

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Tuesday, November 17, 2020

Pursuant to due call and notice thereof, a meeting of the Hastings Planning Commission was conducted in the City Building, 220 North Hastings Avenue, on November 17, 2020.

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

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

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

The Public Notice was read into the record. Pursuant to Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material which will be discussed at today's meeting is located at the back of the Council Chambers. Also, a current copy of the Nebraska Open Meetings Act is posted on the south wall of the Council Chambers which is accessible to members of the public.

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

9. Public Hearings.

a. 2020-050. Public hearing on a request for an amendment to Campus Master Development Plan for Mary Lanning Healthcare Association (MLHA).

Public hearing on a change of zoning for Lot One (1), Pleasant Addition to Hastings Nebraska in the City of Hastings, Adams County, Nebraska, from "R-3 Multiple-family Residential" to "CMP-Campus Institutional District" and to amend the Official Zoning District Map.

Recommend approval of the request for an amended Campus Master Development Plan for Mary Lanning Healthcare Association (MLHA).

Recommend approval for an ordinance and the amendment to the Official Zoning District Map to rezone Lot One (1), Pleasant Addition to Hastings Nebraska in the City of Hastings, Adams County, Nebraska, from "R-3 Multiple-family Residential" to "CMP-Campus Institutional District".

Lisa Parnell-Rowe gave the staff report.

She discussed the Master Development Plan Amendment, including a Medical Services Building, a new 65,000 square foot structure, as well as some additional parking. There will be additional landscaping and open space within the parking area. A condition to address drainage has been added.

The CMP, Campus Institutional District, Section 34-212, is intended as a planned zoning district to assist and encourage the development of educational, institutional, and medical uses; and their complementary land uses, in a campus setting. This district should focus on organizing buildings and uses around distinct gathering places, and create a highly pedestrian or "park-once" environment within the campus. This district was created to allow campus-type uses more flexibility in design and layout while reducing time spent in the approval and entitlement process, by approving one master plan for the campus, and thereby allowing construction of individual improvements or phases without having to secure new approvals for each improvement or phase.

However, Section 34-212, Campus Institutional District does not address how to handle or process any

necessary changes to a Master Development Plan. A Master Development Plan should be a fluid and ever-changing document so it should have a process to amend. As a campus grows and matures with additional area added there may be new needs not originally forecasted when the plan was established. As stated in the MLHA Narrative this plan will change and be reviewed and updated every 3-5 years. This being a shortfall in Section 34-212, and as CMP was intended to be a planned zoning district, we are following guidance found in the P.D., Planned District regulations, 34-215 (7) to amend this plan due to the fact the changes are significant and there are some changes in uses that are also not addressed in the Table 200-1, Uses and Districts. Therefore, we are asking Planning Commission to evaluate the added uses and make recommendations to City Council on these uses falling into the intent of this Campus zoning and, as such, being allowable in this district.

Mary Lanning Healthcare Association (MLHA) has provided a narrative and an updated Zoning Change Property Map. All additional uses have been added to this and are shown in a blue frame on the Zoning Map with proposed uses.

Changes to Master Development Plan are as follows:

Additional uses not previously proposed:

1. Ambulance Storage:

The ambulance storage building is to house 3 ambulances that are used for MLHA. These vehicles have currently either been parking on the 2 vacant lots north or in the driveway located at 744 N. Hastings Avenue. The structure located on 744 N. Hastings Avenue is also being used as the headquarters for ambulance staff. MLHA owns these lots and has just completed an administrative plat to replat these 3 lots together in order to build this structure next to the primary residential structure being used as the headquarters. The new accessory structure will better protect and secure these important vehicles.

Deviation of setback due to existing structure located at 744 N. Hastings Avenue: It should be noted that the existing residential structure on this lot does not meet the 10' side yard setback. Even under its pre-existing zoning district (R-3), the structure would likely have not met the side yard setback. Normally, when an improvement is to be done there would need to be compliance to this setback, but whereas this is a planned district in intent this development standard can be specifically called out as a deviation or departure that is acceptable in order to meet the intent of the district (See 34-212 [1] and 34-215 [3], paragraph 3 on variations and departures). Staff believes this can be accepted as long as this structure remains for the purpose of an Ambulance Headquarters. MLHA may, in future, demolish this structure and if that occurs and another structure is built, then the new structure will need to either be proposed with deviations by way of an updated amendment or meet the minimum yard setbacks for the CMP District.

