

HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Tuesday, October 17, 2023 at 4:00 PM at the Hastings Public Library, 314 Denver Ave, Hastings NE 68901.

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 Saturday, October 7, 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 Library. Also, a current copy of the Nebraska Open Meetings Act is posted on the wall of the conference room, which is accessible to members of the public.
6. Approval of Minutes
 - a. Meeting of September 19, 2023
 - b. Meeting of October 3, 2023
7. Special Order of Business
8. Unfinished Business
 - a. Continued Applications - None
 - b. Tabled Applications - None
 - c. Postponed Applications - None
9. Public Hearings.
 - a. **2023-584.** Public hearing for a request to amend the approved Conditional Use Permit for Pine Patch Second Subdivision, a neighborhood assumably use in R-1, Urban Single-Family Residential District. The amendment is to modify or eliminate conditions of approval adopted by the City Commission with the passing of Resolution No. 2021-31. The property is commonly addressed as 780 E. 26th Street, City of Hastings, Adams County, Nebraska.

Motion to recommend approval of the request to amend the approved Conditional Use Permit for Pine Patch Second Subdivision, a neighborhood assumably use in R-1, Urban Single-Family Residential District. The amendment is to modify or eliminate conditions of approval adopted by the City Commission with the passing of Resolution No. 2021-31. The property is commonly addressed as 780 E. 26th Street, City of Hastings, Adams County, Nebraska.
10. Subdivisions
 - a. **2023-585.** Final Plat of Showboat Condos Addition, generally located to the southeast of the intersection of U.S. Highway 6 and Showboat Boulevard, City of Hastings, Adams County, Nebraska

Planning Commission Agenda
October 17, 2023
Page 2

11. Reports

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

Adjourn

Department: Development Services
Staff Contact: Chad Bunger
Planning Commission Meeting Date: 10/17/2023
File No: 2023-585
Prepared By: Chad Bunger, Director of Development Services

AGENDA ITEM SUMMARY SHEET

Description of Item:

Final Plat of Showboat Condos Addition, generally located to the southeast of the intersection of U.S. Highway 6 and Showboat Boulevard, City of Hastings, Adams County, Nebraska

Names of People/Business affected by this action:

Why Planning Commission action is required:

Type of action requested:

Motion

Suggested motion:

Motion to recommend approval of Final Plat of Showboat Condos Addition

Deadlines associated with action:

Department head comments:

Recommendation:



City of Hastings Planning Commission

STAFF REPORT

Final Plat: Showboat Condos Addition

File No. 2023-585

Applicant Toy Shed LLC – Arlin Kiel

Property Location: Generally located to the southeast of the intersection of U.S. Highway 6 and Showboat Boulevard

Lot Size: 14.629 acres

Date of Public Hearing: October 17, 2023

Zoning I-2, Heavy Industrial District

Adjacent Zoning:

- North: County I-2, Heavy Industrial District
- East: City I-2, Heavy Industrial District
- South: County and City I-2, Heavy Industrial District
- West: County A, Agriculture 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. 38-203. – Final Plat:** describes intent and submittal requirements.
- **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.

DESCRIPTION OF FINAL 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.

Conditions from the Approved Preliminary Plat: The Hastings Planning Commission approved the Preliminary Plat of the Showboat Condos Addition (File No. 2023-472) on August 15, 2023, with three conditions of approval, which are:

- The access point to Outlot 1 will be established with the Final Plat.
- 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

Final Plat Design: The layout of the Final Plat is similar to what was presented as the Preliminary Plat. The one exception is that proposed Outlot 1 shown on the Preliminary Plat has been removed. The land associated with this area has been included with Lot 1. This change in the design of Lot 1 eliminates the need for the first condition of approval of the Preliminary Plat.

To address condition #2, the Applicant is proposing to construct a 96' diameter gravel/rock fire department turnaround at the end of the public access easement. The Hastings Fire Department will give final approval of this design and its installation and maintenance at the time of a building permit.

Condition #3 will be addressed at the time of the building permit.

The land has several existing easements running throughout it. Additionally, the development associated with the Final Plat also requires a number of new public easements. Because of this,

a sheet solely focusing on the existing and new easements to be dedicated with this Final Plat has been included.

