

HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Tuesday, November 18, 2025 at 4:00 PM at the Hastings Airport, 3300 W 12th St, Hastings, NE.

AGENDA:

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Motion to adopt the current agenda for the Planning Commission Meeting
5. Citizen Communications: (Only for agenda items not related to a public hearing.)
6. Public Notice Official Notice of the Regular Meeting was published in the Hastings Tribune on Saturday, November 8, 2025. Pursuant to Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material that 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.
7. Approval of Minutes
 - a. Meeting of October 21, 2025
8. Special Order of Business
9. Unfinished Business
 - a. Continued Applications - None
 - b. Tabled Applications - None
 - c. Postponed Applications - None
10. Public Hearings.
 - a. **2025-498.** Public hearing to consider the request from Maendele Properties LLC for a conditional use permit for Self-Service Storage Units for property commonly addressed as 230 East D Street, City of Hastings, Adams County, Nebraska.

Motion to recommend approval of the request for a conditional use permit for a Self-Service Storage Facility. The property is commonly addressed as 230 East D Street, City of Hastings, Adams County, Nebraska.
 - b. **2025-515.** Public hearing for a change of zoning for property generally located at the intersection of West G and Franklin Avenue from C-3 Commercial Business District to RP-3 Multifamily Residential Planned District and to amend the Official Zoning District Map.

Motion to recommend approval for an ordinance and the amendment to the Official Zoning District Map to rezone the property generally located at West G and Franklin Avenue from C-3 Commercial Business District to RP-3 Multi-family Residential Planned District.
 - c. **2025-526.** Public hearing for a change of zoning for property commonly addressed as 911 West J Street and generally located to the southwest of the intersection of West J

Planning Commission Agenda

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Street and South Burlington Avenue, from “C-3, Commercial Business District” and “R-1, Urban Single-Family Residential District” to “C-3, Commercial Business District” and to amend the Official Zoning District Map.

Motion to recommend approval of an ordinance and the amendment to the Official Zoning District Map to rezone the property generally located to the southwest of the intersection of West J Street and South Burlington Avenue from “C-3, Commercial Business District” and “R-1, Urban Single-Family Residential District” to “C-3, Commercial Business District”.

- d. **2025-527.** Public hearing for a change of zoning for property commonly addressed as 909 West J Street and generally located to the southwest of the intersection of West J Street and South Burlington Avenue, from “C-3, Commercial Business District” and “R-1, Urban Single-Family Residential District” to “C-3, Commercial Business District” and to amend the Official Zoning District Map.

Motion to recommend approval for an ordinance and the amendment to the Official Zoning District Map to rezone the property generally located to the southwest of the intersection of West J Street and South Burlington Avenue from “C-3, Commercial Business District” and “R-1, Urban Single-Family Residential District” to “C-3, Commercial Business District”.

11. Subdivisions

- a. **2025-499.** Final Plat for the Garages Seventh Addition Subdivision, generally located Southeast of the intersection of East South Street and Showboat Boulevard.

Motion to recommend approval of the Final Plat for the Garages Seventh Addition to City Council.

- b. **2025-528.** Final Plat for The Garages 8th Addition, generally located southeast of the intersection of East South Street and South Showboat Boulevard.

Motion to recommend approval of the Final Plat for The Garages 8th Addition to the City Council.

- c. **2025-529.** Final Plat for Les Schwab Subdivision, generally located southeast of the intersection of East 39th Street and Osborne Drive East.

Motion to recommend approval of the Final Plat for the Les Schwab Subdivision to the City Council.

12. Reports

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

Adjourn

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
TUESDAY, OCTOBER 21, 2025

Pursuant to due call and notice thereof, a meeting of the Hastings Planning Commission was conducted at the Hastings Municipal Airport, 3300 W 12th Street, Hastings, Nebraska, on October 21, 2025

Chair Sinner called the meeting to order at 4:00 p.m. in Regular Session. The following members were present: Michelle Lewis, Greg Sinner, Shawn Rossi, Craig Hubbard, Shannon Adler, Joe Kindig, and Jody Stutzman. Absent: Chuck Rosenberg and Lou Kully.

The following City Officials were present: City Attorney, Jesse Oswald, Director/City Engineer, Lee Vrooman, Director of Development Services, Kevin Kubo, City Planner, Ember Batelaan, Community Risk Reduction Officer, Anthony Murphy, Utility IT Manager, Kirk Layton, Public Information Manager, Tony Herrman, and Administrative Assistant, Melissa Woodard.

Chair Sinner led the Commission in reciting the Pledge of Allegiance to the United States of America.

Chair Sinner called for a motion to adopt the current agenda for the October 21, 2025, meeting. Moved by Rossi, seconded by Hubbard, to adopt the current agenda. Ayes: Stutzman, Hubbard, Sinner, Rossi, Lewis, Adler, and Kindig. Nays: None. Motion carried: 7-0.

PUBLIC NOTICE - Official Notice of the Regular Meeting was published in the Hastings Tribune on Saturday, October 11, 2025. Pursuant to Nebraska Revised Statutes 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.

Citizen Communications

None.

APPROVAL OF MINUTES

Meeting of September 16, 2025

Chair Sinner called for a motion to approve the September 16, 2025, minutes. Moved by Lewis, seconded by Stutzman: Roll Call: Ayes: Stutzman, Hubbard, Sinner, Lewis, Adler, Kindig, and Rossi. Nays: None. Motion Carried: 7-0.

Special Order of Business -None

Unfinished Business

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

Chair Sinner read the Public Hearing Rules.

Chair Sinner opened the Public Hearing.

Public Hearings

- a. **2025-495 Public hearing to consider a request for Plan Modification 2025-4 to Redevelopment Area #1 for the Middle School Redevelopment Project. The area of redevelopment is approximately 1.69 acres and is generally located northeast of the intersection of North Lincoln Avenue and West 5th Street in the City of Hastings, Adams County, Nebraska.** Batelaan presented the Staff Report to consider a request from Plan Modification to Redevelopment Area #1 for the Middle School Redevelopment Project. The area of redevelopment is approximately 1.69 acres and is generally located northeast of the intersection of North Lincoln Avenue and West 5th Street in the City of Hastings, Adams County, Nebraska. Staff recommended that the Planning Commission recommend approval to the City Council for Plan Modification to Redevelopment Area #1 for the Middle School Redevelopment Project, based on the findings provided in the staff report and the Redevelopment Plan Modification materials.

Randy Chick, 520 W 1st St, Hastings, NE, for the Community Redevelopment Authority. Chick began with the CRA purchase of the property in 2022, and it is a very challenging project. A group of local investors will be taking this on. It is a 15-million-dollar project. The sources of funds are bank financing and owner equity, almost ten million dollars. Then, using a slew of grants and loans, to make it financially feasible. The first step, the Cleanup Grant, is for asbestos removal, a \$450,000 grant from the Environmental Protection Agency. Chick outlined their timeline. Batelaan added that the developer provided a letter to the Planning Commission. Chick said Rippe had a grand launch for the Trailside Project at the same time as the meeting, which Councilman Kindig also attended.

Tom Genung, 902 E 7th St, Hastings, NE. Voiced his interest and support of the project. He has witnessed the lack of progress with the Middle School, and, along with supporting the proposal, thanked the commission for holding a public hearing.

Chair Sinner declared the Public Hearing closed.

Hubbard opened, saying he remembers some of the problems with the building. He doesn't see how spending 15 million and having it only worth 9 million with a 7.2% return investment makes sense and is not feasible. The City Council just had a nasty budget, with a developer grant of \$470,000.00 for asbestos abatement in this project. What did the city spend on the City Building asbestos removal? Where was that grant for City Hall?

Jesse Oswald, City Attorney, let them know that the grant couldn't be used for government buildings.

Hubbard pointed out that is how the taxpayer looks at it.

Stutzman said Dave Rippe is not here, but for all he has done for Hastings, she couldn't say enough about his personal investment in this project. She is all for this project and notes that if we don't show our appreciation, Hastings will not be a place where people want to invest.

Hubbard questioned whether Dave and his colleagues had done a project that didn't require funding from the taxpayers, whether a TIF or CDBG Grant?

Chick couldn't answer that question, and Rippe was not there to answer.

Hubbard asked how Rippe's different projects could be sustained with a fifty percent occupancy.

Chick pointed out how Dave Rippe is not the only partner. Chief Construction is one of the investors, so even if it takes them time to lease, they will get there. Chick explained how valuation works, between a 15-million-dollar new building and a 100-year-old building, where the assessor will slash and depreciate the building, it won't be appraised as high by the County Assessor, but using the TIF Calculation, in terms of return on investment, which the owners and project investors look at, they will receive tax benefits and appreciation.

Hubbard questioned whether the project had been put out for suggestions.

