

HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Tuesday, December 21, 2021 at 4:00 PM in the Hastings Public Library, 314 N. Denver Ave., Conference Room B, 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, December 17, 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 Conference Room B at the Hastings Public Library, 314 N. Denver Ave., Hastings, Nebraska. Also, a current copy of the Nebraska Open Meetings Act is posted on the back wall of Conference Room B, which is accessible to members of the public.
6. Approval of Minutes
 - a. Meeting of November 16, 2021
7. Special Order of Business
8. Unfinished Business
 - a. Continued Applications - None
 - b. Tabled Applications - None
 - c. Postponed Applications - None
9. Public Hearings.
 - a. **2021-073.** Public hearing to recommend a request for Randy Chick regarding Plan Modification No. 2021-5 to amend the Redevelopment Plan for Redevelopment Area Number #13, Theatre Project, for the following collective property, to wit: Lot Five (5), Block One (1), Theatre District Subdivision, Hastings, Adams County, Nebraska.

Motion to recommend approval for Plan Modification No. 2021-5 to amend the Redevelopment Plan for Redevelopment Area Number #13 , Theatre Project, for the following collective property, to wit: Lot Five (5), Block One (1), Theatre District Subdivision, Hastings, Adams County, Nebraska.
 - b. **2021-029.** Public hearing to consider bringing two tracts of land into the corporate limits of the City of Hastings for Mr. Dennis Engel in the Northeast Quarter of Section 36, Township 8 North, Range 10 West of the 6th P.M., Adams County, Nebraska, which is being platted as Cimarron Meadows 12th Addition.

Approval of bringing two tracts of land into the corporate limits of the City of Hastings

Planning Commission Agenda

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for the Northeast Quarter of Section 36, Township 8 North, Range 10 West of the 6th P.M., Adams County, Nebraska, which is being platted as Cimarron Meadows 12th Addition.

10. Subdivisions

- a. **2021-028.** Final Plat for Cimarron Meadows 12th Addition, in the Northeast Quarter of Section 36, Township 8 North, Range 10 West of the 6th P.M., Adams County, Nebraska

11. Reports

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

Adjourn

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Tuesday, November 16, 2021

Pursuant to due call and notice thereof, a meeting of the Hastings Planning Commission was conducted in the Hastings Public Library, 314 N. Denver Ave., Hastings, Nebraska on November 16, 2021.

The meeting was called to order at 4:00 p.m. in Regular Session by Chairman Gaines with the following members present: Lou Kully, Willis Hunt, LaDaun Schoenhals, Ann Hinton, Greg Sinner, Marshall Gaines, Rakesh Srivastava, and Michelle Lewis. Absent: Jacque Cranson.

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

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

Public Notice - Official Notice of the Regular Meeting was published in the Hastings Tribune on Monday, November 15, 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 Conference Room B. Also, a current copy of the Nebraska Open Meetings Act is posted on the back wall of Conference Room B, which is accessible to members of the public.

Moved by Schoenhals, seconded by Srivastava, to approve the minutes of the October 19, 2021, Planning Commission Meeting. Roll Call: Ayes: Lewis, Gaines, Kully, Srivastava, Schoenhals, Hinton, Hunt, Sinner. Nays: None. Absent: Jacque Cranson. The motion carried.

9. Public Hearings.

2021-053. Public hearing for a change of zoning for Lots 7 (Seven) through 9 (Nine) and Lots 13 (Thirteen) through 18 (Eighteen), Block 1 (One), A.H. Cramer's Addition to the City of Hastings, Adams County, Nebraska AND the vacated alley adjacent to said lots from "R-3, Multiple Family Residential" to "C-3 Commercial Business", and to amend the Official Zoning District Map.

Lisa Parnell-Rowe discussed the agenda item.

Surrounding zoning is as follows:

North – R-3, Multiple Family Residential

South – R-1, Urban Single Family Residential (default for Public)

East – R-3, Multiple Family Residential & C-3, Commercial Business

West – C-3, Commercial Business

Our applicant is the owner of this property, Lawrence Esch, Jr. He has an offer from a prospective buyer for a portion of this lot to be used for a nursery/orchard.

Current uses only show signs of multiple family development in the north-eastern portion of this area. Much of this surrounding area is currently zoned C-3, Commercial Business and/or is slated for public use as R-1, Single Family Residential by default. To the south, we have a City park (Lincoln Park is zoned R-1, Single Family Residential by default, with no public zoning). Then further southeast, we have more C-3 where one of our City Fire Stations is located.

Staff views this area as an extension of the commercial corridor zoning that follows Burlington Avenue and when you add the history of this area remaining stagnant as a residential land use due to the costly utilities requirements it makes sense that this area might be better slated for commercial use. Commercial developers are not as reluctant to spend more money upfront on infrastructure due to the business profit factor that is involved in a commercial development. Additionally, the proposal at hand, for a nursery, would not require this sewer extension. Water and electricity are available to the entire area

and sewer is available for tapping into the west side of this block where the prospective buyer will place a structure for retail sale and maintenance of the nursery/orchard. The proximity of this use to Lincoln Park makes this a good spot for a nursery/orchard that would extend that look and feel of open space to the north, while still bringing greater economic opportunities to the community.

The Comprehensive Plan and Future Land Use (FLU) map did show this area as slated for Urban Residential use. Staff initiated a FLU change because it is felt that this area would be better served in the long-term future as a commercial/retail use. This was due to the southern-most section of Hastings Avenue South having an unfinished sewer main. Without this being extended, there would be no sewer service lots on the east side of this block. Though developers have looked into this in the past, they have ultimately not developed here because the costs for developers looking to build residential homes in this area have always exceeded the benefits. The Planning Commission reviewed this FLU change at our last meeting held on October 19th and recommended approval to City Council by a vote of 8-0. The City Council reviewed that matter at their regular meeting held on November 8th and voted 8 to 0 to approve the FLU change. This rezone follows suit to that FLU change and will make the reality of a nursery/orchard a permitted use once the area is re-platted accordingly.

Moved by Sinner, seconded by Hunt, to recommend approval to the Mayor and City Council an ordinance and the amendment to the Official Zoning District Map to rezone Lots 7 (Seven) through 9 (Nine) and Lots 13 (Thirteen) through 18 (Eighteen), Block 1 (One), A.H. Cramer's Addition to the City of Hastings, Adams County, Nebraska AND the vacated alley adjacent to said lots from "R-3, Multiple Family Residential" to "C-3, Commercial Business". Roll Call: Ayes: Lewis, Gaines, Kully, Srivastava, Schoenhals, Hinton, Hunt, Sinner. Nays: None. Absent: Jacque Cranson. The motion carried.

b. 2021-064. Public hearing to consider an ordinance to amend Hastings City Code Chapter 29, Article III, regarding electrical exams, and licensing procedures and requirements.

Lisa Parnell-Rowe discussed the agenda item.

This change is primarily to allow the City of Hastings to discontinue holding electrical exams and/or providing electrical licenses based on in-house provided exams. The State of Nebraska governs licensing within the State, and are now using testing centers for electronic testing, as well as individual online testing that can be done at anytime from anywhere. The City of Hastings exam has, in the past, been a convenient option for local electricians and has also been used as an overflow of sorts when the State exams were full. Those reasons for justifying this practice are no longer necessary due to the State now providing an online option, as well as testing centers.

In the past few years, the City of Hastings applications for testing have dwindled, and it is felt that much of the reason for that is the State's new testing arrangement. In years past, we have had around 12 to 14 persons taking the test each annual test cycle. In April 2021 there were only 4 individuals, in October of 2020 there were only 3 individuals. We did not test in April of 2020 due to COVID-19. Currently we have 63 Electrical contractors who have paid their Occupation Tax with the City of Hastings, which would make the number of test applicants, even for our local contractors, seem very low.

Development Services already has to have the electrical exams approved by the State of Nebraska each test cycle, as they are used to then reciprocate with the State. As part of that reciprocation we are required to change at least 5 questions on each test in each cycle in order to conform to the State's rules on testing.

The City of Hastings license has been able to reciprocate with the State of Nebraska in order to obtain a State license. However, once the holder has reciprocated with the State to get a license, they cannot use the State license to reciprocate with another State. This has been seen as a dis-service to some electricians, as they would need to test on the State level exclusively in order to reciprocate with another State.

With the Development Services Department's impending temporary move due to the existing City Hall conditions, it is uncertain as to whether or not there will be a room available for testing as there has been in the past. It is quite possible that if we did continue to hold in-house testing that this would need to be

held off-site at another location, such as the Library.

Additionally, our Electrical Inspector was recently made aware that the State of Nebraska has requirements for continuing education for all State license holders.

This was a takeaway item at the annual International Association of Electrical Inspectors Meeting held in Kearney from October 27-29th 2021. This requirement was added to the State guidance in 1993, which means that we have been in direct violation of the State of Nebraska Electrical Act for nearly 20 years as the City of Hastings has never required continuing education. To add a continuing education requirement would mean additional staff time to administer and track this added requirement. Eliminating our local testing and licensing and providing a registration card upon proof of being licensed in the State would ensure that any electricians working in the City are *current* with this required continuing education.

The section from that act follows:

81-2117.01. License or registration renewal; continuing education required; instructor and course approval; certificate of attendance.

In order to renew a license or registration issued under the State Electrical Act, the licensee or registrant shall be required to complete twelve contact hours of continuing education by January 1 of each odd-numbered year. The continuing education courses shall be approved by the board and may consist of training programs, courses, and seminars by the State Electrical Division or public or private schools, organizations, or associations. The contact hours shall include a minimum of six contact hours studying the National Electrical Code described in section 81-2104, and the remaining contact hours may include study of electrical circuit theory, blueprint reading, transformer and motor theory, electrical circuits and devices, control systems, programmable controllers, and microcomputers or any other study of electrical-related material that is approved by the board. Any additional hours studying the National Electrical Code shall be acceptable. For purposes of this section, a contact hour means fifty minutes of classroom attendance at an approved course under a qualified instructor approved by the board.

On October 18, 2021, City Staff discussed eliminating in-house examinations and only registering electricians with proof of testing with the State with the City of Hastings Electrical Examining Board. During that meeting, the two electrical contractors on the board did not like the fact that we would no longer be having exams, as they believed it to be a benefit to our local contractors. However, their biggest complaint was that they assumed that anyone taking an exam would have to drive to North Platte or Lincoln to test. In checking with the State of Nebraska, we have since confirmed that anyone wishing to take their test can do so online from their own home and therefore, driving should not be an issue.

Lastly, there is only one other municipality in the State of Nebraska that is accomplishing in-house testing, as we are and that is the City of Fremont. The State would prefer, particularly if reciprocating with them, that the testing be left to them and that municipalities would simply register electricians and verify the testing occurred with them.

In short, the benefits of making this change now far outweigh the costs of continuing the in-house testing and are summarized as follows:

1. Less burden on staff time and resources.
2. Temporary City Hall considerations for potential limited conference areas to test would no longer be a concern for the future.
3. Electrical Board concerns for access to tests have since been fully vetted with the discovery of online testing options at the State level.
4. Municipal consistency in how this testing occurs eliminates barriers to reciprocate with other municipalities. Again, we are one of just 2 municipalities in the entire State doing in-house testing.
5. Continuing education requirements are already being addressed by the State and so incorporating those into our processes locally to comply with law would no longer be a concern. Adding it would further stress staff time and resources.

6. It just makes sense. We are redoing something already done by the State. It eliminates doing something no longer necessary. This should open up some time for staff to use on other important tasks.

Moved by Schoenhals, seconded by Kully, to recommend approval to the Mayor and City Council an ordinance to amend the Hastings City Code Chapter 29, Article III, regarding electrical exams, and licensing procedures and requirements. Roll Call: Ayes: Lewis, Gaines, Kully, Srivastava, Schoenhals, Hinton, Sinner. Nays: None. Abstain: Hunt. Absent: Jacque Cranson. The motion carried.

11. Reports

Lisa Parnell-Rowe stated the City put out the RFP for the Comprehensive Code updates and only received one response. We may extend that out to get more proposal.

Clint Schukei reported that specific topic discussions at Planning Commission meetings cannot be had without the item(s) being on the agenda.

Lisa Parnell-Rowe also reported that at the work session Monday night the Council discussed moving the meetings back to the Council Chambers. Mr. Schukei stated the move will be effective January 1, 2022.

Moved by Schoenhals, seconded by Kully to adjourn.

Chairman

Department: Development Services
Staff Contact: Brian Hurskainen
Planning Commission Meeting Date: 12/21/2021
File No: 2021-073
Prepared By: Brian Hurskainen, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing to recommend a request for Randy Chick regarding Plan Modification No. 2021-5 to amend the Redevelopment Plan for Redevelopment Area Number #13, Theatre Project, for the following collective property, to wit: Lot Five (5), Block One (1), Theatre District Subdivision, Hastings, Adams County, Nebraska.

