

HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Tuesday, December 16, 2025 at 4:00 PM in the City Building, 220 North Hastings Avenue.

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, December 6, 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. Additionally, a current copy of the Nebraska Open Meetings Act is posted and accessible to the public.
7. Approval of Minutes
 - a. Meeting of November 18, 2025
8. Special Order of Business
9. Unfinished Business
 - a. Continued Applications - None
 - b. Tabled Applications
 - i. Final Plat for the Garages 7th Addition, generally located southeast of the intersection of East South Street and Showboat Boulevard.

Motion to recommend approval of the Final Plat for the Garages 7th Addition to City Council, with the following condition of approval:
 1. The proposed Annexation and Plat Vacation of the Garages 7th Addition must be approved.
 - ii. Final Plat for The Garages 8th Subdivision, 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 Subdivision to the City Council, with the following condition of approval:
 1. The proposed Plat Vacation of the Garages 8th Subdivision must be approved.
 - c. Postponed Applications - None
10. Public Hearings.
 - a. **2025-661.** Public hearing for a Plat Vacation for the Garages 7th Addition, generally located southeast of the intersection of East South Street and Showboat Boulevard.

Motion to recommend approval of an ordinance for a Plat Vacation for the Garages 7th Addition to City Council.

Planning Commission Agenda

December 16, 2025

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- b. **2025-663.** Public hearing for a request to annex property generally located southeast of the intersection of East South Street and South Showboat Boulevard, known as the Garages 7th Addition.

Motion to recommend approval of an ordinance to annex property generally located southeast of the intersection of East South Street and South Showboat Boulevard, with the following condition of approval:

- 1. The proposed Plat Vacation for the Garages 7th Addition must be approved.

- c. **2025-662.** Public hearing for a Plat Vacation for the Garages 8th Subdivision, generally located southeast of the intersection of East South Street and South Showboat Boulevard.

Motion to recommend approval of an ordinance for a Plat Vacation for the Garages 8th Subdivision to the City Council.

- d. **2025-664.** Public hearing for a change of zoning for property generally located southwest of the intersection of Osborne Drive West and North Shore Drive from R-1, Urban Single-Family Residential District, to C-O, Commercial Office Non-Retail 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 southwest of the intersection of Osborne Drive West and North Shore Drive from R-1, Urban Single-Family Residential District to C-O, Commercial Office Non-Retail District.

- e. **2025-665.** Public hearing to consider an ordinance for updates to the City's Code of Ordinances for Sec. 34-200, Uses and Districts Table, Sec. 34-202.01, R-5 Urban single family undersized lot residential districts, Sec. 34-206 (4) R-3 Multiple-Family Residential Districts, Sec. 34-207 R-4 Urban Neighborhood Districts, and Article IV Standards for Conditional Uses and recodification of the entirety of Chapter 34.

Motion to recommend approval of an ordinance to update the City's Code of Ordinances and recodification of Chapter 34 to the City Council.

11. Subdivisions

12. Reports

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

Adjourn

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
TUESDAY, NOVEMBER 18, 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 November 18, 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, Chuck Rosenberg, and Jody Stutzman. Absent: Shannon Adler, Joe Kindig, and Lou Kully.

The following City Officials were present: City Attorney, Jesse Oswald, Director/City Engineer, Lee Vrooman, City Mayor, Jay Beckby, Director of Development Services, Kevin Kubo, City Planner, Ember Batelaan, Community Risk Reduction Officer, Anthony Murphy, IT Director, Erik Nielsen, 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 November 18, 2025, meeting. Moved by Rossi, seconded by Lewis, to adopt the current agenda. Ayes: Stutzman, Hubbard, Sinner, Rossi, Lewis, and Rosenberg. Nays: None. Motion carried: 6-0.

PUBLIC NOTICE - Official Notice of the Regular Meeting was published in the Hastings Tribune on Saturday, November 8, 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 October 21, 2025

Chair Sinner mentioned one change to the October 21, 2025, minutes and asked Melissa to provide the change. Melissa said Anthony Murphey was left out of the attendance for October 21st, 2025, minutes. Chair Sinner called for a motion to approve the amended minutes of October 21, 2025. Moved by Rossi, seconded by Hubbard: Roll Call: Ayes: Stutzman, Hubbard, Sinner, Lewis, Rosenberg, and Rossi. Nays: None. Motion Carried: 6-0.

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. **2025-498 Public hearing to consider a request from Maendele Properties LLC for a Conditional Use Permit for Self-Service Storage Units for property commonly addressed as 230 E D St in the City of Hastings, Adams County, Nebraska.** Kubo presented the Staff Report to consider a request from Maendele Properties LLC for a Conditional Use Permit for Self-Service Storage Units. Staff recommended that the Planning Commission recommend approval to the City Council for a Conditional Use Permit for Self-Service Storage Units, based on the findings provided in the staff report.

Chair Sinner declared the Public Hearing closed.

Rosenburg asked what kind of units they would be and if they were regularly built. Kubo explained that no, these are Conex units that will be placed on foundations. Rosenberg addressed the existing white structure, presuming it to be temporary, and noted that it was equipped with electricity. Will it be relocated? Brandon Maendele, 2303 W 2nd Street, Hastings, NE. Brandon explained that the unit would be moved to the south side of the existing metal building, as one of four units. Rosenberg, so it would be considered a storage unit. Maendele replied Correct, it will be over by the other units. Rosenberg questioned whether those units would have electricity or power. Maendele said there wouldn't be power in the other three units.

Chair Sinner requested a motion to recommend approval of 2025-498 for a conditional use permit for Self-Service Storage Units addressed as 230 East D Street, City of Hastings, Adams County, Nebraska. Moved by Rosenberg, seconded by Hubbard. Ayes: Stutzman, Sinner, Lewis, Rosenberg, Hubbard, and Rossi. Nays: None. Motion Passed: 6-0.

Chair Sinner opened the Public Hearing.

- 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, Multi-Family Residential Planned District, and to amend the Official Zoning District Map.** Kubo gave the Staff Report to consider the request 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, Multi-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-3 to RP-3 and amend the Official Zoning District Map, based on the staff report.

Rosenberg and Kubo discussed that the zoning was C-3 when the Commission approved the duplexes built there, and the C-3 District allows for Multi-Family, with residential setbacks. The engineers misplaced the structures, so this is bringing them into compliance with the setback requirements for the RP-3 District. Rosenberg wanted to know if they own the property to the North. Kevin told him that the Community Redevelopment Authority owns that parcel, and that property would not be considered for that zoning, only the parcel where the duplexes were. Lewis asked Kubo to show the findings while they voted, in case anyone had any questions or wanted to argue for or against.

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-3 to RP-3 and to amend the Official Zoning District Map for property generally located at the intersection of West G Street and Franklin Avenue, City of Hastings, Adams County, Nebraska. Moved by Lewis, seconded by Rossi. Ayes: Stutzman, Sinner, Rossi, Hubbard, Rosenberg, and Lewis. Nays: None. Motion Passed: 6-0.

Chair Sinner opened the Public Hearing.

- 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 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.** Batelaan gave the Staff Report to consider the request for a change of zoning for property commonly addressed as 911 West J Street and generally located at 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. Staff recommended that the Planning Commission recommend approval to the City Council for an ordinance

and amendment to the Official Zoning District Map, to rezone the property from C-3 and R-1 District to entirely be zoned C-3, Commercial Business District, based on the staff report.

Lewis asked if there was a reason they were voting on this separately. Batelaan stated that they are separate properties, so each property is heard through the public hearing.

Jeff Laubach, SBB Engineering, the Civil Engineering Consultant for Casey's General Stores for this project, 101 S Kansas Ave, Topeka, KS. Caseys has the property under contract, the two parcels together. They need rezoning for the convenience store and fuel sales, as it doesn't fit into the R-1 District. Here for any questions.

Chair Sinner closed the Public Hearing.

Chair Sinner asked for a motion to recommend approval for the ordinance and amendment to consider the request for a change of zoning from C-3, and R-1, to C-3 Commercial Business District, and to amend the Official Zoning District Map for property generally located at the southwest of the intersection of West J Street and South Burlington Avenue, City of Hastings, Adams County, Nebraska. Moved by Rossi, seconded by Rosenberg. Ayes: Stutzman, Sinner, Rossi, Hubbard, Rosenberg, and Lewis. Nays: None. Motion Passed: 6-0.

Chair Sinner opened the Public Hearing.

- 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.** Batelaan gave the Staff Report to consider the request for a change of zoning for property commonly addressed as 909 West J Street and generally located at the intersection of West G and Franklin 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. Staff recommended that the Planning Commission recommend approval to the City Council for a change of zoning from C-3 and R-1 to "C-3 Commercial Business District" and amend the Official Zoning District Map, based on the staff report.

Rosenburg asked whether the front portion was Casey's General Store and if the back portion was to be for camper sales. Batelaan pointed out that the property to the South is for the camper sales. This entire property would be rezoned to the C-3 District for the Casey's Development.

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-3 and R-1 to "C-3 Commercial Business District," and to amend the Official Zoning District Map for property generally located at the southwest of the intersection of West J Street and South Burlington Avenue, City of Hastings, Adams County, Nebraska. Moved by Stutzman, seconded by Lewis. Ayes: Stutzman, Sinner, Rossi, Hubbard, Rosenberg, and Lewis. Nays: None. Motion Passed: 6-0.

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, in the City of Hastings, Adams County, Nebraska.**

Chair Sinner stated that at the request of City Staff, 2025-499 should be tabled.

Batelaan agreed, as City Staff didn't have a chance to finalize the review process for The Garages Seventh Addition, and would like to table this item for the next meeting.

Chair Sinner called for a motion to Table the Final Plat for the Garages Seventh Addition Subdivision. Moved by Rosenberg, seconded by Hubbard. Ayes: Stutzman, Sinner, Rossi, Hubbard, Rosenberg, and Lewis. Nays: None. Motion Passed: 6-0.

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

Chair Sinner stated that this, too, has been recommended by City Staff to be tabled.

Batelaan said this is the same situation; city staff could not complete the review process, with this plat, so they asked to Table the Final Plat for the Garages 8th Addition as well.

Chair Sinner called for a motion to Table the Final Plat for the Garages 8th Addition Subdivision. Moved by Rossi, seconded by Hubbard. Roll Call: Ayes: Sinner, Hubbard, Stutzman, Lewis, Rosenberg, and Rossi. Nays: None. Motion carried 6-0.

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

Batelaan gave the Staff Report to consider the request for a Final Plat for the Les Schwab Subdivision, generally located southeast of the intersection of East 39th Street and Osborne Drive East. Staff recommended that the Planning Commission recommend approval to the City Council to consider the

Final Plat for Les Schwab Subdivision, based on the staff report.

Rosenberg asked Batelaan to explain the access to that lot. Batelaan explained that they are granting public access easements on the north and south sides of the lot for access. They will get off Osborne and drive North of that property to the back lot.

Chair Sinner called for a motion to approve the Final Plat for Les Schwab Subdivision. Moved by Rosenberg to recommend the approval of the Final Plat for Les Schwab Subdivision to the City Council, seconded by Stutzman. Roll Call: Ayes: Sinner, Hubbard, Stutzman, Lewis, Rosenberg, and Rossi. Nays: None. Motion carried 6-0.

Reports

- a. **Committee Reports:** None.
- b. **Chairman Comments:** Sinner asked Vrooman for a quick update on South Street and South Elm. Vrooman described the water and utility work for the highway project. That is the first phase of water they are doing there. They have a crossing at B Street and one at D Street. The State has engaged a contractor to remove the old fuel tanks where the former liquor store was located, and once those are removed, the city can complete the water line across that area for phase one. The state is taking bids on Thursday for the Highway Project. Sinner inquired how long that area will be shut down. Vrooman explained that Phase 1 involves the area from J Street down Elm, including the roundabout, and then 5th Avenue. There is drainage work to complete. They are hoping for the whole calendar year, starting in March or April. The calendar year 2027 would be from the roundabout going east through Showboat and then into 2028. Mayor Beckby said it was nice seeing a couple of properties, such as the storage facility that Maendele is going to occupy, which was his dad's old building from years ago, as well as his car lot, which is moving to Burlington. Mr. Funkey spoke on the progress of City Hall and hopes to move back sometime in March 2026. Sinner knows the public will appreciate hearing that.
- c. **Staff Reports:** Chair Sinner asked City Staff what next month looks like, and if we need a meeting in December. Kubo replied that we do need a meeting as there are a couple of agenda items, and a rezoning request for Alan Anderson. There would be twenty-seven minor changes to our Municipal Code Chapter 34, which is now Chapter 54. The staff will present those changes as a group or individually. Some are legal changes to bring our zoning code up to current State Statutes. Others will be tweaked to better align with the community. They continue working on other changes to

Chapter 54. Kubo is also working on parking regulations for the City of Hastings and the downtown area and has a meeting on December 1st with the Police Department to discuss them. Chair Sinner thanked Mr. Funkey for setting up the tour at the old Middle School. Kubo told the Planning Commission about the NPZA Conference in the first week of March and highly encouraged anyone who wants to attend. It's a good experience if you are new to this or want to learn more; it's a great conference to get your feet wet, and he would encourage anyone to go. Hubbard appreciated Graves and Kubo speaking to a group of high school students at Central Community College on building codes. He had never seen high school kids so interested and noted they both did a great job.

Adjourn

Chair Sinner called for a motion to adjourn at 4:40 p.m. Motioned by Rosenberg, seconded by Lewis. Roll Call: Ayes: Sinner, Rosenberg, Stutzman, Hubbard, Rossi, and Lewis. Nays: None. Motion carried: 6-0.

Chair Greg Sinner

Department: Development Services
Staff Contact: Kevin Kubo
Planning Commission Meeting Date: 12/16/2025
File No: 2025-499
Prepared By: Ember Batelaan, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

The proposed Garages 7th 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: December 16, 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.

The applicant has also applied to vacate a portion of the Garages Addition and annex property into the corporate city limits of the City of Hastings.

STAFF COMMENTS: Staff recommends the Planning Commission recommend **APPROVAL** of the **FINAL PLAT of Garages 7th Addition, with the following condition of approval;**

1. The proposed annexation and plat vacation for the Garages 7th Addition must be approved by the Planning Commission and City Council.

PREPARED BY: Ember Batelaan, City Planner

DATE: December 8, 2025

ATTACHMENTS:

1. Final Plat Garages 7th Addition

FLOOD ZONE

THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN FLOOD ZONE DESIGNATION ZONE A 1% 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 53002C0308C, BEARING AN EFFECTIVE DATE OF JULY 05, 2018 FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON _____, 2025, I, 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.

JASON ANDRIST, PROFESSIONAL LAND SURVEYOR NUMBER, PLS-030

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN ALL OF VACATED LOTS 12 - 40, 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 NORTHEAST CORNER OF LOT 11, THE GARAGES ADDITION, SAID POINT BEING THE POINT OF BEGINNING; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 55°34'37", HAVING A RADIUS OF 164.72 FEET, AND CHORD BEARING S20°16'31"E A CHORD DISTANCE OF 153.59 FEET; THENCE S46°35'05"E A DISTANCE OF 57.90 FEET; THENCE S40°32'42"E A DISTANCE OF 175.56 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 29°52'38", HAVING A RADIUS OF 231.00 FEET, AND CHORD BEARING S55°29'02"E A CHORD DISTANCE OF 110.10 FEET; THENCE S10°25'22"E A DISTANCE OF 70.67 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 15°32'08", HAVING A RADIUS OF 411.00 FEET, AND CHORD BEARING S76°11'24"E A CHORD DISTANCE OF 111.10 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 03°32'58", HAVING A RADIUS OF 295.73 FEET, AND CHORD BEARING N64°48'03"E A CHORD DISTANCE OF 18.10 FEET; THENCE N22°57'52"E A DISTANCE OF 14.54 FEET; THENCE N07°38'55"E A DISTANCE OF 32.44 FEET; THENCE N30°50'36"E A DISTANCE OF 420.20 FEET; THENCE N07°40'55"E A DISTANCE OF 23.32 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 146°58'03", HAVING A RADIUS OF 109.79 FEET, AND CHORD BEARING S55°18'08"E A CHORD DISTANCE OF 210.52 FEET; THENCE S04°18'16"W A DISTANCE OF 44.86 FEET; THENCE S15°47'54"W A DISTANCE OF 156.03 FEET; THENCE S57°37'37"W A DISTANCE OF 64.70 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 20°13'19", HAVING A RADIUS OF 100.00 FEET, AND CHORD BEARING S47°31'22"W A CHORD DISTANCE OF 35.11 FEET; THENCE S37°34'48"W A DISTANCE OF 142.90 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 21°02'27", HAVING A RADIUS OF 100.00 FEET, AND CHORD BEARING S27°12'53"W A CHORD DISTANCE OF 37.03 FEET; THENCE S16°12'42"W A DISTANCE OF 15.89 FEET; THENCE S53°11'11"W A DISTANCE OF 57.07 FEET; THENCE S38°02'09"W A DISTANCE OF 68.02 FEET; THENCE S05°12'23"W A DISTANCE OF 34.27 FEET; THENCE N50°18'55"W A DISTANCE OF 439.29 FEET; THENCE N47°19'19"W A DISTANCE OF 98.92 FEET TO THE SOUTHEAST CORNER OF LOT 50, THE GARAGES ADDITION; THENCE N07°40'55"E, ON THE EAST LINE OF SAID LOT 50, THE GARAGES ADDITION, A DISTANCE OF 139.43 FEET TO A NORTHEAST CORNER OF SAID LOT 50; THENCE N12°31'16"E A DISTANCE OF 68.27 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11, THE GARAGES ADDITION; THENCE N07°37'48"E, ON THE EAST LINE OF SAID LOT 11, A DISTANCE OF 150.10 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 34,286.21 SQUARE FEET OR 7.845 ACRES MORE OR LESS.

