

HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Monday, June 19, 2017 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 , June 9, 2017. 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 May 15, 2017
7. Special Order of Business
8. Unfinished Business
 - a. Continued Applications - None
 - b. Tabled Applications - None
 - c. Postponed Applications - None
 - d. Unfinished Applications - None
9. Public Hearings.
 - a. **2017-1087.** A public hearing regarding a zone change from "I-1, Light Industrial" and "R-3, Multiple Family Residential" to "C-3, Commercial Business" for tracts of land commonly referred to as the 2nd Street West sector, located within the City of Hastings, Adams County, Nebraska, excepting the public rights-of-way adjacent thereto.
 - b. **2017-1088.** A public hearing regarding a request for a Comprehensive Plan Amendment for a parcel of land located in the South half (1/2) of Section 5, Township 7 North, Range 10 West of the 6th P.M., Adams County, Nebraska, containing 5.18 acres more or less, commonly described as Westbrook Village 16th Addition.
10. Subdivisions
 - a. **2017-1089.** Public hearing for a final plat for Westbrook Village 16th Addition.
11. Reports

Planning Commission Agenda

June 19, 2017

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

Adjourn

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Monday, May 15, 2017

Pursuant to due call and notice thereof, a meeting of the Hastings Planning Commission was conducted In the City Building, 220 North Hastings Avenue, City Council Chambers, Hastings, Nebraska, on May 15, 2017.

The meeting was called to order at 4:00 p.m. in Regular Session by Chair Napier with the following members present: Keith Napier, Chuck Rosenberg, Lou Kully, Jodi Graves, Gavin Raitt, Dale Hamburger, Dave Johnson, Rakesh Srivastava. Absent: Marshall Gaines.

Chair Napier led the group in recital of the Pledge of Allegiance.

Moved by Lou Kully, seconded by Jodi Graves, to adopt the current agenda. Roll Call: Ayes: Keith Napier, Chuck Rosenberg, Dale Hamburger, Lou Kully, Dave Johnson, Gavin Raitt, Jodi Graves, Rakesh Srivastava. Nays: None. The motion carried.

Chair Napier read the Public Notice – Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, May 12, 2017. Pursuant to the Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material which will be discussed at today's meeting is located at the back of the Council Chambers. Also, a current copy of the Nebraska Open Meetings Act is posted on the south wall of the Council Chambers which is accessible to members of the public.

Moved by Chuck Rosenberg, seconded by Dale Hamburger, to approve the Minutes of the April 17, 2017, meeting. Roll Call: Ayes: Keith Napier, Chuck Rosenberg, Dale Hamburger, Lou Kully, Dave Johnson, Gavin Raitt, Jodi Graves, Rakesh Srivastava. Nays: None. The motion carried.

7. Special Order of Business

a. Request a Motion to Proceed with a city-initiated rezone from "I-1 Light Industrial" to a more appropriate zoning district for the subject properties referred herein, commonly referred to as the "2nd Street West Sector."

Chair Napier stated the Commission has discussed ways to address the issues that arise when the use of a property does not match the zoning or is not an allowed use for which it is zoned. Staff has a good approach to this issue.

Don Threewitt stated, under the direction of the Commission and Mayor Stutte, staff has looked at a city-initiated corrective zoning. This contains 102 parcels on West Second Street from Burlington Avenue to Laird Avenue. There are a few parcels on the south side as well. This rezone addresses the problems property owners have endured selling properties or filing an insurance claim because their property is zoned light industrial, but used as residential, they cannot until they rezone. This is addressing those issues on a larger scale instead of individually. An owner initiated rezone costs \$350.00. By doing this city-initiated, we are saving property owners that cost. The uses that will no longer be permitted in the district are grain elevators, general manufacturing, warehouse storage, and wholesale sales. Conditional uses no longer permitted would be a windfarm, utility plant, helipad, recycling collection and processing, salvage yard, impound yard, hospital, mobile home park or halfway house. None of the properties contains any of these uses. There is a potential that there is a warehouse storage or wholesale sales use. In that case, the owner would have the opportunity to opt out. The suggested district is C-3 Commercial Business. Staff feels C-3 is the most flexible district

that would allow all residential uses, as well as some commercial uses. It is also an appropriate buffer between the residential areas to the north and light industrial to the south. Current uses would be validated, protection from industrial uses moving into residential area, and C-3 is the most flexible use for future uses of the property for further development. Staff has identified a section in southeast Hastings that we would be looking at next. This is a motion to proceed, not a motion to initiate the rezone. We will have a 30-day outreach period before the rezoning process. We will notify property owners, give a 30-day comment period, answer any questions, address concerns and be certain all owners are comfortable with moving forward. Staff recommends approval of the motion to proceed, subject to the following conditions:

1. That a letter be sent by regular mail to the property owners of record included in the proposed action, which will include a description of the proposed action and an invitation to comment.
2. That a 30-day public comment period begin after the postmarked date of that letter.
3. That a media release is prepared and distributed to locate media outlets.
4. That no further action will be taken to rezone until the public comment period concludes and a summary report is delivered to you in June.

Jodi Graves asked about the potential conflict with the warehouse storage. How will the opting out be handled?

Don replied it would be based on what their current is and future use will be. First, that they go in as a non-conforming use, grandfathered in, and continue with the C-3 zoning as is. If their future use for the property will be more open, then discussion would be had about removing them from the rezone list which may lead to spot zoning.

Dave Ptak stated this a classic example of where Euclidian zoning can come to bite you. Normally, when it first started in Ohio in the early 1900's, they strip zoned properties. They zoned everything next to the railroad because railroad was king. They buffered the residential with a strip of commercial and then moved the residential further away from the railroad.

Chair Napier commended staff for being aggressive in this approach.