Chick said the CRA advertises quarterly on properties they own. The community knows they have been seeking a developer for this project. They had two developers interested, in Omaha and Lincoln, for a low-income tax credit project. That was not the preferred project; they wanted it to be at the market rate of low to moderate income for this building. That is the alternative if we can't find someone to do a market-rate project; we will be looking at a low-income housing tax credit project.

Lewis asked him to explain how TIF works, that it's not taking tax dollars.

Chick explained how TIF works, with the increased valuation. Increasing those

taxes by \$186,000.00. The developer goes out and borrows approximately 1.8 million and over fifteen years, as those new taxes come in, the CRA captures those, sending those to the holder of the TIF borrowing note to pay that down, no tax money comes out of the City coffers, so up to fifteen years, the city, schools, county, won't get their shares. When the fifteen-year period is over, there is a large influx of annual cash going to the taxing entities.

Sinner questioned if a structural engineer had gone through the building way back, and if it had ever been mitigated.

Chick said the CRA did not hire any structural engineers. The developer has had architects and engineers in the building multiple times. What are the deficiencies you are concerned with?

Sinner said that as an owner of an old building, he knows what happens once you get inside one through the remodel.

Chick said the developers know it's a challenging project.

Kindig stated that Rippe has many projects, with other partners, and is like the spokesman, with a lot of credibility, for getting from Point A to B to C. Kindig feels this project is really cool. There are a lot of rock-solid families involved in this project, to give clarity for Kindig's reason to abstain.

Chair Sinner requested a motion to recommend approval of 2025-495 on property generally located northeast of the intersection of North Lincoln Avenue and West 5th Street, City of Hastings, Adams County, Nebraska. Moved by Stutzman, seconded by Kindig. Ayes: Stutzman, Sinner, Lewis, and Rossi. Nays: Adler and Hubbard. Abstain: Kindig. Motion Failed: 4-2-1.

Chair Sinner opened the Public Hearing.

b. 2025-496 Public hearing for a change of zoning for property generally located northeast of the intersection of North Lincoln Avenue and West 5th Street, from C-2, Central Business District to RP-3, Multiple-Family Residential Planned District, and to amend the Official Zoning District Map.

Batelaan gave the Staff Report to consider the request for a change of zoning for property generally located northeast of the intersection of North Lincoln Avenue and West 5th Street, from C-2, Central Business District, to RP-3, Multiple-Family Residential Planned District, and to amend the Official Zoning District Map. Staff recommended that the Planning Commission recommend approval to the City Council for a change of zoning from C-2 to RP-3 and amend the Official Zoning District Map, based on the staff report, and the revival of a building that has been vacant for many years.

1. With the condition of being constructed as proposed.

Randy Chick, 520 W 1st St, Hastings, NE, for the Community Redevelopment

Authority. Without the change in zoning, it would be challenging to do the project as presented. We would appreciate the support of the rezone.

Tom Genung, 902 E 7th St, spoke in favor of the rezone application.

Chair Sinner closed the public hearing.

Chair Sinner asked for a motion to recommend approval to consider the request for a change of zoning from C-2 to RP-3 and to amend the Official Zoning District Map for property generally located northeast of the intersection of North Lincoln Avenue and West 5th Street, City of Hastings, Adams County, Nebraska. Moved by Lewis, seconded by Rossi. Ayes: Stutzman, Sinner, Rossi, and Lewis. Nays: Adler and Hubbard. Abstain: Kindig. Motion Failed: 4-2-1.

City Attorney Oswald asked for context on why the Commission failed the project, to give to the council.

Hubbard has a letter to give to the City Council for his reasons.

1. Heavy reliance on public funding. If the project fails, it will shift to the taxpayer.
2. Questionable Financial Feasibility.
3. Concentration of projects under one single developer.
4. Significant risk to the public.
5. Project diverts scarce public resources from other potential community priorities, such as infrastructure improvements, small business assistance, business recruitment, and job creation.
6. Discussed modest population fluctuation and Census Bureau projections.

Adler spoke about the taxpayer, whether they understand TIF or not, who sees it as tax dollars going out to an outside entity. Adler agrees with Hubbard on the overemphasis on the construction and development of housing in Hastings.

Rossi disagreed with a lot of what was said. He doesn't have a copy of the letter that was dropped on them. Rossi views TIF as an investment in the community, and it's paid back. Without that TIF, the building would sit at a lower valuation in our community, and he doesn't understand how this falls back on the taxpayer if the project fails. It is not our determination of whether a project fails or doesn't; we determine if it's right for the community. Rossi believes we do need housing, and the argument about housing is completely wrong. If there were nicer housing units, people would move to those housing units, and the problem arises that the people who own the less desirable units would have to put money into those homes to attract people.

Sinner reminded everyone that they had discussed this as requested by the City Attorney,

to pass on to the City Council.

Hubbard discussed the median income and affordable housing, asking what this overall housing does to the community.

Subdivisions

- a. **2025-497 Final Plat for Ponderosa Park Subdivision, generally located southeast of the intersection of North Kansas Avenue and West 22nd Street, in the City of Hastings, Adams County, Nebraska.** Kubo gave the Staff Report to consider the Final Plat for Ponderosa Park Subdivision, generally located southeast of the intersection of North Kansas Avenue and West 22nd Street, in the City of Hastings, Adams County, Nebraska. Staff recommended that the Planning Commission recommend approval to the City Council to consider the Final Plat for Ponderosa Park Subdivision, based on the staff report.

Chair Sinner called for a motion to approve the Final Plat for Ponderosa Park Subdivision. Moved by Hubbard to recommend the approval of the Final Plat for Ponderosa Park Subdivision to the City Council, seconded by Kindig. Roll Call: Ayes: Sinner, Hubbard, Stutzman, Lewis, Adler, Kindig, and Rossi. Nays: None. Motion carried 7-0.

Reports

- a. **Committee Reports:** None.
- b. **Chairman Comments:** Sinner enjoyed the discussion. They will pass this up to the City Council to understand what we do here.
- c. **Staff Reports:** Kubo said Tommy's Car Wash is in the process of excavating the ground. Les Schwab Tire is prepping the site to put in the sewer, and the water is in. Cedar Park and D Street, the site is prepped, and the next step is the construction of the street. Trailside is moving along; they have four set up. They are having an open house today, and he encouraged everyone to go.
- d. Murphy said they have been busy, still in the throes of Fire Prevention month. Educational opportunities for hundreds of kids. Working on all the construction projects as well.

Mayor Beckby asked Chick about the median income of \$61,000.00 in Hastings. Aren't these apartments \$1300.00? Chick stated these are studios, mostly one-bedroom apartments. The 2-bedroom units are up in the

\$1400.00 range. Mayor Beckby asked if the average is 1300-1400 for these units? Chick said it's less than that. Mayor Beckby said if his figures are correct, the household number of \$1300 would be under 20% of income and easily fall within the parameter of no more than 30% of income being spent on housing costs.

Chick stated the citizens online are asking how all the apartments are being built and where all the people are coming from, as they are sitting empty. So, Chick reached out to the most recent project owners. Perry Reid Properties has several thousand apartments across the state. They have 300-400 apartments here. They are owners of Pioneer Trails Flats, an 84-unit complex, built years ago, with 98.6% occupancy. Across the state, their occupancy is 96.8%. The owners of the Hangar 55 Project, a 70+ unit for a 55 plus apartment complex. They aren't full yet, but the restrictive nature of the tenant base, it takes 18-36 months. The new project by Scott Reid indicates there is still a shortage across the state. They say 12-18 months is the lease-up period. Their first 22-unit building has 21 out of the 22 units leased. The building that is not open yet is 50% leased. He has also been asked how all of these fill up, and where people come from. Chick stated that Ember was residing in Grand Island and moved to Hastings, and now lives at the apartment complex, because a year or so ago, nothing was available.

Mayor Beckby stated that Shannon Landauer, with Hastings Economic Development Corporation, had a Housing Report available, which shows a lot of people living in Grand Island who work here. Chick said around 7,000 people. In the housing study, they identified another 800-900 units needed. The Developers and the State are still telling us we have a housing shortage.

Mayor Beckby asked Chick to explain what happens if a TIF project fails. Chick explained that a TIF Loan is done by the same bank that does the financing, they personally guarantee those loans, and a commercial appraisal is done before and after. Chick explained the other loans as well. Banks in first position, TIF is guaranteed and serviced by a bank, so if it goes wrong, the bank will take over the project. Only one project didn't go through. The Bank had to take care of the TIF, recruited a new developer, and finished the units for Low Income Seniors, and the TIF paid the city off for the Water and Sewer. Only interest was lost.

Mayor Beckby asked Hubbard, "What is the fear here? Over 66% is financed through a bank; the building isn't worth anything right now, so where is the fear level coming from?"

Sinner said that this discussion went further than he intended, but it should be picked up in front of the Council. Sinner asked Kubo what was on the next agenda. Kubo said there were seven items on the next agenda.