CONSIDERATIONS OF THE FINAL 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 28, Article III. – Planning and Community Design Standards and Chapter 38, Article IV. – Engineering and Technical Standards and to provide a recommendation to the City of Hastings Planning Commission and Hastings City Council.

The City staff and the Development Review Committee, which includes County officials, have reviewed the proposed Final Plat and have determined that the design meets the minimum requirements of Chapter 38 – Subdivisions of the City’s Code of Ordinances.

STAFF COMMENTS: Staff recommends the Planning Commission **APPROVE** the **Showboat Condos Addition**, generally located to the southeast of the intersection of U.S. Highway 6 and Showboat Boulevard based on conformance with Chapter 38 – Subdivisions of the City’s Code of Ordinance.

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

DATE: October 4, 2023

ATTACHMENTS:

1. Final Plat of Showboat Condos Additional
2. Proposed Fire Department Turnaround
3. Approved Preliminary Plat (August 15, 2023)

AN ADDITION TO THE CITY OF HASTINGS, NEBRASKA LOCATED IN
ALL OF LOT ONE (1), THE GARAGES THIRD ADDITION AND
PART OF THE NORTHWEST QUARTER OF
SECTION 16, TOWNSHIP 7 NORTH, RANGE 9 WEST OF THE 6TH P.M.,
ADAMS COUNTY, NEBRASKA

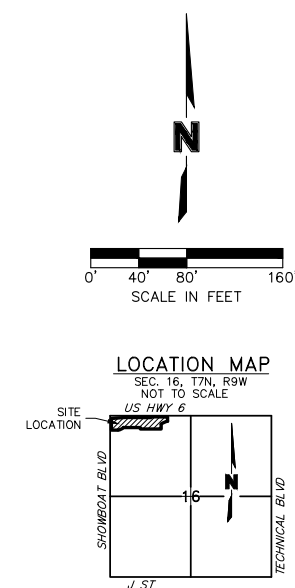
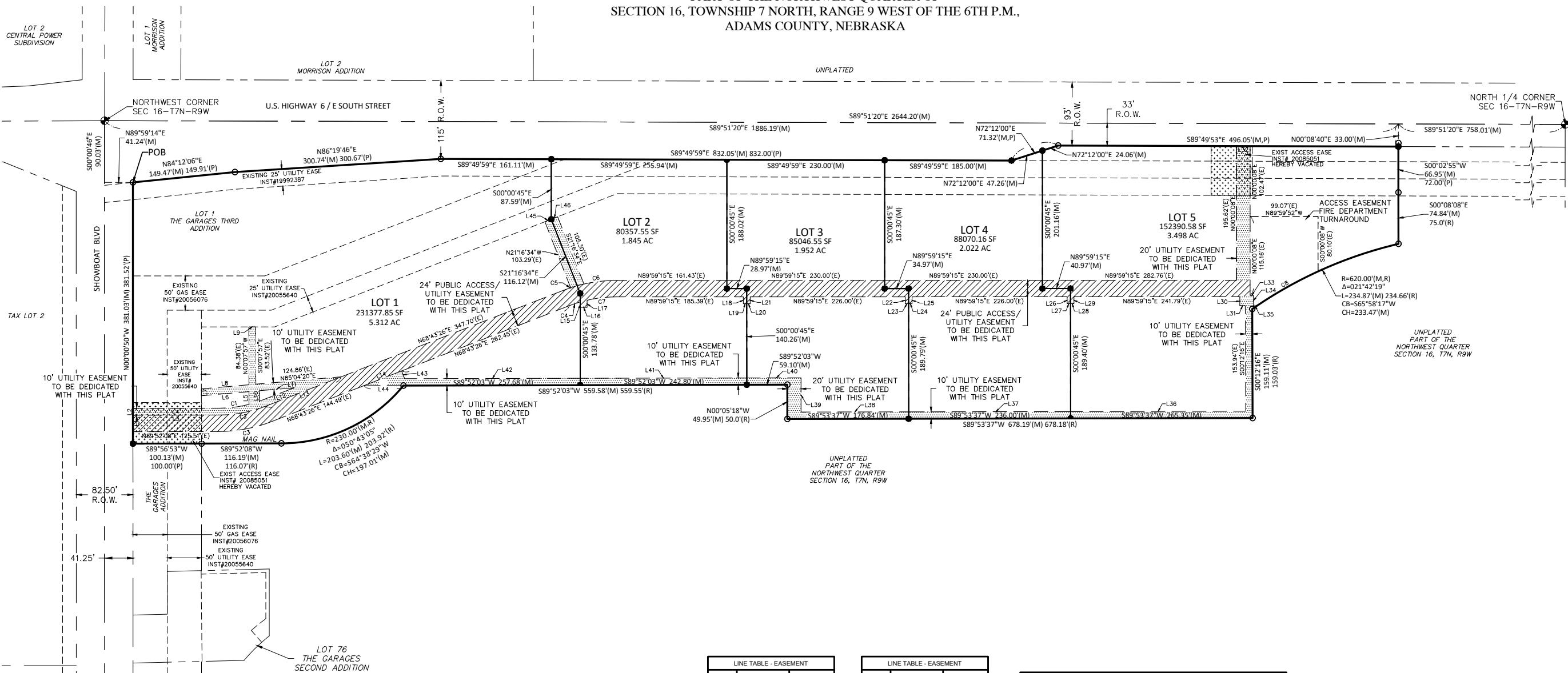
Engineering - Nebraska COA #CA-0638
201 East 2nd Street
Grand Island NE 68801 TEL 308.384

