

HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Tuesday, September 21, 2021 at 4:00 PM in the Hastings Public Library, 314 N Denver Ave., 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, September 17th, 2021. 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 Conference Room B. Also, a current copy of the Nebraska Open Meetings Act is posted on the south wall of the Conference Room B which is accessible to members of the public.
6. Approval of Minutes
 - a. August 17th, 2021
7. Special Order of Business
 - a. **2020-043.** Presentation of the 2022-2027 One and Six Year Street Improvement Plan.
 - b. **2021-044.** Approve ratification for recommendation made on August 17th, 2021 to approve the Restated Plan Modification No. 2020-5 for the Theatre District.
8. Unfinished Business
9. Public Hearings.
 - a. **2021-045.** Public hearing for a change of zoning for a carwash, generally located between 13th Street West & Hill Street, and directly west of Burlington Avenue from "R-3, Multiple Family Residential" to "C-O, Commercial Office Non-Retail", and to amend the Official Zoning District Map.

Motion to recommend approval for an ordinance and the amendment to the Official Zoning District Map to rezone property generally located between 13th Street West & Hill Street, and directly west of Burlington Avenue from "R-3, Multiple Family Residential" to "C-O, Commercial Office Non-Retail".
 - b. **2021-046.** Public hearing to recommend a request for a Conditional Use Permit (CUP) for a carwash to be located at property generally located between 13th Street West & Hill Street, directly west of Burlington Avenue.

Motion to recommend approval for a CUP resolution for a carwash to be located at property generally located between 13th Street West & Hill Street, directly west of

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Burlington Avenue.

- c. **2021-043.** Public hearing for a change the zoning for a portion of land generally located at the southwest corner of E Street West and Chicago Avenue from “R-1, Urban Single Family Residential” to “R-2, Mixed-density Neighborhood” and to amend the Official Zoning District Map.

Motion to recommend approval for an ordinance and the amendment to the Official Zoning District Map to rezone a portion of land generally located at the southwest corner of E Street West and Chicago Avenue from “R-1, Urban Single Family Residential” to “R-2, Mixed-density Neighborhood”

10. Subdivisions

- a. **2021-042.** Final Plat for Habitat Fifth Subdivision, a portion of land generally located at the southwest corner of E Street West and Chicago Avenue.

11. Reports

Adjourn

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Tuesday, August 17th, 2021

Pursuant to due call and notice thereof, a meeting of the Hastings Planning Commission was conducted in the Hastings Public Library, Conference Room B, 314 N Denver Ave, Hastings, Adams County, Nebraska, on August 17th, 2021.

The meeting was called to order at 4:08 p.m. in Regular Session by Chair Gaines with the following members present: Ann Hinton, LaDaun Schoenhals, Lou Kully, Marshall Gaines, Willis Hunt, Michelle Lewis, Rakesh Srivastava, Greg Sinner. Absent: Jacque Cranson

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

Moved by Kully, seconded by Sinner, to adopt the current agenda for the Planning Commission Meeting. Roll Call: Ayes: Ann Hinton, LaDaun Schoenhals, Lou Kully, Marshall Gaines, Willis Hunt, Michelle Lewis, Rakesh Srivastava, Greg Sinner, Nays: None. Absent: Jacque Cranson

Public Notice - Official Notice of the Regular Meeting was published in the Hastings Tribune on Saturday, August 14th, 2021. 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 Hastings Public Library, Conference Room B. Also, a current copy of the Nebraska Open Meetings Act is posted in Conference Room B of the Hastings Public Library, which is accessible to members of the public.

Moved by Schoenhals, seconded by Hinton, to approve the minutes of the July 20th, 2021, Planning Commission Meeting. Roll Call: Ayes: Ann Hinton, LaDaun Schoenhals, Lou Kully, Marshall Gaines, Willis Hunt, Michelle Lewis, Rakesh Srivastava, Greg Sinner, Nays: None. Absent: Jacque Cranson

Public Hearings.

a. 2020-040. Public hearing for a change of zoning for a portion of unplatted property generally located east of Lakepark Lane and north of 38th Street from "CP-3, Commercial Business Planned" to "R-1, Urban Single Family Residential", and to amend the Official Zoning District Map.

Lisa Parnell-Rowe discussed the agenda item.

Surrounding zoning is as follows:

North – CP-3 Commercial Business District with Planned District Overlay

South – R-1 Urban Single Family Residential & CP-3 Commercial Business District with Planned District Overlay

East – CP-3 Commercial Business District with Planned District Overlay

West – R-1 Urban Single Family Residential & CP-3, Commercial Business District with Planned District Overlay

Our applicant, Mr. Dennis Engel, has submitted his preliminary plat and a final plat with addition to City. These cases are all expected to be presented in the near future once appropriate revisions have been received. The applicant needs more time to revise the plats to better address drainage revisions that are necessary for these developments to add more lots into the City as an addition to the City and to move forward with additional residential construction.

This area encompasses the northeastern portion of unplatted and preliminary-proposed Block 13, lots 8-19 in the original Preliminary Plat that was approved in 2005, and surrounds the Meadow Lane cul-de-sac generally located east of Lakepark Lane and north of 38th Street. Currently, this area is zoned CP-3, Commercial Business District with Planned District Overlay. This area was rezoned to CP-3 by mistake in Ordinance No. 4587 on April 22nd 2019. In reviewing the current zoning for this stretch of land to Mr. Engel's concept for housing that will be placed here staff came to understand that the homes

to be placed in this block are a best fit for meeting R-1, Urban Single Family Residential home zoning requirements. In fact, the most recent approved version of Preliminary Plat (approved in 2005) did actually indicate that this area was anticipated to be R-1. In discussing this matter further with the applicant there appears to have been a mis-interpretation on the part of my predecessor of how much of this area should be included in that rezone. This rezone is intended to correct this error so that when the Final Plat does get processed the appropriate zoning will be in place.

Ryan Kavan, JEO Consulting, 2727 West 2nd St, spoke for the item in regards to working towards a new and updated Preliminary Plat that will come next month for this rezone.

Kully recalled having something similar brought before Planning Commission years back.

Moved by Sinner, seconded by Hunt, to recommend approval to the Mayor and City Council an amendment to the Official Zoning District Map to rezone a portion of unplatted property generally located east of Lakepark Lane and north of 38th Street from "CP-3, Commercial Business Planned" to "R-1, Urban Single Family Residential". Roll Call: Ayes: Ann Hinton, LaDaun Schoenhals, Lou Kully, Marshall Gaines, Willis Hunt, Michelle Lewis, Rakesh Srivastava, Greg Sinner, Nays: None. Absent: Jacque Cranson

b. 2021-044. Public hearing to recommend a request for amended and restated Plan Modification No. 2020-5 to Redevelopment Area Number 13, Theatre District Redevelopment Project, for the following collective property, to wit: Lots 1-8, Block 1, and Lots 1-4, Block 2, Theatre District Subdivision, Hastings, Adams County, Nebraska..

Lisa Parnell-Rowe discussed the agenda item.

Theatre District, LLC has purchased property at 3101 West 12th Street. The demolition portion of the main Imperial Mall Structure has been completed. Also as part of Phase 1 of this project, there will be façade renovation, repurpose and remodel the remaining K-Mart & Sunmart structures; construction of a 78-dwelling unit multi-family structure geared at living for 55 and older on Lot 3 of Block 1; development of a new 9000-SF flex building on Lot 8 of Block 1; and construction of the new public street identified as Theatre Drive. There are also plans for additional outlying lots, 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, as well as renovation of the former theatre and construction of the second multi-family apartment building.

The applicant intends to continue to utilize Tax Increment Financing (TIF) to aid with structure rehabilitation, façade enhancements, architectural, engineering and planning costs, which is consistent with the 2013 Downtown Revitalization Plan and the Hastings Housing Study of 2021 and HEDC's goal to increase workforce housing in the community. The needs for housing have been more recently expressed also 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 for Phase One of this project are in excess of \$16,500,000 which includes the costs of demolition of \$500,000; site preparation /grading and street/utility construction of \$1,970,000.00. The anticipated project valuation upon completion of all phases is anticipated at \$6,850,000 and the developer anticipates an incremental valuation increase of approximately \$6,510,000.

The amended and restated Plan Modification makes some adjustments to dollar figures, particularly for critical infrastructure grading and public street/utility construction. It also updates information by better breaking it out into phases, as well as what is residential versus commercial. There were also some changes in the number of dwelling units anticipated for each apartment building (75 to 78 units).

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 encouraging 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.

Moved by Kully, seconded by Hunt to recommend approval to the Mayor and City Council for a Resolution to amend and restate Plan Modification No. 2020-5 to Redevelopment Area Number 13, Theatre District Redevelopment Project, for the following collective property, to wit: Lots 1-8, Block 1, and Lots 1-4, Block 2, Theatre District Subdivision, Hastings, Adams County, Nebraska. Roll Call: Ayes: Ann Hinton, LaDaun Schoenhals, Lou Kully, Marshall Gaines, Willis Hunt, Michelle Lewis, Rakesh Srivastava, Greg Sinner, Nays: None. Absent: Jacque Cranson

c. 2021-041 Public hearing to recommend approval for a CUP resolution for Hastings Tribune and the assembly, neighborhood use of a meeting area for events held by various community organizations, and civic parties and groups within an existing structure commonly addressed as 908 W 2nd Street, City of Hastings, Adams County, Nebraska.

Lisa Parnell-Rowe discussed the agenda item

The Hastings Tribune is a newspaper published in Hastings, Nebraska. The newspaper is published six days a week, excluding Sundays. It serves ten counties in south central Nebraska and north central Kansas. Their building of nearly 13,250 SF, sits at the northwest corner of Burlington and 2nd Street and was originally built in 1930. As stated in their narrative, they are seeking approval to use roughly 2000 SF of vacated space on their main floor for meetings and social events.

As with all CUP requests, we have reviewed this use to the CUP criteria as laid out in City Code Section 34-402. The discussion that follows addresses how these criteria are met.

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-2, Central Business district

South: C-2, Central Business district

East: C-2, Central Business district

West: Directly to the west of this location C-3, Commercial business & I-1 Light Industrial

When considering the use of *assembly, neighborhood* in this area, we look not just to the zoning of the property itself but also the surrounding properties. An assembly use is conditional across all zoning districts; however, staff finds this use in the C-2, *Central Business District*—the heart of downtown and a concentrated area for businesses, to be possibly the most compatible zone for such a use. In fact, there are several similar uses that have been established in the C-2 District (i.e., Lark and Brique 1887).

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 street access into a privately owned off-street parking lot from urban principal arterial, Burlington Avenue. This access has sufficient ingress/egress into and out of this parking lot that will accommodate all vehicle types and allow for safe disbursement onto Burlington Avenue even in heavier traffic times and days. The Hastings Tribune Office also fronts off of 2nd Street which is a minor arterial street so there is also additional connections for both pedestrians and vehicles to circulate traffic to and from this center. There are no off-street parking requirements in C-2 District; however, staff notes that this structure does have an existing parking lot that can accommodate 28 vehicles and, in addition to this

there is a large public parking lot to the south within 400 feet, as well as multiple areas of on street parking. This structure has a mixture of businesses from a law office to the newspaper. If this were to be assessed for meeting an off-street parking lot it would be required to accommodate approximately 43.725 spaces as a business with less than 60,000 SF.

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 for this additional use within this structure.

Noise, fumes, dust or other environmental pollution. No noise, fumes and/or environmental pollution are anticipated as part of the addition of an assembly use within the walls of this structure.

The maintenance of logical and efficient development patterns and land use mixtures. The addition of assembly use to this structure and area is logical due to its use compatibility to the now present and growing trend for a mixture of uses in our downtown C-2 Central Business District. The Future Land Use Map shows this area to be slated for a mixed-use downtown and having an assembly use fits nicely into this area to provide another space for businesses within the downtown area to convene for special meetings and retreats or for residents to have another option to conduct special events like graduation parties, baby showers and much more. All adjacent property are currently zoned for commercial and future zoned for mixed-use downtown. In the downtown area there are some mixed high-density residential uses, but these properties will only further benefit from another community-oriented assembly and likely choose this area to live in because of its close proximity to venues where they could utilize in a social fashion. The greater the mixture in uses in the downtown area the more appropriate and valued this area become to adjacent property owners.

The maintenance of property values in accordance with established and permitted land uses. If anything, having a neighborhood assembly within walking distance of residential can be seen as a perk for a property owner in this area to easily integrate into the community and may have more of a positive impact on property values than a negative impact in this area. Adjacent property owner letters were sent to property owners within 300 feet and Staff has received no feedback as of the date of drafting this report.

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 assessed the building, its capacity and its existing condition to the proposed additional use of *assembly, neighborhood*. The building is well-maintained, the maximum occupancy of all spaces within this large structure is approximately 13,250 SF. However, the space for the use of *assembly, neighborhood* will only be conducted within 2000 SF. Our building consultant calculated the occupant load for assembly use in this area according to Table 1004.5 International Building Code based on assembly without fixed seats, unconcentrated tables and chairs as 1/15 net, 2000 SF / 15 = 134. He also advised that if they want to hold an event and have 300 or more then there would need to be sprinklers installed. Fire, Building and Zoning have agreed and discussed this with the applicant and as sprinkler installation can be quite costly we have agreed to place a condition on this permit to require new occupancy assessment, as well as to limit the occupant load for this use to no more than 134, the calculated load occupancy. This new occupancy will be posted and any old occupancy listed will be adjusted and re-posted accordingly. Fire and Building have also verified that the appropriate fire alarms are installed for this use. A final reinspect with the new occupancy permit will be conducted as a condition of this permit to ensure that the space meets all requirements necessary for this change in use to this space within this structure.

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 Future Land Use for this property is mixed-use downtown, which is compatible to the current zoning of C-2, Central Business District. The comprehensive plan states that with this use in the future that, "the continued mix and growth of all types of land uses is appropriate for downtown Hastings".

Moved by Schoenhals, seconded by Srivastava to recommend approval for the Mayor and City Council for a CUP resolution for Hastings Tribune and the assembly, neighborhood use of a meeting area for events held by various community organizations, and civic parties and groups within an existing structure commonly addressed as 908 W 2nd Street, City of Hastings, Adams County, Nebraska, with the following conditions:

- 1) There shall be compliance with any other applicable City, County, State or Federal regulations that shall apply.
- 2) This resolution shall be filed with the registrar of deeds so as to provide notice to any person examining the real estate records of the existence of this CUP. The recording costs incurred to comply with this section shall be paid by the applicant for the CUP.
- 3) Applicant agrees to enforce a reduced maximum occupancy for this space to no more than 134 persons at one time. Occupancies listed must be re-posted and the one in this space will be posted to state, "This space cannot exceed maximum occupant load of 134 persons" and must be approved by the Building Inspector.
- 4) This new use will require a new change in occupancy permit and inspection.

