

HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Tuesday, August 15, 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 The Public Notice was read into the record. - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday , August 11, 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. Moved by Seconded by , to approve the Minutes of the August 15, 2023 Planning Commission Meeting of August 15, 2023. Roll Call: Ayes: Nays: The motion carried.
6. Approval of Minutes
 - a. Approval of the Minutes of July 18th, 2023.
7. Special Order of Business
8. Unfinished Business
 - a. Continued Applications - None
 - b. Tabled Applications - **2023-417**
 - i. 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. Motion made to table until August Planning Committee Meeting.

This Application has been withdrawn by the Applicant.
 - c. Postponed Applications - None
9. Public Hearings.
 - a. **2023-476.** Public hearing to consider bringing a tract of land into the corporate limits of the City of Hastings for The Toy Shed, LLC – Arlin Kiel to bring property generally located to the southeast of the intersection of South Showboat Avenue and East South Street (U.S. Highway 6) which is being platted as Showboat Condo Addition.

Approval of bringing a tract of land into the corporate limits of the City of Hastings for The Toy Shed, LLC – Arlin Kiel to bring property generally located to the southeast of

Planning Commission Agenda

August 15, 2023

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the intersection of South Showboat Avenue and East South Street (U.S. Highway 6)
which is being platted as Showboat Condo Addition.

10. Subdivisions

- a. **2023-472.** Preliminary Plat for Showboat Condos Subdivision, in the Northwest Quarter of Section 16, Township 7 North, Range 9 West of the 6th P.M., in the City of Hastings, Adams County, Nebraska

11. Reports

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

Adjourn

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Tuesday, July 18, 2023

Pursuant to due call and notice thereof, a meeting of the Hastings Planning Commission was conducted in the Hastings Public Library 314 N Denver Avenue, Hastings NE, on July 18, 2023.

1. Call to Order

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, Jody Stutzman, Lou Kully, Jacque Cranson. Absent: Greg Sinner, Brian Hoffman, Shawn Rossi, Rakesh Srivastava

2. Roll Call

Cranson, Rosenberg, Hinton, Kully, Lewis, Stutzman, Absent: Srivastava, Rossi, Hoffman and Sinner. 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, Tony Herrman, Public Information Manager

3. Pledge of Allegiance

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

4. Motion to adopt the current agenda for the Planning Commission Meeting

Moved by Chuck Rosenberg and seconded by Lou Kully to adopt the current agenda for the Planning Commission Meeting. Ayes: Ann Hinton, Michelle Lewis, Chuck Rosenberg, Jody Stutzman, Lou Kully, Jacque Cranson Nays: None. The motion carried.

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.

- 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

Ann Hinton started by saying as you remember at the last meeting, we did not approve minutes, and we also had a work session, and had not approved the minutes from the work session the month before, so we actually have three sets of minutes that we are going to have to approve today.

Moved by Lou Kully, seconded by Michelle Lewis to approve the minutes of April 25, 2023. Voice Vote taken- Ayes: Ann Hinton, Michelle Lewis, Chuck Rosenberg, Jody Stutzman, Lou Kully, Jacque Cranson Nays: None. The motion carried

b. Approval of Planning Commission Work Session Minutes May 16, 2023

Moved by Chuck Rosenburg, seconded by Jody Stutzman to approve to approve the work session minutes of May 16, 2023 Ayes: Ann Hinton, Michelle Lewis, Chuck Rosenberg, Jody Stutzman, Lou Kully, Jacque Cranson. Nays: None. The motion carried.

c. Approval of Planning Commission Minutes of June 20, 2023

Moved by Lou Kully, seconded by Michelle Lewis to approve to approve the minutes of June 16, 2023. Ayes: Ann Hinton, Michelle Lewis, Chuck Rosenberg, Jody Stutzman, Lou Kully, Jacque Cranson. Nays: None. The motion carried.

7. Special Order of Business

None

8. Unfinished Business

a. Tabled Applications - None
None

b. Postponed Applications - None
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.

Chad stated that the public meeting was not open for discussion. It was requested it be tabled until August. The applicant after we published the agenda requested that the item be tabled to the August Planning Commission Meeting. Applicants were not ready to proceed with the item, and had some issues they wanted to address. The entire public hearing should be tabled. Staff recommends a motion from the Planning

Commission to be tabled until the applicant is ready in August.

Jesse Oswald stated if you will take a recommendation, my recommendation would be to just table it to the public hearing in August, and let's take a vote on that.

Lou Kully made a motion to table item 2023-417, seconded by Chuck Rosenberg. Ayes: Ann Hinton, Michelle Lewis, Chuck Rosenberg, Lou Kully, Jacque Cranson, Jody Stutzman. Nays: None. The motion carried.

10. Subdivisions

None

11. Director's Communications

1. Chad Bunger said he has two topics he wants to discuss with you, as we have a number of items coming down the pipeline this Fall that we would like you all to consider. Starting up work sessions on a regular monthly basis. Two items, well actually three, that are most pressing are: 1. The Comprehensive Plan. That project is moving along, they will be back with us for Kool-Aid Days to get more public comments on the future land use map and some other elements of that plan. Following that, a number of things we should discuss as a group to make sure that the plan gets completed by the end of the year. 2. Amendments to Zoning Codes and Subdivision Regulations. 3. Discuss the Annexation topics. As you know, City Code requires the Planning Commission every three years to review potential land to be annexed. I believe there were ten different areas surrounding the edge of the city that were discussed a few months ago prior to Chad's arrival. We are going to proceed with that effort. Chad Bunger asked Erik Nielsen to pull up the spreadsheet first. That is going to be the item coming before us the quickest, because it has a very hard deadline of February next year. We put together a couple of different items and handed them out to you with copies in the back. Chad explained they will learn from him that he would much rather get out and talk with people more ahead of time on these kinds of issues, then to just work behind the scenes, and just do it and catch everyone off guard. Laid out a schedule there where the proposal is next month to contact these property owners and invite them to small group meetings to discuss the process then to have a number of different work sessions based on those groups, through September and October, so we don't have all property owners in all ten of those groups here in front of you. We are talking about change, we are talking about people's property, zoning regulations, taxations, so they could be somewhat contentious. Hope to spread this out and not have a whole group of people here in the room and talking about it all at once. Finishing it is probably on the schedule we're bumping into Thanksgiving and Christmas time, and that is why those three items are highlighted. We have some room there to slide this around in October, so if you know things are coming up, (during the holidays) we can move things. This is the tentative schedule. In the other document as mentioned, there will be a lot of discussion due to the annexation because of change in zoning changes and taxation, so they will have some charge to them. Staff has been tasked to look at this and provide some information for you, so for every property within those ten areas, we will create this summation sheet. State statute says we have to create an extension of service for any property we unilaterally annex. The ten areas are all adjacent to the city and served by existing roads, sewer, water, and they are all adjacent, so not that big of a deal. We do plan on creating these documents for each property we would discuss annexing. It just goes over some basic information about all

of them, such as the subject's site, the zoning of the tract, flood plain information, and then summation of the utilities. Are they hooked up to city water, city sewer, those kinds of things? Just lay it out there, what are the public safety aspects to it, are they served by rural fire, county sheriff, what would that mean if they were pulled into the city, through annexation, and then a summation. Then the last page is just doing a summation of staff's recommendation and then there's a final attachment about the difference in what the property taxes would be, where they are now in the county, as to where they will anticipate that tax to be. This table is obviously not complete, but we will get that complete for all the property owners. It's fairly straight forward. Do they have all the utilities, are they not hooked up to city water, or what's their taxes going to be? Very objective information for you and the property owners to give you, then all the information you may need to have that conversation then about how we annex. That is the plan moving forward. Does anybody have any thoughts, comments or concerns? Nothing? I will proceed then. Silence means to march on.

Ann Hinton asked if that was it?

Chad Bunger stated a couple of last things. We have moved up to Yost Avenue, 3505 Yost Avenue. Please come visit us. We are also having our Open House next week on Thursday July 27th, from 2-4 pm. The Chamber of Commerce is putting on that event and the public is welcome to that and we want people to show up and see our new digs, and meet all of us, and we will meet the community there. I think that's all I have.

Ann Hinton stated Chad had prepared her for a lot longer than that, so that is why she was asking.

12. Reports

a. Committee Reports

Ann Hinton reported that the Adams County Ad-Hoc Committee that meets with the City, met Wednesday on July 12th. Ann stated they had not met since we have not had a Development Director, so this was the first meeting in quite a while. Most of the time we just spent introducing Chad to Judy and Henry Wilson, who was there. Ann stated they did talk about housing problems and that is county wide, not just city. Talked a little about the annexation and how that may possibly affect the county, although she thinks that is already within the 2-mile jurisdiction, so it doesn't affect them very much. Meeting to get this group to start meeting again. Anyone else have any other committee reports they want to discuss? No other comments.

b. Chairman Comments

None

c. Staff Reports

Chad Bunger asked the Fire Marshall is Amigo's open back up?

Anthony Murphy stated Yes.

Chad stated they had some fire damage a few weeks ago before the 4th and worked diligently to get back up to the fire code and repairs from that fire were fixed and he noticed they are up and running today.

Anthony Murphy stated that it makes the 4th commercial kitchen we have had since January in Hastings. That is a trend that is very concerning to us. There are a lot of opinions on the limited food options anyway. We obviously do not want to lose any more of our restaurants. Time permitting, we will be working with a lot more restaurants and seeing if we can stop that trend and stop it from happening in their businesses. So that is going to be a special focus area on the prevention side of the department in the upcoming months.

Jody Stutzman stated you reminded me of something. I saw the fire department, there were individuals working on the houses on Burlington, which reminded me of reading about people having questions about the status of the car wash on Burlington, so was wondering if there is an update on that?

Chad Bunger replied yes, we received the Plat for it and it's going through review now. If you remember, there were a number of tracts, platted lots, partial lots, that they were combining, so we are going through the plat review. I don't believe they have submitted a building permit there yet, but a conditional use there last year, I believe, when doing my research. We'll get the plat done and out of the way, filed and then suspect they will be rolling in with a building permit and all the other permits associated with it.

Ann Hinton asked any other commission members have questions or comments?

Adjourn

Ann Hinton entertained a motion to Adjourn. Moved by Chuck Rosenberg Seconded by Jacque Cranson Ann Hinton, Michelle Lewis, Chuck Rosenberg, Lou Kully, Jacque Cranson, and Jody Stutzman. Nays: None. The motion carried.

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Meeting dismissed.

Chairman

City of Hastings Planning Commission



STAFF MEMORANDUM

Conditional Use Permit: The application request to allow a Medical Clinic in the I-1 Light Industrial District **HAS BEEN WITHDRAWN**

File No. 2023-417

Applicant OBGYN Building, LLC

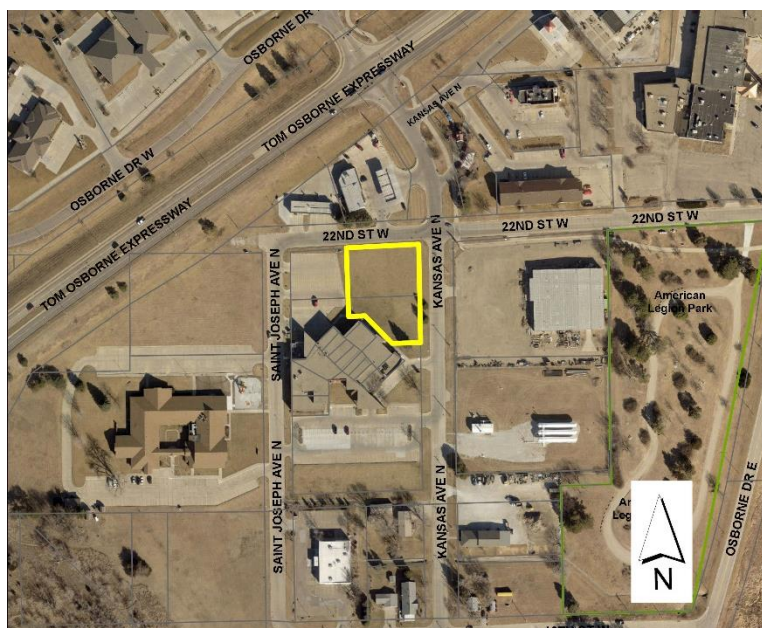
Property Location: Generally located to the southwest of the intersection of North Kansas Avenue and West 22nd Street

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

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



The applicant, Tyler Adam, OBGYN Building, LLC has **withdrawn the application** for a conditional use permit to Planning Commission. The item was originally scheduled for the July 18th Planning Commission meeting. At that meeting the item was tabled at the request of the applicant to the August 15th meeting.

No further action is required by the Planning Commission.

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

DATE: August 8, 2023

Department: Development Services
Staff Contact: Chad Bunger
Planning Commission Meeting Date: 8/15/2023
File No: 2023-476
Prepared By: Chad Bunger, Director of Development Services

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing to consider bringing a tract of land into the corporate limits of the City of Hastings for The Toy Shed, LLC – Arlin Kiel to bring property generally located to the southeast of the intersection of South Showboat Avenue and East South Street (U.S. Highway 6) which is being platted as Showboat Condo Addition.

Approval of bringing a tract of land into the corporate limits of the City of Hastings for The Toy Shed, LLC – Arlin Kiel to bring property generally located to the southeast of the intersection of South Showboat Avenue and East South Street (U.S. Highway 6) which is being platted as Showboat Condo Addition.

Names of People/Business affected by this action:

The applicant, the City of Hastings and Adams County.

Why Planning Commission action is required:

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

Type of action requested:

Motion

Suggested motion:

Approval of bringing a tract of land into the corporate limits of the City of Hastings for The Toy Shed, LLC – Arlin Kiel to bring property generally located to the southeast of the intersection of South Showboat Avenue and East South Street (U.S. Highway 6) which is being platted as Showboat Condo Addition.

Deadlines associated with action:

The ordinance will be heard at the City Council Regular meeting on September 11, 2023.

Department head comments:

As part of the preliminary plat for the Showboat Condos Addition a tract of land is being considered for incorporation into the City limits. These tracts are both part of the Northwest Quarter of Section 16, Township 7 North, Range 9 West of the 6th P.M., Adams County, Nebraska.

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

Recommendation:

Staff recommends a motion to recommend approval for bringing a tract of land being apart of Preliminary Plat of the Showboat Condos Addition.



City of Hastings Planning Commission

STAFF REPORT

Annexation

Showboat Condos Addition

File No. 2023 - 473

Applicant Arlin Kiel, The Toy Shed, LLC

Property Location: Southeast corner of U.S. Highway 6 and Showboat Boulevard

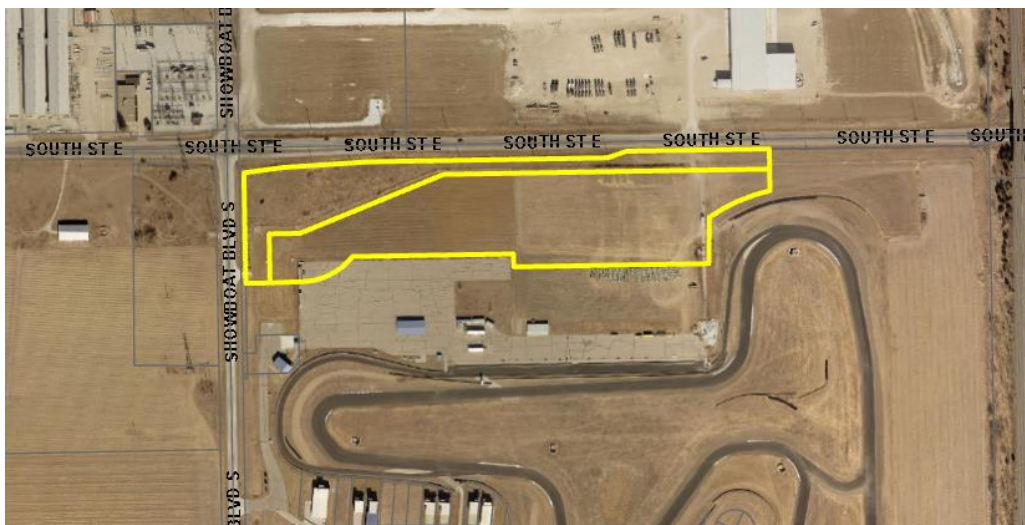
Lot Size: 14.6 acres

Date of Public Hearing: August 15, 2023

Zoning I-2, Heavy Industrial District

Adjacent Zoning:

- North: I-2, Heavy Industrial District
- East: I-2, Heavy Industrial District
- South: I-2, Heavy Industrial District
- West: A, Agricultural District and I-2, Heavy Industrial District



SECTION AND REQUIREMENT OF HASTINGS CODE OF ORDINANCE CONSIDERATION OF A PRELIMINARY PLAT:

- **Sec. 38-104. – Annexation of subdivided land – Authorized.**

DESCRIPTON OF PRELIMINARY PLAT REQUESTED:

Property description: The area is proposed to be annexed into the City and subdivided is within the confines of the Motorsports Park Hastings (MPH). The annexation site is approximately 14.6-acres and is generally north of the racetrack along U.S. Highway 6 and Showboat Boulevard. The site is relatively flat, undeveloped land. Of the 14.6-acres, roughly 9.9-acres is outside of the City limits.

The Preliminary Plat of the Showboat Condos Addition would create six lots. Lots 1 – 5 would be for a development associated with the racetrack. Outlot 1 will be an outlot for future development. Complete details of the Preliminary Plat can be found in that agenda item packet.

CONSIDERATIONS OF ANNEXATION

[Subsection 38-104\(1\). – Annexation of subdivided land - Authorized](#) states “If a majority of all the members of the City Council vote for the annexation under this section, an ordinance shall be prepared and passed by the City Council declaring the annexation of such territory to the corporate limits of the City and extending the limits accordingly. An accurate map or plat of such territory and the dedication of public areas and facilities, certified by the surveyor, and acknowledged and proved as provided by law in such cases, shall at once be filed in the office of the Register of Deeds of the County, together with a certified copy of the ordinance declaring such annexation, under the seal of the City.”

City staff reviews the following topics to ensure the proposed annexation request conforms to the Comprehensive Plan.

1. *Conformance to the Comprehensive Plan*

The site is in the east growth area and designated as Commercial/Retail on the Future Land Use Map of the 2009 Imagine Hastings Comprehensive Plan.

The land use classification is defined as:

Commercial / Retail

The commercial/retail land use designation provides the opportunity for the development of general retail and service uses that serve neighborhoods and the community and region. This category also allows for, but is not limited to, general retail including grocery stores, personal services (dry cleaning, beauty salon, bank), restaurants (dine-in and drive-through) and gas stations. This land use designation may also include office uses. Supporting uses such as open space and recreation are also appropriate. Commercial/retail uses should be along primary arterials such as Burlington Avenue and

Highway 6. Defined local access and connections to nearby neighborhoods through streets and sidewalks should be provided. Destination and through traffic should be discouraged within the surrounding neighborhoods.

Growth Goals listed in the Imagine Hastings Comprehensive Plan are:

G.1 Protect agricultural ground and natural resources that support life in Hastings as well as the rural character of the county.

G.2 Maximize use of existing infrastructure, public investments, and resources through infill development and redevelopment.

G.3 Maintain infrastructure and utility networks that efficiently serve the population of Hastings and support the growth and development of Hastings.

G.4 Prepare an Urban Service Area Plan that identifies future infrastructure and utility needs necessary to support future growth and development as defined by Imagine Hastings.

G.5 Support strategic growth of Hastings that accommodates new growth and expansion opportunities.

G.6 Direct growth and development to the identified North, South, East and West Growth Areas and adhere to the growth strategies defined.

Staff Analysis

The applicable goals for the proposed preliminary plat are G.2, G.3, G.5, G.6.

The proposed development can be considered an infill development, as the subject site is generally in a developed area of the community. All public utilities and public streets are adjacent to the site and are adequate to serve the proposed use. The proposed development would effectively use and maintain the existing infrastructure, expense, and resources that have been invested in the area.

The proposed development supports strategic growth of the City. The new buildings will serve MPH and provide another tourist attraction the community, which continues to bring opportunities to expand the City's economy.

The development is in the East Growth Area and adheres to the defined growth strategies.

2. Conformance with the Applicable Zoning Regulations

The site is zoned I-2, Heavy Industrial District. The site will remain zoned I-2 District, as allowed by the extra territorial jurisdiction.

The proposed use is considered to be part of the Motorized Vehicle Racetracks use. The Motorized Vehicle Racetracks use was added as permitted use in the I-2 District on May

8, 2023, by Ordinance No. 4735. [Section 34-214. – I-2 Heavy Industrial Districts](#) defines the minimum lot and yard requirements, and maximum lot coverage and height requirements.

Motorized Vehicle Racetracks is defined as “For motorized vehicles including by not limited to accessory uses and structures such as garages with or without temporary accommodations for racers, race control buildings, technical inspection buildings, administration and registration building, site maintenance building, paddock area, paddock toilets and concessions, public viewing area with concessions and toilets.”

Staff Analysis: The proposed annexation and proposed preliminary plat meets the minimum requirements for the I-2 District (See preliminary plat agenda item packet for more details). A detailed review will occur at the time of a building permit for the conformance of the development to the district regulations and other applicable zoning regulations.