Moved by Dave Johnson, seconded by Lou Kully, to approve a Motion to initiate this process. Roll Call: Ayes: Keith Napier, Chuck Rosenberg, Dale Hamburger, Lou Kully, Dave Johnson, Gavin Raitt, Jodi Graves, Rakesh Srivastava. Nays: None. The motion carried.

Meeting adjourn at 4:12 p.m.

Chairman

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 06/19/2017
File No: 2017-1087
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

A public hearing regarding a zone change from "I-1, Light Industrial" and "R-3, Multiple Family Residential" to "C-3, Commercial Business" for tracts of land commonly referred to as the 2nd Street West sector, more particularly described as:

The South half (1/2) of Lot 1, Block 11; Lots 2-8, Block 12; Lots 4-6, Block 13; Lots 21-25, Block 13; and Lots 1-12 and Lots 19-25, Block 14 of D. W. Palmer's Prospect Park Addition; and

Lots 7-12, Block 1; Lot 26, Lot 27, and Lots 30-56, Block 2; and Lots 7-12, Block 3 of Bungalow Addition; and

Lots 1-3, Block 1 of Cleland's Addition; and

Lots 1-2 of Holloran Subdivision; and

Lots 32-39 of Kerr's Addition; and

Lot 11, Block 4 and Lots 2-3, Block 18 of Moore's Addition; and

Lots 1-5 of Morledge's Addition; and Lots 1-3 of Hofferber Kraft (a Replat of Lots 1-3, Block 13 of D. W. Palmer's Prospect Park Addition); and Lots 4-5 of Kerr's Subdivision of Gaslin's Addition; and Lots 1-3 of Benjamin's Addition; and Lots 1-4 of Binderup's 2nd Addition; and Lots 2-3 of Cramer's Subdivision of the South ½ of Block 6, McIntyre's Addition; and The South ½ of Block 5, McIntyre's Addition; and

The South ½ of Block 1 of S. P. Cole's Addition.

Names of People/Business affected by this action:

The property owners, the property tenants, the City, and the people of Hastings.

Why Planning Commission action is required:

Upon the final hearing of an application to amend the zoning map, the Commission shall approve or deny the same and a report of such action, together with a recommendation for final approval or denial, shall be made by the Commission to the City Council [34-801 (2)(f)].

Type of action requested:

Motion

Suggested motion:

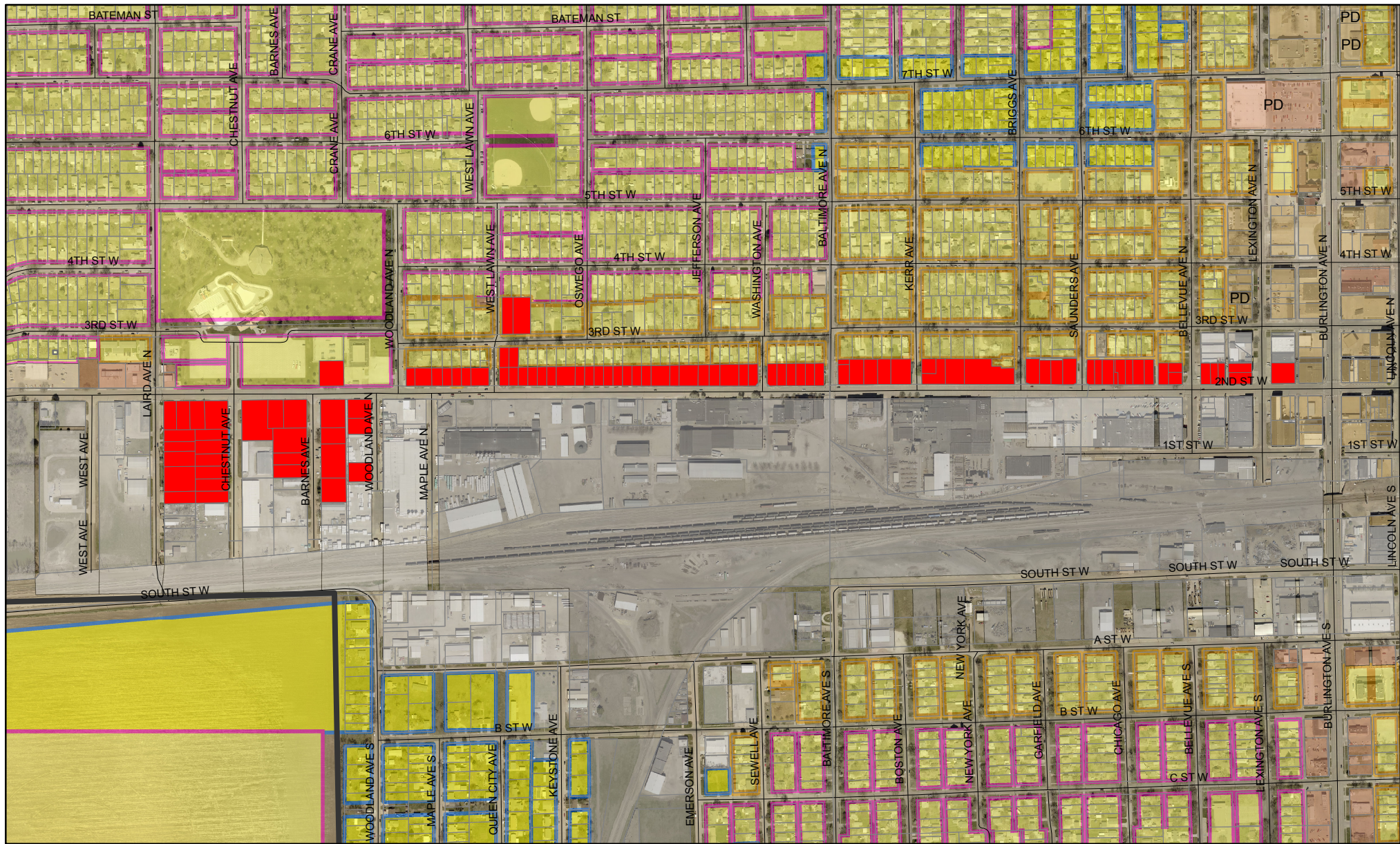
Motion to recommend a zone change to "C-3, Commercial Business" for the parcels contained in Attachment A: "2nd Street West Sector Subject Parcels."