Roll Call: Ayes: Ann Hinton, LaDaun Schoenhals, Lou Kully, Marshall Gaines, Willis Hunt, Michelle Lewis, Rakesh Srivastava, Greg Sinner, Nays: None. Absent: Jacque Cranson

d. 2021-039 Public hearing for a change of zoning for Shipping Ventures Hastings LLC, lots 14, 15, and 16, Block 15 of Veith's Park Addition, City of Hastings, Adams County, Nebraska from "R-1, Urban Single Family Residential" to "I-2, Heavy Industrial" and to amend the Official Zoning District Map.

Lisa Parnell-Rowe discussed the agenda item

Surrounding zoning is as follows:

North – R-1, Urban Single Family Residential
South – I-2, Heavy Industrial
East – I-2, Heavy Industrial
West – R-1, Urban Single Family Residential

Our applicant is Shipping Ventures Hastings LLC. They own Crystal Creek Logistics specializes in frozen fulfillment, logistics, and shipping services for ecommerce companies. Hastings provides one of their four warehouse locations. They act as a distribution center for products for other retailers. This business is best slated in our City Code Section 34-200, Table of Uses and Districts as both a *Warehouse storage/bulk storage* use for their storage aspects of the business and as a *Manufacturing, general use* for their distribution activities. As stated in the narrative provided by the applicant, this rezone request is to change the zoning for lots 14, 15, and 16, Block 15 of Veith's Park Addition to I-2, *Heavy Industrial*, in order to build an approximate 9,990-SF freezer storage facility and loading dock. Currently this property is zoned R-1, *Urban Single Family Residential*. A freezer for this frozen goods logistics business is permitted in the I-2 District as part of their business as a warehouse & distribution center. This property has been vacant and was acquired by the owners to expand their warehouse in August of 2020. Though there is R-1 zoning to the west and north of these lots, the uses of that adjacent land is not consistent with the intent of the R-1 zoning district, which is for residential development. Much of the land to the west is currently being used agriculturally as alfalfa fields. The lot to the north, also zoned R-1, is being held back by the original owner, Becker Leasing LLC, in order to potentially expand the existing storage facility on lots 18, 19 & 20 Veith's Park Addition in the future. The use of storage would actually require industrial zoning as well, but though the owner was contacted to see if he would like to also rezone this lot to I-2, he did not respond in time to be included in the public notice that is required 10 days prior to any public hearing. As such, that lot will remain R-1 for the time being, but would likely be rezoned in the future to I-2 for the use of storage. A small distance from here and to the south of M Street is where the County Jail has been slated for future development.

Additionally, staff has been provided with a Site Plan and preliminary building plans that demonstrate

the applicant's project. It also demonstrates that once this is rezoned to I-2 the development will be able to meet the required setbacks for this zoning district.

Though the Future Land Use map has slated this area as Suburban residential, staff does not feel that this is in line with what the owner of the land would like to accomplish nor is it in line with the way this adjacent area is starting to develop. Development of this pocket of land, zoned R-1 for residential, would seem unlikely as it is sandwiched in between M Street and south of L Street, which surrounded to the north by commercial, the west and east by heavy industrial and will soon be neighbors to the County Jail. This jail is looking to soon be annexed into the City limits and may predestine this area to a less restrictive and more commercial or industrial use. Staff feels this entire stretch would be better served now and into the future as a commercial or industrial zone.

Moved by Sinner, seconded by Kully to recommend approval to the Mayor and City Council for an ordinance and the amendment to the Official Zoning District Map to rezone lots 14, 15, and 16, Block 15 of Veith's Park Addition, City of Hastings, Adams County, Nebraska from "R-1, Urban Single Family Residential" to "I-2, Heavy Industrial". Roll Call: Ayes: Ann Hinton, LaDaun Schoenhals, Lou Kully, Marshall Gaines, Willis Hunt, Michelle Lewis, Rakesh Srivastava, Greg Sinner, Nays: None. Absent: Jacque Cranson

Moved by Schoenhals, seconded by Hinton to adjourn the meeting.

Chairman

Department: Engineering
Staff Contact: Lee Vrooman
Planning Commission Meeting Date: 9/21/2021
File No: 2020-043
Prepared By: Emilia Kienbaum, Administrative Assistant

AGENDA ITEM SUMMARY SHEET

Description of Item:

Presentation of the 2022-2027 One and Six Year Street Improvement Plan.

Names of People/Business affected by this action:

The people of Hastings, visitors, and the City.

Why Planning Commission action is required:

The Planning Commission annually receives a presentation on the One and Six Year Street Improvement Plan that will then be presented to the City Council

Type of action requested:

No Action Required

Suggested motion:

Deadlines associated with action:

This plan will be presented for approval at the regular City Council meeting on Monday, October 11, 2021.

Department head comments:

Director of Engineering/City Engineer, Lee Vrooman, will present the highlights of the 2022-2027 One and Six Year Street Improvement Plan.

Recommendation:



To: Mayor and City Council
Hastings Planning Commission
Community Redevelopment Authority
Business Improvement District
Hastings Economic Development Corp.
Hastings Chamber of Commerce

From: Lee Vrooman, Director of Engineering/City Engineer
Tara Ogren, Civil Engineer
Steve Kostner, Street Superintendent

Date: September 15, 2021

Subject: 2022-2027 One and Six Year Street Improvement Plan

Attached to this memo is the proposed One and Six Year Street Improvement Plan. The plan is scheduled to be heard by the Hastings Planning Commission on September 21, 2021 at 4:00 p.m. and by the Hastings City Council on October 11, 2021, at 5:30 p.m. Both meetings will be held at the Hastings Public Library, 314 N. Denver Avenue, Hastings, Nebraska.

State Statute 39-2119, requires a public hearing for the One-Year Plan or Program regarding Street Improvements. The Six-Year Plan can be included in this discussion. The Nebraska Board of Public Roads Classifications and Standards (NBCS) recommends adopting the plan at the time the budget is finalized. The proposed time frame meets the requirements for adopting the One and Six year plan.

The Street Department realized another busy year in both replacement of concrete panels and curb ramps, along with patching asphalt. Ongoing maintenance repairs of aging infrastructure continue to be a challenge to keep up with.

The following capital projects were completed or are in-progress during the current 2021 construction season:

- M-330 (93) – 42nd Street – 1300' West of US281 to Baltimore Avenue
- North Park Commons Phase III
- US Hwy 6 West Project NH 6-4(129)
- Asphalt Resurfacing Projects
 - R-2020-R1 Chicago Avenue – C Street to A Street
 - R-2020-R2 Denver Avenue – 1st Street to 7th Street
 - R-2020-R3 5th Street – Burlington Avenue to Eastside Blvd
 - R-2020-R4 6th Street – Colorado Avenue to Minnesota Avenue
 - R-2021-R2 Ringland Road – Elm Avenue to California Avenue
 - R-2021-R3 Webster Avenue – 9th Street to 12th Street
 - R-2021-R4 Saunders Avenue -14th Street to 18th Street

- o R-2021-A1 West 14th Street – Hastings Avenue to Eastside Blvd

This activity represents City expenditures for the past fiscal year of \$5,117,357 to date.

On July 15, 2021, staff participated in a diagnostic review with BNSF for the Quiet Zone project. Next steps are to finalize the plans and receive the construction and maintenance agreement from BNSF for the entire project, Lincoln Avenue to Elm Avenue. Estimates of cost have been included for the revision of crossings to meet acceptable standards. Staff continues to work through the intricacies of this issue and meet with the Quiet Crossing Committee to move this project forward. Construction is expected to start in 2022.

City Staff with the help of South Central Economic Development District was awarded a \$435,000 CDBG grant for sidewalk and curb ramp repair/modifications to address the first priority area listed in the Hastings Barriers to Universal Mobility study that was completed in December of 2019. This work is to be completed in 2022 and is located in a four block radius of the downtown City parking lot.

The State of Nebraska started construction on Project NH-6-4 (129) – US Highway 6/34 from Baltimore Avenue to Elm Avenue and Burlington Avenue from A Street to J Street this past year. This project is a complete pavement replacement on the US Highway 6 portion and will be surface milling treatment on Burlington Avenue from A Street to J Street with work also on ADA ramps at selected intersections. Phase 1 of the project, from Burlington Avenue west is scheduled to be completed this year with Phase 2, Burlington Avenue east to be completed in 2022.

Funds for the 16th Street Viaduct is in the approved 2021/2022 City budget. Olsson is completing plans and specifications for the potential demolition of the viaduct. We are waiting for the UP agreements to be completed, the next step would be for the City Council to decide to move forward to bid the project.

Please be advised that this is a planning document. Those items shown in year one are in the approved 2021/2022 City Budget. All other years are subject to change with the Hastings City Council making the final determination on all projects to be actually constructed through its budgetary process.

cc: David Ptak, City Administrator
Kevin Johnson, Hastings Utilities Manager
Dawn Miller, Adams County Road Superintendent
Clint Schukei, City Attorney
Roger Nash, Finance Director
Lisa Parnell-Rowe, City Planner

City Engineering One- and Six-Year Plan FY 2022 - 2027		FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027
Project No.	Street Improvements Project Description	2020/2021 (projected)	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027
Street Sales Tax Fund								
Arterial Street Improvements								
R-2021-A1	West 14th Street - Hastings Avenue to East Side Blvd (Carry Over)		\$336,000					
R-2021-A2	18th Street - Baltimore Avenue to Burlington	\$226,000						
R-2022-A1	7th Street - Chestnut to Oswego Avenue		\$175,000					
R-2022-A2	14th Street - Saunders Avenue to Burlington Avenue		\$225,000					
R-2023-A1	Laird Avenue - 9th Street to 11th Street			\$97,000				
R-2024-A1	2nd Street - Marian Road to Maple Avenue				\$378,000			
R-2024-A2	Marian Road - 7th Street to 12th Street				\$374,000			
R-2024-A3	18th Street - Saunders Avenue to Burlington				\$800,000			
R-2025-A1	Baltimore - E Street to A Street					\$236,000		
R-2025-A2	7th Street - 6th Avenue to Showboat, Showboat & 7th Intersection					\$500,000		
R-2026-A1	2nd Street - Eastside Blvd to Elm Avenue						\$375,000	
R-2026-A2	Marian Road - 2nd Street to 7th Street						\$615,000	
R-2026-A3	Elm Avenue - 2nd Street to 6th Street						\$500,000	
R-2027-A1	12th Street - Marian Road to Highland Ave.							\$600,000
Residential Street Improvements								
R-2020-R1	Chicago Avenue - C Street to A Street	\$960,435						
R-2020-R2	Denver Avenue - 1st Street to 7th Street							
R-2020-R3	5th Street - Burlington Avenue to East Side Blvd.							
R-2020-R4	6th Street - Colorado Avenue to Minnesota Avenue							
R-2021-R1	Hastings Avenue - BNSF to South Street (Combined with Quiet Crossing Work)							
R-2021-R2	Ringland Road - Elm Avenue to California Avenue (Carry Over)		\$158,000					
R-2021-R3	Webster Avenue - 9th Street to 12th Street	\$171,000						
R-2021-R4	Saunders Avenue - 14th Street to 18th Street	\$206,000						
R-2022-R1	Crane Avenue - 5th Street to 7th Street		\$175,000					
R-2023-R1	3rd & 4th Street - Eastside Blvd to California Avenue			\$335,000				
R-2023-R2	Turner Avenue - 12th Street to 14th Street			\$190,000				
R-2023-R3	Lexington Avenue - 7th Street to 9th Street			\$225,000				
R-2023-R4	Woodland Avenue - B Street to D Street			\$150,000				
R-2023-R5	West 5th Street - Kerr Ave to Saunders Ave			\$138,000				
R-2023-R6	6th Street - Kerr Avenue Intersection			\$50,000				
R-2025-R1	Crane Avenue 9th Street to Watson School					\$550,000		
R-2025-R2	14th - Hewett Intersection					\$49,000		
R-2025-R3	East 5th Street - California Avenue to Elm Avenue					\$189,000		
R-2027-R1	3rd Street - Marian Rd. to Laird Ave.							\$230,000
R-2027-R2	6th Street - Baltimore Ave to Saunders Ave							\$192,000
R-2027-R3	Westbrook Dr to Hillcrest and 16th St							\$420,000
Quiet Zones (See attached sheet)			\$1,550,000	\$288,000				
Total Street Sales Tax Fund Spent		\$1,563,435	\$2,619,000	\$1,473,000	\$1,552,000	\$1,524,000	\$1,490,000	\$1,442,000
Street Fund								
Construction Improvements								
M-330 (93)	42nd Street - 1300-feet W Hwy 281/Baltimore Ave paving	\$1,783,961						
	M St Paving Baltimore 800-feet East		\$275,000					
	Downtown CDBG Sidewalk Improvements (Carry Over, Grant Received)		\$133,334					
	Construction Improvements - Streets		\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	
	Construction Improvements - Drainage		\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	
	Downtown Streets One-Way to Two-Way Conversion				\$750,000	\$750,000		
NDOT projects (cost sharing)								
NH 6-4 (129)	US Hwy 6 Project NH 6-4(129)	\$1,179,655	\$1,179,655					
S-6-4 (1022)	US Hwy 6 Project 6-4(1022), C.N. 41086, Hastings SE					\$3,000,000	\$3,000,000	\$2,000,000
Total Street Sales Tax Fund Street Improvements Spent		\$2,963,616	\$1,887,989	\$300,000	\$1,050,000	\$4,050,000	\$3,300,000	\$2,000,000
BANS Fund								
	North Park Commons Phase III	\$590,306						
	Laird Avenue - 14th St to Apache Avenue		\$225,000					
	Possible Viaduct Demolition		\$1,700,000					
	12th and Marian Roundabout				\$1,000,000			
	Marian Road - 12th Street to 14th Street				\$650,000			
	12th Street Widening - Baltimore Avenue to Marian Road					\$2,700,000		
	A or B Street Extension from Woodland Avenue to Marian Road						\$1,500,000	
	Marian Road Viaduct							\$12,500,000
Total BANS Spent		\$590,306	\$1,925,000	\$0	\$1,650,000	\$2,700,000	\$1,500,000	\$12,500,000
Total Street Improvements		\$5,117,357	\$6,431,989	\$1,773,000	\$4,252,000	\$8,274,000	\$6,290,000	\$15,942,000