The base district of CMP is characterized as being for medical uses. Staff feels an Ambulance Storage is an acceptable and important part of medical service to the hospital and community at large. Table 200-1 does not currently list ambulances or a suitable similar category to assess whether this use is permitted, restricted to specific standards or conditional. Approving the Master Development Plan would allow this use to be permitted in this particular campus.

2. Central Boiler Plant:

A Central Boiler Plant that provides essential utilities such as emergency power, medical gases, heating, and air conditioning, will be built next to the existing Chiller Plant located at 723 N. Denver Avenue. This new Boiler Plant will replace MLHA's aging plant currently located inside the main hospital. The current Hospital Boiler Plant is located in the interior of the hospital, on the 1st floor. This will, in turn, allow that square footage to be utilized for hospital expansion down the road so they can service more patients at once. The existing plant was built in the early 1960's, and has reached the end of its useful life. The hospital Central Boiler physical plant, or steam plant, generates thermal energy in the form of steam for use in heating applications. The heating plant generates steam which is distributed to each building where it is used to make domestic hot water for human consumption, heating hot water in the case of hydronic heating systems, air heating in HVAC units, humidification, and sterilization at hospitals. The central boiler plant feature boilers, which generate steam for various uses and demands. The plant also hosts all of the boiler auxiliaries such as water treatment equipment, air handling, fuel handling, controls,

instrument air, and various other plant systems which support the production of steam. Using Natural gas and diesel fuel as a backup, the plant will not produce any smoke or dust. Noise will also be minimal with only some fan noise close by, but nothing from a distance. Additionally, the Engineers are also exploring potentially bridging over or tunneling under Denver Avenue from the hospital to the structure. A bridge would be 400 - 500 feet in length and 2 full floors in height. Table 200-1, Districts and Uses, does not currently list an appropriate category for a plant of this nature that is not for public. Approving the Master Development Plan would allow this use to be permitted in this particular campus.

3. Medical Office Building: A new 65,000 square foot Medical Office Building to be used as a specialty health center to house outpatient services will be built on the parking lot south of the existing Medical Services Building and east of main hospital. It will connect directly to Medical Service Building on all three floors, allowing MLHA to create integrated outpatient clinics and physician offices. It will also necessitate building additional parking since the existing parking will be significantly reduced. This project is anticipated to start early 2021. Table 200-1, Districts and Uses, does list medical offices as a permitted use in the CMP District.

4. Parking Lots:

New parking lots will be built between Denver and Hastings avenues, north of 7th street, and between Denver and Kansas avenues to compensate for the loss of existing parking with the Medical Office Building (tentatively scheduled for early 2021). Additional parking will also be added between Kansas and Colorado avenues, south of 9th Street, as shown in the latest Master Development plan (tentatively scheduled for Late 2021 to Mid-2022). These lots will accommodate the needs of patients, visitors, and staff, alleviating demand for on-street parking. A parking assessment was accomplished in June 2018 by the DLR Group. The revised numbers with parking removed from for the Medical Office Building and added as described above are shown and discussed in the narrative. Civil and City Engineers, and Building inspector have all reviewed. Due to the expected increase in parking stalls and capacity over the next several years we have added a condition to ensure that when each parking lot is built that there is appropriate consideration for drainage. This will be important as we increase impervious surface.

Here we are approving the additional uses and changes contemplated as part of this Master Development Plan Amendment. It should be noted that at the time of build for each individual project there will also be a development permit required to ensure fulfillment of the necessary requirements for landscaping, drainage, and other CMP-District minimum yard and area, maximum lot coverage and buffer requirements.

