: bba15f1e7e038bc2d8f65ac07042ea28	Date:	04/27/2020
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HDS Staff Comments:			

HDS Staff Acceptance:		Date:	
HDS Application Number:		HDS Case #:	
Total Fee:			



Conditional Use Permit Submittal May 11, 2020

1211 & 1215 E. South Street

Proposed Self Storage – TLJ, LLC

- TLJ LLC, (Owner) is the current owner of the property, which includes the existing Anytime Fitness building and improvements, and desires to enhance the vacant portions of the property by developing self-storage units. Owner requests that a Conditional Use Permit be issued to facilitate the construction of multiple self-storage buildings on the subject property. Owner intends to develop these structures in compliance with the Hastings city code and to lease individual units to the public for the sole purpose of self-storage. The manager of the Anytime Fitness is associated with Owner and will provide on-site representation.
- To meet the desired commencement of construction during the summer or fall of 2020 it was deemed necessary to submit for CUP approval at the May 18, 2020 Planning Commission meeting. Unfortunately, the resulting time constraint did not allow Owner to engage an engineer to complete full site due diligence and corresponding drawings. Therefore, with the assistance of city staff, every effort has been made to prepare a preliminary site plan that reflects Owner's intention to develop the properties in full compliance with the Hastings city code. Upon receipt of the CUP approval, Owner intends to engage an engineer to complete all drawings necessary to submit fully compliant drawings for building permits. Owner acknowledges that plans submitted for building permits will reflect the following:
 - **Access to Properties:**
 - Two new access drives are proposed off of East Park Street and will be built to comply with Fire Access requirements.
 - **ADA Compliance:**
 - A minimum of 2% of the units will be constructed as ADA compliant units – 2 units fully compliant with hardware and parking.
 - **Drainage:**
 - Currently the properties drain to the north via ditches and drain into a storm sewer on the North East edge of the property. Owner will utilize the existing drainage ditches and install culverts under the access drives where necessary. Drainage and retention will be built to comply with a minimum of at least a 25-year return frequency storm.
 - **Fire Access:**
 - Fire Access Drives will be constructed around the buildings to allow fire vehicles to travel around the buildings and exit back onto East Park Street or onto South Street via the existing paved Anytime Fitness parking lot.
 - Drives will meet minimum width requirements and be constructed of materials compliant with the 75,000-pound requirement.
 - No Parking signs to be placed where required.

- **Lighting:**
 - All exterior lighting will be full cut-off type to prevent off-site glare and comply with height requirements. Unless otherwise required, it is believed that all exterior lighting will be building mounted.
 - Each tenant space will be provided with separate interior lighting.
- **Parking:**
 - A minimum of 2 parking spaces will be provided on the property for customers and 1 for any employees / managers. Property will not have any full-time employees.
- **Self-Storage Rules:**
 - Rules for the use of the self-storage units will be included in the lease documents and posted on building mounted signs on the property. These rules will include but are not limited to the following:
 - All storage shall be kept within an enclosed building
 - All of the following are prohibited on the property:
 - The storage of gasoline, diesel fuel, paint, paint remover and other flammable materials.
 - The repair, construction, or reconstruction of any boat, engine, motor vehicle, or furniture.
 - The storage of any propane or gasoline storage tank is prohibited within or outside any structure on the property.
- **Signage:**
 - Two signs are proposed. One providing visibility from South Street and the other providing visibility from East Park Street. Signs to include the business name and a contact phone number with a maximum of 32 square feet per sign.
 - Greater detail to be provided with building permit submittal.
- **Building Size and Construction:**
 - The proposed development includes multiple buildings with various dimensions that have been determined by a desire to maximize lot coverage while simultaneously complying with all zoning requirements. This includes building setbacks, fire access, and site constraints such as access, drainage and the existing utilities on the property. Final determination of exact building dimensions and locations will be determined by the engineer after a more thorough examination of the property. Buildings will be constructed of materials that are typical of self-storage facilities including steel roll-up doors, steel lined walls and roofs. All buildings will be constructed so that the storage bays will be at the same elevation as the means of vehicular access thereto.
 - This preliminary site plan proposes the following building dimensions and corresponding bay sizes:
 - Four buildings 30' W x 70'L x 14'H (Eave Height)
 - Bay Sizes: Either 10'W x 30'L or 10'W x 15'L or a combination of the two

- Doors and access: 8'H x 8'W roll-up doors
 - Up to 14 units per building – 56 total
- Two buildings 30'W x 90' L x 14'H (Eave Height)
 - Bay Sizes: Either 10'W x 30'L or 10'W x 15'L or a combination of the two
 - Doors and access: 8'H x 8'W roll-up doors
 - Up to 18 units per building – 36 total units
- **Property Management:**
 - The manager of the Anytime Fitness is affiliated with Owner and will monitor the facilities daily therefore eliminating any concerns of an absentee landlord. Additionally, this will provide an on-site point of contact for customers. Owner will self-maintain the properties and no additional employees are required.
- City staff has required provisions for a new 10 foot utility easement be granted along the East property line of 1215 E. South Street.
- Upon issuance of the Conditional Use Permit, Owner will complete all necessary documents for a full submittal to receive building permits. Construction will commence after receipt of building permits and occur in stages. Buildings will be constructed as warranted by demand within the 24-month timeframe provided for by the CUP requirement.



EAST PARK ST

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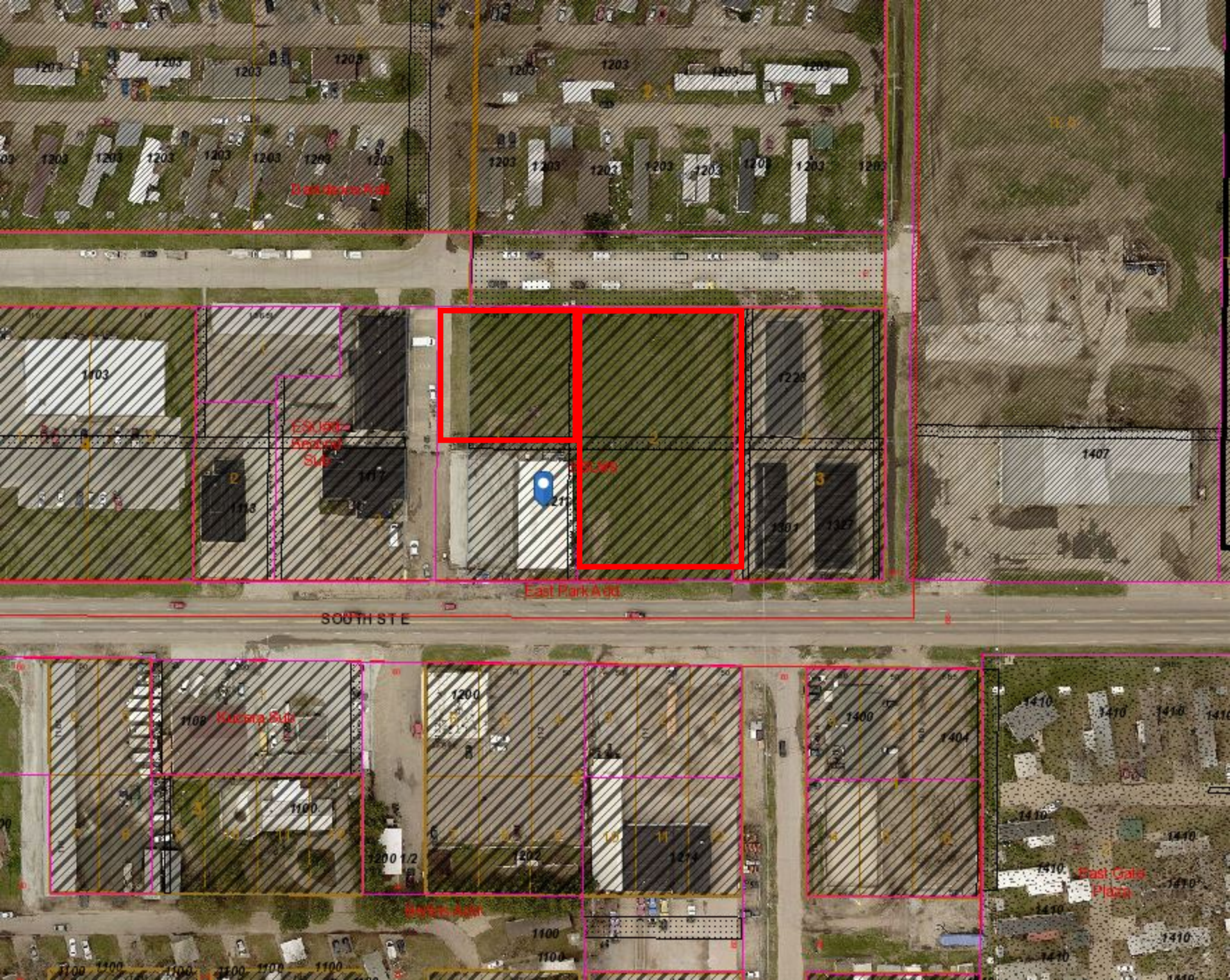


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East ParkAdd



EAST PARK ST

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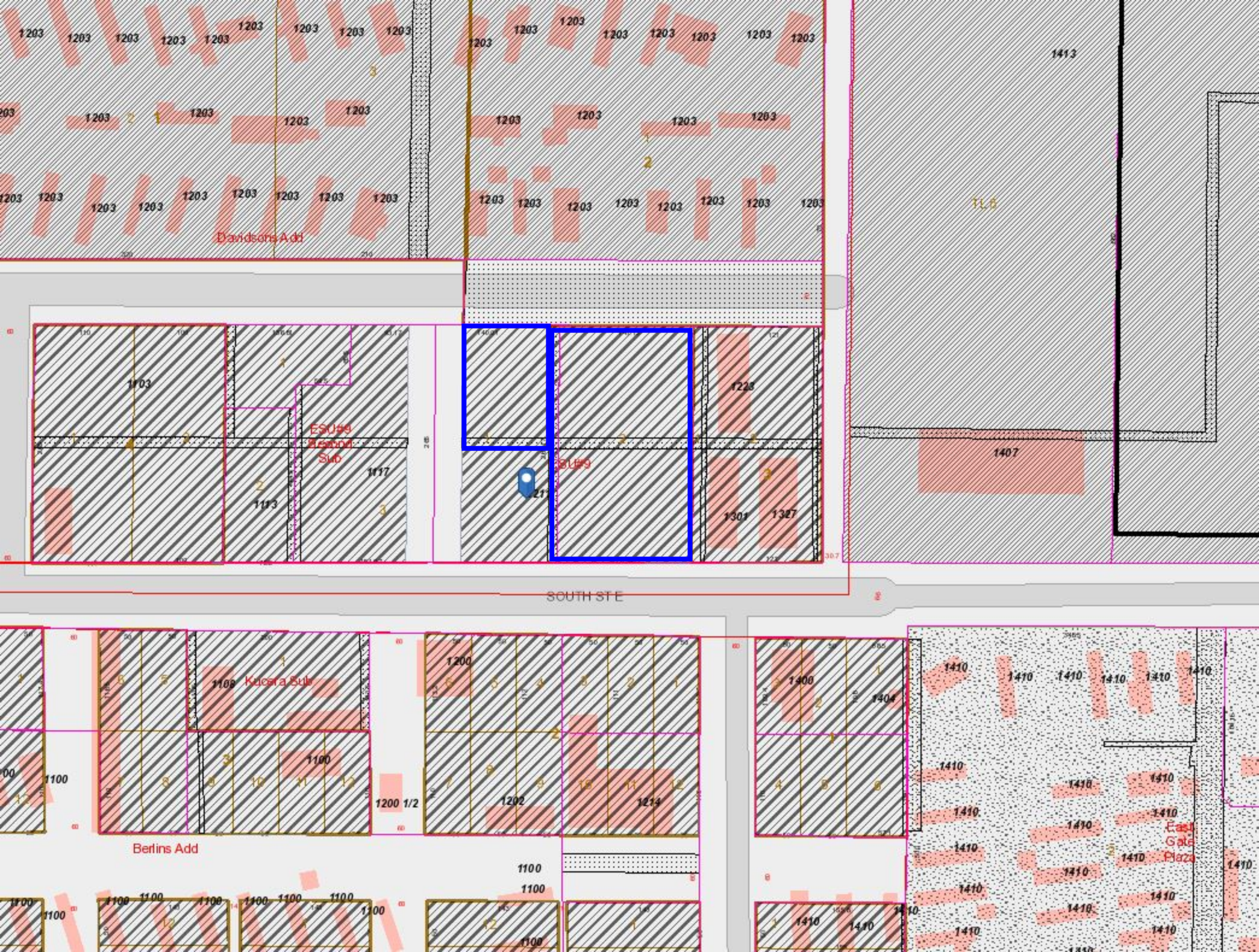
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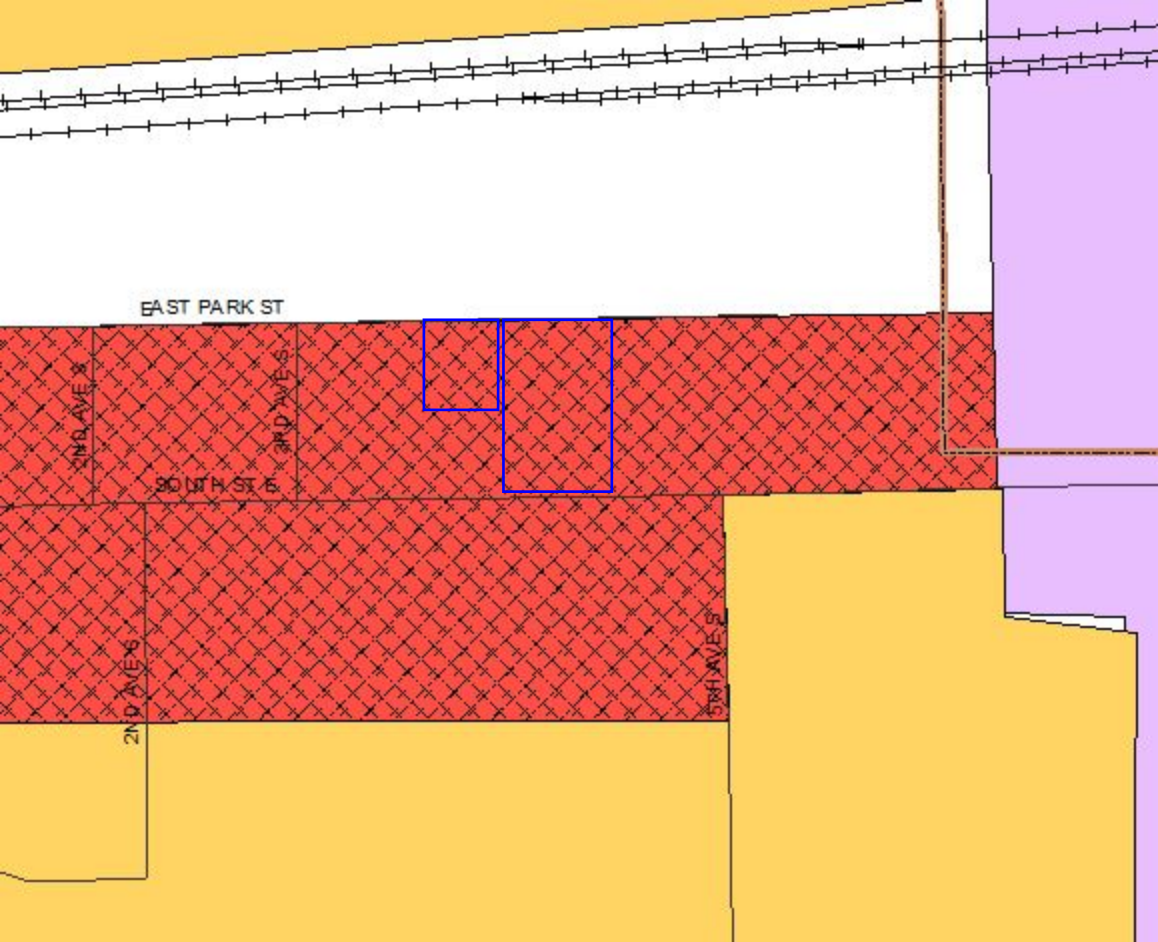


211

1301

East ParkAdd





Department: Development Services

Staff Contact: Lisa Parnell-Rowe

Planning Commission Meeting Date: 5/19/2020

File No: 2020-013

Prepared By: Lisa Parnell-Rowe, Director of Development Services

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing for a change of zoning for Hastings Rural Fire Subdivision, Adams County, Nebraska, from R-1, Urban Single Family Residential and A, Agricultural to R-1S, Single Family Suburban Acreage Residential District and to amend the Official Zoning District Map.

Motion to recommend approval of Ordinance No. 4632 and the amendment to the Official Zoning District Map to rezone Hastings Rural Fire Subdivision from R-1, Urban Single Family Residential and A, Agricultural to R-1S, Single Family Suburban Acreage Residential District.

Names of People/Business affected by this action:

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

Why Planning Commission action is required:

Neb. Rev. Stat. 19-902 provides the city council shall receive the advice of the planning commission before taking definite action on any contemplated amendment, supplement, change, modification, or repeal, and no such regulation, restriction, or boundary shall become effective until after separate public hearings are held by both the planning commission and the city council in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. Notice of the time and place of such hearing shall be given by publication thereof in a legal newspaper in or of general circulation in such municipality at least one time ten days prior to such hearing.

Type of action requested:

Motion

Suggested motion:

Motion to recommend approval of Ordinance No. 4632 for a change of zoning for Hastings Rural Fire Subdivision, Adams County, Nebraska, from R-1, Urban Single Family Residential and A, Agricultural to R-1S, Single Family Suburban Acreage Residential District, and to amend the Official Zoning District Map.

Deadlines associated with action:

Hastings Rural Fire Final Plat approval is concurrent review.

Department head comments:

Surrounding zoning is as follows:

North – A Agricultural and R-1 Urban Single Family Residential

South – A Agricultural

East - A Agricultural

West – R-1 Urban Single Family Residential

The future land use plan designation for the area is agricultural. Leaving this development agricultural does not align to the minimum lot requirements nor does it fit the use for a public facility. However, though our comprehensive plan does include a future zoning district for public/semi-public, the zoning code does not include a public/semi-public zoning district. After reviewing several other public facilities for zoning, historically public facilities have been zoned to the best fit residential zones. Rezoning to R1-S best meets the minimum lot requirements for both of these lots and also cleans up the mixture of zoning currently occurring for what will become Lot 1 with concurrent approval of final plat. This lot also serves as a public facility as this is where the Adams County Extension Office is located. This lot is partially zoned R-1, Urban Single Family Residential and A, Agricultural. The rezone to R1-S considers both the best fit for use and compatibility for location as allowable within the existing zoning districts. R1-S fits best to the larger suburban areas adjacent to smaller urban areas of the City where larger lots tend to develop.

Recommendation:

Staff recommends motion to recommend approval of Ordinance No. 4632 and to amend the Official Zoning District Map.