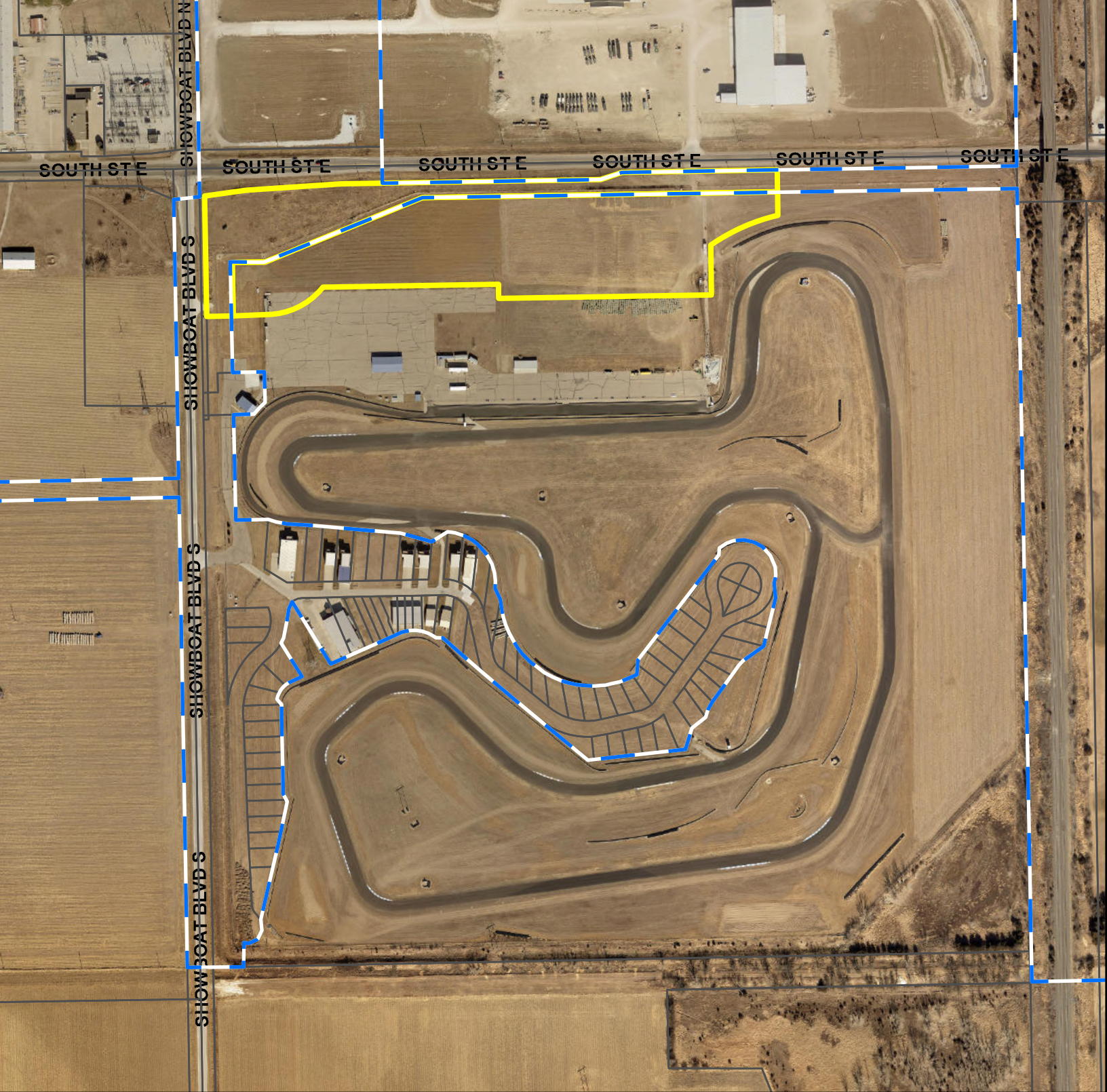
STAFF COMMENTS: Staff recommends the Planning Commission recommend **APPROVAL** of the request for **ANNEXATION** for the Showboat Condos Addition.

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

DATE: August 3, 2023

ATTACHMENTS:

1. General Location Map
2. Showboat Condos Addition Preliminary Plat (as a reference)
3. The Toy Shed Project Narrative
4. Imagine Hastings Future Land Use Map
5. Area Zoning District Map



General Location Showboat Condos Subdivision Annexation & Preliminary Plat

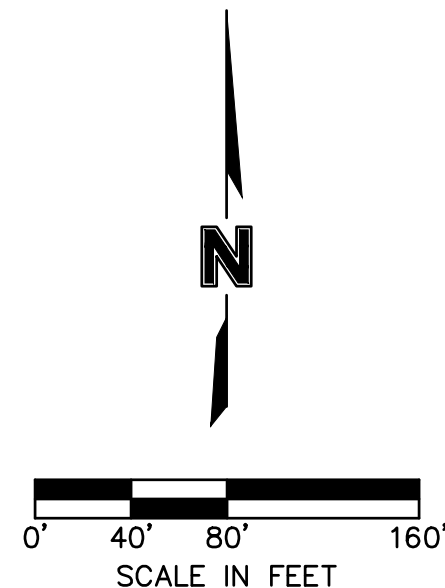
 City Limits
 Showboat Condos Subdivision



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DATE: Aug 03, 2023 4:45pm
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- LEGEND
- POWER POLE
 - GUY POLE
 - ELECTRIC BOX
 - ELECTRIC METER
 - ELECTRIC CABINET
 - GUY WIRE
 - WATER VALVE
 - FIRE HYDRANT
 - SIGN
 - MONITORING WELL
 - CURB STOP
 - WOOD POST
 - GAS VALVE
 - SANITARY MANHOLE
 - SANITARY SEWER CLEANOUT

- DECIDUOUS TREE
- SURVEY CONTROL POINT
- PROPERTY CORNER
- SECTION CORNER
- STORM SEWER LINE
- GAS LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND CABLE TV
- SANITARY SEWER LINE
- WATER LINE
- CHAIN LINK FENCE
- BUILDING LINE
- CONCRETE

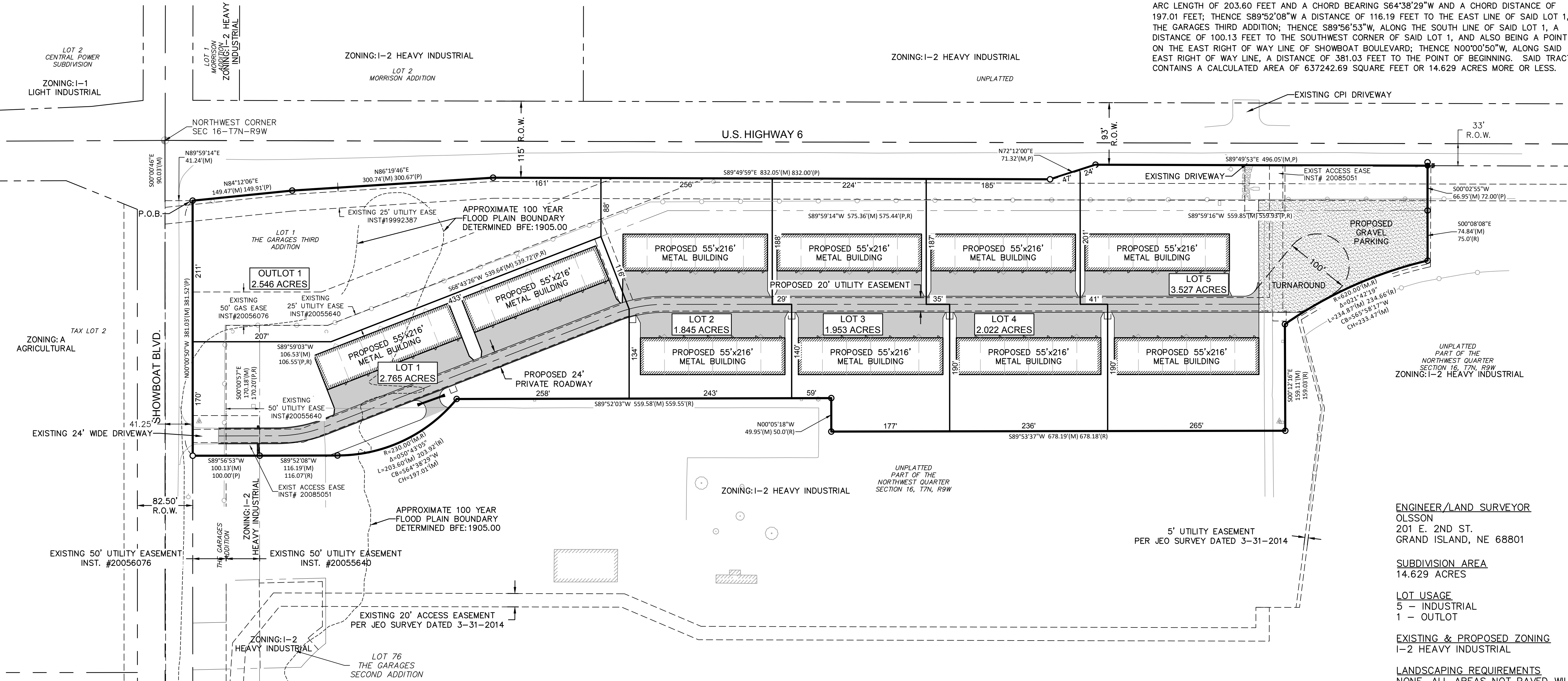


SHOWBOAT CONDOS ADDITION PRELIMINARY PLAT

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN ALL OF LOT ONE (1), THE GARAGES THIRD ADDITION AND PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION SIXTEEN (16), TOWNSHIP SEVEN (7) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., ADAMS COUNTY, NEBRASKA MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 16; THENCE ON AN ASSUMED BEARING OF S00°00'46"E, ALONG THE WEST LINE OF SAID SECTION 16, A DISTANCE OF 90.03 FEET; THENCE N89°59'14"E A DISTANCE OF 41.24 FEET TO THE NORTHWEST CORNER OF LOT 1, THE GARAGES THIRD ADDITION AND ALSO BEING THE POINT OF BEGINNING; THENCE N84°12'06"E, ALONG THE SOUTH RIGHT OF WAY LINE OF HIGHWAY 6 AND EAST SOUTH STREET AND ALSO BEING THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 149.47 FEET; THENCE N86°19'46"E, ALONG SAID SOUTH RIGHT OF WAY LINE AND SAID NORTH LINE OF LOT 1, A DISTANCE OF 300.74 FEET; THENCE S89°49'59"E, ALONG SAID SOUTH RIGHT OF WAY LINE AND SAID NORTH LINE OF LOT 1, A DISTANCE OF 832.05 FEET; THENCE N72°12'00"E, ALONG SAID SOUTH RIGHT OF WAY LINE AND SAID NORTH LINE OF LOT 1, A DISTANCE OF 71.32 FEET; THENCE S89°49'53"E, ALONG SAID SOUTH RIGHT OF WAY LINE AND SAID NORTH LINE OF LOT 1, A DISTANCE OF 496.05 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE S00°02'55"W, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 66.95 FEET; THENCE S00°08'08"E A DISTANCE OF 74.84 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 620.00 FEET, A DELTA ANGLE OF 21°42'19", AND AN ARC LENGTH OF 234.87 FEET, A CHORD BEARING S65°58'17"W AND A CHORD DISTANCE OF 233.47 FEET; THENCE S00°12'16"E A DISTANCE OF 159.11 FEET; THENCE S89°53'37"W A DISTANCE OF 678.19 FEET; THENCE N00°05'18"W A DISTANCE OF 49.95 FEET; THENCE S89°52'03"W A DISTANCE OF 559.58 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 230.00 FEET, A DELTA ANGLE OF 50°43'05", AN ARC LENGTH OF 203.60 FEET AND A CHORD BEARING S64°38'29"W AND A CHORD DISTANCE OF 197.01 FEET; THENCE S89°52'08"W A DISTANCE OF 116.19 FEET TO THE EAST LINE OF SAID LOT 1, THE GARAGES THIRD ADDITION; THENCE S89°56'53"W, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 100.13 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, AND ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF SHOWBOAT BOULEVARD; THENCE N00°00'50"W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 381.03 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 637242.69 SQUARE FEET OR 14.629 ACRES MORE OR LESS.



HASTINGS PLANNING COMMISSION RECOMMENDATION

THIS PRELIMINARY PLAT OF SHOWBOAT CONDOS SUBDIVISION, AN ADDITION TO 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 PRELIMINARY PLAT BE APPROVED THIS _____ DAY OF _____, 2023.

CHAIRMAN

DIRECTOR

MAYOR AND CITY COUNCIL RECOMMENDATION

THIS PRELIMINARY PLAT OF SHOWBOAT CONDOS SUBDIVISION, AN ADDITION TO THE CITY OF HASTINGS, ADAMS, COUNTY, NEBRASKA IS HEREBY APPROVED THIS _____ DAY OF _____, 2023.

MAYOR

CLERK

ENGINEER/LAND SURVEYOR
OLSSON
201 E. 2ND ST.
GRAND ISLAND, NE 68801

SUBDIVISION AREA
14.629 ACRES

LOT USAGE
5 - INDUSTRIAL
1 - OUTLOT

EXISTING & PROPOSED ZONING
I-2 HEAVY INDUSTRIAL

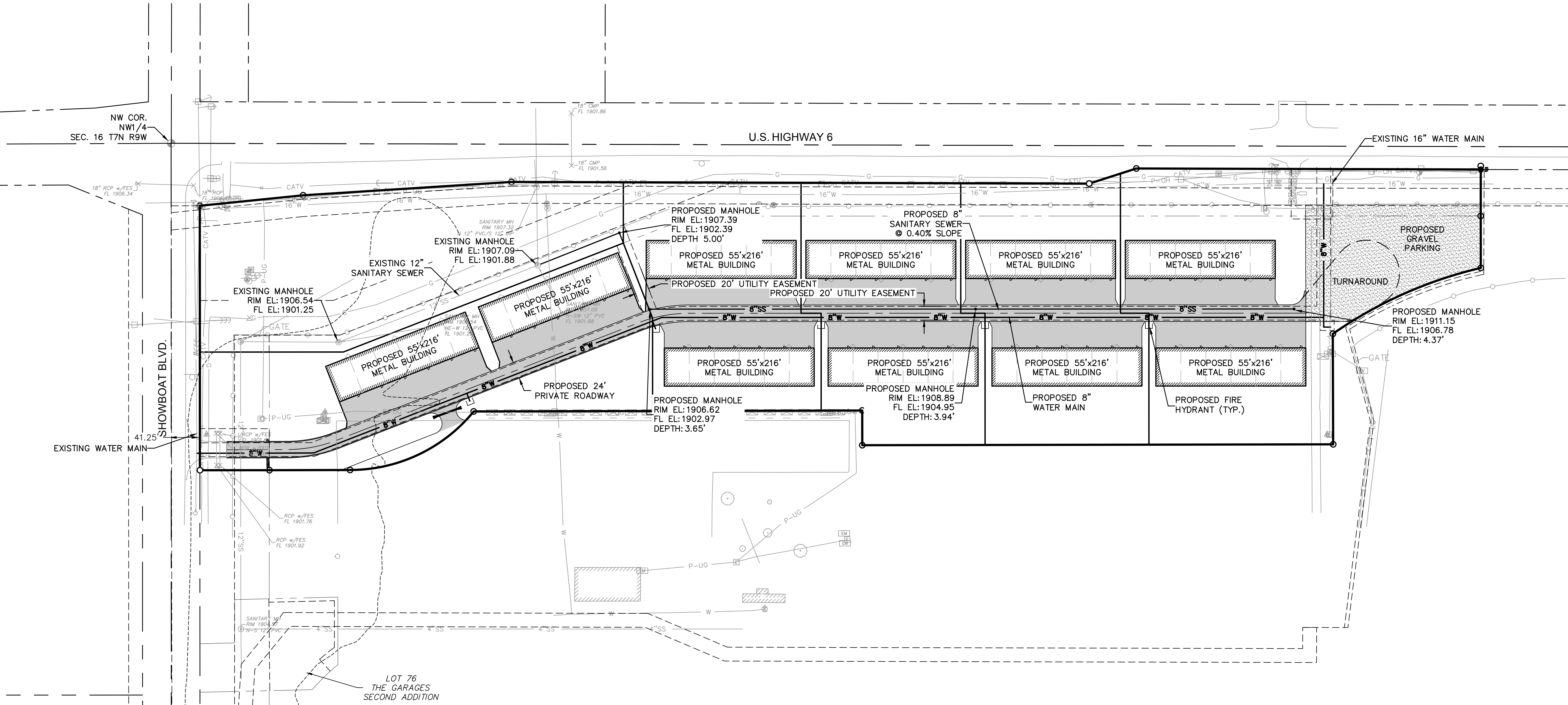
LANDSCAPING REQUIREMENTS
NONE. ALL AREAS NOT PAVED WILL BE TURF GRASS

OWNER
THE TOY SHED LLC
ARLIN KIEL
PO BOX 235
THOMPSON, IA 50478
DATE 6/25/23

REVISIONS			SHEET	
REV. NO.	DATE	REVISIONS DESCRIPTION	1 of 4	
1	07-27-2023	CITY COMMENTS		
2	08-03-2023	ADDED DETERMINED BFE		

Engineering - Nebraska COA #CA-0638
201 East 2nd Street
Grand Island, NE 68801
TEL 308.384.8750
www.olsson.com

olsson



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V_XRWAY_LDP_02301040

olson

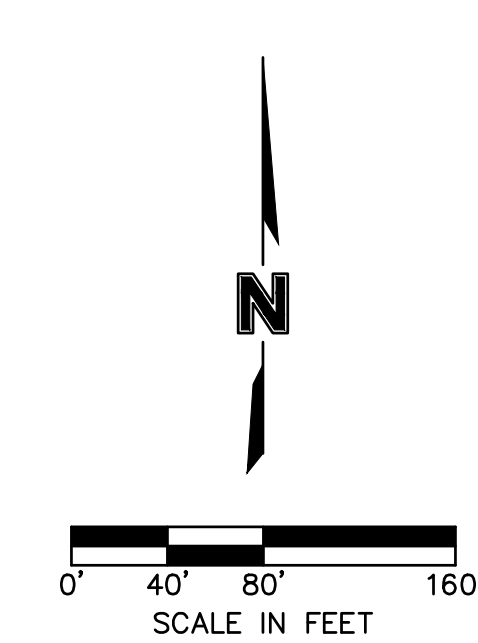
Engineering - Nebraska COA #CA-0638
201 East 2nd Street
Grand Island, NE 68801 TEL 308.384.1111

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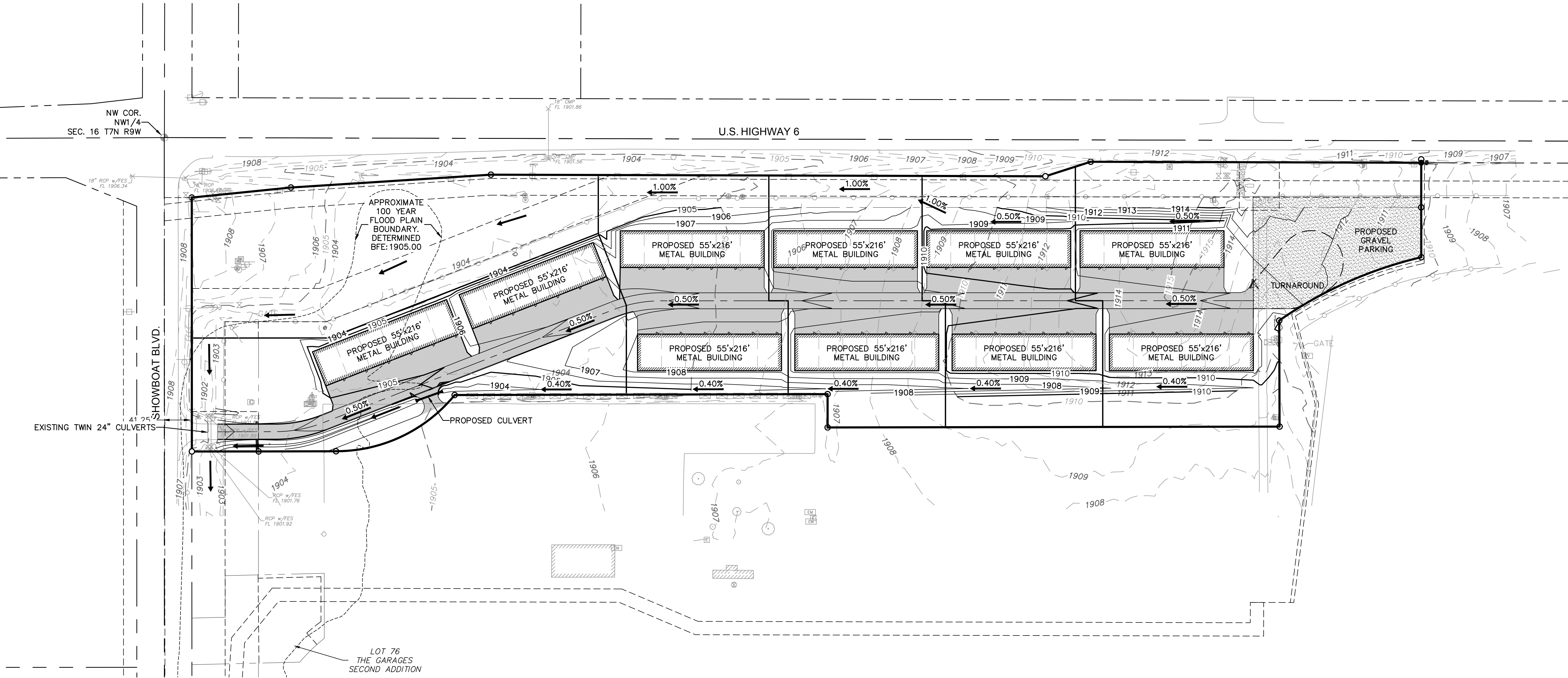
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SHEET
2 of 4

