

## HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Tuesday, April 21, 2026 at 4:00 PM at the Hastings Municipal Airport, 3300 W 12th St, Hastings, NE 68901.

### AGENDA:

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Motion to adopt the current agenda for the Planning Commission Meeting
5. Citizen Communications: (Only for agenda items not related to a public hearing.)
6. Public Notice -Official Notice of the Regular Meeting was published in accordance with Nebraska Revised Statute Section 84-1411. 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. Neb. Rev. Stat 84-1411 (1bn).
7. Approval of Minutes
  - a. Meeting of March 17, 2026
8. Special Order of Business
9. Unfinished Business
  - a. Continued Applications - None
  - b. Tabled Applications - None
  - c. Postponed Applications - None
10. Public Hearings.
  - a. **2026-178.** Public hearing to consider the request from Queen City Development LLC for a conditional use permit for first-floor residential at the property commonly addressed as 714 West 5th Street, City of Hastings, Adams County, Nebraska.  
  
Motion to recommend approval of the request for a conditional use permit for first-floor residential units. The property is commonly addressed as 714 West 5th Street, City of Hastings, Adams County, Nebraska.
11. Subdivisions
12. Reports
  - a. Committee Reports
  - b. Chairman Comments
  - c. Staff Reports

Adjourn



CITY OF HASTINGS, NEBRASKA  
MINUTES OF PLANNING COMMISSION  
THURSDAY, MARCH 17, 2026

Pursuant to due call and notice thereof, a meeting of the Hastings Planning Commission was conducted at the Hastings Municipal Airport, 3300 W 12<sup>th</sup> Street, Hastings, Nebraska, March 17, 2026

First Chair Rosenberg called the meeting to order at 4:05 p.m. in Regular Session. The following members were present: Rick Schnase, Shawn Rossi, Craig Hubbard, and Chuck Rosenberg. Absent: Shannon Adler, Greg Sinner, Joe Kindig, and Lou Kully.

The following City Officials were present: City Attorney, Jesse Oswald, City Mayor, Jay Beckby, Director/City Engineer, Lee Vrooman, Director of Development Services, Kevin Kubo, Chief Building Inspector, Danny Graves, Community Risk Reduction Officer, Anthony Murphy, IT Director, Eric Nielsen, and Public Information Manager, Tony Herrman.

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

First Chair Rosenberg welcomed Rick Schnase to the Planning Commission, and Craig Hubbard, our alternate, was now a full-time Commissioner. First Chair Rosenberg told the Mayor we have one alternate vacancy. If we had people there, we could start with a quorum more easily and would appreciate that.

**Citizen Communications:** None

**PUBLIC NOTICE** - Official Notice of the Regular Meeting was published in accordance with Nebraska Revised Statute Section 84-1411. 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—Neb. Rev. Stat 84-1411 (1bn).

Chair Rosenberg said we were waiting for one more Commission member before voting on the current agenda and the minutes. So moved to reports.

## Reports

- a. **Committee Reports:** None.
- b. **Chairman Comments:** First Chair Rosenberg attended the NPZA conference held the first week of March, in Kearney, NE. All the planners from all over the state attended. Rosenberg said it was very informative. Kevin

Kubo and Ember Batelaan also attended. The meeting would be more of a work session, reviewing zoning code changes. First Chair Rosenberg asked Kevin to present the Zoning Codes. Jesse Oswald told them to discuss whatever doesn't need a quorum. First Chair Rosenberg told Kevin to proceed until the other Commissioner arrives, and then they would go back to the voting portions.

c. **Staff Reports:**

- i. Discuss proposed changes to zoning code.

Kubo discussed rewriting the zoning code to align with the comp plan and future land use. Kubo educated the Planning Commission on some of the changes, asking for the Commission to provide input, as their ideas and thoughts are needed. They represent the community, just as Kubo does, and their ideas are valuable. Kubo welcomed questions. This is the next step in rewriting our zoning code. Kevin discussed A-1, Agriculture District, instead of A., and the R-O Residential Estates District.

**Joe Kindig arrived at 4:13 p.m.**

**Returned to Adopting the Current Agenda:** First Chair Rosenberg called for a motion to adopt the current agenda for the March 17, 2026, meeting. Moved by Rossi, seconded by Hubbard, to adopt the current agenda. Ayes: Kindig, Schnase, Hubbard, Rosenberg, and Rossi. Nays: None. Motion carried: 5-0.

## **APPROVAL OF MINUTES**

### **Meeting of January 21, 2026**

First Chair Rosenberg called for a motion to approve the minutes of January 21, 2026. Moved by Hubbard, seconded by Rossi: Roll Call: Ayes: Kindig, Schnase, Hubbard, Rosenberg, and Rossi. Nays: None. Motion Carried: 5-0.

## **Special Order of Business**

- a. **Election of Chairperson:** The First Chair, Rosenberg, asked for a nomination for Chairperson, currently held by Greg Sinner. Rossi and First Chair Rosenberg asked if Chair Greg Sinner wanted to be nominated. Melissa replied that he wished to let someone else run the meetings, but he would still like to be on the Commission in some capacity. Rossi nominated Chuck Rosenberg. Seconded by Schnase. With no other nominations, Chair Rosenberg asked them to signify by saying Aye. Nomination carried 5-0 for Chuck Rosenberg to be the Chairperson.
- b. **Election for Vice-Chairperson:** Chair Rosenberg asked for a nomination for Vice-Chairperson. Chair Rosenberg nominated Rossi for Vice-Chairperson. Seconded by Hubbard. With no other nominations, Chair Rosenberg asked

them to signify by saying Aye. Nomination carried 5-0 for Shawn Rossi to be Vice-Chairperson.

- c. **Election for Second Vice-Chairperson:** Chair Rosenberg asked for a nomination for Second Vice-Chairperson. Rossi asked who was missing, and when no one stepped forward, Melissa let them know that it was Adler and Kully who were absent. Rossi asked about this position, and Melissa told him Greg Sinner wouldn't mind being nominated as Second Vice-Chairperson. Rossi nominated Greg Sinner to be Second Vice-Chairperson. Seconded by Rosenberg. With no other nominations, Chair Rosenberg asked them to signify by saying Aye. Nomination carried 5-0 for Greg Sinner to be Second Vice-Chairperson.

### **Unfinished Business**

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

**Public Hearings:** None

**Subdivisions:** None

Jesse Oswald interrupted and asked them to go back, as there was a quorum now. They moved back the current agenda vote.

Chair Rosenberg returned to the previous discussion on zoning changes.

Kubo started by stating the report was based on changes to state statutes intended to support “missing middle” housing and increase affordable housing options. The Planning Commission reviewed approaches used by peer communities like Kearney, Grand Island, Columbus, and Norfolk. A key principle discussed was allowing accessory dwelling units (ADUs). Kubo presented 3-D models illustrating a transition from the current R-1A District to a proposed R-O District, showing increased density to the lot size and reduced land per structure, which can improve affordability.

Rossi asked whether new housing could be built anywhere within the designated zone; Kubo confirmed it could. Rossi also inquired about proximity to existing homes, and Kubo stated a 10-foot separation requirement is proposed, though details are still being finalized.

Hubbard requested clarification on the R-O District, and Kubo explained

that it permitted a higher number of housing units per lot, which would help improve affordability. Kubo also examined the R-2 medium-density district, allowing additional structures.

Hubbard raised concerns about the 10-foot setback and potential impacts on existing neighborhoods, citing examples near 8th Street, Baltimore Street, and Elm Avenue, particularly regarding traffic safety and their proximity to schools. Kubo suggested coordination with engineers to refine clearance and setback standards.

Rossi asked how local zoning compares with other cities. Kubo stated the city is in the middle range—less dense than Grand Island but denser than Kearney. Kevin added that Kearney typically emphasizes single-family housing. Kubo noted updates to R-1 zoning could allow up to four units per lot to reflect existing neighborhood patterns and legalize current uses.

Discussion followed on the benefits and risks of increased density. Kubo emphasized affordability benefits and alignment with federal housing priorities, but noted density could be reduced. Rossi raised concerns about overdevelopment and potential impact on neighborhood character, including student housing expansions. Kubo responded that maintaining neighborhood character while allowing limited redevelopment is a priority, estimating only 0–10% of lots may redevelop over 20 years, primarily near the university.

Hubbard expressed concern about investor-driven redevelopment and corporate housing trends. Kubo acknowledged that higher-density redevelopment could occur if zoning permitted it, but stated standards could be adjusted to limit density where necessary.

Chair Rosenberg invited Murphy to comment. Murphy asked about existing non-conforming ADUs, particularly those from the NAD era. Kubo confirmed that many structures could be recognized as legal under the proposed changes.

Rossi noted concerns about converting single-family homes into multi-unit dwellings. Kubo highlighted safety issues with unpermitted conversions, and clearer standards and setbacks would encourage proper permitting and inspections. He also noted that density can be controlled through square-footage requirements or limits on lot coverage.

Kubo presented additional 3-D models showing townhouses, triplexes, and single-family homes, demonstrating how lots could be divided into four

units. Rossi expressed comfort with new multi-unit construction but remained concerned about conversions of existing homes. Kubo acknowledged these concerns while emphasizing the need to plan for long-term growth. Kubo concluded with an overview of the R-3 High Density Residential District, intended for larger apartment complexes and developments. Chair Rosenberg inquired about how many stories that would permit. Kubo said it would depend on the structure type, adding that type 5 structures would only allow four stories that are sprinklered. A Type 2B or Type 3B, or higher, if they were sprinklered and provided adequate access, could be added. The limitation depends on the structure type. Kubo discussed the complexes on West 12<sup>th</sup> Street. They are only three stories, but a good example of what we are trying to achieve for density. Kubo gave an overview of the R-4, Residential Village District, which we have not had before. We are consolidating our tiny home community, cottage court communities, and our mobile home or manufactured home communities. As of now, the manufactured homes don't have a zoning district. They are a conditional use in an industrial use district. Residential in an industrial use, so how does that work? Thus, the reason the new district was created. Rossi wondered what would happen to the existing mobile home parks. Kubo said some are bringing in the newer homes, most are platted for a sixty-foot mobile home, and now manufactured homes are eighty. That is where they are not meeting the setbacks. Redevelopment. Rossi asked if they would have to follow the new guidelines, which Kubo verified. Kubo discussed that, and that we would work with them to compromise. Kubo showed an example of a cottage court on 9<sup>th</sup> Street, giving an overview of the MU, Mixed Use District. This district was created for the colleges, Mary Lanning and Good Sam. We want them in a master plan situation to know their plans. Kubo discussed the C-1 Local Business District, explaining that the C-O District would be eliminated and merged into C-1, and provided an overview of the associated requirements. Rosenberg noted that the building heights appear reduced in many areas. Kubo explained, referencing the 3-D print, that the approach increases lot coverage rather than building vertically in order to maintain neighborhood character. He added that while commercial districts are adjacent to residential areas, the goal is to keep their character slightly different yet compatible. Kubo then moved on to the C-2 Downtown Business District, stating that most buildings are 50 Feet tall. The intent is to maintain a two-story structure in the downtown district. Kubo moved on to the C-3 District, the Commercial Corridor District. This would split the Multi-family and Commercial up to the same Maximum Height requirement of 60 feet. Kubo closed by giving an overview of the C-3 District, mixing a little residential into our C-3 District. Kubo said the new district we created is called the C-4, Highway Commercial District. This would be like Menards, Walmart, or

Home Depot.

This is for your larger structures. Kubo provided an overview of the district and presented a 3-D model comparing existing and proposed regulations, noting that the updates address structure, parking, and landscaping requirements. Kubo then reviewed the I-1 Light Industrial District, stating that the regulations were simplified. He explained that residential districts are seeing the most significant changes to allow for higher density and a wider range of housing types and asked where adjustments may be needed.

Hubbard inquired about limitations within the industrial district. Kubo responded that a minimum standard had been added. He explained that the intent is to avoid developments with full lot coverage and no parking or landscaping, using Thermo King as an example, where 100 percent coverage would result in only a building being visible. Kubo noted that typical industrial uses require space for truck movement, loading areas, employee parking, and landscaping, making full lot coverage unlikely.

Hubbard stated that some industrial properties exceed 50 percent coverage and expressed concern that the proposed standards may be too restrictive. Kubo responded that higher coverage allowances, such as 80 to 100 percent, could be considered. Hubbard questioned the need for change; ideally, they would want to maintain flexibility, to bring in more industry. Kubo said we can't design zoning codes for every scenario.

Hubbard also thought we were trying to simplify our districts. Did we add more? Kubo explained that we added the C-4 District to account for larger retail businesses, would we want Wal-Mart built at say Second and Burlington? Right now, we don't have zoning to prevent that from happening. They could tear down those buildings and put a Wal-Mart there. These regulations will help protect that. Keeping the large stores away from our Central Business District and our Commercial District. That is how we protect each type of district. For residential, we removed the R-1S and the R-1A, and added the R-O, changing the density.

Chair Rosenberg asked Kubo if we are holding community meetings. Kubo let them know two are scheduled for March 25<sup>th</sup> and March 26<sup>th</sup>. Tony Herrman has invited the community. This is everyone's code, so we want everyone's input. It needs to be a reflection of the people who live here. Rosenberg asked about the developers. Kubo said that will be the next step after the public meetings. Rosenberg feels it is important that the builders know every dimension being discussed and the costs. Kubo said Wissing builds the larger home on the larger lots, but also Reiser Corporation, at

36<sup>th</sup> and Elm, they want the higher density so they can get more for a higher return on their dollar. We are trying to find the community's happy medium. Kubo encouraged everyone to attend the 25<sup>th</sup> and 26<sup>th</sup> meetings. Ember will be there, and we are happy to tweak some of this. We can put it back in the 3-D model and show a better version. Times are changing, the costs have risen, and how do we get that little family into an affordable unit? We must sacrifice somewhere, and that's density.

Hubbard said that allowing the higher density in the residential areas won't affect Lochland or the lake communities as much. It will affect the middle-class and lower-class homeowners in town. Discussed how it may negatively impact them by decreasing the value of their property and having apartments built around them. Kubo agreed to increase the number of developers having two homes on that property. Hubbard said for someone wanting to purchase a single-family home next to it. Kubo said they may not be able to afford that single-family home, because there is only one income. If there is an Accessory Dwelling Unit attached to it, then they are helping to pay that mortgage by renting it out and can now afford to be there. We are adding more options to add density that make the public happy. Hubbard discussed how someone finding the house next door may be bought to turn it into apartments could cause issues. A lot of the newer developments have been higher-density developments. Hubbard used North Lincoln Ave. Some are apartments, but there are beautiful homes in the older neighborhoods, and he wouldn't want to see them turned into apartments. Kubo doesn't want all districts to be R-3 or R-4's, and that's why we are creating minor changes in our R-1's, allowing for ADUs (Accessory Dwelling Units).

Chair Rosenberg laid out the procedure: to have some meetings, be open for feedback on the website, then come back before the Planning Commission. Kubo will bring the product back to the Commission when it's almost finished, and they will do the same, with questions and answers on why we made those decisions. More affordable housing in Hastings is the reason for these updates. What the Commission and the public want will be reflected in the zoning changes.

Rossi appreciates all the work that was put into this. Kubo said everything they do is tied to a State Statute, or an existing zoning law. The rest is up to the Commission on where to go.

Chair Rosenberg asked if this process would take six months to a year. Kubo said as long as the Commission makes it take. Kubo said by the end of the year, he hopes to have a product to bring before the City Council.

There has been a lot of thought, comparing other communities of our same size, state statutes, with zoning building laws, to accommodate everything. Wait until you see the future land use and the comp plan.

Chair Rosenberg said by making these changes, it will make the community grow, and that is what we all want to see happen and why we are on the committee.

**Adjourn**

Chair Rosenberg called for a motion to adjourn at 5:15 p.m. Motioned by Hubbard, seconded by Kindig. Roll Call: Ayes: Kindig, Schnase, Hubbard, Roseberg, and Rossi. Nays: None. Motion carried: 5-0.

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First Chair Chuck Rosenberg

Department: Development Services  
Staff Contact: Kevin Kubo  
Planning Commission Meeting Date: 4/21/2026  
File No: 2026-178  
Prepared By: Kevin Kubo, Director of Development Services

## **AGENDA ITEM SUMMARY SHEET**

### **Description of Item:**

Public hearing to consider the request from Queen City Development LLC for a conditional use permit for first-floor residential at the property commonly addressed as 714 West 5th Street, City of Hastings, Adams County, Nebraska.

### **Names of People/Business affected by this action:**

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

### **Why Planning Commission action is required:**

Sec. 54–301 states that 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 outlined in this Chapter and the additional standards outlined in this article. In considering an application for a conditional use, the Commission and the Council shall require the applicant to produce satisfactory evidence of compliance with both the general and applicable specific standards outlined in this Article. The Commission may recommend, and the Council may impose any conditions they deem reasonable and necessary to further the purposes and intent of this Article, to protect public health, safety, and welfare, and to meet the planning goals outlined in the City’s Comprehensive Plan.

### **Type of action requested:**

Motion

### **Suggested motion:**

### **Deadlines associated with action:**

The case is scheduled to be heard at the City Council Regular meeting on May, 11, 2026.

### **Department head comments:**

Development Services staff has reviewed the application for the Conditional Use Permit for first-floor residential units on the property. The complete details of the staff review and recommendation are in the attached staff report.

### **Recommendation:**

Motion to recommend approval of the request for a conditional use permit for first-floor residential units. The property is commonly addressed as 714 West 5th Street, City of Hastings, Adams County, Nebraska.



## City of Hastings Planning Commission

### STAFF REPORT

**Request for Conditional Use Permit:** **Conditional Use Permit for the development of first-floor residential units.**

File No. 2026-178

Applicant Queen City Development LLC.

Property Location: 714 West 5<sup>th</sup> Street

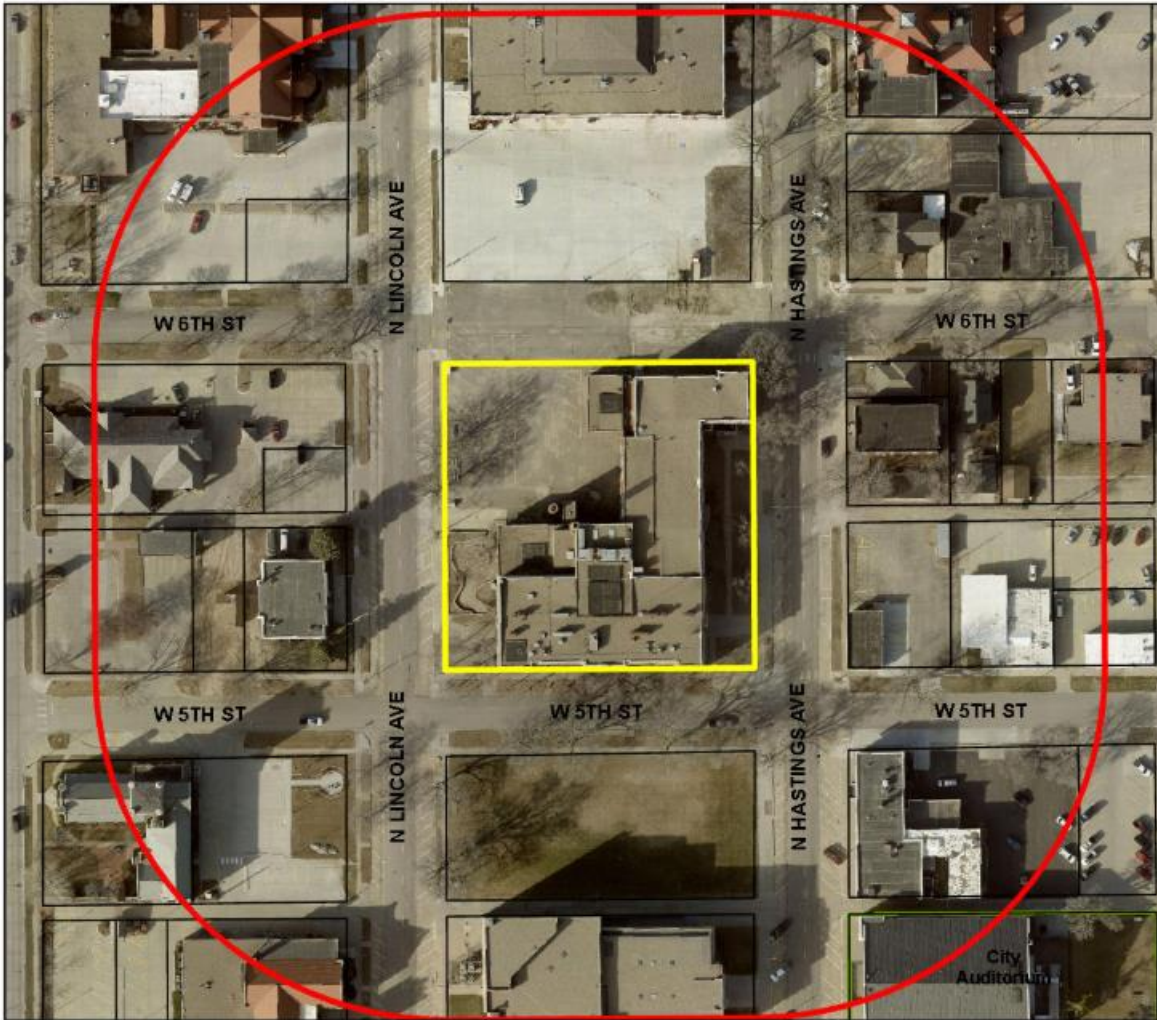
Lot Size: 1.69

Date of Public Hearing: April 21, 2026

Zoning C-2, Central Business District

Adjacent Zoning:

- North: R-1, Urban Single-Family Residential District
- East: C-O, Commercial Office District and C-2, Central Business District
- South: R-3, Multiple-Family Residential District
- West: R-3, Multiple-Family Residential District and C-3, Commercial Business District



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

- **Sec. 54-200. Uses and District Table: Residential Uses – Multi-Dwelling Building**

**DESCRIPTON OF CONDITIONAL USE REQUESTED:**

The applicant, Queen City Development LLC, is requesting a conditional use permit to develop first-floor residential units on the property. The property is in a C-2, Central Business District, which requires a Conditional Use Permit to ensure that first-floor residential units fit the character of the area.

**Property description:**

The property currently contains an abandoned Middle School building, which is located on the edge of the C-2 District. A paved parking lot, accommodating approximately 50 vehicles, is located northwest of the building. This parking lot gains access from North Lincoln Avenue and the vacated right-of-way of West 6<sup>th</sup> Street.

**STANDARDS FOR CONDITONAL USE PERMITS:**

The provisions of Article IV are applicable to all uses designated as “conditional” as set out in Sec. 54-200. The designation of a conditional use means that it is only allowed in a proposed location if all of the conditions applicable to the use, as set out in Sec. 54-304, as may be amended, and if all of the other applicable requirements of this Chapter or conditions of the Hastings City Council and Planning Commission are met.

Pursuant to Sec. 54-302 of the City Code of Ordinance, the City Council, by recommendation from the City Planning Commission, will base its decision on the following:

**(a) Pedestrian and vehicular traffic circulation and safety.**

The building footprint and site layout of the property will not change and will not influence traffic circulation and safety. However, given that the property has been vacant for many years, its redevelopment may result in an increase in traffic.

The site has existing sidewalks, and this is consistent with the other developments in the area. Redevelopment of the property will have no impact on these sidewalks.

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

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

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

This standard has minimal impact on the Area. The existing building footprint will be maintained with the redevelopment of the property.

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

The surrounding area could be classified as a mix of residential, commercial, and institutional uses, which will be maintained by the redevelopment of the middle school into residential units. The redevelopment of this property is infill development, which also uses existing infrastructure, rather than requiring new infrastructure.

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

The redevelopment of the previously vacant structure should increase the property values in the surrounding area by removing an eyesore in the community. The C-2, Central Business District allows for upper-story residential uses as a permitted use and first-floor residential uses will have minimal impact on the surrounding area.

**STAFF COMMENTS:** Staff recommends the Planning Commission recommend **APPROVAL** of the **CONDITIONAL USE PERMIT APPLICATION** to City Council for the use at 714 West 5<sup>th</sup> Street for first-floor residential uses.

**PREPARED BY:** Kevin Kubo, Development Services Director

**DATE:** 4-6-2026

**ATTACHMENTS:**

1. Narrative
2. Site & Building Plans



**HASTINGS**  
*Nebraska*  
*Community Redevelopment Authority*

April 7, 2026

City of Hastings  
Development Services Department  
Attn: Kevin Kubo

Re: Application for Condition Use Permit #23197  
Parcel ID #010016538

On April 16, 2025 the Community Redevelopment Authority accepted a proposal from Queen City Development for the purchase and renovation of the old Hastings Middle School property located at 714 West 5<sup>th</sup> Street.

Please accept this letter as owner authorization for a Conditional Use Permit to allow main floor residential use in the old Hastings Middle School located at 714 W. 5<sup>th</sup> Street.

If you have any questions or concerns you can reach me at 402.461.8415 or by email at [cra@redevelophastings.com](mailto:cra@redevelophastings.com).

Respectfully,



Randal Chick, Director  
Community Redevelopment Authority

# Narrative of Intent – Conditional Use Permit Request

Hastings Middle School Redevelopment

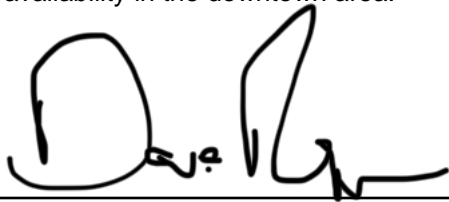
714 W. 5th Street | Hastings, Nebraska

The Hastings Middle School Redevelopment project at 714 W. 5th Street represents the adaptive reuse of the historic former middle school into a high-quality, multifamily residential community in downtown Hastings. This project will transform an underutilized public asset into a vibrant residential development that supports workforce housing demand, contributes to downtown revitalization, and promotes long-term economic growth.

The proposed redevelopment includes approximately 68 residential units consisting of studio, one-bedroom, and two-bedroom apartments, with a mix of market-rate and affordable housing. The development will also incorporate resident amenities, shared community spaces, and enhanced parking and landscaping to support a high-quality living environment.

As part of the current design, approximately 23 residential units are anticipated on the main level of the building. Because the property is located within a C-2 commercial zoning district, the inclusion of main-level residential units requires approval of a Conditional Use Permit.