THE GARAGES SEVENTH ADDITION

FINAL PLAT

AN ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA
LOCATED IN ALL OF VACATED LOTS 12 - 40, 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

UNPLATTED
NORTHWEST QUARTER
SECTION 16-7TH-R9W
(NOT A PART)

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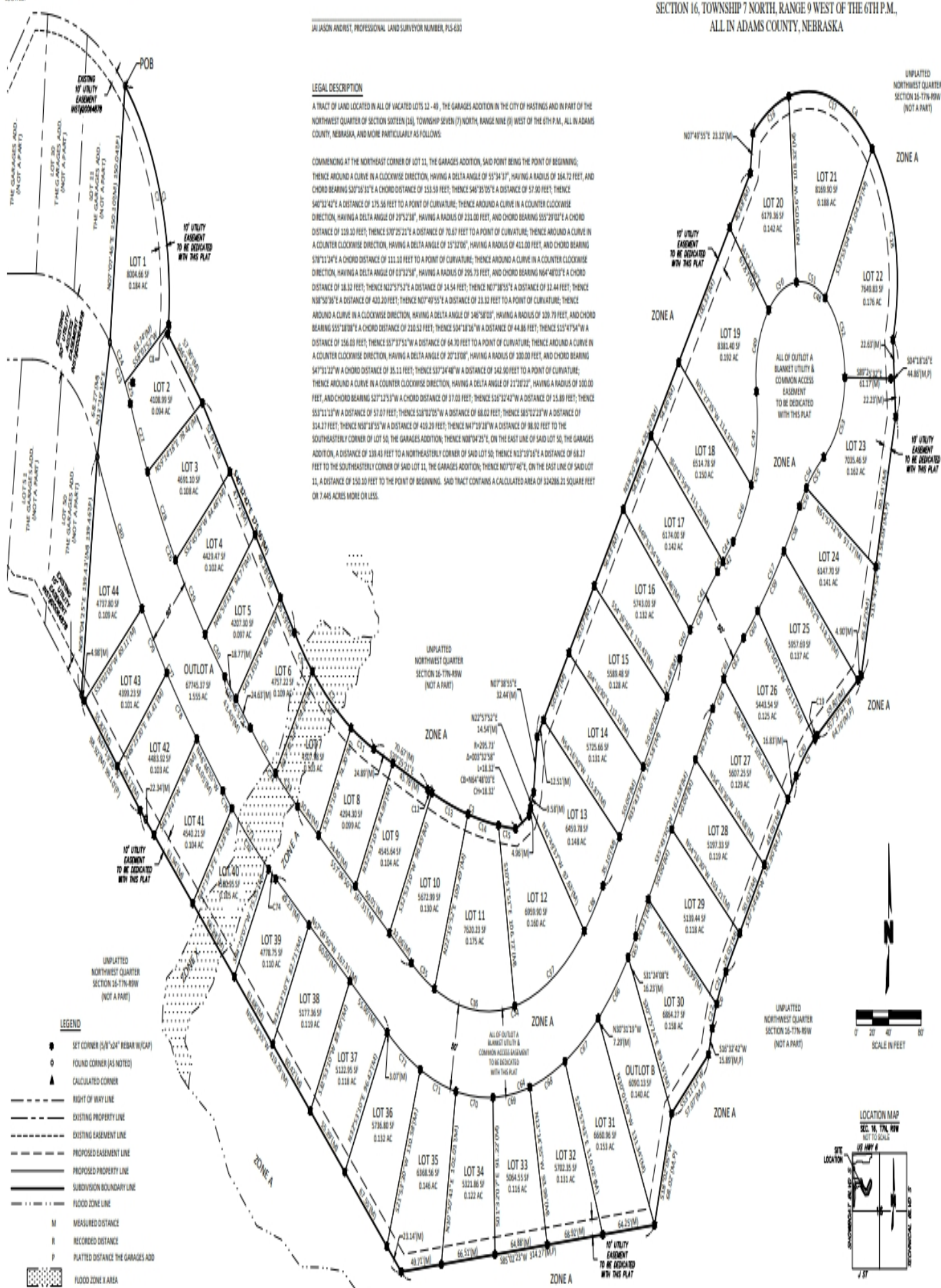
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City of Hastings Planning Commission

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

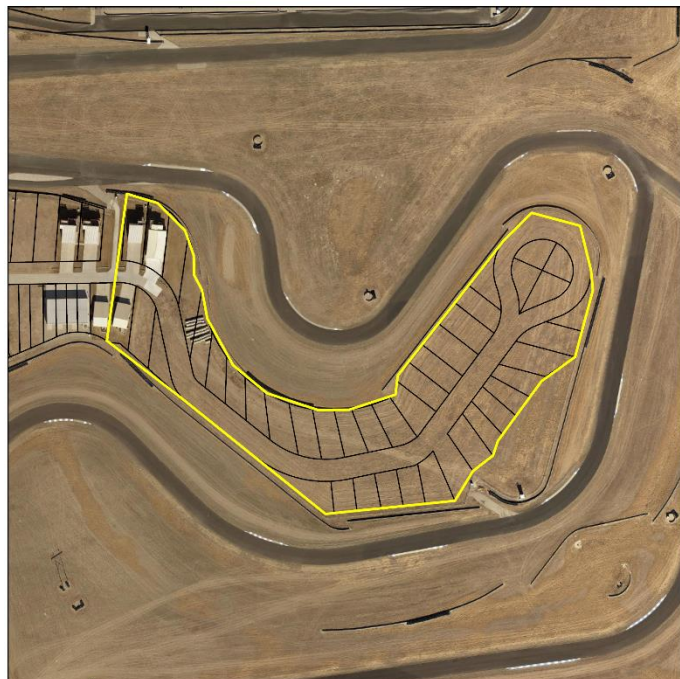
Lot Size: 6.8 Acres

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

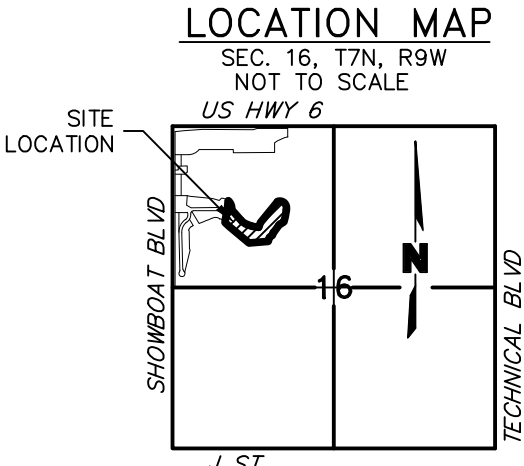
ATTACHMENTS:

1. Final Plat Garages 7th Addition

A PLAT VACATION LOCATED WITHIN PART OF THE GARAGES ADDITION
IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA
BEING ALL OF LOTS 12 - 49, AND TOGETHER
WITH ALL EASEMENTS DEDICATED IN DOCUMENT # 20064878
WITHIN SAID VACATION

A TRACT OF LAND LOCATED IN PART OF THE GARAGES ADDITION, INST. NO. 20064878, FILED 10/27/2006, BEING ALL OF LOTS 12 - 49, AND ALL EASEMENTS WITHIN SAID DESCRIBED VACATION, ALL IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, AND MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 11, THE GARAGES ADDITION, SAID POINT BEING THE POINT OF BEGINNING; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 55°34'37", HAVING A RADIUS OF 164.72 FEET, AND CHORD BEARING S20°16'31"E A CHORD DISTANCE OF 153.59 FEET; THENCE S26°39'19"E A DISTANCE OF 37.62 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 114°25'02", HAVING A RADIUS OF 295.73 FEET, AND CHORD BEARING S60°40'28"E A CHORD DISTANCE OF 497.21 FEET; THENCE N07°38'54"E A DISTANCE OF 43.76 FEET; THENCE N38°50'35"E A DISTANCE OF 420.20 FEET; THENCE N07°50'14"E A DISTANCE OF 23.32 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 146°55'57", HAVING A RADIUS OF 109.80 FEET, AND CHORD BEARING S55°18'08"E A CHORD DISTANCE OF 210.52 FEET; THENCE S04°18'16"E A DISTANCE OF 44.86 FEET; THENCE S15°47'54"W A DISTANCE OF 156.03 FEET; THENCE S57°37'51"W A DISTANCE OF 64.70 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION, ON SAID SOUTHEASTERLY LINE, HAVING A DELTA ANGLE OF 20°13'08", HAVING A RADIUS OF 100.00 FEET, AND CHORD BEARING S47°31'22"W A CHORD DISTANCE OF 35.11 FEET; THENCE S37°24'48"W, ON SAID SOUTHEASTERLY LINE, A DISTANCE OF 142.90 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION, ON SAID SOUTHEASTERLY LINE, HAVING A DELTA ANGLE OF 21°20'22", HAVING A RADIUS OF 100.00 FEET, AND CHORD BEARING S27°12'53"W A CHORD DISTANCE OF 37.03 FEET; THENCE S16°32'42"W, ON SAID SOUTHEASTERLY LINE, A DISTANCE OF 15.89 FEET; THENCE S53°11'13"W, ON SAID SOUTHEASTERLY LINE, A DISTANCE OF 57.07 FEET; THENCE S18°02'05"W, ON SAID SOUTHEASTERLY LINE, A DISTANCE OF 68.02 FEET; THENCE S85°02'23"W, ON A SOUTHERLY LINE OF THE GARAGES ADDITION, A DISTANCE OF 314.26 FEET; THENCE N50°18'55"W, ON A SOUTHWESTERLY LINE OF THE GARAGES ADDITION, A DISTANCE OF 419.29 FEET; THENCE N47°19'28"W, ON SAID SOUTHWESTERLY LINE, A DISTANCE OF 98.93 FEET TO THE SOUTHEASTERLY CORNER OF LOT 50, THE GARAGES ADDITION; THENCE N08°04'25"E, ON THE EAST LINE OF SAID LOT 50, THE GARAGES ADDITION, A DISTANCE OF 139.43 FEET TO A NORTHEASTERLY CORNER OF SAID LOT 50; THENCE N31°19'16"E A DISTANCE OF 68.27 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 11, THE GARAGES ADDITION; THENCE N07°07'46"E, ON THE EAST LINE OF SAID LOT 11, A DISTANCE OF 150.10 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 259563.72 SQUARE FEET OR 6.794 ACRES MORE OR LESS.



olsson.com
TEL 308.384.8750
FAX 308.384.8752

2025	
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drawn by: _____ JMJ
designed by: _____ GJ SVY
project no.: _____ 020-1415 A
date: _____ 2025-11-06

SHEET
1 of 1

Department: Development Services
Staff Contact: Kevin Kubo
Planning Commission Meeting Date: 12/16/2025
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: December 16, 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.

The applicant has also requested to vacate a portion of the Garages Addition.

STAFF COMMENTS: Staff recommends the Planning Commission recommend **APPROVAL** of the **FINAL PLAT of Garages 8th Addition**, with the following condition of approval;

1. The plat vacation for the Garages 8th Subdivision must be approved by Planning Commission and City Council.

PREPARED BY: Ember Batelaan, City Planner

DATE: November 4, 2025

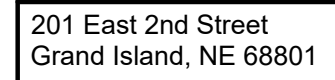
ATTACHMENTS:

1. Final Plat Garages 8th Addition

FINAL PLAT

ACCESS EASEMENT

LOCATED IN THE GARAGES ADDITION



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Olsson - Engineering
Nebraska COA #CA-0638

AN ACCESS EASEMENT LOCATED IN PART OF THE GARAGES ADDITION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, AND MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 9 WEST; THENCE ON AN ASSUMED BEARING OF N00°00'46"W, ON THE WEST LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 16-17N-R9W, A DISTANCE OF 1227.31 FEET; THENCE N89°59'21"E A DISTANCE OF 41.26 FEET TO THE EAST RIGHT OF WAY LINE OF SHOWBOAT BLVD. AND ALSO BEING THE POINT OF BEGINNING; THENCE N00°01'39"W, ON SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 200.00 FEET; THENCE N89°55'25"E A DISTANCE OF 160.00 FEET; THENCE S00°01'40"W A DISTANCE OF 200.00 FEET; THENCE S89°55'25"W A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING. SAID ACCESS EASEMENT CONTAINS A CALCULATED AREA OF 32,000.07 SQUARE FEET OR 0.735 ACRES MORE OR LESS.



SEC. 16, T7N, R9W
NOT TO SCALE

US HWY 6

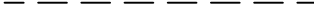
SITE LOCATION

SHOWBOAT BLVD

16

J ST

SECTION CORNER

- | | |
|---|----------------------------------|
|  | SECTION CORNER |
|  | CALCULATED CORNER |
|  | SECTION LINE |
|  | ROW LINE |
|  | EXISTING PROPERTY LINE |
|  | PRIVATE STREET LINE |
|  | EXISTING EASEMENT LINE |
|  | PROPOSED EASEMENT LINE |
|  | PROPOSED PROPERTY LINE |
|  | MEASURED DISTANCE |
|  | PLATTED DISTANCE THE GARAGES ADD |
|  | ACCESS EASEMENT AREA |



FINAL PLAT ACCESS EASEMENT	
THE GARAGES EIGHTH SUBDIVISION	
HASTINGS, NEBRASKA	2025

drawn by: _____ JMJ
designed by: _____ GI SVY
project no.: _____ 020-1415 A
date: _____ 2025-12-09



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

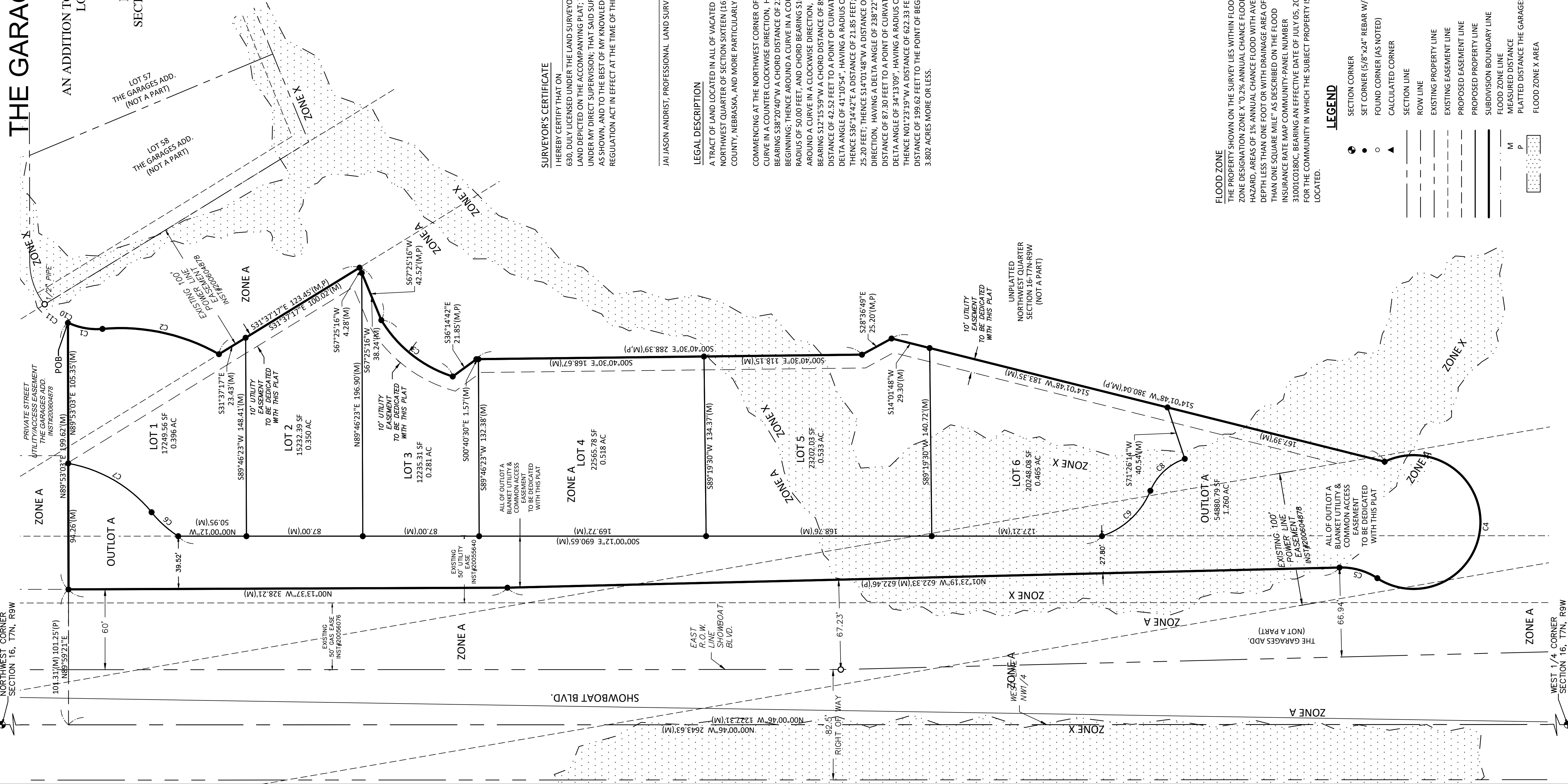
DATE: November 4, 2025

ATTACHMENTS:

1. Final Plat Garages 8th Addition

THE GARAGES EIGHTH SUBDIVISION
FINAL PLAT

LOT 57
THE GARAGES ADD
(A PART)



CURVE TABLE						
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)	
C1	50.00 M&P	30°26'52"	26.57	S107°19'35"W	26.26	
C2	150.00 M&P	34°33'39"	90.48	S127°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°41'21"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	S33°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

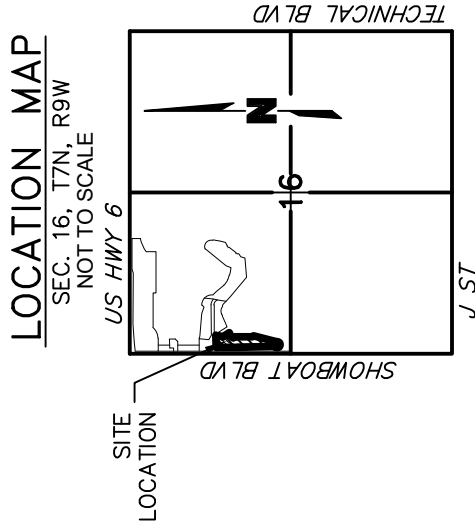
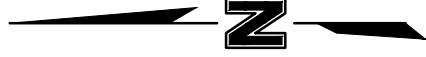
I HEREBY CERTIFY THAT ON _____, 2025, I, JAI JASON ANDRIET, A NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 630, DULY LICENSED UNDER THE LAND SURVEYOR'S REGULATION ACT, DO HEREBY STATE THAT I HAVE PERFORMED A SURVEY OF THE LAND DEPICTED ON THE ACCOMPANYING PLAT; THAT SAID PLAT IS A TRUE DELINEATION OF THAT 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

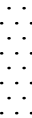
A TRACT OF LAND LOCATED IN ALL OF VACATED LOTS 59 - 75, THE GARAGES ADDITION IN THE CITY OF HASTINGS AND IN PART OF THE NORTHWEST QUARTER OF SECTION SIXTEEN (16), TOWNSHIP SEVEN (7) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., ALL IN ADAMS COUNTY, NEBRASKA, AND MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 58, THE GARAGES ADDITION; THENCE ON AN ASSUMED BEARING AND AROUND A CURVE IN A COUNTER CLOCKWISE 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 COUNTER CLOCKWISE 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 COUNTER CLOCKWISE 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 S31°37'17"E A DISTANCE OF 123.45 FEET; THENCE S67°25'16"W A DISTANCE OF 42.52 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE 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 288.38 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 COUNTER CLOCKWISE 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 COUNTER CLOCKWISE 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.