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SHOWBOAT CONDOS ADDITION PRELIMINARY PLAT

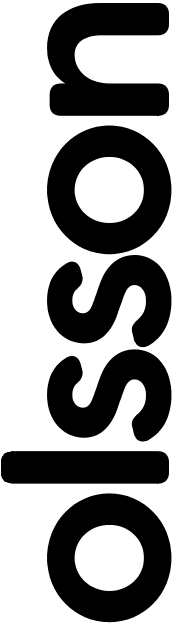


PROPOSED DEVELOPMENT
STORM RUNOFF CALCULATED USING RATIONAL, 100
YEAR STORM EVENT

DRAINAGE AREA: 13.99 ACRES
PRE CONSTRUCTION RUNOFF
NET COEFFICIENT: 0.34
TOTAL RUNOFF: 35 CFS

POST CONSTRUCTION RUNOFF
NET COEFFICIENT: 0.58
TOTAL RUNOFF: 55 CFS

TOTAL DEVELOPMENT RUNOFF INCREASE: 0.20 CFS



Engineering - Nebraska COA #CA-0638
201 East 2nd Street
Grand Island, NE 68801 TEL 308.384.8750 www.olsson.com

GRADING & DRAINAGE PLAN

SHOWBOAT CONDOS ADDITION
PRELIMINARY PLAT

HASTINGS, NEBRASKA

REV. NO. 2

DATE 08-03-2023

REVISIONS DESCRIPTION
ADDED DETERMINED BFE

2023

REVISIONS

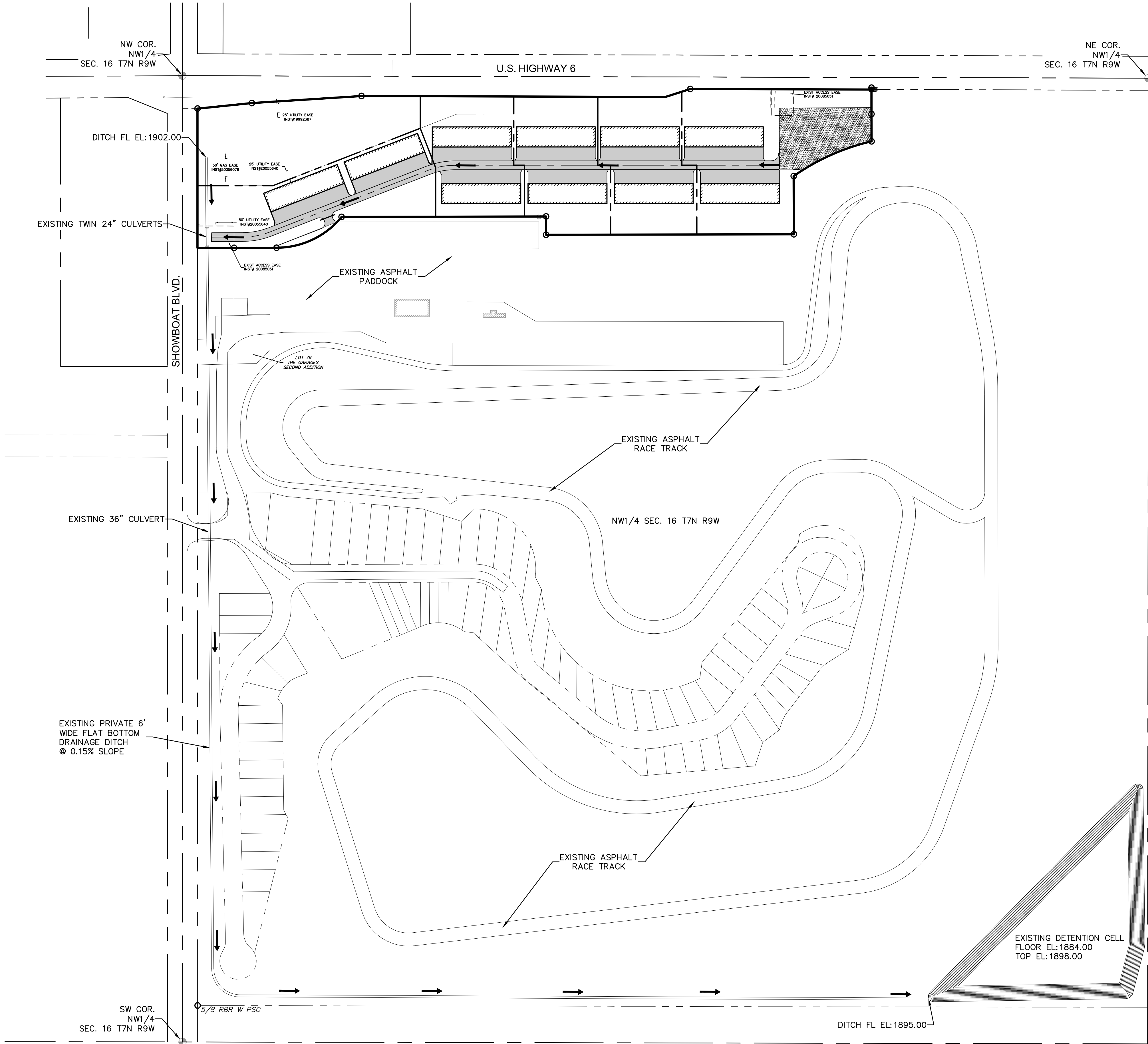
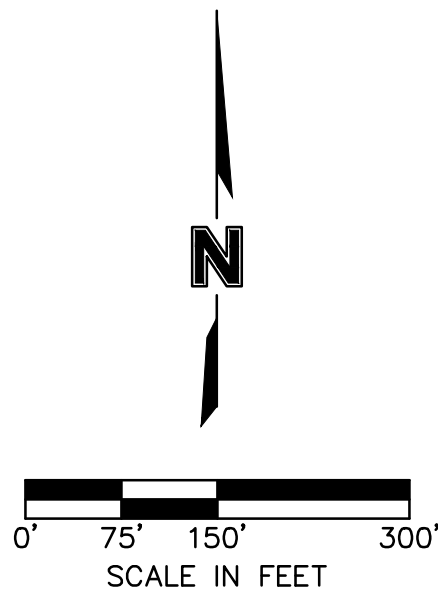
drawn by: _____
checked by: _____
approved by: _____
QA/QC by: _____
project no.: _____
drawing no.: _____
date: 07-13-23

3 of 4

SHEET

4

DWG: F:\2023\01001-01500\023-01040\40-Design\AutoCAD\Final Plans\Sheets\GNV\Preliminary Plat\C_DRN_02301040.dwg
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REGIONAL AINAGE ANALYSIS
STORM RUNOFF CALCULATED USING TR-55, 100 YEAR STORM EVENT

REGIONAL AREA: 149 ACRES
PRE DEVELOPMENT RUNOFF: 277 CFS

POST DEVELOPMENT RUNOFF: 290 CFS

EXISTING DETENTION CELL TOTAL CAPACITY: 2,078,237 CF
PRE-DEVELOPMENT MAXIMUM DETENTION VOLUME: 1,709,100 CF
POST-DEVELOPMENT MAXIMUM DETENTION VOLUME: 1,784,800 CF

olsson

Engineering - Nebraska COA #CA-0638
201 East 2nd Street
Grand Island, NE 68801 TEL 308.384.8750 www.olsson.com

OVERALL DRAINAGE PLAN

SHOWBOAT CONDOS ADDITION
PRELIMINARY PLAT

HASTINGS, NEBRASKA

REV. NO.

DATE

REVIEWS DESCRIPTION

2023

REVIEWS

drawn by: _____

checked by: _____

approved by: _____

QA/QC by: _____

project no.: _____

drawing no.: _____

date: _____

LE

BD

BD

BD

07-13-23

SHEET

4 of 4

The Toy Shed LLC

06/23/23

Project Narrative

The Toy Shed LLC plans to build storage units with an option of living quarters on the land that was purchased by The Toy Shed LLC. This land is located on the north side of the race track's paddock at Motorsport Park Hastings. The property contains approximately 15 acres and is currently used primarily for agriculture. It will be divided into 5 developed lots and 1 outlot which is not developable due to multiple utility easements. There will be a total of 10 structures which will be pre-engineered metal buildings. Each structure will be divided into 6 units.

There are five phases planned for the construction of up to 10 buildings with a total of 60 units.

Phase 1 (Lot 2)

- Grading will be done for the entire 15 acre site.
- Sanitary sewer and water mains will be installed.
- The concrete driveway will be constructed from Showboat Blvd. up to the east line of Lot 2.
- The two buildings with 6 units each, located on Lot 2 will be constructed as spec units.
- Buildings will be 55'x 216', each unit will be 36'x55', living quarters will be 14'x36'.
- All units will be finished with steel liner panels and will include water, sewer, electricity and gas services.
- 6 storage only units will have the option of adding living quarters at a later date.
- 6 storage units will have living quarters.

Phase 2 (Lot 1)

- After the first 12 units are sold, two more buildings of the same configuration will be constructed on Lot 1.

Phase 3 (Lot 3)

- Two buildings will be constructed on Lot 3 and the driveway construction will be continued to the east line of Lot 3.

Phase 4 (Lot 4)

- Two Buildings will be constructed on Lot 4 and the driveway construction will be continued to the east line of Lot 4.

Phase 5 (Lot 5)

- Two Buildings will be constructed on Lot 5 and the driveway construction will be continued to the east line of Lot 5.

A gravel turnaround with a 50' radius will be constructed at the east end of each phase as they are developed.

After purchase from The Toy Shed LLC, the units with living quarter are not intended to be a full time residence. The condo agreement will state that they can only live in the units for 11 months or less. These are intended to be able to be rented out so that it will be able to bring more people to Hastings and to Motorsport Park Hastings.

Racing enthusiasts and their families and friends can house their cars here for the summer and also have somewhere to stay in the storage units with living quarters. The storage units will also be available for purchase or rent by the Hastings community and does not require involvement with the race track.

Until the units are sold, The Toy Shed LLC plans to have rental agreements for people that would like to rent by the week or month on either type of unit. The storage units can only be rented by the year.

The vision of The Toy Shed LLC is that these storage options will bring more people and their families to Hastings and Motorsport Park Hastings, therefore increasing revenue for the track and the Hastings Area. The Toy Shed LLC would like to continue to build on the momentum of what Motorsport Park Hastings started and help grow the economy for the Hastings area.

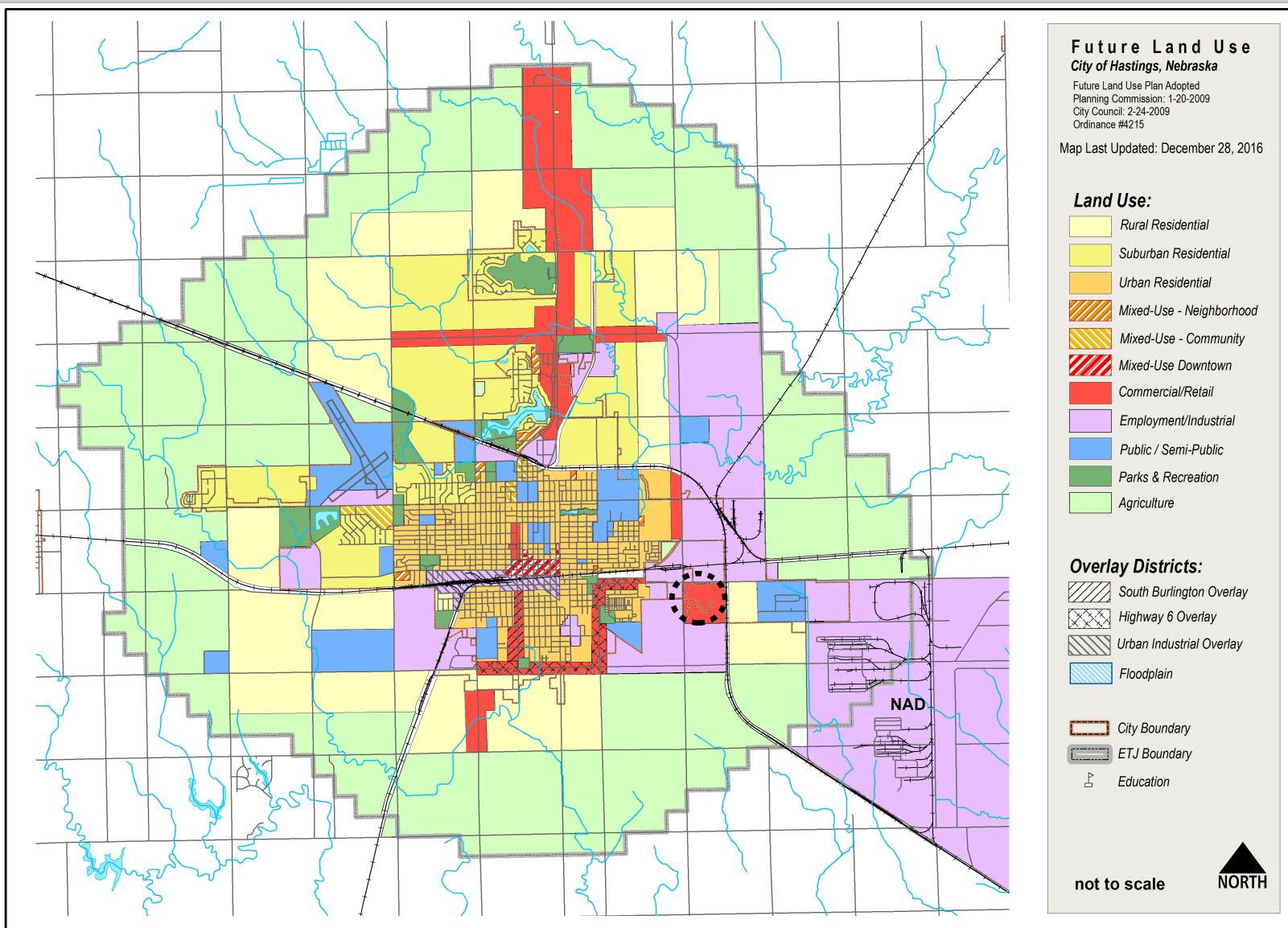
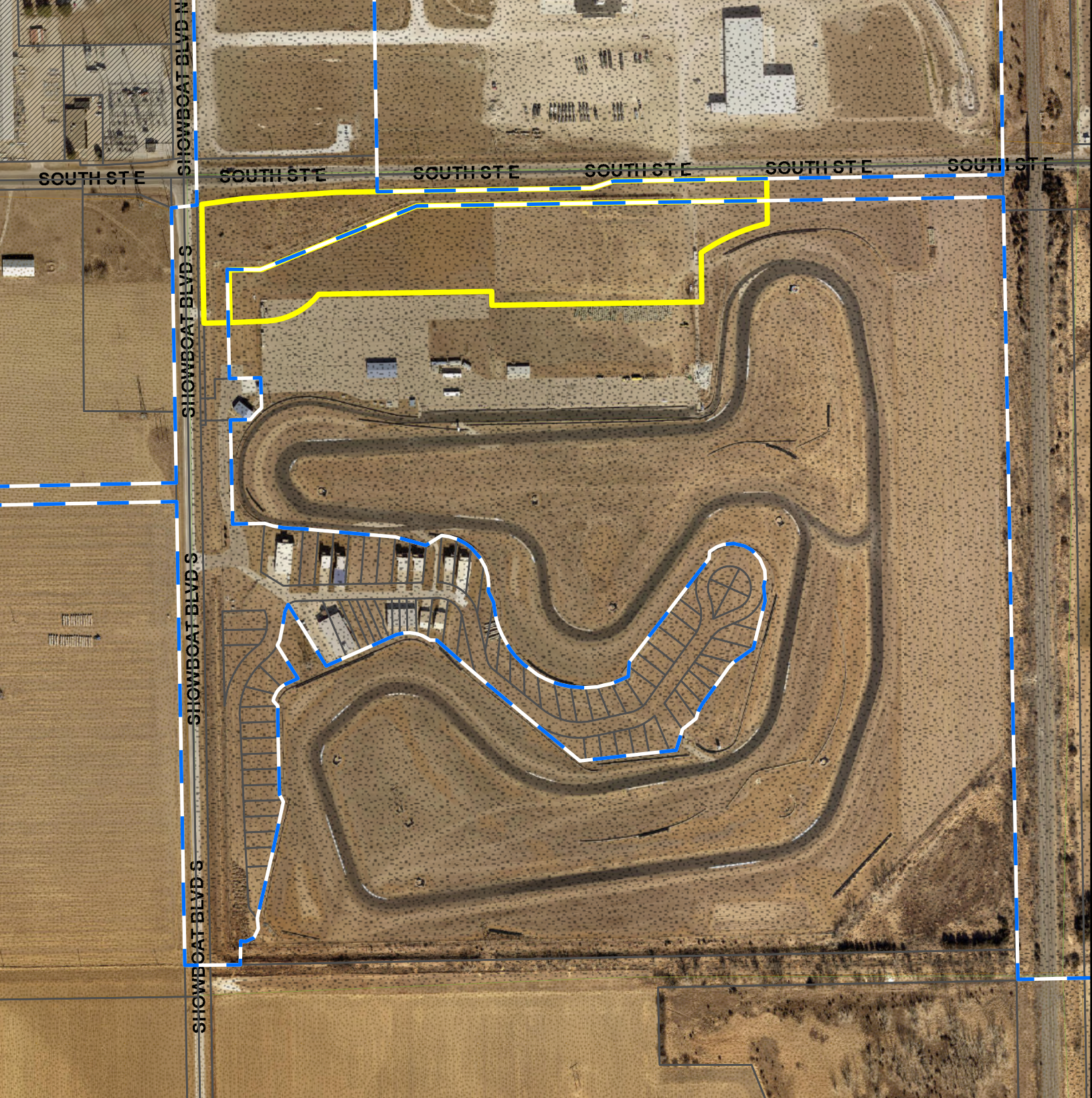


Figure 2.2: Future Land Use Plan



Current Zoning

Showboat Condos Subdivision

Annexation & Preliminary Plat



Showboat Condos Subdivision

City Limits

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: Transistional Agriculture



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HASTINGS
DEVELOPMENT SERVICES