Based on market conditions and project feasibility, main-level commercial space at this location is not a viable alternative due to limited demand. In contrast, the inclusion of main-level residential units represents the highest and best use of the space, allowing for a cohesive, fully utilized building that supports both the financial viability of the project and the broader goals of increasing housing availability in the downtown area.



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Dave Rippe

Manager, 1917 Redevelopment, LLC

# Hastings Middle School Redevelopment

714 W 5th Street  
Hastings, NE 68901

Schematic Design Drawings  
22 Nov. 2022



## Sheet List

- A010 Platbook Plans
- A011 Platbook Plans
- A050 Demolition Plans
- A051 Demolition Plans
- A052 Demolition Plans
- A060 Demolition Elevations
- A061 Demolition Elevations
- A062 Demolition Elevations
- A100 Overall Site Plan
- A101 Overall Floor Plan
- A102 Overall Floor Plan
- A110 Floor Plans
- A111 Floor Plans
- A112 Floor Plans
- A113 Floor Plans
- A114 Floor Plans
- A115 Floor Plans
- A116 Floor Plans
- A117 Floor Plans
- A200 Exterior Elevations
- A201 Exterior Elevations
- A202 Exterior Elevations
- A203 Axonometric Views
- A300 Building Sections
- A301 Building Sections
- A302 Building Sections
- A303 Building Sections
- A304 Building Sections
- A900 Exterior Renderings
- A901 Interior Renderings

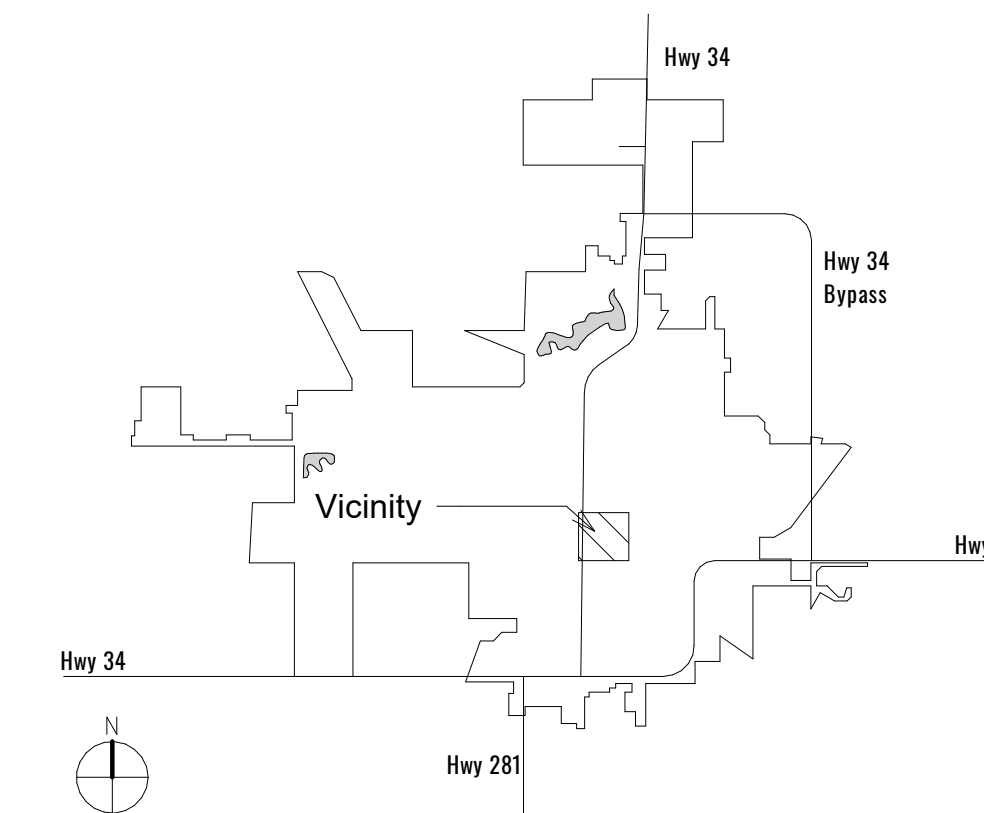
# Goodlife Architecture

Coordinating Professional: Patrick J. Moore, Nebraska Architect A-4461

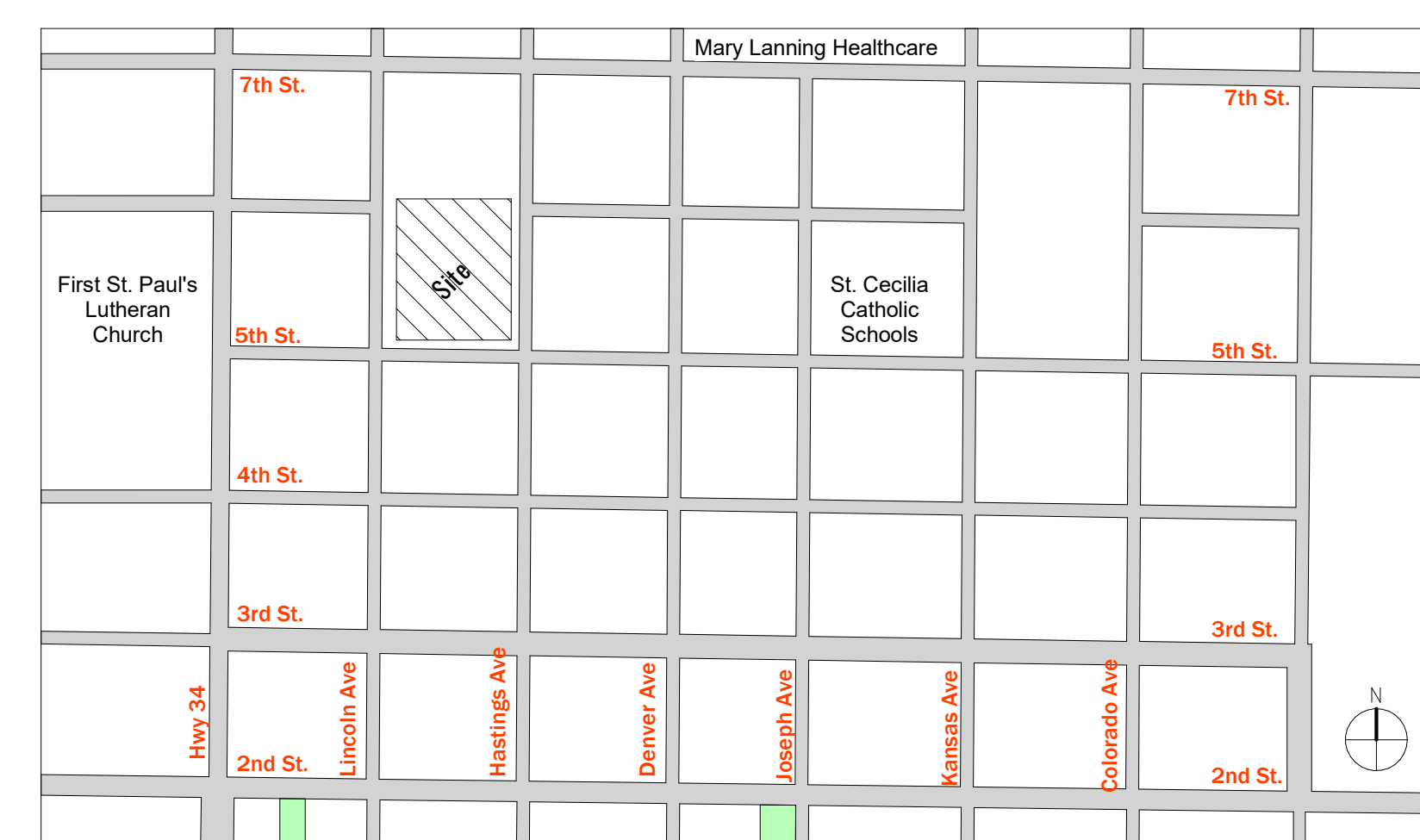
**NOT FOR CONSTRUCTION**

Copyright 2022 - Goodlife Architecture, LLC - 2305 5th Ave, Kearney, Nebraska 68845  
308.440.5275 www.goodlifearchitecture.com

## Hastings - City Limits



## Hastings - Vicinity Map



PROJECT:  
**Hastings Middle  
School  
Redevelopment**

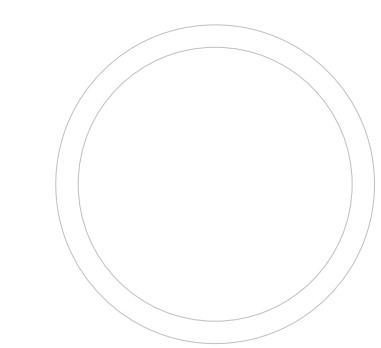
714 W 5th Street  
Hastings, NE 68901

DATE: 22 Nov. 2022  
PROJECT NO: 2158

REVISION: DATE

NOTES:

**NOT FOR CONSTRUCTION**

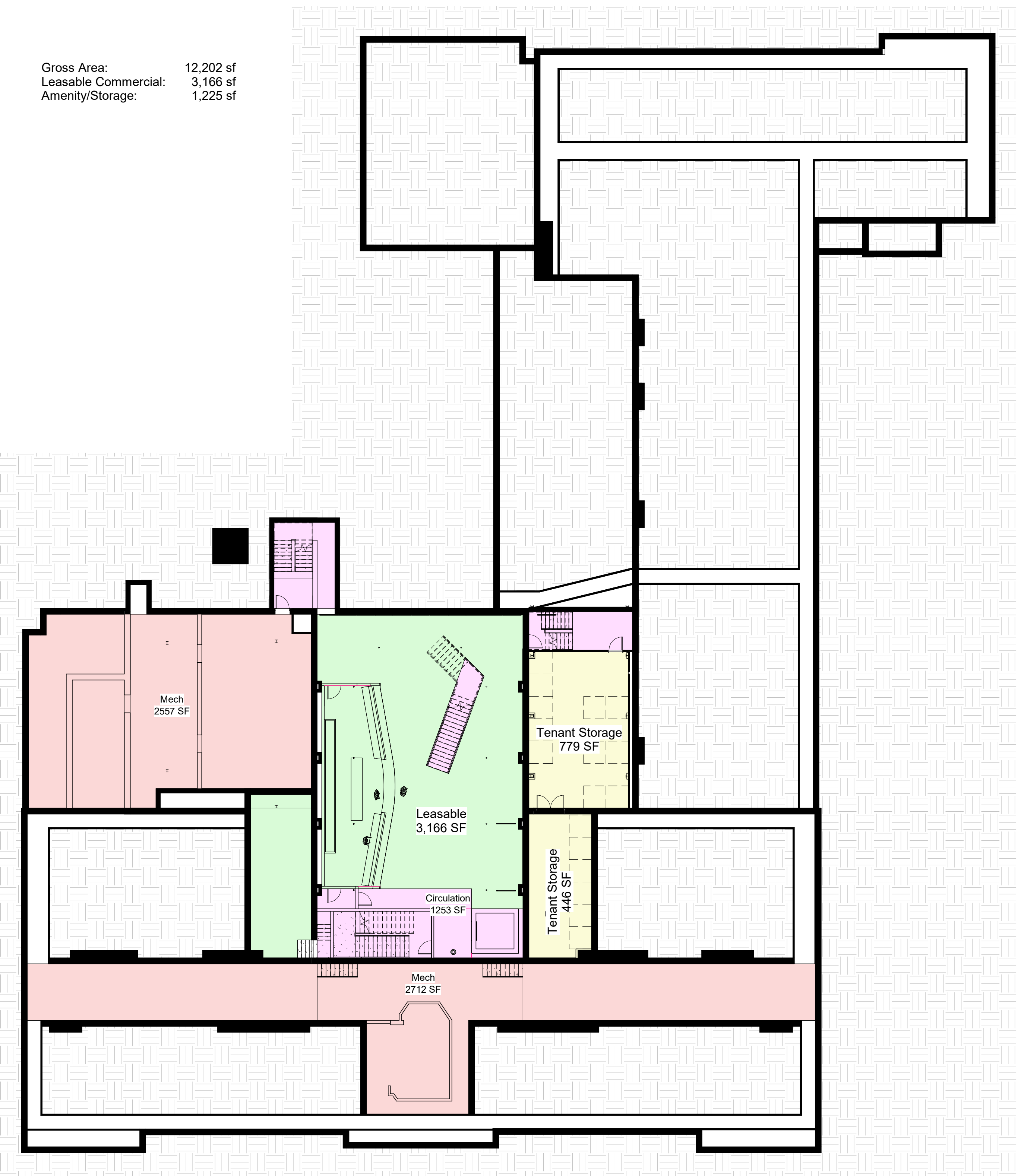


Platbook Plans

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

**A010**

Gross Area: 12,202 sf  
Leasable Commercial: 3,166 sf  
Amenity/Storage: 1,225 sf



1 Platbook Plan - Lower Level  
1/16" = 1'-0"

Gross Area: 31,093 sf  
Leasable Commercial: 0 sf  
Amenity/Storage: 1,320 sf  
  
2 Bedroom Units: 5  
1 Bedroom Units: 18  
Studio Units: 0  
Total Dwelling Units: 23



2 Platbook Plan - Ground Floor  
1/16" = 1'-0"

PROJECT:  
**Hastings Middle  
School  
Redevlopment**

714 W 5th Street  
Hastings, NE 68901

DATE: 22 Nov. 2022

PROJECT NO: 2158

REVISION: DATE

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NOTES:

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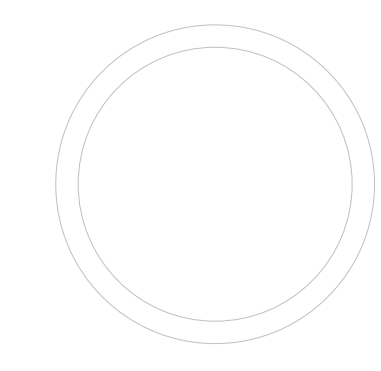
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**NOT FOR CONSTRUCTION**



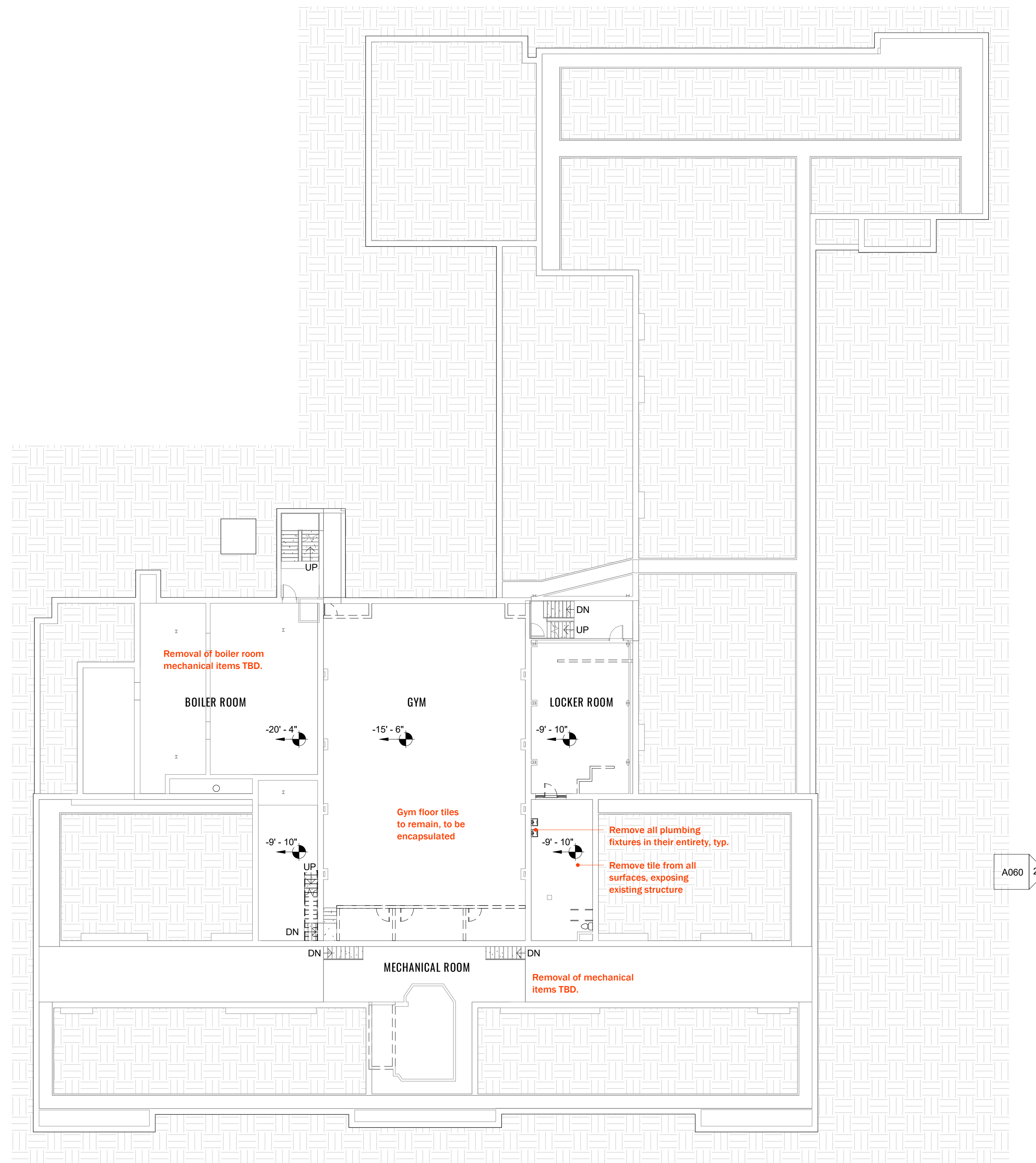
**Demolition  
Plans**

SCALE: As indicated

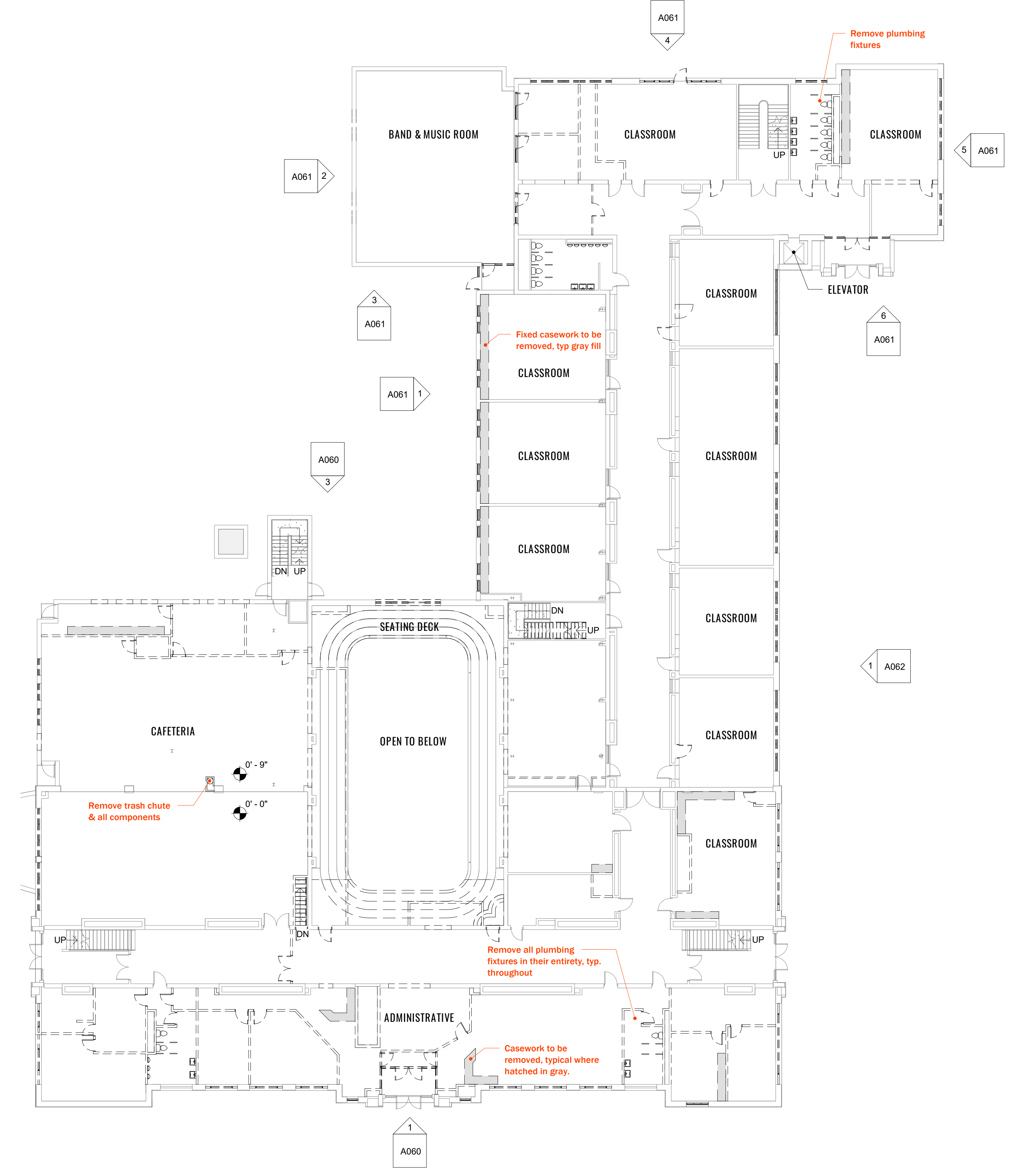
**A050**

**Demolition General Notes**

1. Do not begin any demolition activity until a hazardous materials survey has been performed & required remediation work has been completed.
2. Walk building with the owner to identify all items to be removed.
3. Remove all items shown dashed in their entirety.
4. Coordinate work with all other drawings to fully understand the intent for the finished conditions. Do not damage items planned to remain. Leave jobsite clean for all trades to begin preparations for new work.
5. Due to certain conditions being concealed from view, assumptions have been made. Notify architect upon removal of wall panels to examine and confirm scope of work.
6. Coordinate selective removals of mechanical, electrical and plumbing items with the respective trades.
7. Remove all existing ceiling assemblies, dropped soffits, & corridor ceiling features to expose existing structure beyond.  
Exception: Skylight framing & plaster is to remain where damage is not present.
8. Remove existing flooring finishes to expose original hardwood flooring or concrete subfloor where exists.
9. Where existing masonry is to be removed, salvage face brick & limestone copings for infill and building stock.