Motion to recommend approval for Plan Modification No. 2021-5 to amend the Redevelopment Plan for Redevelopment Area Number #13, Theatre Project, for the following collective property, to wit: Lot Five (5), Block One (1), Theatre District Subdivision, Hastings, Adams County, Nebraska.

Names of People/Business affected by this action:

The applicant, the people of Hastings, the Community Redevelopment Authority, and the City.

Why Planning Commission action is required:

Prior to recommending a redevelopment plan to the governing body for approval, an authority shall submit such plan to the planning commission or board of the city in which the redevelopment project area is located for review and recommendations as to its conformity with the general plan for the development of the city as a whole. The planning commission or board shall submit its written recommendations with respect to the proposed redevelopment plan to the authority within thirty days after receipt of the plan for review. Upon receipt of the recommendations of the planning commission or board or, if no recommendations are received within such thirty days, then without such recommendations, an authority may recommend the redevelopment plan to the governing body of the city for approval (N.R.S. 18-2112).

Type of action requested:

Motion

Suggested motion:

Not applicable

Deadlines associated with action:

This case will be presented for final approval at the January 10, 2022 regular City Council meeting.

Department head comments:

Theatre District, LLC wants to amend their Plan Modification for the Theatre Building located at 3207 W 12th Street, which is west of Marian Road and south of West 12th Street. The developer intends to renovate the former Imperial Theatre. The project will include an interior and exterior renovation, as well as fixing the current parking lot which has many potholes and cracks. The developer plans to start construction in early 2022. The developer intends to work with its theatre operator to have the newly renovated theatre operating by the Fall of 2022.

The applicant intends to utilize Tax Increment Financing (TIF) to aid in the site development, including the purchase of the property and necessary site work for the redevelopment of the property. Total anticipated project costs are approximately \$1,250,000.00 for construction and installation of the project, along with related ancillary improvements. Cost of TIF eligible public improvements are estimated to be \$350,000.00 and encompasses acquisition, site preparation, parking lot and façade enhancements. The redevelopment project area currently has an estimated valuation of \$16,917.00. The proposed redevelopment will create an additional valuation of \$1,230,000.00.

Future Land Use for this area is Mixed Use – Community. The Imagine Hastings Comprehensive Plan stated a desire for a land use pattern that is supportive of similar and/or supportive uses, like the development of commercial that serves the residents of Hastings at the neighborhood and community level through the creation of mixed-use centers. This area is currently zoned CP-3 and will not require rezone to accommodate this use.

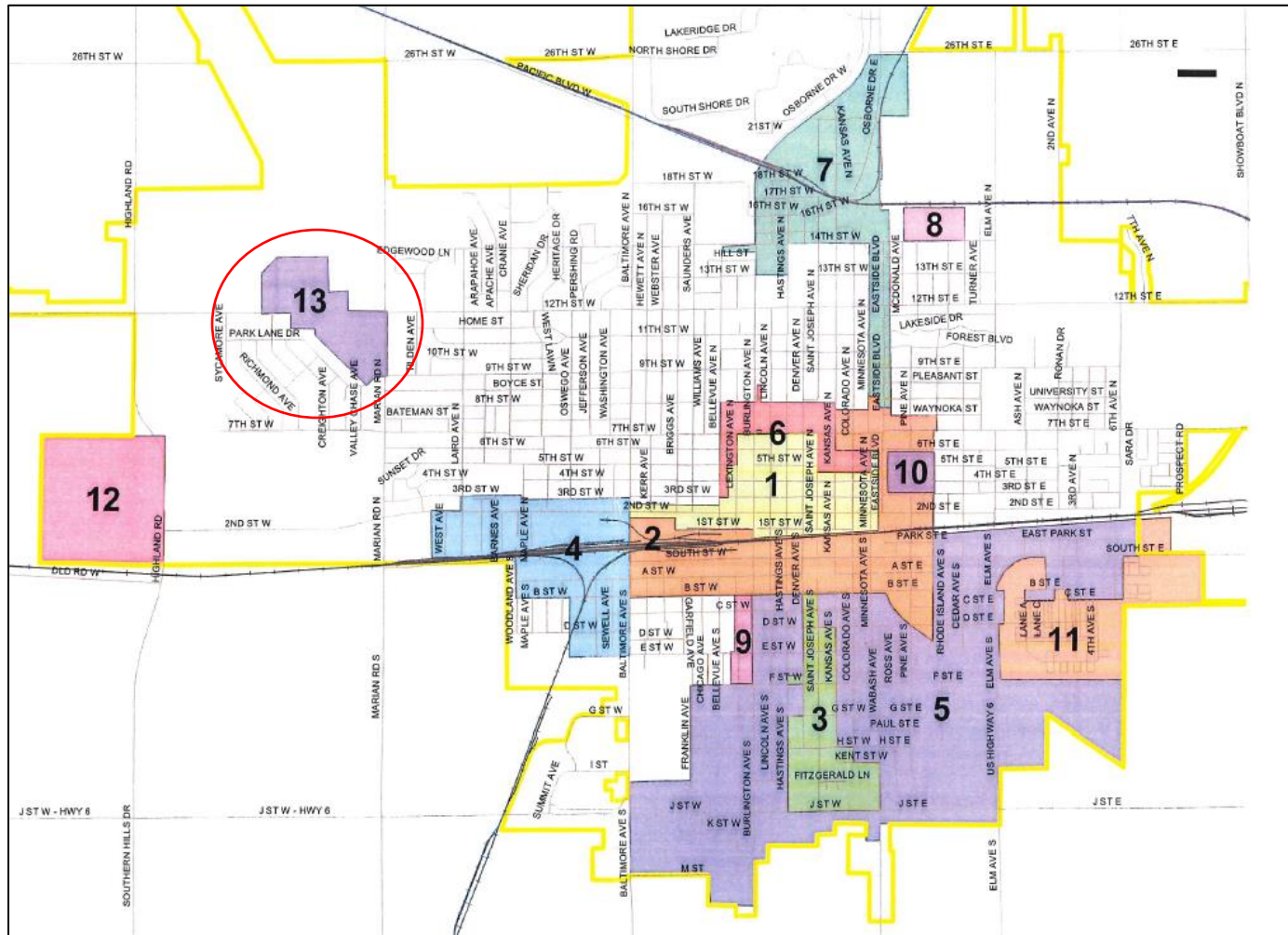
Plan Modification 2021-5, attached, details further information.

Recommendation:

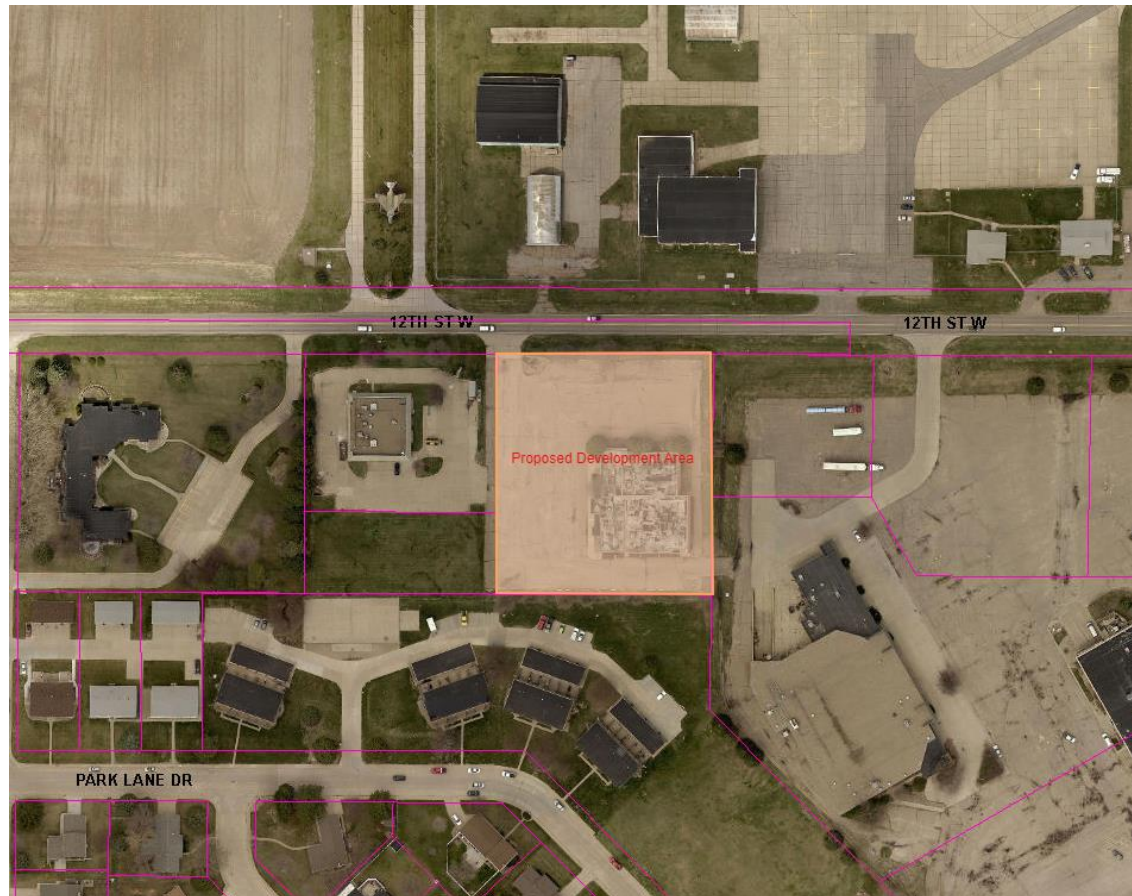
Recommend a motion to recommend approval of a resolution for Plan Modification No. 2021-5 to amend the Redevelopment Plan for Redevelopment Area Number #13, Theatre Project, located at the following collective property, to wit: Lot Five (5), Block One (1), Theatre District Subdivision, Hastings, Adams County, Nebraska.

MAPS FOR REDEVELOPMENT AREA #13 – THEATRE DISTRICT PLAN AMENDMENT

Redevelopment Area #13



Lot 5, Block 1, Theatre District Subdivision to be developed – Plan Modification 2021-5 (orange outlined area)



**PLAN MODIFICATION NO. 2021-5
TO REDEVELOPMENT AREA #13
(Theatre District LLC - Theatre Building Redevelopment Project)**

The Community Redevelopment Authority (CRA) of the City of Hastings intends to amend the Redevelopment Plan for Area #13 within the city, pursuant to the Nebraska Community Development Law (the "Act") and provide for a specific redevelopment project of the former theatre building located at 3207 W. 12th on Lot 5, Block 1, Theatre District Subdivision in Area #13.

Executive Summary:

Project Description

The Project consists of the redevelopment of the former Imperial Theater located west of Marian Road and south of West 12th Street with a physical address of 3207 W. 12th. The Redeveloper has the opportunity to and intends to proceed with the renovation and redevelopment of the former Imperial Theatre which is now located on a parcel legally described as:

Lot Five (5), Block One (1), Theatre District Subdivision, Hastings, Adams County, Nebraska (the "Theater Project Site").

The Project will involve the exterior façade and parking lot renovation and the interior rehabilitation of the former theatre building (the "Theatre Building") into a modern theater complex to provide an additional entertainment venue in the City of Hastings, and add to the vitality of the Mixed-use redevelopment project. The Project shall be referred to as the Theatre Project in this Plan Modification.

The Redeveloper shall utilize Tax Increment Financing to aid in the acquisition, demolition, site preparation, infrastructure expenses, building enhancements and related construction costs associated with the purchase and development of the Phase 2 project of the Theatre project.

The Project shall utilize the benefits of the Nebraska Community Development Law, including the use of tax increment financing for eligible costs of the Theatre Project Site which shall include, but not be limited to:

- Site acquisition costs for the Theatre Project Site
- Site preparation and renovation of the blighted and substandard structure and related parking lot; and
- Building enhancements including façade improvements to assist in the prevention of future blight conditions and energy enhancements to make the structures more energy efficient;

The Theatre Project will encounter these costs at this Redevelopment Area and the Theatre Project is not financially feasible without the use of tax increment financing. The Theatre Project will not occur as presently designed without the use of tax increment financing.