DWG: C:\Temp\AcPublish_15464\V_FPLAT_02301040.dwg USER: hrusted
DATE: Oct 12, 2023 1:17pm XREFS: C:\PBASE_02301040 V_XRAY_LDP_02301040 V_XTOPO_LDP_02301040

SHOWBOAT CONDOS ADDITION

FINAL PLAT

AN ADDITION TO THE CITY OF HASTINGS, NEBRASKA LOCATED IN
ALL OF LOT ONE (1), THE GARAGES THIRD ADDITION AND
PART OF THE NORTHWEST QUARTER OF
SECTION 16, TOWNSHIP 7 NORTH, RANGE 9 WEST OF THE 6TH P.M.,
ADAMS COUNTY, NEBRASKA



LEGEND

- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (AS NOTED)
- ROW LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED PROPERTY LINE
- SUBDIVISION BOUNDRY LINE
- SECTION LINE
- M MEASURED DISTANCE
- R RECORDED DISTANCE
- E EASEMENT DISTANCE
- [Hatched Box] PROPOSED UTILITY EASEMENT AREA
- [Hatched Box] PROPOSED ACCESS/UTILITY EASEMENT AREA
- [Hatched Box] VACATE EXISTING ACCESS EASEMENT AREA

LINE TABLE - EASEMENT		
LINE ID	DIRECTION	LENGTH (FT)
L1	N00°00'50"W	24.00
L2	S00°00'50"E	10.00
L3	N89°52'08"E	125.46
L4	S89°52'08"W	125.44
L5	S00°07'57"E	18.57
L6	N85°04'20"E	69.59
L7	S00°02'17"E	10.04
L8	S85°04'20"W	69.57
L9	S89°59'03"W	10.00
L10	S00°07'57"E	15.42
L11	S85°04'20"W	51.06
L12	N68°49'23"E	54.52
L13	N68°43'26"E	118.34
L14	N68°43'26"E	59.11
L15	S00°02'33"E	7.88
L16	N89°59'15"E	10.00
L17	N00°00'11"W	10.49
L18	S00°00'45"E	10.00
L19	N89°59'15"E	5.00
L20	N89°59'15"E	5.00
L21	N00°00'45"W	10.00
L22	S00°00'45"E	10.00
L23	N89°59'15"E	5.00

LINE TABLE - EASEMENT		
LINE ID	DIRECTION	LENGTH (FT)
L24	N89°59'15"E	5.00
L25	N00°00'45"W	10.00
L26	S00°00'45"E	10.00
L27	N89°59'15"E	5.00
L28	N89°59'15"E	5.00
L29	N00°00'45"W	10.00
L30	S00°00'45"E	12.92
L31	S89°08'37"E	8.02
L32	S89°56'56"W	20.00
L33	N90°00'00"W	5.00
L34	N00°00'00"E	15.22
L35	N89°08'37"W	4.67
L36	S89°53'37"W	255.32
L37	S89°53'37"W	236.00
L38	S89°53'37"W	156.85
L39	N00°05'18"W	49.95
L40	S89°52'08"W	79.08
L41	S89°52'08"W	242.80
L42	S89°52'08"W	255.96
L43	N21°16'34"W	12.14
L44	S89°52'56"W	57.76
L45	N68°43'26"E	10.00
L46	N68°45'03"E	10.00