BNSF Summary of Quiet Crossing Safety Improvements
(Engineer's Estimate 9/14/21)

Lincoln Avenue	\$312,000
Hastings Avenue	\$356,000
Denver Avenue	\$184,000
Colorado Avenue	\$500,000
Pine Avenue	\$194,000
California Avenue	\$146,000
Elm Avenue	\$146,000
Total	\$1,838,000

One and Six Year Plan 2022-2027

Presented by:

Lee Vrooman, PE

Director of Engineering/City Engineer

Projects Underway



- New concrete at 16th and Saunders Ave. as part of Saunders Ave. – 14th to 18th Street (R-2021-R4)



- New concrete on Webster Ave. as part of Webster Ave. – 9th to 12th Street (R-2021-R3)

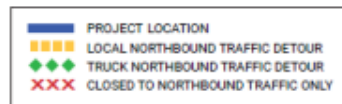


- New concrete on 18th Street as part of 18th Street – Baltimore Ave. to Burlington Ave. (R-2021-A2)

Projects Underway

NH-6-4(129) US-6 and US-34 In Hastings; C.N. 42788

Detours during reconstruction of
US-6 & US-34/US-281 Intersection



MM 209.61 HWY. US-34
END PROJECT

NON-TRUCK
DETOUR
ROUTE



MM 211.29 HWY. US-6
BEGIN PROJECT

PRELIMINARY PLAN
NOT FINAL - SUBJECT TO CHANGE

MM 212.71 HWY. US-6
END PROJECT

NDOR Highway US-6 Improvements

- Project No. 6-4(129) - 2 year project
- West half of project, Burlington to Baltimore scheduled to be complete this year
- East half scheduled to be complete fall of 2022

Upcoming Projects

R-2022 Arterial & Residential Projects

- 7th Street – Chestnut Avenue to Oswego Avenue
- 14th Street – Saunders Avenue to Burlington Avenue
- Crane Avenue – 5th to 7th Street



Upcoming Projects

Quiet Crossings



Public Projects Manual
Updated June 29, 2018

BNSF Railway Public Projects Team

- ☐ Lincoln Ave. – Elm Ave.
- ☐ July 15, 2021 – conducted diagnostic review
- ☐ Continue to finalize plans for each crossing
- ☐ Continue to work with BNSF on construction and maintenance agreements
- ☐ Start construction in 2022
- ☐ Quiet Zone starts when construction is complete for all crossings

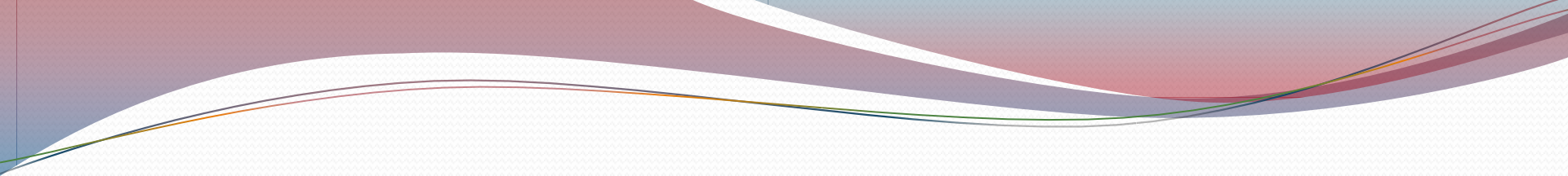
Upcoming Projects

- CDBG sidewalk and curb ramp repair/modifications
 - 4 block radius of downtown City parking lot
 - Start construction in spring 2022
- Possible demolition of 16th Street Viaduct
 - Working through UP agreements
- Paving District for Laird Avenue – 14th Street to Apache Ave.
- M Street – Baltimore Ave to 800' east
 - Dependent on schedule for construction of County Jail

Funding Challenges & Considerations

- ☐ Storm Sewer and Drainage Operation & Maintenance
 - ☐ City wide drainage study in budget for 2021/2022

- ☐ Hastings Southeast Project
 - ☐ Significant future cost sharing requirements



Questions

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Department: Development Services
Staff Contact: Lisa Parnell-Rowe
Planning Commission Meeting Date: 9/21/2021
File No: 2021-044
Prepared By: Emilia Kienbaum, Administrative Assistant

AGENDA ITEM SUMMARY SHEET

Description of Item:

Approve ratification for recommendation made on August 17th, 2021 to approve the Restated Plan Modification No. 2020-5 for the Theatre District LLC

Names of People/Business affected by this action:

The City and Staff

Why Planning Commission action is required:

Type of action requested:

Motion

Suggested motion:

Not applicable

Deadlines associated with action:

Department head comments:

The previous agenda had an item for the public hearing and consideration of Restated Plan Modification No. 2020-5 for the Theatre District LLC, but it neglected to include an item to ask for a motion to recommend approval of this agenda of Restated Plan Modification No. 2020-5 for the Theatre District LLC. This ratification corrects that omission. This item has not been approved by the City Council yet, but it is slated for their approval on September 27, 2021.

Recommendation:

Motion to recommend approval of a ratification for recommendation made on August 17th, 2021 to approve the Restated Plan Modification No. 2020-5 for the Theatre District LLC.

HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Tuesday, August 17, 2021 at 4:00 PM in the Hastings Public Library, 314 N Denver Ave.

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 Saturday, August 14, 2021. 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 Hastings Public Library, Conference Room B. Also, a current copy of the Nebraska Open Meetings Act is posted in Conference Room B of the Hastings Public Library, which is accessible to members of the public.
6. Approval of Minutes
 - a. July 20th, 2021
7. Special Order of Business
8. Unfinished Business
9. Public Hearings.
 - a. **2021-040.** Public hearing for a change of zoning for a portion of unplatted property generally located east of Lakepark Lane and north of 38th Street from "CP-3, Commercial Business Planned" to "R-1, Urban Single Family Residential", and to amend the Official Zoning District Map.

Motion to recommend approval for an ordinance and the amendment to the Official Zoning District Map to rezone a portion of unplatted property generally located east of Lakepark Lane and north of 38th Street from "CP-3, Commercial Business Planned" to "R-1, Urban Single Family Residential".
 - b. **2021-044.** Public hearing to recommend a request for amended and restated Plan Modification No. 2020-5 to Redevelopment Area Number 13, Theatre District Redevelopment Project, for the following collective property, to wit: Lots 1-8, Block 1, and Lots 1-4, Block 2, Theatre District Subdivision, Hastings, Adams County, Nebraska.
 - c. **2021-041.** Public hearing to recommend approval for a CUP resolution for Hastings Tribune and the assembly, neighborhood use of a meeting area for events held by various community organizations, and civic parties and groups within an existing structure commonly addressed as 908 W 2nd Street, City of Hastings, Adams County, Nebraska.

Motion to recommend approval of a CUP resolution for Hastings Tribune and the

Planning Commission Agenda

August 17, 2021

Page 2

assembly, neighborhood use of a meeting area for events held by various community organizations, and civic parties and groups within an existing structure commonly addressed as 908 W 2nd Street, City of Hastings, Adams County, Nebraska.

- d. **2021-039.** Public hearing for a change of zoning for Shipping Ventures Hastings LLC, Lots 14, 15, and 16, Block 15 of Veith's Park Addition, City of Hastings, Adams County, Nebraska from "R-1, Urban Single Family Residential" to "I-2, Heavy Industrial" and to amend the Official Zoning District Map.

Motion to recommend approval for an ordinance and the amendment to the Official Zoning District Map to rezone Lots 14, 15, and 16, Block 15 of Veith's Park Addition, City of Hastings, Adams County, Nebraska from "R-1, Urban Single Family Residential" to "I-2, Heavy Industrial".

10. Subdivisions

11. Reports

Adjourn

Department: Development Services
Staff Contact: Lisa Parnell-Rowe
Planning Commission Meeting Date: 9/21/2021
File No: 2021-045
Prepared By: Emilia Kienbaum, Administrative Assistant

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing for a change of zoning for a carwash, generally located between 13th Street West & Hill Street, and directly west of Burlington Avenue from " R-3, Multiple Family Residential" to "C-O, Commercial Office Non-Retail", and to amend the Official Zoning District Map. Motion to recommend approval for an ordinance and the amendment to the Official Zoning District Map to rezone property generally located between 13th Street West & Hill Street, and directly west of Burlington Avenue from " R-3, Multiple Family Residential" to "C-O, Commercial Office Non-Retail".

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 for an ordinance and the amendment to the Official Zoning District Map to rezone property generally located between 13th Street West & Hill Street, and directly west of Burlington Avenue from " R-3, Multiple Family Residential" to "C-O, Commercial Office Non-Retail".

Deadlines associated with action:

There is a concurrent item on our agenda to change the zoning from R-3, Multiple Family Residential" to "C-O, Commercial Office Non-Retail", and to amend the Official Zoning District Map. Both of these items are scheduled to be heard at the next regular City Council meeting on

October 11, 2021. A Final Plat will be processed to pull all lots into one big lot once the Change of Zoning and CUP are approved by City Council.

Department head comments:

Surrounding zoning is as follows:

North – C-O, Commercial Office Non-Retail District

South – C-O, Commercial Office Non-Retail District

East – R-1 Urban Single Family Residential

West – R-2, Mixed Density Neighborhood District

The Comprehensive Plan and Future Land Use (FLU) map shows this area slated for Mixed-Use – community. The existing zoning that surrounds this property is partially zoned commercial and partially zoned residential. The residential properties that are adjacent to this property are zoned to allow for higher density residential. This is not uncommon to see in the core areas of a community. As we grow, the larger lots and urban residential single-family types of homes will migrate outwards. The center or core of your community might allow for residential areas; however, it will often be more appropriately zoned for a higher density or mixed use of both residential and commercial areas. In this particular area, we have seen properties previously rezoned to C-O, *Commercial Office Non-Retail* to both the north and the south. This is appropriate zoning due to the fact that the intent of this zoning district is to provide a commercial zone that can be used, “*in areas where commercial uses might be damaging to established residential neighborhoods.*” This is done because we know that there will be residential needs with high density remaining in some areas as we grow and strive to incorporate areas into our community that are mixed use and allow for both commercial and residential. Therefore, for an area that is specifically slated in the future to be utilized for mixed uses, the incorporation of a C-O, *Commercial Office Non-Retail* is considered compatible. This zoning district will be more sensitive to the adjacent residential properties to the west. Many of the commercial uses allowed in this zoning district, and particularly commercial uses with potential impacts on residential areas, require a Conditional Use Permit (CUP) and are conditional in nature. When this development was reviewed in the Table of Uses and Districts in City Code Section 34-200, the Director made certain that the selection of a zone district considered not just this particular use, but strived also to ensure that if this use did not remain in the future that the new zoning district would continue to only allow for lower impact commercial uses or require conditional permissions that would need to be vetted through Planning Commission and City Council in the future. Understand that for this same use category of *automobile repair, limited*, the commercial zoning district of C-3, *Commercial Business District* would also have been allowed for a car wash; however, it would have allowed this as a permitted use. A permitted use would not have required a CUP and there would not have been an opportunity for the neighbors to hear about the development or to place particular conditions on this development that would ensure it mitigated traffic, noise, light, glare, etc. Staff felt that this would be important not just for this development but for any commercial ventures that could be placed here in the future if this use were to discontinue at some point. The applicant agreed to this path willingly and, though it requires extra time, he agreed it was worth it in order to ensure that the adjacent properties had an opportunity to express any concerns and to allow for those things to be worked through. Therefore, Staff feels that both the change in zoning and the CUP go hand-in-hand with this development and that this request for change in zoning

from *R-3, Multiple Family Residential* to *C-O, Commercial Office Non-Retail*, is appropriate to the surrounding area, yet sensitive to the residential neighbors. It is also felt that this zoning district has provided an opportunity for conditions that will better assist this development to integrate into this area as part of the CUP process and that, in the end, this will ensure that this business will be successful and yet still be good neighbors to the residential homes that are west of this development.

Recommendation:

Staff recommends a motion to recommend approval for an ordinance and the amendment to the Official Zoning District Map to rezone property generally located between 13th Street West & Hill Street, and directly west of Burlington Avenue from " R-3, Multiple Family Residential" to "C-O, Commercial Office Non-Retail".



Application for Re-zone and CUP

Who is WashTech?

WashTech was founded under the premise of giving rural communities a quick, convenient and affordable way to clean their vehicles. All of our locations are sleek, modern and eye catching. We are often times the first membership based car wash in the market and the first to offer a car wash in less than three minutes with free vacuums as a perk. We have a clean car guarantee which means that if a customer is unhappy for any reason, they get a free wash or their money back.

Brand Promise:

In every interaction with our business, we want our customers to feel the crisp details that make our experience professional, consistent and FUN. We guarantee expectations to be met or their money back.

Company Values:

Purpose- Our “what” is washing cars but our “why” is creating a positive and memorable experience for our team members and customers EVERY SINGLE DAY all while glorifying God and being a faithful servant.

Visionary- We welcome change and constantly look for better ways to care for our team members and customers. We are always searching for the next best idea and are not afraid to take the path less traveled.

Stewardship- We add value to every community we are in by not only offering a superior product and service but by also giving back our time and resources to help make the community better. We are good stewards of the land and air our good Lord gave us by investing in technology that allows us to be sustainable in the products we provide. Although we will never compromise our morals, integrity and values to make a dollar, we strive to maximize profitability so we can reinvest in our team members, grow the company and give back to causes we believe in.

Persistence- Success is often times just around the corner but most quit before ever turning it. To do anything great in life we must persist through all odds and keep putting one foot in front of the other no matter how difficult it gets.



The basis of our business model is our membership program which is very simple and allows for anyone to use. We utilize license plate recognition which allows members to pull up to the gate and the system automatically reads the license plate and opens the gate for them to enter. The third lane on the end allows members to fast pass other retail customers waiting in line to pay. Every pay station is manned 100% of the time and every customer is greeted with a warm smile and specific script depending on if they are a member or retail customer.

