

HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Tuesday, June 18, 2024 at 4:00 PM at the Hastings Municipal Airport.

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, June 8, 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 May 21, 2024
7. Special Order of Business
8. Public Hearings
 - a. **2024-111.** Public Hearing to consider the request of Mother Lake, LLC for a Conditional Use Permit for a medical clinic for property commonly addressed as 2120 North Kansas Avenue, City of Hastings, Adams County, Nebraska.

Motion to recommend approval of the request for a conditional use permit for a medical clinic. The property is commonly addressed as 2120 North Kansas Avenue, City of Hastings, Adams County, Nebraska.
9. Subdivisions
 - a. **2024-112.** Final Plat of the Fairway Subdivision, of part of the Northeast 1/4 of the Southwest 1/4 of Section 13, Township 7 North, Range 10 West of the 6th P. M., in the City of Hastings, Adams County, Nebraska.
 - b. **2024-120.** Final Plat of the Hastings College Second Subdivision, a replatting of Lot 1, Block 1, Hastings College First Subdivision together with Lots 1 thru 12, Pine Knoll Place Subdivision, the adjacent private drives associated Pine Knoll Place Subdivision, and the vacated Pine Knoll Road right-of-way, all in the City of Hastings, Adams County, Nebraska.
 - c. **2024-121.** Final Plat of Elm 26 Subdivision, a part of Northeast 1/4 of the North 1/3 of Fractional Section 6, Township 7 North, Range 9 West, of the 6th P. M. in the City of Hastings, Adams County, Nebraska.
10. Reports
 - a. Committee Reports

Planning Commission Agenda

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- b. Chairman Comments
- c. Staff Reports
 - i. Discussion of Annexation Policy for the 2024 Comprehensive Plan Update
 - ii. Discussion of Comprehensive Housing Plan.

Adjourn

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING
COMMISSION
TUESDAY, MAY 21, 2024

Pursuant to due call and notice thereof, a meeting of the Hastings Planning Commission was conducted in the Hastings Municipal Airport, 3300 W 12th Street, Hastings, Nebraska on May 21, 2024.

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

The following City Officials were present: City Attorney, Jesse Oswald, Director of Engineering, Lee Vrooman, Director of Development Services, Chad Bunger, Assistant City Administrator, Mark Funkey, City Planner, Ember Batelaan, Chief Building Official, Kevin Kubo, Community Risk Reduction Officer, Anthony Murphy, Information Technology Director, Erik Nielsen, Utility IT Manager, Kirk Layton, and Melissa Woodard, Administrative Assistant.

The First Vice-Chair Hinton led the Commission in the recital of the Pledge of Allegiance to the United States of America.

The First Vice-Chair Hinton called for a motion to adopt the current agenda for the May 21, 2024, meeting. Moved by Rosenberg, seconded by Sinner, to adopt the current agenda. Ayes: Srivastava, Rosenberg, Lewis, Hoffman, Sinner, Kindig and Hinton. Nays: None. Motion carried: 7-0.

PUBLIC NOTICE - Official Notice of the Regular Meeting was published in the Hastings Tribune on Saturday, 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.

APPROVAL OF MINUTES

Meeting of April 16, 2024

First Vice-Chair Hinton called for a motion to approve the April 16th, 2024, minutes. Moved by Hoffman to approve the November 14, 2024, minutes, seconded by Kindig. Ayes: Srivastava, Rosenberg, Lewis, Hoffman, and Kindig. Nays: None. Abstain: Hinton and Sinner. Motion Carried: 5-0-2.

First Vice-Chair Hinton read The Public Hearing Rules Statement prior to the Public Hearings.

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. First Vice-Chair Hinton opened the Public Hearing.**

The First Vice-Chair opened the Public Hearing.

Batelaan introduced Randy Chick to present the Redevelopment Plan for Area #17.

Randy Chick, 520 W 1st St, Ste #200, representing the Community Redevelopment Authority. After each area has been designated as blighted and substandard, such as areas #17 and #18, The Community Redevelopment Authority is first required to submit a redevelopment plan for the redevelopment area. Secondly, bring the Planning Commission any Tax Increment Financing Project on a Site-specific Plan Modification. Batelaan followed by giving her staff report and concurred with the Community Redevelopment Authority in their findings in the General Plan and recommended that the Planning Commission recommend approval to the City Council. Rosenberg stated on Friday, May 27, 2024, the Chamber hosted an event to present this project to the community. It was thorough and appears to be a great addition to the City.

With no one speaking on the item, First Vice-Chair Hinton declared the Public Hearing closed and called for a motion to recommend approval of the request to adopt the General Redevelopment Plan and recommend approval to the City Council. Sinner moved to approve the request, based on the findings in the staff report. Rosenberg Seconded. Ayes: Srivastava, Rosenberg, Lewis, Hoffman, Sinner, Kindig and Hinton. Nays: None. Motion carried: 7-0.

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.

The First Vice-Chair Hinton opened the Public Hearing.

Batelaan introduced Randy Chick to present the General Plan for Area #18. Randy Chick stated he appreciates their support for the General Plan for the Redevelopment of Area #18. Batelaan provided a summary of the staff report, of Area #18 and presented conformity with the comp plan, which is a fifteen-year-old plan, so keep in mind, that this development may be more intense. Staff concurs with the CRA findings for the general plan and recommends approval to the City Council. With no one speaking, The First Vice-Chair Hinton closed the hearing.

Hoffman commented as citizens, one of the areas where that specifically talks about the conclusions in these redevelopment plans, says the Hastings CRA and the City of Hastings should seek funding sources to create a revolving loan in our grant program for the rehabilitation and improvement of the buildings and public uses of Redevelopment Area #18. Hoffman continued to read the statement. When we received these findings, some properties in those findings were found to be substandard and need to be improved. Bunger added comments where staff has been working and have talked about housing, and an upcoming affordable housing program, which includes working with our regional partners to provide low to moderate-income household rehabilitation programs, using Tax Increment Financing opportunities for individual projects. We hope to achieve that in the short term.

First Vice-Chair Hinton called for a motion to recommend approval of the request to adopt the General Redevelopment Plan and recommend it to the City Council. Lewis moved to approve the request, based on the findings in the staff report. Rosenberg Seconded. Roll Call: Ayes: Srivastava, Rosenberg, Lewis, Hoffman, Sinner, Kindig, and Hinton. Nays: None. Motion carried: 7-0.

- c. **2024-62 Public hearing to consider a request for Plan Modification No. 2024-1 to Redevelopment 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.**

The First Vice-Chair Hinton opened the Public Hearing.

Bunger requested combining the presentation for Cases #2024-62 and #2024-68, as they are items for the same request. Each separate item will require a separate action by the Commission. Hinton agreed.

Bunger provided the combined summary of staff reports for the proposed Redevelopment Plan Modification (Case # 2024-62) and the Preliminary Plat for the development (Case # 2024-64). Staff is recommending approval for both cases, with two conditions of approval for the Preliminary Plat.

Randy Chick, Director of the Community Redevelopment Authority, 520 W First St. #200, Hastings, NE, provided information about the CRA request, including additional details about the proposed development. Randy Chick, Director of the Community Redevelopment Authority, 520 W First St. #200, Hastings, NE. Randy stated the CRA bought this land a year and a half ago. They intend to entice developers to build more housing. One of the premier developers in our state, especially in the Housing Tax Credit area, is Messner Development. They have done four projects in our community, with very similar duplex, and three-plex styles, targeting the 55 plus, and this would be their fifth project in our community, and they would appreciate the Planning Commission's support on this project.

Chris Lanz, Mesner Development Company, was happy to answer any questions.

With no other comments from the public, the First Vice-Chair closed the Public Hearing.

Rosenberg stated this developer has done a great job with the projects. He knows the one on 26th Street and believes they would do a great job for Hastings. Hinton agreed saying all the developments look good and are an asset to the City of Hastings.

The First Vice-Chair Hinton called for a motion to recommend approval of the request to adopt the Redevelopment Plan Modification and recommend it to the City Council. Sinner moved to approve the request for the Redevelopment Plan Modification, based on the findings in the staff report. Hoffman Seconded. Roll Call: Srivastava, Rosenberg, Lewis, Hoffman, Sinner, Kindig and Hinton. Nays: None. Motion carried: 7-0.

- 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 and 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, and to amend the Official Zoning District Map.**

The First Vice-Chair declared the public hearing open.

Bunger suggested a similar action, combining the staff summary of Case #2024-66 with Case #2024-59 and Case# 2024-60, as all three agenda items deal with the development on the Hastings College campus. Hinton agreed.

Bunger provided the staff report summary for the proposed rezoning to CMP, Campus Institutional District, the proposed Redevelopment Plan Modification, and the Preliminary Plat. Staff recommended that all three proposals be approved. Staff recommended two conditions of approval for the Preliminary Plat.

With no one speaking, First Vice-Chair Hinton closed the Public Hearing.

Srivastava commented that it's good for our College to have the opportunity to attract students from other places and thinks this is a good project and opportunity for Hastings. Sinner said it was mentioned this would bring people off-campus students back onto campus, did they have any numbers, everyone but seniors?

Rich Lloyd, Hastings College, 710 N Turner Ave, Hastings NE, answered the Commission's question. Lloyd stated as they look at the housing on campus and work with the City and the housing needs in Hastings, more students want to remain on campus. The College's goal is to improve the inventory of their existing housing and the new buildings. Their goal is to become a residential campus with their Juniors and Seniors.

Rosenberg said as zoning goes, this should have been a Campus Institutional District before now and will be good for the future of the College.

Hoffman stated Hastings College is doing a great job and partnering with the Suzanne and Walter Scott Foundation, as well, to make this project a success. It's going to be great for the community.

The First Vice-Chair Hinton called for a motion to recommend approval for the change of zoning from R-3 and R-2 Districts, to CMP, Campus Institutional District, and amend the Zoning Map and recommended approval to the City Council. Srivastava moved to approve the rezoning request based on the findings in the staff report. Hoffman Seconded. Voice Roll Call: Ayes: Srivastava, Rosenberg, Lewis, Hoffman, Sinner, Kindig, and Hinton. Nays: None. Motion carried: 7-0.

- e. **2024-59 Public hearing to consider a request for Plan Modification No 2024-2 to Redevelopment Area # 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.**

The First Vice-Chair Hinton declared the Public Hearing open.

Rich Lloyd, Hastings College, 710 N Turner Ave, Hastings NE, stated they are grateful for the support and are excited as they continue to focus on offering an amazing residential environment to the students. Hastings College is grateful to the Suzanne and Walter Scott Foundation for their partnership with Hastings College over the decades and their significant investment now. Their goal is to continue being a good community neighbor. Their efforts align with the City's efforts to increase housing options across Hastings.

Gary Freeman, with the Suzanne and Walter Scott Foundation, 10340 N 84th St, Omaha NE, partnering with Hastings College, discussed the general idea of what the Foundation wishes to partner on. The new build that Chad outlined is one piece, in addition to that, working with the College to do a full renovation of the existing residence Gary explained the relationship between Walter Scott and Hastings College and discussed the reasons why for this project.

The First Vice Chair closed the Public Hearing.

The First Vice-Chair Hinton called for a motion to recommend approval to consider a request for Plan Modification 2024-2 to Redevelopment Area Number 17 and recommend approval to the City Council. Sinner moved to approve the Redevelopment Plan Modification, based on the findings in the staff report. Rosenberg Seconded. Voice Roll Call: Ayes: Srivastava, Hinton, Sinner, Rosenberg, Lewis, Hoffman and Kindig. Nays: None. Motion carried: 7-0.

- 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.**

Bunger proposed combining this item with Case #2024-64 and Case #71, as they are all related to the same development project. Hinton agreed.

Bunger provided a summary of the staff reports for the proposed rezoning of a portion of the development site to R-3 District, the proposed Redevelopment Plan Modification, and the Preliminary Plat.

The First Vice-Chair Hinton opened the Public Hearing.

The First Vice-Chair asked if the developer would like to speak.

Scot Rief, Innate Concepts, 3481 W Schimmer Dr, Grand Island, NE 68803, explained more about Innate Concepts and the proposed project. In Grand Island, Talon Apartments, 208 Units, was a great success for Grand Island. They are currently doing another development in Grand Island. This product in Hastings will be similar, yet different from that project. This product has been done in multiple cities and is a proven product. Rief spoke on his love of central Nebraska and having Hastings residents as tenants in the Grand Island Development. These residents could live in our community. Rief said this project is in a great location, connecting the commercial area, the College, the bypass, and the City. Rief also pointed out his availability as he lives only twenty minutes away and they self-manage their sites. This is a workforce-housing project, reaching the \$40-50,000 medium-income families.

Terry Anstine, President of Five Points Bank, 1011 Lochview Dr, Hastings NE, offered support for the

requests. He discussed how his entry-level college employees do not have enough housing. The houses are over 1100-1200 dollars a month. He sees the need to get investors in Hastings to build this kind of housing, which is desperately needed. As the President of the Economic Development Corporation, and visiting with employers throughout the community, they have the same housing concerns. Hastings as a community needs to support private investors coming into Hastings to address our housing issue.

Shana Smith, 3504 Laredo Lane, Hastings NE, gave support saying she has worked for five years in the Professional Recruiting Industry. The biggest challenge in bringing young talent into the community is housing. Some have had to wait a year to lease an apartment. Other employees have needed to stay with their parents. This type of development, with similar amenities that can be found in the Omaha or Lincoln Metro areas, is vital.

Travis Augustin, 13750 W 70th, Juniata NE, felt this was an important opportunity to keep young talent here in Hastings. This type of housing is desirable to young professionals. This is a great place to live, and he would appreciate their support.

Shawn Hartmann, Ward 4, President of HBAC, 150 E 12th Street, City Council person, spoke as a citizen. His wife owns and operates a business downtown. Hartmann stated a lot of the council members also own businesses, and are aware of the labor shortages in Hastings, directly linked to not enough affordable housing. He stated when a developer wants to bring money into our town, invest in our community, and put a project together like this one, he has a hard time understanding why anyone would find a reason not to allow the project. He strongly urged the Planning Commission to vote for this.

Shannon Landauer, The Chamber, and HEDC, 1117 Highland, Hastings NE, also support this project. Hastings Economic Development Corporation took on a large housing project, the North Park Commons. Midway through that project, they started to evaluate what properties made sense for the next round of residential development. Being within City Limits, and having available utilities, they felt this project was an excellent opportunity. Landauer stated that only 40% of Hastings' workforce lives within a 10-minute radius of the City. That means the community loses out from not having those residents in many ways. Mary Lanning provided a signed statement for the project which Landauer provided. Landauer stated not only does this affect the city economically, but also our property taxes, and with property tax reduction being important to residents, these projects are important. Landauer believes if we want aspiring talent and professionals to join our community, we should provide them with an environment and housing that fits their desires.

Lauren Mathas, 1313 N 7th Ave., Hastings NE, spoke as a citizen and HR Professional in the community, who has brought new members to our community and continues to struggle to find housing. Mathas also spoke on the young talent and what they look for in housing. Mathas talked about creating a stable workforce by keeping them in the community, and building roots, spending their dollars here. Not only attract them to the community but retain them. Mathas encouraged supporting this project.

With no other attendees coming forward to provide a statement, Hinton closed the Public Hearing.

Sinner asked Bunger and Vrooman about the traffic study done for the project. Vrooman that Steve Riehle, the Lead Design Engineer from Public Works, reviewed the traffic analysis from Olsson's and agrees there is no impact on the surrounding roadways with this development. There is potential

that the City will be looking at the speed limit on 26th Street to see if lowering that speed limit can help improve safety and traffic flow.

Kindig wanted to mention he is a neighbor across the street, and his vote is not on a personal basis, but from a community-only standpoint. Being a soundboard for his neighbors, he asked the question for them, and himself. Vrooman, when was the traffic study done, was it when Hastings College was out of school? The community members feel the traffic would be lessened due to the school being out.

Vrooman said he was not sure when the traffic counts were conducted. The traffic counts of 4,000 daily traffic are much less than before we had the Northeast Bypass on 42nd Street, it's higher, as 6,000 average vehicles a day when the State did a similar traffic count study for that area in 2013/2014.

Kindig asked how tall the buildings could potentially be, and mentioned some residents are concerned about being impacted by Butler Volland Crematory.

Bunger replied that the R-3 maximum height is 35 feet, three stories, which is what they are intended to be. Concerning the Crematorium, that would not be the first thing to pop into his mind impacting the neighborhood.

Srivastava thanked Reif and is very supportive of the Project. It's good seeing new investors coming to town, not only the housing, but complaints about the food and restaurants, without the people, we can't support those industries.

Rosenberg was a little concerned about traffic but the City can adapt to that area if we need a signal or speed limit reductions. This is a huge opportunity for Hastings and have never seen this much housing presented to the community.

Sinner commented to the developer that he likes their use of green space for this development.

Hoffmann said one of the things he runs into working with Professors and Colleges is it's hard to find housing. A project that comes in and reaches the \$40-\$50,000 a year employee, that's a niche market for this community.

Kindig asked the applicant why the corner of Elm and 26th Street was chosen instead of more towards the West.

Rief said they are proud of their product and want it front and center. They want people to see it, know where they are located, and what it looks like. It's easier not to have too many vehicles driving through a neighborhood. From experience, they found issues when the multi-family units were in the back.

Kindig said that he and his wife never dreamed that a project like this would be across the street, but from a community standpoint, it needs to happen. They have a quality product that will positively impact the community. Owning two businesses within blocks of the project, he is excited to get the project pushed through at the City Council.

The First Vice-Chair Hinton called for a motion to recommend approval to the City Council for the Change of Zoning and amend the Official Zoning District Map. Srivastava moved to approve the rezoning request, based on the findings in the staff report. Sinner Seconded. Voice Roll Call: Ayes:

Srivastava, Hinton, Sinner, Rosenberg, Lewis, Hoffman, and Kindig. Nays: None. Motion carried: 7-0

- 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 be redeveloped 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.**

First Vice-Chair Hinton opened the Public Hearing. With no one speaking on the item, Hinton closed the Public Hearing.

The First Vice-Chair Hinton called for a motion to recommend the approval of Redevelopment Plan Modification #2024-3 and a recommendation for approval to the City Council. Lewis moved to approve the Redevelopment Plan Modification, based on the findings in the staff report. Kindig Seconded. Voice Roll Call: Ayes: Srivastava, Hinton, Sinner, Rosenberg, Lewis, Hoffman, and Kindig. Nays: None. Motion carried: 7-0.

- h. **2024-65 Public hearing to consider the request from Griess Family Holdings 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.**

First Vice-Chair Hinton opened the Public Hearing.

Batelaan provided a summary of the staff report to consider the request from Griess Family Holdings. Staff recommends the Planning Commission approve the request for the Conditional Use Permit and recommend approval to the City Council.

Srivastava noted that these are not storage units, but containers.

Batelaan confirmed they are containers.

Srivastava wanted to know the size of the containers.

Bunger stated the containers are size 10 x 20.

With no one speaking on the item, First Vice-Chair Hinton closed the public hearing and called for a motion to recommend approval of the Conditional Use Permit and recommended approval to the City Council. Rosenberg motioned to approve the Conditional Use Permit request, based on the findings in the staff report. Sinner Seconded. Voice Roll Call: Ayes: Srivastava, Hinton, Sinner, Rosenberg, Lewis, Hoffman, and Kindig. Nays: None. Motion carried: 7-0.

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.** First Vice-Chair Hinton stated staff had already presented and called for a motion to recommend the approval of the Preliminary Plat for Fairway Subdivision. Sinner moved to approve the Preliminary Plat, based on the findings in the staff report. Srivastava Seconded. Voice Roll Call: Ayes: Srivastava, Hinton, Sinner, Rosenberg, Lewis, Hoffman, and Kindig. Nays: None. Motion carried: 7-0.
- b. **2024-60 Preliminary Plat for Hastings College Second Subdivision Replat One, a replatting of Lot 1, Block 1, Hastings College Second Subdivision, and Lots 1 through 12, The First Vice-Chair**

mentioned the name change to Second Subdivision. The First Vice-Chair Hinton called for a motion to recommend the approval of the Preliminary Plat for Hastings College Second Subdivision and recommend approval to the City Council. Hoffman moved to approve the Preliminary Plat, based on the findings in the staff report. Rosenberg Seconded. Voice Roll Call: Ayes Srivastava, Hinton, Sinner, Rosenberg, Lewis, Hoffman, and Kindig. Nays: None. Motion carried: 7-0.

- c. **2024-71 Preliminary Plat for Elm 26 Subdivision, in the Northeast Quarter of the North Half of Fractional Section Six, Township Seven North, Range Nine, West of the 6th P.M. in the City of Hastings, Adams County, Nebraska.** First Vice-Chair Hinton stated staff had already presented and called for a motion to recommend approval of the Preliminary Plat for Elm 26 Subdivision and recommend approval to the City Council. Srivastava moved to approve the Preliminary Plat Elm 26 Subdivision, based on findings in the staff report. Sinner Seconded. Voice Roll Call: Ayes: Srivastava, Hinton, Sinner, Rosenberg, Lewis, Hoffman, and Kindig. Nays: None. Motion carried: 7-0.

- d. **2024-83 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.** Batelaan reminded the Commission this development was brought to the Planning Commission last month as part of a rezoning and preliminary plat requests. The Hoss Subdivision removes the farmhouse from the farm ground by creating two separate lots.

First Vice-Chair Hinton called for a motion to approve the Final Plat for Hoss Subdivision and recommend approval to the City Council. Rosenberg moved to approve the Final Plat of Hoss Subdivision, based on findings in the staff report. Lewis Seconded. Voice Roll Call: Ayes: Srivastava, Hinton, Sinner, Rosenberg, Lewis, Hoffman, and Kindig. Nays: None. Motion carried: 7-0.

REPORTS

a. **Committee Reports:**

Sinner stated he had been in contact with Bunger and is working to see if committees are viable and should be attended by commissioners. Be prepared to discuss this and be willing to be on a committee at the next meeting.

b. **Chairman Comments:**

None

- c. **Staff Reports:** Bunger made it brief. The last set of revisions has been submitted for the Comprehensive Plan, then he will bring it before the Commission. Working on Zoning Code updates and Division Regulation updates. Bunger also plans on bringing affordable housing and housing plans before the Commission in July.

Kubo said we continue to issue single-family home permits and a couple of duplexes in the system. The Heartwell Renewable Project is working on its water mains and stormwater inlets. The 78-Plex is coming to fruition. The little strip mall at 1113 only has one empty unit. We have a submission from Perry Reid for a 56-plex that will go on the South side of the 78-plex. Sinner inquired about downtown. Kubo said Small Town Famous is doing well. The Batting Cage Business is open, and the owner is pleased with the amount of business. Bunger mentioned the ribbon cutting at the Garage Flats last month.

ADJOURN

The First Vice-Chair Hinton called for a motion to adjourn at 6:11 p.m. Moved by Rosenberg. Seconded by Sinner. Voice Roll Call: Ayes: Srivastava, Hinton, Sinner, Rosenberg, Lewis, Hoffman, and Kindig. Nays: None. Motion carried: 7-0.

First Vice-Chair

Department: Development Services
Staff Contact: Ember Batelaan
Planning Commission Meeting Date: 6/18/2024
File No: 2024-111
Prepared By: Chad Bunger, Director of Development Services

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public Hearing to consider the request of Mother Lake, LLC for a Conditional Use Permit for a medical clinic for property commonly addressed as 2120 North Kansas Avenue, City of Hastings, Adams County, Nebraska.

Names of People/Business affected by this action:

The applicant, the people of Hastings, and the City

Why Planning Commission action is required:

Sec. 34-401:

Conditional uses may be approved by the Hastings City Council following a public hearing and receipt of a recommendation from the Planning Commission in accordance with the required findings set forth in this Chapter and the additional standards set forth in this article. In considering an application for a conditional use, the Commission and the Council shall require the applicant to produce satisfactory evidence of compliance with both the general and applicable specific standards set forth in this Article. The Commission may recommend and the Council may impose any conditions they deem reasonable and necessary to further the purposes and intent of this Article, to protect the public health, safety and welfare, and to meet the planning goals set forth in the City's Comprehensive Plan.

Type of action requested:

Motion

Suggested motion:

Deadlines associated with action:

The case will be reviewed at the City Council Regular Meeting to be held on July 8, 2024.

Department head comments:

Development Services staff has reviewed the application for the Conditional Use Permit for the medical clinic. The complete details of the staff review and recommendation are in the attached staff report.

Recommendation:

City Staff recommend approval of the Conditional Use Permit for property commonly addressed as 2120 North Kansas Avenue.



City of Hastings Planning Commission

STAFF REPORT

**Request for Conditional
Use Permit:**

Conditional Use Permit for a medical clinic

File No. 2024-111

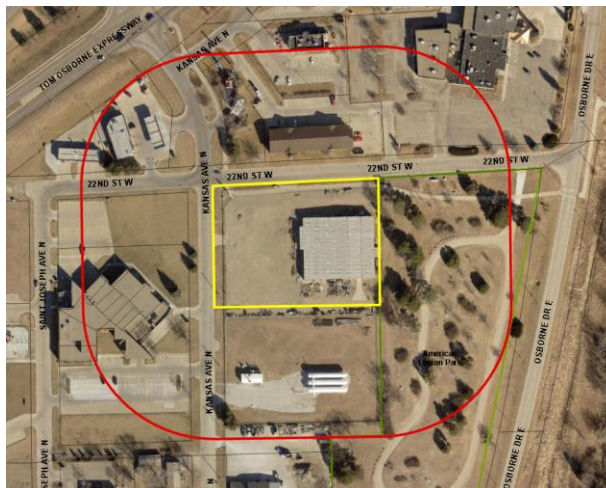
Applicant Mother Lake, LLC

Property Location: 2120 N. Kansas Ave.

