

HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Tuesday, July 18, 2023 at 4:00 PM in the Hastings Public Library 314 N Denver Avenue, Hastings NE.

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, July 14, 2023. 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 City Library. Also, a current copy of the Nebraska Open Meetings Act is located on the wall of the conference room, which is accessible to members of the public.
6. Approval of Minutes
 - a. Approval of Planning Commission Minutes of April 25, 2023
 - b. Approval of Planning Commission Work Session Minutes May 16, 2023
 - c. Approval of Planning Commission Minutes of June 20, 2023
7. Special Order of Business
8. Unfinished Business
 - a. Unfinished Business
 - b. Tabled Applications - None
 - c. Postponed Applications - None
9. Public Hearings.
 - a. **2023-418.** Public hearing for a change of zoning for property commonly addressed as 2400 North Elm Street and 2430 North Elm Street, Hastings, Nebraska, from "R-1A, Single Family Large Lot Residential", "R-1, Urban Single Family Residential" and to amend the Official Zoning District Map.

This application has been withdrawn by the Applicant.
 - b. **2023-417.** Public hearing to recommend a request for a Conditional Use Permit (CUP) for a Medical Clinic at a property generally located to the southwest of the intersection of North Kansas Avenue and West 22nd Street in the City of Hastings, Adams County, Nebraska.

Motion to recommend concept approval for a CUP resolution for Medical Clinic at a property generally located to the southwest of the intersection of North Kansas Avenue and West 22nd Street in the City of Hastings, Adams County, Nebraska.
10. Subdivisions

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11. Director's Communications

12. Reports

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

Adjourn

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Tuesday, April 25, 2023

Pursuant to due call and notice thereof, a meeting of the Hastings Planning Commission was conducted in the City Building, 220 North Hastings Avenue, on April 25, 2023.

The meeting was called to order at 4:00 p.m. in Regular Session by Chair Hinton with the following members present: Jacque Cranson, Rakesh Srivastava, Chuck Rosenberg, Lou Kully, Ann Hinton, Michelle Lewis, Jody Stutzman, Shawn Rossi. Absent: Greg Sinner, Brian Hoffman.

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

Moved by Jacque Cranson, seconded by Lou Kully, to adopt the current agenda for the Planning Commission Meeting. Roll Call: Ayes: Jacque Cranson, Rakesh Srivastava, Shawn Rossi, Ann Hinton, Lou Kully, Chuck Rosenberg, Michelle Lewis, Jody Stutzman. The motion carried 8-0.

The Public Notice was read into the record. Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, April 21, 2023. 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.

Moved by Chuck Rosenberg, seconded by Michelle Lewis, to approve the minutes of the March 21, 2023 Planning Commission meeting. Roll Call: Ayes: Jacque Cranson, Rakesh Srivastava, Shawn Rossi, Ann Hinton, Lou Kully, Chuck Rosenberg, Michelle Lewis, Jody Stutzman. The motion carried 8-0.

9. Public Hearings.

a.2023-013. Public hearing for a change of zoning for property commonly addressed as 133 Park Street, Hastings, Nebraska, from "I-1, Light Industrial" to "R-2, Mixed Density Neighborhood", and to amend the Official Zoning District Map.

Open to comments: Lee Vrooman stated 133 Park Street rezone. The applicant owns both the house and the lot that they would like to rezone with the little garage on it. The garage lot is I-1 and they would like it rezoned to R-2, to match what the house is. The future land use map shows this is Urban Residential, so the R-2 zoning is good there, so with that I would recommend approval. Hinton opened it up for questions and if anyone is for or against this.

Deb Cuff of 141 East Park Street. Hinton asked Deb Cuff to state her name and address for the record, which she stated. "I'm here hoping that you will approve this, so I can put that lot with my two lots, and then I will have one big lot. That is the main reason, because if I want to sell it when I retire eventually or my kids have to sell it, it would be a lot easier selling it as a nice big three lots, instead of just a dirt lot here and a house here. I hope you approve it."

Moved by Lou Kully, seconded by Jody Stutzman to recommend approval to the Mayor and City Council for an ordinance and the amendment to the Official Zoning District Map to rezone property commonly addressed as 133 Park Street Hastings, Nebraska from "I-1, Light Industrial"

to “R-2, Mixed Density Neighborhood”, and to amend the Official Zoning District Map. The motion carried 8-0 Jacques Cranson, Rakesh Srivastava, Shawn Rossi, Ann Hinton, Lou Kully, Chuck Rosenberg, Michelle Lewis, Jody Stutzman. Nays: None. The motion carried 8-0.

9. Public Hearings.

b. 2023-207. Public hearing to consider an Ordinance to amend Hastings City Code 34-104(6), Adding the Definition of Racetracks and 34-200, Adding Racetracks as Permitted Principal Use in I-2 Districts in Table 200-1.

Lee Vrooman. Developer came in wanting to develop the property on the North side of the racetrack adjacent to Highway 6, putting up some garages with temporary residences, similar to what is already there, within the racetrack. Our current code does not allow a residence in an Industrial District, so we started researching how that was done in 2006-2007 with what's existing. We did find that ordinance in 2006, and attached that ordinance in there, ordinance #4109. They added language to the code to allow racetracks as permitted per principal use in an I-2 District and also the definition of a racetrack. That was in November 2006. Somehow that did not get into the code, and in 2009 when they changed the format of the code, from the verbiage to splitting out each zoning within the permitted use table. Again, since it wasn't in there it didn't get carried forward to that table. We have to clean up what we had done in 2006 to put it back in there to allow for not only a new development but also allow anyone who would want to build on those existing lots, to do something similar. Proposed to add in section 34-104(6), the definition of racetracks. That being for motorized vehicles, including, but not limited to accessory uses and structures; such as garages with or without temporary accommodations for racers. That accommodations part is the residency part. The race control building, technical Inspection building and administration, registration building, site maintenance building, paddock area, paddock toilets and concessions, and public viewing area with concessions and toilets. The important part under that definition again is the accommodations part, for not only what is existing, but what another developer wants to do. The second part of this is then adding racetracks to the Table, in section 34-200 and Table 200-1 to allow racetracks under Industrial uses as a Permitted Principal Use in an I-2 district.

Jody Stutzman, questioned the definition of racetrack, as it states in here specifically is talking about motorized vehicles. Are there different types of racetracks?

Lee Vrooman. This would be like the existing racetrack that is out there, MPH. We are not talking about a horse racetrack, or a dog racetrack, a motorized vehicle racetrack, already existing. The definition needs placed back in order to get the Residency part.

Lou Kully. Questioned there are also some wind powered or electric powered vehicles, should that be listed as well?

Lee Vrooman. Right now, for what is existing out there, as far as the buildings, this would cover the buildings and the new development.

Lou Kully. They had solar powered or electric powered ones out there as well.

Lee Vrooman stated this is covered under this amendment.

Ann Hinton stated she had the same concern when she first read this. It does not say Auto Racetrack, and wondered if it should have.

Lee Vrooman. Stated it says for motorized vehicles. That covers the automobile part.

Lou Kully stated that also covers motorcycles, trucks, and go carts, when it states motorized.

Lee Vrooman stated even the solar powered vehicles have motors in them, so they are covered.

Moved by Chuck Rosenberg, seconded by Rakesh Srivastava, to recommend approval to the Mayor and City Council an Ordinance to amend Hastings City Code 34-104(6), Adding the Definition of Racetracks and 34-200, Adding Racetracks as Permitted Principal Use in I-2 Districts in Table 200-1. Roll Call: Ayes: Jacque Cranson, Rakesh Srivastava, Shawn Rossi, Ann Hinton, Lou Kully, Chuck Rosenberg, Michelle Lewis, Jody Stutzman. The motion carried 8-0.

c. 2023-009. Public hearing for a change of zoning for property commonly addressed as 947 South Burlington Avenue, Hastings, Nebraska, from “R-1, Urban Single Family Residential” to “C-3, Commercial Business”, and to amend the Official Zoning District Map.

Lee Vrooman. This is the Brickhouse Subdivision Area. We have seen this Plat the last two meetings, the preliminary and the final. The third step is Rezoning all the Lots from the portions that are I-1 to C-3, to make that consistent. This is in the Commercial Retail Overlay area so it meets the guidelines of that district.

Moved by Lou Kully, seconded by Shawn Rossi, to recommend approval to the Mayor and City Council an ordinance and the amendment to the Official Zoning District Map to rezone property commonly addressed as 947 South Burlington Avenue, Hastings, Nebraska, from “R-1, Urban Single Family Residential” to “C-3, Commercial Business”, and to amend the Official Zoning District Map. Roll Call: Ayes: Jacque Cranson, Rakesh Srivastava, Shawn Rossi, Ann Hinton, Lou Kully, Chuck Rosenberg, Michelle Lewis, Jody Stutzman. The motion carried 8-0.

d. 2023-014. Public hearing to consider bringing a tract of land into the corporate limits of the City of Hastings for James Holt to bring property commonly addressed as 219 West J Street Hastings, Nebraska which is being platted as Holt Addition.

Lee Vrooman discussed these together since they are related. The first one is to bring the area shaded in Yellow into the City as an Addition by Plat. What they want to do is to Plat all three of those lots into two lots, so basically what is in Yellow, and the lot directly to the North of it, would be all one lot. Lot two would be off to the East. The first item, is to bring that South portion into the City, and then the second part is the approval of the Preliminary Final Plat.

Moved by Michelle Lewis, seconded by Jacque Cranson, to recommend approval to the Mayor and City council the bringing a tract of land into the corporate limits of the City of Hastings for James Holt to bring property commonly addressed as 219 West J Street Hastings, Nebraska which is being platted as Holt Addition. Jacque Cranson, Rakesh Srivastava, Shawn Rossi, Ann Hinton, Lou Kully, Chuck Rosenberg, Michelle Lewis, Jody Stutzman. Roll Call: The motion carried 8-0.

10. Subdivisions

a. 2023-014. Preliminary/Final Plat for Holt Addition of a tract of land located in the Northeast Quarter of Section 24, Township 7 North, Range 10 West of the 6th P.M. City of Hastings, Adams County, Nebraska.

Moved by Lou Kully, seconded by Rakesh Srivastava, to recommend approval to the Mayor and City Council the Preliminary/Final Plat for Holt Addition of a tract of land located in the Northeast

Quarter of Section 24, Township 7 North, Range 10 West of the 6th P.M. City of Hastings, Adams County, Nebraska. Roll Call: Jacque Cranson, Rakesh Srivastava, Shawn Rossi, Ann Hinton, Lou Kully, Chuck Rosenberg, Michelle Lewis, Jody Stutzman. The motion carried 8-0

11. Reports

a. Committee Reports

Chair Hinton did not have an ad hoc committee report due to the lack of the Planning Director.

b. Chairman Comments

Chair Hinton did not have any comments.

c. Staff Reports

Kevin Kubo talked about the Theatre District projects. The Theatre is 95 % done and will be opening soon.

Ann Hinton said she gets questions regarding opening of the theatre.

Kevin Kubo stated June 1st, but we will see as approvals needed by the Fire Marshal. Rakesh Srivastava stated he has seen the work progressing and they are starting to hire and training first week of May. He handed out a packet of completed property maintenance projects.

Jody Stutzman thanked them for all the information and asked how the process was going?

Kevin Kubo stated it has been a normal process thus far. Where that has not happened, the matter will go to Court.

Lou Kully gave them compliments for keeping a thumb on it and moving them along.

Kevin Kubo stated they are doing their best to help them overcome their coding issues.

Ann Hinton asked about the geese in the pond creating issues with the airport.

Kevin Kubo stated the FFA has made that area a retention pond. The architect is still working with the FFA on wildlife portion that hasn't crossed Kubo's desk as of yet.

Ann Hinton mentioned there is no water there yet, so it's not an issue right now.

Kevin Kubo stated a well has been put there, so there will be water to retain it.

Chuck Rosenburg asked about the flags on Burlington, the old Valentino's and the car wash.
d

Kevin Kubo stated Valentino's is going to be a funeral home and they are doing a minor remodel on the inside. They are 90% complete with that. Also residing it to make it look better. The car wash, Olsen Associates, are moving forward. They will need to RE-PLAT per Lee Vrooman. They are aware of that.

Jody Stutzman had a question regarding the property on the house at 1126 W. 6th Street that had a fire. What is happening with that property?

Kevin Kubo stated the choice is to repair or tear it down. Taylor Smith will have it demolished if it is not brought into code.

Jacque Cranson asked about the signs hanging around town in disrepair.

Kevin Kubo then discussed Signage about fining or letters. Zoning violation, send a letter to repair or take it down, it goes to violation, but we don't like to do that and work together for the benefit of the City to improve the looks and educating the public.

Lee Vrooman then added comments for everyone, welcoming new staff member, Melissa Woodard, as the new Administrative Assistant, learning from Teri and whom will eventually take over the Planning Meeting part. Comp Plan, meeting scheduled in May to continue going over that, the big one. Annexation, per city code, this is the year to look at Annexation, and County Industrial areas. Proposed staff takes the first look at personal properties. Currently nothing is on the Agenda for the May Planning Meeting, so agreed to make that a Work Session where staff can get a list of properties together before then. A list of properties from the Council to get together and decide if we need to get together with the Utilities, Police, Fire and have Jesse Oswald give us a rough rundown on what is in the Code and Statute, as far as what we need to be looking at. Many meetings needed early before February 1st, 2024. Director search only had one interview left, several applicants dropped out. Final City Hall movement is that Planning will move to the Yost building, meetings held at City Hall until Fall, August or September 2023, when they will move to the Airport with City Council.

Jesse Oswald is working with Municode who does the City Code and working with them to update our City Codes. Will look at initially internal conflicts, the Code itself, and then other potential conflicts with State Law or anything. Then do a full update of Code, with Planning and Zoning and will most likely be a 12-18 month process.

Moved by Lou Kully, seconded by Shawn Rossi to adjourn. Roll Call: Ayes 8 Nays 0 Jacque Cranson, Rakesh Srivastava, Shawn Rossi, Ann Hinton, Lou Kully, Chuck Rosenberg, Michelle Lewis, Jody Stutzman. The motion carried 8-0.

1st Vice Chair

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Tuesday, May 16, 2023

Pursuant to due call and notice thereof, a meeting of the Hastings Planning Commission was conducted in the City Building, 220 North Hastings Avenue, on May 16, 2023.

The meeting was called to order at 4:00 p.m. in Regular Session by First Vice Chair Hinton with the following members present: Ann Hinton, Brian Hoffman, Michelle Lewis, Chuck Rosenberg, Shawn Rossi, Jacque Cranson, Jody Stutzman, Lou Kully Absent: Greg Sinner, Rakesh Srivastava.

Others Present: Lee Vrooman, Director of Engineering, Kevin Kubo, Chief Building Official, Jesse Oswald, City Attorney, Anthony Murphy, State Fire Marshal

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

Moved by Lou Kully, seconded by Brian Hoffman to adopt the current agenda for the work session. Roll Call: Ayes: Ann Hinton, Brian Hoffman, Michelle Lewis, Chuck Rosenberg, Shawn Rossi, Jacque Cranson, Jody Stutzman, Lou Kully Nays: None. The motion carried.

The Public Notice was read into the record. Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, May 12, 2023. 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. Special Order of Business

a. Discuss Annexation

Lee stated this is the year per Civic Code that the Planning Commission can look at annexation and come up with something to take to the City Council as a recommendation. This lines up with the year per City Code to look at the County Industrial Tracts. An opportunity to clean those up. Met with staff to get initial areas to look at, and will have Jesse Oswald go over what annexation means and what we can and cannot annex. We will start with the aerial at Lochland, work around the edge of the City limits, to the East and all the way around. Look at spots the Commission wants to have staff look at to make sure we can serve them, whether it is roads, utilities, or those types of things, and add those to the list for the next meeting on annexation.

Jesse Oswald, stated he will give us what he can for the purposes of this discussion. Lots of details on this, so wants to start with a very high-level overview to get the ball rolling.

- In order to annex property: has to be continuous, adjacent lands, lots, tracts, streets, or highway to the City Limits.
- Urban or Suburban in character, and there can be no agricultural lands which are rural in character. To make that determination, the areas sought to be annexed, must be immediately adjacent to annexed portions, within those surrounding areas. That can help in aiding whether it is rural in character.
- Adjacent, or synonymous, means adjoining, touching, sharing of a common border with the city limits.
- In addition to those things we have to provide basic services; such as utilities, water, sewer, electrical, as well as Fire, and Police services, and show through our plans that we have this ability and how the City would put that in place and how it would be proposed if not already serviced.

Those are the general guidelines permissible for annexation purposes.

Brian Hoffman asked if we have been looking to have our comprehensive plan completed, to give to the board, that information inside that comprehensive plan would give us guidance as to what areas we should be annexing or not?