We utilize the best technology and equipment available that automates the experience of getting a clean car and great experience inside the tunnel every single time. Our team members follow a series of systems, checklists and scripts to insure a great, consistent experience on the outside of the wash as well. Our team members offer a smile around every corner greeting customers whether it is when they are driving up to the kiosks or loading onto the belt.

Why Hastings, NE?

When looking for a community that will support one of our car washes we take into consideration many factors but the top three are: existing population, competition and a location that has high traffic counts. The first one checks the box as Hastings has a solid population and a good retail draw from surrounding communities. The second checks the box as there is only one other tunnel wash in town and it does not have the same technology or membership-based approach as we do; the other car washes are In-Bay-Automatics that are all the way around a different approach to washing cars as they do not use friction. Lastly, we were fortunate to find a location that supports our car count requirements of having just under 20,000 vehicles per day.

Although everything checked the boxes, the location definitely has its challenges with it being a redevelopment and having to tear down existing structures, mitigate asbestos, have the properties re-platted and re-zoned which significantly adds additional cost and time compared to a bare piece of dirt in a new subdivision. However, after much deliberation and talking to city officials, Economic Development and community members we decided to move forward with the location and apply to rezone because we believe in the city of Hastings and the opportunity that resides within it.



After checking all our boxes, we must do our due diligence in making sure the community wants us and that we are a good fit in the specific location we are looking to acquire. In this scenario we looked to the City of Hastings Comprehensive Plan (2-25) and found that although Hastings has grown by 19% between 1950 and 2000, other communities like Grand Island and Kearney have grown between 89%-126% and that many of the goals in the Comprehensive Plan are related to growing the community. We are excited in adding to that trend through sales tax and hiring up to 20 people. We are specifically falling into one of the six, "Growth Goals" (2-26) that states the city wants to, "Maximize use of existing infrastructure, public investments and resources through infill development and redevelopment."

When purchasing these five properties, four of the five were in substandard condition and would need complete restoration to get them back to working order. As seen in the pictures attached, they have been an eye sore to the community especially being in the second highest trafficked location. This area deserves an eye-catching modern building that is aesthetically pleasing and will make Hastings's residents proud. When referring to the City of Hastings Comprehensive Plan, Future Land Use (2-5) it states, "We seek to remedy this development trend and its impacts by encouraging the mixing of uses where appropriate and locating services in proximity to neighborhoods and people, as well as the reuse land in older areas of the community." When looking to the Future Land Use Map (Figure 2.2) it shows this specific area being classified as "Mixed-Use" for commercial services in the current residential area.

When speaking with the Director of Development Services, Lisa Parnell-Rowe about rezoning the property for a high-end tunnel wash she was supportive of it following the Comprehensive Plan but would need to verify the ideal re-zone use. After Lisa spoke with the City Administrator, they were both in agreeance that I should apply to rezone under C-O. The properties are surrounded by C-O to the North and South so it makes sense to continue with this zoning since there is residential to the West and it being a mixed use area. They also thought it would be a good idea as it would enforce a Conditional Use Permit which would allow the city more control in making sure we design the site and building appropriately with us neighboring residential.

With this being a re-development and re-utilizing land with existing infrastructure the next concern was the current infrastructure and making sure that it would support a Car Wash. After having a few different conversations with the utilities department, it is apparent that the current infrastructure will complement our use. We will be supplied off of Hill St for our water and sewer tap and we will have access to three phase electrical off of 13th street as well as natural gas. With us having a 4" water tap the Utility department brought up the concern of having too much water then backing up into the sewer and causing an issue. To solve this issue, we will be investing in a water reclaim system that will reuse 70% of the water used in the car wash and will bring the gallons per minute down to 15-20 GPM while in use.



We did discover that there is a neighbors sewer line running through the south part of our property that we will either leave since a building won't be over it or work out a deal with the neighbor to reroute it on his property to 13th street.

The last box to check was water run-off and making sure the topography would not hinder the proposed re-development and would not affect the cities storm water system. Fortunately, the impervious surface area is only increasing by about 7,000 sqft or 25% from what is currently there. In extra efforts to ensure there are no issues, we will be installing a detention cell in the south east corner to allow for the extra runoff plus some. The drainage plan will be designed to ensure that the city of Hastings does not have more water in their storm sewer than they are currently experiencing.

What will it look like?

WashTech Hastings will be open from 8:00 AM to 7:00PM, Monday through Saturday and 8:00AM to 5:00PM on Sunday. We will be staffed with a full-time site manager, full-time assistant site manager and one to two full time shift leads; the rest of the staff will be part time. In total we will be hiring three to four full time team members and 10-15 part time team members. The shift size will increase and decrease depending on weather and how busy we are on a given day but on average we will have three to four team members on site every shift. We will always have a team member out at the kiosks helping customers as they pull up to the gate, a team member directing and loading cars on to the belt while customers enter the wash, and a team member walking through the lot picking up/emptying the trash and going through a checklist making sure all aspects are kept up to our standards.

With the location we are looking to re-zone and obtain a conditional use permit being on the main Hwy corridor but also abutting a residential neighborhood to the West and North we are being very conscientious in how we designed the site plan and structure details like hours of operation so we can be the best neighbors anyone can ask for. Below are a few examples:

- We are changing our hours of operation that are typically 7:00 AM to 8:00 PM in locations like Norfolk and Grand Island to 8:00 AM to 7:00 PM, Monday through Saturday. With us abutting a residential neighborhood we want to make sure that our hours of operation fit in with typical working hours of our neighbors so we do not disturb them early in the morning or late at night.

WashTech

- With eliminating two hours a day this will cause us to only need to be fully lit a maximum of two hours a day in the dead of winter. After hours, lighting on the west side of the building will be full cutoff even if the poles are less than 25' in height. This is in consideration of the residential properties adjacent and west of our business. We will work with the city staff to meet all the requirements found in Table 305-11 once construction drawings are started.
- With us processing on average 250 cars a day we have positioned the entrance of the car wash to the far west side of the property off Hill St so there are never any backups onto N Burlington. We re-designed the exit so it goes on to W 13th St instead of Hill St so we do not cause traffic jams on Hill St and creates a nice traffic flow.
- We are designing the building out of ICF construction that will eliminate noise coming from the building when all doors are closed. There will be fast track doors that will open and close after a car exits eliminating the amount of time the building is open for sound to escape. The drying blowers are the loudest element in the building and are on the exit side which we designed to be 100' away from the closest house so there are no sound issues with our neighbors.
- The vacuum system was designed to be furthest from residential so there are no sound issues from the vacuums or customers talking outside. We are also investing in a central vac system which means all ten vacuum spots will be powered by one central motor rather than every vacuum stall having a motor that creates noise. The central motor will be housed on the far south side next to the trash enclosure that is made out of ICF blocks as well which will eliminate noise being heard by neighbors.
- In following the landscape buffer requirements, we will have at minimum a 6' fence and will either be made from concrete or steel with boards in the middle (FenceTrac) as shown on the renderings. We will also have plenty of trees and shrubs as shown in the renderings and site plan that meets or exceeds the landscaping requirements. The other non-permeable areas will have mulch around the trees, bushes and sod with sprinklers in the remaining areas which will include some professionally designed and fabricated signs that will fall within city code.

BURLINGTON AVE

HILL ST

○

Sub

921

5

915

90

131

55

131

29.5

53

35



142

130

15

2

918

13

79



1301



50

25

123



Havetts Add

13TH ST W

60

2



Future Land Use

City of Hastings, Nebraska

0 100 200 400 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: 9/21/2021
File No: 2021-046
Prepared By: Emilia Kienbaum, Administrative Assistant

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing to recommend a request for a Conditional Use Permit (CUP) for a carwash to be located at property generally located between 13th Street West & Hill Street, directly west of Burlington Avenue.

Motion to recommend approval for a CUP resolution for a carwash to be located at property generally located between 13th Street West & Hill Street, directly west of Burlington Avenue.

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. 19-929 requires a conditional use permit to be approved by the City Council unless the City Council has, through a zoning ordinance or special ordinance, generally authorized the Planning Commission to exercise such power and has approved the standards and procedures adopted by the Planning Commission for equitably and judiciously granting such conditional uses or special exceptions. City Code 34-401 requires a recommendation from the Planning Commission before City Council can approve a CUP.

Type of action requested:

Motion

Suggested motion:

Motion to recommend approval for a CUP resolution for a carwash to be located at property which is generally located between 13th Street West & Hill Street, directly west of Burlington Avenue. Subject to 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.

3. Applicant to provide more specific details for the accessible parking space as a van accessible space with building permit submittal (i.e., parking space dimensions, required aisle dimensions & curb ramps for entrance access).
4. The applicant will be responsible for working with the neighbor to the south of what is currently 1301 N Burlington Avenue to establish a private easement for the sewer line that services that property and will ensure that there is nothing built over this line other than impervious surface or landscaping.
5. Applicant to coordinate with NDOT and City Engineer any necessary work to Burlington right-of-way and provide Development Services a copy of the approved NDOT permit to reconstruct curbs across the driveways along Burlington.
6. The applicant will provide and get final approval from the Civil Engineer of a full drainage plan depicting in greater detail the detention cell in the southeast corner of this development that shall be submitted with the building permit.
7. Lighting on the west side of this structure will be required to be full cutoff even if the poles are less than 25' in height. This is in consideration of residential properties adjacent and west of this business. However, the applicant can work with the City Staff to incorporate ingress/egress lighting on the east side of the structure that meets requirements found in Table 305-11 once a more detailed lighting plan is received with building permit.

Deadlines associated with action:

There is a concurrent item on our agenda to change the zoning from R-3, Multiple Family Residential" to "C-O, Commercial Office Non-Retail", and to amend the Official Zoning District Map. Both of these items are scheduled to be heard at the next regular City Council meeting on October 11, 2021. A Final Plat will be processed to pull all lots into one big lot once the Change of Zoning and CUP are approved by City Council.

Department head comments:

Our applicant is Mr. Thomas Kayton desires to bring a different kind of car wash to the City of Hastings, called WashTech. What is unique about WashTech is that it is based on a membership program that is simple and easy to use. This is also accomplished within a tunnel wash, which is limited in the City of Hastings. Our applicant has purchased 5 lots west of Burlington Avenue between Hill Street and 13th Street West for the placement of this car wash. The project zoning actions will start with a change in zone from *R-3, Multiple Family Residential* to *C-O, Commercial Office Non-Retail* and a Conditional Use Permit (CUP) to allow this use. The use of a car wash is not explicitly spelled out in the Table of Uses and Districts or Table 200-1. However, the Director has slated this use as a *automobile repair, limited* use which is defined as *a service use engaged in the repair, maintenance, or condition of motor vehicles and including the accessory sales of lubricants, parts, or accessories, where the scale of the business and design of the site is such that no outside overnight storage of vehicles or equipment is required.* In the C-O zoning district, this use requires a CUP.

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-O, Commercial Office Non-Retail* District. Directly across Hill Street and to the north there is a single-family home, but to the north of this is Burger King and then the Hastings Senior High School.

South: *C-O, Commercial Office Non-Retail* District. Directly south of West 13th Street is DeWitt Funeral Home & Cremation Services, then south of that is New View Real Estate of Hastings. From here, as you move south to the end of this block, there are mostly residential homes.

East: *R-1, Urban Single-Family Residential* District. Burlington Avenue, consisting of 100 feet of right-of-way (ROW), is directly to the east and to the east of this ROW is Hastings Museum, several parking lots and Highland Park.

West: *R-2, Mixed Density Neighborhood* District. Most of this area consists of single family and some duplex-type homes for local residents.

This location is currently zoned *R-3, Multiple Family Residential*. This area is single family housing, but has been mostly used as rental property while up for sale by the owner. These homes were built between 1920 and 1940 and several of these existing structures are declining in condition. There are *C-O, Commercial Office Non-Retail* zoning districts directly to the north and south of this property with several already established businesses. Some of these are considered uses that would have greater impact on the surrounding area, like the funeral home and crematorium to the south. This is also not far from several fast food restaurants and sits directly across from the Museum and Highland Park, which are public areas in use. This area has heavier exposure to traffic. Though the area to be developed is currently zoned *R-3, Multiple Family Residential*, it is the intent of the developer to rezone this to *C-O, Commercial Office Non-Retail*, which is a transitional zone that is more sensitive to the adjacent well-established residential populations as we see to the west and further south of this property. One of the intents of the *C-O* zoning district is that it can be used “*in areas where commercial uses might be damaging to established residential neighborhoods.*” Staff feels that this project fills a pocket in between 2 already established *C-O* areas, revitalizes and reuses property that is declining and further works this area towards the overall vision for future use of mixed-use community land found in the Future Land Use Map and Comprehensive Plan. Staff has evaluated and worked with the applicant to mitigate all concerns (i.e., noise, light glare, traffic and visual aesthetics) that might be brought forward for a car wash near to residential properties and these will be discussed in further detail throughout this report.

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 has discussed this plan with engineering staff representing the streets both at the local and state level, due to the jurisdictional share of Burlington Avenue. The applicant has assessed this area carefully to ensure that it can handle the car count requirements of up to 20,000 vehicles per day and they have shown

trip counts logged by the State in 2015 to support this assessment. Effort has also been taken on the part of the applicant to ensure the drive-through area shown on the site plan will adhere to waiting requirements found in Chapter 38, Table VS-1. Ingress and egress have been designed to come off of less busy Hill Street and 13th Street West to ensure that there are never backups onto Burlington Avenue. Nebraska Department of Transportation (NDOT), Wes Wahlgren and City Engineer, Lee Vrooman have reviewed and approved this site plan for the CUP. We have added one condition to ensure the applicant provides the required NDOT permit to reconstruct curbs appropriately where the existing driveways are currently located and that this is done with appropriate coordination between both public entities when we move forward into building permit.

Reasonable and economic extension of public utilities and facilities. Utilities have reviewed the project and worked with the applicant to ensure that appropriate sewer and water will be installed to accommodate the car wash. Existing water and sewer mains off of Hill Street will be utilized for tapping into the appropriate supply of those resources. To ensure that too much water usage will not back up and cause issues, the applicants are investing in a water reclaim system that will reuse 70% of the water used for the car wash. Staff appreciates the efforts to be environmentally proactive and responsible. Electrical and natural gas will be accommodated through 13th Street West lines. There is one sewer line that runs to the neighbor to the south of existing property located at 1301 N Burlington. The developer will work to establish a private easement with the neighbors and has designed the plan to avoid building over this line in case there is a need to access it. All necessary utilities will be appropriately established in easements with the final replat for this development that will follow approval of the related change in zoning and this CUP.