Lot Size: 2.44 acres

Date of Public Hearing: June 18, 2024

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



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

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

DESCRIPTION OF CONDITIONAL USE REQUESTED:

The applicant, Mother Lake, LLC is requesting a conditional use permit to convert the old Ponderosa Bowling Alley into a medical clinic. This medical clinic would contain office spaces with three separate bays. The parking lot will also be redone, and landscaping will be added.

Property description:

The property is currently being used for storage by a local business. The entire property is surrounded by a chain link fence.

STANDARDS FOR CONDITIONAL USE PERMITS:

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

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

(a) Pedestrian and vehicular traffic circulation and safety.

The site layout of the structure will not change and will not influence traffic circulation and safety. The parking lot will be redone, with new paving and landscaped islands, but maintain the existing access points off of 22nd Street and Kansas Avenue. This change would not have a negative impact on traffic circulation or safety. The proposed medical clinic will cause a minimal increase in vehicular traffic; however, this would not negatively impact the area.

The site currently has a sidewalk on the north side of the site and this will be maintained. The other sides of the site are not proposed to have sidewalks, which is consistent with other developments in the area. Requiring a new sidewalk on the site would provide minimal improvement. A larger community effort is needed to address the deficiencies for pedestrian safety in the area.

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

This standard does not apply to the proposed Conditional Use Permit. Extension of public utilities and facilities has already been completed to serve the site. No new services are being requested for the proposed use.

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

This standard has minimal impact on the area. The surrounding area can be classified as commercial or industrial businesses. These businesses have similar impacts to the area and are the predominant characteristic of the area. The proposed medical clinic use should not create any added noise, fumes, or dust.

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

As previously stated, the surrounding areas have been developed with commercial or industrial businesses with similar uses. There is an existing medical clinic use to the west of the proposed medical clinic. The redevelopment of the old Ponderosa Bowling Alley into a medical clinic would fit into this development pattern.

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

The presence of a medical clinic, which is already present on the property to the west, has not appeared to directly impact property values on the surrounding properties. These properties have had their values increase regardless of that medical clinic.

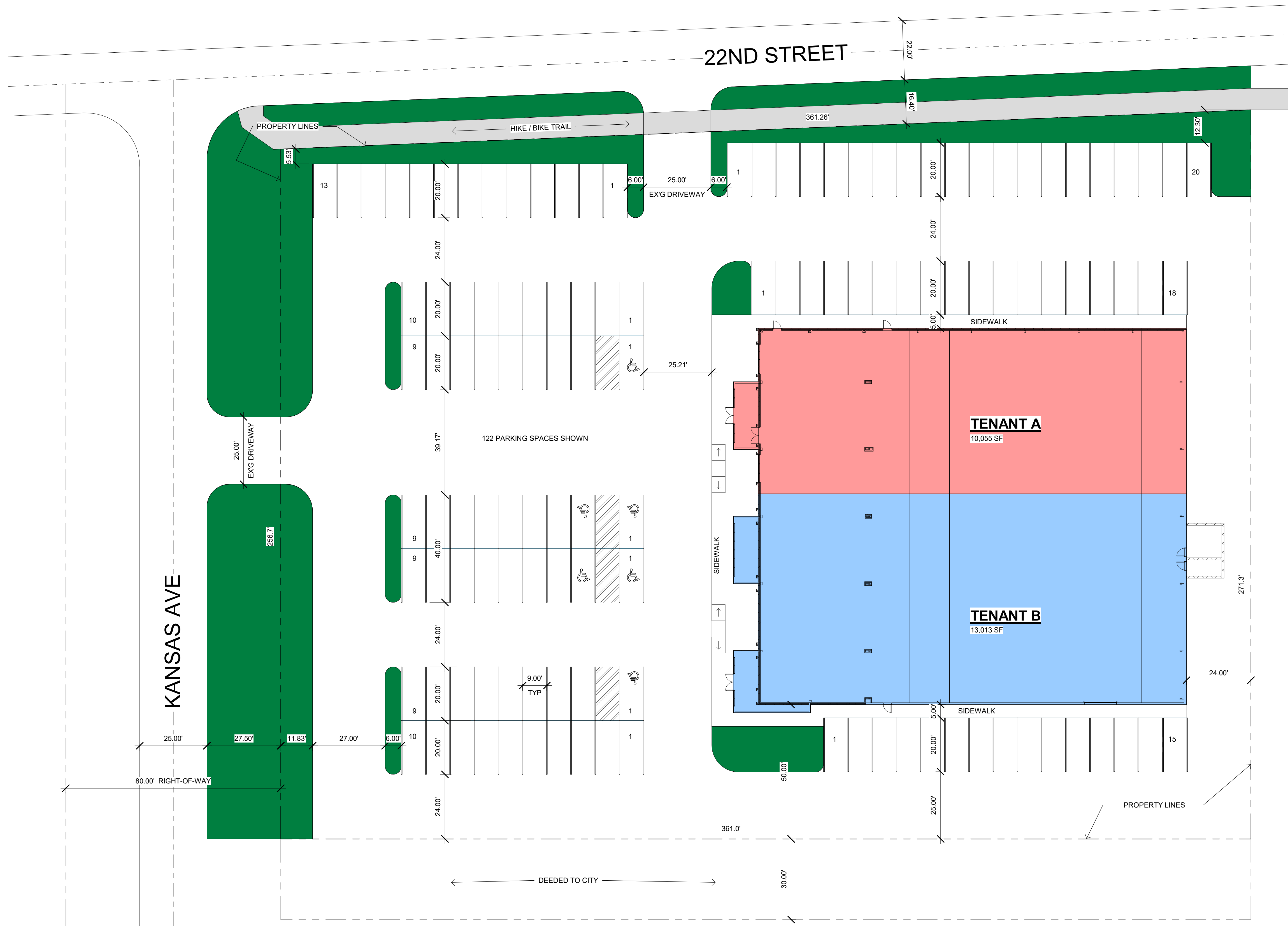
STAFF COMMENTS: Staff recommends the Planning Commission recommend **APPROVAL** of the **CONDITIONAL USE PERMIT APPLICATION** to City Council for the medical clinic use at 2120 N. Kansas Ave, in the I-1, Light Industrial District.

PREPARED BY: Ember Batelaan

DATE: 06/04/2024

ATTACHMENTS:

1. Application Materials
2. Site Plan
3. Building Plan



PRELIMINARY SITE LAYOUT PLAN
1" = 20'-0"



ZONING:
I-1 LIGHT INDUSTRIAL

REQUIRED PARKING:
BUSINESS - GENERALLY <60,000 SF = 3.3 SPACES
PER 1,000 SF OF TOTAL BUILDING AREA.

TENANT A - 10,055 / 1,000 = 10.055 * 3.3 ≈ 34 SPACES
TENANT B - 13,013 / 1,000 = 13.013 * 3.3 ≈ 43 SPACES

TOTAL PARKING SPACES REQUIRED = 77 SPACES

TOTAL PARKING SPACES SHOWN = 122 SPACES

No.	Description	Date

CONFIDENTIAL

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CA 1679

DESIGN/BUILD — GENERAL CONTRACTORS
3935 WESTGATE ROAD, GRAND ISLAND, NE (308) 389-7222
KEARNEY, LINCOLN, NORTH PLATTE, HASTINGS
<http://www.chiefconstruction.us>



PROJECT NAME
PONDEROSA PARK
HASTINGS, NEBRASKA
SITE PLAN

DRAWN BY:
RAS

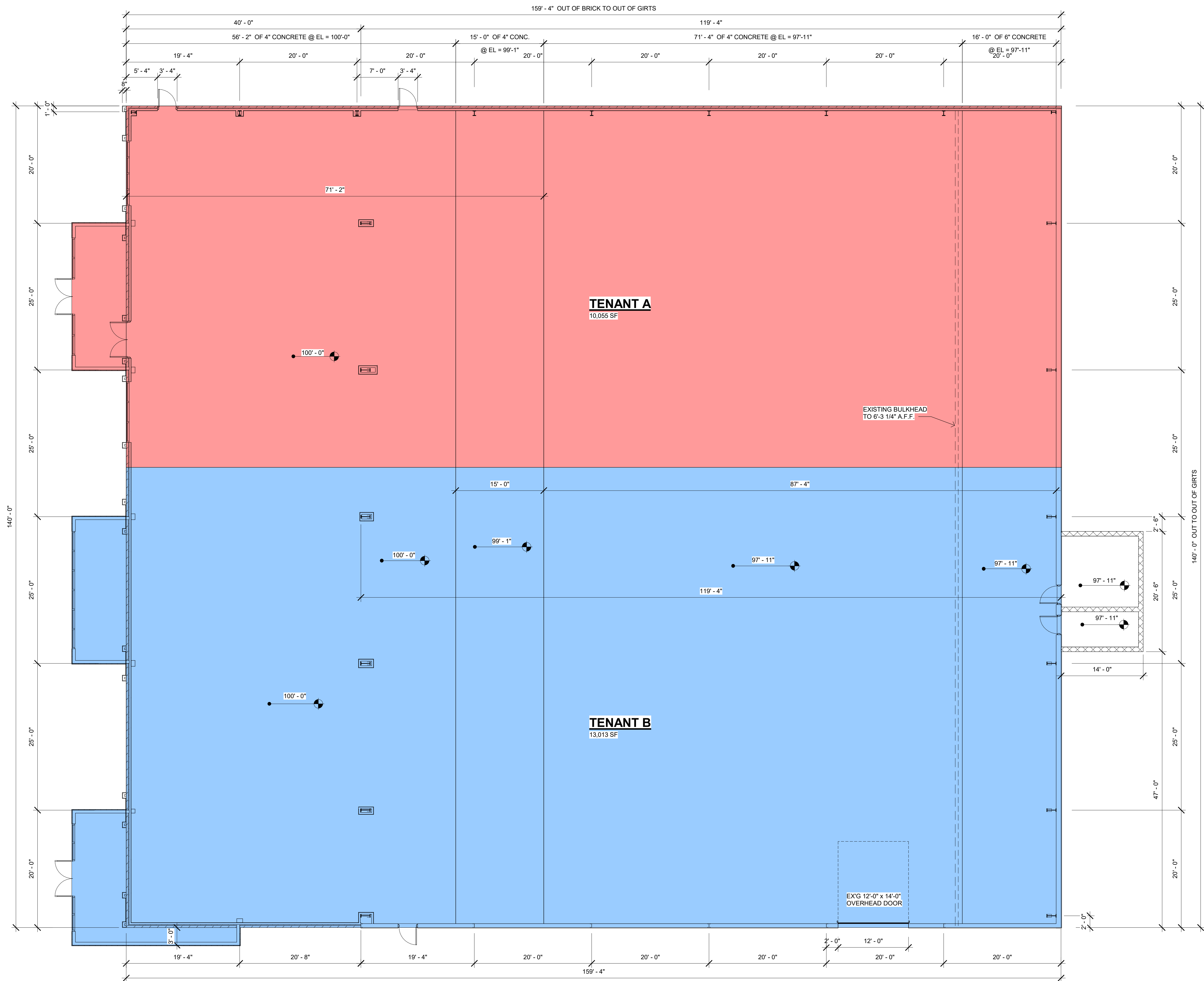
DATE:
5-31-2024

PROJECT NO:
24021

SCALE:
1" = 20'-0"

SHEET NO:

C-1.0



REMODELED FLOOR PLAN

1/8" = 1'-0"



No.	Description	Date

CONFIDENTIAL

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CA 1679

PROJECT NAME:
HASTINGS OBGYN
HASTINGS, NEBRASKA
REMODELED FLOOR PLAN

DRAWN BY:
RAS

DATE:
5-21-2024

PROJECT NO:
24021

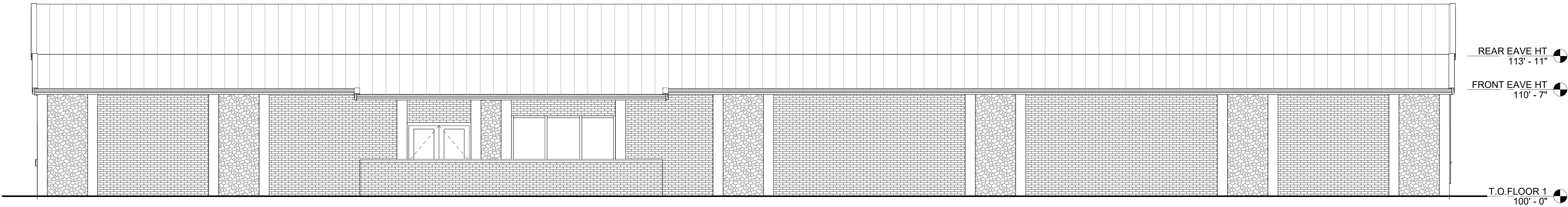
SCALE:
1/8" = 1'-0"

SHEET NO:

A-1.2



DESIGN/BUILD — GENERAL CONTRACTORS
3935 WESTGATE ROAD, GRAND ISLAND, NE (308) 389-7222
KEARNEY, LINCOLN, NORTH PLATTE, HASTINGS
<http://www.chiefconstruction.us>



EXISTING WEST ELEVATION
3/16" = 1'-0"



REMODELED WEST ELEVATION
3/16" = 1'-0"

No.	Description	Date

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CA 1679

DRAWN BY:
RAS

DATE:
5-21-2024

PROJECT NO:
24021

SCALE:
3/16" = 1'-0"

SHEET NO:

DESIGN/BUILD — GENERAL CONTRACTORS
3935 WESTGATE ROAD, GRAND ISLAND, NE (308) 389-7222
KEARNEY, LINCOLN, NORTH PLATTE, HASTINGS
<http://www.chiefconstruction.us>



PROJECT NAME
HASTINGS OBGYN
HASTINGS, NEBRASKA
ENLARGED PLANS & ELEVATIONS

A-2.0

PONDEROSA PARK

Project Description:

Mother Lake, LLC (ML) proposes to convert the old Ponderosa Bowling Alley property into a medical office building. ML plans to renovate the existing 23,000 sq ft structure and convert it into office space with three separate bays. The parking lot will be completely redone and landscaping added. A privacy fence will be built on the south border of the property to screen the existing propane storage facility.

Future tenants will be medical practices looking to expand their services to better provide healthcare for the citizens of Hastings and the surrounding communities. Modern medical office space is in short supply in Hastings. This project will help address that need.

The property is currently used for storage for a local business. It has otherwise been vacant for a number of years. The parking lot and building are in disrepair and the entire 2.3 acre property is surrounded by a chain link fence.

The renovated building will cure a long-standing, blighted area in the community and will also add significantly to the tax basis in Hastings. The renovated building will meet all city requirements for parking, water, utilities, etc. The site will have over 100 parking spots. ML hopes to begin construction this fall with completion in 12 months.

Reason for the CUP application:

The zoning regulations state that medical clinics are a conditional use and medical offices are not allowed in the district. The proposed use will be similar to what is already in the area, including the Hastings Medical Park across the street. The medical offices will be for outpatient medical care. There will not be inpatient care nor major surgery. There will be no adverse impacts on neighboring properties.

Legal Description:

TOWNSHIP 7 NORTH, RANGE 10 WEST OF THE 6TH P.M., CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA SECTION 1: A TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 SOUTHEAST 1/4 NORTHEAST 1/4 AND A PART OF THE WEST 125 FEET OF THE NORTHEAST 1/4 SOUTHEAST 1/4 NORTHEAST 1/4, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING ON THE EAST PROPERTY LINE OF KANSAS AVENUE, EXTENDED, AND 283 FEET NORTH OF THE CORPORATION LINE (NORTH LINE OF TAGGART'S ADDITION); THENCE NORTH ALONG THE EAST PROPERTY LINE OF KANSAS AVENUE, EXTENDED, A DISTANCE OF 286.7 FEET TO THE SOUTH LINE OF 22ND STREET; THENCE EASTERLY 261.48 FEET ALONG SAID SOUTH LINE OF 22ND STREET; THENCE SOUTH 301.3 FEET TO A POINT 283 FEET NORTH OF A CORNER OF THE STATE PARK; THENCE WEST 361 FEET TO THE POINT OF BEGINNING.

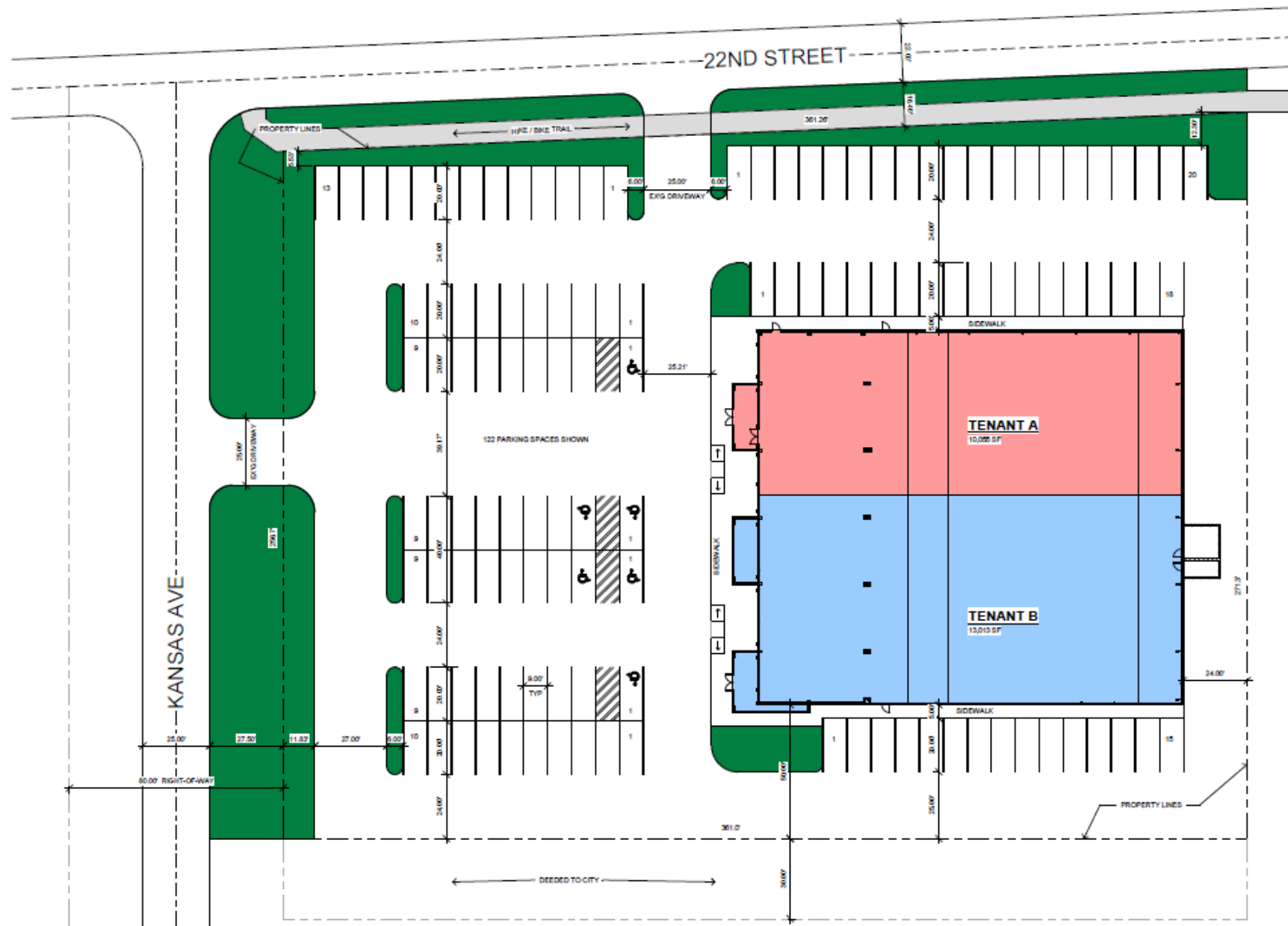




File No.	2024-111
Project	Conditional Use Permit for 2120 N. Kansas Ave.
Applicant	Mother Lake, LLC







ZONING:
I-1 LIGHT INDUSTRIAL

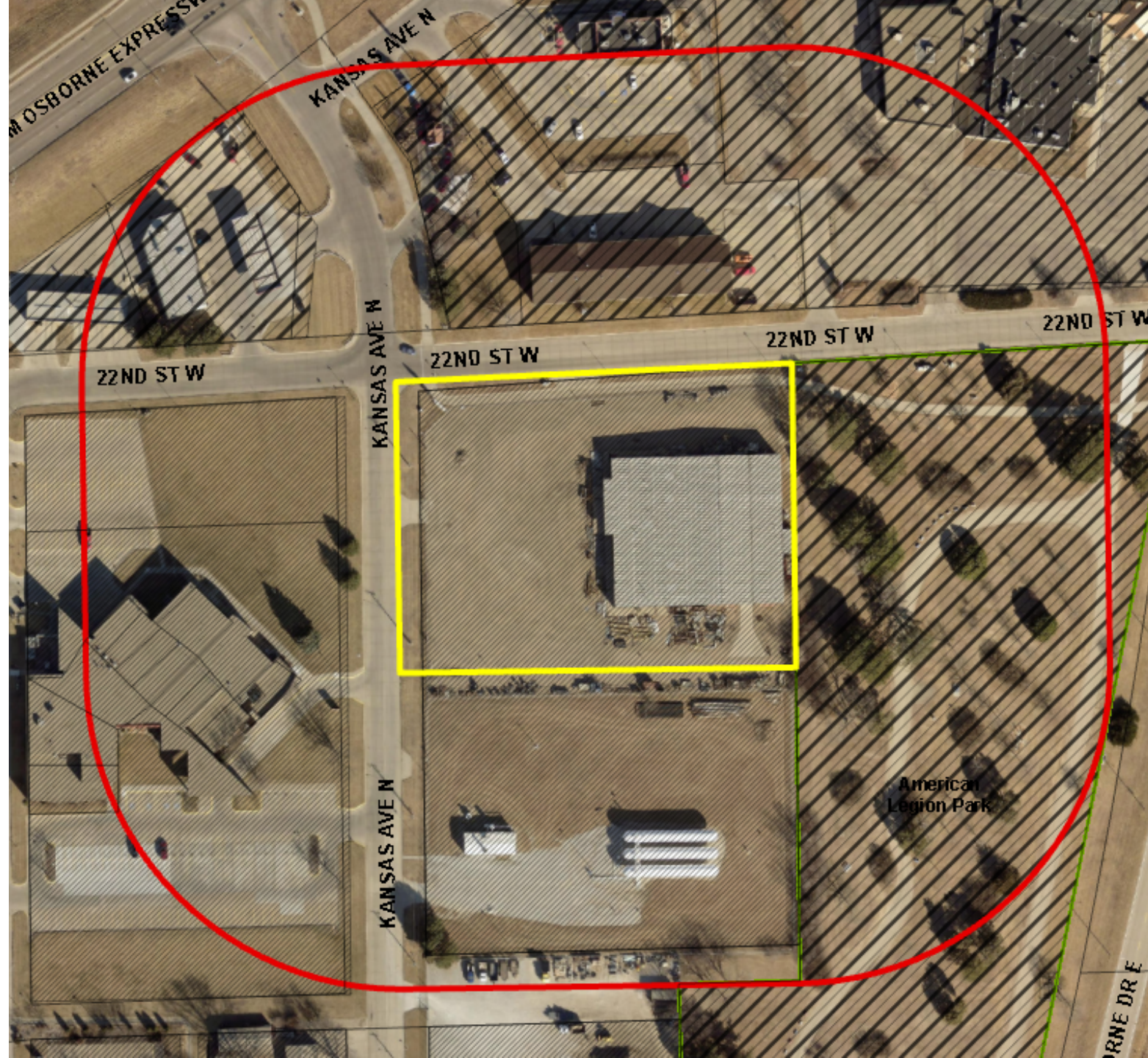
REQUIRED PARKING:
BUSINESS - GENERALLY <50,000 SF = 3.3 SPACES
PER 1,000 SF OF TOTAL BUILDING AREA.