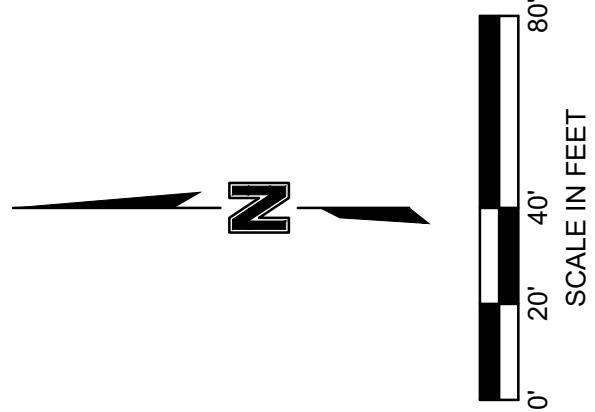
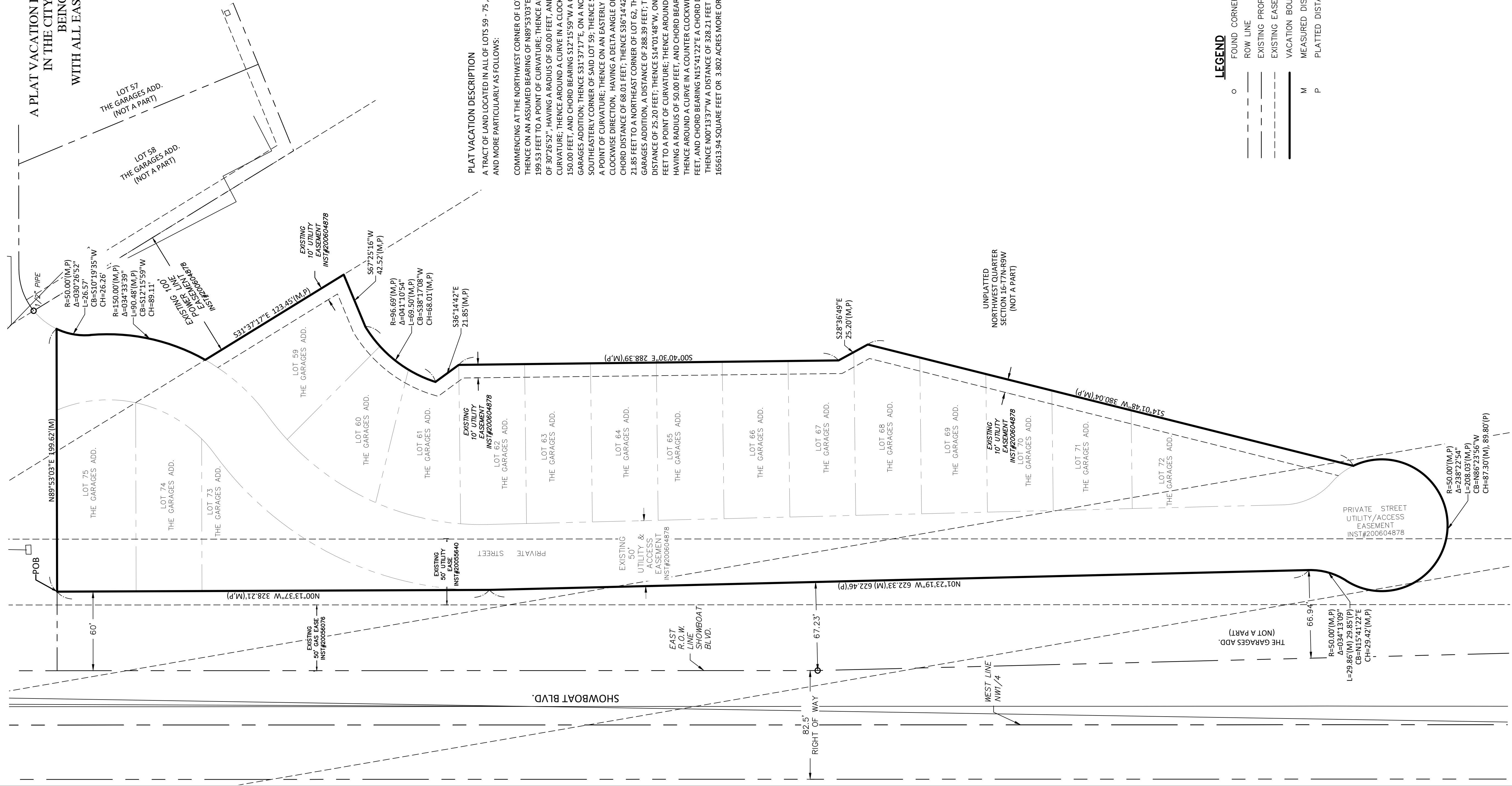
FLOOD ZONE
THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN FLOOD ZONE DESIGNATION ZONE X "0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREA OF LESS THAN ONE SQUARE MILE," AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP COMMUNITY-PANEL 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 | M |
| PLATTED DISTANCE THE GARAGES ADD | P |
| FLOOD ZONE X AREA |  |

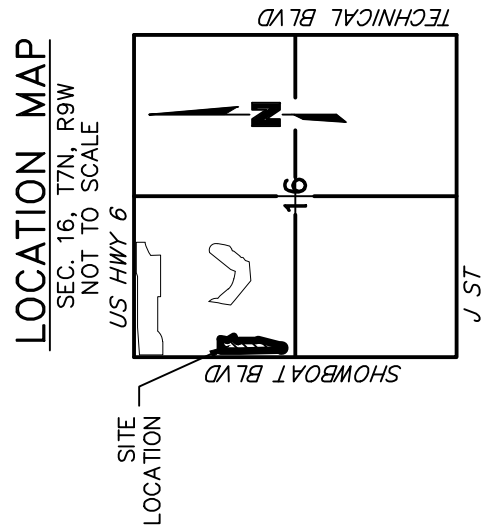
PLAT VACATION

A PLAT VACATION LOCATED WITHIN PART OF THE GARAGES ADDITION
IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA
BEING ALL OF LOTS 59 - 75, AND TOGETHER
WITH ALL EASEMENTS DEDICATED IN DOCUMENT # 20064878,
WITHIN SAID VACATION



LEGEND

○	FOUND CORNER (AS NOTED)
---	ROW LINE
---	EXISTING PROPERTY LINE
---	EXISTING EASEMENT LINE
---	VACATION BOUNDARY LINE
M	MEASURED DISTANCE
P	PLATTED DISTANCE



PLAT VACATION DESCRIPTION

THE TRACT OF LAND LOCATED IN ALL OF LOTS 59 - 75, THE GARAGES ADDITION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, AND MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 75, THE GARAGES ADDITION, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N89°53'03"E, ON THE NORTH LINE OF SAID LOT 75 AND A LINE EXTENDED EAST, A DISTANCE OF 160.00 FEET TO A POINT OF CURVATURE, THENCE AROUND A CURVE IN A COUNTERCLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 107°26'52", HAVING A RADIUS OF 50.00 FEET, AND CHORD BEARING S101°19'35"W, A CHORD DISTANCE OF 36.26 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE 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 TO A NORTHERLY CORNER OF LOT 59, THE GARAGES ADDITION; THENCE S33°37'17"W, ON A NORTHEASTLY LINE OF SAID LOT 59, A DISTANCE OF 123.45 FEET TO A SOUTHEASTERLY CORNER OF SAID LOT 59, THENCE S67°25'16"W, ON A SOUTHERLY LINE OF SAID LOT 59, A DISTANCE OF 42.52 FEET TO A POINT OF CURVATURE, THENCE ON AN EASTERLY LINE OF SAID THE GARAGES ADDITION, 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 S37°10'08"W, A CHORD DISTANCE OF 68.01 FEET, THENCE S36°14'42"E, ON A NORTHEASTERLY LINE OF SAID THE GARAGES ADDITION, A DISTANCE OF 21.85 FEET TO A NORTHEAST CORNER OF LOT 62, THE GARAGES ADDITION; THENCE S00°40'30"E, ON AN EAST LINE OF SAID THE GARAGES ADDITION, A DISTANCE OF 288.39 FEET, THENCE S28°36'49"E, ON AN EASTERLY LINE OF SAID THE GARAGES ADDITION, A DISTANCE OF 25.20 FEET, THENCE S14°01'48"W, ON AN SOUTHEASTERLY LINE OF SAID THE GARAGES ADDITION, A DISTANCE OF 380.04 FEET TO A POINT OF CURVATURE, THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 238°22'54", HAVING A RADIUS OF 50.00 FEET, AND CHORD BEARING N86°25'56"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°33'09", 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 OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 1656513.94 SQUARE FEET OR 3.802 ACRES MORE OR LESS.

[illegible]

Department: Development Services
Staff Contact: Ember Batelaan
Planning Commission Meeting Date: 12/16/2025
File No: 2025-661
Prepared By: Ember Batelaan, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

The applicant has requested to vacate lots 12-49 of the Garages Addition and associated right-of-ways for the proposed Garages 7th Addition Final Plat.

Names of People/Business affected by this action:

The applicant and City of Hastings

Why Planning Commission action is required:

As per NRS 19-916 "No addition shall have any validity, right, or privileges as an addition, and no plat of land or, in the absence of a plat, no instrument subdividing land within the corporate limits of any such municipality or of any land within the area designated by a city of the first class pursuant to subsection (1) of section 16-902 or within the area designated by a city of the second class or village pursuant to subsection (1) of section 17-1002, shall be recorded or have any force or effect, unless the plat or instrument is approved by the city council or village board of trustees or its designated agent and such approval is endorsed on such plat or instrument."

Type of action requested:

Motion

Suggested motion:

Deadlines associated with action:

The Plat Vacation is scheduled to be reviewed by the City Council on January 12, 2026.

Department head comments:

The Development Services Department and Plat Track review teams (to include County officials) have reviewed this plat vacation and the applicant has incorporated all recommendations found to be relevant.

Recommendation:

Motion to recommend approval of an ordinance to vacate lots 12-49 of the Garages Addition for the replant of the Garages 7th Addition to the City Council.



City of Hastings Planning Commission

STAFF REPORT

Final Plat: Garages 7th Addition Plat Vacation

Case No. 2025-661

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: December 16, 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



DESCRIPTION OF Plat Vacation:

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.

Approved Final Plat: The Garages Addition was platted in 2006, which created 75 lots. The requested plat vacation vacates lots 12-49 and associated right of ways. The applicant has requested to replat the area as Garages 7th Addition.

CONSIDERATIONS OF The Plat Vacation:

City staff has reviewed the plat vacation to ensure consistency with the filed plat.

STAFF COMMENTS: Staff recommends the Planning Commission recommend **APPROVAL** of the Plat Vacation of lots 12-49 of the Garages Addition, for the Garages 7th Addition.

PREPARED BY: Ember Batelaan, City Planner

DATE: December 8, 2025

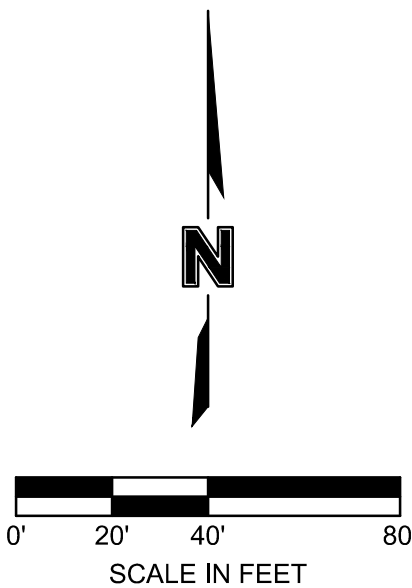
ATTACHMENTS:

1. Plat Vacation for the Garages 7th Addition.

A PLAT VACATION LOCATED WITHIN PART OF THE GARAGES ADDITION
IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA
BEING ALL OF LOTS 12 - 49, AND TOGETHER
WITH ALL EASEMENTS DEDICATED IN DOCUMENT # 20064878
WITHIN SAID VACATION

A TRACT OF LAND LOCATED IN PART OF THE GARAGES ADDITION, INST. NO. 20064878, FILED 10/27/2006, BEING ALL OF LOTS 12 - 49, AND ALL EASEMENTS WITHIN SAID DESCRIBED VACATION, ALL IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, AND MORE PARTICULARLY AS FOLLOWS:

○	FOUND CORNER (AS NOTED)
— — — — —	ROW LINE
— — — — —	EXISTING PROPERTY LINE
- - - - -	EXISTING EASEMENT LINE
—————	VACATION BOUNDARY LINE
M	MEASURED DISTANCE
P	PLATTED DISTANCE



SEC. 16, T7N, R9W
NOT TO SCALE

US HWY 6

SITE LOCATION

SHOWBOAT BLVD

16

16th ST

TECHNICAL BLVD

[illegible]

PLAT VACATION	PART OF THE GARAGES ADDITION ALL OF LOTS 12 - 49 AND EASEMENTS WITHIN HASTINGS, NEBRASKA	2025
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drawn by: JMJ
designed by: GI SVY
project no.: 020-1415 A
date: 2025-11-06

SHEET
1 of 1

Department: Development Services
Staff Contact: Ember Batelaan
Planning Commission Meeting Date: 12/16/2025
File No: 2025-663
Prepared By: Ember Batelaan, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

The applicant, MPH II, LLC, has requested to annex a 6.8-acre, tract of land into the City limits of Hastings. The request to annex the site is related to the proposed Final Plat of the Garages 7th Addition. The previous filed plat of the Garages Addition has slightly different boundaries than the proposed Garages 7th Addition, so the entire area is requested to be annexed to ensure that lots are entirely within City limits.

Names of People/Business affected by this action:

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

Why Planning Commission action is required:

Sec. 46-104 of the City Code gives the City the authority to annex land adjacent to the City limits. The Planning Commission should review the annexation request to ensure conformance with City development policies.

Type of action requested:

Motion

Suggested motion:

Deadlines associated with action:

The request to annex is scheduled to be heard at the City Council Regular Meeting on January 12, 2026.

Department head comments:

Development Services staff has reviewed the application to annex property generally located southeast of the intersection of East South Street and South Showboat Blvd. The complete details of the staff review and recommendation are in the attached staff report.

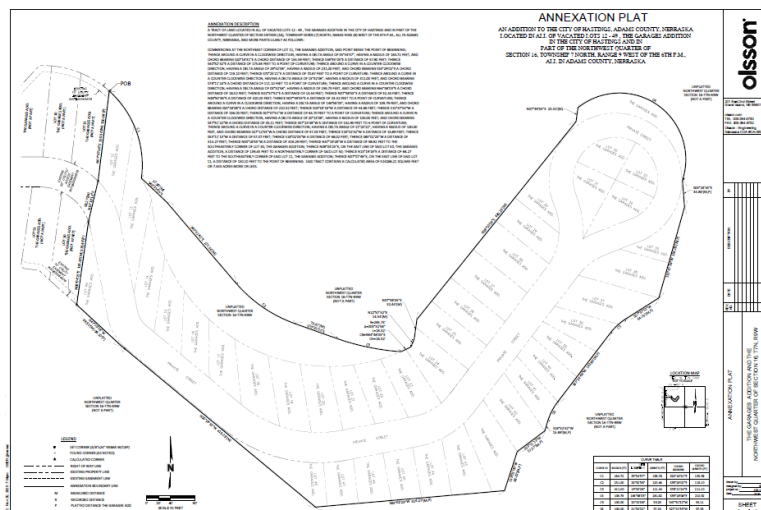
Recommendation:

Motion to recommend approval of an ordinance to annex property generally located southeast of the intersection of East South Street and South Showboat Boulevard, with the following condition of approval:

1. The proposed Plat Vacation of lots 12-49 of the Garages Addition for the Garages 7th Addition must be approved.



Annexation:	Garages 7th Addition		
File No.	2025-663		
Applicant	MPH II, LLC		
Property Location:	Generally located southeast of the intersection of East South Street and South Showboat Blvd		
Lot Size:	6.8 acres		
Date of Public Hearing:	December 16, 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:	A, Agriculture District	



SECTION AND REQUIREMENT OF HASTINGS CODE OF ORDINANCE CONSIDERATION OF AN ANNEXATION OF SUBDIVIDED LAND:

- **Sec. 38-104. – Annexation of Subdivided Land – Authorized.**

DESCRIPTION OF ANNEXATION REQUESTED:

The applicant, MPH II, LLC, has requested the area to be annexed into the Hastings city limits in conjunction with the Final Plat of the Garages 7th Addition. The area to be annexed is 6.8 acres. The site is zoned I-2, Heavy Industrial District.

Please note: In the past, these requests were combined with the subdivision process to create an “annexation by plat” procedure where the approval of the Final Plat also annexed the land. However, the City has recently discovered that the “annexation by plat” process created some unintended consequences for land not within the City limits.

To address this potential issue in the future, City staff will follow the process concurrently established by [Sec. 38-104. Annexation of subdivided land - Authorized](#) that requires the Hastings Planning Commission and City Council to consider and pass an ordinance to annex the land. The approved ordinance will be filed with the Register of Deeds. This concurrent step will create documentation that will easily verify if land is annexed or not.