Sinner asked Kubo for one last comment. Kubo appreciates the Planning Commission's thought processes and understands their concerns, however, we have development in the city, we are growing, we don't see the numbers to show we are growing, but sees the houses that are being built, the businesses that are being invested in, and we have new construction being built all the time, and has faith in this community. We are growing and need to continue to grow. The tools are only given to us to grow. The individuals are investing in us and the community. Kubo appreciates what the Planning Commission does, but keep in mind, we are growing.

Adjourn

Chair Sinner called for a motion to adjourn at 5:23 p.m. Motioned by Stutzman, seconded by Rossi. Roll Call: Ayes: Sinner, Kindig, Adler, Stutzman, Hubbard, Rossi, and Lewis. Nays: None. Motion carried: 7-0

Chair Greg Sinner

Department: Development Services
Staff Contact: Kevin Kubo
Planning Commission Meeting Date: 11/18/2025
File No: 2025-498
Prepared By: Ember Batelaan, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing to consider the request from Maendele Properties LLC for a conditional use permit for a self-service storage facility for property commonly addressed as 230 East D Street.

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 states that the Hastings City Council may approve conditional uses following a public hearing and receipt of a recommendation from the Planning Commission in accordance with the required finding outlined in this Chapter and the additional standards outlined 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 outlined 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 public health, safety, and welfare, and to meet the planning goals outlined in the City's Comprehensive Plan.

Type of action requested:

Motion

Suggested motion:

Deadlines associated with action:

The case is scheduled to be heard at the City Council Regular meeting on December 8, 2025.

Department head comments:

Development Services staff has reviewed the application for the Conditional Use Permit for Self-Service Storage on the property. The complete details of the staff review and recommendation are in the attached staff report.

Recommendation:

Staff recommends the Planning Commission recommend approval of the Conditional Use Permit for property commonly addressed as 230 East D Street.



City of Hastings Planning Commission

STAFF REPORT

Request for Conditional Use Permit: Conditional Use Permit for the development of self-service storage facilities

File No. 2025-498

Applicant Maendele Properties, LLC

Property Location: 230 East D Street

Lot Size: 0.8 acres

Date of Public Hearing: November 18, 2025

Zoning I-2, Heavy Industrial District

Adjacent Zoning: North: R-3, Multiple-Family Residential District

East: I-2, Heavy Industrial District

South: I-2, Heavy Industrial District

West: I-2, Heavy Industrial District



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

- **Sec. 34-200. Uses and District Table: Service Uses** – Self-service storage facility

DESCRIPTON OF CONDITIONAL USE REQUESTED:

The applicant, Maendele Properties LLC, is requesting a conditional use permit to develop self-service storage units on the property.

Property description:

The property currently contains two steel warehouse buildings. The property gains access off of East D Street.

STANDARDS FOR CONDITONAL 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 property will maintain the two access points off of East D Street. The proposed storage units will cause a minimal increase in vehicular traffic; however, this would not negatively impact the area.

The site currently does not have sidewalks, and this is consistent with the 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 in 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.

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

This standard has minimal impact on the Area. The new self-storage use should not create any added noise, fumes, or dust.

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

The properties to the north are developed with single-family homes. The properties to the east, south, and west are developed with industrial uses. The self-service storage use would fit the character of the area.

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

The presence of storage units will likely not have an impact on property values.

STAFF COMMENTS: Staff recommends the Planning Commission recommend **APPROVAL** of the **CONDITIONAL USE PERMIT APPLICATION** to City Council for the use at 230 East D Street, in the I-2, Heavy Industrial District, as self-service storage facilities.

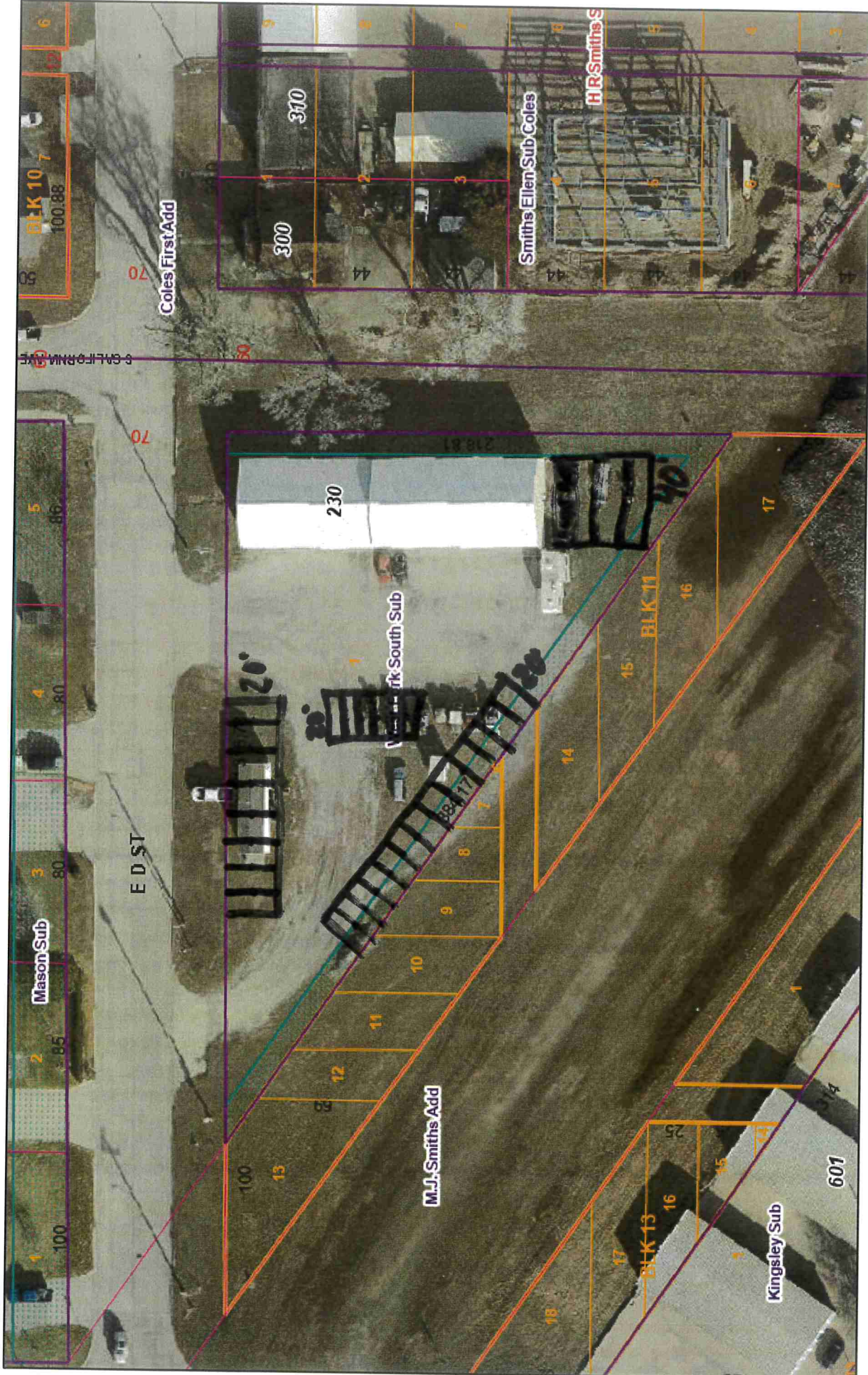
PREPARED BY: Ember Batelaan, City Planner

DATE: November 4, 2025









ATTACHMENTS:

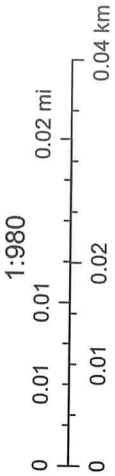
1. Application Materials

ArcGIS Web Map



9/10/2025, 3:45:07 PM

-  Corporate Limits
-  City Limits
-  Two Mile
-  Subdivisions
-  Blocks
-  Easements
-  Lots
-  Addresses



Department: Development Services
Staff Contact: Kevin Kubo
Planning Commission Meeting Date: 11/18/2025
File No: 2025-515
Prepared By: Ember Batelaan, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

The applicant, Fairway Villas LLC, has applied to rezone a 3.89-acre tract of land generally located at the intersection of West G and Franklin Avenue from C-3 Commercial Business District to RP-3 Multi-family Residential Planned District.

Names of People/Business affected by this action:

People/Businesses Affected: The applicant, surrounding neighborhood, people of Hastings, and the City.

Why Planning Commission action is required:

Neb. Rev. Stat. 19-902 provides the city council shall receive the advice of the planning commission before taking definite action on any contemplated amendment, supplement, change, modification, or repeal, and no such regulation, restriction, or boundary shall become effective until after separate public hearings are held by both the planning commission and the city council in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. Notice of the time and place of such hearing shall be given by publication thereof in a legal newspaper in or of general circulation in such municipality at least one time ten days prior to such hearing.

Type of action requested:

Motion

Suggested motion:

Deadlines associated with action:

Associated Deadlines: The request to rezone is scheduled to be heard at the City Council Regular meeting on December 8, 2025.