CURVE TABLE - EASEMENT					
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	178.00	14°14'04"	44.22	N82°45'06"E	44.11
C2	188.00	21°08'42"	69.38	N79°17'47"E	68.99
C3	212.00	21°08'42"	78.24	N79°17'47"E	77.80
C4	188.00	5°04'42"	16.66	N71°15'47"E	16.66
C5	212.00	5°43'48"	21.20	N71°35'20"E	21.19
C6	212.00	15°32'01"	57.48	N82°13'14"E	57.30
C7	188.00	13°02'05"	42.77	N83°28'17"E	42.68
C8	620.00	9°29'33"	102.72	S60°36'34"W	102.60

FINAL PLAT
EASEMENTS

SHOWBOAT CONDOS ADDITION

HASTINGS, NEBRASKA

drawn by: JML
checked by: GJSVY
approved by: JJA
QA/QC by: BD
project no.: 2023-1040
date: 2023-10-06

SHEET
2 of 3

REVISIONS DESCRIPTION

DATE

REV. NO.

REVISIONS

2023

FINAL PLAT
EASEMENTS

SHOWBOAT CONDOS ADDITION

HASTINGS, NEBRASKA

drawn by: JML
checked by: GJSVY
approved by: JJA
QA/QC by: BD
project no.: 2023-1040
date: 2023-10-06

SHEET
2 of 3

REVISIONS DESCRIPTION

DATE

REV. NO.

REVISIONS

2023

FINAL PLAT
EASEMENTS

SHOWBOAT CONDOS ADDITION

HASTINGS, NEBRASKA

drawn by: JML
checked by: GJSVY
approved by: JJA
QA/QC by: BD
project no.: 2023-1040
date: 2023-10-06

SHEET
2 of 3

REVISIONS DESCRIPTION

DATE

REV. NO.

REVISIONS

2023

FINAL PLAT
EASEMENTS

SHOWBOAT CONDOS ADDITION

HASTINGS, NEBRASKA

drawn by: JML
checked by: GJSVY
approved by: JJA
QA/QC by: BD
project no.: 2023-1040
date: 2023-10-06

SHEET
2 of 3

AN ADDITION TO THE CITY OF HASTINGS, NEBRASKA LOCATED IN
ALL OF LOT ONE (1), THE GARAGES THIRD ADDITION AND
PART OF THE NORTHWEST QUARTER OF
SECTION 16, TOWNSHIP 7 NORTH, RANGE 9 WEST OF THE 6TH P.M.,
ADAMS COUNTY, NEBRASKA

KNOW ALL MEN BY THESE PRESENTS, THAT THE TOY SHED, LLC, AN IOWA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**SHOWBOAT CONDOS ADDITION**" 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, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND HEREBY DEDICATE THE EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS HERETO, AND HEREBY PROHIBITING THE PLANTING OF TREES, BUSHES AND SHRUBS, OR PLACING OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENTS; AND THAT THE FOREGOING ADDITION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

THE TOY SHED, LLC

MY COMMISSION EXPIRES _____

HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO SPECIAL ASSESSMENTS ARE DELINQUENT
UPON THE PROPERTIES DESCRIBED IN THE LEGAL DESCRIPTION ON THE ACCOMPANYING PLAT AS OF
THIS ____ DAY OF _____, 2023.

CITY OF HASTINGS TREASURER

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES ARE DUE OR DELINQUENT
 UPON THE PROPERTIES DESCRIBED IN THE LEGAL DESCRIPTION ON THE ACCOMPANYING PLAT AS OF
 THIS ____ DAY OF _____, 2023.

ADAMS COUNTY TREASURER

APPLICANT(S) HEREBY WAIVE(S) ANY AND ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE STREETS AND ALLEYS TO CONFORM TO SAID GRADES AS ESTABLISHED. SIGNED THIS ____ DAY OF _____, 2023.