Lee Vrooman replied, yes, and have shared these drawings you have right now, as well as anything in our discussions. We need to have recommendations of this by the February meeting in 2024. This is only the start of the discussion, anything that is shown here, does not necessarily mean it is going to be annexed. We have a long way to go to get to that recommendation. Hopefully we will get some insight from them if they see something different from what we have. Let's start at Lochland. The dark black line is the current city limits. Jesse Oswald may have said there are two different ways we can annex:

- Go through this process and the annexation process
- Or as an area develops, like North of the Retina Center, as they Plat that land, we can bring it in through the platting process. As it grows and it's platted, we can bring it in the City in that way.

Brian Hoffman inquired South, between them and Walmart, has that ever been a discussion? I know its agricultural right now, but we have made a lot of zoning decisions recently on that property, is that something that when it comes up that you know is part of the City or not part of the City?

Lee Vrooman replied when we had the discussion on the Racino; Casino Racetrack there, as a condition of the CUP that was to be brought in as annexation. So if that would move forward, we would do it through that process of platting, unless the commission has a desire to recommend areas like that.

Lee Vrooman inquired is there anything to the North or East of Thom? Down towards the Softball Complex is Area #1, part of our county Industrial Tract. Out there we do have some of the buildings half in the county, half in the city, really haven't completed any annexation since 2012. At those times, some of those buildings were being brought in by segments, and now since 2012 that has stopped. This is an area the staff felt was a good area to clean up and is an area that is served by all utilities and by fire and police and surrounded by the City Limits.

Ann Hinton remembers when they would bring these in incrementally and it was an absolute nightmare in the Registrar of Deed's Office and the Assessor's Office. Worst part was that fraction, and thinks that is the prime example of a clean-up area, part of them are in and part of them are out, that would be her number one and the first she would say yes, definitely.

Lee Vrooman said that would include the buildings up by the hike and bike trail and it would go up the little sliver up to 42nd Street. Now that the City owns the property to where 33rd Street is going to be extended to **Utecht Avenue (Circle)** that would also be considered for annexation.

Brian Hoffman asked is there any reason that creek behind there would not be annexed, because it's not going to be developable land?

Lee Vrooman stated like we discussed, if something to the East of there would develop, and if they Plat that area, then you pull that in. A big portion is flood plain and would not develop. There is no benefit to bring it in to the City.

Jesse Oswald said you may not be aware but the city zoning territorial actually extends 2 miles outside the city limits that we can and do enforce.

Lee Vrooman said if we move farther South, Area #5 is completely surrounded by city limits, about three houses, we have all utilities, of course the roadway, Fire and Police service that area. Again, the reason staff said this might be a good candidate, but would like your input to keep in the discussion or not.

Chuck Rosenberg asked how is that currently zoned?

Kevin Kubo stated it's probably R1A's in there, and the larger piece may be Agriculture, and the Market Lane has both R2/R1.

Lee Vrooman said going back to when maps were put together in 2015 and 2020, they never really progressed into the annexation discussion. Both of those had this area in there as a potential annexation, and this area has really changed since 2012, with all the development to the West, with Market Lane, these houses, Trail Ridge, and even farther West and North with this whole area, that it's really developed in the last five years. The whole nature of that area has changed. So that also lends to, do we annex it at this time?

Lou Kully said normally when you look at something like this, talking about Area number #5, you look on all four sides, regardless if there is ag land. Normally it has changed and is surrounded on all four sides. The same goes for commercial property, like #8, #9 and #10. The rule of thumb on Commercial for bringing something and it's surrounded on three sides, it should be brought in. That also has to be considered. As well as #8 and #9, we will get to that eventually, but on #5, should be no brainer on that as well, and with all the expansion around it's just waiting to happen.

Jesse Oswald confirmed on GIS it is zoned for single family residential and is not zoned agricultural.

Ann Hinton asked if the little area to the East of #5 (Volker Sub is the area East of #5 that is annexed? Was that one that was brought in by Plat? Questioning, because I am remembering when this was platted and wondering why the Valentine Sub wasn't done the same way? Maybe, I think, that Craig Add came later? So they were probably thinking that it was **contiguous** at that point, and brought it in by Plat? Otherwise, it doesn't make sense, that the city would have annexed that one little area, and passed over the Valentine Sub, Volker Sub and this un-platted area without annexing them.

Jody Stutzman had a question about driving by and a horse there and knows maybe the other horse a little farther on Elm is now there, some horses are probably on Valentine, how does that affect the animals? Horses, and being a part of the City?

Jesse Oswald said it won't affect the animals at all. For example, all along Elm Avenue, they are all in the City limits, and they have horses. It's permissible use, that does not affect their ability to have horses.

Jody Stutzman wanted to know if there is a limit on horses?

Michelle Lewis said that is with the zoning, so that applies to them already, and would not change.

Lee Vrooman said moving to the East and the next area is #7-Along 2nd Avenue, the West part of 2nd Avenue, on the West side. It's hit or miss, then a property that is in the City limits, then a property that isn't, two properties that are, then it's not. Then if you go all the way down to the cemetery, we have a portion of the cemetery that is not in the City limits. So # 7 would take all that is not in the city limits and make that all uniform. All utilities there serve them.

Ann Hinton said she personally looks at this as the weakest area, because it is on the East side surrounded by farm ground and would be the weakest to call for annexation in her opinion.

Lee Vrooman stated again, these are just areas the staff put together for discussion and when we finalize this, recommendation comes from the Planning Commission, and it's up to everyone here so if you want something out, we are happy to take it out. It's just to start a conversation.

Brian Hoffman asked could we break it up to the right, so we could annex all the way up to the railroad and get the rest of the cemetery?

Lee Vrooman said Absolutely!

Brian Hoffman said I'm just seeing what she's saying is where is the road entrance to that side of the railroad tracks, there really isn't a good road access, or anything for development there.

Ann Hinton stated she would rather see it just to the railroad. The cemetery obviously needs to be in the City.

Jesse Oswald said Police and Fire Services, they are likely to receive those services, even though they are not paying those taxes to the City. They won't make the call to the county for a fire to wait, so would be receiving City services. If you are a neighbor across the street, who is paying those taxes, yet your neighbor is receiving the same services, that should be discussed, and part of the reasoning behind considering those as well.

Brian Hoffman asked how many houses are on that developed area?

Lee Vrooman said so there is a house on the North end, and if we go down, the next property has a house, the third house to the South is in the City Limits. The next house is out. The following two houses are in, and then the rest is farm ground.

Brian Hoffman asked so we currently have services all the way down that road?

Lee Vrooman replied, "We do! Right now, we have water, sewer, gas and electric.

Ann Hinton asked Is there any way we could move the line farther East and get the homes, versus getting the ground behind it? I know on 6th Avenue years ago that's how they brought them in, because of the farm ground, and it was the first 300 feet, within the city limits, and then everything over was not. We could make however many feet to take in those homes, and leave the rest outside as farm ground.

Jesse Oswald said he could look into that. May not be permissible.

Lee Vrooman said we could go in the tree line, and kind of square it off.

Anthony Murphy stated just a couple of quick comments to follow up from my perspective on situations like this. As long as we are careful one part of the property might be serviced by Emergency Services by one jurisdiction, back to your comment from the Assessor's and Registrar' of Deeds, that we aren't splitting it up too much, because that's the other line, we can't respond to your backyard that is on fire, and we don't want to end up in that situation. I will also say any situation like this where we have one or two houses is covered by one jurisdiction and one or two by another, that definitely becomes a concern, and not clear cut for 911 purposes. Anywhere we find situations like that needs cleaned up. Emergency services on both sides of that line, are going to be in favor of that! Depending on what date the annexation occurred, sometimes those streets are divided by center lines and become an issue as to who maintains them. Street and roads are divided by a thin line, for gravel road, and who maintains them.

Lee Vrooman stated currently the roads that may be split, the city maintains. We get paid the lane miles, since they are adjacent to the City. We do have a few of those that are split down the middle. I am hearing that the guidance on this property is to try to take the houses in the annex?

Ann Hinton stated she didn't know, but the next issue, if we take in all of those, that leaves that one little property. Right beside it that again would be rural and all of these other houses along there would be City. Then we are getting into the jurisdictional thing with just one house left there. I guess to leave one home, and jog around it, however, they are probably the homeowners of that whole quarter, aren't they? So that probably is not going to work.

Brian Hoffman asked Lee what the potential of land R1 development is?

Lee Vrooman states obviously where the creek is, probably none. If you go South, there is potential for this area at some point. Maybe a large lot, similar to what's to the North.

Brian said he can see industrial moving next to the tracks, it's hard having residential right next to the tracks there. Lee Vrooman stated there is some housing by the tracks, so not out of the realm there could be. Now whether that's next year or fifty years from now, hard to tell. Some of these areas, if we are on the fence about them, leave on here for the next meeting, have more discussions, then ultimately, if we pull them off, in three years we can look at them again. For sure the cemetery.

Ann Hinton states she would agree with the cemetery. She would also think maybe an area like this, bring it in by Plat as it is developed North of the railroad, as so much of it is agricultural.

Lee Vrooman stated yes and even this one that is in the City, a little further North, may be the case also. We go farther South to the Hastings College area, a lot of agriculture right outside of the city limits. Then farther to the East is AGP.

Brian Hoffman asked if AGP is in the City Limits?

Lee Vrooman stated no, they are right outside the city limits. I know there was some internal discussion on an agreement they had.

Jesse Oswald stated Yes, he has been told that when AGP went out there, as to how there are some limits to when the City could annex them. He has not seen the agreement yet. Needs to read it to understand what the terms would be on that agreement.

Lee Vrooman said that is one on the previous maps starting discussions and again that is up to the Commission if they want to move forward either way.

Jesse said if the Commission wants, he will look to find that agreement to find that information to make a better decision on that based on what that agreement may or may not say.

Brian Hoffman stated Yes, because we have annexed the College out that direction and we are not going to get the annex for Heartland Renewables, because they are City Property, so I would encourage us to look at that. An industrial area and an industrial company, and so is AGP. Do we supply water up to that property line?

Lee Vrooman replied, we supply water, sewer and electricity. Discussed #8-9-10. Split these up to West of Showboat is area #8, the CPI area is this little triangle, Area #9 is - East side of showboat then Area #10- square South of Highway 6. All utilities are there. Fire and Police would be called to serve those areas. To Lou's point, they are surrounded by the City.

Brian Hoffman made an argument about it having a lot of high-power high lines on that corner, so if interested in buying a business down there, it would be costly to move the power from down there.

Lee Vrooman stated they would not make them move power lines, move farther to the West and not use that corner. The very first part next to Showboat is undevelopable. Farther to the East, the Central Community College area, is annexed, the Heartwell Area, is inside the City Limits, then a piece here of City owned property also is in City limits, brought in by a Plat at the same time the Heartwell property was. At one point there was development anticipated in the corner, so they wanted to make sure it was in the City limits, to receive electricity.

Brian Hoffman pointed out that there are a lot of storage and businesses in that area South of that. Asked for an estimate of businesses using rural services instead of our services.

Lee Vrooman said they have our water and sewer, not our electricity or gas. If annexed, we would have to compensate the electric provider for taking over their service area. Same thing as when CCC and Lochland were annexed. There was a negotiation there to compensate the previous owner.

Anthony Murphy asked, back to the jurisdictional question, is there a reason why Whelan Energy is not in Corporate limits?

Lee Vrooman stated it's more of a sales tax issue. From the rate payer side, it is tax exempt, so there are no benefits from the tax side, but would be a detriment to the rate payer, paying another percent and a half on sales tax for purchases. That's the crux of it on that property. Probably causes issues with Fire and Police Services not being in the city.

Anthony Murphy stated ultimately since it's still city property, we are going to respond, to help protect and be there for our employees. Anywhere we can clean up jurisdictional areas.

Brian Hoffman told Lee it would be interesting to know how many businesses, and there are people who have redeveloped those to residential properties in there, people that have camper storages, a metal company and businesses outside the city limits and only reason to see it could be a decent annex. Is there anything regarding the hazard of the land over in that area the city may have to consider?

- The ground by the Naval Depot was mentioned.

Jesse Oswald deferred to the Environmental Director on the question of that nature.

Lee Vrooman stated the plumes that are coming out of town are going that direction so it is going to the Naval Ammunition Depot, so, it could be.

Jesse Oswald stated it is a valid concern, we can look more into that if that is an area we want to explore.

Lee Vrooman then started back to the West outskirts of city limits and then to the general area South of Good Sam, moved on to Wabash Area.

Brian Hartman asked Lee, who owns the J Street mounds of dirt over in that direction, is that the city or a business that owns that gigantic mound of dirt there?

Lee Vrooman said that is a business. MSC or LLC? At one time it was Nitro Construction, big pile of concrete there, they crushed concrete, and would sell it.

Brian Hoffman's question if they are in the City Limits was answered yes by Lee Vrooman

Lee Vrooman then moved on to Area #6 saying, we thought this area, as it's the same storage property area as the business along 12th street, to square that off and clean it up. Of course, then the County Jail Property came in a year ago.

Brian Hoffman said further south on Wabash, that development is constantly going south with houses, and why they're not being considered plotted when they are being brought in there?

Lee Vrooman said he don't know if we have had any new Plats in this area for a while, most have been North. Again, an area to look at, if they like? How far down Wabash?

Brian Hoffman stated all the way to Idlewilde. I imagine we supply sewer, water and electricity?

Lee Vrooman stated we have electricity and water, sewer may be a challenge. Gas and sewer stop at the City Limits. Would have to look at difficulty of that area for full utilities. Can take a look at that for next time. Areas #2, #3 and #4 in the West Industrial Park, again, Area #2 is half in and half out of the city, and then Areas #3 and #4 are single properties, that are encompassed by the city.

Ann Hinton said several years ago while she was still in the Register of Deeds, she got a call from someone about one of those two properties. Why weren't they in the City Limits? Told them she really didn't know, they just got missed, partly because of that incremental annexation that was happening out there. This particular building wasn't part of what they considered the Industrial Area, and got missed, because the others were a part of that and brought it in incrementally. There must have been more, because #3 and #4 were both in that situation.

Lee Vrooman states he thinks that is similar to Area #1 and is a clean-up area.

Brian Hoffman asked Lee Vrooman if the area up there on the one property was actually cut in half?

Lee Vrooman nodded yes and said that is Area #2. Moving on if you go back to the West. Basically, goes from Brickyard up to South Street, straight across and encompasses the Regional Center. One time the landfill was in City Limits, then it was out, there was some legal action to take it out, but right now there is farm ground between the Landfill and the City Limits. Going back up to the North around Highland Drive, we have a little sliver of city property to get out to Westbrook, then it comes back into Highland Drive and around the Airport.

Brian Hoffman asked is Westbrook being platted in when they develop and grow? I know we did a house recently out there for horses and agriculture, and I think that's to the left.

Lee Vrooman asked so this whole entire parcel of land right here?

Brian Hoffman asked so that's being brought into the city?

Lee Vrooman said so that is NOT being brought into the city.

Brian Hoffman questioned that's Fish property? Lee concurred. Brian went on to say they came and asked us to rezone their property.

Lee Vrooman stated they moved it back to agricultural maybe because of the size it wasn't brought in. Other than that, Westbrook is pretty much fully developed unless it goes back to the North or to the East.

Brian Hoffman stated it was going further West.

Lee Vrooman said but right now there is no further development. The Fish property encompasses everything that is left. To the left of that is Country Estates, once you cross the creek, we would have difficulty serving sewer there.

Brian Hoffman asked but all the other services are currently being served there?

Lee Vrooman stated Electricity is, water is not, so electricity is the only service they have.

Brian Hoffman asked Lee what is the reason that area is not being annexed, just the size so we left it as ag? But it's being developed for residential and horses?

Lee Vrooman said he doesn't remember for sure, it's one house, and how many acres?

Kevin Kubo replied about 67 acres.

Brian Hoffman said it's going to be a big house, a big chunk of property, big outhouse buildings.

Ann Hinton said she thought the whole thing was more than 10 acres which means they don't have to plat it. The state statute is if it is less than 10 acres then they have to plat.

Lee Vrooman said yes, being 67 acres it falls out of that, and is a good point. Without annexing something there, it would be difficult to jump the creek to get to anything past that.

Lee Vrooman pointed out the City Limits go around the airport then encompasses the ASR Lagoon, ASR Buildings and well houses, around the city property, back around the Walmart area.

Brian Hoffman asked we are providing all services on that 42nd road all the way out?

Lee Vrooman replied Yes. We have water, sewer, electric. We don't have a gas line currently there, but we could have. The sewer is dry because there is no one to provide service.

Lou Kully asked could you move up further North to Madden Road? You do know that strip of land just sold, on the South side of Madden road, going West off of Tom Osborne? The area you are pointing at right now, the strip. The price reflected the whole section of ground, but what they were talking about, was about 300 ft. That entails everything in back of the houses, South of Madden Road and figure all the way to Tom Osborne Drive.

Lee Vrooman said well, they are in the City Limits right now. Where the Casino was going to go was out, and to the North of the black line is in, so that 300 ft. would be in.

Brian Hoffman asked when we started we talked about where the Retina Center is, that's all being brought in when it's being Platted or no?

