

HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Tuesday, January 18, 2022 at 4:00 PM in the City Building, 220 North Hastings Avenue.

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, January 7, 2022. Pursuant to Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material which will be discussed at today's meeting is located at the back of the Council Chambers. Also, a current copy of the Nebraska Open Meetings Act is posted on the south wall of the Council Chambers which is accessible to members of the public.
6. Approval of Minutes
 - a. Meeting of December 21, 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. **2021-084.** Public hearing for vacation of the Right of Way of Kansas Avenue from West 6th Street to West 5th Street and adjacent alley, Johnson's Addition City of Hastings, Adams County, Nebraska.

Motion to recommend approval for an ordinance to vacate of Right of Way of Kansas Avenue from West 6th Street to West 5th Street and adjacent alley, Johnson's Addition City of Hastings, Adams County, Nebraska.
 - b. **2021-087.** Public hearing for a change of zoning for Lot 2, Copple 3rd Subdivision, City of Hastings, Adams County, Nebraska from "A, Agricultural" to "R-1, Urban Single Family Residential" and "R-1A Single-Family Large Lot 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 Lot 2, Copple 3rd Subdivision, City of Hastings, Adams County, Nebraska from "A, Agricultural" to "R-1, Urban Single Family Residential" and "R-1A Single-Family Large Lot Residential".

Planning Commission Agenda

January 18, 2022

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- c. **2021-081.** Public hearing for a change of zoning for 1670 E 70th St, in the extra-territorial jurisdiction of City of Hastings, Adams County, Nebraska from "A, Agricultural" to "R-1A, Single-Family Large Lot 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 1670 E 70th St, in the extra-territorial jurisdiction of City of Hastings, Adams County, Nebraska from "A, Agricultural" to "R-1A, Single-Family Large Lot Residential".

10. Subdivisions

- a. **2021-080.** Preliminary/Final Plat for Bierman Subdivision, in the Northeast Quarter of Section 20, Township 8 North, Range 9 West of the 6th P.M., within the extraterritorial jurisdiction of the City of Hasting, Adams County, Nebraska.
- b. **2021-085.** Preliminary/Final Plat for Wendell Starr Subdivision, in the Southwest Quarter of Section 14, Township 7 North, Range 10 West of the 6th P.M., within the extraterritorial jurisdiction of the City of Hastings, Adams County, Nebraska

11. Reports

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

Adjourn

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Tuesday, December 21, 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., Conference Room B, Hastings, Nebraska, on December 21, 2021.

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

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

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

Jacque Cranson joined the meeting.

7.

Special Order of Business

Chair Gaines read the following into the record. The City Attorney is unable to attend this meeting today but has provided a statement to read to the public. We are well aware that there may be individuals that are in attendance at this meeting to speak about their thoughts on the proposed Casino/Racetrack. Though this proposal has been received, City leadership has determined that this was not ready for review as noticed and has consequently pulled the matter from the agenda. State statutes require public noticing occur 10 days prior to our meeting and sometimes with larger projects does not allow us to fully vet through necessary details in time for the packet and agenda circulation. We hope to bring this back at a subsequent Planning Commission meeting in the near future once appropriate review/revision has occurred.

The Public Notice was read into the record. - Pursuant to the Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material which will be discussed at today's meeting is located at the back of Conference B., Hastings Public Library, 314 N. Hastings, Ave., Hastings, Nebraska. Also, a current copy of the Nebraska Open Meetings Act is posted on the back wall of the Conference Room B, Hastings Public Library which is accessible to members of the public.

Moved by Schoenhals, seconded by Hinton, to approve the minutes of the November 16, 2021 Planning Commission meeting. Roll Call: Ayes: Lewis, Gaines, Schoenhals, Hinton, Hunt, Sinner, Cranson. Nays: None. Absent: Kully, Srivastava. The motion carried.

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.

Brian Hurskainen discussed the agenda item.

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.

Tom Huston, 9200 Andermatt Drive, Lincoln Nebraska, appeared to speak in favor of the Plan Modification. He explained the progress of the development. A letter of intent has been signed with the theatre operator and a lease agreement.

Moved by Hunt, seconded by Cranson, to recommend approval to the Mayor and City Council 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. Roll Call: Ayes: Lewis, Gaines, Schoenhals, Hinton, Hunt, Sinner, Cranson. Nays: None. Absent: Kully, Srivastava. The motion carried.

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.

Lisa Parnell-Rowe explained the agenda item.

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.

Anthony Murphy, Fire Marshal, City of Hastings, Nebraska, spoke in favor of the addition. After speaking with the developer on this project, an agreement was reached on improving the emergency vehicle ingress and egress. He spoke in favor of squaring-up the corporate limits whenever possible, something addition-by-plat doesn't always accomplish. Complicated corporate limits also complicate the ability of 9-1-1 dispatchers to determine the most appropriate responding agency, as the corporate limit line determines the responding agencies and legal jurisdictions: City Police and Fire on one side of the line, and Sheriff's Office and Hastings Rural on the other side of the line. Any time the Commission and Council are in a position to make these lines less complicated, Marshal Murphy intends to speak in favor of that aspect of the project.

Moved by Sinner, seconded by Schoenhals, to recommend approval to the Mayor and City Council, 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. Roll Call: Ayes: Lewis, Gaines, Schoenhals, Hinton, Hunt, Sinner, Cranson. Nays: None. Absent: Kully, Srivastava. The motion carried.

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.

Moved by Schoenhals, seconded by Lewis, to recommend approval to the Mayor and City Council the Final Plat for Cimarron Meadows 12th Addition. Roll Call: Ayes: Lewis, Gaines, Schoenhals, Hinton, Hunt, Sinner, Cranson. Nays: None. Absent: Kully, Srivastava. The motion carried.

11. Reports

a. Committee Reports

Ad hoc did not meet. Lisa Parnell-Rowe explained the work load has been great, but will get it back on the priority list.

b. Chairman Comments

Chair Gaines welcomed the Brian Hurskainen, the new City Planner.

c. Staff Reports – None.

Moved by Schoenhals, seconded by Hinton, to adjourn

Chairman

Department: Development Services
Staff Contact: Brian Hurskainen
Planning Commission Meeting Date: 1/18/2022
File No: 2021-084
Prepared By: Brian Hurskainen, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing for vacation of the Right of Way of Kansas Avenue from West 6th Street to West 5th Street and adjacent alley, Johnson's Addition City of Hastings, Adams County, Nebraska.

Motion to recommend approval for an ordinance to vacate of Right of Way of Kansas Avenue from West 6th Street to West 5th Street and adjacent alley, Johnson's Addition City of Hastings, Adams County, Nebraska.

Names of People/Business affected by this action:

The applicant, the people of Hastings, and the City

Why Planning Commission action is required:

Per public feedback, an administrative decision has been made to have the Planning Commission review and recommend street and alleyway vacations to City Council if the vacation is 1 block or more and improved.

Type of action requested:

Motion

Suggested motion:

Not Applicable

Deadlines associated with action:

City Council will hear this item on February 14, 2022

Department head comments:

One of the requirements for the closure of Kansas Avenue from 5th to 6th Street was to conduct a traffic study and demonstrate that the adjacent roadways would not be impacted. The study was initially completed by JEO in 2018 with the basis being data collected from a previous study of the area in 2005. In 2021, JEO and the City Engineering Department collected additional data which confirmed what was found in 2005 and 2018 is still valid.

The study details a number of changes to the flow of traffic with the closure of Kansas Avenue.

These changes are as follows:

- Three (3)-way stop, controlled “T” intersection at Kansas Avenue and 5th Street.
- All access to the school parking lot south of the gymnasium will come from Colorado Avenue. There will no longer be any access out of the west side of the parking lot onto Kansas Avenue or across to 6th Street west bound.
- Conversion of 6th Street between St. Joseph Avenue and Kansas Avenue into a one-way street going east bound.

Closure of Kansas Avenue is projected to divert traffic currently north bound on Kansas Avenue, primarily to either Minnesota Avenue or Denver Avenue. As stated in the study, the level of service (LOS) for intersections in the area either remains unchanged or marginally deteriorated. None of the deterioration is below LOS B, which is considered “reasonably free flow” and only slightly restricted.

After reviewing the traffic study completed by JEO for the Hastings Catholic Schools project, City Engineer found the study to show no significant impact on the closure of Kansas Avenue. With the closure of Kansas Avenue, City Engineer is supportive of the conversion of 6th Street from St. Joseph Avenue to Kansas Avenue into a one-way east-bound street.

Based on the information presented, City Engineer recommends the closure of Kansas Avenue from 5th to 6th Street along with the changes to the adjacent streets as listed above. These changes will allow the Hastings Catholic schools to expand into the street ROW and create a safer environment for the many students crossing Kansas Avenue multiple times a day.

Recommendation:

Staff recommends a motion to recommend approval for an ordinance for a vacation of Right of Way of Kansas Avenue from West 6th Street to West 5th Street and adjacent alley, Johnson’s Addition City of Hastings, Adams County, Nebraska



Hastings St. Cecilia Middle and High School Traffic Analysis

Hastings, NE

JEO Project No. 131236.00

Prepared for:

Hastings Catholic Schools

Prepared by:

JEO Consulting Group

Date:

December 16th, 2021



EXECUTIVE SUMMARY

The City of Hastings and Hastings Catholic Schools are seeking to determine what impacts the proposed closure of Kansas Avenue between 5th Street and 6th Street will have on the local transportation system. This proposed closure is part of a planned expansion of the Hastings Catholic Schools St. Cecilia Middle and High School Campus.

Existing traffic volumes were collected from a previous traffic study that was prepared for the City of Hastings by Olsson Associates in 2005. This study provided peak hour turning movement counts for the weekday AM and PM peak hours. In addition to this data, supplemental counts were also collected for the AM and PM peak hour periods during both the spring of 2018 and the fall of 2021. Using the latest edition of the Highway Capacity Manual (HCM), signalized and unsignalized intersection capacity analyses were conducted for all intersections within the study area. This analysis showed that all intersections/movements in the study area operate at Level of Service (LOS) B or better during both AM and PM peak hours of traffic except for the intersections of 7th Street & Kansas Avenue, 7th Street & Colorado Avenue, and 7th Street & Minnesota Avenue. At 7th Street & Kansas Avenue, the northbound left-turn movement operates at LOS C during the AM peak and LOS D during the PM peak. The other two northbound movements at 7th Street & Kansas Avenue, the southbound movements at 7th Street & Kansas Avenue, the southbound movements at 7th Street & Colorado Avenue, and the northbound movements at 7th Street & Colorado Avenue all operate at LOS C during the PM Peak. This is not unusual for minor street movements/approaches at unsignalized intersections in an urban area during peak periods.

Post-Closure peak hour turning movement volumes were calculated by examining existing traffic patterns as well as on-site observation. Once these new peak hour trips were rerouted, existing peak hour volumes were adjusted. Once these post-closure peak hour traffic volumes were calculated, signalized and unsignalized intersection capacity analyses were again conducted. Even with the adjustments due to the reoriented trips, most intersection and/or movement Levels of Service remained unchanged. Despite some marginal deterioration from LOS A to LOS B, all movements affected by the redistributed trips continue to operate similarly to pre-closure conditions.

In reality, due to the closure of Kansas Avenue, some trips, based on trip origins and destinations, will choose an alternative route and will not travel through the study area or travel through various other intersections in the study area. This likely redistribution of traffic to other intersections would improve the projected level of service of the intersections within the study area.

Based on the results of this study, it is anticipated that the closures of Kansas Avenue between 5th Street and 6th Street will have no significant impact on the local transportation network. Based on the results of the study, the following recommendations are provided:

- Modify the intersection of 5th Street & Kansas Avenue into a 3-way stop-controlled “T” Intersection. Maintain the current one-way northbound on Kansas Avenue south of 5th Street and the two-way traffic on 5th Street.
- Monitor the intersection of 7th Street and Colorado Avenue to see if crashes remain an issue. If incidents persist, installation of “Do Not Enter” signs just north of the alley exit could be considered.
- Modify the configuration of 6th Street between St. Joseph Avenue and Kansas Avenue into a one-way east bound 2-lane street. Parking along the street already conforms to this traffic pattern.

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1.0 Introduction

This report documents the results of the traffic impact study conducted to evaluate the potential closure of Kansas Avenue between 5th and 6th Street in Hastings, Nebraska. The St. Cecilia Middle and High School Campus (School) is located on both sides of the street and, as part of a planned expansion, would like to close this street. This potential closure location is in the middle of a mainly residential neighborhood located just north of downtown Hastings. The study area for this analysis was encompassed by 7th Street on the north, 4th Street on the south, Denver Avenue on the west, and Minnesota Avenue on the east. A vicinity map that shows the study area intersections as well as the nearby transportation network is shown in Figure 1. The scope of work and methodology for analysis was developed by JEO Consulting Group in consultation with the School.

1.1 Objective

The primary objective of the traffic impact study was to evaluate impacts associated with the potential closure of Kansas Avenue between 5th and 6th street as part of the planned expansion of the St. Cecilia Middle and High School Campus. Specifically, this study was conducted to answer the following questions:

- Will the partial closure of Kansas Avenue have any adverse effects on the operations of any other intersections within the study area?
- What intersection and roadway geometric and/or traffic control device modifications will be needed, if any, due to the partial closure of Kansas Avenue?

1.2 Project Description

The St. Cecilia Middle and High School Campus is located on both sides of Kansas Avenue between 5th and 6th Street. As part of a planned expansion of this campus, the School would like to close this part of Kansas Avenue. The current site plan for this proposed expansion is shown in Figure 2. Currently, school students must cross this street several times a day and closing the street would alleviate this safety concern. Thus, the School is seeking to determine if there will be any adverse impacts to the adjacent transportation network.

1.3 Report Organization

The remainder of this report is organized as follows:

- 2.0 Existing Conditions
- 3.0 Future Conditions with Kansas Avenue Closure
- 4.0 Conclusion and Recommendations

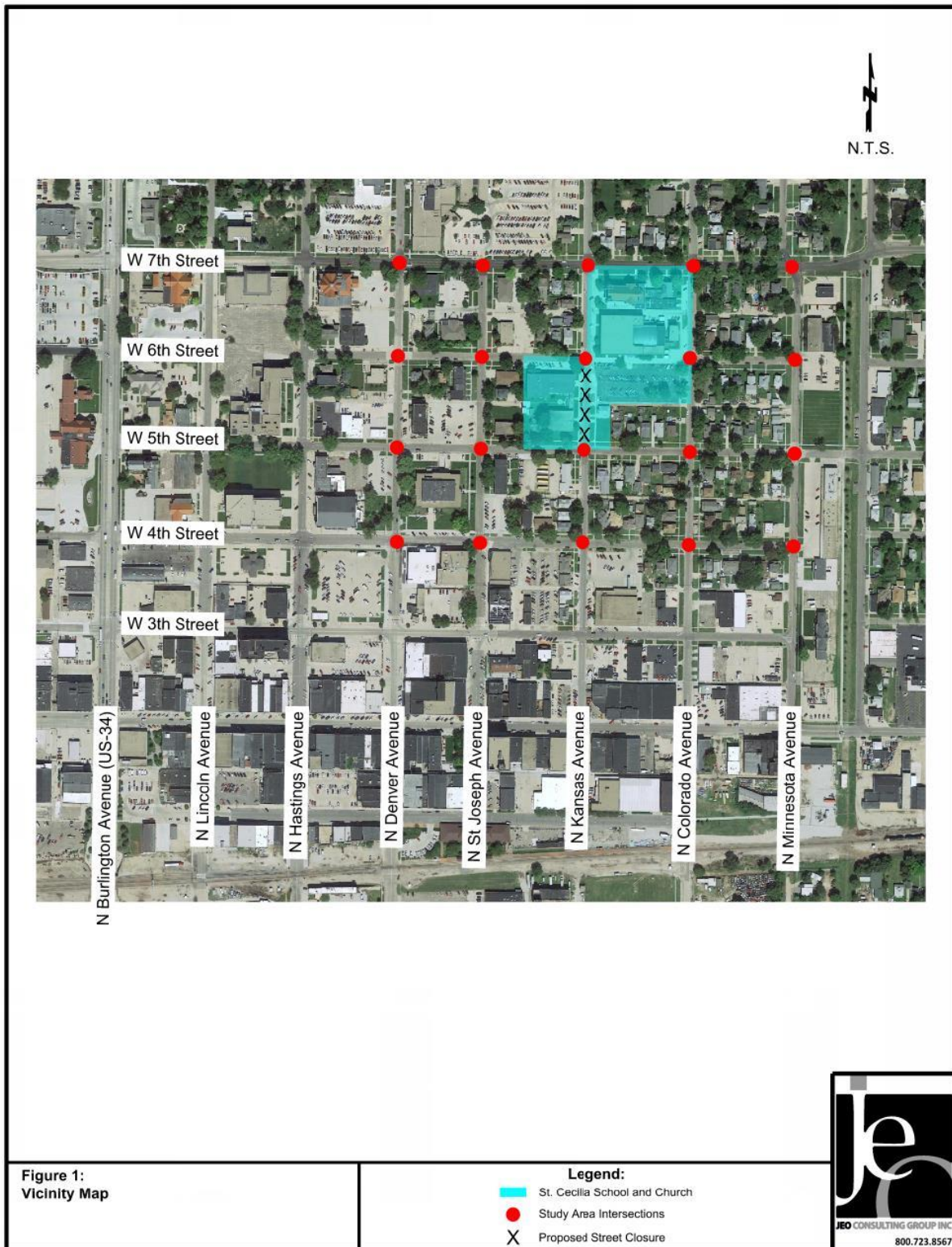
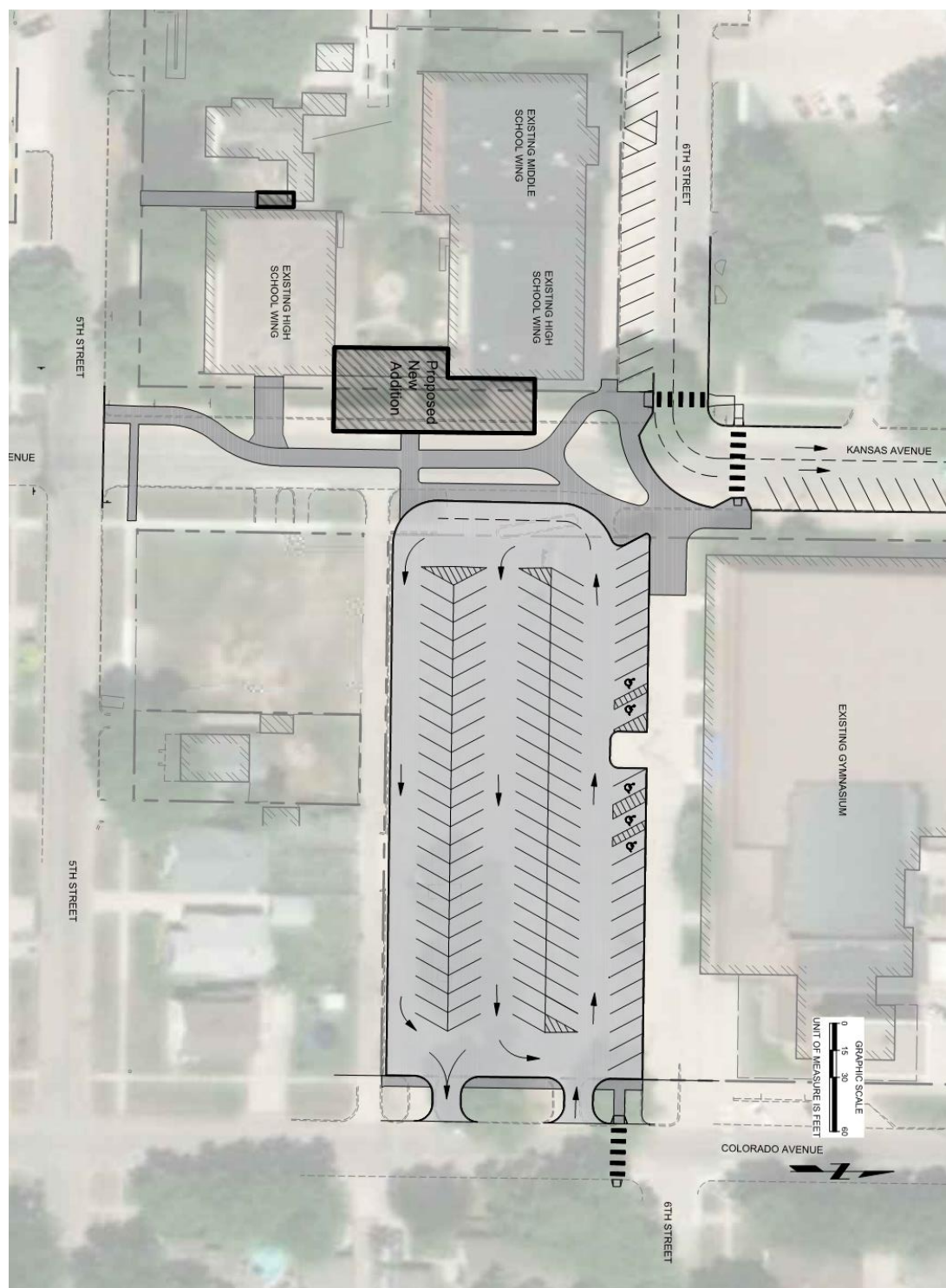


Figure 2: Proposed Site Plan

2.0 Existing Conditions

This section of the report summarizes the existing study area conditions.

2.1 Existing Geometrics

Study area roadways consist of both one-way and two-way streets. Denver and Kansas Avenues are both two-lane, one-way northbound streets, while St. Joseph and Colorado Avenues are both two-lane, one-way southbound streets. These four streets form two one-way couplets. All other streets within the study area are two-way streets. The speed limit for all streets in the study area is 25 mph. Apart from 7th Street, all streets within the study area allow parking on at least one side. All intersections within the study area are unsignalized, apart from the signalized intersection of 7th Street and Denver Avenue in the northwest corner of the study area. Further details on lane geometrics and traffic control throughout the study area are illustrated in Figure 3.

2.2 Existing Traffic Volumes

The majority of the existing traffic volumes used were provided by a previous traffic study prepared for the City of Hastings by Olsson Associates in 2005. This study evaluated the potential conversion of downtown streets from one-way to two-way operation. While our study area is not downtown, the Olsson study did provide traffic counts for the AM and PM peak periods for several of our study area intersections. The traffic counts from this previous study were deemed reliable for use in this study as traffic volumes have not changed substantially in the downtown area.

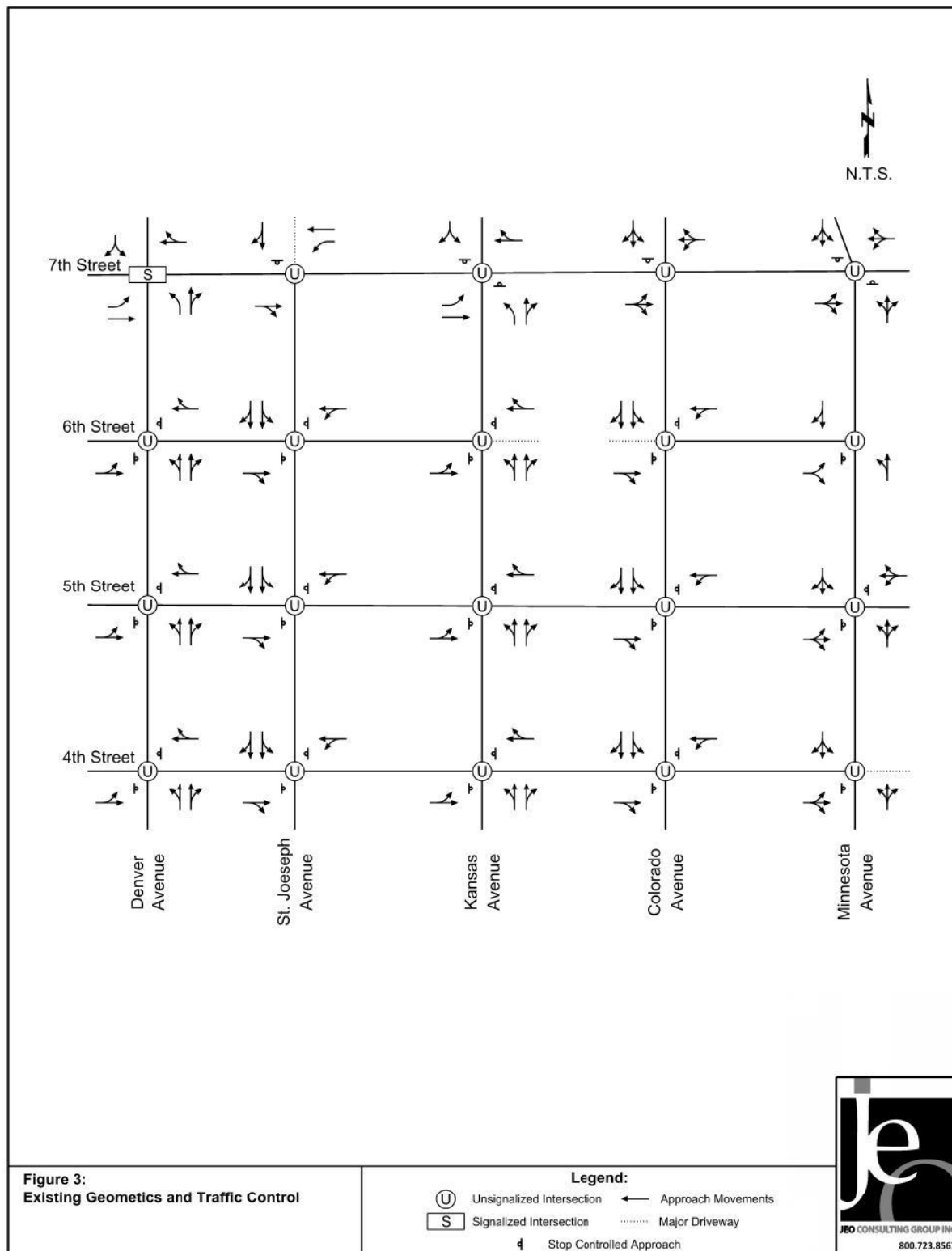
In the spring of 2018, supplemental peak hour traffic counts were conducted at five locations including 5th Street/Kansas Avenue, 5th Street/Denver Avenue, 5th Street/Colorado Avenue, 5th Street/Minnesota Avenue, and 7th Street/Minnesota to help confirm the reliability of the previous traffic count data. Spot counts were also collected at 4th Street/Denver Avenue, 4th Street/Kansas Avenue, 4th Street/Colorado Avenue, and 4th Street/Minnesota Avenue to provide the necessary traffic count data at key study intersections. In most instances, the new counts matched what was previously included in the Olsson study. However, in a few locations, numbers from the old study conflicted with current counts. When this happened, it was generally the Olsson volumes that were greater in value and so those numbers were selected in order to evaluate a 'worst case' scenario.

In the fall of 2021, additional traffic counts were conducted to ensure that the original volumes were still reliable. Specifically, the 7th Street intersections with Denver Avenue and Kansas Avenue were recounted, as well as a daily road volume count on Kansas Avenue just north of 5th Street. However, as seen with the 2018 recounts, the vast majority of these volumes were lower in 2021, so the original data was used to maintain the conservative approach. Using this data, AM and PM peak hour traffic volumes for the study area were established. These AM and PM peak hour numbers are illustrated in Figure 4.

2.3 Traffic Operations Analysis Methodology

The existing peak hour volumes were analyzed using the signalized and unsignalized intersection capacity analysis procedures outlined in the Highway Capacity Manual, 6th Edition (HCM). Per the HCM, Level of Service (LOS) is presented as a letter grade (A through F) based on the calculated average delay for an intersection or movement during a specific time period (such as the AM and PM peak hours). LOS A represents free flow movement with very little to no delay, while LOS F represents congested

flow at or exceeding the capacity of the roadway. Further explanations and detail about the LOS methodology can be found in Table 1.



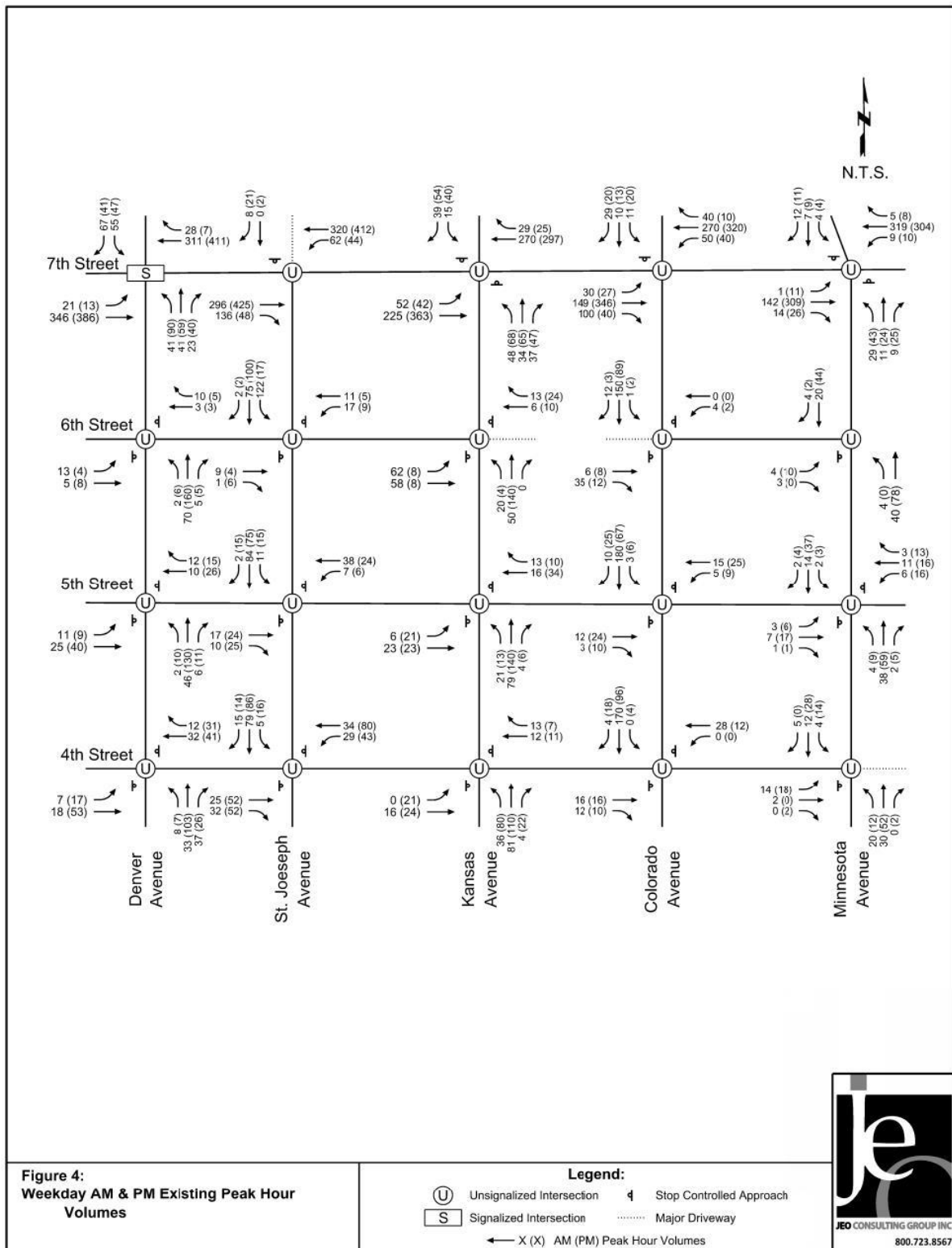


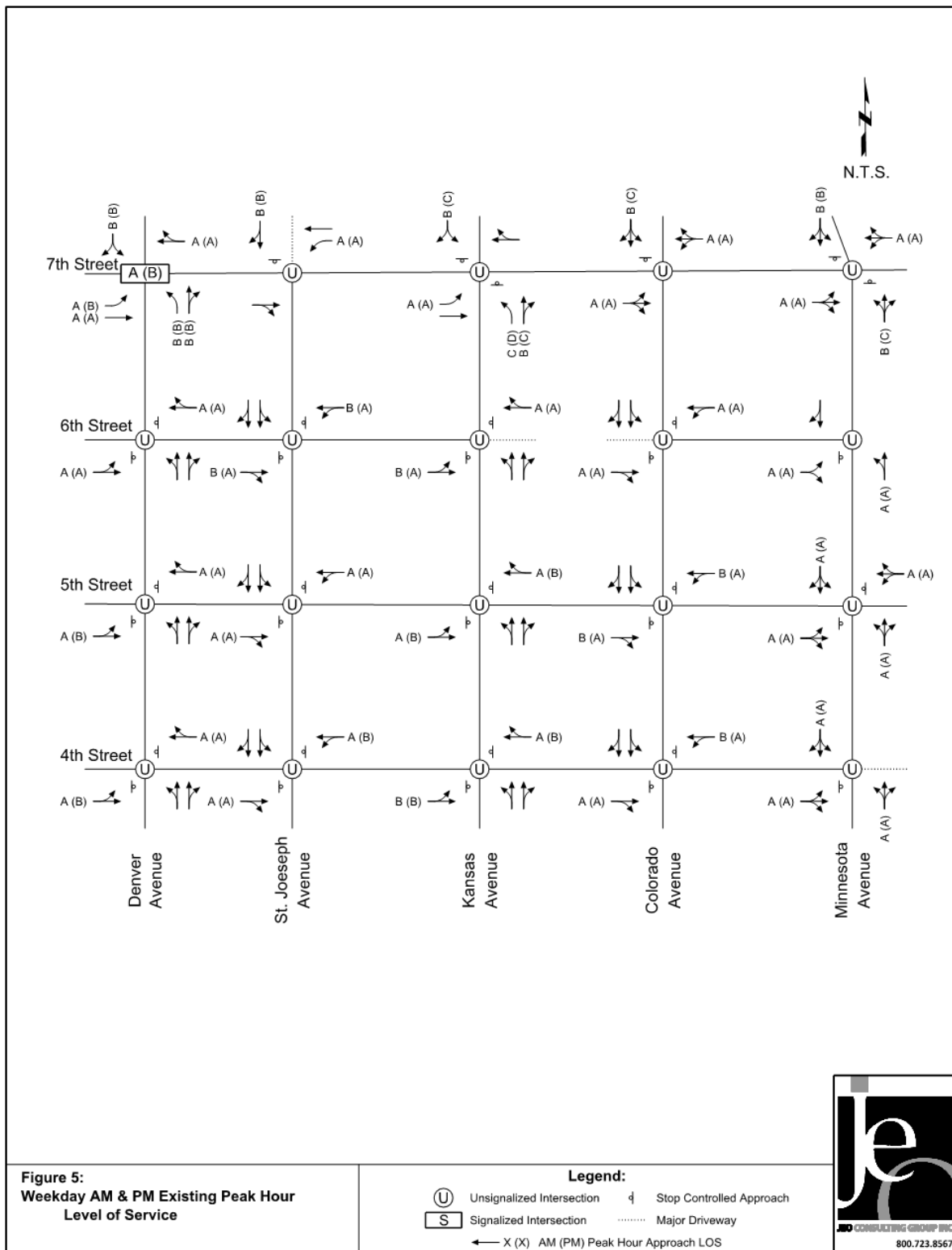
Table 1: Level of Service (LOS) Interpretation

Level of Service	Description	Signalized Intersection Delay (seconds per vehicle)	Stop-Controlled Intersection Delay (seconds per vehicle)
A	Free-flow operations. Vehicles are almost completely unimpeded in their ability to maneuver within the traffic stream.	< 10	< 10
B	Reasonably free flow. The ability to maneuver within the traffic stream is only slightly restricted.	>10 and < 20	>10 and < 15
C	At or near free flow. Freedom to maneuver within the traffic stream is noticeably restricted.	>20 and < 35	>15 and < 25
D	Speeds begin to decline slightly. Freedom to maneuver within the traffic stream is noticeably limited.	>35 and < 55	>25 and < 35
E	At capacity. Maneuverability within the traffic stream is extremely limited.	>55 and < 80	>35 and < 50
F	Breakdown. Vehicles are jammed. Generally, queues form behind the breakdown condition.	> 80	> 50

Source: Highway Capacity Manual, Special Report 209, Transportation Research Board, Washington, D.C., 2000.

2.4 Existing Conditions Capacity Analysis

The existing weekday AM and PM peak hour traffic conditions were analyzed using the existing traffic volumes and intersection geometrics described above. As shown in Figure 5, all intersections and movements in the study area operate at LOS B or better during both AM and PM peak hours of traffic except for the intersections of 7th Street & Kansas Avenue, 7th Street & Colorado Avenue, and 7th Street & Minnesota Avenue. At 7th Street & Kansas Avenue, the northbound left-turn movement operates at LOS C during the AM peak and LOS D during the PM peak. The other two northbound movements at 7th Street & Kansas Avenue, the southbound movements at 7th Street & Kansas Avenue, the southbound movements at 7th Street and Colorado Avenue, and the northbound movements at 7th Street & Colorado Avenue all operate at LOS C during the PM Peak. This is not uncommon for an unsignalized minor street approach to a major roadway in urban environments.



2.5 Safety Analysis

Based on discussion with the City of Hastings, the only safety concern in the study area is located at the intersection of 7th Street and Colorado Avenue. There is an alley running east and west of Colorado Avenue between 6th Street and 7th Street and there have been issues with vehicles exiting this alley and proceeding north on Colorado Avenue. This becomes a problem because Colorado Avenue is one-way southbound. These vehicles then travel north to the intersection of 7th and Colorado Avenue. Since there are no south-facing stop signs, northbound traffic assumes they have right-of-way (ROW). However, it is the traffic on 7th Street that actually has the ROW. This confusion has led to a regular pattern of incidents at the intersection of 7th Street and Colorado Avenue. To reduce driver confusion and help improve this crash pattern, the city has placed an additional 'One-way' sign at the exit of the alley. The city may wish to consider installation of "Do Not Enter" signs placed on the north leg of the alley intersection to further deter wrong-way movements if the problem persists.

3.0 Future Conditions with Kansas Avenue Closure

This section of the report summarizes the methodology used to redistribute the trips affected by the partial closure of Kansas Avenue as well as the expected operations of the study intersections with the reallocation of the rerouted trips.

3.1 New Roadway Geometrics

It is anticipated that once Kansas Avenue closes between 5th and 6th street, the intersection of 5th and Kansas will operate as a “T” intersection with no north leg. For this “T” intersection, three different configurations were analyzed. These configurations included leaving the stop signs only on 5th street; removing the stop signs on 5th street and placing them onto the Kansas Avenue approach; and converting the “T” intersection into an all-way stop. Based upon these options, it is recommended that, upon closure of Kansas Avenue, the intersection of 5th Street and Kansas Avenue operate as an all-way stop-controlled “T” intersection.

On the north side of the closure at 6th Street, the west leg of 6th street and the north leg of Kansas Avenue will form a 90-degree, two-legged intersection providing connectivity to St. Joseph Avenue to the west and 7th Street to the north. It is anticipated that 6th Street between St. Joseph Avenue and Kansas Avenue will be converted into a one-way two-lane eastbound street. It should be noted that the existing on-street parking on this block of 6th Street is already compatible with one-way eastbound operations.

3.2 Trip Redistribution

Under the existing conditions, vehicles on Kansas Avenue fall into one of two categories. Either they are destined to the school, or they are intending to drive past the school to the intersection of 7th Street and Kansas Avenue. Because Kansas Avenue is currently a one-way northbound road, vehicles will seek an alternate northbound road to take. It was anticipated that Denver Avenue will be the primary alternative route. Thus, all vehicles that would have taken Kansas Avenue between 5th and 6th Street were routed west to Denver Avenue instead. All vehicles then proceeded northbound on Denver Avenue to the 6th Street intersection.

Based on field observation, it was estimated that 77% of vehicles during the AM peak are destined to the School, 31% of which are headed for the School’s parking lot. This 31% proceed east from the intersection of 5th Street & Kansas Avenue, north of Minnesota Avenue, west on 6th Street, and then south on Colorado Avenue into the parking lot. The remaining 46% of vehicles destined towards the school head west on 5th Street, north on Denver Avenue, and then go east on 6th Street towards the school. In the PM peak hour, it was estimated that 21% of vehicles were destined for the school, so this 21% take a right onto 6th Street and then take a left onto Kansas Avenue. The other 23% of vehicles in the morning, and 79% of vehicles in the evening, continue proceeding north on Denver Avenue.

Once vehicles reach 7th Street, via either Denver Avenue or Kansas Avenue, they have one of three directions: west on 7th Street, north on Kansas Avenue, or east on 7th Street. The existing distribution of the northbound movements at 7th Street & Kansas Avenue was used to determine the distribution of the rerouted trips. Presently, 40% of northbound vehicles during the AM peak hour, and 38% during the PM peak hour respectively, make a left-turn at the intersection of 7th Street and Kansas Avenue, thus proceeding west on 7th Street. So, it was assumed that 40% of our rerouted trips in the AM, and 38% in the PM, will also take a left and proceed west on 7th Street. This same procedure was used to

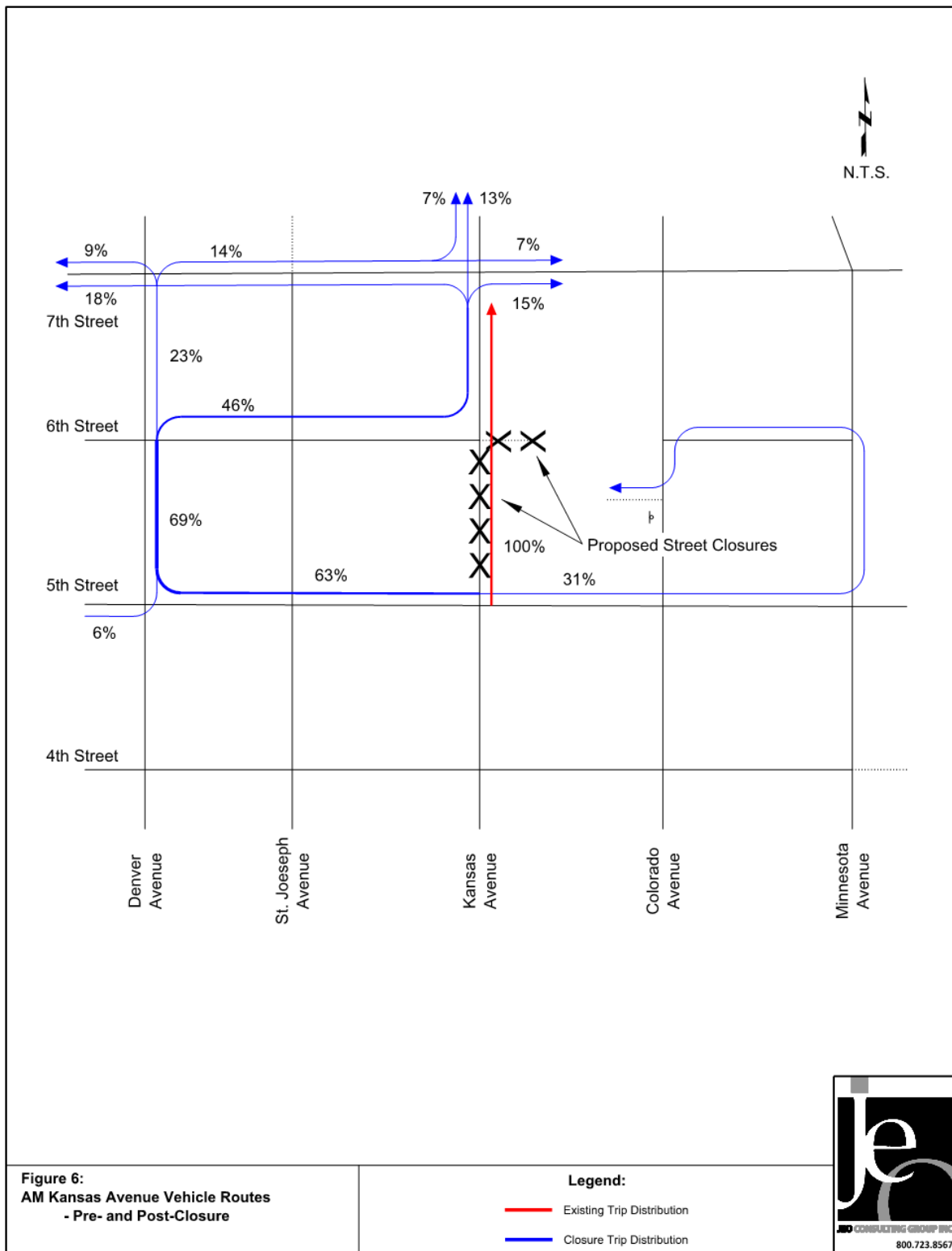
determine that during the AM peak hour, 29% will go north onto Kansas Avenue and during the PM peak, 36% will go north onto Kansas Avenue. Similarly, during the AM peak 31% of vehicles will turn right and travel East on 7th Street and during the PM peak, 26% of vehicles will turn right and travel East on 7th Street. These AM and PM Kansas Avenue vehicle routes, both pre- and post- closure are shown in Figures 6 and 7, respectively.

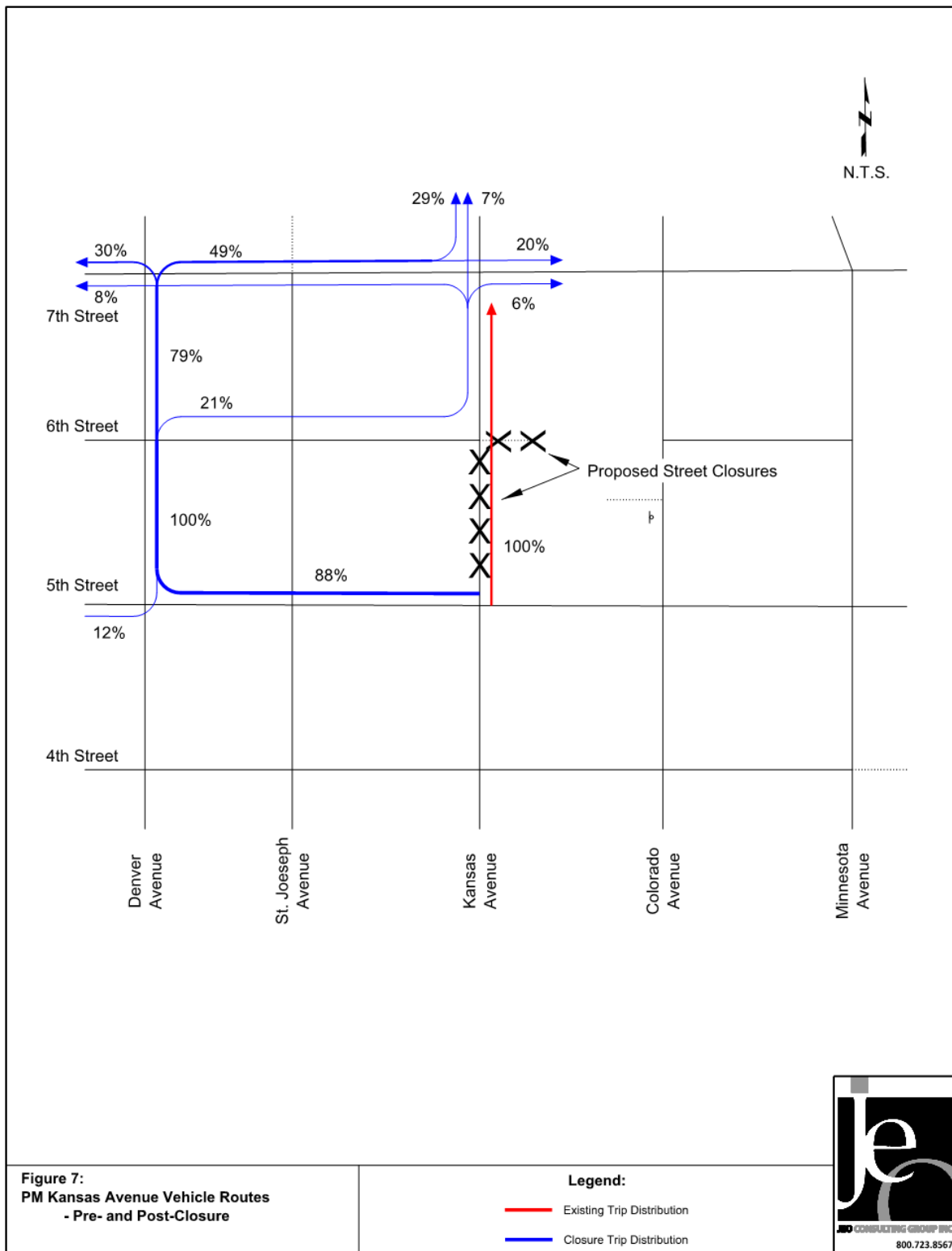
Using this same process, vehicles destined for the west entrance of the school parking lot, vehicles leaving the west entrance of the parking lot, and select vehicles leaving the east exit of the parking lot were also rerouted because these movements will no longer be available post-closure. Further details on these routes, both pre and post closure, are provided in Figures 8, 9, and 10 respectively. It should also be noted that, while vehicles exiting west out of the school's parking lot do not make up all of the westbound traffic on 6th Street between St. Joseph Avenue and Kansas Avenue, the extra vehicles at the westbound approach to the intersection of 6th Street and St. Joseph Avenue were removed. This was done because it was assumed that these vehicles were related to other buildings in the area that the school has recently acquired.

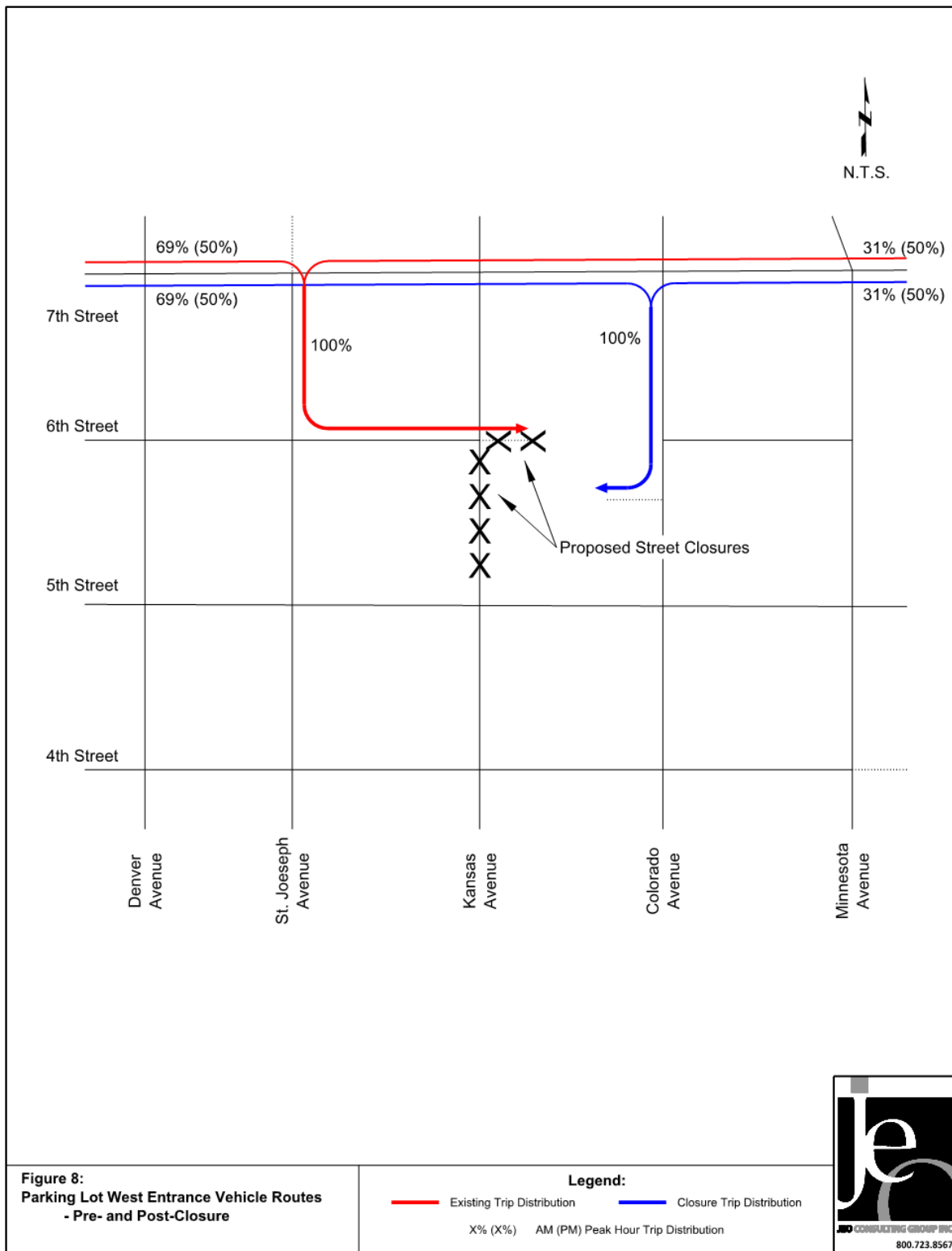
Using the above process, pre-closure vehicle trips were rerouted and added together. Figure 11 shows the total projected peak hour volume adjustments due to the closure of Kansas Avenue between 5th Street and 6th Street.

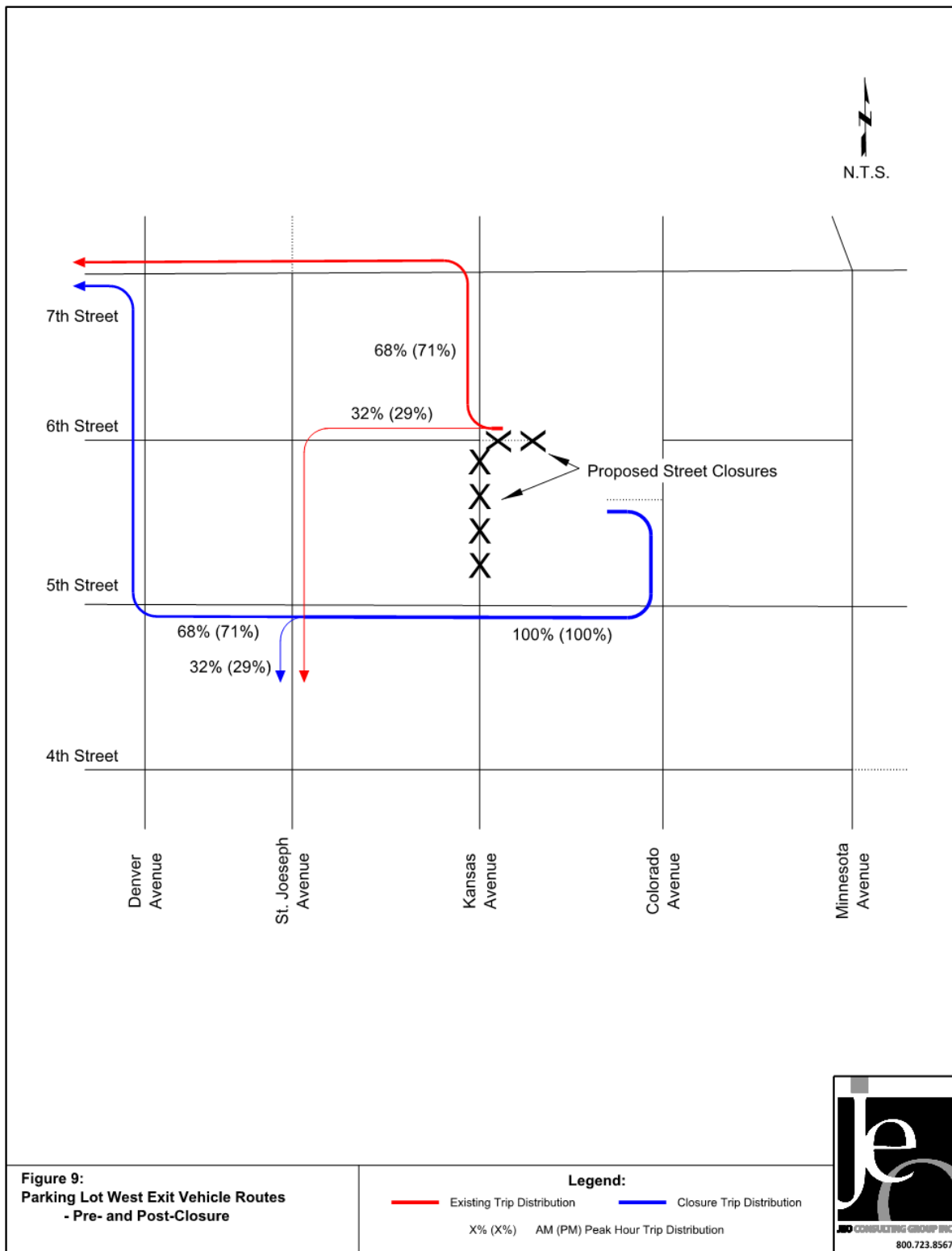
3.3 Redistributed Capacity Analysis

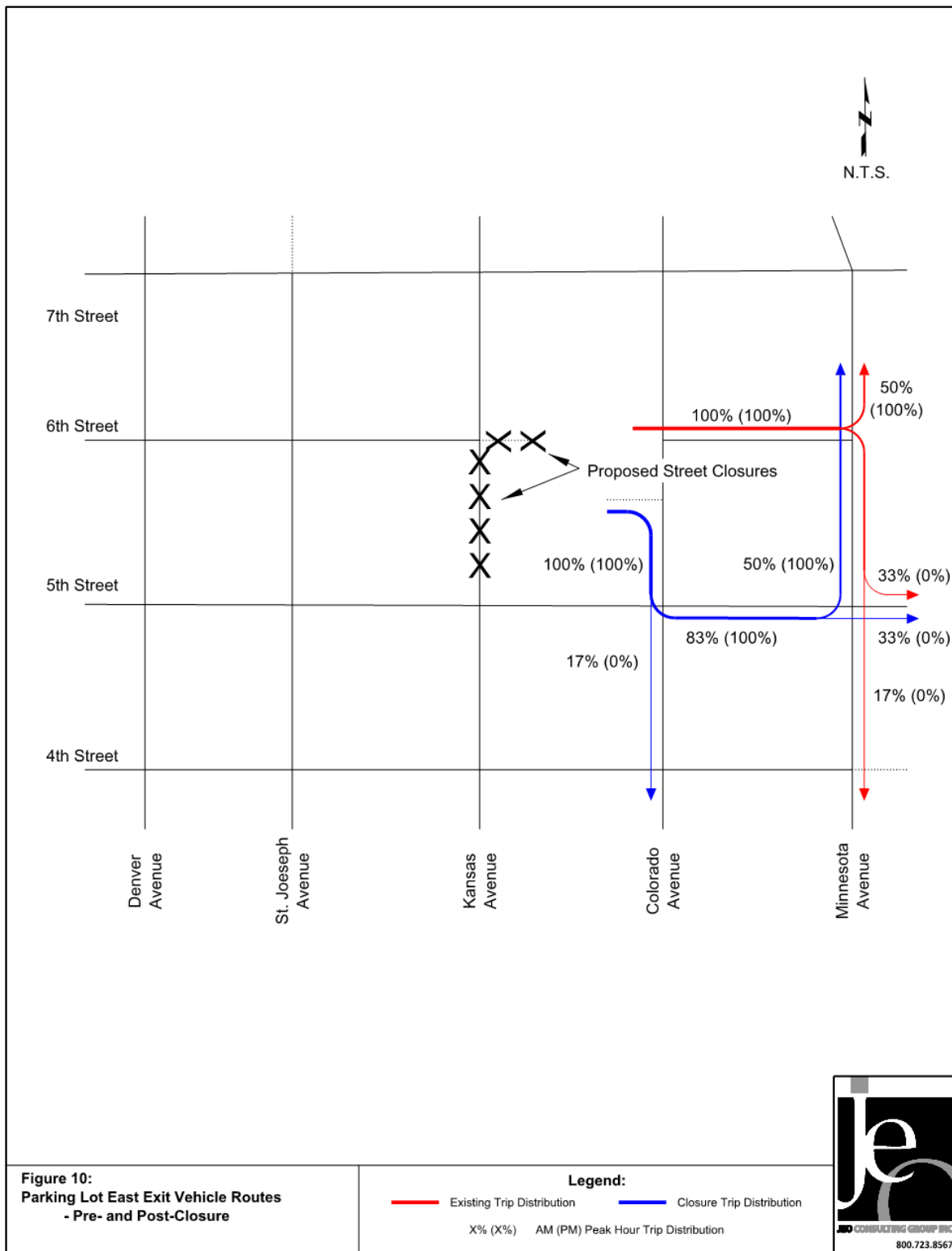
These redistributed volumes were then added to the existing AM and PM peak hour volumes to calculated projected post-closure traffic volumes. These projected traffic volumes are shown in Figure 12. These volumes were then analyzed using the signalized and unsignalized intersection capacity analysis procedures outlined in the Highway Capacity Manual (HCM 6th Edition). As shown by Figure 13, most intersection and/or movement Levels of Service remained unchanged. Despite some marginal deterioration from LOS A to LOS B, all movements affected by the redistributed trips continue to operate similarly to pre-closure conditions. However, this analysis reflected a 'worst-case' condition. In reality, some vehicles will choose an alternative route out of the study area. When this happens, the levels of service of study area intersections will improve beyond what this analysis shows. It should also be noted that, due to the reduction in northbound vehicles at the intersection of 7th Street and Kansas Avenue, the northbound left-turn LOS improved from LOS D to LOS C during the PM peak hour.

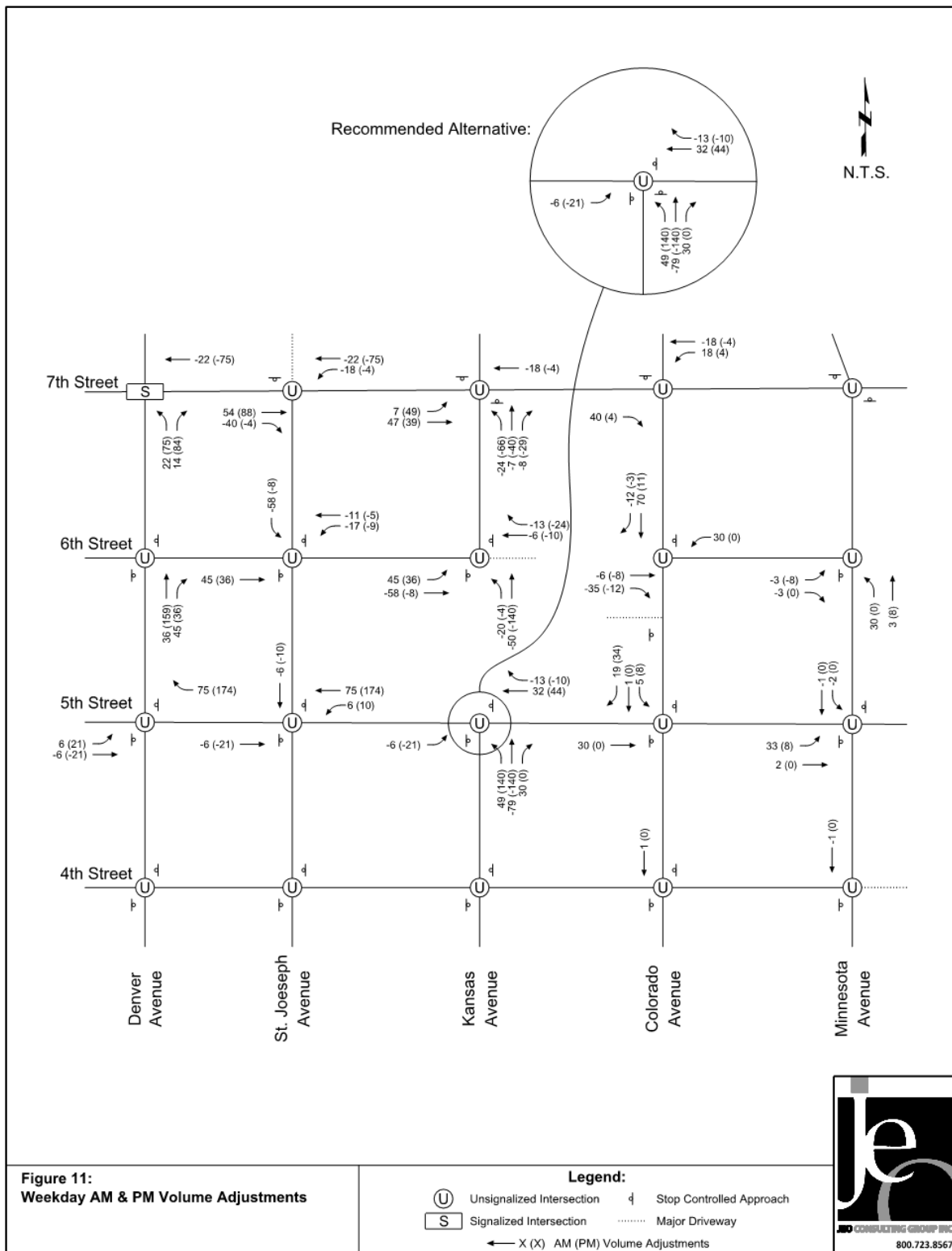


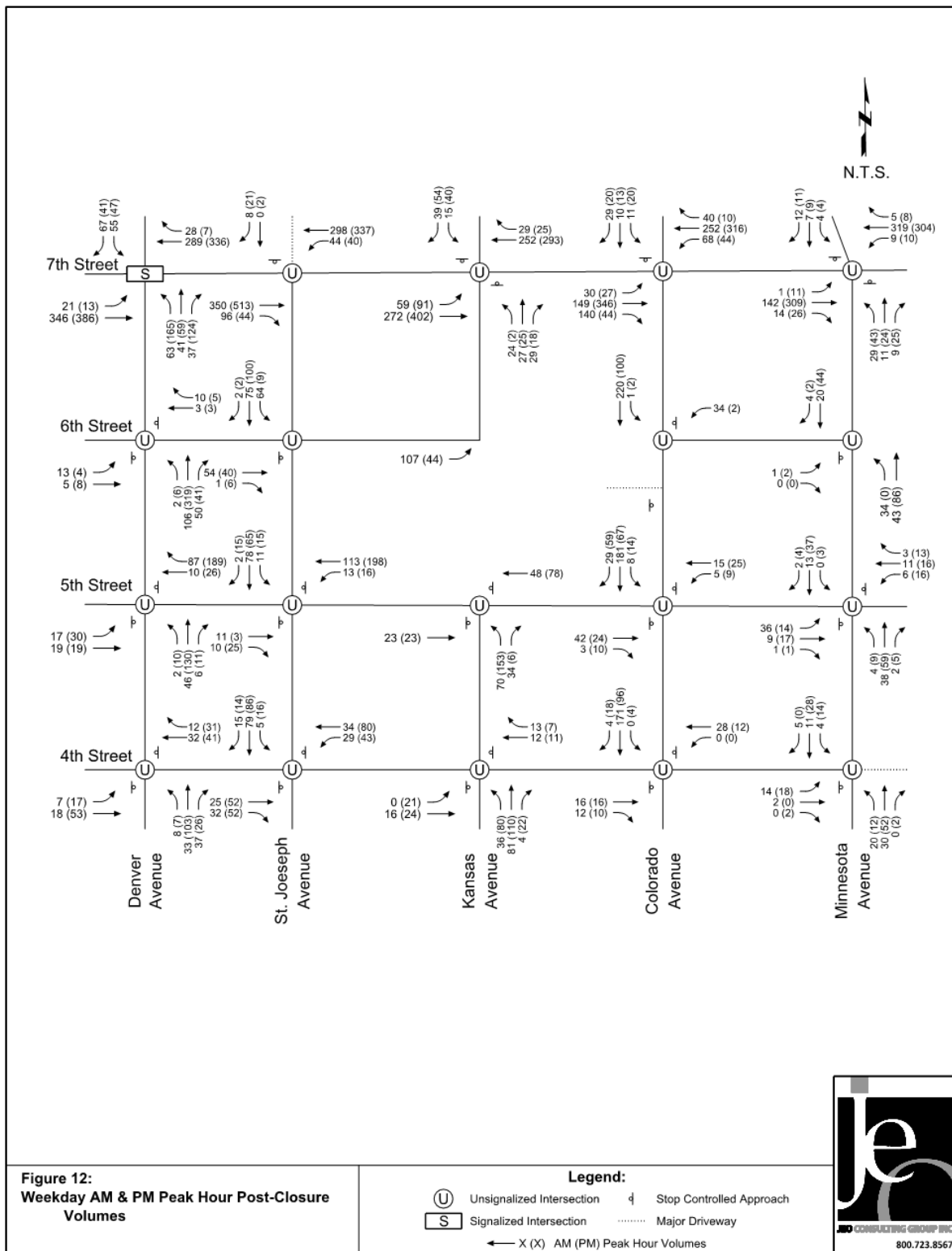


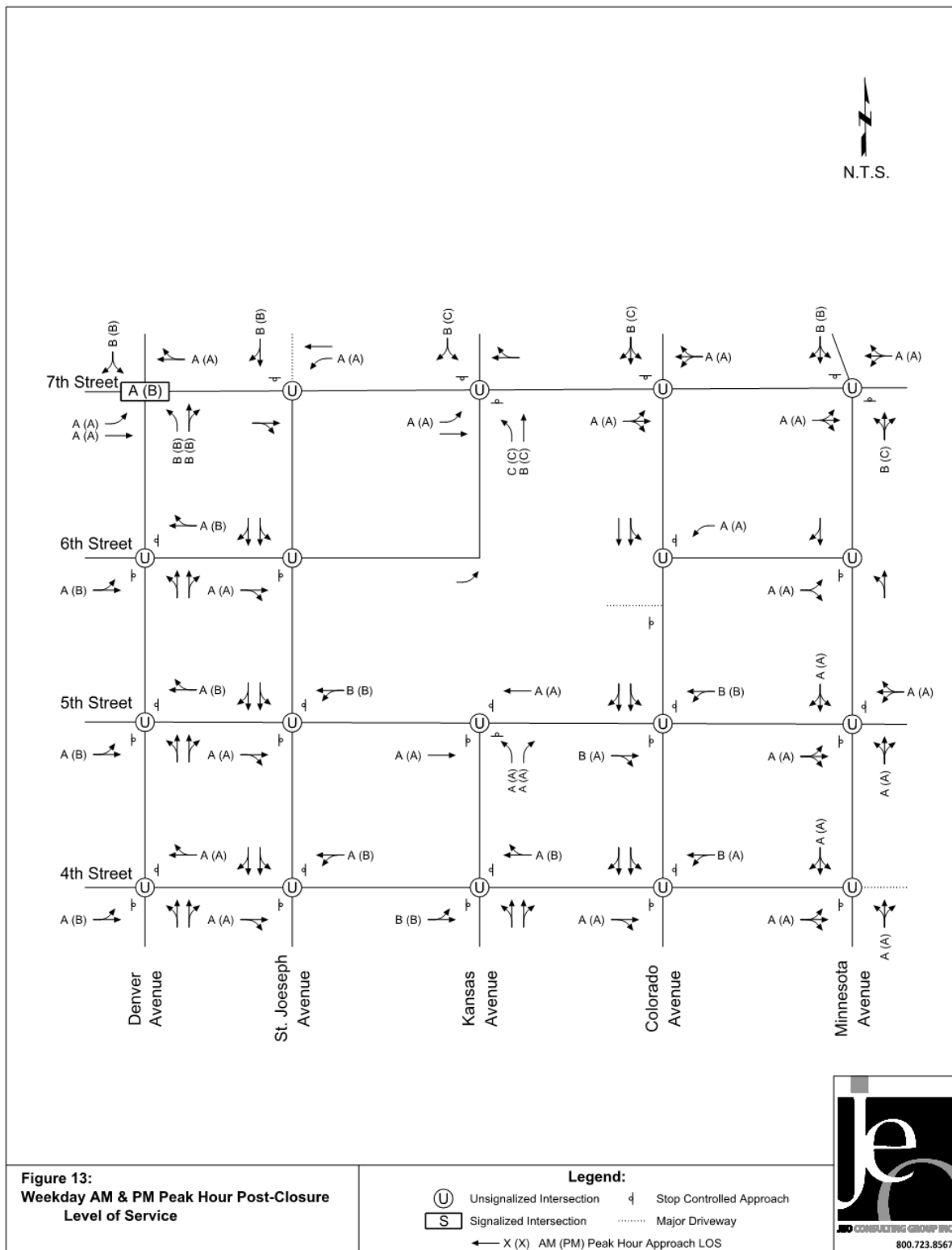












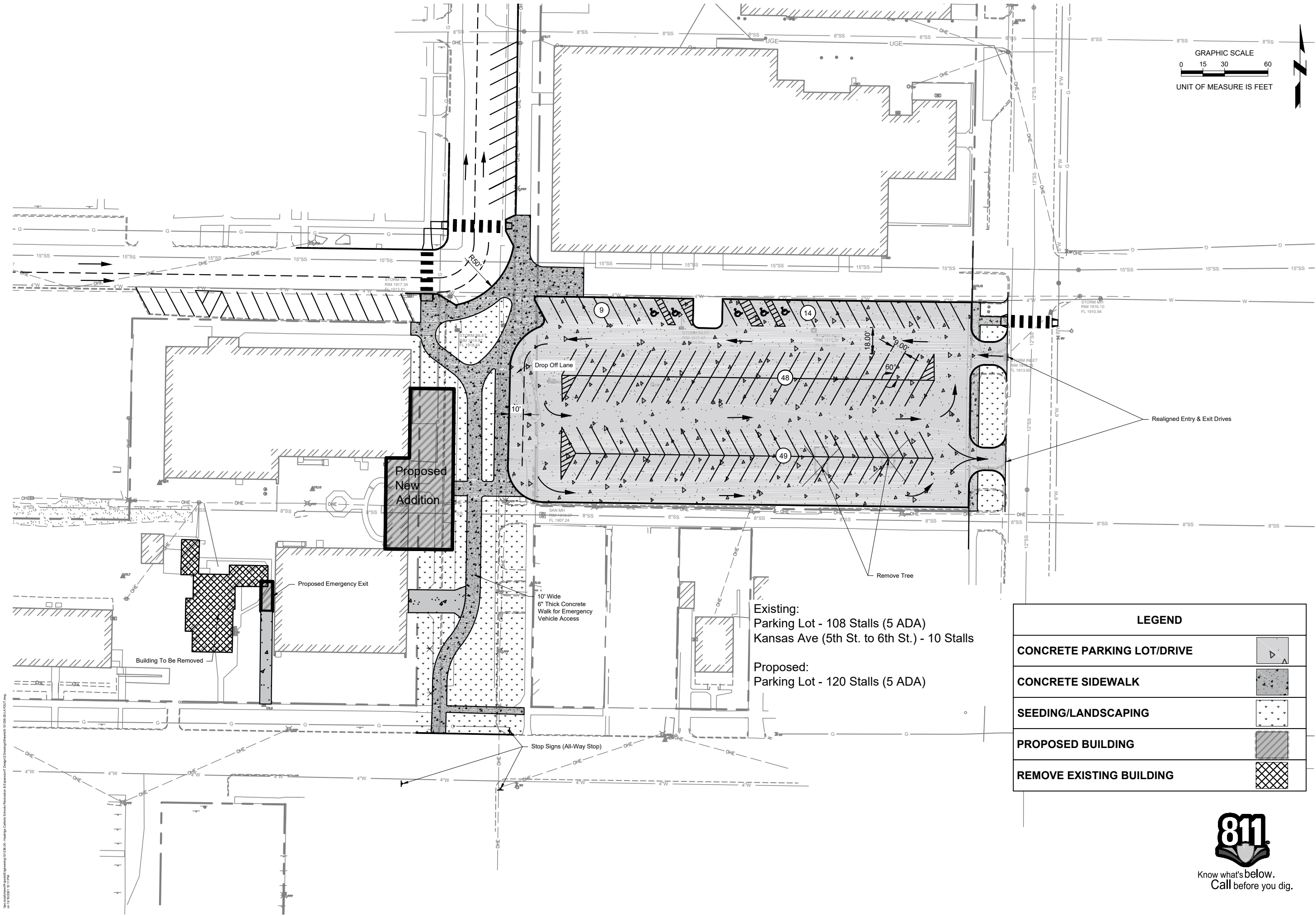
4.0 Conclusion and Recommendations

Based on the results of the analysis, it is expected that the closure of Kansas Avenue between 5th and 6th Streets will have no significant impact on the daily operations and traffic flow within the study area. Key intersections and specific movements will continue to operate at acceptable levels of service with the addition of rerouted traffic.

However, this analysis reflects a 'worst-case' condition. In reality, due to the closure of Kansas Avenue, some trips, based on trip origins and destinations, will choose an alternative route and will likely not travel through the study area or travel through various other intersections in the study area. This likely redistribution of trips to other intersections will help to improve projected levels of service of intersections within the study area.

Study recommendations include:

- Modify the intersection of 5th Street & Kansas Avenue into a 3-way stop-controlled "T" Intersection. Maintain the current one-way northbound on Kansas Avenue south of 5th Street and the two-way traffic on 5th Street.
- Monitor the intersection of 7th Street and Colorado Avenue to see if crashes remain an issue. If incidents persist, installation of "Do Not Enter" signs just north of the alley exit could be considered.
- Modify the configuration of 6th Street between St. Joseph Avenue and Kansas Avenue into a one-way east bound 2-lane street. Parking along the street already conforms to this traffic pattern.



2021
HASTINGS CATHOLIC SCHOOLS
RENOVATION & EXPANSION

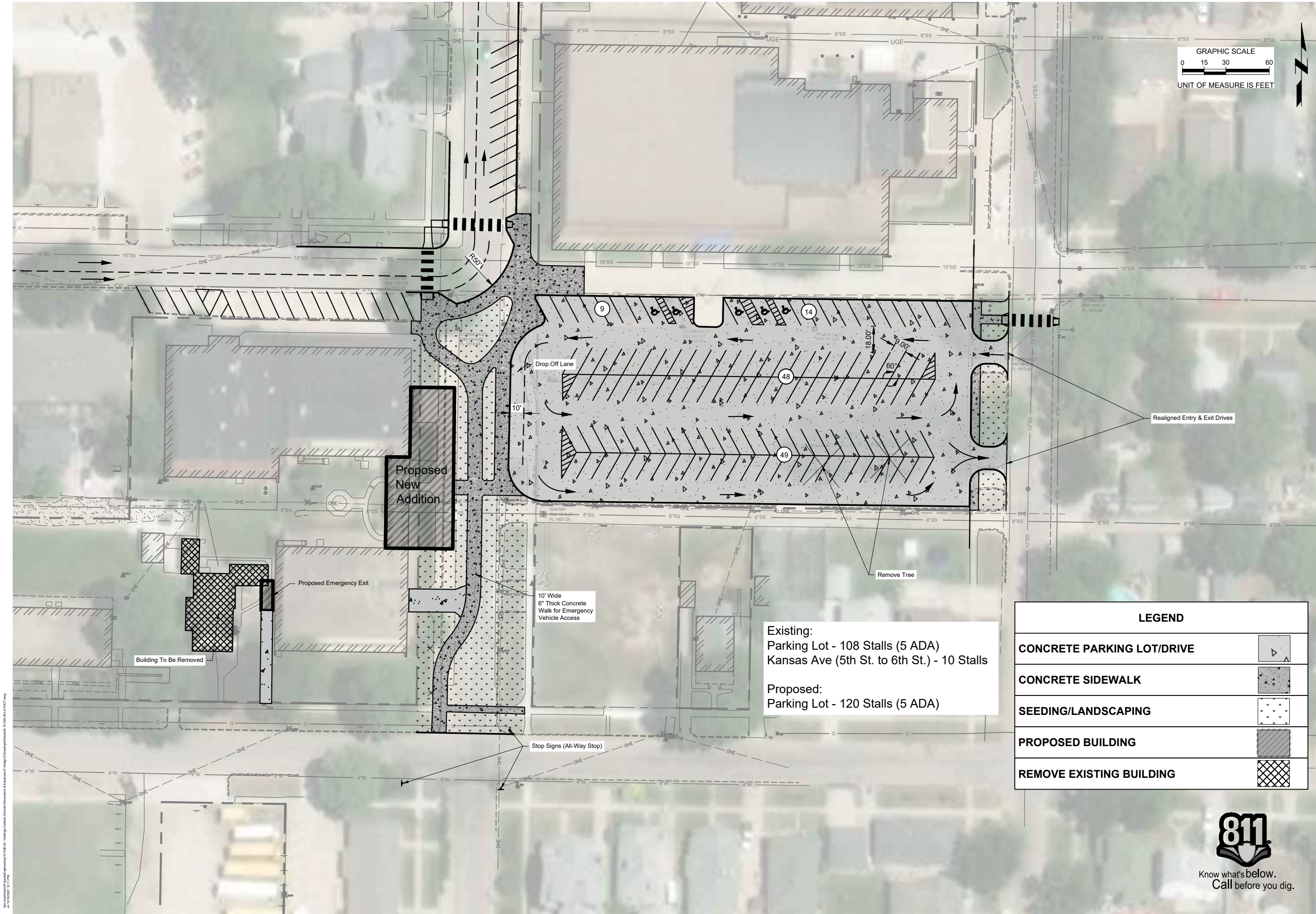
PROPOSED LAYOUT

PRELIMINARY
NOT FOR
CONSTRUCTION
10%
DATE:
12/10/2021
PRELIMINARY

PROJECT NO.	131236.00
DATE	12/10/2021
DRAWN BY	JDP
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FIELD CREW	FIELD CREW
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REVISIONS	



Know what's below.
Call before you dig.



GRAPHIC SCALE
0 15 30 60
UNIT OF MEASURE IS FEET



2021
HASTINGS CATHOLIC SCHOOLS
RENOVATION & EXPANSION

PROPOSED LAYOUT WITH AERIAL

PRELIMINARY
NOT FOR
CONSTRUCTION
10%
DATE:
12/10/2021
PRELIMINARY

PROJECT NO. 131236.00
DATE 12/10/2021
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REVISIONS



Know what's below.
Call before you dig.



Vacation of Kansas Avenue between 5th and 6th Streets and adjacent alleys

A PARCEL OF LAND LOCATED IN KANSAS AVENUE AND THE ALLEYS IN BLOCKS 5 AND 6, JOHNSON'S ADDITION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 12, BLOCK 5 OF SAID JOHNSON'S ADDITION; THENCE NORTHERLY ON THE EAST LINE OF SAID LOT 12 TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE WESTELRY ON THE NORTH LINE OF LOTS 9, 10, 11, AND 12 OF SAID BLOCK 5 TO THE NORTHWEST CORNER OF SAID LOT 9; THENCE NORTHERLY TO THE SOUTHWEST CORNER OF LOT 4 OF SAID BLOCK 5; THENCE EASTERLY ON THE SOUTH LINE OF LOTS 1, 2, 3, AND 4 OF SAID BLOCK 5 TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTHERLY ON THE EAST LINE OF SAID LOT 1 TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE EASTERLY TO THE NORTHWEST CORNER OF LOT 6 OF SAID BLOCK 6; THENCE SOUTHERLY ON THE WEST LINE OF SAID LOT 6 TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE EASTERLY ON THE SOUTH LINE OF LOTS 1, 2, 3, 4, 5, AND 6 OF SAID BLOCK 6 TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTHERLY TO THE NORTHEAST CORNER OF LOT 12 OF SAID BLOCK 6; THENCE WESTERLY ON THE NORTH LINE OF LOTS 7, 8, 9, 10, 11, AND 12 OF SAID BLOCK 6 TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE SOUTHERLY ON THE WEST LINE OF SAID LOT 7 TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE WESTERLY TO THE POINT OF BEGINNING.



HASTINGS CATHOLIC SCHOOLS

Fr. Thomas Brouillette | Chief Administrative Officer

fr.tom-brouillette@cdolinc.net | 402.462.6566

December 6, 2021

RE: Closing of Kansas Avenue from 5th to 6th Street

Honorable Mayor Stutte and Members of the Hastings City Council:

As Chief Administrative Officer of Hastings Catholic Schools, I wanted to share with you our exciting plans regarding the future of Hastings Catholic Schools and our investment in the Hastings Downtown Area! Hastings Catholic Schools is investing in our future and in our community by raising \$10,000,000 for a Capital Campaign to renovate and expand the middle and high school facilities and to create an endowment to increase teacher pay.

One important goal of the project is to improve student safety. On a typical school day, there are around 2,500 student, staff, and visitor crossings of Kansas Avenue from the High School entrance on the west side of Kansas Avenue near 6th Street to the parking, gym, cafeteria, band, and Church facilities located on the east side of Kansas Avenue. We have been fortunate that no serious injuries have been realized on Kansas Avenue between 5th and 6th Streets where a student typically crosses an average of eight times each day.

As part of this project, we are formally asking the City Council to close Kansas Avenue and vacate the Kansas Avenue and adjacent alley Right of Way for safety purposes between 5th and 6th Streets. We would like Kansas Avenue to be closed between the 5th and 6th Street intersections. Hastings Catholic Schools will utilize the Kansas Avenue Right of Way to create a new secure entrance to the school and to build new science rooms for our students.

We have provided the City staff with our proposed site plan and a traffic study of the area. We have been working with the public and private utility owners that would be affected by the project to relocate or reinforce these utilities as needed. We also provided several letters of support for the project from community leaders and area property owners.

Our plan is to commence construction in the spring/summer of 2022 and would construct the intersection modifications at 5th and 6th Street as part of the 2022 project construction. The building construction and remodeling of the existing facilities should be completed by the end of 2023.

We are very excited to make this investment in the future of the Catholic Schools in Hastings and in the Hastings downtown area! As part of this, we are requesting the City Council approve closing Kansas Avenue between 5th and 6th Street and vacate the Street and adjacent alley Right of Way for safety purposes as we make this investment in the City of Hastings and the Hastings Catholic School System.

Sincerely,

Rev. Thomas S. Brouillette



December 2, 2021

To Whom It May Concern:

We are writing this letter in support of closing Kansas Avenue through the St. Cecilia campus. We do not feel this will create any issues for community members or EMT/Fire Rescue to get to Mary Lanning Healthcare. We believe this will be best for the safety of the students and support this effort. If you have questions or want to discuss this further, please feel free to contact me by phone at [REDACTED] or by email at [REDACTED]

Sincerely,

A handwritten signature in blue ink, appearing to read 'Eric Barber'. The signature is fluid and cursive, with a large initial 'E'.

Eric Barber
President & CEO



Hastings Public Schools

Administrative Offices

1924 West A Street • Hastings, NE 68901 • Phone (402) 461-7500 • Fax (402) 461-7509

To Whom It May Concern:

Our community understands the importance of maintaining strong schools, regardless the way each school may be funded. Strong schools sustain our political, economic, and cultural life and make our community attractive to others. Given the critical relationship between a strong community and a strong system of schooling, it is important all students attend a school that meets his or her learning needs and that provides a safe, healthy and modern environment.

In 2006, the Hastings Public Schools initiated a bond issue to build a new middle school. A significant number of citizens, indicating that they were a part of the community sending their children to the Catholic schools, came out and publicly supported this issue. They did so because they viewed it as a positive move for our community even though their children might not directly benefit from the new school. Clearly their action demonstrated an understanding of the principle that strong communities need strong schools.

At this time, the Hastings Catholic Schools are running a campaign to improve their school system in multiple ways, including facility improvements. Their improvements could result in the closing of Kansas Avenue between 5th and 6th Streets. The rationale for closing this street, creating a unified campus setting, is strong. First, this provides a much safer school environment by eliminating multiple daily street crossings for students attending STC. This is a common sense safety concern that needs to be addressed. Second, this will provide the room needed for the expansion and improvement of this facility. On behalf of our community, that clearly understands the need for strong schools, we support this project and the possible closing of Kansas Avenue. This will improve the safety and learning experience of a number of students in Hastings.

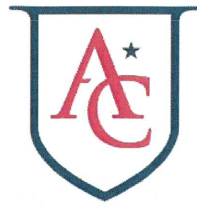
Just as the STC portion of the community supported HPS in 2006, the HPS portion of the community supports the STC effort to improve the safety and learning environment of one of the schools serving students in our community.

Sincerely,

HASTINGS PUBLIC SCHOOLS

Jeff Schneider
Superintendent

Craig Kautz
Retired Superintendent



ADAMS CENTRAL
PUBLIC SCHOOLS

To Whom It May Concern:

This letter is in support of the Hastings Catholic Schools recent campaign: Our Faith, Our Future, Our Time.

It is my understanding that part of this campaign is the proposal of closing part of Kansas Avenue, which divides the St. Cecilia campus. As an educator, I couldn't imagine having a street dividing a campus such as this does. In reviewing the numbers of crossings (2,500+ per day), the safety considerations, and the traffic disruptions, closing Kansas Avenue between 5th and 6th Streets only makes sense. It is also my understanding that some of the larger employers in this part of the community are in favor of closing this one block of Kansas Avenue as well. As superintendent at Adams Central, we had a recent change to the intersection near our school that has decreased my concerns about safety tremendously. Closing Kansas Avenue between 5th and 6th Streets would do the same for St. Cecilia.

I have always said that one of the assets of the Hastings Community is the variety of high quality K-12 school systems it has. Not many communities of similar size have the excellence in quality K-12 schools systems that Hastings does. Obviously, having quality schools takes dedication, money and better facilities. I do believe that it is time for Hastings Catholic Schools to make some much needed updates to their facilities on the middle and high school campus. After hearing the challenges the current facilities have, how the school has "made do" for many years, and after seeing the needs myself, it is in the best interest for the Hastings Community to support Hastings Catholic Schools in its campaign.

One of the reasons I am proud to call Hastings my home is because of the outstanding education provided locally, not only by Adams Central, but by all the local educational institutions. It is once again time to be supportive of a local school system, make a decision to put safety first and help offer an outstanding educational opportunity within our community. It is time for us all to show our support for Hastings Catholic Schools.

Respectfully,

Shawn Scott

**ADAMS CENTRAL
JR.-SR. HIGH SCHOOL**
1090 S Adams Central Ave
Hastings, NE 68901
P: 402.463.3285
F: 402.463.6344

**ADAMS CENTRAL
ELEMENTARY**
975 S Adams Central Ave
Hastings, NE 68901
P: 402.463.0040
F: 402.463.0128

**ADAMS CENTRAL
EARLY CHILDHOOD CENTER**
512 N Brass Ave
Juniata, NE 68955
P: 402.751.2245
F: 402.751.2711

Mayor Corey Stutte and Hastings City Council
Hastings City Hall
220 N Hastings, NE 68901

12-2-21

Dear Mr. Stutte and members of the Hastings City Council:

This is a letter of support for the closure of Kansas Avenue between 5th and 6th street in conjunction with the renovation and construction project of St. Cecilia Middle and High School. This will help us integrated the school / church campus and alleviate safety concerns of the numerous crossings of students who need to walk back and forth from the school to the gym and church for PE and music classes, sporting and liturgical events. I myself have witnessed speeding vehicles drive by while school is in session.

If you have any questions for me, please do not hesitate contacting me.

Sincerely,

Rev. Christopher Kubat
Pastor

Sinner Rentals and Storage

813 North Shore Drive

Hastings, Ne. 68901

12/11/2021

Mayor Stutte and Hastings City Council

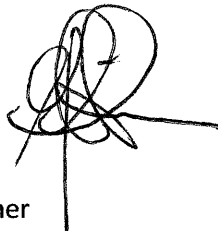
220 N. Hastings, Hastings, Ne. 68901

Dear Mayor and Council:

This letter is in support of the closing of Kansas Avenue by Hastings Catholic Schools. As Parents, we have had all three of our children cross Kansas Avenue dozens of times daily during there school years. We can't tell you how many times they shared near miss stories with us. The time has come to eliminate this Life Safety hazard. As business owners, we own four properties on Colorado Avenue directly across the street from the schools parking lot. After years of observation, as well as accessing the area, we feel the closing of Kansas will have very little to no impact on traffic flow in the area.

Feel free to call with any questions you may have.

Sincerely,

A handwritten signature in black ink, appearing to be 'Greg L. Sinner', with a long horizontal line extending to the right.

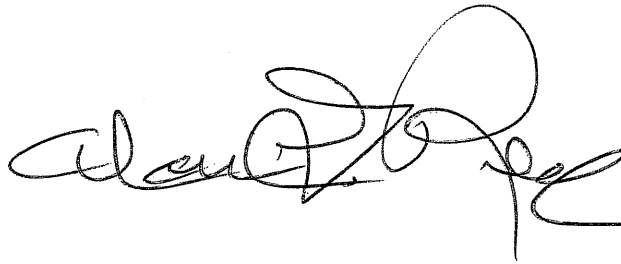
Greg L. Sinner

Owner

December 13, 2021

We have no objection to the closing of the
alley between Kansas Avenue and Colorado
Avenue between 5th and 6th Streets.

Linda M. Rea

A large, stylized handwritten signature in black ink, likely belonging to Alan Rea, positioned to the right of the printed name 'Linda M. Rea'.

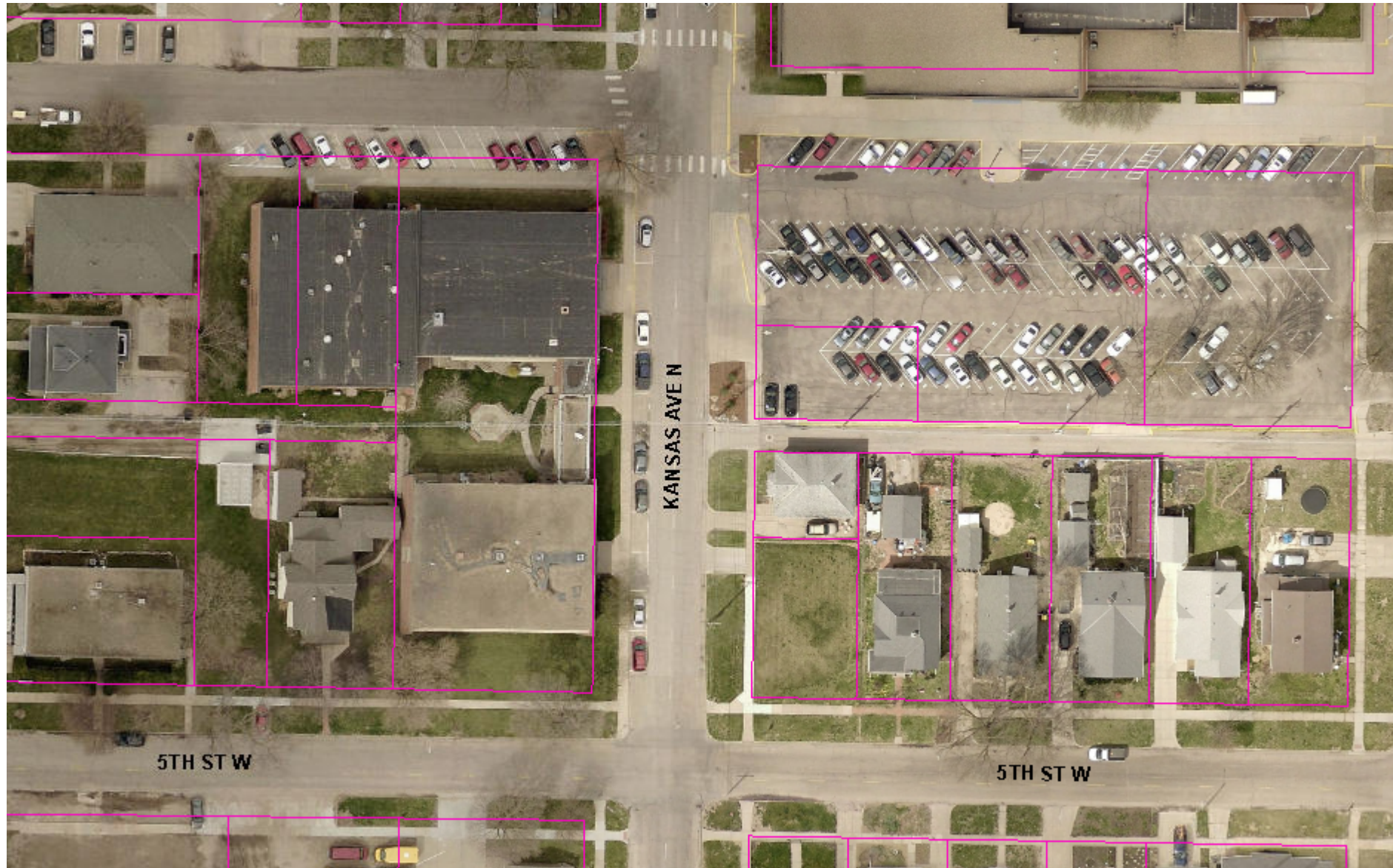
Linda and Alan Rea
306 W. 5th St.
Hastings, NE



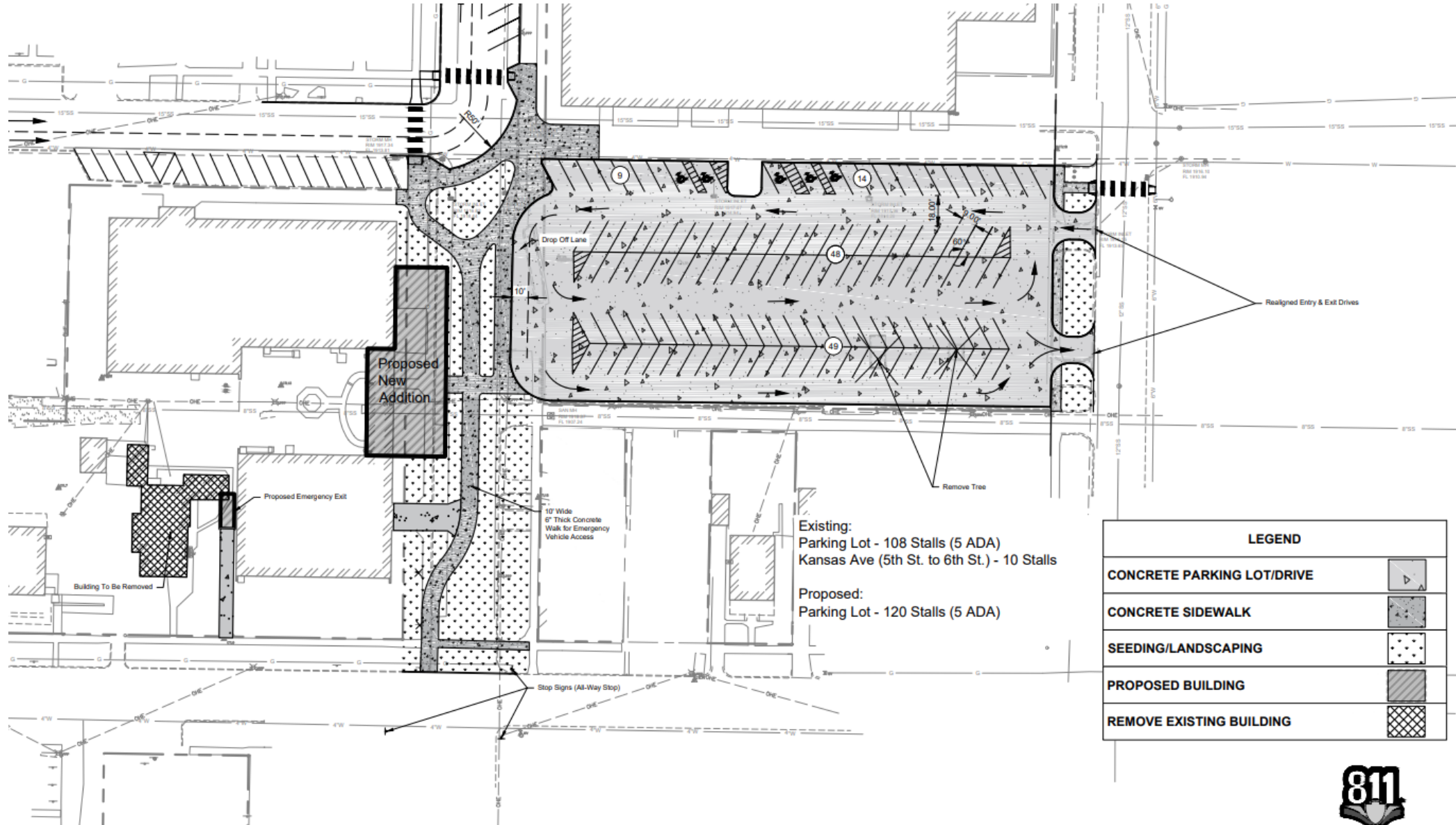
HASTINGS

Nebraska

Kansas ROW Vacation



SITE PLAN



Department: Development Services
Staff Contact: Brian Hurskainen
Planning Commission Meeting Date: 1/18/2022
File No: 2021-087
Prepared By: Brian Hurskainen, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing for a change of zoning for Lot 2, Copple 3rd Subdivision, City of Hastings, Adams County, Nebraska from "A, Agricultural" to "R-1, Urban Single Family Residential" and "R-1A Single-Family Large Lot 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 Lot 2, Copple 3rd Subdivision, City of Hastings, Adams County, Nebraska from "A, Agricultural" to "R-1, Urban Single Family Residential" and "R-1A Single-Family Large Lot Residential".

Names of People/Business affected by this action:

The applicant, prospective buyers, 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 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 Lot 2, Copple 3rd Subdivision, City of Hastings, Adams County, Nebraska from "A, Agricultural" to "R-1, Urban Single Family Residential" and "R-1A Single-Family Large Lot Residential".

Deadlines associated with action:

The rezone will be heard at the City Council Regular meeting on February 14, 2022.

Department head comments:

Surrounding zoning is as follows:

North – A, Agricultural

South – A, Agricultural

East – R-1, Urban Single Family Residential

West – R-1A, Single-Family Large Lot Residential

Our applicant is the Copple Family LTD Partnership, they intend to sell this lot off in pieces. They had originally applied for an Administrative plat but the lot sizes they had requested were too small to be in the Agricultural zone. The minimum lot size is 5 acres and they intend to split the piece into 4.4-acre and 0.6-acre pieces. This parcel currently sits vacant.

The Future Land Use Map is supportive of this rezone with the designation of Suburban Residential. The R-1 and R-1A zoning will allow it to meet the standard of 2 to 5 dwelling units per acre. This area is slowly changing into more of a suburban area with smaller lots already platted along 12th Street and Highland Road in direct vicinity to the subject parcel.

The reason for the different zoning is that the larger piece at 4.4 acres is intended to still be used for farming, which necessitates it being R1-A. The smaller piece at 0.6 acres is being sold to the neighbor directly to the east, which is already R-1 so it makes sense to continue that use down the street.

Recommendation:

Staff recommends motion to recommend approval for an ordinance and the amendment to the Official Zoning District Map to rezone Lot 2, Copple 3rd Subdivision, City of Hastings, Adams County, Nebraska from “A, Agricultural” to “R-1, Urban Single Family Residential” and "R-1A Single-Family Large Lot Residential".

ArcGIS Web Map



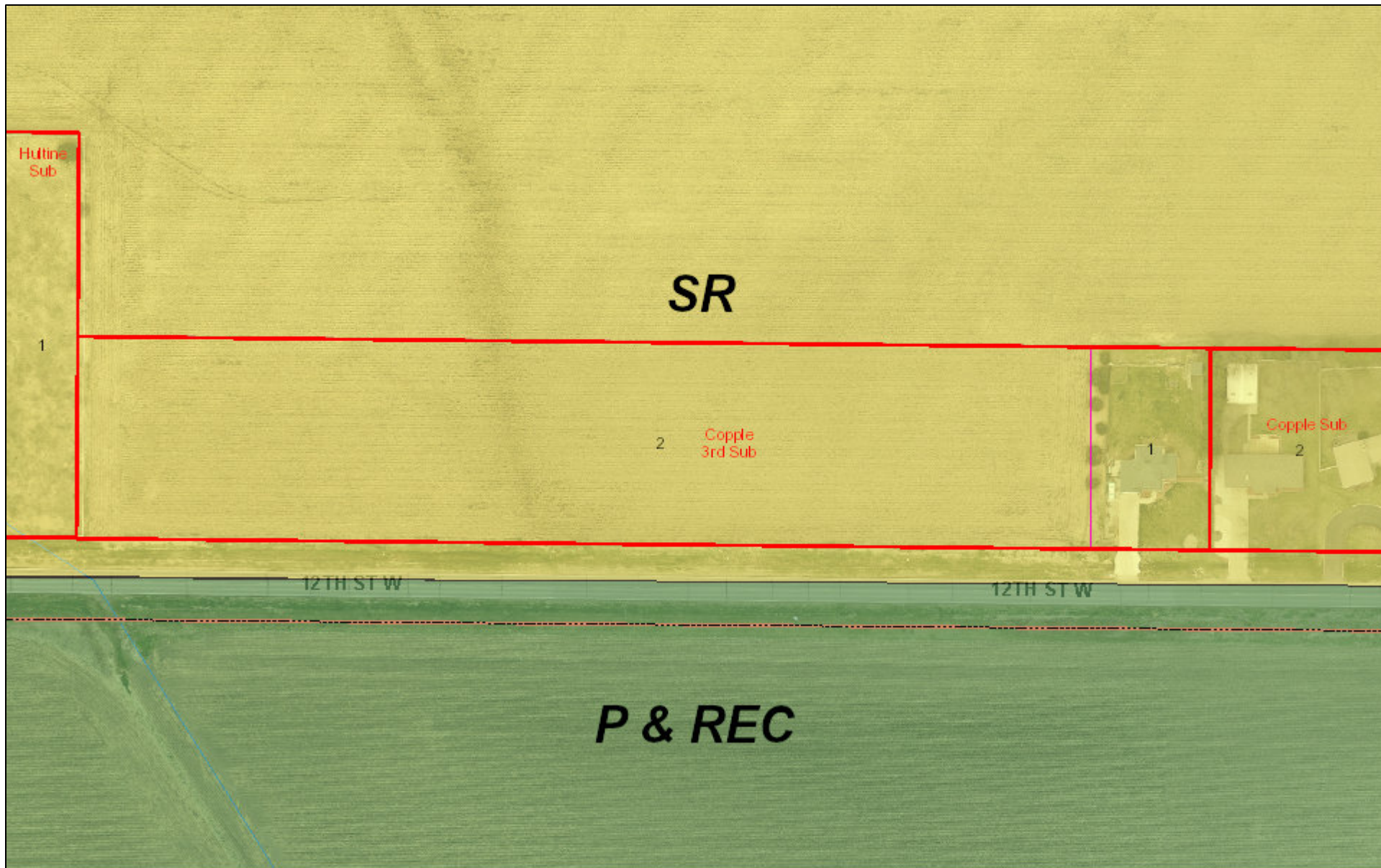
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-  Limits
-  OneMile
-  TwoMile
- Institutional Control Area Boundary

-  Wellhead Protection Boundary
-  Monitoring Well
- Addresses
- Parcels

1:2,257
0 0.0175 0.035 0.07 mi





Legend

— Runways

SUBDIVISIONS

LOTS

City boundary

ETJ boundary

Future Land Use

Rural Residential

Suburban Residential

Urban Residential

Mixed-Use - Neighborhood

Mixed-Use - Community

Mixed-Use Downtown

Commercial/Retail

Employment

Public / Semi-Public

Parks & Recreation

Agriculture

South Burlington Overlay

Highway 6 Overlay

Urban Industrial Overlay

Sub Title

Future Land Use

12/22/2021, 10:02:53 AM

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

4½ _{acres} Copple Family LLC

to be rezoned so

it can be sold.

Contact Brad Copple

402 984-4963

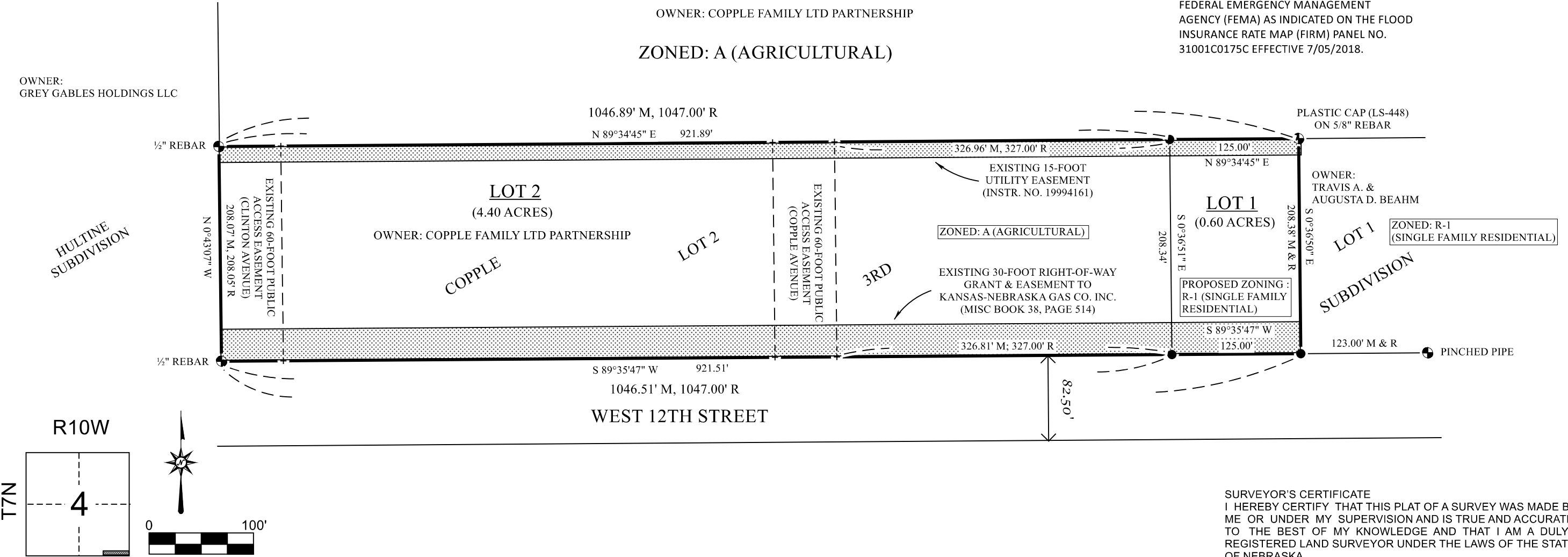
COPPLE 4TH SUBDIVISION
ADMINISTRATIVE PLAT
A REPLAT OF LOT 2, COPPLE 3RD SUBDIVISION
IN THE CITY OF HASTINGS,
ADAMS COUNTY, NEBRASKA

FLOOD PLAIN STATEMENT
THE PROPERTY AS LEGALLY DESCRIBED ON
THIS PLAT IS IN ZONE AE, A SPECIAL FLOOD
HAZARD AREA AS DETERMINED BY THE
FEDERAL EMERGENCY MANAGEMENT
AGENCY (FEMA) AS INDICATED ON THE FLOOD
INSURANCE RATE MAP (FIRM) PANEL NO.
31001C0175C EFFECTIVE 7/05/2018.

OWNER: COPPLE FAMILY LTD PARTNERSHIP

ZONED: A (AGRICULTURAL)

OWNER:
GREY GABLES HOLDINGS LLC



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.

NOTE: ALL BEARINGS ARE ASSUMED

LEGEND	
●	SET PLASTIC CAP (LS-448) ON ½" REBAR
⦿	CORNER FOUND
M	MEASURED DISTANCE
R	RECORD DISTANCE
+	Calculated Corner - Not Monumented

LEGAL DESCRIPTION
LOT TWO (2), COPPLE 3RD SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 7 NORTH, RANGE 10
WEST OF THE 6TH P.M., IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, HEREINAFTER KNOWN AS COPPLE 4TH
SUBDIVISION.

THOMAS L. KRUEGER | LS-448

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

ADMINISTRATIVE PLAT

FILE NAME COPPLE 4TH SUBDIVISION, CITY OF HASTINGS		
SCALE 100 Ft/In	DATE 12-08-2021	DRAWN BY T. KRUEGER
JOB KLS-21174	FIELD WORK TK	SHEET 1 of 3

COPPLE 4TH SUBDIVISION

ADMINISTRATIVE PLAT
A REPLAT OF LOT 2, COPPLE 3RD SUBDIVISION
IN THE CITY OF HASTINGS,
ADAMS COUNTY, NEBRASKA

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENT, THAT KENNETH D. SHREVE AND ELAINE C. SHREVE, HUSBAND AND WIFE, SCOTT B. SHREVE, A SINGLE PERSON, AND COPPLE FAMILY, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, FORMERLY KNOW AS COPPLE FAMILY LIMITED PARTNERSHIP, OWNERS 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 COPPLE 4TH 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 OWNERS.

SIGNED THIS _____ DAY OF _____, 2021.

KENNETH D. SHREVE, HUSBAND

ELAINE C. SHREVE, WIFE

SCOTT B. SHREVE, A SINGLE PERSON

BRADLEY D. COPPLE, MANAGER

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
)
COUNTY OF ADAMS)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2021, BY KENNETH D. SHREVE, ELAINE C. SHREVE, SCOTT L. SHREVE, AND BRADLEY D. COPPLE.

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

(SEAL)

NOTARY

CITY TREASURER'S CERTIFICATE

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

CITY OF HASTINGS TREASURER

COUNTY TREASURER'S CERTIFICATE

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

ADAMS COUNTY TREASURER

WAIVER

THE UNDERSIGNED HAVE FOUND AND DETERMINED THAT THE LOCATION OF EASEMENTS UPON THE FOREGOING PLAT IS UNNECESSARY AND THAT IT IS THEREFORE APPROPRIATE TO WAIVE, AND THEY DO HEREBY WAIVE THE EASEMENT REQUIREMENTS OF HASTINGS CITY CODE SECTION 38-308(4).

MANAGER, HASTINGS UTILITIES

CITY ENGINEER

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

ADMINISTRATIVE PLAT

FILE NAME COPPLE 4TH SUBDIVISION, CITY OF HASTINGS		
SCALE 100 Ft/In	DATE 12-08-2021	DRAWN BY T. KRUEGER
JOB KLS-21174	FIELD WORK TK	SHEET 2 OF 3

COPPLE 4TH SUBDIVISION

ADMINISTRATIVE PLAT
A REPLAT OF LOT 2, COPPLE 3RD SUBDIVISION
IN THE CITY OF HASTINGS,
ADAMS COUNTY, NEBRASKA

WAIVER FOR STREET GRADES

APPLICANT(S) HEREBY WAIVE(S) ANY AND ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE STREETS AND ALLEYS TO CONFORM TO SAID GRADES AS ESTABLISHED. SIGNED THIS _____ DAY OF _____, 2021.

KENNETH D. SHREVE

ELAINE C. SHREVE

SCOTT L. SHREVE

BRADLEY D. COPPLE

CITY ENGINEER'S APPROVAL

THIS PLAT OF COPPLE 4TH 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 38-204(3) OF THE CITY CODE FOR HASTINGS, ADAMS COUNTY, NEBRASKA, PROVIDING FOR THE APPROVAL OF SUBDIVISIONS AND PLATS BY THE CITY ENGINEER UNDER CERTAIN CIRCUMSTANCES. APPROVED THIS _____ DAY OF _____, 2021.

CITY ENGINEER

REGISTER OF DEEDS CERTIFICATE

STATE OF NEBRASKA)
_____) SS
COUNTY OF ADAMS)

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

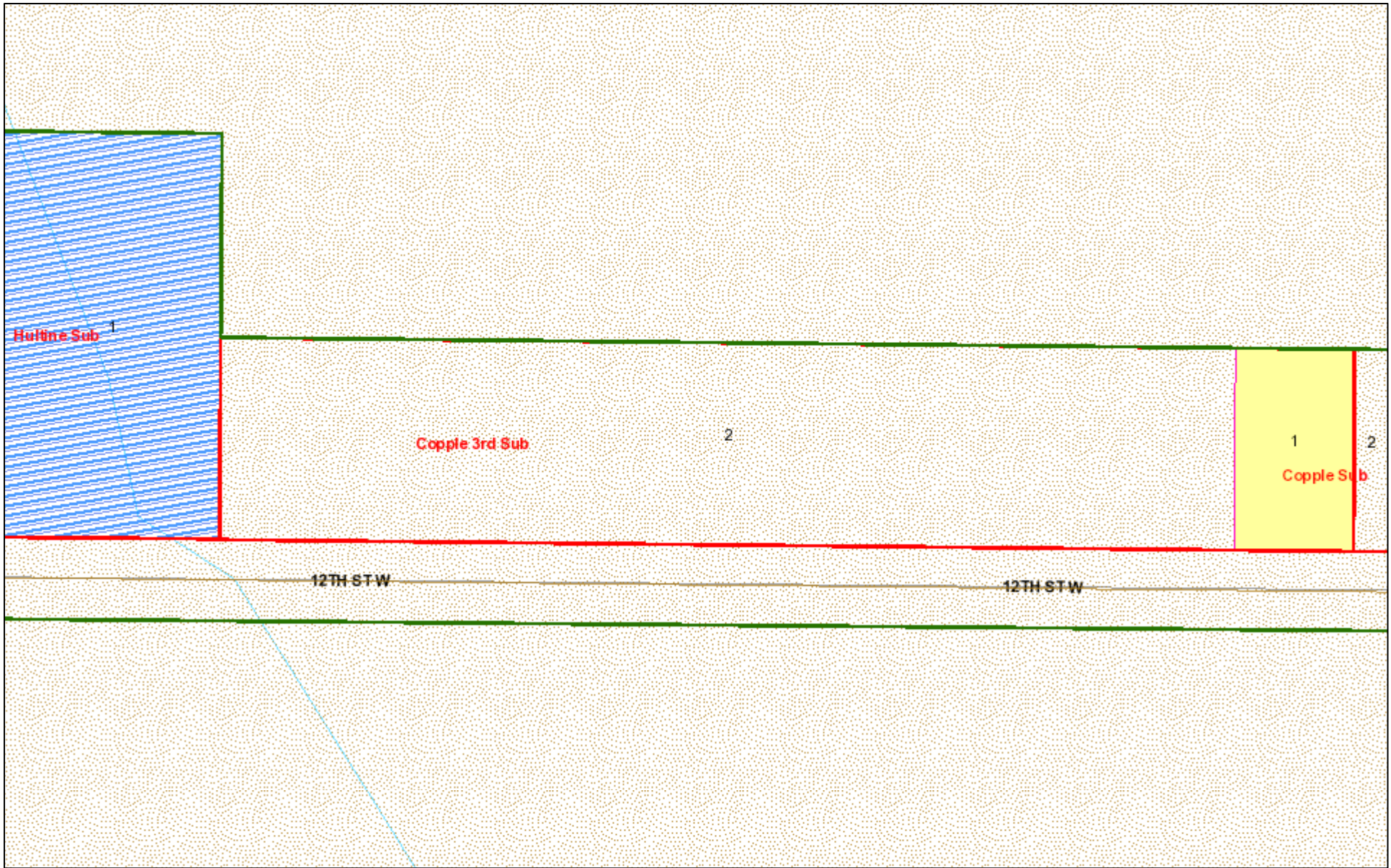
DATE: _____ TIME: _____ INSTRUMENT NO: _____

REGISTER OF DEEDS

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

ADMINISTRATIVE PLAT

FILE NAME COPPLE 4TH SUBDIVISION, CITY OF HASTINGS		
SCALE 100 Ft/In	DATE 12-08-2021	DRAWN BY T. KRUEGER
JOB KLS-21174	FIELD WORK TK	SHEET 3 OF 3



Legend					
	Limits		C-2: Central business		R-1: Single family
	Two Mile		C-3: Commercial business		R-1A: Single family large lot
	Subdivisions		CMP: Campus institutional		R-1S: Single family suburban
Zoning					
	A: Agricultural		CZ: Clear zone		R-2: Two-family
	AG: Ag-County		FS: Flex Space		R-3: Multiple-family
	C-0: Commercial office		I-1: Light industrial		R-3G: Garden Apt
	C-1: Local business		I-2: Heavy industrial		R-5: Single family undersized
			MU: Mixed Use		TA: Transistional Ag



1:2,257

Sub Title Zoning

12/22/2021, 10:07:57 AM

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



HASTINGS

Nebraska

COPPLE REZONE

NORTH
A Agricultural

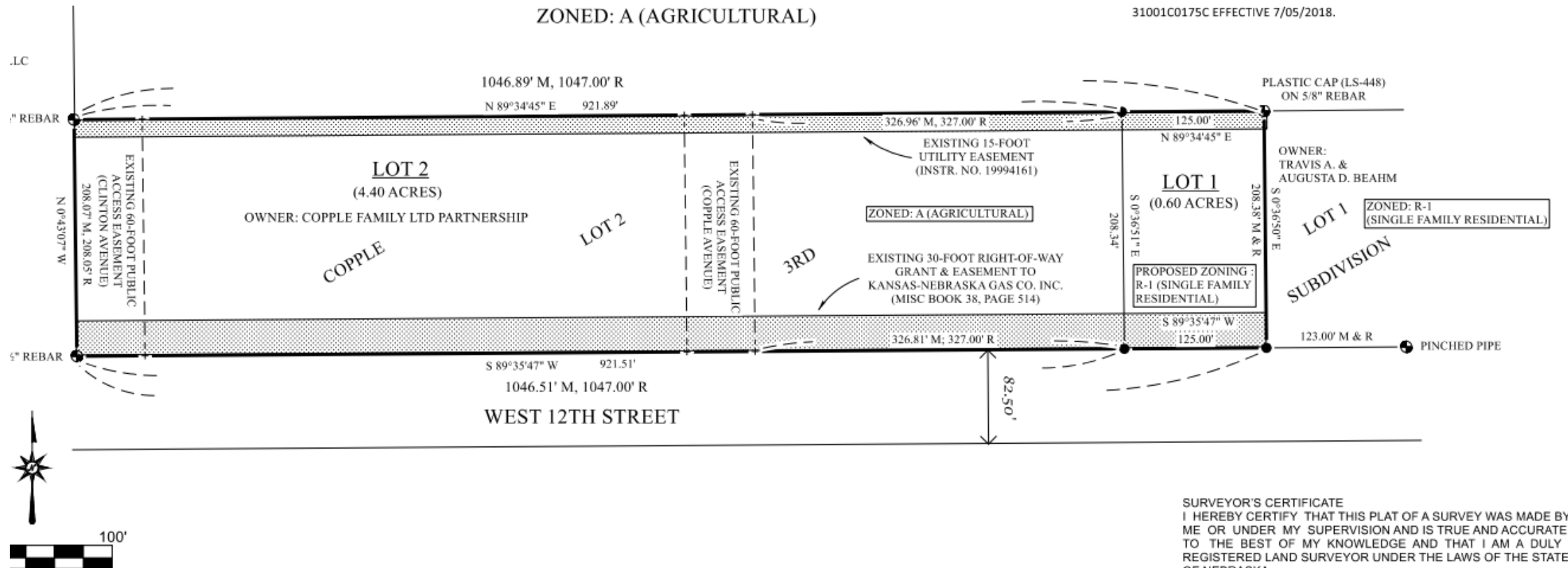
WEST
R-1A Single-Family Large
Lot Residential



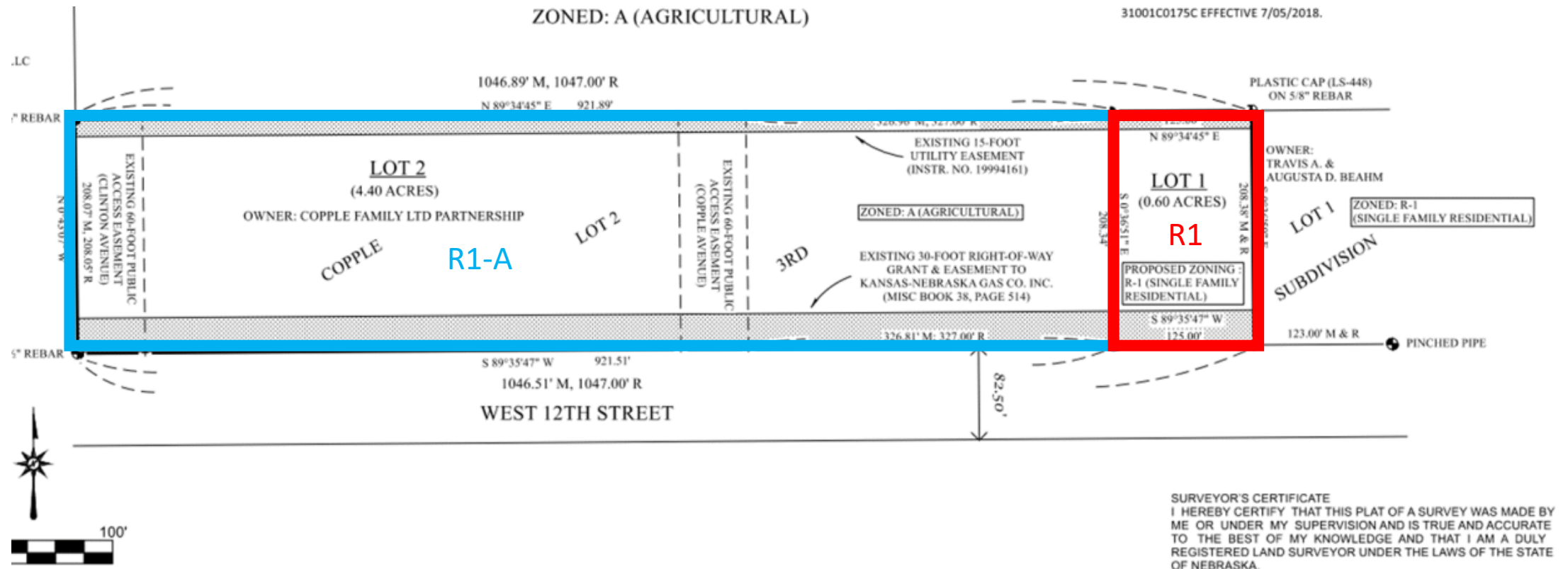
EAST
R-1 Urban Single Family
Residential

SOUTH
A Agricultural

PLAT

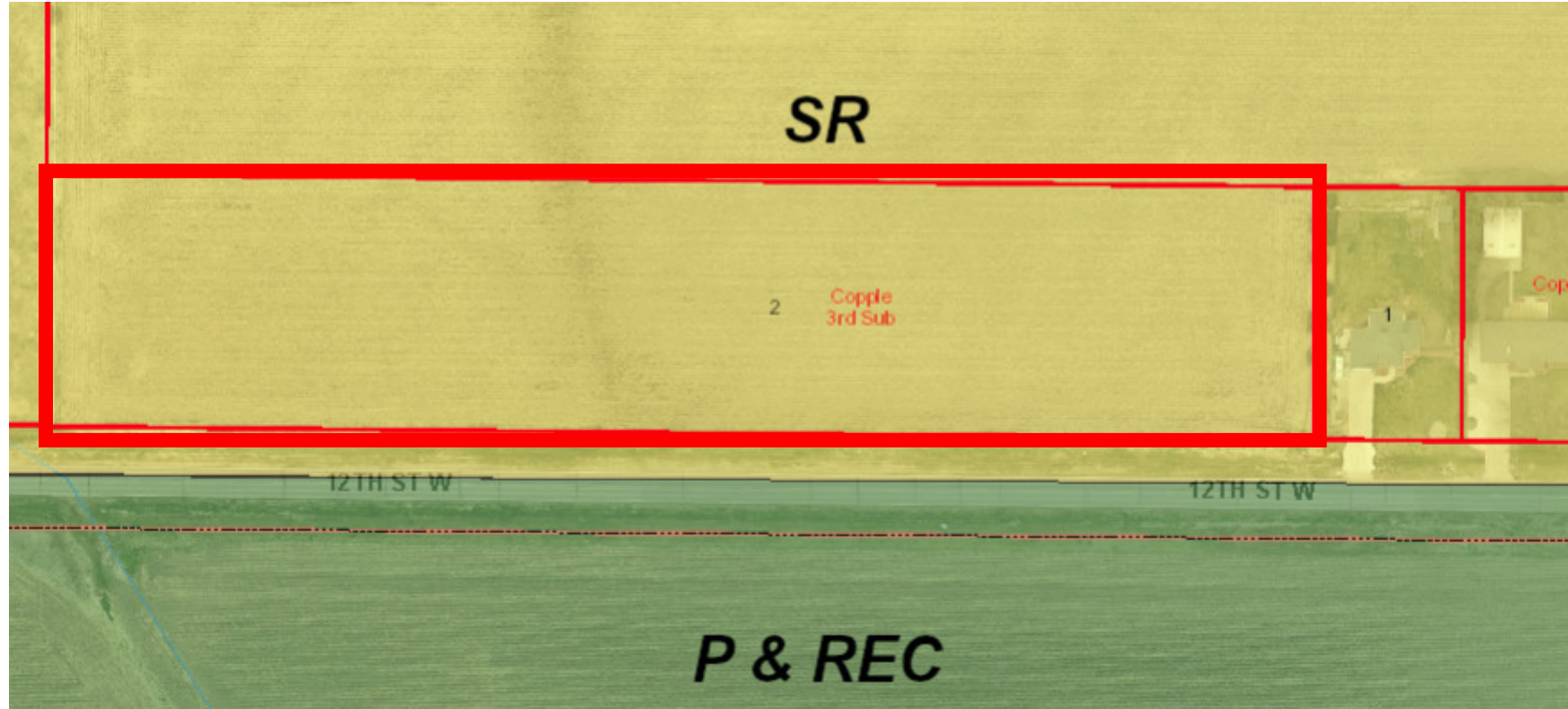


COPPLE REZONE



COPPLE REZONE

FUTURE LAND USE ZONE



Department: Development Services
Staff Contact: Brian Hurskainen
Planning Commission Meeting Date: 1/18/2022
File No: 2021-081
Prepared By: Brian Hurskainen, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

2021.087. Public hearing for a change of zoning for 1670 E 70th St, in the extra-territorial jurisdiction of City of Hastings, Adams County, Nebraska from “A, Agricultural” to “R-1A, Single-Family Large Lot 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 1670 E 70th St, in the extra-territorial jurisdiction of City of Hastings, Adams County, Nebraska from “A, Agricultural” to “R-1A, Single-Family Large Lot Residential”.

Names of People/Business affected by this action:

The applicant, 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 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 1670 E 70th St, in the extra-territorial jurisdiction of City of Hastings, Adams County, Nebraska from “A, Agricultural” to “R-1A, Single-Family Large Lot Residential”.

Deadlines associated with action:

The rezone will be heard at the City Council Regular meeting on February 14, 2022.

Department head comments:

Surrounding zoning is as follows:

North – A, Agricultural

South – A, Agricultural

East – A, Agricultural

West – A, Agricultural

Our applicant is Adam Goertzen, JEO Consulting for the Bierman Family Trust, the intention is to split this piece off from the farm to construct a new house. This lot currently has a house, an accessory structure and a well on the subject site.

The Future Land Use Map is supportive of this rezone with the designation of Agriculture. The R-1A zoning allows it to meet the goal of utilizing that property with limited agricultural uses as options while keeping the lot larger for the surrounding area.

Recommendation:

Staff recommends motion to recommend approval for an ordinance and the amendment to the Official Zoning District Map to rezone 1670 E 70th St, in the extra-territorial jurisdiction of Adams County and City of Hastings Nebraska from “A, Agricultural” to “R-1A, Single-Family Large Lot Residential”.

ArcGIS Web Map

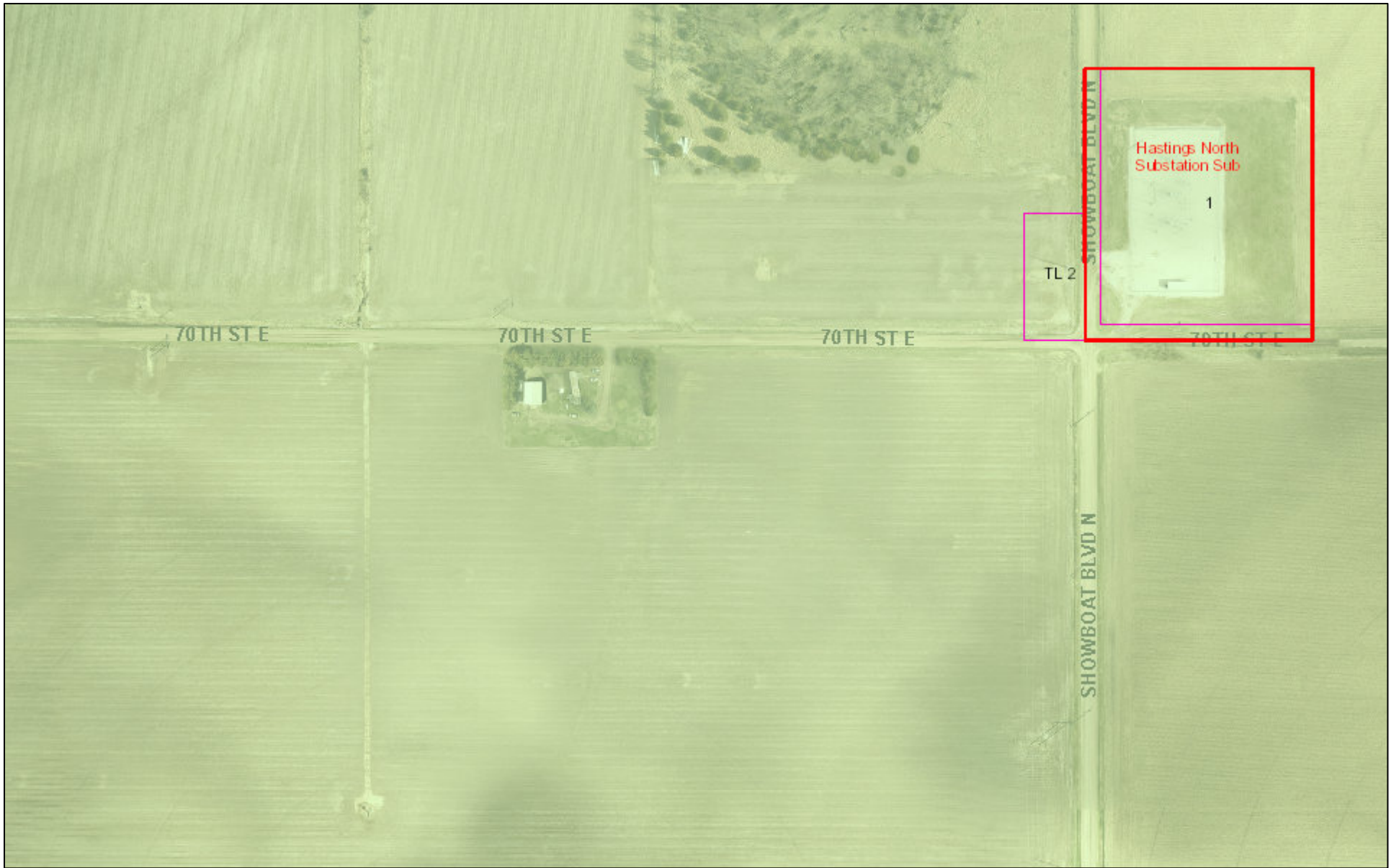


12/22/2021, 9:00:03 AM

- | | |
|---|--|
|  Limits |  Wellhead Protection Boundary |
|  OneMile |  Monitoring Well |
|  TwoMile |  Parcels |
| Institutional Control Area Boundary | |

1:4,514
0 0.035 0.07 0.14 mi





1:4,514

City of Hastings

Legend

- Runways
- SUBDIVISIONS
- LOTS
- City boundary
- ETJ boundary

Future Land Use

- Rural Residential
- Suburban Residential

- Urban Residential
- Mixed-Use - Neighborhood
- Mixed-Use - Community
- Mixed-Use Downtown
- Commercial/Retail
- Employment
- Public / Semi-Public

- Parks & Recreation
- Agriculture
- South Burlington Overlay
- Highway 6 Overlay
- Urban Industrial Overlay

Sub Title
Future Land Use

12/22/2021, 8:55:22 AM

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

From: [Adam Goertzen](#)
To: [Brian Hurskainen](#)
Subject: RE: Bierman Plat/Rezone
Date: Tuesday, January 4, 2022 7:48:51 AM
Attachments: [image001.png](#)
[211819 Survey.pdf](#)

Brian,

Attached is the updated plat. The clients requested the property to be subdivided for the purposes of separating out the property and building a house.

Adam Goertzen



JEO Consulting Group

From: Brian Hurskainen <BHurskainen@cityofhastings.org>
Sent: Tuesday, December 28, 2021 9:02 AM
To: Adam Goertzen [REDACTED]
Subject: Bierman Plat/Rezone

Hello

Attached are the comments for the Bierman Plat and Rezone

Thanks

Brian Hurskainen

City Planner

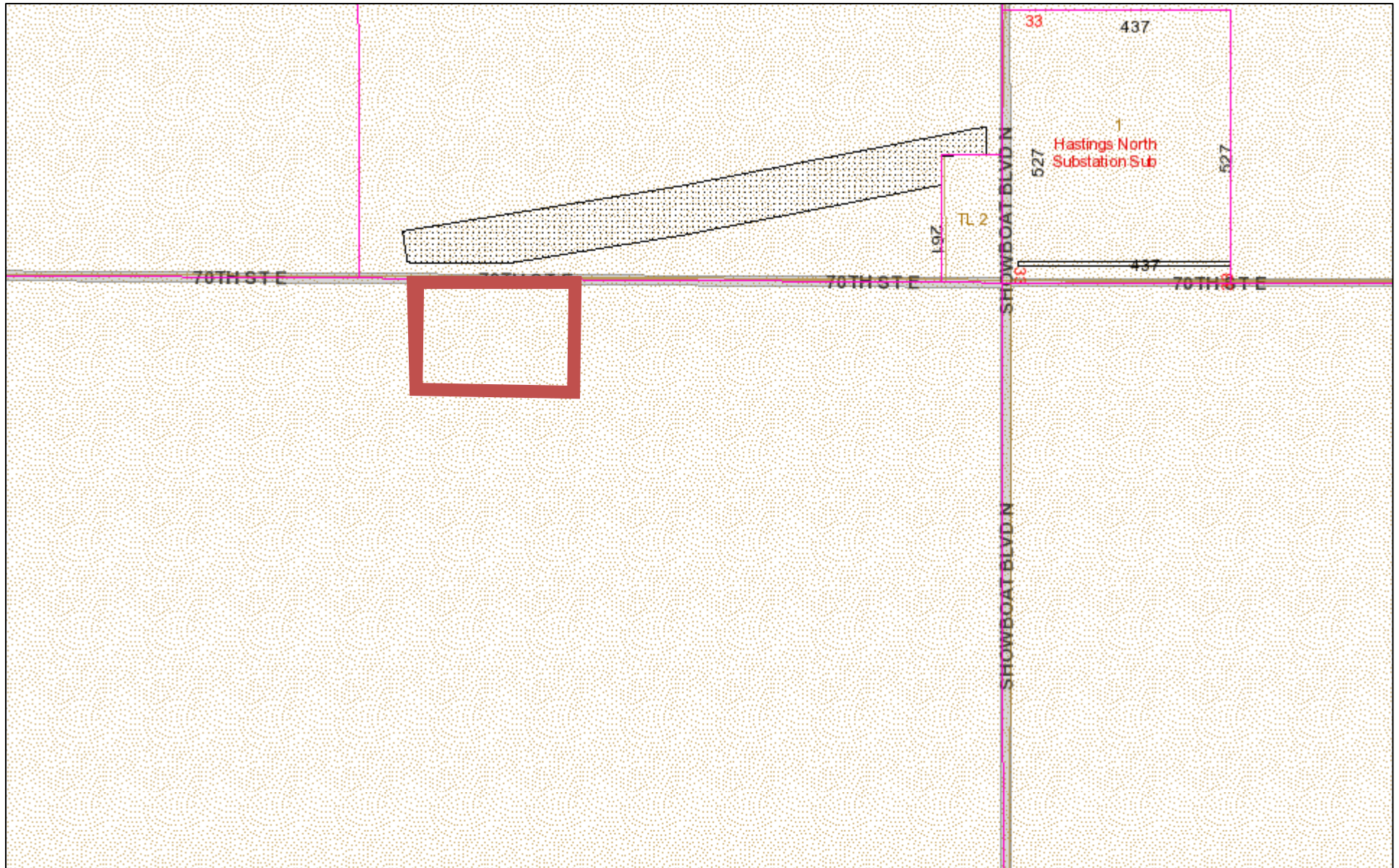
City of Hastings

402-461-2314

bhurskainen@cityofhastings.org



ArcGIS Web Map



1/13/2022, 8:14:36 AM

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

1:4,514
0 0.035 0.07 0.14 mi





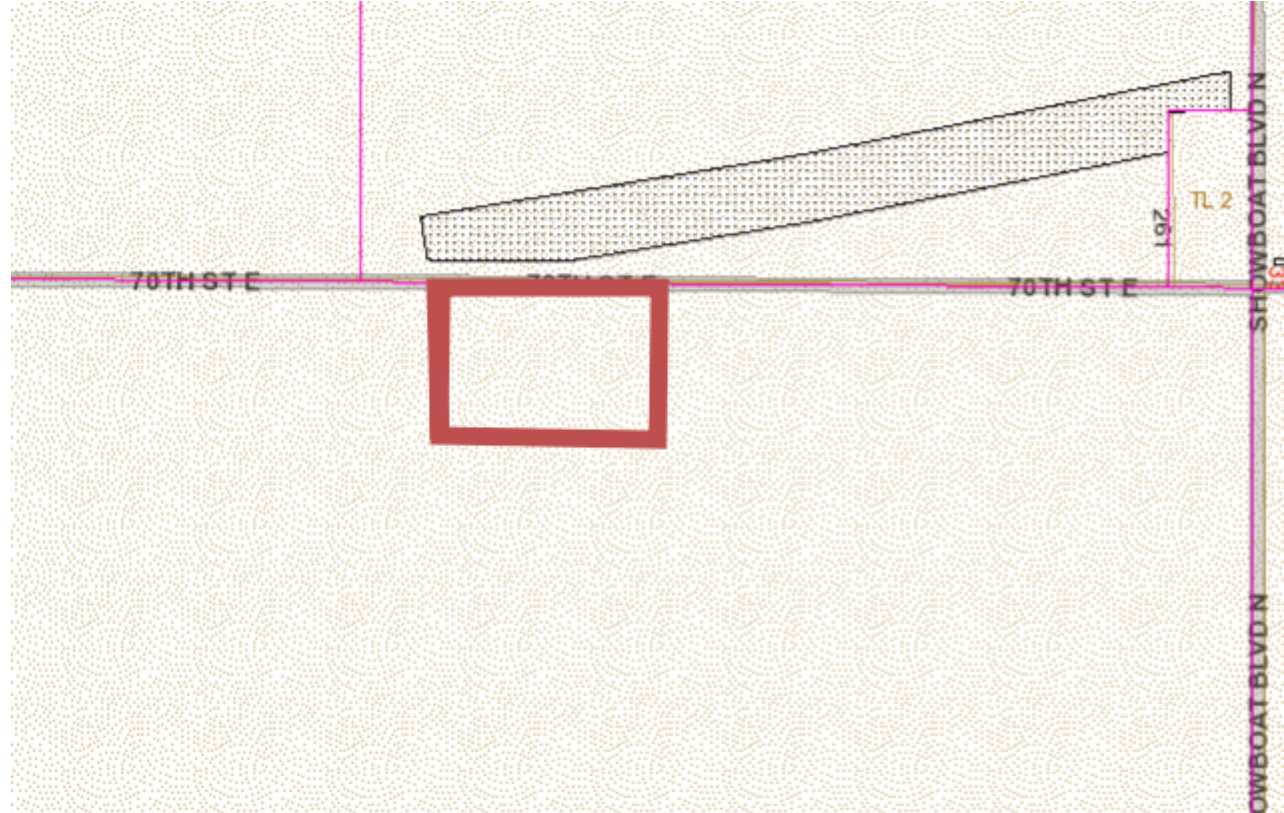
HASTINGS

Nebraska

BIERMAN REZONE

NORTH
A Agricultural

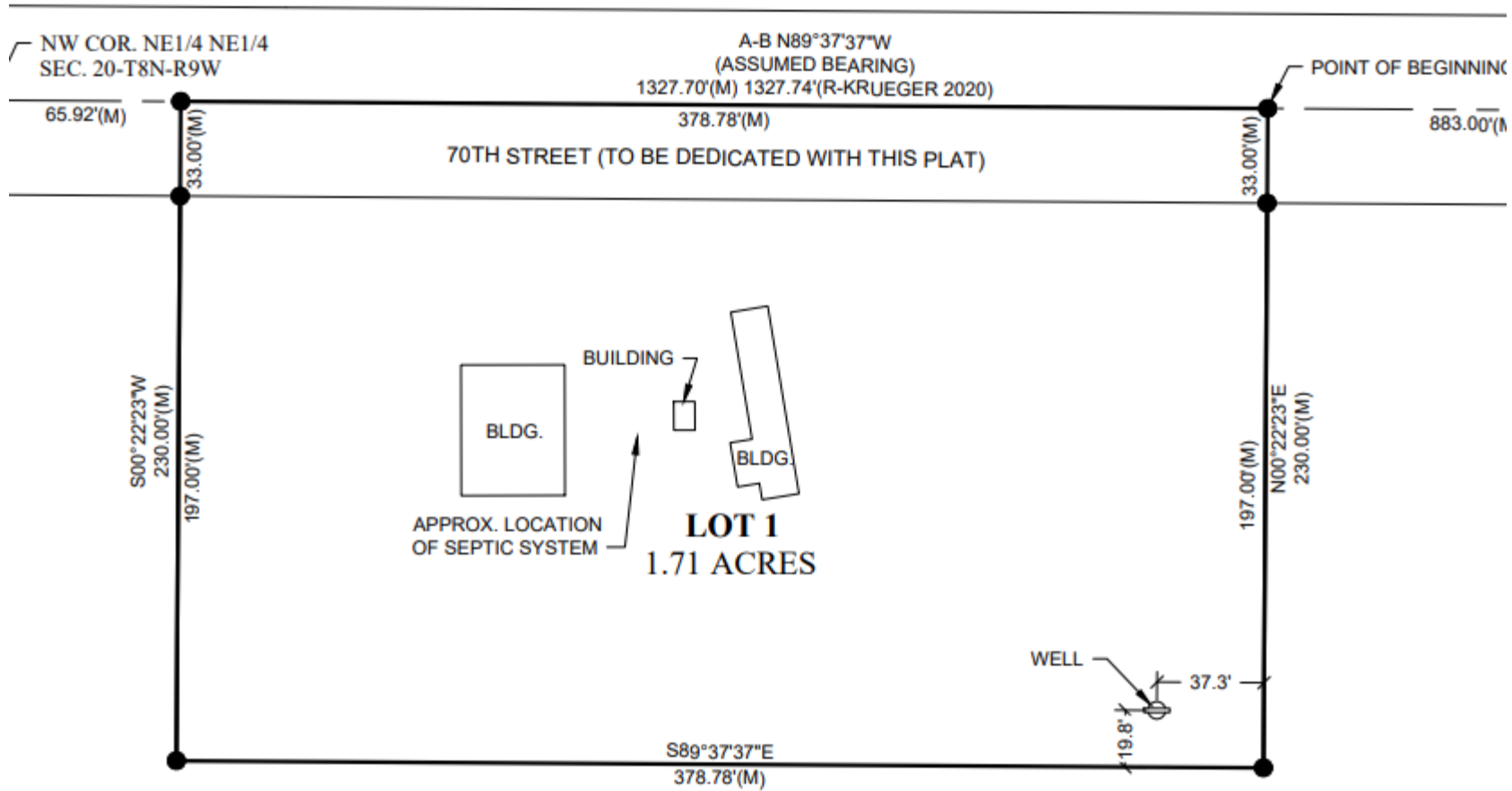
WEST
A Agricultural



EAST
A Agricultural

SOUTH
A Agricultural

PLAT



BIERMAN REZONE

FUTURE LAND USE ZONE



Department: Development Services
Staff Contact: Brian Hurskainen
Planning Commission Meeting Date: 1/18/2022
File No: 2021-080
Prepared By: Brian Hurskainen, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

Preliminary/Final Plat for Bierman Subdivision, in the Northeast Quarter of Section 20, Township 8 North, Range 9 West of the 6th P.M., within the extraterritorial jurisdiction of the City of Hastings, Adams County, Nebraska.

Names of People/Business affected by this action:

The applicant, the City of Hastings and Adams 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:

Not Applicable

Deadlines associated with action:

This Preliminary/Final Plat case will be presented for approval at City Council Regular Meeting to be held on February 14, 2022.

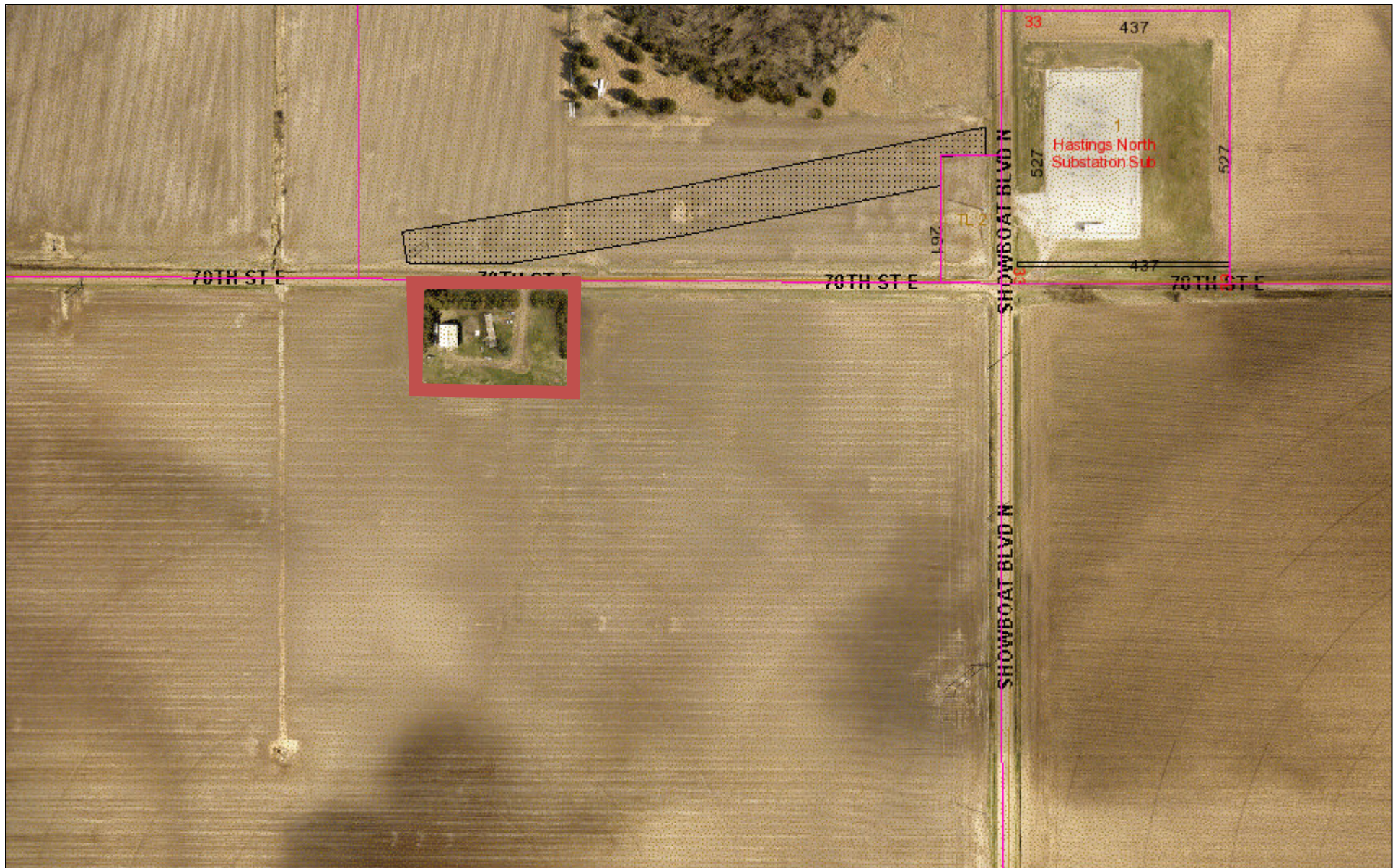
Department head comments:

The Development Department and Plat Track review teams (to include County officials) have reviewed this 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. All related utilities easement relocations have been reviewed and approved by the Utilities Coordinator as part of this plat process.

Recommendation:

Staff recommends motion to recommend approval of the Preliminary/Final Plat for Bierman Subdivision

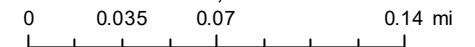
ArcGIS Web Map



1/13/2022, 8:19:06 AM

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

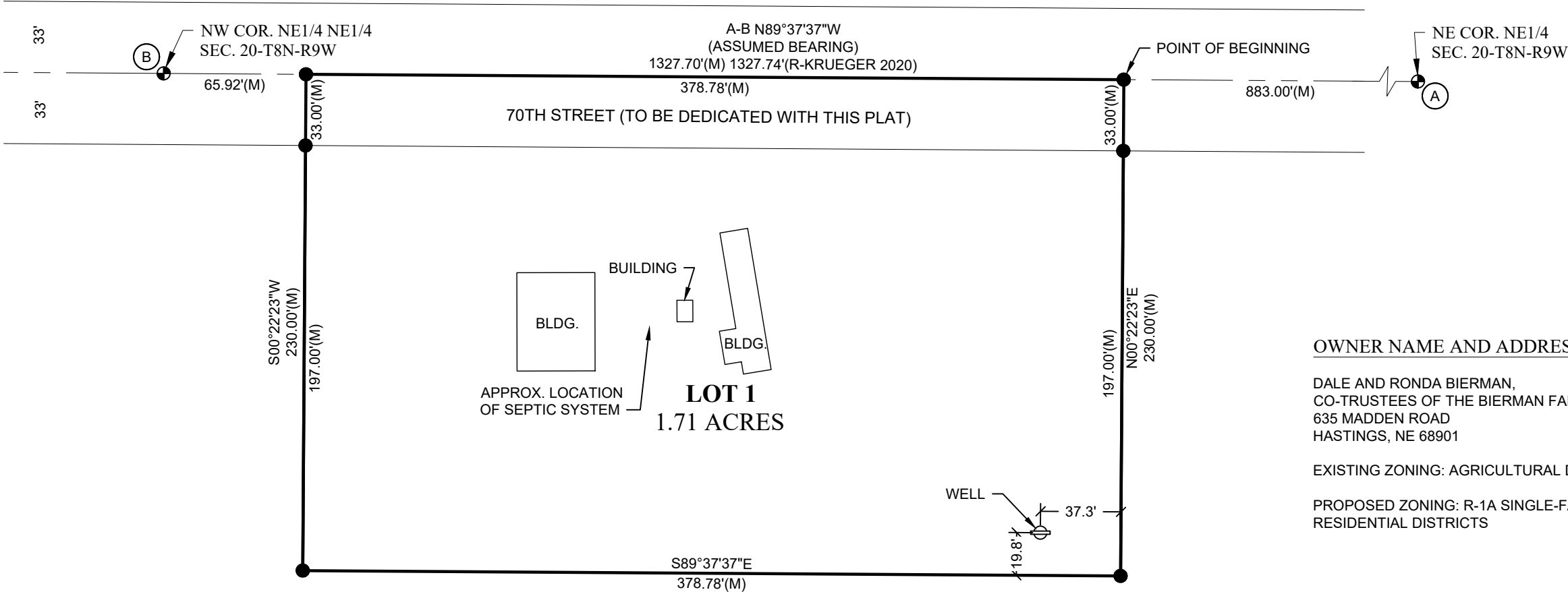
1:4,514



Adams County, City of Hastings & Hastings Utilities GIS Mapping

PRELIMINARY / FINAL PLAT
BIERMAN SUBDIVISION

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20
TOWNSHIP 8 NORTH, RANGE 9 WEST OF THE SIXTH P.M.
WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE
CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA



OWNER NAME AND ADDRESS:

DALE AND RONDA BIERMAN,
CO-TRUSTEES OF THE BIERMAN FAMILY TRUST
635 MADDEN ROAD
HASTINGS, NE 68901

EXISTING ZONING: AGRICULTURAL DISTRICT

PROPOSED ZONING: R-1A SINGLE-FAMILY LARGE LOT
RESIDENTIAL DISTRICTS

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 8 NORTH, RANGE 9 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: REFERRING TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 20; THENCE N89°37'37"W (ASSUMED BEARING) ON THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 883.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°37'37"W ON SAID NORTH LINE, A DISTANCE OF 378.78 FEET; THENCE S00°22'23"W, PERPENDICULAR TO SAID NORTH LINE, A DISTANCE OF 230.00 FEET; THENCE S89°37'37"E, PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 378.78 FEET; THENCE N00°22'23"E, PERPENDICULAR TO SAID NORTH LINE, A DISTANCE OF 230.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.00 ACRES, MORE OR LESS. NOW KNOWN AS BIERMAN SUBDIVISION.

FLOOD PLAIN NOTE:

THE PROPERTY SHOWN ON THIS FINAL PLAT IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD HAZARD BOUNDARY MAPS AS PROVIDED BY THE U.S. DEPARTMENT OF HOMELAND SECURITY, FEDERAL INSURANCE ADMIN., COMMUNITY PANEL NO. 31001C0100C, EFFECTIVE DATE OF 7/05/2018.

SURVEYOR'S REPORT:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF DALE BIERMAN. THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE PERIMETER AND CREATE A METES AND BOUNDS DESCRIPTION OF A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 8 NORTH, RANGE 9 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA AND PLAT IT INTO ONE LOT.

EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE DESCRIBED IN THE CORNER TIES.

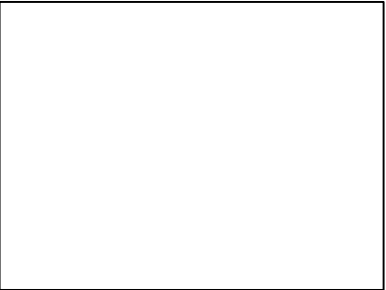
ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE R12i GNSS RECEIVER UTILIZING THE SEILER INSTRUMENTS REAL TIME NETWORK.

SURVEYOR'S CERTIFICATE:

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

ADAM J. GOERTZEN, LS 704

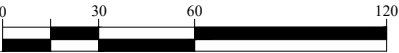
REPOSITORY STAMP



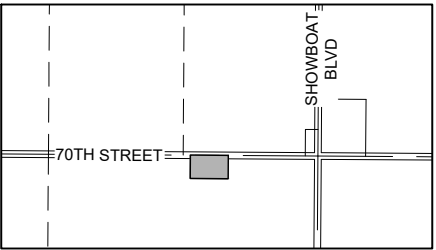
LEGEND

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

GRAPHIC SCALE



VICINITY SKETCH:



NOTE: ALL BEARINGS ARE ASSUMED.

P:\Surveying\211819.00 - Dale Bierman Survey\Drawings\211819 Survey.dwg, on 1/13/2022 11:39 AM.

PRELIMINARY / FINAL PLAT
BIERMAN SUBDIVISION
A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20
TOWNSHIP 8 NORTH, RANGE 9 WEST OF THE SIXTH P.M.
WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE
CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

OWNER'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENT, THAT DALE E. BIERMAN AND RONDA L. BIERMAN, CO-TRUSTEES OF THE BIERMAN FAMILY TRUST, THE OWNERS 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 "BIERMAN SUBDIVISION", WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, AND THAT SAID SURVEYING, SUBDIVIDING, PLATTING AND DESIGNATION WAS DONE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNER. BE IT FURTHER KNOWN, THAT SAID OWNER DO HEREBY DEDICATE ALL STREETS SHOWN ON THIS PLAT TO THE PUBLIC.

SIGNED THIS _____ DAY OF _____, 2022.

DALE E. BIERMAN, CO-TRUSTEES OF THE BIERMAN FAMILY TRUST

RONDA L. BIERMAN, CO-TRUSTEES OF THE BIERMAN FAMILY TRUST

ACKNOWLEDGEMENT:

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2022,
BY DALE E. BIERMAN, CO-TRUSTEES OF THE BIERMAN FAMILY TRUST.

MY COMMISSION EXPIRES THE _____ DAY OF _____, _____.

(SEAL) _____
NOTARY

ACKNOWLEDGEMENT:

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2022,
BY RONDA L. BIERMAN, CO-TRUSTEES OF THE BIERMAN FAMILY TRUST.

MY COMMISSION EXPIRES THE _____ DAY OF _____, _____.

(SEAL) _____
NOTARY

CORNER TIES:

- (A) NE CORNER NE1/4 SECTION 20-T8N-R9W
FOUND A 3/4" REBAR, AS RECORDED ON A SURVEY BY THOMAS KRUEGER, LS 448, DATED 12/15/2020, 0.3' DEEP.
- | | | |
|-----|--------|---|
| WNW | 76.52' | TO A MAG NAIL SET IN THE SOUTH FACE OF A FENCE POST (1.5' ABOVE GROUND) |
| NW | 47.30' | TO A NAIL FOUND IN THE NE FACE OF A CORNER FENCE POST (1' ABOVE GROUND) |
| NE | 48.99' | TO A 5/8" REBAR FOUND 1' DEEP |
| SE | 45.46' | TO A NAIL AND BOTTLE CAP FOUND IN THE TOP OF A FENCE POST |
| E | 1.5' | TO THE CENTERLINE OF A NORTH-SOUTH COUNTY ROAD |
| S | 1' | TO THE CENTERLINE OF AN EAST-WEST COUNTY ROAD |

- (B) NW CORNER NE1/4 NE1/4 SECTION 20-T8N-R9W
FOUND A 5/8" REBAR WITH A PLASTIC CAP STAMPED "KRUEGER LS 448", AS RECORDED ON A SURVEY BY THOMAS KRUEGER, LS 448, DATED 12/15/2020, 0.3' DEEP.
- | | | |
|-----|---------|---|
| NW | 42.88' | TO A NAIL AND BOTTLE CAP FOUND IN THE EAST FACE OF A POWER POLE (1' ABOVE GROUND) |
| N | 32.93' | TO A 5/8" REBAR WITH A PLASTIC CAP STAMPED "KRUEGER LS 448" FOUND FLUSH WITH GROUND |
| ENE | 107.93' | TO A NAIL AND BOTTLE CAP FOUND IN THE SE FACE OF THE SOUTH POWER POLE (1' ABOVE GROUND) |
- IN THE CENTERLINE OF AN EAST-WEST COUNTY ROAD



FINAL PLAT
DALE AND RONDA BIERMAN

PART OF THE NORTHEAST QUARTER
OF THE NORTHEAST QUARTER
SECTION 20
TOWNSHIP 8 NORTH, RANGE 9 WEST
ADAMS COUNTY, NEBRASKA

PROJECT NO. R211819
DATE 1/13/2022
DRAWN BY AG
FILE NAME 211819 Survey.dwg
FIELD BOOK ADAMS CO #41
FIELD CREW BS
SURVEY FILE NO. 2021-245

P:\Surveying\211819.00 - Dale Bierman Survey\6 Survey\Drawings\211819 Survey.dwg, on 1/13/2022 11:39 AM.

PRELIMINARY / FINAL PLAT
BIERMAN SUBDIVISION
A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20
TOWNSHIP 8 NORTH, RANGE 9 WEST OF THE SIXTH P.M.
WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE
CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

CITY ENGINEER'S APPROVAL:

THIS PLAT OF BIERMAN SUBDIVISION, WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF 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 APPROVAL OF SUBDIVISIONS AND PLATS BY THE CITY ENGINEER UNDER CERTAIN CIRCUMSTANCES. APPROVED THIS _____ DAY OF _____, 2022.

CITY ENGINEER

COUNTY TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES ARE DUE OR DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT AS OF THIS _____ DAY OF _____, 2022.

ADAMS COUNTY TREASURER

CITY TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO SPECIAL ASSESSMENTS ARE DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT AS OF THIS _____ DAY OF _____, 2022.

CITY OF HASTINGS TREASURER

REGISTER OF DEEDS CERTIFICATE:

STATE OF NEBRASKA)
) SS
COUNTY OF ADAMS)

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

DATE: _____ TIME: _____ INSTRUMENT NO.: _____

REGISTER OF DEEDS

MAYOR AND CITY COUNCIL ACTION:

THIS PLAT OF BIERMAN SUBDIVISION, WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA IS HEREBY APPROVED THIS _____ DAY OF _____, 2022.

MAYOR

CITY CLERK

CITY PLANNING COMMISSION RECOMMENDATION:

THIS PLAT OF BIERMAN SUBDIVISION, WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA HAS BEEN SUBMITTED TO AND REVIEWED BY THE CITY PLANNING COMMISSION FOR APPROVAL AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA WITH THE RECOMMENDATION THAT SAID PLAT BE APPROVED THIS _____ DAY OF _____, 2022.

CHAIRMAN

DIRECTOR

WAIVER FOR STREET GRADES:

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

DALE L. BIERMAN AND RONDA L. BIERMAN

BY: _____



FINAL PLAT
DALE AND RONDA BIERMAN

PART OF THE NORTHEAST QUARTER
OF THE NORTHEAST QUARTER
SECTION 20
TOWNSHIP 8 NORTH, RANGE 9 WEST
ADAMS COUNTY, NEBRASKA

PROJECT NO. R211819
DATE 1/13/2022
DRAWN BY AG
FILE NAME 211819 Survey.dwg
FIELD BOOK ADAMS CO #41
FIELD CREW BS
SURVEY FILE NO. 2021-245

Department: Development Services
Staff Contact: Brian Hurskainen
Planning Commission Meeting Date: 1/18/2022
File No: 2021-085
Prepared By: Brian Hurskainen, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

Preliminary/Final Plat for Wendell Starr Subdivision, in the Southwest Quarter of Section 14, Township 7 North, Range 10 West of the 6th P.M., within the extraterritorial jurisdiction of the City of Hastings, Adams County, Nebraska

Names of People/Business affected by this action:

The applicant, the City of Hastings and Adams 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:

Not Applicable

Deadlines associated with action:

This Preliminary/Final Plat case will be presented for approval at City Council Regular Meeting to be held on February 14, 2022.

Department head comments:

The Development Department and Plat Track review teams (to include County officials) have reviewed this 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. All related utilities easement relocations have been reviewed and approved by the Utilities Coordinator as part of this plat process.

Recommendation:

Staff recommends motion to recommend approval of the Preliminary/Final Plat for Wendell Starr Subdivision

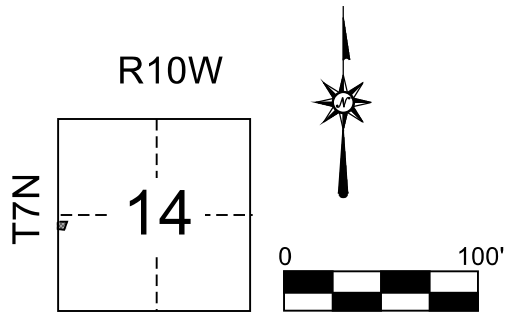
WENDELL STARR SUBDIVISION
PRELIMINARY/FINAL PLAT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14,
TOWNSHIP 7 NORTH, RANGE 10 WEST OF THE 6TH P.M.,
WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HASTINGS,
ADAMS COUNTY, NEBRASKA

NW COR SW¼ SEC 14-T7N-R10W
FOUND A SURVEY SPIKE IN ASPHALT

SW 48.27' TO A MAG-NAIL IN AN ALUMINUM DISK STAMPED
"T. KRUEGER LS-448" FOUND 1-FOOT ABOVE
GROUND IN THE NORTH FACE OF A POWER POLE
NW 42.71' TO THE BASE OF A PLASTIC GAS LINE
WARNING MARKER POST
NE 40.36' TO THE NEAR CORNER OF A TELEPHONE RISER
SE 50.68' TO THE CENTER NUT OF A FIRE HYDRANT

SW CORNER SEC 14-T7N-R10W
FOUND A SURVEY SPIKE IN THE ASPHALT

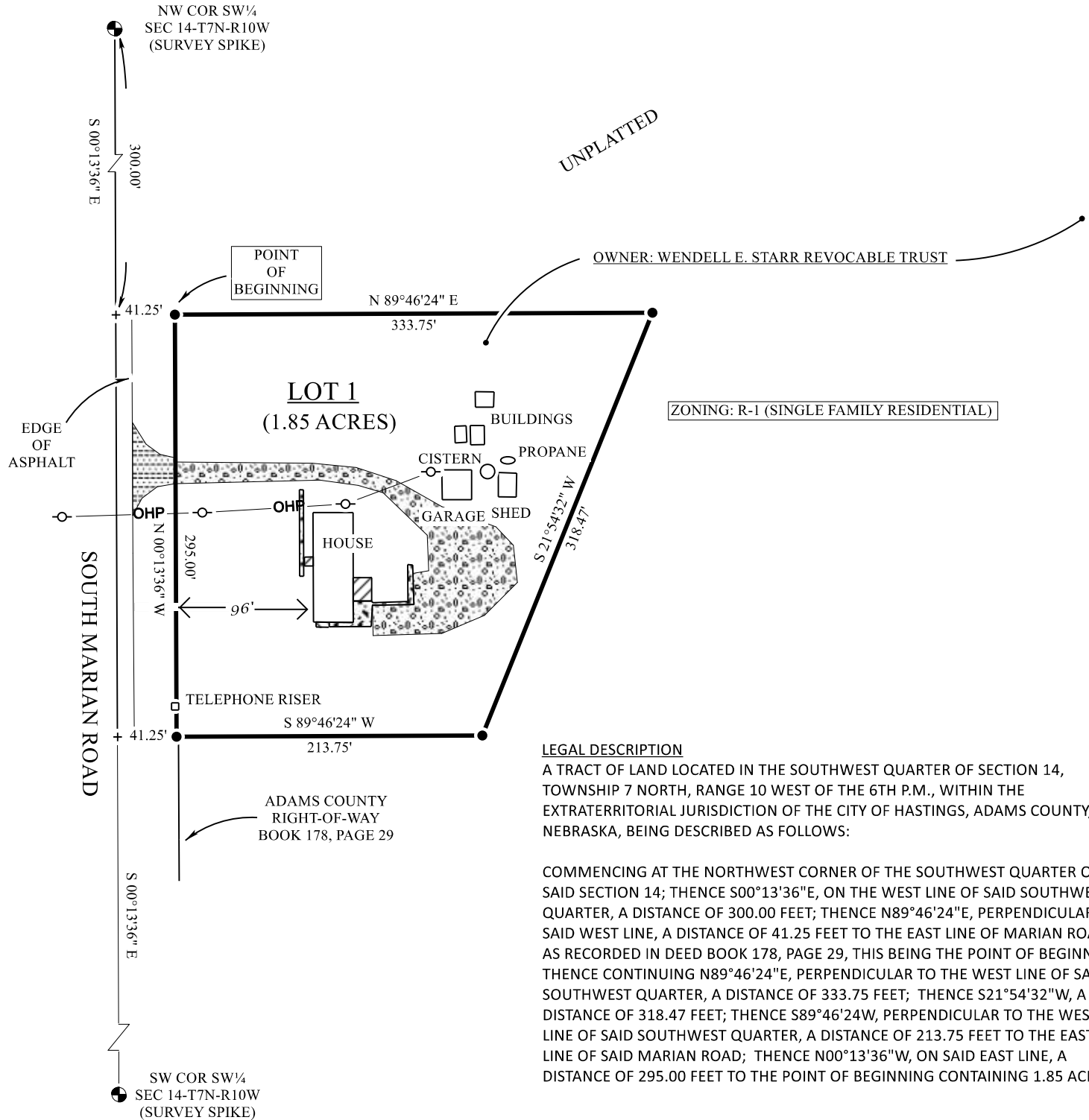
SW 72.80' TO A NAIL FOUND 0.5' ABOVE GROUND IN THE
NORTHWEST FACE OF A POWER POLE
SW 67.80' TO THE NEAR CORNER OF A CONCRETE
RIGHT-OF-WAY MARKER
NE 70.24' TO THE NEAR CORNER OF A CONCRETE
RIGHT-OF-WAY MARKER
SE 69.72' TO THE NEAR CORNER OF A CONCRETE
RIGHT-OF-WAY MARKER
SE 67.35' TO THE CENTER NUT OF A FIRE HYDRANT
SW 79.67' TO AN ALUMINUM CAP FOUND NEAR THE SURFACE



NOTE: ALL BEARINGS ARE ASSUMED

LEGEND	
●	SET PLASTIC CAP (LS-448) ON ½" REBAR
⦿	CORNER FOUND
M	MEASURED DISTANCE
R	RECORD DISTANCE
—○—	POWER POLE
○	CISTERN
□	PHONE RISER
+	CALCULATED CORNER - NOT MONUMENTED

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



FLOOD PLAIN INFORMATION

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.

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

THOMAS L. KRUEGER | LS-448

PRELIMINARY/FINAL PLAT

FILE NAME ADAMS COUNTY SEC 14 T7N-R10W		
SCALE 100 Ft/In	DATE 1-3-2022	DRAWN BY T. KRUEGER
JOB KLS-21173	FIELD WORK TK	SHEET 1 OF 2

WENDELL STARR SUBDIVISION
PRELIMINARY/FINAL PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14,
TOWNSHIP 7 NORTH, RANGE 10 WEST OF THE 6TH P.M.,
WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HASTINGS,
ADAMS COUNTY, NEBRASKA

OWNERS CERTIFICATE

KNOW ALL MEN BY THESE PRESENT, THAT WENDELL E. STARR, TRUSTEE OF THE WENDELL E. STARR REVOCABLE TRUST, 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 WENDELL STARR SUBDIVISION, A SUBDIVISION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, AND THAT SAID SURVEYING, SUBDIVIDING, PLATTING AND DESIGNATION WAS DONE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNER.

SIGNED THIS _____ DAY OF _____, 20____

WENDELL E. STARR, TRUSTEE

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
))
COUNTY OF ADAMS)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20____, BY WENDELL E. STARR, TRUSTEE OF THE WENDELL E. STARR REVOCABLE TRUST.

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 GRADES AS ESTABLISHED.

SIGNED THIS _____ DAY OF _____, 20____.

WENDELL E. STARR, TRUSTEE
WENDELL E. STARR REVOCABLE TRUST

CITY PLANNING COMMISSION RECOMMENDATION

THIS PLAT OF "WENDELL STARR SUBDIVISION", A SUBDIVISION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA HAS BEEN SUBMITTED TO AND REVIEWED BY THE CITY PLANNING COMMISSION FOR APPROVAL AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA WITH THE RECOMMENDATION THAT SAID PLAT BE _____ AS PROPOSED.

DATED THIS _____ DAY OF _____, 20____.

CHAIRPERSON, CITY PLANNING COMMISSION

DEVELOPMENT SERVICES DIRECTOR

MAYOR AND CITY COUNCIL ACTION

THIS PLAT OF "WENDELL STARR SUBDIVISION" WITHIN THE EXTRATERRITORIAL JURISDICTION OF 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 WENDELL STARR SUBDIVISION, A SUBDIVISION WITHIN THE EXTRATERRITORIAL JURISDICTION OF 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 APPROVAL OF SUBDIVISIONS AND PLATS BY THE CITY ENGINEER UNDER CERTAIN CIRCUMSTANCES.

SIGNED THIS _____ OF _____, 20____.

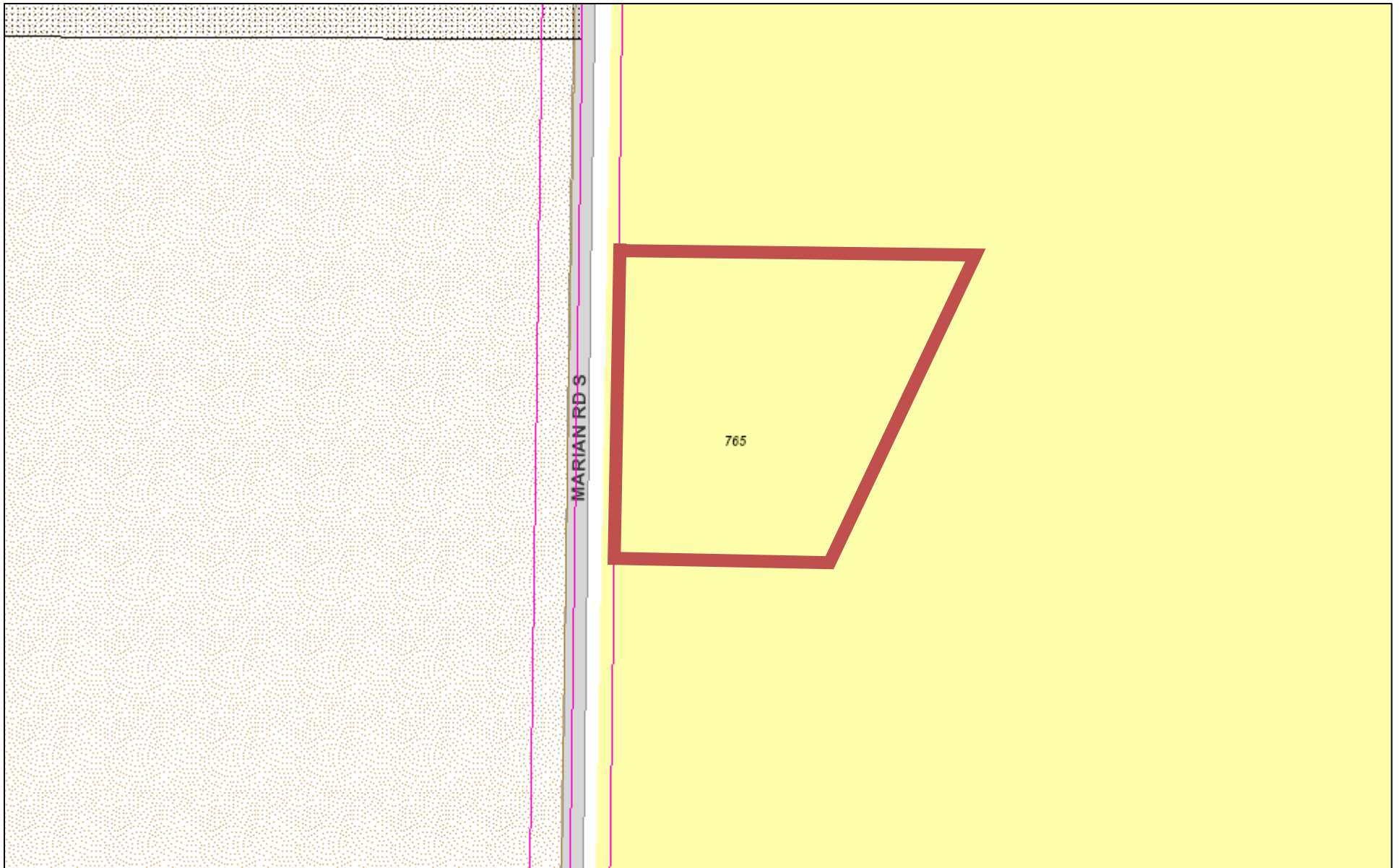
CITY ENGINEER

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

PRELIMINARY/FINAL PLAT

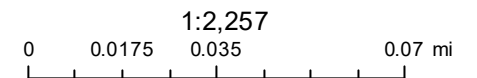
FILE NAME ADAMS COUNTY SEC 14-T7N-R10W		
SCALE 100 Ft/In	DATE 12-10-2021	DRAWN BY T. KRUEGER
JOB KLS-21173	FIELD WORK TK	SHEET 2 OF 2

ArcGIS Web Map



1/11/2022, 2:41:56 PM

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





HASTINGS

Nebraska

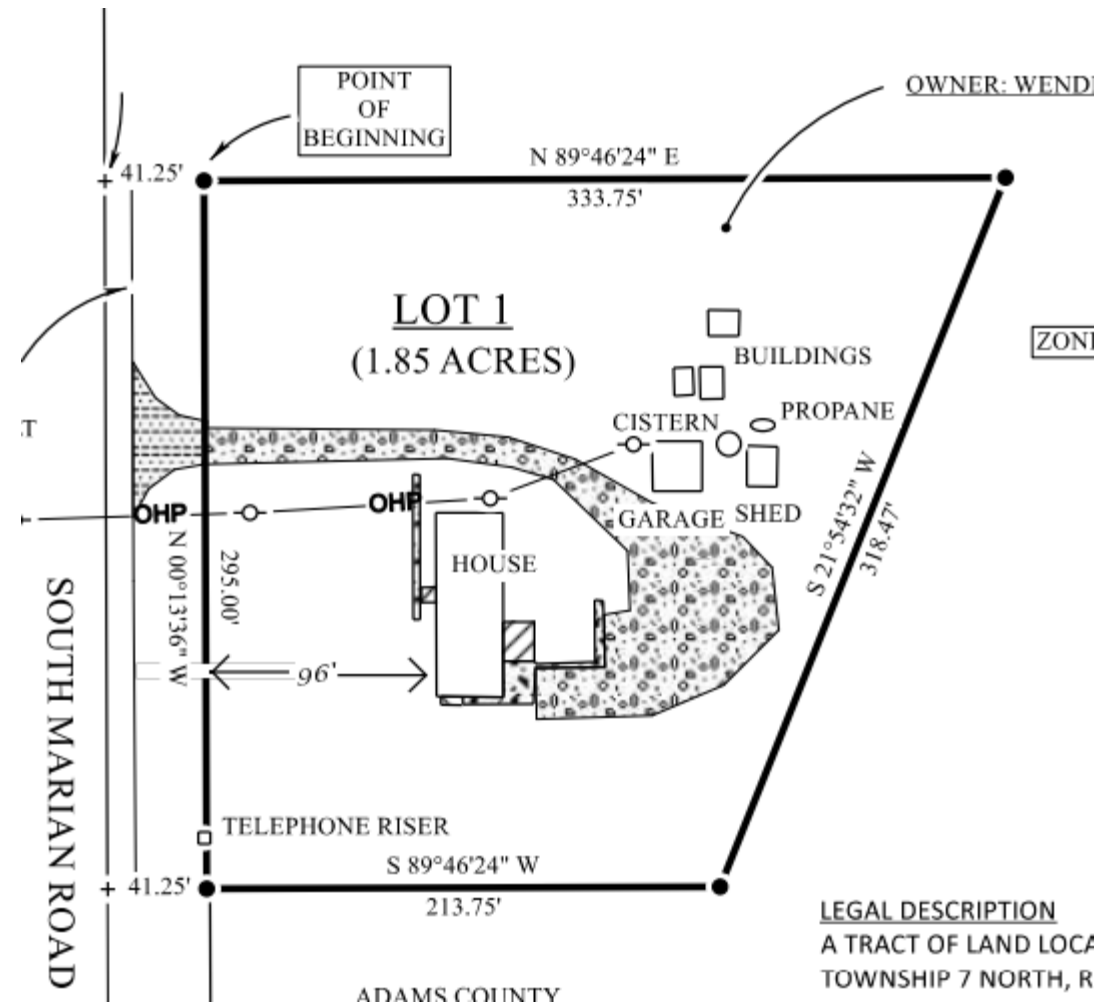
WENDELL STARR PRELIMINARY / FINAL PLAT

Summary:

Details: Separating farm house from farm

Development Services Department and the Plat Track reviews have been satisfactorily completed to subdivision design standards and regulations in both 38-202 and 38-203. All issues and concerns have been mitigated.

- House meets all the related R-1 lot size and building setbacks requirements.



WENDELL STARR PRELIMINARY / FINAL PLAT