THE TOY SHED, LLC

BY: *PRINT* *SIGNATURE*

THIS PLAT OF "*SHOWBOAT CONDOS ADDITION*" AN ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, HAS BEEN RECEIVED AND REVIEWED BY ME AND IS 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 ON THIS _____ DAY OF _____, 2023.

LEE VROOMAN, HASTINGS CITY ENGINEER

THIS PLAT OF "**SHOWBOAT CONDOS ADDITION**" AN ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, HAS BEEN RECEIVED 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.

APPROVED ON THIS _____ DAY OF _____, 2023.

1ST VICE CHAIR _____ DIRECTOR _____

THIS PLAT OF "SHOWBOAT CONDOS ADDITION" AN ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, IS HEREBY APPROVED.

APPROVED ON THIS _____ DAY OF _____, 2023.

MAYOR _____ CLERK _____

STATE OF NEBRASKA SS
COUNTY OF ADAMS

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

DATE: _____ TIME: _____

INSTRUMENT NO. _____

ADAMS COUNTY REGISTER OF DEEDS

[illegible]

PROJECT NO:	023-01040
DRAWN BY:	LH
DATE:	09-11-2023

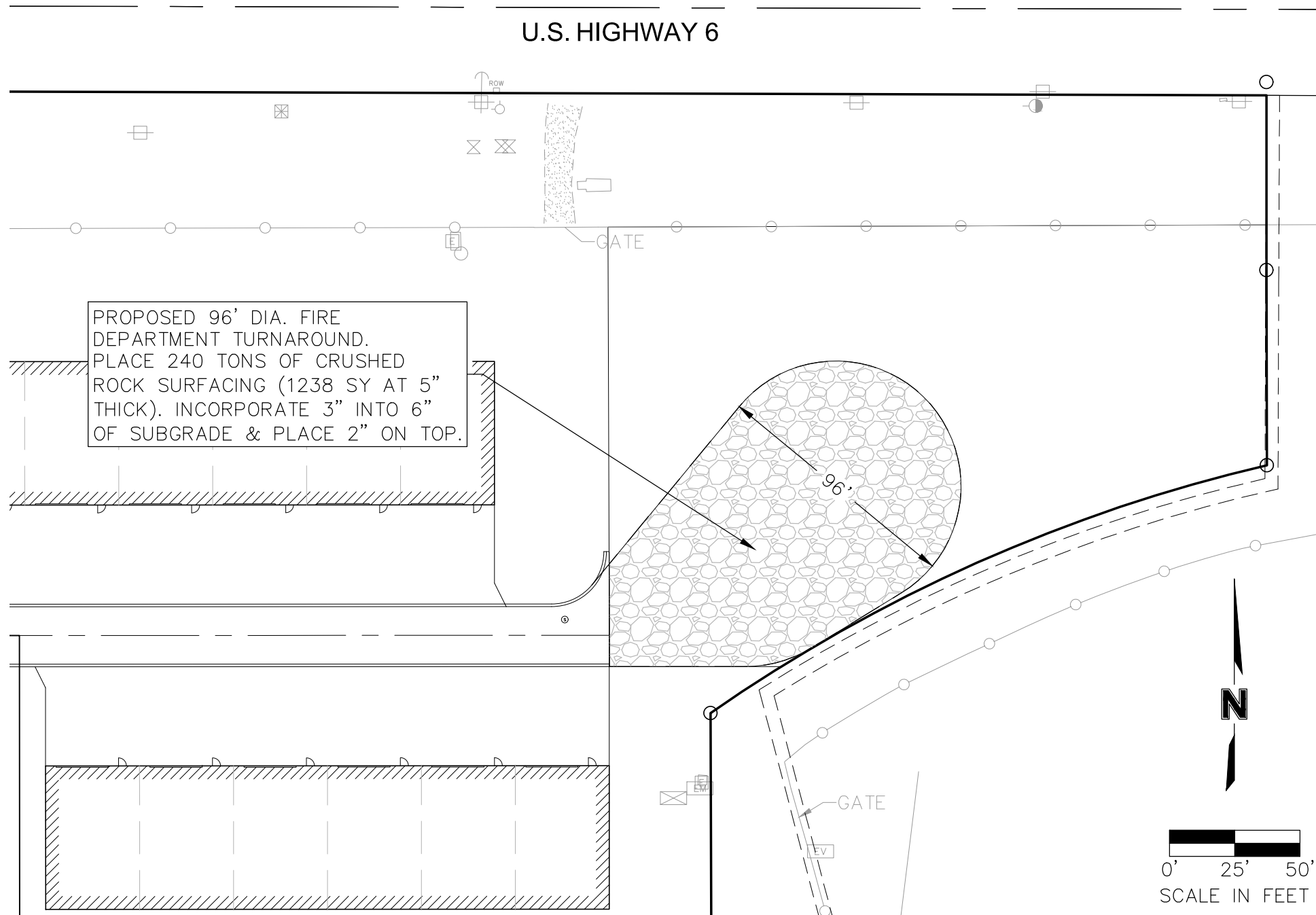
SHOWBOAT CONDOS ADDITION FIRE DEPARTMENT TURNAROUND