Lee Vrooman stated it has been, yes. There is a preliminary plat for the entire area and I know Johnson Imperial Homes, as they have developed have platted each part and brought it in to the city. Lou Kully asked Lee to bring the map up higher North, and Lee stated mentioned the Weather Station and TV Station there.

Lee Vrooman said this area is the discussion do you wait until people Plat, develops, or either way. At some point do you continue to annex North?

Brian Hoffman asked to look at East Lochland on the East side of Lochland Road to see if there is anything missing in that area?

Lee Vrooman said so right now the City Limits looks like it encompasses Lochland Road. It does not consider these two houses here or the farmstead, that's everything South. A couple action items to look at:

- Area South on the NAD
- Environmental concerns
- a number of businesses
- Area on South Wabash-whether we can service?
- Pare down area #7
- Look into AGP agreement

Brian Hoffman asked about the new concrete company all the way out on the corner of Showboat is that considered outside the City Limits? Which it is. Discussed that one time the City was looking at developing that area at 42nd and J Street and a house is going up that is quite large on the North side of 42nd right now.

Lee Vrooman pointed to it and said, yes, that is just outside the City Limits. It's like the one talked about at Westbrook, it's a single house on 70-80 acres.

Brian Hoffman said just thinking they do a lot of concrete business out there. Do we currently provide services?

Lee Vrooman said yes, we do, everything. That would be right here on the corner. The city owns this property here and pointed to the East of the other one. At times talk of different developments coming to part of that. As the 42nd Street bypass continues to develop as a truck route maybe that spurs some growth along that whole route.

Lee Vrooman said if we are done with annexations, there is one more piece of business. We had an Interview for the Director of Development position last Thursday, May 11, 2023, Chad Bunger. He was offered the job and accepted. He will start June 19th. Lee Vrooman said he has lots of good experience, grew up in Hildreth, Nebraska, went to UNK, and Kansas State, worked at Manhattan KS., for the City as a planner for 15 years, and is now out in Bennet, CO. He has been out there the last 10 months, and is looking to get closer to family here. He will be a great addition to our team. A lot of good experience. Jacque Cranson, Ann Hinton and Michelle Lewis helped with the interview. Had a formal interview, then Kevin Kubo and Anthony Murphy took him on a tour of town, then had an informal group meet with Chad at Yost for conversation and they all gathered after that. They all had the same opinion, very genuine, and a good fit for the City of Hastings and excited to have him.

Shawn Metcalf added it was a pretty big group at the very end and everyone was on the same page. You know when you are looking at applicants and you get that feel when you have the right person, all the experience, the right mind-set, developer friendly. Chad had all of the things we were looking for, so we were really happy.

Moved by Jacque Cranson. Seconded by Chuck Rosenberg there being no further business to adjourn at 5:12 p.m. Roll Call: Ayes: Ann Hinton, Brian Hoffman, Michelle Lewis, Chuck Rosenberg, Shawn Rossi, Jacque Cranson, Jody Stutzman, Lou Kully Nays: None. The motion carried.

Adjourn

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Tuesday, June 20, 2023

Pursuant to due call and notice thereof, a meeting of the Hastings Planning Commission was conducted in the City Building, 220 North Hastings Avenue, on June 20, 2023.

The meeting was called to order at 4:00 p.m. in Regular Session by First Vice Chair Hinton with the following members present: Ann Hinton, Michelle Lewis, Chuck Rosenberg, Shawn Rossi, Jody Stutzman, Lou Kully Absent: Greg Sinner, Brian Hoffman, Jacque Cranson

Others Present: Lee Vrooman, Director of Engineering, Chad Bunger, Development Services Director, Kevin Kubo, Chief Building Official, Jesse Oswald, City Attorney, Anthony Murphy, State Fire Marshal

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

Ann Hinton stated there is no approval for the minutes on the agenda, so because we did not catch it in time to amend the agenda, we will approve the minutes in the July meeting. We had a work session in May, where we couldn't approve the minutes before, so we are actually going to have about three months of minutes to approve in our July meeting.

Moved by Lou Kully, seconded by Chuck Rosenberg to adopt the current agenda for the work session. Roll Call: Ayes: Rakesh Srivastava, Ann Hinton, Michelle Lewis, Chuck Rosenberg, Shawn Rossi, Jody Stutzman, Lou Kully Nays: None. The motion carried.

6. Special Order of Business

- a. No special order of business, but Ann Hinton stated we do have a new Development Services Director, we would like to welcome Chad Bunger. He will be presenting our items in the public hearing section today.

The Public Notice was read into the record. Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, June 16, 2023. 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.

Ann Hinton stated she was sorry she got that out of order, and the Special Order of Business was the introduction of the New Development Services Director.

7. Unfinished Business

- a. Continued Applications – None
- b. Tabled Applications – None
- c. Postponed Applications-None

8. Public Hearings

a. 2023-322. Public hearing to recommend a request from The Community Redevelopment Authority (CRA) of the City of Hastings intends to amend the Redevelopment Plan for Area #7 within the city, pursuant to the Nebraska Community Development Law (the "Act") and provide for the financing of a specific redevelopment related project in Area #7. The Redevelopment of the property, located on a portion of land in the Hastings Medical Park Subdivision, City of Hastings, Adams County, Nebraska. For acquisition of property and construction of a medical clinic building and other necessary improvements.

Ann Hinton requested Randy Chick come forward to present his information concerning 2023-322.

Randy Chick, address, 520 W 21st Street #200, and speaking for the Community Redevelopment Authority. As a refresher, we have 15 redevelopment areas, within the city limits of Hastings, all of those have a general redevelopment plan. Each time we come in to you with a project, it's going to use tax increment financing. We come in with a specific modification for that area plan, site specific, so what we are doing with this 7- or 8-page document you see is meeting all the state statutes required to proceed with a redevelopment of this type, and answering all the questions that they want answered. Each one of these redevelopment areas, are targeted, that's where we want to see development occur. We come in with a blank substandard study, which comes through this commission, then goes on through the city council, this one was actually done back in the mid 90's, so it's been there for quite a period of time. The project in question is a medical clinic, up on land that is currently owned by the Hastings Medical Park. It's about 11,775 sq. ft. building with a 3800 sq. ft basement. We've identified about \$925,000 of TIF eligible expenditures that can be paid with TIF dollars, are identified in state statutes. The CRA has reviewed this project application and determined that the maximum amount of TIF available would be \$733,000.00. You have quite a bit of information in there, a cost benefit analysis, how this might impact schools or other employers in the area. There is no request for zoning change. However, there is a replat that's taking place and also with the medical clinic use, a CUP is needed. So the developer will be coming to you, looking for a conditional use permit to allow this to be built in the I1 zoning area. That's all I have for you, if you have any questions for me, Tyler Adam was supposed to be here today, but got the wrong time on his calendar, so is driving back from Gothenburg, but I don't think he is going to make it. In his place, Julie Killian is here to answer any questions you might have about the individual project.

Ann Hinton stated she would call Randy Chick back if they have questions. She asked Chad Bunger if he had anything to add.

Chad Bunger stated he did not have much to add. Chad said Randy Chick did a wonderful job. Summarizing that, I will just provide some photos to give you some reference. It's that vacant piece of ground, to the NE of the existing medical clinic there, where they plan on building that new building. We have not seen the official site plan or building plans for it yet. It was mentioned the conditional use in the I1 zoning district, or the zoning district over the property, so that will need to be addressed before building permit can be received or issued. Going in this order, poses no issues. Future land use map shows it as an employment area, and then as mentioned the current zoning district, so that is truly all in terms of the presentation. City staff does recommend approval of the Plan Modification for Redevelopment area #7 for the OBGYN LLC Project by the Commission to be forwarded to the Mayor and the City Council approval with no conditions or issues on the property.

Motion to recommend approval for Plan Modification No. 2023-1 to Redevelopment Plan Area #7, located North of the Hastings Medical Park I Building, west of North Kansas Avenue and east of St. Joseph Avenue., City of Hastings, Adams County, Nebraska.

Moved by Lou Kully, seconded by Rakesh Srivastava. Ann opened it up for discussion or questions.

Jody Stutzman asked is this going to be an expansion of services where you are bringing in more physicians to serve more people?

Ann Hinton asked Julie Killian to come up to the podium to answer the question. Ann asked Julie to state her name and address for the record.

Julie Killian, 750 W Prairie Lake Rd, Hastings. Julie stated they are currently expanding, that is part of the problem, they are right now just shy of 5,000 sq. feet so they just need the space to adequately house their staff as well as all new patients they are getting.

Lou Kully stated looking at the map, he noticed they are taking half the parking out, have they got a contingency plan?

Julie Killian stated she had not seen the most revised plans but that is actually all grass. The parking right now uses the church parking lot, so not sure to be honest with you.

Randy Chick stated the new building and parking will be in that yellow area in addition to that they are proposing to build more parking south of the Medical Park Building. See that south section of grass down below the parking lot? There's a proposal to do more parking.

Lou Kully said as large as the building is, he thought he would bring that out, with all the extra patients, they will need parking.

Julie Killian stated the staff uses the church parking lot and agreed, there is a plan.

Chuck Rosenberg asked is this a total separate building or will there be a walkway between buildings?

Julie Killian stated it will be a separate building.

Ann Hinton called for a vote. Ayes: Rakesh Srivastava, Ann Hinton, Michelle Lewis, Chuck Rosenberg, Shawn Rossi, Jody Stutzman, Lou Kully Nays: None. The motion carried.

9. Subdivisions

- a. **2023-313.** Preliminary/Final Plat for Hastings Medical Park I Building, west of North Kansas Avenue and east of St. Joseph Avenue, City of Hastings, Adams County, Nebraska

Chad Bunker brief summary for Medical Park 1, same location we were talking about, the existing property is there outlined in blue. It's unplatted as I discovered, oddly enough, so this will plat the land with a subdivision to create 2 lots, lot 1 outlined in yellow, 3/4 of an acre and the remaining will be the existing building and existing parking. So really no easements that need to go to the property, streets are all around it, so fairly straight forward subdivision as it goes. With that, city staff recommends approval of Preliminary/Final Plat for this subdivision and when appropriate happy to answer any questions.

Ann Hinton asked any questions from the public for or against?

Motion for the Preliminary Approval for the Plat.

Moved by Michelle Lewis, Second by Shawn Rossi.

Ann Hinton stated that Chad had mentioned that he was surprised that this property was unplatted. So was she, as she was sure it had been platted before, and thinks she is remembering when they did the condominium association and made the condos and made them in the building that is there,

so was surprised that the land itself had not been platted to a subdivision. So great; she is glad it is being done. Ayes: Rakesh Srivastava, Ann Hinton, Michelle Lewis, Chuck Rosenberg, Shawn Rossi, Jody Stutzman, Lou Kully Nays: None. The motion carried.

10. Reports

a. Director's Communications

Chad Bunker started by introducing himself, that he grew up in the area, and is so excited to be back in Hastings. Spent most of his career in Manhattan Kansas as a planner there, where he worked his way up to an Assistant Director for the Development Department for the City, Then moved to Bennet Colorado, a small town outside of Denver, last year, but decided he needed to be closer to family, and an area he is more familiar with and Hastings fit that bill. He is really excited to be here. Thank you very much for taking it easy on him for his first meeting. He appreciates that. In regards to things the departments been working on, we had a meeting with Marvin Planning Consultants on our comprehensive plan, and that's moving along. We reviewed briefly the future land use map and then talked about the structure of what that document would look like. Going to ask his staff to look at some existing conditions mapping to make sure to get some things right there, but real excited about what this document will look like and where it will prop the city up for the future in terms of development. Finishing up the mandatory housing report to the state, part of the middle housing act, so that's due July 1st, button that up mid-week next week, we are in good shape there. Then the last thing asking you to consider at a future meeting, is if we want to start having some future regular work sessions? We have a couple items on the agenda that is coming down the pipe that wouldn't hurt for us to meet and talk informally through a work session. Those being the Comprehensive Plan and the schedule for us to consider any annexations coming up due the first of next year. Never a fun topic, but there are a few properties to consider because of their locations and serviced by the city.

b. Chairman Comments

c. Staff Reports

Kevin Kubo stated Theatre District is moving along at a better clip, pouring the parking lot for the Sunmart lot and working on tenants for that building and for the KMART building, so should see some good development out there. Had a discussion with Mr. Dewitt about his building and there is a set of plans and he is working with a contractor to get that building rehabbed to make that look nicer downtown.

Ann Hinton walked to the meeting and said she walked past a couple of places. One was catty corner from the Post Office at 3rd and Kansas. There is a fence up, they are leveling it.

Kevin Kubo stated, yes that is a new Garage Flat Project that Randy Chick has been working with Dave Rippe on. They are going to build some apartments with the garages on the first floor. Hopefully doing a footing inspection tomorrow. They are moving right along.

Ann Hinton said they approved that within the last few months, but she noticed the work is really coming along. The next one was just down the street on 2nd Street, on the North side, of course the south side is blocked off with construction, but on the north side between Eileen's Cookies and Imperial Jeweler, the whole front of that building is being redone.

Kevin Kubo had no information on that. Stated he will investigate it tomorrow.

Jody Stutzman said that building is Rolling Peach Boutique and they are moving.

Ann Hinton asked so they are doing the work on the façade?

Jody Stutzman replied yes.

Kevin Kubo stated he has no permits for that, so he will educate.

Ann Hinton said sorry, didn't mean to get anyone in trouble.

Kevin Kubo said they knew something was going on, but was being patient to have someone come in and ask questions, to say hey, do we need a permit? But that hasn't happened yet so, we'll go back to the education part.

Lee Vrooman stated Chad and Kevin covered everything.

Motion to Adjourn at 4:45pm

Moved by Rakesh Srivastava. Second by Chuck Rosenburg. Ayes: Rakesh Srivastava, Ann Hinton, Michelle Lewis, Chuck Rosenberg, Shawn Rossi, Jody Stutzman, Lou Kully Nays: None. The motion carried.

Meeting dismissed.



City of Hastings Planning Commission

STAFF MEMORANDUM

Request of Zoning Change Withdrawn by Applicant

File No.

Applicant Andrew Young

Property Location: 2430 North Elm Avenue and 2400 North Elm Avenue

Date of Public Hearing: July 18, 2023

The applicant has formally requested a withdrawal of the application to rezone 2430 North Elm Avenue and 2400 North Elm Avenue after determining that the rezoning was not needed as part of a desired Administrative Plat.

Because the applicant has withdrawn the application, no action is needed by the Hastings Planning Commission.

PREPARED BY: Chad Bunger, AICP, CFM Director of Development Services

DATE: July 10, 2023

ATTACHMENTS:

1. Withdraw email from the Applicant, Andrew Young

Re: Rezoning of you and your neighbors property

Andrew Young <aandyoung@gmail.com>

Tue 7/11/2023 9:42 AM

To: Chad Bunker <CBunker@cityofhastings.org>

Dear Chad and Hastings Planning and Zoning Committee,

We, Andrew and Alexis Young wish to withdraw rezoning application #23024. After further discussion, it has been determined there is no need to rezone the property listed on the permit application. Please feel free to contact us with any questions.

Sincerely,

Andrew and Alexis Young

Department: Development Services
Staff Contact: Chad Bunger
Planning Commission Meeting Date: 7/18/2023
File No: 2023-417
Prepared By: Chad Bunger, Director of Development Services

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing to recommend a request for a Conditional Use Permit (CUP) for a Medical Clinic at a property generally located to the southwest of the intersection of North Kansas Avenue and West 22nd Street in the City of Hastings, Adams County, Nebraska.

Motion to recommend concept approval for a CUP resolution for Medical Clinic at a property generally located to the southwest of the intersection of North Kansas Avenue and West 22nd Street in the 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:

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

Type of action requested:

Motion

Suggested motion:

Motion to recommend concept approval for a CUP resolution for a property generally located at the southwest corner of the intersection of North Kansas Avenue and West 22nd Street in the City of Hastings, Adams County, Nebraska, subject to the following conditions:

1. No construction shall take place on the site until final approval has been granted by the Hastings City Council unless expressly authorized by the Council at the time of concept approval. In which case, said construction shall be limited to incidental site grading, not including excavation for building sites or water retention areas.
2. Concept approval shall be valid for a period not to exceed 18 months unless otherwise extended after additional public hearings by both the Planning Commission and the Hastings City Council.
3. A five-foot sidewalk must be provided along the northern edge of the property (Lot 1, Hastings Medical Park Subdivision to provide connection to the nearby Pioneer Spirit Trail.
4. A minimum of five bicycle parking spaces must be installed to comply with Subsection 34-308(3) of the City Code of Ordinance.
5. There shall be compliance with any other applicable City, County, State or Federal regulations that shall apply.

6. The resolution shall be filed with the Registrar of Deeds so as to provide notice to any person examining the real estate records of the existence of this CUP. The recording costs incurred to comply with this section shall be paid by the applicant for the CUP.

Deadlines associated with action:

This item is scheduled to be heard at the regular City Council meeting on August 14, 2023

Department head comments:

Complete details of the proposed CUP, including building and site layout, as well as recommended findings of the related CUP standards are found in the attached Staff Report.