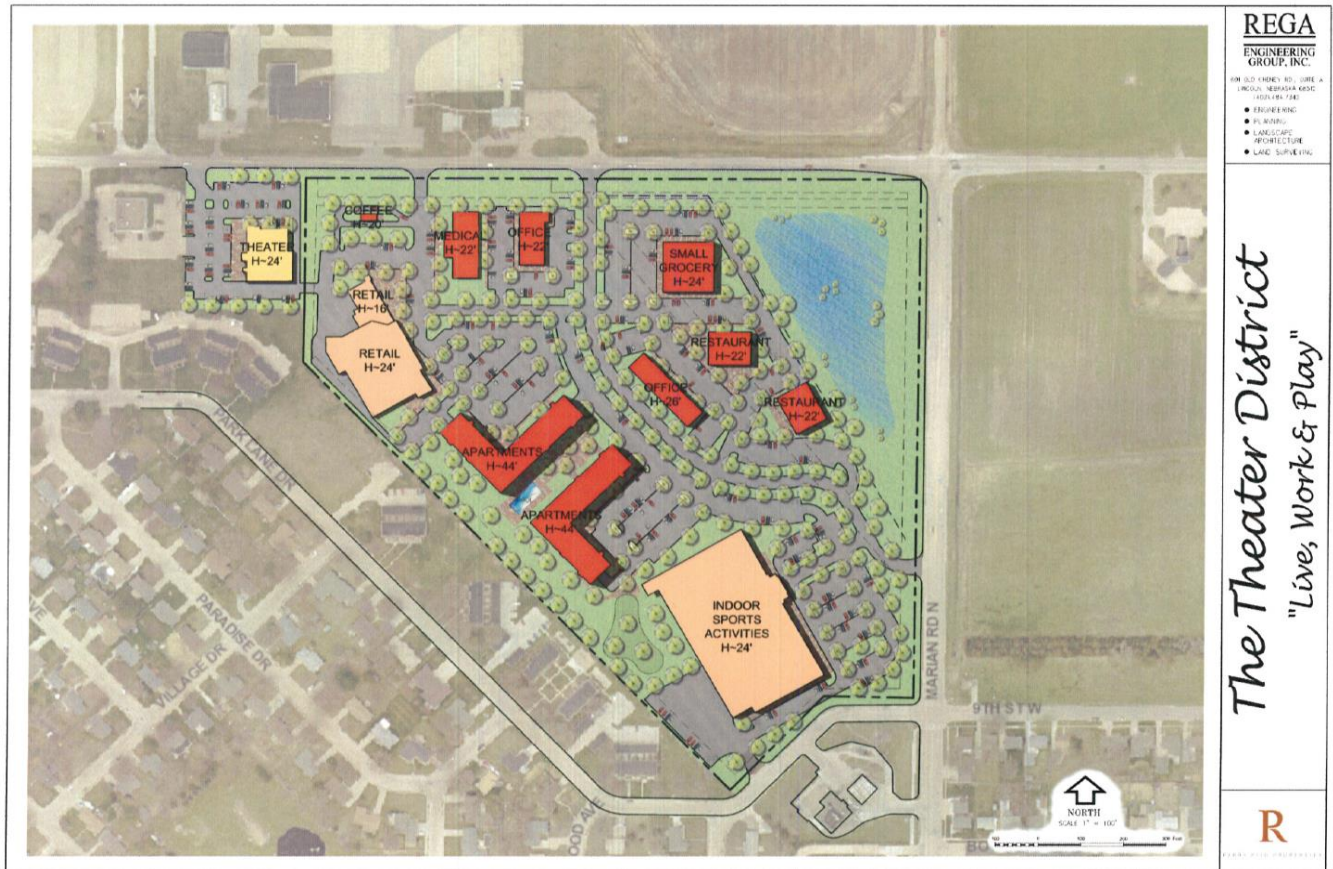
Tax Increment Financing will be used to pay for the eligible expenses of the Theatre Project and shall include site acquisition, site preparation, demolition of the existing façade and building enhancements to the façade and other components.

Property Description (the "Redevelopment Project Area")

South of 12th Street and west of Marian Drive East in the newly approved Theatre District Subdivision to the City of Hastings, Adams County, Nebraska.

- **Legal Descriptions:** Lot 5, Block 1, Theatre District Subdivision to the City of Hastings, Adams County, Nebraska.

Site Plan of the approved Mixed Use Theatre District:



The tax increment will be captured for the Theatre Building Project for tax years 2022 through 2036 inclusive. Provided, however, if there is no increase in valuation for the 2022 tax year, the increment will be captured beginning in the year when an increase in value is available for capture and ending fifteen years later. Thus, the Effective Date of the Theatre Building Redevelopment Project is contemplated to be established as January 1, 2022 but can be deferred until January 1, 2023 depending on the valuation of the Theatre Project Site for tax year 2022.

The real property ad valorem taxes on the current or base valuation will continue to be paid to the usual taxing entities. The increase in value will come from the renovation of the Theatre Project Site to restore it to an operating movie theatre to add to the entertainment venues available in the City of Hastings as permitted in the Planned Development District and the Development Plan applicable to the Theatre District.

Total project costs for the Theatre Building Project are estimated to be in excess of \$1,250,000 which includes the costs of the renovation and restoration of the exterior of the Theatre Project Site and the interior rehabilitation including building systems of the structure on the Theatre Project Site. The new private improvements contemplated as part of the Theatre Building Project includes an investment of approximately \$1,250,000.

Statutory Pledge of Taxes.

In accordance with Section 18-2147 of the Act and the terms of the Resolution providing for the issuance of the TIF Note, the Authority hereby provides that any ad valorem tax on the Theatre Building located on Lot 5, Block 1 of the Redevelopment Project Area for the benefit of any public body be divided for a period of fifteen years after the effective date of this provision as set forth in the

Redevelopment Contract, consistent with this Redevelopment Plan, Said taxes shall be divided as follows:

- a) That portion of the ad valorem tax which is produced by levy at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds, of each such public body in the same proportion as all other taxes collected by or for the bodies; and
- b) That portion of the ad valorem tax on real property in the redevelopment project in excess of such amount, if any, shall be allocated to and, when collected, paid into a special fund of the Authority to pay the principal of; the interest on, and any premiums due in connection with the bonds, loans, notes, or advances on money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such Authority for financing or refinancing, in whole or in part, a redevelopment project. When such bonds, loans, notes, advances of money, or indebtedness including interest and premium due have been paid, the Authority shall so notify the County Assessor and County Treasurer and all ad valorem taxes upon real property in such redevelopment project shall be paid into the funds of the respective public bodies.

Pursuant to Section 18-2150 of the Act, the ad valorem tax so divided is hereby pledged to the repayment of loans or advances of money, or the incurring of any indebtedness, whether funded, refunded, assumed, or otherwise, by the CRA to finance or refinance, in whole or in part, the redevelopment project, including the payment of the principal of, premium, if any, and interest on such bonds, loans, notes, advances, or indebtedness.

Redevelopment Plan Amendment Complies with the Act:

The Community Development Law requires that a Redevelopment Plan and Project consider and comply with a number of requirements. This Plan Amendment meets the statutory qualifications as set forth below.

- 1. The Redevelopment Project Area was first declared blighted and substandard by action of the Hastings City Council based on the “Blight and Substandard Study for Redevelopment Areas #12 and 13 dated March 2009 as prepared by Hanna:Keelan Associates, P.C. (§18-2109) Such declaration was made after a public hearing with full compliance with the public notice requirements of §18-2115 of the Act,**
- 2. Conformation to the General Plan for the Municipality as a whole. (§18-2103 /13) (a) and §18-2110)**

Hastings adopted a Comprehensive Plan on February 24, 2009. This Redevelopment Plan Amendment and Project are consistent with the Comprehensive Development Plan, in that no changes in the Comprehensive Development Plan elements are intended. The Comprehensive Development Plan identifies this Project Site as “Mixed Use- Community” which designation is consistent with the redevelopment plan for the Theatre District. This plan merely provides funding for the redeveloper to construct workforce housing for residential uses on this property as defined by the current and effective zoning regulations. The Hastings City council approved the Redevelopment Plan for the Theatre District on December 14th, 2020 pursuant to Resolution No. 2020-65. Further, pursuant to the approval of Resolution 2021-34, the Hastings City council approved the Planned Development Permit for the Theatre District on July 12 2021 which permits the Mixed-Use development as governed by the Hastings Zoning Ordinance.

- 3. The Redevelopment Plan must be sufficiently complete to address the following items: (§18-2103/13) (b)**
 - a. Land Acquisition:**

The Redevelopment Plan for Area 13 provides for real property acquisition and this plan amendment does not prohibit such acquisition. Theatre District, LLC acquired the entirety of the former Imperial Mall and retains ownership with the exception of Lot 3, Block 1 which has been conveyed to the ownership entity for the multifamily development as part of the Phase One project. Thus, site acquisition of the Project Area is completed.

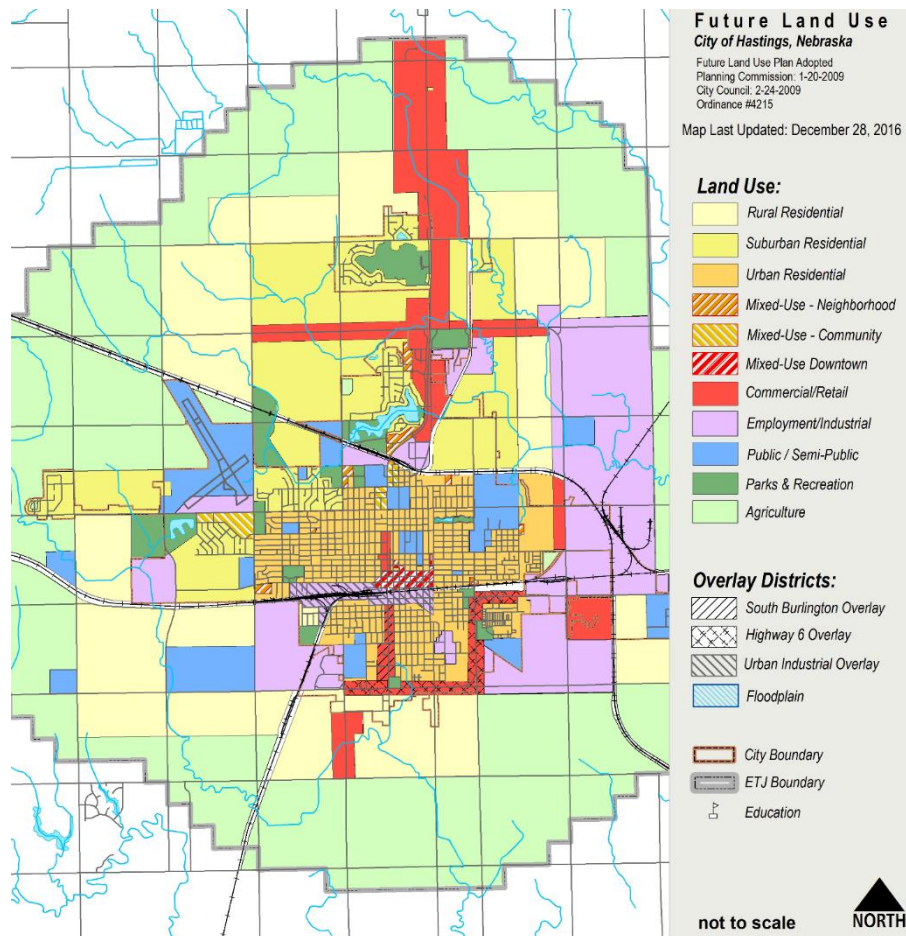
b. Demolition and Removal of Structures:

Theatre District demolished and removed the former Imperial Mall structure. However, the Theatre Building will not be demolished. The exterior façade will be removed and replaced with a more modern, attractive and durable façade enhancement. Similarly, the interior of the Theatre Building will be renovated into a modern theatre experience with modern amenities and attractions.

c. Future Land Use Plan

See the attached map from the 2009 Hastings Comprehensive Development Plan. The Project Site is identified as “Mixed-Use Community” in the Comprehensive Development Plan which use is consistent with this Amendment. the site in private ownership is planned for residential development and ancillary uses. of the area after redevelopment as required by Section18-2111(5)) of the Nebraska Community Development Law.

Future Land Use Map



d. Changes to zoning, street layouts and grades or building codes or ordinances or other planning changes

The project area is currently zoned for commercial use under the CP-3 district with a Planned Development overlay district and Development Plan. The Redeveloper has received approval from the Hastings City Council of a Planned Development Permit via Resolution 2021-34 approved on July 12, 2021 which allows the mix of uses contemplated herein. The Site Plan reflects the dedication of a new public street which will be constructed in conjunction with the Theatre District Subdivision final plat which was approved by the City of Hastings and recorded with the Register of Deeds of Adams County. No changes are anticipated in building codes or ordinances, nor are any other planning changes contemplated. [§18-2103(b) and §18-2111] other than as described herein.

e. Site Coverage and intensity of Use

Theatre District intends to retain the existing Theatre Building and redevelop it into a modern theatre attraction and entertainment facility in the city of Hastings. The Theatre Building Project Site of Lot 5, Block 1, Theatre District Subdivision contains 79,444.54 square feet. The redeveloper plans to meet the applicable regulations regarding site coverage and intensity of use. [§18-2103(b) and §18-2111] The existing building will not be materially increased in size.

f. Additional Public Facilities or Utilities

Sewer, water and street paving already exist to support this redevelopment of the Theatre Building. Sufficient electric utilities and gas lines also exist which currently serve the existing structure. The redeveloper will be responsible for installing any sidewalks required for the project. No other utilities would be impacted by the development. [§18-2103(b) and §18-2111]. The redeveloper intends to resurface all or a significant portion of the parking lot serving the Theatre Building.