1 Demolition Plan - Lower Levels  
1/16" = 1'-0"



2 Demolition Plan - Level 1  
1/16" = 1'-0"

**Demolition General Notes**

1. Do not begin any demolition activity until a hazardous materials survey has been performed & required remediation work has been completed.
2. Walk building with the owner to identify all items to be removed.
3. Remove all items shown dashed in their entirety.
4. Coordinate work with all other drawings to fully understand the intent for the finished conditions. Do not damage items planned to remain. Leave jobsite clean for all trades to begin preparations for new work.
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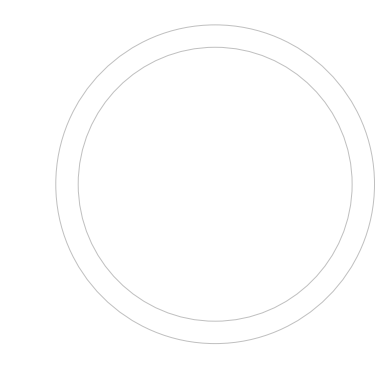
**PROJECT:  
Hastings Middle  
School  
Redevelopment**

714 W 5th Street  
Hastings, NE 68901

DATE: 22 Nov. 2022  
PROJECT NO: 2158  
REVISION: DATE:

NOTES:

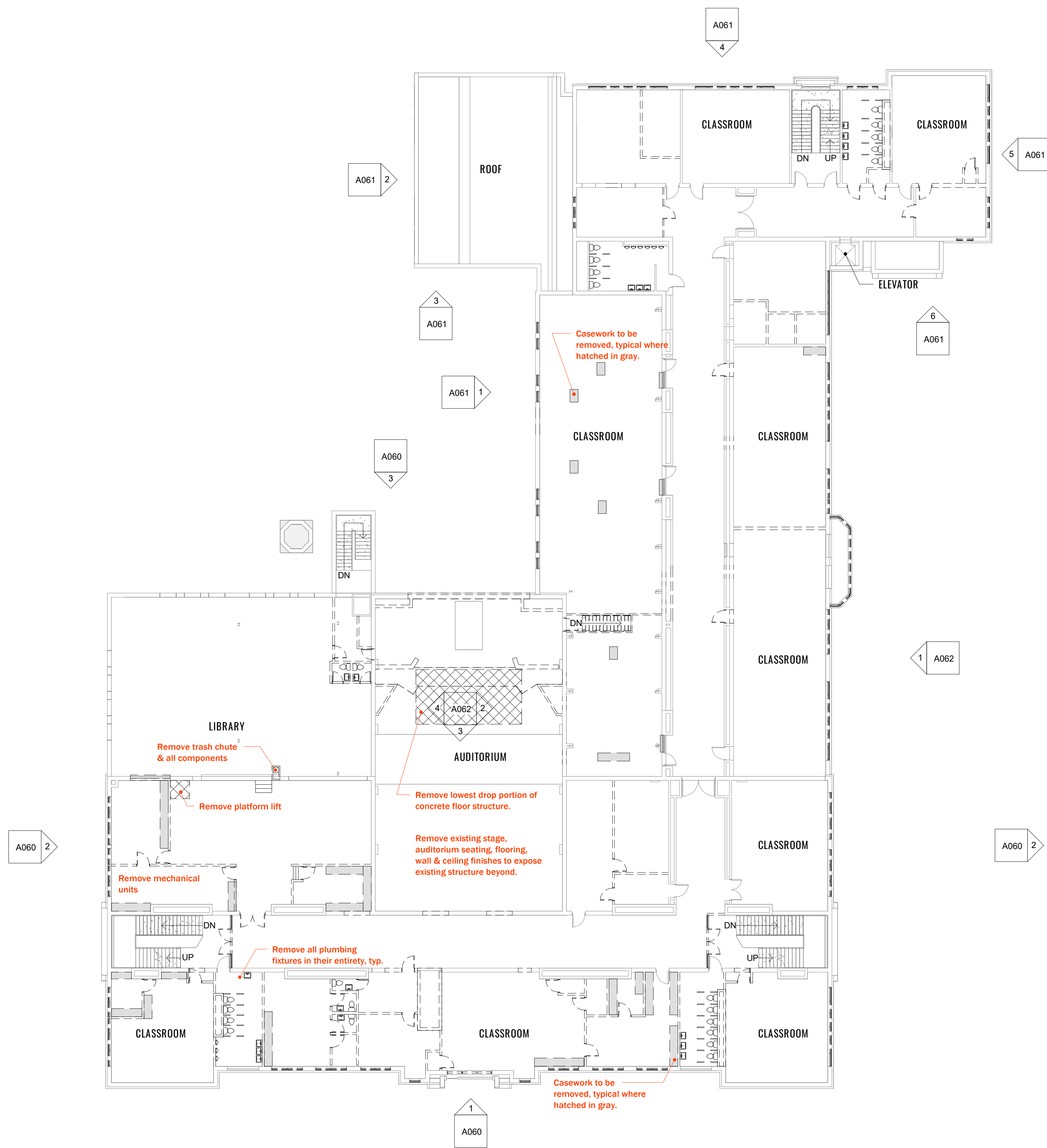
**NOT FOR CONSTRUCTION**



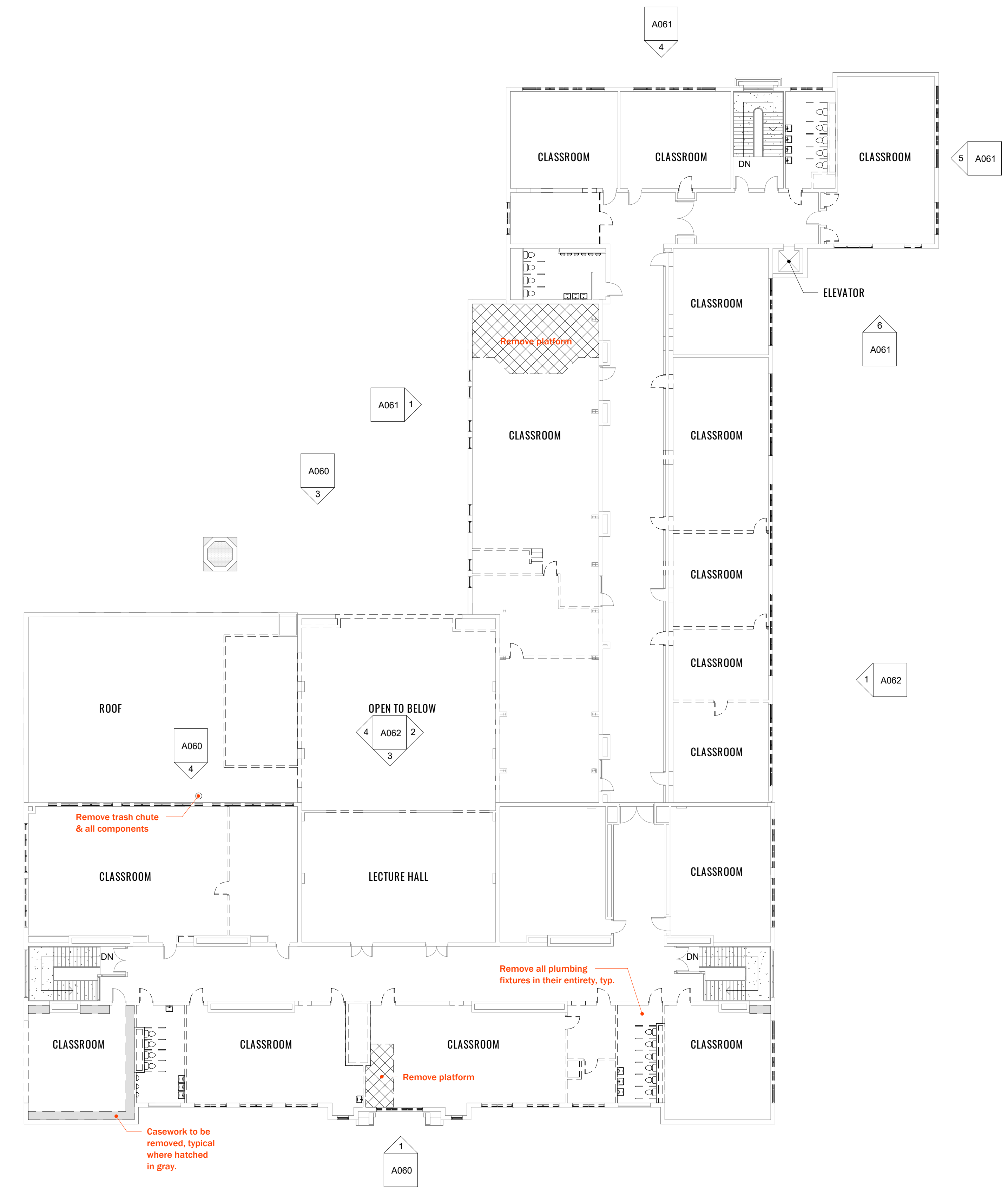
**Demolition  
Plans**

SCALE: As indicated

**A051**



1 Demolition Plan - Level 2  
1/16" = 1'-0"



2 Demolition Plan - Level 3  
1/16" = 1'-0"

**Demolition General Notes**

1. Do not begin any demolition activity until a hazardous materials survey has been performed & required remediation work has been completed.
2. Walk building with the owner to identify all items to be removed.
3. Remove all items shown dashed in their entirety.
4. Coordinate work with all other drawings to fully understand the intent for the finished conditions. Do not damage items planned to remain. Leave jobsite clean for all trades to begin preparations for new work.
5. Due to certain conditions being concealed from view, assumptions have been made. Notify architect upon removal of wall panels to examine and confirm scope of work.
6. Coordinate selective removals of mechanical, electrical and plumbing items with the respective trades.
7. Remove all existing ceiling assemblies, dropped soffits, & corridor ceiling features to expose existing structure beyond.  
Exception: Skylight framing & plaster is to remain where damage is not present.
8. Remove existing flooring finishes to expose original hardwood flooring or concrete subfloor where exists.
9. Where existing masonry is to be removed, salvage face brick & limestone copings for infill and building stock.

PROJECT:  
**Hastings Middle School  
Redevelopment**

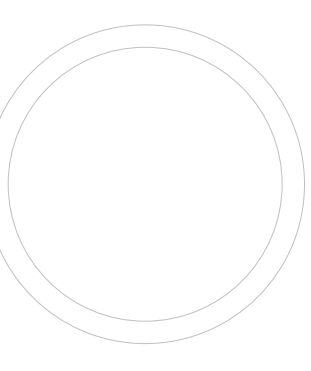
714 W 5th Street  
Hastings, NE 68801

DATE: 22 Nov. 2022  
PROJECT NO: 2158

REVISION DATE

NOTES:

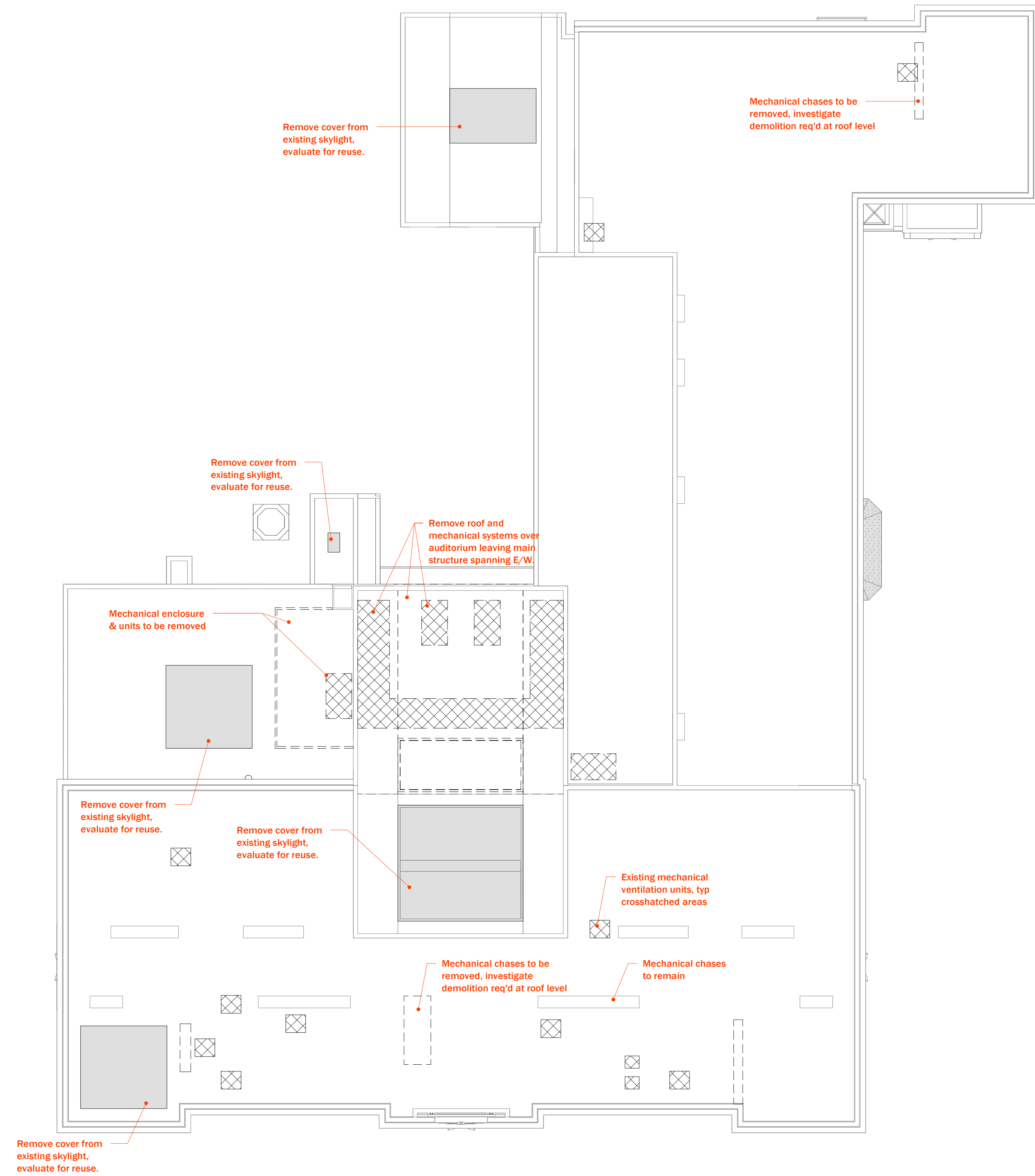
**NOT FOR CONSTRUCTION**



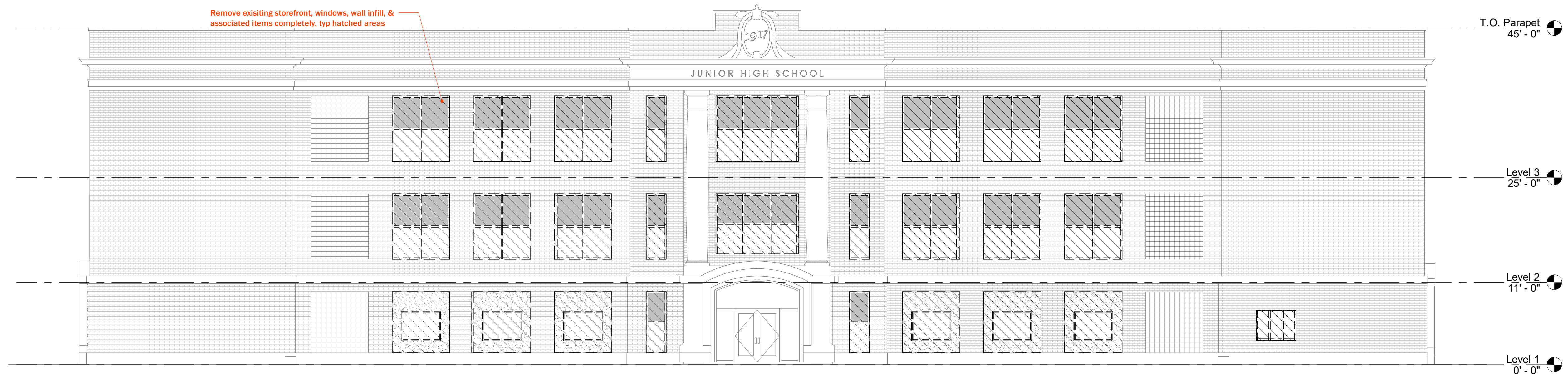
**Demolition Plans**

SCALE: As indicated

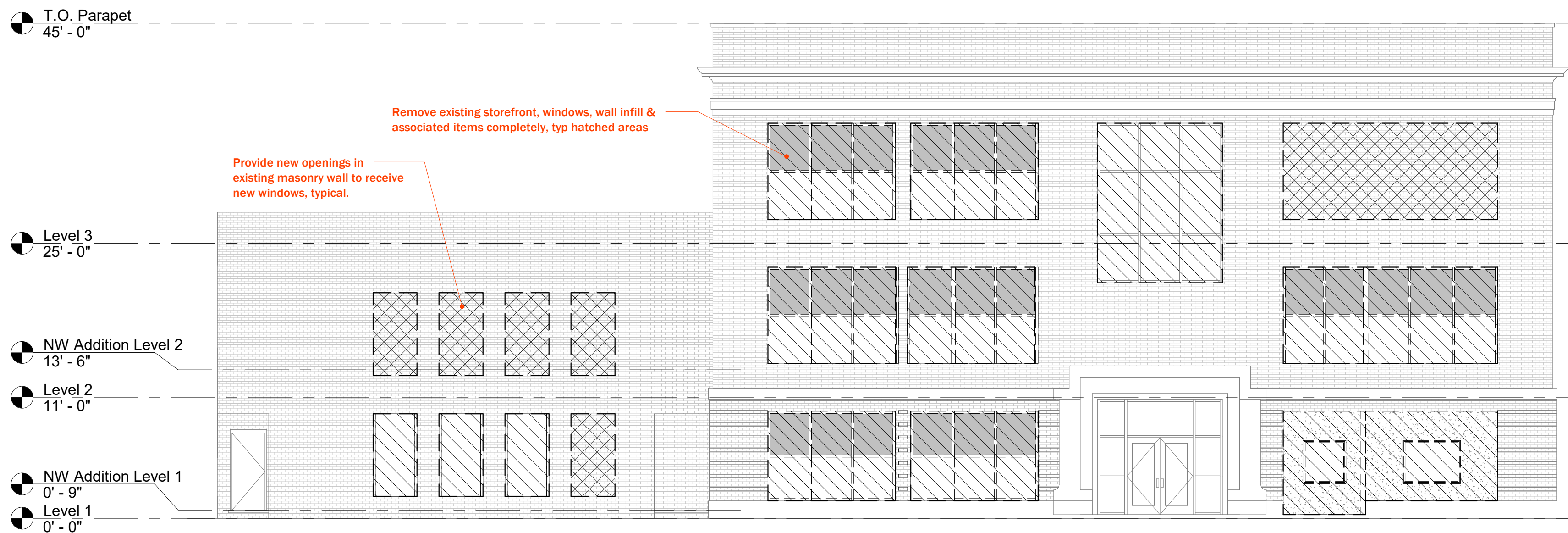
**A052**



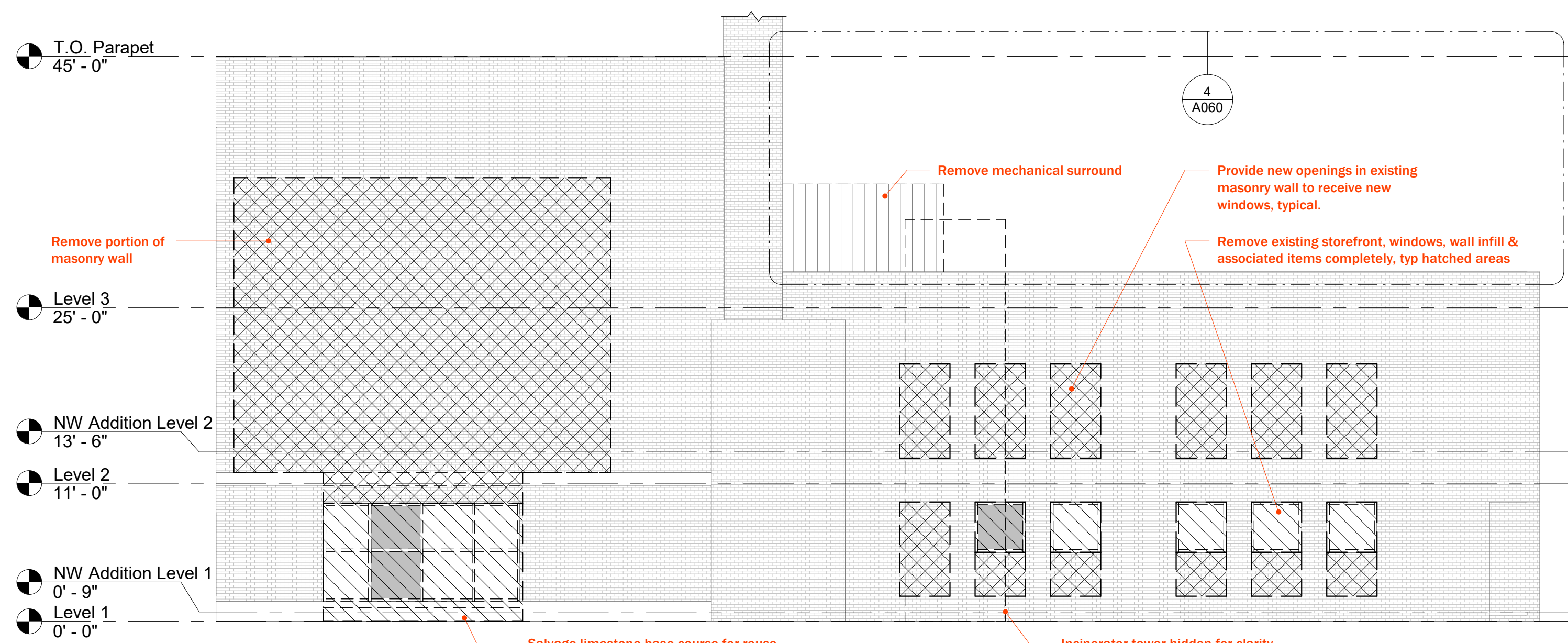
1 Demolition Plan - Roof  
1/16" = 1'-0"



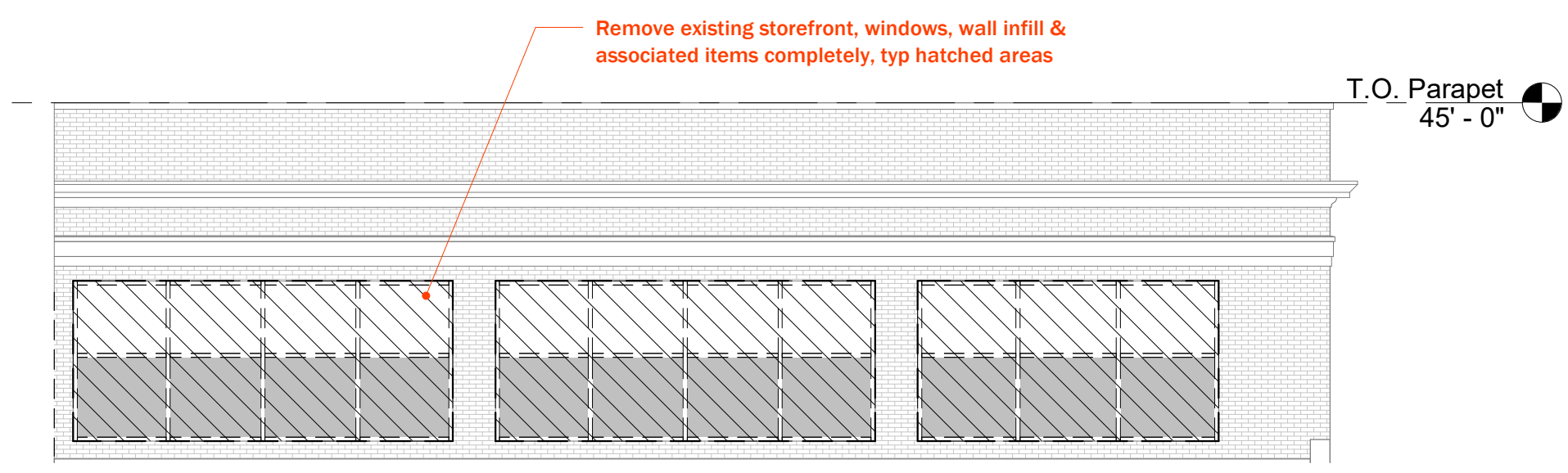
1 Demolition Elevation - South  
1/8" = 1'-0"