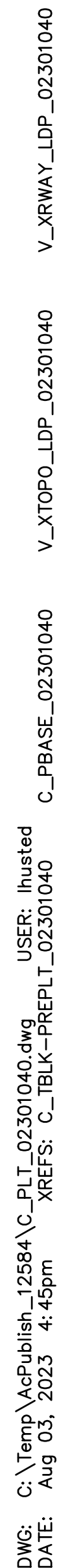
olsson

201 East 2nd Street
Grand Island, NE 68801
TEL 308.384.8750

EXHIBIT

A



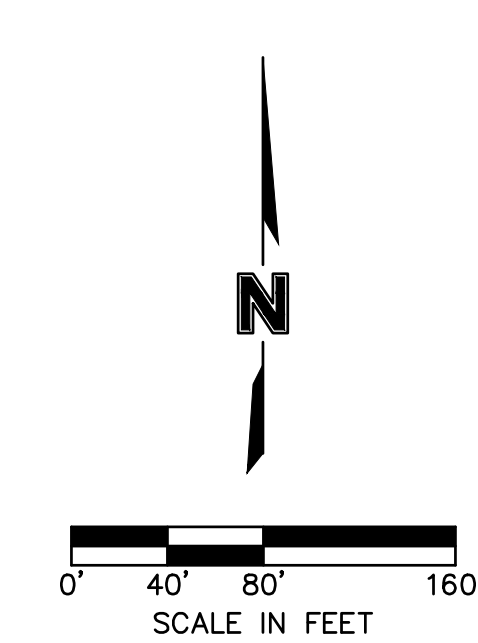


DWG: C:\Temp\AcPublish_12584\C_PLT_02301040.dwg USER: lhusted
DATE: Aug 03, 2023 4:45pm XREFS: C_TBLK-PREPLT_02301040

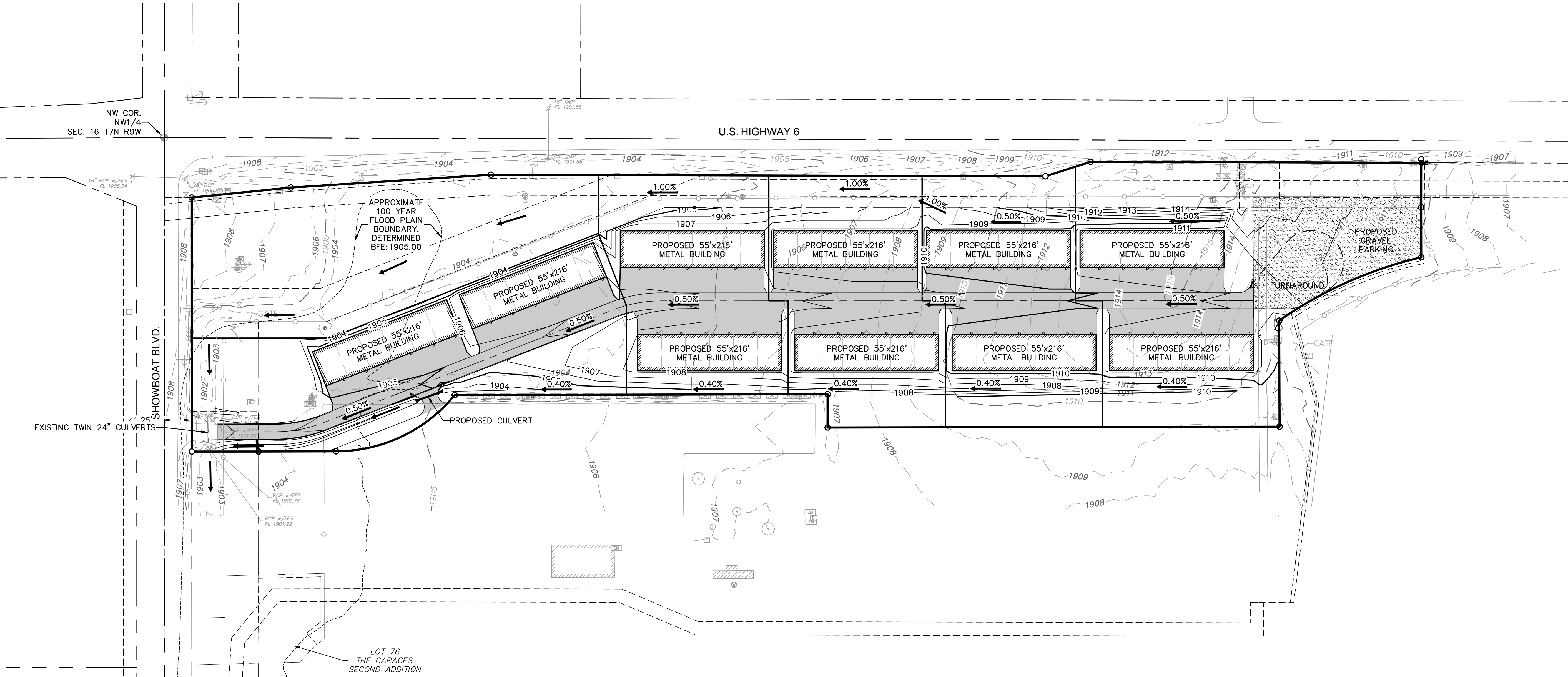
EngHeeling - Nebraska COA #CA-0638
201 East 2nd Street
Grand Island, NE 68801 TEL 308.384

[illegible]

DWG: C:\Temp\AcPublish_12584\C_PLT_02301040.dwg
DATE: Aug 03, 2023 4:45pm
XREFS: C:\IBLK-PREPLT_02301040
USER: Ihusted



SHOWBOAT CONDOS ADDITION PRELIMINARY PLAT

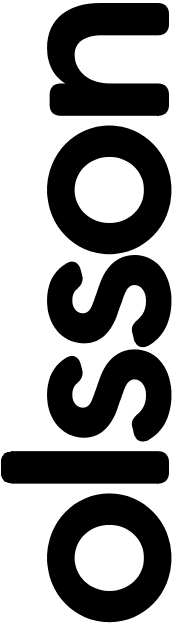


PROPOSED DEVELOPMENT
STORM RUNOFF CALCULATED USING RATIONAL, 100
YEAR STORM EVENT

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

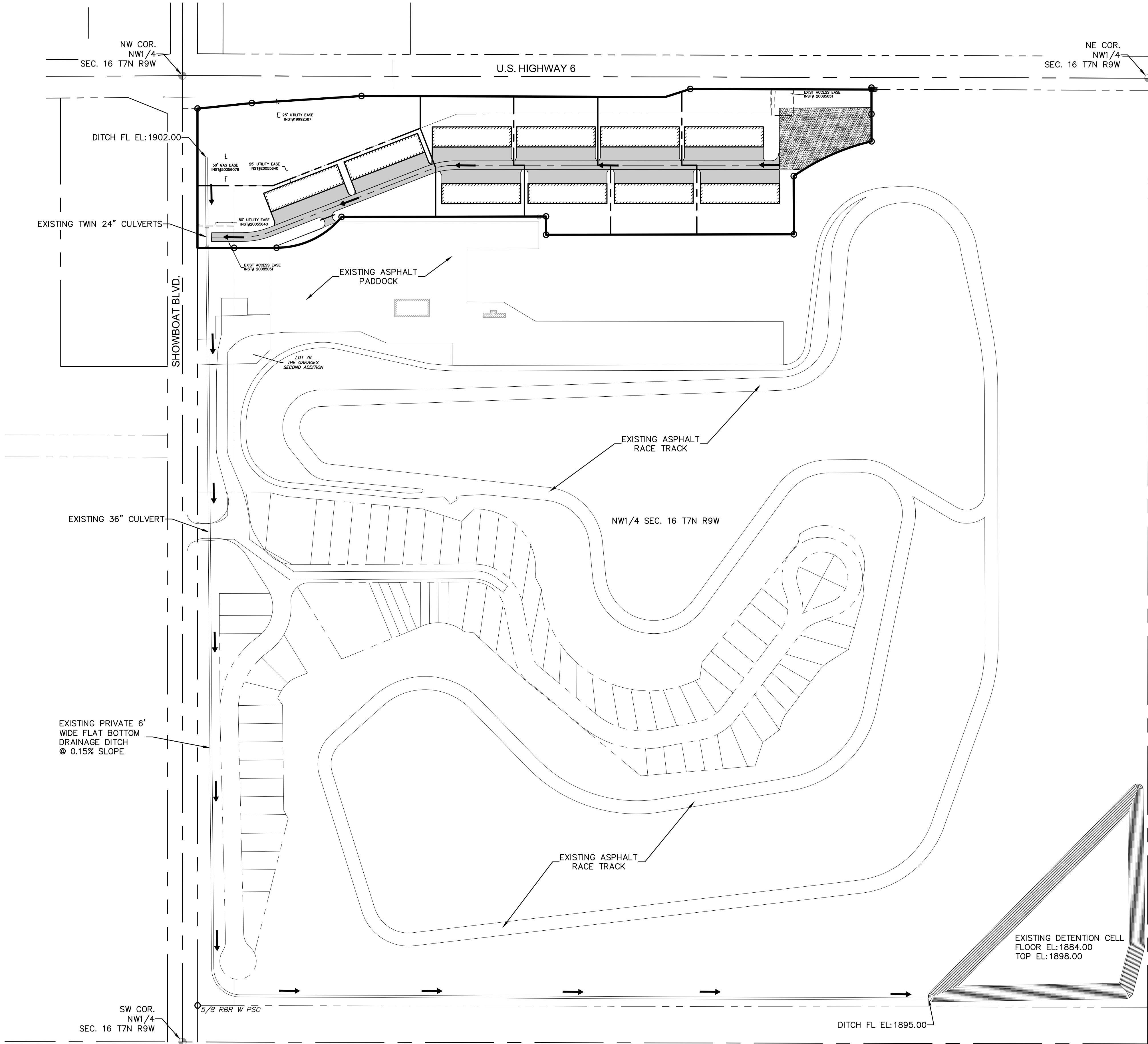
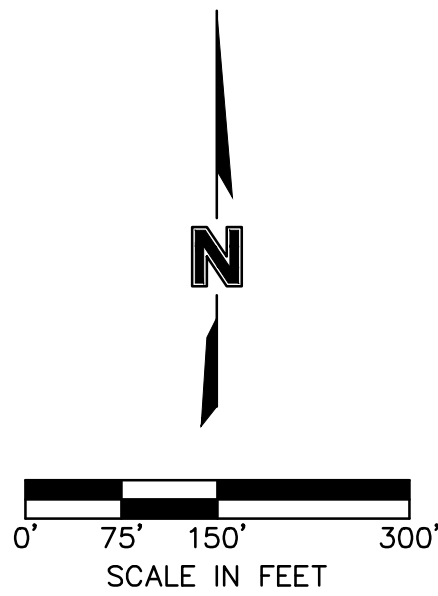
REVISIONS

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

3 of 4

SHEET

DWG: F:\2023\01001-01500\023-01040\40-Design\AutoCAD\Final Plans\Sheets\GNV\Preliminary Plat\C_DRN_02301040.dwg
DATE: Jul 13, 2023 4:08pm XREFS: C_TBLK_02301040 C_PBASE_02301040 V_XRWAY_LDP_02301040 V_XRWAY_LDP_02301040 C_XBASE_02301040 USER: lruisted



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