4. **The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation.** The Theatre Building project site is vacant and has not operated for a number of years. There are no any individuals or families who will be displaced by the Theatre Building Project.
5. **No member of the Authority, nor any employee thereof holds any interest in any property in this Redevelopment Project Area. [§18-2106]**
6. **Section 18-2114 of the Act requires that the Authority consider:**
 1. **Method and cost of acquisition and preparation for redevelopment and estimated proceeds from disposal to redevelopers.**

Theatre District, LLC acquired the Theatre Building and its underlying real estate when it acquired the former Imperial Mall. The Redeveloper received final plat approval for the Theatre District Subdivision which replatted the former Theatre Building as the newly described Lot 5, Block 1, Theatre District Subdivision, Hastings, Adams County, Nebraska.

It is anticipated that the aggregate development cost of the redevelopment of the former Theatre Building into a new modern entertainment venue, including all hard and soft costs for the exterior and interior renovations will be approximately \$1,250,000. In addition, the redeveloper anticipates that the TIF eligible costs of the project shall include:

- Site Preparation: \$50,000
- Demolition: \$50,000
- Façade Enhancements: \$500,000

- Site Acquisition: \$400,000

It is anticipated that the Theatre Building Redevelopment Project undertaken as Phase 2 of the Redevelopment of the Theatre District will support tax increment financing indebtedness not to exceed the sum of \$350,000. Obviously, the Theatre Building Project will have more eligible costs for tax increment financing improvements than the project and its incremental valuation will support. Nevertheless, the Theatre Building Redevelopment project would not be feasible without the use of tax increment financing.

2. Statement of proposed method of financing the redevelopment project.

The redeveloper anticipates that the sources of financing for the multifamily portion of the Theatre Building Project shall be structured as follows:

- | | |
|--------------------------------|----------------|
| • First mortgage indebtedness: | \$700,000 |
| • Tax Increment Financing: | 350,000 |
| • Equity: | <u>200,000</u> |
| Total | \$1,250,000 |

3. Statement of feasible method of relocating displaced families.

No families will be displaced as a result of this plan.

7. Section 18-2113 of the Act requires:

Prior to recommending a redevelopment plan to the governing body for approval, an authority shall consider whether the proposed land uses and building requirements in the redevelopment project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted, and harmonious development of the city and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations or conditions of blight.

The Authority has considered these elements in proposing this Plan Amendment. This amendment, in and of itself will promote consistency with the Hastings Comprehensive Development Plan by providing the following benefits;

- Increasing the entertainment venues available for a growing population of the City;
- The repurposing of the blighted and substandard structures existing on the Project site; and
- A mix of neighborhood services and other complementary uses.

8. Time Frame for Development

Development of the Theatre Building is anticipated to be commenced in the Winter of 2021 and construction completion could occur in the Summer of 2022 with an anticipated construction schedule of 4-6 months. Excess valuation should be available for this project for 15 years beginning with the 2022 tax year, provided, however, if there is no increase in valuation for the 2022 tax year, the excess valuation will be available beginning in the year when an increase in value is available for capture.

9. Justification of Project

The renovation of the former Theatre Building structure while providing a beneficial use for the City is further justification of the project. The redevelopment of this Theatre Building Project will result in increased entertainment venues and opportunities and increased sales tax.

10. Cost Benefit Analysis

Section 18-2113 of the Act, further requires the Authority conduct a cost benefit analysis of the Plan Modification in the event that Tax Increment Financing will be used. This analysis must address specific statutory issues.

As authorized in the Nebraska Community Development Law, §18-2147, Neb. Rev. Stat. (2012), the City of Hastings has analyzed the costs and benefits of the proposed Redevelopment Project, including:

Project Sources and Uses.

Approximately \$350,000 in public funds from tax increment financing provided by the Hastings Community Redevelopment Authority will be required to complete the multifamily component of the Phase One project. This investment by the Authority will leverage approximately \$900,000 in private sector or other non-local financing; a private investment of \$3.00 for every TIF dollar investment.

Description		TIF Funds	Other Grants	Equity, Bank, Other Funds	Totals
Interior Renovation				\$600,000	\$600,000
Site Acquisition		\$50,000			
Site Preparation		\$50,000			\$50,000
Parking Lot		\$50,000			\$50,000
Façade Enhancements		\$200,000		\$300,000	\$500,000
Totals		\$350,000		\$900,000	\$1,250,000

Tax Revenue. The Theatre Building to be redeveloped has a 2021 valuation of \$16,917 based on the existing structure and the underlying land which comprise Lot 5, Block 1, Theatre District Subdivision. Based on the 2021 levy of 2.258474, this valuation would result in real property taxes of approximately \$382.00 which will be paid out to all the existing taxing entities. It is anticipated that the assessed value will increase by approximately \$1,230,000 upon full completion, as a result of the site redevelopment of the Theatre Building. This development will result in an additional estimated tax increase of over \$27,000 annually. This tax increment gained from the Theatre Building Project Area would not be available for use as city general tax revenues, for a period of 15 years, or such shorter time as may be required to amortize the TIF bond, but would be used for eligible private redevelopment costs to enable this project to be realized.

Estimated 2020 assessed value:	\$16,917
Estimated value after completion	\$1,250,000
Increment value	\$1,233,083

Annual TIF generated (estimated)	\$28,500
TIF bond issue	\$350,000

(a) Tax shifts resulting from the approval of the use of Tax Increment Financing;

The proposed redevelopment will create additional valuation of \$1,230,000. No additional tax shifts are anticipated from the project. The project creates new valuation from the renovation of the existing Theatre Building that will support taxing entities long after the project tax increment financing indebtedness is paid off.

(b) Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project;

The overall Redevelopment Project includes the installation of a new public street to be dedicated to the City of Hastings to improve access to the mix of uses contemplated for the Project. That public street is not required for the Theatre Building Project. The existing structure is currently served by municipal services including water and sanitary sewer. Those services will continue following the completion of the Theatre Building Project. Fire and police protection are available and should not be negatively impacted by this development.

(c.) Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project; and

This project will not have a negative impact on employers and employees of firms locating within the boundaries of Redevelopment Area #13. The Theatre Building Redevelopment Project should provide additional entertainment opportunities for the residents of Hastings which will attract additional residents for employment. Further, the mix of the uses for the Theatre District envisions additional entertainment uses which should create additional job opportunities, the number of which is difficult to quantify at this time.

(d.) Impacts on other employers and employees within the city or village and the immediate area that are located outside of the boundaries of the area of the redevelopment project; and

This project will not have a negative impact on other employers in any manner different from any other expanding business within the Hastings area and should provide for additional entertainment opportunities for Hastings residents.

(e) Any other impacts determined by the authority to be relevant to the consideration of costs and benefits arising from the redevelopment project.

This project is consistent with the goals of the City's Comprehensive Plan, and the approved Planned Development Permit approved for the Theatre District.

Time Frame for Development

Redevelopment of the Theatre Building is anticipated to be developed commencing in the Winter of 2021 and substantially completing construction by June of 2022. The Redeveloper intends to work with its theatre operator to have the newly renovated theater operating by the Fall of 2022.

Department: Development Services
Staff Contact: Lisa Parnell-Rowe
Planning Commission Meeting Date: 12/21/2021
File No: 2021-029
Prepared By: Brian Hurskainen, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing to consider bringing two tracts of land into the corporate limits of the City of Hastings for Mr. Dennis Engel in the Northeast Quarter of Section 36, Township 8 North, Range 10 West of the 6th P.M., Adams County, Nebraska, which is being platted as Cimarron Meadows 12th Addition.

Approval of bringing two tracts of land into the corporate limits of the City of Hastings for the Northeast Quarter of Section 36, Township 8 North, Range 10 West of the 6th P.M., Adams County, Nebraska, which is being platted as Cimarron Meadows 12th Addition.

Names of People/Business affected by this action:

The applicant, the City of Hastings and Adams County and the public.

Why Planning Commission action is required:

All additions laid out contiguous or adjacent to the corporate limits of a city of the first class, city of the second class, or village may be included within the corporate limits and become a part of such municipality for all purposes whatsoever if approved by the city council or village board of trustees under this subsection. The addition may become part of the municipality at such time as the addition is approved by the city council or village board of trustees if (a) after giving notice of the time and place of the hearing as provided in section 19-904, the planning commission and the city council or village board of trustees both hold public hearings on the inclusion of the addition within the corporate limits and (b) the city council or village board of trustees votes to approve the inclusion of the addition within the corporate boundaries of the municipality in a separate vote from the vote approving the addition. Such hearings shall be separate from the public hearings held regarding approval of the addition. (N.R.S. 19-916).

Type of action requested:

Motion

Suggested motion:

Not applicable

Deadlines associated with action:

Staff is also working on a concurrent Final Plat of Cimarron Meadows 12th Addition that will be presented along with this addition to the city by plat and deliberated as a separate case action under the subdivision section of the agenda. Both the Addition to City and Final Plat will be reviewed and voted on by the City Council at their regular meeting to be held on January 10, 2022.

Department head comments:

As part of the final plat for Cimarron Meadows 12th Addition two tracts of land are being considered for incorporation into the City limits. These tracts are both part of the Northeast Quarter of Section 36, Township 8 North, Range 10 West of the 6th P.M., Adams County, Nebraska.

Tract #1 is legally described as:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 10 WEST OF THE 6TH P.M., ADAMS COUNTY, NEBRASKA BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 36; THENCE S89°12'04"W (ASSUMED BEARING) ON THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1646.19 FEET; THENCE N00°01'18"W, A DISTANCE OF 676.24 FEET TO THE NORTHEAST CORNER OF LOT ELEVEN (11), BLOCK FIVE (5), CIMARRON MEADOWS ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, AS PLATTED AND RECORDED IN INSTRUMENT NO. 19980256, THIS BEING THE POINT OF BEGINNING; THENCE S89°12'04"W ON THE NORTH LINE OF SAID BLOCK FIVE (5), CIMARRON MEADOWS ADDITION, A DISTANCE OF 111.50 FEET; THENCE N00°10'17"W, ON THE EAST LINE OF BLOCK TWO (2) OF CIMARRON MEADOWS 7TH ADDITION AS PLATTED AND RECORDED IN INSTRUMENT NO. 20123510, A DISTANCE OF 214.94 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 420.00 FEET AND A CENTRAL ANGLE OF 64°33'56"; THENCE NORTHWESTERLY ON THE EAST LINE OF BLOCK TWO (2) OF CIMARRON MEADOWS 7TH ADDITION AS PLATTED AND RECORDED IN INSTRUMENT NO. 20123510 AND THE NORTHEAST LINE OF BLOCK ONE (1) CIMARRON MEADOWS 6TH ADDITION AS PLATTED AND RECORDED IN INSTRUMENT NO. 20113597 ASLO BEING ON SAID CURVE THE CHORD OF WHICH BEARS N32°23'25"W, AN ARC DISTANCE OF 473.29 FEET TO THE SOUTHEAST CORNER OF LOT EIGHT (8), CIMARRON MEADOWS 9TH ADDITION AS PLATTED AND RECORDED IN INSTRUMENT NO. 20161124; THENCE N25°09'45"E ON THE EAST LINE OF SAID LOT EIGHT (8), A DISTANCE OF 139.249 FEET TO THE NORTHEAST CORNER OF SAID LOT EIGHT (8) ASLO BEING THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 510.00 FEET AND A CENTRAL ANGLE OF 64°48'58"; THENCE SOUTHEASTERLY ON SAID CURVE, THE CHORD OF WHICH BEARS S32°25'47"E, AN ARC DISTANCE OF 576.938 FEET; THENCE S00°01'18"E, A DISTANCE OF 256.856 FEET TO THE POINT OF BEGINNING CONTAINING 2.17 ACRES, MORE OR LESS.

