

HASTINGS PLANNING COMMISSION

Agenda

A meeting of the Hastings Planning Commission has been scheduled for Monday, October 19, 2015 at 4:00 p.m. in the City Building, 220 North Hastings Avenue, City Council Chambers, Hastings, Nebraska.

AGENDA:

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Motion to adopt the current agenda for the Planning Commission Meeting (October 19, 2015)
5. Notice that the Open Meetings Act is posted on the southeast wall of the City Council Chambers and that prior to this meeting a notice was placed in the Hastings Tribune on October 9, 2015, that notice was posted in three public places that each Planning Commission member received a copy of the proposed agenda and that an agenda for such meeting, kept continuously current, is available for public inspection and that said meeting is held in open session.
6. Approval of Minutes (September 21, 2015)
7. Special Order of Business - None
8. Unfinished Business
 - a. Continued Applications
15-026. Grain Estates Subdivision - Preliminary and Final Plat
Application from Jesse Hurt, representing applicant Gavilon Group, L.L.C. and Owner Susan Hartman, for a one lot subdivision in the two-mile E.T.J. containing 1.09 acres to accommodate a proposed railroad spur on property zoned I-2, Heavy Industrial District, located in the Southeast Quarter of Section Fourteen (14), Township Seven (7) North, Range Nine (9) West of the Sixth Principal Meridian in Adams County, Nebraska, 5265 East "J" Street.
 - b. Tabled Applications - None
 - c. Postponed Applications.

15-033. Application of Bryce Bares of Galaxy Ventures II, L.L.C. requesting approval of a Revised Development Plan to amend Planned District CP-2, Central Business

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District with a Planned District Overlay, property described as Lot 2, Burlington North Subdivision, said property located at 708 North Burlington Avenue. The proposed amendment is for a restaurant with sit-down, carry-out, and drive-thru service.

d. Unfinished Applications - None

9. a. Public Hearings.

15-028. Conditional Use Permit – Downtown Micro-Brewery

Application from Nathan Hoeft representing No Coast Brewing, L.L.C. for a Conditional Use Permit to operate a craft brewery to be known as “First Street Brewing Company” on property zoned C-2, Central Business District, located at 119 North St. Joseph Avenue.

15-037. Rezoning I-1 to R-3 1914 West 2nd Street

Application from Dorothy Kelly, owner, to rezone a single lot from District I-1, Limited Industrial District to District R-3, Multiple Family Residential District, property described as Lot 9, Block 3 of Bungalow Addition, 1914 West 2nd Street.

10. a. Subdivisions.

15-036. Gomez Subdivision - Preliminary and Final Plat

Application from Daniel C. Pauley, representative for John E. Volkmer, applicant and owner, for a two-lot subdivision on property zoned I-1, Light Industrial District, containing 3.23 acres, more or less, located in the Southeast Quarter of Fractional Section 18, Township 7 North, Range 9 West of the Sixth Principal Meridian, City of Hastings, Adams County, Nebraska. 1104 and 1112 South Elm Avenue

15-038. Eastridge Meadows 4th Addition - Final Plat

Application from Thomas L. Krueger, representative for Hastings College, applicant and Alan Anderson, owner for a one-lot subdivision, property zoned R-1, Urban Single-Family Residential District, containing 6.52 acres, more or less, located in the Southeast Quarter of Section 5, Township 7 North, Range 9 West of the Sixth Principal Meridian, City of Hastings, Adams County, Nebraska. North of East 12th Street between North 6th Avenue and North 7th Avenue.

11. a. Committee Reports
b. Chairman Comments
c. Staff Report

Adjourn

HASTINGS PLANNING COMMISSION
MINUTES
September 21, 2015

A meeting of the Hastings Planning Commission was called to order by Chairman Keith Napier, Monday, September 21, 2015 at 4:00 p.m. in the City Building, 220 North Hastings Avenue, City Council Chambers, Hastings, Nebraska.

ROLL CALL

Mr. Gaines
Mr. Stutte
Mr. Hamelink
Mr. Rosenberg
Mr. Napier, Chairman
Mr. Kully
Mr. Johnson, absent
Mr. Hamburger
Mrs. Shutt

STAFF

Mark Evans, Building Inspector
Linda Waldron, Fire Prevention Officer
Dave Ptak, City Attorney
Teri Schelkopf, Recording Secretary/City Clerk
Joe Patterson, City Administrator &
Interim DS Director
Al Meyer, Hastings Utilities
Lance A. Lang, City Planner

It was stated that a quorum was present.

The Pledge of Allegiance was recited by all present.

The Chair asked for a motion to adopt the current agenda. It was moved by Mr. Hamelink, seconded by Mr. Gaines to adopt the current agenda.

VOTE – 8- YES – Gaines, Stutte, Hamelink, Rosenberg, Napier, Kully, Shutt, Hamburger

The Chair stated that the Open Meetings Act is posted on the southeast wall of the City Council Chambers and that prior to this meeting a notice was placed in the Hastings Tribune on September 11, 2015, that notice was posted in three public places, that each Planning Commission member received a copy of the proposed agenda and that an agenda for such meeting, kept continuously current, is available for public inspection.

The Chair asked for comments or changes to the minutes of the July 20, 2015, meeting.

There being none, the Chair asked for a motion to approve the minutes of the July 20, 2015, meeting.

It was moved by Mr. Rosenberg to approve the minutes. Seconded by Mr. Hamburger.

VOTE – 8- YES – Gaines, Stutte, Hamelink, Rosenberg, Napier, Kully, Shutt, Hamburger

The first item on the agenda was request number **15-033**. Application of Bryce Bares of Galaxy Ventures II, L.L.C. for requested approval of a Revised Development Plan to amend Planned District CP-2, Central Business District with a Planned District Overlay, property described as Lot 2, Burlington North

Subdivision, said property located at 708 North Burlington Avenue. The proposed amendment is for a restaurant with sit-down, carry-out, and drive-thru service.

The legal notice was read into the record.

The Chair declared the public hearing open.

The Chair asked for comments from Staff.

Mr. Lang stated that this property has quite a bit of history. Staff has meet with the applicant and discussed the project. The original Development Plan for this site was prepared when the two bank buildings were constructed several years ago. The original plan called for an office building on the subject property. There was discussion at that time to restrict development to non-retail office use without drive thru services. However, it is important to understand that when the City Council rezoned the property to C-2, Central Business District with a "P", Planned District Overlay, the zoning became, in fact, retail commercial CP-2. Once a particular zoning is in place, any use that is allowed by right within that particular zoning district is allowable, and use of the property cannot be restricted. C-2 allows restaurants, drive-thrus, and other commercial retail uses as well as office buildings.