Civil Engineer, Tara Ogren, has also been working with the applicant to ensure the applicants' development would not hinder the city's storm water system. The applicants are installing a detention cell in the southeast corner of this development to allow for extra runoff and a full drainage plan is being prepared for submittal with the building permit. Staff has approved the detention cell as shown on this site plan and we will ensure this by placing a condition on this permit to attain final approval of a full drainage plan that will be provided with the building permit.

Noise, fumes, dust or other environmental pollution. A car wash can come with some additional noise, glare and visual concerns. All of these potential concerns have been considered by both the applicant and staff. The applicant has been agreeable to adhere to all recommendations made by Staff and has incorporated extra measures to ensure the least possible imposition is made on any neighbors that are adjacent to this development. Below is detail to explain how each of these potential concerns has been proactively mitigated in advance.

Noise: There is noise from any vacuums that might be incorporated into a car wash. To mitigate this, there have been several measures taken. First, the applicant agreed and configured this development to position all vacuums on the east side of the structure and at the farthest point possible and away from the residential properties to the west. In fact, there is likely to be more noise heard on this side from the continuous cars passing by than from the vacuums for this development. Secondly, the motor that runs the actual operations of these vacuums will be housed on the far south side of this development and enclosed with ICF blocks that will eliminate any noise that could be heard by neighbors to the west. In addition, the applicant has adjusted normal

business hours, which are from 7 AM to 8 AM in other municipalities, to be from 8 AM to 7 PM, Monday through Saturday. This should better track to regular working hours where most of the neighbors will go to their own jobs or activities.

Light Glare: Adjusting the hours of this car wash also has the added benefit of eliminating 2 hours per day, which would require the car wash to be fully lit. Car wash hours will require lighting for security measures after business hours. However, the applicant has worked with staff and any pole lighting that will be placed on the west side of the structure will be required to incorporate full cutoff lighting despite the height of the poles. Our applicant has also stated that his light poles will be less than 25' high. Additionally, staff has incorporated a condition as part of this permit to ensure that all lighting and glare to the east meets the expectations of Table 305-11, and that a more detailed lighting plan will be provided with the building permit.

Visual Aesthetics: Probably one of the most important factors that the applicant has agreed to incorporate into this development has been a 6' fence that will separate the majority of the length of the development to better buffer and separate this development from the residential properties to the west. This fence will be made to blend aesthetically with the environment (see attached renderings), will be substantial in durability and is also shown in the renderings and discussed in the narrative. The applicant has also added and met all landscaping and extra buffer requirements with fence and additional trees and shrubs spaced in accordance with City Code 34-305. Sprinklers are to be installed with sod to ensure the landscaping can be easily watered and maintained to present a nice green and neatly landscaped image. The structure will be designed to provide a fresh, eye-catching modern appeal. Planning and Zoning as well as Parks and Recreation directors have reviewed and advised on the landscaping and street trees to ensure that there is good diversity and appealing trees are placed along this urban principal arterial (Burlington Avenue) which is also noted in our comprehensive plan as a character street and a primary commercial corridor.

The maintenance of logical and efficient development patterns and land use mixtures. The development pattern of the area that lines either side of Burlington Avenue has been slowly changing from what was more of a residentially-lined area to one that is more conducive to its label in the comprehensive plan as a commercial corridor. This area was future land-use-slatted for a mixed-use community. Though the initial concept of this was for more of a large center or merchandising mall area, many things have changed this large structural vision of mixed use. Nearly 12 years later, we are diverting away from large strip malls and centers and incorporating the same base concept but in outdoor venues. Though this would be just one piece of that area, the future may continue to add to this with various mixed uses that can show compatibility being placed together. This use has been fully mitigated to fit the proposed zoning of this lot as a *C-O, Commercial Office Non-Retail area*. Staff have reviewed the details on many occasions in multiple meetings and one-on-one consultations with the applicant. We feel any concerns have been fully vetted by the applicant and that this development can fit into this area without having a negative effect on property values of residences that are located west of this property.

3. The conditions imposed are necessary to ensure the maintenance of property values and the safety, health, comfort, and repose of the residents. Again, Staff has worked diligently to mitigate any potential issues and feels the conditions imposed due to this use being adjacent to residential

areas are appropriate for this unique development. As previously discussed, a fence and additional landscaping will be utilized to create additional buffer between the uses and to separate the residential area to the west from this development. Staff also notes the applicant's willingness to be proactive to take such measures upfront with the CUP process and to provide many additional measures that will better ensure the safety, health, comfort and repose of the adjacent properties. Adjacent property notice letters were sent out to all properties within 300 feet of this location and there has, as of the drafting of this report, been no response.

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, Future Land Use Map for this property shows Mixed-Use – Community, which is appropriate for both residential and commercial uses. Based on the character and nature of this area, the staff feel comfortable with the use of a car wash should the area attain a successful change of zoning to *C-O, Commercial Office Non-Retail*. Again, though the intent of the Mixed-Use – Community is spelled out to be more of a center or plaza, Staff feels that this piece of the category has become less of a factor over time, as the trend more recently has been to incorporate outdoor malls or more of a mix of separate, yet complementary uses in an area. COVID has drastically shifted our thoughts on this as well and now the goal is to create greater distancing, open spaces and put more businesses in outdoor plazas or centers rather than one large structure or a mall. This development has incorporated the required open space, landscape and buffers and will be a good addition to the community because it will be off a main corridor and offers a new and different business plan than others here in our community with a membership option. It will also provide 20 additional jobs for our community.

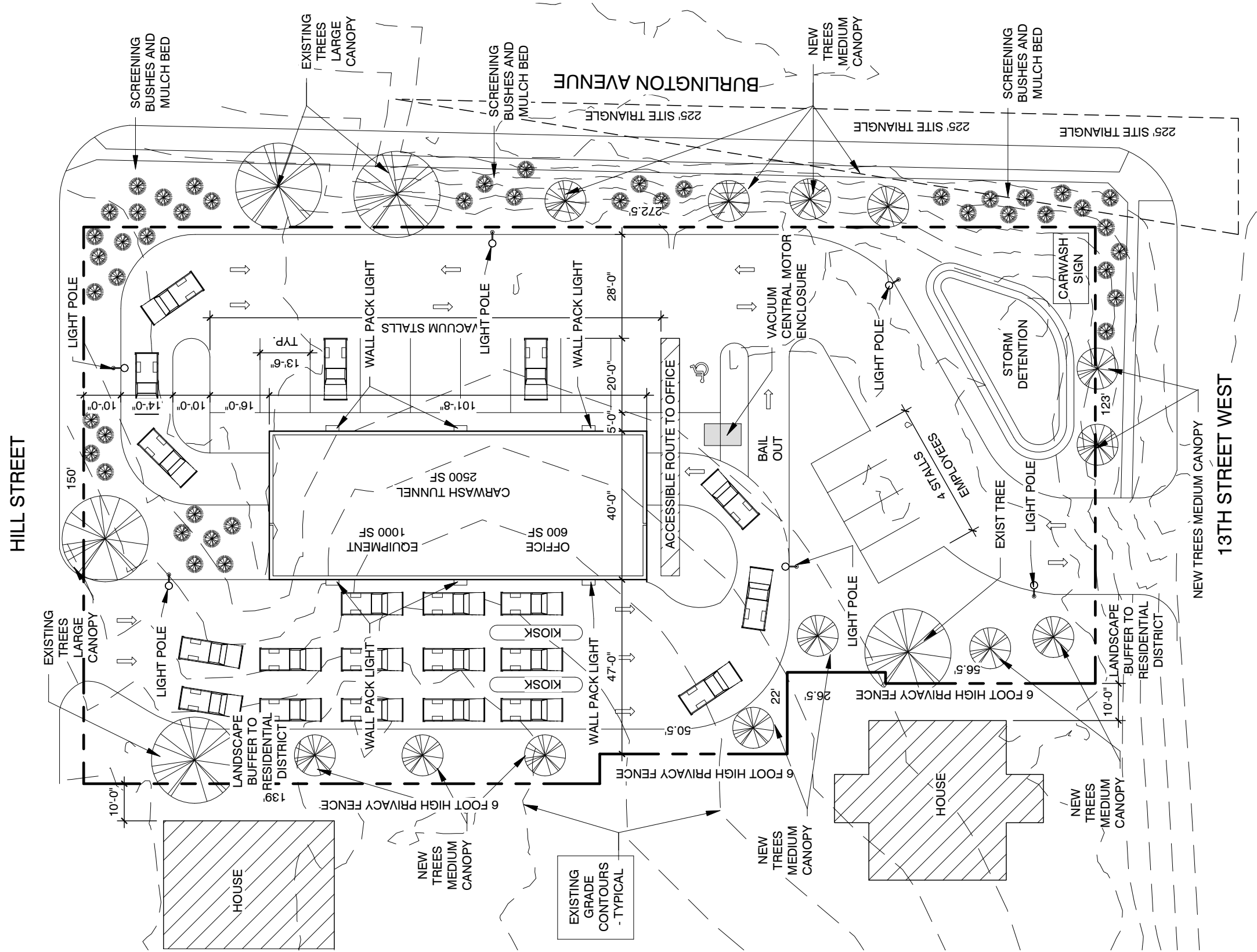
Recommendation:

Staff recommends a motion to recommend approval for a CUP resolution for a carwash to be located at property which is generally located between 13th Street West & Hill Street, directly west of Burlington Avenue. Subject to the following conditions:

There shall be compliance with any other applicable City, County, State or Federal regulations that shall apply.

1. 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.
2. The recording costs incurred to comply with this section shall be paid by the applicant for the conditional use permit.
3. Applicant to provide more specific details for the accessible parking space as a van accessible space with building permit submittal (i.e., parking space dimensions, required aisle dimensions & curb ramps for entrance access).
4. The applicant will be responsible for working with the neighbor to the south of what is currently 1301 N Burlington Avenue to establish a private easement for the sewer line that services that property and will ensure that there is nothing built over this line other than impervious surface or landscaping.

5. Applicant to coordinate with NDOT and City Engineer any necessary work to Burlington right-of-way and provide Development Services a copy of the approved NDOT permit to reconstruct curbs across the driveways along Burlington.
6. The applicant will provide and get final approval from the Civil Engineer of a full drainage plan depicting in greater detail the detention cell in the southeast corner of this development that shall be submitted with the building permit.
7. Lighting on the west side of this structure will be required to be full cutoff even if the poles are less than 25' in height. This is in consideration of residential properties adjacent and west of this business. However, the applicant can work with the City Staff to incorporate ingress/egress lighting on the east side of the structure that meets requirements found in Table 305-11 once a more detailed lighting plan is received with building permit.



1 CONCEPTUAL SITE PLAN

C1.2 1" = 30'-0"

LANDSCAPE LEGEND

- EXISTING LARGE CANOPY TREE
- MEDIUM CANOPY TREE - AUTUMN BLAZE RED MAPLE
- SCREENING SHRUB - BUXUS GREEN MOUNTAIN



HASTINGS CARWASH
ARROWHEAD CONSTRUCTION
HASTINGS, NEBRASKA

Architectural Design Associates
Suite A
3410 'O' Street
Lincoln, Nebraska 68510
www.adalincoln.com
tel 402 486 3232

Project number
20-021
Date
9-13-2021
Scale
1" = 30'-0"
© Copyright ADA 2021

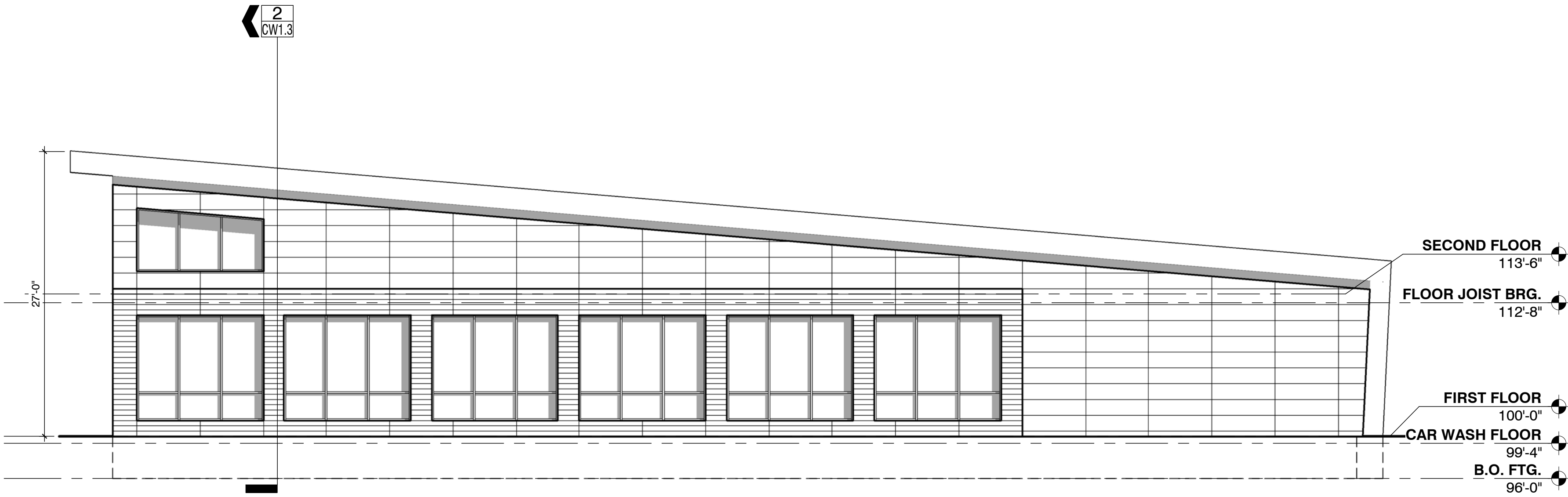
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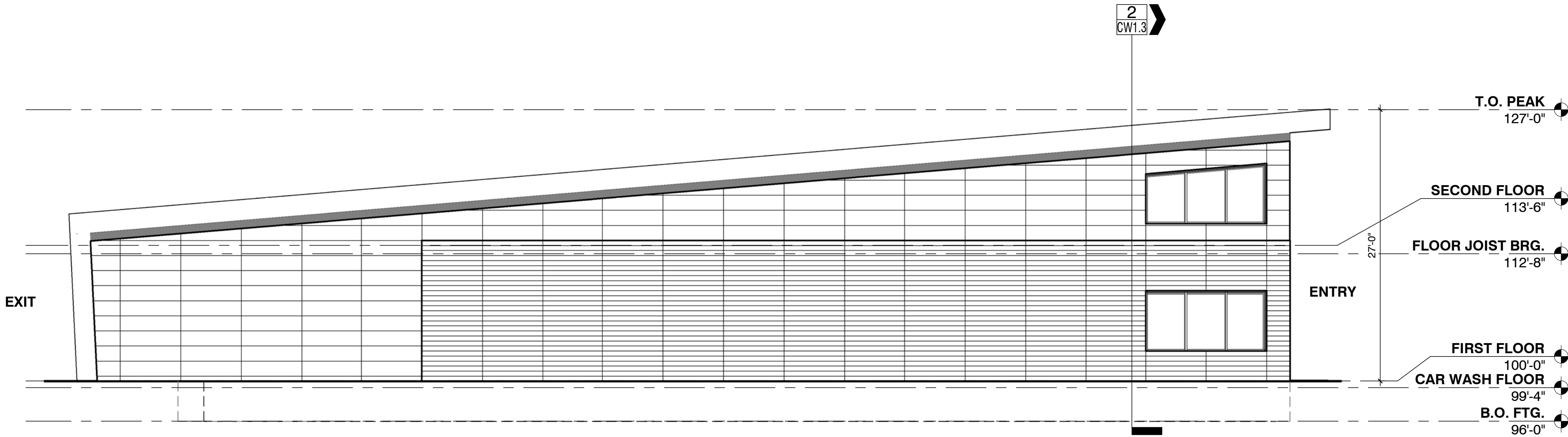
Architectural Design Associates