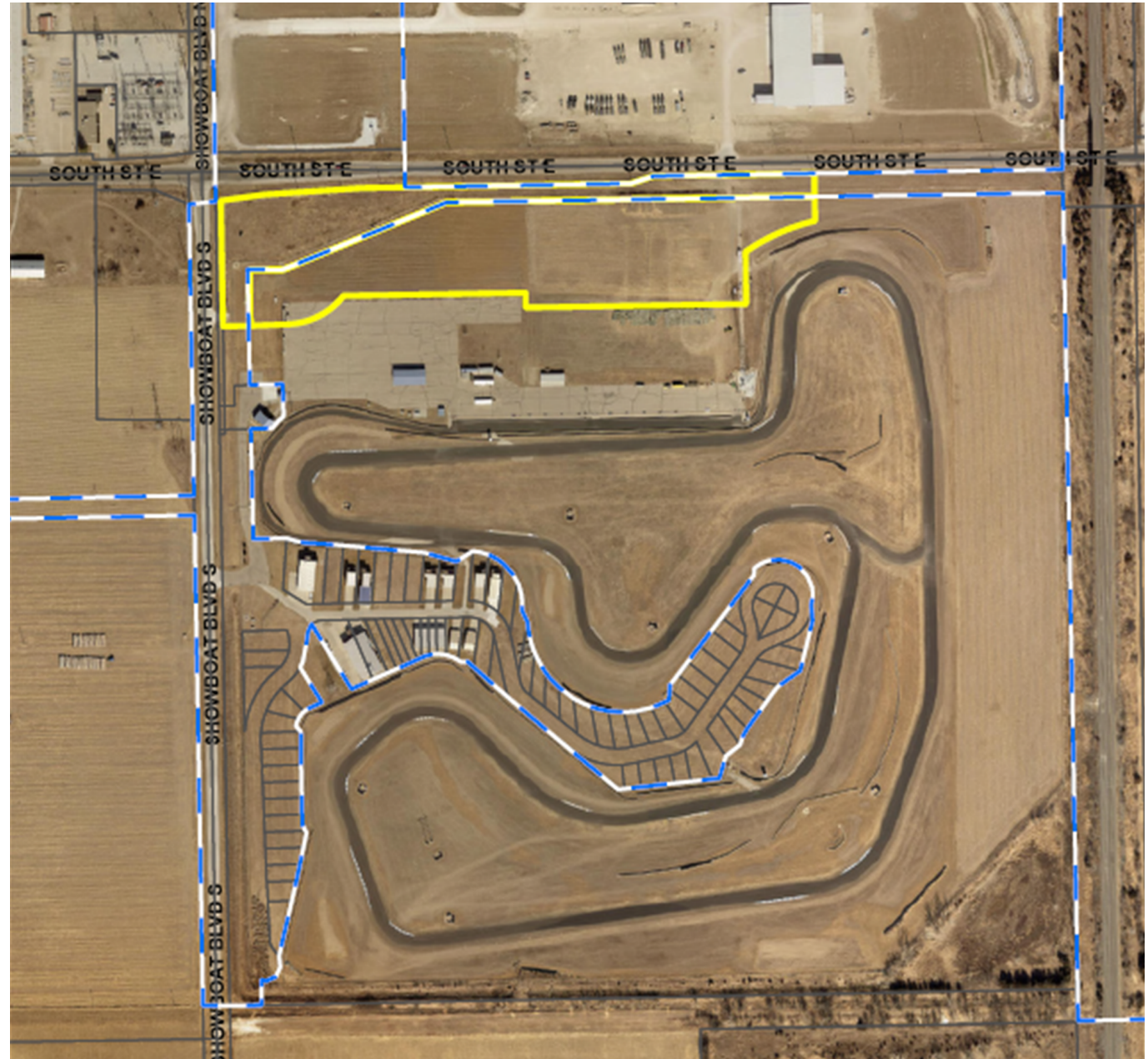
File No. 2023-473

Project Annexation of Showboat Condos Addition

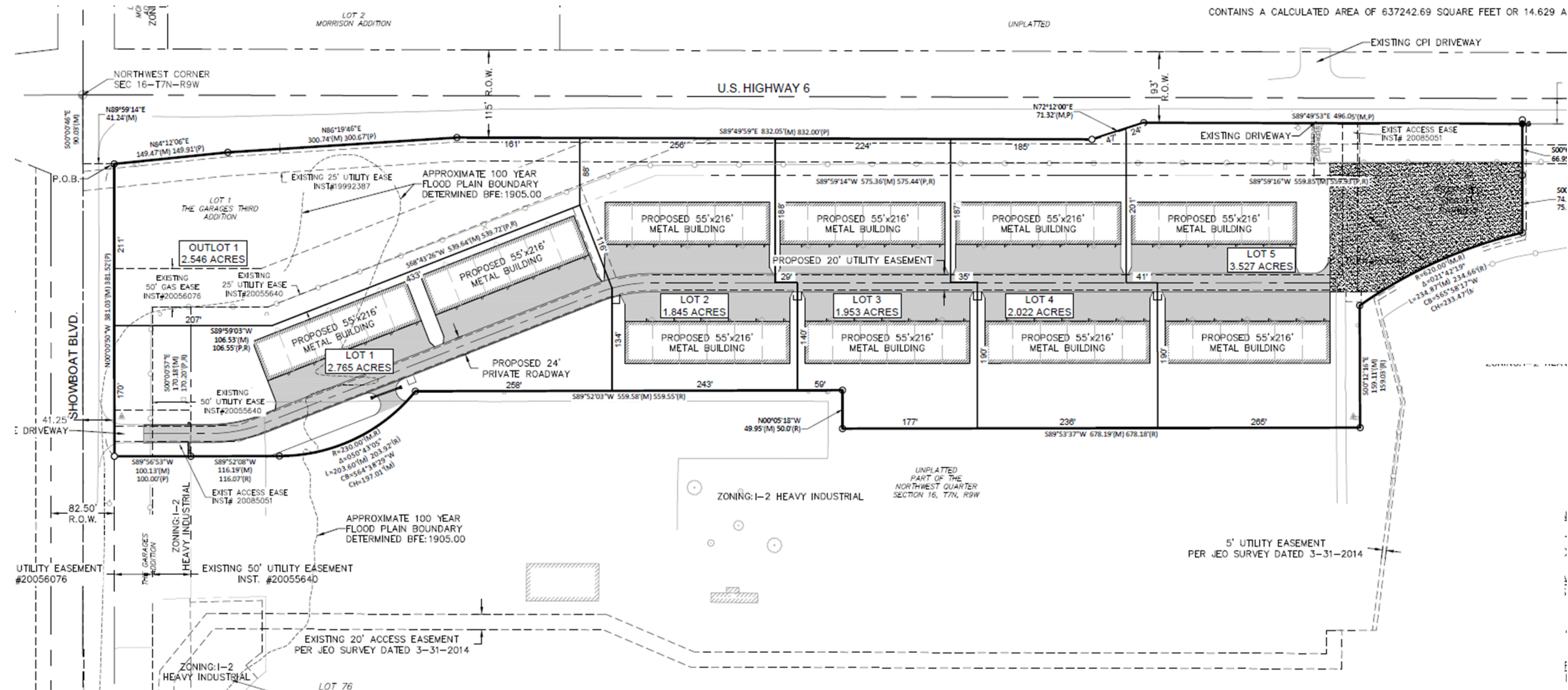
Applicant and
Property Owner Arlin Kiel, The Toy Shed, LLC

Details:

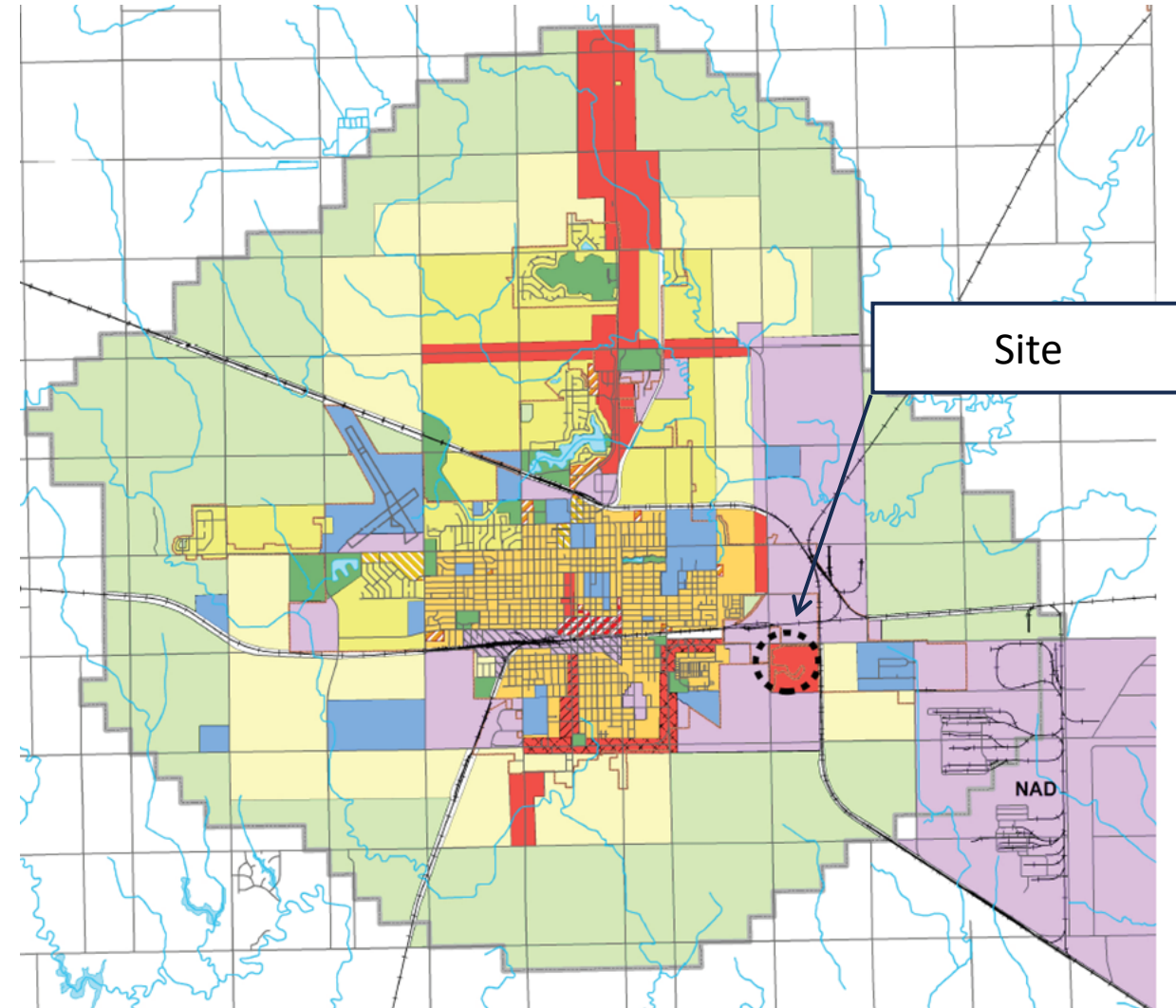
- 14.6-acre tract of land
- Approximately 9.9 is outside of the City Limits
- I-2 Heavy Industrial District will remain



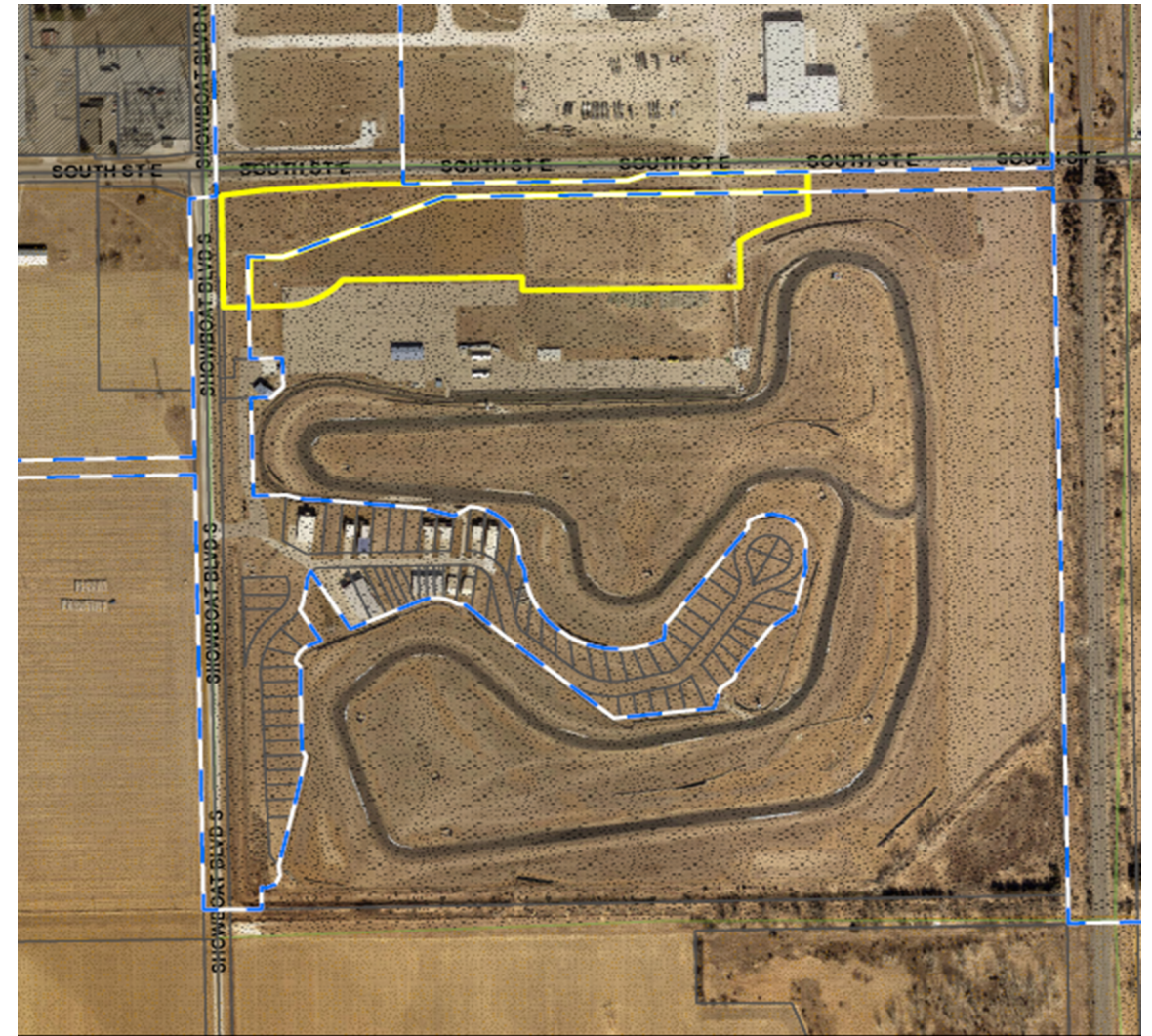
CONTAINS A CALCULATED AREA OF 637242.69 SQUARE FEET OR 14.629 A



Future Land Use Map Commercial/Retail



Current Zoning District I-2 Heavy Industrial District





1872-2022

HASTINGS
DEVELOPMENT SERVICES



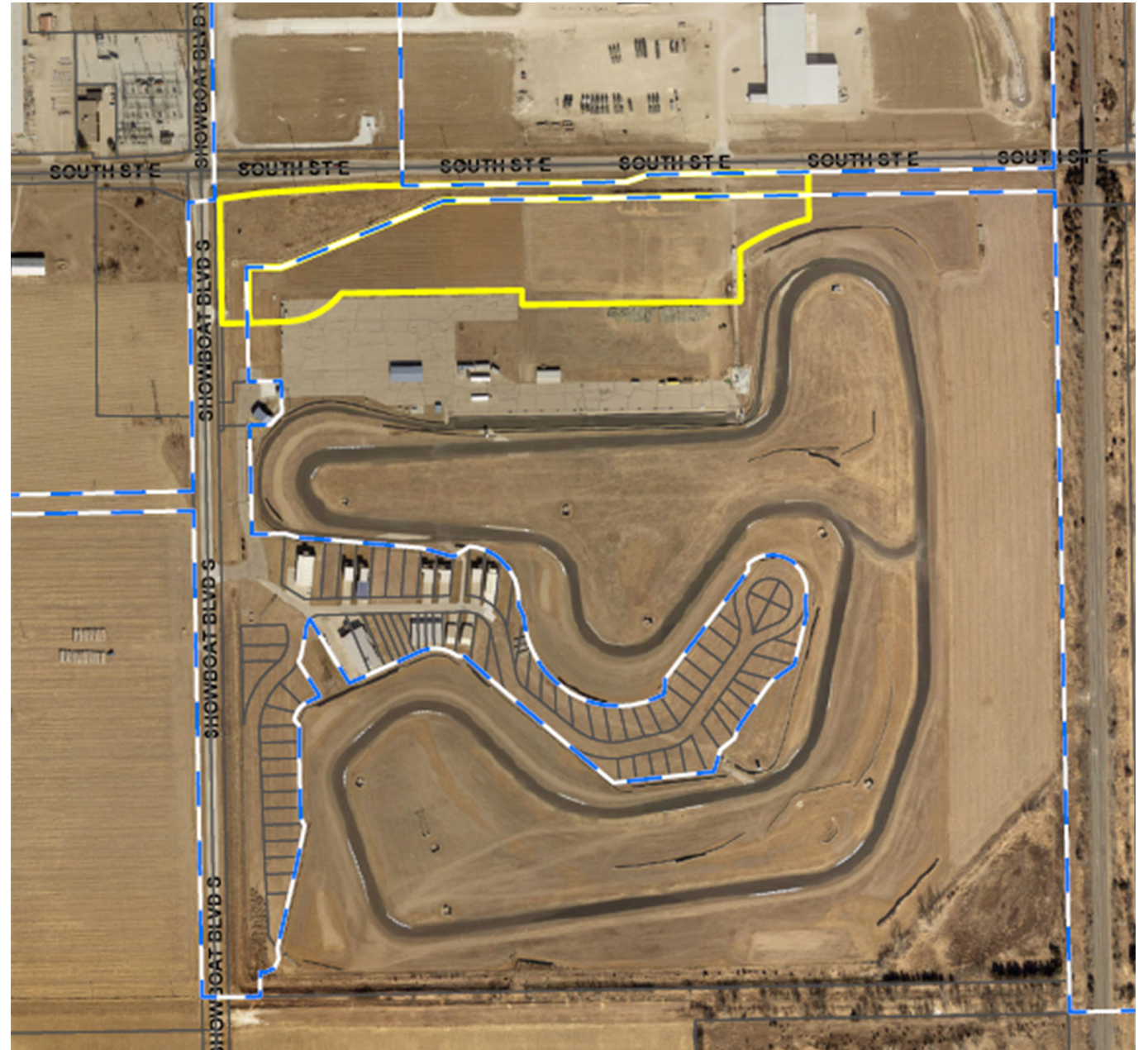
File No. 2023-472

Project Preliminary Plat for the Showboat Condos
Addition

Applicant and
Property Owner Arlin Kiel, The Toy Shed, LLC

Details:

- 14.6-acre tract
- 6 lots
 - One outlot and 5 lots to be developed
- 60 garages and up to 60 temporary dwellings
 - Potential to have buildings as condominiums



CONTAINS A CALCULATED AREA OF 637242.69 SQUARE FEET OR 14.629

UNPLATTED

EXISTING CPI DRIVEWAY

U.S. HIGHWAY 6

NORTHWEST CORNER
SEC 16-T7N-R9W

115' R.O.W.

93°

EXISTING DRIVEWAY-

EXIST ACCESS EASE
INST# 20085051

OUTLOT 1
2.546 ACRES

LOT 5
3.527 ACRES

PROPOSED 55'x216'
METAL BUILDING

PROPOSED 55'x216'
METAL BUILDING

PROPOSED 55'x21'
METAL BUILDING

PROPOSED 55'x21'
METAL BUILDING

LOT 2
1.845 ACRES

LOT 3
1.953 ACRES

LOT 4
2.022 ACRES

PROPOSED 55'
METAL BUILD

PROPOSED 5
METAL BUILDING

PROPOSED
METAL B

PROPOSED 5
METAL BUI

ZONING: I-2 HEAVY INDUSTRIAL

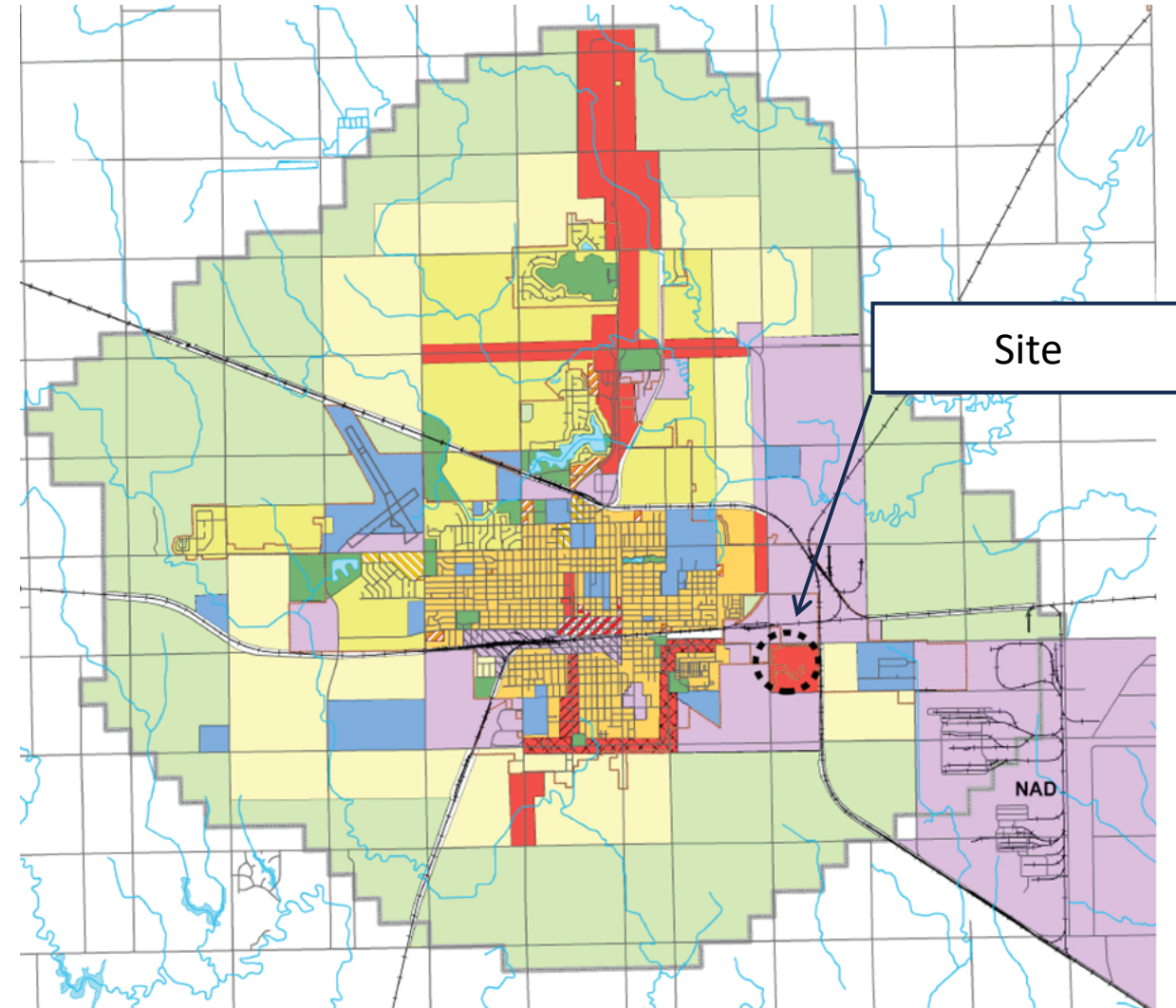
UNPLATTED
PART OF THE
NORTHWEST QUARTER
SECTION 16, T7N, R9W