2 Demolition Elevation - West  
1/8" = 1'-0"

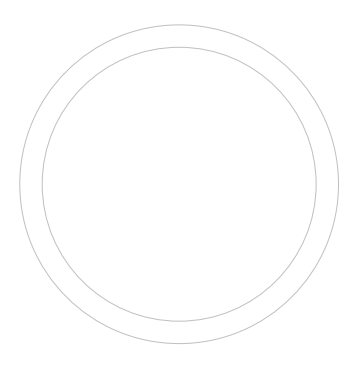


3 Demolition Elevation - North Courtyard  
1/8" = 1'-0"



4 Demolition Elevation - Northeast Level 3  
1/8" = 1'-0"

**NOT FOR CONSTRUCTION**

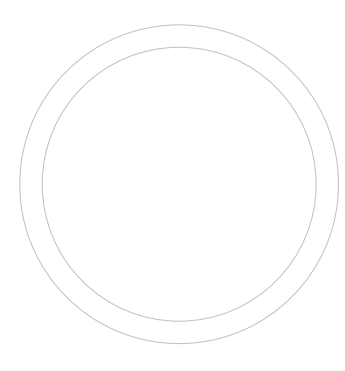


**Demolition  
Elevations**

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

**A060**

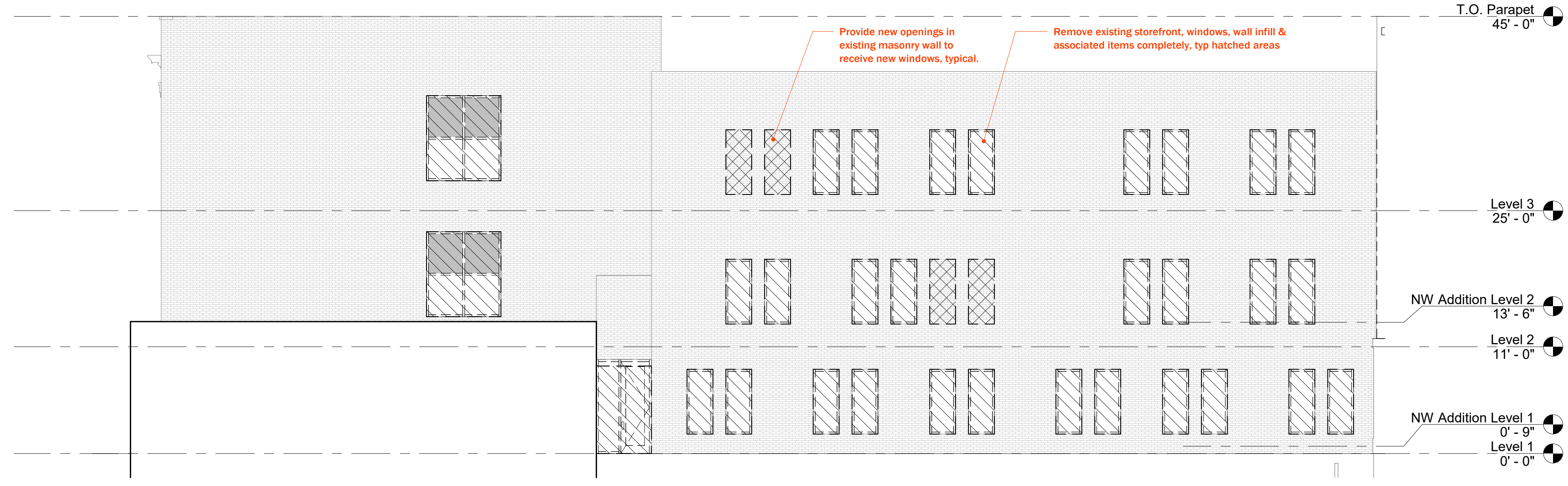
**NOT FOR CONSTRUCTION**



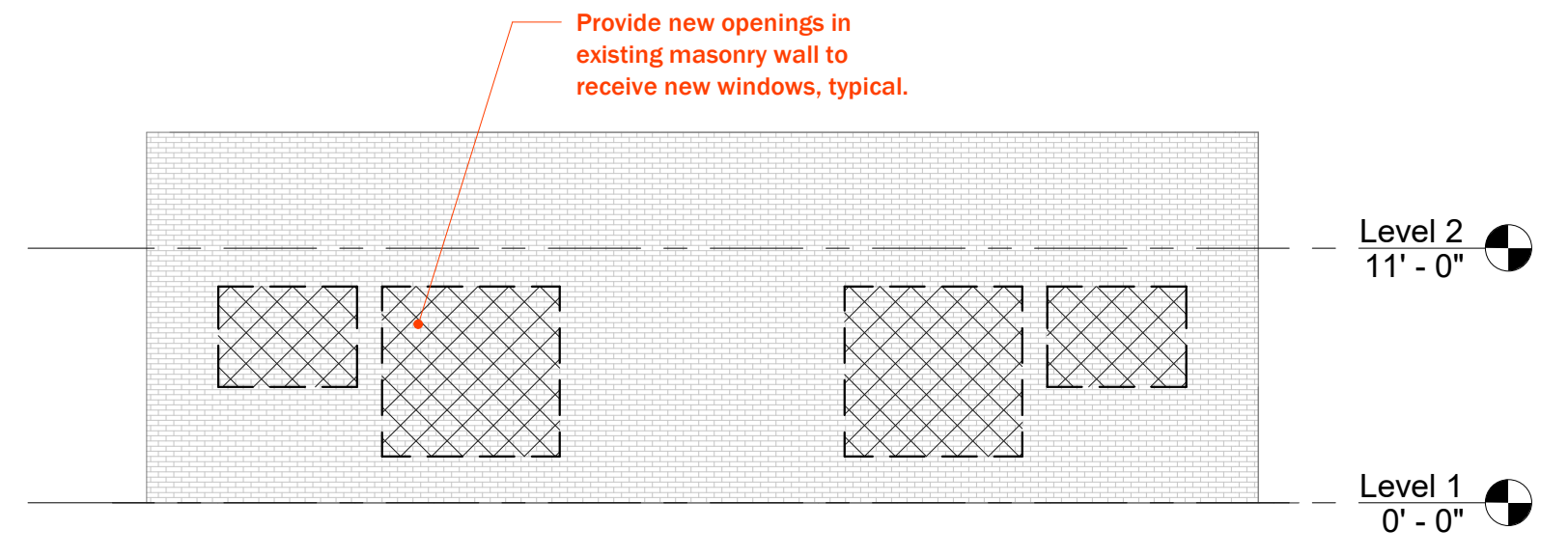
Demolition  
Elevations

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

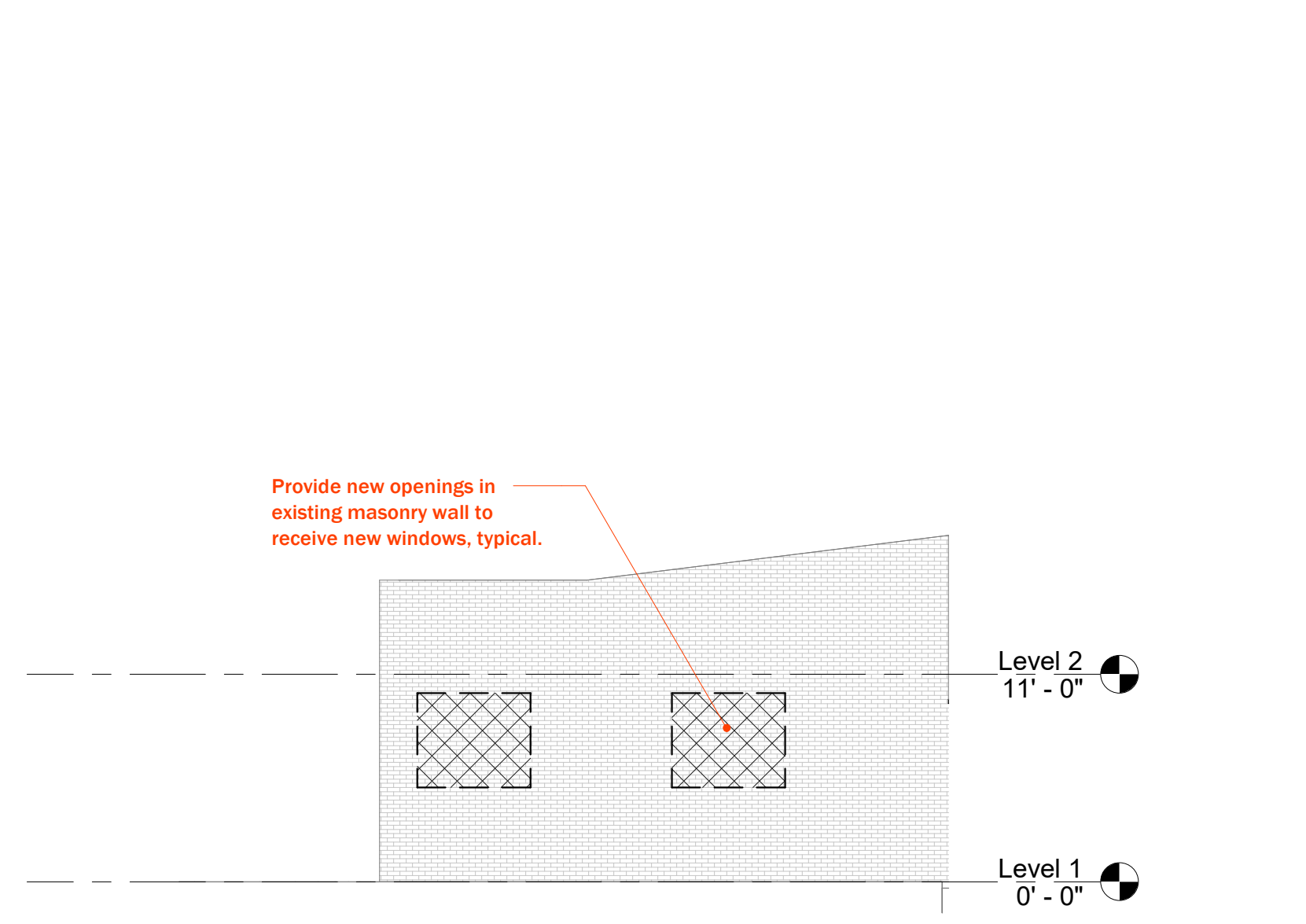
**A061**



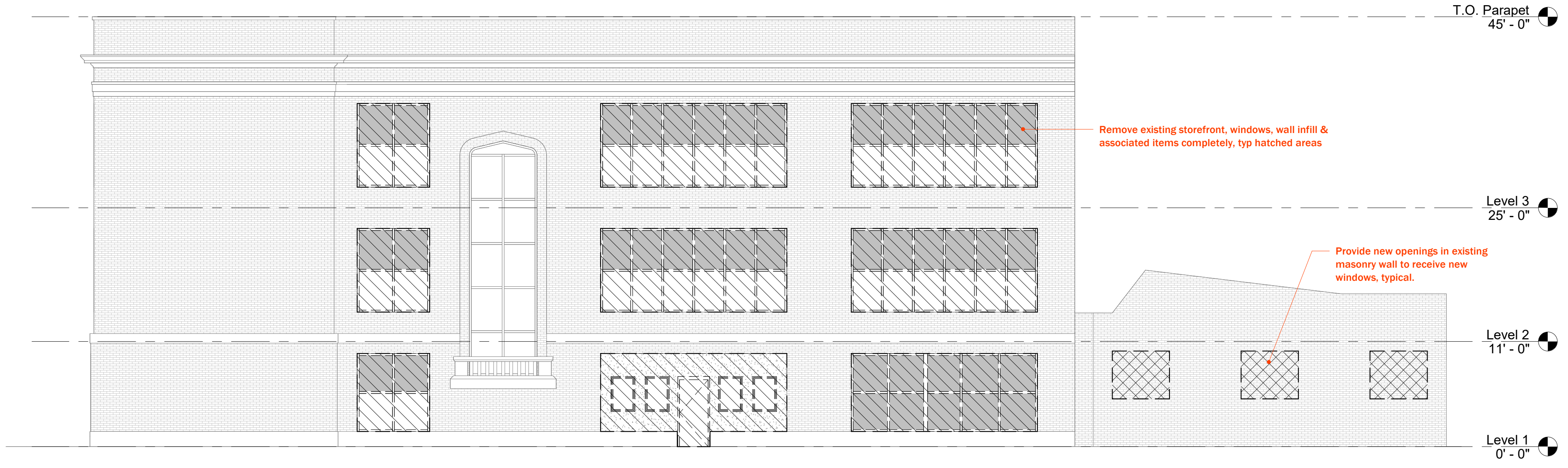
1 Demolition Elevation - West Courtyard  
1/8" = 1'-0"



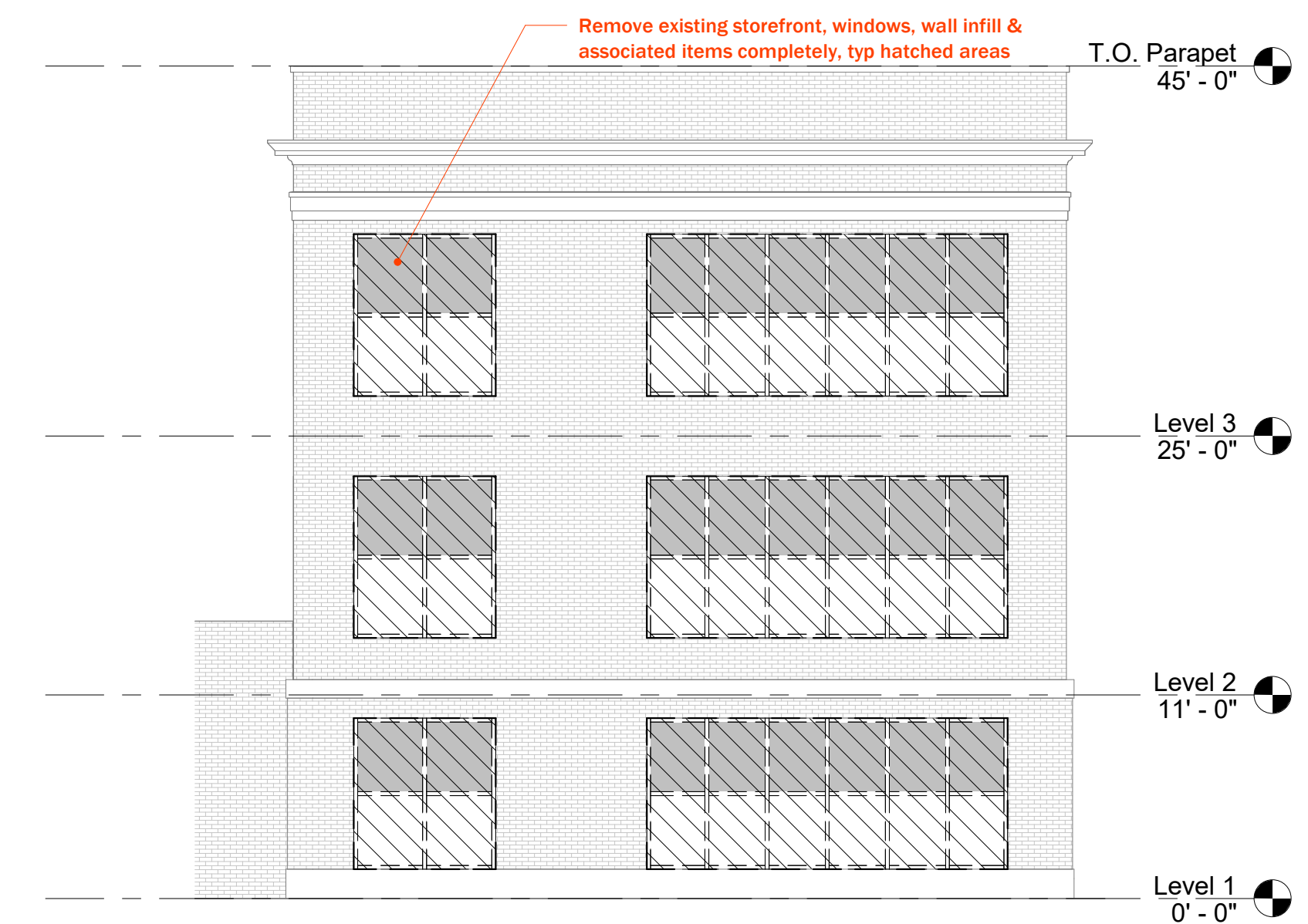
2 Demolition Elevation - West Partial  
1/8" = 1'-0"



3 Demolition Elevation - East - North Half  
1/8" = 1'-0"



4 Demolition Elevation - North  
1/8" = 1'-0"



5 Demolition Elevation - East - North Half  
1/8" = 1'-0"



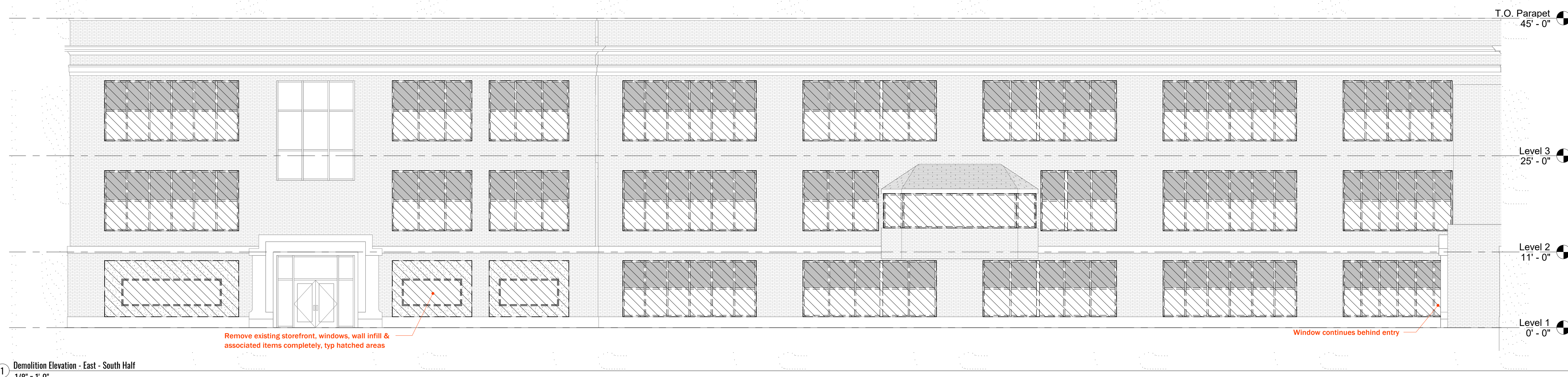
6 Demolition Elevation - NE Corner - South  
1/8" = 1'-0"

**NOT FOR CONSTRUCTION**

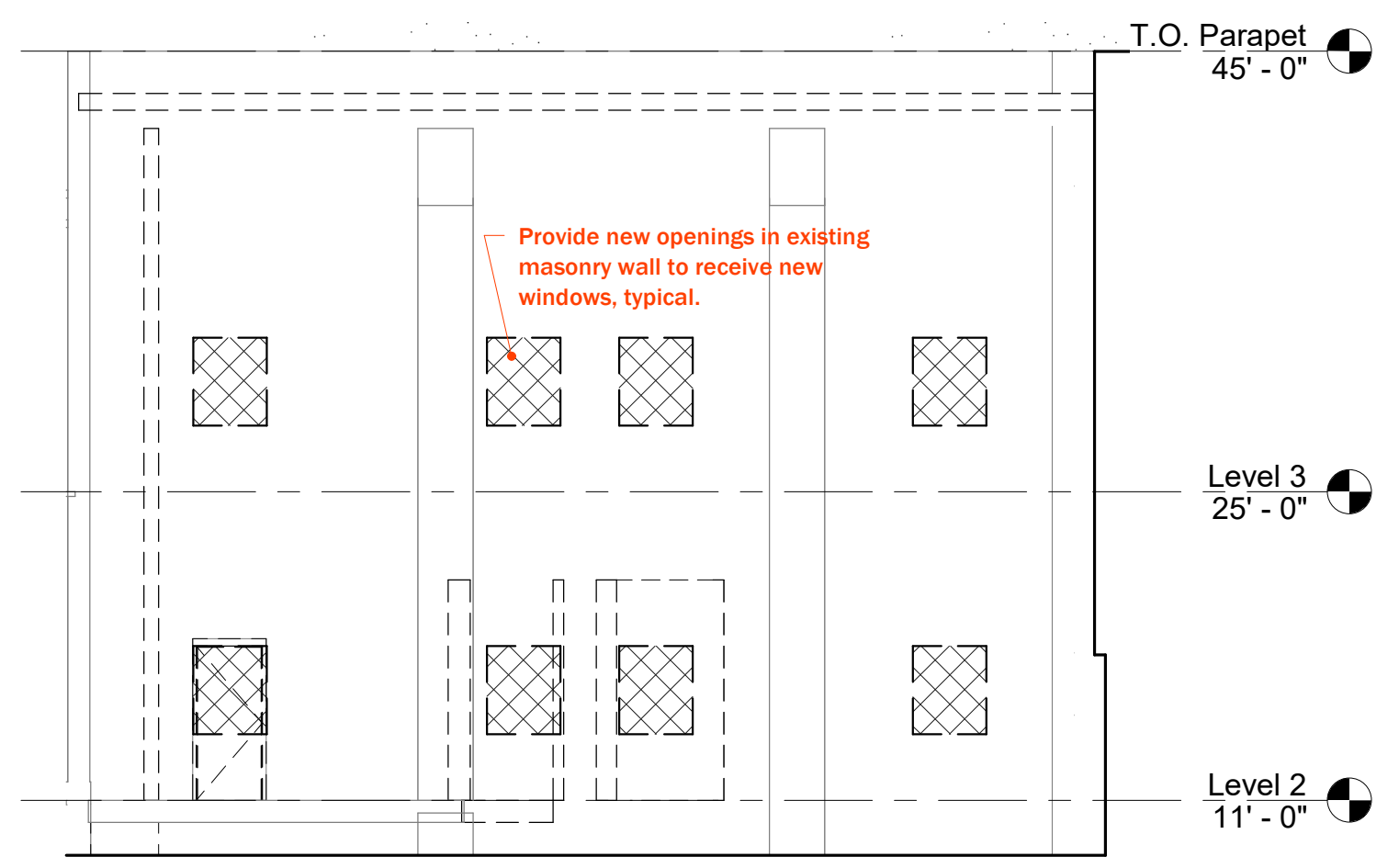
**Demolition  
Elevations**

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

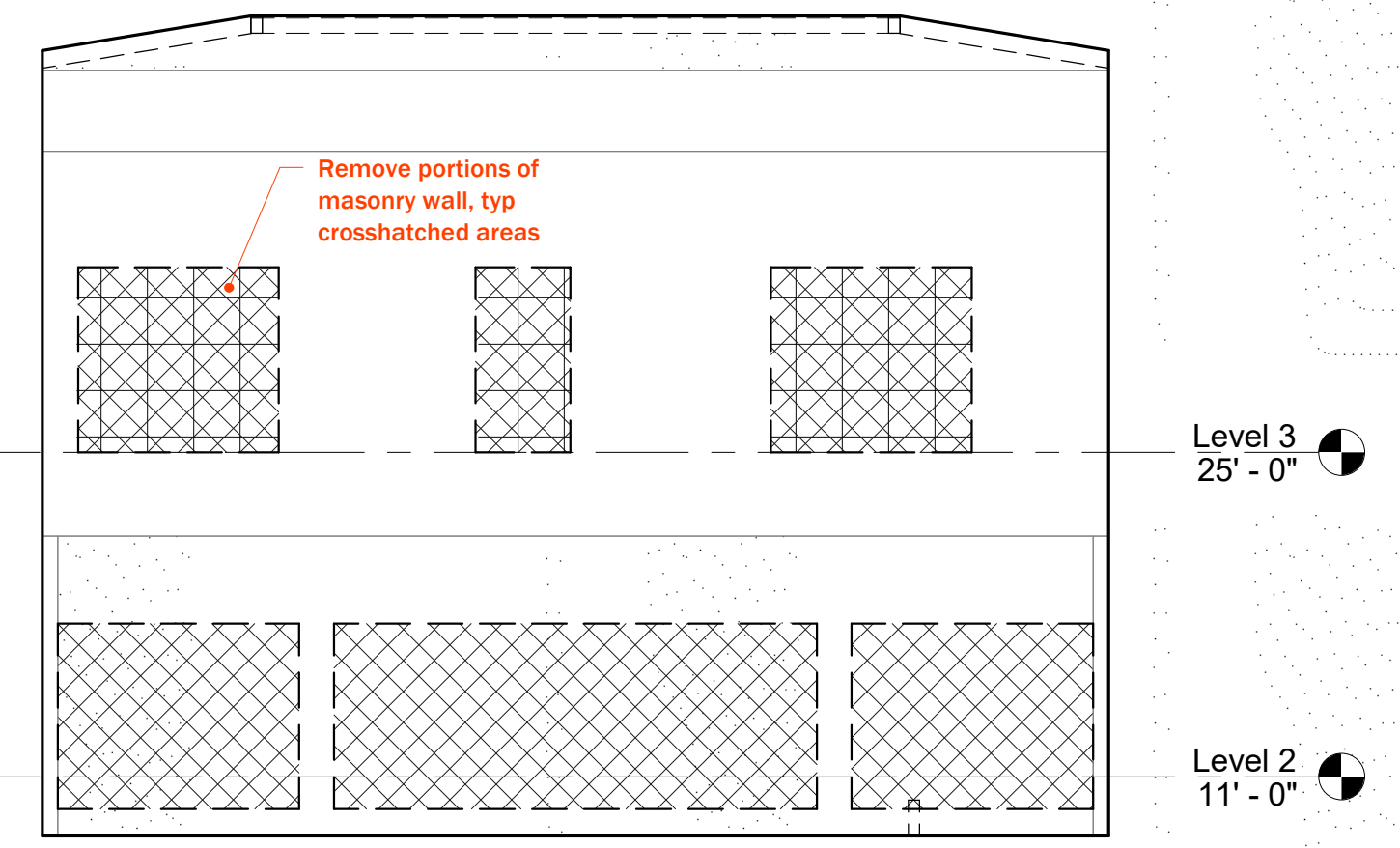
**A062**



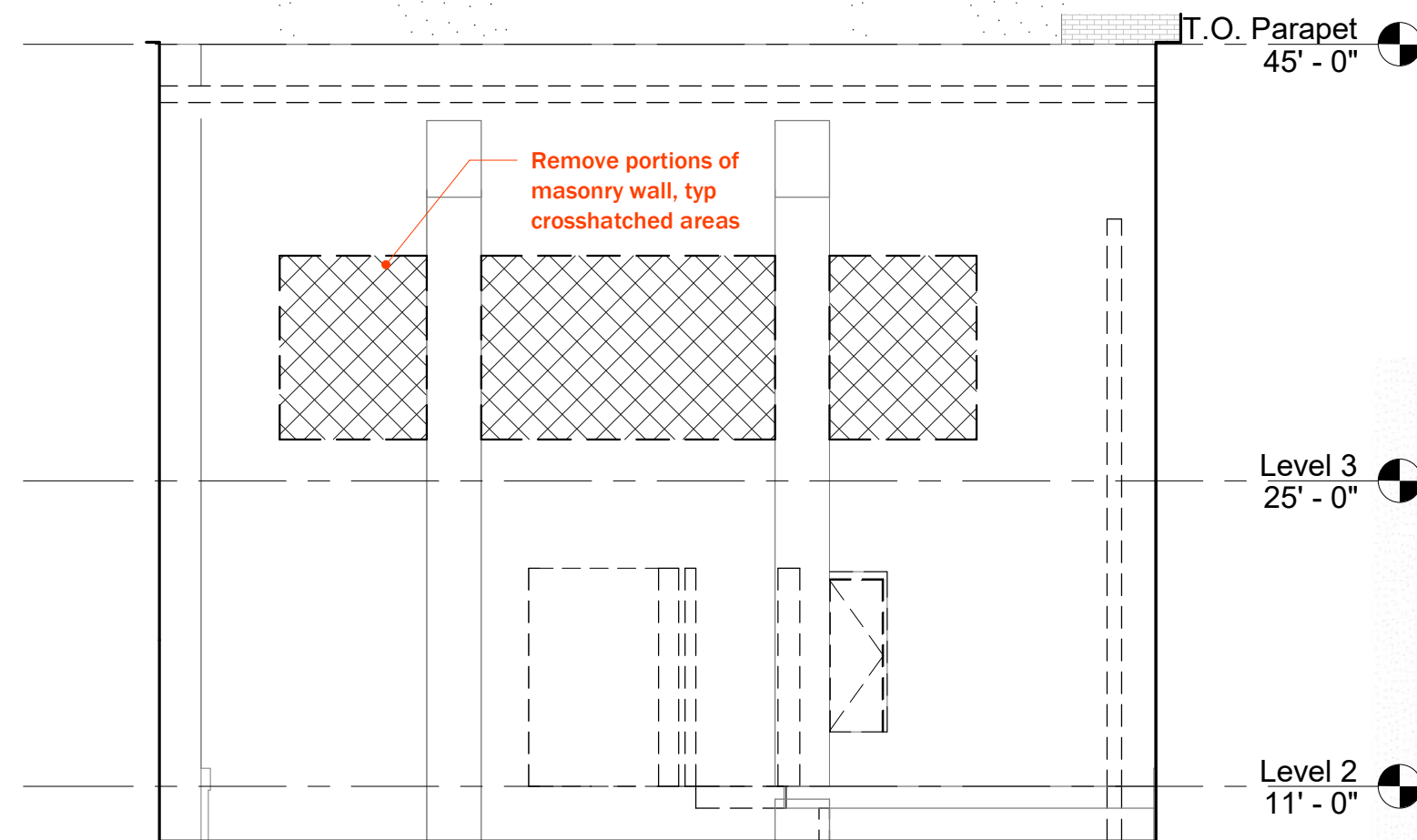
1 Demolition Elevation - East - South Half  
1/8" = 1'-0"



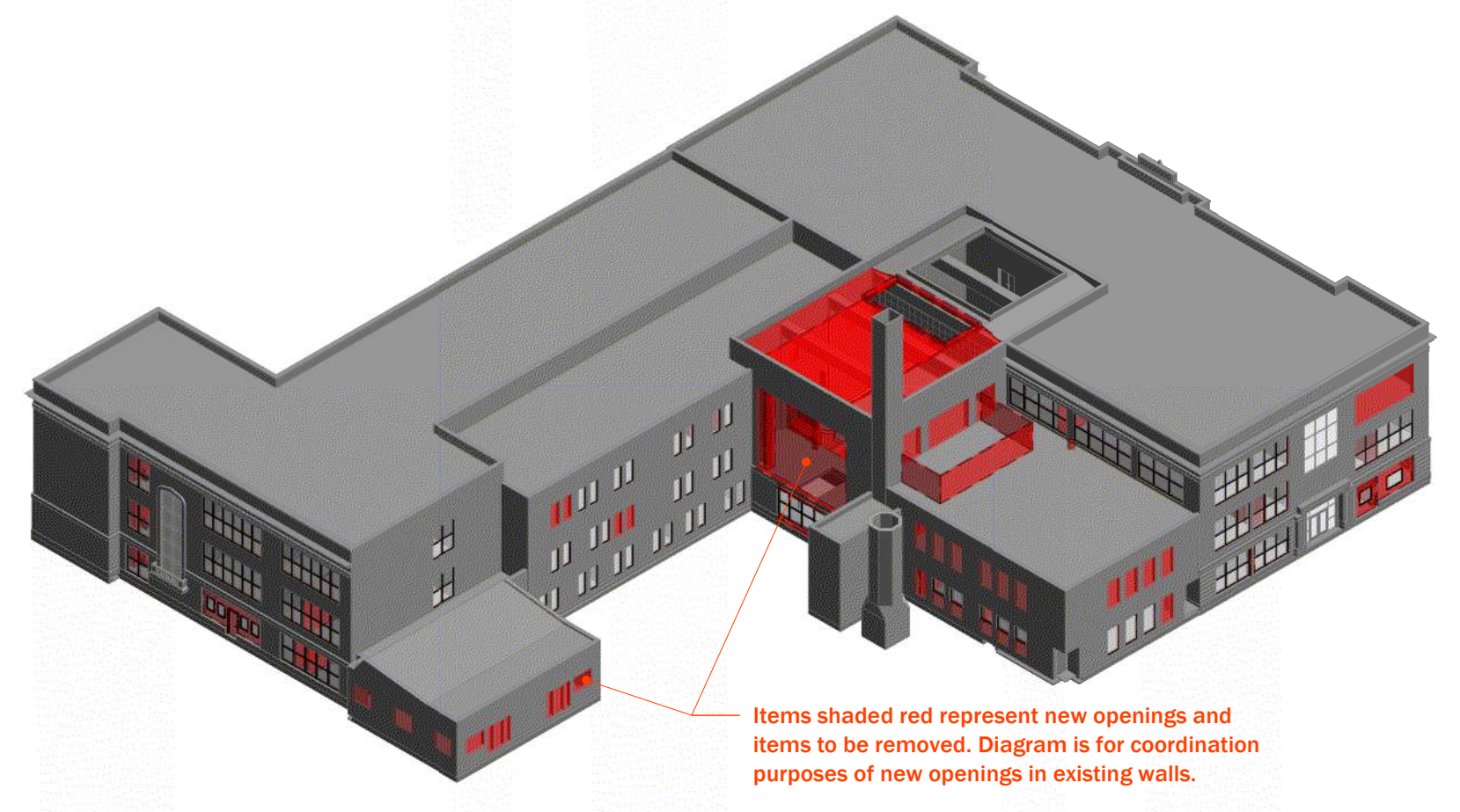
2 Demolition Elevation - Roof Deck East  
1/8" = 1'-0"