Suite A
3410 O Street
Lincoln, Nebraska 68510
www.adalincn.com
tel 402 486 3232

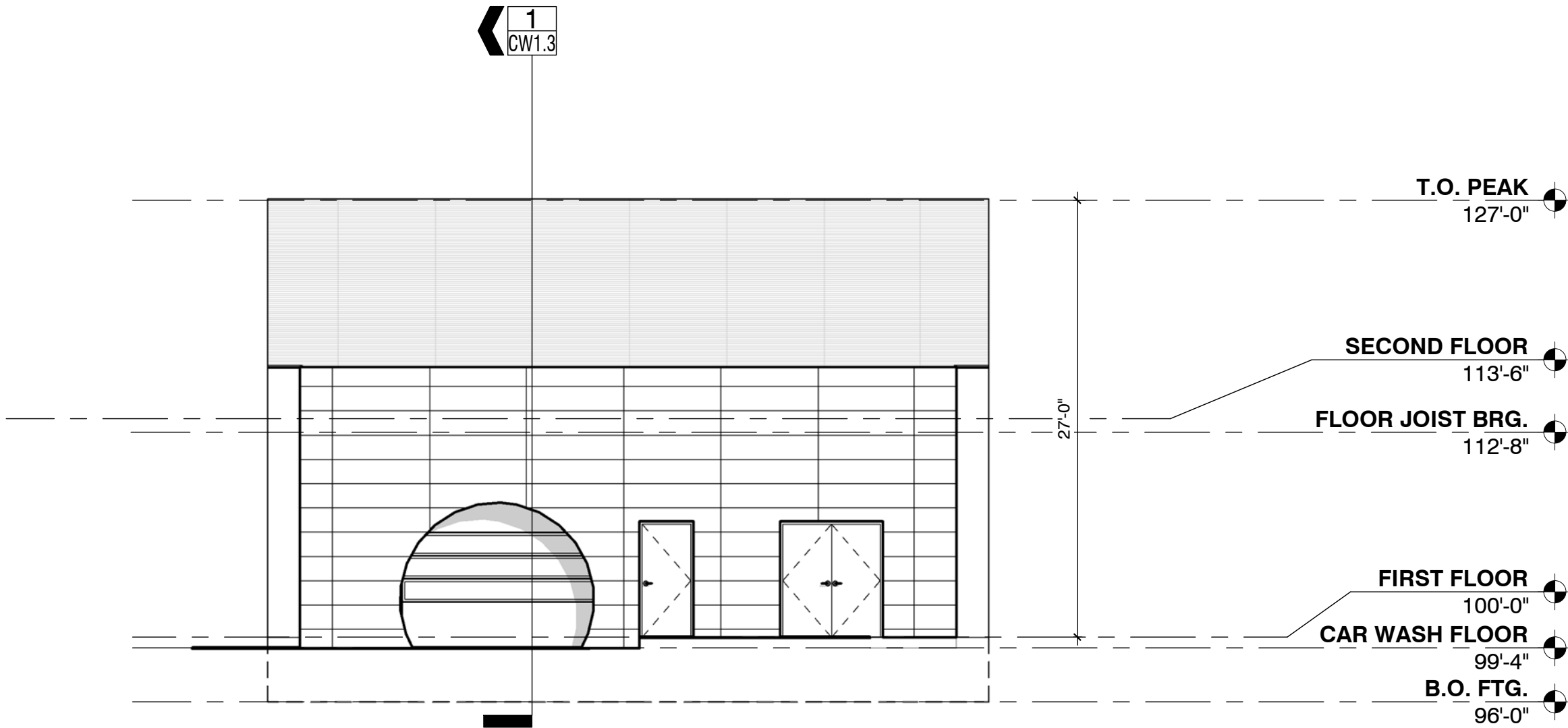
Preliminary
Not for
Construction
9/13/2021
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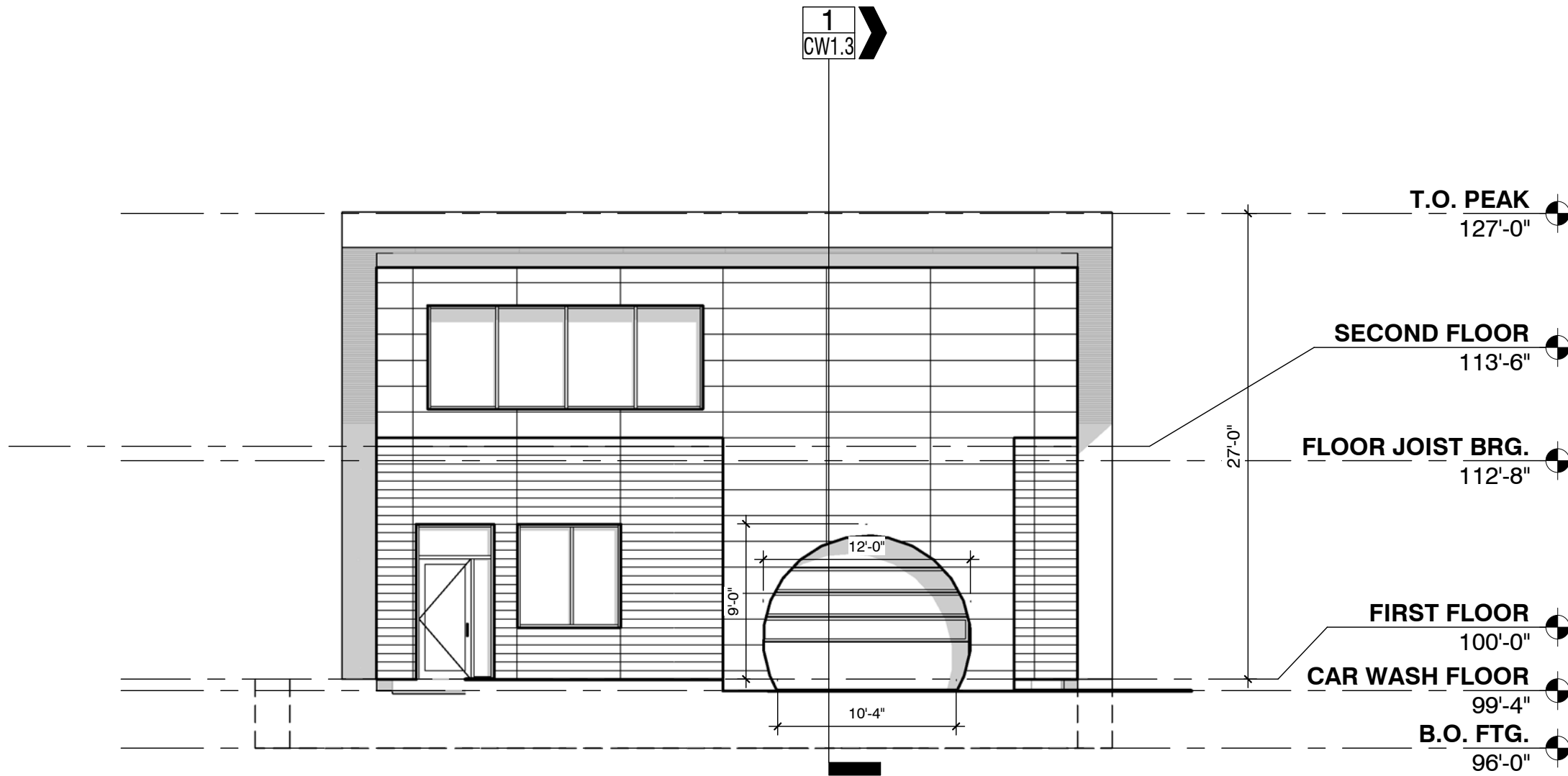
1 CAR WASH EAST ELEVATION
CW1.2 1/8" = 1'-0"



2 CAR WASH WEST ELEVATION
CW1.2 1/8" = 1'-0"



3 CAR WASH NORTH ELEVATION - EXIT
CW1.2 1/8" = 1'-0"



4 CAR WASH SOUTH ELEVATION - ENTER
CW1.2 1/8" = 1'-0"

KAYTON GRAND ISLAND, LLC
CAR WASH
1267 DIERS AVE. N.
GRAND ISLAND, NEBRASKA

Project Number
20-070
Date
8-3-2021
Revisions
Date

© Copyright ADA 2021

CW1.2
CAR WASH ELEVATIONS

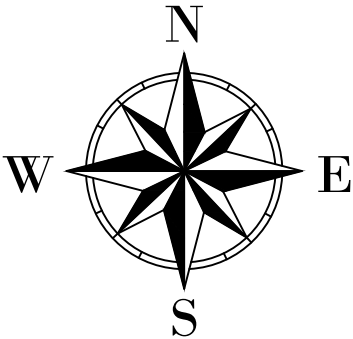


NOTE

ALL EXISTING CONDITIONS ARE BASED ON AVAILABLE GIS DATA AND SHOULD NOT BE USED FOR CONSTRUCTION.

LEGEND

- — — — — PROPERTY LINE
- GAS — GAS — GAS LINE
- SS — SS — SANITARY SEWER
- ST — ST — STORM SEWER
- W — W — WATER LINE
- - - - - 1-FOOT CONTOUR



FoleyShald
ENGINEERING
14503 GROVER STREET, SUITE 102 | OMAHA, NE 68144

REVISIONS

NUMBER	DATE	DESCRIPTION
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Arrowhead Carwash