TENANT A - 10,000 / 1,000 = 10.000 * 3.3 = 33 SPACES
TENANT B - 13,013 / 1,000 = 13.013 * 3.3 = 43 SPACES

TOTAL PARKING SPACES REQUIRED = 77 SPACES

TOTAL PARKING SPACES SHOWN = 122 SPACES





OSBORNE EXPRESSWAY

KANSAS AVE N

22ND ST W

KANSAS AVE N

22ND ST W

22ND ST W

22ND ST W

American
Legion Park

OSBORNE DR E



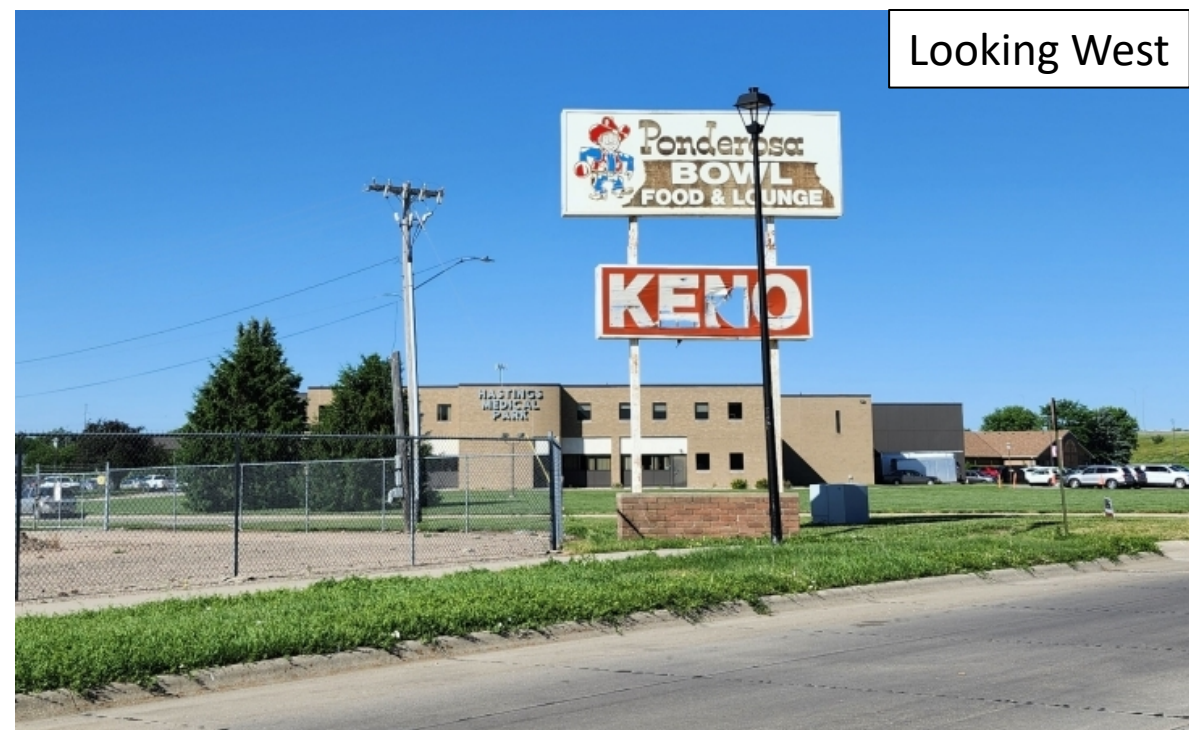
Looking North



Looking East



Looking South



Looking West

Staff Findings Summary

- Pedestrian & vehicular traffic circulation and safety: parking lot will be redone, but maintain access points off of 22nd and Kansas Ave. No negative impact to traffic circulation or safety. Minimal increase in vehicular traffic due to medical clinic use. No negative impact.
- Reasonable & economic extension of public utilities and facilities: does not apply. Existing utilities serve the structure. No new services requested.
- Noise, fumes, dust, or other environmental pollution: similar impact as surrounding businesses. No additional noise, fumes, or dust.
- Maintenance of logical and efficient development patterns and land use mixtures: similar use as existing commercial and industrial businesses.
- Maintenance of property values in accordance with established and permitted land use: no impact.

Staff Recommendation

Staff recommends the Planning Commission **RECOMMEND APPROVAL** of the **CONDITIONAL USE PERMIT** for property commonly addressed as 2120 N. Kansas Ave.



HASTINGS

Nebraska

Department: Development Services
Staff Contact: Chad Bunger
Planning Commission Meeting Date: 6/18/2024
File No: 2024-112
Prepared By: Chad Bunger, Director of Development Services

AGENDA ITEM SUMMARY SHEET

Description of Item:

Final Plat of the Fairway Subdivision, of part of the Northeast 1/4 of the Southwest 1/4 of Section 13, Township 7 North, Range 10 West of the 6th P. M., in the City of Hastings, Adams County, Nebraska.

The Final Plat creates 14 lots for semi-attached (duplex) homes and one outlet. The Final Plat dedicates public rights-of-way for the extension of G Street and Bellevue Avenue and public utility and drainage easements to serve the site.

Names of People/Business affected by this action:

The applicant, the City of Hastings and Adams County.

Why Planning Commission action is required:

Neb. Rev. Stat. 19-929 states that the 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:

Motion to recommend approval of the Fairway Subdivision Final Plat to the City Council, with two conditions of approval.

Deadlines associated with action:

This case will be presented for approval at the City Council Regular Meeting to be held on July 8, 2024.

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 review of the Final Plat can be found in the attached Staff Report.

Recommendation:

Staff recommends a motion to recommend approval of the Final Plat of the Fairway Subdivision to the City Council with two conditions of approval. The conditions are:

1. A sidewalk along Franklin Avenue will be required to be installed by the developer.
2. Sidewalks along both sides of West G Street will be required to be installed.



City of Hastings Planning Commission

STAFF REPORT

Final Plat: Fairway Subdivision

Case No. 2024-112

Applicant Mesner Development Company

Property Location: Approximately 400 feet to the south of the intersection of West F Street and Franklin Avenue, on the east side of Franklin Avenue.

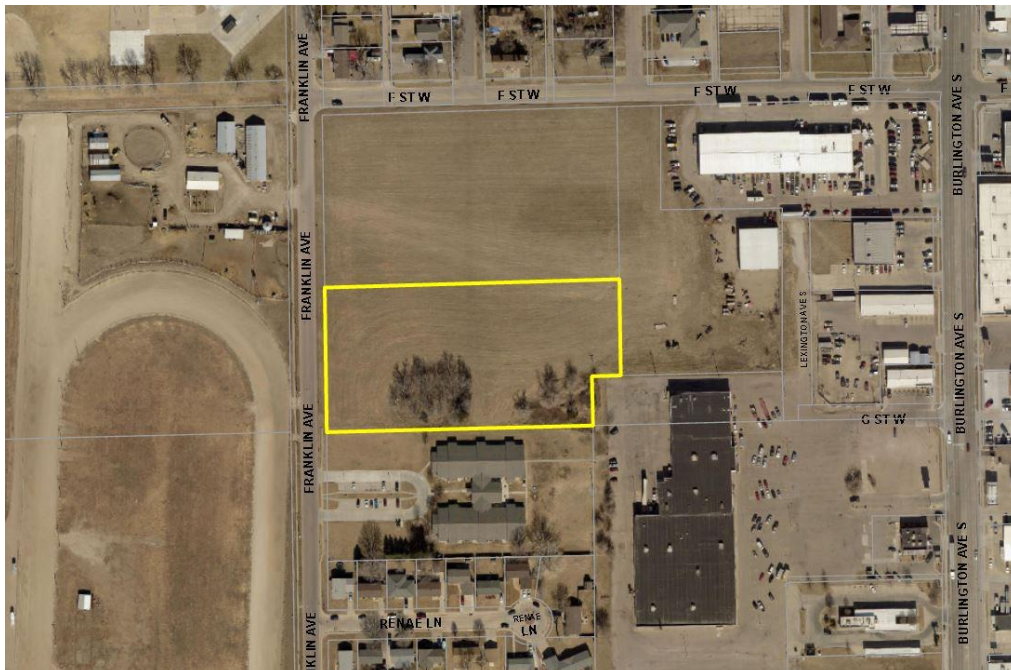
Lot Size: 3.89 acres

Date of Planning Commission Meeting: June 18, 2024

Zoning C-3, Commercial Business District

Adjacent Zoning:

- North: C-3 District and R-1, Urban Single-Family Residential District
- East: C-3 District
- South: R-3, Multiple-Family Residential District and R-2, Mixed Density Neighborhood District
- West: C-3 District



SECTION AND REQUIREMENT OF HASTINGS CODE OF ORDINANCE CONSIDERATION OF A FINAL 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 development site is a 3.89-acre unplatted tract to the east of Franklin Avenue. The site generally slopes from north to south. The site is undeveloped with grassland cover. The property has been vacant for over 10 years.

Conditions from the Approved Preliminary Plat: At their May 21, 2024 meeting, the Planning Commission recommended approval of the Fairway Subdivision Preliminary Plat to the City Council based on the staff report, with two conditions of approval. The conditions are:

1. A sidewalk along Franklin Avenue will be required to be installed by the developer.
2. Sidewalks along both sides of West G Street will be required to be installed.

The City Council approved the Preliminary Plat at their June 10, 2024 meeting with the two stated conditions of approval.

Final Plat Design: The Final Plat created 14 lots designed for semi-attached (duplex) homes. A total of 28 homes are planned for this development. Separate Outlot A is to be platted as a reserve for future development to the north, as well as for drainage and utility easements.

New street rights-of-way for the extension of G Street and Bellevue Avenue are dedicated with the Final Plat. Needed utility and drainage easements are also proposed to serve the development.

The layout of the Final Plat is similar to what was presented as the Preliminary Plat. No changes have been proposed to the layout of the lots or needed easements to serve the site for utilities and public access.

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 final 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 City of Hastings Planning Commission and Hastings City Council.

STAFF COMMENTS: Staff recommends the Planning Commission recommend **APPROVAL** of the **FINAL PLAT of Fairway Subdivision**, which was recommended with the Preliminary Plat:

1. A sidewalk along Franklin Avenue will be required to be installed by the developer.
2. Sidewalks along both sides of West G Street will be required to be installed.

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

DATE: June 11, 2024

ATTACHMENTS:

1. Final Plat Fairway Subdivision
2. Approved Preliminary Plat (May 13, 2024)

A) Northwest Corner, Northeast 1/4,
Southwest 1/4, Section 13, T7N, R10W
Found 1/2" Iron Pipe.
46.54' NW to Nail in Power Pole.
38.29' SE to 1/2" Iron Pipe w/Cap. LS#411.
61.55' SSW to Nail in Power Pole.
61.54' SSW to "X"-Nails in Power Pole.
6.14' SW to Center of Manhole Lid.
38.68' SE to Bolt on Fire Hydrant.

B) Southwest Corner, Northeast 1/4,
Southwest 1/4, Section 13, T7N, R10W
Found 1-1/4" Pipe.
37.40' NW to Nail in Power Pole.
38.10' NE to "X"-Nails in Power Pole.
44.73' SE to 1/2" Iron Pipe.

This survey was prepared at the request of Mesner Development, Central City, Nebraska.

SUBDIVISION LEGAL DESCRIPTION

A tract of land located in the Northeast 1/4 of the Southwest 1/4 of Section 13, T7N, R10W of the 6th P.M., in the City of Hastings, Adams County, Nebraska, more particularly described as follows:

Beginning at the Southwest corner of Lot 1, Tri-K Second Subdivision to the City of Hastings, Adams County, Nebraska; thence N 88°44'29" E on the South line of said Lot 1, Tri-K Second Subdivision, 539.08 feet to a point on the Southeast corner of said Lot 1, Tri-K Second Subdivision, said Southeast corner being on the West line of Lot 1, Tri-K Fourth Subdivision to the City of Hastings, Adams County, Nebraska; thence S 00°37'26" E on said West line of Lot 1, Tri-K Fourth Subdivision, 191.67 feet to the Southwest corner of said Lot 1, Tri-K Fourth Subdivision, said Southwest corner being on the North line of Lot 1, Tri-K Subdivision to the City of Hastings, Adams County, Nebraska; thence S 88°45'06" W on said North line, 50.60 feet to the Northwest corner of said Lot 1, Tri-K Subdivision; thence S 00°31'14" E on the West line of said Lot 1, Tri-K Subdivision, 100.03 feet to the Northeast corner of Pathway Plaza Subdivision to the City of Hastings, Adams County, Nebraska; thence S 88°43'17" W on the North line of said Pathway Plaza Subdivision, 547.40 feet to the Northwest corner of said Pathway Plaza Subdivision; thence N 00°48'02" W on the East Right-of-Way line of Franklin Avenue, 291.87 feet to the Point of Beginning, containing 3.89 acres more or less.

OUTLOT A LEGAL DESCRIPTION

A tract of land located in the Northeast 1/4 of the Southwest 1/4 of Section 13, T7N, R10W of the 6th P.M., in the City of Hastings, Adams County, Nebraska, more particularly described as follows:

Beginning at the Southwest corner of Lot 1, Tri-K Second Subdivision to the City of Hastings, Adams County, Nebraska; thence N 88°44'29" E on the South line of said Lot 1, Tri-K Second Subdivision, 539.07 feet to a point on the West Right-of-Way line of Bellevue Avenue; thence S 00°37'26" E on said West Right-of-Way line, 26.65 feet to the Northeast corner of Lot 7, Block 1, Fairview Subdivision to the City of Hastings, Adams County, Nebraska; thence S 88°44'17" W, 538.99 feet to a point on the East Right-of-Way line of Franklin Avenue; thence N 00°48'02" W on said East Right-of-Way line, 26.68 feet to the Point of Beginning, containing 14,374.38 square feet, more or less.

SURVEYOR'S CERTIFICATE

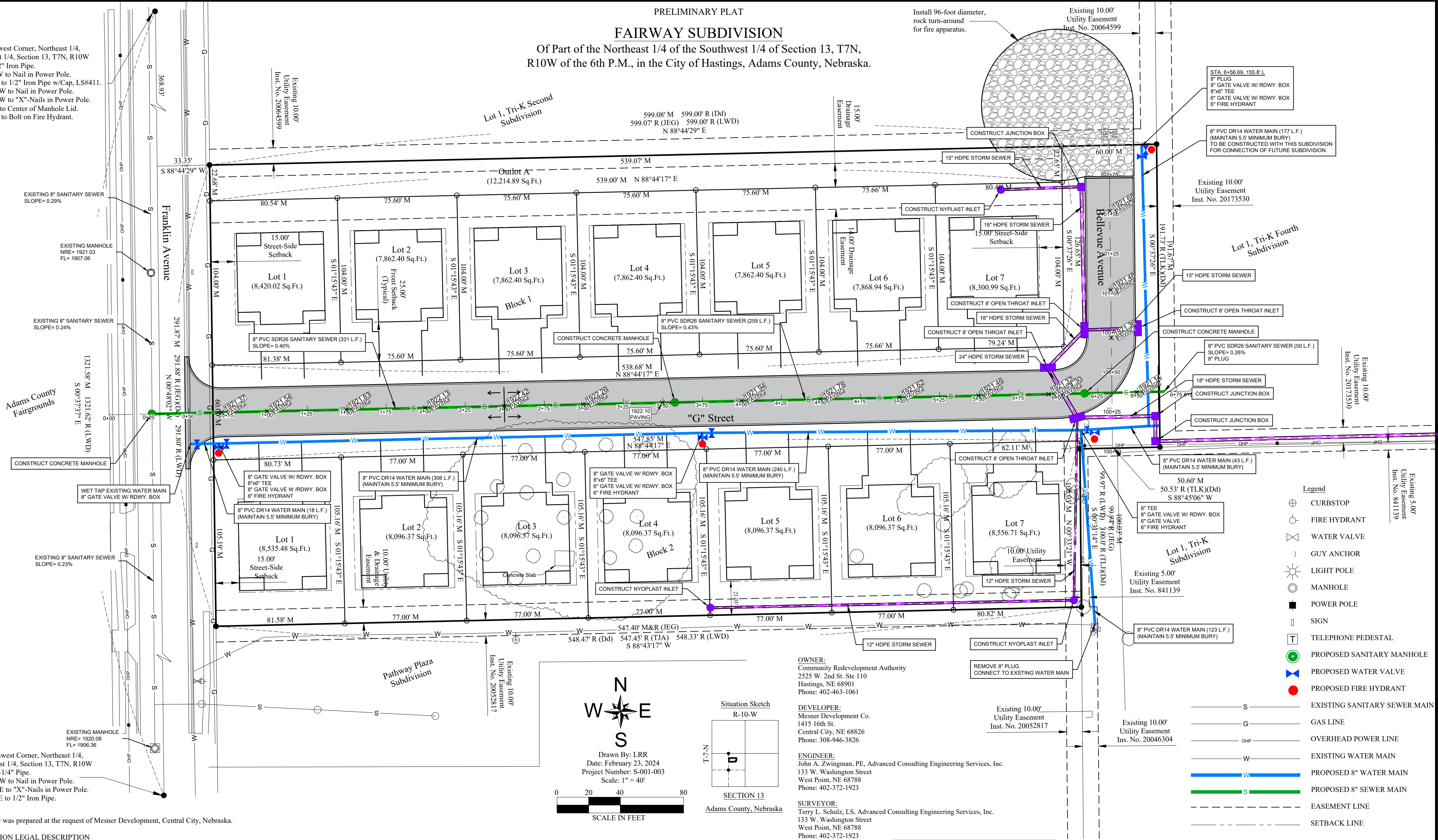
I, Terry L. Schulz, Nebraska Registered Land Surveyor No. 550, duly registered under the Land Surveyor's Regulation Act, do hereby state that I have performed a survey of the land depicted on the accompanying plat; that said plat is a true delineation of said survey performed personally or under my direct supervision; that said survey was made with reference to known and recorded monuments marked as shown, and to the best of my knowledge and belief is true, correct, and in accordance with the Land Surveyors Regulation Act in effect at the time of this survey.

Terry L. Schulz, Nebraska Registered LS #550

Date

PRELIMINARY PLAT FAIRWAY SUBDIVISION

Of Part of the Northeast 1/4 of the Southwest 1/4 of Section 13, T7N,
R10W of the 6th P.M., in the City of Hastings, Adams County, Nebraska.



OWNER'S CERTIFICATE

Know all men by these present, that Community Redevelopment Authority of the City of Hastings, Nebraska, owner of the record of the land shown on the plat and described in the legal description hereon, has caused the same to be surveyed, subdivided, platted, and designated as FAIRWAY SUBDIVISION, in the City of Hastings, Adams County, Nebraska, and that said surveying, subdividing, plating and designation was done with the free consent and in accordance with the desires and wishes of the undersigned owner(s). Be it further known, that said owner does hereby dedicate all streets and easements shown on this plat to the City of Hastings, Adams County, Nebraska.

Signed this ____ day of _____, 2024.

Representative,
Community Redevelopment Authority of the City of Hastings, Nebraska

ACKNOWLEDGEMENT

State of Nebraska)

) SS

County of Adams)

The foregoing instrument was acknowledged before me on the ____ day of _____, 2024 by

_____, Representative of Community Redevelopment Authority of the
City of Hastings, Nebraska.

My Commission expires the ____ day of _____, 20 ____

Notary

Existing Zone C3
• Front Setback: 25'
• Street Side Setback: 15'
• Interior Side Setback: 10% Lot Width, > 7', < 25'
• Rear Setback: 20% Lot Depth, < 30'

Note
On-Street parking shall be limited to one side only to allow for a minimum unobstructed width of 20 feet for fire apparatus as per 13-101 (2018 IFC 503.2.1).

HASTINGS, NEBRASKA PLANNING COMMISSION

This Preliminary Plat of FAIRWAY SUBDIVISION to the City of Hastings, Nebraska

approved by the Planning Commission on this ____ day of _____, 2024.

Chairman

HASTINGS, NEBRASKA CITY COUNCIL

This Preliminary Plat of FAIRWAY SUBDIVISION to the City of Hastings, Nebraska

approved by the City Council on this ____ day of _____, 2024.

Mayor

City Clerk



**ADVANCED CONSULTING
ENGINEERING SERVICES**

West Point & Columbus
Phone: (402) 372-1923



HASTINGS

Nebraska



File Nos.

2024-62 and 2024-68

Projects

Fairview Villas Project

- A public hearing to consider a request for a Plan Modification No. 2024-1 to Redevelopment Area #5 for the Fairview Villas development.
- Preliminary Plat of the Fairview Subdivision