However, the "P" designation does provide an extra layer of review by Planning Commission and City Council meaning that the project requires development plans to address site development issues such as site layout, access, circulation, building appearance and construction materials, landscaping, lighting, etc. The development plan process can be used to define exactly what the building will look like, and to address concerns that may arise. For example, the Commission or Council can request additional landscaping, or construction of a buffering fence as part of the "P" process to better screen the project from neighbors.

The proposed project requires a new development plan because the proposed use of the property has changed substantially from the original office building to a proposed restaurant. A 2,500 square foot Dunkin Donuts restaurant is proposed with sit-down, take-out, and drive thru service. The site is very shallow having been originally platted as residential lots along Burlington Avenue. It is difficult to develop this site given the shallow depth, but the architects and designers have managed to show everything required including more than adequate vehicle stacking, a Landscape Plan and a proposed seven-foot tall privacy fence constructed of vinyl PVC along the east property line next to the residential houses. Also because of the shallow depth and configuration of this lot and the two bank lots, there are two shared access and ingress-egress easements, one north, one south, with the two banks, that allow the traffic from any of the three businesses to traverse across each other's property. The copies of the easement agreements the City has received are not signed and executed, but will need to be prior to City Council.

Also, a unique situation associated with this project has to do with restrictive covenants. City government does not generally get involved with covenants because they are a private contract between the developer and whoever will occupy the buildings. In this case, a fourth lot is owned by the Hastings CRA reserved for a future right turn lane, if needed. Since this lot is owned by a City entity an amended declaration of covenants is included in the packet which will need to be signed by the Mayor upon review and approval by City Council.

The City has received some phone calls and letters from interested people expressing concerns and opposition to the proposed development and there are several people in the audience that will probably want to speak to this project. In terms of impact to the neighbors, the plan proposes some mitigating factors. A seven-foot tall PVC fence is proposed along the east property line. This is what the developer has offered for a buffer. If the neighbors have different ideas, there was discussion in the original development plan of soliciting input from the neighbors and perhaps that is a valid approach here as well. The City will leave that up to the developer and neighbors, but keep in mind that the proposed PVC fence is similar to the existing fence at the north end of this project constructed by the bank, and therefore, one would assume acceptable. Also, a Landscape Plan has been submitted. You will see in the staff report there are a couple of comments regarding it. Due to the shallow nature of the site, a typical commercial landscape plan with street trees and parking lot trees is not possible. There is a fairly wide strip of landscape area between the drive thru lane and the parking lot with enough room to add a couple of large deciduous canopy trees. These types of trees are always preferable as they make a more profound statement, provide shade, etc. Two can be added and the ornamental pears can remain. They should be two-inch caliper at the time of planting. The location of the trash enclosure is shown but there is no landscaping around it. Even though trash dumpsters are generally enclosed by some type of masonry or wood enclosure, over time they tend to get beat up and start looking poorly. The landscaping helps to screen the enclosure. Evergreen shrubs that stay green year round work well. A mixture of evergreen and deciduous shrubs looks nice. Please show landscaping around enclosure.

Another comment on the Landscape Plan which I failed to put in the staff report but feel is important has to do with the upright evergreen trees proposed along the east property line to screen the residences. The trees that were chosen, Hetzii Junipers, are a good choice because they are evergreen, they grow compact and upright and do not spread as they mature like an Austrian Pine or Blue Spruce would grow into the drive thru lane or proposed fence. However, because they are so columnar they need to be planted closer together to achieve the buffering effect and therefore this means more trees. The addition of two more trees to the grouping of three on the north and south end as well as a grouping of three more worked in between the middle two groupings of three is appropriate. This means a total of seven (7) additional Hetzii Juniper.

Some people are concerned with the noise generated by speakers at the menu board and/or the drive-thru window when fast food restaurants are located next to residential houses. There is some information in the packet about this issue. The Db level of noise represented in the information provided is that of normal conversation. The output level of the speakers is adjustable as well. An outdoor lighting plan is included which shows downcast sharp cut-off fixtures to avoid light pollution for the neighbors. It is unclear if any additional lighting on building walls or at the pick-up window are proposed?

The building itself is primarily brick construction with colorful awnings and accents typical of commercial development. A color rendering of the proposed building is included in the packet. A monument sign is proposed as opposed to a pole sign. The monument sign is preferable because it is less intrusive, low to the ground and features the same brick that is proposed for the building.

Utilities to serve the site are in place and available, drainage patterns are established since this is an area where virtually all the surrounding land is developed to urban standards.

City Planner concluded; this is a summary of some of the key issues, I would be glad to answer any questions the Commission may have.

The Chair asked if anyone would like to speak to this application.

Bryce Bares, 16379 Cheyenne Road, Omaha, NE stated that he is with Galaxy Ventures II, L.L.C., the developer of this property, and he is very excited about coming to Hastings. His company owns several other stores in the region and they always maintain ownership and operation responsibilities for their stores and plan to at Hastings as well. He is glad to see all the people in attendance that have input concerning the project. He would like to hear their thoughts and answer their questions. He wants this development to be a good neighbor and a great addition to the City of Hastings. Mr. Bares was surprised this morning when representatives from the Bank of Doniphan, the neighboring bank to the north, contacted him with concerns about the project. Mr. Bares said, unfortunately, this request will likely be tabled to provide time to work things out with the bank. Bank officials told him they were not aware of the proposed restaurant until a few days ago and did not have chance to adequately review the plans. Also, they have not signed the shared north access and ingress-egress agreement. Apparently, they are concerned that the drive-thru traffic from the donut shop exiting through their property will interfere with the functioning of their bank drive thru and customer parking.

Mr. Bares continued to describe the project and then asked for any questions?

Bob Parker, 726 Eastside Blvd., Hastings, NE. Mr. Parker stated he was representing the Bank of Doniphan. He went on the record as the Bank of Doniphan is opposed to the application.

Jeanette DeWalt, 747 N. Lincoln Ave., Hastings, NE. Jeanette distributed a letter to the Commission expressing she and her husband's concerns regarding the project. She stated the original plan was an office or similar space and not a drive-thru restaurant. They are not opposed to development, just the location is not ideal.

Jeanette also distributed a letter from Joyce and Mike Nelson, 741 N. Lincoln, Hastings, NE. They were concerned about the change in zoning on the property in question. They were also of the understanding that there would never be a restaurant at this location.