5' UTILITY EASEMENT
PER JEO SURVEY DATED 3-31-2014

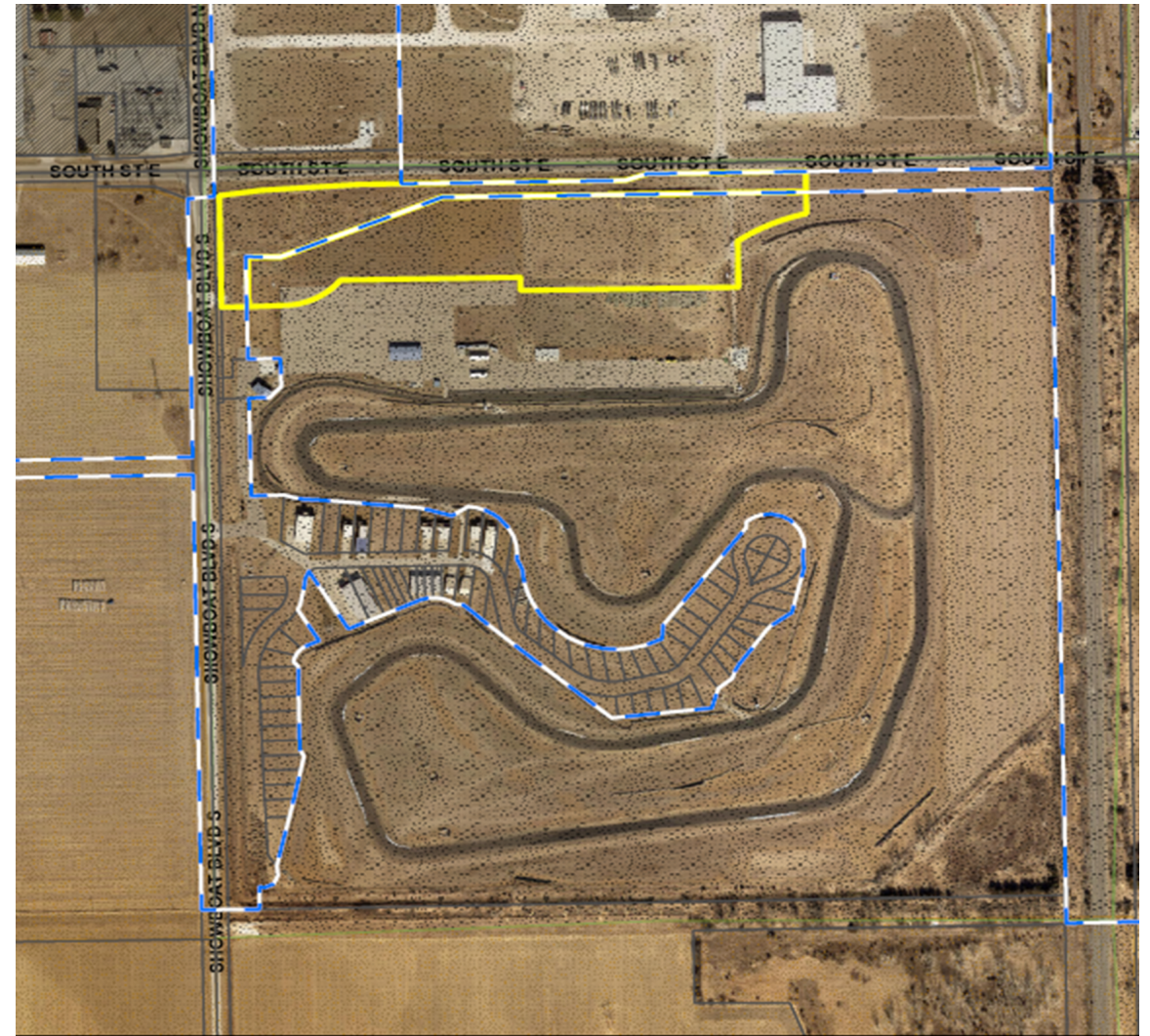
ZONING: I-2
HEAVY INDUSTRIAL

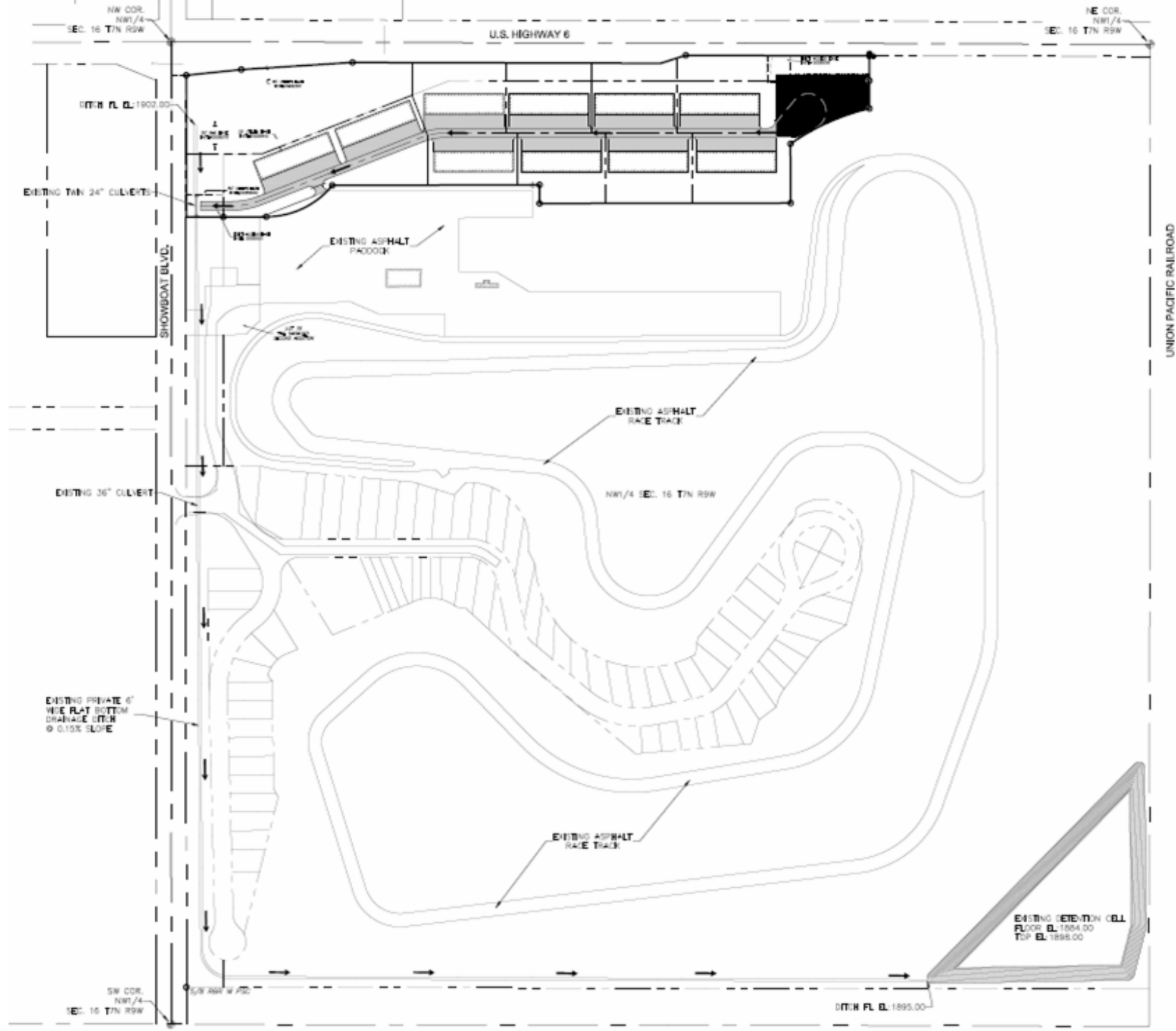
LOT 76
— THE GARAGES
SECOND ADDITION

Future Land Use Map Commercial/Retail



Current Zoning District I-2 Heavy Industrial District





Staff Proposed Conditions of Approval

- The access point to Outlot 1 will be established before a building permit will be issued.
- The turnaround design and legal access for fire apparatus and other large vehicles will be approved by the Hastings Fire Department at the time of the Final Plat.
- An engineering study to determine the specific base flood elevation for a 1% Annual Chance Flood in the development area prior to apply for a building permit to ensure compliance with applicable requirements of Sec. 34-216. – F.D. Flood Hazard District Regulations.



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HASTINGS
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1872-2022

HASTINGS
DEVELOPMENT SERVICES



File No. 2023-473

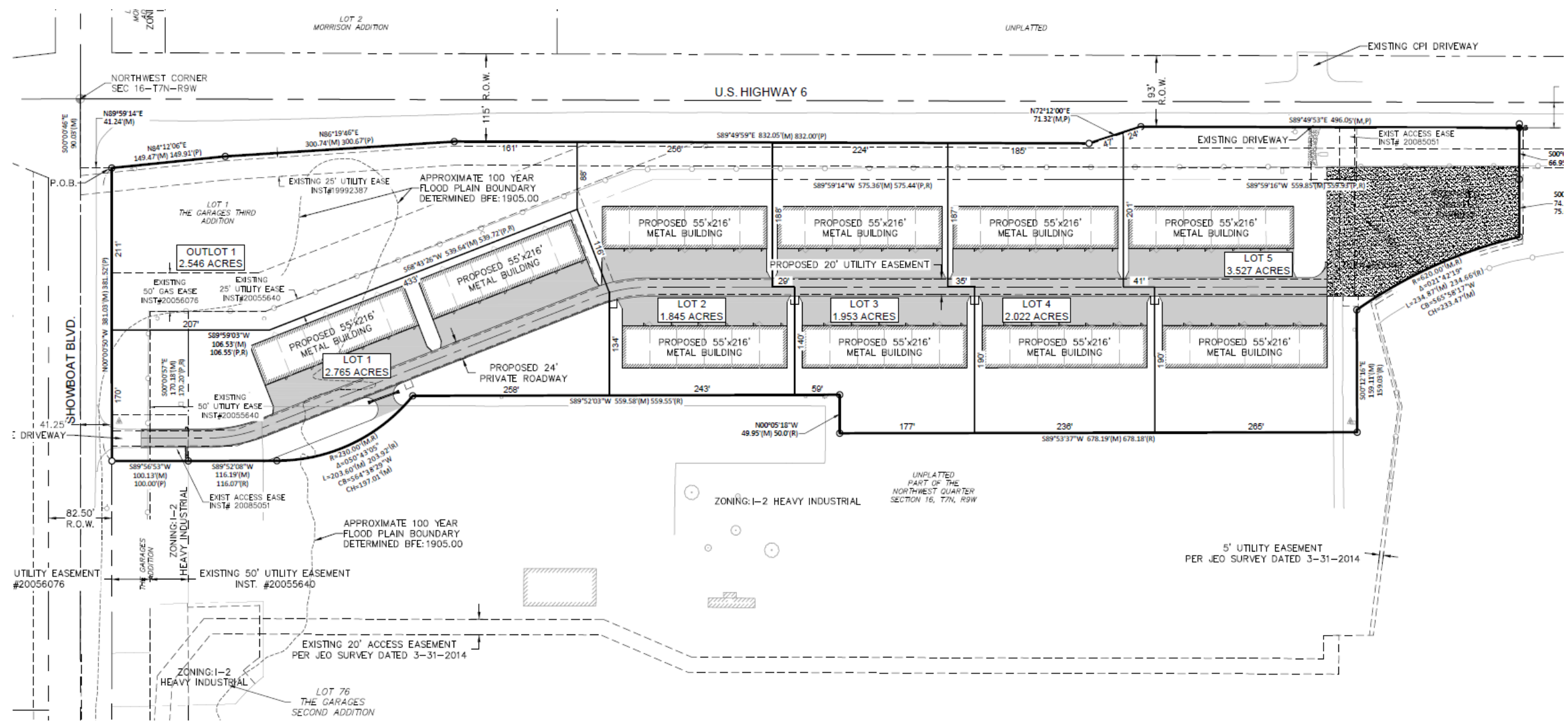
Project Annexation of Showboat Condos Addition

Applicant and
Property Owner Arlin Kiel, The Toy Shed, LLC

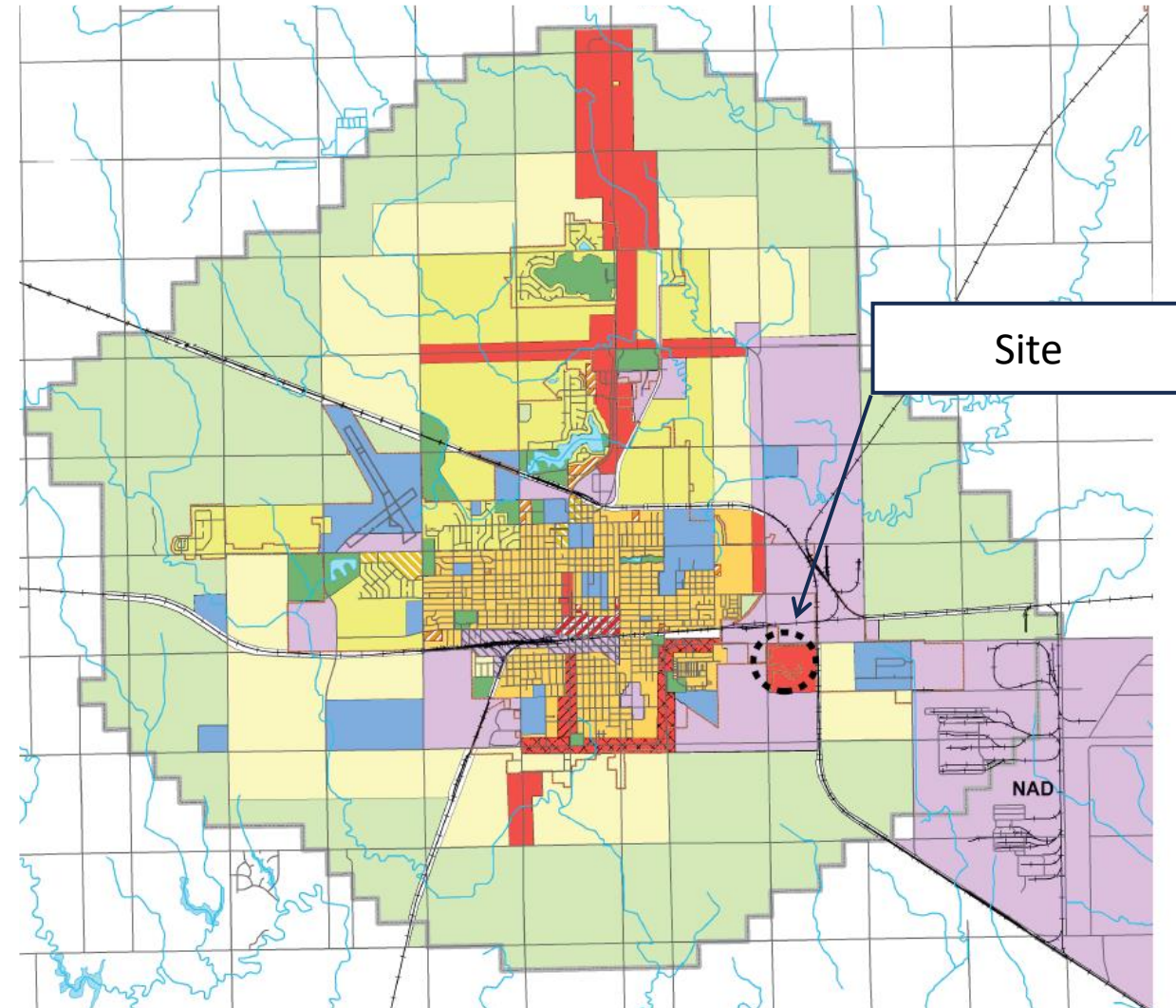
Details:

- 14.6-acre tract of land
- Approximately 9.9 is outside of the City Limits
- I-2 Heavy Industrial District will remain

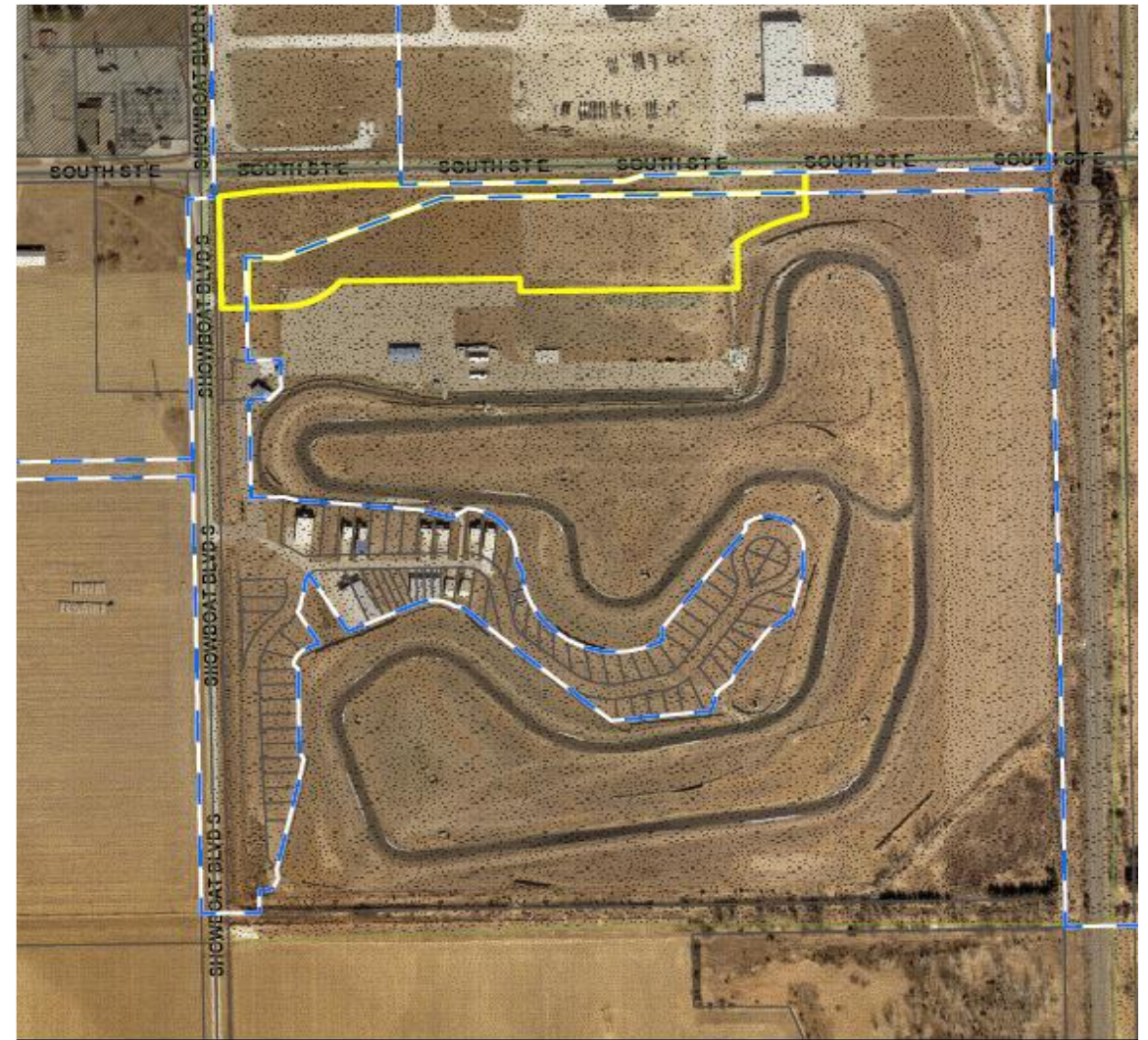




Future Land Use Map Commercial/Retail



Current Zoning District I-2 Heavy Industrial District





1872-2022

HASTINGS
DEVELOPMENT SERVICES

Department: Development Services
Staff Contact: Chad Bunger
Planning Commission Meeting Date: 8/15/2023
File No: 2023-472
Prepared By: Chad Bunger, Director of Development Services

AGENDA ITEM SUMMARY SHEET

Description of Item:

Preliminary Plat for Showboat Condos Subdivision, in the Northwest Quarter of Section 16, Township 7 North, Range 9 West of the 6th P.M., in the City of Hastings, Adams County, Nebraska

Names of People/Business affected by this action:

The applicant, the City of Hastings and Adams County.

Why Planning Commission action is required:

Sub-section 38-201(1) of the City Code of Ordinance and Neb. Rev. Stat. 19-929 states that city council shall not take final action on subdivision development matters without the recommendation of the Planning Commission.

Type of action requested:

Motion

Suggested motion:

Not Applicable

Deadlines associated with action:

This case will be presented for approval at the City Council Regular Meeting to be held on September 11, 2023.