Applicant

Mesner Development



FRANKLIN AVE

F ST W

F ST W

F ST W

F ST W

BURLINGTON AVE S

F ST

LEXINGTON AVE S

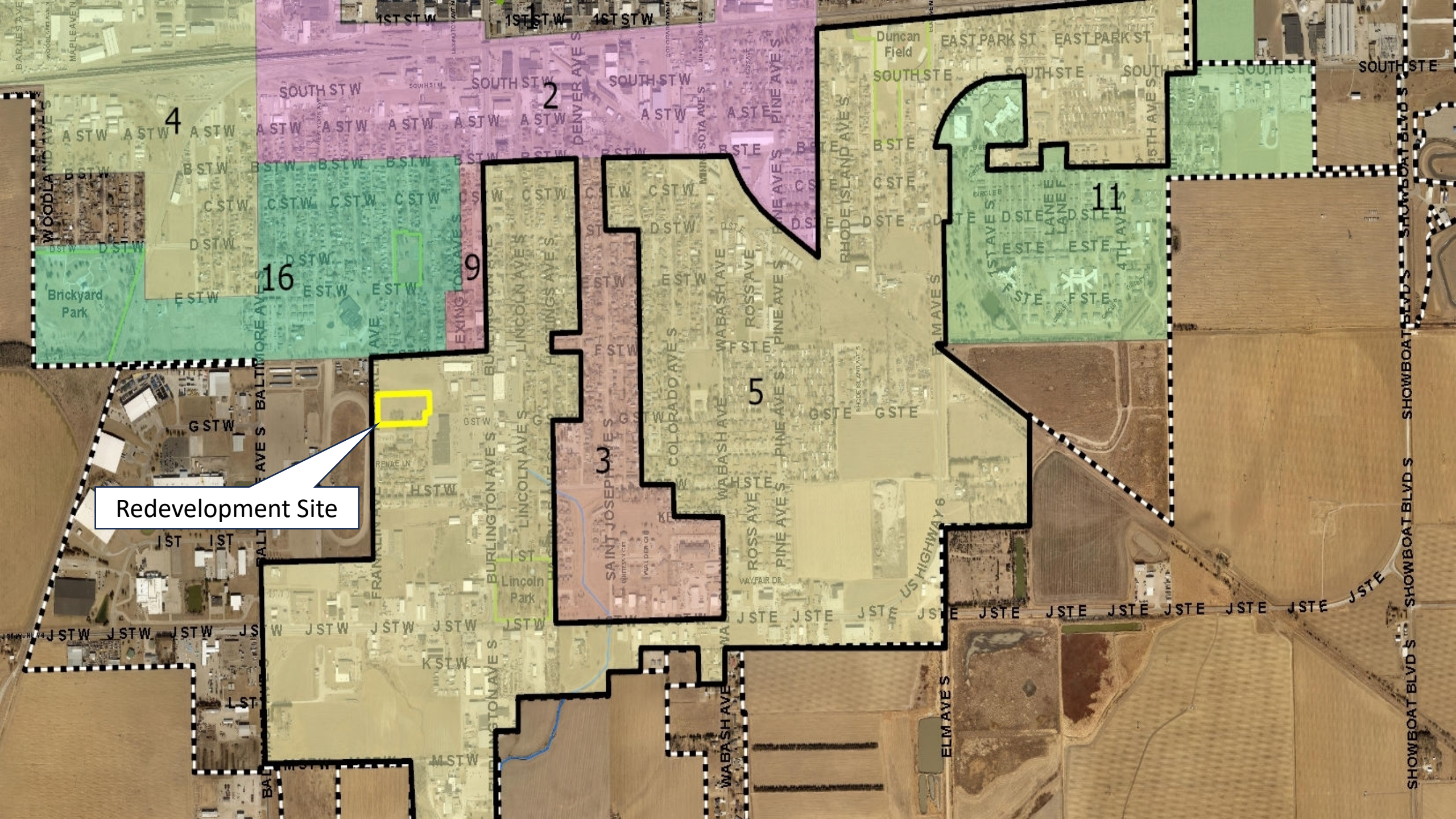
C ST W

BURLINGTON AVE S

BURLINGTON AVE S

RENAE LN

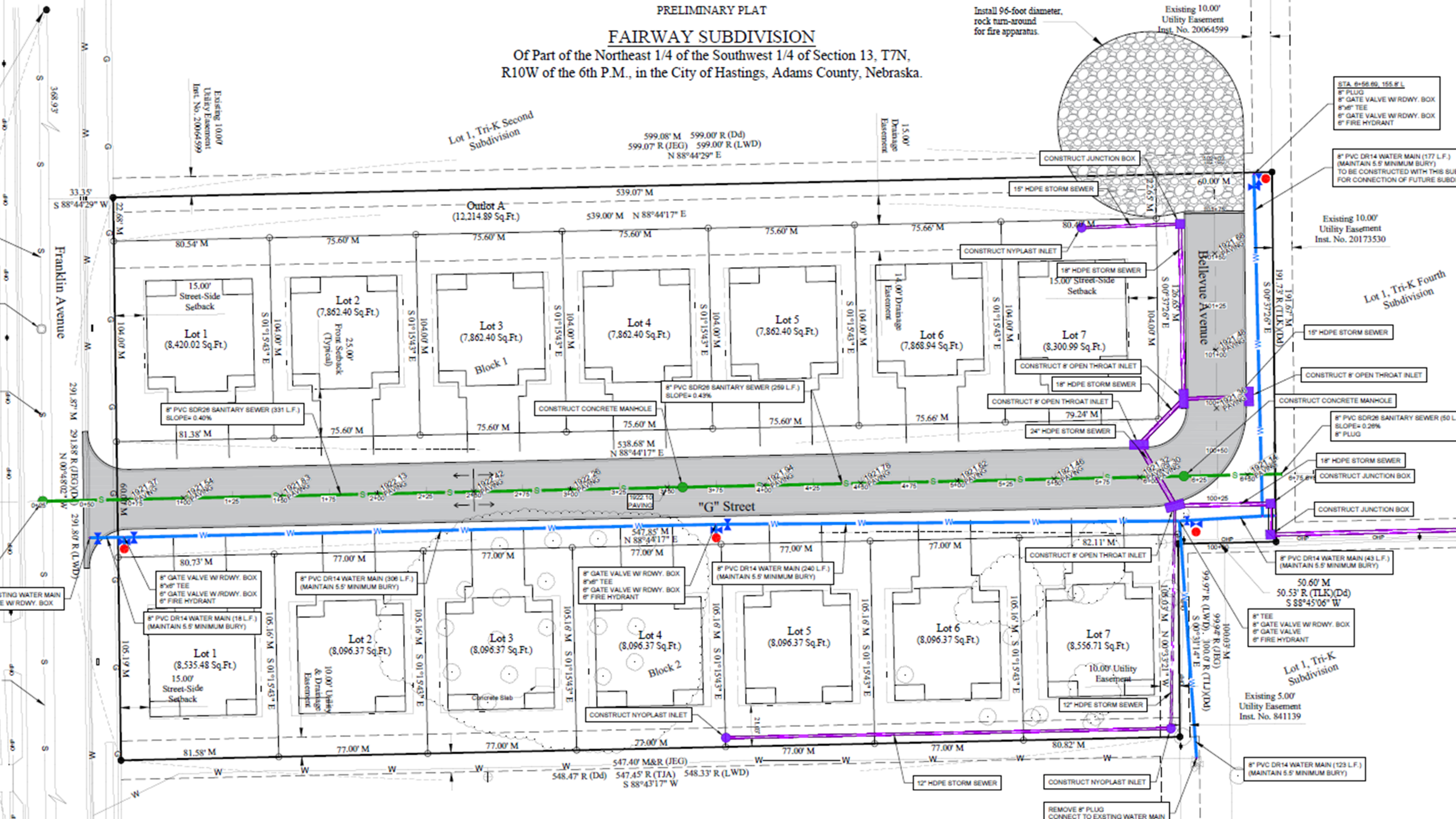
RENAE LN

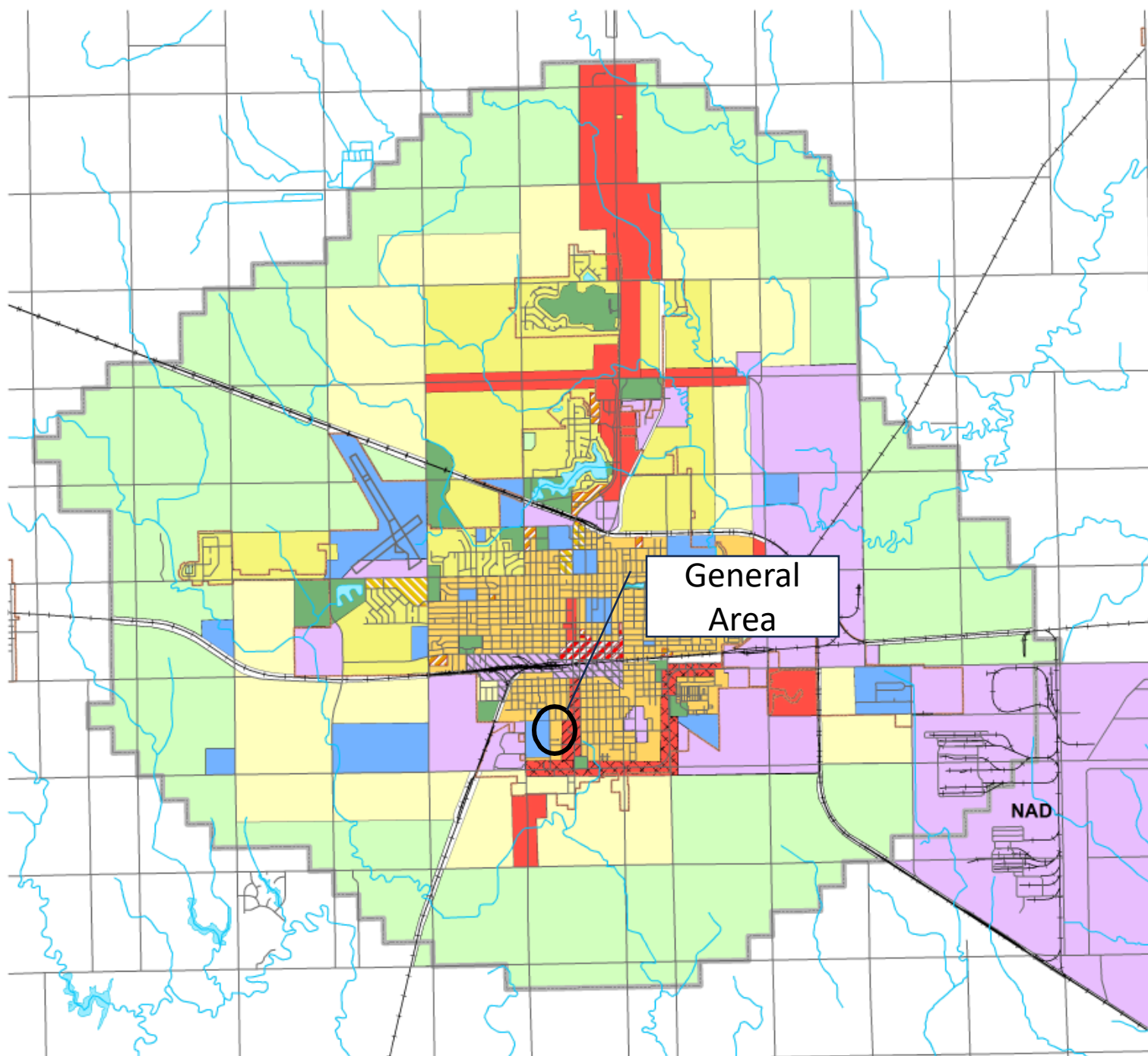


PRELIMINARY PLAT

FAIRWAY SUBDIVISION

Of Part of the Northeast 1/4 of the Southwest 1/4 of Section 13, T7N,
R10W of the 6th P.M., in the City of Hastings, Adams County, Nebraska.





Future Land Use City of Hastings, Nebraska

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

Map Last Updated: December 28, 2016

Land Use:

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

Overlay Districts:

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

- City Boundary
- ETJ Boundary
- Education

not to scale





FRANKLIN AVE

CHICAGO AVE

BELLEVUE AVE S

LEXINGTON AVE S

BURLINGTON AVE S

LINCOLN AVE S

HASTINGS AVE S

DENVER AVE S

FRANKLIN AVE

FRANKLIN AVE

FRANKLIN AVE

FSTW

FSTW

FSTW

FSTW

FSTW

FSTW

FSTW

RENAE LN

HSTW

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HSTW

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GSTW

GSTW

BURLINGTON AVE S

LINCOLN AVE S

LINCOLN AVE S

LINCOLN AVE S

HASTINGS AVE S

HASTINGS AVE S

DENVER AVE S

DENVER AVE S

DENVER AVE S

DENVER AVE S

Project Costs and Funding Sources

USE OF FUNDS		SOURCES OF FUNDS	
Description			
Site Acquisition	\$ 100,000	Federal Tax Credit	\$ 3,704,158
Site Prep	\$ 20,000	State Tax Credit	\$ 1,633,399
Sewer, water & paving	\$ 230,000	HOME Funds	\$ 650,000
Engineering & Architecture	\$ 161,000	Deferred Developer Fee	\$ 113,500
Construction costs	\$ 6,540,057	TIF	\$ 160,000
		First Mortgage Loan	\$ 790,000
TOTALS	\$ 7,051,057		\$ 7,051,057

Anticipated TIF Funding

2024 assessed value:	\$106,604
Estimated value after completion	\$925,000
Increment value	\$819,000
Annual TIF generated (estimated)	\$17,770
TIF bond issue	\$160,000

Project Proforma

Proforma Operating Statement w/o TIF					
		<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>
Rent Revenue		223,848	\$ 228,324	\$ 232,891	\$ 237,549
Expenses		<u>-139,202</u>	<u>\$ (143,066)</u>	<u>\$ (147,045)</u>	<u>\$ (151,144)</u>
NOI Without TIF		84,646	\$ 85,258	\$ 85,846	\$ 86,405
Debt Service		<u>-77,768</u>	<u>\$ (77,768)</u>	<u>\$ (77,768)</u>	<u>\$ (77,768)</u>
Cash Flow Without TIF		6,878	\$ 7,490	\$ 8,078	\$ 8,637
Debt Service Coverage Ratio		1.0884	1.0963	1.1039	1.1111

Tax Credit
funding
qualification
requires
1.205%+

Proforma Operating Statement with TIF					
		<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>
Rent Revenue		\$ 223,848	\$ 228,324	\$ 232,891	\$ 237,549
Expenses		<u>\$ (139,202)</u>	<u>\$ (143,066)</u>	<u>\$ (147,045)</u>	<u>\$ (151,144)</u>
Net Operating Income		\$ 84,646	\$ 85,258	\$ 85,846	\$ 86,405
Debt Service		<u>\$ (64,670)</u>	<u>\$ (64,670)</u>	<u>\$ (64,670)</u>	<u>\$ (64,670)</u>
Cash Flow With TIF		\$ 19,976	\$ 20,588	\$ 21,176	\$ 21,735
Debt Service Coverage Ratio		1.3089	1.3184	1.3274	1.3361

Looking East into the Site
at Franklin Ave



Looking Southeast
at Franklin Ave



Looking Northeast
at Franklin Ave



Staff Findings Summary for Plan Modification

- The project is feasible and conforms with the Comprehensive Plan
- The project would not be economically feasible without the use of TIF funding. A significant portion of the funding is low-income housing tax credits, which require a certain % of Debt Service Coverage Ratio. Without TIF funding, the project is infeasible.
- Because of the infeasibility of the project without TIF funding, which market target is low/moderate-income households, the project would most likely not happen without the use of the TIF tool.
- The cost/benefit of the project is in the long-term best interest of the community. The project provides for low/moderate income housing, does not displace current residents or adversely impact public services,

Staff Recommendation

Staff recommends the Planning Commission recommend **APPROVAL** to the City Council for the request for a **REDEVELOPMENT PLAN MODIFICATION** for the Fairview Villas Redevelopment Project, generally located approximately 400 feet to the south of the intersection of West F Street and Franklin Avenue, on the east side of Franklin Avenue, based on the findings in the staff report and the Redevelopment Plan Modification materials.

Staff Findings Summary for Preliminary Plat

- The request conforms with the 2009 Comprehensive Plan. The proposed design and density conform with the Urban Residential policies.
- The Preliminary Plat design conforms to the applicable zoning regulations. The property is zoned C-3, which permits semi-attached (duplex) use. Each lot conforms to the regulations.
- Adequate and Appropriate access is provided. The new G Street roadway will be constructed and a temporary fire access turnaround will be provided.
- The design of the public infrastructure meets the City's minimum standards.

Staff Recommendation

Staff recommends the Planning Commission recommend **APPROVAL** to the City Council for the **PRELIMINARY PLAT** of the Fairway Subdivision, generally located approximately 400 feet to the south of the intersection of West F Street and Franklin Avenue, on the east side of Franklin Avenue, with the following conditions:

1. A sidewalk along Franklin Avenue will be required to be installed by the developer.
2. Sidewalks along both sides of West G Street will be required to be installed.



Department: Development Services
Staff Contact: Chad Bunger
Planning Commission Meeting Date: 6/18/2024
File No: 2024-120
Prepared By: Chad Bunger, Director of Development Services

AGENDA ITEM SUMMARY SHEET

Description of Item:

Final Plat of the Hastings College Second Subdivision, a replatting of Lot 1, Block 1, Hastings College First Subdivision together with Lots 1 thru 12, Pine Knoll Place Subdivision, the adjacent private drives associated Pine Knoll Place Subdivision, and the vacated Pine Knoll Road right-of-way, all in the City of Hastings, Adams County, Nebraska.

The Final Plat created four new lots related to the new residence hall proposed near the intersection of East 9th Street and Pine Knoll Road. The Final Plat dedicates public access and utility easements to serve the development of the new lots.

A request to vacate Pine Knoll Road right-of-way is proposed and related to the development plans. Please see the corresponding agenda item for more information.

Names of People/Business affected by this action:

The applicant, the City of Hastings and Adams County.

Why Planning Commission action is required:

Neb. Rev. Stat. 19-929 states that the 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:

Motion to recommend approval of the Hastings College Second Subdivision Final Plat to the City Council, with one condition of approval.

Deadlines associated with action:

This case will be presented for approval at the City Council Regular Meeting to be held on July 8, 2024.

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 review of the Final Plat can be found in the attached Staff Report.

Recommendation:

Staff recommends a motion to recommend approval of the Final Plat of the Hastings College Second Subdivision to the City Council with one condition of approval. The condition is:

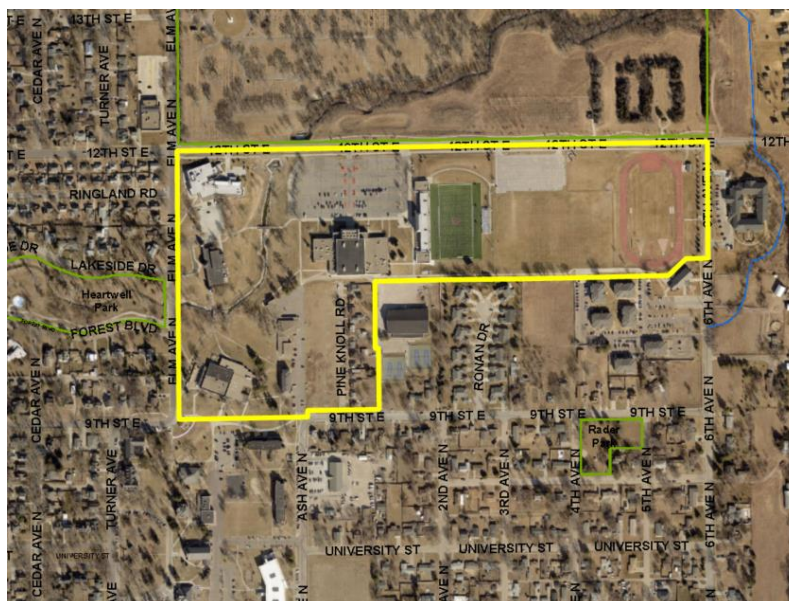
1. The Ordinance to vacate Pine Knoll Road must be approved by the City Council.



City of Hastings Planning Commission

STAFF REPORT

Final Plat:	Hastings College Second Subdivision
Case No.	2024-120
Applicant	Hastings College
Property Location:	The Hastings College campus is generally bounded by and along East 12 th Street, North 6 th Avenue, East 9 th Street, and North Elm Avenue.
Lot Size:	51.4 acres
Date of Planning Commission meeting:	July 8, 2024
Zoning	CMP, Campus Institutional District
Adjacent Zoning:	North: R-1, Urban Single-Family Residential District East: R-3, Multiple-Family Residential District and R-1 District South: R-2, Mixed-Density Neighborhood District, and R-3 District West: R-1 and R-3 Districts



SECTION AND REQUIREMENT OF HASTINGS CODE OF ORDINANCE CONSIDERATION OF A FINAL 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: Hastings College, founded in 1882, is a private, four-year residential college. The campus is approximately 99 acres in area, including adjacent properties in the surrounding neighborhoods. The portion of the campus associated with the subdivision has several academic buildings, athletic facilities, student life facilities, residence halls, and administrative buildings.

The land generally slopes to the center of campus towards Heartwell Creek.

Conditions from the Approved Preliminary Plat: At their May 21, 2024 meeting, the Planning Commission recommended approval of the Hastings College Second Subdivision Preliminary Plat to the City Council based on the staff report, with two conditions of approval. The conditions are:

1. The proposed rezoning of the Hastings College campus and adjacent college-owned property must be rezoned to CMP, Campus Institutional District.
2. The Ordinance to vacate Pine Knoll Road must be approved by the City Council.

The City Council approved the proposed rezoning to CMP District and the Preliminary Plat at their June 10, 2024 meeting with the two stated conditions of approval. Condition #1 has been met.

Final Plat Design:

The Final Plat creates four lots. Lot 1 (45.3 acres) will be the main campus, which includes the existing academic buildings, athletic facilities, residence halls, and other campus buildings north of East 9th Street. Lot 2 will be 2.2 acres and the location of the new Suzanne and Water Scott Foundation Residence Hall. The new building will be U-shaped, approximately 33,500 square feet in area, and house 318 beds in a combination of 4-bedroom, 2-bedroom, and studio-style rooms. Lot 3 is 1.3 acres in area and reserved for a future residence hall. Lot 4 is 2.6 acres in area and will be the off-street parking lot for the new buildings.

The private drive created with Pine Knoll Place Subdivision that is between Lots 5 and 6, Pine Knoll Place Subdivision will be removed with this Final Plat, as it is no longer needed.

The College has requested to vacate Pine Knoll Road right-of-way (ROW). This roadway is 38 feet wide, a dead-end street. This street only serves the residential lots to the east of the roadway and the college. Hastings College has acquired these homes. Please refer to the ROW Ordinance agenda item for more details. The Final Plat shows the vacated ROW and retains the area as a utility and public access easement to serve Lots 2 – 4.

The layout of the Final Plat is similar to what was presented as the Preliminary Plat. No significant changes have been proposed to the layout of the lots or needed easements to serve the site for utilities and public access.

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 final 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 City of Hastings Planning Commission and Hastings City Council.

STAFF COMMENTS: Staff recommends the Planning Commission recommend **APPROVAL** of the **FINAL PLAT of Hastings College Second Subdivision**, with the following condition:

1. The Ordinance to vacate Pine Knoll Road must be approved by the City Council.

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

DATE: June 11, 2024

ATTACHMENTS:

1. Final Plat of Hastings College Second Subdivision
2. Approved Preliminary Plat (May 13, 2024)

HASTINGS COLLEGE SECOND SUBDIVISION

LOTS 1 THRU 4

BEING A REPLATTING OF LOT 1, BLOCK 1, HASTINGS COLLEGE FIRST SUBDIVISION, A SUBDIVISION IN THE CITY OF HASTINGS OF ADAMS COUNTY, NEBRASKA, TOGETHER WITH LOTS 1 THRU 12, PINE KNOLL PLACE, A SUBDIVISION IN SAID CITY OF HASTINGS OF SAID ADAMS COUNTY, ALSO TOGETHER WITH VACATED PINE KNOLL ROAD AND PRIVATE DRIVES LYING ADJACENT TO LOTS 1 THROUGH 12, SAID PINE KNOLL PLACE.

CITY PLANNING COMMISSION RECOMMENDATION

THIS PLAT OF HASTINGS COLLEGE SECOND ADDITION, IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, HAS BEEN SUBMITTED TO AND REVIEWED BY THE CITY PLANNING COMMISSION FOR APPROVAL AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA WITH THE RECOMMENDATION THAT SAID PLAT BE APPROVED THIS _____ DAY OF _____, 2024.

CHAIRMAN _____ DIRECTOR _____

MAYOR AND CITY COUNCIL ACTION

THIS PLAT OF HASTINGS COLLEGE SECOND SUBDIVISION, IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA IS HEREBY APPROVED THIS _____ DAY OF _____, 2024.

MAYOR _____ CITY CLERK _____

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
)SS
COUNTY OF ADAMS)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2024 BY STEPHANIE OURADA, CFO, ON BEHALF OF SAID HASTINGS COLLEGE.

NOTARY PUBLIC _____

NOTES:

- ANGLES ARE 90°00'00" UNLESS NOTED.
- ALL DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.

SURVEYOR'S CERTIFICATE

BEING A REPLATTING OF LOT 1, BLOCK 1, HASTINGS COLLEGE FIRST SUBDIVISION, A SUBDIVISION IN THE CITY OF HASTINGS OF ADAMS COUNTY, NEBRASKA, TOGETHER WITH LOTS 1 THRU 12, PINE KNOLL PLACE, A SUBDIVISION IN SAID CITY OF HASTINGS OF SAID ADAMS COUNTY, ALSO TOGETHER WITH VACATED PINE KNOLL ROAD AND PRIVATE DRIVES LYING ADJACENT TO LOTS 1 THRU 12, SAID PINE KNOLL PLACE, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF LOT 1, BLOCK 1, SAID HASTINGS COLLEGE FIRST SUBDIVISION; THENCE 500°44'22"W (ASSUMED BEARING) 542.88 FEET ON THE WEST LINE OF 6TH AVENUE NORTH TO THE SE CORNER OF LOT 1, BLOCK 1, SAID HASTINGS COLLEGE FIRST SUBDIVISION; THENCE ON THE SOUTH LINE OF LOT 1, BLOCK 1, SAID HASTINGS COLLEGE FIRST SUBDIVISION FOR THE FOLLOWING 7 (SEVEN) DESCRIBED COURSES; THENCE N89°15'38"W 76.00 FEET; THENCE S45°14'22"W 124.20 FEET; THENCE N89°50'45"W 68.29 FEET; THENCE N89°44'26"W 395.04 FEET; THENCE N89°37'28"W 259.34 FEET; THENCE N89°38'58"W 372.67 FEET; THENCE S89°58'16"W 367.22 FEET; THENCE S00°09'51"W 631.72 FEET ON THE EAST LINE OF LOTS 1 THRU 12, SAID PINE KNOLL PLACE TO THE SE CORNER OF LOT 12, SAID PINE KNOLL PLACE; THENCE ON THE NORTH LINE OF 9TH STREET EAST FOR THE FOLLOWING 3 (THREE) DESCRIBED COURSES; THENCE N89°50'06"W 388.00 FEET; THENCE S00°10'08"W 31.59 FEET; THENCE N89°53'24"W 578.60 FEET TO THE SW CORNER OF LOT 1, BLOCK 1. SAID HASTINGS COLLEGE FIRST SUBDIVISION; THENCE N00°43'55"E 1289.69 FEET ON THE EAST LINE OF ELM AVENUE NORTH TO THE NW CORNER OF LOT 1, BLOCK 1, SAID HASTINGS COLLEGE FIRST SUBDIVISION; THENCE S89°53'24"E 2585.73 FEET ON THE SOUTH LINE OF 12TH STREET EAST TO THE POINT OF BEGINNING.

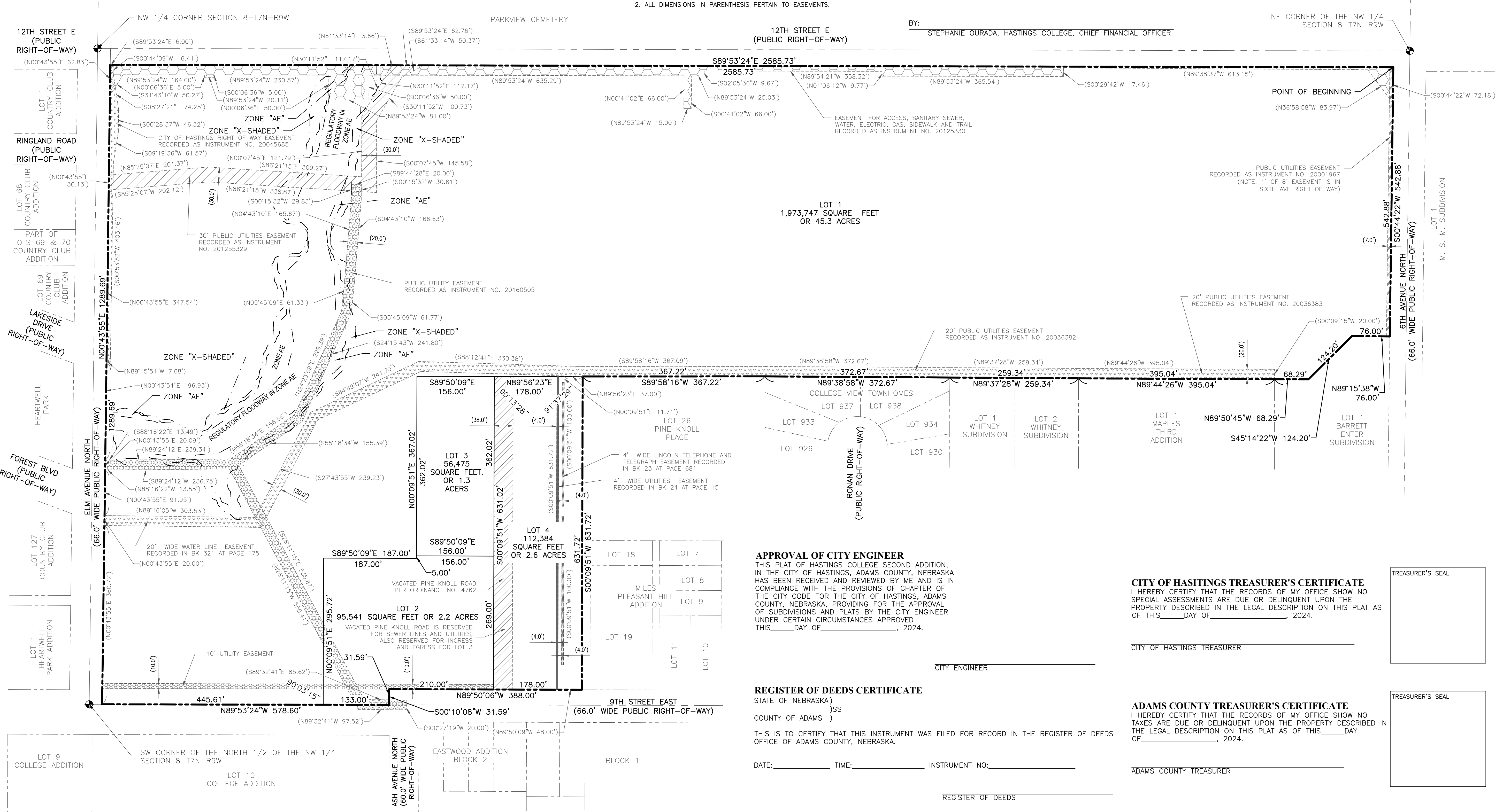
MAY 31, 2024

DATE

OWNERS CERTIFICATE

KNOW ALL MEN BY THESE PRESENT, THAT WE HASTINGS COLLEGE, OWNER OF RECORD OF THE LAND SHOWN ON THE PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS HASTINGS COLLEGE SECOND ADDITION, IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, AND THAT SAID SURVEYING, SUBDIVIDING, PLATTING AND DESIGNATION WAS DONE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNER(S). BE IT FURTHER KNOWN, THAT SAID OWNER(S) DOES HEREBY DEDICATE ALL STREETS AND EASEMENTS SHOWN ON THIS PLAT TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

BY: _____
STEPHANIE OURADA, HASTINGS COLLEGE, CHIEF FINANCIAL OFFICER



APPROVAL OF CITY ENGINEER

THIS PLAT OF HASTINGS COLLEGE SECOND ADDITION, IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, HAS BEEN REVIEWED AND REVIEWED BY ME AND IS IN COMPLIANCE WITH THE PROVISIONS OF CHAPTER OF THE CITY CODE FOR THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, PROVIDING FOR THE APPROVAL OF SUBDIVISIONS AND PLATS BY THE CITY ENGINEER UNDER CERTAIN CIRCUMSTANCES APPROVED THIS _____ DAY OF _____, 2024.