Greg Sinner, 345 Sunset Dr., Doniphan, NE. Greg stated he owns 739 N. Lincoln Ave., which contains rental property and a storage building. The proposed development site is built up with fill and water drains into his lot. We have had several intense rain storms this year and it is a real concern. He is afraid the development of this site will make the water problem worse. He is also concerned about the noise at the drive-thru window and the menu board as his rental house is very close to the drive-thru. Also, lighting is a concern to adjacent property owners on Lincoln. The plans show downward lighting on the light poles. What about security lighting on the building? These drive-thru businesses are always lit up, especially at the pick-up window. He stated opposition to the project at this location; however, as a business man himself, he is not opposed to development in Hastings.

Elizabeth Spilinek, 1119 N. Denver Ave., Hastings, NE. Elizabeth represents the Hastings Historical Society and distributed a map indicating the Central Hastings Historic District which this property is included in that district. She was concerned if the development as proposed would maintain the integrity of the historic district?

Rich Reimers, 811 N. Lincoln Ave., Hastings, NE. Mr. Reimers stated he did not know that the property had been rezoned recently. He also commented that there are no such retail businesses being proposed from "A" Street to 14th Street and he would like to keep it that way.

Bryce Bares again spoke regarding the concerns and issues of the neighborhood. In terms of drainage he said the project will actually improve the drainage since the proposed paving and curbing will catch the water and take it away to drainage inlets.

The type of lighting on the building will be canned lights under the eaves so light will not shine out on the neighbors. Also, in terms of the building and this development, the last three projects that he has constructed with Dunkin Donuts have complied with enhanced "Green" environmental standards similar to a program more people are probably familiar with called LEED Certification.

Conflicts with neighboring property owners will be minimal as compared to other drive-thru restaurants because most of the peak business is in the morning between 7:00 a.m. and pretty well done by 10:00 a.m. In fact, business hours for the store are limited to 6:00 a.m. to 7:00 p.m. so the potential for evening conflicts is also greatly reduced.

He also stated that a bank or office building might not be feasible because of the depth of the lot and this is probably why the lot has remained undeveloped for so long.

Mr. Bares asked that the meeting be tabled so that he may discuss and work out the issues that are now at hand.

James Nemetz, 725 N. Lincoln, Hastings, NE. He also asked that the matter be tabled.

The Chair asked if anyone else would like to speak to the application.

There being no one, the Chair declared the public hearing closed.

The Chair asked for a motion.

Moved by Mr. Kully to table 15-033. Seconded by Mr. Hamelink.

The Chair then asked the City Attorney for clarification on tabling, continuing, or postponing the matter.

Dave Ptak, City Attorney, stated that postponing the matter would automatically bring the matter back at the next meeting or also give the applicant the option to postpone to a later date while tabling would be indefinite.

Mr. Kully withdrew his motion to table, and Mr. Hamelink withdrew his second.

Mr. Kully then moved to postpone 15-033. Seconded by Mr. Hamelink.

The Chair asked for further questions or discussion. There being none, the Chair asked for the vote.

VOTE – 8- YES – Gaines, Stutte, Hamelink, Rosenberg, Napier, Kully, Shutt, Hamburger

Motion carried unanimously.

The next item on the agenda was request number **15-030**. Bobbie Pettit, Community Planner and Project Manager for South Central Economic Development District to present a Public Draft of the Joint Land Use Study of the Greenlief Training Site.

The Chair asked for staff comments. Mr. Lang stated that South Central Economic Development District has been preparing a land use study for the military base known as the Greenlief Training Site approximately seven miles southeast of Hastings on the county line with roughly half of the 3,700 acre site is in Adams County and the other in Clay County. The purpose of the study is to identify land uses on surrounding lands that may affect the operations on the base and conversely operations on the base that may affect surrounding properties and make recommendations to mitigate these impacts. The land use relationships are especially important as communities and uses surrounding the site continue to grow and evolve over time. Several opportunities for public input were part of the process such as workshops, public meetings, and distribution of public outreach materials. Representatives for a task force were identified from several communities in the region, including Hastings, with the City Engineer involved in the process. The City of Hastings also assisted with providing data and GIS mapping services for the study. The presentation today is to allow the Commission an opportunity to review the findings and recommendations of the study as they relate to long term land use and planning goals and objectives of the City.

At first consideration, it may seem that the Greenlief site is far removed from Hastings at some seven miles distant, however, state law provides for First Class Cities such as Hastings to enact zoning and land use controls in the extra-territorial jurisdiction extending two miles beyond the corporate limits. As the City continues to grow to the southeast the issues presented in the report will become more and more valid, even if many years down the road.

Ms. Pettit distributed a summary handout of the study and thanked the Commission for the opportunity to present the results. She explained some of the history of the site and the ongoing and long-term importance of maintaining the site and its operations for the benefit of public health, safety and welfare. She stressed the key role of coordination and communication between entities as land uses evolve over time. The approach to the study is based in large part on analyzing and manipulating “compatibility factors.” Prime considerations include; Energy Development, Land/Air/Sea Spaces, Land Use, Light and Glare, Noise, Safety, and Vertical Obstructions. Maps depicting the establishment of key areas on the site and surrounding properties known as “Military Compatibility Areas” are included on the handout. She explained the need for all entities involved to be supportive of the Training Site and the possible need for future zoning modifications to accommodate the site.

The Chair asked for questions and discussion.

There being none, the Chair asked for a motion.

Moved by Mr. Gaines to support the Greenlief Training Site Joint Land Use Study. Seconded by Mr. Stutte.

The Chair asked for the vote.

VOTE – 8- YES – Gaines, Stutte, Hamelink, Rosenberg, Napier, Kully, Shutt, Hamburger

Motion carried unanimously.

The next item on the agenda was request number **15-034**. Application from Randal Chick, Director of the Community Redevelopment Authority of the City of Hastings for review of consistency with the Hastings Comprehensive Plan and requested approval of plan modification to the Redevelopment Plan for CRA Area # 5. Said modification proposes façade improvements, landscaping, and other public improvements for an existing building located at 937-947 South Burlington Avenue.

The Chair asked for staff comments. Mr. Lang stated Mr. Randy Chick, Director of the CRA is present and can provide better details of the proposal before us, but basically this is a requested modification to an existing redevelopment plan in CRA area number 5. The property in question is known as the Brickhouse Lounge. The owners have been working on the property and making improvements. This plan modification will allow for further site improvements including façade upgrades, landscaping, concrete work, and other public improvements.