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: _____ Within City Limit ☐ Yes ☐ No

Existing Zoning: Ag Proposed Zoning / Use: _____

Existing Comprehensive Plan Designation: _____ Gross Area: _____

Legal Description: _____ Number of Lots: _____

APPLICANT INFORMATION

Applicant: Hastings Rural Fire Depart. Company: _____

Address: 3630 S Elm Ave Tel: _____ Fax: _____

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

Property Owner: Adams County Company: _____

Address: 500 West 4th Tel: _____ Fax: _____

City: Hastings State: NE Zip: 68901 Email: rk31044@windstream.NET
(Randy Kort)

Key Contact: Scott Thompson Company: County Board

Address: _____ Tel: _____ Fax: _____

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

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

Scott Thompson

Property Owner Signature

Date

Randal S Kort - Treasurer

Applicant Signature

Date

2-24-20

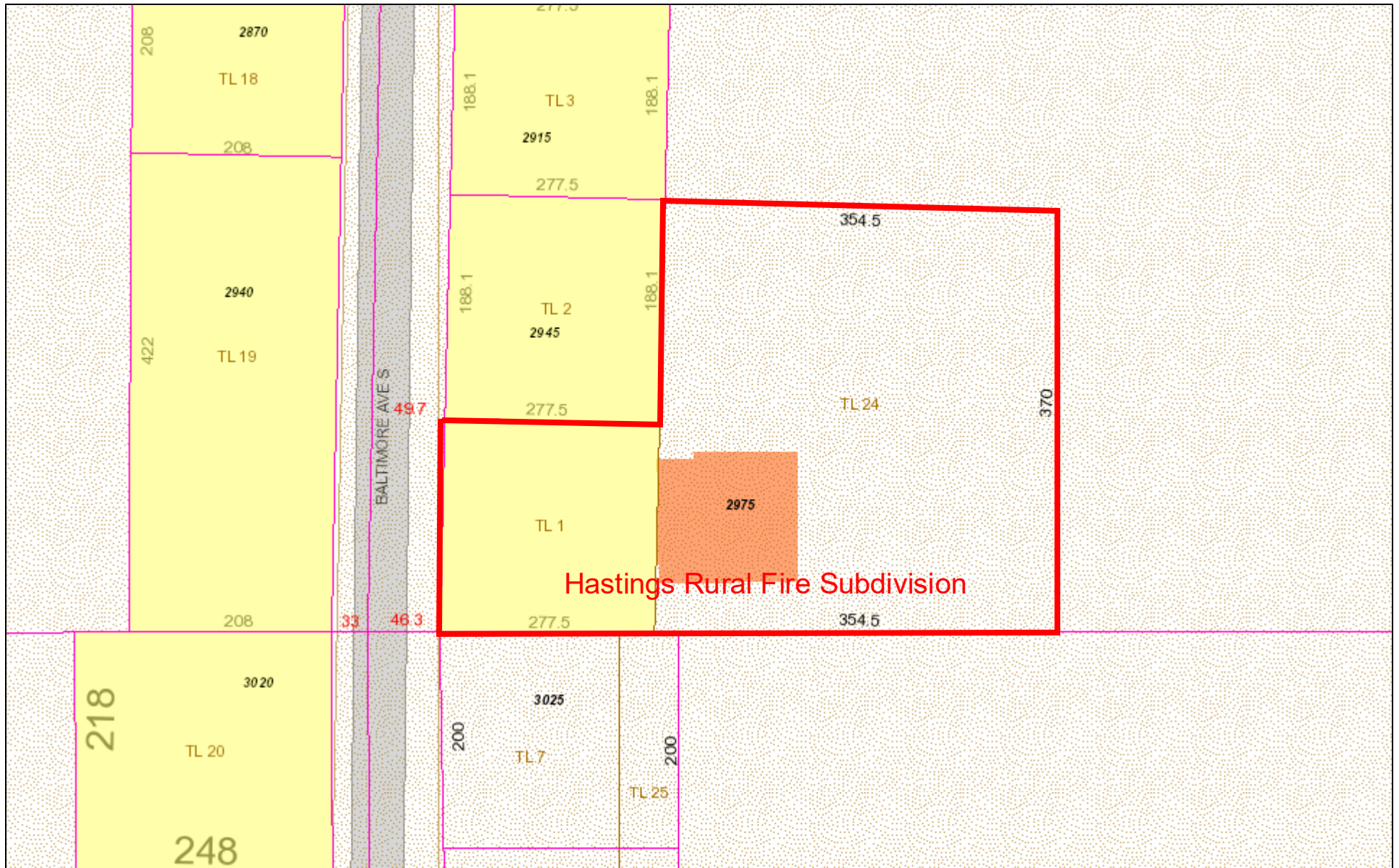
DEPARTMENTAL USE ONLY

Fees: _____ Receipt No. _____

Accepted by Staff: _____ Case No. _____

Signature

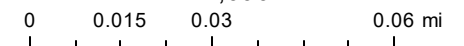
Hastings Rural Fire Zoning



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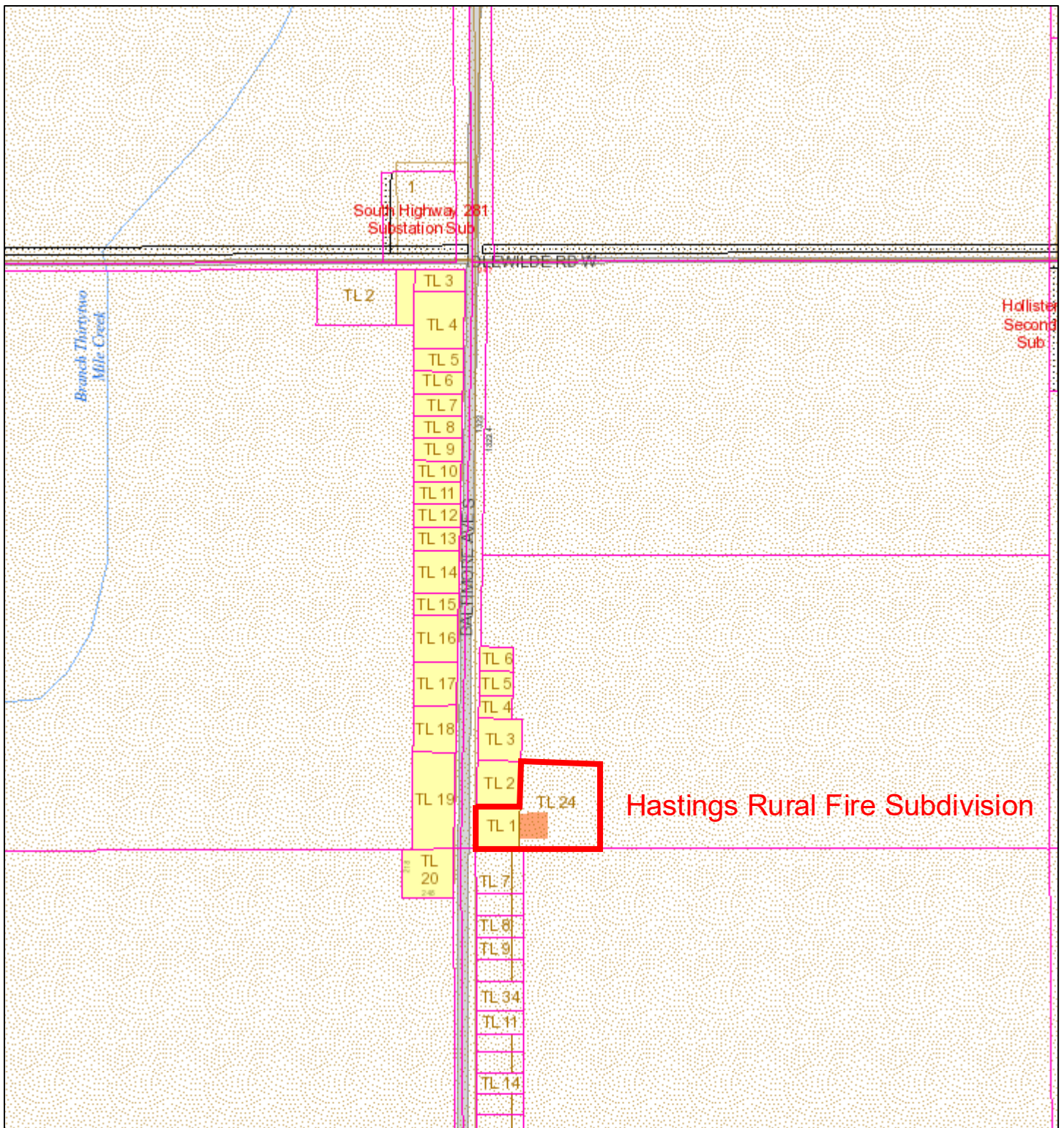
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|  | Limits |  | Subdivisions |  | AG |  | C-3 |  | I-1 |  | R-1A |  | R-3G |  | BLOCKS |
|  | OneMile |  | Easements |  | C-0 |  | CMP |  | I-2 |  | R-1S |  | R-5 | | Addresses |
|  | TwoMile | Zoning | |  | C-1 |  | CZ |  | MU |  | R-2 |  | TA |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

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Adams County, City of Hastings & Hastings Utilities GIS Mapping

Hastings Rural Fire Zoning



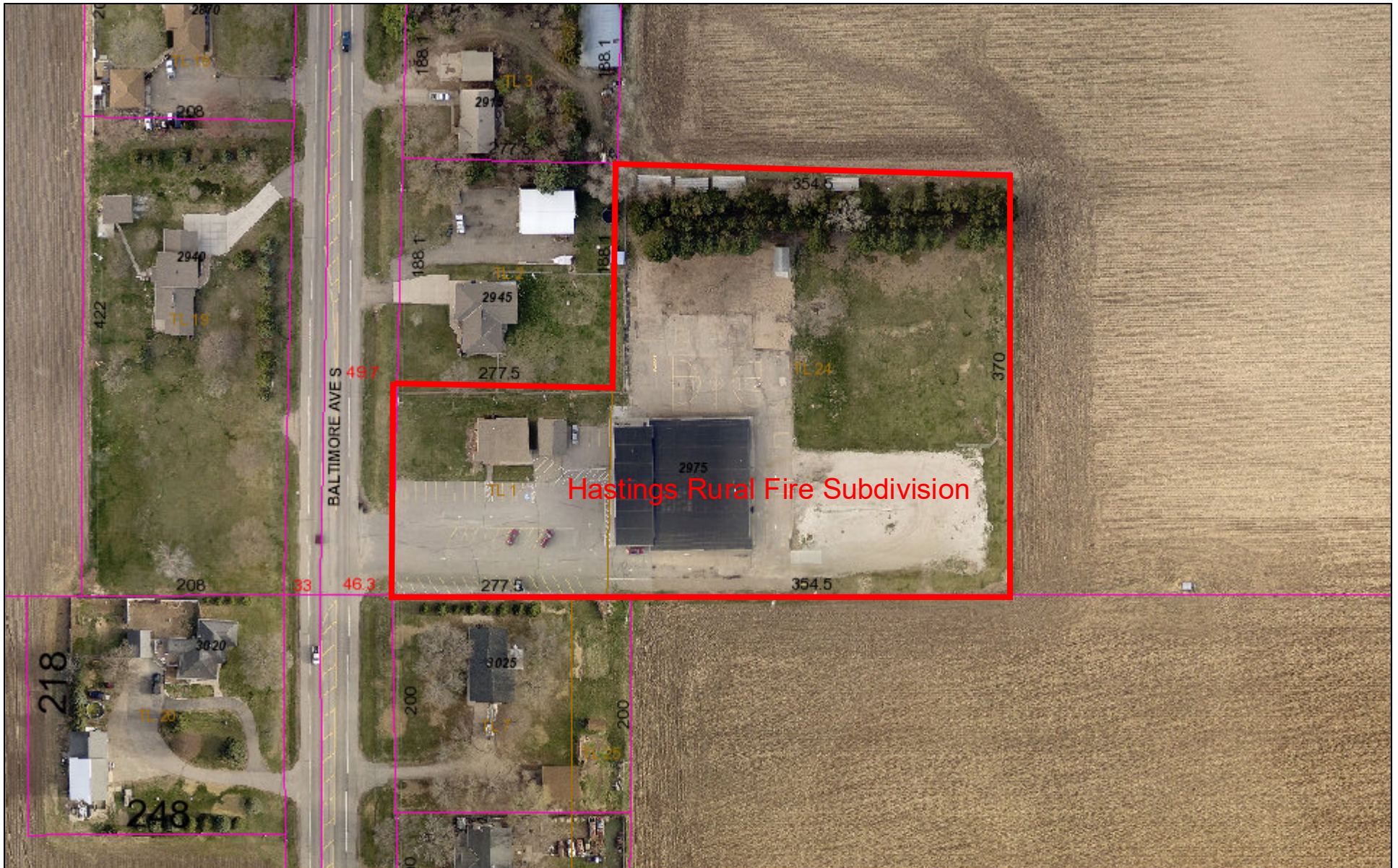
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	OneMile		CZ		R-1S		BLOCKS
	TwoMile		FS		R-2		
	Parcels		I-1		R-3		
	Subdivisions		I-2		R-3G		
	Easements		MU		R-5		
			R-1		TA		
			C-0				
			C-1				
			C-2				
			C-3				

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Hastings Rural Fire Sub Aerial



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

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Hastings Rural Fire Sub Aerial

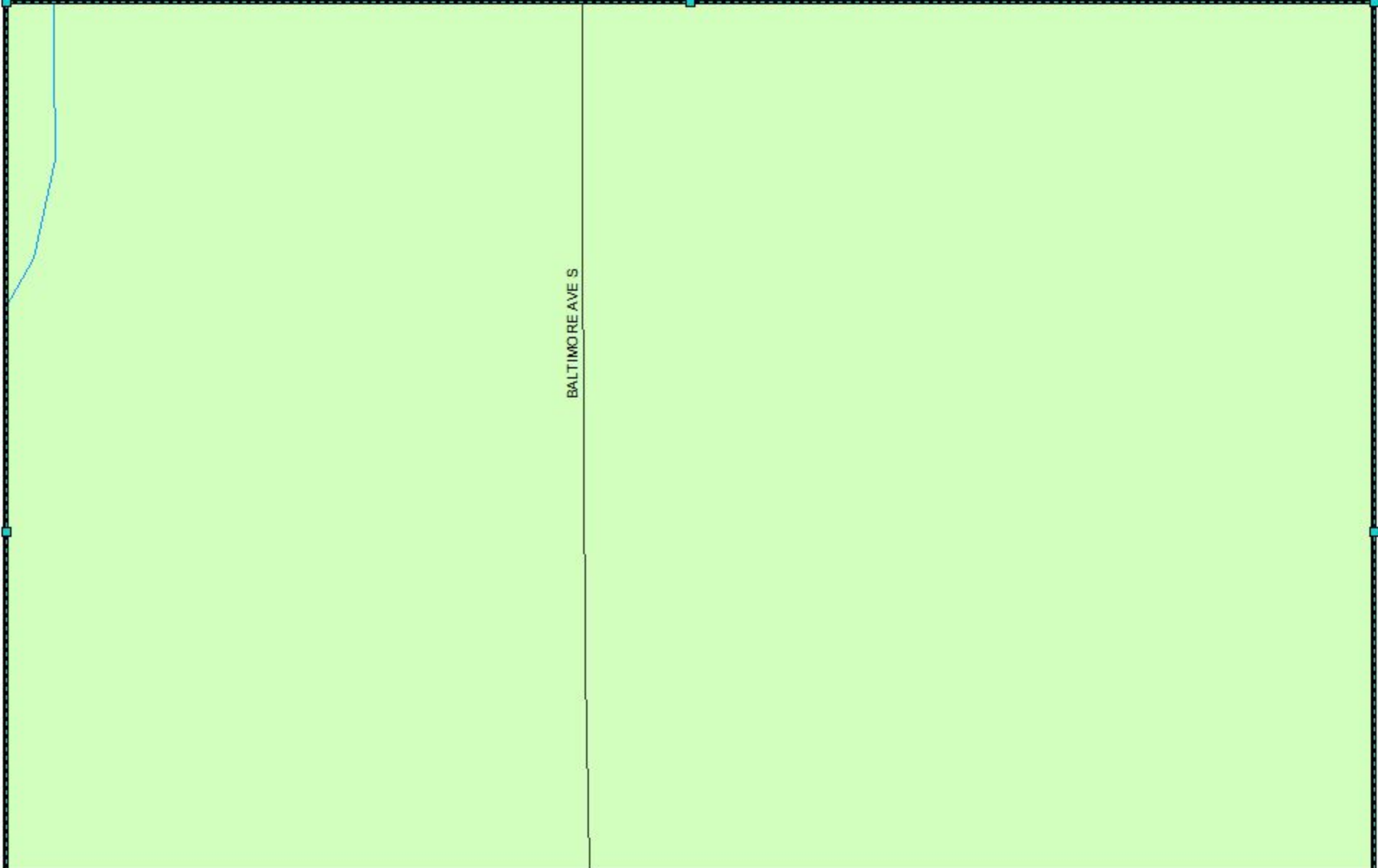


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-  Limits
-  OneMile
-  TwoMile

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Future Land Use

City of Hastings, Nebraska



0 165 330 660 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

Department: Development Services

Staff Contact: Lisa Parnell-Rowe

Planning Commission Meeting Date: 5/19/2020

File No: 2020-016

Prepared By: Lisa Parnell-Rowe, Director of Development Services

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing to recommend approval of Ordinance No. 4633, to amend Section 34-315.01 (c) of the City Code dealing with all other hoofed animals.

Motion to recommend approval of Ordinance No. 4633.

Names of People/Business affected by this action:

People zoned Agriculture and R-1A, people of Hastings and the City.

Why Planning Commission action is required:

Amendments to the zoning map, the text of Chapter 34 Zoning, or any part of the Comprehensive Plan may be made after a public hearing by the Planning Commission. Upon the final hearing of such application, the Commission shall approve or deny the same and a report of such action, together with a recommendation for final approval or denial, shall be made by the Commission to the City Council (34-801).

The procedure for submitting an application for a conditional use permit shall be the same as that required for an amendment set forth in Section 34-801 (2) (a) through (h) of this Chapter. The specific application content requirements for a conditional use permit are set forth in Section 34-403 of this Chapter. (Ord. No. 4233-11/2009) (34-802)

Type of action requested:

Motion

Suggested motion:

Motion to recommend approval of Ordinance No. 4633 to amend Section 34-315.01 (c) of the City Code dealing with all other hoofed animals.

Deadlines associated with action:

This case is scheduled to be heard at the June 8, 2020 regular meeting of city council.