CITY ENGINEER _____

REGISTER OF DEEDS CERTIFICATE

STATE OF NEBRASKA)
)SS
COUNTY OF ADAMS)

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

DATE: _____ TIME: _____ INSTRUMENT NO: _____

REGISTER OF DEEDS

CITY OF HASITINGS TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO SPECIAL ASSESSMENTS ARE DUE OR DELINQUENT UPON THE PROPERTY DESCRIBED IN THIS PLAT AS OF THIS _____ DAY OF _____, 2024.

CITY OF HASTINGS TREASURER _____

ADAMS COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES ARE DUE OR DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT AS OF THIS _____ DAY OF _____, 2024.

ADAMS COUNTY TREASURER _____



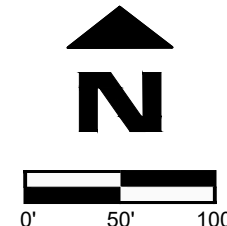
JON L. CARRELL
NEBRASKA RLS #693

TREASURER'S SEAL

TREASURER'S SEAL

thompson, dreessen & dornier, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5866
td2co.com
dba: TD2 Engineering & Surveying
NE CA-0199

HASTINGS COLLEGE SECOND SUBDIVISION
LOTS 1 THROUGH 4



Revision Dates

No.	Description	MM-DD-YY
1		
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4		

Job No.: A1071-134A
Drawn By: MRS
Reviewed By: JLC
Date: 05/31/2024
Grid Book: 134
Pages: 1-11

Sheet Title

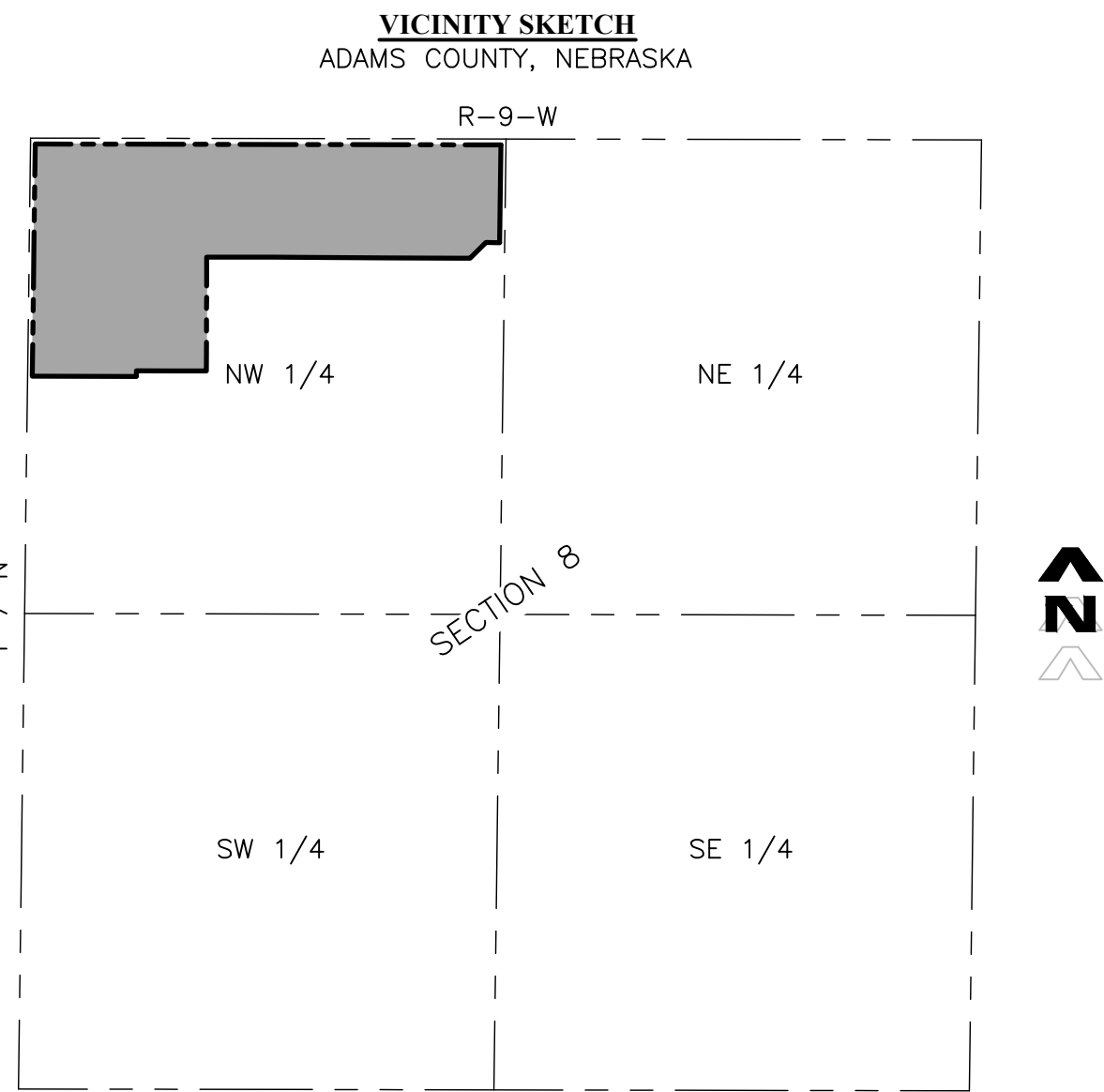
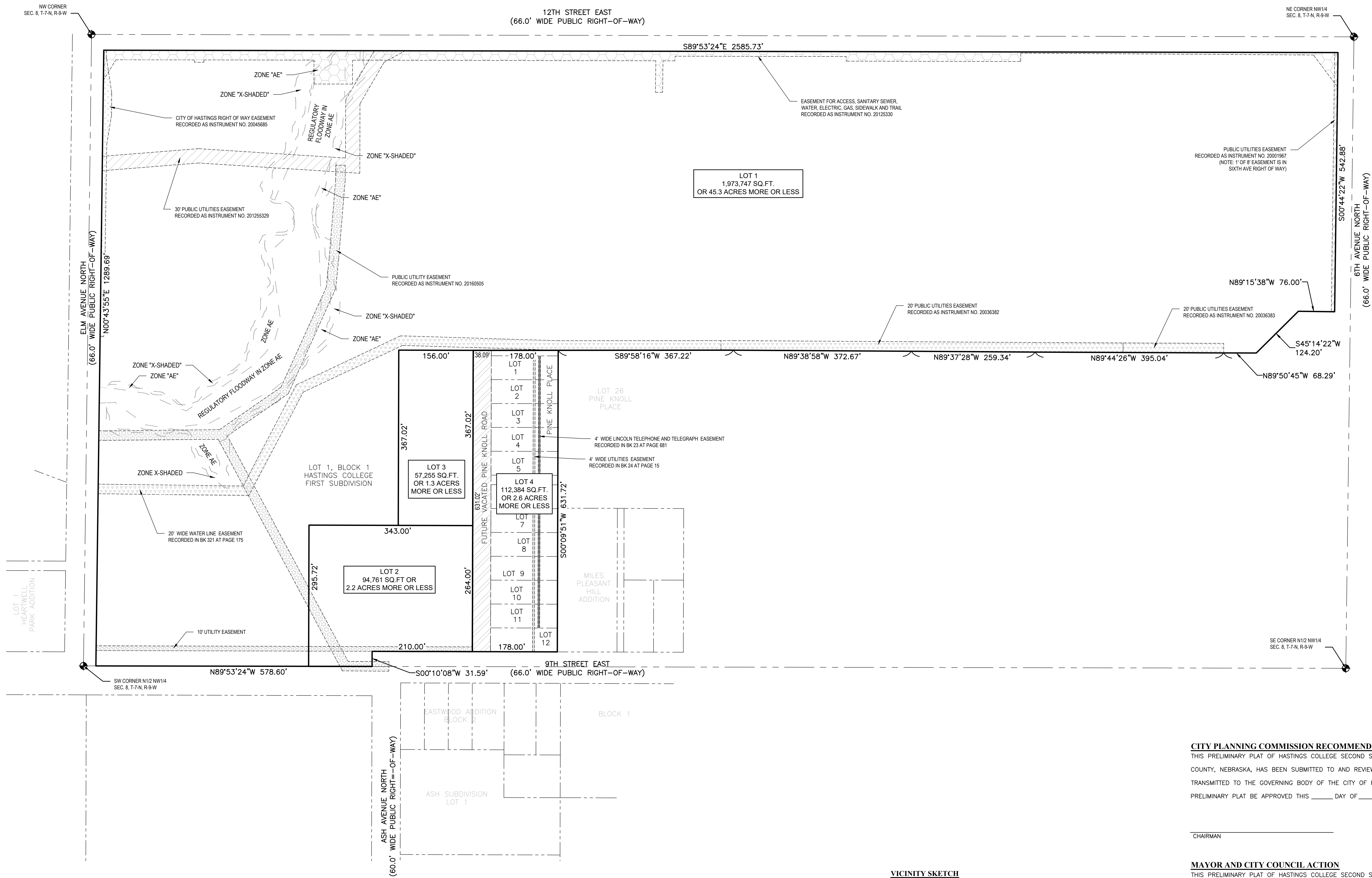
CITY OF HASTINGS
FINAL PLAT

Sheet Number

SHEET 1 OF 1

HASTINGS COLLEGE SECOND SUBDIVISION LOTS 1 THROUGH 4 PRELIMINARY PLAT

BEING A REPLATTING OF LOT 1, BLOCK 1, HASTINGS COLLEGE FIRST SUBDIVISION, A SUBDIVISION IN CITY OF HASTINGS OF ADAMS COUNTY, NEBRASKA, TOGETHER WITH LOTS 1 THROUGH 12, PINE KNOLL PLACE, A SUBDIVISION IN SAID CITY OF HASTINGS OF SAID ADAMS COUNTY, ALSO TOGETHER WITH PINE KNOLL ROAD AND PRIVATE DRIVES LYING ADJACENT TO LOTS 1 THROUGH 12, SAID PINE KNOLL PLACE.



LEGAL DESCRIPTION

LOT 1, BLOCK 1, HASTINGS COLLEGE FIRST SUBDIVISION, A SUBDIVISION IN CITY OF HASTINGS OF ADAMS COUNTY, NEBRASKA, TOGETHER WITH LOTS 1 THROUGH 12, PINE KNOLL PLACE, A SUBDIVISION IN SAID CITY OF HASTINGS OF SAID ADAMS COUNTY, ALSO TOGETHER WITH PINE KNOLL ROAD AND PRIVATE DRIVES LYING ADJACENT TO LOTS 1 THROUGH 12, SAID PINE KNOLL PLACE

APPLICANT

Hastings College
710 North Turner Avenue
Hastings, NE 68901

Stephanie Ourada

ENGINEER

Thompson, Dreessen & Dornier, Inc.
10836 Old Mill Road
Omaha, NE 68154

Joe Dethlefs, P.E.

NOTES

- CURRENT ZONING IS R3 AND PROPOSED REZONING IS CAMPUS INSTITUTIONAL DISTRICTS.
- PROPOSED LOT 4, WILL INCLUDE THE VACATION OF PINE KNOLL ROAD & 2 PRIVATE DRIVES ADJACENT TO LOTS 1-12 PINE KNOLL PLACE.
- THE VACATION OF PINE KNOLL ROAD IS SUBJECT TO THE RIGHTS RESERVED TO THE CITY OF HASTINGS TO MAINTAIN, OPERATE, REPAIR AND RENEW EXISTING SEWERS AND FACILITIES, AND TO AUTHORIZE OTHER UTILITIES AND CABLE TELEVISION SYSTEMS TO MAINTAIN, OPERATE, REPAIR AND RENEW THEIR EXISTING FACILITIES.
- THE VACATED PINE KNOLL ROAD ROW SHALL BE RETAINED AS AN ACCESS EASEMENT.
- ALL EXISTING UTILITIES WITHIN LOTS 2 & 3 SHALL BE ROUTED TO THE VACATED PINE KNOLL ROAD EASEMENT.
- THE EXISTING EASEMENTS IN LOTS 1-12, PINE KNOLL PLACE SHALL BE VACATED.

FLOOD ZONE CLASSIFICATION

THE SURVEYED PROPERTY LIES WITHIN A DESIGNATED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE ADAMS COUNTY, NEBRASKA AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP NUMBERS 31001C0176C AND 31001C0180C BOTH DATED JULY 5, 2018.

CITY PLANNING COMMISSION RECOMMENDATION

THIS PRELIMINARY PLAT OF HASTINGS COLLEGE SECOND SUBDIVISION, WITHIN THE JURISDICTION OF 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 ____, 20__.

CHAIRMAN

DIRECTOR

MAYOR AND CITY COUNCIL ACTION

THIS PRELIMINARY PLAT OF HASTINGS COLLEGE SECOND SUBDIVISION, WITHIN THE JURISDICTION OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, IS HEREBY APPROVED THIS ____ DAY OF ____, 20__.

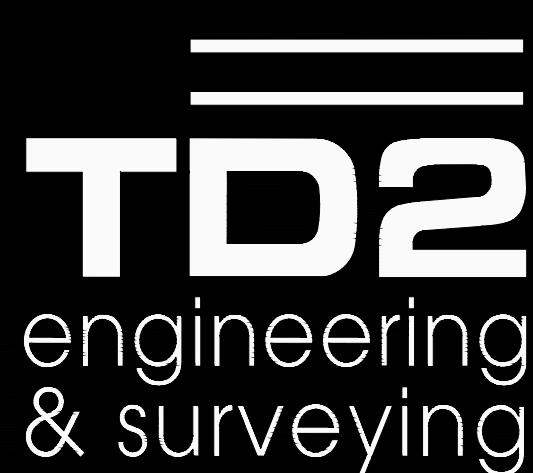
MAYOR

CLERK

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

JON L. CARRELL
NEBRASKA RLS #693



thompson, dreessen & dornier, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com
dba: TD2 Engineering and Surveying
NE CA-0199

Project Name

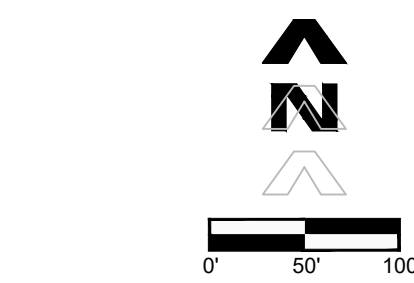
Hastings College
Second Subdivision

Project Location

923 Pine Knoll Road
Hastings, NE 68901

Client Name

Hastings College



Professional Seal

Revision Dates

No.	Description	MM-DD-YY
1	Initial	05-13-24
2		
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Drawn By: ZAS Reviewed By: JAD
Job No.: 1071-134 Date: 05-13-24

Sheet Title

Preliminary Plat

Sheet Number

Exhibit A



Project Name

Hastings College
Second Subdivision

Hastings College
710 North Turner Avenue
Hastings, NE 68901

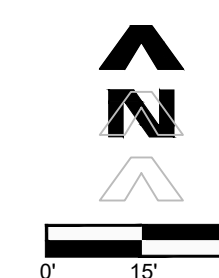
Stephanie Ourada

Thompson, Dreessen & Dorner, Inc.
10836 Old Mill Road
Omaha, NE 68154

Joe Dethlefs, P.E.

1. CURRENT ZONING IS R3 AND PROPOSED REZONING IS CAMPUS INSTITUTIONAL DISTRICTS.
2. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2' INTERVALS.
3. PROPOSED LOT 4, WILL INCLUDE THE VACATION OF PINE KNOLL ROAD & PRIVATE DRIVE ADJACENT TO LOT 4.
4. THE VACATION OF PINE KNOLL ROAD IS SUBJECT TO THE RIGHTS RESERVED TO THE CITY OF HASTINGS TO MAINTAIN, OPERATE, REPAIR AND MAINTAIN EXISTING SIDEWALKS, UTILITIES, AND TO AUTHORIZATE OTHER UTILITIES AND CABLE SYSTEMS TO MAINTAIN, OPERATE, REPAIR AND RENEW THEIR EXISTING SYSTEMS.
5. THE VACATED PINE KNOLL ROAD ROW SHALL BE RETAINED AS AN ACCESS EASEMENT.
6. ALL EXISTING UTILITIES WITHIN LOTS 2 & 3 SHALL BE RENOVATED TO THE VACATED PINE KNOLL ROAD EASEMENT.
7. THE EXISTING EASEMENTS IN LOTS 1-12, PINE KNOLL PLACE SHALL BE VACATED.

	DECIDUOUS TREE WITH TRUNK SIZE
	CONIFEROUS TREE WITH TRUNK SIZE
	POWER POLE
	POWER POLE WITH UNDERGROUND DROP
	POWER POLE WITH LIGHT
	POWER POLE WITH LIGHT AND UNDERGROUND DROP
	LIGHT POLE
	GUY WIRE
	GUY POLE
	UTILITY PEDESTAL
	ELECTRICAL PEDESTAL
	TELEPHONE PEDESTAL
	ELECTRIC METER
	GAS METER
	DISABLED PARKING SPACE
	SIGN
	MAILBOX
	UTILITY VAULT
	FIBER OPTIC VAULT
	SEWER MANHOLE
	UTILITY MANHOLE
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	POST INDICATOR VALVE
	WATER VALVE
	GAS VALVE
	BOLLARD
	INVERT ELEVATION
	FINISHED FLOOR ELEVATION
	CURB INLET
	GRATE INLET
	FLOOD LIGHT
	GAS LINE
	WATER LINE
	SANITARY SEWER LINE
	STORM SEWER LINE
	FIBER OPTIC LINE
	OVERHEAD UTILITY LINE
	UNDERGROUND ELECTRICAL LINE
	WOODEN FENCE
	CHAIN LINK FENCE
	MODULAR BLOCK WALL
	TRUNCATED DOME PAD
	SANITARY SEWER CLEANOUT
	BOULDER
	FLAG POLE
	METAL POST
	BASKETBALL HOOP
	CONTROL POINT
	HASTINGS COLLEGE UTILITY EASEMENT
	PUBLIC UTILITIES EASEMENT
	WATER EASEMENT



Professional Seal

[illegible]

Drawn By: ZAS Reviewed By: JAD
Job No.: 1071-134 Date: 05-13-24

Existing Conditions

Sheet Number

Exhibit B



Hastings College
Second Subdivision

Hastings College
710 North Turner Avenue
Hastings, NE 68901

Stephanie Ourada

Thompson, Dreessen & Dorner, Inc.
10836 Old Mill Road
Omaha, NE 68154

Joe Dethlefs, P.E.

1. CURRENT ZONING IS R3 AND PROPOSED REZONING IS CAMPUS INSTITUTIONAL DISTRICTS.
2. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2' INTERVALS.
3. PROPOSED LOT 4, WILL INCLUDE THE VACATION OF PINE KNOLL ROAD & A PRIVATE DRIVE TO THE TELEVISION STATION.
4. THE VACATION OF PINE KNOLL ROAD IS SUBJECT TO THE RIGHTS RESERVED TO THE CITY OF HASTINGS TO MAINTAIN, OPERATE, REPAIR AND RENEW EXISTING SEWERS AND FACILITIES, AND TO AUTHORIZE OTHER UTILITIES AND CABLE TELEVISION SYSTEMS TO MAINTAIN, OPERATE, REPAIR AND RENEW THEIR EXISTING FACILITIES.
5. THE VACATED PINE KNOLL ROAD ROW SHALL BE RETAINED AS AN ACCESS EASEMENT.
6. ALL EXISTING UTILITIES WITHIN LOTS 2 & 3 SHALL BE REROUTED TO THE VACATED PINE KNOLL ROAD EASEMENT.
7. ALL EXISTING EASEMENTS IN LOTS 1-12, PINE KNOLL PLACE SHALL BE VACATED.

	PROPOSED 8" P.C.C. PAVEMENT W/ CURB & GUTTER
	PROPOSED 5" P.C.C. SIDEWALK
	PROPOSED UTILITY & ACCESS EASEMENT - VACATED PINE KNOLL ROAD
	HASTINGS COLLEGE UTILITY EASEMENT
	PUBLIC UTILITIES EASEMENT
	WATER EASEMENT



No.	Description	MM-DD-
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1126	1126	1126
1127	1127	

Drawn By: ZAS Reviewed By: JAD
Job No.: 1071-134 Date: 05-13-20

Sheet Title

Site Plan

Sheet Number

Exhibit C1



Hastings College
Second Subdivision

Stephanie Ourada

Joe Dethlefs, P.E.

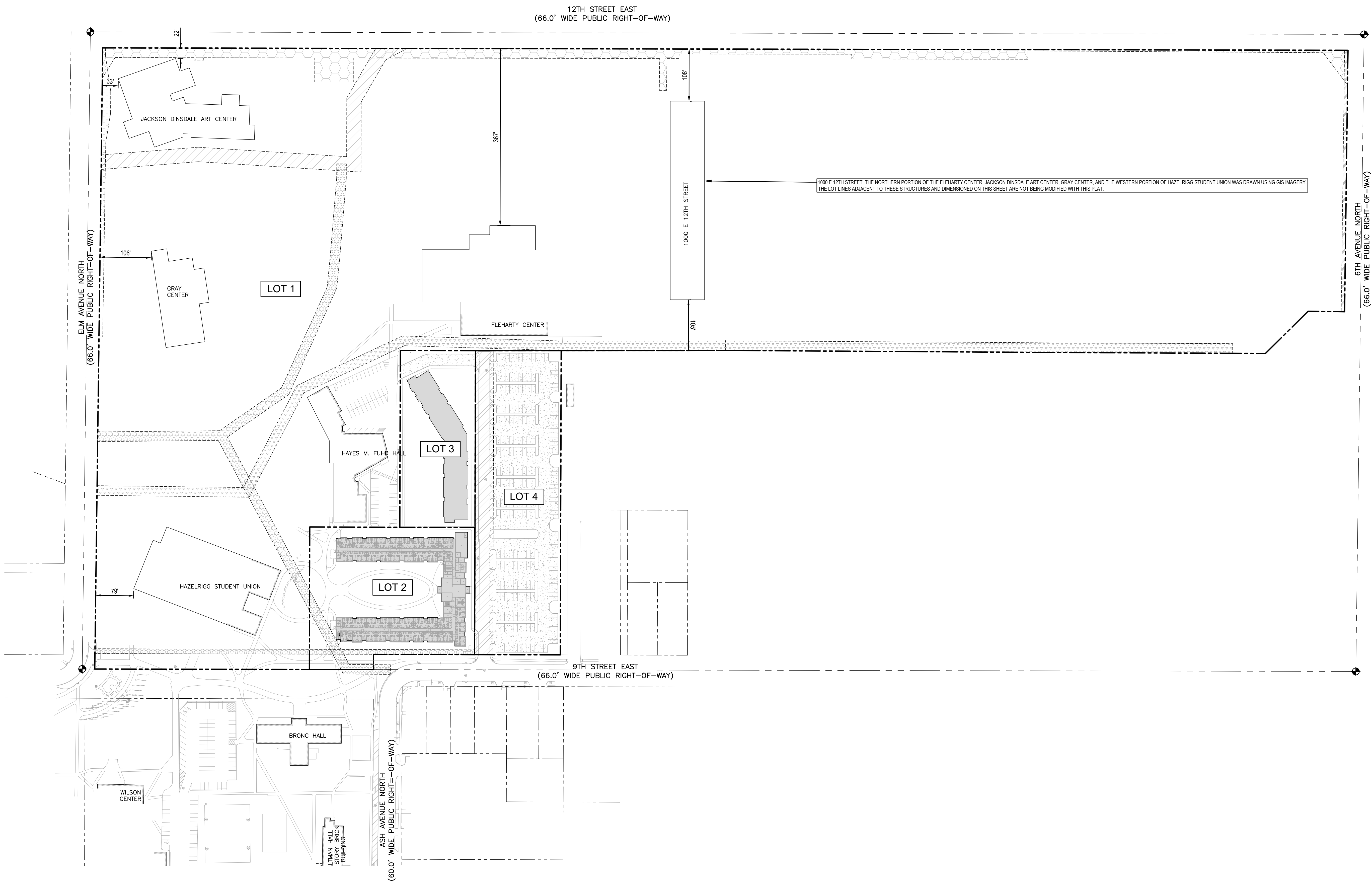
1. CURRENT ZONING IS R3 AND PROPOSED REZONING IS CAMPUS INDUSTRIAL DISTRICTS.
2. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2' INTERVALS.
3. PROPOSED 12' INCLUDE THE VACATION OF PINE KNOLL ROAD 2' DRIVEWAYS ADJACENT TO LOTS 1-12 PINE KNOLL PLACE.
4. THE VACATION OF PINE KNOLL ROAD IS SUBJECT TO THE RIGHTS RESERVED TO THE CITY OF HASTINGS TO MAINTAIN, OPERATE, REPAIR AND RENEW EXISTING SEWERS AND FACILITIES, AND TO AUTHORIZE OTHER UTILITIES AND CABLE TELEVISION SYSTEMS TO MAINTAIN, OPERATE, REPAIR AND RENEW THEIR EXISTING FACILITIES.
5. THE VACATED PINE KNOLL ROAD ROW SHALL BE RETAINED AS AN ACCESS EASEMENT.
6. ALL EXISTING UTILITIES WITHIN LOTS 2 & 3 SHALL BE REROUTED TO THE WEST SIDE OF THE VACATED PINE KNOLL PLACE.
7. THE EXISTING EASEMENTS IN LOTS 1-12, PINE KNOLL PLACE SHALL BE VACATED.