Recommendation:

Staff recommends a motion to recommend concept approval for a CUP resolution for a property generally located at the southwest corner of the intersection of North Kansas Avenue and West 22nd Street in the City of Hastings, Adams County, Nebraska, subject to the following conditions

1. No construction shall take place on the site until final approval has been granted by the Hastings City Council unless expressly authorized by the Council at the time of concept approval. In which case, said construction shall be limited to incidental site grading, not including excavation for building sites or water retention areas.
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Zoning Application

Date: 06/23/2023

Project

Permit Type:	Conditional Use	Existing Zoning:	
Project Name:	OBGYN MOB	Proposed Zoning:	
Project Address:	Hastings Medical Park	Comprehensive Plan:	
City, State, Zip:	HASTINGS, NE 68901	Gross Area:	1
In City Limits:	Yes	# of Lots:	1
Legal:		Proposed Use:	Medical Clinic

Reason for Request: Conditional use permit for a new medical clinic

Applicant / Owner

Applicant Name:	OBGYN Building, LLC	Owner Name:	ADAM & FOOTE BUILDING CO LLC
Company:		Address:	2115 N KANSAS
Address:	2115 N Kansas Ave Ste 204	City, State, Zip:	HASTINGS, NE 68901-0000
City, State, Zip:	Hastings, NE 68901	Phone:	
Phone:	402-984-6044	Email:	
Email:	tyleradam@obgynnebraska.com		

Key Contact

Key Contact:	Tyler Adam	Address:	2115 North Kansas
Company:	Obstetricians & Gynecologists, PC	City, State, Zip:	Hastings, NE 68901
Phone:	402-984-6044	Email:	tyleradam@obgynnebraska.com

I do hereby certify that the information contained herein is true and correct.

Tyler Adam

06/23/2023

Applicant

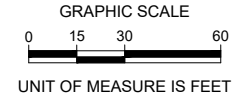
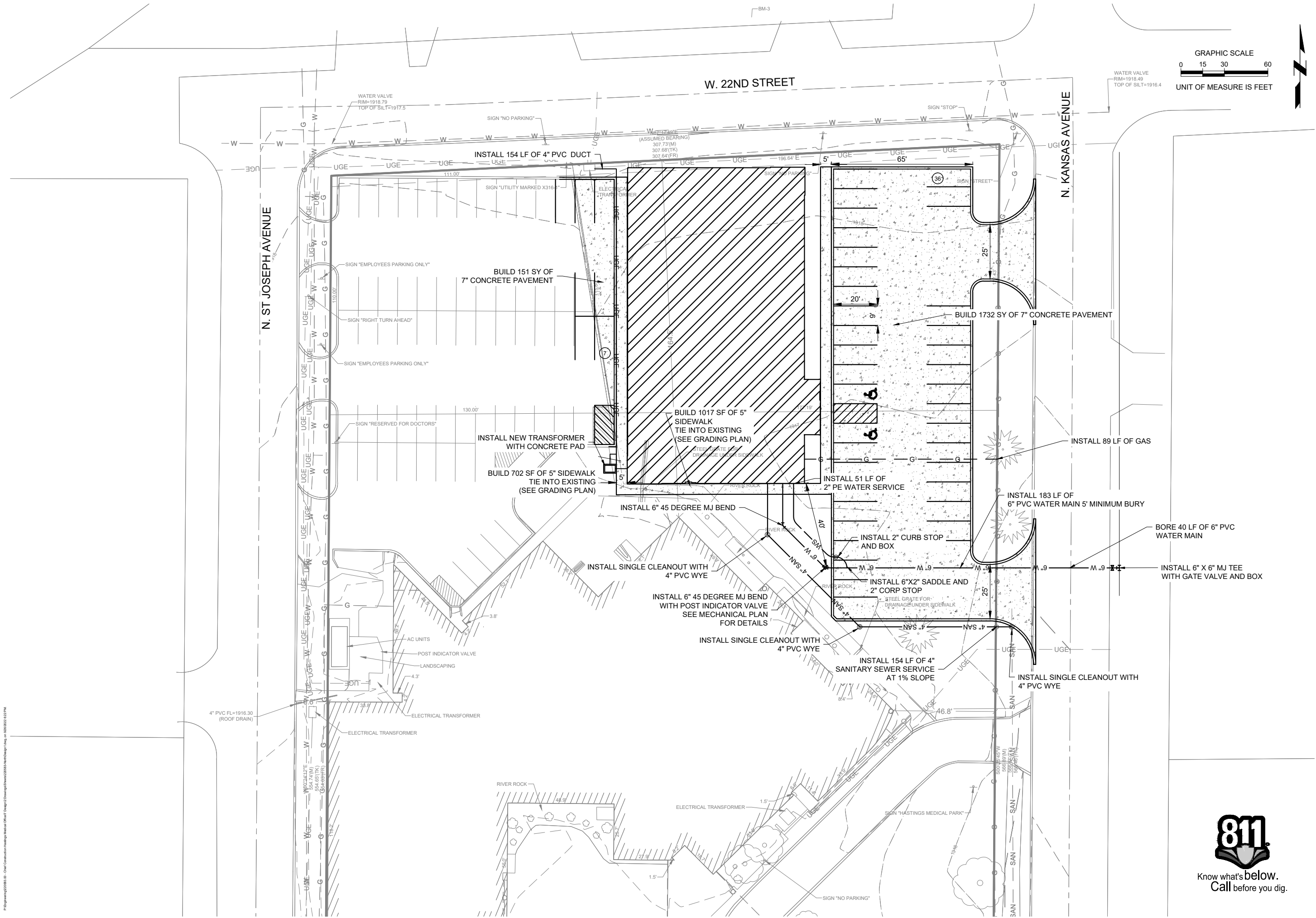
Date

06/23/2023

Owner

Date

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2022
CHIEF CONSTRUCTION
MEDICAL OFFICE
SITE IMPROVEMENTS
HASTINGS, NEBRASKA

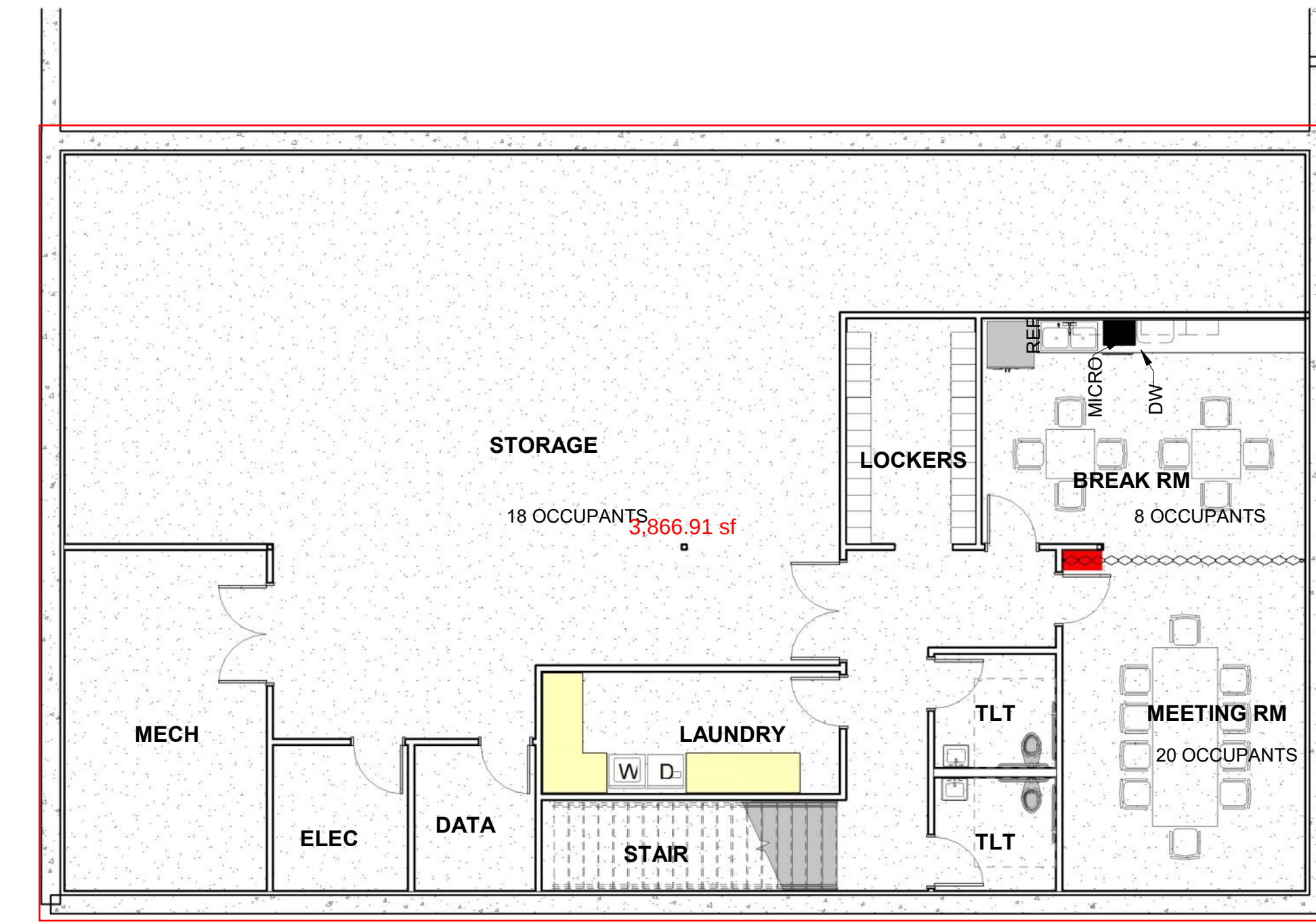
REMOVAL/CONSTRUCTION
NORTH - DESIGN 1

PRELIMINARY
NOT FOR
CONSTRUCTION
15%
DATE:
9/26/2022
PRELIMINARY

PROJECT NO.	220583
DATE	9/26/2022
DRAWN BY	MPR
FILE NAME	220583-NorthDesign1.dwg
FIELD BOOK	HASTINGS #59
FIELD CREW	AG
SURVEY FILE NO.	SV-220583
PLAN IN HAND	
INITIALS	PIH INI
DATE	PIH DATE
70 PERCENT REVIEW	
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DATE	70% DATE
95 PERCENT REVIEW	
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DATE	95% DATE
REVISIONS	

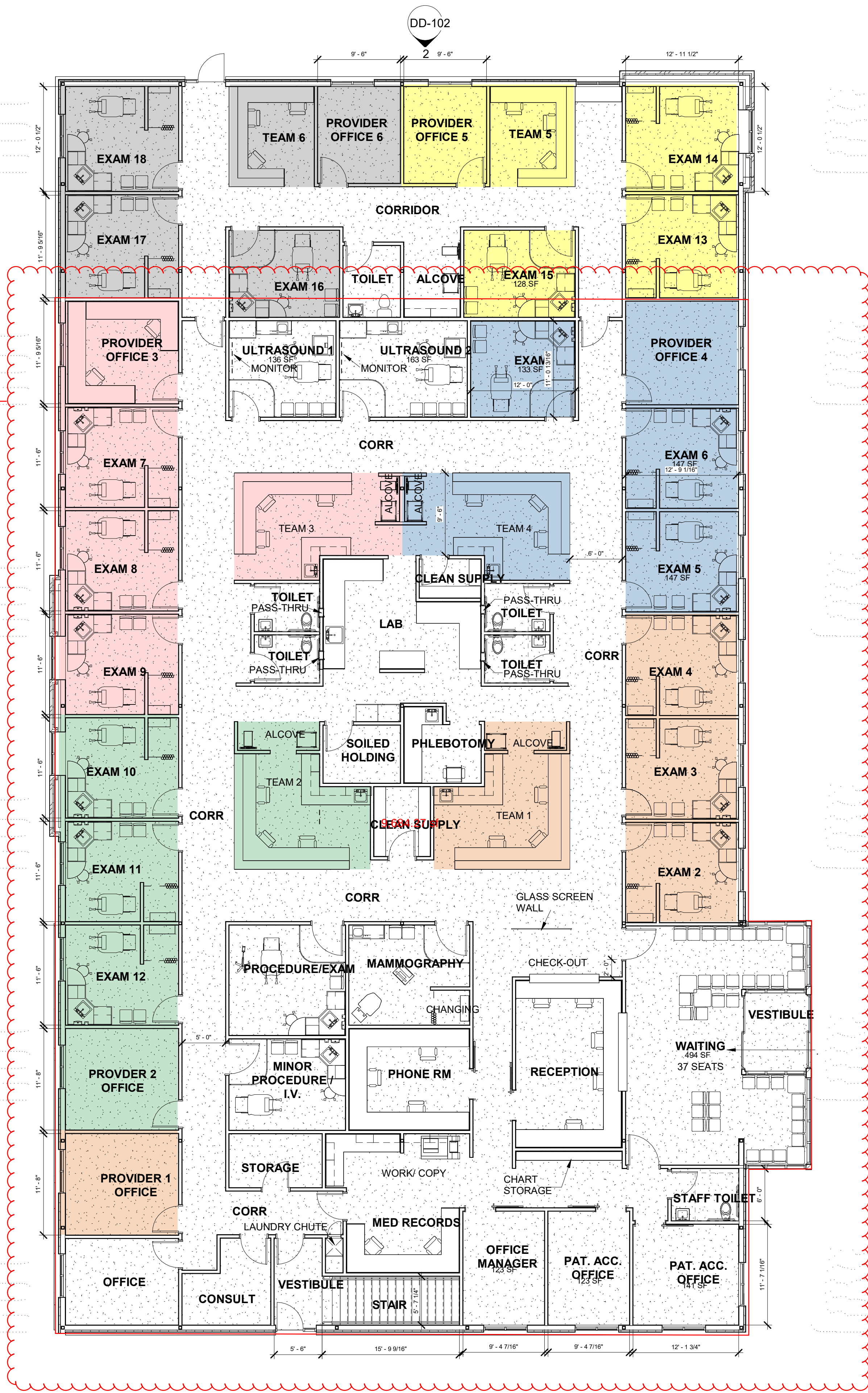


TBE

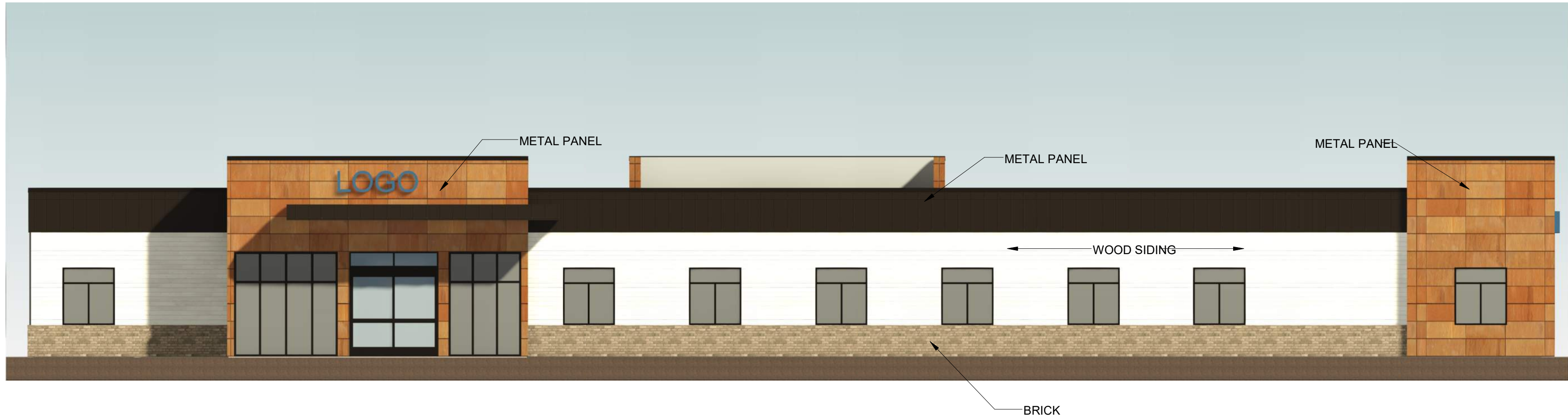


② 00 - BASEMENT LEVEL - DD
1/8" = 1'-0"