Property Descriptions

The site is a 6.8-acre, tract of land. The land is relatively flat.

CONSIDERATIONS OF ANNEXATION:

1. *The land is contiguous or adjacent to the corporate limits of Hastings and is urban or suburban in character.*

The land is contiguous to the Hastings corporate limits. This area is a portion of the Garages 7th Addition. The applicant is replatting a portion of the Garages Addition as the Garages 7th Addition. The boundaries of the new plat are not exactly the same as the previous Garages Addition, so the applicant is requesting to annex the property so the new lots are entirely within City limits.

2. *The location, circulation, and access to the property to be annexed align with the policy guidance of the adopted Comprehensive Plan and the Future Land Use Map.*

The site is shown on the Future Land Use Map of the 2025 Comprehensive Plan as Parks/Recreation land use category.

The Parks and Recreation land use district provides for parks and recreation sites. Parks should also be provided in all areas with new residential neighborhoods.

The proposed annexation generally aligns with the Comprehensive Plan's future land use map. This area is intended to be a parks and recreation area. The existing use as a racetrack is a recreational use. The property maintains access off of Showboat Blvd.

3. *The site can be served by City utilities.*

Existing utilities are in the general area to serve the site. It will not require an extension of utilities.

Staff Recommendation

Staff recommends **APPROVAL** of the request to annex the Garages 7th Addition, which is adjacent to the City limits, based on its general conformance with the adopted Comprehensive Plan and ability to be served by public utilities, with the following condition;

1. The plat vacation must be approved by both the Planning Commission and the City Council.

PREPARED BY: Ember Batelaan, City Planner

DATE: December 8, 2025

ATTACHMENTS:

1. Applicant's request to annex
2. Final Plat of Garages 7th Addition
3. 2025 Comprehensive Plan Future Land Use Map

AN ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA
LOCATED IN ALL OF VACATED LOTS 12 - 49 , 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

201 East 2nd Street
Grand Island, NE 68801

olsson.com
TEL 308.384.8750
FAX 308.384.8752
Olsson - Engineering
Nebraska COA #CA-0638

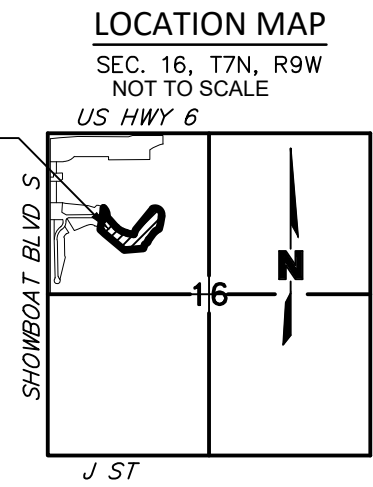
ANNEXATION PLAT	THE GARAGES ADDITION AND THE NORTHWEST QUARTER OF SECTION 16, T7N, R9W
	HASTINGS, NEBRASKA

drawn by: _____ JMJ
designed by: _____ GI SVY
project no.: _____ 020-1415 A
date: _____ 2025-11-20

SHEET
1 of 1

A TRACT OF LAND LOCATED IN ALL OF VACATED LOTS 12 - 49, 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 NORTHEAST CORNER OF LOT 11, THE GARAGES ADDITION, SAID POINT BEING THE POINT OF BEGINNING; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 55°34'37", HAVING A RADIUS OF 164.72 FEET, AND CHORD BEARING S20°16'31"E A CHORD DISTANCE OF 153.59 FEET; THENCE S46°35'05"E A DISTANCE OF 57.90 FEET; THENCE S40°32'42"E A DISTANCE OF 175.56 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 29°52'38", HAVING A RADIUS OF 231.00 FEET, AND CHORD BEARING S55°29'02"E A CHORD DISTANCE OF 119.10 FEET; THENCE S70°25'21"E A DISTANCE OF 70.67 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 15°32'06", HAVING A RADIUS OF 411.00 FEET, AND CHORD BEARING S78°11'24"E A CHORD DISTANCE OF 111.10 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 03°32'58", HAVING A RADIUS OF 295.73 FEET, AND CHORD BEARING N64°48'03"E A CHORD DISTANCE OF 18.32 FEET; THENCE N22°57'52"E A DISTANCE OF 14.54 FEET; THENCE N07°38'55"E A DISTANCE OF 32.44 FEET; THENCE N38°50'36"E A DISTANCE OF 42.20 FEET; THENCE N07°49'55"E A DISTANCE OF 23.32 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 146°58'03", HAVING A RADIUS OF 109.79 FEET, AND CHORD BEARING S55°18'08"E A CHORD DISTANCE OF 210.52 FEET; THENCE S04°18'16"W A DISTANCE OF 44.86 FEET; THENCE S15°47'54"W A DISTANCE OF 156.03 FEET; THENCE S57°37'51"W A DISTANCE OF 64.70 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 20°13'08", HAVING A RADIUS OF 100.00 FEET, AND CHORD BEARING S47°31'22"W A CHORD DISTANCE OF 35.11 FEET; THENCE S37°24'48"W A DISTANCE OF 142.90 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 21°20'22", HAVING A RADIUS OF 100.00 FEET, AND CHORD BEARING S27°12'53"W A CHORD DISTANCE OF 37.03 FEET; THENCE S16°32'42"W A DISTANCE OF 15.89 FEET; THENCE S53°11'13"W A DISTANCE OF 57.07 FEET; THENCE S18°02'05"W A DISTANCE OF 68.02 FEET; THENCE S85°02'23"W A DISTANCE OF 314.27 FEET; THENCE N50°18'55"W A DISTANCE OF 419.29 FEET; THENCE N47°19'28"W A DISTANCE OF 98.92 FEET TO THE SOUTHEASTERLY CORNER OF LOT 50, THE GARAGES ADDITION; THENCE N08°04'25"E, ON THE EAST LINE OF SAID LOT 50, THE GARAGES ADDITION, A DISTANCE OF 139.43 FEET TO A NORTHEASTERLY CORNER OF SAID LOT 50; THENCE N13°19'16"E A DISTANCE OF 68.27 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 11, THE GARAGES ADDITION; THENCE N07°07'46"E, ON THE EAST LINE OF SAID LOT 11, A DISTANCE OF 150.10 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 324286.21 SQUARE FEET OR 7.445 ACRES MORE OR LESS. HEREAFTER KNOWN AS GARAGES 7TH ADDITION.



CURVE TABLE					
CURVE ID	RADIUS (FT)	SITE LOCATION	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	164.72	55°34'37"	159.78	S20°16'31"E	153.59
C2	231.00	29°52'38"	120.46	S55°29'02"E	119.10
C3	411.00	15°32'06"	111.44	S78°11'24"E	111.10
C4	109.79	146°58'03"	281.62	S55°18'08"E	210.52
C5	100.00	20°13'08"	35.29	S47°31'22"W	35.11
C6	100.00	21°20'22"	37.24	S27°12'53"W	37.03

F:\2020\1001-1500\020-1415-A\40-Design\Survey\SRVY\Sheets\IV_FPLAT 7TH_A201415.dwg
DATE: Dec 08, 2025 6:48pm USER: jjimenez

Department: Development Services
Staff Contact: Ember Batelaan
Planning Commission Meeting Date: 12/16/2025
File No: 2025-662
Prepared By: Ember Batelaan, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

The applicant is requesting to vacate lots 59-75 of the Garages Addition and associated right-of-ways for the replat of the Garages 8th Subdivision.

Names of People/Business affected by this action:

the applicant and the City of Hastings

Why Planning Commission action is required:

As per NRS 19-916 and 19-917, "No addition shall have any validity, right, or privileges as an addition, and no plat of land or, in the absence of a plat, no instrument subdividing land within the corporate limits of any such municipality or of any land within the area designated by a city of the first class pursuant to subsection (1) of section 16-902 or within the area designated by a city of the second class or village pursuant to subsection (1) of section 17-1002, shall be recorded or have any force or effect, unless the plat or instrument is approved by the city council or village board of trustees or its designated agent and such approval is endorsed on such plat or instrument."

Type of action requested:

Motion

Suggested motion:

Deadlines associated with action:

The Plat vacation is scheduled to be heard at the City Council Regular Meeting on January 12, 2026.

Department head comments:

The Development Services Department and Plat Track review teams (to include County officials) have reviewed this plat vacation and the applicant has incorporated all recommendations found to be relevant.

Recommendation:

Motion to recommend approval of an ordinance to vacate lots 59-75 of the Garages Addition for the Garages 8th Subdivision to the City Council.



City of Hastings Planning Commission

STAFF REPORT

Final Plat: Garages 8th Subdivision Plat Vacation

Case No. 2025-662

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: December 16, 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



DESCRIPTION OF PLAT VACATION 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.

Approved Final Plat: The Garages Addition was platted in 2006. The Plat created 75 lots. The requested Plat Vacation vacates lots 59-75 and associated right-of-ways. The applicant has requested to replat the area as the Garages 8th Subdivision.

CONSIDERATIONS OF THE PLAT VACATION:

City Staff has reviewed the plat vacation application to ensure consistency with the filed plat.

STAFF COMMENTS: Staff recommends the Planning Commission recommend **APPROVAL** of the **PLAT VACATION of Lots 59-75 of Garages Addition** for the **Garages 8th Subdivision**.

PREPARED BY: Ember Batelaan, City Planner

DATE: December 8, 2025

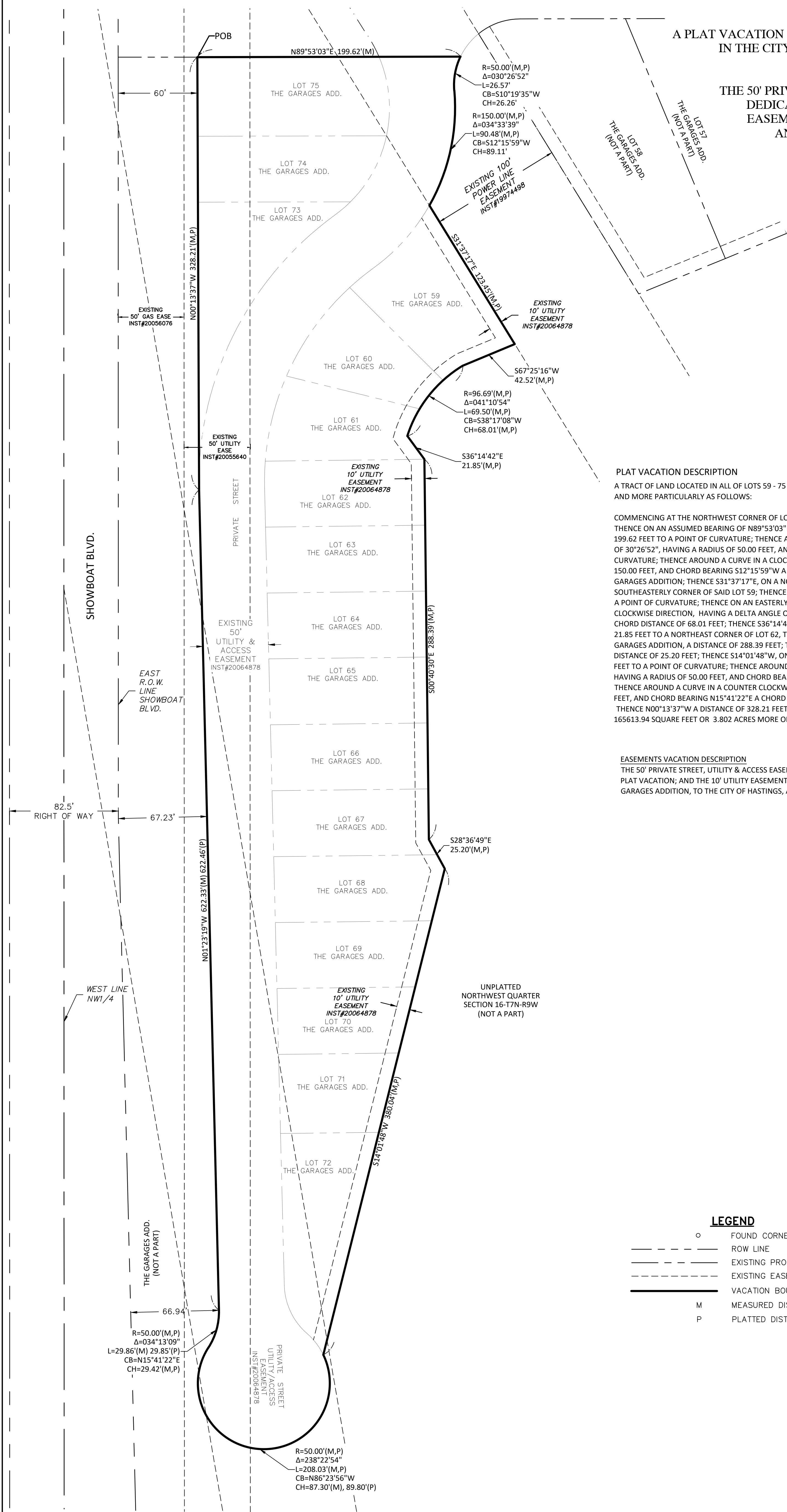
ATTACHMENTS:

1. Plat Vacation for the Garages 8th Subdivision

PLAT VACATION

A PLAT VACATION LOCATED WITHIN PART OF THE GARAGES ADDITION
IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA
BEING ALL OF LOTS 59 - 75

AND
THE 50' PRIVATE STREET, UTILITY & ACCESS EASEMENT
DEDICATED IN INST# 20064878, AND 10' UTILITY
EASEMENTS ON THE NORTHERLY 10' OF LOT 59
AND THE EASTERLY 10' OF LOTS 59-72



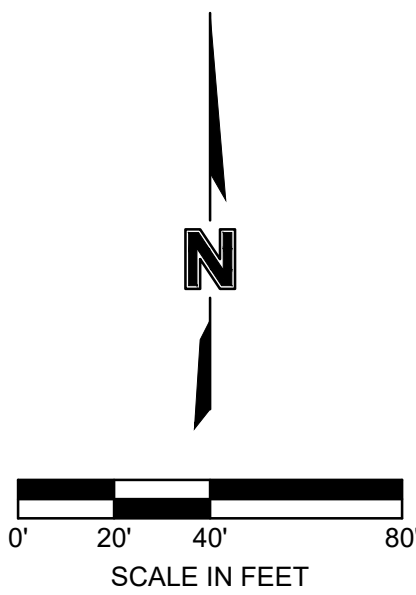
PLAT VACATION DESCRIPTION

A TRACT OF LAND LOCATED IN ALL OF LOTS 59 - 75 , THE GARAGES ADDITION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA,
AND MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 75, THE GARAGES ADDITION, SAID POINT BEING THE POINT OF BEGINNING; THENCE S89°59'62"E TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTERCLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 33°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 CLOCKWISE 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 TO A NORTHERLY CORNER OF LOT 59, THE GARAGES ADDITION; THENCE S31°37'17"E, ON A NORTHEASTERLY LINE OF SAID LOT 59, A DISTANCE OF 123.45 FEET TO A SOUTHEASTERLY CORNER OF SAID LOT 59; THENCE S67°25'16"W, ON A SOUTHERLY LINE OF SAID LOT 59, A DISTANCE OF 42.52 FEET TO A POINT OF CURVATURE; THENCE ON AN EASTERLY LINE OF SAID THE GARAGES ADDITION, AROUND A CURVE IN A COUNTERCLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 14°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, ON A NORTHEASTERLY LINE OF SAID THE GARAGES ADDITION, A DISTANCE OF 121.85 FEET TO A NORTHEAST CORNER OF LOT 62, THE GARAGES ADDITION; THENCE S00°40'30"E, ON AN EAST LINE OF SAID THE GARAGES ADDITION, A DISTANCE OF 288.39 FEET; THENCE S28°36'49"E, ON AN EASTERLY LINE OF SAID THE GARAGES ADDITION, A DISTANCE OF 25.20 FEET; THENCE S14°01'48"W, ON AN SOUTHEASTERLY LINE OF SAID THE GARAGES ADDITION, A DISTANCE OF 380.04 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 32°28'22", 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 TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 165613.94 SQUARE FEET OR 3.802 ACRES MORE OR LESS.

EASEMENTS VACATION DESCRIPTION

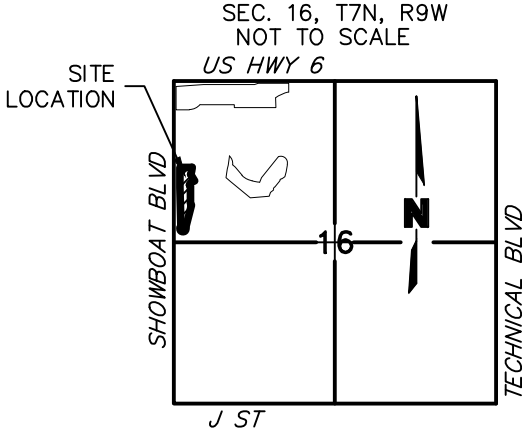
THE 50' PRIVATE STREET, UTILITY & ACCESS EASEMENT DEDICATED IN INST#20064878 CONTAINED WITHIN THE BOUNDARIES OF THE PLAT VACATION; AND THE 10' UTILITY EASEMENT ON THE NORTHERLY 10' OF LOT 59 AND THE EASTERLY 10' OF LOTS 59-72 OF THE GARAGES ADDITION, TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, RETAINING ALL OTHER EASEMENTS.



LEGEND

○	FOUND CORNER (AS NOTED)
— — — — —	ROW LINE
— — — — —	EXISTING PROPERTY LINE
- - - - -	EXISTING EASEMENT LINE
—————	VACATION BOUNDARY LINE
M	MEASURED DISTANCE
P	PLATTED DISTANCE

LOCATION MAP



201 East 2nd Street Grand Island, NE 68801 olsson.com TEL 308.384.8750 FAX 308.384.8752		olsson[®]		drawn by: JML designed by: GJSVX project no.: 020-1415-A date: 2024-11-08		PLAT VACATION		REV. NO.	DATE	DESCRIPTION	BY
						PART OF THE GARAGES EIGHTH ADDITION ALL OF LOTS 59 - 75 AND EASEMENTS WITHIN					
HASTINGS, NEBRASKA		2025		REVISIONS							

SHEET

2 of 2

Department: Development Services
Staff Contact: Kevin Kubo
Planning Commission Meeting Date: 12/16/2025
File No: 2025-664
Prepared By: Ember Batelaan, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

The applicant, Alan Anderson, has applied to rezone a property generally located southwest of the intersection of Osborne Drive West and North Shore Drive to construct a duplex. The applicant is requesting to rezone the property from R-1, Urban Single-Family Residential District to C-O, Commercial Office Non-Retail District.