Department head comments:

Development Services staff has reviewed the application to rezone property generally located at the intersection of West G and Franklin Avenue. The complete details of the staff review and recommendation are in the attached staff report.

Recommendation:

Staff recommends that the Planning Commission recommend approval to the City Council for the request to rezone property generally located at the intersection of West G and Franklin Avenue from C-3 Commercial Business District to RP-3 Multifamily Residential Planned District.



City of Hastings Planning Commission

STAFF REPORT

Request to Rezone: Rezone to RP-3, Multiple-Family Residential Planned District.

Case # 2025-515

Applicant Fairview Villas, LLC

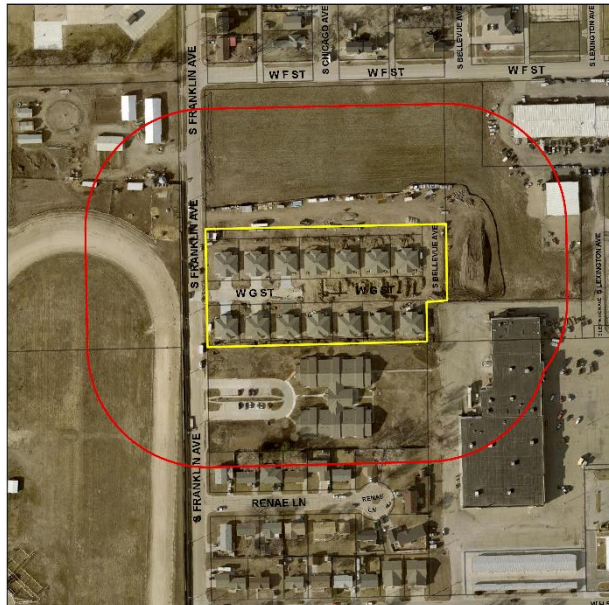
Property Location: Generally located at the intersection of West G and Franklin Avenue

Lot Size: 3.89 acres

Date of Public Hearing: November 18, 2025

Current Zoning C-3, Central Business District

Adjacent Zoning: North: C-3 Commercial Business District
East: C-3 Commercial Business District
South: R-3, Multiple-Family Residential District
West: C-3 Commercial Business District



DESCRIPTION OF REZONING REQUESTS:

The developer, Fairview Villas LLC, has proposed to rezone 3.89 acres from C-3 Commercial Business District to RP-3 Multifamily Residential Planned District. The property is located at the intersection of West G Street and Franklin Avenue.

The property is currently zoned C-3, Commercial Business District. The applicant has requested to rezone the property to RP-3, Multiple-Family Residential Planned District.

The applicant is requesting to rezone the property to RP-3 to bring the existing buildings into conformance with the Municipal Code.

The Planned District would allow for the 14 -foot front yard setbacks.

Property Description:

The property is generally located at the intersection of G Street and Franklin Avenue. The land is generally flat and is not in a mapped floodplain.

STANDARDS TO REZONE PROPERTY:

The provisions of [Article VIII](#) regulate the process to rezone property within the City and its extraterritorial jurisdiction.

The City Council, by recommendation from the City Planning Commission, will base its decision on the following:

- a) The existing use of the property, its physical and environmental characteristics, its zoning history, and its suitability for the zoning district it currently is within.**

The existing use of the property is for duplexes. The property is relatively flat and is not in a flood plain. The property has been zoned C-3 Commercial Business District since 2016. While the C-3 District allows for Duplexes, the existing structures do not meet setback requirements.

- b) Conformity of the proposed change with the Comprehensive Plan.**

The City of Hastings, Nebraska Comprehensive Plan 2025, adopted in March 2025, shows the site as a Medium Density land use category. The policy statement for this use designation is:

The Medium Density Residential land use district includes both existing and new residential neighborhoods with a mix of single-family, two-family, and multi-family dwellings on small to moderately-sized lots with supporting community facilities. It is intended to encourage creative development patterns and adaptive reuse of existing structures. Streets are paved with sidewalks, curb, and gutter.

The existing duplex development is in conformance with the 2025 Comprehensive Plan.

c) Adequacy of sewer, water, streets, and other needed facilities and services for permitted uses in the proposed zoning district.

The sanitary sewer, water, streets, and other infrastructure are present adjacent to and on the site.

d) The character of the neighborhood, including the zoning and uses of nearby property.

The property to the east is zoned C-3 Commercial Business District and is the Adams County Fair grounds. The property to the North is zoned C-3 Commercial Business District and is currently undeveloped. The Property to the South is currently zoned R-3 Multifamily District and contains apartments. The property immediately to the east is zoned C-3 Commercial Business District and is undeveloped.

e) Compatibility of the proposed zoning district with nearby property.

The proposed rezoning is generally compatible with the nearby properties. Properties to the west, north, and east are currently zoned C-3, Commercial Business District. The property to the South is zoned R-3 Multifamily Residential District. The proposed rezoning is compatible with the neighborhood.

f) Additional matters as might apply in individual cases.

Not Applicable

STAFF COMMENTS: Staff recommends that the Planning Commission recommend **APPROVAL** to the City Council for the Request to rezone the property generally located at the intersection of G Street and Franklin Avenue, from C-3, Commercial Business District, to RP-3, Multiple Family Residential Planned District.

PREPARED BY: Kevin Kubo, Development Services Director

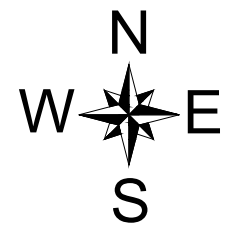
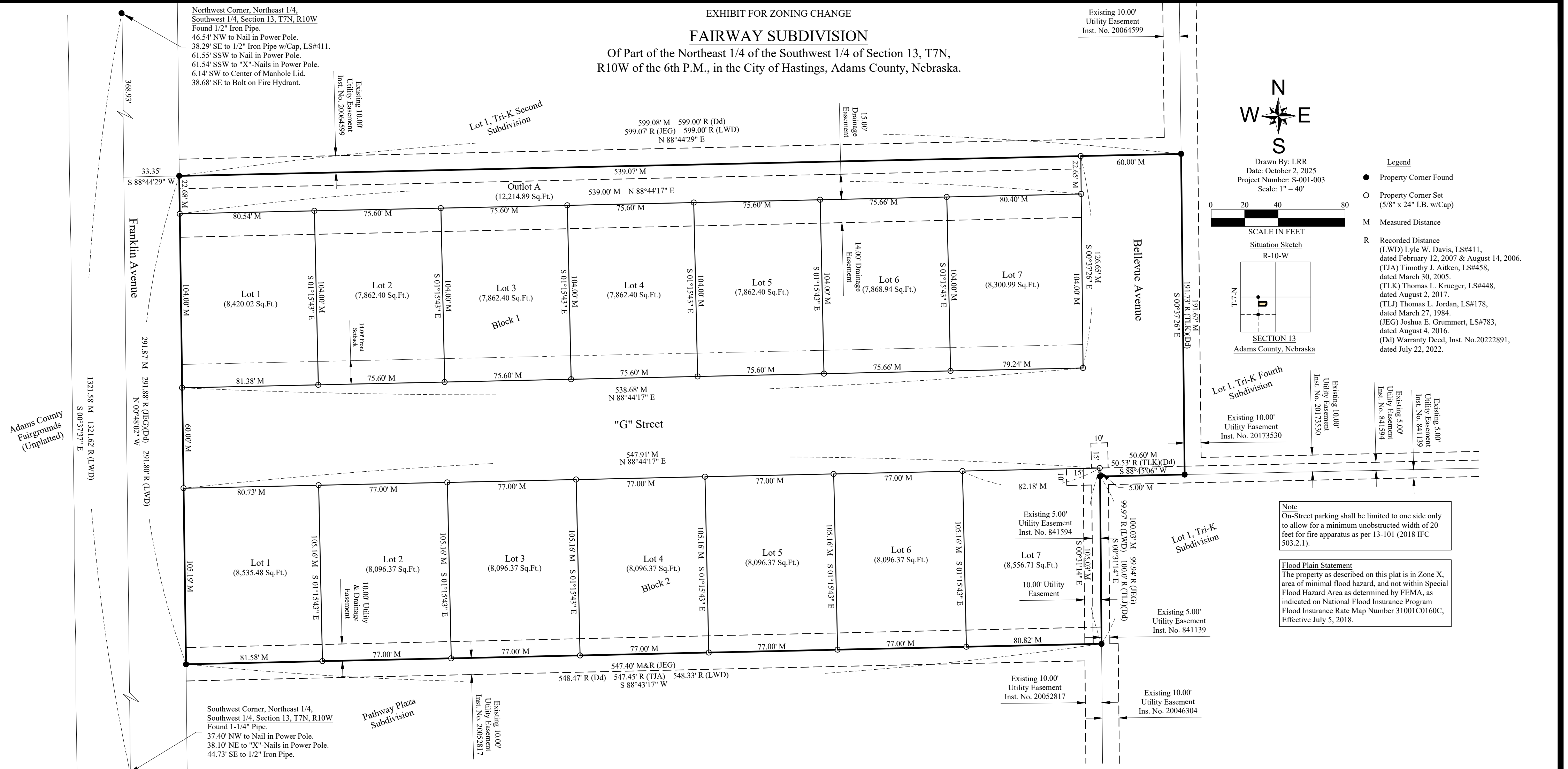
DATE: November 3, 2025

ATTACHMENTS:

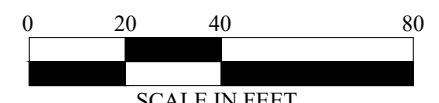
1. Application materials
2. 2025 Comprehensive Plan Future Land Use Map
3. 2025 Comprehensive Plan Future Land Use Category

FAIRWAY SUBDIVISION

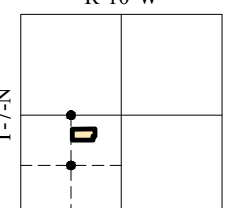
Of Part of the Northeast 1/4 of the Southwest 1/4 of Section 13, T7N, R10W of the 6th P.M., in the City of Hastings, Adams County, Nebraska.