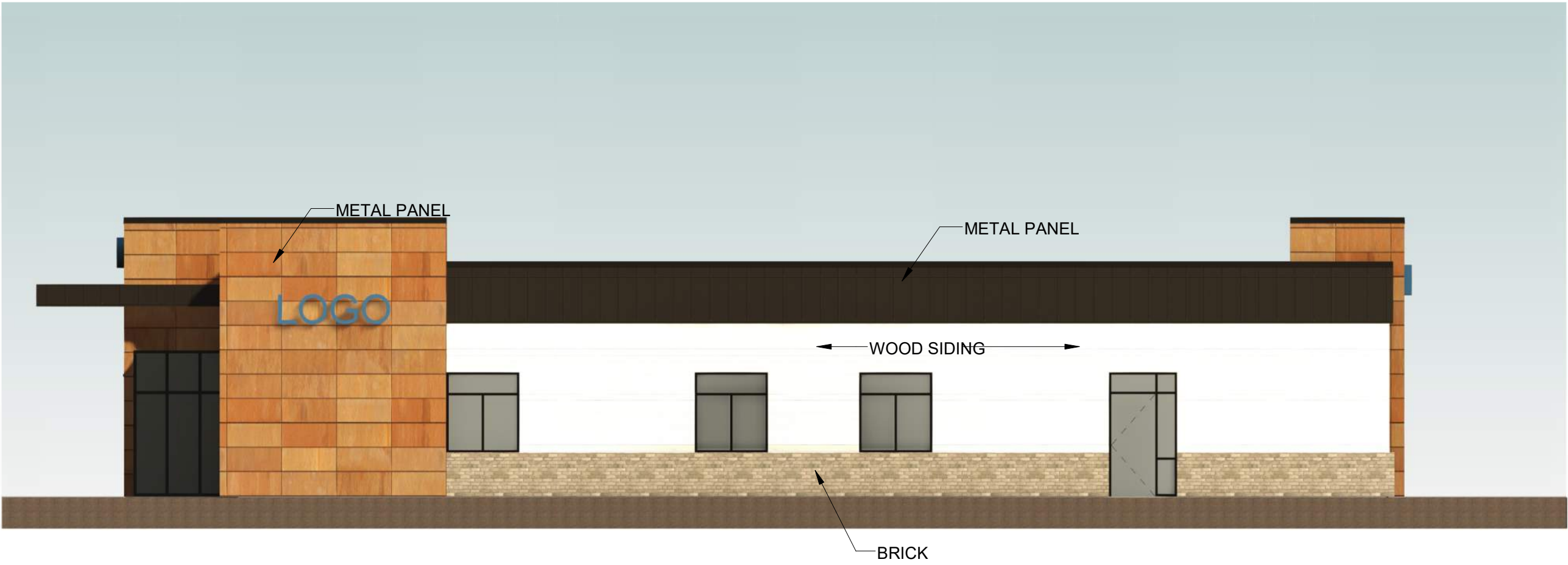
9,684 Sq. Ft. +/-



① 01 - FIRST LEVEL - DD 6 PROVIDERS
1/8" = 1'-0"



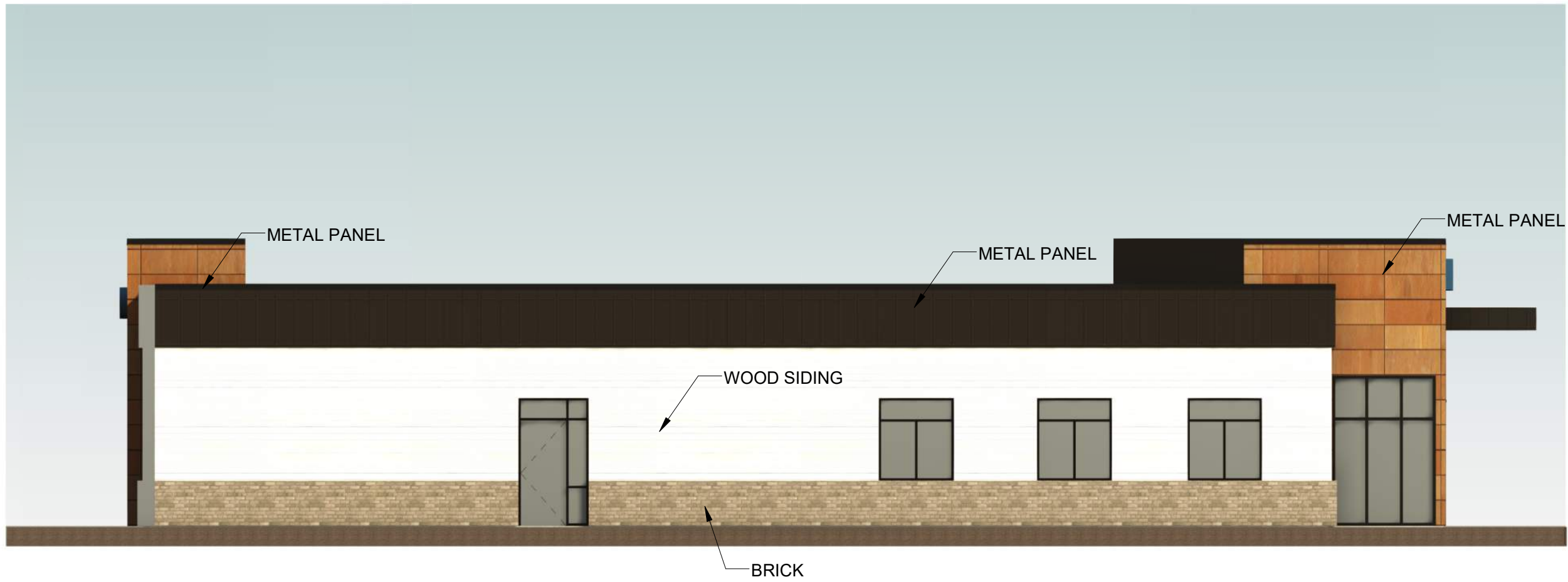
1 EAST
1/8" = 1'-0"



2 NORTH
1/8" = 1'-0"



3 WEST
1/8" = 1'-0"

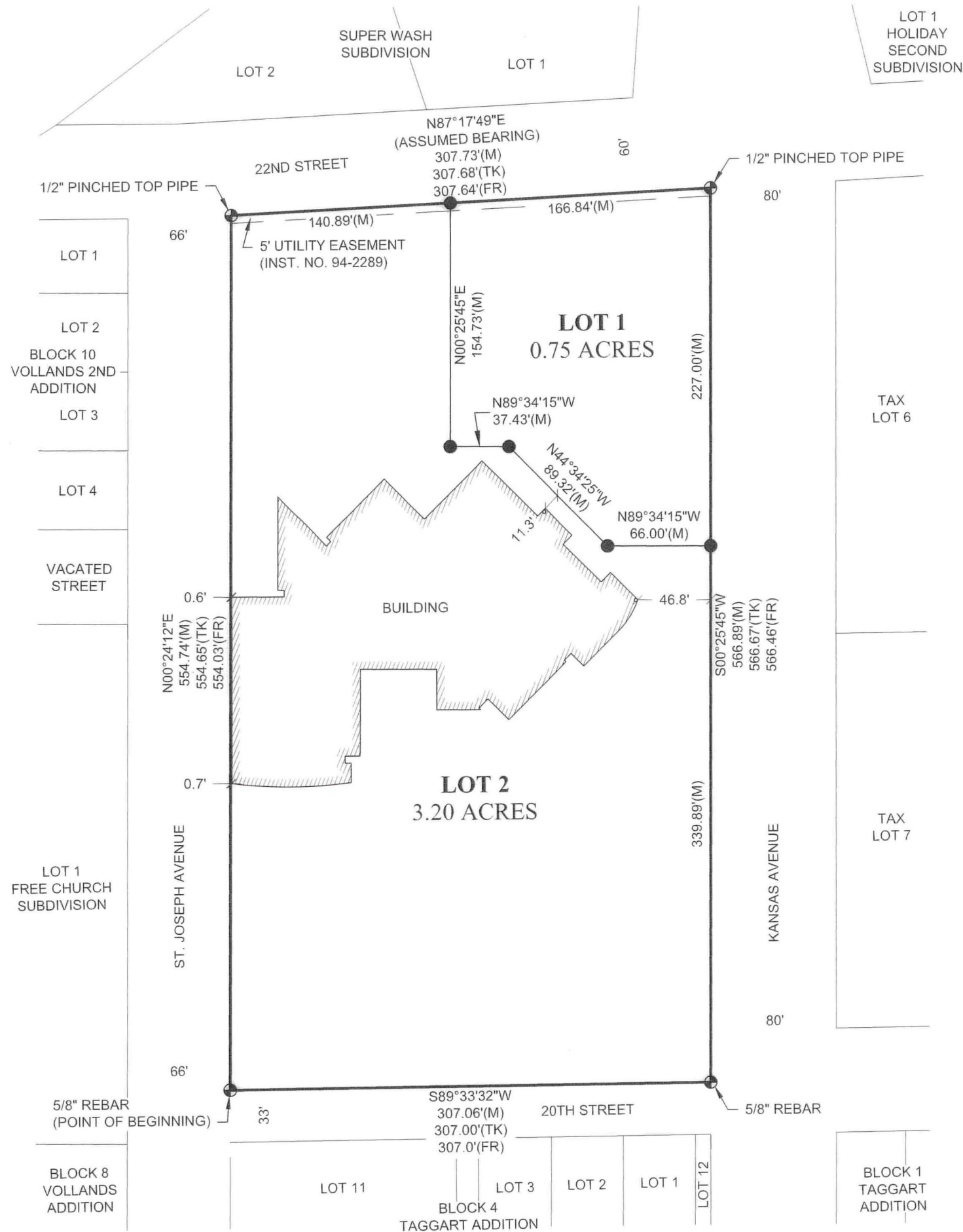


4 SOUTH
1/8" = 1'-0"



5 NORTHEAST

P:\Surveying\230665 00 - Hastings Medical Park Subdivision\6 Survey\Drawings\230665 Survey.dwg, on 5/8/2023 12:09 PM



HASTINGS MEDICAL PARK SUBDIVISION PRELIMINARY / FINAL PLAT

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER
SECTION 1, TOWNSHIP 7 NORTH, RANGE 10 WEST
CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA



PRELIMINARY / FINAL PLAT
HASTINGS MEDICAL PARK

A PART OF THE SE1/4 OF THE NE1/4
SECTION 1
TOWNSHIP 7 NORTH, RANGE 10 WEST
CITY OF HASTINGS
ADAMS COUNTY, NEBRASKA

SURVEYOR'S REPORT:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF HASTINGS MEDICAL PARK CONDOMINIUM. 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 SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 10 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA AND PLAT IT INTO TWO LOTS.

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

ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE R12i GNSS ROVER RECEIVER UTILIZING THE SEILER INSTRUMENTS REAL TIME NETWORK OR A R10 GNSS BASE RECEIVER.

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 ADMINISTRATION, COMMUNITY PANEL NO. 31001C0157C, EFFECTIVE DATE OF 7/05/2018.

LEGEND

- MONUMENT FOUND
- MONUMENT SET
- CALCULATED POINT
- DEEDED DISTANCE
- GOVERNMENT DISTANCE
- MEASURED DISTANCE
- PLATTED DISTANCE
- RECORDED DISTANCE
- TK RECORDED DISTANCE (THOMAS KRUEGER 7/17/1995)
- FR RECORDED DISTANCE (FRANCIS ROTTER 6/01/1979)

VICINITY SKETCH:

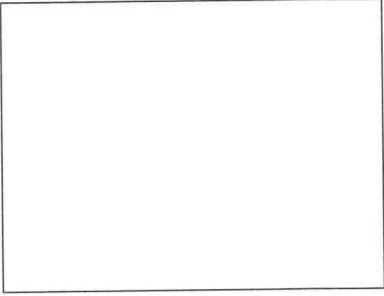


GRAPHIC SCALE



UNIT OF MEASURE IS FEET

REPOSITORY STAMP



NOTE: ALL BEARINGS ARE ASSUMED.

OWNER NAME AND ADDRESS:

HASTINGS MEDICAL PARK CONDOMINIUM
2115 NORTH KANSAS AVENUE
HASTINGS, NE 68901

PROJECT NO. R230665
DATE 5/8/2023
DRAWN BY AG
FILE NAME 230665 Survey.dwg
FIELD BOOK HASTINGS #59
FIELD CREW BS
SURVEY FILE NO. 2023-51

HASTINGS MEDICAL PARK SUBDIVISION
PRELIMINARY / FINAL PLAT
A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER
SECTION 1, TOWNSHIP 7 NORTH, RANGE 10 WEST
CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

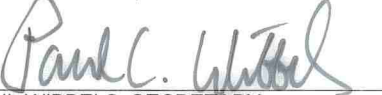
OWNER'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS, THAT HASTINGS MEDICAL PARK CONDOMINIUM, THE OWNER(S) 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 "HASTINGS MEDICAL PARK SUBDIVISION", WITHIN 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(S). BE IT FURTHER KNOWN, THAT SAID OWNER DOES HEREBY DEDICATE ALL EASEMENTS SHOWN ON THIS PLAT TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

SIGNED THIS 10 DAY OF May, 2023.

HASTINGS MEDICAL PARK CONDOMINIUM, OWNER, BY HASTINGS MEDICAL PARK CONDOMINIUM ASSOCIATION INC., A NEBRASKA CORPORATION.


SHADE WHALEN, PRESIDENT


PAUL WIBBELS, SECRETARY

ACKNOWLEDGEMENT:

STATE OF Nebraska)
COUNTY OF Adams) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 10 DAY OF May, 2023, BY SHADE WHALEN, PRESIDENT OF HASTINGS MEDICAL PARK CONDOMINIUM ASSOCIATION INC., A NEBRASKA CORPORATION, FOR AND ON BEHALF OF HASTINGS MEDICAL PARK CONDOMINIUM, THE OWNER.

MY COMMISSION EXPIRES THE 1 DAY OF February, 2024.

(SEAL) 
NOTARY

ACKNOWLEDGEMENT:

STATE OF Nebraska)
COUNTY OF Adams) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 10 DAY OF May, 2023, BY PAUL WIBBELS, SECRETARY OF HASTINGS MEDICAL PARK CONDOMINIUM ASSOCIATION INC., A NEBRASKA CORPORATION, FOR AND ON BEHALF OF HASTINGS MEDICAL PARK CONDOMINIUM, THE OWNER.

MY COMMISSION EXPIRES THE 1 DAY OF February, 2024.

(SEAL) 
NOTARY

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 10 WEST OF THE SIXTH P.M., IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: REFERRING TO NORTHWEST CORNER OF LOT 11, BLOCK 4, TAGGART ADDITION IN SAID CITY OF HASTINGS; THENCE NORTHERLY ON THE EAST RIGHT OF WAY LINE OF ST. JOSEPH AVENUE, A DISTANCE OF 33 FEET TO THE NORTH LINE OF SAID TAGGART ADDITION AND THE POINT OF BEGINNING; THENCE N00°24'12"E (ASSUMED BEARING) ON SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 554.74 FEET TO THE SOUTH RIGHT OF WAY LINE OF 22ND STREET; THENCE N87°17'49"E ON SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 307.73 FEET TO THE WEST RIGHT OF WAY LINE OF KANSAS AVENUE; THENCE S00°25'45"W ON SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 566.89 FEET TO SAID NORTH LINE OF TAGGART ADDITION; THENCE S89°33'32"W ON SAID NORTH LINE, A DISTANCE OF 307.06 FEET TO THE POINT OF BEGINNING, CONTAINING 3.95 ACRES, MORE OR LESS, EXCEPT UNITS 102, 103, 104A, 104B, 104C, 105, 106, 107, 201, 202, 203, 204, AND 205 OF THE HASTINGS MEDICAL PARK CONDOMINIUM, CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, AS DESCRIBED IN THE MASTER DEED AND DECLARATION OF COVENANTS RECORDED ON DECEMBER 29, 1995 AS INSTRUMENT NUMBER 954896 IN THE OFFICE OF THE REGISTER OF DEEDS OF ADAMS COUNTY, NEBRASKA, AS AMENDED BY THE FIRST AMENDMENT TO MASTER DEED AND DECLARATION OF COVENANTS RECORDED ON NOVEMBER 3, 1999, AS INSTRUMENT NO. 19995520 IN THE OFFICE OF THE REGISTER OF DEEDS OF ADAMS COUNTY, NEBRASKA; THE SECOND AMENDMENT TO MASTER DEED AND DECLARATION OF COVENANTS RECORDED ON DECEMBER 8, 1999, AS INSTRUMENT NO. 19996098 IN THE OFFICE OF THE REGISTER OF DEEDS OF ADAMS COUNTY, NEBRASKA; AND THE THIRD AMENDMENT TO MASTER DEED AND DECLARATION OF COVENANTS RECORDED ON FEBRUARY 22, 2008, AS INSTRUMENT NO. 20080677 IN THE OFFICE OF THE REGISTER OF DEEDS OF ADAMS COUNTY, NEBRASKA, NOW KNOWN AS HASTINGS MEDICAL PARK SUBDIVISION.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA; THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY; THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

 5/08/2023
ADAM J. GOERTZEN, LS 704



PRELIMINARY / FINAL PLAT
HASTINGS MEDICAL PARK
A PART OF THE SE1/4 OF THE NE1/4
SECTION 1
TOWNSHIP 7 NORTH, RANGE 10 WEST
CITY OF HASTINGS
ADAMS COUNTY, NEBRASKA

PROJECT NO.
R230665
DATE
5/8/2023
DRAWN BY
AG
FILE NAME
230665 Survey.dwg
FIELD BOOK
HASTINGS #59
FIELD CREW
BS
SURVEY FILE NO
2023-51

HASTINGS MEDICAL PARK SUBDIVISION
PRELIMINARY / FINAL PLAT
A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER
SECTION 1, TOWNSHIP 7 NORTH, RANGE 10 WEST
CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA



CITY ENGINEER'S APPROVAL:

THIS PLAT OF HASTINGS MEDICAL PARK SUBDIVISION, WITHIN 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 _____, 2023.