Department head comments:

The proposed text change and Ordinance would allow public that are zoned A, *Agriculture* and R-1A, *Single Family Large Lot Residential*, recourse for requesting additional other hoofed animals based on the size of their lot and review of such matter on a case-by-case basis through a Conditional Use Permit (CUP) process. Limited agriculture, defined as *the production of grain, animals, food and fiber on a small scale where any impacts on potential adjacent property from storage, operations, and equipment can be internalized into the site or buffered from abutting areas, typically not occurring on lots or parcels larger than 10 acres*, is listed in Table 200-1, *Uses and Districts*, as R for Restricted. Being a Restricted use allows for the use subject to specific use standards as referenced in Section 34-315-01. This text change and CUP option would be limited by use category in Table 200-1 to only owners of Agriculture lots, which must be at least 5 acres minimum and R-1A-zoned lots not less than 20,000 square feet. Staff supports this as text change and believes it will benefit many larger lot and acreage owners as it will provide them with greater options to utilize their property for sustainable food sources. This may assist some citizens during times where food distribution is negatively impacted during unexpected events such as we see now with COVID-19. Doing this for some may not be compatible to surrounding properties while for others it will make good sense. Requiring a CUP to occur past the already stated thresholds for no more than 2 hoofed animals other than horses will allow City to control inappropriate uses while providing options for others that may legitimately have ideal conditions to allow for this use to occur.

Recommendation:

Staff recommends motion to approve amendment to Section 34-315.01 Limited Agriculture, (c) All other hoofed animals and Ordinance No. 4633.

34.315.01. Limited agriculture.

(1) Limited Agriculture inside of the corporate limits of the City of Hastings shall comply with the following:

(a) A maximum of three (3) horses shall be permitted on lots with an area of two (2) acres or greater.

(b) A maximum of two (2) horses shall be permitted on lots with an area less than two (2) acres.

(c) All other hoofed animals not specifically described above are limited to a maximum of two (2) animals per lot. Additional hoofed animals, not to exceed two (2) per acre, may be authorized by conditional use permit (CUP). An application for a CUP shall be processed and reviewed pursuant to the procedures set forth in sections 34-403, 34-801 and 34-802 of this code as the same may from time to time be amended. If more than 2 per lot are necessary an additional 2 hoofed animals per acre can be proposed and submitted to development services in a conditional use permit (CUP) application. The request will be reviewed to CUP criteria and processed according to all procedures found in sections 34-801, 34-802 and 34-403.

(d) The following animals are prohibited: swine; ducks, geese, swans, turkeys, ostrich, emus, pheasants, quail, peacocks and other similar fowl.

(e) Chickens are subject to the regulations found in Section 10-102 of this Code.

(f) For the purposes of this section multiple contiguous lots in common ownership which are not developed with another permitted principal use shall be deemed one lot.

(g) Sites utilized for limited agriculture shall not produce noise that disturbs the peace and quiet of the neighborhood in which it is located.

(h) Sites utilized for limited agriculture shall have all waste products, including animal waste, removed on a regular basis so as not to cause odor beyond the lot line of the property where the limited agriculture is conducted.

(i) Sites utilized for limited agriculture shall internalize effects to the site, so as not to create a nuisance to neighboring properties.

(j) Sites utilized for limited agriculture shall not produce effects or conditions that violate the provisions of Chapter 18, Offenses—Miscellaneous.

(2) Limited Agriculture outside the corporate limits of the City of Hastings shall comply with the following:

(a) A maximum of two (2) livestock animals shall be permitted on lots with an area less than two (2) acres.

(b) The maximum number of livestock animals shall be limited to 1 per acre for lots or parcels having an area greater than two (2) acres.

(c) All livestock animals as allowed pursuant to the section shall be in an enclosed or fenced area which shall be kept in good repair so as to not allow the livestock animals to run at large or be off the owner's property.

(d) Sites utilized for limited agriculture shall have all waste products, including animal waste, removed on a regular basis.

(e) Sites utilized for limited agriculture shall internalize effects to the site, so as not to create a nuisance to neighboring properties.

(f) Sites utilized for limited agriculture shall not produce effects or conditions that violate the applicable provisions of Chapter 18, Offenses—Miscellaneous.

(Ord. No. 4347-5/2013 and 4415-11/2014)

Department: Development Services

Staff Contact:

Planning Commission Meeting Date: 5/19/2020

File No: 2020-017

Prepared By: Lisa Parnell-Rowe, Director of Development Services

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing regarding Ordinance No. 4627, a zoning text amendment to Hastings City Code Subdivisions 38-201 to authorize preliminary and final plats to be processed in combination and to amend 38-202 regarding pre-authorized work before final plat approval.

Motion to recommend approval of Ordinance No. 4627.

Names of People/Business affected by this action:

Public applying for subdivisions, people of Hastings and the City.

Why Planning Commission action is required:

Neb. Rev. Stat. 19-902 provides the city council shall receive the advice of the planning commission before taking definite action on any contemplated amendment, supplement, change, modification, or repeal, and no such regulation, restriction, or boundary shall become effective until after separate public hearings are held by both the planning commission and the city council in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. Notice of the time and place of such hearing shall be given by publication thereof in a legal newspaper in or of general circulation in such municipality at least one time ten days prior to such hearing.

Type of action requested:

Motion

Suggested motion:

Motion to recommend the approval of Ordinance No. 4627 to amend Section 38-201 of the City Code to authorize preliminary and final plats to be processed in combination and to amend Section 38-202 regarding pre-authorized work before final plat approval.

Deadlines associated with action:

This case is scheduled to be heard at the June 8, 2020 regular meeting of city council.

Department head comments:

The proposed text change and Ordinance would allow staff to better streamline the plat process by allowing less complex subdivision plats to circumvent 4 total required public hearings. Currently, when a subdivision is processed as prescribed in sections 38-202 & 38-203 and it does not meet administrative plat criteria as charged in Section 38-204 it must undergo approvals from both Planning Commission and City Council in two separate rounds (1 for preliminary plat and another for final plat). This can take as many as approximately 75 days depending on the necessary revisions. Under the combination of a preliminary/final plat process, should the subdivision meet the established criterion, an applicant would be able to benefit from a much quicker turnaround of approximately 45 days. In past this has been a working practice at the discretion of staff that was not necessarily allowable in our code. It was is also not defined by thresholds which has made us appear to apply inconsistently. The Development Services fee structure includes a fee already for combined review, but the code does not prescribe to it. Establishing criteria for when it makes sense to apply this will make our intake assessment more accurate upfront and make our discretion of when to apply the plat process in this manner more consistent and fair for to all applicants being reviewed upon intake. The trends show the number of plats processed each year over the last 4 years has drastically increased. Based on the data available regarding zoning approvals, over 10% are for subdivision plats. However, due to limitations in tracking we speculate that this percentage is even higher than is recorded. A more complex subdivision is one that contains more lots, entails more than one owner and has a lien for which there must be acknowledgement and processing through a second party. In all these cases the need for a more discriminate and detailed review of the plat in 2 separate cycles is necessary to mitigate through all the potential issues and review more than once by commissioners and council. However, for a smaller Subdivision plat of 2-3 lots where the area has never been platted, is a tax lot or entails public infrastructure that require full commissioner and council approval (i.e., it will not qualify as an administrative plat), the need for this extra time seems cumbersome and unnecessary to our applicants. Often times it is a frustration to them and staff to follow.

This text amendment also removes language in 38-202 (3) that allows an applicant to be granted special permission by City Council to accomplish grading of streets and/or construction prior to final approvals being accomplished by Planning Commission and City Council. Staff feels that grading prior to approvals is a liability. Grading prior to approvals has the potential to leave dirt exposed without coverage for longer than would be the case if an immediate build were to occur, which can (in turn) be a hazard if high winds or rains occur to local infrastructure that does not have proper drainage mitigation in place. Processing special permission requests is an additional administrative burden that has no fees associated with it. Having this language included as an exception puts City Council in a position to make decisions that might appear unfairly applied due to the case by case scenario it infers without specific criterion to meet.

Staff fully supports this as text amendment and is anxious to start applying the code in this manner knowing the improvements it will make in the upfront pre-qualification of plats, as well as the time it will save for both the applicant and staff. Staff anticipates as many as 10 subdivision plats if not more will be processed in the near future based upon pre-qualification meetings with applicants

regarding various projects.

Recommendation:

Staff requests Planning Commission recommend approval of a zoning text amendment to Hastings City Code Subdivisions 38-201 to authorize preliminary and final plats to be processed in combination and to amend 38-202 regarding pre-authorized work before final plat approval and related Ordinance 4627.

ORDINANCE NO. 4627

AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, TO AMEND SECTION 38-201 TO PROVIDE FOR COMBINING PRELIMINARY AND FINAL PLATS UNDER CERTAIN CIRCUMSTANCES; TO AMEND SECTION 38-202 TO PROHIBIT GRADING OF STREETS AND CONSTRUCTION BEFORE FINAL PLAT APPROVAL; 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 Hastings City Code Section 38-201 of the Official City Code be amended to read as follows:

38-201. Approval of subdivision plats.

- (1) No plat of or instruments effecting the subdivision of real property shall be recorded or have any force and effect unless the same be approved by the City Council, subject however, to the exceptions set forth in Section 34-106 of this code. The City Council shall hold no public meeting, nor take any action upon any plat or instrument effecting a subdivision until it has received the recommendation of the Hastings Planning Commission.
(Code 1973, 34-4; Ord. Nos. 2687, 2882, and 4233-11/2009)
- (2) A combined preliminary and final plat may be considered by the Hastings Planning and Zoning Commission and the City Council when the following conditions are met by the proposed plat.
 - (a) The proposed plat contains three or fewer lots,
 - (b) All property in the proposed plat is in common ownership, and
 - (c) There are no liens against any property in the proposed plat.

SECTION 2. That Hastings City Code Section 38-202 of the Official City Code be amended to read as follows:

38-202. Preliminary plat.

- (1) Intent. Preliminary plat procedures are intended to determine whether the proposed division of land will comply with the long-range comprehensive development

plan for the City, will meet the design standards of the subdivision regulations, and will result in buildable lots capable of meeting the existing or proposed zoning standards, and any other policies and laws that may relate to development specific property that are contained in other applicable laws or regulations.

(2) Submittal Requirements. Ten (10) prints of a preliminary plat of any proposed subdivision shall be submitted to the Planning Commission at least fifteen (15) working days before the meeting at which approval is asked. The preliminary plat shall be drawn at a scale no smaller than one hundred (100) feet to the inch, unless otherwise specified. The preliminary plat shall show or be accompanied by the following information:

(a) The proposed name of the subdivision and names of adjacent subdivisions, and the legal description.

(b) The names of the owner and the engineer, surveyor responsible for the survey and design.

(c) Planning Commission and City Council approval block/signature block.

(d) The location of boundary lines and their relation to established section lines and legal description of the parcel to be subdivided or fractional lines.

(e) The location and width of existing and proposed streets, roads, lots (approximate dimensions), alleys, sidewalks, or trails, building lines, easements, parks and other features of the proposed subdivision. The plat shall show an outline of adjacent properties for a distance of at least two hundred (200) feet, and how the streets, alleys, sidewalks or highways in the proposed subdivision will connect with those adjacent which are of record.

(f) A topographic survey showing physical features of the property, including watercourses, ravines, bridges, culverts, present structures and other features of importance to lot and street layout. The approximate acreage of the property shall be indicated. Topography of the tract may be required if deemed essential to the design of the subdivision and the location, method and system of surface water drainage. Sanitary sewer facilities and water distribution system shall be identified, including sewer and water pipe sizing to be identified on the preliminary plat.

(g) Approximate gradients of streets and sidewalks. All grades shall be based on City datum.

(h) Designation of the proposed uses of land within the subdivision, whether for residential, commercial, industrial or public use, such as parks, schools, fire stations, churches, etc., plus zoning of adjacent tracts.

(i) Centerline profiles of proposed streets may be required by the City Engineer. See Figure 1 Typical Street Sections.

(j) A landscape plan.

(k) North arrow, scale and date.

(l) All Street Names shall be determined by the City Surveyor or Director of Development Services in order to maintain conformity with current streets and to eliminate redundancy or conflicts for Emergency Services.

(m) A grading plan identifying.

(i) Grades of all lots and improvements in the subdivision.

(ii) The internal subdivision drainage and resulting runoff.

(iii) The drainage area and resulting runoff from land outside the subdivision area which discharges water into or through the subdivision

(iv) Proposal as to how the computed quantities of surface water runoff will be handled, and detention areas.

(v) A map showing internal drainage areas and resulting runoff.

(vi) A copy of drainage calculations.

(3) Approval. Approval of the preliminary plat by the City Council does not constitute acceptance of the subdivision, but is merely an authorization to proceed with preparation of the final plat for record. No grading of streets, or construction shall be done on the subdivision before the final plat is approved by the Planning Commission and by the City Council.

(code 1973, 34-5; Ord. Nos, 2687, 2839 and 4233-11/2009)

38-203. Final plat.

Prior to the submission of the final plat application, the applicant shall contact the Development Services Department and schedule a pre-application meeting with city staff to discuss the application. The pre-application meeting shall take place a minimum of seven (7) calendar days prior to the submission deadline. At the time of the pre-application meeting, the applicant shall provide the information required in Sections 38-203(2)(a)-(j).

(1) Intent. Final plat procedures are intended to create an accurate public record for the sale of lots, to guarantee construction of all public improvements according to the standards in the subdivision regulations, and to ensure that all lots are buildable lots according to the appropriate zoning prior to recording.

(2) Submittal requirements. After the preliminary plat has been approved by the City Council, a final plat for record shall be prepared and submitted to the Planning Commission for recommendation by that body and approval by the City Council. Five (5) prints of the plat shall be submitted to the office of the Commission at least fifteen (15) working days prior to the meeting at which approval is asked. The final plat shall be to a scale of one hundred (100) feet to the inch, unless specified otherwise, and shall show or be accompanied by the following information. All plats are required to be on mylar, not velum when submitted.

(a) The name of the subdivision and adjacent subdivisions, the names of streets (to conform wherever possible to existing street names), and the numbers of lots and blocks, in accordance with a systematic agreement.

(b) An accurate boundary survey of the property with bearings and distances referenced to section or fractional section corner, and showing (in dotted lines) the lines of immediately adjacent streets and alleys with their width and names.

(c) Location of lots, streets, sidewalks, public highways, alleys, parks, trails and other features, with accurate dimensions in feet and decimals of feet, with the length and radii of all curves, and with all other information necessary to duplicate the plat on the ground.

(d) Location and dimension of utility or other easements.

(e) Dedication of all streets, public highways, alleys, parks and other land intended for public use, signed by the owner, and by all other parties who have a mortgage or lien interest in the property, together with any restrictions or protective covenants which are to apply to lots, it being noted that restrictions or protective covenants exceeding zoning or subdividing standards are for the benefit of the subdivision and home owners. Compliance is therefore a responsibility of the subdivision ownership.

(f) A waiver of claim by the applicant 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 the grades as established.

(g) Certification by a registered land surveyor to the effect that the plan represents a survey made by him, and that all the necessary boundary survey monuments are correctly shown thereon.

(h) North arrow, scale and date.

(i) A report of title given by an abstractor or attorney licensed to do business in the State of Nebraska certified to the date of the original consideration of the final plat by the Hastings City Council, specifying the names and addresses of all persons or entities owning or having any interest in the real estate included in the proposed plat, as

shown in the records at the Adams County Courthouse. For the purposes of this subsection, the term “owner” shall include any ownership interest arising by virtue of a deed, lease, contract, lien, mortgage, deed of trust, court order, or other similar instrument, or arising by operation of law.

(j) All plats when being submitted to the Planning Department shall bear the signatures of the individuals listed in the ownership report in paragraph (i) above. Said plats shall also bear the signatures of the Adams County Treasurer and the Hastings City Treasurer. The applicant shall at the time the plat is submitted advance to the Planning Department, the funds necessary to file the plat with the Adams County Register of Deeds.

(k) The location of building lines on front and side streets.

(3) All figures and letters shown shall be plain, distinct, and of sufficient size to be easily read, and shall be of sufficient density to make a lasting and permanent record.

(4) When more than one sheet is used, a key map, showing the entire subdivision at smaller scale with block numbers and street names, shall be shown on one of the sheets, or on a separate sheet of the same size.

(5) The Commission shall not recommend the platting of a residential subdivision or an individual lot with a front foot width and square foot land area less than the requirements of Chapter 34, Zoning Ordinance.

(6) Any plat approved by the Hastings City Council shall be delivered to the Planning Director at the time of approval. The Planning Director shall thereupon file the plat with the Adams County Register of Deeds, within five (5) business days of receipt/approval. (Code 1973, 34-6; Ord. Nos. 2687, 2839, 3071-7/88 and 4233-11/2009)

38-204. Administrative plats.

(1) Intent. Administrative plat procedures are intended to provide expedited review and approval for minor adjustments to legal boundaries and title of property for proper recording, where no public infrastructure is anticipated in association with the application or future anticipated development, and the patterns or ownership and development have otherwise been determined in accordance with the City’s long-range comprehensive development plan.

(2) Applicability. A plat effecting a further subdivision of existing lots and blocks may be approved by the City Engineer whenever all required public improvements have been installed, no new dedication of public rights-of-way or easements are involved, and such subdivision complies with all requirements of the Hastings City Code concerning minimum areas and dimensions of such lots and blocks. Such plat need not be reviewed by the Area Planning and Zoning Commission or the City Council.

(3) Administrative Plat Requirements. Any Administrative Plat shall comply with applicable provisions of Chapters 34 and 40 of the Hastings City Code as the City Engineer shall reasonably deem appropriate. A fee for filing such plat shall be charged in an amount equal to that established for a Final Subdivision Plat.

38-205. Filing Fee.

The Mayor and City Council shall adopt, by resolution, a schedule of fees to be paid by all persons submitting a subdivision plat for approval by the City Planning Commission, the Mayor and Council or the City Engineer. Such fees shall be paid at the time of filing the application.

(Code 1973, 34-7; Ord. Nos. 2687, 3024-7/87 and 4233-11/2009)

PASSED AND APPROVED by the Mayor and City Council of the City of Hastings, Nebraska, this _____ day of _____, 2020.

Mayor

ATTEST:

City Clerk

(SEAL)

APPROVED AS TO FORM

City Attorney

38-201. Approval of subdivision plats.

(1) No plat of or instruments effecting the subdivision of real property shall be recorded or have any force and effect unless the same be approved by the City Council, subject however, to the exceptions set forth in Section 34-106 of this code. The City Council shall hold no public meeting, nor take any action upon any plat or instrument effecting a subdivision until it has received the recommendation of the Hastings Planning and Zoning Commission. (Code 1973, 34-4; Ord. Nos. 2687, 2882, and 4233-11/2009) 38-202.

(2) A combined preliminary and final plat may be considered by the Hastings Planning and Zoning Commission and the City Council when the following conditions are met by the proposed plat.

(a) The proposed plat contains three or fewer lots.

(b) All property in the proposed plat is in common ownership, and

(c) There are no liens against any property in the proposed plat.

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Preliminary plat. (1) Intent. Preliminary plat procedures are intended to determine whether the proposed division of land will comply with the long-range comprehensive development plan for the City, will meet the design standards of the subdivision regulations, and will result in buildable lots capable of meeting the existing or proposed zoning standards, and any other policies and laws that may relate to development specific property that are contained in other applicable laws or regulations.