Drawn By: LRR
Date: October 2, 2025
Project Number: S-001-003
Scale: 1" = 40'



Situation Sketch
R-10-W



SECTION 13
Adams County, Nebraska

- Legend
Property Corner Found
Property Corner Set
Measured Distance
Recorded Distance
(LWD) Lyle W. Davis, LS#411, dated February 12, 2007 & August 14, 2006.
(TJA) Timothy J. Aitken, LS#458, dated March 30, 2005.
(TLK) Thomas L. Krueger, LS#448, dated August 2, 2017.
(TLJ) Thomas L. Jordan, LS#178, dated March 27, 1984.
(JEG) Joshua E. Grummett, LS#783, dated August 4, 2016.
(Dd) Warranty Deed, Inst. No.20222891, dated July 22, 2022.

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).

Flood Plain Statement
The property as described on this plat is in Zone X, area of minimal flood hazard, and not within Special Flood Hazard Area as determined by FEMA, as indicated on National Flood Insurance Program Flood Insurance Rate Map Number 31001C0160C, Effective July 5, 2018.

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, 599.08 feet to 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, 22.65 feet to the Northeast corner of Lot 7, Block 1, Fairway Subdivision to the City of Hastings, Adams County, Nebraska; thence S 88°44'17" W, 539.00 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, 22.68 feet to the Point of Beginning, containing 12,214.89 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.



Department: Development Services
Staff Contact: Ember Batelaan
Planning Commission Meeting Date: 11/18/2025
File No: 2025-526
Prepared By: Ember Batelaan, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

The applicant, Enrique Meraz, has applied to rezone a 1.3-acre tract of land generally located to the southwest of the intersection of West J Street and South Burlington Avenue from “C-3, Commercial Business District” and “R-1, Urban Single-Family Residential District” to “C-3, Commercial Business District”.

Names of People/Business affected by this action:

The applicant, surrounding neighborhood, people of Hastings, and the City.

Why Planning Commission action is required:

Neb. Rev. Stat. 19-902 provides that the city council shall receive the advice of the planning commission before taking definite action on any contemplated amendment, supplement, change, modification, or repeal, and no such regulation, restriction, or boundary shall become effective until after separate public hearings are held by both the planning commission and the city council in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. Notice of the time and place of such hearing shall be given by publication thereof in a legal newspaper in or of general circulation in such municipality at least one time ten days prior to such hearing.

Type of action requested:

Motion

Suggested motion:

Deadlines associated with action:

The request to rezone is scheduled to be heard at the City Council Regular meeting on December 8, 2025.

Department head comments:

Development Services staff has reviewed the application to rezone property generally located southwest of the intersection of West J Street and South Burlington Avenue. The complete details of the staff review and recommendation are in the attached staff report.

Recommendation:

Staff recommends that the Planning Commission recommend approval to the City Council for the request to rezone property generally located southwest of the intersection of West J Street and South Burlington Avenue from C-3, Commercial Business District and R-1, Urban Single-Family Residential District to C-3, Commercial Business District.



City of Hastings Planning Commission

STAFF REPORT

Request to Rezone: From C-3, Commercial Business District and R-1, Urban Single-Family Residential District to C-3, Commercial Business District

Case No. 2025-526

Applicant Enrique Meraz

Property Location: 911 W J Street, Hastings, Adams County, Nebraska

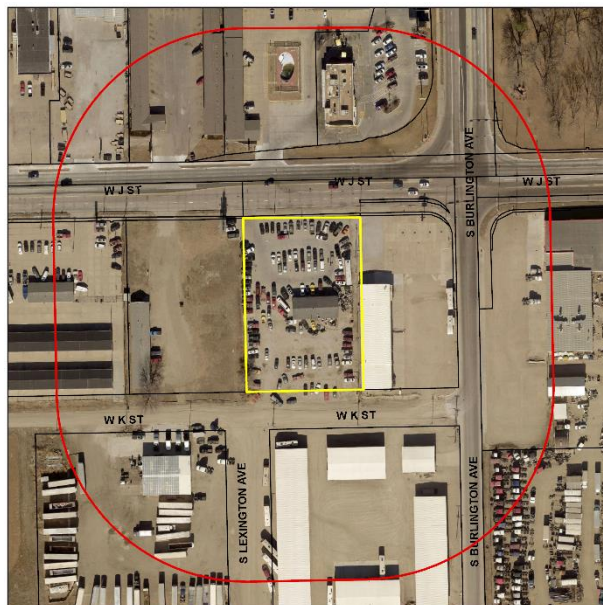
Lot Size: 1.27 acres (0.5 acres to be rezoned)

Date of Public Hearing: November 18, 2025

Current Zoning R-1, Urban Single-Family Residential District & C-3, Commercial Business District

Adjacent Zoning:

- North: C-3, Commercial Business District
- East: C-3, Commercial Business District & R-1, Urban Single-Family Residential District
- South: I-2, Heavy Industrial District
- West: C-3, Commercial Business District



DESCRIPTION OF REZONING REQUESTS: The applicant has requested to rezone the 1.27-acre tract of land from C-3, Commercial Business District and R-1, Urban Single-Family Residential District to C-3, Commercial Business District. The area to be rezoned is approximately 0.5 acres and encompasses Lots 7, 8, and 9, Block 1 of Veiths Park Addition.

No specific development plans or building permits have been provided for the future of the property.

Property Description: The property consists of five full lots and approximately 20 feet of a sixth platted lot in the Veiths Park Addition. The property is roughly 150 feet wide, east to west, and 270 feet deep, north to south. The land currently consists of a 35-year-old auto showroom building. The site is relatively flat.

Access is provided to the lot by existing curb cuts off West J Street. There is no sidewalk in the area.

STANDARDS TO REZONE PROPERTY:

The provisions of [Article VIII](#) regulate the process to rezone property within the City and its extraterritorial jurisdiction.

The City Council, by recommendation from the City Planning Commission, will base its decision on the following:

a) The existing use of the property, its physical and environmental characteristics, its zoning history, and its suitability for the zoning district it currently is within.

The property was originally subdivided by the Veiths Park Addition in 1887. The auto showroom building was built in 1992 on the southern half of the property, in the R-1 zoned area of the property. The site is relatively flat with no environmental concerns on the site.

The site has been zoned C-3 and R-1 Districts since 1958. The C-3 District allows outdoor sales, yard as a permitted use. The R-1 District does not allow this use. The existing auto showroom building is not an allowed use in the R-1 District, however rezoning the property to the C-3 District would bring the property into conformance.

b) Conformity of the proposed change with the Comprehensive Plan.

The property is designated as the Industrial land use category in the 2025 Hastings Comprehensive Plan Future Land Use Map.

The policy statement for the Industrial land use category is:

The Industrial land use district is intended to provide for manufacturing and warehousing uses. These uses typically require larger tracts of ground and have multiple buildings on a site. Location of industrial uses needs to be sensitive to other uses, in particular residential areas, which may require screening or mitigation of impacts.

The use of the property as an automobile showroom building is in conformance with the comprehensive plan, which lists auto sales as a compatible use in the Industrial land use category.

c) Adequacy of sewer, water, streets, and other needed facilities and services for permitted uses in the proposed zoning district.

The site is currently served by City utilities. These utilities should be adequate to provide needed water, sanitary sewer, electricity, and gas for the existing and future uses.

d) The character of the neighborhood, including the zoning and uses of nearby property.

The surrounding area can be considered a commercial/industrial area with commercial businesses fronting on W J Street (Highway 6) and industrial uses located to the south.

To the north, east, and west are various commercial businesses zoned C-3, Commercial Business District and to the south are industrial businesses zoned I-2, Heavy Industrial District.