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 _____, 2023.

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

6th DAY OF June, 2023.

[Signature]
CITY OF HASTINGS 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

MAYOR AND CITY COUNCIL ACTION:

THIS PLAT OF HASTINGS MEDICAL PARK SUBDIVISION, WITHIN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA IS HEREBY APPROVED THIS

_____ DAY OF _____, 2023.

MAYOR

CITY CLERK

CITY PLANNING COMMISSION RECOMMENDATION:

THIS PLAT OF HASTINGS MEDICAL PARK SUBDIVISION, WITHIN 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 _____, 2023.

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.

HASTINGS MEDICAL PARK CONDOMINIUM, OWNER, BY HASTINGS MEDICAL PARK CONDOMINIUM ASSOCIATION INC., A NEBRASKA CORPORATION:

[Signature]
SHADE WHALEN, PRESIDENT
[Signature]
PAUL WIBBELS, SECRETARY

PRELIMINARY / FINAL PLAT
HASTINGS MEDICAL PARK

A PART OF THE SE1/4 OF THE NE1/4
SECTION 1
TOWNSHIP 7 NORTH, RANGE 10 WEST
CITY OF HASTINGS
ADAMS COUNTY, NEBRASKA

PROJECT NO. R230665
DATE 5/8/2023
DRAWN BY AG
FILE NAME 230665 Survey.dwg
FIELD BOOK HASTINGS #59
FIELD CREW BS
SURVEY FILE NO. 2023-51

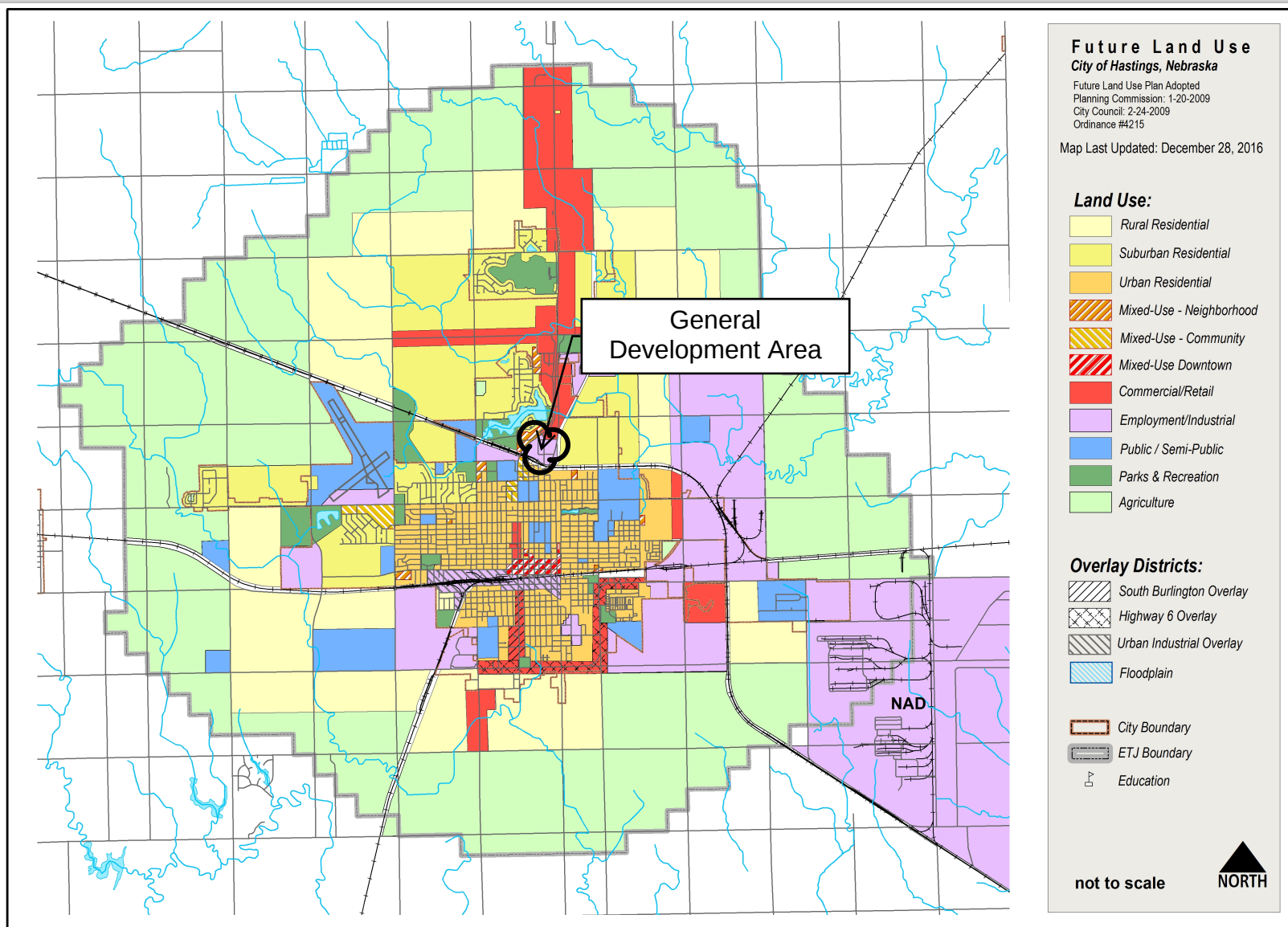
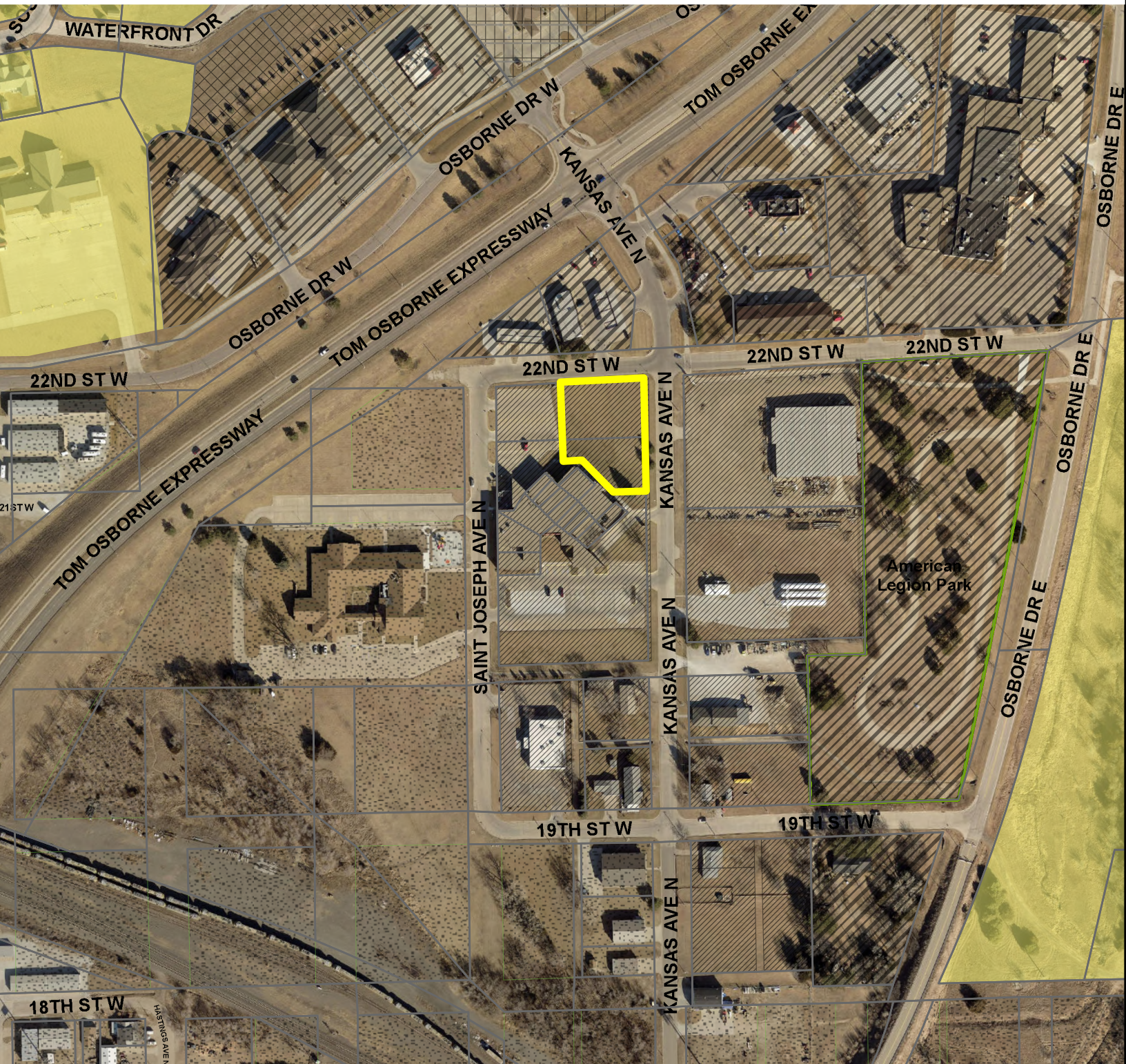


Figure 2.2: Future Land Use Plan

City of Hastings Zoning Map



City Zoning

-  A: Agricultural district
-  R-1: Urban single family
-  R-2: Two-family
-  R-3G: Garden apartment
-  R-3: Multiple-family
-  R-1A: Single family large lot

-  R-1S: Single family suburban
-  R-5: Urban single family undersized lot
-  CMP: Campus institutional
-  CZ: Clear zone
-  C-1: Local business
-  C-2: Central business
-  C-3: Commercial business
-  C-0: Commercial office

-  I-1: Light industrial
-  I-2: Heavy industrial
-  AG :Agriculture-County
-  FS: Flex Space District
-  MU: Mixed Use District
-  TA: Transitional Agriculture
-   Subject Site





1872-2022

HASTINGS
DEVELOPMENT SERVICES



File No.	2023-417
Project	Conditional Use for a Medical Clinic
Applicant	OBGYN, LLC
Property Owner	Hastings Medical Park Condominium Association, Inc.



OSBORNE DR W

TOM OSBORNE EXPRESSWAY

22ND ST W

22ND ST W

22ND ST W

KANSAS AVE N

KANSAS AVE N

SAINT JOSEPH AVE N

American Legion Park

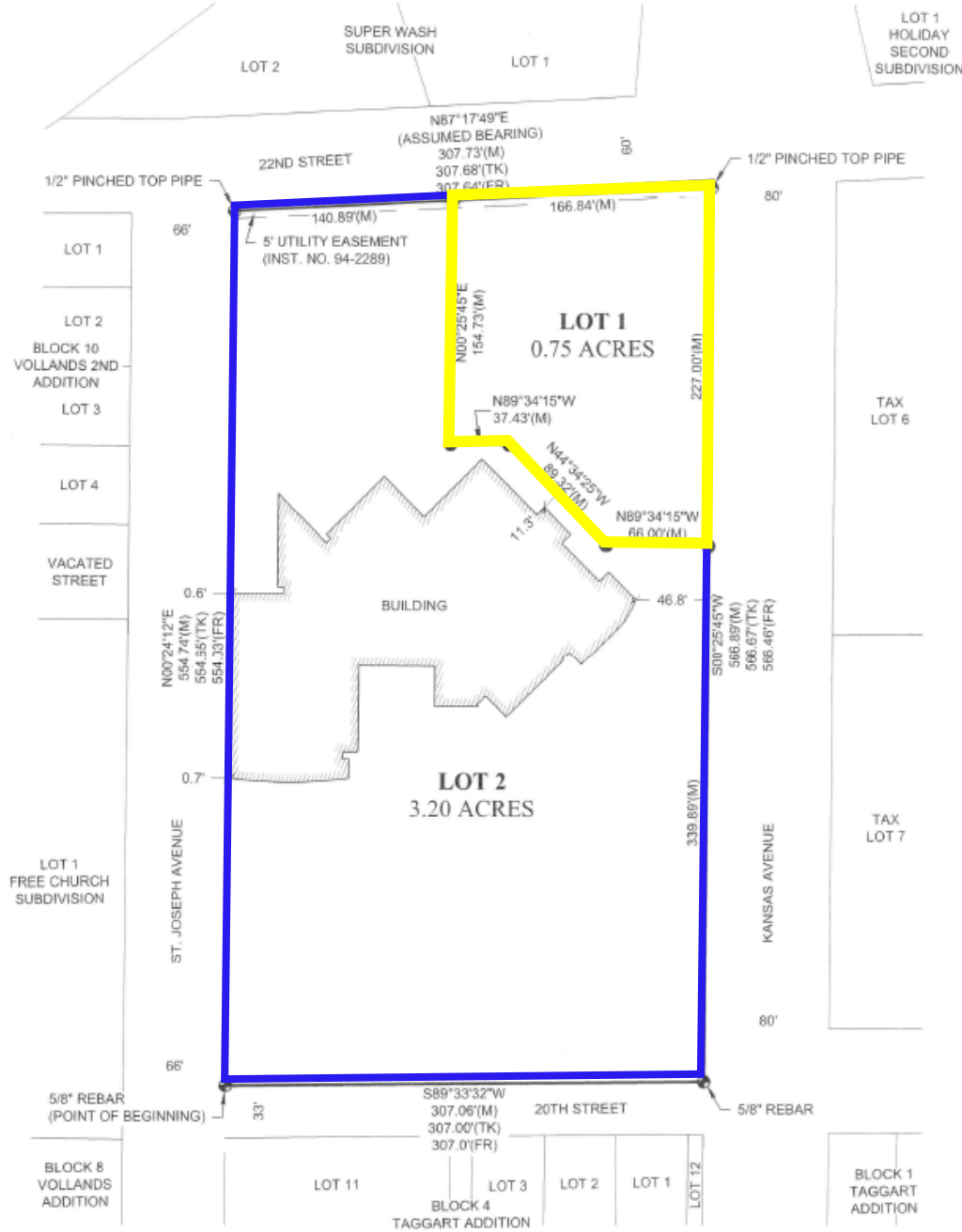


HASTINGS MEDICAL PARK SUBDIVISION PRELIMINARY / FINAL PLAT

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER
SECTION 1, TOWNSHIP 7 NORTH, RANGE 10 WEST
CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

PRELIMINARY / FINAL PLAT
HASTINGS MEDICAL PARK

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CITY OF HASTINGS
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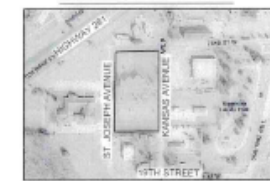
FLOOD PLAIN NOTE:

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LEGEND

- MONUMENT FOUND
- MONUMENT SET
- CALCULATED POINT
- D DEEDED DISTANCE
- G GOVERNMENT DISTANCE
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE
- TK RECORDED DISTANCE (THOMAS KRUEGER 7/17/1995)
- FR RECORDED DISTANCE (FRANCIS ROTTER 6/01/1979)

VICINITY SKETCH:



GRAPHIC SCALE



UNIT OF MEASURE IS FEET

REPOSITORY STAMP



NOTE: ALL BEARINGS ARE ASSUMED.