Tract #2 is legally described as:

COMMENCING AT THE NORTHWEST CORNER OF LOT FIVE (5), CIMARRON MEADOWS 11TH ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA AS PLATTED AND RECORDED IN INSTRUMENT NO. 201901292 THIS BEING THE POINT OF BEGINNING; THENCE N79°53'57"E (ASSUMED BEARING) ON

THE NORTH LINE OF SAID LOT FIVE (5), A DISTANCE OF 130.00 FEET TO THE NORTHEAST CORNER OF SAID LOT FIVE (5) AND THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF 28°07'04"; THENCE NORTHWESTERLY ON SAID CURVE, THE CHORD OF WHICH BEARS N24°09'35"W, AN ARC DISTANCE OF 343.525 FEET; THENCE N47°29'57"W, A DISTANCE OF 102.177 FEET; THENCE N40°34'18"W, A DISTANCE OF 61.15 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF 18°56'51"; THENCE NORTHWESTERLY ON SAID CURVE, THE CHORD OF WHICH BEARS N61°04'06"W, AN ARC DISTANCE OF 231.488 FEET; THENCE S19°27'28"W, A DISTANCE OF 130.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF 18°56'51"; THENCE SOUTHEASTERLY ON SAID CURVE, THE CHORD OF WHICH BEARS S61°03'25"E, AN ARC DISTANCE OF 188.724 FEET; THENCE S48°33'01"E, A DISTANCE OF 60.09 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF 35°25'40"; THENCE SOUTHEASTERLY ON SAID CURVE, THE CHORD OF WHICH BEARS S27°48'53"E, AN ARC DISTANCE OF 352.449 FEET TO THE POINT OF BEGINNING CONTAINING 1.98 ACRES, MORE OR LESS.

The Final Plat for Cimarron Meadows 12th Addition has been approved. As such, the area to be platted can now also be pulled into the City. The tract to the west of Fisherman Lane is currently a hole of undeveloped property that is adjacent to recently completed ROW. These lots will provide much needed housing so platting and pulling this area into the city limits is a welcome addition to our city housing stock. All utilities and infrastructure related to the build-out have been discussed with Mr. Engel and are available. Mr. Engel has agreed with the Fire Marshall, Mr. Anthony Murphy, to put in the Badger Lane street right-of-way when any of the four lots adjacent to Badger Lane (Block 1, Lots 8 & 9 & Block 2, Lots 7 & 8) are submitted for a building permit.

Both the plat and this addition to the City were reviewed by the development review team (including county zoning) and the applicant has made all requested revisions to meet the requirements of Hastings City Code Section 38-203.

Recommendation:

Staff recommends a motion to recommend approval for bringing two tracts of land into the corporate limits of the City of Hastings for the Northeast Quarter of Section 36, Township 8 North, Range 10 West of the 6th P.M., Adams County, Nebraska as part of Cimarron Meadows 12th Addition final plat.

FINAL PLAT
CIMARRON MEADOWS 12TH ADDITION
AN ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA
IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 10 WEST
OF THE 6TH P.M., ADAMS COUNTY, NEBRASKA

OWNERS
ENGEL CONSTRUCTION INC.
3405 SOUTH VALLEY ROAD
HASTINGS, NE. 68901

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENT, THAT ENGEL CONSTRUCTION INC., A NEBRASKA CORPORATION, THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "CIMARRON MEADOWS 12TH ADDITION", AN ADDITION TO 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 OWNERS, AND SAID OWNERS FURTHER DEDICATE ALL STREETS AND EASEMENTS AS SHOWN ON THE PLAT FOR PUBLIC USE.

SIGNED THIS _____ DAY OF _____, 2021.

DENNIS E. ENGEL, CORPORATION PRESIDENT

ACKNOWLEDGMENT

STATE OF NEBRASKA }
COUNTY OF ADAMS } SS

ON THE _____ DAY OF _____, 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME DENNIS E. ENGEL, KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE OWNER'S CERTIFICATE AS THE CORPORATION PRESIDENT OF ENGEL CONSTRUCTION INC. AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE OF HIS OWN FREE WILL AND ACCORD AS SAID PRESIDENT OF ENGEL CONSTRUCTION INC.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME ON THE DAY AND YEAR LAST ABOVE WRITTEN.
MY COMMISSION EXPIRES ON _____.

NOTARY PUBLIC

(SEAL)

CITY ENGINEER'S APPROVAL

I, THE UNDERSIGNED DO HEREBY APPROVE THIS PLAT OF "CIMARRON MEADOWS 12TH ADDITION".
SIGNED THIS _____ DAY OF _____, 2021.

HASTINGS CITY ENGINEER

SW COR. OF NE 1/4
SEC. 36-T8N,R10W
FOUND 1/2" IRON PIPE

N 1200.00
E 7700.00
ELEV 1942.01

REGISTER OF DEEDS CERTIFICATE

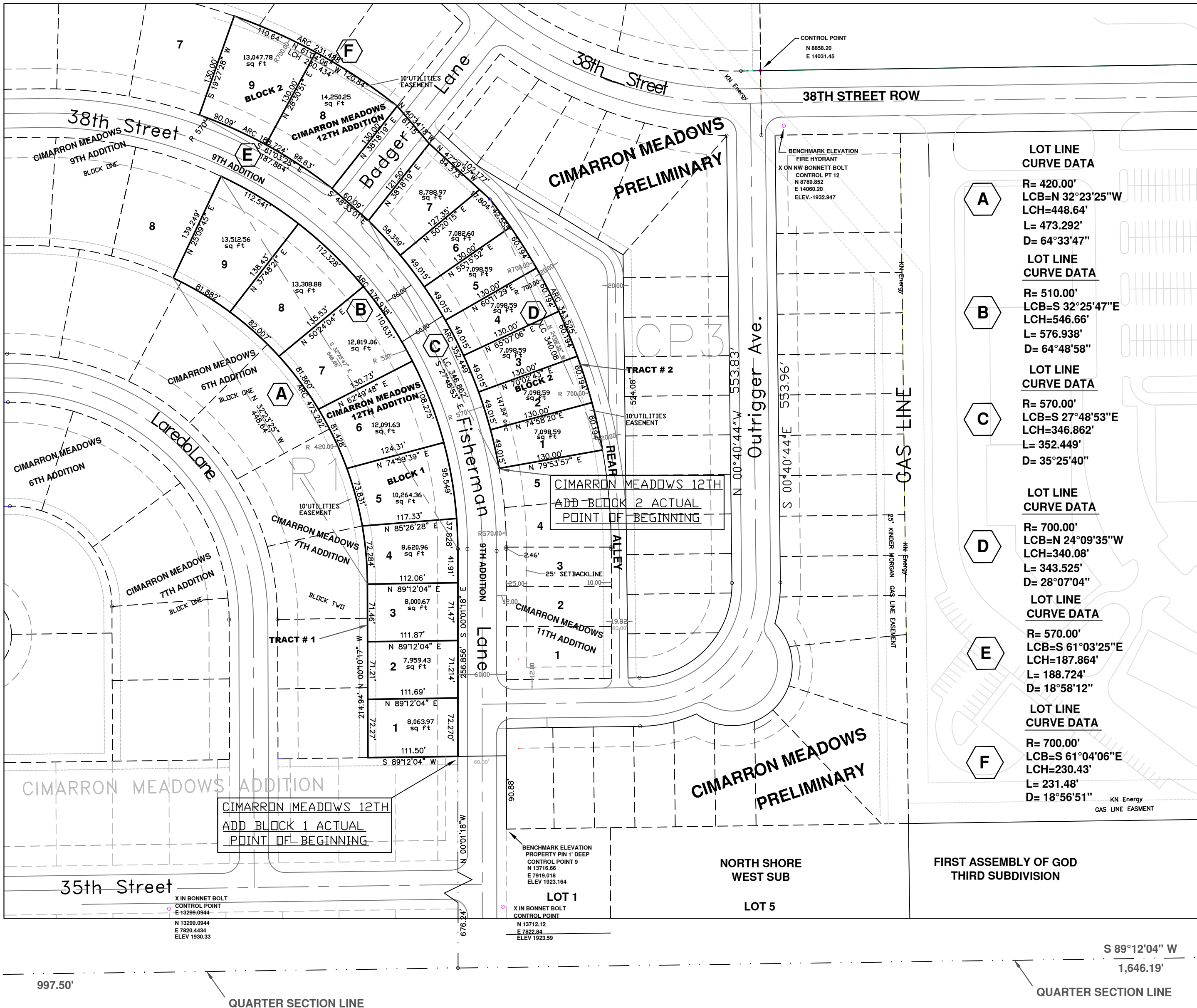
STATE OF NEBRASKA }
COUNTY OF ADAMS } SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THE _____ DAY OF _____, 2021.
AT _____ O'CLOCK _____ M., AND IS DULY RECORDED.

INSTRUMENT NO. _____

ADAMS COUNTY REGISTRAR OF DEEDS

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. 31001C0157C EFFECTIVE 7/05/2018.



LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 10 WEST OF THE 6TH P.M., ADAMS COUNTY, NEBRASKA BEING DESCRIBED AS FOLLOWS:

TRACT #1
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 36; THENCE S89°12'04"W (ASSUMED BEARING) ON THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1646.19 FEET; THENCE N00°01'18"W, A DISTANCE OF 676.24 FEET TO THE NORTHEAST CORNER OF LOT ELEVEN (11); BLOCK FIVE (5), CIMARRON MEADOWS ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, AS PLATTED AND RECORDED IN INSTRUMENT NO. 19980256, THIS BEING THE POINT OF BEGINNING; THENCE S89°12'04"W ON THE NORTH LINE OF SAID BLOCK FIVE (5), CIMARRON MEADOWS ADDITION, A DISTANCE OF 111.50 FEET; THENCE N00°10'17"W, ON THE EAST LINE OF BLOCK TWO (2) OF CIMARRON MEADOWS 7TH ADDITION AS PLATTED AND RECORDED IN INSTRUMENT NO. 20123510, A DISTANCE OF 214.94 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 420.00 FEET AND A CENTRAL ANGLE OF 64°33'56"; THENCE NORTHWESTERLY ON THE EAST LINE OF BLOCK TWO (2) OF CIMARRON MEADOWS 7TH ADDITION AS PLATTED AND RECORDED IN INSTRUMENT NO. 20123510 AND THE NORTHEAST LINE OF BLOCK ONE (1) CIMARRON MEADOWS 6TH ADDITION AS PLATTED AND RECORDED IN INSTRUMENT NO. 20113597 ALSO BEING ON SAID CURVE THE CHORD OF WHICH BEARS N32°23'25"W, AN ARC DISTANCE OF 473.292 FEET TO THE SOUTHEAST CORNER OF LOT EIGHT (8), CIMARRON MEADOWS 9TH ADDITION AS PLATTED AND RECORDED IN INSTRUMENT NO. 20161124; THENCE N25°09'45"E ON THE EAST LINE OF SAID LOT EIGHT (8), A DISTANCE OF 139.249 FEET TO THE NORTHEAST CORNER OF SAID LOT EIGHT (8) ALSO BEING THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 510.00 FEET AND A CENTRAL ANGLE OF 64°48'58"; THENCE SOUTHEASTERLY ON SAID CURVE, THE CHORD OF WHICH BEARS S32°25'47"E, AN ARC DISTANCE OF 576.938 FEET; THENCE S00°01'18"E, A DISTANCE OF 256.856 FEET TO THE POINT OF BEGINNING CONTAINING 2.17 ACRES, MORE OR LESS.

TRACT #2
COMMENCING AT THE NORTHWEST CORNER OF LOT FIVE (5), CIMARRON MEADOWS 11TH ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA AS PLATTED AND RECORDED IN INSTRUMENT NO. 201901292 THIS BEING THE POINT OF BEGINNING; THENCE N79°53'57"E (ASSUMED BEARING) ON THE NORTH LINE OF SAID LOT FIVE (5), A DISTANCE OF 130.00 FEET TO THE NORTHEAST CORNER OF SAID LOT FIVE (5), AND THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF 28°07'04"; THENCE NORTHWESTERLY ON SAID CURVE, THE CHORD OF WHICH BEARS N24°09'35"W, AN ARC DISTANCE OF 343.525 FEET; THENCE N47°29'57"W DISTANCE OF 102.177 FEET; THENCE N40°34'18"W, A DISTANCE OF 61.15 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF 18°56'51"; THENCE NORTHWESTERLY ON SAID CURVE, THE CHORD OF WHICH BEARS N61°04'06"W, AN ARC DISTANCE OF 231.488 FEET; THENCE S19°27'28"W, A DISTANCE OF 130.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF 18°56'51"; THENCE SOUTHEASTERLY ON SAID CURVE, THE CHORD OF WHICH BEARS S81°03'25"E, AN ARC DISTANCE OF 188.724 FEET; THENCE S48°33'01"E, A DISTANCE OF 60.09 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF 35°25'40"; THENCE SOUTHEASTERLY ON SAID CURVE, THE CHORD OF WHICH BEARS S27°48'53"E, AN ARC DISTANCE OF 352.449 FEET TO THE POINT OF BEGINNING CONTAINING 1.98 ACRES, MORE OR LESS.