Hastings, NE

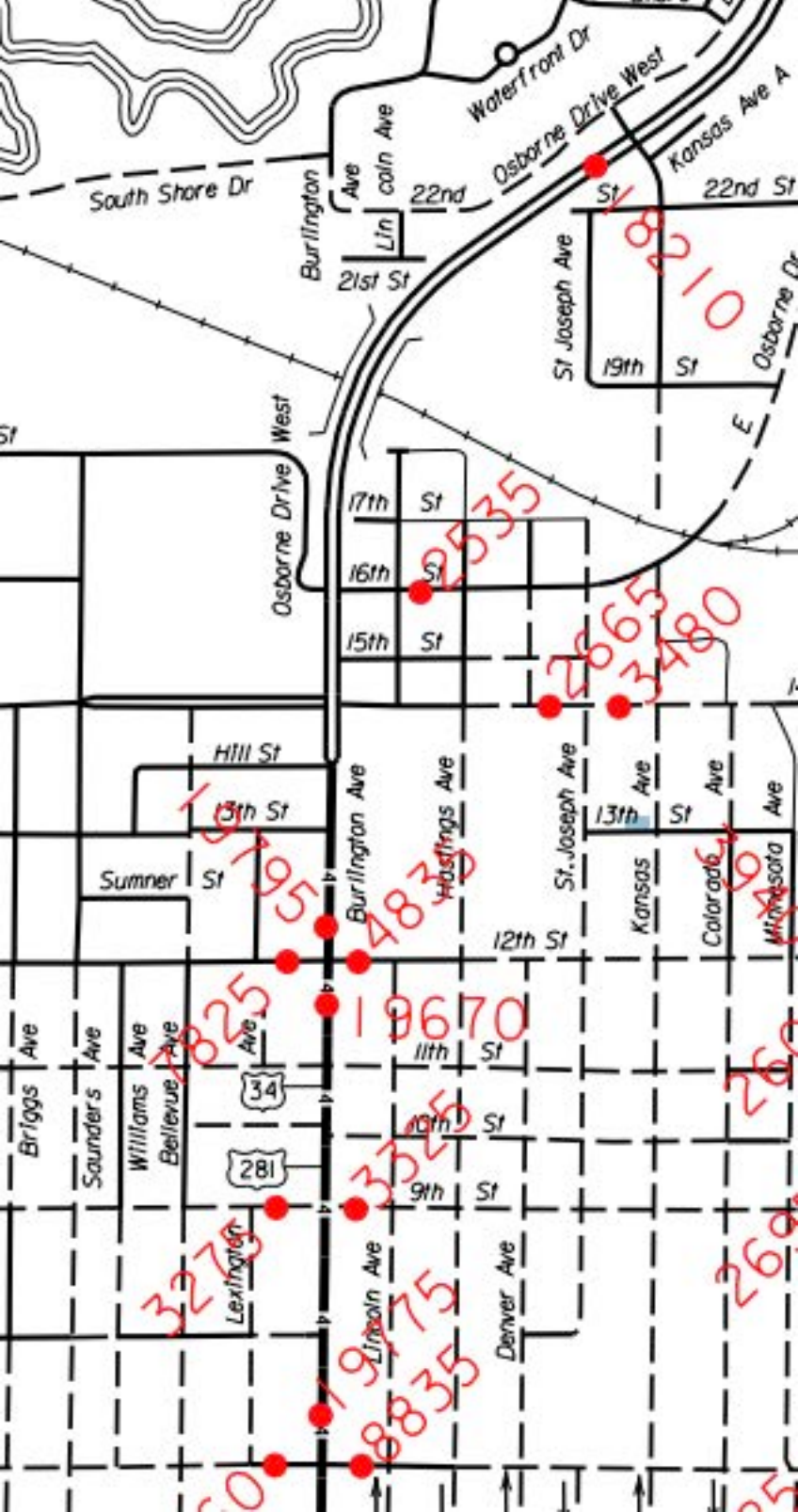
FSE #: 000.000

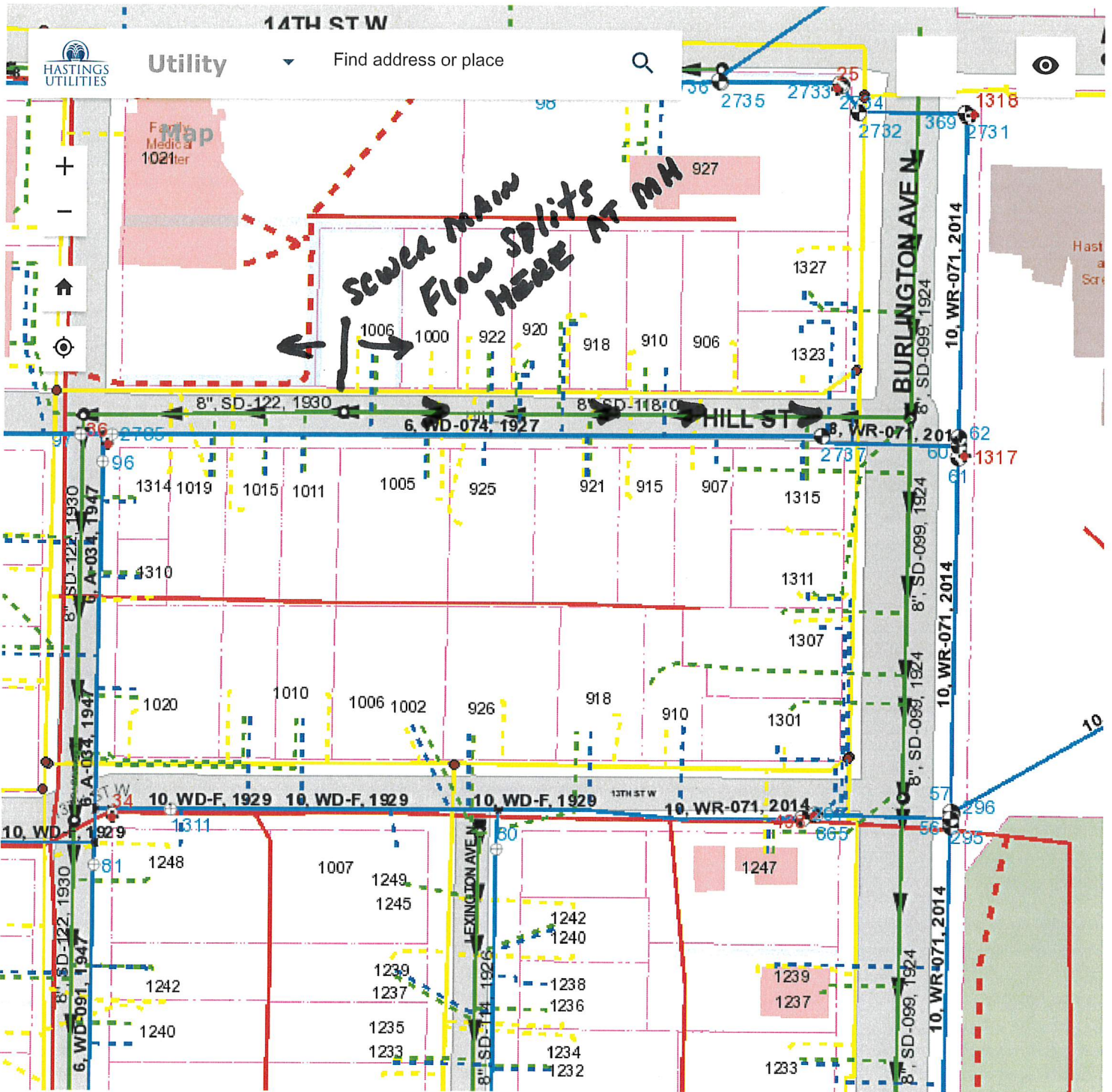
July 15, 2021

PRELIMINARY
NOT FOR CONSTRUCTION

Existing Conditions

Exhibit A

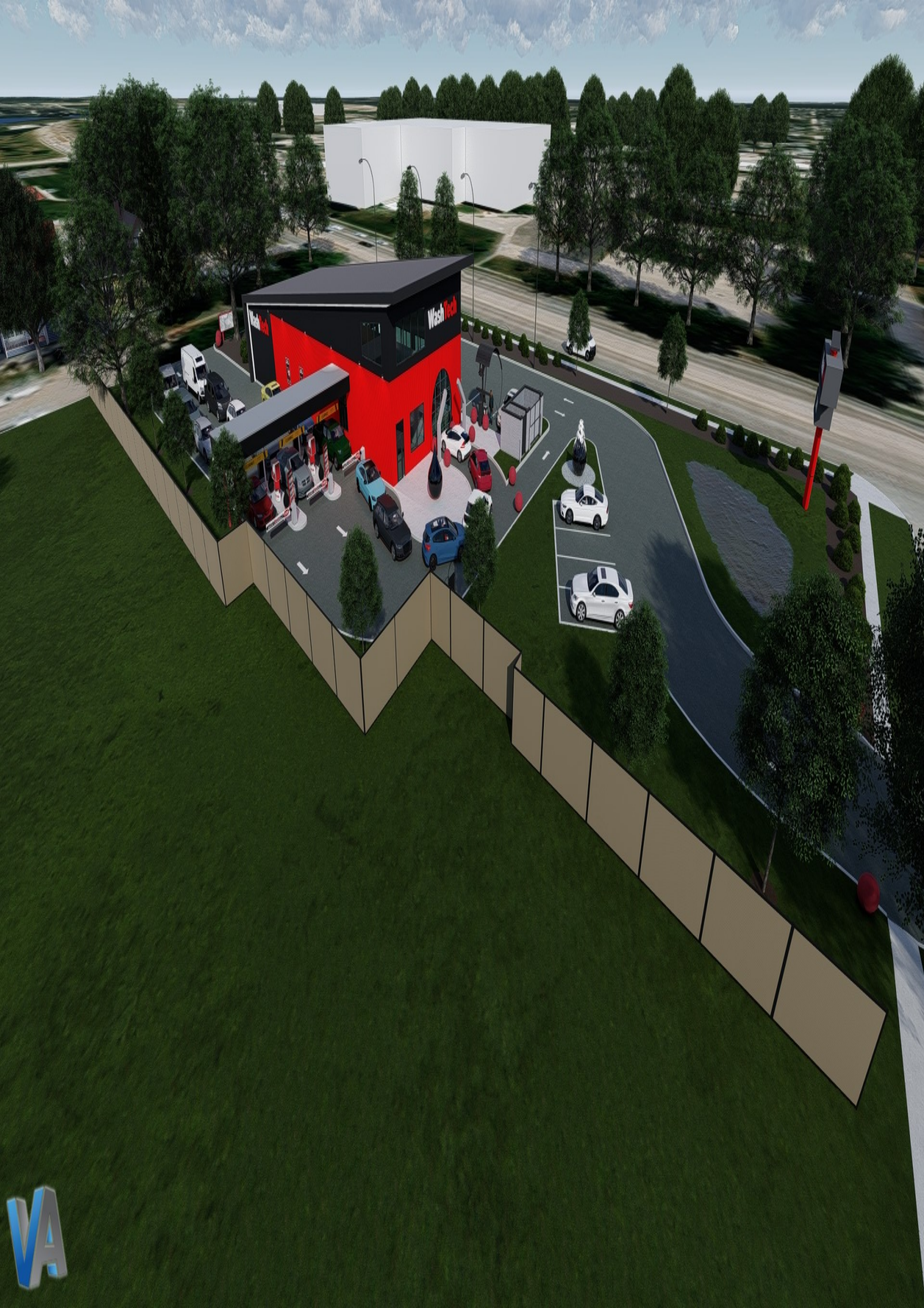




2-11-21











WashTech

WashTech

CARWASH





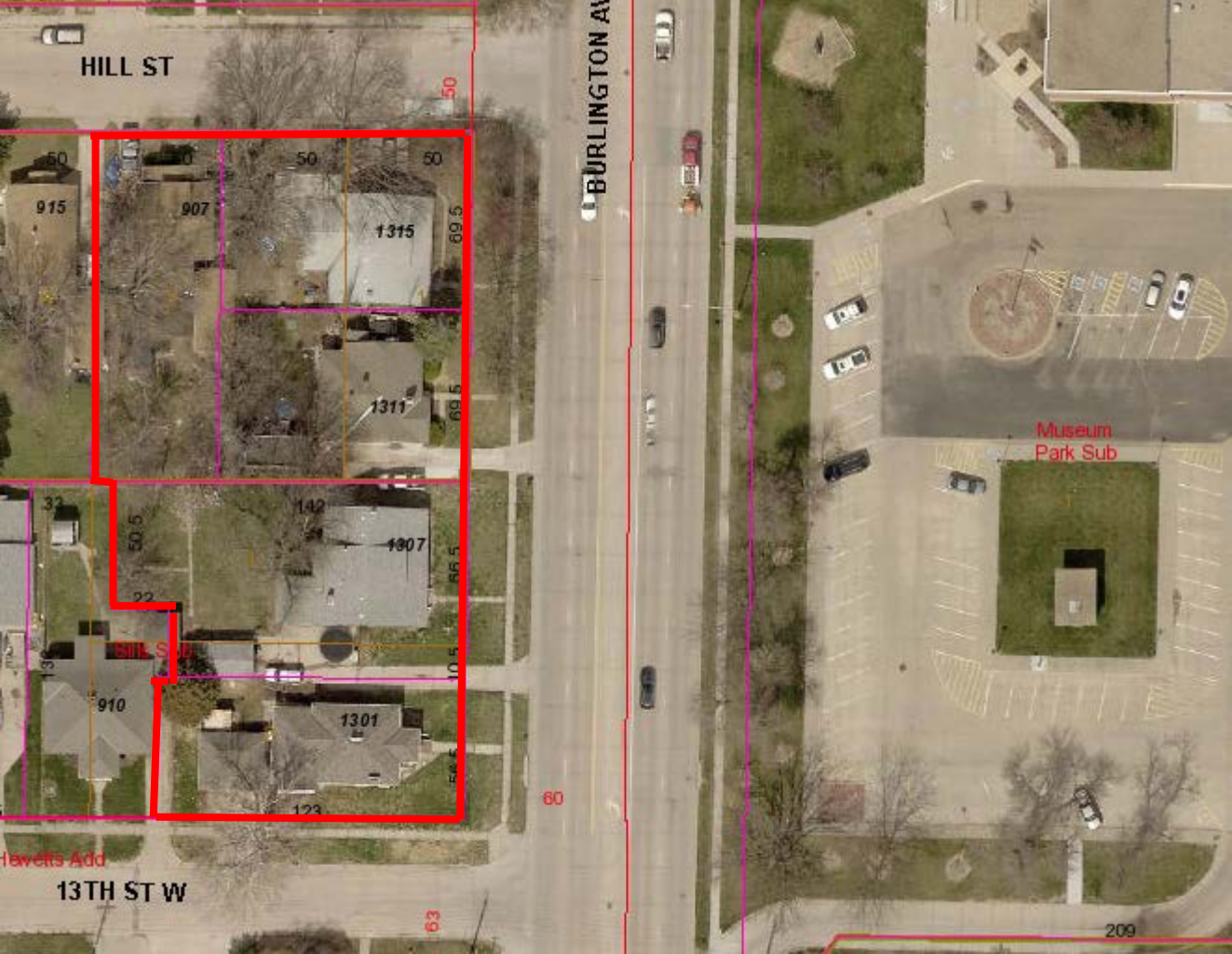












HILL ST

BURLINGTON AVE

Museum
Park Sub

Havens Add

13TH ST W

Department: Development Services
Staff Contact: Lisa Parnell-Rowe
Planning Commission Meeting Date: 9/21/2021
File No: 2021-043
Prepared By: Emilia Kienbaum, Administrative Assistant

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing for a change the zoning for a portion of land generally located at the southwest corner of E Street West and Chicago Avenue from “R-1, Urban Single Family Residential” to “R-2, Mixed-density Neighborhood” and to amend the Official Zoning District Map.

Motion to recommend approval for an ordinance and the amendment to the Official Zoning District Map to rezone a portion of land generally located at the southwest corner of E Street West and Chicago Avenue from “R-1, Urban Single Family Residential” to “R-2, Mixed-density Neighborhood”

Names of People/Business affected by this action:

The applicants, prospective homeowners, surrounding neighborhood, 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 once ten days prior to such hearing.

Type of action requested:

Motion

Suggested motion:

Motion to recommend approval for an ordinance and to the amendment to the Official Zoning District Map to rezone a portion of land generally located at the southwest corner of E Street West and Chicago Avenue from “R-1, Urban Single Family Residential” to “R-2, Mixed-density Neighborhood”

Deadlines associated with action:

A concurrent Final Plat to replat this property will also be necessary to reconfigure these 2 lots in order to allow 2 separate residential structures to be built and appropriately serviced with utilities. This rezone will be heard at the City Council Regular meeting on October 11, 2021.

Department head comments:

Surrounding zoning is as follows:

North – R-1 Urban Single Family Residential

South – R-2, Mixed Density Neighborhood

East – R-1 Urban Single Family Residential

West – R-1 Urban Single Family Residential

The Comprehensive Plan and Future Land Use (FLU) map shows this area slated for *Urban Residential* use. It is not uncommon to see residential areas in the more established areas or center of a community transformed to a higher density use as a community grows outwards. The Urban Residential category allows for higher density residential development, typically 4-10 units per acre with lots ranging in size from 7,000 to 10,750 SF. R-2, *Mixed Density Neighborhood* is the most compatible current residential zone to meet the Urban Residential FLU category projection. In order to meet the vision for these existing lots to allow for more than one single family home, rezoning the new lots to R-2, *Mixed Density Neighborhood* is necessary to meet the lot width requirements. Additionally, to the south and adjacent to these lots there is some existing R-2, *Mixed Density Neighborhood* zoning.