3 Demolition Elevation - Roof Deck South  
1/8" = 1'-0"



4 Demolition Elevation - Roof Deck West  
1/8" = 1'-0"

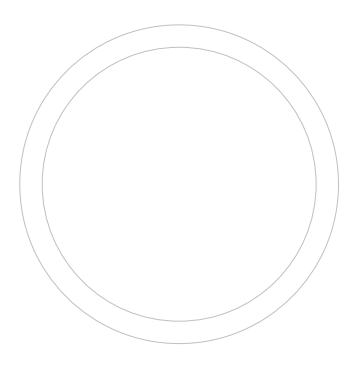


5 Demolition Axonometric View - NW



Total Building Footprint  
34,843 SF

**NOT FOR CONSTRUCTION**



Overall Site  
Plan

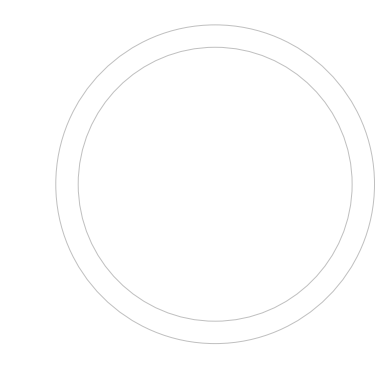
PROJECT:  
**Hastings Middle School  
Redevelopment**

714 W 5th Street  
Hastings, NE 68901

DATE: 22 Nov. 2022  
PROJECT NO: 2158  
REVISION: DATE:

NOTES:

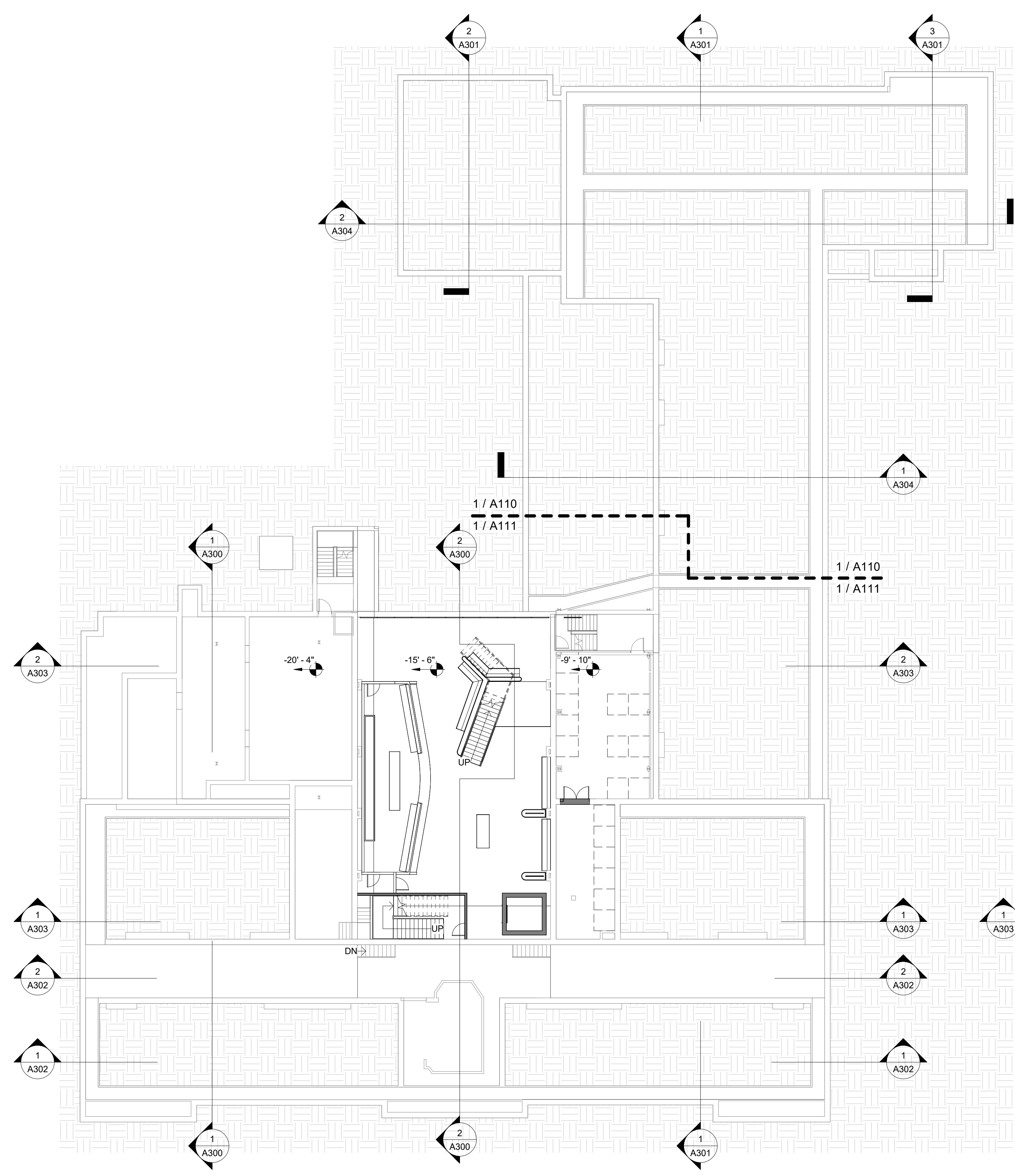
**NOT FOR CONSTRUCTION**



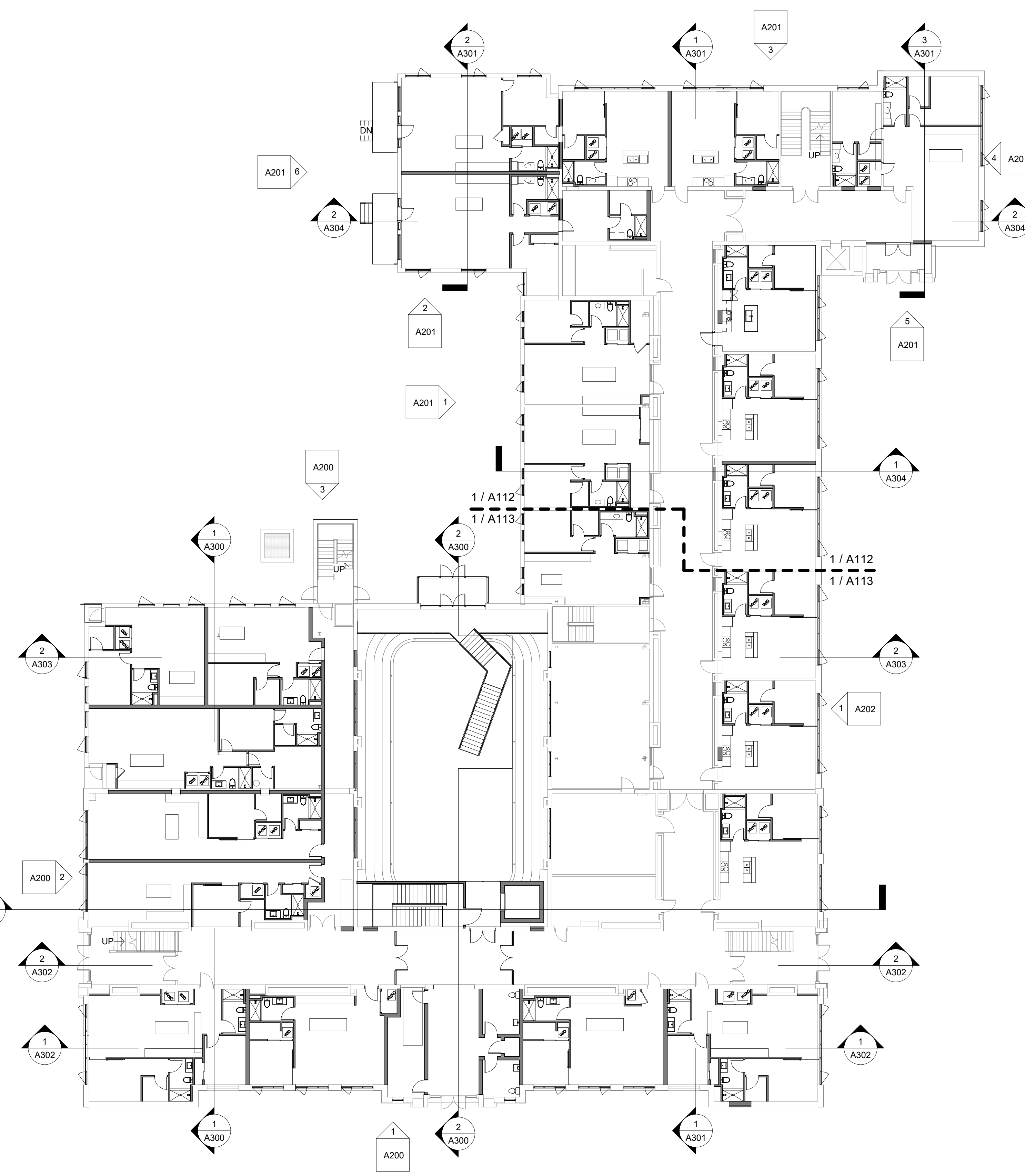
Overall Floor Plan

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

**A101**



① Overall Plan - Basement  
1/16" = 1'-0"



② Overall Plan - Level 1  
1/16" = 1'-0"

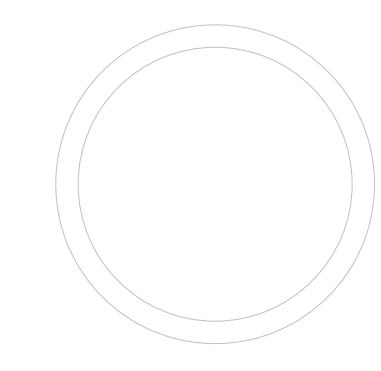
**PROJECT:**  
Hastings Middle  
School  
Redevelopment

714 W 5th Street  
Hastings, NE 68901

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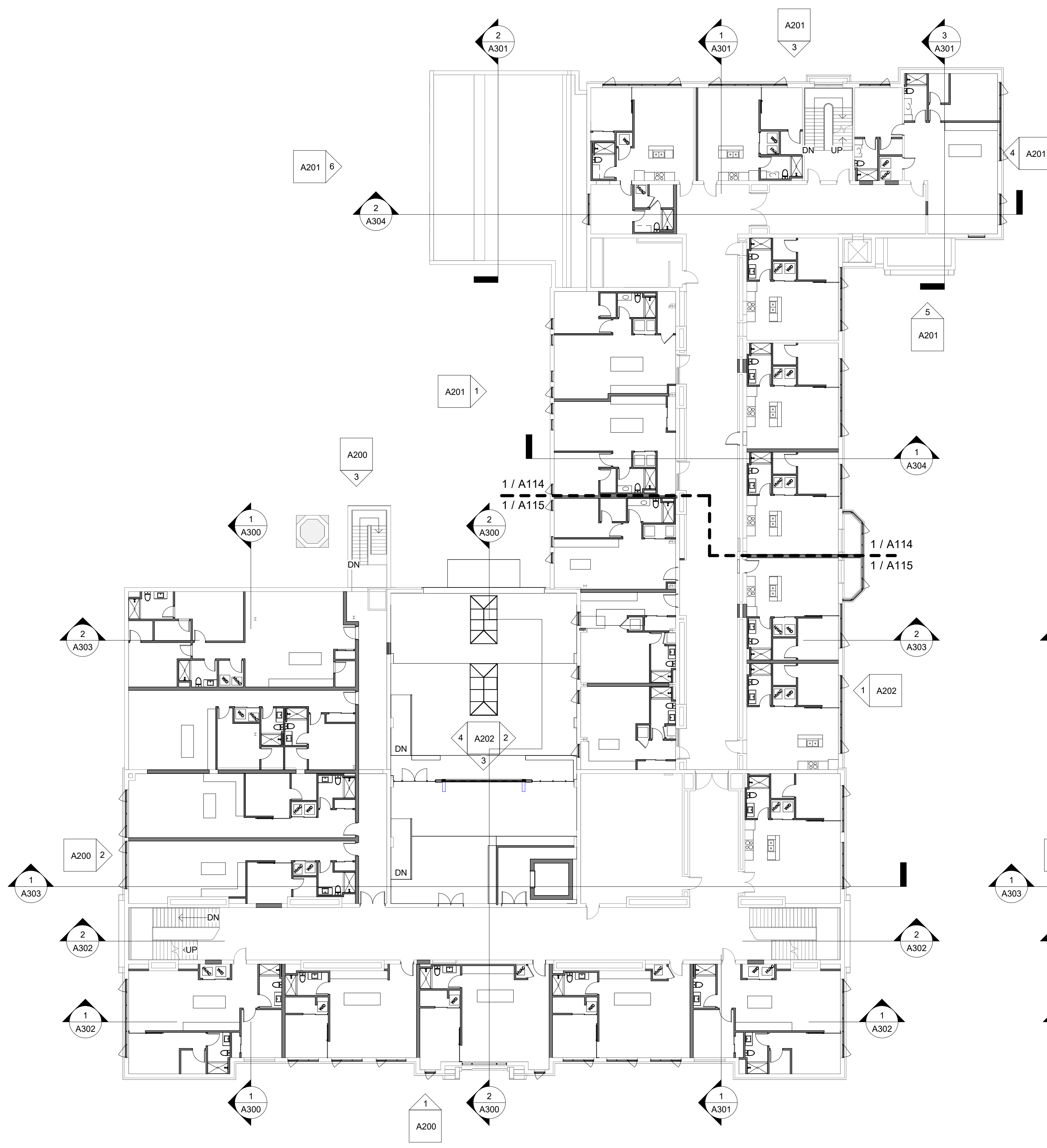
**NOT FOR CONSTRUCTION**



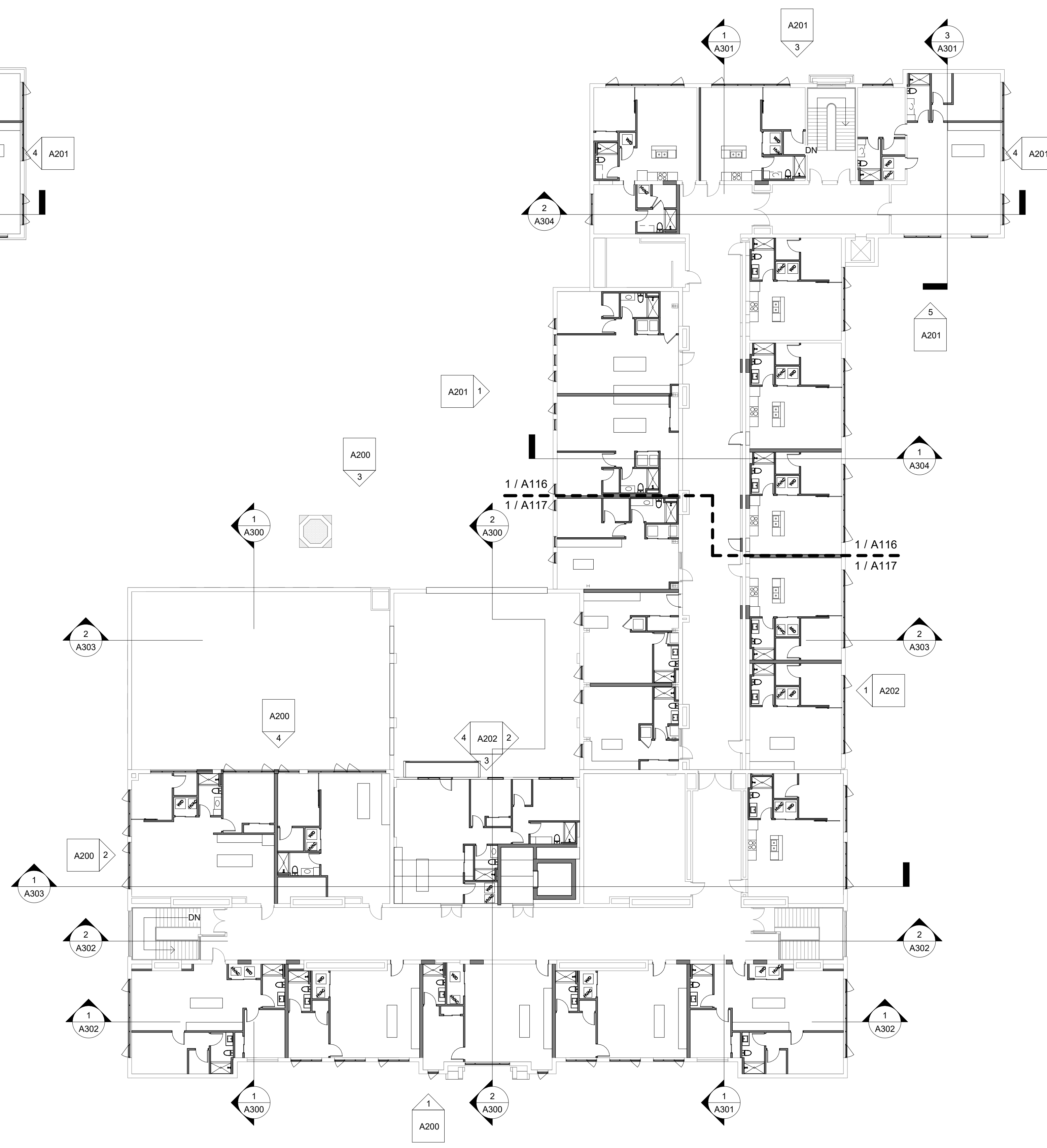
**Overall Floor  
Plan**

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

**A102**

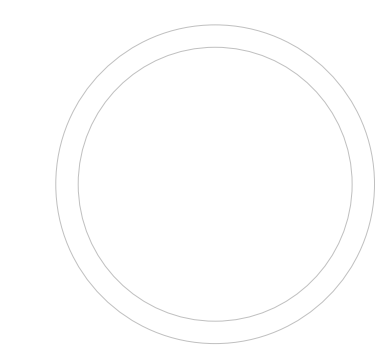


1 Overall Plan - Level 2  
1/16" = 1'-0"

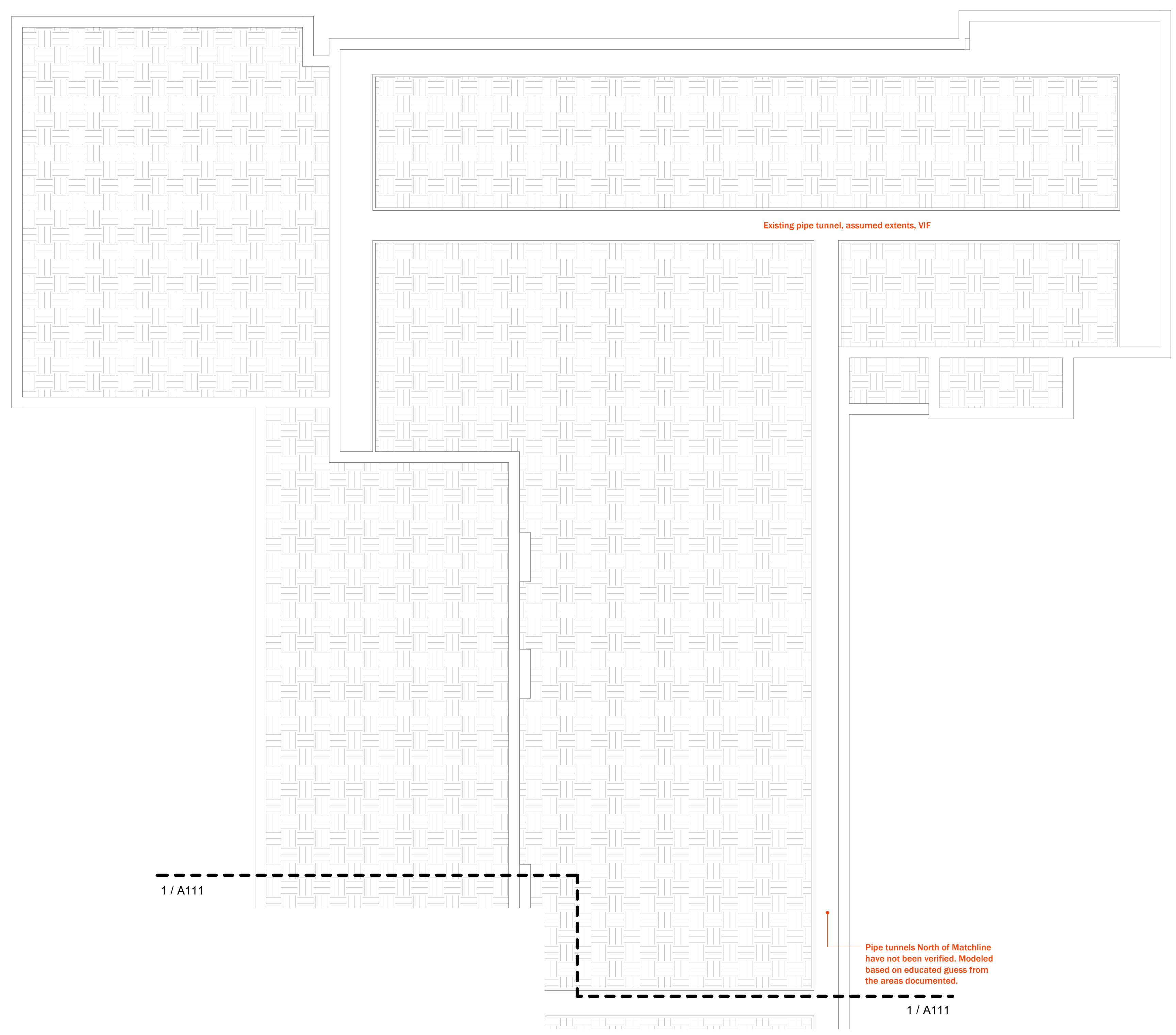


2 Overall Plan - Level 3  
1/16" = 1'-0"

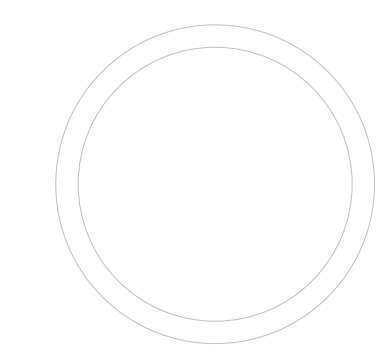
NOT FOR CONSTRUCTION



Floor Plans



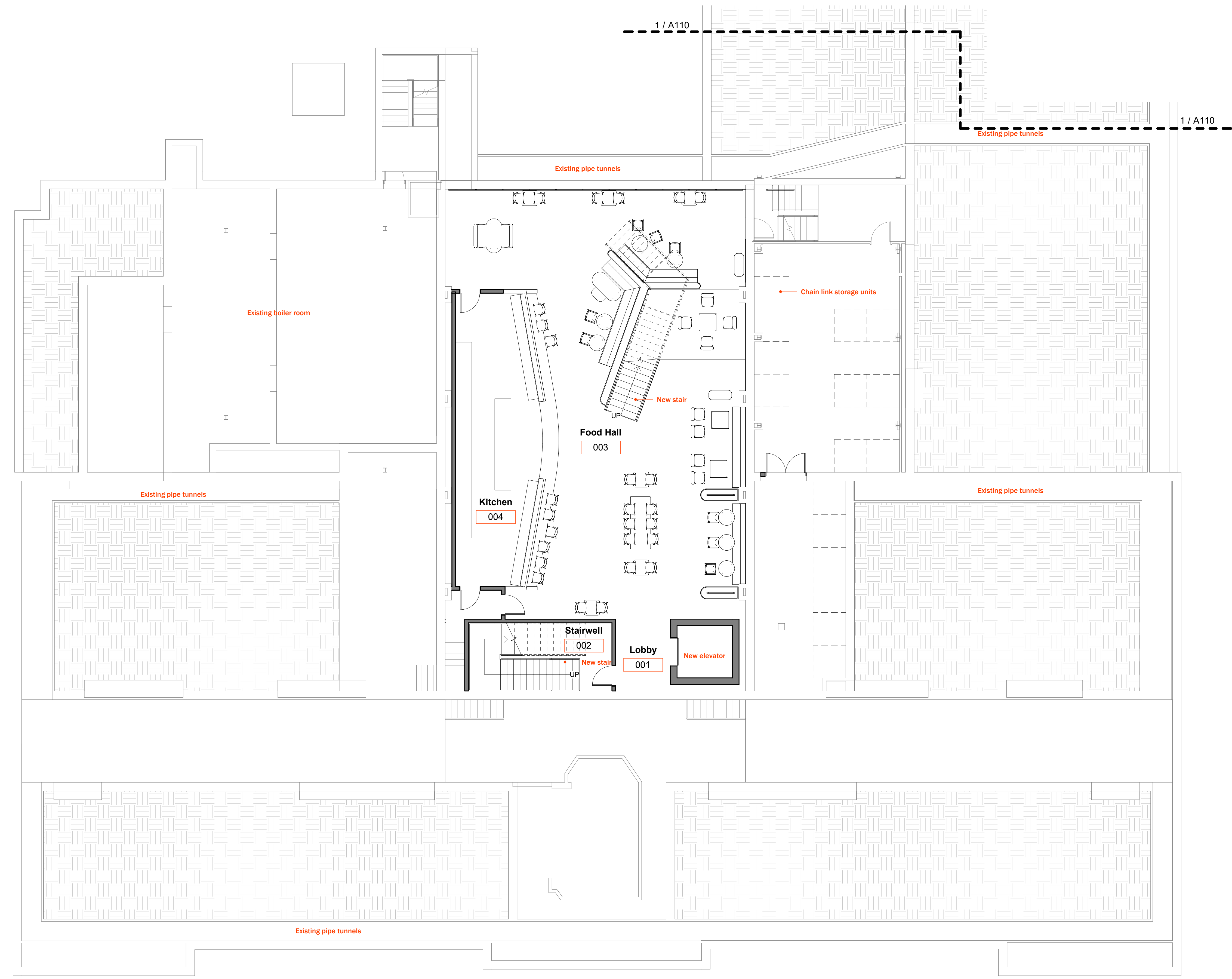
NOT FOR CONSTRUCTION



Floor Plans

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

A111



1 Enlarged Plan - Lower Level South  
1/8" = 1'-0"

PROJECT:  
**Hastings Middle  
School  
Redevelopment**

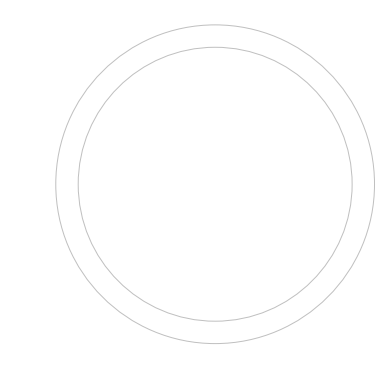
714 W 5th Street  
Hastings, NE 68901

DATE: 22 Nov. 2022  
PROJECT NO: 2158

REVISION: DATE

NOTES:

**NOT FOR CONSTRUCTION**



Floor Plans

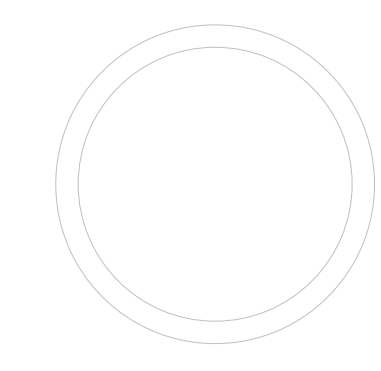
SCALE: 1/8" = 1'-0"

# A112



1 Enlarged Plan - Level 1 North  
1/8" = 1'-0"

**NOT FOR CONSTRUCTION**



Floor Plans

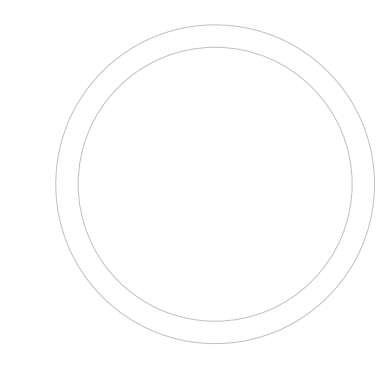
SCALE: 1/8" = 1'-0"

**A113**



1 Enlarged Plan - Level 1 South  
1/8" = 1'-0"


**NOT FOR CONSTRUCTION**

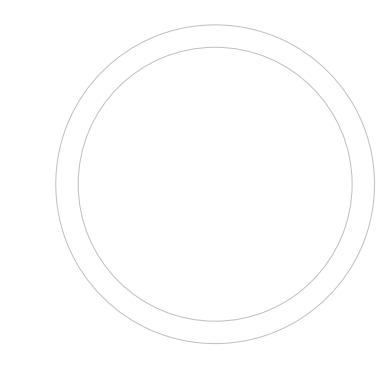


Floor Plans



① Enlarged Plan - Level 2 North  
1/8" = 1'-0"

**NOT FOR CONSTRUCTION**



Floor Plans

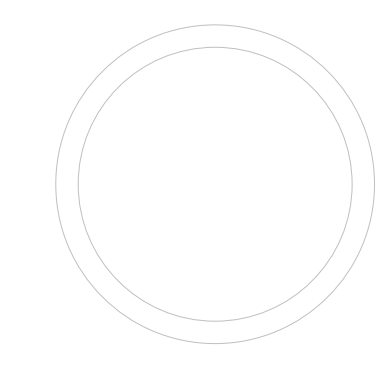
SCALE: 1/8" = 1'-0"

**A115**



1 Enlarged Plan - Level 2 South  
1/8" = 1'-0"

**NOT FOR CONSTRUCTION**



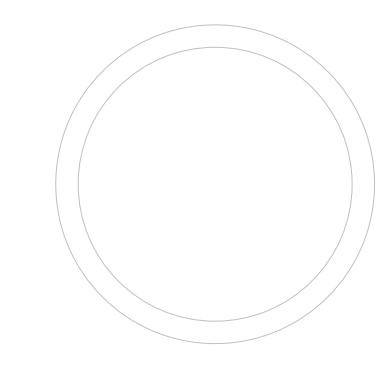
Floor Plans

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

**A116**



**NOT FOR CONSTRUCTION**



Floor Plans

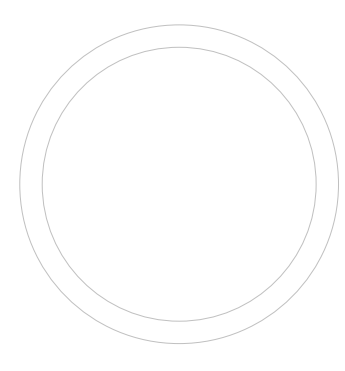
SCALE: 1/8" = 1'-0"

**A117**



1 Enlarged Plan - Level 3 South  
1/8" = 1'-0"

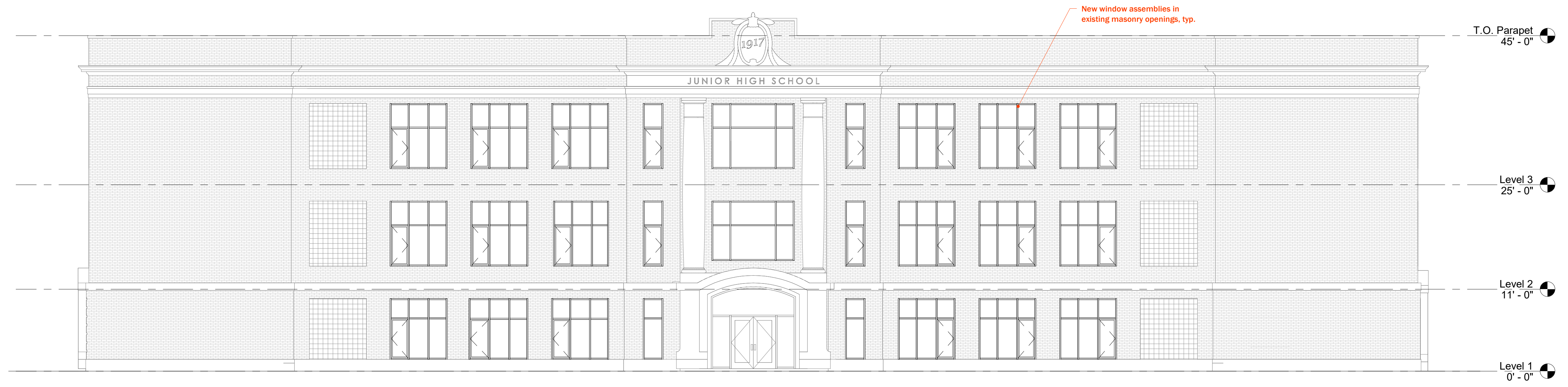
**NOT FOR CONSTRUCTION**



Exterior  
Elevations

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

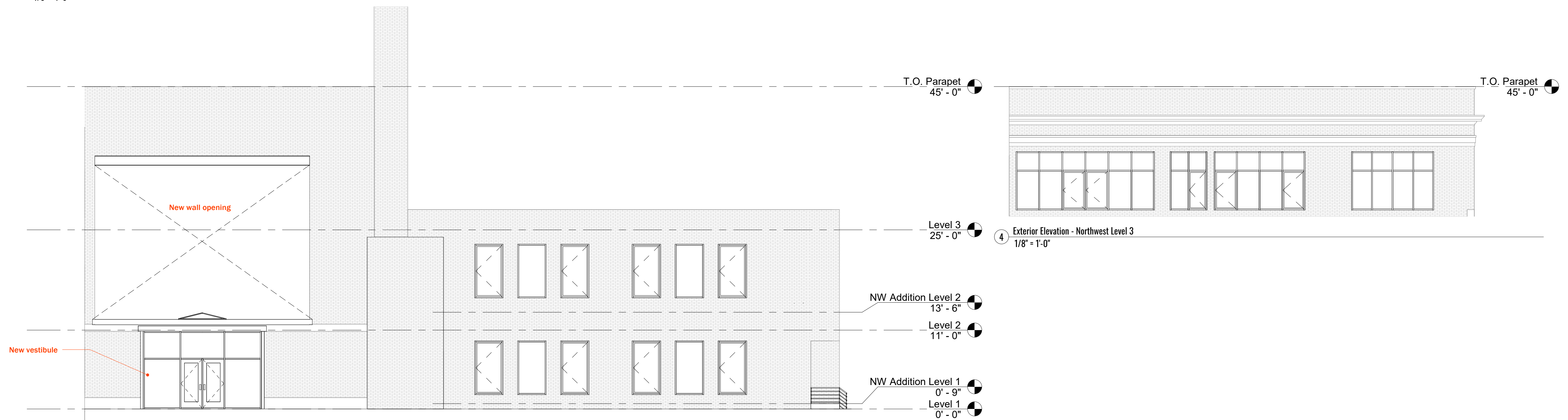
**A200**



1 Exterior Elevation - South  
1/8" = 1'-0"



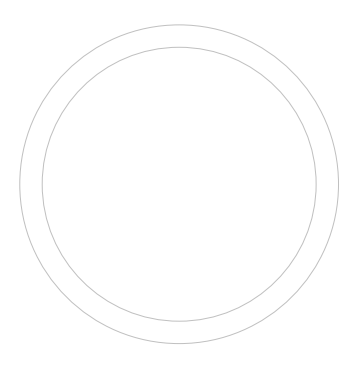
2 Exterior Elevation - West  
1/8" = 1'-0"



3 Exterior Elevation - North Courtyard  
1/8" = 1'-0"

4 Exterior Elevation - Northwest Level 3  
1/8" = 1'-0"

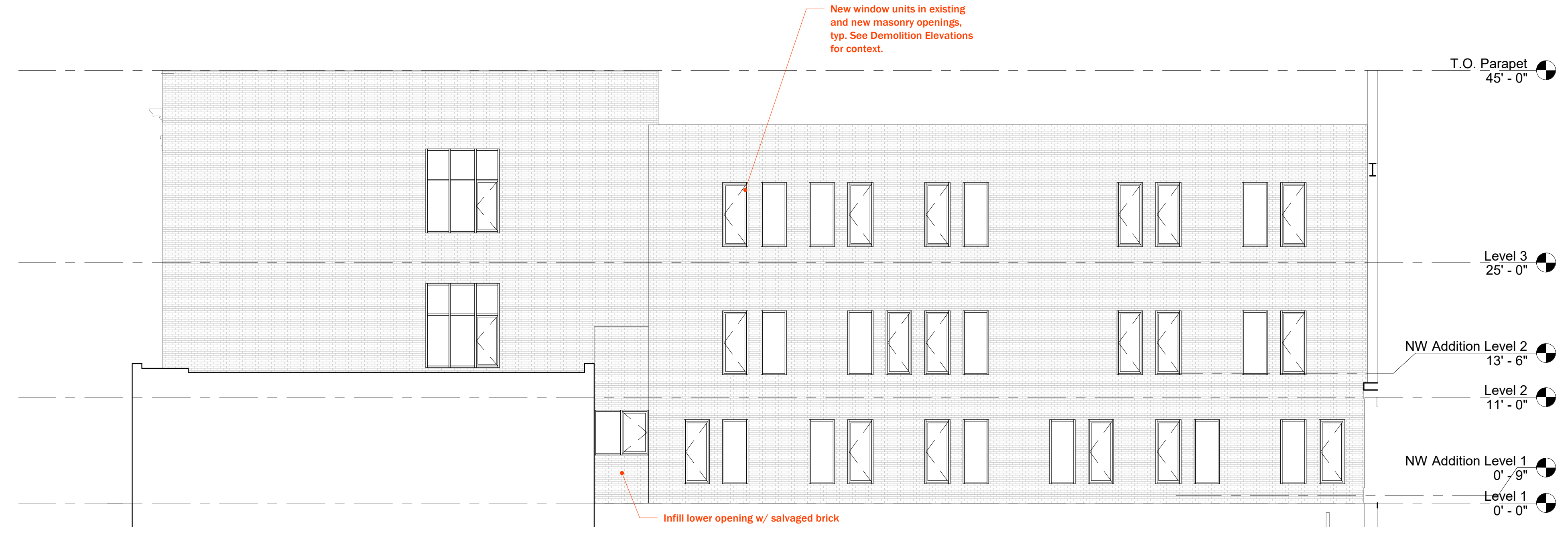
**NOT FOR CONSTRUCTION**



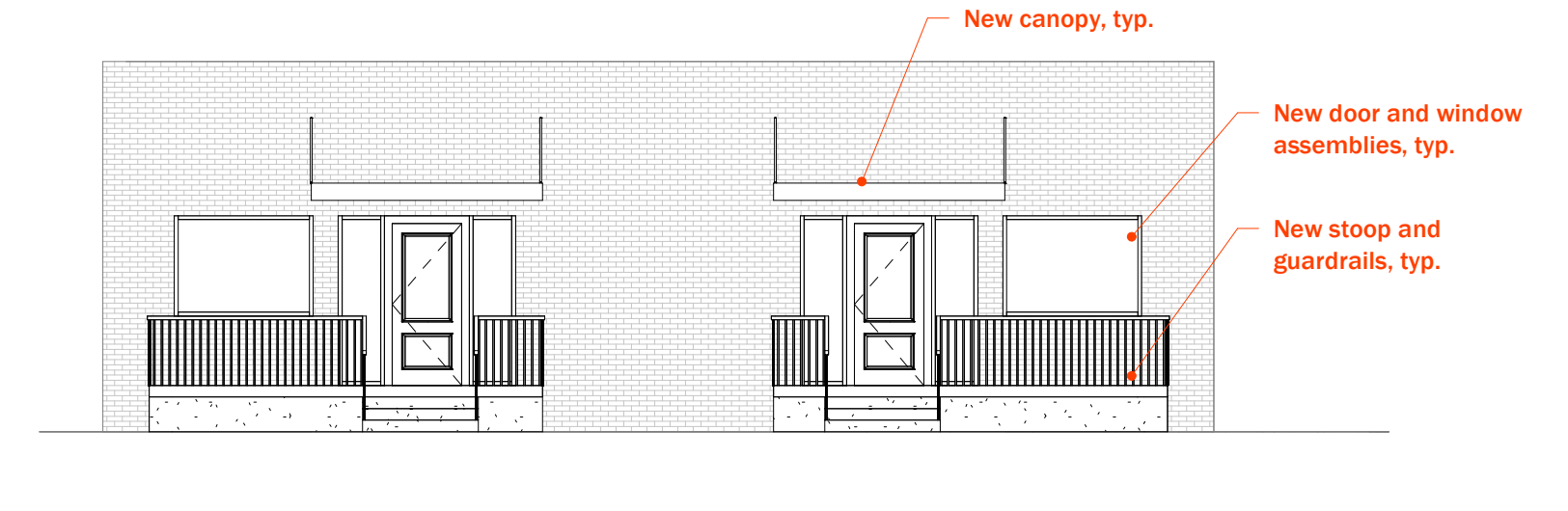
Exterior  
Elevations

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

**A201**



1 Exterior Elevation - West Courtyard  
1/8" = 1'-0"



6 Exterior Elevation - Porches  
1/8" = 1'-0"



2 Exterior Elevation -  
1/8" = 1'-0"

3 Exterior Elevation - North  
1/8" = 1'-0"

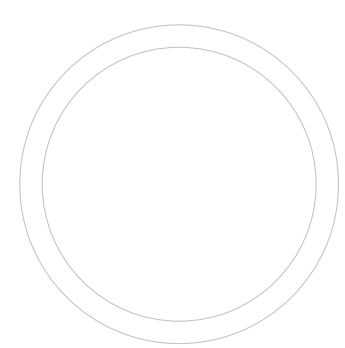


4 Exterior Elevation - East - North Half  
1/8" = 1'-0"



5 Exterior Elevation - NE Corner - South  
1/8" = 1'-0"

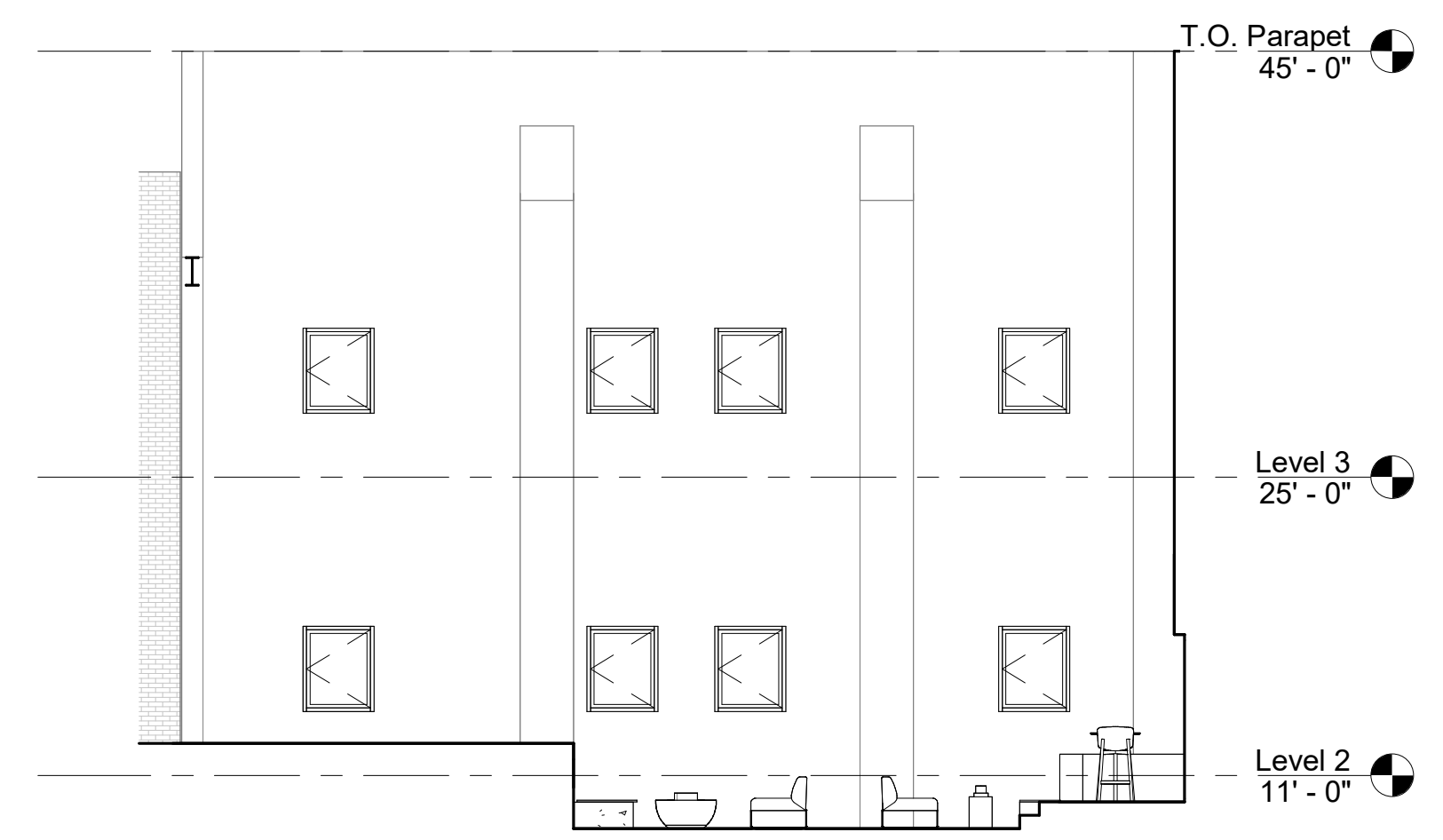
**NOT FOR CONSTRUCTION**



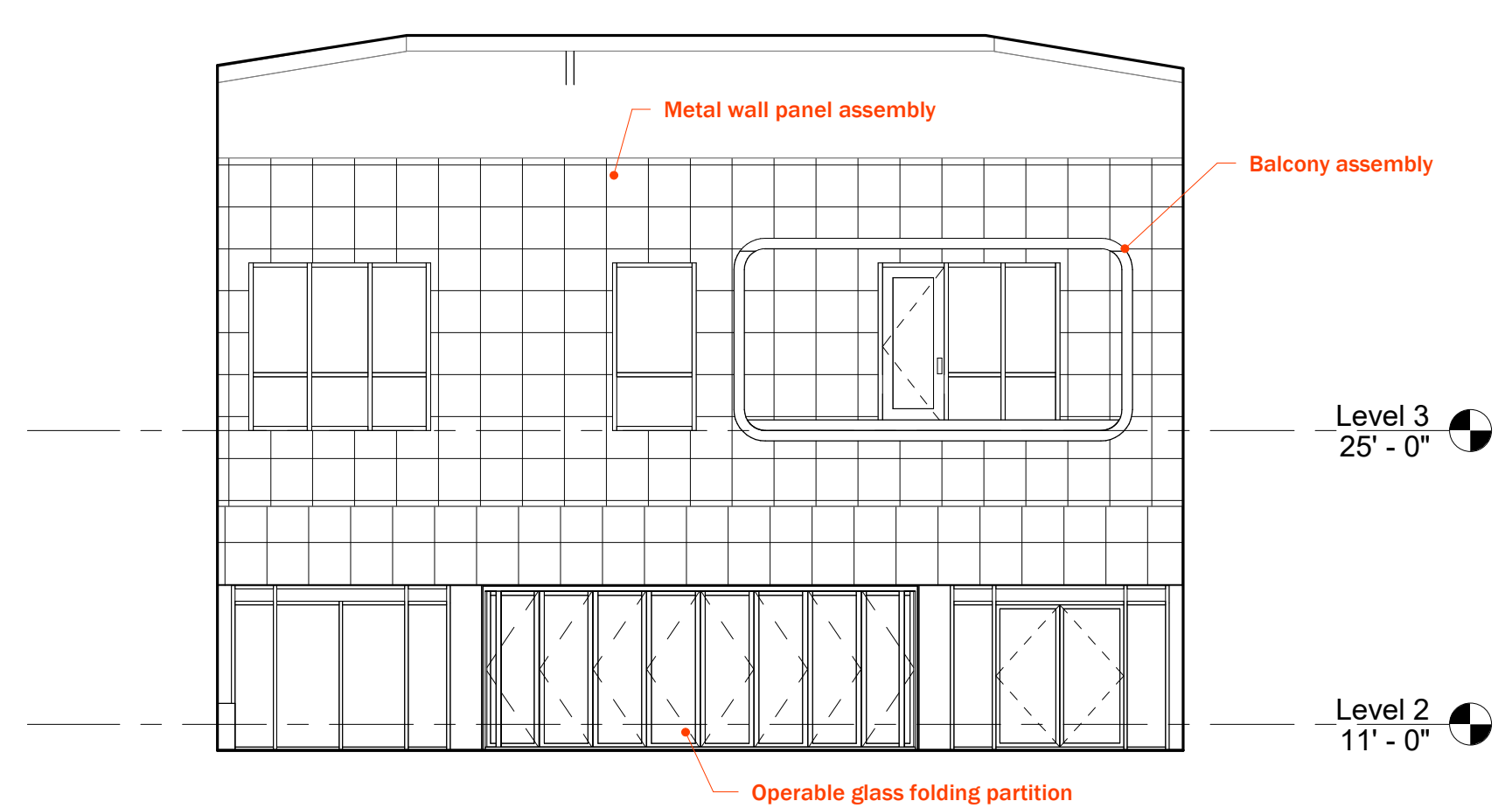
Exterior  
Elevations



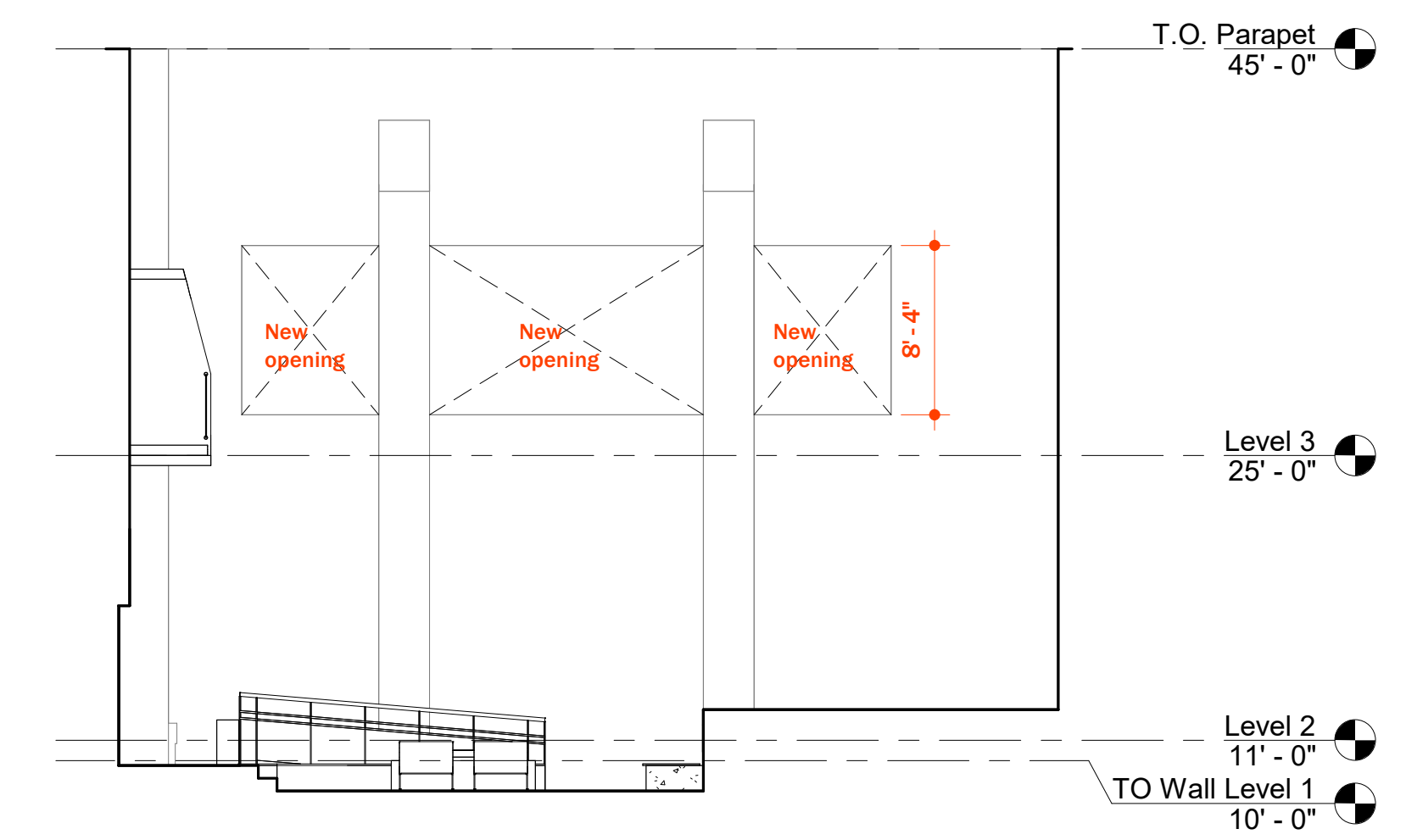
1 Exterior Elevation - East - South Half  
1/8" = 1'-0"