Mary Lanning Healthcare Association Rezone:

Surrounding zoning is as follows:

North – CMP, Campus Institutional

South – CMP, Campus Institutional

East – CMP, Campus Institutional

West – R-3, Multi-Family Residential (across Denver Avenue ROW)

The property under consideration is consistent with the original campus master plan and has come into MLHA ownership since the initial designation of this area as a campus. It is now eligible to be brought under the CMP zoning designation with the ownership change. Lot One (1), Pleasant Addition is mostly surrounded by CMP and will fill in a pocket of R-3 that was in the middle of this portion of the campus. Nearly all of the existing area zoned CMP is slated in the future land use map for Public/Semi-Public. In the Comprehensive Plan, Imagine Hastings, Public/Semi-public is a category consistent with institutional land uses which specifically includes hospitals.

Staff recommends approval.

Steve Ardiana, 1403 Markay Drive, Juniata, Nebraska spoke on behalf of the application. He stated the hospital has given a lot of thought to the plan and the hospital has been working with the neighborhood and community in order to provide services for the hospital.

Commissioner Hinton stated if the house at 744 N. Denver is ever torn down, then the properties wouldn't be that close together. Mr. Ardiana stated "yes". She asked if the hospital has plans to purchase the property to the south? Mr. Ardiana stated if it was to become available, the hospital would try to acquire that property.

Moved by Hunt, seconded by Kully, to recommend approval to the Mayor and Council, amendment to the Campus Master Development Plan for Mary Lanning Healthcare Association. Roll Call: Ayes: Arneson, Gaines, Kully, Schoenhals, Hinton, Hunt. Nays: None. Absent: Lewis, Rundle, Raitt, Srivastava. The motion carried.

Moved by Kully, seconded by Hunt, to recommend approval to the Mayor and Council, the zoning change of Lot 1, Pleasant Addition, Hastings, Adams County, Nebraska. Roll Call: Ayes: Arneson, Gaines, Kully, Schoenhals, Hinton, Hunt. Nays: None. Absent: Lewis, Rundle, Raitt, Srivastava. The motion carried.

b. 2020-048. Public hearing to recommend a request for Plan Modification No. 2020-5 to Redevelopment Area Number 13, Theatre District Redevelopment Project, for the following collective property, to wit:

Parcel 1:

A tract of land comprising all of Block Nine (9), Imperial Village Addition to the City of Hastings, and lying in the Northeast Quarter (NE1/4) of Section Ten (10), Township Seven (7) North, Range Ten (10) West of the 6th P.M., Adams County Nebraska, according to the plat filed March 22, 1967, in Book 179, Page 239; and

Parcel 2:

Lot One (1), Imperial Theatre Subdivision to the City of Hastings, Adams County, Nebraska, according to the plat filed November 22, 1988, as Instrument No. 883615.

Lisa Parnell-Rowe gave the staff report.

Theatre District, LLC has purchased property at 3101 West 12th Street (parcels 1 & 2). The intent is to demo a portion of the main Imperial Mall Structure, repurpose and remodel the remaining K-Mart portion of the old mall for an indoor recreational facility, construct 2 multi-family structures geared at living for 55 years of age and older. The old mall theatre building will also be repurposed and remodeled back to its original use as a theatre. There are also plans for a few outlying lots on the east side of existing Block 9, Imperial Village Addition, where a variety of commercial uses are proposed from retail to grocery in order to create a mixed neighborhood community atmosphere. All of this will be done in a few separate phases, starting with the demolition of the old mall structure (excluding the former Kmart) and construction of one of the two multi-family apartment buildings.

The applicant intends to utilize Tax Increment Financing (TIF) to aid with demolition, structure rehabilitation, façade enhancements, architectural, engineering and planning costs, which is consistent with the 2013 Downtown Revitalization Plan and the Hastings Housing Study of 2016 and HEDC's goal to increase workforce housing in the community. The needs for housing have also been more recently expressed in the 2019 Hastings Housing Survey where many participants stated a desire to add additional housing for those downsizing and desiring a final place to reside that would require less maintenance.

Total project costs are estimated at over \$10,855,000 for just the multi-family component of this project. The project valuation upon completion is anticipated to be at \$16,850,000 and the developer anticipates an incremental valuation increase of approximately \$6,510,000. The Developer is contributing owner equity/bank financing in the amount of \$9,255,000 for the project and has requested \$1,600,000 in tax increment financing (TIF) loan amortized over 15 years. None of the phases of this Redevelopment Project would be feasible without the use of TIF.

Future Land Use for this area is Mixed Use – Community. The City of Hastings Comprehensive Plan discusses the need to move away from segregating separate uses and the reliance on the automobile to

travel within the community. It prescribes to encourage mixed uses where appropriate and locating services in proximity of neighborhoods and people as well as the reuse of land in older areas of town. The concept that has been provided to us for this redevelopment demonstrates this element very well and the uses incorporated fit the mixed use-community concept perfectly.

Staff recommends approval.

Tom Huston, 9200 Andermatt Dr., Lincoln, Nebraska spoke on behalf of Theatre District LLC. Perry-Reid Properties, is a developer of multi-family properties. Perry-Reid recently completed the Pioneer Trail Lofts on North 33rd Street. The request for the plan modification is the first step in our process, and there are multiple steps, both on the land use side and on the redevelopment side. The question presented to the Planning Commission is whether or not the amendment to the redevelopment plan conforms with the general plan for development within the Community. The plan envisions a mixed use, multi-phased development project. The first phase includes several components. The first phase total investments is in excess of \$16 million dollars and will include the demolition of the existing mall, approximately 300,000 square feet. Three buildings will be retained. The first phase will include the construction of a new public street which is diagonally across the site to connect 12th Street to Marian Road to improve internal access and will include the construction of the first building of a 75-unit multi-family structure targeted for individuals and families with age 55 and over at an approximate cost of \$10 million dollar. The K-Mart building will be retained and envision the use for indoor sports. The SunMart building will be retained and envision it to be a multi-tenant for retail or office uses. The existing theatre building will be renovated and either re-purposed or continue to be used as a theatre. The question to the Commission is whether or not this development plan and the amendment is consistent with the general plan development. This Area #13 was declared blighted in March of 2009 and that the general plan as evidenced by the Comprehensive Plan for the City of Hastings envisions that this area is designated as a mixed use community. Currently, the demolition application is in process. An asbestos inspector will be coming to the site to identify and remediate any asbestos. The fire department would also like to use the facility for training purposes prior to demolition. An amendment to the planned development district will be forthcoming and a replat of the property. Staff report indicates that the concept plan demonstrates the mixed-use community very well and the uses incorporated fit the mixed-use community concept perfectly. The cost benefit analysis, impact on infrastructure, impact on employment and student population growth was discussed. The developers discussed the planned development amendment and the subdivision to be on the March 2021, planning commission agenda, and the redevelopment agreement will need to be negotiated with the Community Redevelopment Authority. With an objective of breaking ground on the construction of the first multi-family building on or about April 1, 2021. He asked for the Commission's support of the Redevelopment Plan.

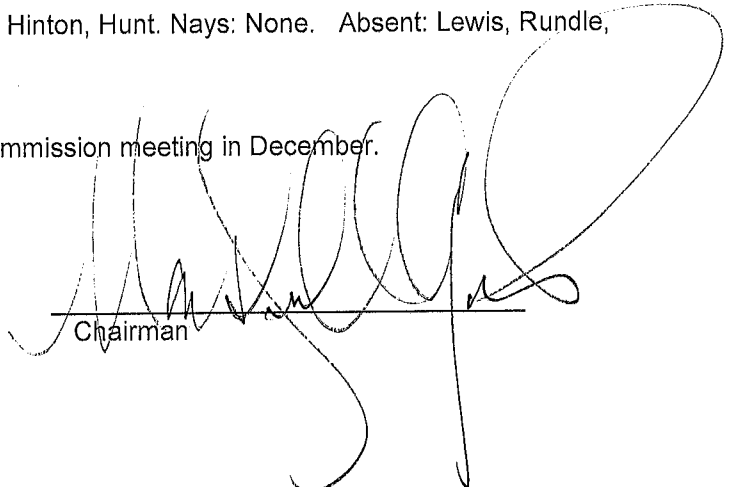
Moved by Hunt, seconded by Hinton, to recommend approval to the Mayor and Council, Plan Modification No. 2020-5 to Redevelopment Area Number 13, Theatre District Redevelopment Project.

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

c. Staff Reports

Lisa Parnell-Rowe stated there will be a Planning Commission meeting in December.

Moved by Hinton, seconded by Gaines to adjourn.



Chairman