As previously stated, the applicant has not provided detailed plans for the property. Rezoning the property to C-3 District would allow for one zoning district on the property owned by one party, avoid confusion, and would bring the auto showroom building into conformance with the zoning regulations.

The proposed rezoning would meet the general character of the surrounding neighborhood.

e) Compatibility of the proposed zoning district with nearby property.

The proposed zoning district is compatible with nearby properties, which are also zoned C-3, Commercial Business District.

f) Additional matters as might apply in individual cases. Not applicable.

STAFF COMMENTS: Staff recommends the Planning Commission recommend **APPROVAL** of the request to Rezone the property at 911 W J Street, from C-3, Commercial Business District and R-1, Urban Single-Family Residential District to C-3, Commercial Business District to the City Council, based on the recommendations in the Staff Report.

PREPARED BY: Ember Batelaan, City Planner

DATE: November 4, 2025

ATTACHMENTS:

1. Application materials
2. 2025 Comprehensive Plan Future Land Use
3. Staff summary presentation



Owner's Authorization Letter

I/we hereby certify that I/we are the owner(s) of the property described herein. I/we am/are respectfully requesting processing and approval of the application(s) referenced herein. I/we hereby authorize the Applicant(s) listed on this application to act on my/our behalf during the processing and presentation of the request. The person(s) identified as Applicant shall be the principal contact with the City in processing this application.

Casey's General Store

Application for Rezoning Lots 7,8,9 of Block 1, Veith's Park Addition from R-1 to C-3
Project: and Administrative Plat Application for Project

Address/Location: 911 West J Street

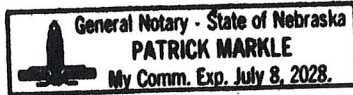
Applicant(s): Casey's Retail Company

WALTER C. BRENKOWSKI Walter C Brenkowski
Owner: Owner's Signature

Owner: _____ Owner's Signature _____

State of Nebraska)

) ss:



County of Adams)

The foregoing document was acknowledged before me this 10 day of October
2025, by _____

Patrick Markle

Notary Public

Department: Development Services
Staff Contact: Ember Batelaan
Planning Commission Meeting Date: 11/18/2025
File No: 2025-527
Prepared By: Ember Batelaan, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

The applicant, Enrique Meraz, has applied to rezone a 0.91-acre tract of land generally located to the southwest of the intersection of West J Street and South Burlington Avenue from “C-3, Commercial Business District” and “R-1, Urban Single-Family Residential District” to “C-3, Commercial Business District”.

Names of People/Business affected by this action:

The applicant, surrounding neighborhood, people of Hastings, and the City.

Why Planning Commission action is required:

Neb. Rev. Stat. 19-902 provides the city council shall receive the advice of the planning commission before taking definite action on any contemplated amendment, supplement, change, modification, or repeal, and no such regulation, restriction, or boundary shall become effective until after separate public hearings are held by both the planning commission and the city council in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. Notice of the time and place of such hearing shall be given by publication thereof in a legal newspaper in or of general circulation in such municipality at least one time ten days prior to such hearing.

Type of action requested:

Motion

Suggested motion:

Deadlines associated with action:

The request to rezone is scheduled to be heard at the City Council Regular meeting on December 8, 2025.

Department head comments:

Development Services staff has reviewed the application to rezone property generally located southwest of the intersection of West J Street and South Burlington Avenue. The complete details of the staff review and recommendation are in the attached staff report.

Recommendation:

Staff recommends that the Planning Commission recommend approval to the City Council for the request to rezone property generally located southwest of the intersection of West J Street and South Burlington Avenue from C-3, Commercial Business District & R-1, Urban Single-Family Residential District to C-3, Commercial Business District.



City of Hastings Planning Commission

STAFF REPORT

Request to Rezone: From C-3, Commercial Business District and R-1, Urban Single-Family Residential District to C-3, Commercial Business District

Case No. 2025-527

Applicant Enrique Meraz

Property Location: 909 W J Street, Hastings, Adams County, Nebraska

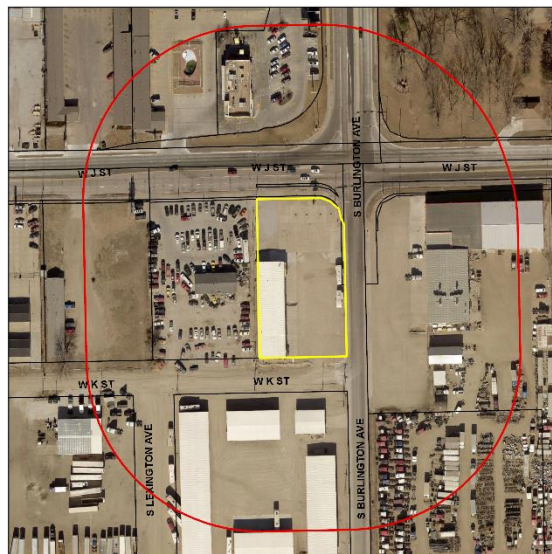
Lot Size: 0.9 acres (0.5 acres to be rezoned)

Date of Public Hearing: November 18, 2025

Current Zoning R-1, Urban Single-Family Residential District & C-3, Commercial Business District

Adjacent Zoning:

- North: C-3, Commercial Business District
- East: I-2, Heavy Industrial District
- South: I-2, Heavy Industrial District
- West: C-3, Commercial Business District & R-1, Urban Single-Family Residential District



DESCRIPTION OF REZONING REQUESTS: The applicant has requested to rezone the 0.9-acre tract of land from C-3, Commercial Business District and R-1, Urban Single-Family Residential District to C-3, Commercial Business District. The area to be rezoned is approximately 0.5 acres and encompasses Lots 4, 5, and 6, Block 1 of Veiths Park Addition.

No specific development plans or building permits have been provided for the future of the property.

Property Description: The property consists of five full lots and approximately 20 feet of a sixth platted lot in the Veiths Park Addition. The property is roughly 150 feet wide, east to west, and 270 feet deep, north to south. The land currently consists of a 35-year-old auto showroom building. The site is relatively flat.

Access is provided to the lot by existing curb cuts off West J Street and South Burlington Avenue. There is no sidewalk in the area.

STANDARDS TO REZONE PROPERTY:

The provisions of [Article VIII](#) regulate the process to rezone property within the City and its extraterritorial jurisdiction.

The City Council, by recommendation from the City Planning Commission, will base its decision on the following:

a) The existing use of the property, its physical and environmental characteristics, its zoning history, and its suitability for the zoning district it currently is within.

The property was originally subdivided by the Veiths Park Addition in 1887. The auto showroom building was built in 1990 on the southern half of the property, in the R-1 zoned area of the property. The site is relatively flat with no environmental concerns on the site.

The site has been zoned C-3 and R-1 Districts since 1958. The C-3 District allows outdoor sales, yard as a permitted use. The R-1 District does not allow this use. The existing auto showroom building is not an allowed use in the R-1 District, however rezoning the property to the C-3 District would bring the property into conformance.

b) Conformity of the proposed change with the Comprehensive Plan.

The property is designated as the Industrial land use category in the 2025 Hastings Comprehensive Plan Future Land Use Map.

The policy statement for the Industrial land use category is:

The Industrial land use district is intended to provide for manufacturing and warehousing uses. These uses typically require larger tracts of ground and have multiple buildings on a site. Location of industrial uses needs to be sensitive to other uses, in particular residential areas, which may require screening or mitigation of impacts.

The use of the property as an automobile showroom building is in conformance with the comprehensive plan, which lists auto sales as a compatible use in the Industrial land use category.

c) Adequacy of sewer, water, streets, and other needed facilities and services for permitted uses in the proposed zoning district.

The site is currently served by City utilities. These utilities should be adequate to provide needed water, sanitary sewer, electricity, and gas for the existing and future uses.

d) The character of the neighborhood, including the zoning and uses of nearby property.

The surrounding area can be considered a commercial/industrial area with commercial businesses fronting on W J Street (Highway 6) and industrial uses located to the south.

To the north, east, and west are various commercial businesses zoned C-3, Commercial Business District and to the south are industrial businesses zoned I-2, Heavy Industrial District.

As previously stated, the applicant has not provided detailed plans for the property. Rezoning the property to C-3 District would allow for one zoning district on the property owned by one party, avoid confusion, and would bring the auto showroom building into conformance with the zoning regulations.

The proposed rezoning would meet the general character of the surrounding neighborhood.

e) Compatibility of the proposed zoning district with nearby property.

The proposed zoning district is compatible with nearby properties, which are also zoned C-3, Commercial Business District.

f) Additional matters as might apply in individual cases. Not applicable.

STAFF COMMENTS: Staff recommends the Planning Commission recommend **APPROVAL** of the request to Rezone the property at 909 W J Street, from C-3, Commercial Business District and R-1, Urban Single-Family Residential District to C-3, Commercial Business District to the City Council, based on the recommendations in the Staff Report.