	PROPOSED 6" P.C.C. PAVEMENT W/ CURB & GUTTER
	PROPOSED 5" P.C.C. SIDEWALK
	PROPOSED UTILITY & ACCESS EASEMENT - VACATED PINE KNOLL ROAD
	HASTINGS COLLEGE UTILITY EASEMENT
	PUBLIC UTILITIES EASEMENT
	WATER EASEMENT

[illegible]

Site Plan

Exhibit C2





Hastings College
Second Subdivision

Hastings College
710 North Turner Avenue
Hastings, NE 68901

ENGINEER

Thompson, Dreessen & Dorner, Inc.
10836 Old Mill Road
Omaha, NE 68154

Joe Dethlefs, P.E.

1. CURRENT ZONING IS R3 AND PROPOSED REZONING IS CAMPUS INSTITUTIONAL DISTRICTS.
2. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2' INTERVALS.
3. PROPOSED LOT 4, WILL INCLUDE THE VACATION OF PINE KNOLL ROAD & PRIVATE DRIVE ADJACENT TO LOT 4.
4. THE VACATION OF PINE KNOLL ROAD IS SUBJECT TO THE RIGHTS RESERVED TO THE CITY OF HASTINGS TO MAINTAIN, OPERATE, REPAIR AND MAINTAIN EXISTING SIDEWALK, UTILITIES, AND TO AUTHORIZATE OTHER UTILITIES AND CABLE SYSTEMS TO MAINTAIN, OPERATE, REPAIR AND RENEW THEIR EXISTING SYSTEMS.
5. THE VACATED PINE KNOLL ROAD ROW SHALL BE RETAINED AS AN ACCESS EASEMENT.
6. ALL EXISTING UTILITIES WITHIN LOTS 2 & 3 SHALL BE RENOVATED TO THE VACATED PINE KNOLL ROAD EASEMENT.
7. EXISTING EASEMENTS IN LOTS 1-12, PINE KNOLL PLACE SHALL BE VACATED.

	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	EXISTING SANITARY
	PROPOSED SANITARY
	EXISTING WATER
	PROPOSED WATER
	PROPOSED FIRE LINE
	EXISTING GAS
	PROPOSED GAS
	EXISTING FIBER OPTICS
	PROPOSED FIBER OPTICS
	PROPOSED UTILITY & ACCESS VACATED PINE KNOLL ROAD EASEMENT
	HASTINGS COLLEGE UTILITY EASEMENT
	PUBLIC UTILITIES EASEMENT
	WATER EASEMENT

[illegible]

Drawn By: ZAS Reviewed By: JAD
Job No.: 1071-134 Date: 05-13-24

Sheet Title

Grading and Utility Plan

Sheet Number

Exhibit D



Project Name

Hastings College
Second Subdivision

Hastings College
710 North Turner Avenue
Hastings, NE 68901

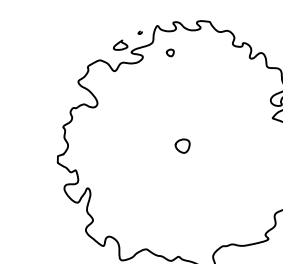
Stephanie Ourada

Thompson, Dreessen & Dorner, Inc.
10836 Old Mill Road
Omaha, NE 68154

Joe Dethlefs, P.E.

1. CURRENT ZONING IS R3 AND PROPOSED REZONING IS CAMPUS INSTITUTIONAL DISTRICTS.
2. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2' INTERVALS.
3. PROPOSED LOT 4, WILL INCLUDE THE VACATION OF PINE KNOLL ROAD & PROVIDE PRIVATE ACCESS TO LOT UTILITIES, AND TO ADJACENT LOT 5.
4. THE VACATION OF PINE KNOLL ROAD IS SUBJECT TO THE RIGHTS RESERVED TO THE CITY OF HASTINGS TO MAINTAIN, OPERATE, REPAIR AND RENEW THE EXISTING FACILITIES.
5. THE EXISTING UTILITIES SHALL BE MAINTAINED, OPERATED, REPAIRED AND RENEWED THEIR EXISTING FACILITIES.
6. THE VACATED PINE KNOLL ROAD ROW SHALL BE RETAINED AS AN ACCESS EASEMENT.
7. ALL EXISTING UTILITIES WITHIN LOTS 2 & 3 SHALL BE RENOVATED TO THE VACATED PINE KNOLL ROAD EASEMENT.
8. THE EXISTING EASEMENTS IN LOTS 1-12, PINE KNOLL PLACE SHALL BE VACATED.

BUR OAK



HONEY LOCUST



AMUR MAPLE



PROPOSED UTILITY & ACCESS EASEMENT -
VACATED PINE KNOLL ROAD

HASTINGS COLLEGE UTILITY
EASEMENT

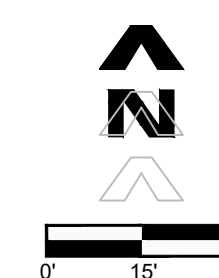
PUBLIC UTILITIES EASEMENT



WATER EASEMENT

KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	MATURE HEIGHT	MATURE SPREAD	TOTAL QUANTITY
AM	ACER GINNALA	AMUR MAPLE	2" CAL. MIN.	B&B	20'	20'	22
HL	GLEDITSIA TRIACANTHOS	HONEY LOCUST	2" CAL. MIN.	B&B	70'	40'	23
BO	QUERCUS MACROCARPA	BUR OAK	2" CAL. MIN.	B&B	70'	50'	15

NOTE: PLANT SCHEDULE IS APPROXIMATE AND SUBJECT TO CHANGE; HOWEVER, ANY CHANGES MUST BE IN ACCORDANCE WITH THE CITY OF HASTING'S LANDSCAPE ORDINANCES AND REGULATIONS.



Professional Seal

Revision Dates

[illegible]

Drawn By: ZAS Reviewed By: JAD
Job No.: 1071-134 Date: 05-13-24

Sheet Title

Landscaping Plan

Sheet Number

Exhibit E

Department: Development Services
Staff Contact: Chad Bunger
Planning Commission Meeting Date: 6/18/2024
File No: 2024-121
Prepared By: Chad Bunger, Director of Development Services

AGENDA ITEM SUMMARY SHEET

Description of Item:

Final Plat of Elm 26 Subdivision, a part of Northeast 1/4 of the North 1/3 of Fractional Section 6, Township 7 North, Range 9 West, of the 6th P. M. in the City of Hastings, Adams County, Nebraska.

The Final Plat creates seven residential lots for the multiple-family and semi-attached (duplex) development and six outlots for public access, utility easements, drainage infrastructure, and community amenities to serve the development. Additional utility easements to serve the development are also to be dedicated with this Final Plat.

Names of People/Business affected by this action:

The applicant, the City of Hastings and Adams County.

Why Planning Commission action is required:

Neb. Rev. Stat. 19-929 states that the 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:

Motion to recommend approval of the Elm 26 Subdivision Final Plat to the City Council, with one condition of approval.

Deadlines associated with action:

This case will be presented for approval at the City Council Regular Meeting to be held on July 8, 2024.

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 review of the Final Plat can be found in the attached Staff Report.

Recommendation:

Staff recommends a motion to recommend approval of the Final Plat of the Elm 26 Subdivision to the City Council with two conditions of approval. The conditions are:

1. The proposed rezoning of the 17.92-acre tract from R-1A, Single-Family Large Lot Residential District to R-3, Multiple-Family Residential District, must be approved.
2. Sidewalks along both sides of the new internal streets will be required to be installed.



City of Hastings Planning Commission

STAFF REPORT

Final Plat: Elm 26 Subdivision

Case No. 2024-121

Applicant Innate Concepts

Property Location: Generally located to the southwest of the intersection of East 26th Street and North Elm Street.

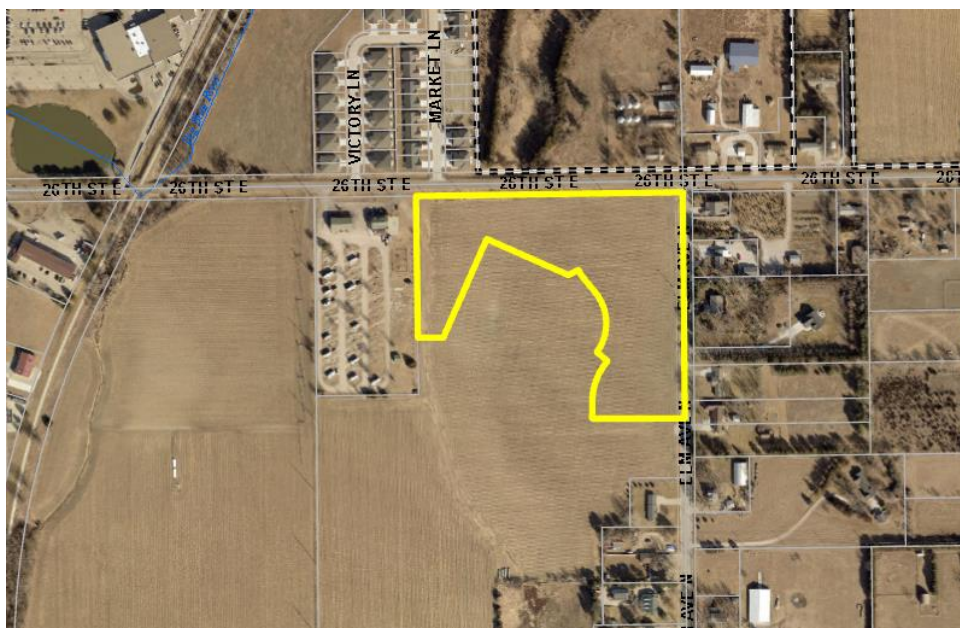
Lot Size: 10.116 acres

Date of Planning Commission Meeting: July 8, 2024

Zoning R-3, Multiple-Family Residential District

Adjacent Zoning:

- North:** A, Agriculture District and R-3, Multiple-Family Residential District
- East:** R-1A District and R-1, Urban Single-Family Residential District
- South:** R-1A District and R-1 District
- West:** C-3, Commercial Business District and R-1 District



SECTION AND REQUIREMENT OF HASTINGS CODE OF ORDINANCE CONSIDERATION OF A FINAL 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 property fronts onto East 26th Street and North Elm Avenue. The land has historically been used for row-crop agriculture. The land gently slopes to the west towards a natural drainage way. This drainage way flows from south to north, towards the West Branch of the Little Blue River. This area is not in a mapped floodplain. The land to the north of East 26th is in a mapped, 100-year floodplain.

Conditions from the Approved Preliminary Plat: At their May 21, 2024 meeting, the Planning Commission recommended approval of the Elm 26 Subdivision Preliminary Plat to the City Council based on the staff report, with two conditions of approval. The conditions are:

1. The proposed rezoning of the 17.92-acre tract from R-1A, Single-Family Large Lot Residential District to R-3, Multiple-Family Residential District, must be approved.
2. Sidewalks along both sides of the new internal streets will be required to be installed.

The City Council held a public hearing on the proposed rezoning and considered the Preliminary Plat. The first reading of the rezoning request was approved. Subsequent readings of the rezoning ordinance will be heard on June 24, 2024 and July 8, 2024.

The Preliminary Plat was approved with the two stated conditions of approval.

Final Plat Design:

The Final Plat creates seven lots to be developed for the multiple-family or semi-attached (duplex) and six outlots. Lots 1 – 5 and Lot 7 will be for the multiple-family buildings. Lot 6 is intended for a semi-attached (duplex) building. Outlot A (.735 acres) will be reserved for a community use/amenity, such as a playground or dog park. Outlots B – E are dedicated as public access easements and utility easements. These outlots will provide blanket easements to serve the individual lots for access and needed utilities. These outlots will generally be off-street parking areas. Outlot C will be a named privately owned and maintained travel way (Hudson Way) that

will provide access to the development from East 26th Street. Outlot F (2.40 acres) is dedicated as a drainage easement for a proposed detention basin to be constructed with this phase of the development.

Needed utility easements are to be dedicated with the Final Plat. Utility easements that currently run north-south through the property are to be vacated by City Council action. This action will be completed concurrently with the Final Plat process.

The layout of the Final Plat is similar to what was presented as the Preliminary Plat. No significant changes have been proposed to the layout of the lots or needed easements to serve the site for utilities and public access.

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 final 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 City of Hastings Planning Commission and Hastings City Council.

STAFF COMMENTS: Staff recommends the Planning Commission recommend **APPROVAL** of the **FINAL PLAT of Elm 26 Subdivision**, with the following conditions of approval:

1. The proposed rezoning of the 17.92-acre tract from R-1A, Single-Family Large Lot Residential District to R-3, Multiple-Family Residential District, must be approved.
2. Sidewalks along both sides of the new internal streets will be required to be installed.

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

DATE: June 11, 2024

ATTACHMENTS:

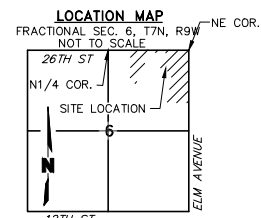
1. Final Plat of Elm 26 Subdivision
2. Approved Preliminary Plat (May 13, 2024)

CURVE TABLE					
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	225.00	041°26'56"	162.77	N20°01'31"E	159.24
C2	275.00	003°17'42"	15.81	N42°23'43"E	15.81
C3	175.00	083°43'24"	255.72	N02°10'22"E	233.57
C4	175.00	012°12'39"	37.30	N33°35'00"W	37.23
C5	225.00	044°44'37"	175.71	N21°40'22"E	171.28
C6	225.00	003°17'42"	12.94	S42°23'50"W	12.94
C7	225.00	044°56'57"	176.52	S21°33'35"W	172.02
C8	225.00	001°08'59"	4.51	N43°27'34"E	4.51
C9	225.00	029°05'56"	114.27	N28°20'07"E	113.05
C10	225.00	014°42'02"	57.73	N06°26'08"E	57.57
C11	225.00	032°54'51"	129.25	S23°13'54"E	127.48
C12	225.00	013°01'36"	51.16	N13°17'16"W	51.05
C13	225.00	019°53'15"	78.10	N29°44'42"W	77.71
C14	125.00	039°53'29"	87.03	S19°44'37"E	85.28
C15	125.00	017°16'17"	37.68	N31°03'13"W	37.54
C16	125.00	022°37'12"	49.35	N11°06'29"W	49.03
C17	175.00	039°53'25"	121.84	N19°44'37"W	119.39
C18	175.00	027°40'46"	84.54	S13°38'18"E	83.72

SECTION CORNER TIES
NORTH 1/4 CORNER, SEC 6-7-9W
FOUND 5/8" REBAR
 NNW 41.4' TO NAIL 'X' IN POWER POLE
 SSW 42.66' TO NAIL 'X' IN POWER POLE
 S 41.25' TO 5/8" REBAR
 SSE 41.35' TO 3/4" PINCHED PIPE

NORTHEAST CORNER, SEC 6-7-9W
FOUND 1/2" PIPE with 1/2" REBAR INSIDE
SE 59.32' TO NAIL & CAP IN TOP CORNER FENCE POST
SE 51.74' TO NAIL IN EAST SIDE OF POWER POLE
SW 56.47' TO NAIL IN POWER POLE
NE 48.55' TO NAIL IN POWER POLE

NORTHEAST CORNER, N1/2, SE1/4 NE1/4 SEC 6-7-9W
FOUND '+' IN CONCRETE
E 26.63' TO 'X' NAIL IN CORNER FENCE POST
SE 27.97' TO RED HEAD IN POWER POLE
NE 60.15' TO RED HEAD IN POWER POLE
WNW 34.82' TO 1/2" REBAR

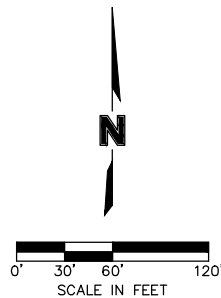


OWNER
RIEF DEVELOPMENT, LLC

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

EXISTING ZONING
R-1A SINGLE FAMILY LARGE LOT RESIDENTIAL

PROPOSED ZONING
R-3 MULTIPLE FAMILY RESIDENTIAL



LEGEND

●	SET CORNER (5/8"x24" REBAR W/CAP)
○	FOUND CORNER (5/8" IRON PIPE)
---	EXISTING PROPERTY LINE
- - -	SECTION LINE
=====	NEW SUBDIVISION LINE
=====	NEW PROPERTY LINE
=====	NEW EASEMENT LINE
-----	EXISTING EASEMENT LINE
M	MEASURED DISTANCE
P	PLATTED DISTANCE BLOCK ONE HOHLEN SUB
R	RECORDED DISTANCE

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 DATE: Jun 11, 2024 8:56am
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 USER: jjimenez
 C_PBASE_02400835

olson

201 East 2nd Street
Grand Island, NE 68801 TEL 308.384.

[illegible]

ELM 26 SUBDIVISION

HASTINGS, NEBRASKA

Prepared by: JMJ
 Checked by: GI SVY
 Approved by: JEH
 QC by: JJA
 Project no.: 2024-00835
 Drawing no.: _____
 Date: 2024-06-11





File Nos.

2024-64, 2024-70, and 2024-71

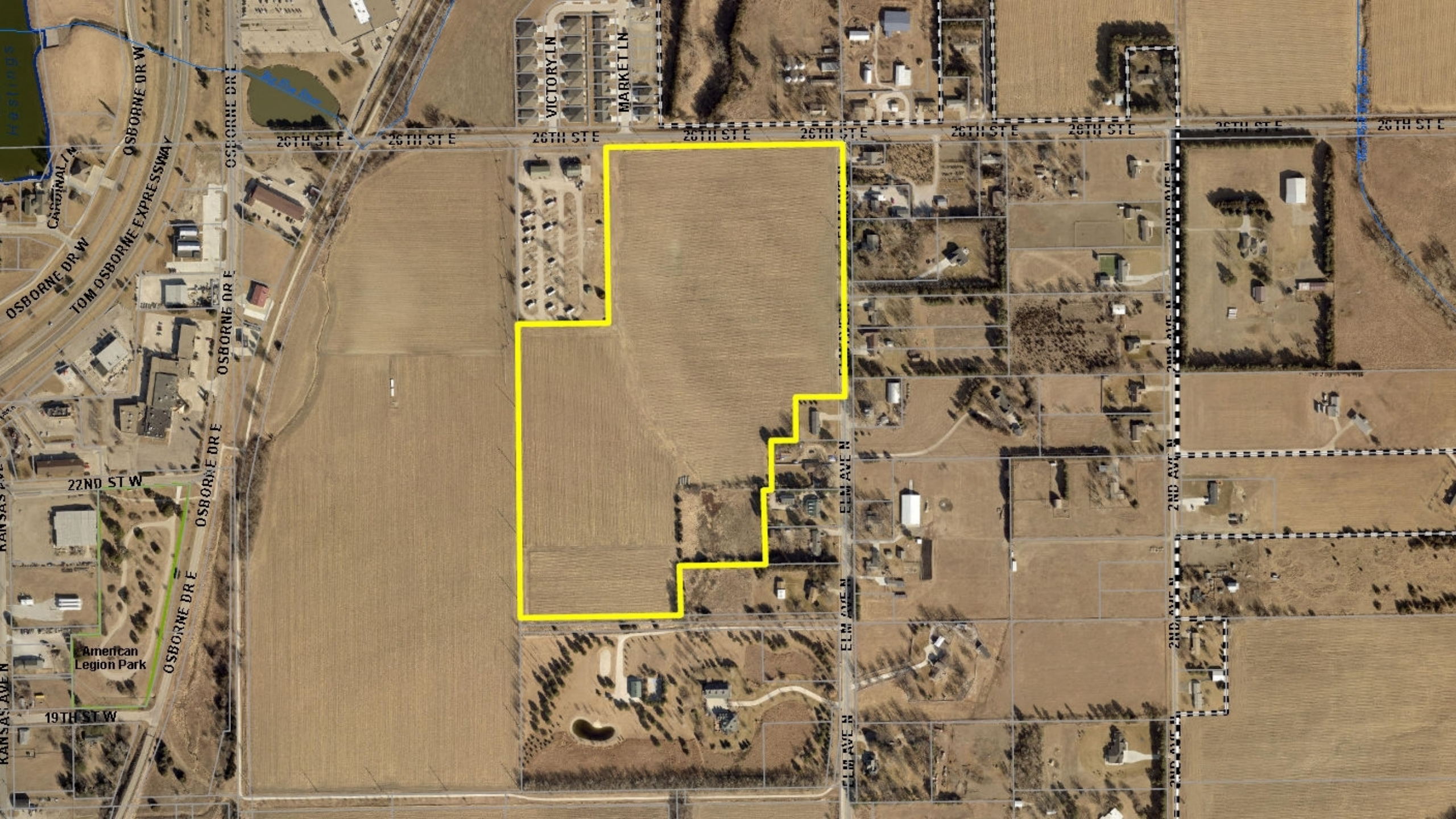
Projects

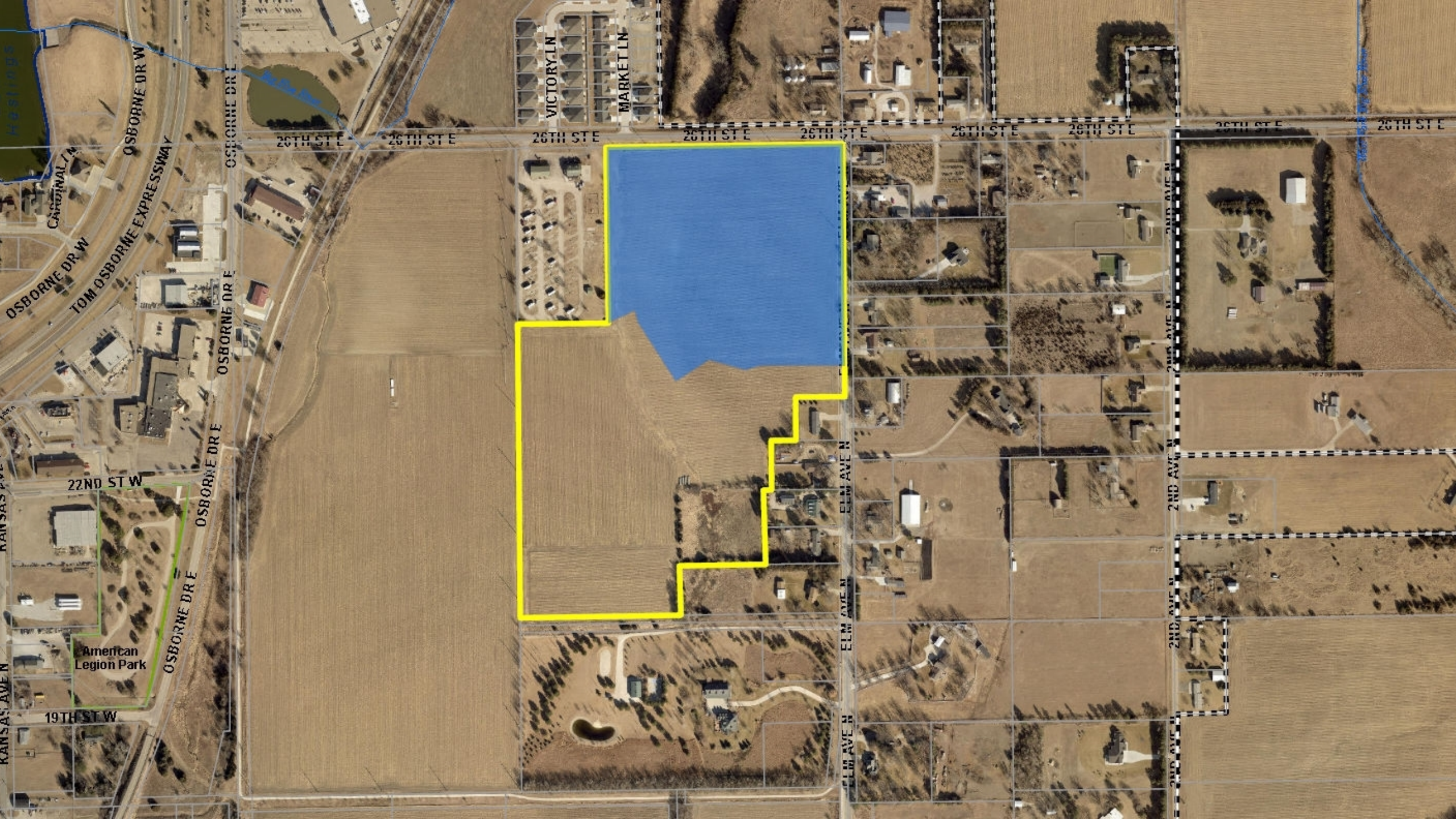
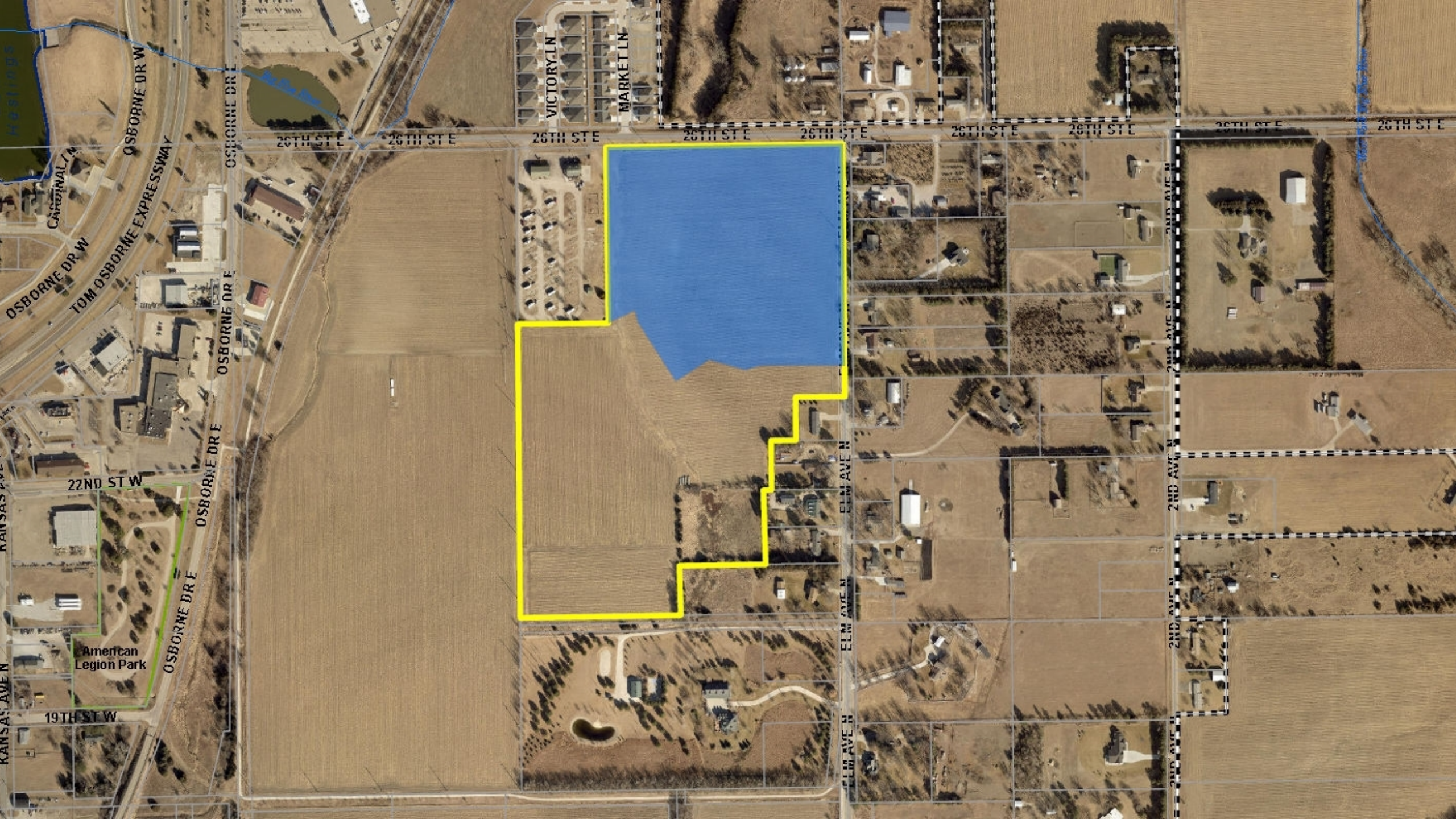
Hastings College Project