38-3 Hastings City Code (2) Submittal Requirements. Ten (10) prints of a preliminary plat of any proposed subdivision shall be submitted to the Planning Commission at least fifteen (15) working days before the meeting at which approval is asked. The preliminary plat shall be drawn at a scale no smaller than one hundred (100) feet to the inch, unless otherwise specified. The preliminary plat shall show or be accompanied by the following information:

(a) The proposed name of the subdivision and names of adjacent subdivisions, and the legal description.

(b) The names of the owner and the engineer, surveyor responsible for the survey and design.

(c) Planning Commission and City Council approval block / signature block.

(d) The location of boundary lines and their relation to established section lines and legal description of the parcel to be subdivided or fractional lines.

(e) The location and width of existing and proposed streets, roads, lots (approximate dimensions), alleys, sidewalks or trails, building lines, easements, parks and other features of the proposed subdivision. The plat shall show an outline of adjacent properties for a distance of at least two hundred (200) feet, and how the streets, alleys, sidewalks or highways in the proposed subdivision will connect with those adjacent which are of record.

(f) A topographic survey showing physical features of the property, including watercourses, ravines, bridges, culverts, present structures and other features of importance to lot and street layout. The

approximate acreage of the property shall be indicated. Topography of the tract may be required if deemed essential to the design of the subdivision and the location, method and system of surface water drainage. Sanitary sewer facilities and water distribution system shall be identified, including sewer and water pipe sizing to be identified on the preliminary plat.

(g) Approximate gradients of streets and sidewalks. All grades shall be based on city datum.

(h) Designation of the proposed uses of land within the subdivision, whether for residential, commercial, industrial or public use, such as parks, schools, fire stations, churches, etc., plus zoning of adjacent tracts.

(i) Centerline profiles of proposed streets may be required by the City Engineer. See Figure 1 Typical Street Sections.

(j) A landscape plan.

(k) North arrow, scale and date.

(l) All Street Names shall be determined by the City Surveyor or Director of Development Services in order to maintain conformity with current streets and to eliminate redundancy or conflicts for Emergency Services.

(m) A grading plan identifying:

(i) Grades of all lots and improvements in the subdivision.

(ii) The internal subdivision drainage and resulting runoff.

(iii) The drainage area and resulting runoff from land outside the subdivision area which discharges water into or through the subdivision.

(iv) Proposal as to how the computed quantities of surface water runoff will be handled, and detention areas.

(v) A map showing internal drainage areas and resulting runoff.

(vi) A copy of drainage calculations.

(3) Approval. Approval of the preliminary plat by the City Council does not constitute acceptance of the subdivision, but is merely an authorization to proceed with preparation of the final plat for record. No grading of streets, or construction shall be done on the subdivision before the final plat is approved by the Planning Commission and by the City Council, ~~except by special permission of the City Council~~. (Code 1973, 34-5; Ord. Nos. 2687, 2839 and 4233-11/2009)

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38-203. Final plat.

Prior to the submission of the final plat application, the applicant shall contact the Development Services Department and schedule a pre-application meeting with city staff to discuss the application. The pre-application meeting shall take place a minimum of seven (7) calendar days prior to the submission deadline. At the time of the pre-application meeting, the applicant shall provide the information required in Sections 38-203(2)(a)-(j).

(1) Intent. Final plat procedures are intended to create an accurate public record for the sale of lots, to guarantee construction of all public improvements according to the standards in the subdivision regulations, and to ensure that all lots are buildable lots according to the appropriate zoning prior to recording.

(2) Submittal requirements. After the preliminary plat has been approved by the City Council, a final plat for record shall be prepared and submitted to the Planning Commission for recommendation by that body and approval by the City Council. Five (5) prints of the plat shall be submitted to the office of the Commission at least fifteen (15) working days prior to the meeting at which approval is asked. The final plat shall be to a scale of one hundred (100) feet to the inch, unless specified otherwise, and shall show or be accompanied by the following information. All plats are required to be on mylar, not velum when submitted.

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(b) An accurate boundary survey of the property with bearings and distances referenced to section or fractional section corner, and showing (in dotted lines) the lines of immediately adjacent streets and alleys with their width and names.

(c) Location of lots, streets, sidewalks, public highways, alleys, parks, trails and other features, with accurate dimensions in feet and decimals of feet, with the length and radii of all curves, and with all other information necessary to duplicate the plat on the ground.

(d) Location and dimension of utility or other easements.

(e) Dedication of all streets, public highways, alleys, parks and other land intended for public use, signed by the owner, and by all other parties who have a mortgage or lien interest in the property, together with any restrictions or protective covenants which are to apply to lots, it being noted that restrictions or protective covenants exceeding zoning or subdividing standards are for the benefit of the subdivision and home owners. Compliance is therefore a responsibility of the subdivision ownership.

(f) A waiver of claim by the applicant 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 the grades as established.

(g) Certification by a registered land surveyor to the effect that the plan represents a survey made by him, and that all the necessary boundary survey monuments are correctly shown thereon.

(h) North arrow, scale and date.

(i) A report of title given by an abstracter or attorney licensed to do business in the State of Nebraska certified to the date of the original consideration of the final plat by the Hastings City Council, specifying the names and addresses of all persons or entities owning or having any interest in the real estate included in the proposed plat, as shown in the records at the Adams County Courthouse. For the purposes of this subsection, the term "owner" shall include any ownership interest arising by virtue of a deed, lease, contract, lien, mortgage, deed of trust, court order, or other similar instrument, or arising by operation of law. 38-5 Hastings City Code

(j) All plats when being submitted to the Planning Department shall bear the signatures of the individuals listed in the ownership report in paragraph (i) above. Said plats shall also bear the signatures of the Adams County Treasurer and the Hastings City Treasurer. The applicant shall at the time the plat is submitted advance to the Planning Department, the funds necessary to file the plat with the Adams County Register of Deeds.

(k) The location of building lines on front and side streets.

(3) All figures and letters shown shall be plain, distinct, and of sufficient size to be easily read, and shall be of sufficient density to make a lasting and permanent record.

(4) When more than one sheet is used, a key map, showing the entire subdivision at smaller scale with block numbers and street names, shall be shown on one of the sheets, or on a separate sheet of the same size.

(5) The Commission shall not recommend the platting of a residential subdivision or an individual lot with a front foot width and square foot land area less than the requirements of Chapter 34, Zoning Ordinance.

(6) Any plat approved by the Hastings City Council shall be delivered to the Planning Director at the time of approval. The Planning Director shall thereupon file the plat with the Adams County Register of Deeds, within five (5) business days of receipt / approval. (Code 1973, 34-6; Ord. Nos. 2687, 2839, 3071-7/88 and 4233-11/2009) 38-204.

Administrative plats.

(1) Intent. Administrative plat procedures are intended to provide expedited review and approval for minor adjustments to legal boundaries and title of property for proper recording, where no public infrastructure is anticipated in association with the application or future anticipated development, and the patterns or ownership and development have otherwise been determined in accordance with the City's long-range comprehensive development plan.

(2) Applicability. A plat effecting a further subdivision of existing lots and blocks may be approved by the City Engineer whenever all required public improvements have been installed, no new dedication of public rights-of-way or easements are involved, and such subdivision complies with all requirements of the Hastings City Code concerning minimum areas and dimensions of such lots and blocks. Such plat need not be reviewed by the Area Planning and Zoning Commission or the City Council.

(3) Administrative Plat Requirements. Any Administrative Plat shall comply with applicable provisions of Chapters 34 and 40 of the Hastings City Code as the City Engineer shall reasonably deem appropriate. A fee for filing such plat shall be charged in an amount equal to that established for a Final Subdivision Plat. (Ord. No. 2882 and 4233-11/2009)

38-205. Filing fee. The Mayor and Council shall adopt, by resolution, a schedule of fees to be paid by all persons submitting a subdivision plat for approval by the City Planning Commission, the Mayor and Council or the City Engineer. Such fees shall be paid at the time of filing the application. (Code 1973, 34-7; Ord. No. 2687, 3024-7/87 and 4233-11/2009)

Department: Development Services

Staff Contact: Lisa Parnell-Rowe

Planning Commission Meeting Date: 5/19/2020

File No: 2020-018

Prepared By: Lisa Parnell-Rowe, Director of Development Services

AGENDA ITEM SUMMARY SHEET

Description of Item:

Preliminary/Final plat for Warrings Second Subdivision, a plat of adjacent unplatted property to the west of Warrings Subdivision into 2 separate lots.

Names of People/Business affected by this action:

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

Why Planning Commission action is required:

Approval of the preliminary plat by the City Council does not constitute acceptance of the subdivision, but is merely an authorization to proceed with preparation of the final plat of record. No grading of streets, or construction shall be done on the subdivision before the final plat is approved by the Planning Commission and by the City Council, except by special permission of the City Council. (Hastings City Code Section 38-202)

After the preliminary plat has been approved by City Council, a final plat for record shall be prepared and submitted to the Planning Commission for a recommendation by that body and approval by the City Council. (Hastings City Code Section 38-203)

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

Type of action requested:

Motion

Suggested motion:

Motion to recommend approval

Deadlines associated with action:

This item is scheduled for consideration at the June 8, 2020 regular meeting of City Council.

Department head comments:

The Development Department and Plat Track review teams have reviewed this plat and the applicant has incorporated all recommendations. This subdivision is a plat of adjacent unplatted property to the west of the existing Warrings Subdivision. Land is being platted into 2 separate lots. Lot 1 will remain the property of landowner and Lot 2 will be sold and eventually a home built on it. All requirements of Hastings City Code Sections 38-202 & 38-203 have been met, and the preliminary/final plat may be approved.

Recommendation:

Staff recommends approval

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: A Replat of Warrings Subdivision And A Part of SW 1/4, Sec. 21-8-10, Adams County, NE

Project Address: 5180 W. Lochland Rd., Hastings, NE 68901 Within City Limit ☒ Yes ☐ No

Existing Zoning: Single Family Proposed Zoning / Use: Single Family

Existing Comprehensive Plan Designation: A9 Gross Area: 20.01 acres

Legal Description: Warrings Second Subdivision Number of Lots: 3

APPLICANT INFORMATION

Applicant: Monte McIntyre Company: _____

Address: 1510 Hillcrest Drive Tel: 402-984-6067 Fax: _____

City: Junata State: NE Zip: 68455 Email: montemcintyre@yahoo.com

Property Owner: Andrew J. Warrings Company: _____

Address: 5180 W. Lochland Rd., Hastings, NE 68901 Tel: 402-469-4204 Fax: _____

City: Hastings State: NE Zip: 68901 Email: andrewwarrings@gmail.com

Key Contact: Monte McIntyre Company: _____

Address: 1510 Hillcrest Drive Tel: 402-984-6067 Fax: _____

City: Junata State: NE Zip: 68455 Email: montemcintyre@yahoo.com

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

Andrew J. Warrings
Property Owner Signature

3-18-20 Monte J. McIntyre
Date Applicant Signature

3-18-2020
Date

DEPARTMENTAL USE ONLY

Fees: \$300.00 3 @ 20.00 60.00 Receipt No. DSI-89607

Accepted by Staff: Siling fee 40.00 Total 400.00 Case No. _____

Signature _____

PAID
CK 2157
MUE

Additional Fee's - Final
Pd 5/7/20 BBB

Revised 4/10/13

City of Hastings
220 N. Hastings Avenue
Hastings NE 68901

Payee: MONTE MCINTYRE

Date: 5/7/2020 Time: 10:43 AM

Receipt Number: DS1 / 89804

Clerk: TERI

ITEM	REFERENCE	AMOUNT
ZONE WARRINGS SUBM		
Zoning Fees		220.00
	Total:	220.00
	assor #2166	220.00
	Change:	0.00

City of Hastings
220 N. Hastings Avenue
Hastings NE 68901

Payee: MONTE MCINTYRE

Date: 3/30/2020 Time: 3:33 PM

Receipt Number: DS1 / 89607

Clerk: TERI

ITEM	REFERENCE	AMOUNT
ZONE	WARRING SUB	
	Zoning Fees	400.00
	<u>Total:</u>	<u>400.00</u>
	assor CK 2157	400.00
	<u>Change:</u>	<u>0.00</u>

LIMITED TITLE REPORT

File No.: 20159
Customer : Monte McIntyre

LEGAL DESCRIPTION:

A tract of land in the Southwest Quarter (SW1/4) of Section 21, Township 8 North, Range 10 West of the 6th P.M. Adams County, Nebraska, more particularly described as follows:
Beginning at the Southwest corner of said SW1/4; thence North 90°00'00" East (assumed bearing) along the South line of the said SW1/4 a distance of 2,642.62 feet to the South Quarter corner of said Section 21; thence North 00°00'00" East along the East line of the said SW1/4 a distance of 523.00 feet; thence South 90°00'00" West a distance of 1,332.41 feet; thence South 00°00'00" 389.50 feet; thence South 90°00'00" West a distance of 1,310.49 feet, more or less, to a point on the West line of the said SW1/4; thence South 00°07'20" East a distance of 133.50 feet, more or less, to the POINT OF BEGINNING, subject to road right-of-way on the South and West thereof; EXCEPT Warrings Subdivision.

OWNER OF RECORD:

Andrew J. Warrings

LIENS OF RECORD:

Deed of Trust from Andrew J. Warrings, a single person, to Five Points Bank of Hastings, Trustee and Beneficiary, in the amount of \$65,000.00 dated March 14, 2019 and filed March 19, 2019 as Inst. No. 20190771; records of Adams County, Nebraska.

JUDGMENTS:

None of Record

TAXES:

The lien of the real estate taxes for the year 2019 and all subsequent years. Taxes for the year 2018 and all prior years are shown as paid in full.

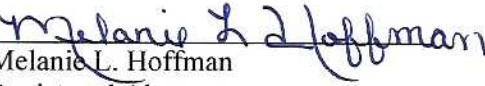
Key Number: 010000399

Total 2019 Taxes: \$2,390.32 - \$201.90 (Tax Credit) = \$2,188.42-Due

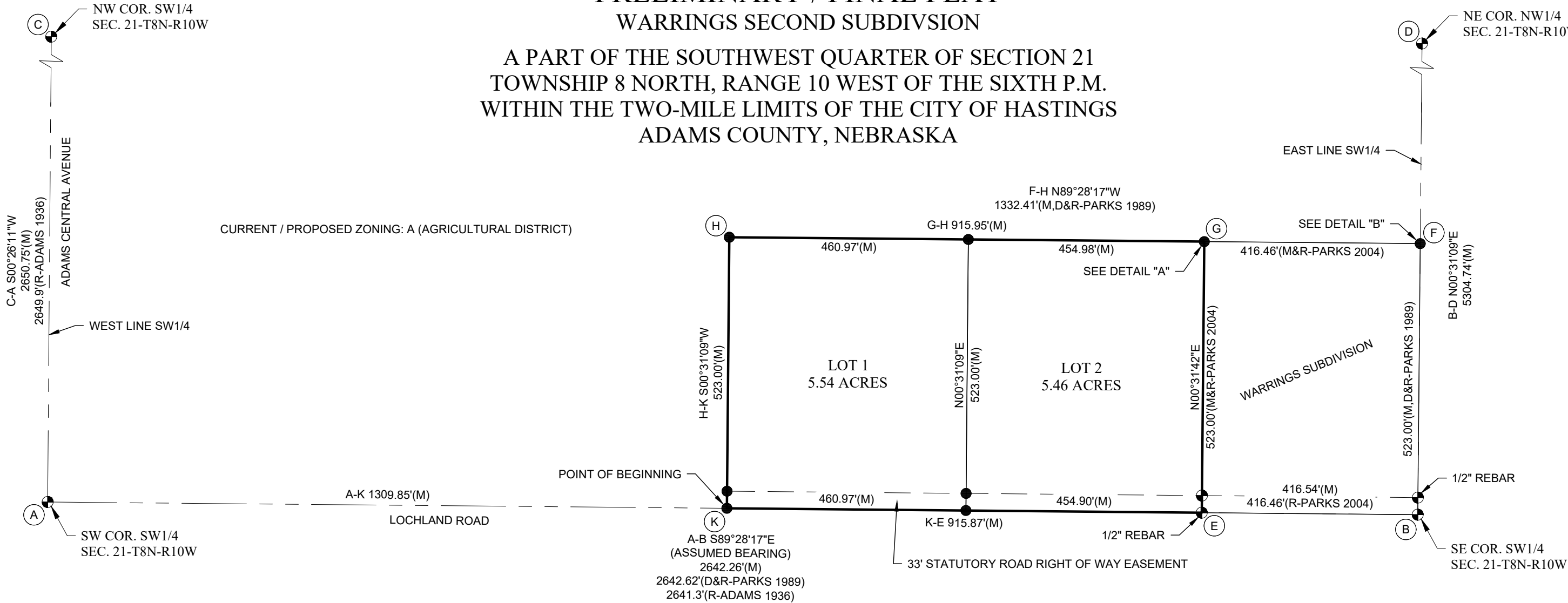
Effective Date: March 17, 2020 @ 8:00 A.M.

Revision Date: April 28, 2020 @ 8:00 A.M.

Charter Title & Escrow Services, Inc.
Certificate of Authority No. 607

By: 
Melanie L. Hoffman
Registered Abstractor

PRELIMINARY / FINAL PLAT
WARRINGS SECOND SUBDIVISION
A PART OF THE SOUTHWEST QUARTER OF SECTION 21
TOWNSHIP 8 NORTH, RANGE 10 WEST OF THE SIXTH P.M.
WITHIN THE TWO-MILE LIMITS OF THE CITY OF HASTINGS
ADAMS COUNTY, NEBRASKA



LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 8 NORTH, RANGE 10 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE S89°28'17"E (ASSUMED BEARING) ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 1309.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°28'17"E ON SAID SOUTH LINE, A DISTANCE OF 915.87 FEET TO THE SOUTHWEST CORNER OF WARRINGS SUBDIVISION; THENCE N00°31'42"E ON THE WEST LINE OF SAID WARRINGS SUBDIVISION, A DISTANCE OF 523.00 FEET TO THE NORTHWEST CORNER OF SAID WARRINGS SUBDIVISION; THENCE N89°28'17"W, PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 915.95 FEET; THENCE S00°31'09"W, PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 523.00 FEET TO THE POINT OF BEGINNING, CONTAINING 11.00 ACRES, MORE OR LESS, WHICH INCLUDES 0.69 ACRES, MORE OR LESS, OF A 33.00 FOOT STATUTORY ROAD RIGHT OF WAY EASEMENT.

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.

ADAM J. GOERTZEN, LS 704



LEGEND

- MONUMENT FOUND
- MONUMENT SET
- CALCULATED POINT
- DEEDED DISTANCE (INSTRUMENT NO. 20190494)
- GOVERNMENT DISTANCE
- MEASURED DISTANCE
- PLATTED DISTANCE
- RECORDED DISTANCE

GRAPHIC SCALE

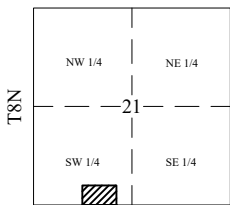


REPOSITORY STAMP



VICINITY SKETCH

ADAMS COUNTY
NEBRASKA
R10W



NOTE: ALL BEARINGS ARE ASSUMED.