PREPARED BY: Ember Batelaan, City Planner

DATE: November 3, 2025

ATTACHMENTS:

1. Application materials
2. 2025 Comprehensive Plan Future Land Use
3. Staff summary presentation

Department: Development Services
Staff Contact: Ember Batelaan
Planning Commission Meeting Date: 11/18/2025
File No: 2025-529
Prepared By: Ember Batelaan, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

The proposed Les Schwab Subdivision Final Plat is to subdivide the property into two lots.

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:

Deadlines associated with action:

The Final Plat is scheduled to be reviewed by the City Council on December 8, 2025.

Department head comments:

The Development Services 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 46-203. 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:

City staff recommends approval of the Final Plat.



City of Hastings Planning Commission

STAFF REPORT

Final Plat: Les Schwab Final Plat

Case No. 2025-529

Applicant Compass Surveying

Property Location: Generally located southeast of the intersection of East 39th Street and Osborne Drive East

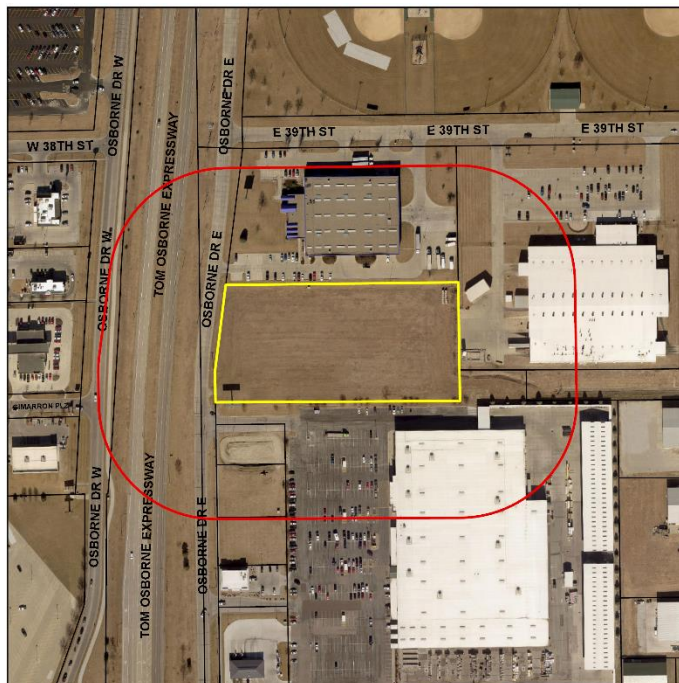
Lot Size: 4.31 Acres

Date of Planning Commission Meeting: November 18, 2025

Zoning I-2, Heavy Industrial District

Adjacent Zoning:

- North: I-2, Heavy Industrial District
- East: I-2, Heavy Industrial District
- South: I-2, Heavy Industrial District
- West: C-3, Commercial Business District



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

- **Sec. 46-201. – Approval of subdivision plats**
- **Sec. 46-203. – Final Plat:** describes intent and submittal requirements.
- **Chapter 46, Article III. – Planning and Community Design Standards:** describes various plat, lot, and site design requirements.
- **Chapter 46, 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 4.31-acre parcel of land to the southeast of the intersection of East 39th Street and Osborne Drive East. The property is currently under development for a tire shop.

Conditions from the Approved Preliminary Plat: The property was previously platted as the Menard-Boyd Addition.

Final Plat Design: The Final Plat divides the property into two lots.

CONSIDERATIONS OF THE FINAL PLAT:

Subsection 46-201(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 46, Article III. – Planning and Community Design Standards and Chapter 46, 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 Les Schwab Subdivision**.

PREPARED BY: Ember Batelaan, City Planner

DATE: November 4, 2025

ATTACHMENTS:

1. Final Plat Les Schwab Subdivision

Department: Development Services
Staff Contact: Kevin Kubo
Planning Commission Meeting Date: 11/18/2025
File No: 2025-499
Prepared By: Ember Batelaan, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

The proposed Garages 7th Addition Subdivision Final Plat is to subdivide the property into 44 lots.

Names of People/Business affected by this action:

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:

Deadlines associated with action:

The Final Plat is scheduled to be reviewed by the City Council on December 8, 2025.

Department head comments:

The Development Services 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 46-203. All related utility easement locations have been reviewed and approved by the Utilities Coordinator as part of this plat process.

Recommendation:

Recommendation: City staff recommends approval of the Final Plat.



City of Hastings Planning Commission

STAFF REPORT

Final Plat: Garages 7th Addition Final Plat

Case No. 2025-499

Applicant MPH II LLC

Property Location: Generally located southeast of the intersection of East South Street and South Showboat Boulevard

Lot Size: 6.8 Acres

Date of Planning Commission Meeting: November 18, 2025

Zoning I-2, Heavy Industrial District w/ County Industrial Overlay

Adjacent Zoning:

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



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

- **Sec. 46-201. – Approval of subdivision plats**
- **Sec. 46-203. – Final Plat:** describes intent and submittal requirements.
- **Chapter 46, Article III. – Planning and Community Design Standards:** describes various plat, lot, and site design requirements.
- **Chapter 46, 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 6.8-acre parcel of land to the southeast of the intersection of East South Street and South Showboat Boulevard.

Conditions from the Approved Preliminary Plat: The property was previously platted Garages 7th Addition and vacated.

Final Plat Design: The Final Plat adjusts the lot boundaries.

CONSIDERATIONS OF THE FINAL PLAT:

Subsection 46-201(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 46, Article III. – Planning and Community Design Standards and Chapter 46, 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 Garages 7th Addition.**

PREPARED BY: Ember Batelaan, City Planner

DATE: November 4, 2025

ATTACHMENTS:

1. Final Plat Garages 7th Addition

Department: Development Services
Staff Contact: Kevin Kubo
Planning Commission Meeting Date: 11/18/2025
File No: 2025-528
Prepared By: Ember Batelaan, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

The proposed The Garages 8th Addition Final Plat is to subdivide the property into six lots and two outlots.

Names of People/Business affected by this action:

The people of Hastings, the City of Hastings, and Adams County

Why Planning Commission action is required:

Neb. Rev. Stat. 19-929 states that city council shall not take final action on subdivision development matters without the recommendation of the Planning Commission.

Type of action requested:

Motion

Suggested motion:

Deadlines associated with action:

The Final Plat is scheduled to be reviewed by the City Council on December 8, 2025.

Department head comments:

The Development Services 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 46-203. 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:

City staff recommend approval of the Final Plat.



City of Hastings Planning Commission

STAFF REPORT

Final Plat:	Garages 8th Addition Final Plat
Case No.	2025-528
Applicant	MPH II LLC
Property Location:	Generally located southeast of the intersection of East South Street and South Showboat Boulevard
Lot Size:	3.1 acres
Date of Planning Commission Meeting:	November 18, 2025
Zoning	I-2, Heavy Industrial District w/ County Industrial Overlay
Adjacent Zoning:	North: I-2, Heavy Industrial District East: I-2, Heavy Industrial District South: A, Agriculture District West: A, Agriculture District



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

- **Sec. 46-201. – Approval of subdivision plats**
- **Sec. 46-203. – Final Plat:** describes intent and submittal requirements.
- **Chapter 46, Article III. – Planning and Community Design Standards:** describes various plat, lot, and site design requirements.
- **Chapter 46, 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 3.1-acre parcel of land to the southeast of the intersection of East South Street and South Showboat Boulevard.

Conditions from the Approved Preliminary Plat: The property was previously platted Garages 8th Addition and vacated.

Final Plat Design: The Final Plat adjusts the lot boundaries.