2 Exterior Elevation - Roof Deck East  
1/8" = 1'-0"



3 Exterior Elevation - Roof Deck South  
1/8" = 1'-0"

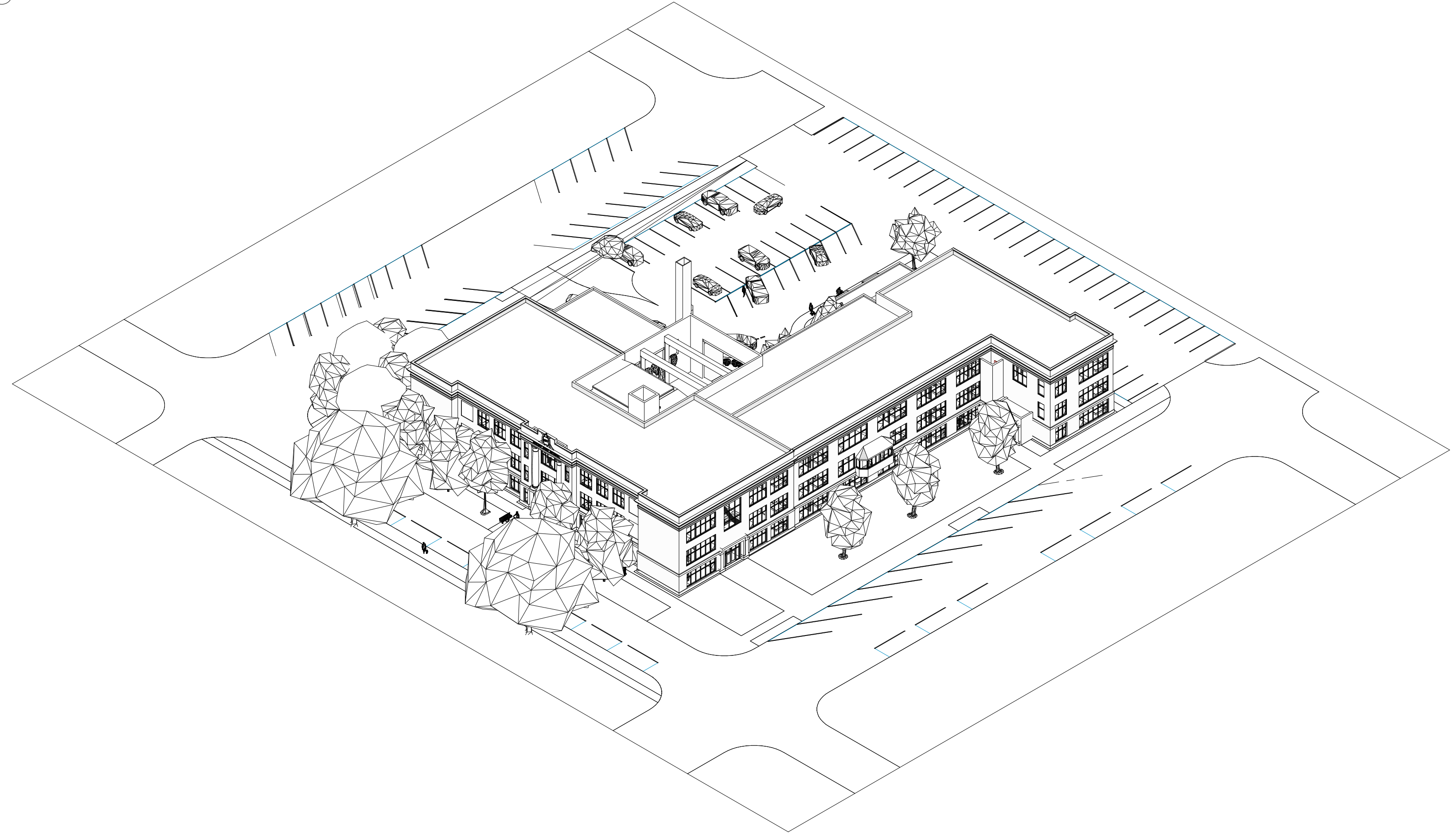


4 Exterior Elevation - Roof Deck West  
1/8" = 1'-0"

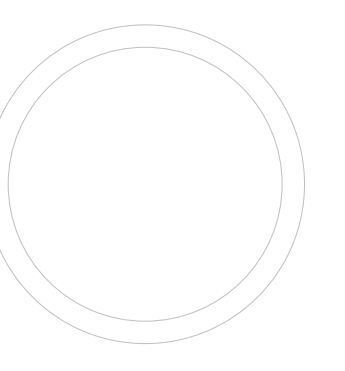
1 Axonometric View - NW



2 Axonometric View - SE

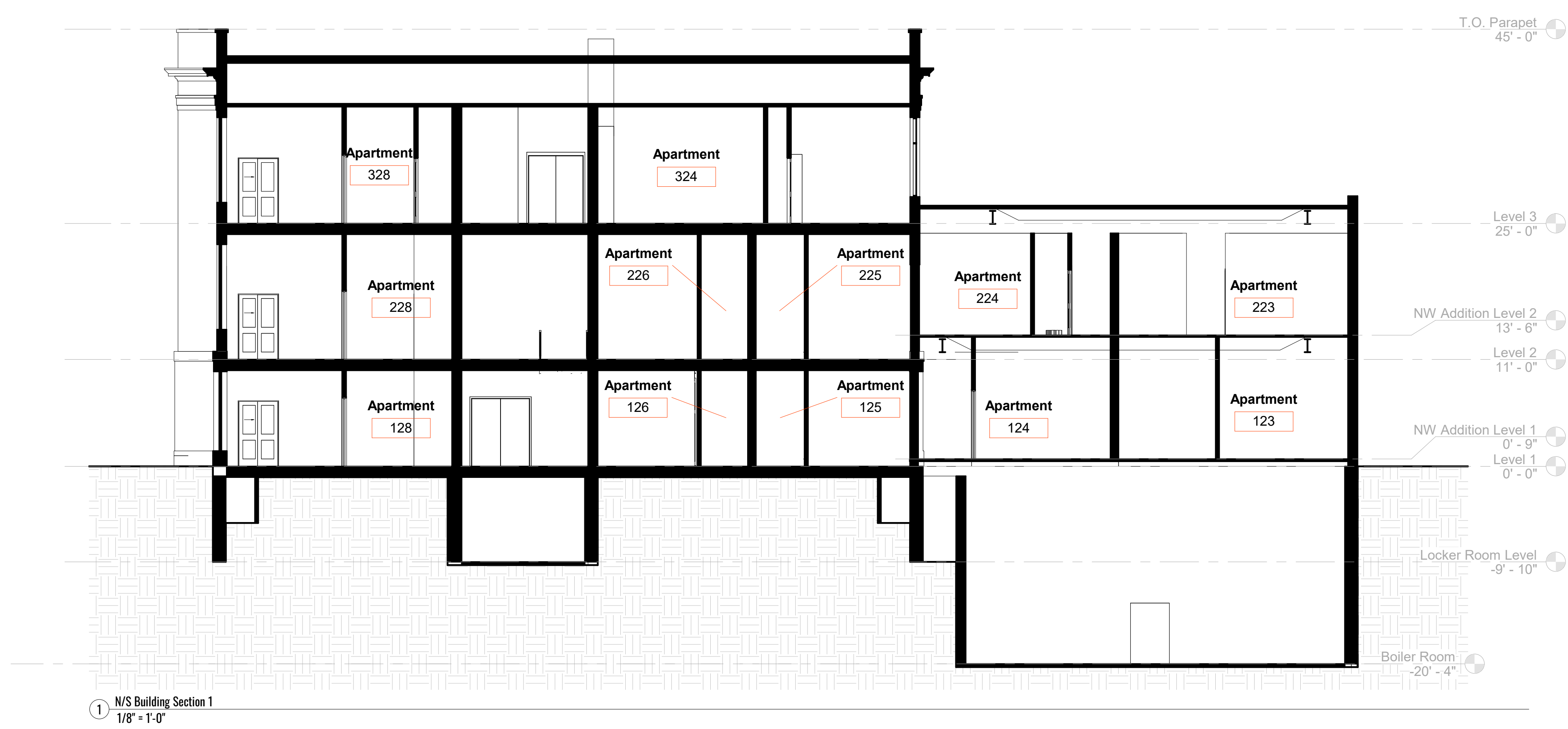


**NOT FOR CONSTRUCTION**

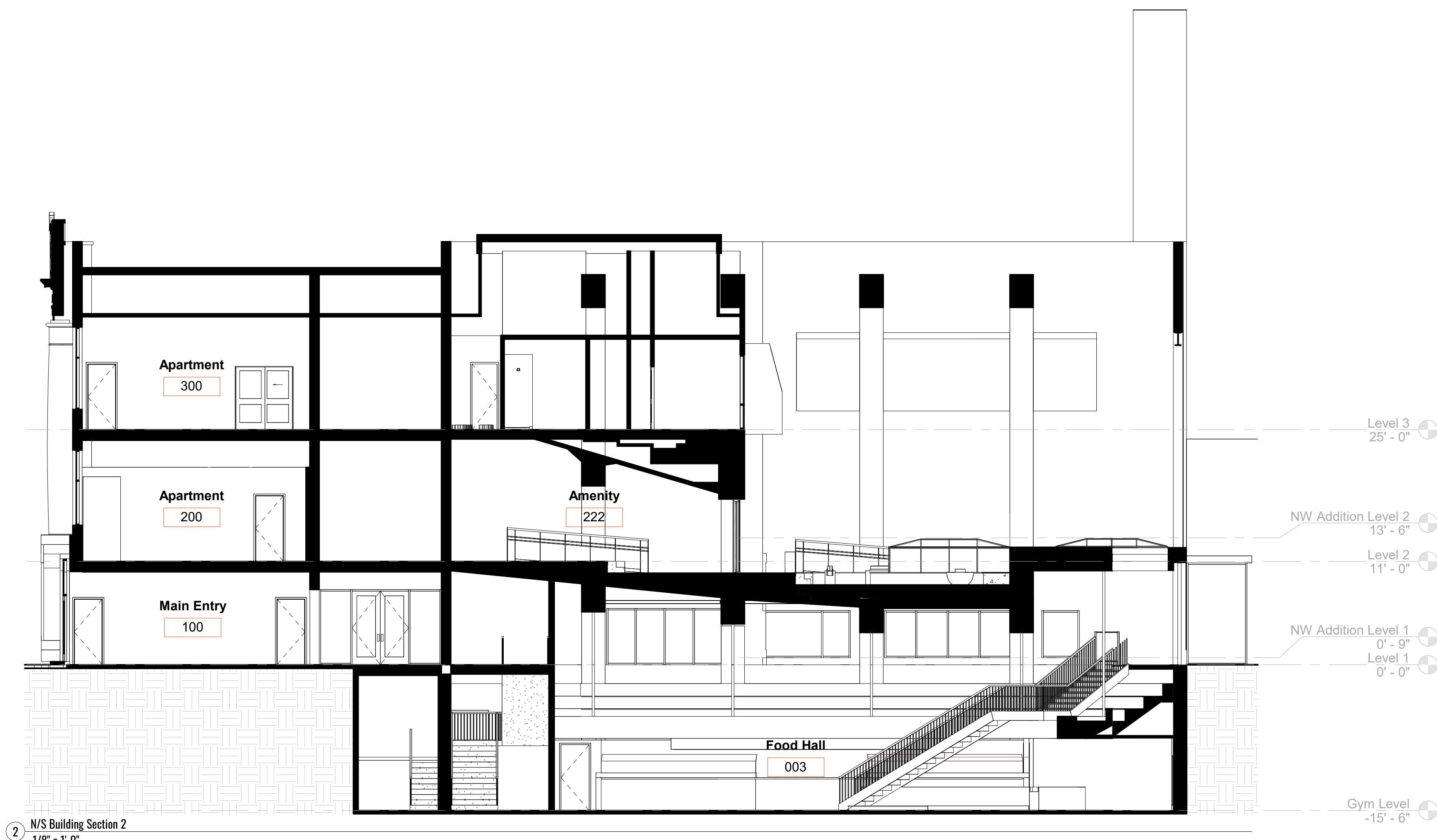


Axonometric  
Views

SCALE:

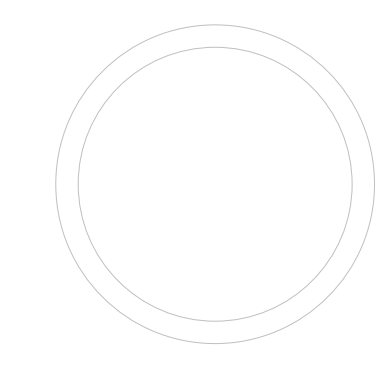


1 N/S Building Section 1  
1/8" = 1'-0"



2 N/S Building Section 2  
1/8" = 1'-0"

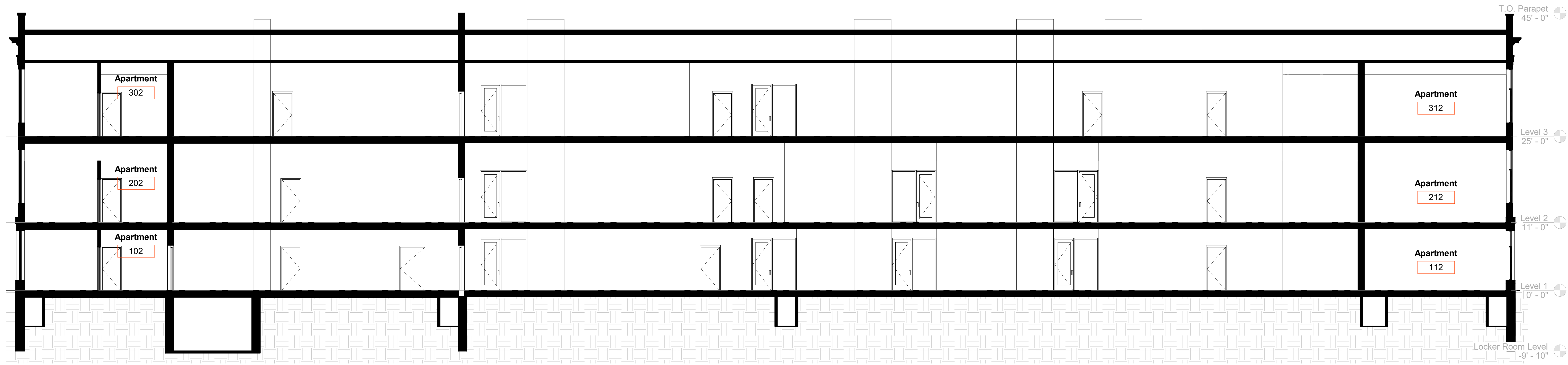
**NOT FOR CONSTRUCTION**



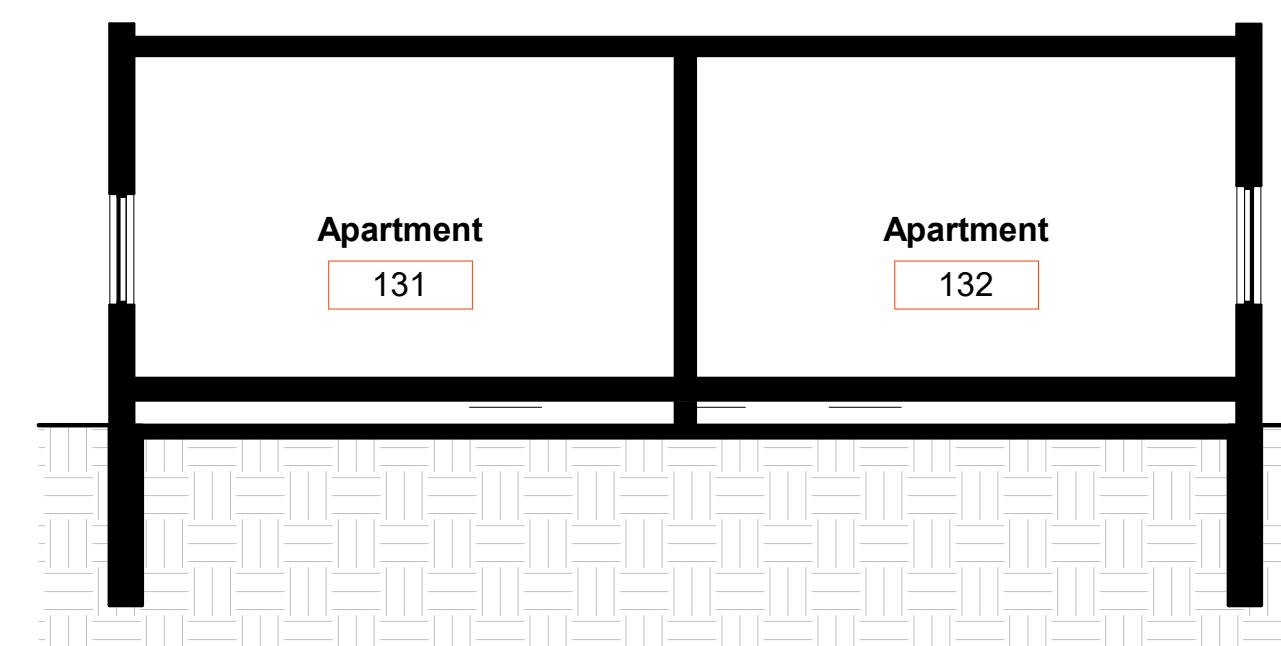
**Building  
Sections**

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

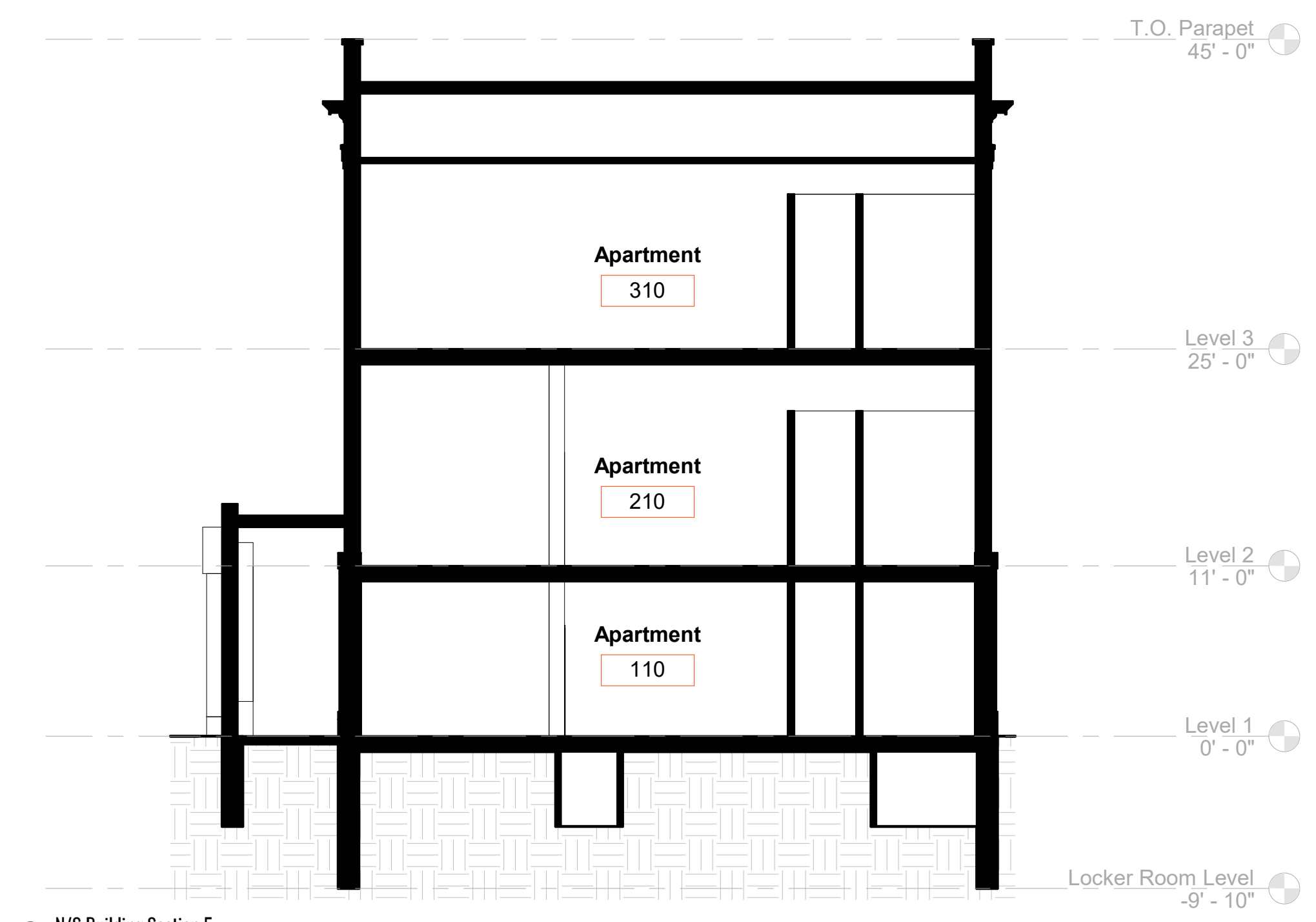
**A300**



1 N/S Building Section 3  
1/8" = 1'-0"

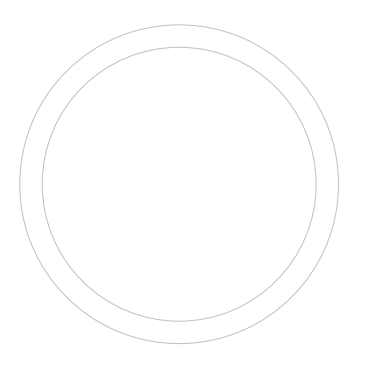


2 N/S Building Section 4  
1/8" = 1'-0"

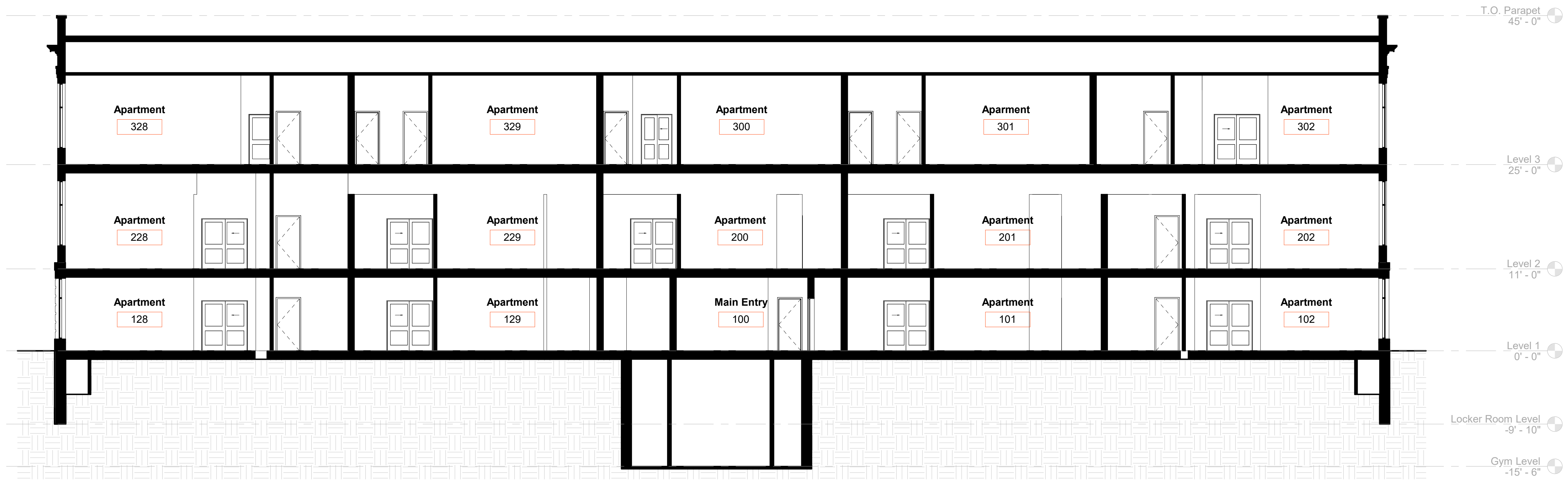


3 N/S Building Section 5  
1/8" = 1'-0"

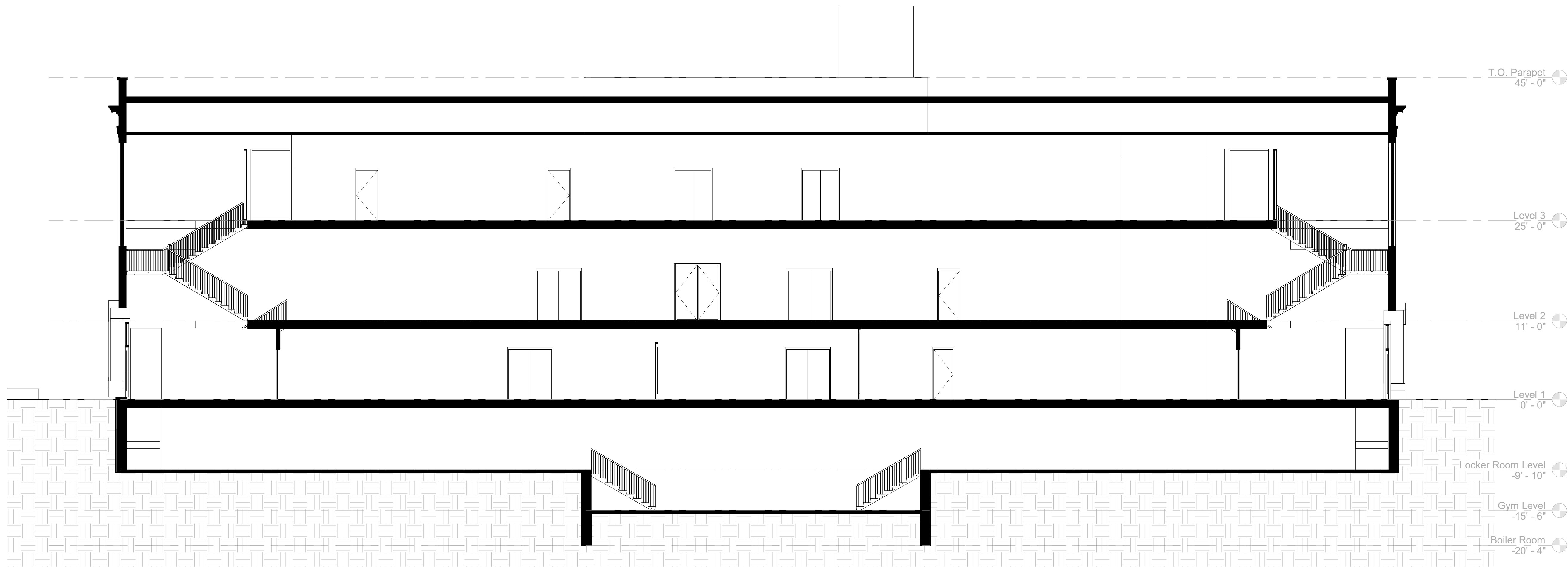
**NOT FOR CONSTRUCTION**



**Building  
Sections**

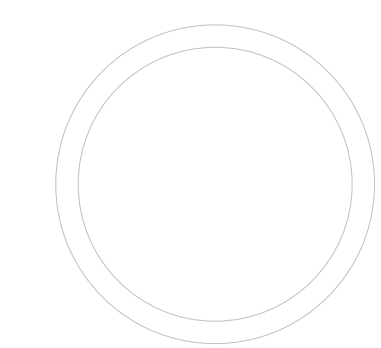


1 E/W Building Section 1  
1/8" = 1'-0"



2 E/W Building Section 2  
1/8" = 1'-0"

**NOT FOR CONSTRUCTION**



**Building  
Sections**

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

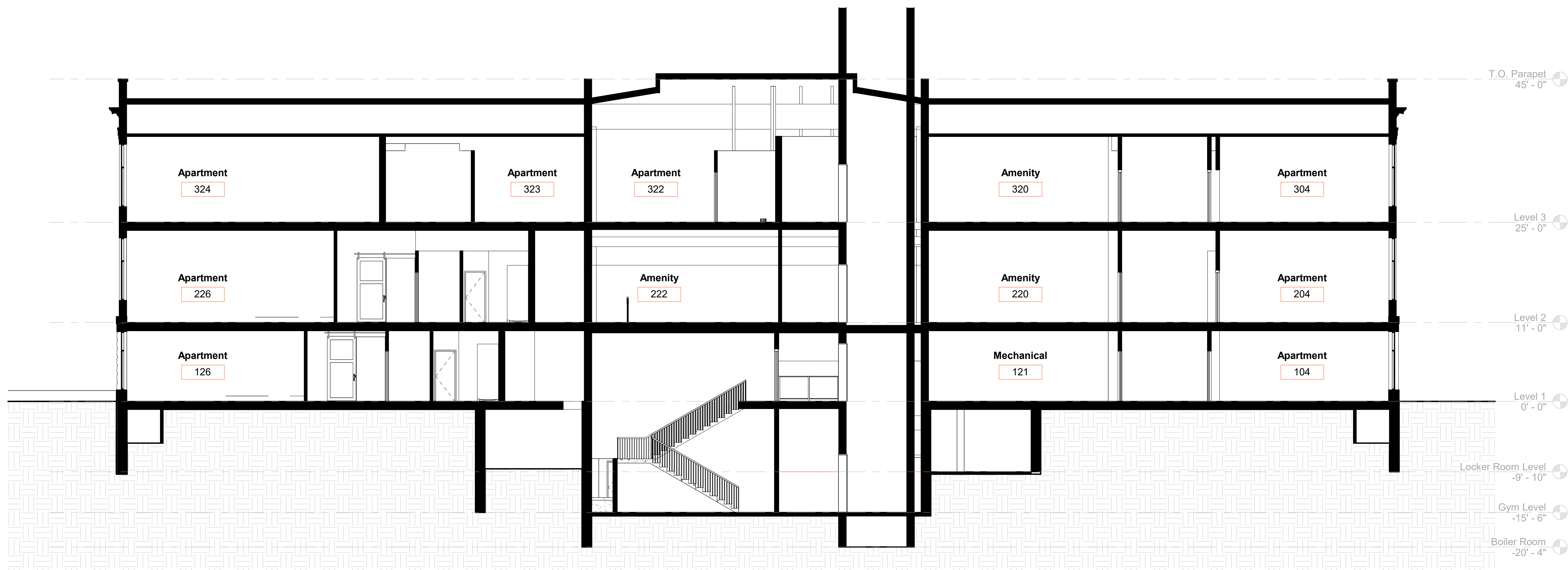
PROJECT:  
**Hastings Middle  
School  
Redevelopment**

714 W 5th Street  
Hastings, NE 68901

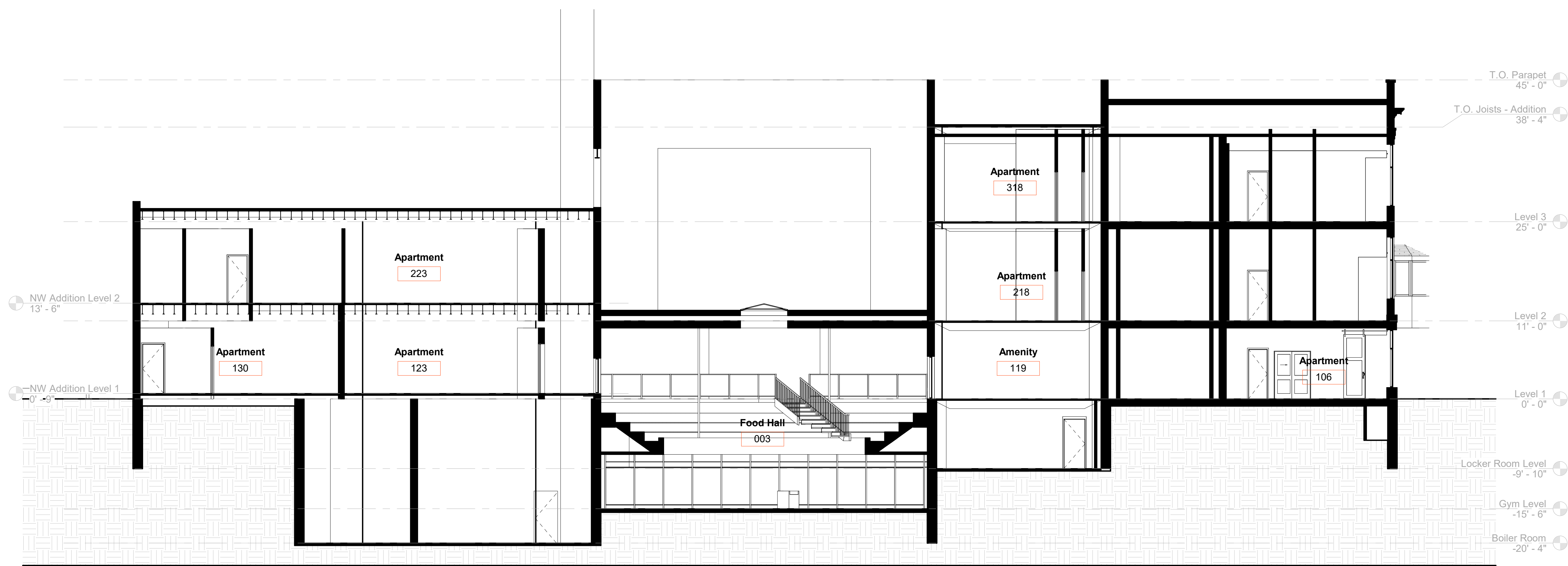
DATE: 22 Nov. 2022  
PROJECT NO: 2158

REVISION: DATE:

NOTES:

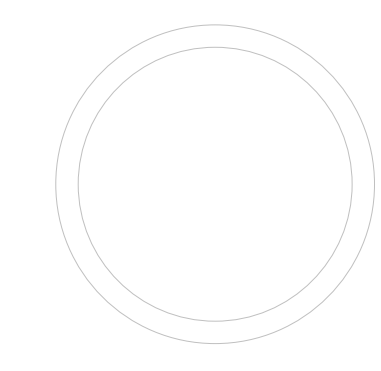


① E/W Building Section 3  
1/8" = 1'-0"



② E/W Building Section 4  
1/8" = 1'-0"

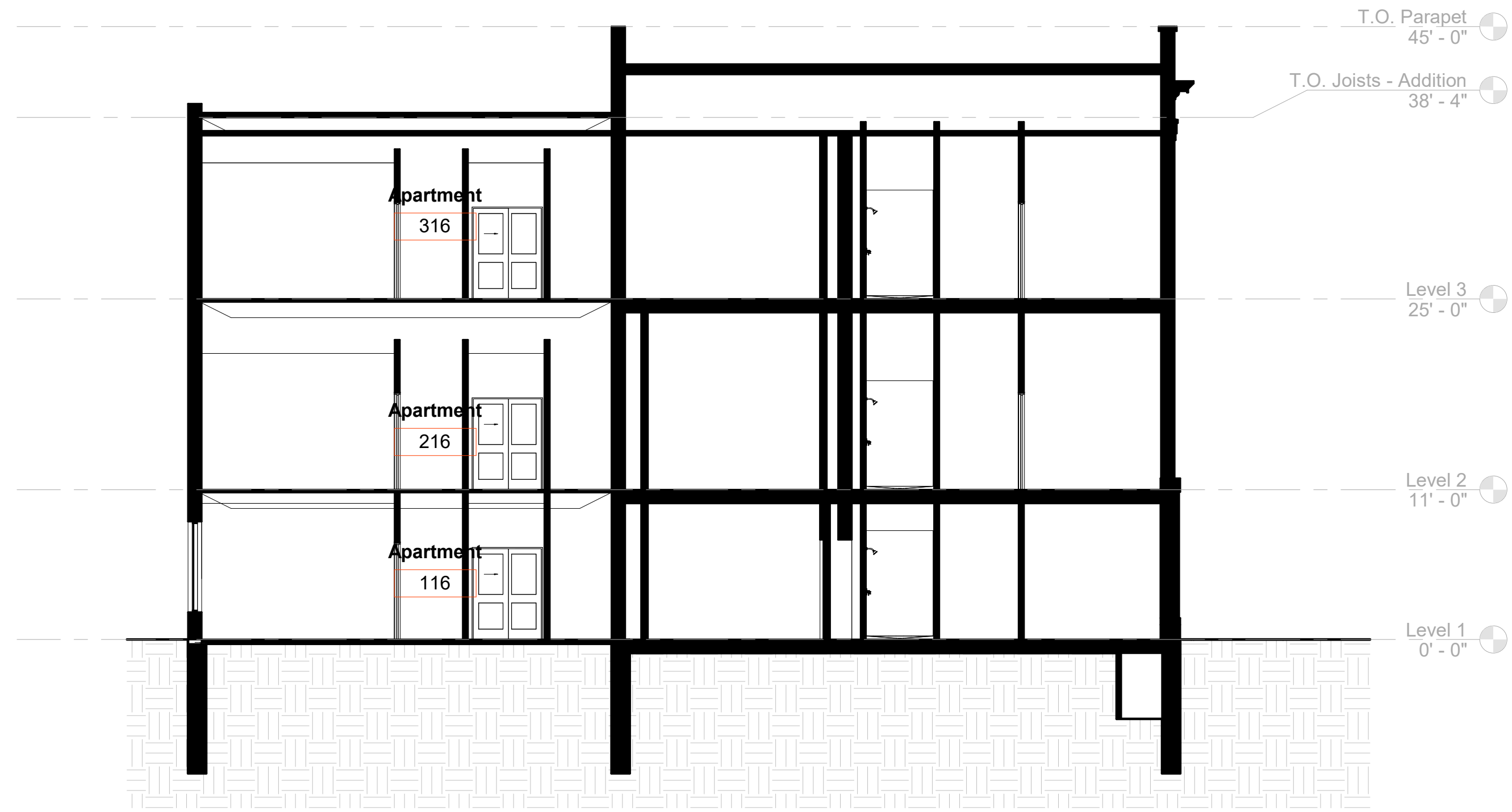
**NOT FOR CONSTRUCTION**



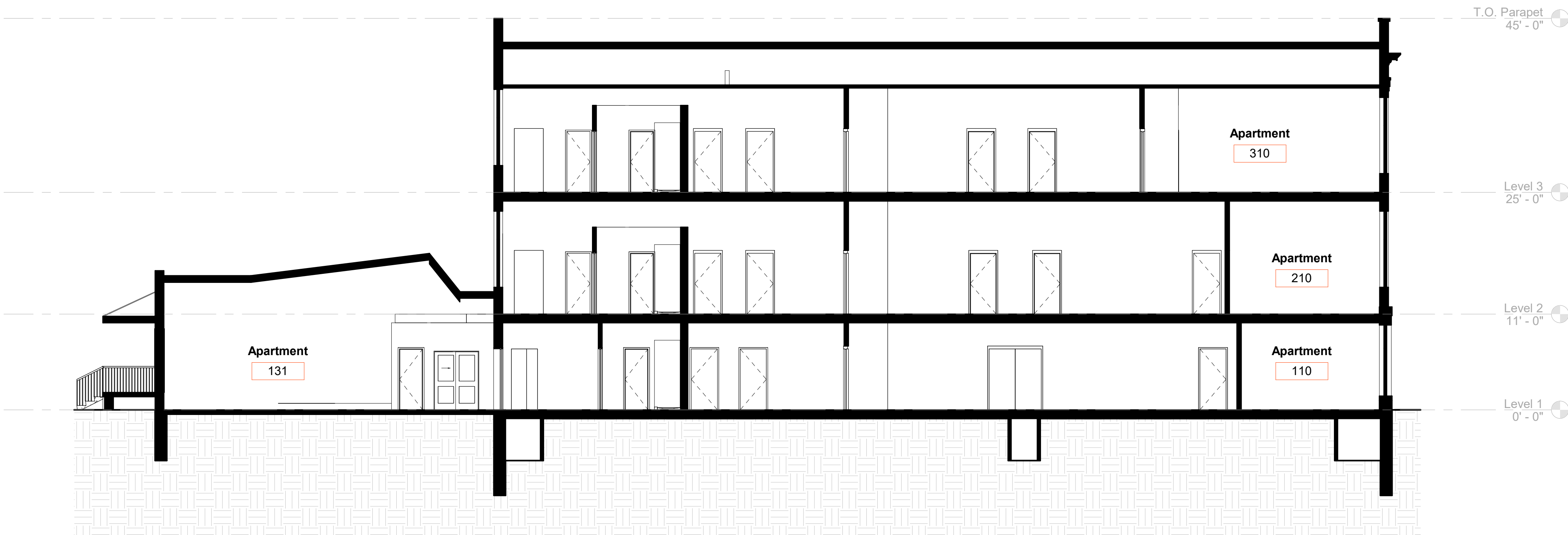
**Building  
Sections**

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

**A303**

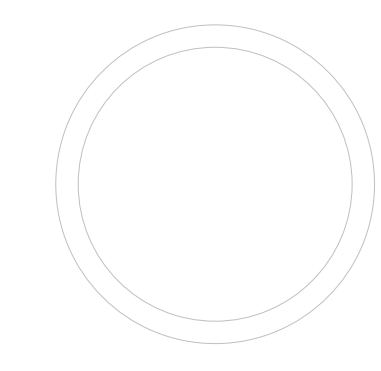


① E/W Building Section 5  
1/8" = 1'-0"



② E/W Building Section 6  
1/8" = 1'-0"

**NOT FOR CONSTRUCTION**

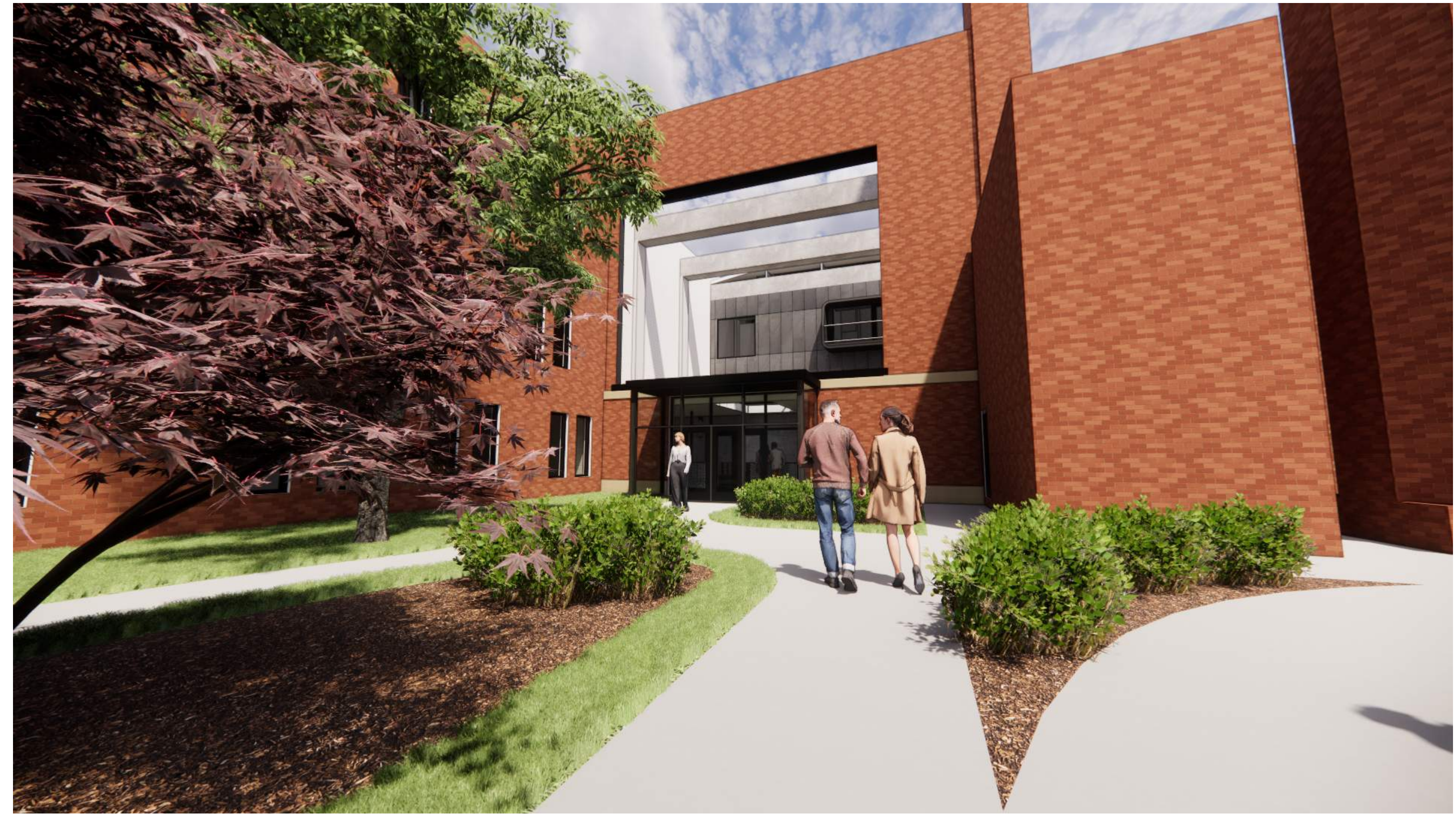


**Building  
Sections**

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



Northwest Entrance



Northwest Entrance

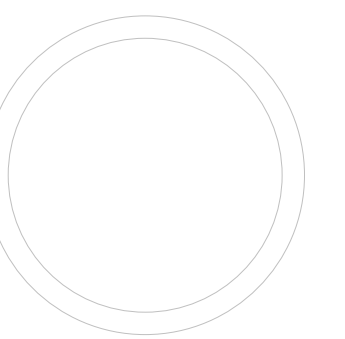


Roof Deck Opening



Roof Deck

NOT FOR CONSTRUCTION



Exterior  
Renderings

SCALE:

A900

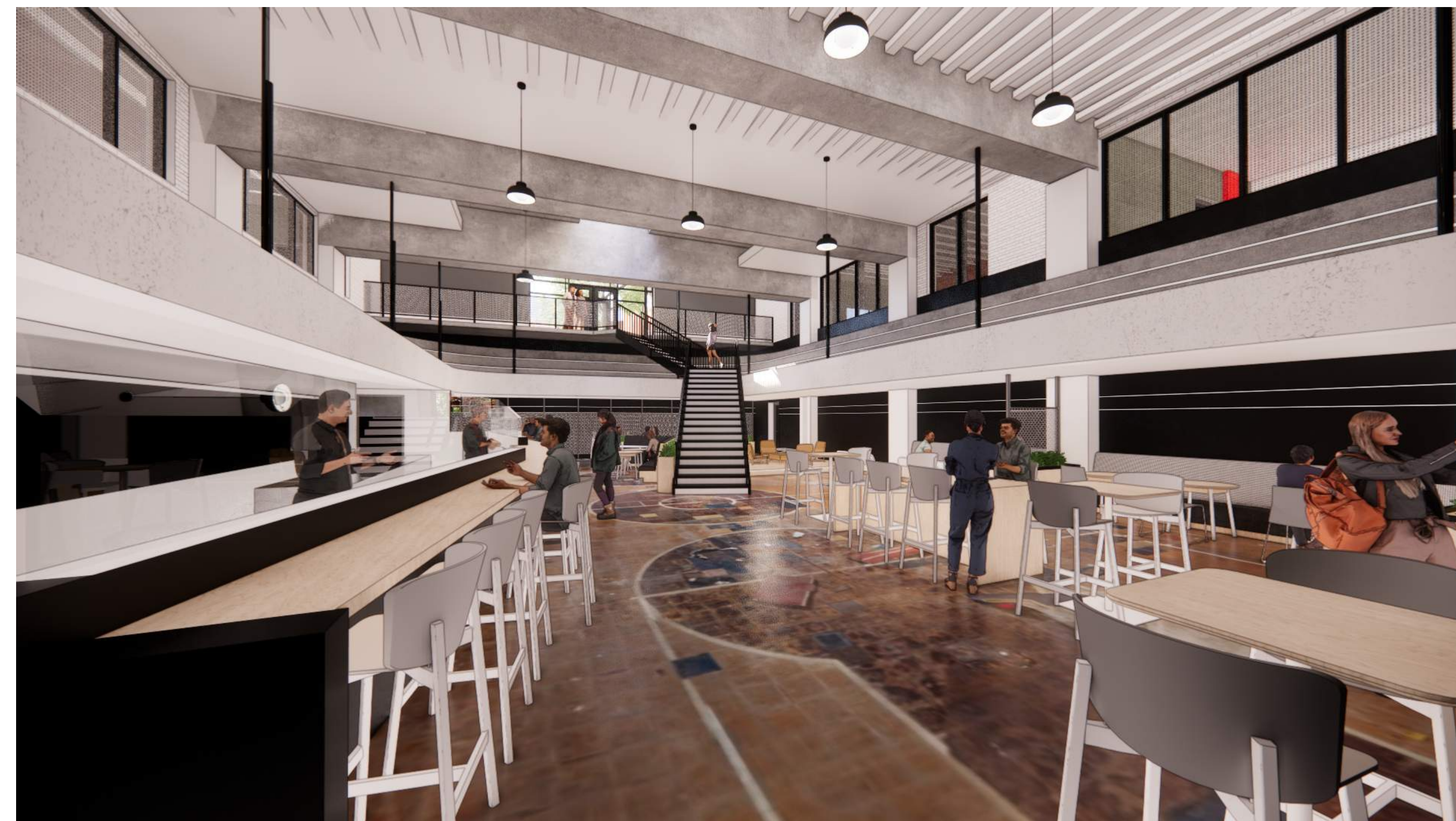


Typical Apartment

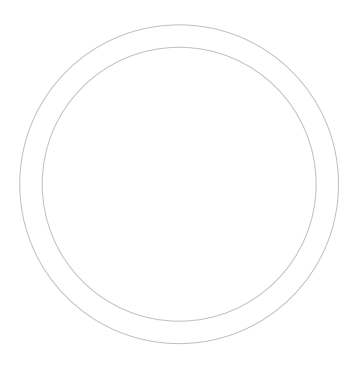
**NOT FOR CONSTRUCTION**



Food Court



Food Court



Interior  
Renderings

SCALE:

**A901**