

HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Tuesday, May 21, 2024 at 4:00 PM at the Hastings Municipal Airport 3300 W 12th Street, 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 May 11, 2024. 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 available for public review. Also, a current copy of the Nebraska Open Meetings Act is posted and accessible to members of the public.
6. Approval of Minutes
 - a. Meeting of April 16, 2024
7. Public Hearings.
 - a. **2024-57.** Public hearing to consider a request to adopt the Redevelopment Plan for an approximate 100.7-acre area generally bounded by North Cedar Avenue, East 6th Street, North 2nd Avenue, and East 9th Street in the City of Hastings, Adams County, Nebraska, known as Redevelopment Area #17.

Motion to recommend approval of Resolution No. 2024-57, the adoption of Redevelopment Plan for Redevelopment Area #17.
 - b. **2024-58.** Public hearing to consider a request to adopt the Redevelopment Plan for an approximate 161.57 acre area generally bounded by East 26th Street, Pioneer Spirit Trail, the Union Pacific Railroad, and North Elm Avenue in the City of Hastings, Adams County, Nebraska, known as Redevelopment Area #18.
Motion to recommend approval of Resolution No. 2024-58, the adoption of Redevelopment Plan for Redevelopment Area #18.
 - c. **2024-62.** Public hearing to consider a request for Plan Modification No. 2024-1 to Redevelop Area Number #5 for the Fairview Villas Development. The area of redevelopment is approximately 3.89 acres and is generally 400 feet to the south of the intersection of West F Street and Franklin Avenue in the City of Hastings, Adams County, Nebraska.

Motion to recommend approval for Plan Modification No. 2024-1 to Redevelop Area Number #5, Fairview Villas Development. The area of redevelopment is approximately 3.89 acres and is generally 400 feet to the south of the intersection of West F Street and Franklin Avenue in the City of Hastings, Adams County, Nebraska.
 - d. **2024-66.** Public hearing for a change of zoning for property commonly known as Hastings College, 710 N. Turner Avenue, City of Hastings, Adams County, Nebraska, including land adjacent to the campus that is owned by Hastings College from R-3,

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Multiple-Family Residential District and R-2, Mixed-Density Residential District to CMP, Campus Institutional District, and to amend the Official Zoning District Map.

Motion to recommend approval for an ordinance and the amendment to the Official Zoning District Map to rezone property commonly known as Hastings College, 710 N. Turner Avenue, City of Hastings, Adams County, Nebraska, including land adjacent to the campus that is owned by Hastings College from R-3, Multiple-Family Residential District and R-2, Mixed-Density Residential District to CMP, Campus Institutional District.

- e. **2024-59.** Public hearing to consider a request for Plan Modification No. 2024-2 to Redevelopment Area Number #17, for Hastings College Dormitory Project. The area of redevelopment is a 4.65-tract of land, generally to the north of the intersection of Pine Knoll Road and E. 9th Street in the City of Hastings, Adams County, Nebraska.

Motion to recommend approval for Plan Modification No. 2024-2 to Redevelopment Area Number #17, Hastings College Dormitory Project, for property generally to the north of the intersection of Pine Knoll Road and E. 9th Street in the City of Hastings, Adams County, Nebraska.

- f. **2024-70.** Public hearing for a change of zoning for property generally located to the southwest of the intersection of East 26th Street and North Elm Street, City of Hastings, Adams County, Nebraska, from R-1A, Single-Family Residential Large Lot to R-3, Multiple-Family Residential District, and to amend the Official Zoning District Map.

Motion to recommend approval for an ordinance and the amendment to the Official Zoning District Map to rezone property generally located to the southwest of the intersection of East 26th Street and North Elm Street, City of Hastings, City of Hastings, Adams County, Nebraska, from R-1A, Single-Family Residential Large Lot to R-3, Multiple-Family Residential District, and to amend the Official Zoning District Map.

- g. **2024-64.** Public hearing to consider a request for Plan Modification No. 2024-3 to Redevelop Area Number #18, for the Elm 26 Residential Project. The area to redevelop is approximately 44.31 acres and is generally to the southwest of the intersection of East 26th Street and North Elm Street in the City of Hastings, Adams County, Nebraska.

Motion to recommend approval for Plan Modification No. 2024-3 to Redevelop Area Number #18, for the Elm 26 Residential Project for the property generally to the southwest of the intersection of East 26th Street and North Elm Street in the City of Hastings, Adams County, Nebraska.

- h. **2024-65.** Public Hearing to consider the request from Gibraltar Development, LLC for a conditional use permit for self-service storage facilities for property commonly addressed as 100 West J Street, City of Hastings, Adams County, Nebraska.

Motion to recommend approval of the request for a conditional use permit for a self-service storage facility. The property is commonly addressed as 100 West J Street, City of Hastings, Adams County, Nebraska.

8. Subdivisions

- a. **2024-68.** Preliminary Plat for Fairway Subdivision, in the Northeast Quarter of Southwest One-Third of Section 13, Township 7 North, Range 10 West of the 6th P.M., in the City of Hastings, Adams County, Nebraska.

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- b. **2024-60.** Preliminary Plat for Hastings College First Subdivision Replat One, a replatting of Lot 1, Block 1, Hastings College First Subdivision and Lots 1 through 12, Pine Knoll Place Subdivision, in the City of Hastings, Adams County, Nebraska.
- c. **2024-71.** Preliminary Plat for Elm 26 Subdivision, in the Northeast Quarter of the North Half of Fractional Section Six, ownership Seven North, Range Nine West of the 6th P.M. in the City of Hastings, Adams County, Nebraska.
- d. **2024-82.** Final Plat for Hoss Subdivision, in the Southeast Quarter of Section 32, Township 8 North, Range 9 West of the 6th P.M., in Adams County, Nebraska

9. Reports

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

Adjourn