PRELIMINARY / FINAL PLAT
WARRINGS SECOND SUBDIVISION
A PART OF THE SOUTHWEST QUARTER
SECTION 21
TOWNSHIP 8 NORTH, RANGE 10 WEST
ADAMS COUNTY, NEBRASKA

PROJECT NO. R200223
DATE 5/6/2020
DRAWN BY AJG
FILE NAME 200223 Survey.dwg
FIELD BOOK ADAMS CO #41
FIELD CREW BS
SURVEY FILE NO.

P:\Surveying\200223.00 - Warrings Second Subdivision\6 Survey\Drawings\200223 Survey.dwg, on 5/6/2020 12:00 PM.

PRELIMINARY / FINAL PLAT
WARRINGS SECOND SUBDIVSION
A PART OF THE SOUTHWEST QUARTER OF SECTION 21
TOWNSHIP 8 NORTH, RANGE 10 WEST OF THE SIXTH P.M.
WITHIN THE TWO-MILE LIMITS OF THE CITY OF HASTINGS
ADAMS COUNTY, NEBRASKA

CORNER TIES:

- A** SW CORNER SW1/4 SECTION 21-T8N-R10W
FOUND A 1" IRON BAR 0.5' DEEP.
SE 46.64' TO THE NEAR FACE OF A CONCRETE WITNESS CORNER
NE 46.37' TO A 5/8"x24" REBAR WITH A PLASTIC CAP STAMPED "GOERTZEN LS 704" SET
NW 45.86' TO A 5/8" REBAR FOUND
SW 52.64' TO A NAIL AND DISK FOUND IN THE NORTH FACE OF A TELEPHONE PEDESTAL POST (3' ABOVE GROUND)
ON CENTERLINE OF A NORTH-SOUTH COUNTY ROAD
ON CENTERLINE OF AN EAST-WEST COUNTY ROAD
- B** SE CORNER SW1/4 SECTION 21-T8N-R10W
FOUND A 1" IRON BAR 0.5' DEEP.
N 32.90' TO A 1/2" REBAR FOUND
S 33.53' TO A T-POST FOUND 1' DEEP
SW 58.76' TO A NAIL AND DISK FOUND IN THE NORTH FACE OF A POWER POLE (2' ABOVE GROUND)
SE 39.15' TO A 5/8"x24" REBAR SET
NW 37.76' TO A 5/8"x24" REBAR SET
ON CENTERLINE EAST-WEST COUNTY ROAD
NOTE: REBARS SE&NW ARE ON LINE WITH CORNER
- C** NW CORNER SW1/4 SECTION 21-T8N-R10W
FOUND A 1" IRON BAR 1.5' DEEP.
NW 32.18' TO A 5/8"x24" REBAR SET
SW 45.02' TO A 5/8"x24" REBAR SET
SE 40.78' TO A 5/8"x24" REBAR SET
NE 47.52' TO A 5/8"x24" REBAR SET
ON CENTERLINE OF A NORTH-SOUTH COUNTY ROAD
NOTE: REBARS NE&SW AND NW&SE ARE ON LINE WITH CORNER
- D** NE CORNER NW1/4 SECTION 21-T8N-R10W
FOUND A 3/4" OPEN TOP PIPE 0.1' DEEP.
NE 45.30' TO A 5/8"x24" REBAR SET
SE 33.56' TO A 5/8"x24" REBAR SET
SW 23.80' TO A 5/8"x24" REBAR SET
NW 44.69' TO A 5/8"x24" REBAR SET
ON CENTERLINE OF AN EAST-WEST COUNTY ROAD
NOTE: REBARS NE&SW AND NW&SE ARE ON LINE WITH CORNER

SURVEYOR'S REPORT:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MONTE MCINTYRE. THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE PERIMETER OF A PARCEL OF LAND AND PLAT IT INTO LOTS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 8 NORTH, RANGE 10 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA.

EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE A 1/2" REBAR WITH A PLASTIC CAP STAMPED "R. PARKS LS 287", UNLESS NOTED OTHERWISE. POINTS H AND J, ESTABLISHED BY ROGER PARKS WERE NOT ACCEPTED AS THE NORTHEAST AND NORTHWEST CORNERS OF WARRINGS SUBDIVISION. ALL MONUMENTS SET ARE A 5/8" BY 24" REBAR WITH A PLASTIC CAP STAMPED "GOERTZEN L.S. 704".

ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE R10 GNSS RECEIVER.

OWNER'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENT, THAT ANDREW J. WARRINGS, A SINGLE PERSON, THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "WARRINGS SECOND SUBDIVISION", WITHIN THE TWO MILE LIMITS OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, AND THAT SAID SURVEYING, SUBDIVIDING, PLATTING AND DESIGNATION WAS DONE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNER.

SIGNED THIS _____ DAY OF _____, 2020.

ANDREW J. WARRINGS

ACKNOWLEDGEMENT:

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2020,
BY ANDREW J. WARRINGS.

MY COMMISSION EXPIRES THE _____ DAY OF _____, _____.

(SEAL)

NOTARY

CONSENT OF LIENHOLDER:

I, _____ (PRINT NAME), _____ (TITLE) OF FIVE POINTS BANK OF HASTINGS, BEING A LIENHOLDER OF THE DESCRIBED TRACT OF LAND, HEREBY APPROVE AND AGREE TO THE PLATTING OF "WARRINGS SECOND SUBDIVISION", WITHIN THE TWO MILE LIMITS OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, ON THIS _____ DAY OF _____, 2020, ON BEHALF OF SAID FIVE POINTS BANK OF HASTINGS.

(SIGNATURE)

(PRINTED NAME AND TITLE)



PRELIMINARY / FINAL PLAT
WARRINGS SECOND SUBDIVISION

A PART OF THE SOUTHWEST QUARTER
SECTION 21
TOWNSHIP 8 NORTH, RANGE 10 WEST
ADAMS COUNTY, NEBRASKA

PROJECT NO. R200223
DATE 5/6/2020
DRAWN BY AJG
FILE NAME 200223 Survey.dwg
FIELD BOOK ADAMS CO #41
FIELD CREW BS
SURVEY FILE NO.

PRELIMINARY / FINAL PLAT
WARRINGS SECOND SUBDIVISION

A PART OF THE SOUTHWEST QUARTER OF SECTION 21
TOWNSHIP 8 NORTH, RANGE 10 WEST OF THE SIXTH P.M.
WITHIN THE TWO-MILE LIMITS OF THE CITY OF HASTINGS
ADAMS COUNTY, NEBRASKA

COUNTY TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES ARE DUE OR DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTIONS ON THIS PLAT AS OF THIS _____ DAY OF _____, 2020.

ADAMS COUNTY TREASURER

CITY TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO SPECIAL ASSESSMENTS ARE DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTIONS ON THIS PLAT AS OF THIS _____ DAY OF _____, 2020.

CITY OF HASTINGS TREASURER

REGISTER OF DEEDS CERTIFICATE:

STATE OF NEBRASKA)
) SS
COUNTY OF ADAMS)

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

DATE: _____ TIME: _____ INSTRUMENT NO.: _____

REGISTER OF DEEDS

CITY ENGINEER'S APPROVAL:

THIS PLAT OF WARRINGS SECOND SUBDIVISION, WITHIN THE TWO MILE LIMITS OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA HAS BEEN RECEIVED AND REVIEWED BY ME AND IS IN COMPLIANCE WITH THE PROVISIONS OF ORDINANCE #2882 OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, PROVIDING FOR THE APPROVAL OF SUBDIVISIONS AND PLATS BY THE CITY ENGINEER UNDER CERTAIN CIRCUMSTANCES. APPROVED THIS _____ DAY OF _____, 2020.

CITY ENGINEER

CITY PLANNING COMMISSION RECOMMENDATION:

THIS PLAT OF WARRINGS SECOND SUBDIVISION, WITHIN THE TWO MILE LIMITS OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA HAS BEEN SUBMITTED TO AND REVIEWED BY THE CITY PLANNING COMMISSION FOR APPROVAL AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA WITH THE RECOMMENDATION THAT SAID PLAT BE APPROVED THIS _____ DAY OF _____, 2020.

CHAIRMAN

DIRECTOR

MAYOR AND CITY COUNCIL ACTION:

THIS PLAT OF WARRINGS SECOND SUBDIVISION, WITHIN THE TWO MILE LIMITS OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA IS HEREBY APPROVED THIS _____ DAY OF _____, 2020.

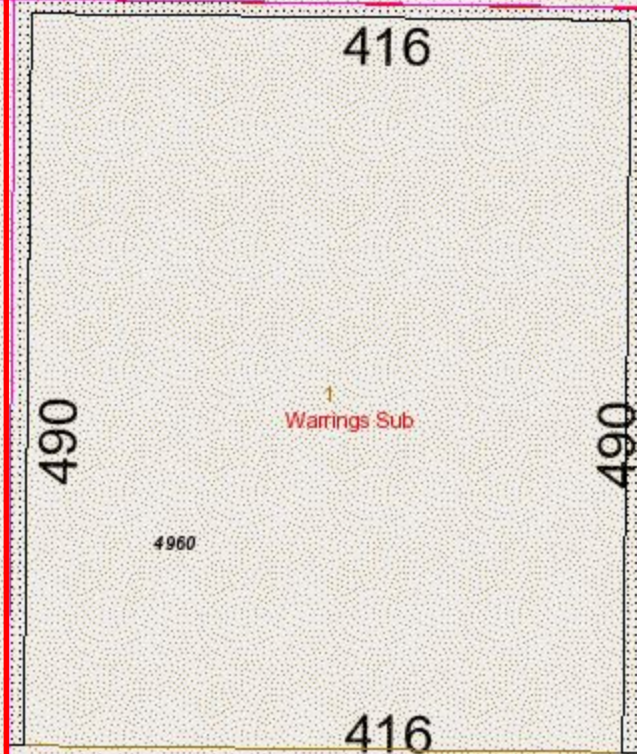
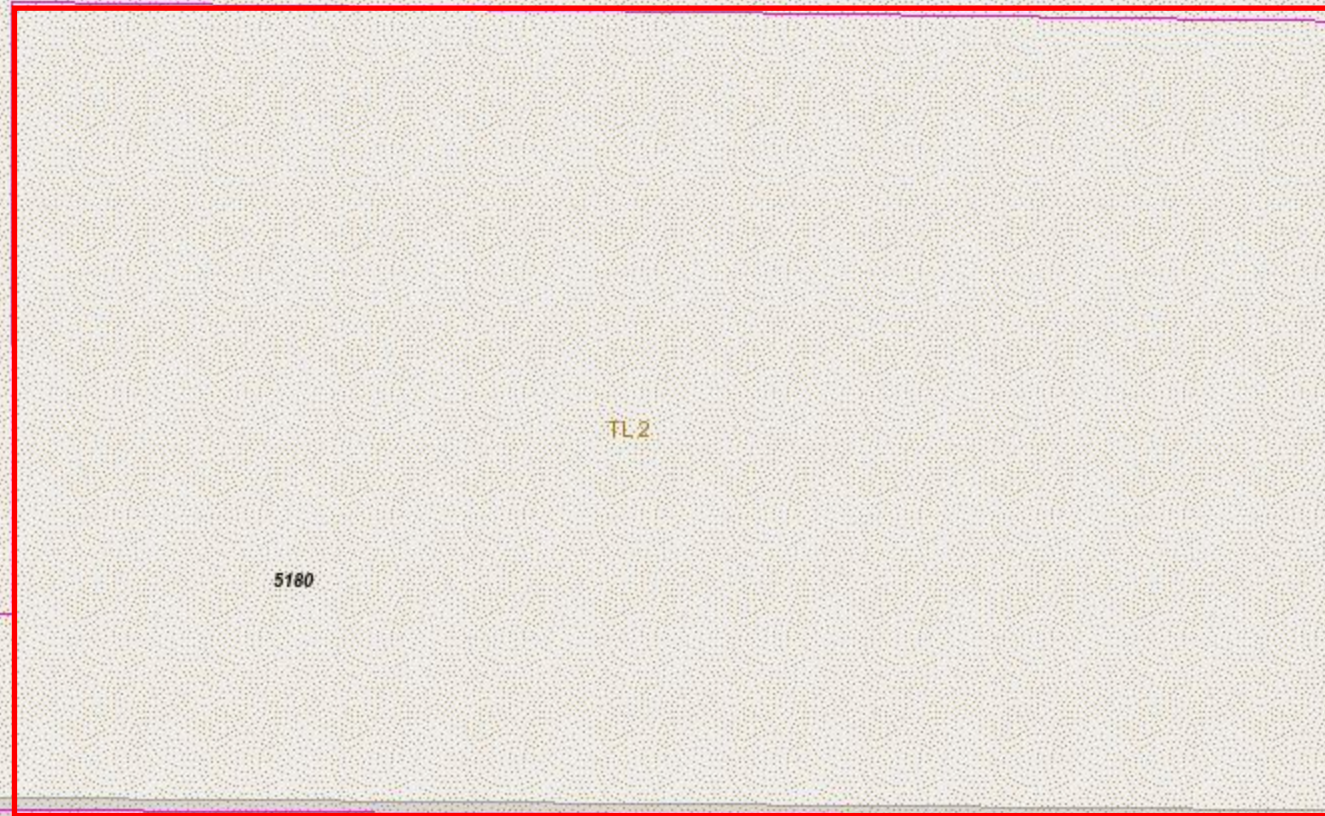
MAYOR

CITY CLERK

PRELIMINARY / FINAL PLAT
WARRINGS SECOND SUBDIVISION

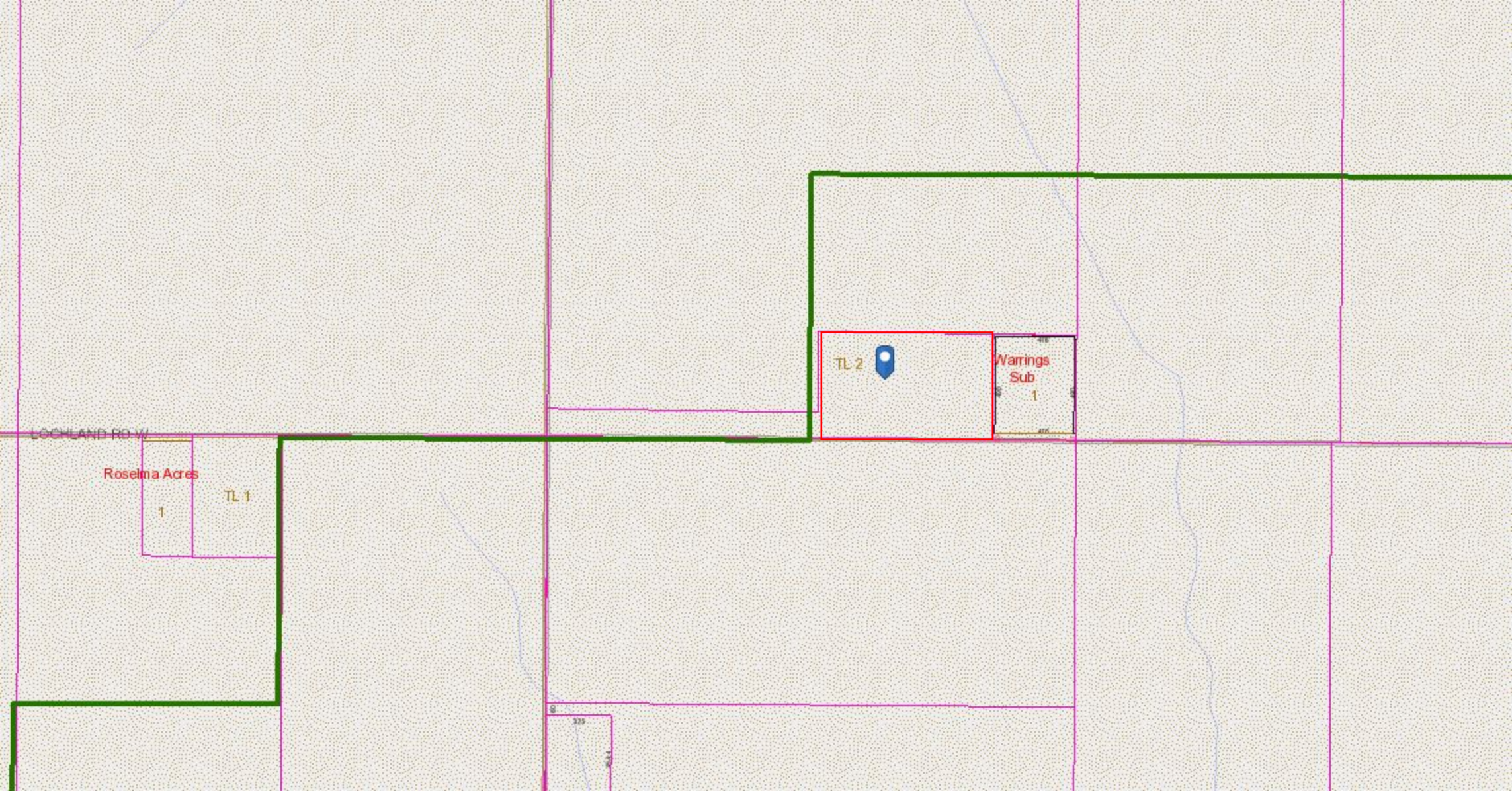
A PART OF THE SOUTHWEST QUARTER
SECTION 21
TOWNSHIP 8 NORTH, RANGE 10 WEST
ADAMS COUNTY, NEBRASKA

PROJECT NO. R200223
DATE 5/6/2020
DRAWN BY AJG
FILE NAME 200223 Survey.dwg
FIELD BOOK ADAMS CO #41
FIELD CREW BS
SURVEY FILE NO.