Deadlines associated with action:**Department head comments:**

By direction of the Planning Commission and Mayor of Hastings, and prior to undertaking this zone change request, staff initiated a 30-day public comment period beginning May 17, 2017. Letters were mailed via regular mail to all subject property addresses, and were mailed to owner addresses when available. 2 written objections were received, and staff received 18 phone calls with questions or requests for clarification. 2 property owners requested to be added to the action, 2 requested to opt out. As a result of communication with the public, staff added 2 properties and removed 2 properties from the originally contemplated area. A total of 4 properties were removed and 4 properties were added. The final legal descriptions of the included properties are contained in Attachment A: "2nd Street West Sector Subject Parcels," and the associated addresses are listed in Attachment B: "2nd Street West Sector Properties." An updated map of the area is included as Attachment C: "2nd Street West Zone Change Map, Final."

Recommendation:

Staff recommends a motion to approve the zone change for the subject parcels described in Attachment A: "2nd Street West Sector Subject Parcels," commonly referred to by the addresses described in Attachment B: "2nd Street West Sector Properties."



2nd Street West Sector Zone Change Map, Final

June 12, 2017



Legend

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

Attachment A: 2nd Street West Sector Subject Parcels

The South half (1/2) of Lot 1, Block 11; Lots 2-8, Block 12; Lots 4-6, Block 13; Lots 21-25, Block 13; and Lots 1-12 and Lots 19-25, Block 14 of D. W. Palmer's Prospect Park Addition;

AND

Lots 7-12, Block 1; Lot 26, Lot 27, and Lots 30-56, Block 2; and Lots 7-12, Block 3 of Bungalow Addition;

AND

Lots 1-3, Block 1 of Cleland's Addition;

AND

Lots 1-2 of Hollaran Subdivision;

AND

Lots 32-39 of Kerr's Addition;

AND

Lot 11, Block 4 and Lots 2-3, Block 18 of Moore's Addition;

AND

Lots 1-5 of Morledge's Addition;

AND

Lots 1-3 of Hofferber Kraft (a replat of Lots 1-3, Block 13 of Prospect Park Addition);

AND

Lots 4-5 of Kerr's Subdivision of Gaslin's Addition;

AND

Lots 1-3 of Benjamin's Addition;

AND

Lots 1-4 of Binderup's 2nd Addition;

AND

Lots 2-3 of Cramer's Subdivision of the South ½ of Block 6, McIntyre's Addition;

AND

The South ½ of Block 5, McIntyre's Addition;

AND

The South ½ of Block 1 of S. P. Cole's Addition;

To the City of Hastings, Adams County, Nebraska, excepting all Rights-of-Way therein. More commonly described by the addresses contained in "Attachment B: 2nd Street West Sector Property Addresses."

Attachment B: 2nd Street West Sector Properties

1008 W 2ND ST
1020 W 2ND ST
1028 W 2ND ST
1032 W 2ND ST
1108 W 2ND ST
1114-1120 W 2ND ST
1120 W 2ND ST
1122 W 2ND ST
1126-1128 W 2ND ST
1128 1/2 W 2ND ST
1128 1/2 W 2ND ST
1130 W 2ND ST
1134 W 2ND ST
1140 W 2ND ST
1200 W 2ND ST
121 N WOODLAND AVE
1210 W 2ND ST
1214 W 2ND ST
1220 W 2ND ST
124 N LAIRD AVE
126 BARNES AVE
117 CHESTNUT AVE
127 CHESTNUT AVE
130 N LAIRD AVE
131 CHESTNUT AVE
1310 W 2ND ST
131 BARNES AVE
134 BARNES AVE
138 BARNES AVE
1341 W 2ND ST
135 CHESTNUT AVE
1354 W 2ND ST
139 CHESTNUT AVE
1402 W 2ND ST
1412 W 2ND ST
1414 W 2ND ST

142 BARNES AVE
142 N LAIRD AVE
1420 W 2ND ST
1426 W 2ND ST
147 N WOODLAND AVE
148 N LAIRD AVE
149 BARNES AVE
149 CHESTNUT AVE
150 N LAIRD AVE
1500 W 2ND ST
1506 W 2ND ST
1508 W 2ND ST
151 BARNES AVE
151 CHESTNUT AVE
1514 W 2ND ST
1518 W 2ND ST
1522 W 2ND ST
154 N LAIRD AVE
1610 W 2ND ST
1614 W 2ND ST
1616 W 2ND ST
1618 W 2ND ST
1700 W 2ND ST
1710 W 2ND ST
1714 W 2ND ST
1722 W 2ND ST
1726 W 2ND ST
1730 W 2ND ST
1734 W 2ND ST
1738 W 2ND ST
1742 W 2ND ST
1746 W 2ND ST
1750 W 2ND ST
1810 W 2ND ST
1810 W 2ND ST
1814 W 2ND ST
1820 W 2ND ST
1822 W 2ND ST
1826 W 2ND ST
1830 W 2ND ST
1834 W 2ND ST