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO SPECIAL ASSESSMENTS DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THE ACCOMPANYING PLAT AS OF THIS _____ DAY OF _____, 2021.

HASTINGS CITY TREASURER

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES DUE OR DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THE ACCOMPANYING PLAT AS OF THIS _____ DAY OF _____, 2021.

ADAMS COUNTY TREASURER

CITY PLANNING COMMISSION RECOMMENDATION

THIS PLAT OF "CIMARRON MEADOWS 12TH ADDITION" AN ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, HAS BEEN PRESENTED TO THE CITY OF HASTINGS PLANNING COMMISSION AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA WITH THE RECOMMENDATION THAT SAID PLAT BE _____.

SIGNED THIS _____ DAY OF _____, 2021.

CHAIRMAN

DIRECTOR OF PLANNING

MAYOR AND CITY COUNCIL ACTION

THIS PLAT OF "CIMARRON MEADOWS 12TH ADDITION" HAS BEEN APPROVED BY THE MAYOR AND COUNCIL OF THE CITY OF HASTINGS, NEBRASKA, BY RESOLUTION DULY PASSED ON THE _____ DAY OF _____, 2021

MAYOR

CITY CLERK

WAIVER

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

SIGNED THIS _____ DAY OF _____, 2021.

DENNIS E. ENGEL, CORPORATION PRESIDENT
ENGEL CONSTRUCTION INC.

EAST 1/4 COR.
SEC. 36-T8N,R10W
FOUND 1/2" IRON REBAR

SE COR. OF NE 1/4

N 15302.99
E 7700.00
ELEV 1942.01

SECTION CORNER TIES

N E COR. OF SEC. 36-8-10
FOUND 5/8" REBAR IN CONC.
W 174.83' REBAR IN CONC.
W 11.60' CENTERLINE OF SOUTHBOUND LAND
SW 158.81' 5/8" REBAR
NE 148.31' 5/8" REBAR BY ROW MARKER
SE 164.84' 5/8" REBAR BY ROW MARKER

SW COR. OF NE 1/4 OF SEC. 36-8-10
FOUND 1/2" IRON PIPE
NORTH 0.20' TO STEEL FENCE POST
SW 0.55' TO CHAIN LINK FENCE POST
WNW 1.20' TO CABLE TV RISER

EAST 1/4 COR. OF SEC. 36-8-10
FOUND 1/2" IRON REBAR
E 36.65' TO X NAILS IN POWER POLE
NE 83.96' TO X NAILS IN POWER POLE
NW 79.52' TO X IN LIGHT POLE BASE
SW 92.20' TO X ON TOP OF FES OF 24" RCP

N 1/4 COR. OF SEC. 36-8-10
FOUND 1" IRON PIN
NE 89.02' TO 5/8" REBAR W/RM CAP
SE 41.30' TO 5/8" REBAR W/RM CAP
SW 46.50' TO 5/8" REBAR W/RM CAP
S 46.80' TO NORTH FACE OF KNE MARKER POST

(SEAL)

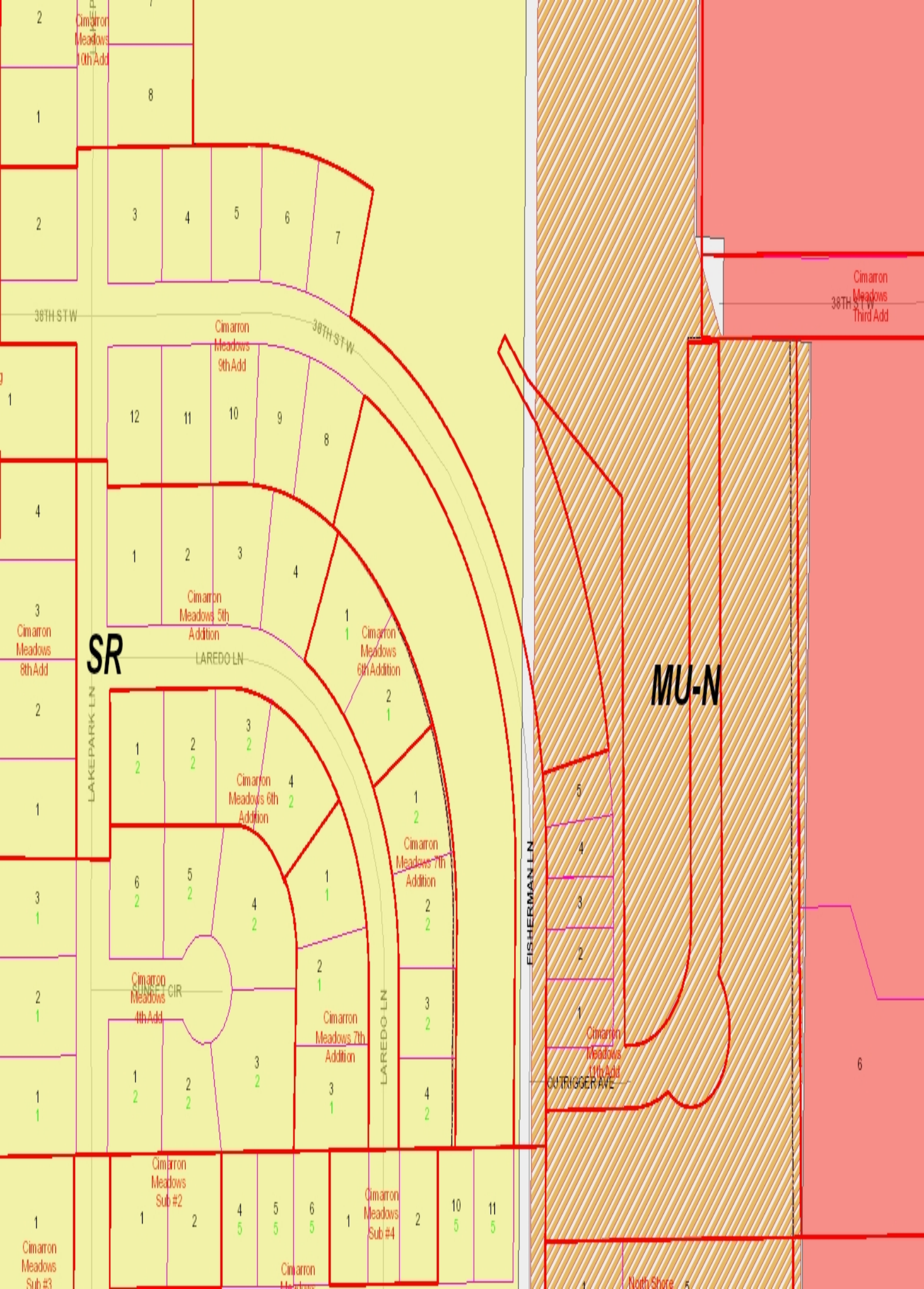
SURVEYOR'S CERTIFICATE

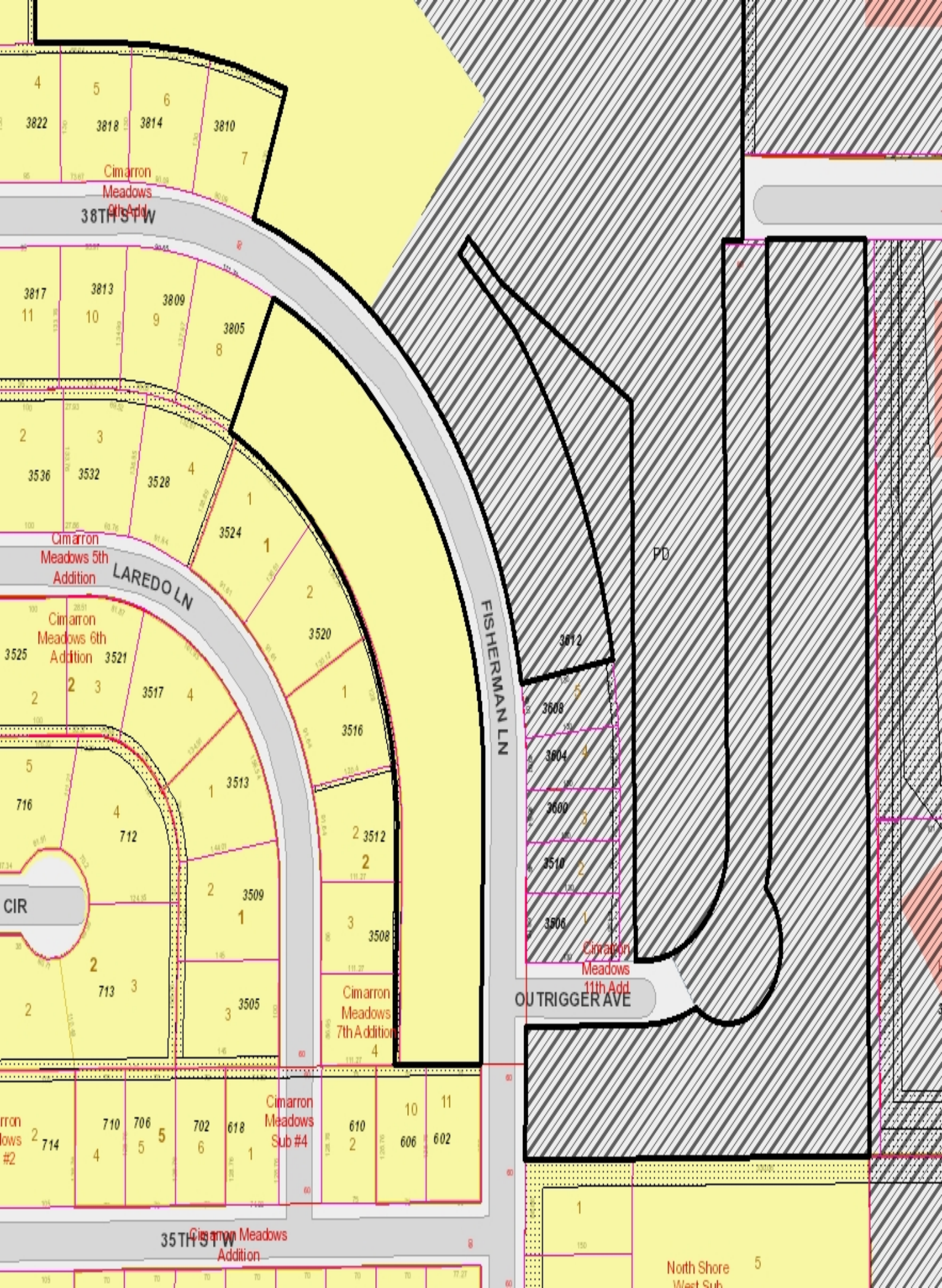
I HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

THOMAS L KRUEGER, LS 448

Thomas L Krueger, LS
KRUEGER LAND SURVEYING
2837 West Highway 6
Hastings, NE 68901
Krueger.la48@charter.net
402-984-2716

SEPT 1, 2021





4
3822
5
3818
6
3814
3810
7

Cimarron
Meadows
4th Add

38TH ST W

3817
11
3813
10
3809
9
3805
8

2
3536
3
3532
4
3528
1
3524
1

Cimarron
Meadows 5th
Addition

LAREDO LN

Cimarron
Meadows 6th
Addition

3525
2
3521
3
3517
4
3513
1

716
5
712
4
713
3

CIR

2
714
4
710
5
706
5
702
6
618
1

Cimarron
Meadows
Sub #4

610
2
606
10
602
11

Cimarron Meadows
Addition

35TH ST W

FISHERMAN LN

PD

OUTRIGGER AVE

3812
5
3608
5
3604
4
3600
3
3510
2
3506
1

Cimarron
Meadows
11th Add

1
150
North Shore
West Sub
5



Department: Development Services
Staff Contact: Lisa Parnell-Rowe
Planning Commission Meeting Date: 12/21/2021
File No: 2021-028
Prepared By: Brian Hurskainen, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

Final Plat for Cimarron Meadows 12th Addition, in the Northeast Quarter of Section 36, Township 8 North, Range 10 West of the 6th P.M., Adams County, Nebraska

Names of People/Business affected by this action:

The applicant, the City Hastings and Adams County and the public.

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:

Not applicable

Deadlines associated with action:

This Final Plat case will be presented for approval at City Council Regular Meeting to be held on January 10, 2022.

Department head comments:

The Final Plat for Cimarron Meadows 12th Addition has finally been released after a lengthy internal review. Staff has spent extra time on this subdivision trying to understand what the developer wants for this area and ensuring that the zoning and development plan are appropriate for his needs. Miscommunications and oversights of the past have all been cleaned up. We corrected the zoning for the cressant piece to the west of Fisherman Lane from CP-3, Commercial Planned Business District back to R-1, Single Family Residential in Ordinance No. 4666 on June 14, 2021. After this rezone we further removed that piece from the Development Plan for this planned district and formalized the Development Plan in Resolution No. 2021-53. This resolution now legally allows for any deviations for residential one-and two-units to side yard setbacks for the area to the east of Fisherman Lane, as well as the cluster design patterns Mr. Engel's plan incorporates.