33

33



LOCKLAND ROAD

Rosema Acres

1

TL 1

TL 2



Warrings
Sub

1

S

325

17.1



Future Land Use

City of Hastings, Nebraska

0 80 160 320 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





416

Warning Sub

490

490

416

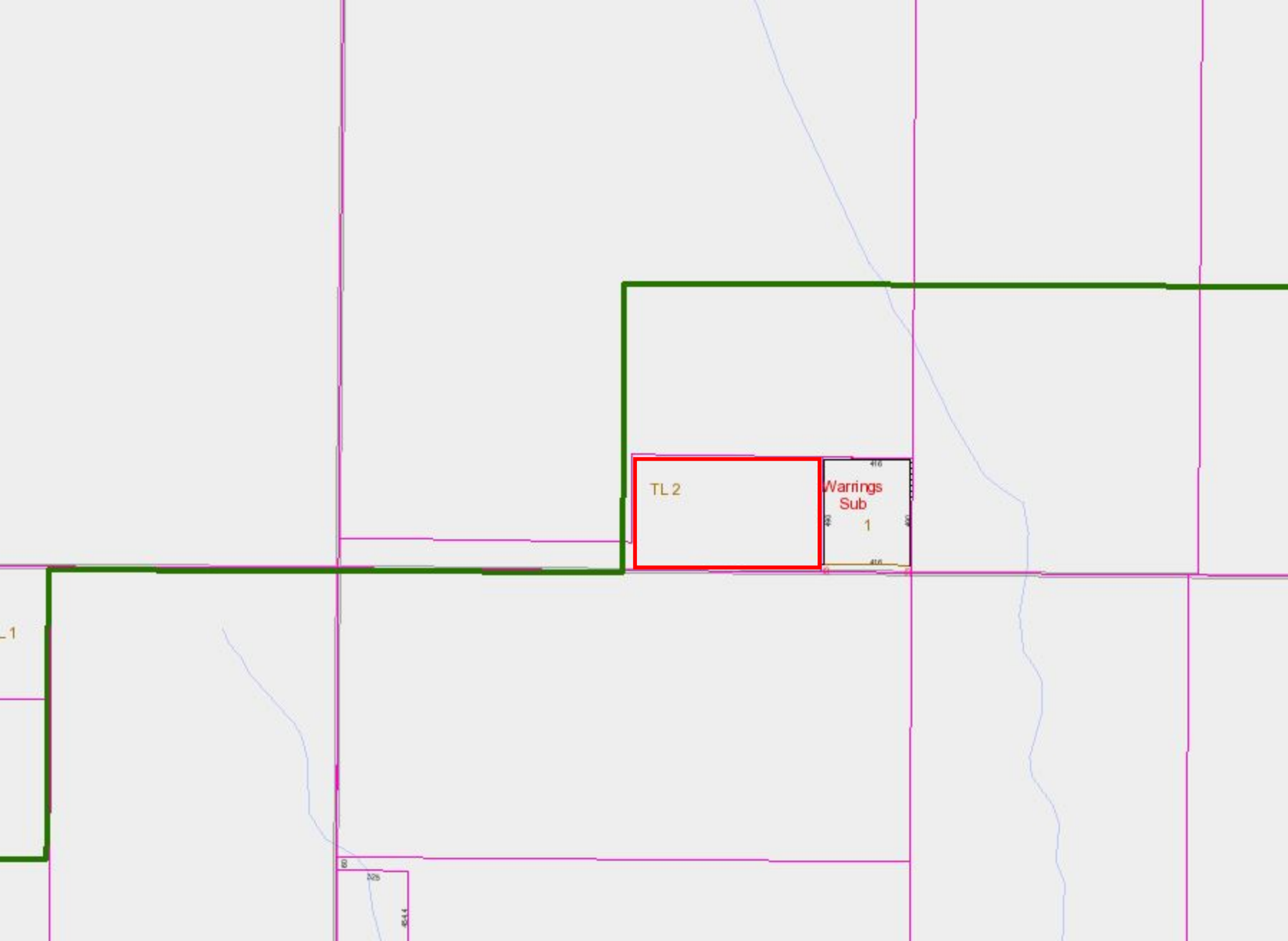
33

LOCHLAND RD W

AREA OF MINIMAL FLOOD HAZARD Zone X

This is an aerial photograph of a rural landscape, likely in a flood-prone area. The image is overlaid with various colored lines and text. A prominent red rectangular box highlights a central area labeled 'AREA OF MINIMAL FLOOD HAZARD Zone X'. This area contains a large green field, a line of trees, and a few small buildings. To the right of this red box, there is a larger farmstead with several buildings, including a large white barn. The surrounding landscape consists of brown, tilled agricultural fields. A green line runs vertically through the left side of the image, and a magenta line runs horizontally across the bottom. Yellow contour lines are visible throughout the image, with labels such as 1985, 1975, 1965, 1955, 1940, and 1930. The text 'LOCHLAND RD W' is located at the bottom right of the image.

LOCHLAND RD W

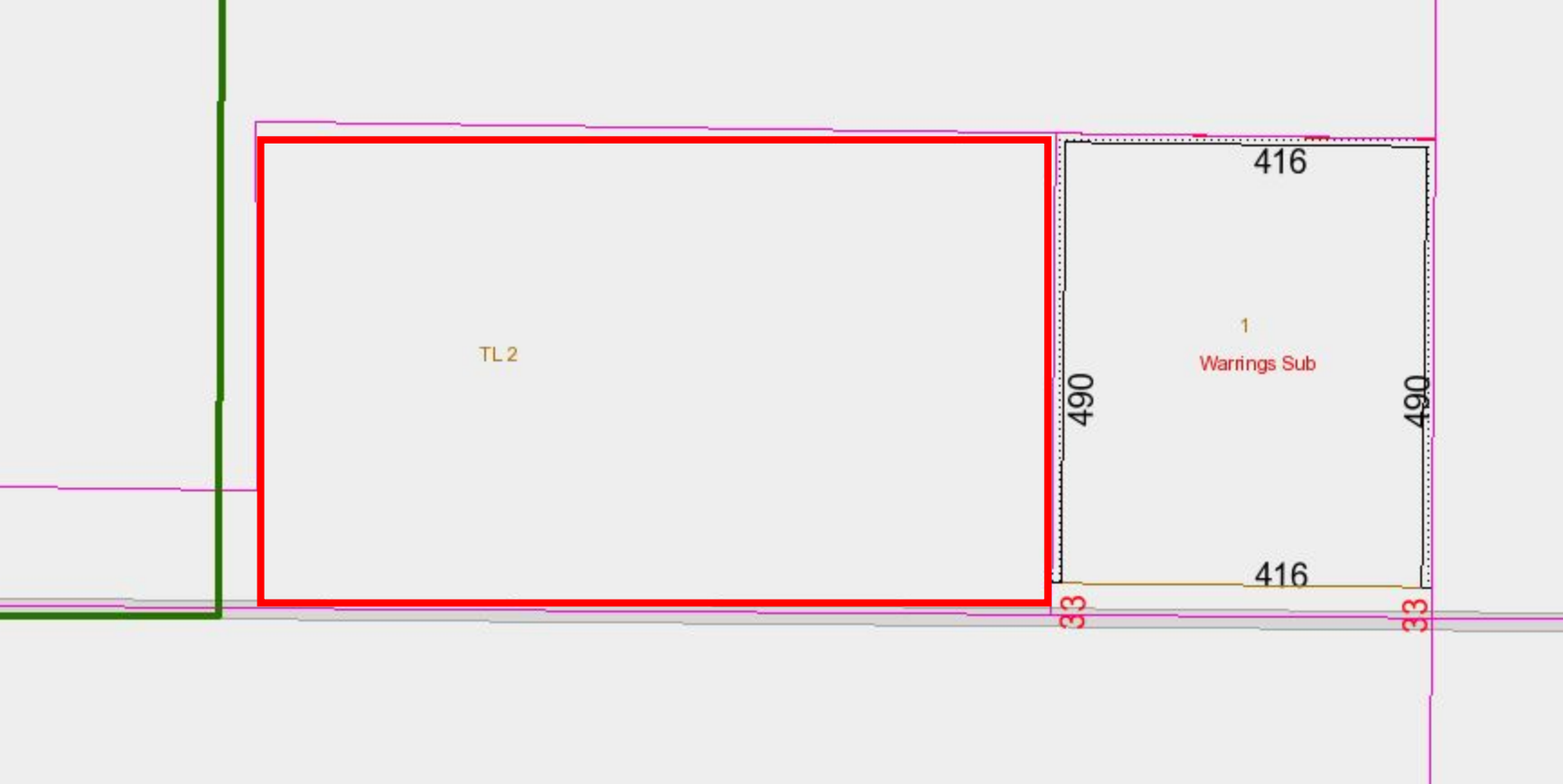


TL 2

Warrings
Sub
1

L1

1714



Department: Development Services
Staff Contact: Lisa Parnell-Rowe
Planning Commission Meeting Date: 5/19/2020
File No: 2020-019
Prepared By: Lisa Parnell-Rowe, Director of Development Services

AGENDA ITEM SUMMARY SHEET

Description of Item:

Final Plat of Hastings Rural Fire Subdivision. Plat property into 2 lots. Area was previously unplatted. Plat of Lot 1 with existing structure and Lot 2 with new Hastings Rural Fire building.

Names of People/Business affected by this action:

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

Why Planning Commission action is required:

After the preliminary plat has been approved by City Council, a final plat for record shall be prepared and submitted to the Planning Commission for a recommendation by that body and approval by the City Council. (Hastings City Code Section 38-203)

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

Type of action requested:

Motion

Suggested motion:

Motion to recommend approval

Deadlines associated with action:

This item is scheduled for consideration at the June 8, 2020 regular meeting of City Council.

Department head comments:

The Development Department and Plat Track review teams have reviewed this plat and the applicant has incorporated all preliminary recommendations. The flag lot configuration of this development meets the requirements prescribed for the flagpole when located within the two-mile extraterritorial jurisdiction of no more than 400 feet in length. The remaining portions of the flag

lot (exclusive of flagpole) meet all lot width, front and rear yard setbacks, as well as all other proposed R-1S zoning requirements. The building location and lines have been added as part of final plat criteria and preliminary condition. Grading, landscape and topography plans were provided and have been approved by Engineering, utilities and Building Inspector as part of the preliminary condition. All requirements of Hastings City Code sections 38-202 & 38-203 have been met, and the final plat may be approved.

Recommendation:

Staff recommends approval



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: _____ Within City Limit ☐ Yes ☐ No

Existing Zoning: Ag Proposed Zoning / Use: _____

Existing Comprehensive Plan Designation: _____ Gross Area: _____

Legal Description: _____ Number of Lots: _____

APPLICANT INFORMATION

Applicant: Hastings Rural Fire Depart. Company: _____

Address: 3630 S Elm Ave Tel: _____ Fax: _____

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

Property Owner: Adams County Company: _____

Address: 500 West 4th Tel: _____ Fax: _____

City: Hastings State: NE Zip: 68901 Email: rk31044@windstream.NET
(Randy Kort)

Key Contact: Scott Thompson Company: County Board

Address: _____ Tel: _____ Fax: _____

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

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

Scott Thompson

Property Owner Signature

Date

Randal S Kort - Treasurer

Applicant Signature

2-24-20

Date

DEPARTMENTAL USE ONLY

Fees: _____

Receipt No. _____

Accepted by Staff: _____ Case No. _____

Signature

CENTER 1/4 CORNER SEC.25-T7N-R10W
FOUND 2.25" PIPE
W. 12.5' CROP LINE SOUTH
SW 4.98' BASE OF T-POST
IN LINE WITH CROP LINES EAST AND NORTH

OWNERS CERTIFICATE AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT ADAMS COUNTY AND HASTINGS RURAL FIRE DISTRICT, BEING THE OWNERS OF RECORD OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "HASTINGS RURAL FIRE SUBDIVISION" A SUBDIVISION WITHIN THE 2 MILE JURISDICTION OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, LOCATED IN THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 10 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA, AND THAT SAID SURVEYING, SUBDIVIDING, PLATTING AND DESIGNATION WAS DONE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNERS. BE IT FURTHER KNOWN, THAT SAID OWNER DOES HEREBY DEDICATE THE INGRESS/EGRESS ACCESS EASEMENT SHOWN ON THE PLAT TO THE PUBLIC AND THE UTILITY EASEMENT SHOWN ON THE PLAT TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

SIGNED THIS _____ DAY OF _____, 2020.

ADAMS COUNTY

_____(TITLE) _____
PRINTED NAME

SIGNATURE

_____(TITLE) _____
PRINTED NAME

SIGNATURE

WAIVER:

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

SIGNED THIS _____ DAY OF _____, 2020.

ADAMS COUNTY

_____(TITLE) _____
PRINTED NAME

SIGNATURE

_____(TITLE) _____
PRINTED NAME

SIGNATURE

ACKNOWLEDGEMENT

STATE OF NEBRASKA }
COUNTY OF _____ } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY

OF _____, 2020, BY _____ (TITLE) _____
OF ADAMS COUNTY.

AND BY _____ (TITLE) _____

OF ADAMS COUNTY

MY COMMISSION EXPIRES THE _____ DAY OF
_____, _____.

NOTARY (SEAL)

SIGNED THIS _____ DAY OF _____, 2020.

HASTINGS RURAL FIRE DISTRICT

_____(TITLE) _____
PRINTED NAME

SIGNATURE

_____(TITLE) _____
PRINTED NAME

SIGNATURE

SIGNED THIS _____ DAY OF _____, 2020.

HASTINGS RURAL FIRE DISTRICT

_____(TITLE) _____
PRINTED NAME

SIGNATURE

_____(TITLE) _____
PRINTED NAME

SIGNATURE

ACKNOWLEDGEMENT

STATE OF NEBRASKA }
COUNTY OF _____ } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY

OF _____, 2020, BY _____ (TITLE) _____
OF HASTINGS RURAL FIRE DISTRICT.

AND BY _____ (TITLE) _____

OF HASTINGS RURAL FIRE DISTRICT.

MY COMMISSION EXPIRES THE _____ DAY OF
_____, _____.

NOTARY (SEAL)

CITY ENGINEER'S APPROVAL

I, THE UNDERSIGNED, DO HEREBY _____ THIS PLAT OF HASTINGS RURAL FIRE SUBDIVISION,
A SUBDIVISION WITHIN THE TWO MILE JURISDICTION OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

CITY ENGINEER

CITY PLANNING COMMISSION RECOMMENDATION

THIS PLAT OF HASTINGS RURAL FIRE SUBDIVISION, A SUBDIVISION WITHIN THE TWO MILE JURISDICTION OF THE CITY OF
HASTINGS, ADAMS COUNTY, NEBRASKA, HAS BEEN SUBMITTED TO AND REVIEWED BY THE CITY PLANNING COMMISSION
FOR APPROVAL AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA,

WITH THE RECOMMENDATION THAT SAID PLAT BE _____AS PROPOSED

DATED THIS _____ DAY OF _____ , _____ .

CHAIRMAN

DIRECTOR

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES
ARE DUE OR DELINQUENT UPON THE PROPERTY IN THE LEGAL DESCRIPTION

ON THIS PLAT AS OF THIS _____DAY OF _____ , _____.

ADAMS COUNTY TREASURER

REGISTER OF DEEDS CERTIFICATE

STATE OF NEBRASKA }
COUNTY OF ADAMS } SS

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

DATE: _____ TIME: _____ INSTRUMENT NO.: _____

REGISTER OF DEEDS

CITY TREASURER'S CERTIFICATE

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

CITY OF HASTINGS TREASURER

MAYOR AND CITY COUNCIL ACTION

THIS PLAT OF HASTINGS RURAL FIRE SUBDIVISION, A SUBDIVISION WITHIN THE TWO MILE
JURISDICTION OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, IS

HEREBY_____, DATED THIS _____DAY OF _____ , _____.

MAYOR

CITY CLERK

SE1 = Fresh foot of existing building. Elevation = 96.50
Set on threshold of north door on east face of building. Point of minor was in a screw hole placed in hinge side.

BM14 (P944) ELEV = 95.35
y' etched in concrete sidewalk, SE corner of SE panel, on SE corner of building.

BM2 (P945) ELEV = 89.29
y' etched in concrete sidewalk, NE corner of 2nd panel from NE corner of building.

BM3 (P946) ELEV = 95.69
y' etched in concrete approach of shed, on NE corner of pad by SE corner of building.

PCP (P947) ELEV = 82.71
Pier Corner Pin located on SW corner of property, 1/2" hole, slightly damaged but visible.

BMA (P9423) ELEV = 99.96
Corner of letter 'A' on well cap.

EMS (P9444) ELEV = 105.70
y' etched in concrete railing for engine mount east of project property's south line. On east side of building, located on corner from east to end.

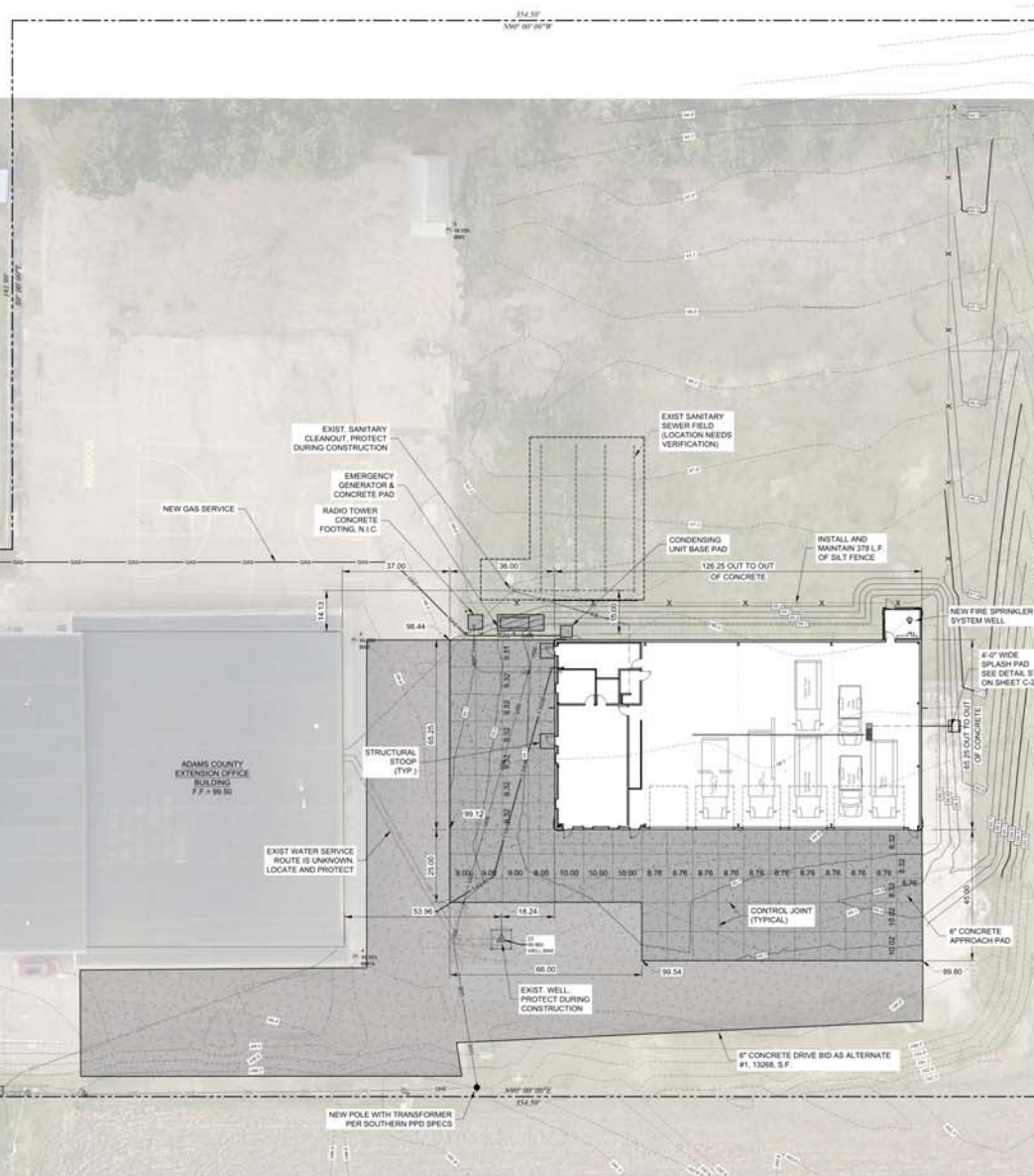
2. THE CONTRACTOR SHALL LOCATE AND PROTECT ALL UNDERGROUND UTILITIES.
3. THE CONTRACTOR SHALL PROVIDE SURVEY CONTROL BASED ON THE DRAWINGS PROVIDED. THE ENGINEER SHALL CHECK THE CONTRACTOR'S SURFACE TO VERIFY CONFORMANCE WITH THE SPECIFICATIONS.
4. THE ENGINEER CAN PROVIDE A MODEL, FINISHED SURFACE FOR THE CONTRACTOR TO USE FOR GPS CONTROL. GPS CONTROL IS PROVIDED. GRADE AND SLOPE STAKING SHALL BE DONE BY THE CONTRACTOR IF REQUIRED.
5. THE CONTRACTOR SHALL PROVIDE SOIL TESTING TO VERIFY COMPACTION, INCLUDE SPECTROTOR AND NITROGEN TESTS TO VERIFY GRADE AND SLOPE AS WELL AS PLOTTING ROLL. SEE SPECIFICATIONS FOR NUMBER OF TESTS.
6. THE CONTRACTOR MAY STRIP THE ROOF MATERIAL AND USE IT AS PART OF THE BASE OR AS A BASE COURSE FOR THE FINISHED ROAD DRIVES OR DRIVEWAY AREAS. GRASS AREAS SHALL BE STRIPPED PER THE SPECIFICATIONS.
7. THE AREA UNDER AND WITHIN 6.5' OF THE EDGE OF THE AREA TO RECEIVE STRUCTURAL FILL SHALL BE STRIPPED TO 18" S&B AND THEN HAVE THE NEXT 6" SCARIFIED, ADJUSTED FOR GRADE AND RE-COMPACTED TO 95% OF STANDARD PROCTOR DENSITY WITH THE SAME S&B. ALL OTHER AREAS WITHIN THE BORROW AREA SHALL BE STRIPPED TO 6" S&B. FROM THE SPECIFIED BORROW AREA, ROOTS OVER 1/2" DIAMETER OR EXCESSIVE ORGANIC MATERIAL, ARE UNACCEPTABLE FOR USE IN THIS AREA.
8. BORROW MATERIAL SHALL BE APPROVED BY THE ENGINEER PRIOR TO BORROW COMMENCING.
9. ALL EMBANKMENTS UNDER THE NEW BUILDING AND PAVEMENT SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY WITH A MOISTURE RANGE FROM 2% TO 3% FROST/MOISTURE.
10. ALL OTHER EMBANKMENT SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY WITH THE SAME MOISTURE RANGE.
11. WORK OUTSIDE OF THE 6' BORDER ZONE SHALL HAVE THE TOP 4" OF 8" STRIPPED TO REMOVE BEFORE MATTERING TO 6" S&B. TO MATCH THE SLOPES REQUIRED ON THESE PLANS.
12. THE TOP SOIL IN ANY BORROW AREA SHALL BE STRIPPED, THEN REPLACED AFTER BORROW OPERATIONS ARE COMPLETE. ROOTS OVER 1/2" DIAMETER OR EXCESSIVE ORGANIC MATERIAL ARE UNACCEPTABLE FOR BORROW MATERIAL.
13. SOIL FROM ALL STRIPPING SHALL BE STOCKPILED ON SITE AND MAY BE USED TO TOP-BEFORE LAST SET OF 6" S&B. AREAS ARE REQUIRED TO BE SUTURALLY MULCHED AND MIXED REMOVE ALL CLODS AND CHUNKS OVER 2" IN DIAMETER AND CAN BE FINISHED GRADED TO THE DESIRED PREPARATION.
14. THE ENGINEER'S OWNERS SHALL PROVIDE REPRESENTATIVE PAVEMENT FINAL GRADE BEFORE ACCEPTING THE BORROWING TO PREPARE FINAL, S&B REE.