Department head comments:

The Development Department and Plat Track review teams (to include County officials) have reviewed this subdivision plat and the applicant has incorporated all recommendations found to be relevant with subdivision design standards and regulations in City Code Section 38-203. All related utility easement locations have been reviewed and approved by the Utilities Coordinator as part of this plat process.

A complete description and analysis of applicable standards to review the preliminary plat is included in the attached staff report.

Recommendation:

Staff recommends motion to recommend approval of the Preliminary Plat for Showboat Condos Subdivision



City of Hastings Planning Commission

STAFF REPORT

Preliminary Plat: Showboat Condos Addition

File No. 2023-472

Applicant Arlin Kiel, The Toy Shed, LLC

Property Location: Southeast corner of U.S. Highway 6 and Showboat Boulevard

Lot Size: 14.6 acres

Date of Public Hearing: August 15, 2023

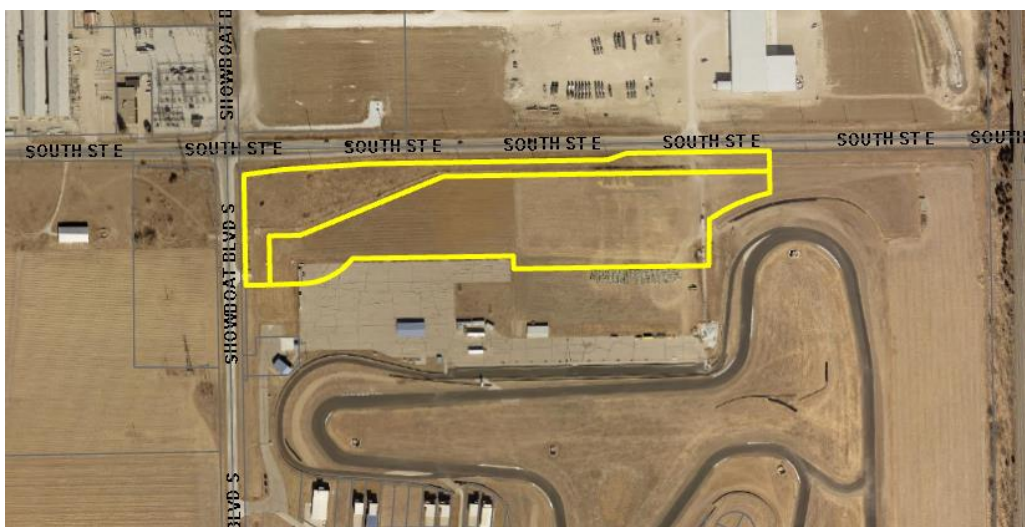
Zoning I-2, Heavy Industrial District

Adjacent Zoning: North: I-2, Heavy Industrial District

East: I-2, Heavy Industrial District

South: I-2, Heavy Industrial District

West: A, Agricultural District and I-2, Heavy Industrial District



SECTION AND REQUIREMENT OF HASTINGS CODE OF ORDINANCE CONSIDERATION OF A PRELIMINARY PLAT:

- [Sec. 38-201. – Approval of subdivision plats](#)
- [Sec. 38-202. – Preliminary Plat](#): describes intent, submittal requirements and approval limitations.
- [Chapter 28, Article III. – Planning and Community Design Standards](#): describes various plat, lot, and site design requirements.
- [Chapter 28, Article IV. – Engineering and Technical Standards](#): describes technical standards of public infrastructure and other improvements.

DESCRIPTON OF PRELIMINARY PLAT REQUESTED:

Property description: The area proposed to be subdivided is within the confines of the Motorsports Park Hastings (MPH). The site is generally north of the racetrack along U.S. Highway 6 and Showboat Boulevard. The site is relatively flat, undeveloped land.

Preliminary Plat Design: The developer, Toy Shed, LLC, has proposed to subdivide the 14.6-acre tract into 6 lots. Lots 1 – 5 will have buildings constructed to store racer’s vehicles and possibly “part-time” living quarters. Per the application narrative and the preliminary plat design, two, two-story buildings will be constructed on each lot (Lots 1 – 5). The buildings will be 55 ft by 216 ft and have six separate garage units. Each garage unit would have the potential to include a living quarter above the garage. A total of ten buildings, with 60 garages and dwelling units is proposed. As described in the application narrative, the living units would not be permanent or full-time dwellings. The narrative states:

“After purchase from The Toy Shed LLC, the units with living quarter are not intended to be a full time residence. The condo agreement will state that they can only live in the units for 11 months or less. These are intended to be able to be rented out so that it will be able to bring more people to Hastings and to Motorsport Park Hastings.

Racing enthusiasts and their families and friends can house their cars here for the summer and also have somewhere to stay in the storage units with living quarters. The storage units will also be available for purchase or rent by the Hastings community and does not require involvement with the race track.”

This concept is similar to the development south of this site, in the middle of the racetrack.

Each unit within the buildings has the potential to be purchased through a condominium arrangement. The applicant is proposing that the development be done in phases. Phase one will be in Lot 1. As the unit spaces are rented or purchased, the subsequent phases will occur on the next lot to the east.

Outlot 1 will be an out lot for future development.

The site is also proposed to be annexed into the City limits. See the agenda item packet for details related to the annexation request.

CONSIDERATIONS OF THE PRELIMINARY PLAT:

[Subsection 38-201\(1\). – Approval of subdivision plats](#) states No plat of or instruments effecting the subdivision of real property shall be recorded or have any force and effect unless the same be approved by the City Council, subject however, to the exceptions set forth in [Section 34-106](#) of this code. The City Council shall hold no public meeting, nor take any action upon any plat or instrument effecting a subdivision until it has received the recommendation of the Hastings Planning Commission.

City staff reviews the following topics to ensure that the proposed preliminary plat conforms to the minimum standards of [Chapter 38, Article III. – Planning and Community Design Standards](#) and [Chapter 38, Article IV. – Engineering and Technical Standards](#) and to provide a recommendation to City of Hastings Planning Commission and Hastings City Council.

1. Conformance to the Comprehensive Plan

The site is located in the east growth area and designated as Commercial/Retail on the Future Land Use Map of the 2009 Imagine Hastings Comprehensive Plan.

The land use classification is defined as:

Commercial / Retail

The commercial/retail land use designation provides the opportunity for the development of general retail and service uses that serve neighborhoods and the community and region. This category also allows for, but is not limited to, general retail including grocery stores, personal services (dry cleaning, beauty salon, bank), restaurants (dine-in and drive-through) and gas stations. This land use designation may also include office uses. Supporting uses such as open space and recreation are also appropriate. Commercial/retail uses should be along primary arterials such as Burlington Avenue and Highway 6. Defined local access and connections to nearby neighborhoods through streets and sidewalks should be provided. Destination and through traffic should be discouraged within the surrounding neighborhoods.

Growth Goals listed in the Imagine Hastings Comprehensive Plan are:

- G.1 Protect agricultural ground and natural resources that support life in Hastings as well as the rural character of the county.
- G.2 Maximize use of existing infrastructure, public investments, and resources through infill development and redevelopment.
- G.3 Maintain infrastructure and utility networks that efficiently serve the population of Hastings and support the growth and development of Hastings.

G.4 Prepare an Urban Service Area Plan that identifies future infrastructure and utility needs necessary to support future growth and development as defined by Imagine Hastings.

G.5 Support strategic growth of Hastings that accommodates new growth and expansion opportunities.

G.6 Direct growth and development to the identified North, South, East and West Growth Areas and adhere to the growth strategies defined.

Staff Analysis

The applicable Growth Goals are G.2, G.3, G.5, and G.6.

The proposed development is considered an infill project, as the surrounding area has developed, in some form or fashion. Existing utilities and public rights-of-way are adjacent to the site and serving the larger Motorsports Park Hastings development. By developing the site in some manner, this would utilize the public investment that was made to extend services to the area. Additionally, the development would help the City maintain this infrastructure more effectively.

The proposed development is designed to support the MPH, which has the potential to support new growth and expansion opportunities in the area by attracting more race enthusiasts and tourists to Hastings.

The site is within the East Growth Area and conforms to the growth strategies defined in the Imagine Hastings Comprehensive Plan.

2. Conformance with the Applicable Zoning Regulations

The site is zoned I-2, Heavy Industrial District. The use of the development and surrounding site at MPH is a Motorized Vehicular Racetrack. This use was added as a permitted use in the I-2 District on May 8, 2023, by Ordinance No. 4735. The Motorized Vehicular Racetrack is defined as “For motorized vehicles including but not limited to accessory uses and structures such as garages with or without temporary accommodations for racers, race control building, technical inspection building, administration and registration building, site maintenance building, paddock area, paddock toilets and concessions, public viewing area with concessions and toilets.”

Staff Analysis

The proposed subdivision conforms to the minimum lot requirements for the I-2 District. The proposed development plan shown on the preliminary plat conforms to the minimum setback and lot coverage requirements. The complete review of the I-2 District regulations

and other applicable requirements of the Zoning Regulations at the time of a building permit application for each structure.

3. *Adequate and Appropriate Access*

For Lots 1 – 5, the site will gain access from an existing 24-foot-wide driveway off Showboat Boulevard. There is an existing driveway from U.S. Highway 6 into the site. This driveway is not to be utilized at this time. It is not known what the Nebraska Department of Transportation would require to improvements on the highway to use this access point.

From the existing driveway, Lots 1-5 will gain legal access from a travel easement that is in the center of the lots and between most buildings. The easement terminates to the east at a gravel 100-foot cul-de-sac. The final design of the turnaround for large vehicles is still to be determined. The Hastings Fire Department will need to give final approval of the legal access to turn around fire trucks and other large vehicles on an adequate surface. City staff has proposed the following condition of approval to ensure the turnaround is appropriate addressed:

- The turnaround design and legal access for fire apparatus and other large vehicles will be approved by the Hastings Fire Department at the time of the Final Plat.

Outlot 1 has legal access along Showboat Boulevard, although the exact location of this legal access has not been determined with the Preliminary Plat. This access point will be established when this outlot is developed. City staff is recommending the following condition of approval for this topic.

- The access point to Outlot 1 will be established before a building permit will be issued.

4. *Design of Public Infrastructure*

a. *Public utilities*

Existing public water, sanitary sewer, gas, and electrical infrastructure is adjacent to the site and is available to provide the needed service. Both sanitary sewer and water mains are in the Showboat Boulevard right-of-way and already service parts of the racetrack.

b. *Floodplain and stormwater management*

The western edge of the site is in an Unnumbered A Zone floodplain. This means that a 1% annual chance flood (100-year flood) is likely to occur in this area, however a detailed study has not been conducted to determine the base flood elevation (BFE) related to the flood event.

The Nebraska Department of Natural Resources (DNR) has provided a BFE determination using the best data that DNR has available (see attached

determination letter). This area is determined to have a base flood elevation of 1905 feet. As DNR has advised in the determination, a detailed engineering study for the specific area should be completed before a building can be constructed. This study is intended to make sure that the new structure is appropriately safe from the flood event and conforms to the City's Floodplain Regulations ([Sec. 34-216. – F.D. Flood Hazard District Regulations](#)). City staff has recommended the following condition to make sure this study is completed.

- An engineering study to determine the specific base flood elevation for a 1% Annual Chance Flood in the development area prior to apply for a building permit to ensure compliance with applicable requirements of Sec. 34-216. – F.D. Flood Hazard District Regulations.

STAFF COMMENTS: Staff recommends that the Planning Commission recommends **APPROVAL** of the **PRELIMINARY PLAT** of the **SHOWBOAT CONDO ADDITION**, with the following conditions:

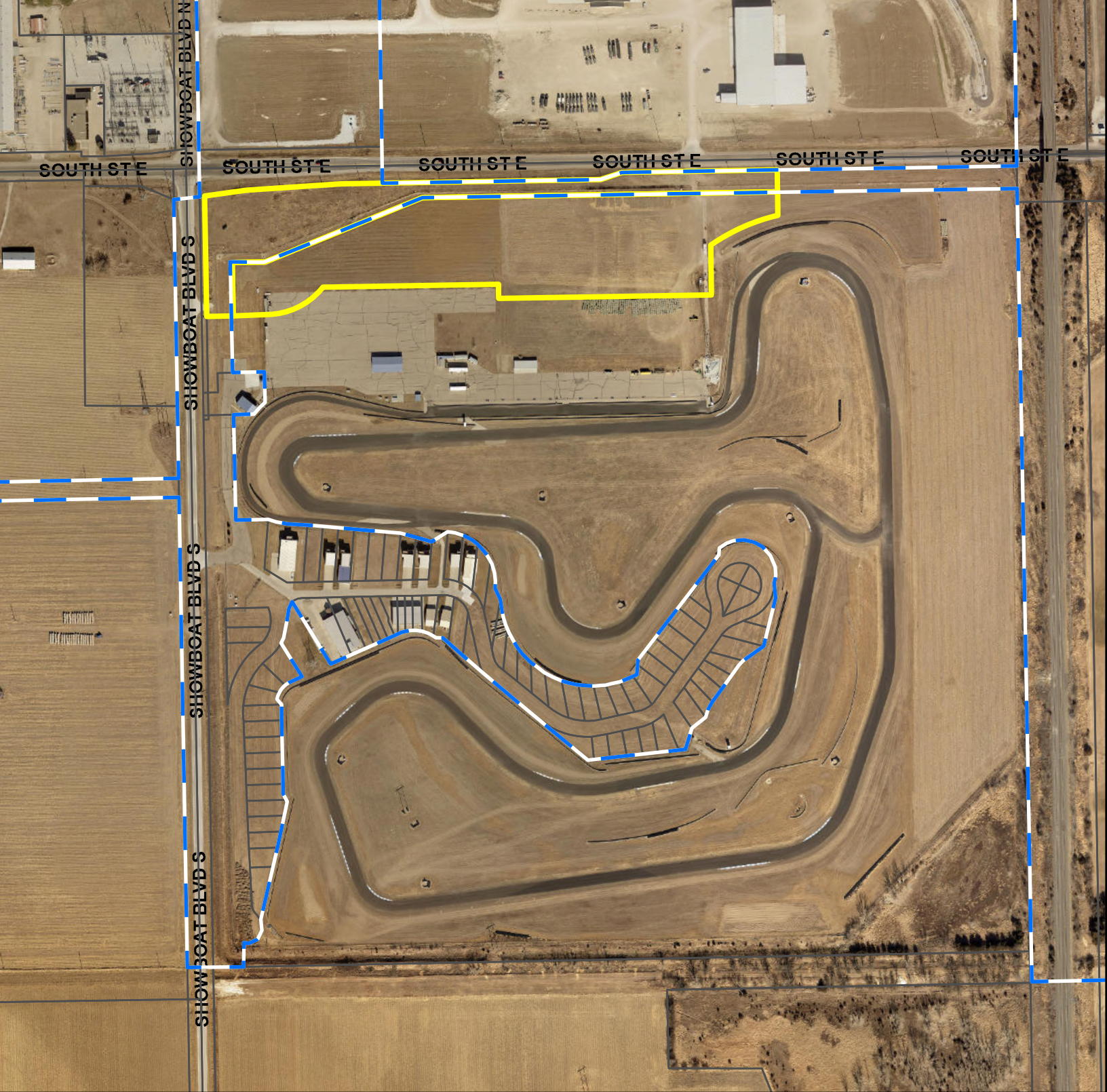
- The access point to Outlot 1 will be established before a building permit will be issued.
- The turnaround design and legal access for fire apparatus and other large vehicles will be approved by the Hastings Fire Department at the time of the Final Plat.
- An engineering study to determine the specific base flood elevation for a 1% Annual Chance Flood in the development area prior to apply for a building permit to ensure compliance with applicable requirements of Sec. 34-216. – F.D. Flood Hazard District Regulations.

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

DATE: August 4, 2023

ATTACHMENTS:

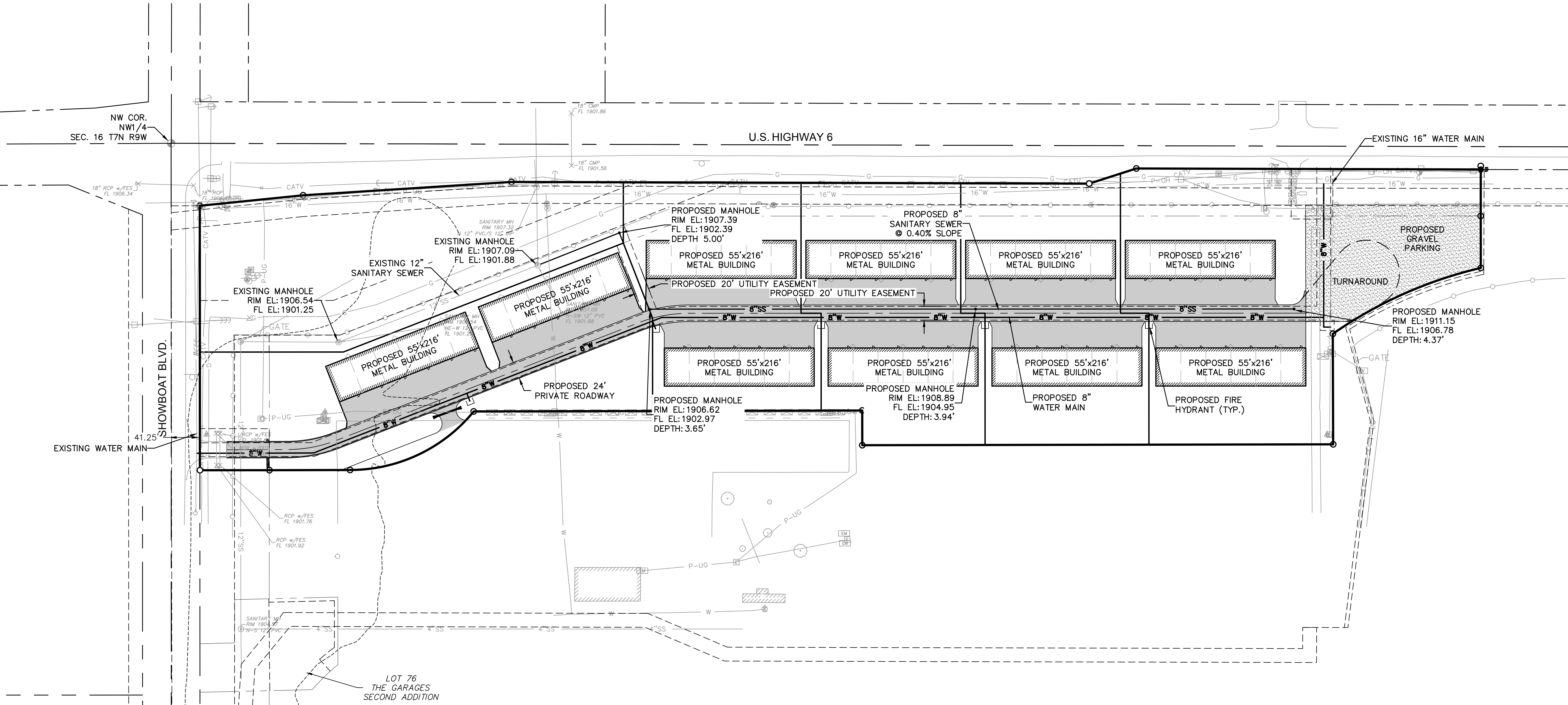
1. General Location Map
2. Showboat Condos Addition Preliminary Plat
3. The Toy Shed, LLC Application Narrative
4. Imagine Hastings Future Land Use Map
5. Area Zoning District Map
6. Nebraska Department of Natural Resources BFE Determination



General Location Showboat Condos Subdivision Annexation & Preliminary Plat

 City Limits
 Showboat Condos Subdivision





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DATE: Aug 03, 2023 4:45pm XREFS: C_TBLK-PREPLT_02301040

C_PBASE_02301040	V_XTOPO_LDP_02301040	V_XRWAY_LDP_02301040

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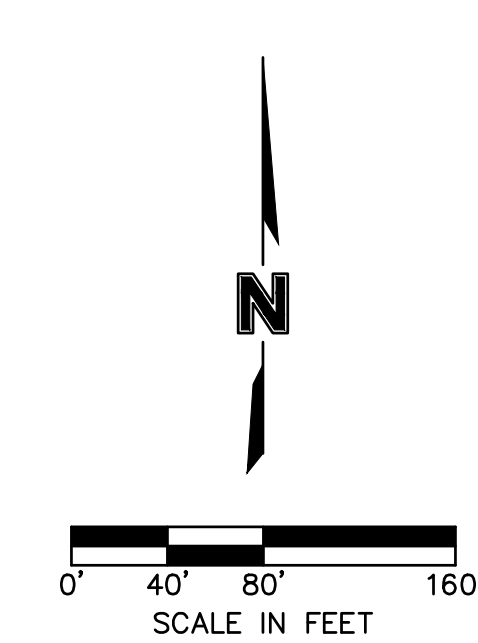
Engineering - Nebraska COA #CA-0638
201 East 2nd Street
Grand Island, NE 68801 TEL 308.384.1111

Engineering - Nebraska COA #CA-0638
201 East 2nd Street
Grand Island, NE 68801 TEL 308.384.8750 www.olsson.com

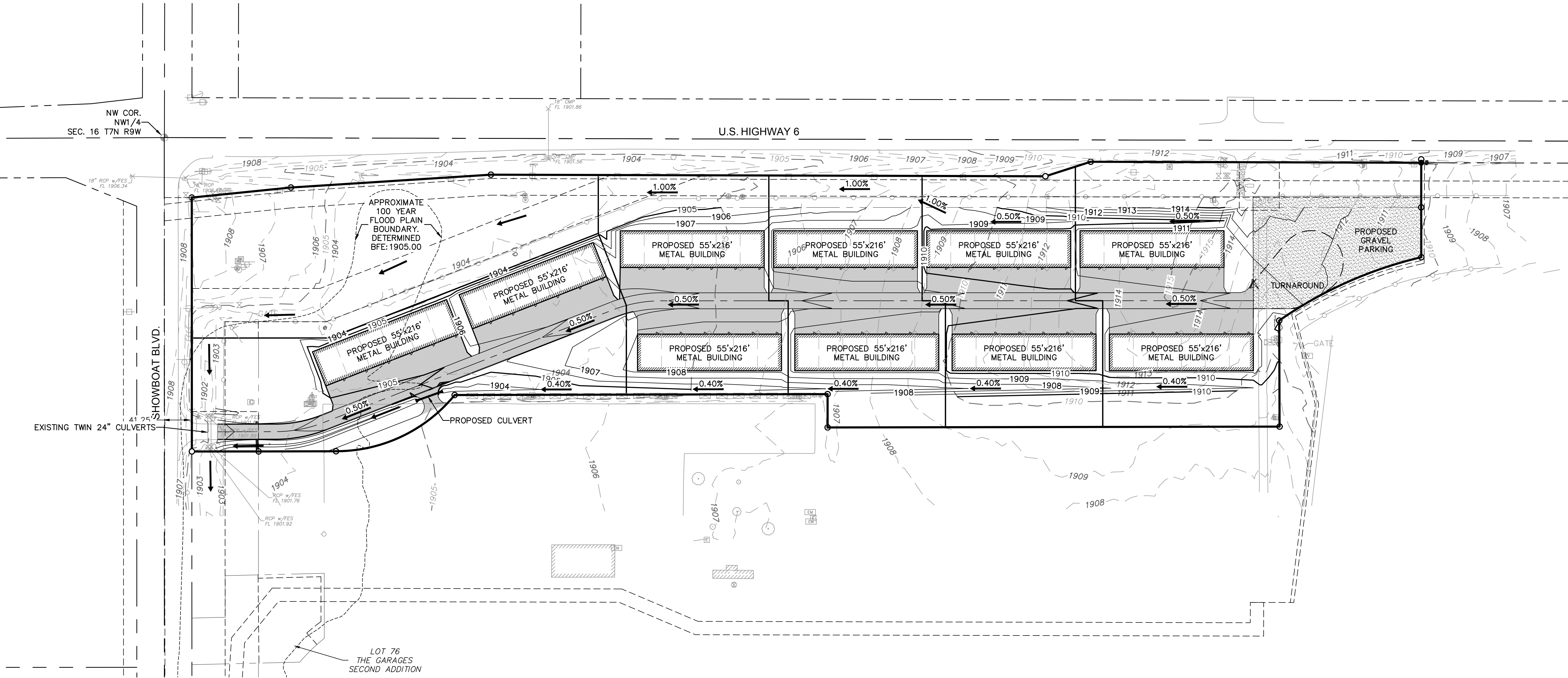
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SHEET
2 of 4

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SHOWBOAT CONDOS ADDITION PRELIMINARY PLAT

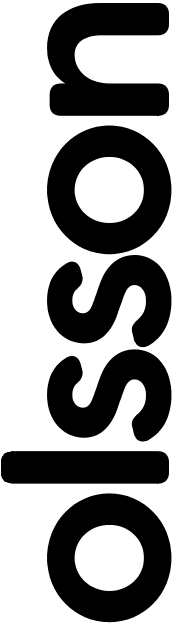


PROPOSED DEVELOPMENT
STORM RUNOFF CALCULATED USING RATIONAL, 100
YEAR STORM EVENT

DRAINAGE AREA: 13.99 ACRES
PRE CONSTRUCTION RUNOFF
NET COEFFICIENT: 0.34
TOTAL RUNOFF: 35 CFS

POST CONSTRUCTION RUNOFF
NET COEFFICIENT: 0.58
TOTAL RUNOFF: 55 CFS

TOTAL DEVELOPMENT RUNOFF INCREASE: 0.20 CFS



Engineering - Nebraska COA #CA-0638
201 East 2nd Street
Grand Island, NE 68801 TEL 308.384.8750 www.olsson.com

GRADING & DRAINAGE PLAN

SHOWBOAT CONDOS ADDITION
PRELIMINARY PLAT

HASTINGS, NEBRASKA

REV.	NO.	DATE	REVISIONS DESCRIPTION
2		08-03-2023	ADDED DETERMINED BFE

2023

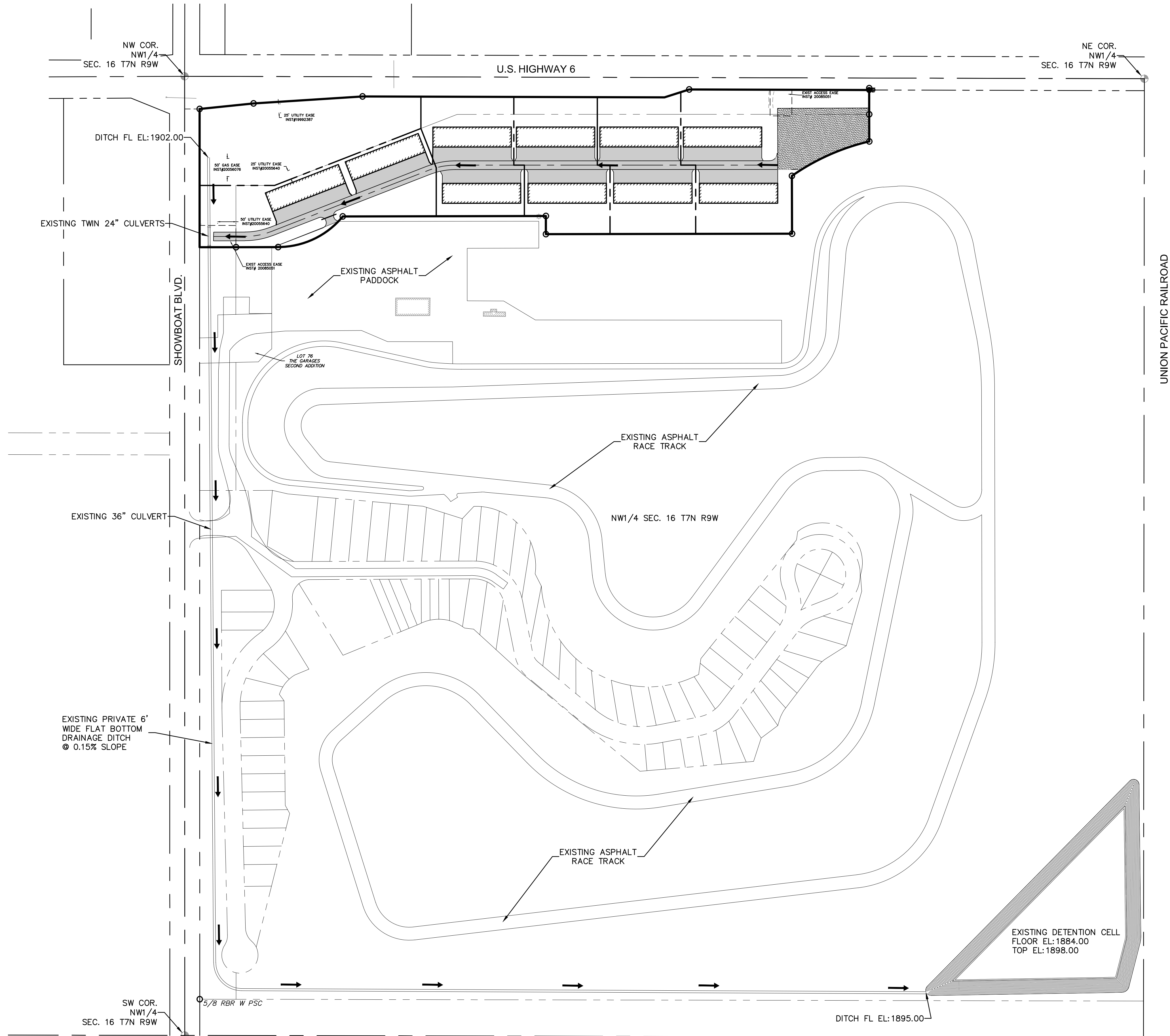
REVISIONS

drawn by: _____
checked by: _____
approved by: _____
QA/QC by: _____
project no.: _____
drawing no.: _____
date: 07-13-23

3 of 4

SHEET

A north arrow pointing upwards with the letter 'N' in the center. Below it is a scale bar with markings at 0', 75', 150', and 300'. The text 'SCALE IN FEET' is centered below the scale bar.



REGIONAL AINAGE ANALYSIS
STORM RUNOFF CALCULATED USING TR-55, 100 YEAR STORM
EVENT

REGIONAL AREA: 149 ACRES
PRE DEVELOPMENT RUNOFF: 277 CFS

POST DEVELOPMENT RUNOFF: 290 CFS

EXISTING DETENTION CELL TOTAL CAPACITY: 2,078,237 CF
PRE-DEVELOPMENT MAXIMUM DETENTION VOLUME: 1,709,100 CF
POST-DEVELOPMENT MAXIMUM DETENTION VOLUME: 1,784,800 CF

olsson

201 East 2nd Street
Grand Island, NE 68801 TEL 308.384.8750 www.olsson.com

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PRELIMINARY PLAT

HASTINGS, NEBRASKA

2023

Drawn by: _____ LH
 Checked by: _____ BD
 Approved by: _____ BD
 QC by: _____ BD
 Project no.: _____
 Drawing no.: _____
 Date: _____ 07-13-23

SHEET

The Toy Shed LLC

06/23/23

Project Narrative

The Toy Shed LLC plans to build storage units with an option of living quarters on the land that was purchased by The Toy Shed LLC. This land is located on the north side of the race track's paddock at Motorsport Park Hastings. The property contains approximately 15 acres and is currently used primarily for agriculture. It will be divided into 5 developed lots and 1 outlot which is not developable due to multiple utility easements. There will be a total of 10 structures which will be pre-engineered metal buildings. Each structure will be divided into 6 units.

There are five phases planned for the construction of up to 10 buildings with a total of 60 units.

Phase 1 (Lot 2)

- Grading will be done for the entire 15 acre site.
- Sanitary sewer and water mains will be installed.
- The concrete driveway will be constructed from Showboat Blvd. up to the east line of Lot 2.
- The two buildings with 6 units each, located on Lot 2 will be constructed as spec units.
- Buildings will be 55'x 216', each unit will be 36'x55', living quarters will be 14'x36'.
- All units will be finished with steel liner panels and will include water, sewer, electricity and gas services.
- 6 storage only units will have the option of adding living quarters at a later date.
- 6 storage units will have living quarters.

Phase 2 (Lot 1)

- After the first 12 units are sold, two more buildings of the same configuration will be constructed on Lot 1.

Phase 3 (Lot 3)

- Two buildings will be constructed on Lot 3 and the driveway construction will be continued to the east line of Lot 3.

Phase 4 (Lot 4)

- Two Buildings will be constructed on Lot 4 and the driveway construction will be continued to the east line of Lot 4.

Phase 5 (Lot 5)

- Two Buildings will be constructed on Lot 5 and the driveway construction will be continued to the east line of Lot 5.

A gravel turnaround with a 50' radius will be constructed at the east end of each phase as they are developed.

After purchase from The Toy Shed LLC, the units with living quarter are not intended to be a full time residence. The condo agreement will state that they can only live in the units for 11 months or less. These are intended to be able to be rented out so that it will be able to bring more people to Hastings and to Motorsport Park Hastings.

Racing enthusiasts and their families and friends can house their cars here for the summer and also have somewhere to stay in the storage units with living quarters. The storage units will also be available for purchase or rent by the Hastings community and does not require involvement with the race track.

Until the units are sold, The Toy Shed LLC plans to have rental agreements for people that would like to rent by the week or month on either type of unit. The storage units can only be rented by the year.

The vision of The Toy Shed LLC is that these storage options will bring more people and their families to Hastings and Motorsport Park Hastings, therefore increasing revenue for the track and the Hastings Area. The Toy Shed LLC would like to continue to build on the momentum of what Motorsport Park Hastings started and help grow the economy for the Hastings area.

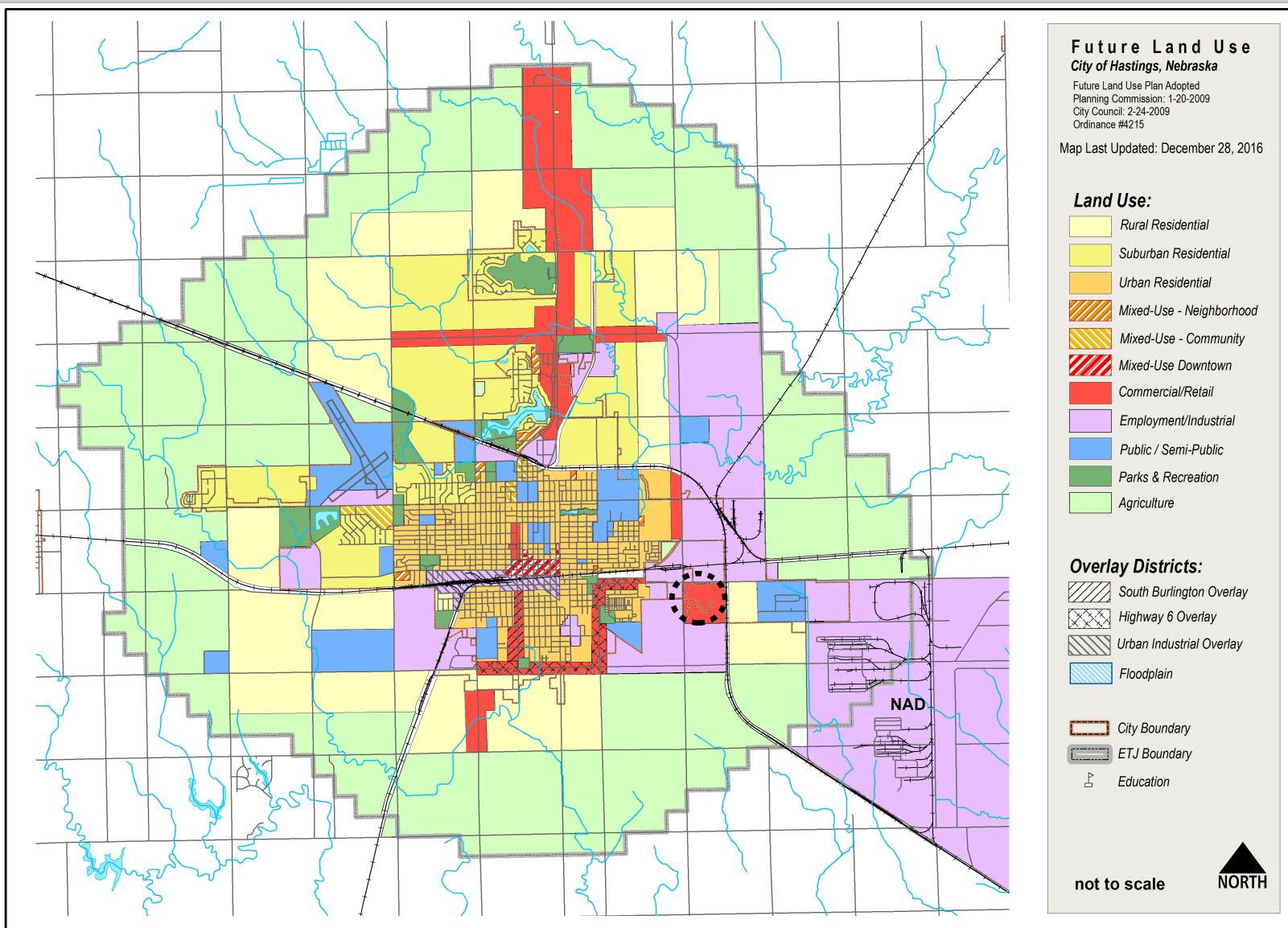
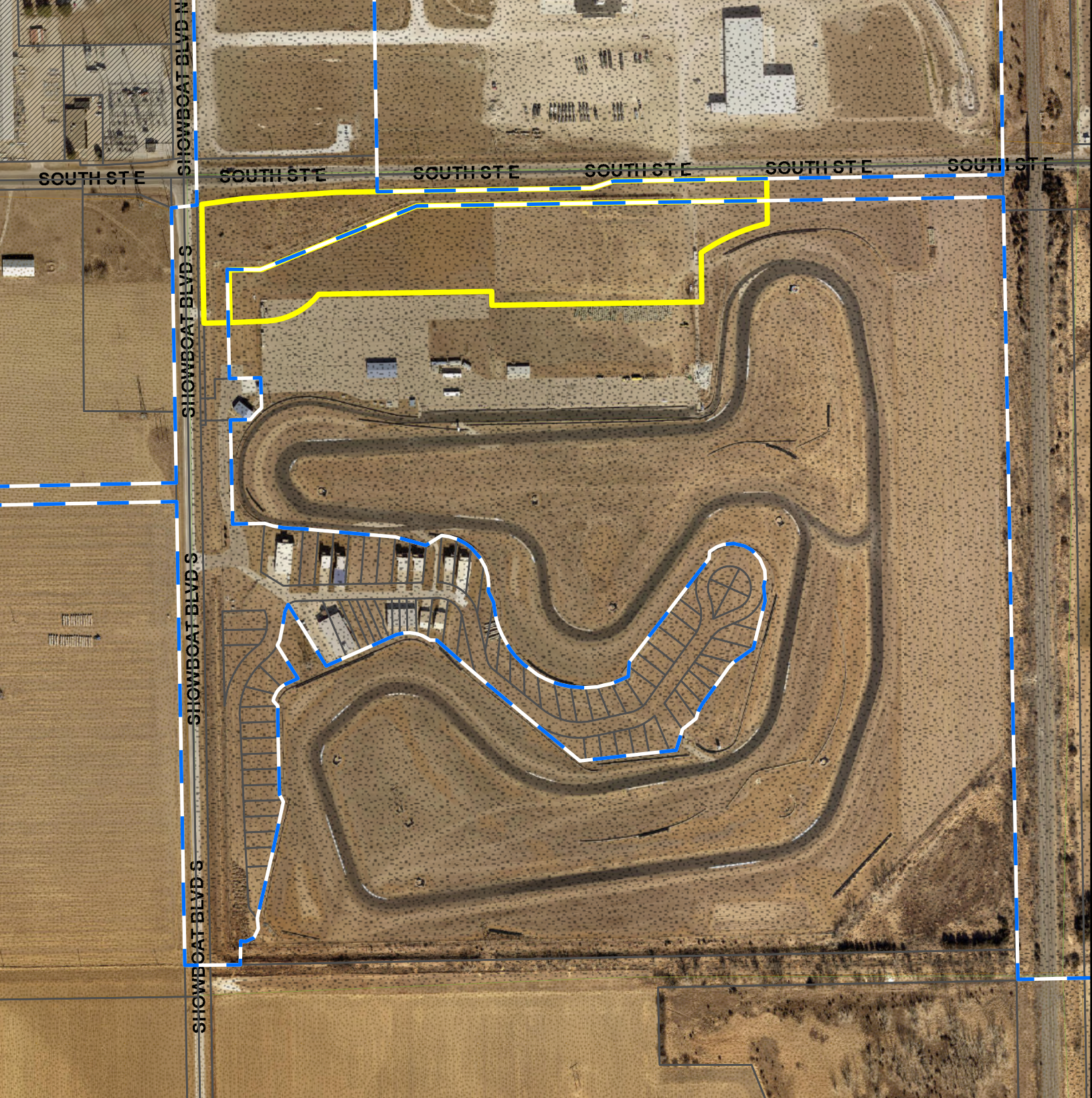


Figure 2.2: Future Land Use Plan



Current Zoning

Showboat Condos Subdivision

Annexation & Preliminary Plat



Showboat Condos Subdivision

City Limits

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

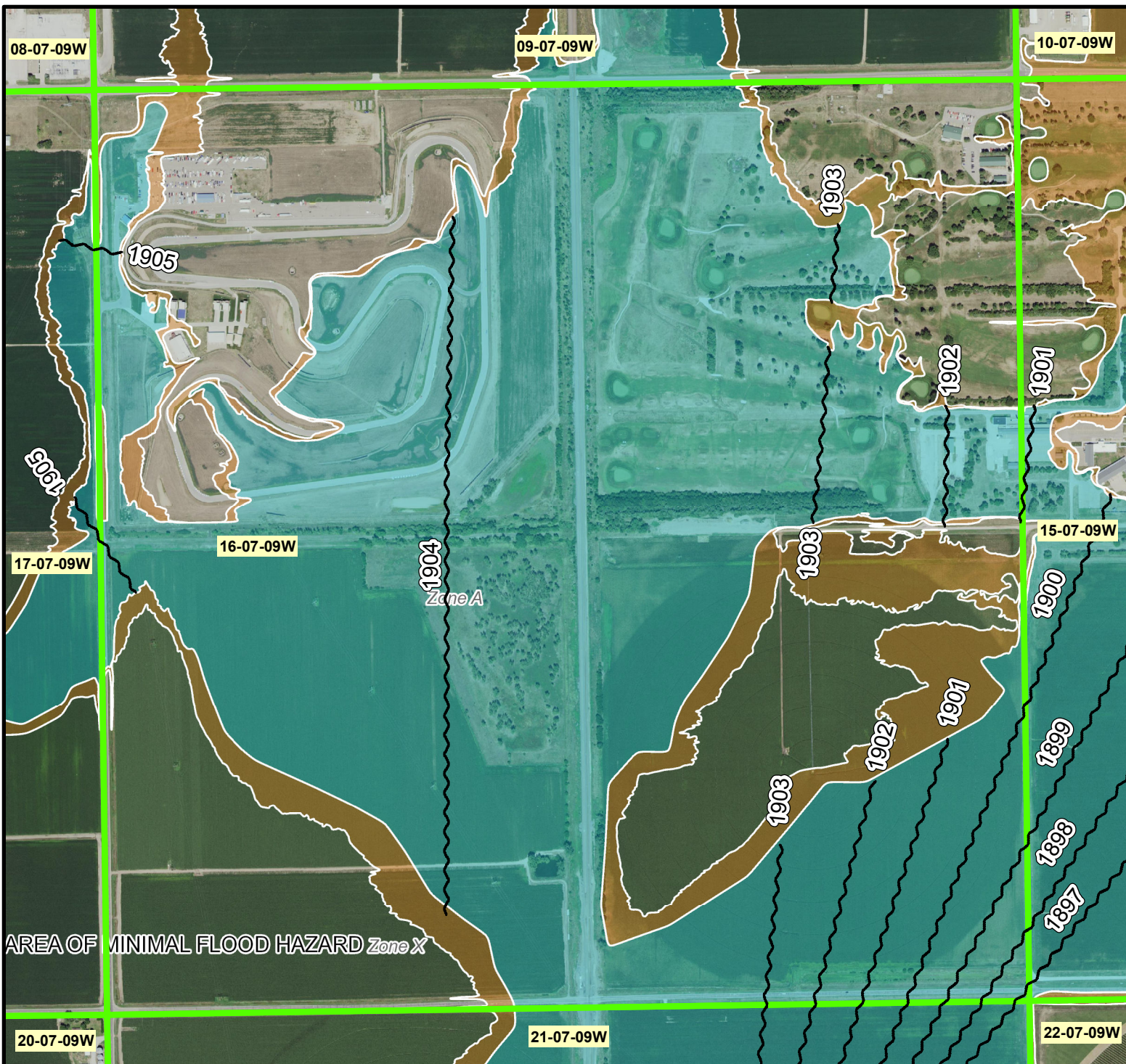
AG :Agriculture-County

FS: Flex Space District

MU: Mixed Use District

TA: Transistional Agriculture

Base Flood Elevation Determination



Section 16-07-09W City of Hastings Adams County

Valid: March 01, 2019
until Superseded
Effective FIRM dated: 7/5/18

Legend

~ BFE--NAVD 1988

Section

Effective Flood Zones

1% Annual Chance

0.2% Annual Chance



0 400 800 1,600 ft

Please see page 2 for the Use and
Limitations of this BFE Determination

This BFE was determined by:

Digitally signed by
stefan.schaepe@n
ebraska.gov
Date: 2019.03.13
16:13:21 -05'00'

BFE Determination Use and Limitations



Nebraska Statutes:

Nebraska Department of Natural Resources (NeDNR) provides BFE Determinations to local officials for the purpose of administering floodplain management programs within their jurisdictions. Nebraska State Statute 31-1017 (4) and (6) more specifically say for Floodplain Management Regulations, and defines Floodplain Management Regulations in 31-1012 as "Flood plain management regulations shall mean and include zoning ordinances, subdivision regulations, building codes and other applications of the police power which are authorized by law to secure safety from floods and provide for the reasonable and prudent use of flood plains".

NeDNR BFE Determination Process:

Currently, NeDNR provides BFE Determinations for FEMA Zone A special flood hazard areas and NeDNR flood awareness areas. BFE Determinations for FEMA Zone AE special flood hazard areas must be determined from the Flood Insurance Study (FIS) tables and profiles using the Flood Insurance Rate Map (FIRM) as reference. NeDNR will be available for technical assistance in these areas.

NeDNR uses the best available data and basic engineering methods to determine BFEs in FEMA Zone A special flood hazard areas and NeDNR flood awareness areas. This typically involves a regression analysis to compute hydrology and a normal depth calculation to develop water surface elevations for the 1-percent annual chance event. Basic engineering methods are established using bare earth topographic data; meaning structures are not considered and field survey is not conducted for use in the analysis.

Acceptable uses:

- Letter of Map Amendments (LOMAs) on existing structures,
- Elevation Certificates on existing structures, and
- Permitting of new structures, although NeDNR recommends that a professional engineer perform a site-specific analysis for all new development.

Unacceptable uses:

- Design of developments greater than 5 acres or 50 lots (44 CFR 60.3) and
- Hydraulic structure design.

Community Responsibility:

Communities are responsible for maintaining records of the cumulative effect of proposed development (44 CFR 60.3(c)(10)).

BFE Determination Valid Dates:

The valid dates provided on BFE Determinations are the maximum validation period for the determinations and do not mean they are valid for that entire period. BFE Determinations can be superseded at any time. All future determinations will say Valid from XX/XX/XXXX until superseded to remind users to check on the validity of a BFE before its use.



1872-2022

HASTINGS
DEVELOPMENT SERVICES



File No. 2023-472

Project Preliminary Plat for the Showboat Condos
Addition

Applicant and
Property Owner Arlin Kiel, The Toy Shed, LLC

Details:

- 14.6-acre tract
- 6 lots
 - One outlot and 5 lots to be developed
- 60 garages and up to 60 temporary dwellings
 - Potential to have buildings as condominiums



UNPLATTED

—EXISTING CPI DRIVEWAY

U.S. HIGHWAY 6

NORTHWEST CORNER
SEC 16-T7N-R9W

LOT 2
MORRISON ADDITION

115' R.O.W.

93' R.O.W.

EXISTING DRIVEWAY-

EXIST ACCESS EASE

LOT 1
THE GARAGES THIRD
ADDITION

OUTLOT 1
2.546 ACRES

APPROXIMATE 100 YEAR
FLOOD PLAIN BOUNDARY
DETERMINED BFE:1905.00

PROPOSED 55'x216'
METAL BUILDING

PROPOSED 55'x216'
METAL BUILDING

PROPOSED 55'x216'
METAL BUILDING

PROPOSED 55'x216'
METAL BUILDING

LOT 5
3.527 ACRES

LOT 2
1.845 ACRES

LOT 3
1.953 ACRES

LOT 4
2.022 ACRES

PROPOSED 55'x216'
METAL BUILDING

LOT 1
2.765 ACRES

PROPOSED 24'
PRIVATE ROADWAY

LOT 2
1.845 ACRES

LOT 3
1.953 ACRES

LOT 4
2.022 ACRES

PROPOSED 55'x216'
METAL BUILDING

ZONING: I-2 HEAVY INDUSTRIAL

UNPLATTED
PART OF THE
NORTHWEST QUARTER
SECTION 16, T7N, R9W

5' UTILITY EASEMENT
PER JEO SURVEY DATED 3-31-2014

SHOWBOAT BLVD.

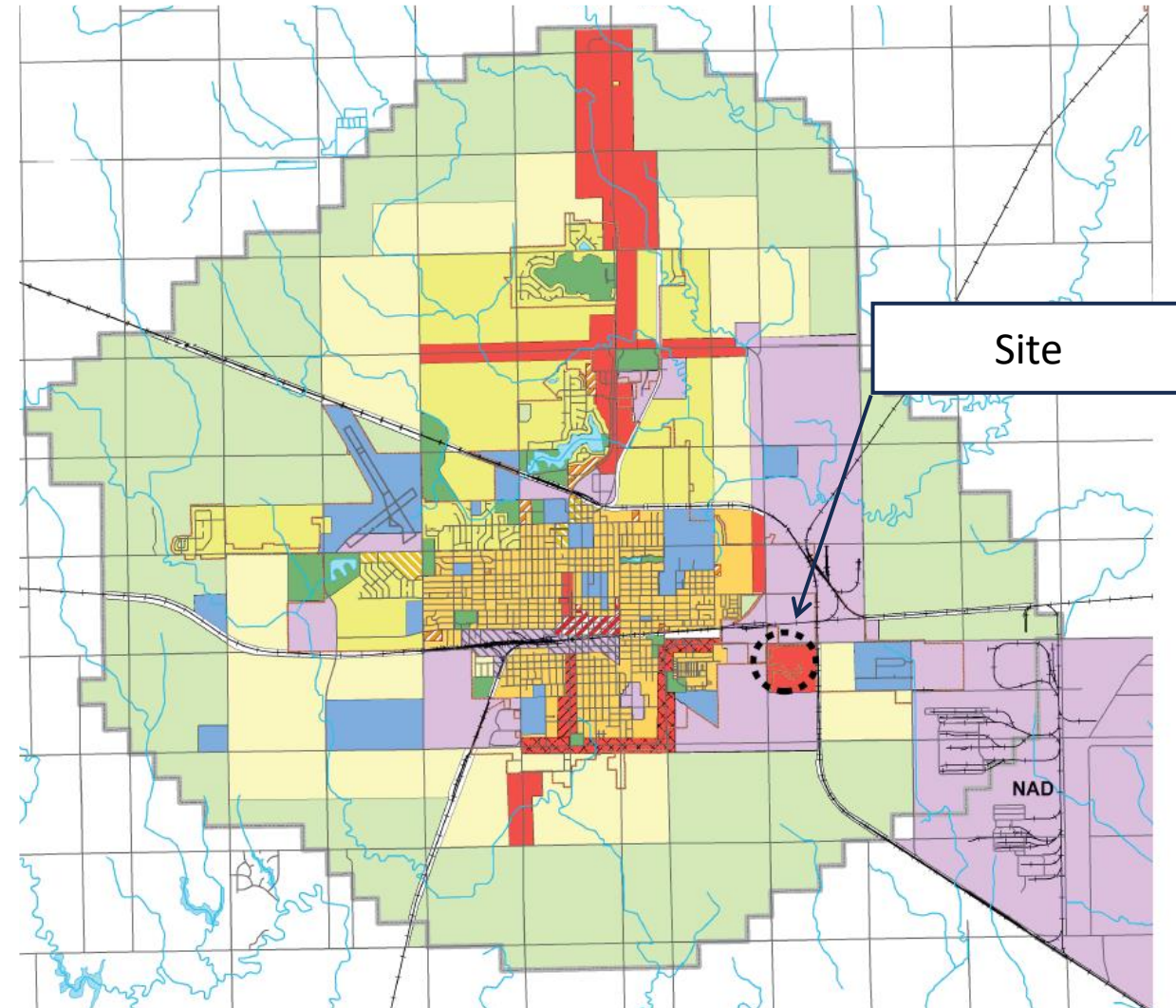
UTILITY EASEMENT
#20056076

HE EXISTING 50' UTILITY EASEMENT
INST. #20055640

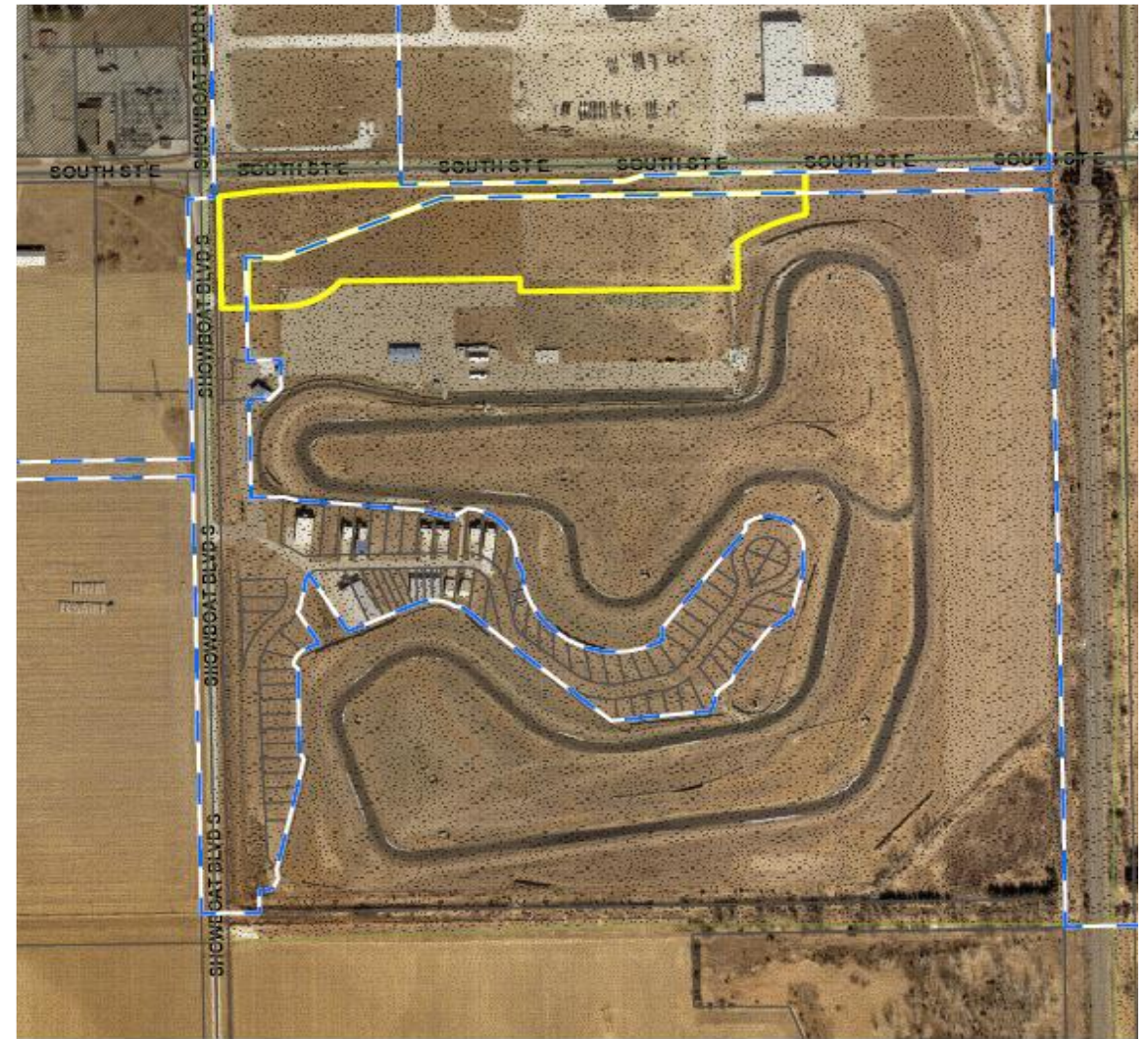
ZONING: I-2
HEAVY INDUSTRIAL

LOT 76
- THE GARAGES
SECOND ADDITION

Future Land Use Map Commercial/Retail



Current Zoning District I-2 Heavy Industrial District



CONTAINS A CALCULATED AREA OF 637242.69 SQUARE FEET OR 14.629

UNPLATTED

-EXISTING CPI DRIVEWAY

U.S. HIGHWAY 6

NORTHWEST CORNER
SEC 16-T7N-R9W

LOT 2
MORRISON ADDITION

115' R.O.W.

93' R.O.W.

EXISTING DRIVEWAY-

EXIST ACCESS EASE
INST# 20085051

PROPOSED 55'x216'

PROPOSED 55'x216'

PROPOSED 55'x216'

PROPOSED 55'x216'

OUTLOT 1
2.546 ACRES

3.527 ACRES

1.845 ACRES

LOT 3
1.953 ACRES

2.022 ACRES

LOT 1
765 ACRES

PROPOSED 55

PROPOSED 5

PROPOSED

PROPOSED 5

PROPOSED 24'
PRIVATE ROADWAY

ZONING: I-2 HEAVY INDUSTRIAL

UNPLATTED
PART OF THE
NORTHWEST QUARTER
SECTION 16, T7N, R9W

5' UTILITY EASEMENT
PER JEO SURVEY DATED 3-31-2014

APPROXIMATE 100 YEAR
FLOOD PLAIN BOUNDARY
DETERMINED BFE:1905.00

EXISTING 50' UTILITY EASEMENT
INST. #20055640

EXISTING 20' ACCESS EASEMENT
PER JEO SURVEY DATED 3-31-2014

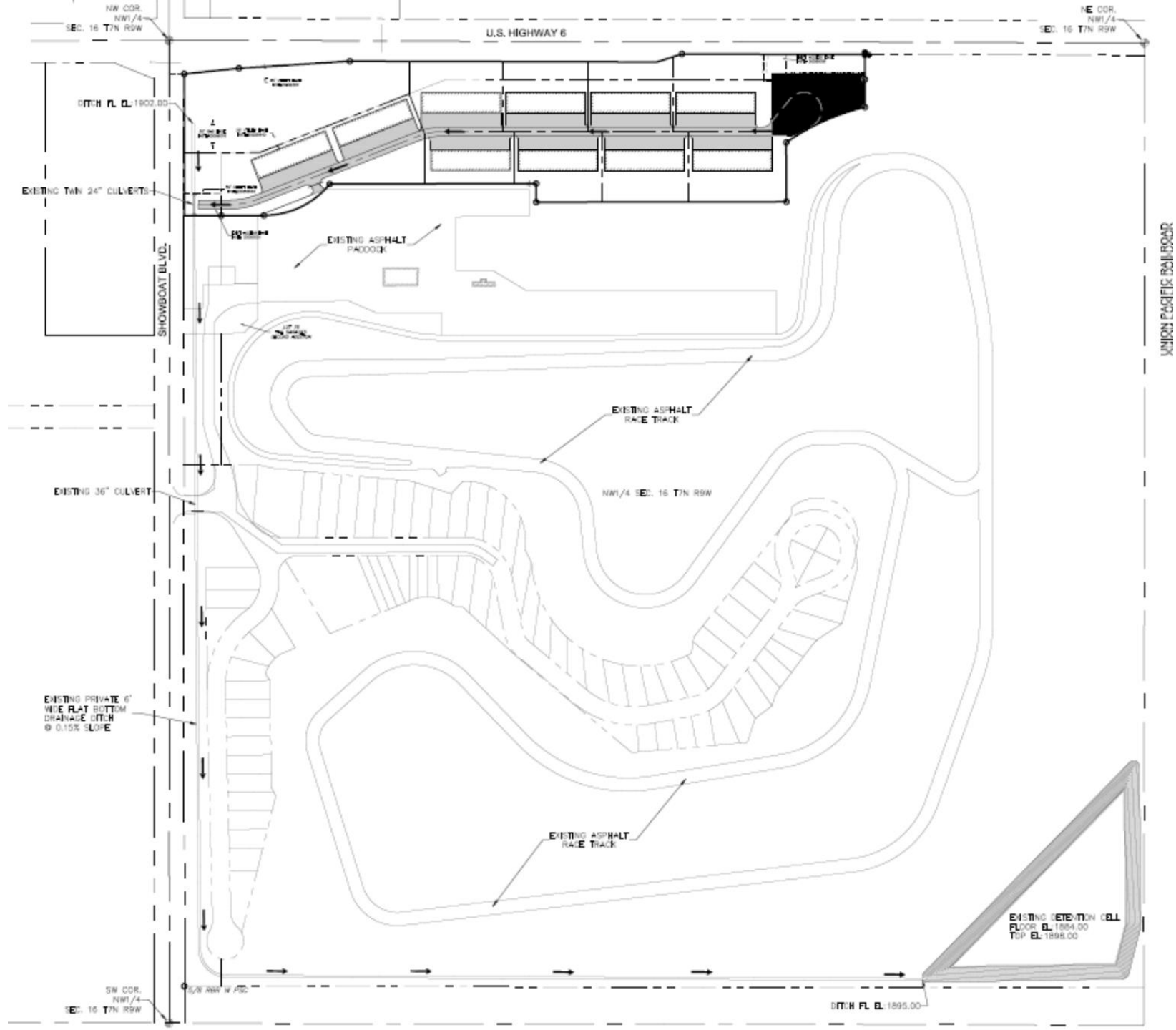
ZONING: I-2
HEAVY INDUSTRIAL

LOT 76
THE GARAGES
SECOND ADDITION

25 SHOWBOAT BLVD.

UTILITY EASEMENT
20056076ZONIN
HEAVY IN

ZONING: I-2
HEAVY INDUSTRIAL



Staff Proposed Conditions of Approval

- The access point to Outlot 1 will be established before a building permit will be issued.
- The turnaround design and legal access for fire apparatus and other large vehicles will be approved by the Hastings Fire Department at the time of the Final Plat.
- An engineering study to determine the specific base flood elevation for a 1% Annual Chance Flood in the development area prior to apply for a building permit to ensure compliance with applicable requirements of Sec. 34-216. – F.D. Flood Hazard District Regulations.



1872-2022

HASTINGS
DEVELOPMENT SERVICES