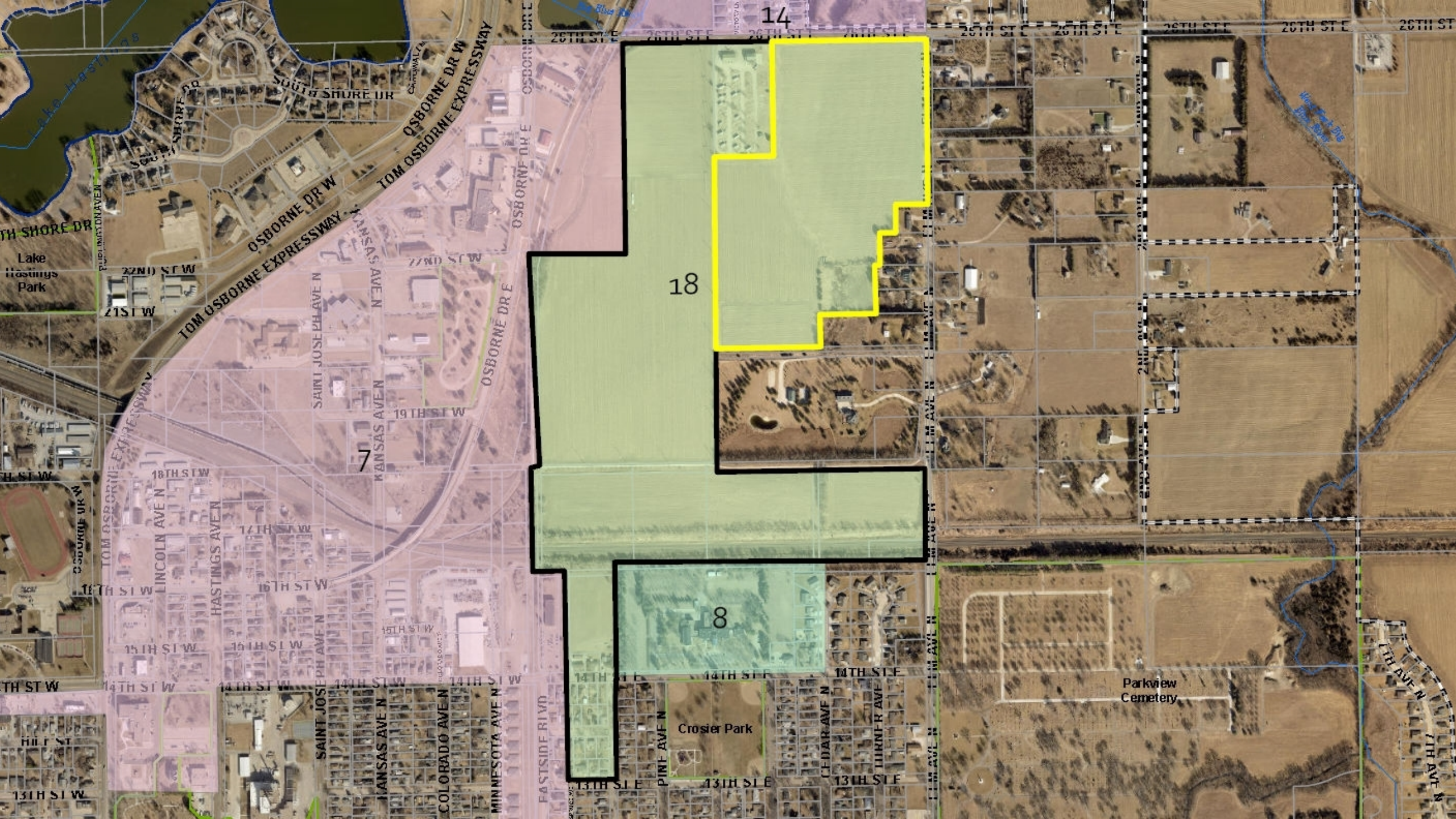
- A public hearing to consider a request for a Plan Modification No. 2024-3 to Redevelopment Area #18 for the residential development.
- A public hearing to consider a request to Rezone a portion of the subject site to R-3 District.
- Preliminary Plat of the Elm 26 Subdivision