CONSIDERATIONS OF THE FINAL PLAT:

Subsection 46-201(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 46, Article III. – Planning and Community Design Standards and Chapter 46, 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 Garages 8th Addition.**

PREPARED BY: Ember Batelaan, City Planner

DATE: November 4, 2025

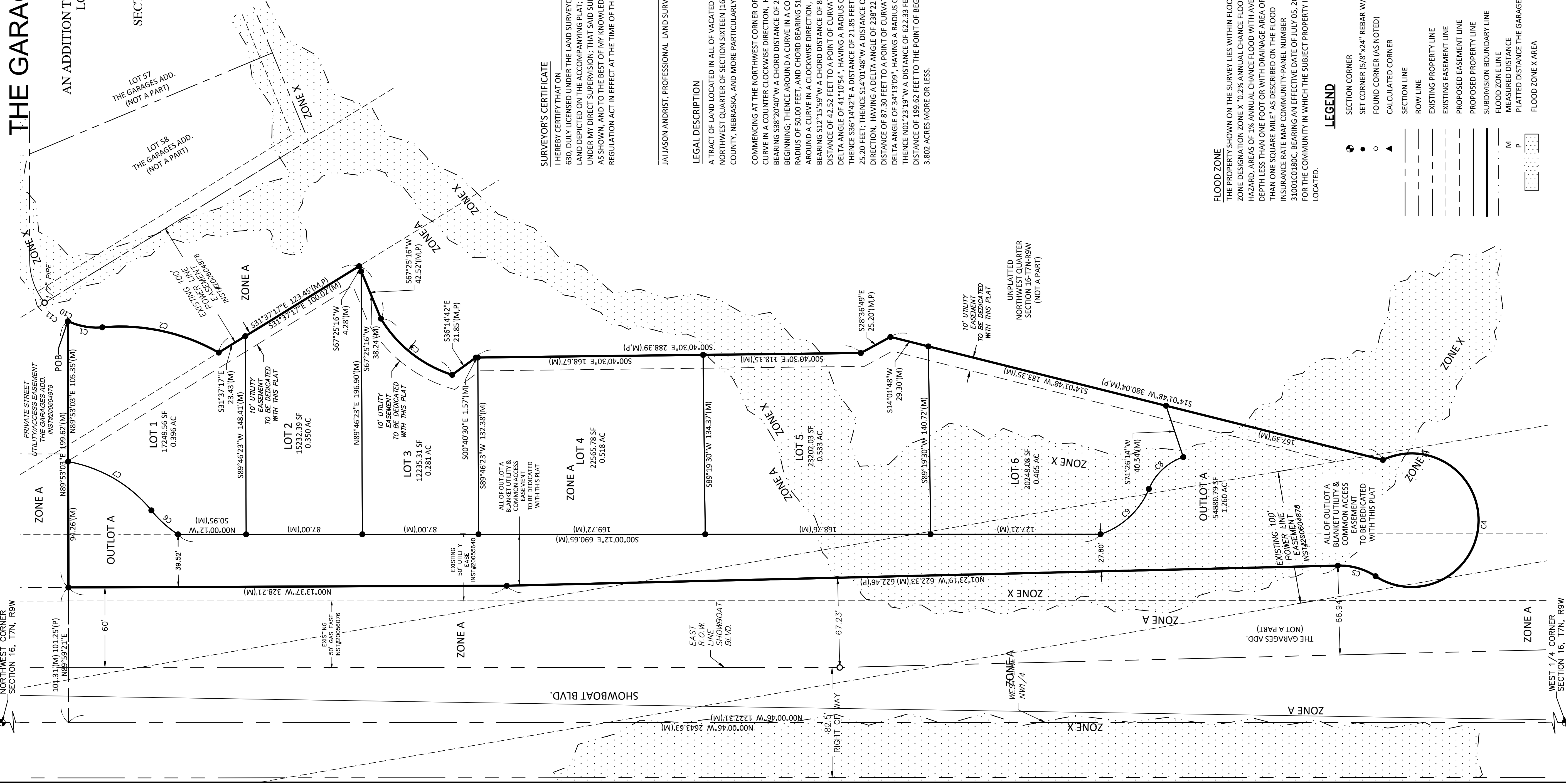
ATTACHMENTS:

1. Final Plat Garages 8th Addition

THE GARAGES EIGHTH SUBDIVISION

FINAL PLAT

AN ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA
 LOCATED IN ALL OF VACATED LOTS 59 - 75,
 THE GARAGES ADDITION
 IN THE CITY OF HASTINGS AND IN
 PART OF THE NORTHWEST QUARTER OF
 SECTION 16, TOWNSHIP 7 NORTH, RANGE 9 WEST
 OF THE 6TH P.M.,
 ALL IN ADAMS COUNTY, NEBRASKA



CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	50.00 M&P	30°26'52"	26.57	S10°19'35"W	26.26
C2	150.00 M&P	34°33'39"	90.48	S12°15'59"W	89.11
C3	96.69 M&P	41°10'54"	69.50 M&P	S38°17'08"W	68.01
C4	50.00 M&P	238°22'54"	208.03 M&P	N86°23'56"W	87.30 M&P
C5	50.00 M&P	34°13'09"	29.86 M&P	N15°41'22"E	29.42 M&P
C6	88.00	17°31'22"	26.91	N41°55'04"E	26.81
C7	104.00	40°38'56"	73.78	N30°21'17"E	72.25
C8	42.50	48°45'41"	36.17	N42°56'36"W	35.09
C9	60.50	48°25'57"	51.14	N43°06'28"W	49.63
C10	50.00 M&P	56°02'10"	48.90 M&P	S23°07'14"W	46.97
C11	50.00 M&P	25°35'18"	22.33	S38°20'40"W	22.14

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2025, I, JAI JASON ANDRIST, A NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 630, DULY LICENSED 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 SURVEYOR'S REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY.

JAI JASON ANDRIST, PROFESSIONAL LAND SURVEYOR NUMBER, PLS-630

LEGAL DESCRIPTION

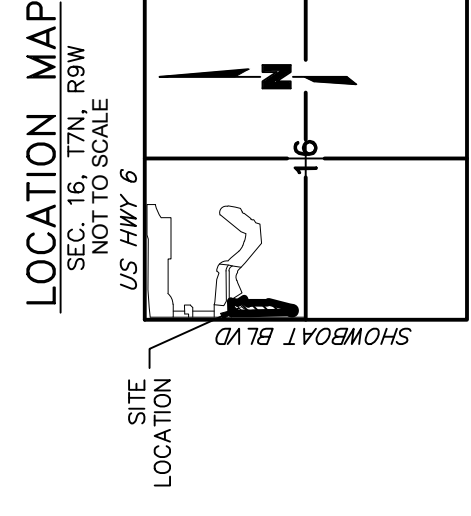
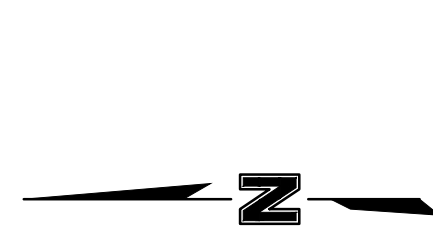
A TRACT OF LAND LOCATED IN ALL OF VACATED LOTS 59 - 75, THE GARAGES ADDITION IN THE CITY OF HASTINGS AND IN PART OF THE NORTHWEST QUARTER OF SECTION SIXTEEN (16), TOWNSHIP SEVEN (7) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., ALL IN ADAMS COUNTY, NEBRASKA, AND MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 58, THE GARAGES ADDITION; THENCE ON AN ASSUMED BEARING AND AROUND A CURVE IN A COUNTERCLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 25°35'18", HAVING A RADIUS OF 50.00 FEET, AND CHORD BEARING S38°20'40"W A CHORD DISTANCE OF 22.14 FEET TO A POINT OF CURVATURE AND SAID POINT BEING THE POINT OF BEGINNING; THENCE AROUND A CURVE IN A COUNTERCLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 30°26'52", HAVING A RADIUS OF 50.00 FEET, AND CHORD BEARING S10°19'35"W A CHORD DISTANCE OF 26.26 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTERCLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 34°33'39", HAVING A RADIUS OF 150.00 FEET, AND CHORD BEARING S12°15'59"W A CHORD DISTANCE OF 89.11 FEET; THENCE AROUND A CURVE IN A COUNTERCLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 41°10'54", HAVING A RADIUS OF 96.69 FEET, AND CHORD BEARING S38°17'08"W A CHORD DISTANCE OF 68.01 FEET; THENCE S36°14'42"E A DISTANCE OF 21.85 FEET; THENCE S00°40'30"E A DISTANCE OF 288.39 FEET; THENCE S28°36'49"E A DISTANCE OF 25.20 FEET; THENCE S14°01'48"W A DISTANCE OF 380.04 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTERCLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 238°22'54", HAVING A RADIUS OF 50.00 FEET, AND CHORD BEARING N86°23'56"W A CHORD DISTANCE OF 87.30 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTERCLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 34°13'09", HAVING A RADIUS OF 50.00 FEET, AND CHORD BEARING N15°41'22"E A CHORD DISTANCE OF 29.42 FEET; THENCE N01°23'19"W A DISTANCE OF 622.33 FEET; THENCE N00°13'37"W A DISTANCE OF 328.21 FEET; THENCE N89°53'03"E A DISTANCE OF 199.62 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 165.613-94 SQUARE FEET OR 3.802 ACRES MORE OR LESS.

FLOOD ZONE
 THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN FLOOD ZONE DESIGNATION ZONE X "0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREA OF LESS THAN ONE SQUARE MILE," AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 31001C0180C, BEARING AN EFFECTIVE DATE OF JULY 05, 2018 FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED.

LEGEND

- SECTION CORNER
- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (AS NOTED)
- CALCULATED CORNER
- SECTION LINE
- ROW LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED PROPERTY LINE
- SUBDIVISION BOUNDARY LINE
- FLOOD ZONE LINE
- MEASURED DISTANCE
- PLATTED DISTANCE THE GARAGES ADD
- FLOOD ZONE X AREA



REV. NO.	DATE	DESCRIPTION	BY