1902 W 2ND ST
1910 W 2ND ST
1914 W 2ND ST
1918 W 2ND ST
1922 W 2ND ST
1928 W 2ND ST
1934 W 2ND ST
2001 W 2ND ST
201 N BELLEVUE AVE
2017 W 2ND ST
2018 W 2ND ST
204 KERR AVE
205 WASHINGTON AVE
207 N BELLEVUE AVE
207 N LEXINGTON AVE
210 N BALTIMORE AVE
2101 W 2ND ST
2111 W 2ND ST
2115 W 2ND ST
2201 W 2ND ST
2211 W 2ND ST
2215 W 2ND ST
2217 W 2ND ST
912 W 2ND ST
302 WEST LAWN AVE
1826 W 3 RD ST
1831 W 3 RD ST
1835 W 3 RD ST

OPT OUT
108, 120 N LAIRD
STAFF OUT
100 N LAIRD

OPT IN
1826 W 3RD, 2018 W 2ND
STAFF IN 1830, 1831 W 2ND
302 WEST LAWN

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 06/19/2017
File No: 2017-1088
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

A public hearing regarding a request for a Comprehensive Plan Amendment for a parcel of land located in the South half (1/2) of Section 5, Township 7 North, Range 10 West of the 6th P.M., Adams County, Nebraska, containing 5.18 acres more or less, commonly described as Westbrook Village 16th Addition.

Names of People/Business affected by this action:

The applicant, the City, and the people of Hastings.

Why Planning Commission action is required:

Upon the final hearing of an application to amend the Comprehensive Plan, the Commission shall approve or deny the same and a report of such action, together with a recommendation for final approval or denial, shall be made by the Commission to the City Council [34-801 (2)(f)].

Type of action requested:

Motion

Suggested motion:

Motion to approve Comprehensive Plan Amendment from "Ag-Agricultural" to "Suburban Residential" for Westbrook Village 16th Addition.

Deadlines associated with action:

Department head comments:

Staff has reviewed the final plat for Westbrook Village 16th Addition, and believes that this is a logical extension of suburban residential parcels. Amending the future land use map for this area to "Suburban Residential" meets the public safety, health, convenience, comfort, prosperity, and general welfare of the City of Hastings and its residents (34-807). The associated plat, and recommended conditions thereof, is scheduled for consideration concurrent with this amendment.

Recommendation:

Staff recommends a motion to amend the Comprehensive Plan to reflect the subject property's designation as "Suburban Residential."

FINAL PLAT

WESTBROOK VILLAGE 16 TH ADDITION

AN ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA
LOCATED IN THE SOUTH ONE HALF, (1/2) OF SECTION 5
TOWNSHIP 7 NORTH, RANGE 10 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA

FLOOD PLAIN NOTE:

NO PORTION OF THE PROPERTY SHOWN ON THIS
FINAL PLAT IS LOCATED WITHIN THE 100 YEAR FLOOD
HAZARD ZONE "A" ACCORDING TO THE FLOOD HAZARD
BOUNDARY MAPS AS PROVIDED BY THE U.S. DEPARTMENT
OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE
ADMINISTRATION., COMMUNITY PANEL NO. 3104110002B.

CURVE DATA:

R=170.00' C1 L=76.40' R=230.00' C2 L=85.05'
CHD=75.76' CHD=84.57'
CHB=N13°27'17"W CHB=N11°10'24"W

OWNER NAME AND ADDRESS:

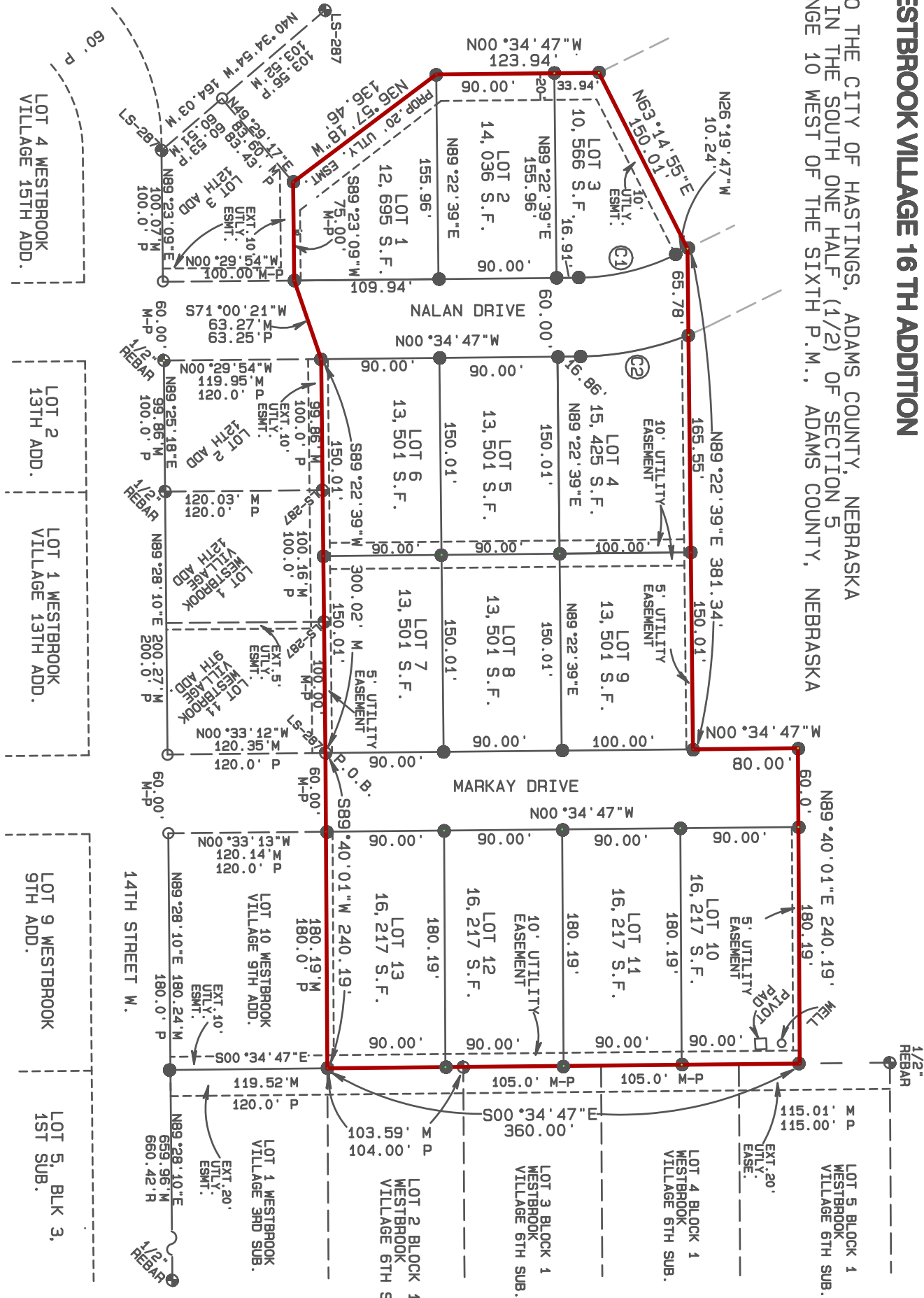
WESTBROOK VILLAGE L.L.C.
ALAN M. ANDERSON, MANAGING MEMBER
701 NORTH SHORE DRIVE
HASTINGS, NE 68901