THE CONTRACTOR SHALL LEAVE A STRIPPING NOTCH FOR SEDIMENT CONTROL AT THE OUTER LIMITS ON THE CONSTRUCTION.

ALL AREAS OUTSIDE THE CONSTRUCTION AS SHOWN ON C-1 ARE INTENDED TO HAVE THE EXISTING GRASS LEFT IN PLACE. IF IT IS NECESSARY THAT ANY OF THESE AREAS GET DISTURBED THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO OBTAIN APPROVAL. PROVIDE EROSION CONTROL MEASURES AT HIS EXPENSE. THE CONTRACTOR SHALL NOT DISTURB THE DISTURBED AREAS WITHIN ALL PROJECT BOUNDARIES SHOWN ON THE COVER.

3. SEEDING SHALL BE COMPLETED IMMEDIATELY UPON COMPLETION OF FINISH GRADING. SEE SPECIFICATIONS FOR DETAILS.

4. SEEDING SHALL BE APPLIED TO ALL TOES OF ALL NEW FILL AND CUT AREAS AND ANY DISTURBED AREAS. MULCH ALL SEEDED AREAS.



----- 1980 -----	EXISTING CONTOUR
----- 1980 -----	NEW CONTOUR
----- 1980 -----	EXISTING PROPERTY LINE
----- 1980 -----	EXISTING WATER
----- 1980 -----	NEW WATER
----- 1980 -----	NEW UNDERGROUND ELECTRICAL
----- 1980 -----	NEW SANITARY SEWER
----- 1980 -----	NEW GAS SERVICE



SITE PLAN

HASTINGS RURAL FIRE DISTRICT
NEW FIRE STATION BUILDING
HASTINGS, NEBRASKA

DESIGN ASSOCIATES
214 S. 10TH ST. MADISON, WI 53703-1501 (608) 255-0000 FAX (608) 255-0001
WWW.DA-ASSOCIATES.COM



DWG: 815-18 C-1
DRAWN: JMT / SWW
CHECKED: SWW
REVISIONS

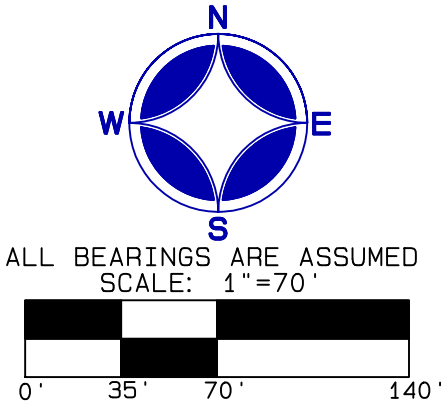
C-1

DATE: JANUARY 2020

1. Stephen P. Granger,
senior contributing professor at the
University of Illinois at Chicago, is the
principal investigator of the project.

HASTINGS RURAL FIRE SUBDIVISION

A TRACT OF LAND LOCATED IN THE NW 1/4 OF SECTION 25-T7N-R10W OF THE 6TH P.M., ADAMS COUNTY, NEBRASKA, BEING WITHIN THE TWO MILE E.T.J. OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.



CURRENT ZONING:
R-1 URBAN SINGLE FAMILY
RESIDENTIAL DISTRICT AND
A-AGRICULTURAL DISTRICT

PROPOSED ZONING:
R-1S SINGLE FAMILY SUBURBAN
ACREAGE RESIDENTIAL DISTRICT

CURRENT OWNER:
ADAMS COUNTY
DEED INS.NO. 20183857

FLOODPLAIN INFORMATION:
NO PORTION OF THE PROPERTY LEGALLY DESCRIBED ON THE PLAT HEREON FALLS WITHIN THE CONFINES OF THE SPECIAL FLOOD HAZARD AREAS AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND FIRM MAP, COMMUNITY PANEL NO.31001C0175C, EFFECTIVE 7/5/2018.

GPS PROJECT # 018-2020

SHEET 1 OF 3

VICINITY SKETCH
ADAMS COUNTY

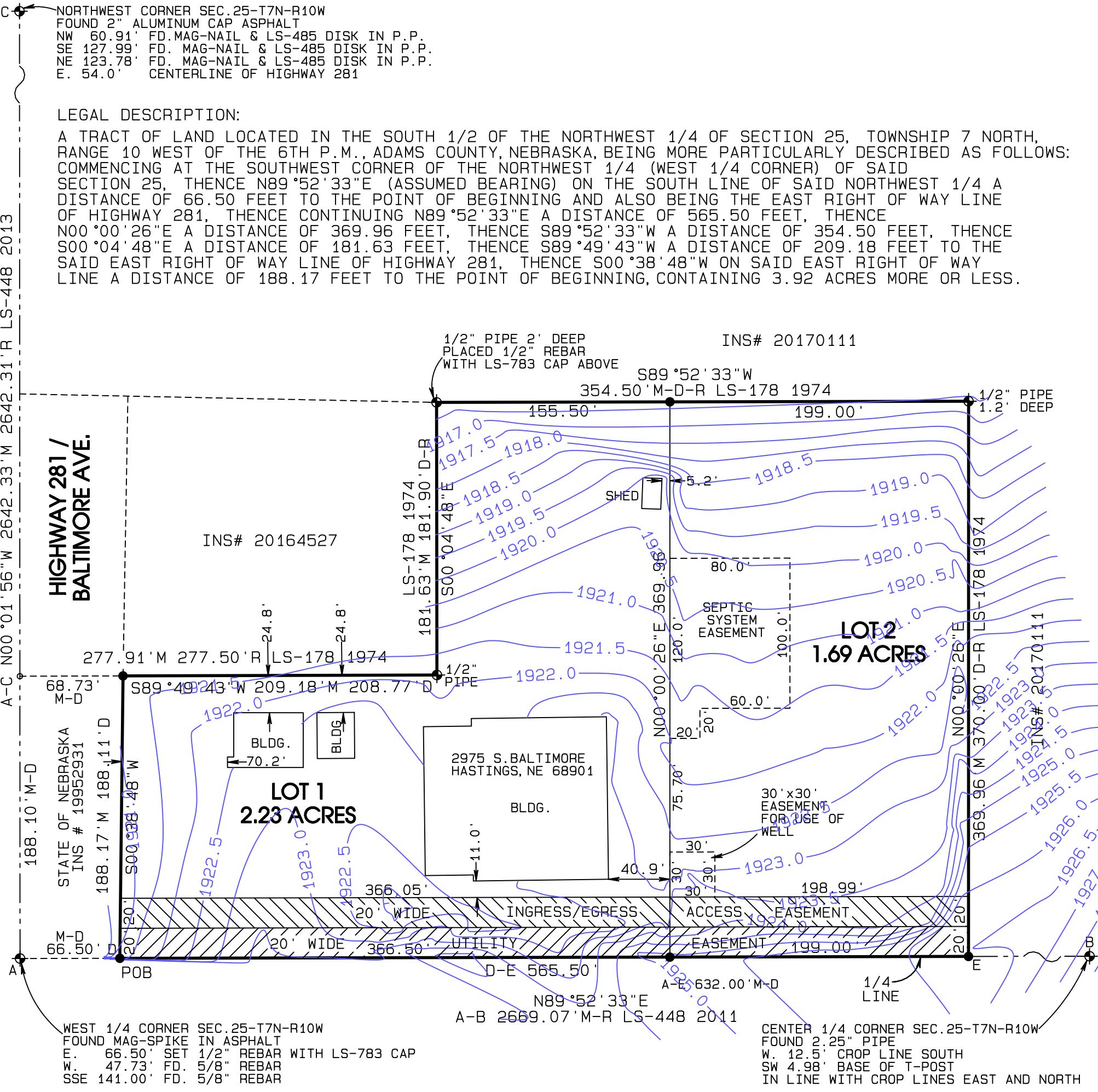
LEGEND :
M-MEASURED DISTANCE
R-RECORD DISTANCE
G-GOVERNMENT DISTANCE
P-PLATTED DISTANCE
D-DEED DISTANCE

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

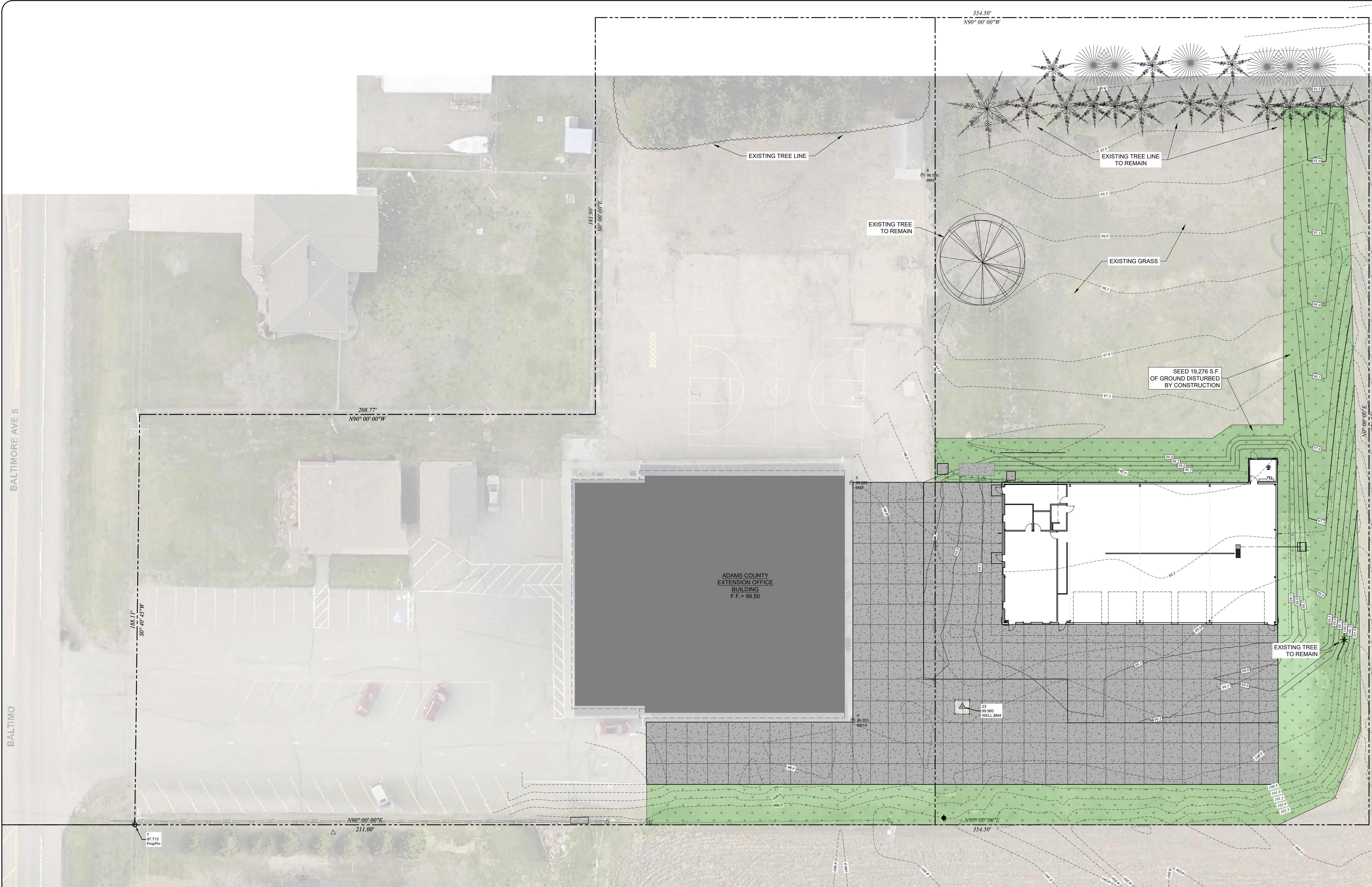
SURVEYOR'S CERTIFICATE:
I, HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.COMPLETED ON FEBRUARY 17TH, 2020.

JOSHUA E. GRUMMERT | LS-783

GRUMMERT PROFESSIONAL SERVICES, LLC
2837 WEST HIGHWAY 6, SUITE 206, HASTINGS, NE 68901
PHONE 402-879-5701 EMAIL jmgrumert@yahoo.com
WEBSITE www.grummertsurveying.com



\\sfs-19-hastings-rural-fire-district\Drawings\615-19-C-1 Construction Project\Drawings\615-19-C-1.dwg, 5/12/2020 3:36:15 PM, DWG to PDF, p23



LEGEND

- EXISTING CONTOUR
- NEW CONTOUR
- EXISTING PROPERTY LINE
- EXISTING WATER
- NEW WATER
- NEW UNDERGROUND ELECTRICAL
- NEW SANITARY SEWER
- NEW GAS SERVICE

- NEW ROCK
- EXISTING ASPHALT
- NEW CONCRETE



LANDSCAPING PLAN

SCALE: 1" = 20'

I, Stephen P. Granger,
am the Coordinating Professional on the
Hastings Rural Fire Station Building project.
This bar is one inch long on original drawing.
If not one inch on this sheet, adjust scales accordingly.