Recommendation:

Staff recommends motion to recommend approval for an ordinance and the amendment to the Official Zoning District Map a portion of land generally located at the southwest corner of E Street West and Chicago Avenue from “R-1, Urban Single Family Residential” to “R-2, Mixed-density Neighborhood”.

The site plan shows two buildings, each with a gabled roof and a central chimney. The buildings are situated on a lot bounded by Chicago Avenue to the south, E Street to the east, and an Alley to the north. The lot is divided into two sections by a 105.00' property line. The buildings are 42'-0" wide and 28'-0" deep. The lot is 105.00' wide and 63.00' deep. The buildings are 25'-0" from the south property line and 20'-0" from the east property line. The lot is 10'-0" from the north property line. The buildings are 10'-0" from the alley. The lot is 10'-0" from the alley. The lot is 10'-0" from the alley.



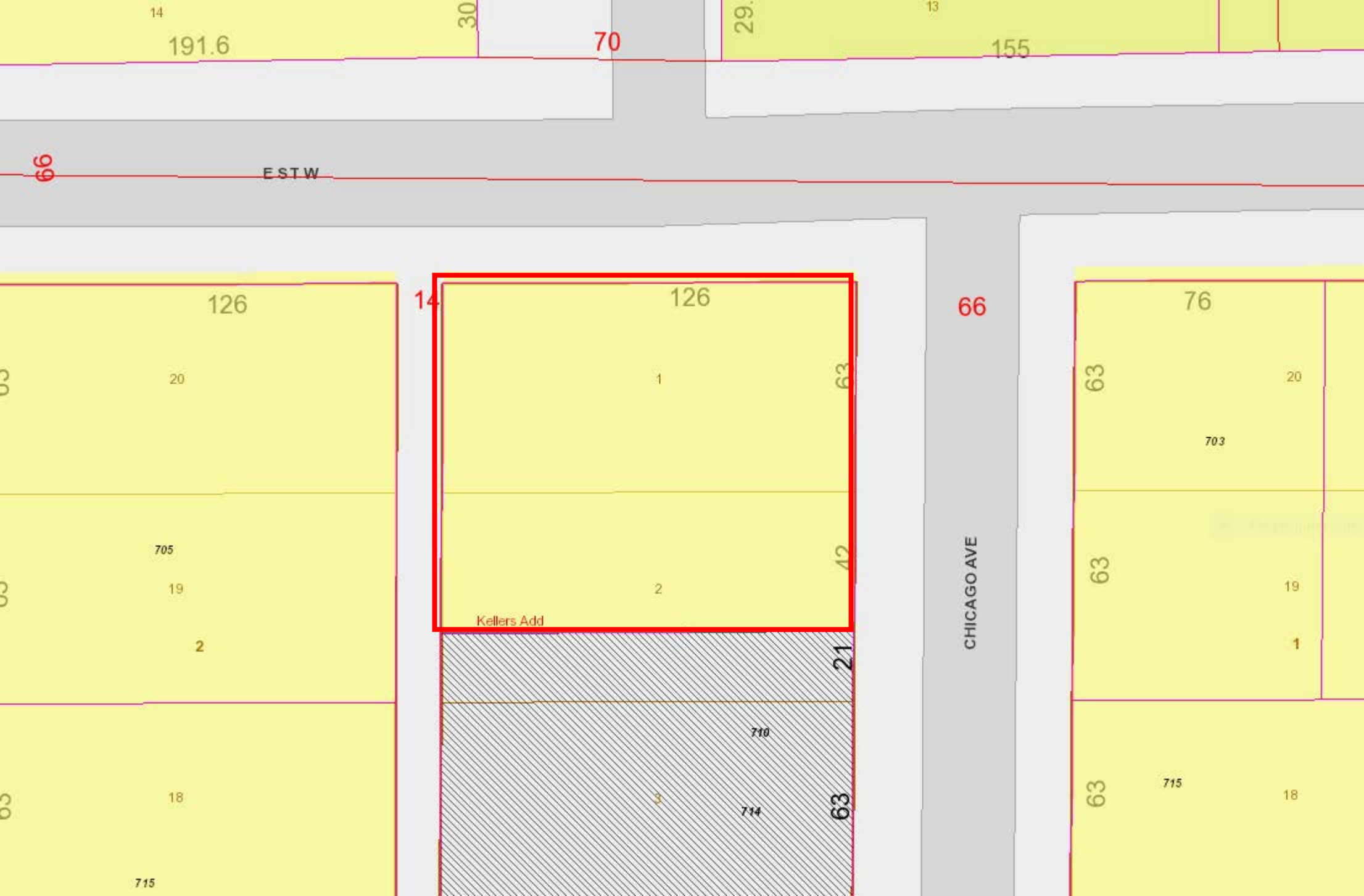
Lisa Parnell-Rowe

From: Dan McCarthy <mccarthyd53@gmail.com>
Sent: Friday, July 30, 2021 5:21 PM
To: Lisa Parnell-Rowe
Subject: Rezone narrative

Hello Lisa,

This is what I had typed on the rezone form, but was just not able to get it to you as I explained.

We are purchasing this lot that was 702 Chicago Avenue with the hope of placing two houses on it. To make that happen we will have to have it rezoned from R1 to R2, because the lots will just be 63 feet wide. We have learned that the duplex just to the south of this property has already been zoned R2. We completed a house at 734 Chicago Avenue and are currently completing one at 736 Chicago Avenue and we were able to have those lots rezoned to R3 so that both houses could be completed. Thank you for your help concerning this.
Hastings Area Habitat for Humanity.



1
2

UR

2
2

Kellers Add

3
2

CHICAGO AVE

Department: Development Services
Staff Contact: Lisa Parnell-Rowe
Planning Commission Meeting Date: 9/21/2021
File No: 2021-042
Prepared By: Emilia Kienbaum, Administrative Assistant

AGENDA ITEM SUMMARY SHEET

Description of Item:

Final Plat for Habitat Fifth Subdivision, a portion of land generally located at the southwest corner of E Street West and Chicago Avenue.

Names of People/Business affected by this action:

The applicant, the citizens of the City of Hastings and the County.

Why Planning Commission action is required:

Neb. Rev. Stat. 19-929 states that city council shall not take final action on subdivision development matters without the recommendation of the Planning Commission.

Type of action requested:

Motion

Suggested motion:

Motions to recommend approval of Final Plat for Habitat Fifth Subdivision.

Deadlines associated with action:

A concurrent change in zoning is being heard to rezone this land from R-1, Single Family Residential, to R-2, Mixed Density Neighborhood. Both this Final Plat and the Rezone will be heard at the City Council Regular meeting on October 11, 2021.

Department head comments:

This is a replat of a portion of land generally located at the southwest corner of E Street West and Chicago Avenue. In the past, prior to the demolition of an approximate 800-SF house, it was addressed as 702 S. Chicago Avenue. On April 29th, 2021, The City of Hastings posted a "For Sale" sign on the property, as well as opened a request for bids around the end of May 2021. Habitat for Humanity then acquired the property and plans to place 2 single family dwellings on this property. The lots did run length-wise in a west to east fashion, but in order to allow for a greater density of 2 homes to sit on this land, the lots are now being reconfigured to run length-wise in a north to south fashion. Reconfiguring the lots to run this way and rezoning to a higher density category will allow for a shorter lot width requirement and fit 2 homes without garages nicely.

The intent of the Final Plat is three-fold and laid out in City Code Section 38-203 (1). Below is a brief discussion of each aspect and how the Habitat Fifth Subdivision Final Plat meets this intent.

Create an accurate public record for the sale of lots: Habitat for Humanity is known for their contributions to providing homes for those in need here and all over the world. A habitat homeowner helps build their own home alongside volunteers and pays an affordable mortgage. Habitat Fifth Subdivision is necessary to reconfigure these lots to maximize the use of this land within the necessary requirement for more than one home owner. Reconfiguring the lots will make it necessary to subdivide for the appropriate sale and tax of these lots. This subdivision will consist of 2 lots and each lot will be utilized for a single-family home. Lot 1 will be approximately 6,621 SF and Lot 2 will be approximately 6,626 SF, making the total of all replanted lots approximately 13,247 SF.

Guarantee construction of all public improvements according to the standards in the subdivision regulations: City Engineering and Utilities have discussed and reviewed appropriate placement of easements (i.e., utilities) with Krueger Surveying.

Ensure buildable lots to district zoning:

The base zoning district for this subdivision is currently R-1, *Single Family Residential*; however, the applicants have a concurrent rezone request in review to rezone this from R-1 to R-2, *Mixed Density Neighborhood*. The R-2 base district also allows single family dwellings with a minimum lot area of 6,000 SF and a minimum lot width of at least 50 SF.

The Development Department and Plat Track review teams (to include County officials) have reviewed this final plat and the applicant has incorporated all recommendations found to be relevant to subdivision design standards and regulations in both City Code Section 38-202 and 38-203.

Recommendation:

Staff recommends motion to recommend approval of Final Plat for Habitat Fifth Subdivision.

Lisa Parnell-Rowe

From: Dan McCarthy <mccarthyd53@gmail.com>
Sent: Friday, July 30, 2021 5:21 PM
To: Lisa Parnell-Rowe
Subject: Rezone narrative

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Hastings Area Habitat for Humanity.

LOT TWO (2), EXCEPT THE SOUTH TWENTY-ONE (21) FEET THEREOF,
AND ALL OF LOT ONE (1), BLOCK TWO (2), KELLER'S ADDITION
TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA



FRONT YARD:	25 FEET
SIDE YARD:	NOT LESS THAN 5-FEET
	NOT LESS THAN 15-FEET ON THE STREET SIDE OF A CORNER LOT
REAR YARD:	NOT LESS THAN 20% OF DEPTH, NOT MORE THAN 30 FEET

THE PROPERTY AS LEGALLY DESCRIBED ON THIS PLAT IS IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, AND NOT WITHIN THE SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 31001C0160C EFFECTIVE 7/05/2018.

A REPLAT OF LOT TWO (2), EXCEPT THE SOUTH TWENTY-ONE (21) FEET THEREOF,
AND ALL OF LOT ONE (1), BLOCK TWO (2), KELLER'S ADDITION TO THE CITY OF
HASTINGS, ADAMS COUNTY, NEBRASKA NOW KNOWN AS HABITAT FIFTH
SUBDIVISION

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

FILE NAME HABITAT FIFTH SUBDIVISION - CITY OF HASTINGS		
SCALE 50 Ft/In	DATE 09-10-2021	DRAWN BY T. KRUEGER
JOB KLS-21108	FIELD WORK TK	SHEET 1 OF 2

HABITAT FIFTH SUBDIVISION

FINAL PLAT

LOT TWO (2), EXCEPT THE SOUTH TWENTY-ONE (21) FEET THEREOF,
AND ALL OF LOT ONE (1), BLOCK TWO (2), KELLER'S ADDITION
TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

OWNERS CERTIFICATE

KNOW ALL MEN BY THESE PRESENT, THAT RICHARD L. REIMER, EXECUTIVE DIRECTOR AND NEAL HOFF, TREASURER OF HASTINGS AREA HABITAT FOR HUMANITY, A NEBRASKA NONPROFIT CORPORATION, THE OWNER OF RECORD OF THE LAND SHOWN ON THE PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS HABITAT FIFTH SUBDIVISION, A SUBDIVISION IN 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 _____, 20____

RICHARD L. REIMER, EXECUTIVE DIRECTOR

NEAL HOFF, TREASURER

ACKNOWLEDGMENT

STATE OF NEBRASKA)
)
COUNTY OF ADAMS)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20____,
BY RICHARD L. REIMER, PRESIDENT AND SHERRI PATTERSON, BOARDMEMBER OF HASTINGS AREA HABITAT FOR HUMANITY, A NEBRASKA NONPROFIT CORPORATION.

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

(SEAL)

NOTARY

COUNTY TREASURERS CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES ARE DUE OR DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT AS OF THIS _____ DAY OF _____, 20____.

ADAMS COUNTY TREASURER

CITY TREASURERS 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

REGISTER OF DEEDS

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

WAIVER FOR STREET GRADES

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

SIGNED THIS _____ DAY OF _____, 20____.

HASTINGS AREA HABITAT FOR HUMANITY
A NEBRASKA NONPROFIT CORPORATION

RICHARD L. REIMER, PRESIDENT

NEAL HOFF, TREASURER

CITY PLANNING COMMISSION RECOMMENDATION

THIS PLAT OF "HABITAT FIFTH SUBDIVISION", A SUBDIVISION IN THE CITY OF HASTINGS ADAMS COUNTY NEBRASKA HAS BEEN SUBMITTED TO 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 _____, 20____.

CHAIRPERSON, CITY PLANNING COMMISSION

DEVELOPMENT SERVICES DIRECTOR

MAYOR AND CITY COUNCIL ACTION

THIS PLAT OF "HABITAT FIFTH SUBDIVISION" WITH THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA IS HEREBY _____ BY MOTION DULY PASSED, DATED THIS _____ OF _____, 20____

MAYOR

CITY CLERK

CITY ENGINEERS APPROVAL

THIS PLAT OF HABITAT 5TH SUBDIVISION, A SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, HAS BEEN RECEIVED AND REVIEWED BY ME AND IS IN COMPLIANCE WITH THE PROVISIONS OF CHAPTER 38 OF THE CITY CODE FOR THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA. PROVIDING FOR THE THE APPROVAL OF SUBDIVISIONS AND PLATS BY THE CITY ENGINEER UNDER CERTAIN CIRCUMSTANCES

SIGENED THIS _____ OF _____, 2021

CITY ENGINEER

FINAL PLAT

FILE NAME HABITAT FIFTH SUBDIVISION - CITY OF HASTINGS		
SCALE 50 Ft/In	DATE 09-10-2021	DRAWN BY T. KRUEGER
JOB KLS-21108	FIELD WORK TK	SHEET 2 OF 2

KRUEGER LAND SURVEYING

2837 WEST U.S. HIGHWAY 6 #204
HASTINGS, NE 68901
402-984-2176

[illegible]

ESTW

126

14

126

66

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1

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Kellers Add

705 2

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2

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18

3

710

CHICAGO AVE