Names of People/Business affected by this action:

the applicant, surrounding neighborhood, and the City of Hastings

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 January 12, 2026.

Department head comments:

Development Services staff has reviewed the application to rezone property generally located southwest of the intersection of Osborne Drive West and North Shore Drive from R-1, Urban Single-Family Residential District to C-O, Commercial Office Non-Retail District. 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 Osborne Drive West and North Shore Drive from R-1, Urban Single-Family Residential District to C-O, Commercial Office Non-Retail District.

City of Hastings Planning Commission



STAFF REPORT

Request to Rezone: From R-1, Urban Single-Family Residential District, to C-O, Commercial Office Non-Retail District

Case No. 2025-664

Applicant Alan Anderson

Property Location: Hastings, Adams County, Nebraska

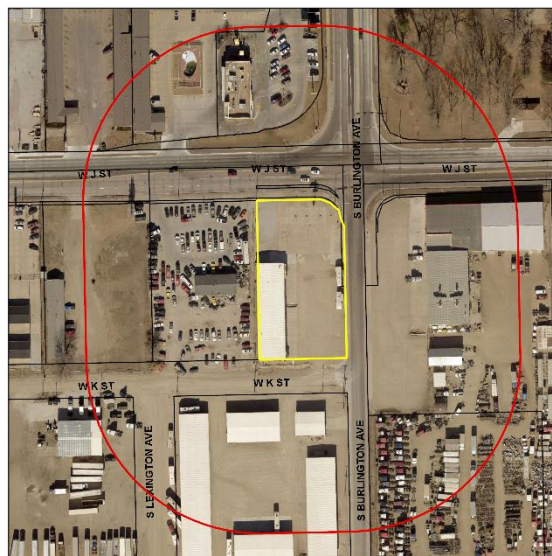
Lot Size: 0.55 acres

Date of Public Hearing: December 16, 2025

Current Zoning R-1, Urban Single-Family Residential District

Adjacent Zoning:

- North: R-1 Urban Single-Family Residential District
- East: R-1 Urban Single-Family Residential and C-O Commercial Office Non-Retail District
- South: R-1 Urban Single-Family Residential and C-O Commercial Office Non-Retail District
- West: Lake Hastings



DESCRIPTION OF REZONING REQUESTS: The applicant has requested to rezone the 0.55 acres tract of land from R-1, Urban Single-Family Residential District to C-O, Commercial Office Non-Retail District.

The applicant intends to construct a duplex on this property.

Property Description: The property is slightly sloped to the south. Access is provided to the lot by North Shore Drive. There is no sidewalk in the area. The lot is approximately 90 feet wide and 165 feet deep.

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 is currently undeveloped. Physical characteristics of the site include a gentle southward slope and a minimal floodplain area. The property was originally subdivided in 1959 as the North Shore Subdivision. It was zoned R-1, Urban Single-Family Residential District since 1971. Prior to Ordinance No. 2334, this property was also zoned R-1, First Dwelling House District. The R-1 District does not allow semi-attached dwellings (duplex), which the applicant proposes to construct.

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

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

The policy statement for the Parks/Recreation land use category is:

The Parks and Recreation land use district provides for parks and recreation sites.

Parks should also be provided in all areas with new residential neighborhoods.

The Parks/Recreation land use category does not mention residential development at all. Industrial uses are incompatible uses and local/county recreation areas, golf courses, and non-profit conservation areas are considered compatible uses. The use of the property as a residential use neither conforms nor does not conform to the Comprehensive Plan. The proposed duplex aligns with the character of the area.

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 future uses.

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

The surrounding area can be considered residential in nature. The properties to the north are developed with single-family structures. The properties to the south are part of the Dam inundation zone.

The C-O District allows for semi-attached dwellings (Duplex) which the applicant is intending to construct. 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-O, Commercial Office Non-Retail 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 205 North Shore Drive, from R-1, Urban Single-Family Residential District to C-O, Commercial Office Non-Retail District to the City Council, based on the recommendations in the Staff Report.

PREPARED BY: Kevin Kubo, Director of Development Services

DATE: December 8, 2025

ATTACHMENTS:

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

David Wacker

From: Callen, John [john.callen@nebraska.gov]
Sent: Thursday, October 08, 2015 11:49 AM
To: David Wacker; Ringland, Katie; Gokie, Tim
Cc: Mark Evans; David Ptak; Rod Davison; Joe Patterson
Subject: RE: Pre-application for Building Permit Lot 1, Anderson 2nd Sub. - Hastings , NE

Dave,

I have reviewed your question in coordination with Tim Gokie in NDNR's Dam Safety section. My understanding is that Tim had some previous correspondence with you in August/September of 2013 related to the preliminary plat for this area and some of the considerations Tim noted in that correspondence may still apply. Regarding the questions you specifically asked in your e-mail last week:

Interpretation question- does this application lie within Zone C or within the floodway fringe?

It appears the site of the proposed building is in Zone C while the lot has Zone AE, Zone B, and Zone C present on it. Moving the proposed building site or activities not shown on the plat (such as site grading) could easily move into the Zone AE, therefore care should be taken to ensure building plans and on site construction activities are cognizant of where the Zone AE is for floodplain management purposes.

1) Since this is immediately adjacent or downstream of the Dam , I would like your interpretation or comments if this a buildable lot or if there are any concerns from NDWR or other regulating agencies ?

The site of the proposed building, as shown in the information provided to us, appears to be south of the tie-in point of the dam as shown on the Anderson Second Subdivision Administrative Plat you sent. Building at this location is possible, however, care should be taken to not cause alteration of the dam in any way including but not limited to grading, filling, or excavation without approval from NDNR's Dam Safety section.

2) Is a basement allowed in this area, and your interpretation or concurrence of the elevation requirement for the first floor of the basement.

Since the proposed building is in Zone C, a basement would be allowable as long as excavation for the basement does not alter the dam. A basement floor elevation of no lower than 1905 NAVD 88 is recommended for the purposes of protection from flooding risk.

3) Will flood insurance be available to this lot, if developed as shown on the drawing ?

There is nothing shown in the information provided that would impact the availability of flood insurance for a structure built at this location.

4) Any other areas of concern on construction in this area.

Placement of this structure at the proposed location should not impact the hazard class of the dam; however, overall this could be a consideration in the future depending on how the building actually is constructed and the resulting risk exposure. This aspect was covered in Dam Safety's correspondence with you in August/September of 2013; if you have further questions on this aspect Tim Gokie can assist with those. Tim is copied on this e-mail.

If you have any questions please let me or Tim know.

Thank you,

John P. Callen, PE, CFM
State NFIP Coordinator – Floodplain Section
Engineering Programs and Services Division
Nebraska Department of Natural Resources
301 Centennial Mall South



Federal Emergency Management Agency
Washington, D.C. 20472

MR. JOSHUA GRUMMERT
GRUMMERT PROFESSIONAL
SERVICES, LLC
PO BOX 37
KENESAW, NE 68956

CASE NO.: 21-07-0434A
COMMUNITY: CITY OF HASTINGS, ADAMS
COUNTY, NEBRASKA
COMMUNITY NO.: 310001

DEAR MR. GRUMMERT:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Letter of Map Amendment (LOMA) Determination Document. This determination document provides additional information regarding the effective NFIP map, the legal description of the property and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMAs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Attn: North Wind Resource Partners (NWRP) eLOMA Coordinator, NWRP eLOMA Coordinator, 3601 Eisenhower Ave., Alexandria, VA 22304-6439, Fax: 703-751-7415.

Sincerely,

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

LIST OF ENCLOSURES:

LOMA DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator
Community Map Repository
Region



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA	A portion of Lot 4, Anderson Second Subdivision, as shown on the Plat recorded as in Instrument No. 20151082, in the Office of the Register of Deeds, Adams County, Nebraska The portion of property is more particularly described by the following metes and bounds: BEGINNING at the Northeast corner of said Lot 4; thence S25°12'47"E, a distance of 85.60 feet; thence S65°35'21"E, a distance of 16.99 feet to the Southeast
	COMMUNITY NO: 310001	
AFFECTED MAP PANEL	NUMBER: 31001C0157C	APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 40.613743, -98.38523 SOURCE OF LAT & LONG: GPS DATUM: NAD 83
	DATE: 7/5/2018	
LOADING SOURCE: SOUTH BRANCH WEST FORK BIG BLUE RIVER		

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LO ELE (N/
4	—	Anderson Second	North Shore Drive	Portion of Property	X (unshaded)	—	—	196

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below)

LEGAL PROPERTY DESCRIPTION
PORTIONS REMAIN IN THE SFHA/FLOODWAY
eLOMA DETERMINATION

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. If there are any errors on this eLOMA Determination Letter that cause FEMA to rescind and/or nullify the determination the property owner should consult the Licensed Professional that submitted this eLOMA. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Attn: North West Resource Partners (NWRP) eLOMA Coordinator, 3601 Eisenhower Avenue, Alexandria, VA 22304-4605, Fax: 703-751-7415.

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL) ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

corner of said Lot 4; thence S46°08'29"W, a distance of 165.05 feet to the Southwest corner of said Lot 4; thence N08°44'45"W, a distance of 69.96 feet; thence S71°06'41"W, a distance of 13.37 feet; thence N19°27'57"W, a distance of 92.12 feet; thence N70°40'46"E, a distance of 124.13 feet; thence N32°04'24"E, a distance of 7.26 feet to the POINT OF BEGINNING.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Attn: North Wind Resource Partners (NWRP) eLOMA Coordinator, NWRP eLOMA Coordinator, 3601 Eisenhower Ave., Alexandria, VA 22304-6439, Fax: 703-751-7415



Federal Emergency Management Agency

Washington, D.C. 20472

ADDITIONAL INFORMATION REGARDING LETTERS OF MAP AMENDMENT

When making determinations on requests for Letters of Map Amendment (LOMAs), the Department of Homeland Security's Federal Emergency Management Agency (FEMA) bases its determination on the flood hazard information available at the time of the determination. Requesters should be aware that flood conditions may change or new information may be generated that would supersede FEMA's determination. In such cases, the community will be informed by letter.

Requesters also should be aware that removal of a property (parcel of land or structure) from the Special Flood Hazard Area (SFHA) means FEMA has determined the property is not subject to inundation by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This does not mean the property is not subject to other flood hazards. The property could be inundated by a flood with a magnitude greater than the base flood or by localized flooding not shown on the effective National Flood Insurance Program (NFIP) map.

The effect of a LOMA is it removes the Federal requirement for the lender to require flood insurance coverage for the property described. The LOMA *is not* a waiver of the condition that the property owner maintain flood insurance coverage for the property. *Only* the lender can waive the flood insurance purchase requirement because the lender imposed the requirement. *The property owner must request and receive a written waiver from the lender before canceling the policy.* The lender may determine, on its own as a business decision that it wishes to continue the flood insurance requirement to protect its financial risk on the loan.

The LOMA provides FEMA's comment on the mandatory flood insurance requirements of the NFIP as they apply to a particular property. A LOMA is not a building permit, nor should it be construed as such. Any development, new construction, or substantial improvement of a property impacted by a LOMA must comply with all applicable State and local criteria and other Federal criteria.

If a lender releases a property owner from the flood insurance requirement, and the property owner decides to cancel the policy and seek a refund, the NFIP will refund the premium paid for the current policy year, provided that no claim is pending or has been paid on the policy during the current policy year. The property owner must provide a written waiver of the insurance requirement from the lender to the property insurance agent or company servicing his or her policy. The agent or company will then process the refund request.

Even though structures are not located in an SFHA, as mentioned above, they could be flooded by a flooding event with a greater magnitude than the base flood. In fact, more than 25 percent of all claims paid by the NFIP are for policies for structures located outside the SFHA in Zones B, C, X (shaded), or X (unshaded). More than one-fourth of all policies purchased under the NFIP protect structures located in these zones. The risk to structures located outside SFHAs is just not as great as the risk to structures located in SFHAs. Finally, approximately 90 percent of all federally declared disasters are caused by flooding, and homeowners insurance does not provide financial protection from this flooding. Therefore, FEMA encourages the widest possible coverage under the NFIP.

The NFIP offers two types of flood insurance policies to property owners: the low-cost Preferred Risk Policy (PRP) and the Standard Flood Insurance Policy (SFIP). The PRP is available for 1- to 4-family residential structures located outside the SFHA with little or no loss history. The PRP is available for townhouse/rowhouse-type structures, but is not available for other types of condominium units. The SFIP is available for all other structures. Additional information on the PRP and how a property owner can qualify for this type of policy may be obtained by calling the Flood Insurance Information Hotline, toll free, at 1-800-427-4661. Before making a final decision about flood insurance coverage, FEMA strongly encourages property owners to discuss their individual flood risk situations and insurance needs with an insurance agent or company.

FEMA has established "Grandfather" rules to benefit flood insurance policyholders who have maintained continuous coverage. Property owners may wish to note also that, if they live outside but on the fringe of the SFHA shown on an effective NFIP map and the map is revised to expand the SFHA to include their structure(s), their flood insurance policy rates will not increase as long as the coverage for the affected structure(s) has been continuous. Property owners would continue to receive the lower insurance policy rates.

LOMAs are based on minimum criteria established by the NFIP. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If a State, county, or community has adopted more restrictive and comprehensive floodplain management criteria, these criteria take precedence over the minimum Federal criteria.

In accordance with regulations adopted by the community when it made application to join the NFIP, letters issued to amend an NFIP map must be attached to the community's official record copy of the map. That map is available for public inspection at the community's official map repository. Therefore, FEMA sends copies of all such letters to the affected community's official map repository.

When a restudy is undertaken, or when a sufficient number of revisions or amendments occur on particular map panels, FEMA initiates the printing and distribution process for the affected panels. FEMA notifies community officials in writing when affected map panels are being physically revised and distributed. In such cases, FEMA attempts to reflect the results of the LOMA on the new map panel. If the results of particular LOMAs cannot be reflected on the new map panel because of scale limitations, FEMA notifies the community in writing and revalidates the LOMAs in that letter. LOMAs revalidated in this way usually will become effective 1 day after the effective date of the revised map.

6



Federal Emergency Management Agency

Washington, D.C. 20472

ADDITIONAL INFORMATION REGARDING LETTERS OF MAP AMENDMENT

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Even though structures are not located in an SFHA, as mentioned above, they could be flooded by a flooding event with a greater magnitude than the base flood. In fact, more than 25 percent of all claims paid by the NFIP are for policies for structures located outside the SFHA in Zones B, C, X (shaded), or X (unshaded). More than one-fourth of all policies purchased under the NFIP protect structures located in these zones. The risk to structures located outside SFHAs is just not as great as the risk to structures located in SFHAs. Finally, approximately 90 percent of all federally declared disasters are caused by flooding, and homeowners insurance does not provide financial protection from this flooding. Therefore, FEMA encourages the widest possible coverage under the NFIP.

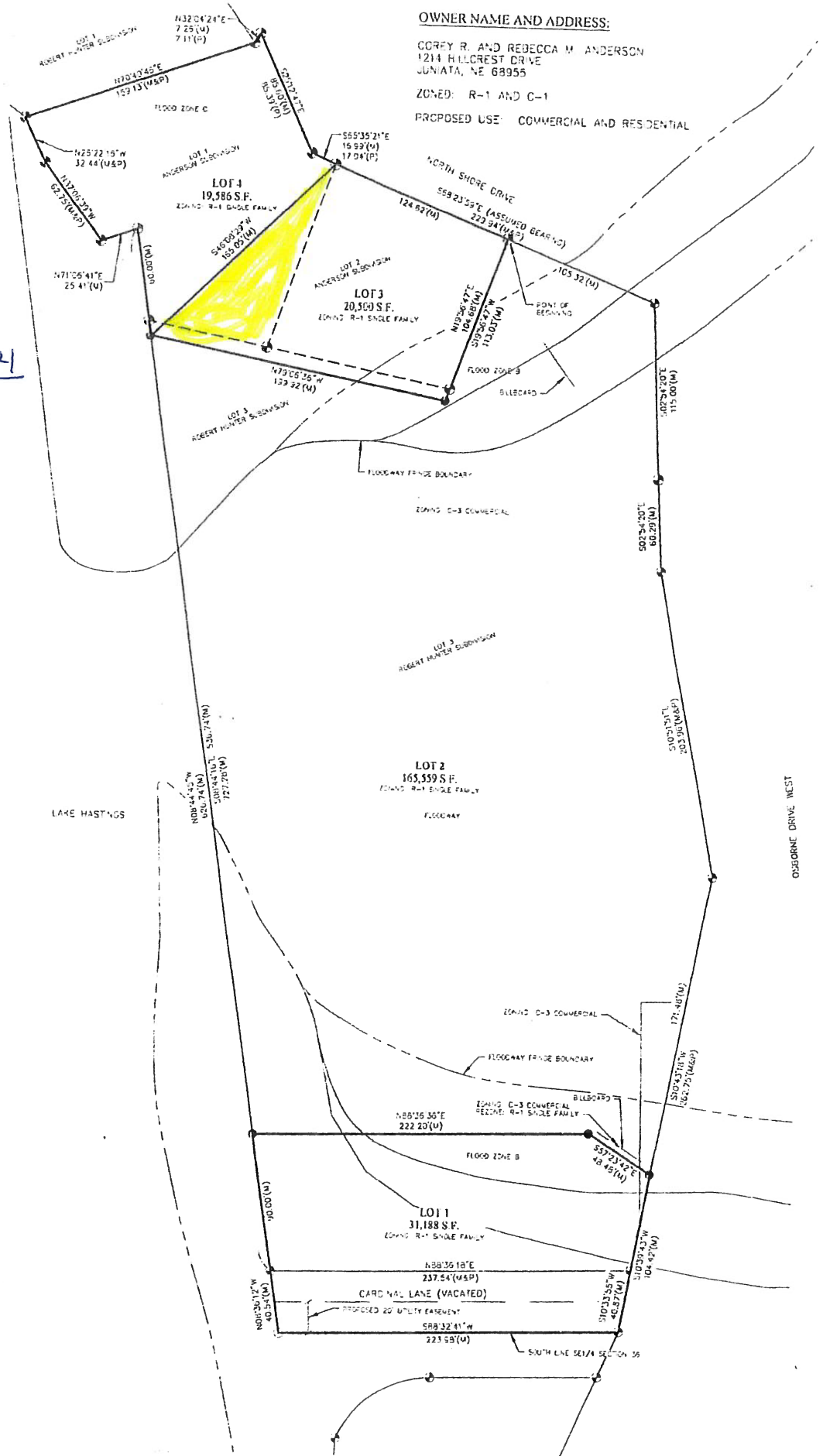
Replat Area
From Lot 1 to Lot 4

OWNER NAME AND ADDRESS:

COREY R. AND REBECCA M. ANDERSON
1214 HILLCREST DRIVE
JUNIATA, NE 68955

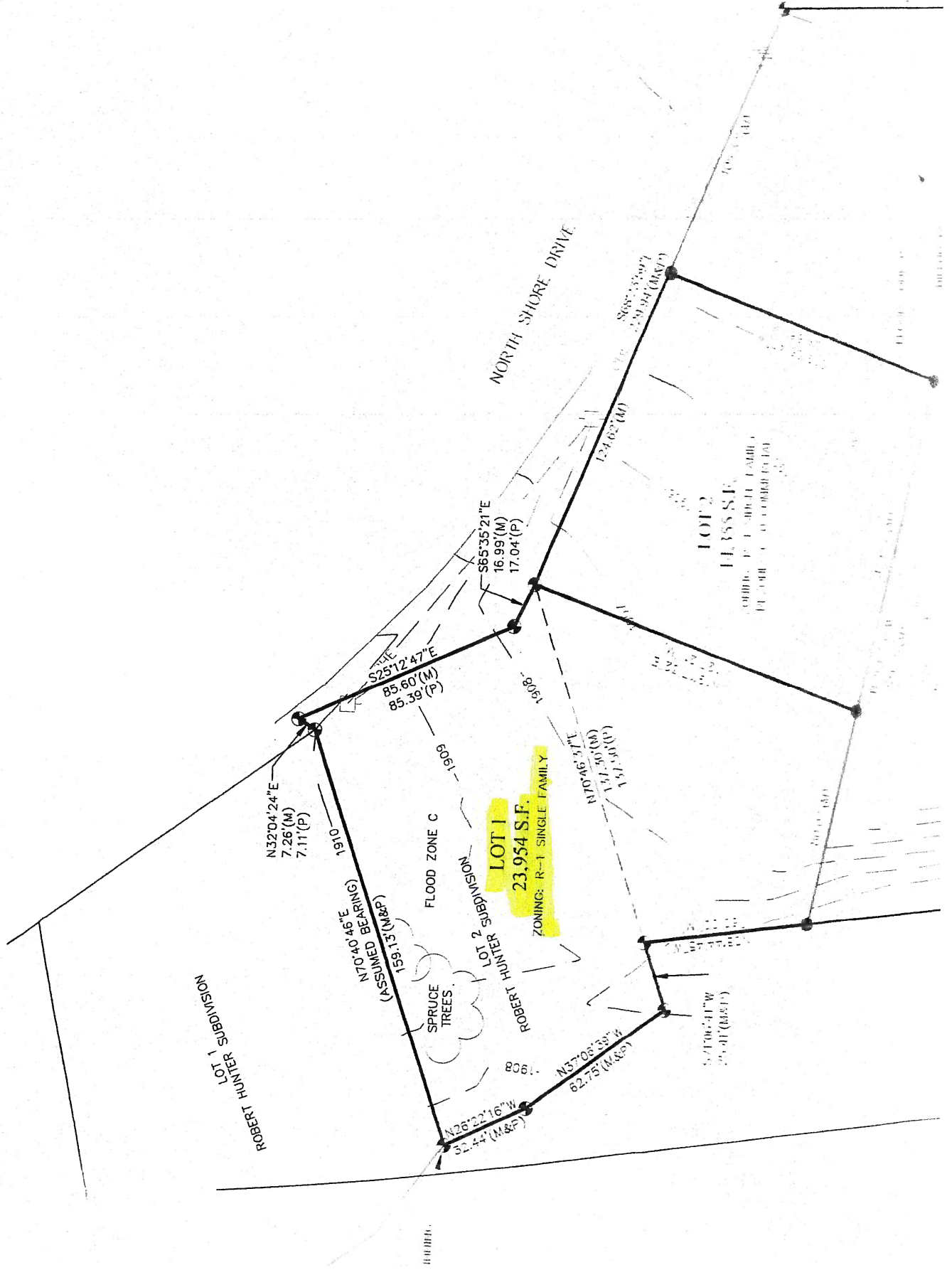
ZONED: R-1 AND C-1

PROPOSED USE: COMMERCIAL AND RESIDENTIAL



LOCATED IN LOTS 2 AND 3, ROBERT HUNTER SUBDIVISION IN T
SECTION 36, T8N, R10W OF THE SIXTH P.M., ADAMS C
ADMINISTRATIVE PLAT

ADMINISTRATIVE AND RESIDENTIAL



Department: Development Services
Staff Contact: Ember Batelaan
Planning Commission Meeting Date: 12/16/2025
File No: 2025-665
Prepared By: Ember Batelaan, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

City staff is requesting to amend the zoning code to address legal and consistency issues in the Zoning Code. Additionally, City staff is requesting to recodify the entirety of Chapter 34 to provide ease of access to the public.

Names of People/Business affected by this action:

the people of Hastings and the City

Why Planning Commission action is required:

Section 34-801. Amendments and Procedures, define the process for amending the text of the zoning ordinance. The Planning Commission must hold a public hearing and vote to approve or deny the draft language and forward a recommendation for final approval or denial to the City Council.

Type of action requested:

Motion

Suggested motion:

Deadlines associated with action:

The item is scheduled to be heard at the City Council Regular Meeting on January 12, 2026.

Department head comments:

The complete details of the staff review and recommendation are in the attached staff report.

Recommendation:

Staff recommends the Planning Commission recommends APPROVAL to the City Council for an Ordinance for the following:

1. Amend Section 34-200 Uses and Districts Table, Section 34-206 (4) R-3 Multiple family Residential District, and Article IV Standards for Conditional Uses.
2. Repeal Section 34-202.01 R-5 Urban Single family undersized lot residential districts and Section 34-207 R-4 Urban Neighborhood District.
3. Recodification of the entirety of Chapter 34 to Chapter 54



City of Hastings Planning Commission

STAFF REPORT

Zoning Update:	Amend Section 34-200 Uses and Districts Table, Section 34-206 (4) R-3 Multiple-Family Residential District, and Article IV Standards for Conditional Uses. Repeal Section 34-202.01 R-5 Urban Single family undersize lot residential districts and Section 34-207 R-4 Urban Neighborhood District. Recodification of the entirety of Chapter 34 to Chapter 54.
Case No.	2025-665
Applicant	City of Hastings, Development Services
Property Location:	Not Applicable
Lot Size:	Not Applicable
Date of Public Hearing:	December 16, 2025
Current Zoning	Not Applicable
Proposed Zoning	Not Applicable
Adjacent Zoning:	Not Applicable

STANDARDS TO AMEND THE ZONING CODE:

The provisions of Section 34-801 regulate the process to amend the zoning map or text of the zoning chapter or Comprehensive Plan within the City and its extraterritorial jurisdiction.

Section 34-801 does not specify requirements for a text amendment application.

DESCRIPTION OF ZONING UPDATE REQUEST:

The Development Services staff is requesting to update the zoning code to address legal issues and consistency of the code. Additionally, City staff is requesting to recodify the entirety of Chapter 34 to provide ease of access for the general public.

The first type of change addresses legal issues in the code. One of the legal issues addressed with these revisions is compliance with the Fair Housing Act. In summary, the Fair Housing Act prohibits treating groups of people differently based on disability, age, or familial status. The current regulations only allow group housing and halfway houses as a conditional use in certain districts, which treats unrelated individuals differently from related persons. Additionally, the current regulations only allow adult care homes as a conditional use, while childcare homes are allowed as a permitted use with state licensure. This treats care homes differently based on the age of the occupants. To mitigate these legal issues, City staff proposes to allow these uses as a permitted use in any district that currently allows these uses with a conditional use permit.

The second legal issue with the current code is its failure to comply with the Religious Land Use and Institutionalized Persons Act (RLUIPA), which prohibits zoning laws that substantially burden the religious exercise of churches or other religious assemblies or institutions. The current regulations only allow neighborhood and community assembly as a conditional use, which could lead to unfair treatment in the application of conditional uses. City staff is proposing to allow these uses as a permitted use in any district they are currently allowed as a conditional use.

The third legal issue that will be addressed upon adoption of these proposed regulations is compliance with the Small Wireless Facilities Deployment Act. In summary, NRS 86-1236 (4) requires communities to allow small wireless facilities to be placed in the right-of-way as a permitted use. The current regulations require a conditional use permit for telecommunication facilities and support structures, which is not in compliance with state statutes. City staff is proposing to allow these uses as a permitted use in any district.

The second type of change deals with the consistency of items in the Code. Two of these changes are repealing Section 34-202.01 R-5 Urban Single-Family Undersized Lot Residential District, and Section 34-207 R-4 Urban Neighborhood District, since these do not exist on the Zoning Map. Additionally, these districts will be removed from the Uses and Districts Table to maintain consistency across the entire code.

The Uses and Districts Table is proposed to be amended, including revisions to multi-dwelling buildings, commercial kennels, and temporary use permits. Multi-dwelling buildings will be added as a conditional use in the C-2 District and as a permitted use in the CMP District. These proposed changes bring existing structures into conformance with the code and accommodate the redevelopment of historic buildings. Commercial kennels are proposed to be a permitted use in the C-3, I-1, and I-2 Districts, to align with veterinary offices, which are a permitted use in those districts. Additionally, the Temporary Use Permits were removed from Chapter 34, as they are not under the purview of zoning.

Another consistency issue that is addressed in these proposed changes is the setback requirements in the R-3 District. The current code allows R-2 Districts to have side setbacks of not less than five feet; however, the R-3 District requires properties to have side setbacks of not less than seven feet. This requirement for a larger setback in a higher-density district is inconsistent with the district intent.

The last consistency issue that will be addressed with these proposed changes is Article IV Standards for Conditional Uses. Churches, townhouses, rowhouses, kennels, waste landfill sites, and temporary use permits are removed from this article to ensure consistency with the Uses and Districts Table, which does not require a conditional use permit for these uses. Additionally, the names of “mobile home park” and “self-service storage facility” were amended to align with the name in the Uses and Districts Table.

Furthermore, the application timeline will be extended from three to four weeks to align with the adopted policy, and the application requirements will be revised to eliminate site profile and drainage plans, detailed parking and landscaping plans, and detailed underground utility plans, thereby reducing redundancy with the building permit process. Additionally, the ability to waive certain application requirements is removed to ensure consistency between conditional use permit applications.

Finally, these proposed updates will coincide with the recodification of the entirety of Chapter 34 to provide ease of access for the public. Currently, the majority of Chapter 34 is in pdf format instead of on Municode. Certain sections of Chapter 34 are in Ordinance 4802, which is not codified, and certain sections of the Zoning Code are in Chapter 54. This recodification will move the entirety of the zoning regulations, including the zoning PDF and Ordinance 4802, to Chapter 54.

STAFF COMMENTS: Staff recommends the Planning Commission recommends **APPROVAL** to the City Council for an Ordinance for the following:

1. Amend Section 34-200 Uses and Districts Table, Section 34-206 (4) R-3 Multiple family Residential District, and Article IV Standards for Conditional Uses.
2. Repeal Section 34-202.01 R-5 Urban Single family undersize lot residential districts and Section 34-207 R-4 Urban Neighborhood District.
3. Recodification of the entirety of Chapter 34 to Chapter 54.

PREPARED BY: Ember Batelaan, City Planner

DATE: December 9, 2025

ATTACHMENTS:

1. Revised Exhibit 1 Zoning Code Amendment

Sec. 34-200. Uses and districts table.

[illegible]

	A	R-1	R-1A	R-1S	R-2	R-3	C-O	C-1	C-2	C-3	CMP	I-1	I-2
Civic Uses													
Assembly, Neighborhood	P	P	P	P	P	P	P	P	P	P	P	P	P
Assembly, Community							P	P	P	P	P	P	P
Eleemosynary or Philanthropic Institution						C	C	C	P	P	P		
Golf Course/Clubhouse (non-business)	P	P	P	P		C					P		
Public Park/Playground	P	P	P	P	P	P	P	P	P	P	P	P	P
Public Museum or Library	P	P	P	P	P	P	P	P	P	P	P	P	P
School, Elementary	P	P	P	P	P	P	P	P			P		
School, Secondary	R	R	R	R	R	R	R	R			P		
School, College or University	P					P					P		
Recreational Vehicle Park	C									C		C	C
Recreational Vehicle, Temporary	R									R		R	R
Temporary Structure	P	R	R	R	R	R			P	P	P	P	P

	A	R-1	R-1A	R-1S	R-2	R-3	C-O	C-1	C-2	C-3	CMP	I-1	I-2
Service Uses													
Adult Care, Home	P	P	P	P	P	P	P	P	P	P	P		
Adult Care Facility							P	P	P	P	P		
Automobile Service Station, Limited							C	P	P	P	P	P	P
Automobile Service Station, General										P	P	P	P
Automobile Service Station, Large- Scale										P	P	P	P
Automobile Repair, Limited							C	C	C	P	P	P	P
Automobile Repair, General									C	P		P	P
Bank							P	P	P	P	P	P	P
Child Care, Home	R	R	R	R	R	R	R	R	R	R	P		
Child Care Facility					R	R	P	P	P	P	P	P	P
Halfway House, Quasi-Institutional	P	P	P	P	P	P	P	P	P	P			
Kennel, Commercial	C									P		P	P
Lodging, Bed and Breakfast	C	C	C	C	C	C	C	C	C				

	A	R-1	R-1A	R-1S	R-2	R-3	C-O	C-1	C-2	C-3	CMP	I-1	I-2
Service Uses													
Lodging, Rooming House						C		P	P	P	P		
Lodging, Hotel									P	P	P	P	P
Lodging, Motel										P	P	P	P
Medical Office	C						P	P	P	P	P		
Medical Clinic	C						P	P		P	P	C	C
Medical Hospital	C						P	P			P	C	C
Nursing Home, Assisted Living	C	C	C	C	C	C	P	P	C	P	P		
Off-Street Parking Spaces/Structures							C	C	C	C	C	C	C
Professional Services Office							P	P	P	P	P	P	P
Self Storage, Storage Areas							C		R	C		C	C
Veterinary Office	P						P	P	P	P		P	P
Veterinary Hospital	P									C		C	C

	A	R-1	R-1A	R-1S	R-2	R-3	C-O	C-1	C-2	C-3	CMP	I-1	I-2
Employment Uses													
Home Occupation	R	R	R	R	R	R	R	R	R	R			
Office, Limited						C	P	P	P	P	P	P	P
Office, Small							P	P	P	P	P	P	P
Office, General								C	P	P	P	P	P
Office Complex/Campus									C	P	P	P	P
Commercial and Retail Uses													
Convenience Retail, Automobile (<5,000 sf)							C			P	P	P	P
Convenience Retail, Corner Store (<2,000 sf)							P	P	P	P	P	P	P
Neighborhood Retail (<5,000 sf)								P	P	P	P	P	P
General Retail (5,000 sf – 20,000 sf)									P	P	C	P	P
Large-Scale Retail (20,000 sf – 100,000 sf)									C	P	C	P	P
Warehouse Retail (>100,000 sf)										P		P	P

	A	R-1	R-1A	R-1S	R-2	R-3	C-O	C-1	C-2	C-3	CMP	I-1	I-2
Commercial and Retail Uses													
Neighborhood Grocery (<45,000 sf)								P	P		P		
Supermarket (>45,000 sf)										P	C	P	P
Indoor Entertainment & Rec. Business									P	P	C	P	P
Outdoor Entertainment & Rec. Business	C								C	C	C	C	C
Entertainment Venue	C								C	C	C	C	C
Outdoor Sales, Limited								C	P	P	P	P	P
Outdoor Sales, Seasonal								C	C	C	C	C	C
Outdoor Sales, Yard										P		P	P
Mobile Vendor, Temporary									R	R	R	R	R
Outdoor Market (Farmers Market)									P				
Restaurant								P	P	P	P	P	P

[illegible]

[illegible]

	A	R-1	R-1A	R-1S	R-2	R-3	C-O	C-1	C-2	C-3	CMP	I-1	I-2
Public Service Uses													
Public Utility Plant	C											C	C
Public Utility Sub-station	C	C	C	C	C	C	C	C	C	C		C	C
Cemetery	C								C	C		C	
Small Wind Energy Systems	R	R	R	R	R	R	R	R	R	R	R	R	R
Large Scale Wind Generator (Wind Farms)	C											C	C
Telecommunication Facilities and Support Structures	P	P	P	P	P	P	P	P	P	P	P	P	P
1 = Permitted by right subject to general district standards 2 = Permitted with a Conditional Use Permit subject to discretionary review by Planning Commission and City Council 3 = Permitted subject to specific use standards													

Sec. 34-202.01. R-5 Urban single family undersized lot residential districts.

Repealed.

Sec. 34-206 (4). R-3 Multiple-Family Residential Districts.

(a) All permitted uses except townhouses.

- i. Front yard – 25 ft
- ii. Side yard—There shall be a side yard on each side of a building not less than ten percent of the width of the lot; except, that such side yard shall not be less than five feet, and need not be more than 25 feet. Buildings on corner lots shall provide a side yard on the street side of not less than 15 feet, or a side yard on the street side of not less than ten feet on any lot less than 50 feet in width provided that this regulation shall not be so interpreted as to reduce the buildable width of a corner lot in separate ownership on August 26, 1968 to less than 35 feet.
- iii. Rear yard—The depth of the rear yard shall be at least 20 percent of the depth of the lot, but such depth need not be more than 30 feet, except that for a corner lot, the rear yard setback shall be the same as for the interior side yard, as described in the preceding subsection (b).

Sec. 34-207. R-4 Urban Neighborhood Districts.

Repealed.

ARTICLE IV. STANDARDS FOR CONDITIONAL USES

Sec. 34-401. Scope of Article.

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.

Sec. 34-402. General Standards for all Conditional Uses.

- (1) The Planning Commission shall hold a public hearing to review the required submission documents of each application for a conditional uses to assure that the proposed development will integrate compatibly with existing land uses and with permitted uses that may be established within any area to be affected by the proposed development. No conditional use design may be approved which will have a permanent negative impact on those items listed below substantially greater than anticipated from development permitted without a conditional use. The Commission, following its public hearing, shall forward its recommendation on the application to the Hastings City Council, which shall have final authority following a public hearing to either approve the application, with or without conditions, or to reject the application:
 - a. Pedestrian and vehicular traffic circulation and safety
 - b. Reasonable and economic extension of public utilities and facilities
 - c. Noise, fumes, dust or other environmental pollution
 - d. The maintenance of logical and efficient development patterns and land use mixtures
 - e. The maintenance of property values in accordance with established and permitted land uses
- (2) Where the approval of a conditional use application would result in the interface of residential and nonresidential uses, any approval of the conditional use shall impose conditions and design standards necessary to ensure the maintenance of residential property values and the safety, health, comfort and repose of residents.
- (3) All standards contained in this Chapter are minimum standards. More restrictive conditions may be recommended by the Planning Commission and imposed by the Hastings City Council where necessary to ensure compliance with the Comprehensive Plan or the purpose and intent of the zoning regulations.
- (4) Failure to observe and maintain the conditions and restrictions of the conditional use permit shall be considered a violation of this chapter subject to penalty as provided herein and shall be grounds for review of the conditional use permit. Review of a conditional use permit may be requested by the Zoning Official, the Planning Commission or by the City Council. In the event of the review of a conditional use permit as provided herein, a public hearing shall be held by the Planning Commission. Notice for such hearing shall be given in the manner provided for in Neb. Rev. Stat. § 19-904 and § 19-905, as the same may, from time to time, be amended. Following said hearing, the Planning Commission may recommend to leave the conditional use permit unaltered, revoke the permit, or alter the permit by adding, deleting or modifying the conditions and restrictions contained in the permit. Any recommendation by the Planning Commission

following a hearing shall be forwarded to the Hastings City Council, which shall have final authority following a public hearing to leave the conditional use permit unaltered, revoke the permit, or alter the permit by adding, deleting or modifying the conditions and restrictions contained in the permit.

Sec. 34-403. Application Requirements.

- (1) Applications for a conditional use permit shall be submitted to the Development Services Department at least four weeks prior to the Planning Commission's scheduled monthly meeting date. The application shall be signed by the property owner as indicated on the Adams County Register of Deeds Office records at the time of application. The application shall be submitted on forms provided by the Development Services Department and shall be accompanied by the following, unless waived by the Department:
 - a. A site plan drawn to scale indicating the property location, scale, north point, adjacent property for a distance of 300 feet, location of all buildings and uses within the site, access points and traffic circulation.
 - b. Existing and proposed topographic contours.
 - c. Detailed site development plans.
 - d. Detailed building plans, including elevations.
 - e. Other graphic materials necessary to fully depict the proposed development.
- (2) A detailed narrative statement shall be submitted with the application for the conditional use permit. Such narrative shall explain the intent of the project, the factors which make the project desirable to the general public and to the surrounding areas, the features and details of the project development, schedule and timing of the development program, and any material or information which the applicant believes to be relative to the case. Where it deems necessary, the Commission or the City Council may require, in addition to the narrative statement:
 - a. Marketability or economic feasibility studies.
 - b. Geologic or soil boring and test.
 - c. Traffic counts in the area.
 - d. Other detailed technical material as necessary to fully explain the proposed development.

- (3) Upon approval of the conditional use permit by the Hastings City Council, development shall be completely in accordance with the approving plan. Minor revisions to the plan may be approved by the Planning Commission following the public hearing.
 - a. Major revisions to the plan are subject to the same public hearing requirements by the Planning Commission and the Hastings City Council as required for the original conditional use permit.
- (4) The Council may require landscaping and planting as necessary to preserve compatibility with the surrounding area. If required, the conditional use permit shall contain provisions for permanent maintenance of the landscaping and/or planting.
- (5) In any case where the Council determines that the design of a proposed structure may affect the compatibility of a proposed development with the area in which it is proposed to be located, the Council may require changes in the design or may reject the proposed development if no suitable correction can be made.
- (6) All buildings, structures and activities, including permitted uses proposed within a conditional use permit development plan application, shall be analyzed with respect to minimum yard requirements maximum lot coverage, and maximum height limitations, in relationship to the development concept as a complete and functional unit. General requirements for each use should be based upon zoning districts where such uses are permitted as a matter of right. However, every use should comply with the general requirements of this chapter, including but not limited to signs, off-street parking and loading, and temporary uses.
- (7) The Hastings City Council in approving a conditional use permit development plan may at its option relax the minimum dimensional requirements of this chapter, when the Council finds such variances are in the best interest of the total development plan, will not adversely affect adjacent property and the public health, safety and general welfare of the community are not compromised. The Council shall not allow a use under this section which is not permitted as a permitted principal use, a permitted accessory use or as a conditional use under the schedule of district regulations for the zoning district in which the property is located.
- (8) The Hastings City Council shall require adequate guarantee of compliance in approving all conditional use permits. Such guarantee may be a performance bond in the total amount necessary to assure compliance, such bond to be reduced as stages of construction are completed and the public liability for assuring compliance is correspondingly reduced. Alternatively or in concert with a bond, such guarantee may be a stipulation in the event of the applicant's failure to

comply, authorizing the City to take the steps necessary to assure compliance, including performing the construction or maintenance itself, and charge all costs thereof as an assessment against the property.

- (9) The Development Services Department staff shall submit a written report to the Planning Commission and the Hastings City Council with findings as to how the application complies with the requirements of this chapter. No permit should be approved until the Hastings City Council is satisfied all requirements of this chapter have been met.

Sec. 34-404. Specific Standards for Conditional Uses.

- (1) Hospitals, sanitariums, convalescent centers, nursing or rest homes, rehabilitation centers, correctional institutions, psychiatric institutions and similar institutions.
- a. The site shall have direct access from a street or avenue of City arterial street or greater designation on the City's major thoroughfares plan depicted in the Comprehensive Plan. This standard may be waived by the Hastings City Council if the Council finds such waiver is in the best interest of the total development plan, will not adversely affect adjacent property and existing uses thereon, and does not compromise the public health, safety and general welfare of the community.
 - b. A site plan, drawn to scale, shall be provided with the application for the conditional use permit. Such site plan shall show the location of all buildings and structures on the site, ingress and egress points, circulation patterns, parking areas, including the total number of parking spaces provided, and a general description of the building uses.
 - c. Minimum lot size:
 - i. 1—10 beds ½ acre (21,780 square feet)
 - ii. 11—20 beds 1 acre (43,560 square feet)
 - iii. For each additional ½ acre (or greater if ten beds required by the City Council).
 - d. Minimum yard requirements—The City Council may specify such yard requirements as in its judgment will adequately protect the integrity of surrounding areas and uses.
 - e. Maximum lot coverage by all buildings—20 percent.

- f. Maximum height of structures—Same as required for permitted uses in the zoning district where the site is located.
- g. Off-street parking—Adequate off-street parking shall be provided in connection with any permitted use. The minimum for each use to be as provided in Section 34-308(2) and Table 308-1 Required Automobile Parking.
- h. Landscaping—All areas of the site not devoted to buildings, structures, parking areas, walkways or driveways shall be covered with one or more of the following: asphaltic compound or concrete, lawn grass, natural or ornamental shrubbery, trees, or other approved landscaping material.
- i. Walls and screening—Where it deems necessary, the City Council may require that the site be fully enclosed by a wall or fence to prevent casual access to and from the site, or that the periphery of the site be suitably screened by evergreen planting or by other natural planting of sufficient height and density to provide and maintain a year-round visual screen. If the conditional use permit is granted, the wall or screening which is approved shall be fully constructed, inspected and approved by the Development Services Director prior to occupancy.

(2) Natural resource extraction.

- a. A site plan, drawn to scale, shall be submitted with any application for a conditional use permit. Such site plan shall show the following information:
 - i. Graphic (and legal) description of the petition area.
 - ii. Existing topographic contours (not less than ten foot contour intervals).
 - iii. Finished topographic contours when extraction is completed (not less than ten foot contour intervals).
 - iv. Existing and proposed buildings and structures on the site.
 - v. Principal access points which will be used by trucks, and equipment including ingress and egress points and internal circulation.
 - vi. Indication of the existing landscape features.
 - vii. Location and nature of other operations, if any, which are proposed to take place on the site.
- b. A narrative statement shall also be submitted with the application for a conditional use. Such narrative shall set forth in detail the following definitive information.
 - i. Method of drainage.
 - ii. Method of fencing or barricading the petition area to prevent casual access.

- iii. Estimated amount of material to be removed from the site.
- iv. Estimated length of time necessary to complete the operation.
- v. Description of operations or processing which will take place on the site during and after the time the material is extracted.
- vi. Plan or program of regrading and shaping the land for future use.
- vii. Proposed hours of operation.
- viii. Other pertinent information that may pertain to the particular site.
- c. General requirements.
 - i. Principal access to the site shall minimize the use of residential streets, and access roads shall be treated in a manner so as to make them dust free; further, where access roads intersect arterial streets, suitable traffic controls shall be established.
 - ii. A strip of land at the existing topographic level, and not less than 15 feet in width, shall be retained at the periphery of the site wherever the site abuts a public right-of-way. That periphery strip shall not be altered except for access points.
 - iii. All banks shall be left with a slope ratio of no greater than 4:1 (25 percent slope) unless it can be shown to the Planning Commission's satisfaction that a greater slope is not detrimental to the beneficial future use of the subject property.
 - iv. Sufficient attention should be paid to drainage of the site, both during the extraction period and after the site has been regraded. Where a finished grading plan indicates that surface water will be conducted from the site onto adjacent lands, the plan will be subject to the approval of the Public Works Department.
 - v. During periods of inactivity, the owner of the pit shall take whatever precautions as are necessary to prevent the site from becoming an attractive nuisance.

(3) Junk yards.

- a. The term "junk yard" shall include, for the purposes of this section, the terms autowrecking yard and salvage or scrap yard.
- b. All junk yards, in addition to the conditions implied herein, shall comply with the provisions of Chapter 18 of the Hastings City Code.

c. General requirements:

- i. The proposed site shall not be located within 500 feet of any school, hospital, public building, residential subdivision, or place of public assembly.
- ii. A site plan, drawn to scale, shall be provided with the application. Such site plan shall state the legal description of the property, the location of all buildings and structures on the site, access points, off-street parking areas, vehicular circulation and prominent topographical features, if any, of the site or adjacent lands within 300 feet of the site.
- iii. The minimum lot size for junk yard in any district where they are permitted as a conditional use shall be two acres. The minimum lot width shall be 150 feet.
- iv. The junk yard shall be completely enclosed and obscured from the public view by a solid fence or wall eight feet in height, by topography, and evergreen planting of sufficient height and density to provide and maintain a year-round visual screen. The specific type of screening shall be specified in the application. If the permit is granted, the screening which is approved shall be fully constructed, inspected and approved by the Development Services Director prior to the yard being utilized.
- v. Failure to maintain the screen as specified shall be cause for the permit to be rescinded and the junk yard shall be removed at the cost of the owner of the land upon which it is located.
- vi. Provisions shall be made to prevent any contamination of the domestic water supply or excessive surface run-off from the property onto adjoining lands or streams. Where it deems necessary, the City Council may require the submission of a site drainage plan. A drainage plan which carries water off of the site shall be subject to the approval of the City Engineer.
- vii. Failure to prevent such contamination of the domestic water supply or to prevent excessive surface run-off from the site onto adjoining lands or streams shall be cause for the permit to be rescinded and the junk yard to be removed at the cost of the owner of the land upon which it is located.

(4) Storage of vehicles in impound yard.

- a. No dismantling, processing or salvaging of vehicles or repair work to vehicles may be performed in an impound yard.
- b. The minimum size of an impound yard shall be one acre.

- c. There shall not be stored in an impound yard at any time more than one vehicle for each (10 × 35) 350 square feet of available storage space in the impound yard.
- d. A fence, sufficient to control access to the impound yard, shall be constructed around the impound yard. The fence shall be not less than size six feet in height.
- e. The surface of the impound yard shall at all times be covered with concrete, asphalt or crushed rock.
- f. Weeds, grass and other bushes shall not be permitted to grow more than six inches above the ground at any time in an impound yard.
- g. Vehicles may not be stacked in an impound yard, but must at all times be stored directly upon the surface of the impound yard.
- h. Any lights on an impound yard must be cut off lighting, so as to not allow light to escape outside of the boundary of the impound yard.
- i. The impound yard may not be located closer than 250 feet from property which is zoned to allow residential use nor within 100 feet of a residence, except when such residence is located on a property zoned for industrial use and is being used as an accessory use to a proper industrial use on said property.
- j. Vehicles stored in an impound yard must be removed from the yard within nine months of the time when they are first placed therein; provided however, an impounded vehicle may, upon request of a prosecuting attorney, be kept in an impound yard for so long as such prosecuting attorney requests. To assist in the enforcement of this requirement, the operator of the impound yard shall at all-time do the following:
 - i. The operator shall keep a book, listing all vehicles which arrive at the impound yard in the order in which they arrive; and the date of arrival, and include therein the name and address of the person from whom each vehicle is received, the name and address of the party controlling the disposition of the vehicle, the name of the manufacturer of the vehicle, the model and type number of the vehicle, and motor number and license number thereof. Said information shall be placed on the record book within 48 hours after a vehicle is placed in the impound yard.
 - ii. Any person who shall make any false entry or statement concerning matters required to be set out in the record book shall be deemed guilty of a misdemeanor, and may be fined in the amount of \$100.00 per

violation. Each separate vehicle for which a false entry or not entry is made shall constitute a separate violation.

- k. The provisions of subparagraph (i) shall not prohibit the use of property for residential purposes, when said use arises after the establishment of an impound yard in compliance with the provisions of this section. However, said residential use shall not affect the validity of the use of the impound yard, for so long as said impound yard shall remain in existence on the continuous basis.

(5) Off-street parking spaces and structures.

- a. A site plan, drawn to scale, shall be provided with the application. Such site plan shall show the location of the principal building or structure, the location of the proposed parking lot or structure, the dimensions of the lot, access points, circulation patterns, total number of parking spaces provided, and the details of the parking structure, if such is contemplated.
- b. The minimum lot size for any off-street parking structure in any district where they are permitted as a conditional use shall be 10,000 square feet, minimum lot width shall be 80 feet.
- c. Minimum yard requirements—The City Council may specify such yards as in its judgment will adequately protect the integrity of surrounding areas and uses, and the safe and orderly flow of pedestrian and vehicle traffic.
- d. Maximum lot coverage—None.
- e. Maximum height of structures—Same as is required for a permitted use in the zoning district where the site is located.
- f. Landscaping—All areas not devoted to buildings, structures, drives, walks, parking areas or other authorized installations shall be covered with one or more of the following: lawn grass, natural or ornamental shrubbery or trees. Further, where any side yard abuts residential property, it shall be planted with mature evergreen shrubs of at least five feet in height or screened with privacy fencing at least five feet in height.
- g. Paving, drainage and parking stall size:
 - i. The off-street parking area, including all ingress and egress points, shall be covered with asphaltic or concrete pavement.
 - ii. Parking spaces shall be at least eight and one-half feet by 20 feet in size and shall be marked.

- iii. If the site plan indicates that surface drainage will be carried off the site, the plan will be subject to the approval of the City Engineer.

(6) Office buildings built to a common wall(s).

- a. A site plan, drawn to scale, shall be provided with the application. Such site plan shall show the location of all buildings and structures on the site, courts and open space areas, circulation patterns, ingress and egress points, parking areas (including the total number of parking spaces provided), and a general floor plan of the principal buildings.
- b. Minimum lot requirements.
 - i. Lot area—2,000 square feet
 - ii. Lot width—20 feet
- c. Minimum yard requirements:
 - i. Front yard—20 feet
 - ii. Side yard—at the common wall(s)—none.
 - iii. Other—Ten feet rear yard—Ten feet
- d. Maximum lot coverage—Same as is required for permitted uses in the zoning district where the site is located.
- e. Maximum height of structure—Same as is required for permitted uses in the zoning district where the site is located.
- f. Off-street parking:
 - i. Office buildings—Per use, the minimum to be as provided in Section 34-308(2) and Table 308- 1 Required Automobile Parking. All parking spaces shall be at least eight and one-half feet by 20 feet in size, and all driveways, maneuvering areas and parking areas shall be covered with asphaltic or concrete pavement.
- g. Ground cover—All areas of the site not devoted to buildings, structures, parking areas, courts, walkways or drive-ways shall be covered with one or more of the following: lawn grass, shrubbery, trees or other approved landscaping materials.
- h. Building standards and agreements:
- i. The applicant or his agent shall provide with his application a property line wall(s) agreement for the land, building and development in question.

- j. The City Council requires that the design and construction of the property line walls be reviewed by the Development Services Director and the Fire Department to ensure compliance with pertinent Building and Fire Codes.

(7) Standards for mobile home court.

- a. The minimum size of a proposed mobile home court shall be two acres, except as otherwise required for the pertinent use district.
- b. Proposed sites of five acres or less shall have adequate access to dedicated streets having a minimum right-of-way of 60 feet. All other sites shall have direct access to a collector street.
- c. Density for proposed mobile home courts shall not exceed eight units per gross acre.
- d. All areas not devoted to mobile home spaces, buildings, structures, drives, walks, off-street parking facilities, or other authorized installations, shall be covered with one or more of the following: lawn grass, shrubbery, trees, or other suitable ground cover materials. Where it deems necessary, the Planning Commission may require the site to be suitably screened from adjacent lands by evergreen planting or by other materials of sufficient height and density to provide and maintain a year-round visual screen.
- e. All mobile home parks/courts shall meet the standards set forth in article V of this chapter.