ZONED: RESIDENTIAL HOUSING

PROPOSED USE: RESIDENTIAL HOUSING

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 10 WEST, OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 11 WESTBROOK VILLAGE 9 TH ADDITION TO THE CITY OF HASTINGS, THENCE S89°22'39"W (ASSUMED BEARING) ALONG SAID NORTH LINE OF LOT 11 WESTBROOK VILLAGE 9TH ADDITION AND THE NORTH LINE OF WESTBROOK VILLAGE 12 TH ADDITION, A DISTANCE OF 300.02 FEET, THENCE S71°00'21"W, A DISTANCE OF 63.27 FEET, THENCE S89°23'09"W, A DISTANCE OF 75.00 FEET, THENCE N36°57'18"W, A DISTANCE OF 136.46 FEET, THENCE N00°34'47"W, A DISTANCE OF 123.94 FEET, THENCE N63°14'55"E, A DISTANCE OF 150.01 FEET, THENCE N89°22'39"E, PARALLEL WITH SAID NORTH LINE OF LOT 11 WESTBROOK VILLAGE 9 TH AND 12 TH ADDITION, A DISTANCE OF 381.34 FEET, THENCE N00°34'47"W, PARALLEL WITH WEST LINE OF WESTBROOK VILLAGE 6TH SUBDIVISION, A DISTANCE OF 80.00 FEET, THENCE N89°40'01"E PARALLEL WITH THE SOUTH LINE OF LOT 10 WESTBROOK VILLAGE 9 TH ADDITION, A DISTANCE OF 240.19 FEET, TO THE WEST LINE OF WESTBROOK VILLAGE 6 TH SUBDIVISION, THENCE S00°34'47"E ALONG SAID WEST LINE, A DISTANCE OF 360.00 FEET, TO THE NORTHEAST CORNER OF LOT 10 WESTBROOK VILLAGE 9TH ADDITION, THENCE S89°40'01"W ALONG THE NORTH LINE EXTENDED OF SAID LOT 10 A DISTANCE OF 240.19 FEET TO THE POINT OF BEGINNING, CONTAINING 65.18 ACRES MORE OR LESS.

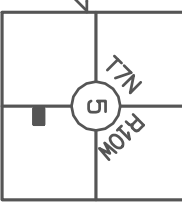


SURVEYORS CERTIFICATE:

I, JOSHUA EUGENE GRUMMERT, A LICENSED PROFESSIONAL
LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA,
DO HERBY CERTIFY THIS PLAT OF A SURVEY WAS MADE BY
ME OR UNDER MY SUPERVISION, THIS DAY OF APRIL 30TH, 2017.

JOSHUA E. GRUMMERT | LS-783

VICINITY SKETCH

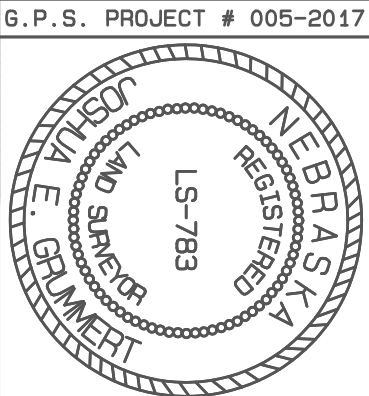


SHEET 1 OF 3
100'
SCALE 1: 100

LEGEND :

- M-MEASURED DISTANCE
- R-RECORD DISTANCE
- G-GOVERNMENT DISTANCE
- P-PLATTED DISTANCE
- CORNER FOUND
- TEMPORARY POINT
- SET 1/2" X 24" REBAR
- UNLESS NOTED OTHERWISE

ASSUMED BEARING



G.P.S. PROJECT # 005-2017
G.P.S. GRUMMERT PROFESSIONAL SERVICES, LLC
PO BOX 37, 501 N. FORBES AVE, KENNESAW, NE 68956
PHONE 402-879-5701 EMAIL jmgrummert@yahoo.com

OWNERS CERTIFICATE AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WESTBROOK VILLAGE, L.L.C.: A NEBRASKA LIMITED LIABILITY COMPANY, THE OWNERS OF RECORD OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HERON, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "WESTBROOK VILLAGE 16TH ADDITION". A SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, LOCATED IN THE SOUTH ONE HALF OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 10 WEST OF THE SIXTH P.M., 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. BE IT FURTHER KNOWN, THAT SAID OWNERS DO HEREBY DEDICATE ALL STREETS AND EASEMENTS SHOWN ON THE PLAT TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA,

SIGNED THIS _____ DAY OF _____, 2017.
WESTBROOK VILLAGE, L.L.C.