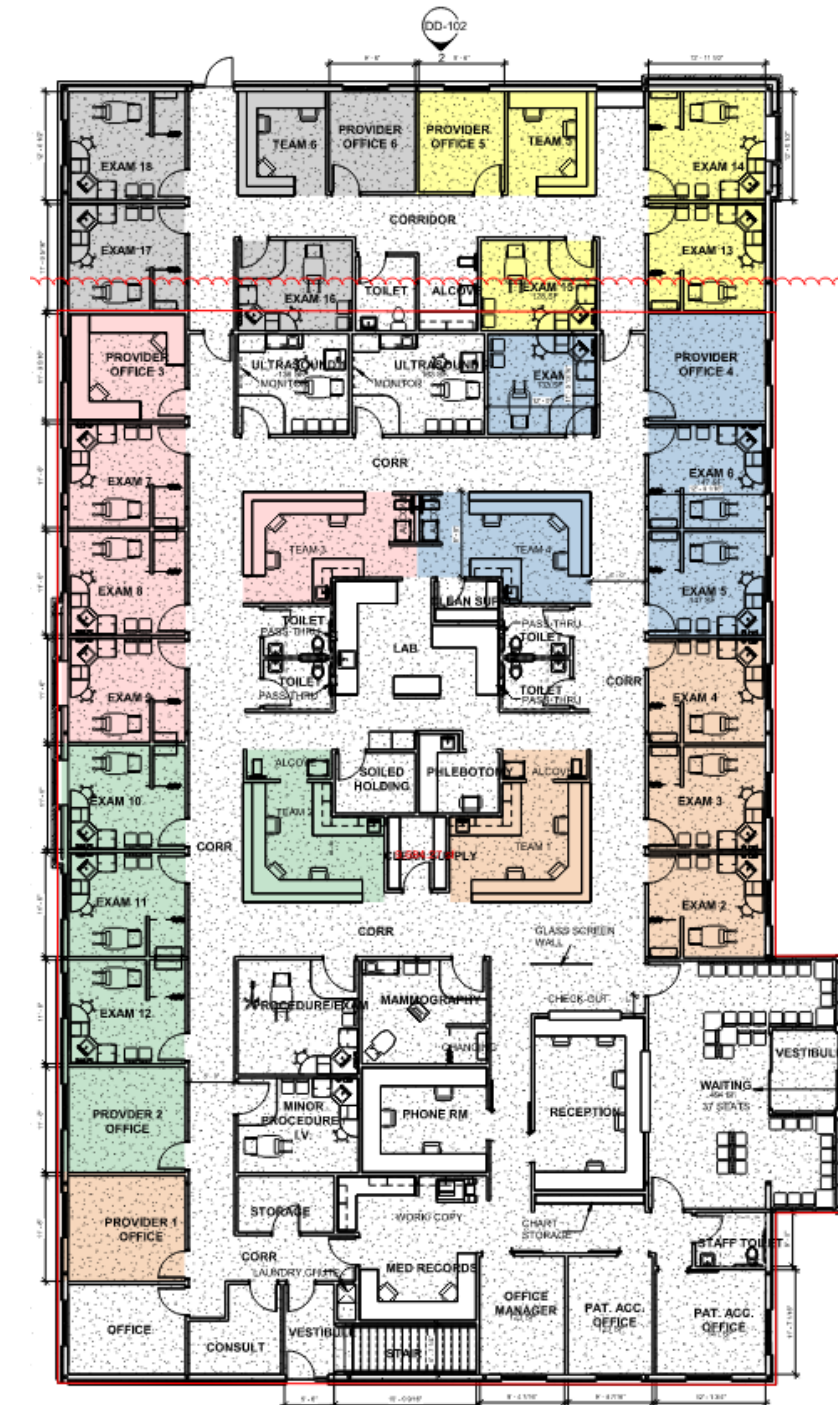
OWNER NAME AND ADDRESS:

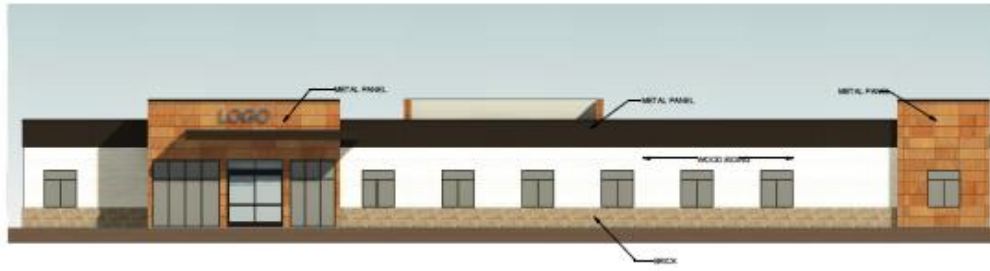
HASTINGS MEDICAL PARK CONDOMINIUM
2115 NORTH KANSAS AVENUE
HASTINGS, NE 68901

PROJECT NO: R230665
DATE: 5/8/2023
DRAWN BY: AG
FILE NAME: 230665 Survey.dwg
FIELD BOOK: HASTINGS #59
FIELD CREW: BS
SURVEY FILE NO: 2023-51

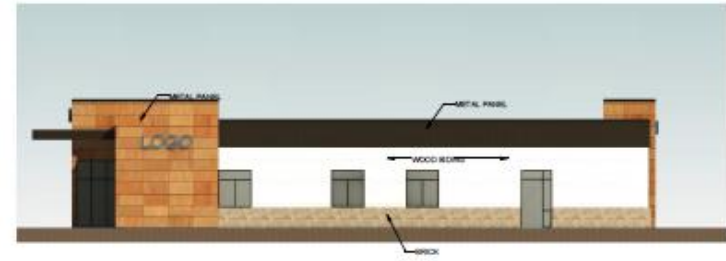
Details:

- OBGYN Clinic
- Main Floor = ~11,200 sq. ft.
 - Offices, Exam rooms, Outpatient procedure rooms, Waiting room & Support areas
- Basement = 3,400 sq. ft.
 - Storage, Break room, & Laundry





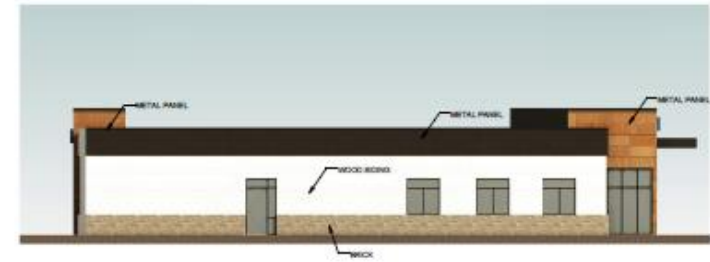
① EAST
1/8" = 1'-0"



② NORTH
1/8" = 1'-0"



③ WEST
1/8" = 1'-0"

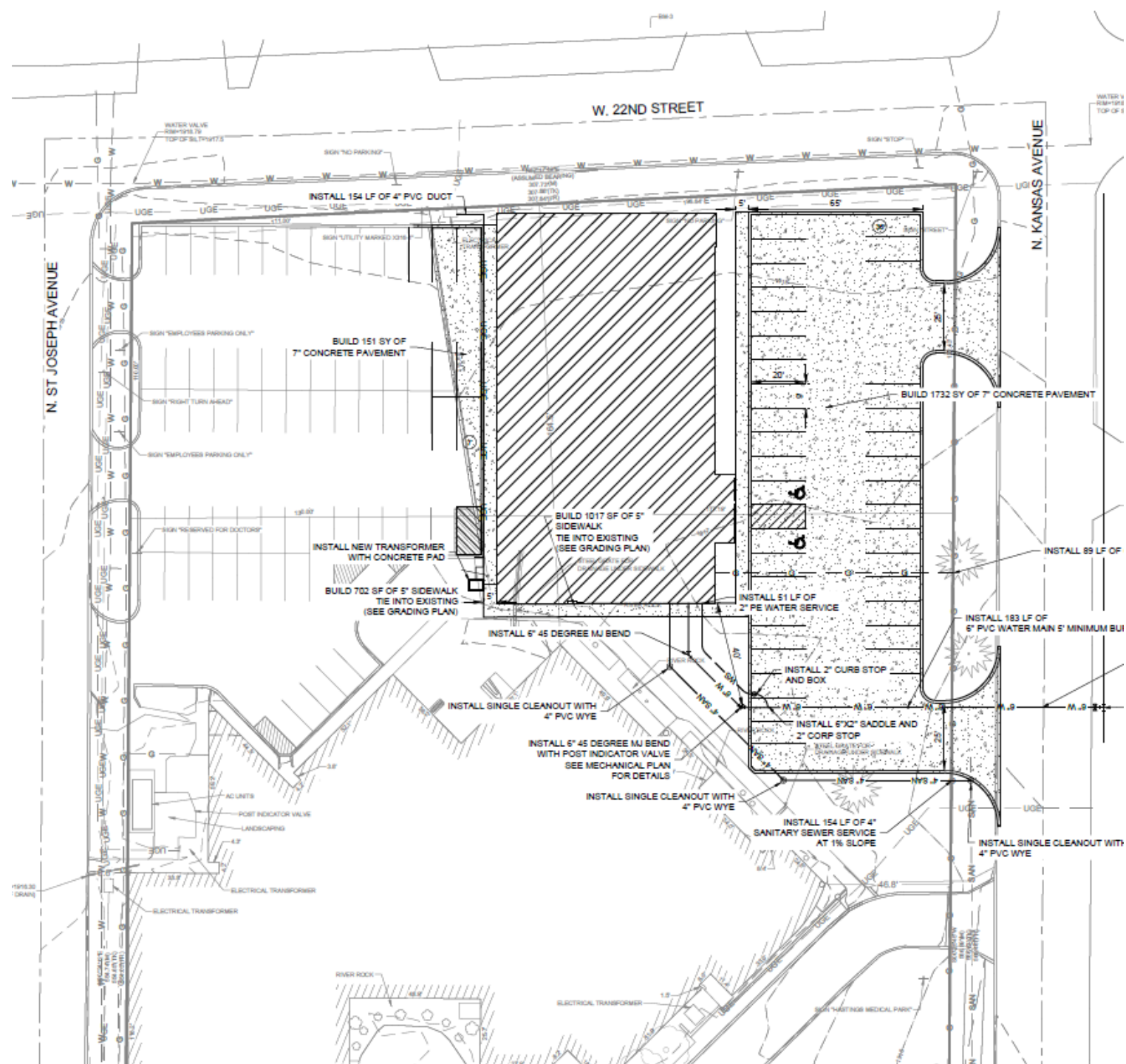


④ SOUTH
1/8" = 1'-0"

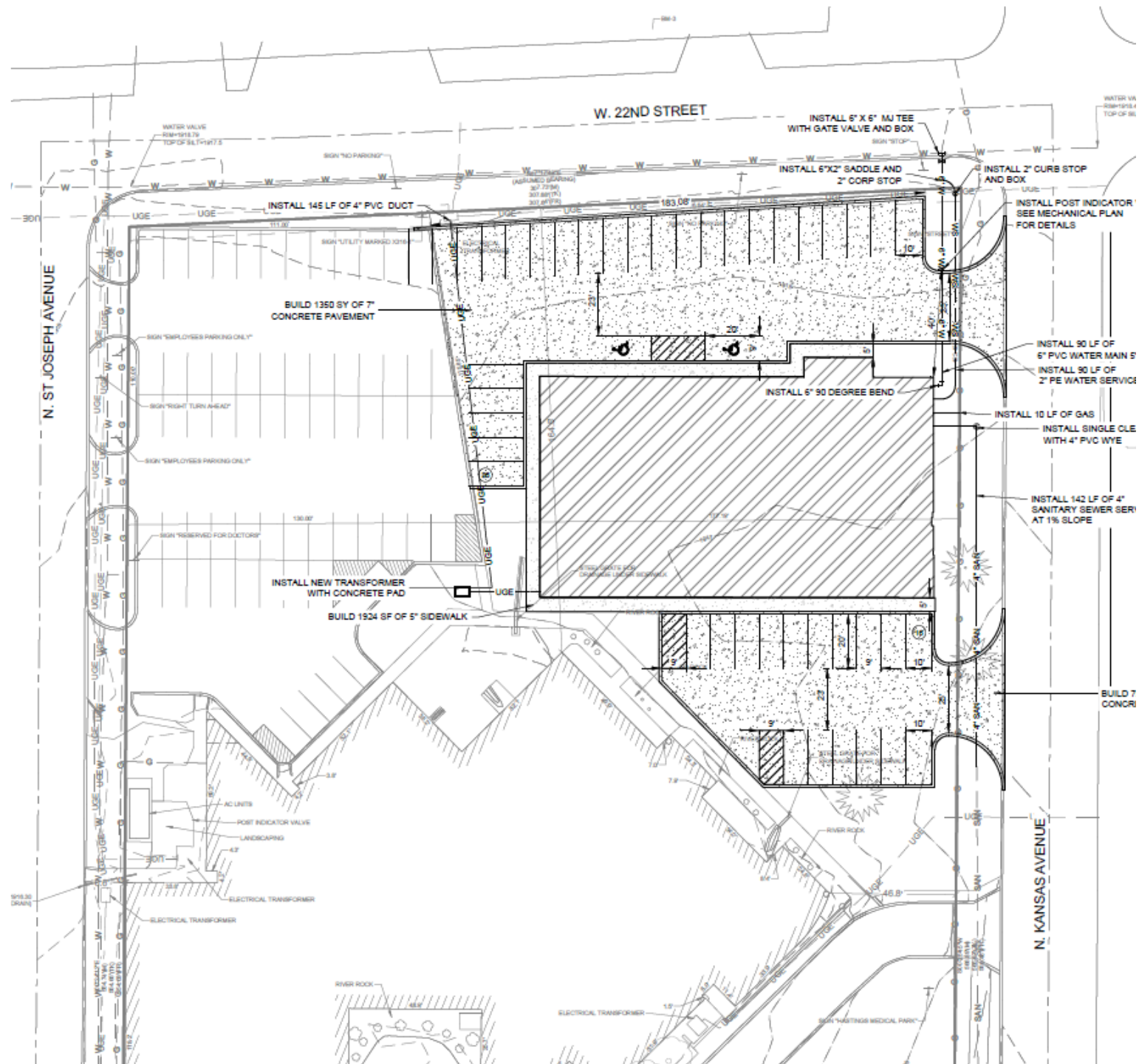


⑤ NORTHEAST
1/8" = 1'-0"

W. 22ND STREET



Site Plan #2





OSBORNE DR W

TOM OSBORNE EXPRESSWAY

22ND ST W

22ND ST W

22ND ST W

SAINT JOSEPH AVE N

KANSAS AVE N

KANSAS AVE N

American Legion Park

Future Land Use

City of Hastings, Nebraska

Future Land Use Plan Adopted
Planning Commission: 1-20-2009
City Council: 2-24-2009
Ordinance #4215

Map Last Updated: December 28, 2016

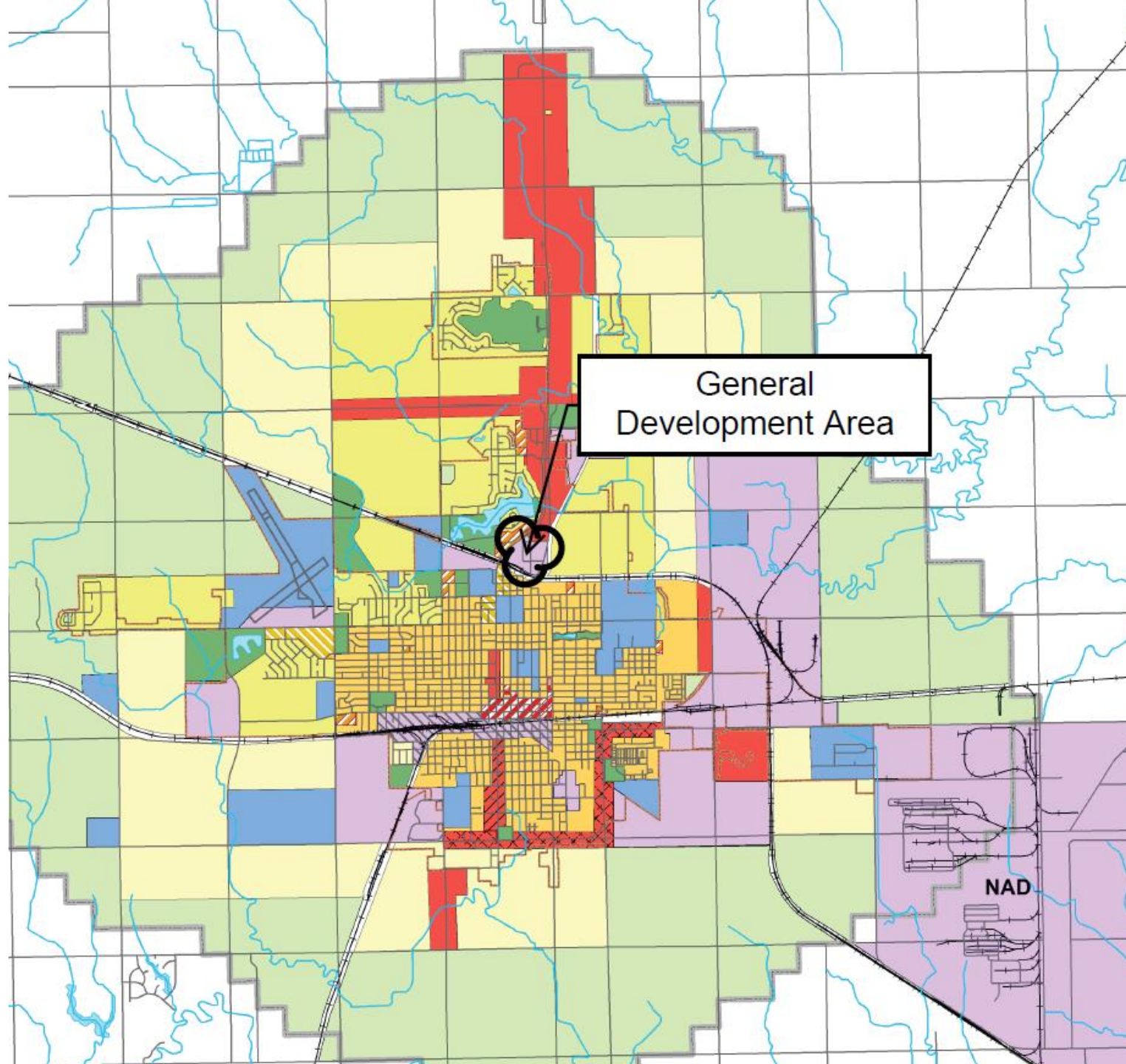
Land Use:

- Rural Residential
- Suburban Residential
- Urban Residential
- Mixed-Use - Neighborhood
- Mixed-Use - Community
- Mixed-Use Downtown
- Commercial/Retail
- Employment/Industrial
- Public / Semi-Public
- Parks & Recreation
- Agriculture

Overlay Districts:

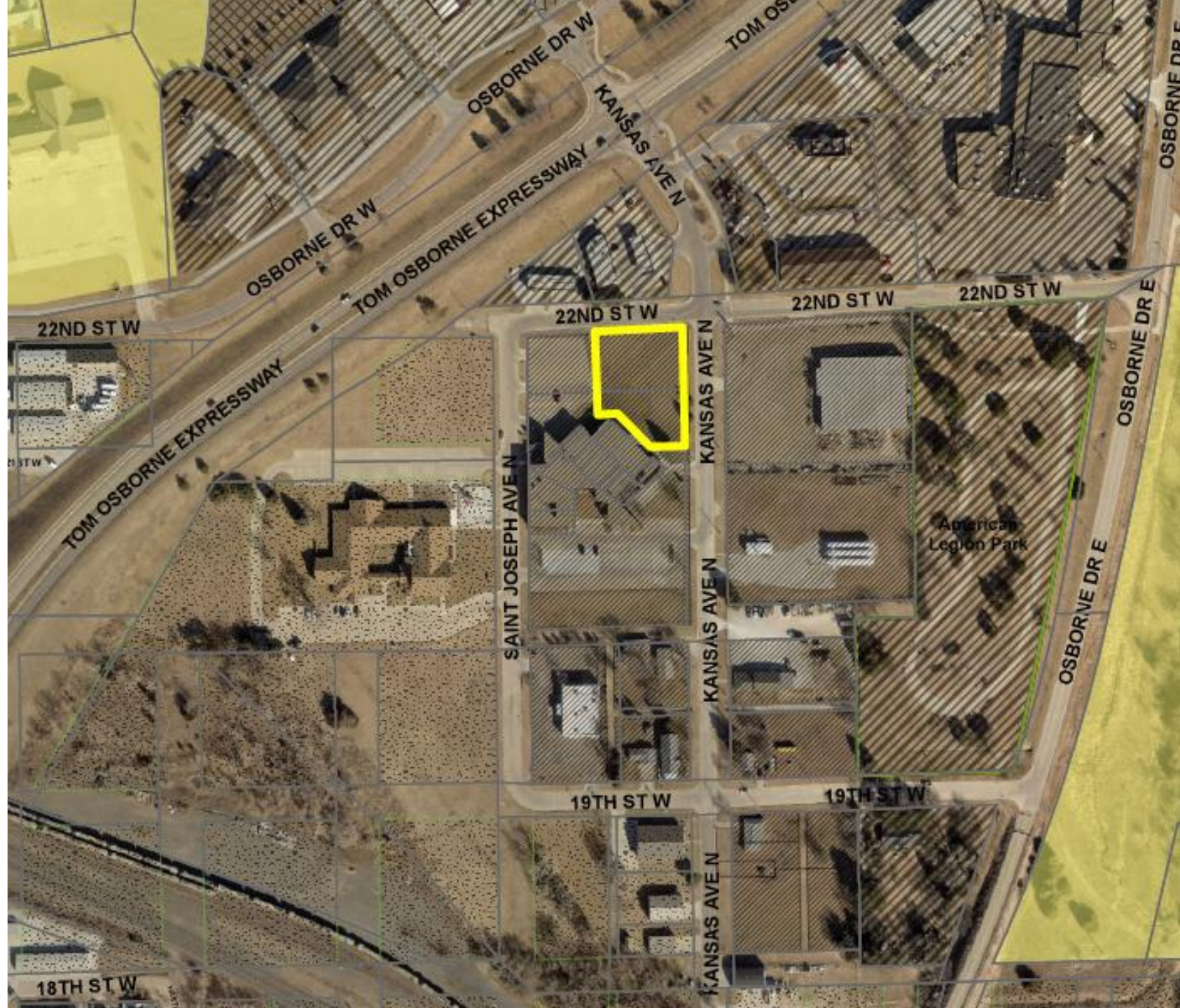
- South Burlington Overlay
- Highway 6 Overlay
- Urban Industrial Overlay
- Floodplain

- City Boundary
- ETJ Boundary
- Education



General
Development Area

NAD



Staff recommends the Planning Commission recommends **APPROVAL** of the Concept **CONDITIONAL USE PERMIT APPLICATION** to the City Council with the following conditions:

1. No construction shall take place on the site until final approval has been granted by the Hastings City Council unless expressly authorized by the Council at the time of concept approval. In which case, said construction shall be limited to incidental site grading, not including excavation for building sites or water retention areas.
2. The concept approval shall be valid for a period not to exceed 18 months unless otherwise extended after additional public hearings by both the Planning Commission and the Hastings City Council.
3. A five-foot sidewalk must be provided along the northern edge of the property (Lot 1, Hastings Medical Park Subdivision to provide connection to the nearby Pioneer Spirit Trail.
4. A minimum of five bicycle parking spaces must be installed to comply with Subsection 34-308(3) of the City Code of Ordinance.
5. There shall be compliance with any other applicable City, County, State or Federal regulations that shall apply.
6. The resolution shall be filed with the Registrar of Deeds so as to provide notice to any person examining the real estate records of the existence of this CUP. The recording costs incurred to comply with this section shall be paid by the applicant for the CUP.



City of Hastings Planning Commission



STAFF REPORT

Conditional Use Permit: To allow for a Medical Clinic in the I-1 Light Industrial District

File No. 2023-417

Applicant OBGYN Building, LLC

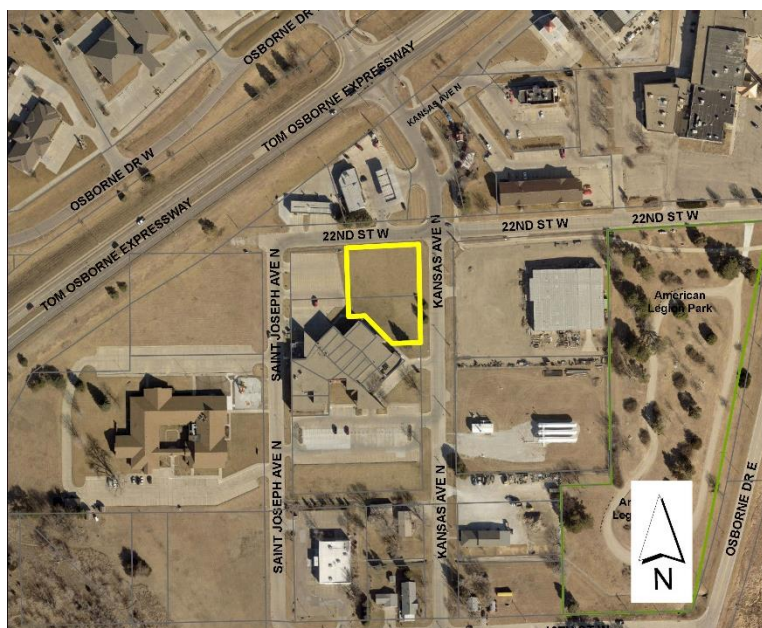
Property Location: Generally located to the southwest of the intersection of North Kansas Avenue and West 22nd Street

Lot Size: 0.75-acres after the Hastings Medical Park Subdivision Preliminary/Final Plat is filed. Current lot size is 3.95-acres

Date of Public Hearing: Planning Commission: July 18, 2023
City Council: August 14, 2021

Zoning I-1 Light Industrial District

Adjacent Zoning: North: C-3 Commercial Business District
East: I-1 Light Industrial District and C-3 Commercial Business District
South: I-1 Light Industrial District
West: I-2 Heavy Industrial District



SECTION AND REQUIREMENT OF HASTINGS CODE OF ORDINANCE ALLOWING FOR CONDITIONAL USE:

- **Sec. 34-200. Uses and District Table: Service Uses – Medical Clinic**

DESCRIPTON OF CONDITIONAL USE REQUESTED: The applicant, OBGYN Building, LLC is proposing to construct a new medical clinic for their obstetric and gynecological practice at the northeast corner of the existing Hasting Medical Center at the corner of North Kansas Avenue and West 22nd Street. The land is to be subdivided by the Hasting Medical Park Subdivision, which was approved by the City Council on July 10, 2023.

The new building will be located on Lot 1, a 0.75-acre lot. The building will be one-story with a partial basement. The main floor will be approximately 11,200 square feet in area and will have a patient waiting room, medical exam rooms, out-patient procedure rooms, offices, and support areas. The basement will be approximately 3,400 square feet and will be primarily used for storage. The basement floor plan does show an area for laundry, a meeting room, and a break room.

The applicant has provided two different site plans. Each representing a different orientation of the building.

Site Plan #1 shows the building orientation to be north-south with the main entrance to the east of the property. The site will generally be accessed from the east from North Kansas Avenue via two curb cuts that lead into the off-street parking lot. The parking lot shows 36 spaces. Six new parking spaces are shown to the west of the proposed building in the existing parking lot associated with the existing medical clinic. A total of 42 new spaces are to be provided.

Site Plan #2 shows an east-west building orientation, with the main entrance to the north of building, facing West 22nd Street. Two new parking areas are to be constructed with the building. Twenty-five new parking spaces will be installed to the north and west of the building and connect to the existing parking lot. This will create a pass-through driveway between North Kansas Avenue and North St. Joseph Avenue. The other lot will have 17 spaces and gain access from North Kansas Avenue. A total of 42 spaces would also be created with the site design.

Since the applicant has not determined which site design will be constructed, they are seeking concept tentative approval of the Conditional Use concept, per [Sec. 34-403\(10\)](#). As stated in this subsection:

- (a) Concept approval shall be valid for a period not to exceed 18 months unless otherwise extended after additional public hearings by both the Planning Commission and the Hastings City Council.

- (b) No construction shall take place on the site until final approval has been granted by the Hastings City Council unless expressly authorized by the Council at the time of concept approval. In which case said construction shall be limited to incidental site grading, not including excavation for building sites or water retention areas.

Property description: The property intended for the proposed Medical Clinic is a relatively flat grass yard area associated with the existing Hastings Medical Center. No significant site features are present on the site.

Since the area is flat, the proposed development will be able to dictate where stormwater flows to control stormwater runoff. This will presumably be done to connect to the existing stormwater infrastructure related to the medical center and the surrounding area. As this is a proposed concept tentative approval, these details have not been provided at this time.

STANDARDS FOR CONDITONAL USE PERMITS:

The provisions of [Article IV](#) are applicable to all uses that are designated as “conditional” set out in [Sec. 34-200](#). The designation of a conditional use means that it is only allowed in a proposed location if all of the conditions applicable to the use, as set out in [Sec. 34-404](#), as may be amended, and if all of the other applicable requirements of this Chapter or conditions of the Hastings City Council and Planning Commission are met.

Pursuant to Sec. [34-402](#) of the City Code of Ordinance, the City Council, by recommendation from the City Planning Commission, will base its decision on the following:

(a) Pedestrian and vehicular traffic circulation and safety.

Site Plan #1 shows two curb cuts off of the North Kansas Avenue leading to a parking lot with 36 parking stalls. Six new parking stalls would be located to the west of the building as an addition to the existing parking lot associated with the Hastings Medical Center building.

Site Plan #2 shows two curb cuts off of North Kansas Avenue. The northern curb cut creates a pass-through access in the new parking area (25 new stalls) and the existing parking area associated with the Hastings Medical Center. This would create a driveway between North Joseph Avenue and North Kansas Avenue. The southern curb cut would be to a parking area with 17 off-street parking spaces.

Vehicular traffic will largely circulate to North Kansas Avenue and West 22nd Street, both local streets serving the surrounding commercial and residential areas. The increase in traffic related to the new medical clinic should not cause a substantial increase in traffic to the surrounding areas or impact the safety of nearby intersections.

Using the “Businesses – Generally” minimum parking standard from [Section 34-308. – Parking and loading](#), a minimum of 49 parking spaces are required for the proposed building. Both concept site plans show 42 spaces to be installed. At least 14 unmarked on-street parking spaces are present along North Kansas Avenue. More spaces would be available on North St. Joseph and West 19th Street. [Subsection 34-308 \(5\)\(a\)](#) allows for parking requirement credit to be counted at a rate of one parking credit for every two on-street parking spaces that are within 300 feet of the site. Using this credit, the proposed Medical Clinic meets the minimum parking requirement for the size of the building.

No sidewalks are present on the site or properties to the north, south, east, or west. The Pioneer Spirit Trail is adjacent to the site. The multi-purpose trail runs along West 22nd Street then turns north at North Kansas Avenue where it crosses Tom Osborne Expressway and connects to the trail system along the highway and Lake Hastings Park. Although limited pedestrian access is available in the surrounding neighborhood, a five-foot wide sidewalk should be installed along West 22nd Street the length of the property line to provide a pedestrian connection to the Pioneer Spirit Trail. This will provide more access to the trail and could be considered an amenity to the medical clinic. Staff is recommending a condition of approval to require this pedestrian and bicycle amenity.

A minimum of five bicycle parking spaces is required, based on the number of vehicular parking spaces ([Subsec. 34-308\(3\)](#)). Since this is a conceptual tentative approval of the Conditional Use Permit, this detail has not been provided. Staff is recommending a condition regarding this zoning requirement.

(b) Reasonable and economic extension of public utilities and facilities.

All public utilities area available in the immediate area with adequate capacity. Potable water infrastructure surrounds the site. Sanitary sewer infrastructure is located on the west side of North Saint Joseph Avenue. Gas infrastructure is located on the west side of North Kansas Avenue. Overhead electric lines are east side of North Kansas Avenue.

(c) Noise, fumes, dust or other environmental pollution.

As a medical clinic, little to no noise, fumes, dust, or other environmental pollution is anticipated to come from the site.

(d) The maintenance of logical and efficient development patterns and land use mixtures.

The local and efficient development patterns and land use mixture in the surrounding area should be maintained by allowing the Medical Clinic. Immediately to the south of the subject site is the Hastings Medical Center, as well as a separate medical clinic. To the east of the site, along North St. Joseph Avenue is a church. To the north are a variety

of highway commercial businesses, such as a convenience store, drive-thru restaurants, and a hotel. To the east are industrial uses, including construction company and propane gas distribution.

The new Medical Clinic would largely continue the existing medical use in the area and would not disturb the other existing non-residential uses in the area.

The 2014 Imagine Hastings Comprehensive Plan's Future Land Use map shows the site and surrounding area designated as Employment/Industrial. The proposed use would generally align with that land use category.

(e) The maintenance of property values in accordance with established and permitted land use.

The subject site is currently a grass open space associated with the Hastings Medical Center. The new development will be like other uses in the surrounding area and should not be detrimental to the maintenance of property values for other uses in the area.

The site and surrounding area are in Redevelopment Plan Area #7. The Community Redevelopment Authority recently submitted and had a plan approved by the Planning Commission and City Council to construct the Medical Clinic. The CRA and the applicant's proposed redevelopment plan includes using tax increment financing to help with the development costs, as allowed. This was approved by the City Council on July 10, 2023.

STAFF COMMENTS: Staff recommends the Planning Commission recommends **APPROVAL** of the Concept **CONDITIONAL USE PERMIT APPLICATION** to the City Council for the use at the property generally located to the southwest of the intersection of North Kansas Avenue and West 22nd Street, in the I-1 Light Industrial District, as a Medical Clinic, with the following conditions:

1. No construction shall take place on the site until final approval has been granted by the Hastings City Council unless expressly authorized by the Council at the time of concept approval. In which case, said construction shall be limited to incidental site grading, not including excavation for building sites or water retention areas.
2. The concept approval shall be valid for a period not to exceed 18 months unless otherwise extended after additional public hearings by both the Planning Commission and the Hastings City Council.
3. A five-foot sidewalk must be provided along the northern edge of the property (Lot 1, Hastings Medical Park Subdivision to provide connection to the nearby Pioneer Spirit Trail.
4. A minimum of five bicycle parking spaces must be installed to comply with Subsection 34-308(3) of the City Code of Ordinance.

5. There shall be compliance with any other applicable City, County, State or Federal regulations that shall apply.
6. The resolution shall be filed with the Registrar of Deeds so as to provide notice to any person examining the real estate records of the existence of this CUP. The recording costs incurred to comply with this section shall be paid by the applicant for the CUP.

PREPARED BY: Chad Bunger, AICP, CFM Director of Development Services

DATE: July 10, 2023

ATTACHMENTS:

1. Application
2. Concept Site Plans
3. Concept Building Plans
4. Concept Building Elevations
5. Approved Preliminary/Final Plat (*not yet filed with the County*)
6. 2014 Imagine Hastings Future Land Use Map
7. Area Zoning Map
8. Staff Report Summary Presentation to the Planning Commission