The final hurdle for moving forward with the Final Plat was to understand how to proceed with the stormwater management of this area as there were many items noted by Civil Engineer and Floodplain Manager, Tara Ogren, that needed to be fixed prior to moving forward with the continued build out of this subdivision. There have been many meetings to discuss these issues. The underlying issue was that the Preliminary Plat for this subdivision was last approved in 2004; however, our Stormwater Management program found in Chapter 42, which was initiated by the State, was added in 2010 after this plat. Though Cimarron Meadows had been preliminary-platted, much of it was still left to final plat and the stormwater requirements that came to us in a drainage study in 2004, as part of the preliminary plat requirement, no longer met the standards set by the State or in our local code. The calculations as part of this study also contained some necessary corrections. Staff interpreted the codes establishing how to handle this scenario differently than the applicant. On October 30th we received a letter from the applicant stating that he felt he was exempt from these requirements and specifically pointed to City Code Chapter 42-112 (4) post construction criteria that states, " Proposed new development: (Applies to lands which are being platted for development or have been platted but have not previously been built upon (Storm water treatment facilities must be accounted for on any new proposed development project that has not already submitted a complete preliminary plat or building permit for approval. Proposed new development projects that are exempt from treatment are those that have already submitted a complete final plat, preliminary plat or building permit for approval. Any non-exempt projects must account for an 80th percentile rain event." At this time, our City Attorney and City Administrator made final determination that this would apply to Mr. Engels project and we agreed to move forward with the final plat without requiring an updated preliminary plat with a revised drainage study. Staff has initiated a code change to remove this exception, because it is felt that many of our developers final plat extremely small amounts of lots at one time and that due to this we have many subdivisions that were preliminary-platted previous to this Chapter, yet not fully built out and final platted. Since drainage plans were only tied to the Preliminary Plat this has become a liability for the City with regard to our compliance to meet State-driven stormwater management practices. If audited by the State we could be fined and this could be quite costly to our taxpayers. A State SWPPP will be required with the building permit and many (not all) of the necessary BMPs to mitigate stormwater will still be required of Mr. Engel at the time of his next building permit for this development. However, you will see that we are recommending some code changes to pull this exception out of our Chapter 42 and also adding some provisions to better allow Staff to require a drainage study revision with final platting and to better guide staff on what will trigger a preliminary plat revision.

The Development Department and Plat Track review teams (to include County Zoning Official) have reviewed this final subdivision plat and the applicant has incorporated all recommendations found to be relevant with subdivision design standards and regulations in City Code Section 38-203 as it is currently written. All utilities and infrastructure related to build-out have been discussed with Mr. Engel and are available. Mr. Engel has agreed with the Fire Marshall, Mr. Anthony Murphy, to put in the Badger Lane street right-of-way when any of the four lots adjacent to Badger Lane (Block 1, Lots 8 & 9 & Block 2, Lots 7 & 8) are submitted for a building permit.

As such, the area to be platted can now also be pulled into the City. These lots will provide much needed housing and platting and pulling this area into the city limits is a welcome addition to our

city's housing stock.

Recommendation:

Motion to recommend approval of the Final plat for Cimarron Meadows 12th Addition

FINAL PLAT
CIMARRON MEADOWS 12TH ADDITION
AN ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA
IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 10 WEST
OF THE 6TH P.M., ADAMS COUNTY, NEBRASKA

OWNERS
ENGEL CONSTRUCTION INC.
3405 SOUTH VALLEY ROAD
HASTINGS, NE. 68901

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENT, THAT ENGEL CONSTRUCTION INC., A NEBRASKA CORPORATION, THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "CIMARRON MEADOWS 12TH ADDITION", AN ADDITION TO 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 OWNERS, AND SAID OWNERS FURTHER DEDICATE ALL STREETS AND EASEMENTS AS SHOWN ON THE PLAT FOR PUBLIC USE.

SIGNED THIS _____ DAY OF _____, 2021.

DENNIS E. ENGEL, CORPORATION PRESIDENT

ACKNOWLEDGMENT

STATE OF NEBRASKA }
COUNTY OF ADAMS } SS

ON THE _____ DAY OF _____, 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME DENNIS E. ENGEL, KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE OWNER'S CERTIFICATE AS THE CORPORATION PRESIDENT OF ENGEL CONSTRUCTION INC. AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE OF HIS OWN FREE WILL AND ACCORD AS SAID PRESIDENT OF ENGEL CONSTRUCTION INC.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME ON THE DAY AND YEAR LAST ABOVE WRITTEN.
MY COMMISSION EXPIRES ON _____.

NOTARY PUBLIC

(SEAL)

CITY ENGINEER'S APPROVAL

I, THE UNDERSIGNED DO HEREBY APPROVE THIS PLAT OF "CIMARRON MEADOWS 12TH ADDITION".
SIGNED THIS _____ DAY OF _____, 2021.

HASTINGS CITY ENGINEER

SW COR. OF NE 1/4
SEC. 36-T8N,R10W
FOUND 1/2" IRON PIPE

N 1200.00
E 7700.00
ELEV 1942.01

REGISTER OF DEEDS CERTIFICATE

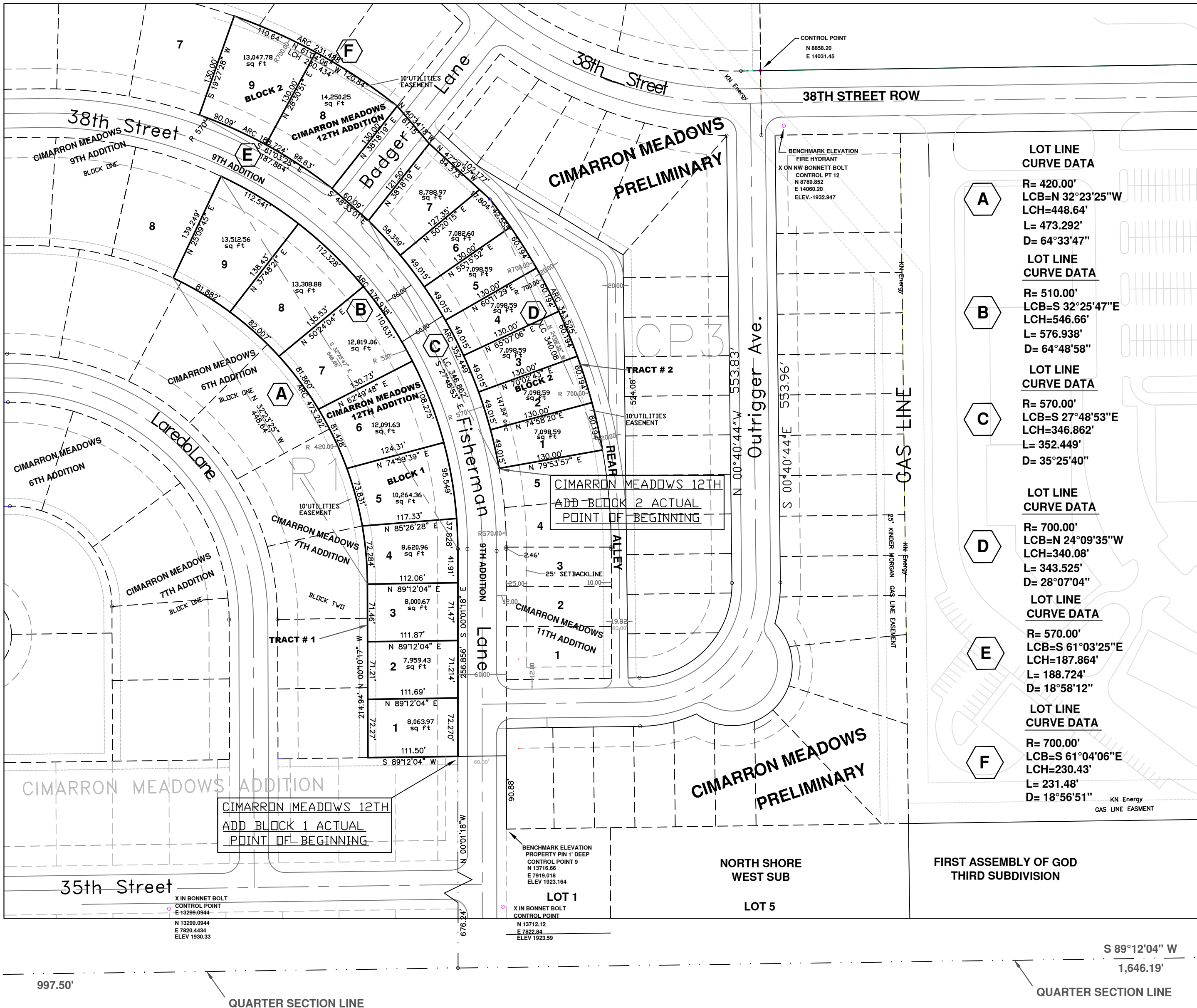
STATE OF NEBRASKA }
COUNTY OF ADAMS } SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THE _____ DAY OF _____, 2021.
AT _____ O'CLOCK _____ M., AND IS DULY RECORDED.

INSTRUMENT NO. _____

ADAMS COUNTY REGISTRAR OF DEEDS

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. 31001C0157C EFFECTIVE 7/05/2018.



LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 10 WEST OF THE 6TH P.M., ADAMS COUNTY, NEBRASKA BEING DESCRIBED AS FOLLOWS:

TRACT #1
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 36; THENCE S89°12'04"W (ASSUMED BEARING) ON THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1646.19 FEET; THENCE N00°01'18"W, A DISTANCE OF 676.24 FEET TO THE NORTHEAST CORNER OF LOT ELEVEN (11); BLOCK FIVE (5), CIMARRON MEADOWS ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, AS PLATTED AND RECORDED IN INSTRUMENT NO. 19980256, THIS BEING THE POINT OF BEGINNING; THENCE S89°12'04"W ON THE NORTH LINE OF SAID BLOCK FIVE (5), CIMARRON MEADOWS ADDITION, A DISTANCE OF 111.50 FEET; THENCE N00°10'17"W, ON THE EAST LINE OF BLOCK TWO (2) OF CIMARRON MEADOWS 7TH ADDITION AS PLATTED AND RECORDED IN INSTRUMENT NO. 20123510, A DISTANCE OF 214.94 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 420.00 FEET AND A CENTRAL ANGLE OF 64°33'56"; THENCE NORTHWESTERLY ON THE EAST LINE OF BLOCK TWO (2) OF CIMARRON MEADOWS 7TH ADDITION AS PLATTED AND RECORDED IN INSTRUMENT NO. 20123510 AND THE NORTHEAST LINE OF BLOCK ONE (1) CIMARRON MEADOWS 6TH ADDITION AS PLATTED AND RECORDED IN INSTRUMENT NO. 20113597 ALSO BEING ON SAID CURVE THE CHORD OF WHICH BEARS N32°23'25"W, AN ARC DISTANCE OF 473.292 FEET TO THE SOUTHEAST CORNER OF LOT EIGHT (8), CIMARRON MEADOWS 9TH ADDITION AS PLATTED AND RECORDED IN INSTRUMENT NO. 20161124; THENCE N25°09'45"E ON THE EAST LINE OF SAID LOT EIGHT (8), A DISTANCE OF 139.249 FEET TO THE NORTHEAST CORNER OF SAID LOT EIGHT (8) ALSO BEING THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 510.00 FEET AND A CENTRAL ANGLE OF 64°48'58"; THENCE SOUTHEASTERLY ON SAID CURVE, THE CHORD OF WHICH BEARS S32°25'47"E, AN ARC DISTANCE OF 576.938 FEET; THENCE S00°01'18"E, A DISTANCE OF 256.856 FEET TO THE POINT OF BEGINNING CONTAINING 2.17 ACRES, MORE OR LESS.