Mr. Lang stated that interestingly, this property is located in the South Burlington Overlay District, an overlay district that was created in the past with the intent on creating urban redevelopment standards to address issues and opportunities unique to the South Burlington corridor. At this time, the corridor overlay is a “placeholder” in the zoning ordinance with a section reserved but no work has yet been started on this overlay concept. Projects like the Brickhouse Lounge improvements may spur interest in further redevelopment of the area and become a catalyst for the South Burlington Corridor Overlay District.

The Chair asked if anyone would like to speak to the application.

Randy Chick, Director, Community Redevelopment Authority, Hastings, NE. Mr. Chick explained the project and that the new owners of the properties were remodeling the Brickhouse Lounge, expanding a deck to the south and new facades and concrete work at both locations.

The Chair asked if anyone else would like to speak to the application.

Doug Ruhter, 937 N. Burlington, Ave., Hastings, NE. Mr. Ruhter stated he and his wife were the new owners of the Brickhouse Lounge. He discussed the improvement they had made and were intending to make on the facades and parking lots of both properties.

The Chair asked if there was anyone else that would like to speak in favor of the application.

There being none, the Chair asked if anyone would like to speak against the application.

There being no one, the Chair declared the public hearing closed.

The Chair asked for a motion.

Moved by Mr. Kully to approve 15-034. Seconded by Mr. Rosenberg.

The Chair asked for the vote.

VOTE – 8- YES – Gaines, Stutte, Hamelink, Rosenberg, Napier, Kully, Shutt, Hamburger

Motion carried unanimously.

The next item on the agenda was request number **15-029**. Application from Chris Johnson and Chris Wissing of Johnson Imperial Home Company, Owner and Applicant, to subdivide property zoned R-1 and located generally south of 64th Street and west of State Highway 281 and Osborne Drive West (frontage road). The Preliminary Plat consisting of 41 single-family residential lots, one large commercial lot and two large common area lots is located north of Fox Run Street while the Final Plat for Lochland Meadows Number 10 is located south of Fox Run Street except for Lot 1, Block 4 and Lots 1 thru 4, Block 3 which are on the north side of Fox Run Street.

The Chair asked for staff comments.

Mr. Lang stated that there are actually two parts to this agenda item. The first is a Revised Preliminary Plat for Lochland Meadows for the area north of Fox Run Street over to the western boundary and extending up to the north boundary which will be 64th Street when it is extended west someday. The land area is about 65 acres and there are 41 single-family residential lots, one large commercial lot, and two common open space outlots shown on this plat. It is in substantial conformance with previously approved Preliminary Plats from the past. The common space lots have a twenty-foot wide access easement platted and for the time being will continue to be farmed. As more and more houses are built at some point in the future the surrounding homeowners will decide what to do with these common open spaces and a Homeowners' Association will be formed for ongoing maintenance.

Also included is a Final Plat for Lochland Meadows Subdivision Number 10 consisting of 20 single family residential lots on 13 acres. These lots are located in the city limits and water and sewer is available to them. The developer would like to extend water and sewer by improvement districts next spring and begin construction. This subdivision request has been expedited to the City Council meeting next Monday because the developer would like to get going on design and creation of the improvement districts. This is a straight-forward residential subdivision with nice size lots. The developer, Johnson Imperial Home Company, has built a lot of quality homes in this neighborhood and needs to open up some more lots for construction. Staff recommends approval of both the Preliminary Plat and Final Plat for this project.

Developer Chris Johnson said he appreciates Staff help with this development and it is nice to see the new faces, they have been good to work with.

The Chair asked for a motion to approve the Revised Preliminary Plat.

Moved by Mr. Kully to approve 15-029. Seconded by Mr. Hamburger.

The Chair asked for further questions or discussion.

There being none, the chair asked for the vote.

VOTE – 8- YES – Gaines, Stutte, Hamelink, Rosenberg, Napier, Kully, Shutt, Hamburger

Motion carried unanimously.

The Chair asked for a motion to approve the Final Plat of Lochland Meadows Subdivision Number 10.

Moved by Mr. Hamelink to approve 15-029. Seconded by Mr. Kully.

The Chair asked for questions or discussion.

There being none, the Chair asked for the vote.

VOTE – 8 - YES – Gaines, Stutte, Hamelink, Rosenberg, Napier, Kully, Shutt, Hamburger.

Motion carried unanimously.

The next item on the agenda was request number **15-026**. Application from Jesse Hurt, representing applicant Gavilon Group, L.L.C. and Owner Susan Hartman, for a one lot subdivision in the two-mile E.T. J. containing 1.09 acres to accommodate a proposed railroad spur on property zoned I-2, Heavy Industrial District, located in the Southeast Quarter of Section Fourteen (14), Township Seven (7) North, Range Nine (9) West of the Sixth Principal Meridian in Adams County, Nebraska, 5265 East “J” Street.

The Chair asked for staff comments.

Mr. Lang stated this agenda item has been continued to the October Planning Commission meeting at the request of the applicant.

The Chair stated the ad hoc committee for the 281 Highway Corridor did not meet this month. Mr. Lang and Dave Ptak stated they would meet with Judy Mignery and try to get back on track.

The Chair asked for a motion to adjourn.

Moved by Mr. Rosenberg, seconded by Mr. Shutt.

The Chair asked for the vote.

VOTE –8 - YES – Gaines, Stutte, Hamelink, Rosenberg, Napier, Shutt, Johnson, Hamburger.

Motion carried unanimously.

Chairman



PLANNING COMMISSION STAFF REPORT

FILE NO: *DS 15-026*

PREPARED BY: *Lance A. Lang, City Planner*

PROJECT: *Preliminary and Final Subdivision Plat
Grain Estates Subdivision*

LOCATION: *5265 East "J" Street*

DATE: *October 19, 2015*

DISCUSSION:

The applicant is requesting approval of the Preliminary and Final Plat for a one lot subdivision to be known as "Grain Estates" located north of East J Street about one-half mile east of South Gunpowder Circle in the county industrial area southeast of town. The purpose of this linear shaped lot is a future rail spur corridor to store train cars to be loaded with grain at the Gavilon Group facilities.