ALAN M. ANDERSON, MANAGING MEMBER _____

WAIIVER:
APPLICANTS 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 _____, 2017.
WESTBROOK VILLAGE, L.L.C.

ALAN M. ANDERSON, MANAGING MEMBER _____

MAYOR AND CITY COUNCIL ACTION

THIS PLAT OF WESTBROOK VILLAGE 16TH ADDITION, AN ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, IS
HEREBY _____, DATED THIS _____ DAY OF _____, _____.

MAYOR _____

CITY CLERK _____

ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____ 2017, BY ALAN M. ANDERSON, MANAGING MEMBER OF WESTBROOK VILLAGE, L.L.C. MY COMMISSION EXPIRES THE _____ DAY OF _____.

(SEAL)

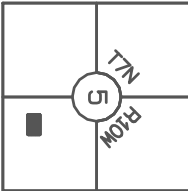
NOTARY _____

FINAL PLAT

WESTBROOK VILLAGE 16 TH ADDITION

AN ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA
LOCATED IN THE SOUTH ONE HALF (1/2) OF SECTION 5
TOWNSHIP 7 NORTH, RANGE 10 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA

VICINITY SKETCH



G.P.S. GRUMMERT PROFESSIONAL SERVICES, LLC
PO BOX 37, 501 N. FORBES AVE, KENESAW, NE 68956
PHONE 402-879-5701 EMAIL jmgrummer@yahoo.com

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 IN THE LEGAL DESCRIPTION ON THIS PLAT AS OF THIS DAY OF , .

ADAMS COUNTY TREASURER

REGISTER OF DEEDS CERTIFICATE

STATE OF NEBRASKA

COUNTY OF ADAMS }
 } SS
 }

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE OF ADAMS COUNTY, NEBRASKA
DATE: TIME: INSTRUMENT NO.:

REGISTER OF DEEDS

CITY SURVEYOR'S APPROVAL

I, THE UNDERSIGNED, DO HEREBY THIS PLAT OF WESTBROOK VILLAGE 16TH ADDITION, AN ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

CITY SURVEYOR

CITY ENGINEER'S APPROVAL

I, THE UNDERSIGNED, DO HEREBY THIS PLAT OF WESTBROOK VILLAGE 16TH ADDITION, AN ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

CITY ENGINEER

CITY PLANNING COMMISSION RECOMMENDATION

THIS PLAT OF WESTBROOK VILLAGE 16TH ADDITION, AN ADDITION IN 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 , .

CHAIRMAN

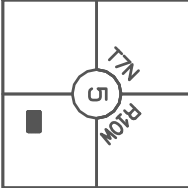
DIRECTOR

FINAL PLAT

WESTBROOK VILLAGE 16 TH ADDITION

AN ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA
LOCATED IN THE SOUTH ONE HALF (1/2) OF SECTION 5
TOWNSHIP 7 NORTH, RANGE 10 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA

VICINITY SKETCH



Department: Development Services

Staff Contact:

Planning Commission Meeting Date: 06/19/2017

File No: 2017-1089

Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing for a Final Plat for a parcel of land located in the South half (1/2) of Section 5, Township 7 North, Range 10 West of the 6th P.M., Adams County, Nebraska, containing 5.18 acres more or less, commonly described as Westbrook Village 16th Addition.

Names of People/Business affected by this action:

The applicant, the City, and the people of Hastings.

Why Planning Commission action is required:

No plat of or instruments effecting the subdivision of real property shall be recorded or have any force and effect unless the same be approved by the City Council, subject however, to the exceptions set forth in Section 34-106 of Code. The City Council shall hold no public meeting, nor take any action upon any plat or instrument effecting a subdivision until it has received the recommendation of the Hastings Planning and Zoning Commission (38-201).

Type of action requested:

Motion

Suggested motion:

Motion to recommend approval of a final plat for a parcel of land located in the South half (1/2) of Section 5, Township 7 North, Range 10 West of the 6th P.M., Adams County, Nebraska, containing 5.18 acres more or less, commonly described as Westbrook Village 16th Addition, subject to the following conditions: that Nalan Drive and Markay Drive be constructed with temporary or permanent turnaround provisions to meet International Fire Code Appendix D, D103.3.

Deadlines associated with action:

Department head comments:

Staff has reviewed the final plat submission and believes that it meets all requirements with the exception of providing adequate turnaround provisions for emergency services at the northern

termini of Nalan and Markay Drives. Per the International Fire Code Appendix D, D103.3, access roads in excess of 150 feet shall be provided with width and turnaround provisions. The developer may use temporary or permanent options that could include cul-de-sacs, hammerheads, or a connection between Nalan Drive and Markay Drive to create a loop.

Recommendation:

Motion to recommend approval of the final plat for Westbrook Village 16th Addition, located in the South half (1/2) of Section 5, Township 7 North, Range 10 West of the 6th P.M., Adams County, Nebraska subject to a condition that adequate turnaround provisions are employed.

FINAL PLAT

WESTBROOK VILLAGE 16 TH ADDITION

AN ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA
LOCATED IN THE SOUTH ONE HALF, (1/2) OF SECTION 5
TOWNSHIP 7 NORTH, RANGE 10 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA

FLOOD PLAIN NOTE:

NO PORTION OF THE PROPERTY SHOWN ON THIS
FINAL PLAT IS LOCATED WITHIN THE 100 YEAR FLOOD
HAZARD ZONE "A" ACCORDING TO THE FLOOD HAZARD
BOUNDARY MAPS AS PROVIDED BY THE U.S. DEPARTMENT
OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE
ADMINISTRATION., COMMUNITY PANEL NO. 3104110002B.