(8) Standards for self storage, storage areas.

- a. Site plan:
 - i. The plan shall be drawn at a scale of one inch equals 20 feet. Said plan shall include all building locations, drives, parking, fencing and signage. A landscape plan shall also be incorporated as part of the submittal and must be included as part of the site plan or submitted on a separate sheet. Building elevation shall also be included on the plan along with specification of the colors of buildings and materials to be used.
 - ii. Site drainage shall be incorporated in the plan so that storm water run-off from the site will not increase as a result of the proposed development. The facility shall be designed to control the storm water run-off from at least 25-year return frequency storm as certified by the City Engineer.
- b. Minimum site areas: None.
- c. Building setbacks shall be the same as in the C-3 District.
- d. The site shall abut and have direct access to a city street.

e. Other requirements:

- i. The storage facility shall be enclosed by a six foot high, sight-proof fence whenever the site abuts residentially zoned or developed property. Said fence, when abutting any residential district, shall be solid or semi-solid and constructed to prevent the passage of debris or light, and constructed of either brick, stone, masonry units, wood or similar materials. Chain-link fence may be used so long as it has slats installed to prevent the passage of light through the unit. The side and rear of a building located upon the site may serve as fencing.
 - ii. Landscaping shall be provided in the areas outside the fences between the fence and the property line.
 - iii. Two parking spaces shall be provided, plus one additional space for each employee. Internal drives and parking shall comply with Section 34-308 of this chapter for paving requirements.
 - iv. Building heights shall be limited to one story (not to exceed 14 feet at the eaves), unless waived for an existing building by the Planning Commission and the City Council.
 - v. Buildings shall be separated a minimum of 30 feet from one another within self-service storage facilities. Storage bays within a single building shall not be interconnected by interior doors or other interior means providing access from one storage bay to another. The dimensions of any storage bay shall not exceed 22 feet in the narrowest dimension or 36 feet in the widest dimension.
 - vi. A sign shall be limited to one ground pole sign at the entrance to the premises. Not more than 32 square feet in area shall be permitted with a maximum height of ten feet.
 - vii. All exterior lighting shall be of cut-off type to prevent off-site glare. Each tenant storage space shall be provided with separate interior lighting.
 - viii. All storage shall be kept within an enclosed building.
 - ix. Loading docks shall be prohibited and loading areas to storage bays shall be at the same elevation as the means of vehicular access thereto.
- f. Commercial activity: It shall be unlawful for any owner, operator or lessee of any self-service storage facility or portion thereof to offer for sale, or to sell any item of personal property or to conduct any type of commercial activity of any kind whatsoever, other than leasing of the storage units, or to permit same to occur upon any area designated as a self-service storage facility. Violation of this section shall be subject to the provisions of Section

34-804 of the Hastings City Code. Any violation may be cause for revocation of the conditional use permit by the City Council.

- g. Repair, reconditioning and fabrication prohibited:
 - i. Because of the danger from fire or explosion caused by the accumulation of vapors from gasoline, diesel fuel, paint, paint remover and other flammable materials, the repair, construction, or reconstruction of any boat, engine, motor vehicle, or furniture, and the storage of any propane or gasoline storage tank is prohibited within or outside any structure on a tract of land designated as a self-service storage facility.
 - ii. This provision shall be posted and be included in the tenant lease agreement.
- h. An approved plan shall be valid for a period of 24 months following the date of approval by the Council. If construction has not been started within said 24-month period, the plan shall be null and void unless the time for start of construction has been extended by the Council.

(9) Standards for detached dwelling, accessory.

- a. Accessory detached dwellings shall be limited in use to housing immediate family members who live in the principal detached dwelling located on the lot. Immediate family members shall mean either the parent(s) or child(ren) of the owner of the principal dwelling.
- b. Accessory detached dwellings shall be located only on lots having an area of five acres or greater.
- c. Accessory detached dwellings shall not be in a mobile home. Manufactured homes utilized for accessory detached dwellings shall meet the minimum requirements set forth in Hastings City Code 34-312.
- d. Accessory detached dwellings shall have a minimum habitable area of 850 square feet.
- e. Accessory detached dwellings shall have utility services shared with the principal detached dwelling located on the lot.
- f. Accessory detached dwellings shall not be larger than the principal dwelling on the lot.
- g. When an accessory detached dwellings is no longer utilized by an immediate family member as defined in this section, the conditional use permit shall become null and void. The conditional use permit holder shall notify the development services department in writing that the accessory detached dwellings is no longer being used within 30 days of cessation of use.

(10) Standards for recreational vehicle parks.

- a. The minimum size of a recreational vehicle park shall be two acres, except as otherwise required for the pertinent use district.
- b. Density for recreational vehicle parks shall not exceed 24 recreational vehicles per gross acre.
- c. All areas not devoted to recreational vehicle spaces, buildings, structures, drives, walks, off-street parking facilities, or other authorized installations, shall be covered with lawn grass, shrubbery, trees, or other suitable ground cover materials.
- d. The Council may require suitable screening around all or any part of the site boundary.
- e. A recreational vehicle park operation shall have adequate solid waste collection facilities, which will be constructed and maintained in accordance with all municipal health regulations, and shall be designed to bar animals from access to the solid waste. Solid waste shall be removed from the park at least once a week.
- f. The recreational vehicle park shall be served by an on-site service building containing a public water supply and public toilet facilities, and by a storm shelter which, for the purposes of this section, shall mean a structure designed to withstand a 200 mile-per-hour wind, and which has a designed occupant load of no less than 20 square feet per recreational vehicle space.
- g. Recreational vehicle parks may have accessory uses and buildings including, but not limited to, restroom and shower facilities, convenience facilities, dump stations, playgrounds, and areas for tenting.
- h. Convenience facilities of a commercial nature may include, but not be limited to, stores and laundry facilities, and shall be subject to the following:
 - i. The facilities and related parking shall not occupy more than ten percent of the recreational vehicle park.
 - ii. The facilities shall be located, designed, and operated for the primary purpose of serving the trade or service needs of park patrons.
 - iii. In agricultural and residential mobile home districts, the facilities and any signage shall present no visible evidence of their commercial character in a manner which is apparent from any public street.
- i. Recreational vehicle parks located in agricultural (A) may have signs subject to the requirements of Hastings City Code Section 34-309(5), and recreational vehicle parks located in Commercial Business Districts (C-3) and Light Industrial Districts (1-1) may have signs subject to the limitations of Hastings City Code Section 34-309(6).

(11) Standards for Lodging, Bed and Breakfast.

a. General requirements.

- i. Each bed and breakfast shall be established, maintained and operated so as to preserve and compliment the residential character and integrity of the surrounding area when the facility is established in a residential zoning district.
- ii. The bed and breakfast shall be occupied and operated by the owner as their principal residence.
- iii. The single family dwelling used as a bed and breakfast shall have a minimum of 2,000 square feet in living area.
- iv. The home shall not be used by the public or paying guests for the hosting of receptions, private parties or the like.
- v. Any meals provided and any amenities connected with the guest rooms, such as a swimming pool or tennis court shall be solely for the use of the owner, the owner's family and the owner's registered guest.
- vi. There shall be no separate or additional kitchen facility for the guests.
- vii. A person who does not reside at the home shall not be employed to assist in the conduct of a bed and breakfast except as usual for a single family residence (e.g., maid, housekeeper).
- viii. A bed and breakfast must comply with all other provisions of the zoning district in which it is located and must comply with all other ordinances of the City.

b. (b) Guest rooms.

- i. Rooms utilized for guest rooms shall be part of the single family dwelling unless specifically approved by the conditional use permit.
- ii. A guest room shall not be located in a basement.
- iii. No more than three occupants per guest room shall be allowed.
- iv. Each guest room shall be equipped with a properly installed and functioning smoke detector. Further, a smoke detector shall be properly installed and functioning on or near the ceiling in the room or hallway from which each guest room exits.
- v. A fire escape plan shall be developed and graphically displayed in each guest room.

c. Parking.

- i. The bed and breakfast will provide two off-street parking spaces for the residence and one additional space per guest room.
 - ii. Off street parking shall be developed in such a manner that the residential character of the property is preserved.
- d. Register. Every person operating a bed and breakfast residence shall keep at all times a book, to be known as the register, in which it shall be required that every person to whom a room is let shall have his, her or their name or names and address registered there in ink, along with the date on which the room was let, the date it was vacated, the correct number or other designation of the room let, and the number of the occupants assigned to the room. No page of the register may be disposed of until two years after the date of the most-recent entry recorded on it. The register shall be available to Development Services on request.
- e. Signs. Signage shall be limited to one non-illuminated wall-mounted sign not to exceed six square feet in area.
- f. Application.
 - i. The application shall contain:
 - 1. The name, address and telephone number of the owner(s) and address of proposed bed and breakfast.
 - 2. A plan, drawn to scale showing the floor plan of the dwelling, together with any proposed changes, renovations and additions to the dwelling.
 - 3. A site plan drawn to scale and including the following information:
 - a. Title of the drawing;
 - b. North arrow, scale and date;
 - c. Boundaries of the project site;
 - d. Location of all existing or proposed site improvements, including buildings, additions, expansions, driveways, parking area, streets, retaining walls, fences and hedges;
 - e. Location of all existing and proposed access and egress drives;
 - f. Location, design and size of all proposed signs and outdoor lighting facilities;
 - g. Location of existing and proposed buffer and screen areas, structures and vegetation.

- ii. Development Services may require such additional or supportive information as it deems necessary for a complete assessment of the proposed bed and breakfast.
- g. Permit.
 - i. The owner shall not make any change, deviation, modification or variation from the application and site plan once the same is approved by the City Council.
 - ii. Any amendments to an approved conditional use permit shall be reviewed by the Planning Commission and approved by the City Council if found to be consistent with these standards. Minor amendments to the permit may be approved by the Development Services Director. Such administrative approval shall be limited to parking lot and landscaping improvements, exterior façade changes and signs. An appeal of the Development Services Director's denial of a requested minor change may be taken to the Planning Commission. The procedure for such appeals shall be the same as provided for amendments under Section 34-801(2).
 - iii. The use is subject to review at any time and may be revoked after a hearing by the City Council and a finding by the Council that the use has become detrimental to the neighborhood.
 - iv. Upon the issuance of a permit for bed and breakfast establishment, an annual inspection and certificate of compliance for the bed and breakfast shall be issued by Development Services for continued operation.
 - v. An application for a certificate of compliance shall be filed with Development Services with the inspection fee as set by the current fee schedule.
- h. Review considerations. The City's review of the application and site plan shall include but not be limited to the following considerations:
 - i. Adequacy and arrangement of vehicle traffic access and circulation;
 - ii. Location, arrangement, appearance and sufficiency of off street parking;
 - iii. Location, arrangement, size and design of lighting and signs;
 - iv. Relationship and compatibility of proposed use to uses of adjacent parcels together with their scale;
 - v. Adequacy, type and arrangement of trees shrubs, fences and other landscaping or improvement constituting a visual or noise-deterring buffer between the site and adjacent or adjoining uses;

- vi. Any other matter which may affect the health, welfare and safety of the community as a whole and the parcels in the immediate vicinity of the site.

(12) Standards for livestock feeding operations. For the purposes of this subsection, the term "animal unit (AU)" shall mean the relationship of various animals with regard to manure production based upon 1,000 pounds of animal(s) regardless of type. The following relationship with regard to manure production shall be as follows:

Type of Animal	Animal Unit(s)
Beef animal (500—1,200 pounds)	1.00
Beef or dairy calf (150—500 pounds)	0.50
Young dairy stock (500—1,000 pounds)	0.75
Replacement heifers	1.00
Dairy cow	1.40
Horse	2.00
Swine (55 pounds or heavier)	0.40
Swine (less than 55 pounds)	0.04
Swine (sow and litter)	0.50
Sow or boar	0.40
Sheep and goat	0.10
Chicken	0.01
Turkey	0.02
Ostrich	0.40
Llama or alpaca	0.50

- a. The following setbacks and design standards are the minimum sanitation and odor practices for the City of Hastings. In addition, the Hastings City Council, when considering the health, safety, and general welfare of the public, may impose more restrictive requirements. These requirements should consider such things as:
 - i. odor,
 - ii. dust,
 - iii. lighting,
 - iv. waste disposal and
 - v. dead livestock.

- b. A conditional use permit may be approved after public notice has been given and public hearing is conducted as required by law.
- c. Agricultural operations of 300 animal units (A.U., equaling one cow or cow-calf pair) and under are considered a farm as defined in these regulations and do not require a conditional use permit.
- d. All existing livestock feeding operations (LFOs) that have been granted a conditional use permit may expand within their designated level; except for the 20,000 and above which requires a new conditional use permit for each expansion beyond 20,000 A.U.s, as outlined in Table 404-1, without applying for another conditional use permit. All new livestock feeding operations and those expanding to the next level shall require a conditional use permit and shall be located no less than at a distance from non-farm residences or other residences not on an owner's property in any affected zoning district as hereafter described:
 - i. Livestock feeding operations will be categorized either as environmentally controlled housing operations or open lot operations. Livestock feeding operations having more than one type of feeding operation at one location shall be categorized according to the operation which constitutes the majority of the total operation, measured in A.U.s. Each operation type shall be classified in one of four levels according to total number of animal units (A.U.) in the operation at any one time. Levels will include:
 - 1. Class I facility = 301—1,000 animal units;
 - 2. Class II facility = 1,001—5,000 animal units;
 - 3. Class III facility = 5,001—20,000 animal units; and
 - 4. Class IV facility = 20,001 or more animal units.
 - 5. Livestock feeding operations having more than one type feeding operation at one location shall be categorized according to the total number of animal units.

TABLE 404-1: LFO SPACING AND DISTANCE (Distances given in feet)		
Size of Proposed LFO in Animal Units.		Non-farm or Other Residence and Other LFOs (feet)
Class 1 301—1000	ECH	1,320
	OPEN	1,320
Class II 1001—5000	ECH	5,280
	OPEN	2,640

Class III 5001—20,000	ECH	5,280
	OPEN	2,640
Class IV 20,001 or more	ECH	7,920
	OPEN	3,960
ECH = Environmentally Controlled Housing OPEN = Open Lot Operations		

- ii. Livestock feeding operations having more than a 1,000 animal units shall also locate at a distance as specified under the environmentally controlled housing or open lots, in Table 1 from a platted residential area, public park, recreational area, church, cemetery, religious area, school, historical site, and residential district.
- iii. All livestock feeding operations over 20,000 animal units shall be required to obtain a new conditional use permit prior to any expansion, unless it meets the standards of the exceptions in the exceptions section.
- iv. The producer shall have a pre-submission meeting with the City of Hastings Development Services Director and City of Hastings Building Inspector to discuss tentative plans and layouts prior to formal submission of the conditional use permit for livestock feeding operations.
 1. The applicant shall submit a proposed site plan and conditions or requirements of this regulation pending approval of application for a proposed operation and waste disposal plan from the Nebraska Department of Environment and Energy (NDEE) or any other applicable state agency.
 2. The applicant shall submit all pertinent materials and designs, as per the conditional use permit application for livestock feeding operations.
 3. The applicant shall file a copy of the proposed operation and maintenance plan and proposed manure management plan. The approved plans shall be submitted after NDEE approval if different from the proposed. Said plans shall be filed with the City of Hastings Development Services Director.
 4. The applicant shall also file a copy of all approved NDEE plans and permits with the City of Hastings Development Services Director within 30 days after they are issued by the NDEE.
 5. An annual manure management plan shall be submitted to the City of Hastings Development Services Director which shall follow "best possible management practices" as specified by NDEE

in order to protect the environment, as well as the health, safety and general welfare of the public and their property values.

6. If stockpiling of animal waste and/or composting of dead carcasses, as per state statutes, are part of the manure management plan, the waste shall be maintained in an area as outlined in Table 1 of this section. Said area shall also have located on the proposed site plan indicated in [Subsection] (a) above.
7. All ground surfaces within outside livestock pens shall be maintained to ensure proper drainage of animal waste and storm or surface runoff in such a manner as to minimize manure from being earned into any roadway ditch, drainage area or onto a neighbor's property.
8. In no event shall any manure storage unit or system be constructed where the bottom of the unit or system is either in contact with or below the existing water table where the unit or system is to be constructed. Application of manure in flooded areas of standing water shall be prohibited.
9. All runoff or waste generated by a livestock feeding operation facility shall be contained within the associated farming operation, or, on the premises upon which the confined feeding facility or feedlot is located. The applicant must verify that all runoff control ponds, lagoons, methods of manure disposal and dust control measures are designed to minimize odor and air pollution, and avoid surface or groundwater contamination as regulated by the State of Nebraska.
10. The setbacks from a livestock feed operation to any non-farm dwelling, other residence or other livestock feeding operation are outlined in Table 404-1.

e. Exceptions:

- i. Any Class I Livestock Feeding Operation use in existence as of the effective date of this provision, and which is located within the minimum spacing distance in Table 1 to any church, school, public use, other livestock feeding operation or single-family dwelling within the current class or to the next class, may expand in animal units and/or land area under a conditional use permit, provided the proposed expansion complies with all of the following limitations:
 1. Such expansion will not decrease the distance from the livestock feeding operation use to any church, school, public use, other livestock feeding operation or single-family dwelling not of the

same ownership and not on the same premises with said livestock feeding operation which is less than the minimum prescribed spacing distance.

2. Any physical expansion of the existing livestock feeding operation shall be immediately contiguous with the facilities of the existing livestock feeding operation.
3. Such expansion may occur in phases over time, but in no event shall such expansion(s) result in a livestock feeding operation that is more than 50 percent larger in animal units than the one-time capacity of the use which existed as of the effective date of this provision. Any expansion beyond this limitation is prohibited unless a conditional use permit for expansion that meets all requirements is heard by the Planning Commission and authorized by the City Council.
4. If such expansion results in such livestock feeding operation being required to obtain a new construction permit from NDEE, introduction of additional animals shall be prohibited until said permit is issued by NDEE or other applicable or successor agency has been issued and such livestock feeding operation shall be operated at all times in a manner consistent with the requirements of said permit and applicable regulations of this provision.