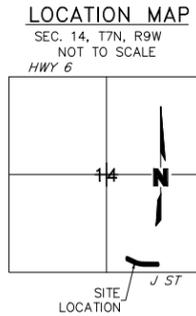
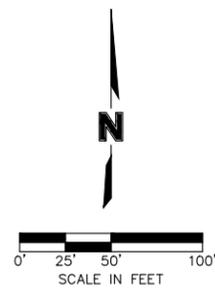
Staff has requested an access easement to connect the lot to a public street since state law does not allow creation of landlocked parcels. Since the proposed easement is outside of the boundaries of the final plat it cannot be dedicated as part of the plat approval process without an extra step. The legal description of the proposed access easement needs to be filed of record at the Adams County Register of Deeds as a separate instrument and then referenced by instrument number on the final plat.

There has been some confusion as to when the separate instrument needs to be recorded as compared to approval of the plat. The cleanest scenario would be for the access easement to be filed and referenced on the plat prior to Planning Commission, however, the Final Plat will be forwarded to the City Council for final action and the Planning Commission could recommend that the plat be approved subject to the access easement requirements being met prior to Council. If the access requirements are not satisfied to meet staff's request, the subdivision will be tabled at the Council level until the requirements are met.

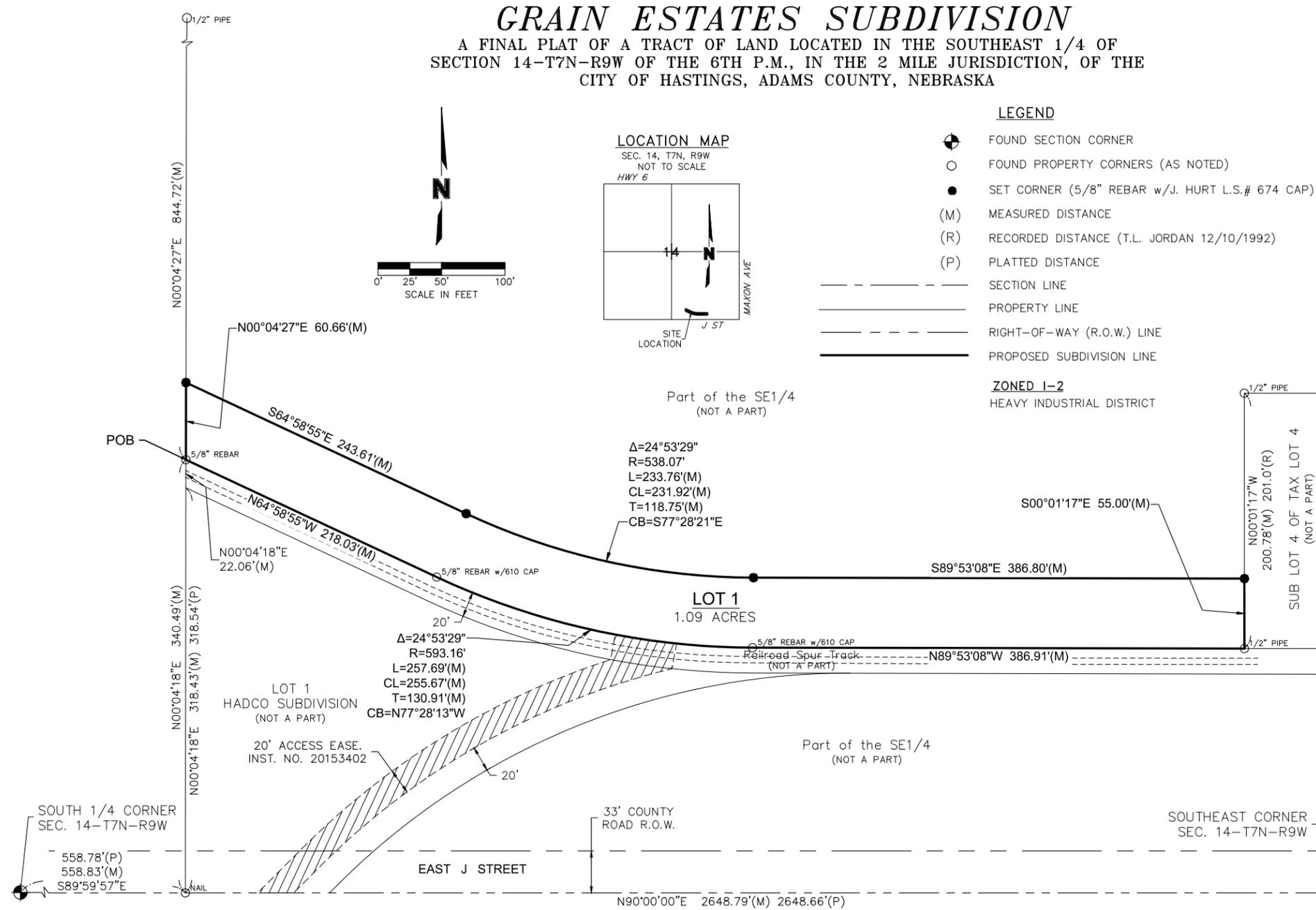
RECOMMENDATION

Staff recommends approval of the Preliminary and Final Plat of Grain Estates if the access easement requirements have been met, or approval subject to the access easement requirements being met prior to Council, whichever is appropriate.

PRELIMINARY/FINAL PLAT
GRAIN ESTATES SUBDIVISION
 A FINAL PLAT OF A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 14-T7N-R9W OF THE 6TH P.M., IN THE 2 MILE JURISDICTION, OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA



- LEGEND**
- FOUND SECTION CORNER
 - FOUND PROPERTY CORNERS (AS NOTED)
 - SET CORNER (5/8" REBAR w/J. HURT L.S.# 674 CAP)
 - (M) MEASURED DISTANCE
 - (R) RECORDED DISTANCE (T.L. JORDAN 12/10/1992)
 - (P) PLATTED DISTANCE
 - SECTION LINE
 - PROPERTY LINE
 - RIGHT-OF-WAY (R.O.W.) LINE
 - PROPOSED SUBDIVISION LINE



OWNER'S CERTIFICATION
 KNOW ALL MEN BY THESE PRESENTS, THAT SUSAN C. HARTMAN, WIDOW, THE OWNER OF RECORD OF THE REAL ESTATE SHOWN ON THE ACCOMPANYING PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, REPLATTED AND DESIGNATED AS "GRAIN ESTATES SUBDIVISION", A SUBDIVISION IN THE 2 MILE JURISDICTION, OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, AND THAT SAID SURVEYING, SUBDIVIDING, REPLATTING AND DESIGNATION WAS DONE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF WE, THE UNDERSIGNED OWNERS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO,
 AT _____, NEBRASKA, THIS ____ DAY OF _____, 2015.