HASTINGS RURAL FIRE DISTRICT

NEW FIRE STATION BUILDING

HASTINGS, NEBRASKA

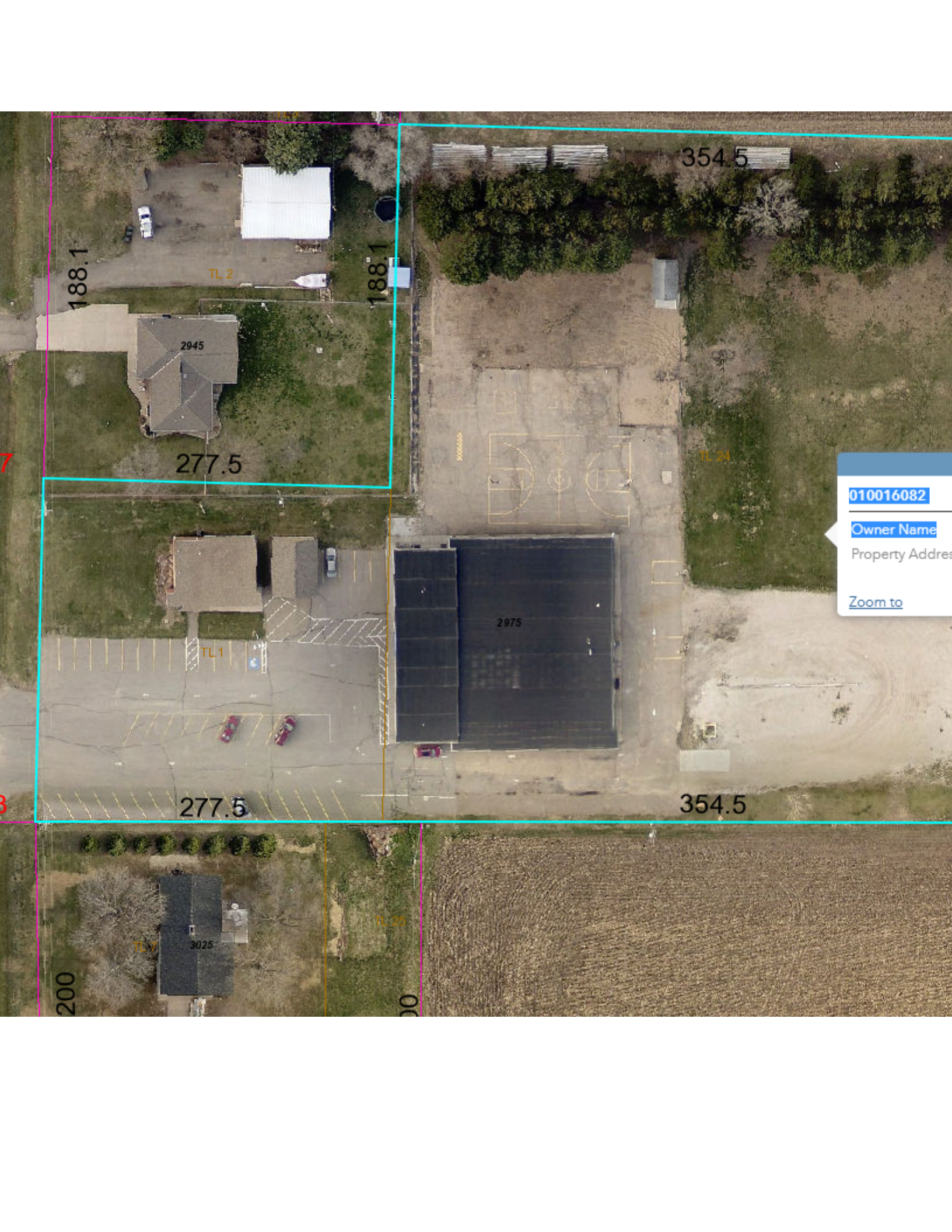
DESIGN ASSOCIATES
214 E. 1ST ST. MOORE, NE 68001 | 402.463.2371 | WWW.DESIGNASSOCIATES.COM

Seal of Coordinating Professional:

DWG: 615-19 C-1
DRAWN: JMT / SWW
CHECKED: SWW
REVISIONS

C-4

DATE: JANUARY 2020



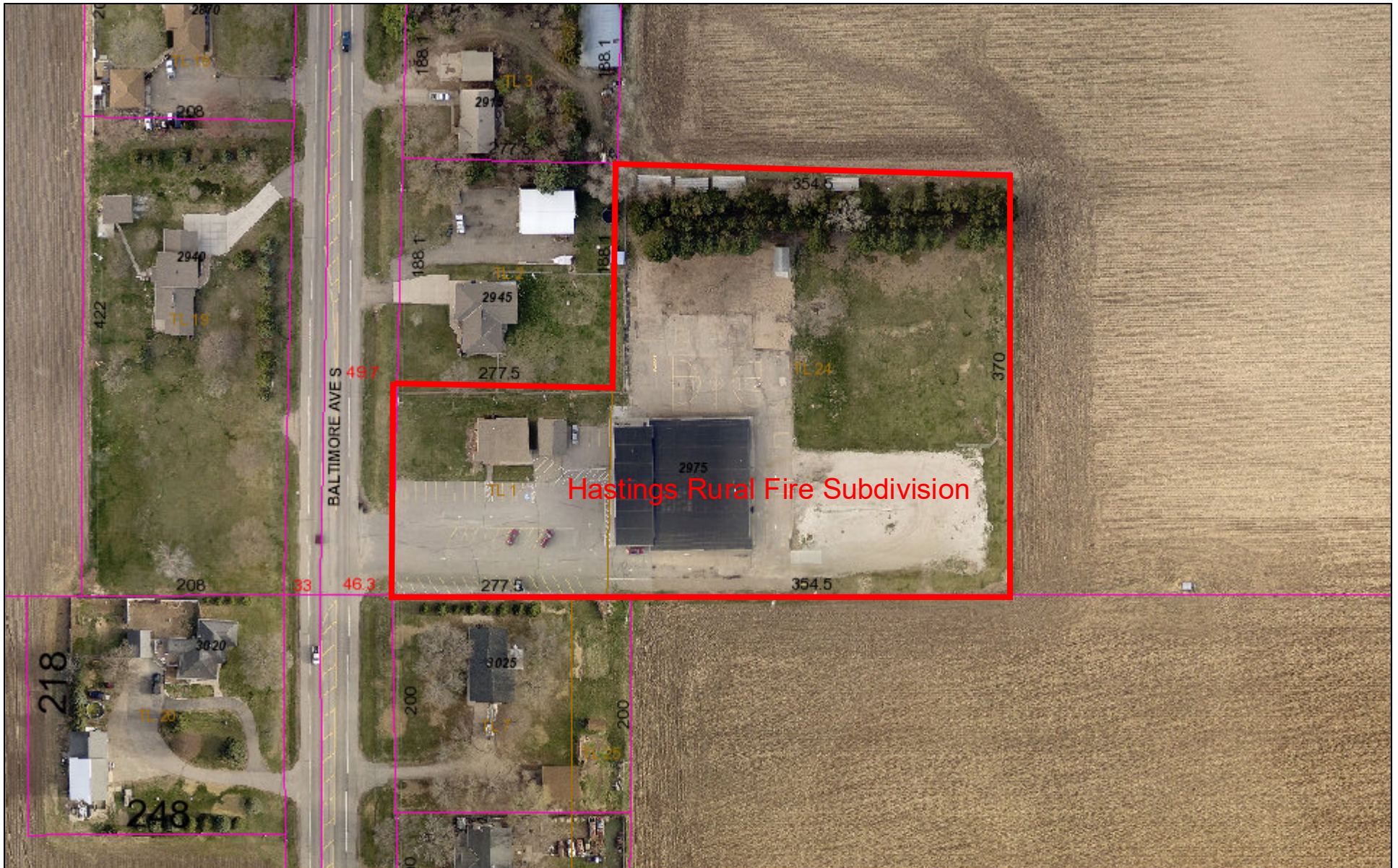
010016082

Owner Name

Property Address

[Zoom to](#)

Hastings Rural Fire Sub Aerial



4/15/2020, 1:35:24 PM

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

1:2,000
0 0.015 0.03 0.06 mi



Hastings Rural Fire Sub Aerial



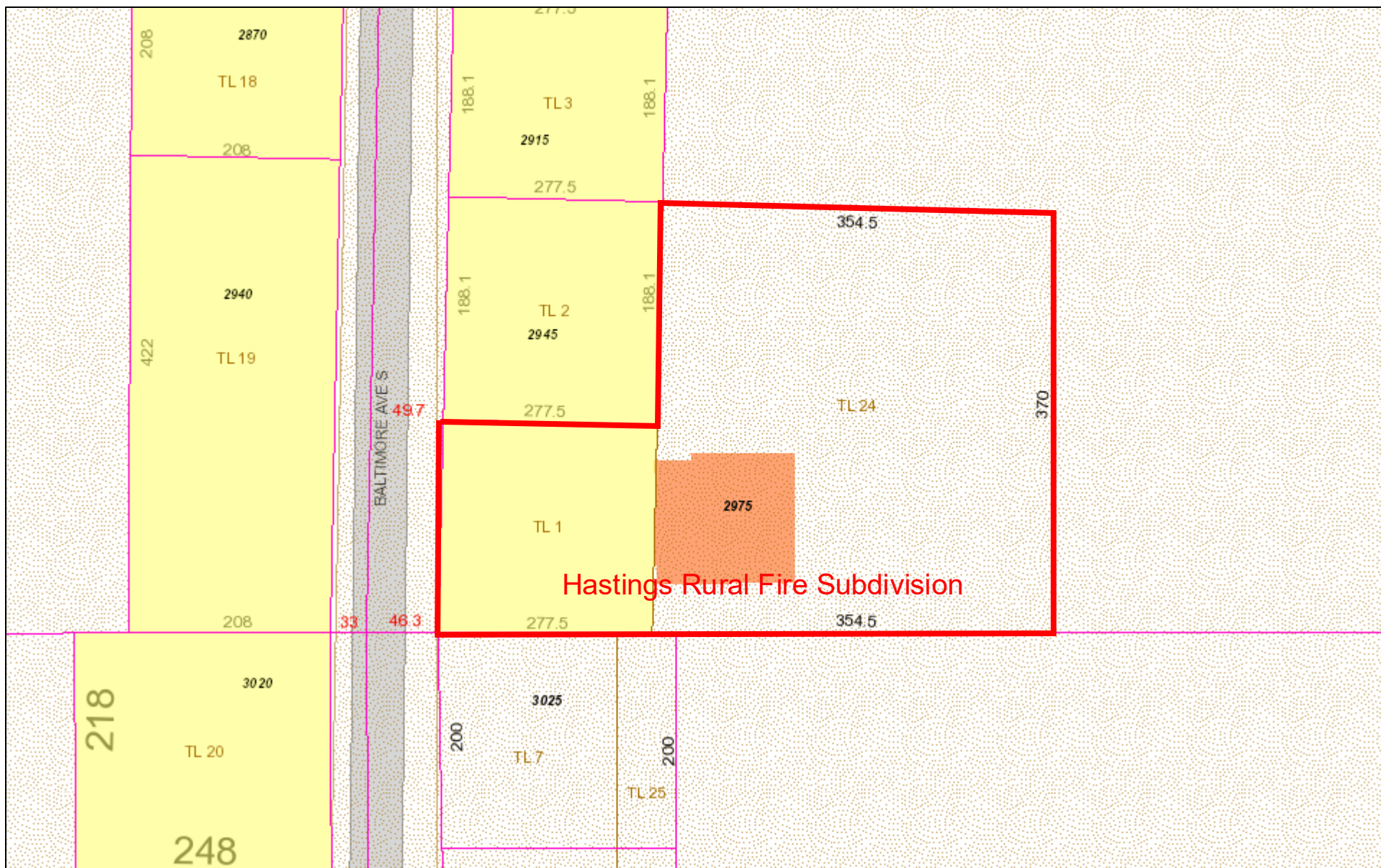
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-  Limits
-  OneMile
-  TwoMile

1:25,000
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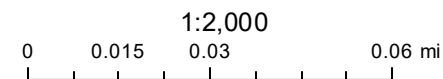


Hastings Rural Fire Zoning

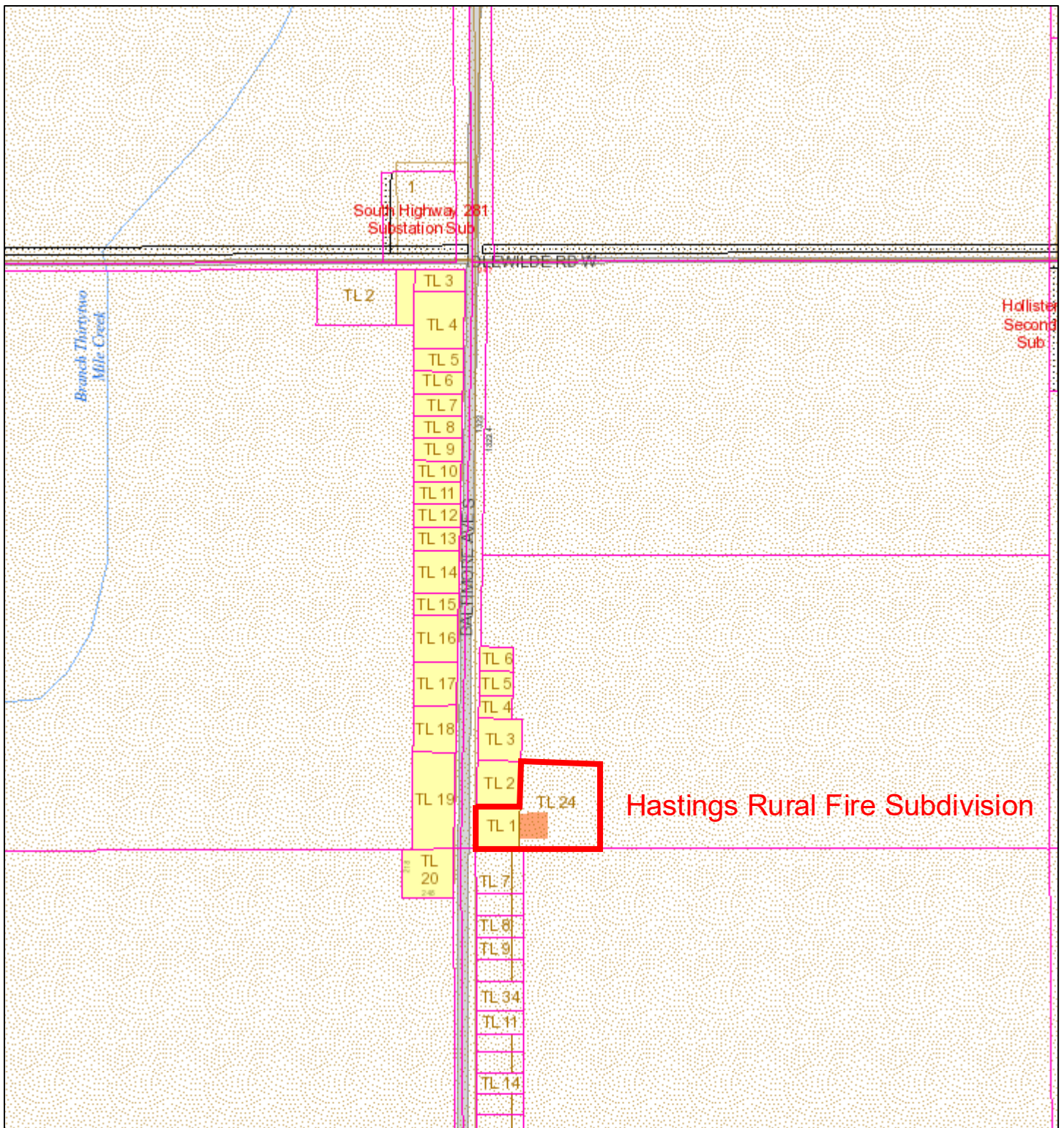


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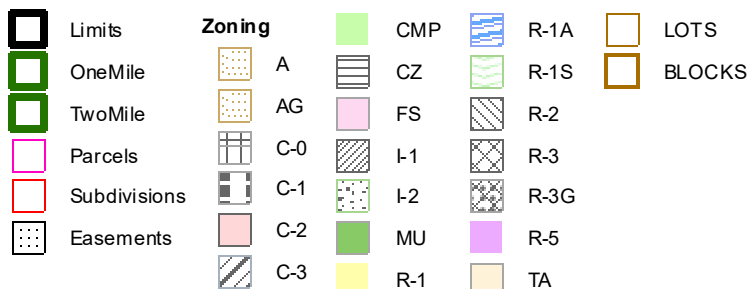
- | | | | | | | | |
|---------|---------------|-----|-----|-----|------|------|-----------|
| Limits | Subdivisions | AG | C-3 | I-1 | R-1A | R-3G | BLOCKS |
| OneMile | Easements | C-0 | CMP | I-2 | R-1S | R-5 | Addresses |
| TwoMile | Zoning | C-1 | CZ | MU | R-2 | TA | |
| Parcels | A | C-2 | FS |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



Hastings Rural Fire Zoning



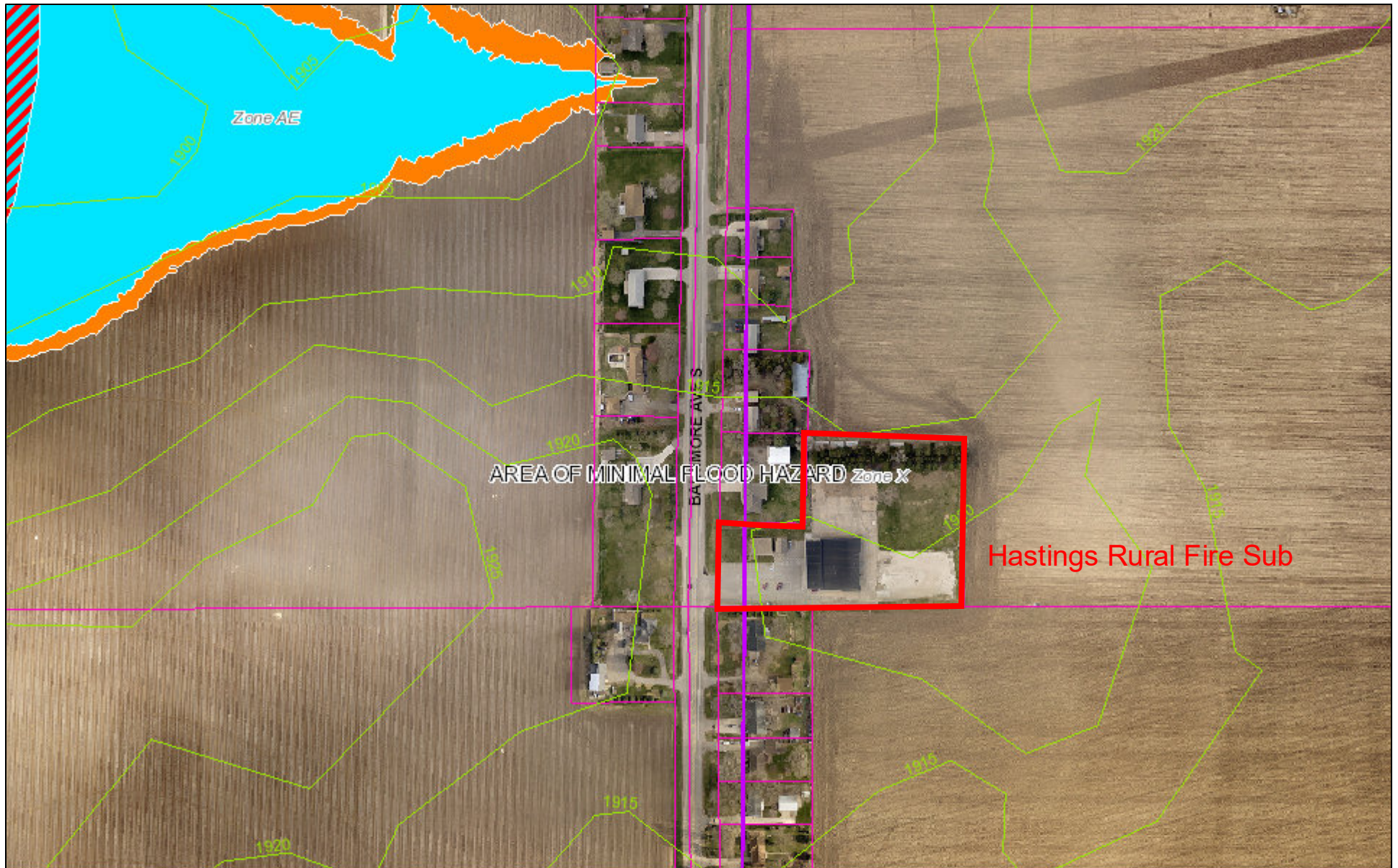
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1:10,000
0 0.075 0.15 0.3 mi



Hastings Rural Fire Sub Flood Map



4/15/2020, 1:44:53 PM

- | | | |
|-------------------------------------|-------------------------------|---|
| Limits | Monitoring Well | Special Floodway |
| OneMile | Parcels | Area of Undetermined Flood Hazard |
| TwoMile | Flood Hazard Zones | 0.2% Annual Chance Flood Hazard |
| Institutional Control Area Boundary | 1% Annual Chance Flood Hazard | Future Conditions 1% Annual Chance Flood Hazard |
| Wellhead Protection Boundary | Regulatory Floodway | Area with Reduced Risk Due to Levee |

1:5,000
0 0.0375 0.075 0.15 mi