CURVE DATA:

R=170.00' C1 L=76.40' R=230.00' C2 L=85.05'
CHD=75.76' CHD=84.57'
CHB=N13°27'17"W CHB=N11°10'24"W

OWNER NAME AND ADDRESS:

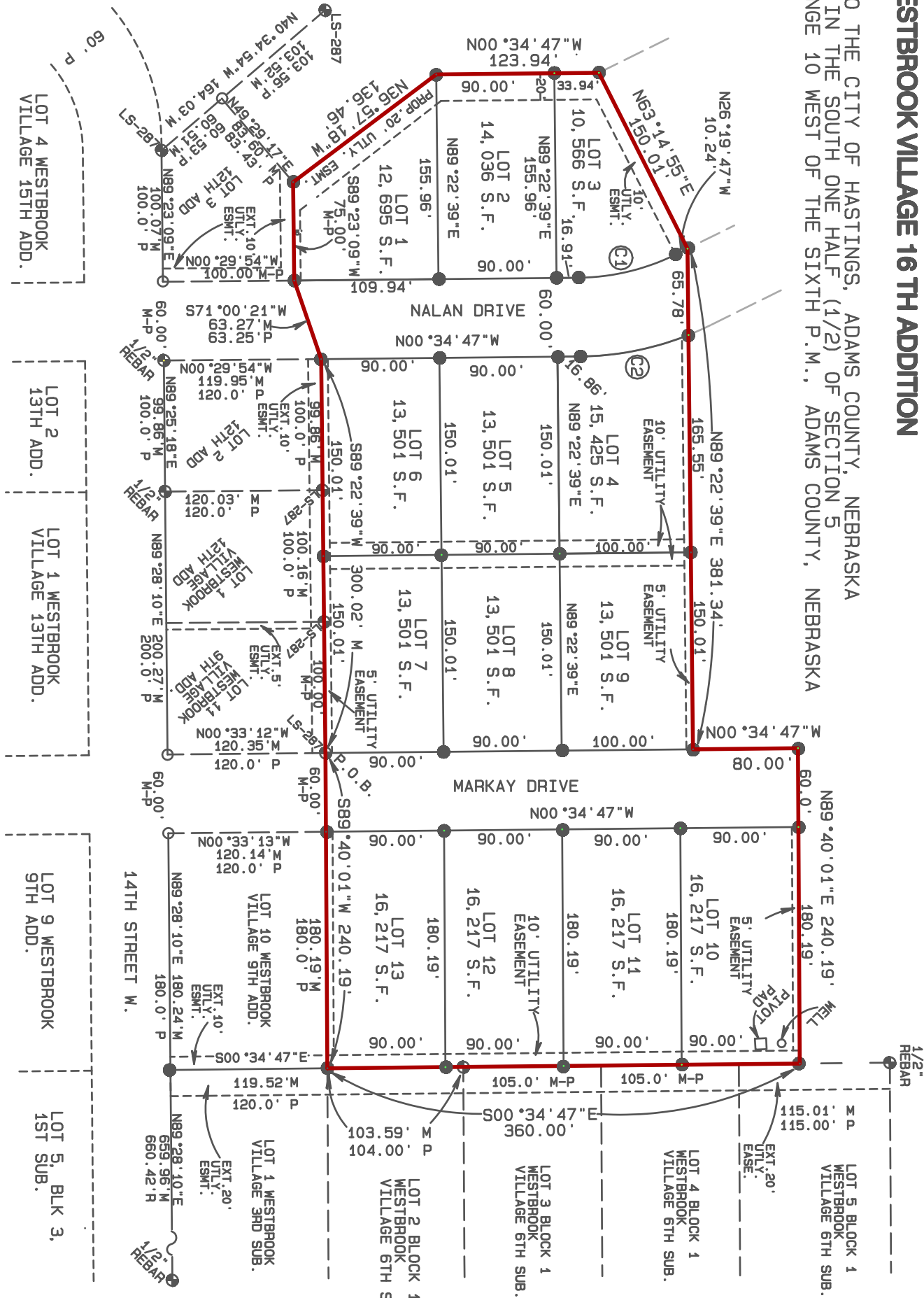
WESTBROOK VILLAGE L.L.C.
ALAN M. ANDERSON, MANAGING MEMBER
701 NORTH SHORE DRIVE
HASTINGS, NE 68901

ZONED: RESIDENTIAL HOUSING

PROPOSED USE: RESIDENTIAL HOUSING

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 10 WEST, OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 11 WESTBROOK VILLAGE 9 TH ADDITION TO THE CITY OF HASTINGS, THENCE S89°22'39"W (ASSUMED BEARING) ALONG SAID NORTH LINE OF LOT 11 WESTBROOK VILLAGE 9TH ADDITION AND THE NORTH LINE OF WESTBROOK VILLAGE 12 TH ADDITION, A DISTANCE OF 300.02 FEET, THENCE S71°00'21"W, A DISTANCE OF 63.27 FEET, THENCE S89°23'09"W, A DISTANCE OF 75.00 FEET, THENCE N36°57'18"W, A DISTANCE OF 136.46 FEET, THENCE N00°34'47"W, A DISTANCE OF 123.94 FEET, THENCE N63°14'55"E, A DISTANCE OF 150.01 FEET, THENCE N89°22'39"E, PARALLEL WITH SAID NORTH LINE OF LOT 11 WESTBROOK VILLAGE 9 TH AND 12 TH ADDITION, A DISTANCE OF 381.34 FEET, THENCE N00°34'47"W, PARALLEL WITH WEST LINE OF WESTBROOK VILLAGE 6TH SUBDIVISION, A DISTANCE OF 80.00 FEET, THENCE N89°40'01"E PARALLEL WITH THE SOUTH LINE OF LOT 10 WESTBROOK VILLAGE 9 TH ADDITION, A DISTANCE OF 240.19 FEET, TO THE WEST LINE OF WESTBROOK VILLAGE 6 TH SUBDIVISION, THENCE S00°34'47"E ALONG SAID WEST LINE, A DISTANCE OF 360.00 FEET, TO THE NORTHEAST CORNER OF LOT 10 WESTBROOK VILLAGE 9TH ADDITION, THENCE S89°40'01"W ALONG THE NORTH LINE EXTENDED OF SAID LOT 10 A DISTANCE OF 240.19 FEET TO THE POINT OF BEGINNING, CONTAINING 65.18 ACRES MORE OR LESS.