 SUSAN C. HARTMAN, WIDOW

WAIVER
 THE APPLICANT HEREBY WAIVES ANY AND ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE STREETS AND ALLEYS TO CONFORM TO SAID GRADES ESTABLISHED

 SUSAN C. HARTMAN, WIDOW

ACKNOWLEDGMENT
 STATE OF NEBRASKA
 COUNTY OF ADAMS SS
 BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED SUSAN C. HARTMAN, WIDOW, KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED ON THE "OWNERS CERTIFICATE" ON THIS PLAT, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE OF HER OWN FREE WILL AND ACCORD AS SAID OWNERS.

WITNESS MY HAND AND NOTARIAL SEAL AT _____, NEBRASKA, ON THIS ____ DAY OF _____, 2015.

 NOTARY PUBLIC

CITY TREASURER CERTIFICATE
 I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO SPECIAL ASSESSMENTS ARE DELINQUENT UPON THE PROPERTIES DESCRIBED IN THE LEGAL DESCRIPTION ON THE ACCOMPANYING PLAT AS OF THIS ____ DAY OF _____, 2015.

 CITY OF HASTINGS TREASURER

COUNTY TREASURER CERTIFICATE
 I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES ARE DUE OR DELINQUENT UPON THE PROPERTIES DESCRIBED IN THE LEGAL DESCRIPTION ON THE ACCOMPANYING PLAT AS OF THIS ____ DAY OF _____, 2015.

 ADAMS COUNTY TREASURER

CITY SURVEYOR'S APPROVAL
 I, THE UNDERSIGNED, DO HEREBY _____ THIS PLAT OF "GRAIN ESTATES SUBDIVISION", A SUBDIVISION IN THE 2 MILE JURISDICTION, OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

SIGNED THIS ____ DAY OF _____, 2015.

 RODNEY G. DAVISON, HASTINGS CITY SURVEYOR

CITY ENGINEER'S APPROVAL
 I, THE UNDERSIGNED, DO HEREBY _____ THIS PLAT OF "GRAIN ESTATES SUBDIVISION", A SUBDIVISION IN THE 2 MILE JURISDICTION, OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

APPROVED ON THIS ____ DAY OF _____, 2015.

 DAVID L WACKER, HASTINGS CITY ENGINEER

MAYOR AND CITY COUNCIL ACTION
 THIS PLAT OF "GRAIN ESTATES SUBDIVISION", A SUBDIVISION IN THE 2 MILE JURISDICTION, OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, IS HEREBY _____.

APPROVED ON THIS ____ DAY OF _____, 2015.

 MAYOR

 CITY CLERK

CITY PLANNING COMMISSION RECOMMENDATION
 THIS PLAT OF "GRAIN ESTATES SUBDIVISION", A SUBDIVISION IN THE 2 MILE JURISDICTION, OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, HAS BEEN SUBMITTED TO AND REVIEWED BY THE CITY PLANNING COMMISSION FOR APPROVAL AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, WITH THE RECOMMENDATION THAT SAID PLAT BE _____ AS PROPOSED.

APPROVED ON THIS ____ DAY OF _____, 2015.

 CHAIRMAN

 DIRECTOR

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

DATE: _____ TIME: _____

INSTRUMENT NO. _____

 ADAMS COUNTY REGISTRAR OF DEEDS

LEGAL DESCRIPTION
 A TRACT OF LAND LOCATED IN PART OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION FOURTEEN (14), TOWNSHIP SEVEN (7) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., ADAMS COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 14-T7N-R9W; THENCE ON AN ASSUMED BEARING OF S89°59'57"E, ALONG THE SOUTH LINE OF THE SE1/4, A DISTANCE OF 558.83 FEET; THENCE N00°04'18"E, ALONG THE WEST LINE OF LOT 1, HADCO SUBDIVISION, A DISTANCE OF 318.43 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, POINT ALSO BEING ON THE SOUTH LINE OF RAILROAD SPUR TRACK; THENCE CONTINUING N00°04'18"E A DISTANCE OF 22.06 FEET TO A POINT ON THE NORTH LINE OF SAID RAILROAD SPUR TRACK, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF N00°04'27"E A DISTANCE OF 60.66 FEET; THENCE S64°58'55"E, PARALLEL WITH SAID NORTH LINE OF RAILROAD SPUR TRACK, A DISTANCE OF 243.61 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION AND PARALLEL WITH SAID NORTH LINE OF RAILROAD SPUR TRACK, HAVING A DELTA ANGLE OF 24°53'29", A RADIUS OF 538.07 FEET, AND A CHORD BEARING OF S77°28'21"E A CHORD DISTANCE OF 231.92 FEET; THENCE S89°53'08"E, PARALLEL WITH SAID NORTH LINE OF RAILROAD SPUR TRACK, A DISTANCE OF 386.80 FEET TO A POINT ON THE WEST LINE OF SUB LOT 4 OF TAX LOT 4; THENCE S00°01'17"E, ALONG SAID WEST LINE A DISTANCE OF 55.00 FEET TO A POINT ON SAID NORTH LINE OF RAILROAD SPUR TRACK; THENCE N89°53'08"W, ALONG SAID NORTH LINE OF RAILROAD SPUR TRACK, A DISTANCE OF 386.91 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION AND ALONG SAID NORTH LINE OF RAILROAD SPUR TRACK, HAVING A DELTA ANGLE OF 24°53'29", A RADIUS OF 593.16 FEET, AND A CHORD DISTANCE OF 255.67 FEET; THENCE N64°58'55"W, ALONG SAID NORTH LINE OF RAILROAD SPUR TRACK, A DISTANCE OF 218.03 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 47,486.60 SQUARE FEET OR 1.090 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE
 I, JESSE E. HURT, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEBRASKA, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION, OF "GRAIN ESTATES SUBDIVISION" A PART OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION FOURTEEN (14), TOWNSHIP SEVEN (7) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., ADAMS COUNTY, NEBRASKA, THAT ANY CHANGES FROM THE DESCRIPTION APPEARING IN THE LAST RECORDED TRANSFER OF THE LAND CONTAINED IN THIS PLAT ARE SO INDICATED, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED ON THE GROUND AND THEIR POSITION IS CORRECTLY SHOWN, AND THAT ALL DIMENSIONAL AND GEODETIC DATA ARE CORRECT.

SIGNED THIS ____ DAY OF _____, 2015.

SECTION CORNER TIES
SOUTH 1/4 CORNER, SECTION 14-T7N-R9W
 FOUND ALUMINUM CAP
 NNW 30.85' TO NAIL IN POWER POLE
 NE 90.70' TO NAIL AND SHINER IN TELE. POST
 SE 40.57' TO NAIL IN CUT POWER POLE
 SSE 24.33' TO NAIL IN FENCE POST

SOUTHEAST CORNER, SECTION 14-T7N-R9W
 FOUND SURVEY MARKER NAIL
 WNW 113.40' TO NAIL IN POWER POLE
 NW 74.75' TO NAIL IN ELECTRIC POST
 NE 72.15' TO NAIL IN POWER POLE
 SW 67.85' TO TOP NUT OF FIRE HYDRANT

OWNERS: SUSAN C. HARTMAN
 1401 SHERIDAN PLACE
 HASTINGS, NE

MOLSSON ASSOCIATES
 201 East 2nd Street
 P.O. Box 1072
 Grand Island, NE 68802-1072
 TEL 308.384.8750
 FAX 308.384.8752

PROJECT NO. 2015-2270
 GAVILON SURVEY
 FB

JESSE E. HURT, REGISTERED LAND SURVEYOR NUMBER, LS-674

USER: jpmirrez
 Dwg: F:\projects\015-2270\00-Design\Survey\SRVY_VREF\SRVY_XTDRP-FP_015-2270.dwg
 DATE: Oct 14, 2015 12:36pm
 PLOT: 14

DATE 8/28/15

FILE NO.



PROJECT APPLICATION

City of Hastings – Development Services
220 N. Hastings Avenue, Hastings, NE 68901
Phone: (402) 461-2302; Fax: (402)461-2304
www.cityofhastings.org

Please check the appropriate box below to indicate the type of application you are requesting. Contact Development Services for minimum requirements. Incomplete applications will not be processed. All applications must be completed by applicant prior to submission with all of the requested support materials by the last Monday of each month or they will be held until the next deadline to be processed.

- Preliminary Plat
- Final Plat
- Short Plat
- Administrative Plat
- Code Amendment
- Zoning Change
- Vacation (Plat / ROW / Easements)
- Conditional Use Permit / Amendment
- Planned District / Amendment
- Comprehensive Plan / Amendment
- Annexation Petition / Addition to the City

PROJECT INFORMATION

Project Name: Garilon

Project Address: 5265 E J St, Hastings Within City Limit Yes No

Existing Zoning: Heavy Industrial Proposed Zoning / Use: Heavy Industrial

Existing Comprehensive Plan Designation: Heavy Industrial Gross Area: _____

Legal Description: Part of the SE 1/4 Sec 14-7-9 Number of Lots: 1

APPLICANT INFORMATION

Applicant: Mike Rost Company: Garilon
Garilon Group LLC

Address: 2700 Grand Ave. Tel: 308-231-5700 Fax: _____

City: Kearney State: NE Zip: 68847 Email: N/A

Property Owner: Susan Hartman Company: N/A

Address: 1401 Sheridan Pl Tel: 402-404-1246 Fax: N/A

City: Hastings State: NE Zip: 68901 Email: N/A

Key Contact: Jesse Hurt Company: Oissen Associates

Address: 201 E 2nd Tel: 308-330-9676 Fax: _____

City: Grand Island State: NE Zip: 68801 Email: jhurt@oissenassociates.com

I hereby acknowledge that all information provided with this application is true to the best of my knowledge.

Susan C Hartman 8-28-15 Garilon Mike Rost 8/27/15
Property Owner Signature Date Applicant Signature Date

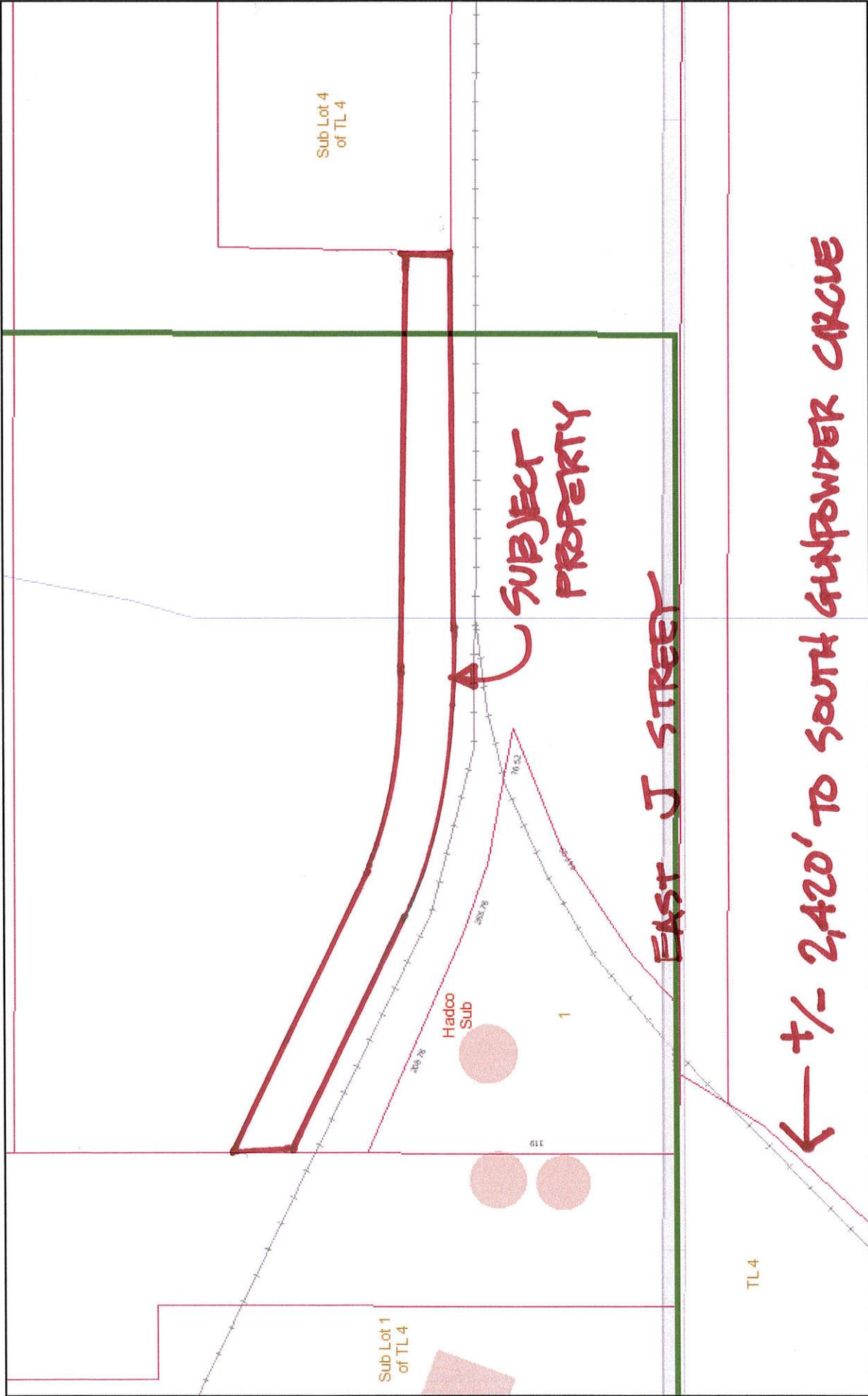
DEPARTMENTAL USE ONLY

Fees: \$434.00 Receipt No. _____

Accepted by Staff: _____ Case No. _____

Signature _____

Grain Estates Subdivision



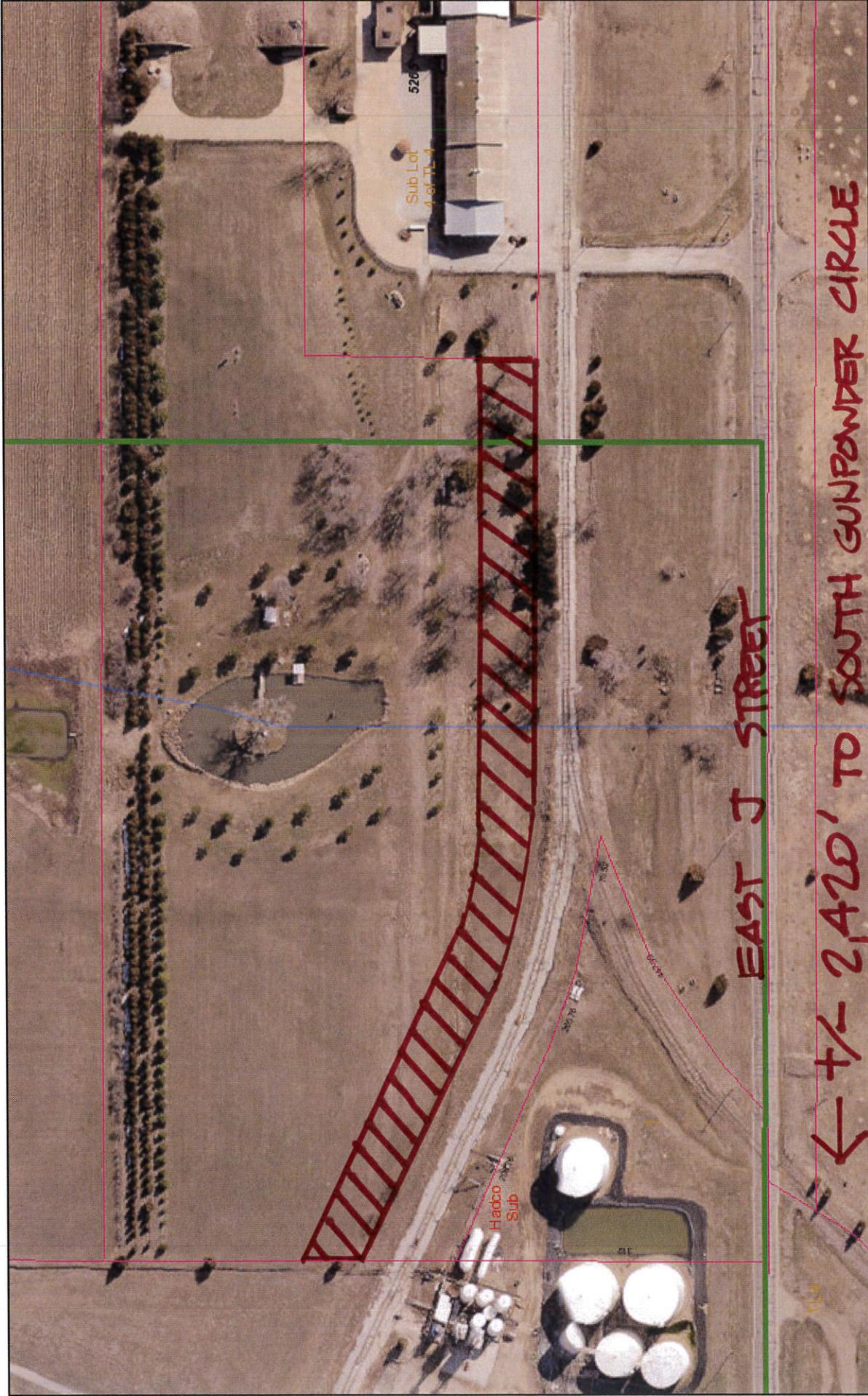
October 12, 2015

1:2,000
0 0.015 0.03 0.06 mi

- Limits
- One Mile
- Parcels
- Subdivisions
- Easements
- LOTS
- BLOCKS
- Addresses

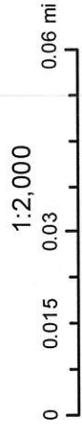


Grain Estates Subdivision



October 12, 2015

- Limits
- OneMile
- TwoMile
- Parcels
- Subdivisions
- Easements
- LOTS
- BLOCKS
- Addresses





PLANNING COMMISSION STAFF REPORT

FILE NO: *DS 15-033*

PREPARED BY: *Lance A. Lang, City Planner*

PROJECT: *Revised Development Plan
Dunkin Donuts*

LOCATION: *708 North Burlington Avenue*

PRESENTER: *Bryce Bares, Galaxy Ventures II, L.L.C.
Dave Seip, Stanley J. How Architects*

DATE: *October 19, 2015*

DISCUSSION:

As you will recall from last month, the applicant, Galaxy Ventures II, L.L.C. is requesting approval of Revised Development Plans for a Dunkin Donuts Restaurant located between the two bank buildings on the east side of North Burlington Avenue. There was good deal of discussion and input last month, both at the meeting and through correspondence received from concerned citizens. The applicant decided to postpone this application to give him more time to work through some issues with the adjacent bank properties and residential homeowners to the east.

One of the issues that was mentioned several times last month was the type of business that is proposed here as it relates to zoning. