

HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Monday, November 21, 2016 at 4:00 PM in the City Building, 220 North Hastings Avenue, City Council Chambers, Hastings, Nebraska.

AGENDA:

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Motion to adopt the current agenda for the Planning Commission Meeting
5. Public Notice - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday , November 11, 2016. Pursuant to the Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material which will be discussed at today's meeting is located at the back of the Council Chambers. Also, a current copy of the Nebraska Open Meetings Act is posted on the south wall of the Council Chambers which is accessible to members of the public.
6. Approval of Minutes
 - a. Meeting of October 17, 2016
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. **2016-036.** Request of Heartland Veterinary Supply to amend the Future Land Use Map to re-designate Lots 6,7 & 8 in Block 2 of Lakeway Plaza Subdivion from Suburban Residential to Commercial/Retail; and to re-designate Lot 4 in Block 2 of Assembly of God Second Subdivision, from Suburban Residential to Commercial/Retail.
 - b. **2016-037.** Request of Heartland Veterinary Supply to re-zone Lots 6,7 & 8 in Block 2 of Lakeway Plaza Subdivion from R-1 Urban Single Family Residential District to CP-3 Commercial Planned Business District; and to re-zone Lots 3 & 4 in Block 2 of Assembly of God Second Subdivision, from C-3 Commercial Business to CP-3 Commercial Planned Business District.
10. Subdivisions
 - a. **2016-038.** Preliminary/Final Plat of AGP Grain Subdivision

Planning Commission Agenda

November 21, 2016

Page 2

11. Reports

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

Adjourn

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Monday, October 17, 2016

Pursuant to due call and notice thereof, a meeting of the Hastings Planning Commission was conducted in the City Building, 220 North Hastings Avenue, City Council Chambers, Hastings, Nebraska, on October 17, 2016.

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

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

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

Chair Napier read the Public Notice - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, October 14, 2016. Pursuant to the Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material which will be discussed at today's meeting is located at the back of the Council Chambers. Also, a current copy of the Nebraska Open Meetings Act is posted on the south wall of the Council Chambers which is accessible to members of the public.

Moved by Lou Kully, seconded by Chuck Rosenberg, to approve the Minutes of the August 15, 2016. Roll Call: Ayes: Keith Napier, Chuck Rosenberg, Marshall Gaines, Paul Hamelink, Lou Kully, Sandra Shutt, Corey Stutte, Dave Johnson. Nays: None. The motion carried.

9. Public Hearings

10.a. 2016-034. Request of Randy & Donna Morehead to rezone Lots 7 and 8, Block 11, Cole's 1st Addition, City of Hastings, Adams County, Nebraska, from I-1 Light Industrial to R-3 Multiple Family Residential.

The Chair declared the public hearing open and asked for Staff comments.

Evans stated this is a two-lot rezone application located in Cole's 1st Addition, or at the north east corner of Rhode Island and "C" Streets. The Moreheads own the 2 lots to the east where their house sits. The lender made them get two loans because the empty lots are zoned Industrial. This rezone would clear the way for one loan. The Comprehensive Land Use Plan indicates Urban Residential, so it's in conformance with that Plan. It is primarily a residential neighborhood and staff is recommending approval for the rezone.

The Chair asked if there was anyone that would like to speak to the application. There was no one.

The Chair declared the public hearing closed.

The Chair requested a motion.

Moved by Kully, seconded by Johnson, to approve the rezone.

The Chair asked for discussion.

Kully commented this was a housekeeping issue.

Roll Call: Ayes: Keith Napier, Chuck Rosenberg, Marshall Gaines, Paul Hamelink, Lou Kully, Sandra Shutt, Corey Stutte, Dave Johnson. Nays: None. The motion carried.

9.b. 2016-035. Request of Development Services Department for a change to Table 311-1 located in Section 34-311 of Hastings City Code, Chapter 34.

The Chair declared the public hearing open.

Evans stated this item comes before the Planning Commission at the recommendation of the Board of Adjustment. The Shelton residence on East 42nd Street is located just within the 2-mile ETJ, the property is zoned Ag, and is a 2-acre lot. They wanted to build a large accessory building, and the only requirement that could not be met was it had to be 10 feet behind the rear wall line of the principal building. It made sense where they proposed, but the zoning ordinance did not allow that. They appealed to the Board of Adjustment, Board of Adjustment made the recommendation, rather than approve a variance, that we change the City Code. Three options have been proposed. Option 1 would be to strike that requirement, and take it out. Option 2 would be to apply the 10 foot requirement except in the Ag District. Option 3, which staff would recommend, would be to take the 10 foot behind the rear wall line of the house out. Corner lots would still have an issue, so language was added under Option 3 that on corner lots it cannot be in front of the house, even with the front, but it cannot be further toward the street, and street side sideyard would still have to observe that setback. The exhibits in the packet have all been actual applicants. This ordinance would give them relief and allow them all to do their projects. Staff would recommend approval of Option 3.

The Chair asked if there was anyone else that would like to speak in favor of the application. There being no one, the Chair declared the public hearing closed.

The Chair asked for a motion.

Moved by Sandra Shutt, seconded by Corey Stutte to approve with Option 3. Johnson asked regarding Option 3, before there was a requirement to be 10' behind the house. What is the line now?

Evans gave the example of 1255 N. Adams Central Ave. The front yard setback in an Ag District is 50'. So you could never build closer than 50' to the lot line. In this example, the house was built at almost 150' away from that that line. Option 3 would not allow a structure in front of this house. It would preserve that front yard. Even if your house was set way back, you could never put a building in front of your house. On a corner lot the Code would recognize you cannot build in front of the house, but will let you build off to the side even though you may be relatively close to the street.

Dave Ptak commented a corner lot has two front yards. You cannot build in the front yard does not matter which way the house faces or the sideyard, which is considered the other front yard. The rest is open to develop.

Roll Call: Ayes: Keith Napier, Chuck Rosenberg, Marshall Gaines, Paul Hamelink, Lou Kully, Sandra Shutt, Corey Stutte, Dave Johnson. Nays: None. The motion carried.

11. Reports

11.a. Committee Reports. The Chair said the Ad Hoc committee is ready for some proposals to review. The committee will meet November 2, 2016.

The Chair reiterated the need for the public to understand how their properties are zoned. A lot of areas are zoned industrial. If there is railroad, or used to be railroad, the likelihood is high that adjacent properties are zoned industrial. There is nothing to prevent buy a parcel and putting a light industrial use in that neighborhood.

11.c. Staff Reports. Evans stated the City is due for a Comprehensive Plan review, that may be something staff wants to look at.

The Chair declared the meeting adjourned.

Chairman

Department: Development Services
Staff Contact: Mark Evans
Planning Commission Meeting Date: 11/21/2016
File No: 2016-036
Prepared By: Mark Evans, Building Inspector

AGENDA ITEM SUMMARY SHEET

Description of Item:

Request of Heartland Veterinary Supply to amend the Comprehensive Land Use Plan to re-designate Lots 6,7 & 8 in Block 2 of Lakeway Plaza Subdivision from Suburban Residential to Commercial/Retail; and to re-designate Lot 4 in Block 2 of Assembly of God Second Subdivision, from Suburban Residential to Commercial/Retail.

Names of People/Business affected by this action:

Heartland Veterinary Supply, the neighbors, and the City of Hastings

Why Planning Commission action is required:

Amendments to the Comprehensive Land Use Plan require a public hearing and recommendation to City Council by the Planning Commission.

Type of action requested:

Ordinance

Suggested motion:

Deadlines associated with action:

None.

Department head comments:

This is a request to amend the Comprehensive Land Use Plan to clear the way to re-zone three residential lots to a commercial planned district to allow Heartland Veterinary Supply to construct a new warehouse/office building of approximately 20,000 sq ft to complement the current 14,000 sq ft facility located on west 33rd Ave.

The three lots for the proposed building are currently zoned R-1 Urban Single Family Residential.

Heartland Veterinary Supply (HVS) will purchase all 10 of the vacant lots that front on Outrigger Avenue. The remaining 7 lots will remain R-1 Urban Single Family Residential.

When staff met with HVS to discuss this project and the re-zone request, staff suggested a planned district to allow control of the site, and to limit potential commercial uses so that potentially higher intensity uses would need further review and a public hearing before they could be constructed.

The current plan proposes a relatively low intensity office/warehouse building.

This project abuts Commercial C-3 zoned property on the east, where the Big G Store is located.

The current HVS building on west 33rd St. is also zoned C-3 Commercial. This action would expand the commercial zoning into Block 2 of Lakeway Plaza Subdivision.

From a planning standpoint, this is a slight encroachment into a residential area, however, the lots most affected are not developed and would be owned by Heartland Veterinary Supply. Any future homeowners would see the already developed office/warehouse and would not be 'blindsided' by a commercial development next door or across the street.

Staff has reviewed the application and proposed site. The proposed use would have 10 employees, which would require 5 off-street parking spaces. 10 spaces are provided. There is also a loading berth required, which is provided on the north end of the new building. The landscaping is less than required for a typical commercial site. The required buffer on the south, abutting the next residential lot is shown as 20 feet in width; 30 feet is required in the base district standards, however, a privacy fence is also provided, which will mitigate headlight glare. A 20 foot wide buffer is also provided on the west side between the parking area and the Outrigger Ave. Right-of-Way.

Hastings City Code 34-215 (4), referring to planned districts, states in part, *"This district may be used to provide for and encourage the grouping of business or residential buildings into centers in keeping with modern concepts of office center, service center, shopping centers and industrial park design. The further intent and purpose, shall be to reduce the need for strips of commercial development along thoroughfares and to encourage centers and clusters offering the equivalent in goods and services."*

There is some concern with access to the office/warehouse, and the proposed plan has provided for the future access to the office/warehouse directly from Outrigger Ave. when it is paved.

Staff recommends approval of the change to the Comprehensive Land Use Plan. Conditional approval has been recommended for the re-zone that will follow this action.

Recommendation:

Recommend approval of the change to the Comprehensive Land Use Plan.

Heartland Veterinary Supply and Pharmacy (HVS) Rezoning Narrative

The Applicant for this rezoning initiative is Heartland Veterinary Supply and Pharmacy. (HVS). HVS is a wholly-owned subsidiary of Healthy Pets, Inc., which through its affiliates are the owner and/or operator of several pet health supply stores nationwide.

HVS is seeking approval to rezone .975 acres of the 3.38 acre property from its current designation of Residential (R) to Commercial (C) in order to redevelop Lots 6,7, & 8 of the 10 lot property into an extension of their world class pet health supply facilities. The proposed mixed use office-warehouse will be an excellent addition to the many diverse offerings of Hastings, while creating new jobs and additional tax revenues.

The historical and current use of the property is vacated land. The current configuration includes 10 platted residential sized lots with the allowance for Outrigger Ave. to continue north bound to 33rd St. W. The .975 acre site is located on proposed Outrigger Ave. with adjacencies to Big 'G' Ace to the east and the existing HVS Facility to the north. The property is bordered by classifications of Urban Single Family Residential (R-1) to the West, Commercial Business District (C-3) to the North and East and Urban Single Family Residential (R-1) to the south.

The HVS mixed use office-warehouse expansion will operate year round. Hours of operation for the warehouse are proposed to be 7:30am through 5:30 pm, Monday through Friday. The redevelopment plan would include a total of 20,000 SF of mixed use office-warehouse space. By comparison, there is currently 14,000 SF of HVS facilities to the north. The proposed use should have little or no additional impact on public facilities (public safety, etc.) above the current zoning of the property. Access to the property will remain at its current location off 33rd St. W. Signage, landscape, and hardscape improvements will enhance and promote the project's theming throughout the development. The project is anticipated to be completed in two phases with the warehouse being one phase and the residential lots as another, although HVS may choose to develop all phases simultaneously.

The proposed project is located within Lakeway Plaza and immediately adjacent to Lakepark Subdivision as well as First Assembly of God Third Subdivision. These subdivisions represent a combination of commercial, office, residential and community service uses. The redevelopment of the property into custom residential and commercial space will continue the recent trend of enhancements to the area. The Comprehensive Plan designates this portion of these subdivisions as "North Growth Pattern", "Urban Single Family Residential", "Mixed-Use Neighborhood", and "Commercial Retail". Clearly a Commercial zoning that carries a residential theme for the intended 3 small lots 6,7, and 8 meets the intent of the Plan.

HVS's architectural theme is based on "Modern Contemporary Style" architecture and the entire property will follow a natural design approach that incorporates preservation of the property's natural resources and emphasizes low impact design solutions to the greatest extent possible. Additional parking areas will be well screened and buffer areas will be maintained or enhanced around the perimeter of the property. Any single family development on Outrigger Ave. shall follow a similar role to that of the building. Single family structure heights shall be observed to be in compliance with adjacent properties to the west and south.

Heartland Veterinary Supply and Pharmacy (HVS) Rezoning Narrative -cont'd

The proposed use should create additional revenues to the City and County through property taxes. At peak operating times, the proposed facility will employ as many as 10 employees. To the best of our knowledge there is no other architectural style of this type in the Hastings market area which should create a unique demand proposition for the property's ongoing success just as shown in the adjacent Cimarron Meadows Addition.

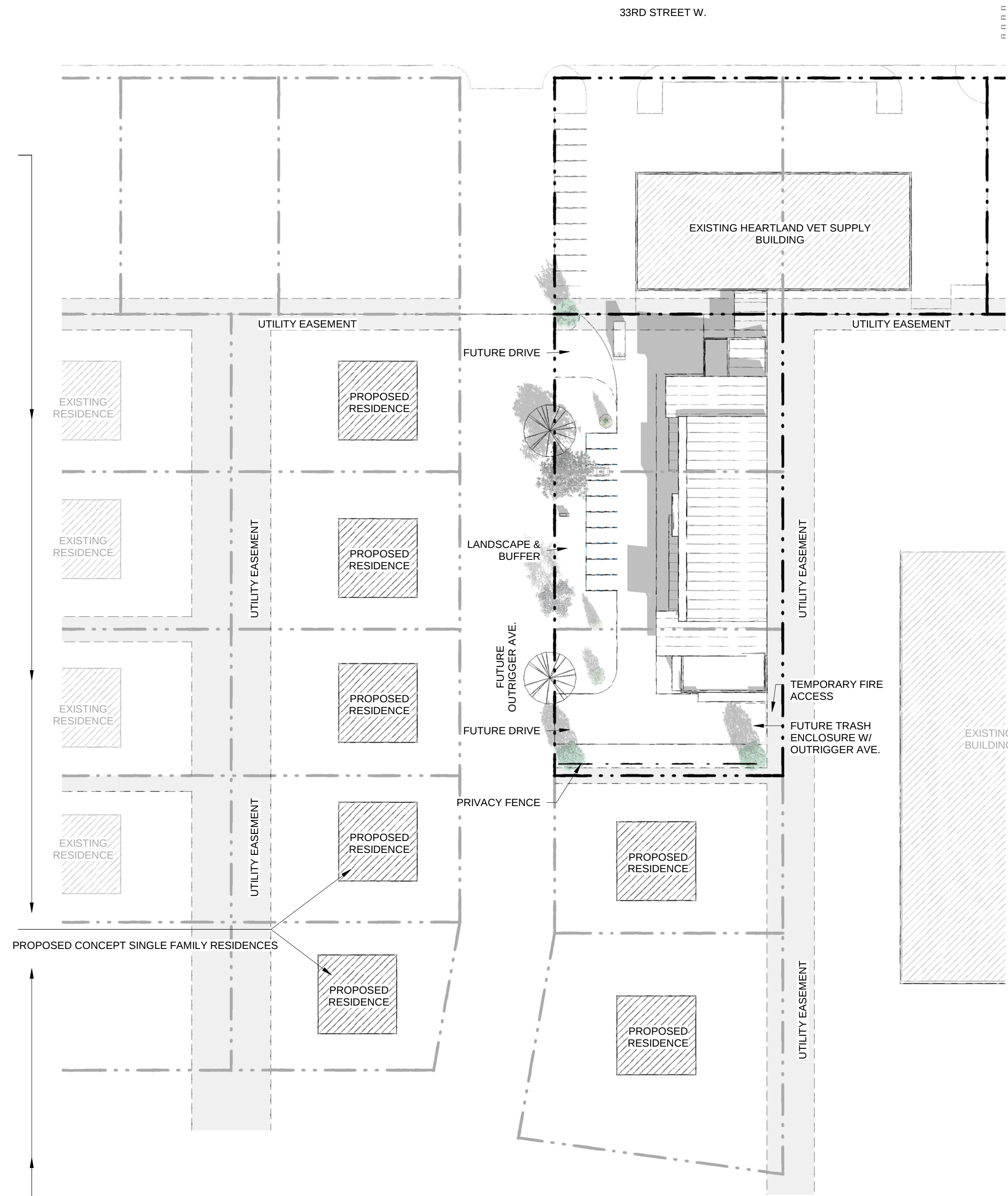
The property is well located off major thoroughfares and within two miles of the City Fire Department. The new building will meet current life safety code requirements. Emergency and fire lanes will be maintained as well as multiple building access points for fire and rescue vehicles.

All public utilities are in place to serve the property. There is adequate supply of potable water from the City of Hastings as well as sanitary sewer capacity from the City of Hastings. Other utility providers include; Hastings Utilities for electrical, Hastings Utilities for natural gas, Charter Communications for cable and internet and Glenwood for telephone.

While a traffic study has not been conducted, the traffic conditions are expected to be similar to the existing use since the proposed development will utilize the existing curb cut on 33rd St.W. for business use. Once Outrigger Ave. is developed, the proposed mixed use office-warehouse will have two curb cut driveways on the east side of the street both at the north and south extents of the property.

Existing buffers around the property will be maintained in all cases. The mixed use office-warehouse and associated features may be located within 50' from the western property line, as shown on the Rezoning Site Plan. Screening and architectural treatment of the warehouse will be used to mitigate the visual impact to / from adjacent properties to the extent reasonably feasible and to develop a consistent theme to the residential neighborhood. The proposed mixed use office-warehouse will appropriately transition the current C-3 Zoning into a more residential-scaled theme to carry through to proposed single family residences. HVS may require covenants to the development to enforce its design cohesiveness on Outrigger Ave. The mixed use office-warehouse structure shall serve as a transition between the large-scale commercial developments to the east and the single family structures to the west.

Heartland Veterinary Supply and Pharmacy appreciates this opportunity to present the above items and information and we look forward to becoming a more integral member of the Hastings community.



SITE PLAN
Scale: 1" = 50'-0"



PROJECT LOCATION
PROJECT EXTENTS



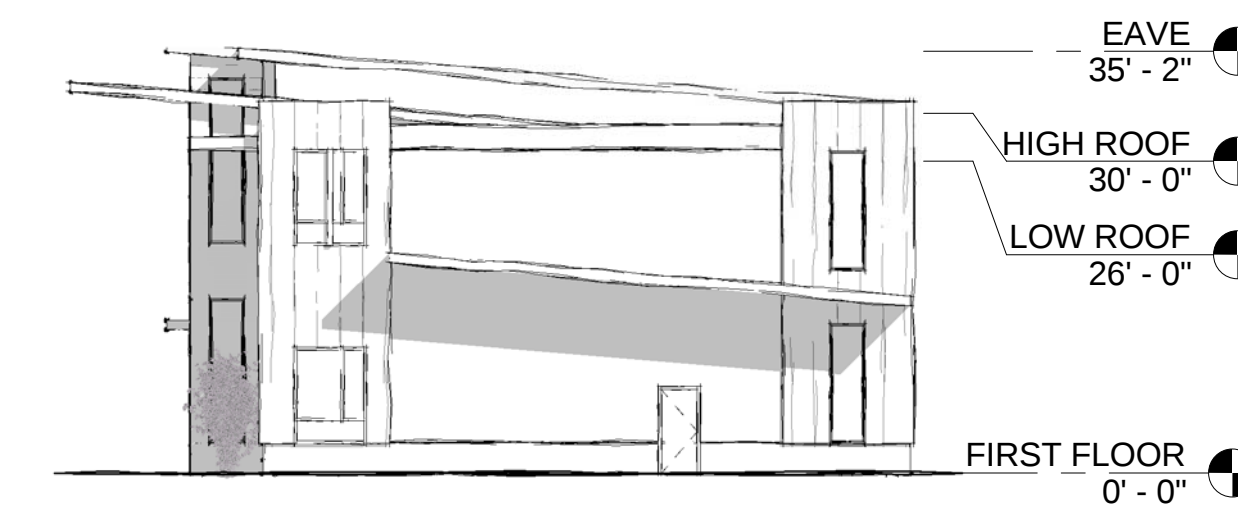
NORTHWEST VIEW

Scale:



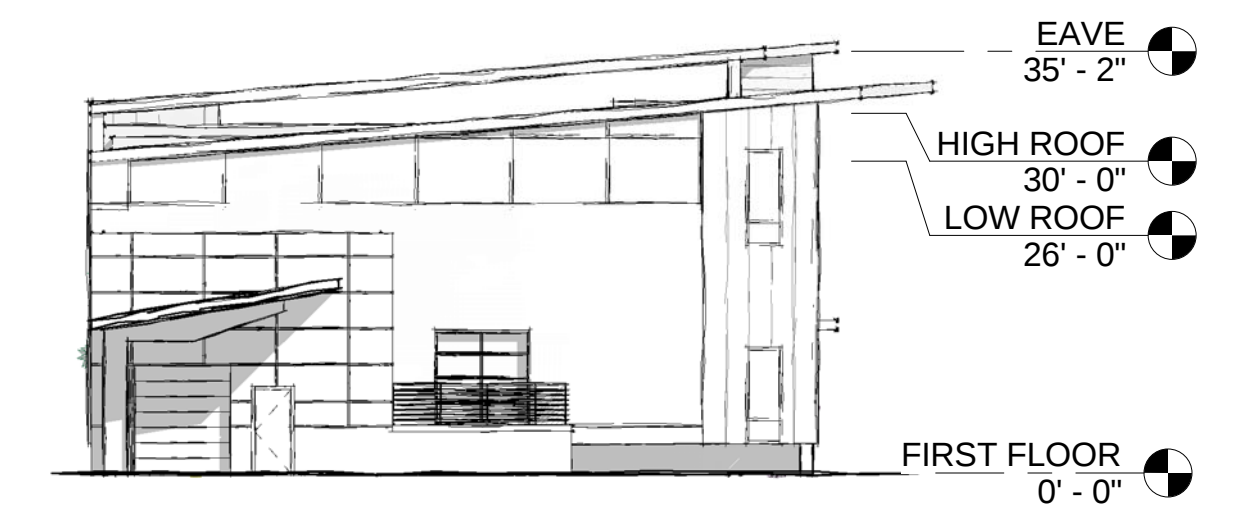
SOUTHWEST VIEW

Scale:



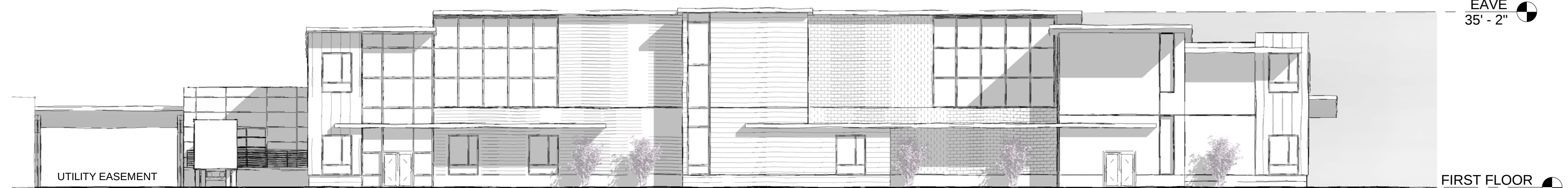
SOUTH ELEVATION

Scale: 1/16" = 1'-0"



NORTH ELEVATION

Scale: 1/16" = 1'-0"



WEST ELEVATION

Scale: 1/16" = 1'-0"

HEARTLAND VET SUPPLY - REZONING

**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: Heartland Veterinary Supply Rezoning

Project Address: Lots 6,7,8 on Outrigger Avenue; 401 W. 33rd St. Within City Limit ☒ Yes ☐ No

Existing Zoning: Residential Proposed Zoning / Use: Commercial

Existing Comprehensive Plan Designation: Commercial/Retail and Suburban Residential Gross Area: 83,735 sq ft; 1.92 Acres

Legal Description: Lots 6-8, Block 2, Lakeway Plaza, Subdivision Number of Lots: 5
City of Hastings, Adams Co, Nebraska

APPLICANT INFORMATION

Applicant: Christy Schutte Company: Heartland Veterinary Supply

Address: 401 W 33rd Street Tel: 402-463-2090 Fax: 402-463-2115

City: Hastings State: NE Zip: 68901 Email: christy@hvr.com

Property Owner: Foote Realty Company: Foote Realty

Address: 3203 Osborne Dr West Tel: 402.462.5181 Fax: 402.462.7202

City: Hastings State: NE Zip: 68901 Email: bfoote@biggace.com

Key Contact: Bob Foote, Jr. Company: Foote Realty

Address: 3203 Osborne Dr West Tel: 402.462.5181 Fax: 402.462.7202

City: Hastings State: NE Zip: 68901 Email: bfoote@biggace.com

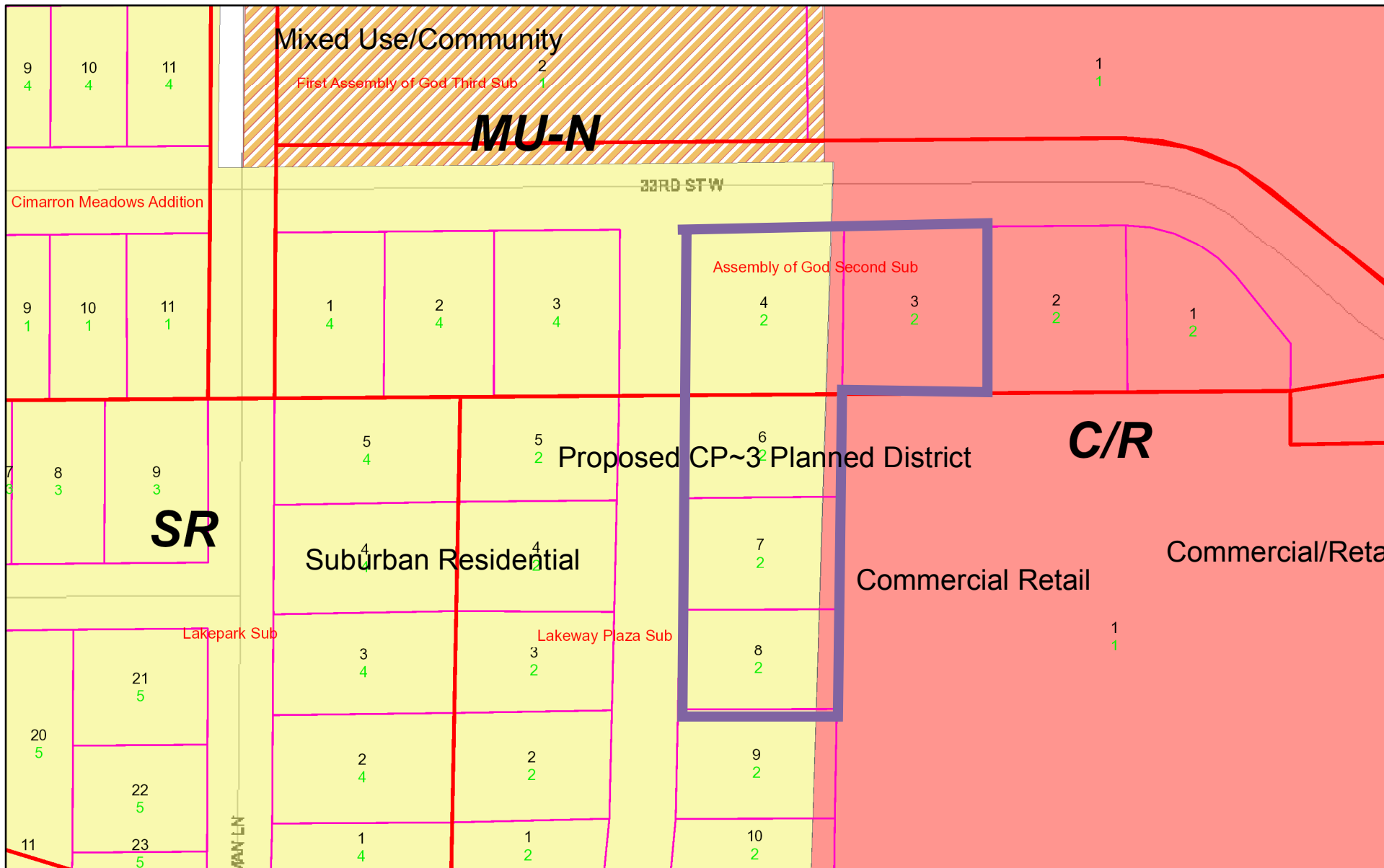
I hereby acknowledge that all information provided with this application is true to the best of my knowledge.

Robert F. Foote 10/31/16 C Schutte 10/31/16
Property Owner Signature Date Applicant Signature Date

DEPARTMENTAL USE ONLY

Fees: \$1,250.00 Receipt No. _____

Accepted by Staff: [Signature] Case No. 16-036
Signature



Legend

Runways

SUBDIVISIONS

LOTS

City boundary

ETJ boundary

Urban Residential

Mixed-Use - Neighborhood

Mixed-Use - Community

Mixed-Use Downtown

Commercial/Retail

Employment

Public / Semi-Public

Parks & Recreation

Agriculture

South Burlington Overlay

Highway 6 Overlay

Urban Industrial Overlay

Future Land Use

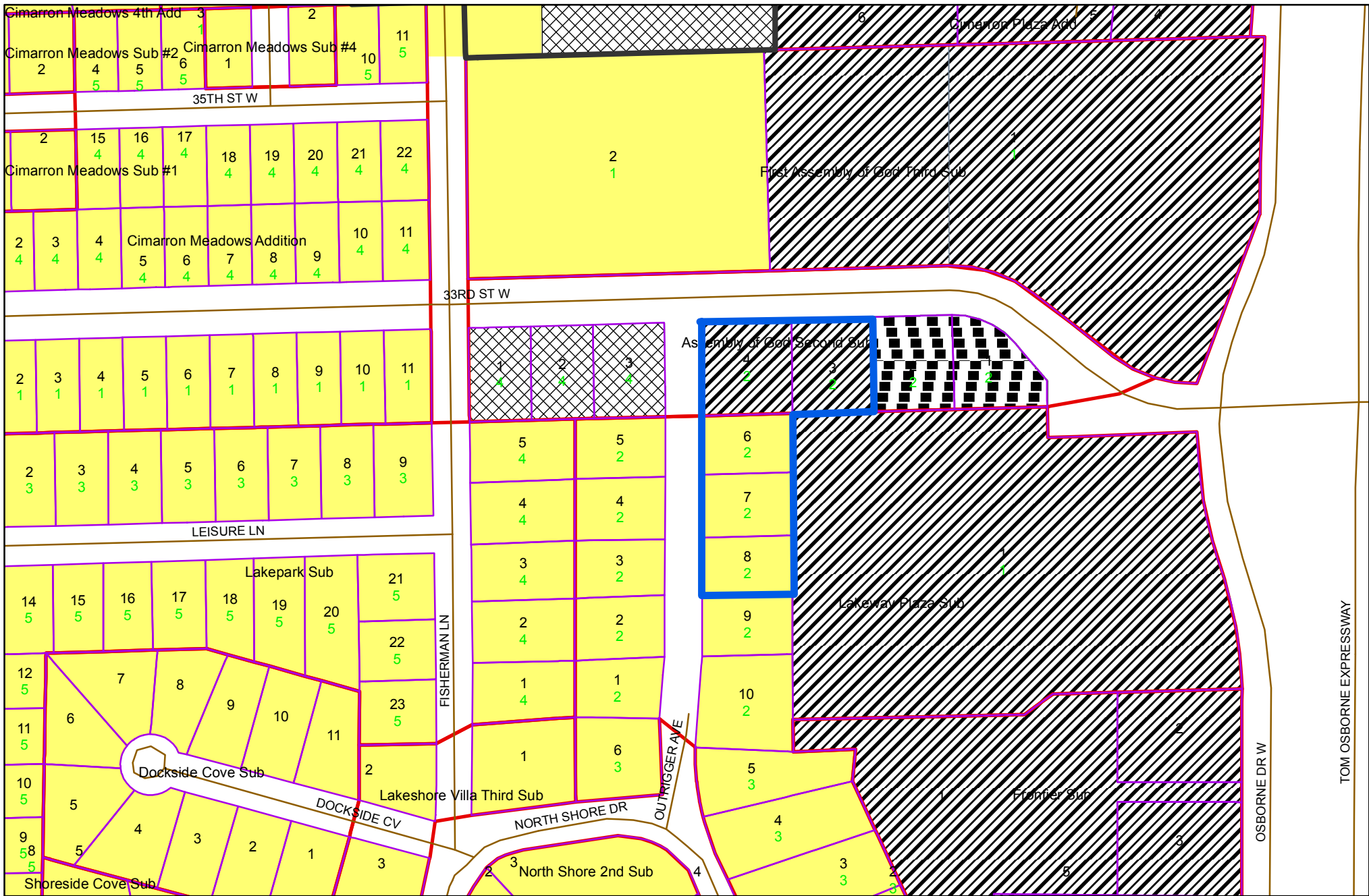
Rural Residential

Suburban Residential

Heartland Vet Supply Proposed CP3 Site Future Land Use

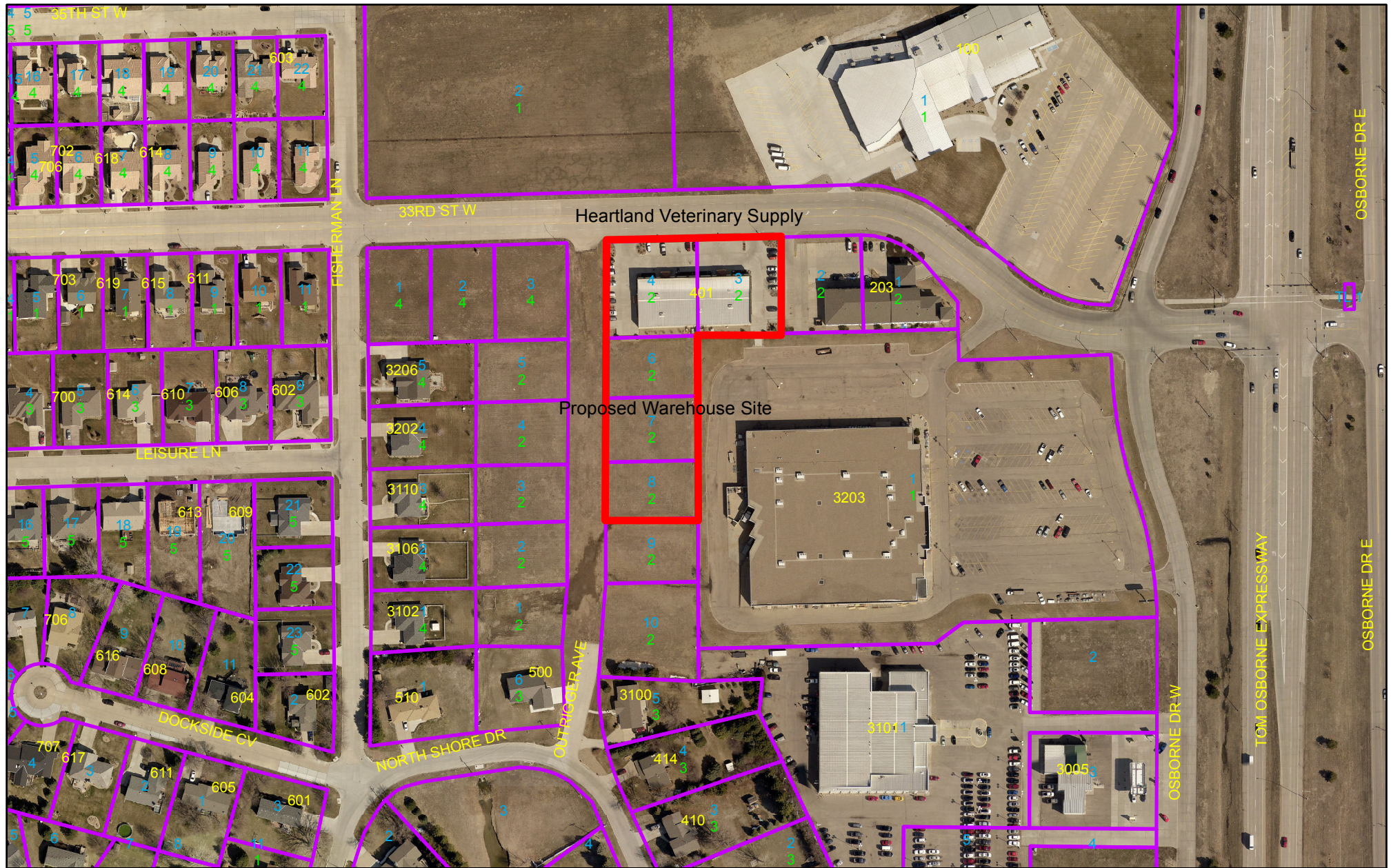
November 9, 2016

This map is to be used for reference purposes only. Legal Survey Title Search is necessary for precise information.



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

Heartland Veterinary Supply Proposed Planned District **City of Hastings Zoning**



Legend

- Parcels
- Subdivisions
- Legal_Lots
- Limits
- TwoMile

Heartland Veterinary Supply 401 W. 33rd St.

Aerial Map

City of Hastings

This map is for illustration only.



ORDINANCE NO. 4498

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

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

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

Lots 6,7 & 8 in Block 2 of Lakeway Plaza Subdivision, City of Hastings, Adams County, Nebraska; and Lot 4 in Block 2 of Assembly of God Second Subdivision, City of Hastings, Adams County, Nebraska.

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

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

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

SECTION 4. This ordinance shall take effect and be in full force from and after its passage, approval and pamphlet form, said effective date being the ____ day of

_____, 2016, and this ordinance shall not be included in the Hastings City Code Book.

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

ATTEST:

Mayor

City Clerk

(S E A L)

APPROVED TO FORM:

City Attorney

Date

City Surveyor

Date

Department: Development Services
Staff Contact: Mark Evans
Planning Commission Meeting Date: 11/21/2016
File No: 2016-037
Prepared By: Mark Evans, Building Inspector

AGENDA ITEM SUMMARY SHEET

Description of Item:

Request of Heartland Veterinary Supply to re-zone Lots 6,7 & 8 in Block 2 of Lakeway Plaza Subdivision from R-1 Urban Single Family Residential District to CP-3 Commercial Planned Business District;
and to re-zone Lots 3 & 4 in Block 2 of Assembly of God Second Subdivision, from C-3 Commercial Business to CP-3 Commercial Planned Business District.

Names of People/Business affected by this action:

Heartland Veterinary Supply, the neighbors, and the City of Hastings

Why Planning Commission action is required:

Planned Districts and re-zone applications require a public hearing and recommendation to City Council by the Planning Commission.

Type of action requested:

Ordinance

Suggested motion:

Deadlines associated with action:

Department head comments:

This is a request to re-zone three residential lots to a commercial planned district to allow Heartland Veterinary Supply to construct a new warehouse/office building of approximately 20,000 sq ft to complement the current 14,000 sq ft facility located on west 33rd Ave.

The three lots for the proposed building are currently zoned R-1 Urban Single Family Residential.

Heartland Veterinary Supply (HVS) will purchase all 10 of the vacant lots that front on Outrigger Avenue. The remaining 7 lots will remain R-1 Urban Single Family Residential.

When staff met with HVS to discuss this project and the re-zone request, staff suggested a planned district to allow control of the site, and to limit potential commercial uses so that potentially higher intensity uses would need further review and a public hearing before they could be constructed.

The current plan proposes a relatively low intensity office/warehouse building.

This project abuts Commercial C-3 zoned property on the east, where the Big G Store is located.

The current HVS building on west 33rd St. is also zoned C-3 Commercial. This action would expand the commercial zoning into Block 2 of Lakeway Plaza Subdivision.

From a planning standpoint, this is a slight encroachment into a residential area, however, the lots most affected are not developed and would be owned by Heartland Veterinary Supply. Any future homeowners would see the already developed office/warehouse and would not be 'blindsided' by a commercial development next door or across the street.

Staff has reviewed the application and proposed site. The proposed use would have 10 employees, which would require 5 off-street parking spaces. 10 spaces are provided. There is also a loading berth required, which is provided on the north end of the new building. The landscaping is less than required for a typical commercial site. The required buffer on the south, abutting the next residential lot is shown as 20 feet in width; 30 feet is required in the base district standards, however, a privacy fence is also provided, which will mitigate headlight glare. A 20 foot wide buffer is also provided on the west side between the parking area and the Outrigger Ave. Right-of-Way.

Hastings City Code 34-215 (4), referring to planned districts, states in part, *"This district may be used to provide for and encourage the grouping of business or residential buildings into centers in keeping with modern concepts of office center, service center, shopping centers and industrial park design. The further intent and purpose, shall be to reduce the need for strips of commercial development along thoroughfares and to encourage centers and clusters offering the equivalent in goods and services."*

There is some concern with access to the office/warehouse, and the proposed plan has provided for the future access to the office/warehouse directly from Outrigger Ave. when it is paved.

Staff recommends approval of the CP-3 Commercial Business Planned District subject to the following conditions:

1. Outrigger Avenue shall be paved from 33rd St. south to the paved portion of Outrigger Avenue with a 36' wide concrete curb and gutter street, along with necessary water, sewer and storm sewer;
OR
1. Lots 6, 7 & 8 in Block 2 of Lakeway Plaza Subdivision and Lots 3 & 4 in Block 2 of Assembly of God Second Subdivision shall be platted into one lot.
2. The parking area facing west shall be provided with either a solid fence or landscaping that will

prevent light trespass onto the properties to the west.

3. The 20 foot wide buffer on the south end of the property is approved and shall be landscaped in accordance with Hastings City Code 34-305. The privacy fence shall be constructed on the south property line, not less than 4 feet in height.

4. All other site and foundation plantings shall be in accordance with the minimum requirements of Hastings City Code 34-305.

5. The trash dumpster shall be enclosed.

6. This planned district shall be subject to review if the number of trucks exceeds the proposed number of trucks by more than 100%.

Recommendation:

Heartland Veterinary Supply and Pharmacy (HVS) Rezoning Narrative

The Applicant for this rezoning initiative is Heartland Veterinary Supply and Pharmacy. (HVS). HVS is a wholly-owned subsidiary of Healthy Pets, Inc., which through its affiliates are the owner and/or operator of several pet health supply stores nationwide.

HVS is seeking approval to rezone .975 acres of the 3.38 acre property from its current designation of Residential (R) to Commercial (C) in order to redevelop Lots 6,7, & 8 of the 10 lot property into an extension of their world class pet health supply facilities. The proposed mixed use office-warehouse will be an excellent addition to the many diverse offerings of Hastings, while creating new jobs and additional tax revenues.

The historical and current use of the property is vacated land. The current configuration includes 10 platted residential sized lots with the allowance for Outrigger Ave. to continue north bound to 33rd St. W. The .975 acre site is located on proposed Outrigger Ave. with adjacencies to Big 'G' Ace to the east and the existing HVS Facility to the north. The property is bordered by classifications of Urban Single Family Residential (R-1) to the West, Commercial Business District (C-3) to the North and East and Urban Single Family Residential (R-1) to the south.

The HVS mixed use office-warehouse expansion will operate year round. Hours of operation for the warehouse are proposed to be 7:30am through 5:30 pm, Monday through Friday. The redevelopment plan would include a total of 20,000 SF of mixed use office-warehouse space. By comparison, there is currently 14,000 SF of HVS facilities to the north. The proposed use should have little or no additional impact on public facilities (public safety, etc.) above the current zoning of the property. Access to the property will remain at its current location off 33rd St. W. Signage, landscape, and hardscape improvements will enhance and promote the project's theming throughout the development. The project is anticipated to be completed in two phases with the warehouse being one phase and the residential lots as another, although HVS may choose to develop all phases simultaneously.

The proposed project is located within Lakeway Plaza and immediately adjacent to Lakepark Subdivision as well as First Assembly of God Third Subdivision. These subdivisions represent a combination of commercial, office, residential and community service uses. The redevelopment of the property into custom residential and commercial space will continue the recent trend of enhancements to the area. The Comprehensive Plan designates this portion of these subdivisions as "North Growth Pattern", "Urban Single Family Residential", "Mixed-Use Neighborhood", and "Commercial Retail". Clearly a Commercial zoning that carries a residential theme for the intended 3 small lots 6,7, and 8 meets the intent of the Plan.

HVS's architectural theme is based on "Modern Contemporary Style" architecture and the entire property will follow a natural design approach that incorporates preservation of the property's natural resources and emphasizes low impact design solutions to the greatest extent possible. Additional parking areas will be well screened and buffer areas will be maintained or enhanced around the perimeter of the property. Any single family development on Outrigger Ave. shall follow a similar role to that of the building. Single family structure heights shall be observed to be in compliance with adjacent properties to the west and south.

Heartland Veterinary Supply and Pharmacy (HVS) Rezoning Narrative -cont'd

The proposed use should create additional revenues to the City and County through property taxes. At peak operating times, the proposed facility will employ as many as 10 employees. To the best of our knowledge there is no other architectural style of this type in the Hastings market area which should create a unique demand proposition for the property's ongoing success just as shown in the adjacent Cimarron Meadows Addition.

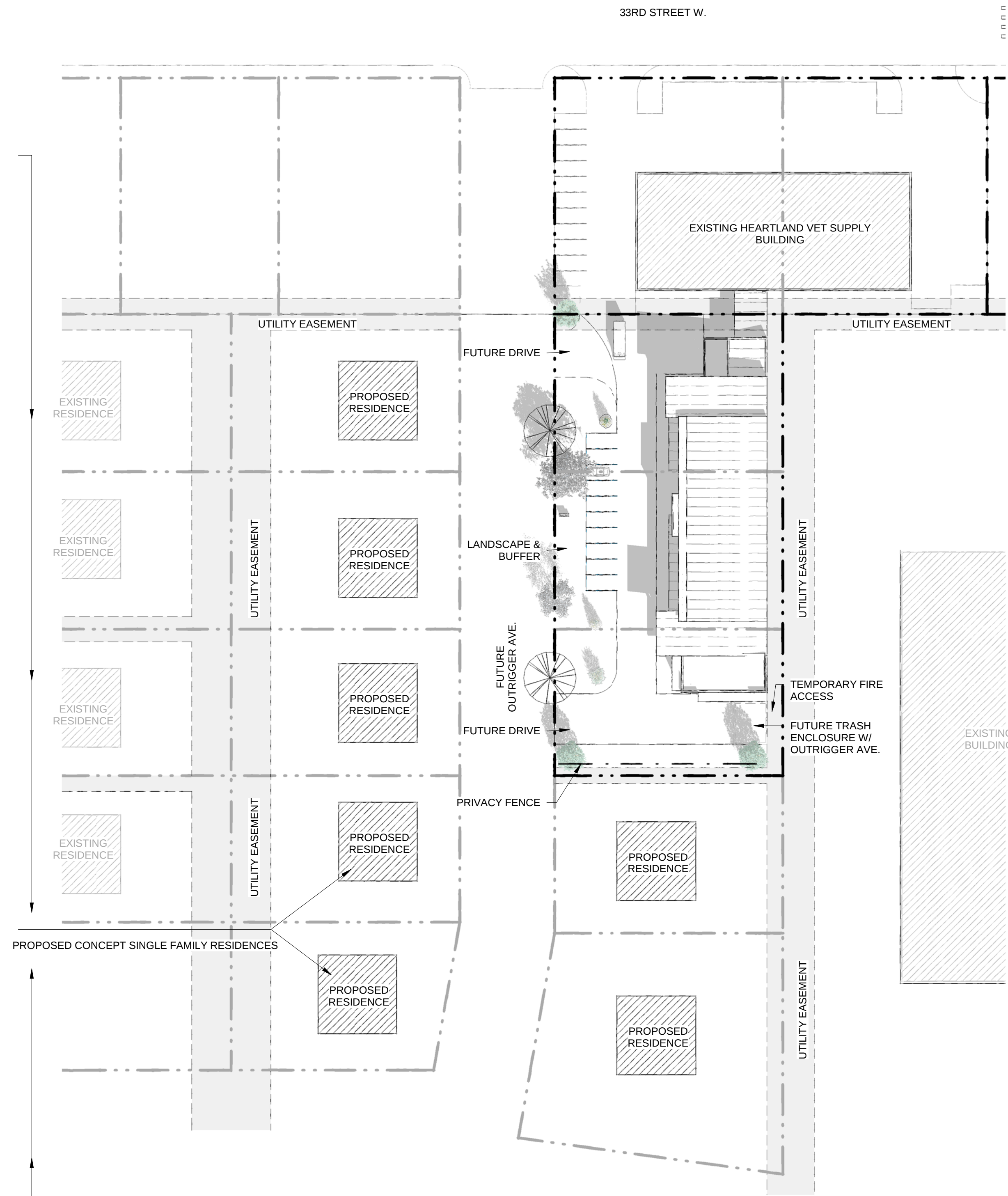
The property is well located off major thoroughfares and within two miles of the City Fire Department. The new building will meet current life safety code requirements. Emergency and fire lanes will be maintained as well as multiple building access points for fire and rescue vehicles.

All public utilities are in place to serve the property. There is adequate supply of potable water from the City of Hastings as well as sanitary sewer capacity from the City of Hastings. Other utility providers include; Hastings Utilities for electrical, Hastings Utilities for natural gas, Charter Communications for cable and internet and Glenwood for telephone.

While a traffic study has not been conducted, the traffic conditions are expected to be similar to the existing use since the proposed development will utilize the existing curb cut on 33rd St.W. for business use. Once Outrigger Ave. is developed, the proposed mixed use office-warehouse will have two curb cut driveways on the east side of the street both at the north and south extents of the property.

Existing buffers around the property will be maintained in all cases. The mixed use office-warehouse and associated features may be located within 50' from the western property line, as shown on the Rezoning Site Plan. Screening and architectural treatment of the warehouse will be used to mitigate the visual impact to / from adjacent properties to the extent reasonably feasible and to develop a consistent theme to the residential neighborhood. The proposed mixed use office-warehouse will appropriately transition the current C-3 Zoning into a more residential-scaled theme to carry through to proposed single family residences. HVS may require covenants to the development to enforce its design cohesiveness on Outrigger Ave. The mixed use office-warehouse structure shall serve as a transition between the large-scale commercial developments to the east and the single family structures to the west.

Heartland Veterinary Supply and Pharmacy appreciates this opportunity to present the above items and information and we look forward to becoming a more integral member of the Hastings community.



SITE PLAN
Scale: 1" = 50'-0"



PROJECT LOCATION
PROJECT EXTENTS



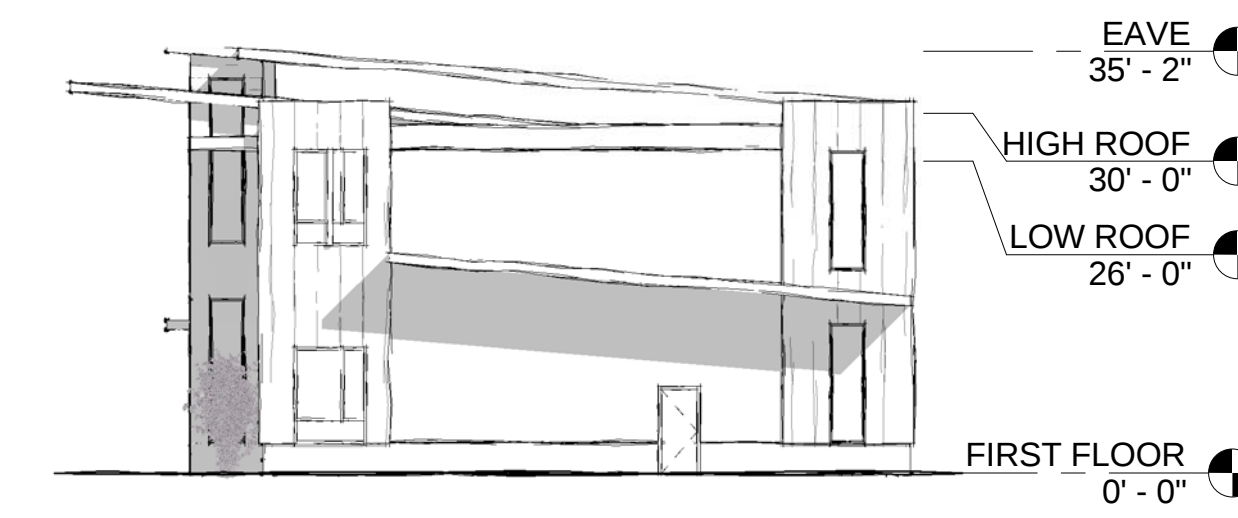
NORTHWEST VIEW

Scale:



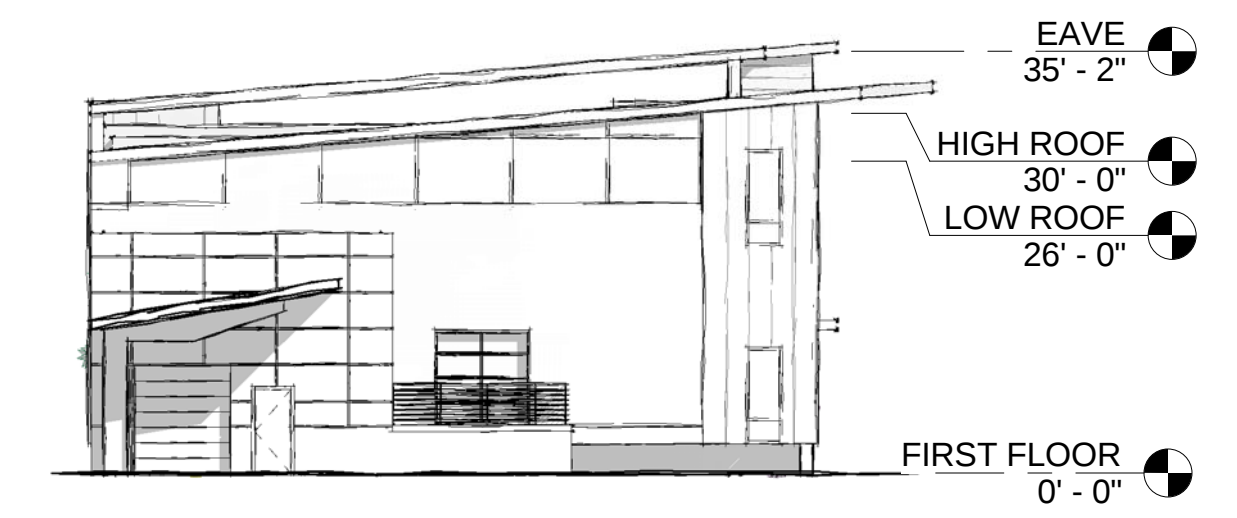
SOUTHWEST VIEW

Scale:



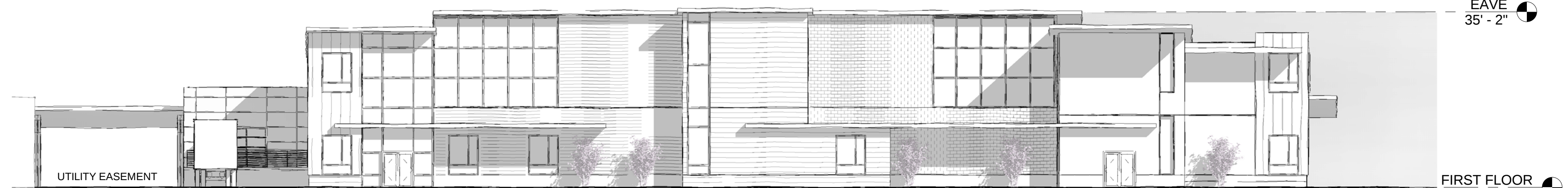
SOUTH ELEVATION

Scale: 1/16" = 1'-0"



NORTH ELEVATION

Scale: 1/16" = 1'-0"



WEST ELEVATION

Scale: 1/16" = 1'-0"

HEARTLAND VET SUPPLY - REZONING

**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: Heartland Veterinary Supply Rezoning

Project Address: Lots 6,7,8 on Outrigger Avenue; 401 W. 33rd St. Within City Limit ☒ Yes ☐ No

Existing Zoning: Residential Proposed Zoning / Use: Commercial

Existing Comprehensive Plan Designation: Commercial/Retail and Suburban Residential Gross Area: 83,735 sq ft; 1.92 Acres

Legal Description: Lots 6-8, Block 2, Lakeway Plaza, Subdivision Number of Lots: 5
City of Hastings, Adams Co, Nebraska

APPLICANT INFORMATION

Applicant: Christy Schutte Company: Heartland Veterinary Supply

Address: 401 W 33rd Street Tel: 402-463-2090 Fax: 402-463-2115

City: Hastings State: NE Zip: 68901 Email: christy@hvr.com

Property Owner: Foote Realty Company: Foote Realty

Address: 3203 Osborne Dr West Tel: 402.462.5181 Fax: 402.462.7202

City: Hastings State: NE Zip: 68901 Email: bfoote@biggace.com

Key Contact: Bob Foote, Jr. Company: Foote Realty

Address: 3203 Osborne Dr West Tel: 402.462.5181 Fax: 402.462.7202

City: Hastings State: NE Zip: 68901 Email: bfoote@biggace.com

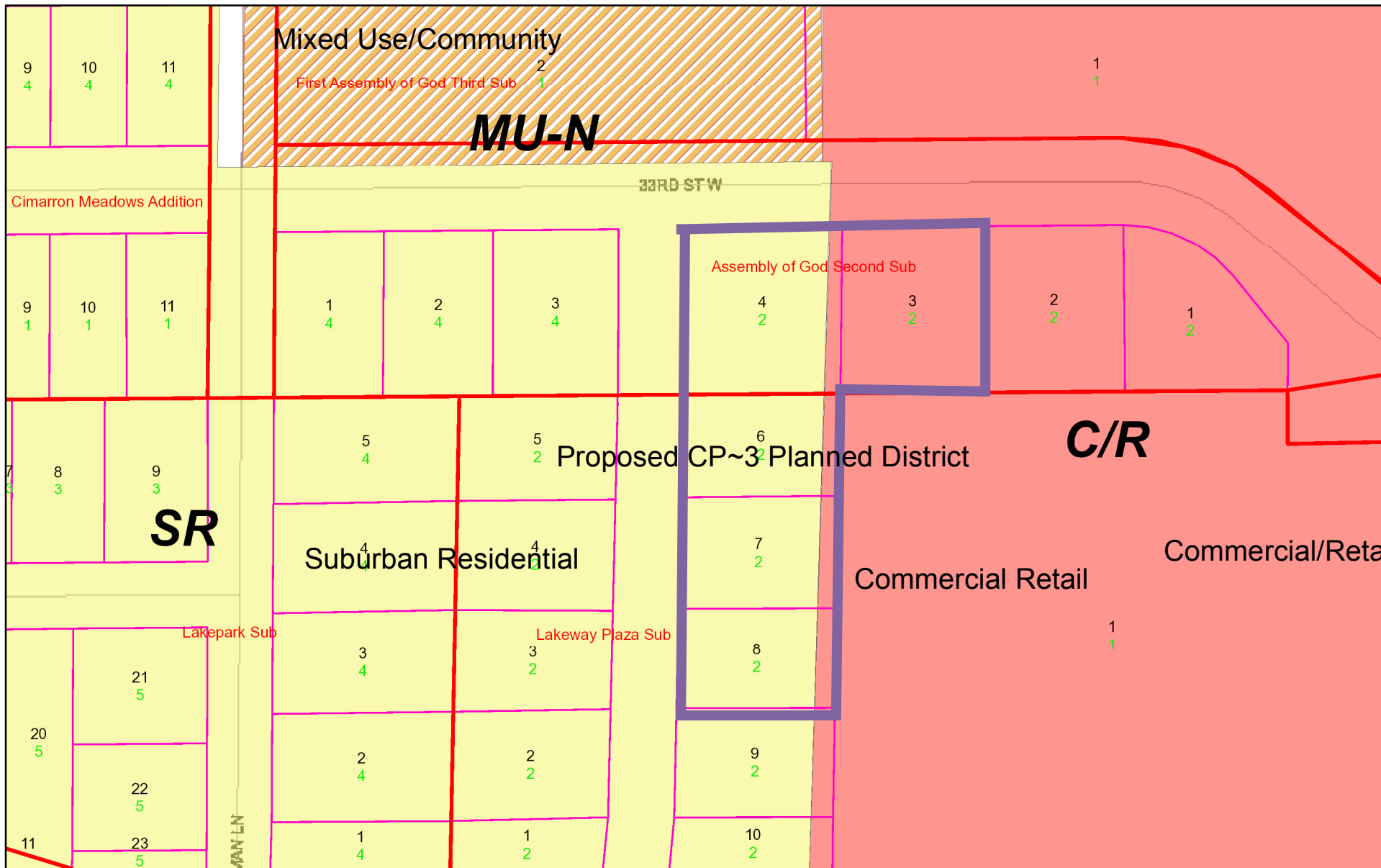
I hereby acknowledge that all information provided with this application is true to the best of my knowledge.

Robert F. Foote 10/31/16 C Schutte 10/31/16
Property Owner Signature Date Applicant Signature Date

DEPARTMENTAL USE ONLY

Fees: \$1,250.00 Receipt No. _____

Accepted by Staff: [Signature] Case No. 16-036
Signature

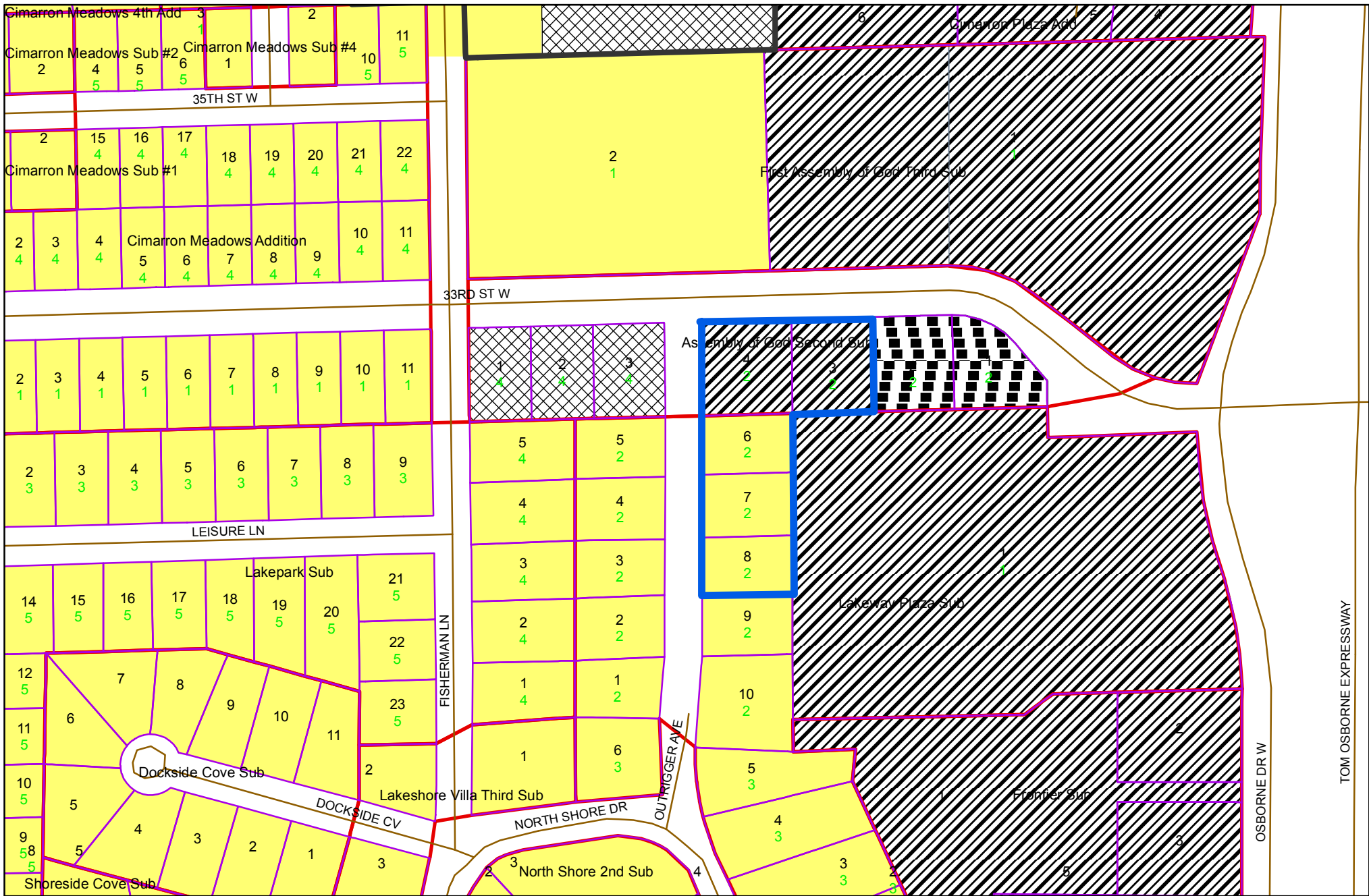


Legend					
	Runways		Urban Residential		Agriculture
	SUBDIVISIONS		Mixed-Use - Neighborhood		South Burlington Overlay
	LOTS		Mixed-Use - Community		Highway 6 Overlay
	City boundary		Mixed-Use Downtown		Urban Industrial Overlay
	ETJ boundary		Commercial/Retail		
Future Land Use			Employment		
	Rural Residential		Public / Semi-Public		
	Suburban Residential		Parks & Recreation		

Heartland Vet Supply Proposed CP3 Site Future Land Use

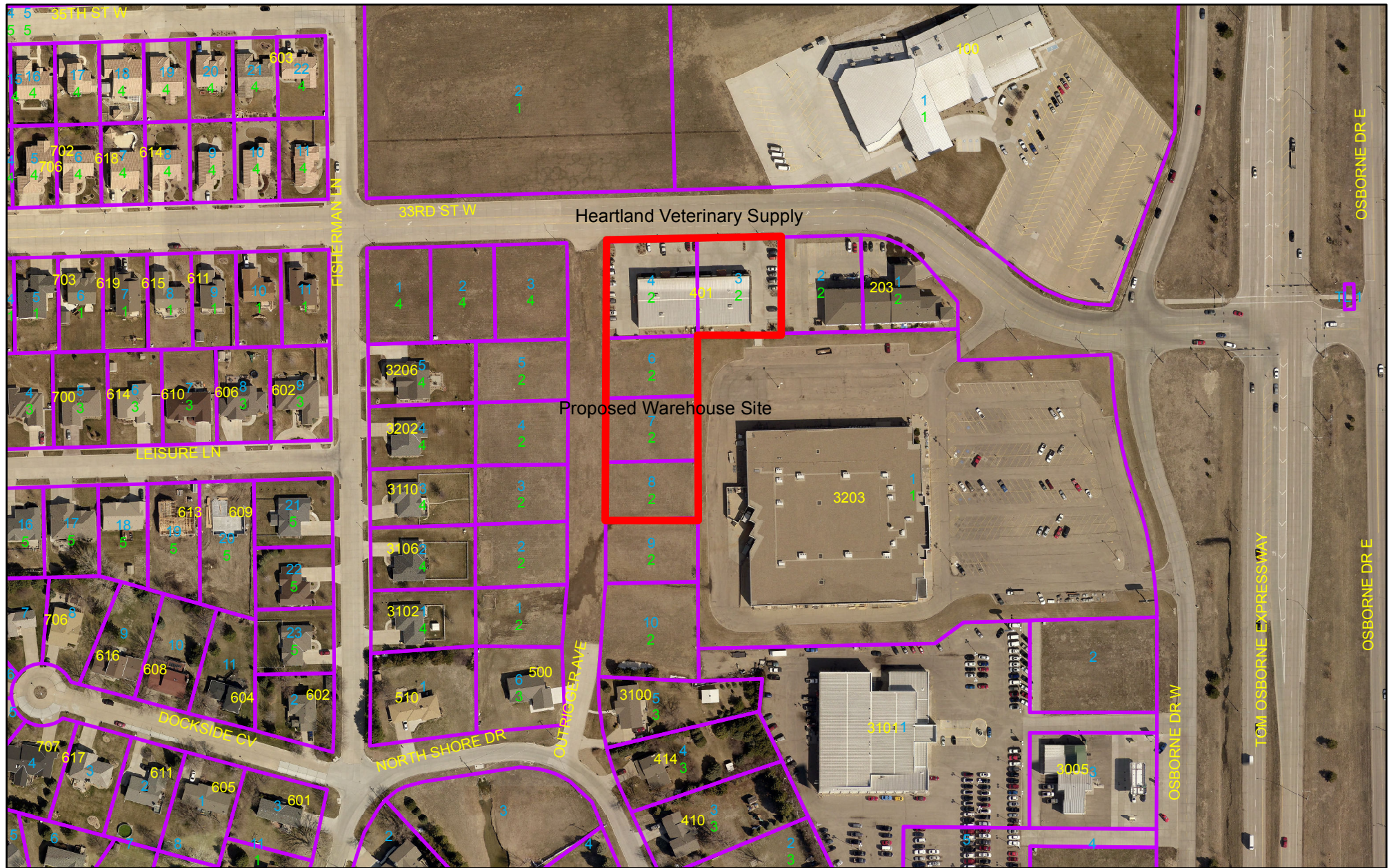
November 9, 2016

This map is to be used for reference purposes only. Legal Survey Title Search is necessary for precise information.



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

Heartland Veterinary Supply Proposed Planned District **City of Hastings Zoning**



Legend

- Parcels
- Subdivisions
- Legal_Lots
- Limits
- TwoMile

Heartland Veterinary Supply 401 W. 33rd St.

Aerial Map

City of Hastings

This map is for illustration only.



ORDINANCE NO. 4499

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

Lots 6, 7 and 8, Block 2 of Lakeway Plaza Subdivision, City of Hastings, Adams County, Nebraska; and Lots 3 and 4, Block 2 of Assembly of God Second Subdivision, City of Hastings, Adams County, Nebraska;

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

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

SECTION 1. That the property legally described as: Lots 6, 7 and 8, Block 2 of Lakeway Plaza Subdivision, City of Hastings, Adams County, Nebraska; and Lot 4, Block 2 of Assembly of God Second Subdivision, City of Hastings, Adams County, Nebraska, is currently zoned R-1 Urban Single Family Residential, be and the same is hereby rezoned to CP-3 Commercial Business Planned District.

SECTION 2. That the property legally described as: Lot 3, Block 2 of Assembly of God Second Subdivision, City of Hastings, Adams County, Nebraska. is currently zoned C-3 Commercial Business District, be and the same is hereby rezoned to CP-3 Commercial Business Planned District.

SECTION 3. That the CP-3 Commercial Business Planned District described in Section 1 and Section 2 of this Ordinance shall comply with all of the following conditions:

- 1.** Outrigger Avenue shall be paved from 33rd Street south to the paved portion of Outrigger Avenue.
- 2.** The property described in Section 1 and Section 2 of this ordinance be combined into one lot through the City of Hastings administrative plat process: Lots 6, 7 and 8, Block 2 of Lakeway Plaza Subdivision, City of Hastings, Adams County, Nebraska; and Lots 3 and 4, Block 2 of Assembly of God Second Subdivision, City of Hastings, Adams

County, Nebraska.

3. The development and all improvements shall be constructed in accordance with the approved plan presented to the Hastings City Council.
4. The parking area facing west shall be provided with either a solid fence or landscaping that will prevent light trespass onto the properties to the west.
5. The 20-foot wide buffer on the south end of the property is approved and shall be landscaped in accordance with Hastings City Code 34-305. The privacy fence shall be constructed on the south property line, not less than 4 feet in height.
6. All other site and foundation plantings shall be in accordance with the minimum requirements of Hastings City Code 34-305.
7. The trash dumpster shall be enclosed.
8. This planned district shall be subject to review if the number of trucks exceeds the proposed number of trucks by more than 100%.

SECTION 4. That the City Engineer is hereby directed to cause the official zoning district map of the City of Hastings, Nebraska to be changed in accordance with the foregoing provisions.

SECTION 5. That any ordinance passed and approved prior to the passage, approval and publication or posting of this ordinance, and in conflict with its provisions, is hereby repealed.

SECTION 6. This ordinance shall take effect and be in full force from and after its passage, approval and pamphlet form, said effective date being the _____ day of _____, 2016, and this ordinance shall not be included in the Hastings City Code Book.

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

ATTEST:

Mayor

City Clerk

(S E A L)

APPROVED TO FORM:

City Attorney

Date

City Surveyor

Date

Department: Development Services
Staff Contact: Mark Evans
Planning Commission Meeting Date: 11/21/2016
File No: 2016-038
Prepared By: Mark Evans, Building Inspector

AGENDA ITEM SUMMARY SHEET

Description of Item:

Preliminary/Final Plat of AGP Grain Subdivision

Names of People/Business affected by this action:

AGP, the neighbors and the City of Hastings.

Why Planning Commission action is required:

All plats within the City of Hastings and its 2-mile extraterritorial jurisdiction require Planning Commission action.

Type of action requested:

Motion

Suggested motion:

Deadlines associated with action:

None.

Department head comments:

AGP Grain Subdivision is a proposed preliminary/final plat of approximately 7.72 acres on previously un-platted ground. The preliminary/final plat conforms to City Code as it is zoned I-1, Light Industrial and this district does not have a minimum lot size. There is no dedication of Right-of-Way since the State of Nebraska has already acquired the necessary Right-of-Way for US Highway 6, upon which this lot fronts. There is one new 20 foot wide easement for utilities along the south property line. There are two existing easements in relation to this plat. There is one 60 foot wide utility easement running north and south through this lot. There is a 40 foot wide perpetual access easement immediately adjacent to this lot on the south, which provides access to the Garvey Grain Elevator.

Staff has no issues regarding this plat.

AGP is platting this subdivision in order to potentially sell the property for future development by another party.

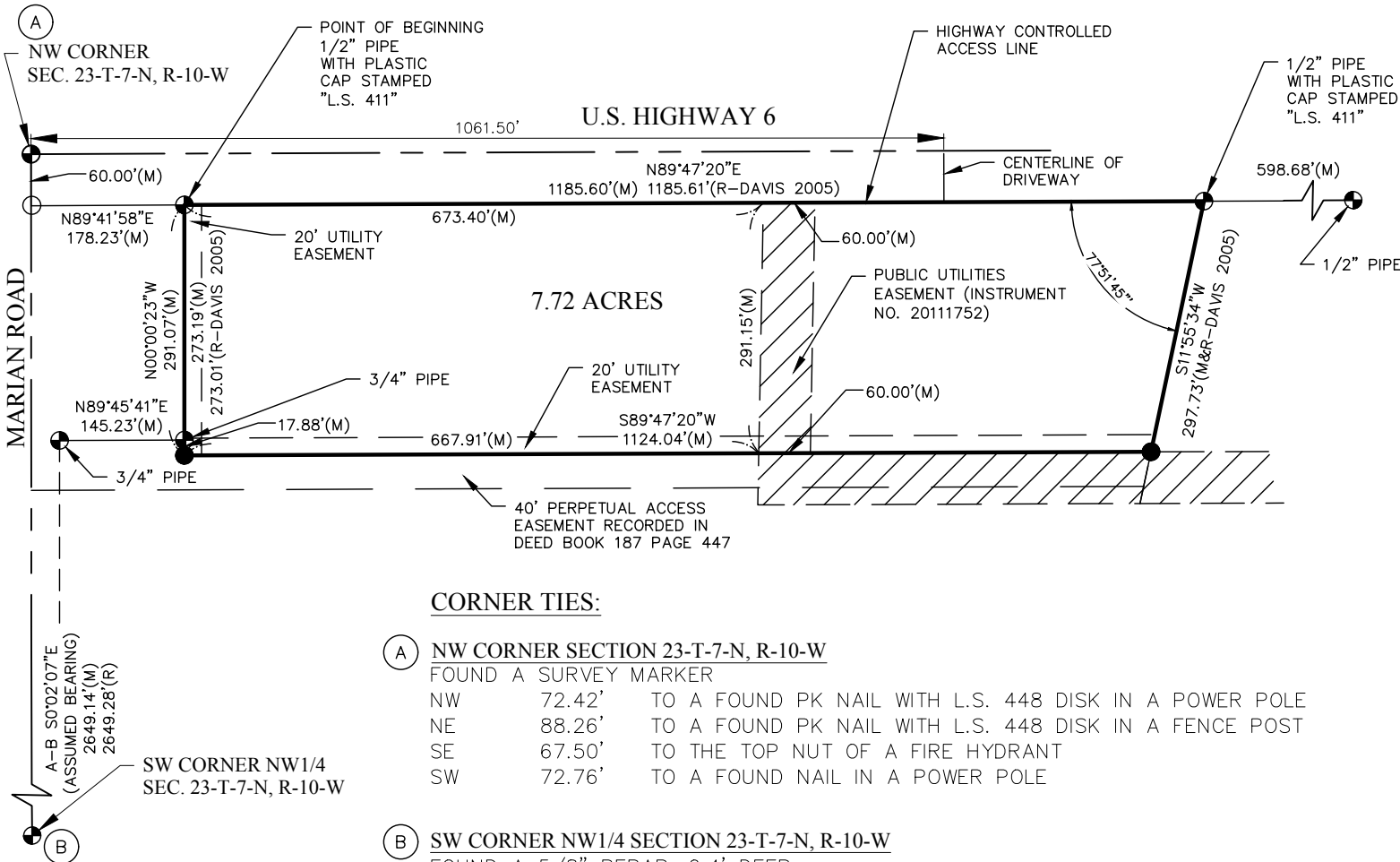
Recommendation:

Staff recommends approval of AGP Grain Subdivision.

PRELIMINARY/FINAL PLAT

AGP GRAIN SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 23,
TOWNSHIP 7 NORTH, RANGE 10 WEST OF THE SIXTH P.M.,
WITHIN THE TWO MILE LIMITS OF THE
CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA



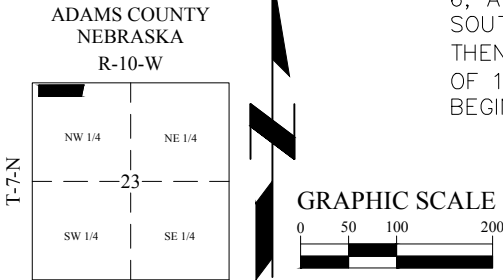
CORNER TIES:

- (A) **NW CORNER SECTION 23-T-7-N, R-10-W**
FOUND A SURVEY MARKER
- | | | |
|----|--------|---|
| NW | 72.42' | TO A FOUND PK NAIL WITH L.S. 448 DISK IN A POWER POLE |
| NE | 88.26' | TO A FOUND PK NAIL WITH L.S. 448 DISK IN A FENCE POST |
| SE | 67.50' | TO THE TOP NUT OF A FIRE HYDRANT |
| SW | 72.76' | TO A FOUND NAIL IN A POWER POLE |
- (B) **SW CORNER NW1/4 SECTION 23-T-7-N, R-10-W**
FOUND A 5/8" REBAR, 0.4' DEEP
- | | | |
|----|--------|--|
| E | 32.92' | FOUND A 1/2" PIPE |
| W | 34.42' | TO A FOUND NAIL "X" IN A POWER POLE |
| SW | 42.72' | TO A FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "RM 2007" |
| NE | 39.50' | TO A GAS LINE MARKER POST |
| W | 32.95' | TO A FOUND 1" PIPE |

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 10 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 10 WEST; THENCE S0°02'07"E (ASSUMED BEARING) ON THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 60.00 FEET; THENCE N89°41'58"E, A DISTANCE OF 178.23 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 6, ALSO BEING THE POINT OF BEGINNING; THENCE N89°47'20"E CONTINUING ON SAID SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 6, A DISTANCE OF 1185.60 FEET; THENCE S11°55'34"W, A DISTANCE OF 297.73 FEET; THENCE S89°47'20"W, A DISTANCE OF 1124.04 FEET; THENCE N00°00'23"W, A DISTANCE OF 291.07 FEET TO THE POINT OF BEGINNING, CONTAINING 7.72 ACRES, MORE OR LESS.

VICINITY SKETCH



NOTE: ALL BEARINGS ARE ASSUMED.

LEGEND

- MONUMENT FOUND
- MONUMENT SET
- CALCULATED POINT
- D DEEDED DISTANCE
- G GOVERNMENT DISTANCE
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE

DATE	11/3/15
SCALE	1"=200'
DRAWN	KSL
JOB NO.	R151580
FIELD BOOK	HASTINGS #54
FIELD WORK	TK/JG
SHEET	1 OF 3
FILE NO.	

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

SURVEYOR'S REPORT:

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

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

SURVEYOR'S CERTIFICATE:

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

THOMAS L. KRUEGER, LS 448



PRELIMINARY/FINAL PLAT

AGP GRAIN SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 23,
TOWNSHIP 7 NORTH, RANGE 10 WEST OF THE SIXTH P.M.,
WITHIN THE TWO MILE LIMITS OF THE
CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENT THAT DOUGLAS BROWN OF AGP GRAIN MARKETING, L.L.C., THE OWNERS OF THE LAND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAS CAUSED THE SAME TO BE SURVEYED, PLATTED, AND DESIGNATED AS AGP GRAIN SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 10 WEST OF THE SIXTH P.M., WITHIN THE TWO MILE LIMITS OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, AND DO HEREBY FREELY AND VOLUNTARILY DEDICATE THE STREETS AND EASEMENTS AS SHOWN HEREON TO THE PUBLIC FOR THEIR USE FOREVER AND THE EASEMENTS AS SHOWN THEREON FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE OF PUBLIC SERVICE UTILITIES FOREVER, AND THAT THE FOREGOING ACTION IS DONE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

SIGNED THIS _____ DAY OF _____, 2016.

AGP GRAIN MARKETING, L.L.C.

DOUGLAS BROWN

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
)SS
COUNTY OF ADAMS)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME DOUGLAS BROWN, OF AGP GRAIN MARKETING, L.L.C., TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE OWNER’S CERTIFICATE AND WAIVER FOR STREET GRADES ON THIS PLAT OF AGP GRAIN SUBDIVISION, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS OWN FREE WILL AND ACCORD AS SAID OWNER. I HEREBY SET MY HAND AND AFFIXED NOTORIAL SEAL.

SIGNED THIS _____ DAY OF _____, 2016.

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

NOTARY

SUPERVISOR'S ACCEPTANCE

THE BOARD OF SUPERVISORS OF ADAMS COUNTY, NEBRASKA DO HEREBY ACCEPT THE DEDICATION OF THE STREETS AND EASEMENTS SHOWN ON THIS PLAT OF AGP GRAIN SUBDIVISION FOR THE USE OF THE PUBLIC. THIS ACCEPTANCE DOES NOT ASSIGN ANY RESPONSIBILITY FOR ANY CONSTRUCTION OR MAINTENANCE OF STREETS OR EASEMENTS WITHIN THE BOUNDARIES OF THIS SUBDIVISION BY THE COUNTY OF ADAMS, NEBRASKA. SIGNED THIS _____ DAY OF _____, 2016.

CHAIRMAN

ATTEST: ADAMS COUNTY CLERK

WAIVER FOR STREET GRADES

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

AGP GRAIN MARKETING, L.L.C.

DOUGLAS BROWN

HASTINGS PLANNING COMMISSION

THIS PLAT OF AGP GRAIN SUBDIVISION WITHIN THE TWO MILE LIMITS OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA HAS BEEN SUBMITTED TO AND REVIEWED BY THE HASTINGS PLANNING AND ZONING COMMISSION AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, NEBRASKA, WITH THE RECOMMENDATION THAT SAID PLAT BE _____AS PROPOSED. SIGNED THIS _____ DAY OF _____, 2016.

CHAIRMAN

DIRECTOR OF PLANNING

DATE 11/3/15	
SCALE 1"=200'	
DRAWN KSL	
JOB NO. R151580	
FIELD BOOK HASTINGS #54	
FIELD WORK TK/JG	
SHEET 2 OF 3	
FILE NO.	

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PRELIMINARY/FINAL PLAT

AGP GRAIN SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 23,
TOWNSHIP 7 NORTH, RANGE 10 WEST OF THE SIXTH P.M.,
WITHIN THE TWO MILE LIMITS OF THE
CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

CITY ENGINEER'S APPROVAL

I, THE UNDERSIGNED, DO HEREBY APPROVE THIS PLAT OF AGP GRAIN SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 10 WEST OF THE SIXTH P.M., WITHIN THE TWO MILE LIMITS OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA. SIGNED THIS _____ DAY OF _____, 2016.

HASTINGS CITY ENGINEER

CITY OF HASTINGS MAYOR AND CITY COUNCIL APPROVAL

THIS PLAT OF AGP GRAIN SUBDIVISION, A SUBDIVISION WITHIN THE ZONING JURISDICTIONAL LIMITS OF THE CITY OF HASTINGS, NEBRASKA HAS BEEN _____ BY MOTION DULY PASSED THIS _____ DAY OF _____, 2016.

MAYOR

CITY CLERK

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES DUE OR DELINQUENT ON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT OF AGP GRAIN SUBDIVISION AS OF THIS _____ DAY OF _____, 2016.

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 DESCRIPTION ON THIS PLAT.

CITY TREASURER

CITY SURVEYOR'S APPROVAL

I, THE UNDERSIGNED, DO HEREBY APPROVE THIS PLAT OF AGP GRAIN SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 10 WEST, WITHIN THE TWO MILE LIMITS OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA. SIGNED THIS _____ DAY OF _____, 2016.

CITY SURVEYOR

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.

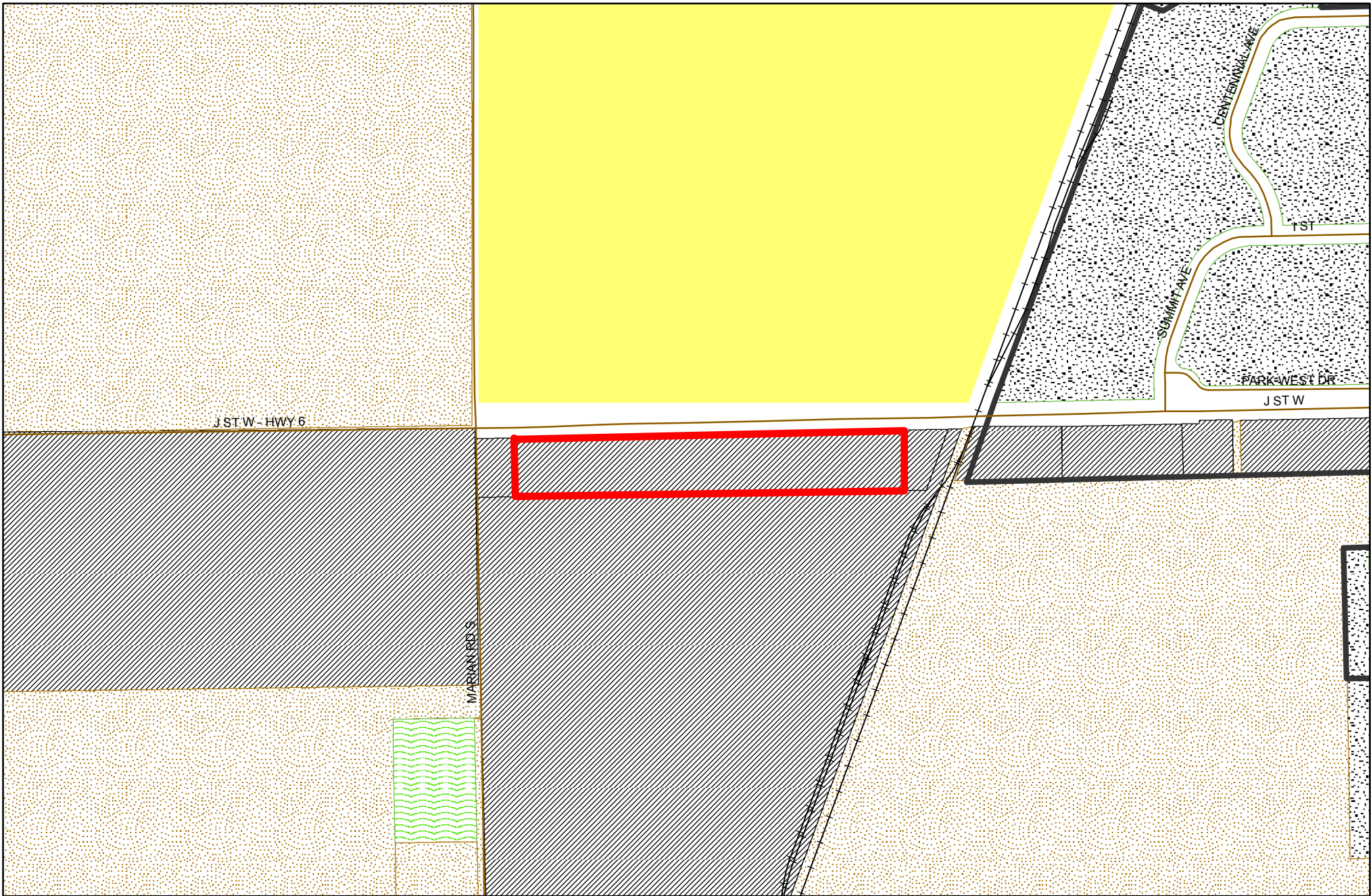
DATE: _____ TIME _____INSTRUMENT NO. _____

ADAMS COUNTY REGISTER OF DEEDS

DATE	11/3/15
SCALE	1"=200'
DRAWN	KSL
JOB NO.	R151580
FIELD BOOK	HASTINGS #54
FIELD WORK	TK/JG
SHEET	3 OF 3
FILE NO.	



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City Limits	R-3: Multiple-family	C-1: Local business
subdivision	R-1A: Single family large lot	C-2: Central business
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R-2: Two-family	CMP: Campus institutional	I-1: Light industrial
R-3G: Garden apartment	CZ: Clear zone	I-2: Heavy industrial

AGP Grain Subdivision

City of Hastings Zoning



Legend

	Parcels		Limits
	Subdivisions		TwoMile
	Legal_Lots		

AGP Grain Subdivision
Vicinity Map
City of Hastings

This map is for illustration only.