TRACT #2
COMMENCING AT THE NORTHWEST CORNER OF LOT FIVE (5), CIMARRON MEADOWS 11TH ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA AS PLATTED AND RECORDED IN INSTRUMENT NO. 201901292 THIS BEING THE POINT OF BEGINNING; THENCE N79°53'57"E (ASSUMED BEARING) ON THE NORTH LINE OF SAID LOT FIVE (5), A DISTANCE OF 130.00 FEET TO THE NORTHEAST CORNER OF SAID LOT FIVE (5), AND THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF 28°07'04"; THENCE NORTHWESTERLY ON SAID CURVE, THE CHORD OF WHICH BEARS N24°09'35"W, AN ARC DISTANCE OF 343.525 FEET; THENCE N47°29'57"W DISTANCE OF 102.177 FEET; THENCE N40°34'18"W, A DISTANCE OF 61.15 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF 18°56'51"; THENCE NORTHWESTERLY ON SAID CURVE, THE CHORD OF WHICH BEARS N61°04'06"W, AN ARC DISTANCE OF 231.488 FEET; THENCE S19°27'28"W, A DISTANCE OF 130.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF 18°56'51"; THENCE SOUTHEASTERLY ON SAID CURVE, THE CHORD OF WHICH BEARS S81°03'25"E, AN ARC DISTANCE OF 188.724 FEET; THENCE S48°33'01"E, A DISTANCE OF 60.09 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF 35°25'40"; THENCE SOUTHEASTERLY ON SAID CURVE, THE CHORD OF WHICH BEARS S27°48'53"E, AN ARC DISTANCE OF 352.449 FEET TO THE POINT OF BEGINNING CONTAINING 1.98 ACRES, MORE OR LESS.

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO SPECIAL ASSESSMENTS DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THE ACCOMPANYING PLAT AS OF THIS _____ DAY OF _____, 2021.

HASTINGS CITY TREASURER

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES DUE OR DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THE ACCOMPANYING PLAT AS OF THIS _____ DAY OF _____, 2021.

ADAMS COUNTY TREASURER

CITY PLANNING COMMISSION RECOMMENDATION

THIS PLAT OF "CIMARRON MEADOWS 12TH ADDITION" AN ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, HAS BEEN PRESENTED TO THE CITY OF HASTINGS PLANNING COMMISSION AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA WITH THE RECOMMENDATION THAT SAID PLAT BE _____.

SIGNED THIS _____ DAY OF _____, 2021.

CHAIRMAN

DIRECTOR OF PLANNING

MAYOR AND CITY COUNCIL ACTION

THIS PLAT OF "CIMARRON MEADOWS 12TH ADDITION" HAS BEEN APPROVED BY THE MAYOR AND COUNCIL OF THE CITY OF HASTINGS, NEBRASKA, BY RESOLUTION DULY PASSED ON THE _____ DAY OF _____, 2021

MAYOR

CITY CLERK

WAIVER

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

SIGNED THIS _____ DAY OF _____, 2021.

DENNIS E. ENGEL, CORPORATION PRESIDENT
ENGEL CONSTRUCTION INC.

EAST 1/4 COR.
SEC. 36-T8N,R10W
FOUND 1/2" IRON REBAR

SE COR. OF NE 1/4

N 15302.99
E 7700.00
ELEV 1942.01

SECTION CORNER TIES

N E COR. OF SEC. 36-8-10
FOUND 5/8" REBAR IN CONC.
W 174.83' REBAR IN CONC.
W 11.60' CENTERLINE OF SOUTHBOUND LAND
SW 158.81' 5/8" REBAR
NE 148.31' 5/8" REBAR BY ROW MARKER
SE 164.84' 5/8" REBAR BY ROW MARKER

SW COR. OF NE 1/4 OF SEC. 36-8-10
FOUND 1/2" IRON PIPE
NORTH 0.20' TO STEEL FENCE POST
SW 0.55' TO CHAIN LINK FENCE POST
WNW 1.20' TO CABLE TV RISER

EAST 1/4 COR. OF SEC. 36-8-10
FOUND 1/2" IRON REBAR
E 36.65' TO X NAILS IN POWER POLE
NE 83.96' TO X NAILS IN POWER POLE
NW 79.52' TO X IN LIGHT POLE BASE
SW 92.20' TO X ON TOP OF FES OF 24" RCP

N 1/4 COR. OF SEC. 36-8-10
FOUND 1" IRON PIN
NE 89.02' TO 5/8" REBAR W/RM CAP
SE 41.30' TO 5/8" REBAR W/RM CAP
SW 46.50' TO 5/8" REBAR W/RM CAP
S 46.80' TO NORTH FACE OF KNE MARKER POST

(SEAL)

SURVEYOR'S CERTIFICATE

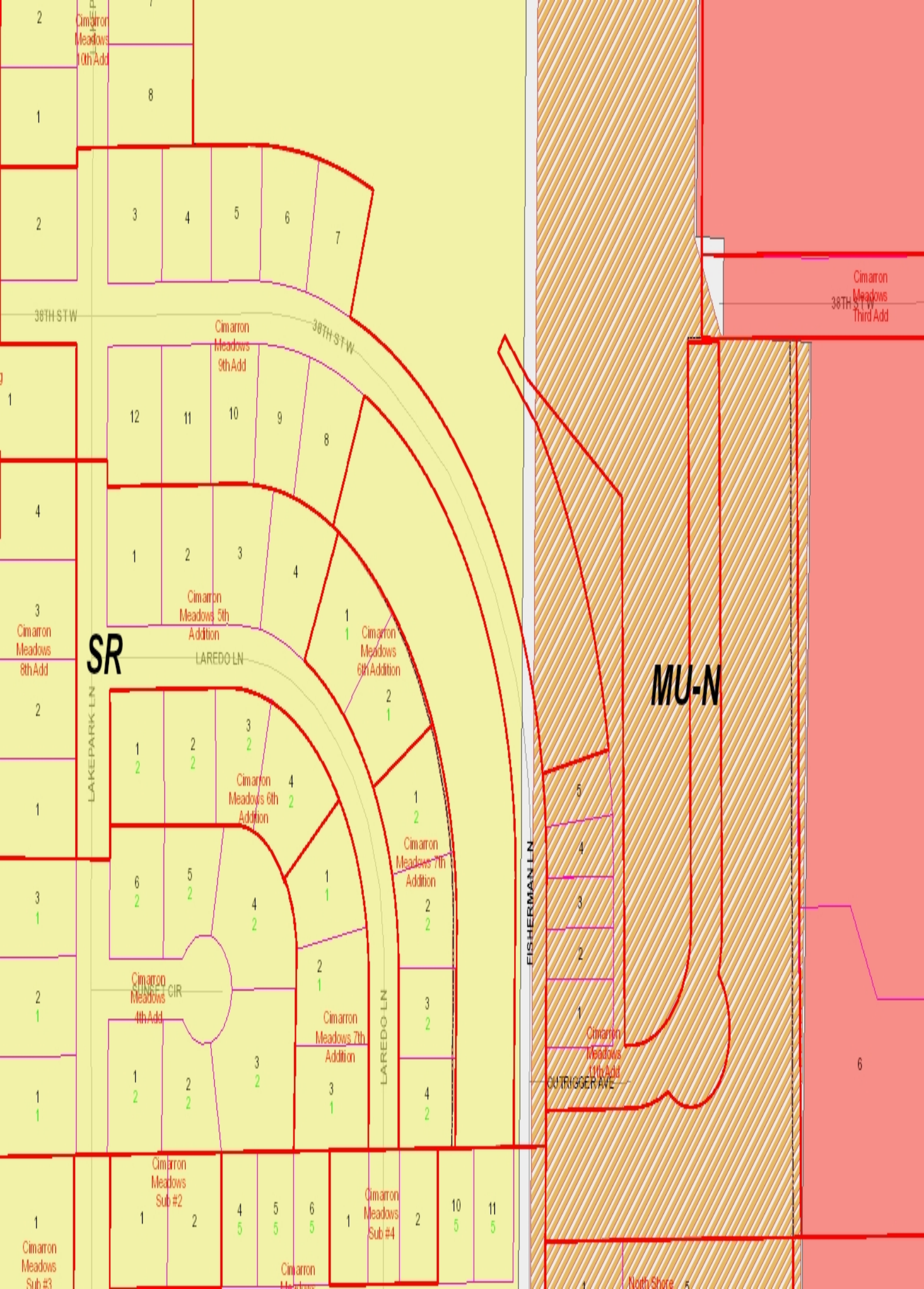
I HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

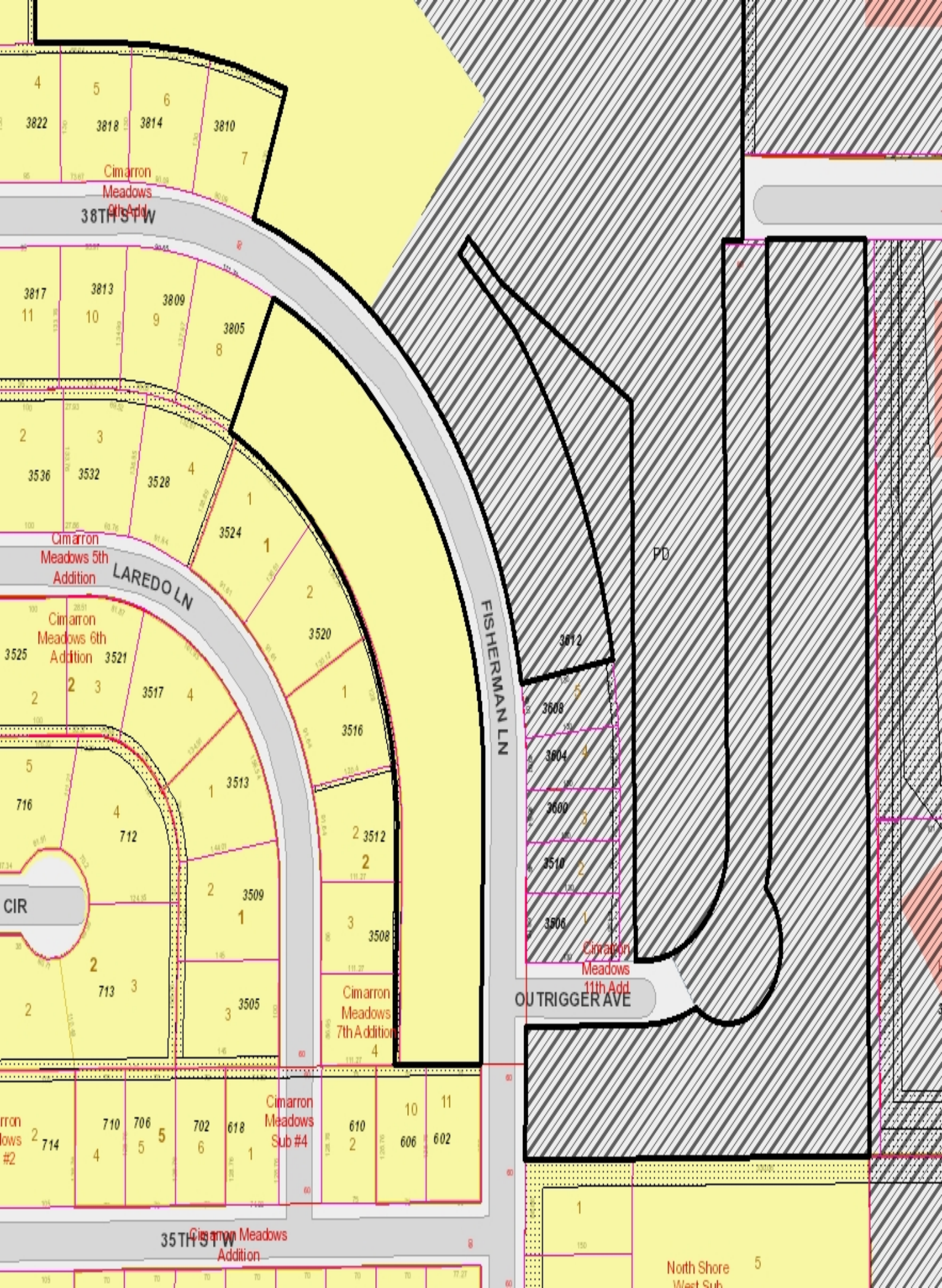
THOMAS L KRUEGER, LS 448

Thomas L Krueger, LS
KRUEGER LAND SURVEYING
2837 West Highway 6
Hastings, NE 68901
Krueger.la48@charter.net
402-984-2716

SEPT 1, 2021







4 5 6
3822 3818 3814 3810

Cimarron
Meadows
4th Add

38TH ST W

3817 3813 3809
11 10 9 8

2 3 4
3536 3532 3528

Cimarron
Meadows 5th
Addition

LAREDO LN

Cimarron
Meadows 6th
Addition

3525 3521
2 2 3 4

5 4
716 712

CIR

2 3
713

3513
1 2 3509
1

3516
1 2 3512
2 3508
3

Cimarron
Meadows
7th Addition

rron
lows
#2

2 714 710 706 702 618
4 5 6 1

Cimarron
Meadows
Sub #4

610 10 11
2 606 602

Cimarron Meadows
Addition

35TH ST W

FISHERMAN LN

PD

OUTRIGGER AVE

3812
3608
3604
3600
3510
3506

Cimarron
Meadows
11th Add

1

North Shore
West Sub

5