Applicant

Innate Concepts





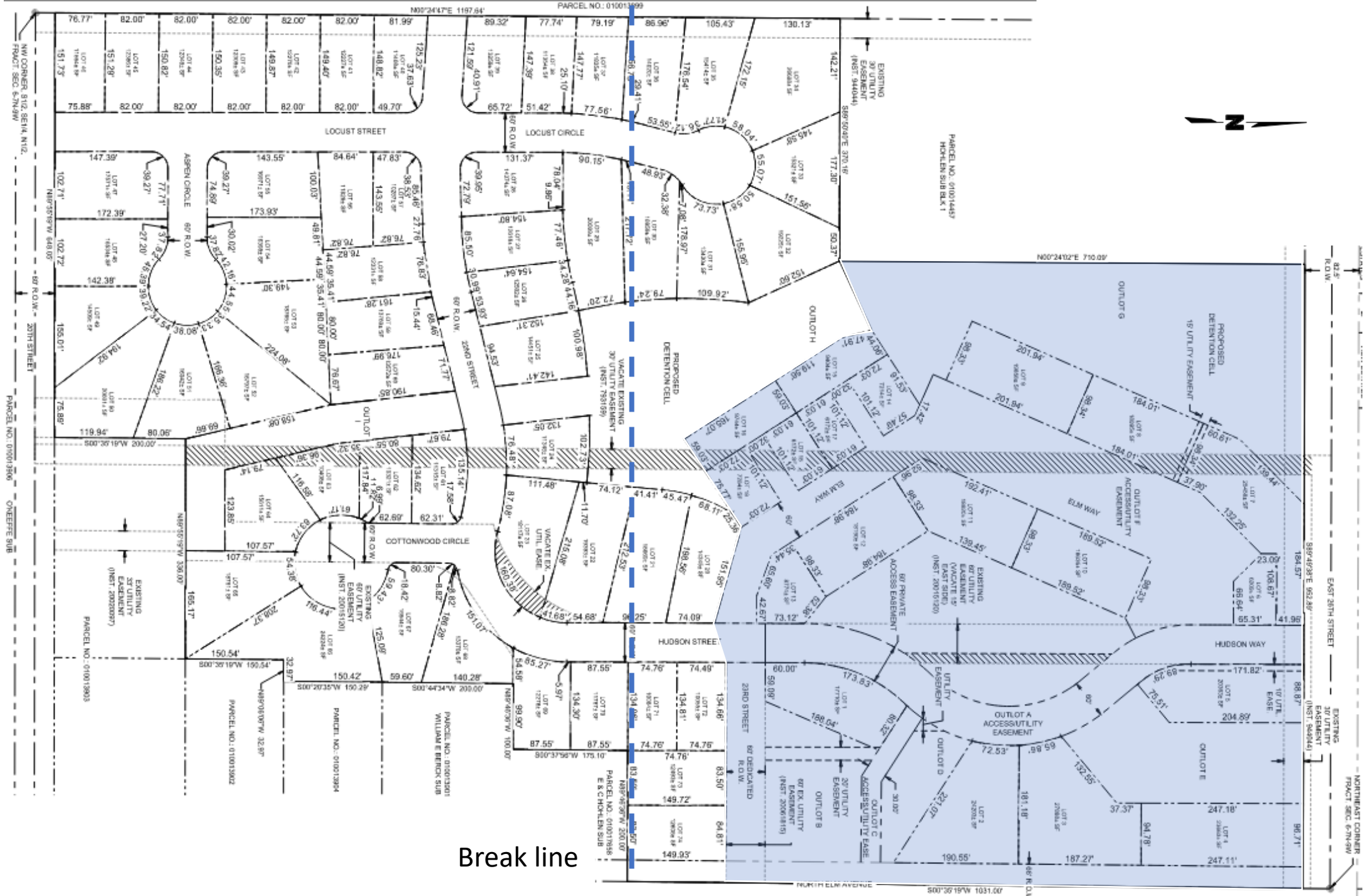


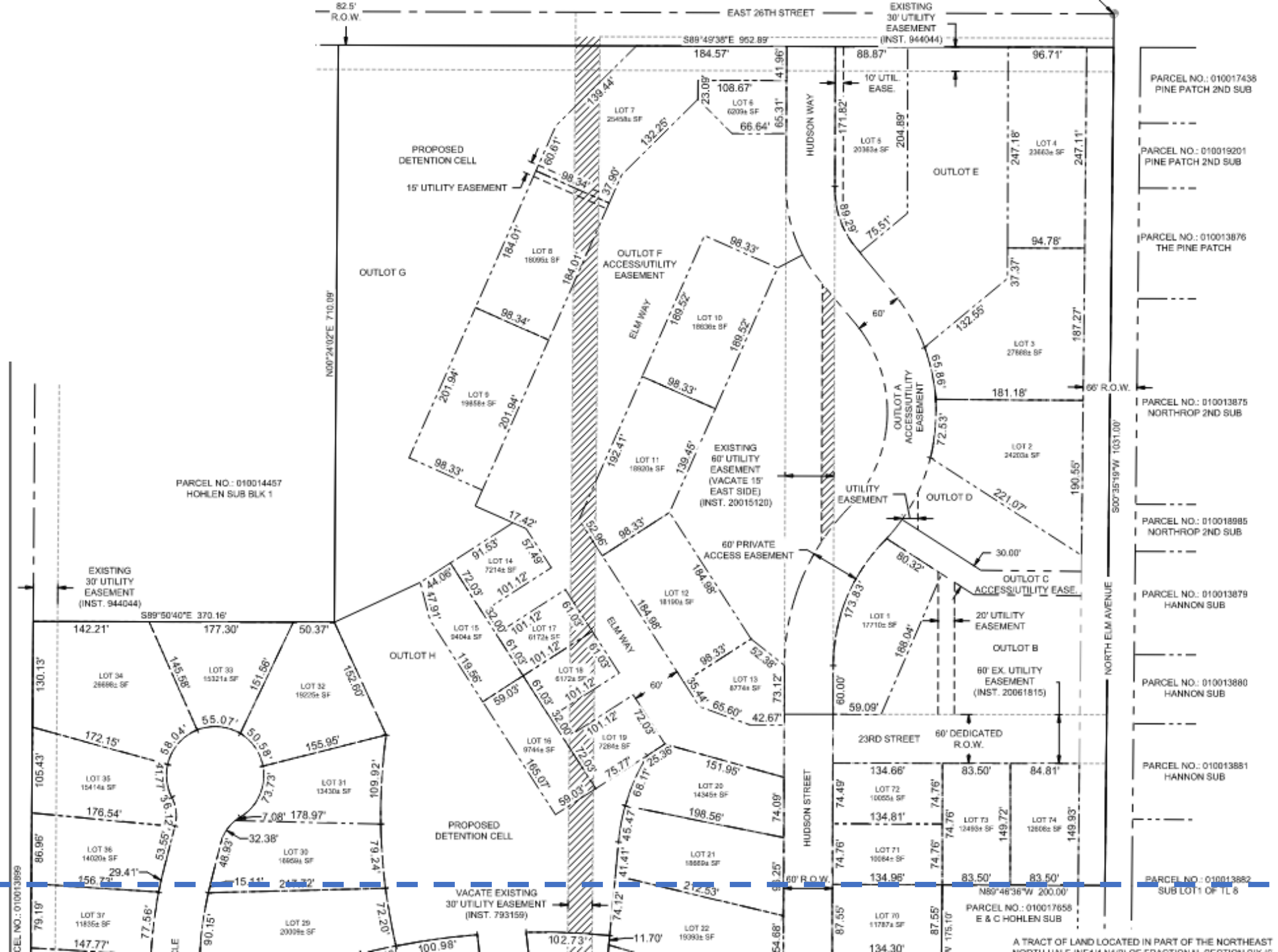
18

18

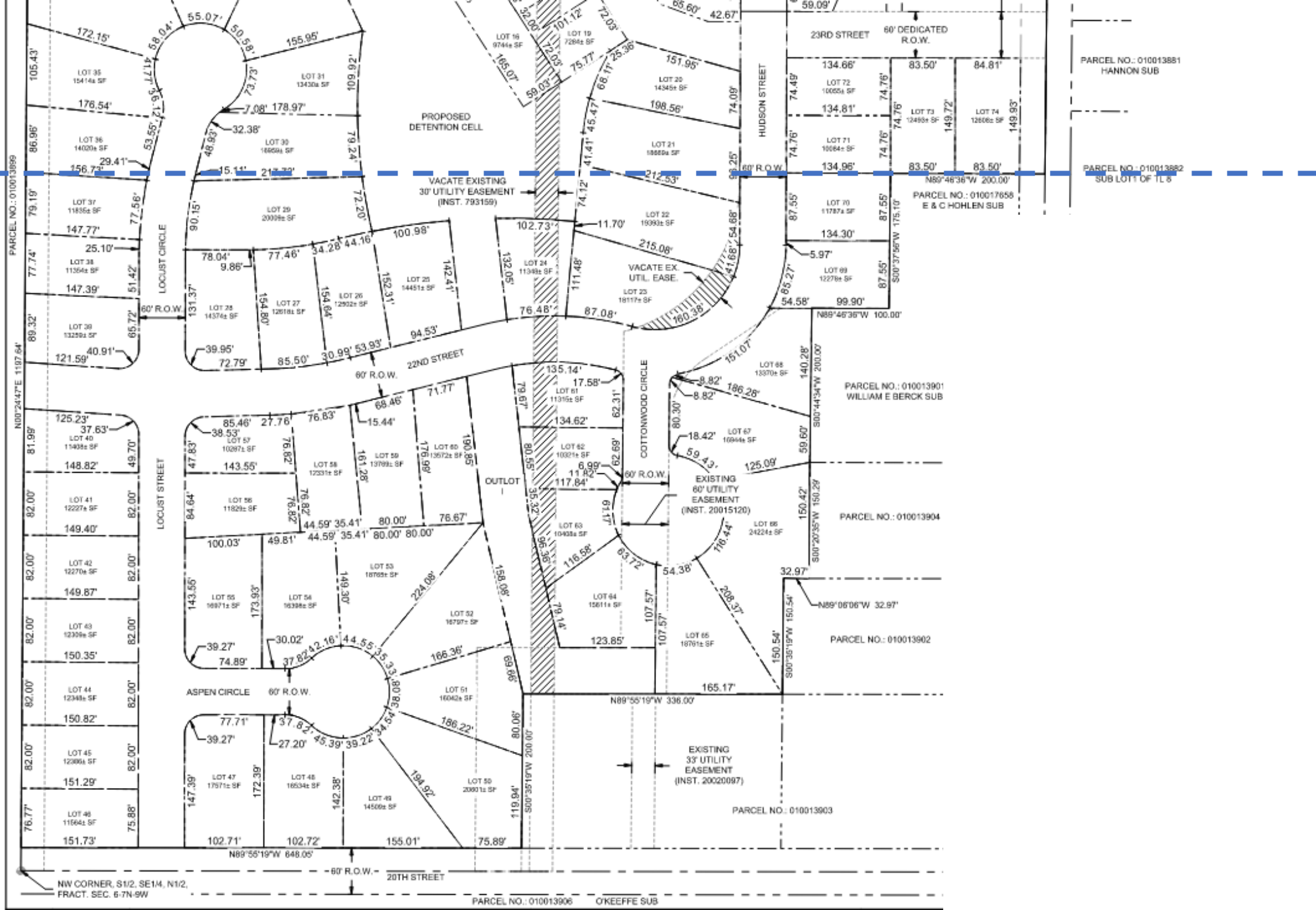
Crosier Park

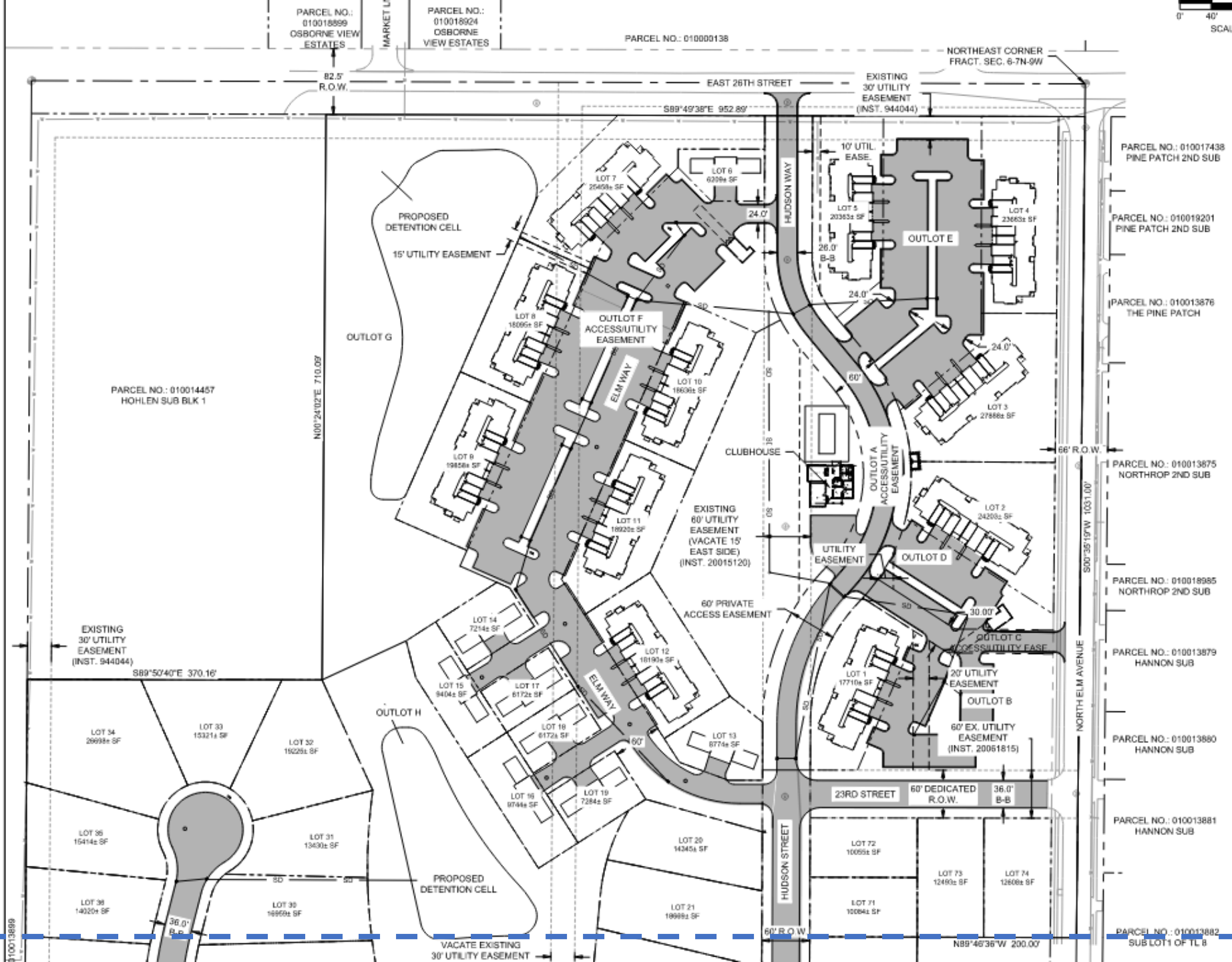
Parkview Cemetery





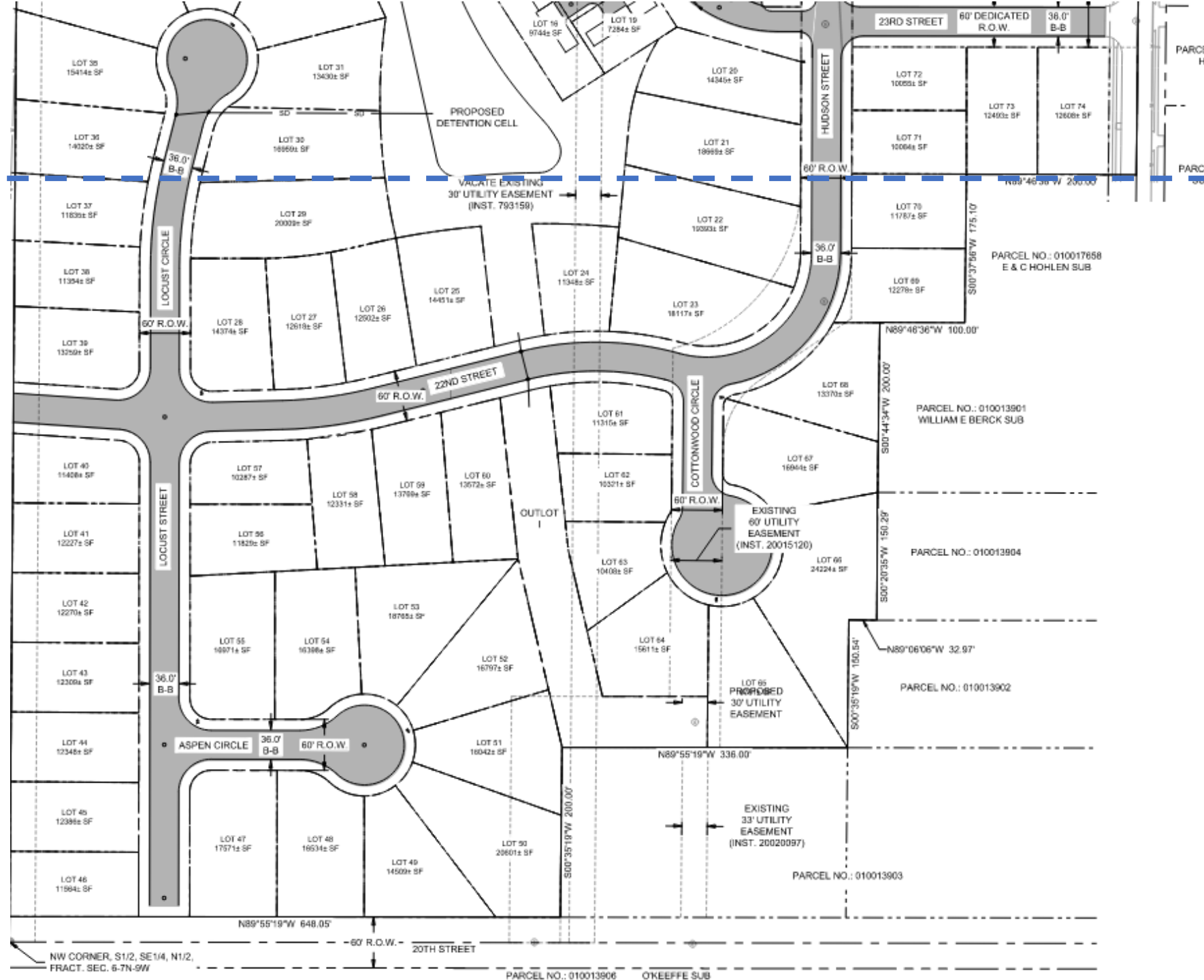
Break line

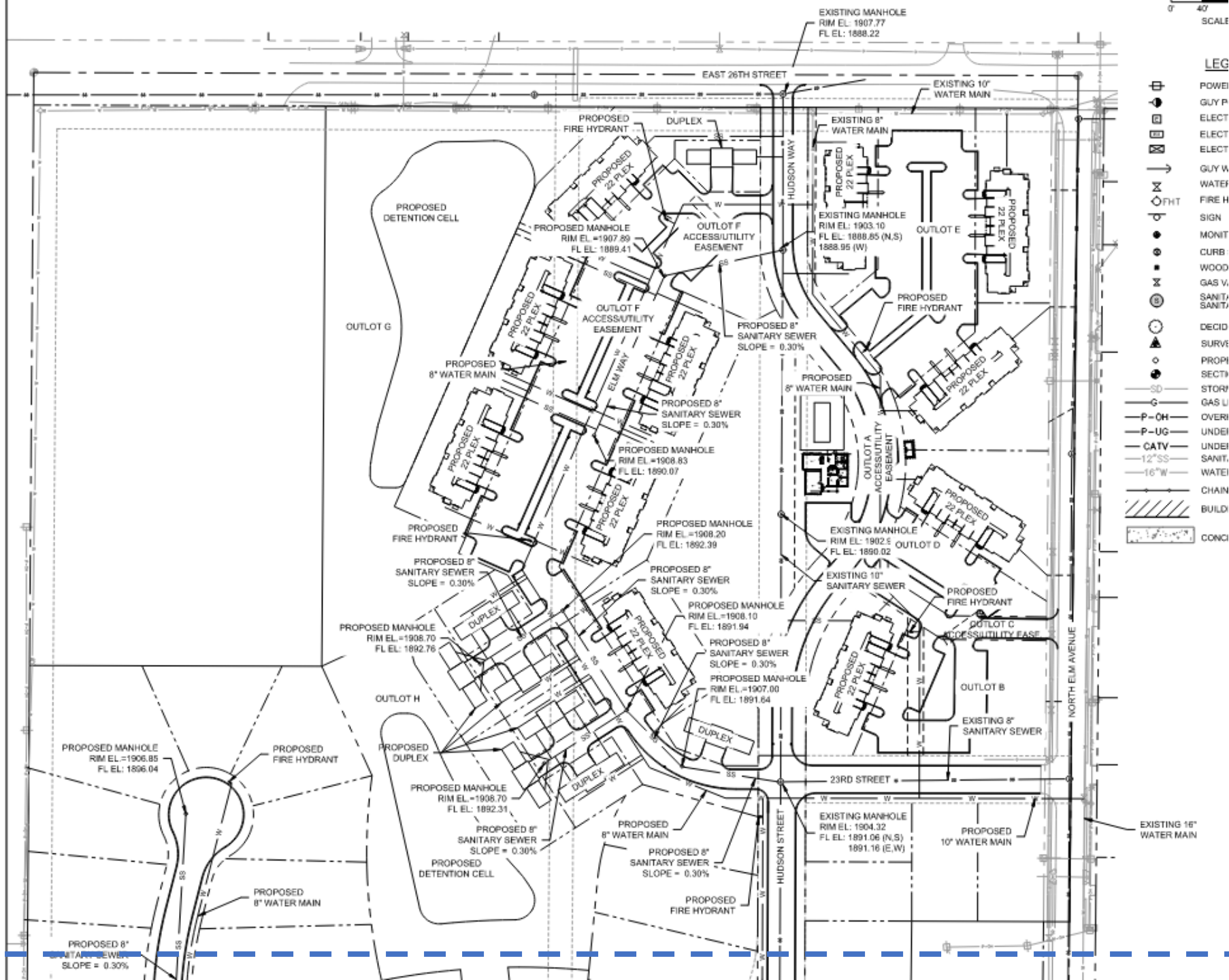




Break line

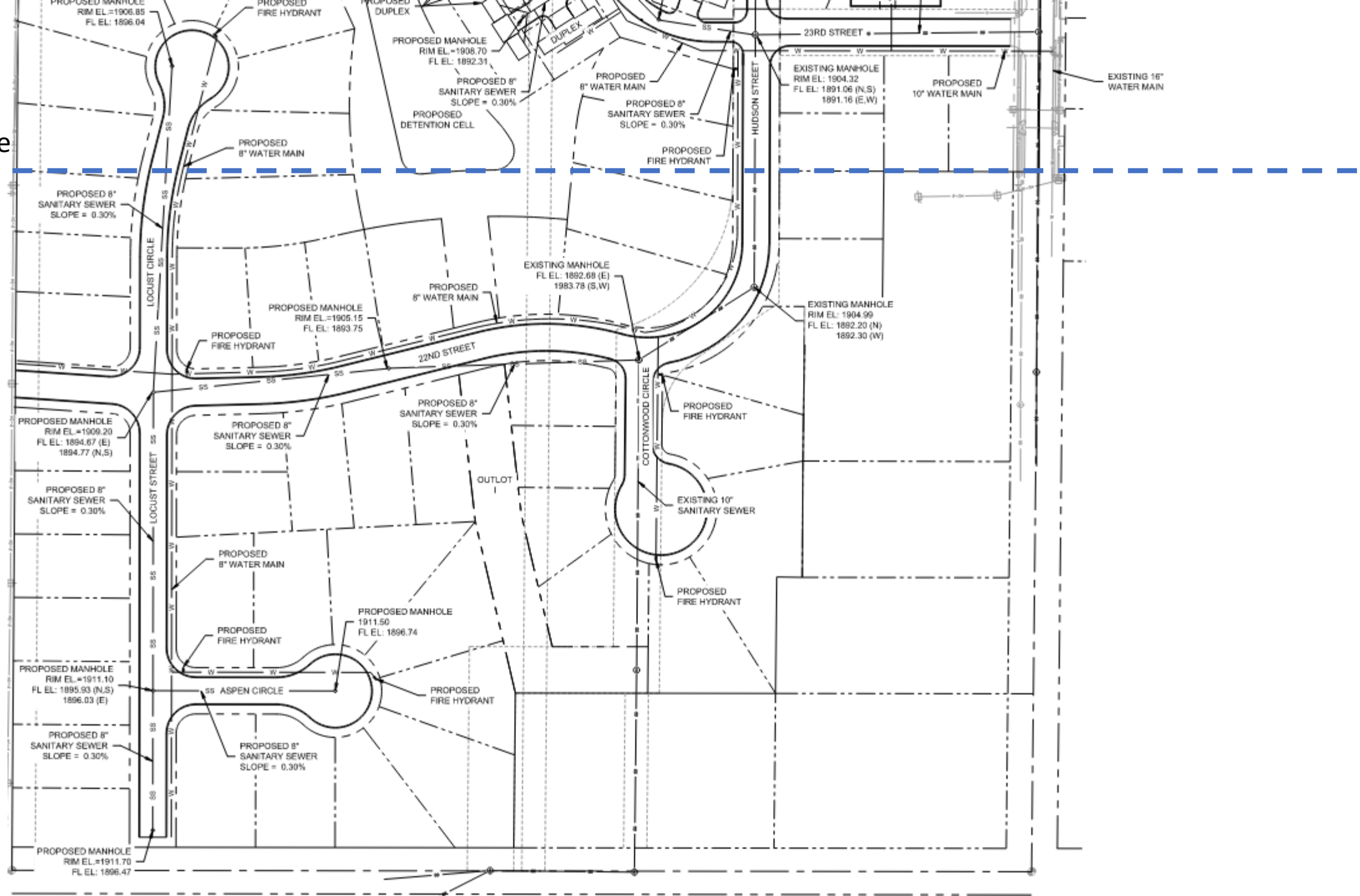
Break line





Break line

Break line



PRE-DEVELOPMENT CONDITION
 AREA = 43.52
 CN = 85
 $t_c = 67.1$ MIN.
 $Q(10) = 56.70$ CFS

POST-DEVELOPMENT CONDITION
AREA 1 = 20.26 AC.
CN = 85
tc = 8.8 MIN.

AREA 2 = 23.26 AC.
CN = 85
tc = 20.8 MIN.

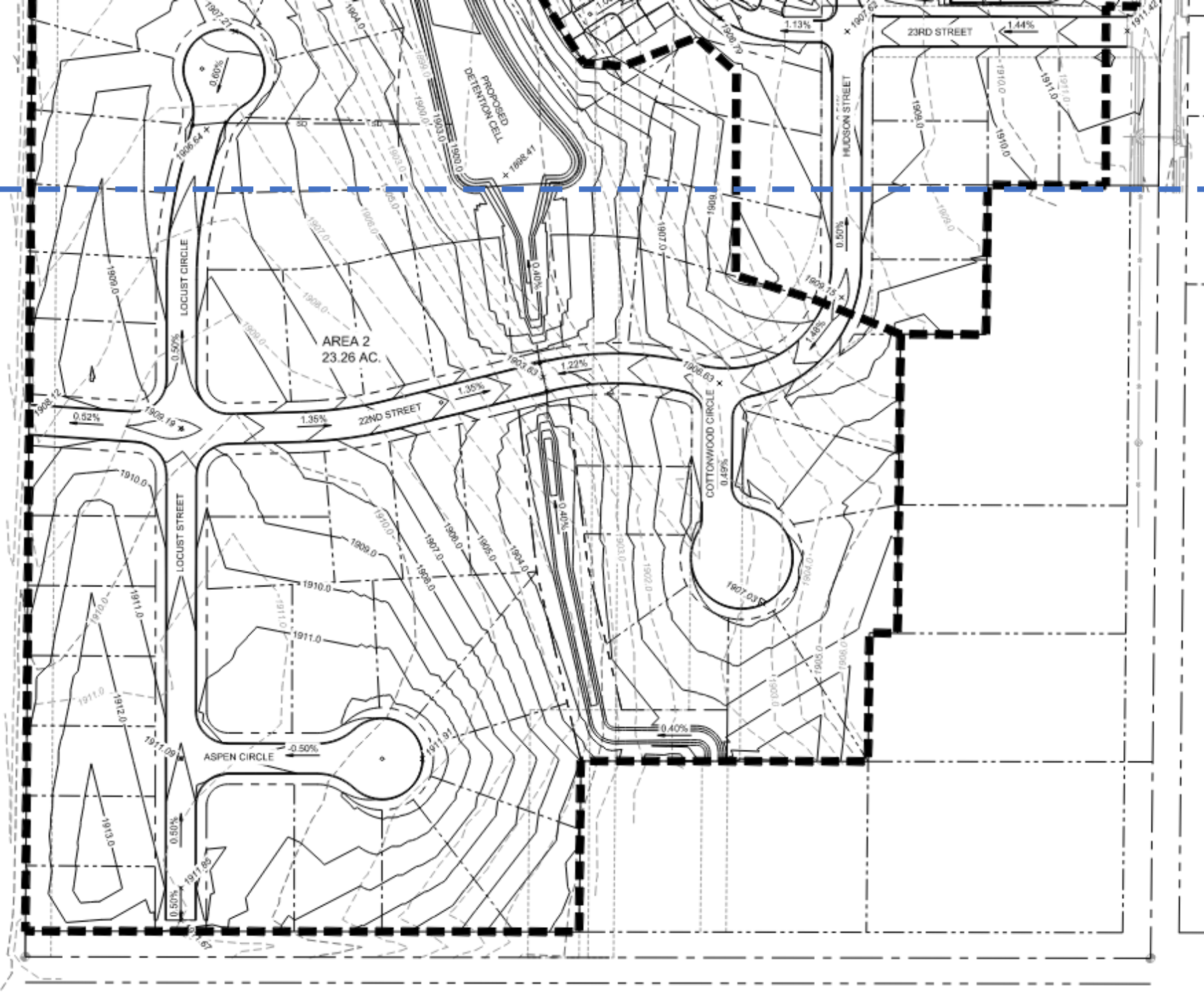
NORTH CELL (DEDICATED TO AREA 1)
TOP OF BERM ELEVATION = 1901.00
Q(10) = 23.96 CFS
Q(10) POND ELEVATION = 1897.32 FT
Q(10) STORAGE = 1.362 AF

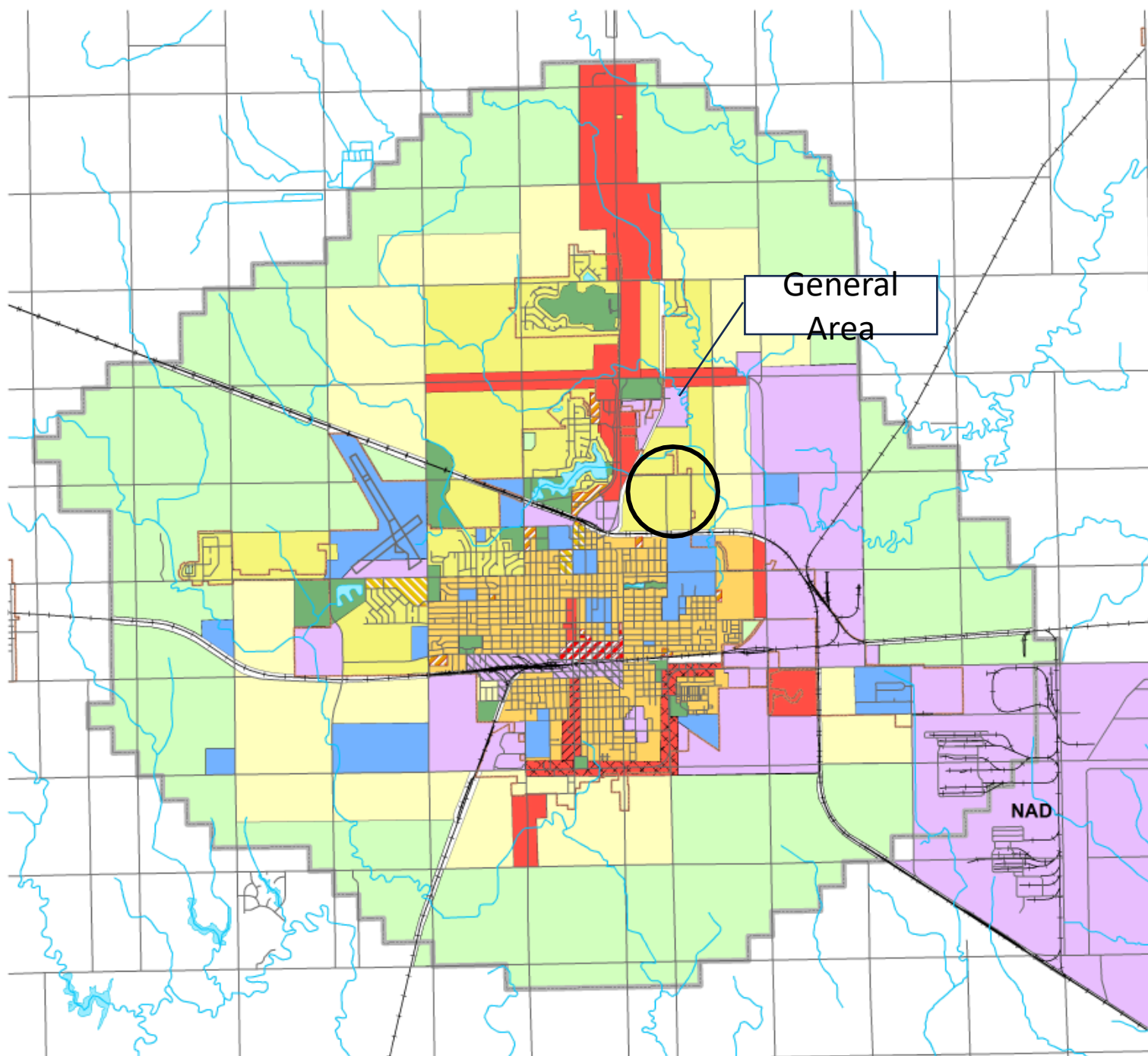
SOUTH CELL (DEDICATED TO AREA 2)
TOP OF BERM ELEVATION = 1903.00
Q(10) = 27.55 CFS
Q(10) POND ELEVATION = 1901.12 FT
Q(10) STORAGE = 1,386 ACRE-FT

ENTIRE DEVELOPMENT $Q(10) = 49.96$ CFS

Break line

Break line





Future Land Use City of Hastings, Nebraska

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

Map Last Updated: December 28, 2016

Land Use:

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

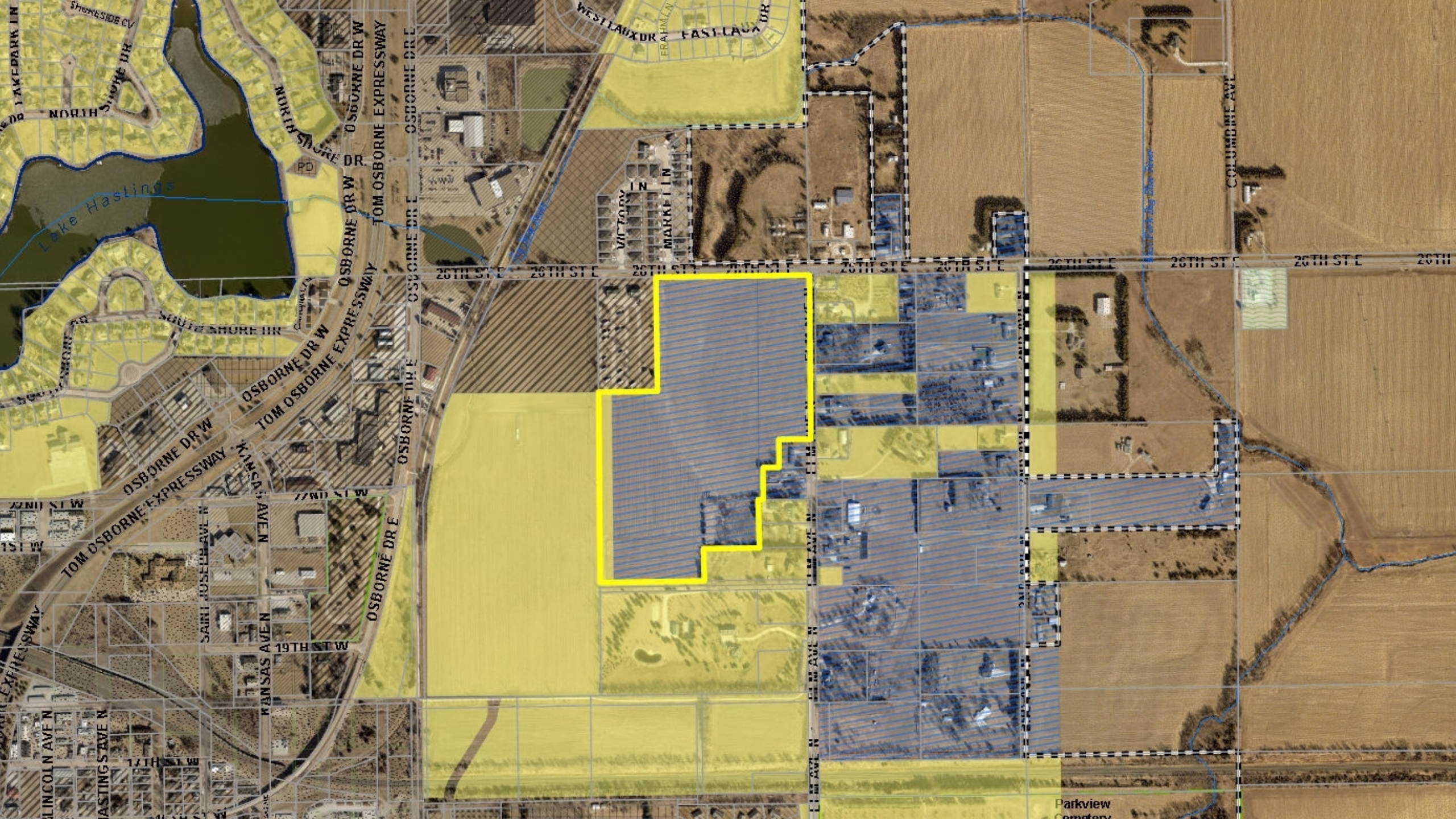
Overlay Districts:

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

- City Boundary
- ETJ Boundary
- Education

not to scale





Lake Hastings



Parkview Cemetery

Project Costs and Funding Sources

USE OF FUNDS		SOURCES OF FUNDS	
Description			
Acquistion	\$ 200,000	Owner Equity	\$ 3,760,000
Site Prep, Grading & Landscaping	\$ 650,000	Rural Workforce Housing Loan	\$ 850,000
Utilities, Sewer, Water & Paving	\$ 1,650,000	Tax Increment Financing	\$ 4,500,000
Architecture, Engineering & Legal	\$ 500,000	Permanent Financing	\$ 13,975,000
Façade Enhancements	\$ 950,000		
Capitalized Interest - TIF Loan	\$ 550,000		
Construction Costs	\$ 18,785,000		
TOTALS	\$23,085,000	TOTALS	\$23,085,000

Anticipated TIF Funding

Estimated 2020 assessed value:	\$40,000
Estimated value after completion:	\$23,040,000
Incremental value:	\$23,000,000
Annual TIF generated:	\$500,000
TIF Bond Issue:	\$4,500,000

Project Proforma

Proforma Without TIF

			<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>
Rent Revenue			\$2,420,305	\$2,492,914	\$2,567,701	\$2,644,732
Expenses			<u>-\$919,716</u>	<u>-\$947,307</u>	<u>-\$975,486</u>	<u>-\$1,004,998</u>
NOI Without TIF			\$1,500,589	\$1,545,607	\$1,592,215	\$1,639,734
RWH Loan			-\$85,000	-\$85,000	-\$85,000	-\$85,000
Debt Service			-\$1,172,328	-\$1,172,328	-\$1,172,328	-\$1,172,328
Cash Flow Without TIF			\$243,261	\$288,279	\$334,887	\$382,406
Cash on cash return wo/TIF			2.94%	3.48%	4.05%	4.62%
Equity Investment			\$ 8,272,485	\$ 8,272,485	\$ 8,272,485	\$ 8,272,485

Proforma Operating Statement with TIF						
			<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>
Rent Revenue			\$ 2,420,305	\$ 2,492,914	\$ 2,567,701	\$ 2,644,732
Expenses			<u>\$ (919,716)</u>	<u>\$ (947,307)</u>	<u>\$ (975,486)</u>	<u>\$ (1,004,998)</u>
NOI Without TIF			\$ 1,500,589	\$ 1,545,607	\$ 1,592,215	\$ 1,639,734
RWH Loan			\$ (85,000)	\$ (85,000)	\$ (85,000)	\$ (85,000)
Debt Service			\$ (416,795)	\$ (416,795)	\$ (416,795)	\$ (416,795)
Cash Flow Without TIF			\$ 998,794	\$ 1,043,812	\$ 1,090,420	\$ 1,137,939
Cash on cash return with TIF			7.85%	8.28%	8.71%	9.14%
Equity Investment			\$ 3,873,630	\$ 3,873,630	\$ 3,873,630	\$ 3,873,630

Looking West at N. Elm Ave into Site



Looking South at N. Elm Ave



Looking East at N. Elm Ave



Looking Northeast at N. Elm Ave



Staff Findings Summary for Plan Modification

- The project is feasible and generally conforms with the Comprehensive Plan
- The project would not be economically feasible without the use of TIF funding. As shown in the Proforma, without the TIF funding, the project would have an unacceptable return on the investment for a “for profit” developer.
- Because of the infeasibility of the project without TIF funding, the project would most likely not occur.
- The cost/benefit of the project is in the long-term best interest of the community. The project will provide 313 new homes in the form of single-family homes, duplexes, and apartments. This is an identified need. No current residents will be displaced and no strain on public services should be realized.

Staff Recommendation

Staff recommends the Planning Commission recommend **APPROVAL** to the City Council for the request for a **REDEVELOPMENT PLAN MODIFICATION** for the Elm 26 Redevelopment Project, generally located to the southwest of the intersection of East 26th Street and North Elm Street, based on the findings in the staff report and the Redevelopment Plan Modification materials.

Staff Findings Summary for Rezoning

- The request generally conforms with the 2009 Comprehensive Plan. The rezoning site is in the Suburban Residential category. The rezoning site has a density of 14.4 DU/Acres. The overall development has a mixed residential development of 7.2 DU/Acres. A number of policies support the mixed of residential uses to provide quality neighborhoods and housing.
- Adequate public utilities are available to serve the site and proposed development. The amount of traffic generated by the development should not adversely impact the surrounding road network.
- The character of the surrounding neighborhood is a mix of residential uses, agricultural uses, and commercial uses.
- The proposed rezoning is generally compatible with the surrounding residential uses. Although the total density is greater than most of the surrounding residential uses, it is not significant.

Staff Recommendation

Staff recommends that the Planning Commission recommend **APPROVAL** to the City Council the Request to Rezone the Elm 26 development, generally located to the southwest of the intersection of East 26th Street and North Elm Street, from R-1A, Single-Family Large Lot Residential District to R-3, Multiple-Family Residential District.

Staff Findings Summary for Preliminary Plat

- The request generally conforms with the 2009 Comprehensive Plan. The rezoning site is in the Suburban Residential category. The rezoning site has a density of 14.4 DU/Acres. The overall development has a mixed residential development of 7.2 DU/Acres. A number of policies support the mixed of residential uses to provide quality neighborhoods and housing.
- If rezoned, the Preliminary Plat provides lots that conform with the appropriate zoning districts.
- Adequate and Appropriate access is provided. The amount of traffic generated by the development should not adversely impact the surrounding road network.
- The design of the public infrastructure meets the City's minimum standards.

Staff Recommendation

Staff recommends that the Planning Commission recommend **APPROVAL** of the **PRELIMINARY PLAT** for the Elm 26 Subdivision to the City Council for the proposed residential development generally located to the southwest of the intersection of East 26th Street and North Elm Street, with the following conditions:

1. The proposed rezoning of the 17.92-acre tract from R-1A, Single-Family Large Lot Residential District to R-3, Multiple-Family Residential District, must be approved.
2. Sidewalks along both sides of the new internal streets will be required to be installed.