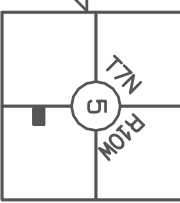


SURVEYORS CERTIFICATE:

I, JOSHUA EUGENE GRUMMERT, A LICENSED PROFESSIONAL
LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA,
DO HERBY CERTIFY THIS PLAT OF A SURVEY WAS MADE BY
ME OR UNDER MY SUPERVISION, THIS DAY OF APRIL 30TH, 2017.

JOSHUA E. GRUMMERT | LS-783

VICINITY SKETCH

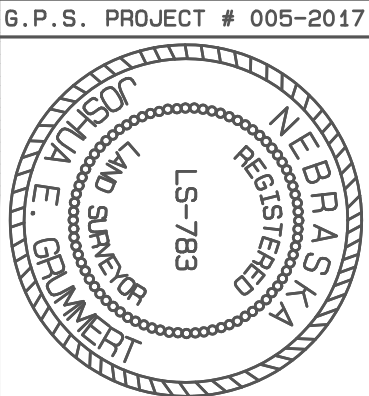


SHEET 1 OF 3
100'
SCALE 1: 100

LEGEND :

- M-MEASURED DISTANCE
- R-RECORD DISTANCE
- G-GOVERNMENT DISTANCE
- P-PLATTED DISTANCE
- CORNER FOUND
- TEMPORARY POINT
- SET 1/2" X 24" REBAR
- UNLESS NOTED OTHERWISE

ASSUMED BEARING



G.P.S. PROJECT # 005-2017
G.P.S. GRUMMERT PROFESSIONAL SERVICES, LLC
PO BOX 37, 501 N. FORBES AVE, KENNESAW, NE 68956
PHONE 402-879-5701 EMAIL jmgrummert@yahoo.com

OWNERS CERTIFICATE AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WESTBROOK VILLAGE, L.L.C.: A NEBRASKA LIMITED LIABILITY COMPANY, THE OWNERS OF RECORD OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HERON, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "WESTBROOK VILLAGE 16TH ADDITION". A SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, LOCATED IN THE SOUTH ONE HALF OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 10 WEST OF THE SIXTH P.M., 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. BE IT FURTHER KNOWN, THAT SAID OWNERS DO HEREBY DEDICATE ALL STREETS AND EASEMENTS SHOWN ON THE PLAT TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA,

SIGNED THIS _____ DAY OF _____, 2017.
WESTBROOK VILLAGE, L.L.C.

ALAN M. ANDERSON, MANAGING MEMBER _____

WAIIVER:
APPLICANTS 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 _____, 2017.
WESTBROOK VILLAGE, L.L.C.

ALAN M. ANDERSON, MANAGING MEMBER _____

MAYOR AND CITY COUNCIL ACTION

THIS PLAT OF WESTBROOK VILLAGE 16TH ADDITION, AN ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, IS _____, DATED THIS _____ DAY OF _____, _____.

MAYOR _____

CITY CLERK _____

ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____ 2017, BY ALAN M. ANDERSON, MANAGING MEMBER OF WESTBROOK VILLAGE, L.L.C. MY COMMISSION EXPIRES THE _____ DAY OF _____.

(SEAL)

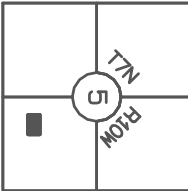
NOTARY _____

FINAL PLAT

WESTBROOK VILLAGE 16 TH ADDITION

AN ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA
LOCATED IN THE SOUTH ONE HALF (1/2) OF SECTION 5
TOWNSHIP 7 NORTH, RANGE 10 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA

VICINITY SKETCH



G. P. S. GRUMMERT PROFESSIONAL SERVICES, LLC
PO BOX 37, 501 N. FORBES AVE, KENESAW, NE 68956
PHONE 402-879-5701 EMAIL: jimg@ummert@yahoo.com

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 IN THE LEGAL DESCRIPTION ON THIS PLAT AS OF THIS DAY OF , .

ADAMS COUNTY TREASURER

REGISTER OF DEEDS CERTIFICATE

STATE OF NEBRASKA

COUNTY OF ADAMS }
 } SS
 }

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE OF ADAMS COUNTY, NEBRASKA
DATE: TIME: INSTRUMENT NO.:

REGISTER OF DEEDS

CITY SURVEYOR'S APPROVAL

I, THE UNDERSIGNED, DO HEREBY THIS PLAT OF WESTBROOK VILLAGE 16TH ADDITION, AN ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

CITY SURVEYOR

CITY ENGINEER'S APPROVAL

I, THE UNDERSIGNED, DO HEREBY THIS PLAT OF WESTBROOK VILLAGE 16TH ADDITION, AN ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

CITY ENGINEER

CITY PLANNING COMMISSION RECOMMENDATION

THIS PLAT OF WESTBROOK VILLAGE 16TH ADDITION, AN ADDITION IN 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 , .

CHAIRMAN

DIRECTOR

FINAL PLAT

WESTBROOK VILLAGE 16 TH ADDITION

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VICINITY SKETCH

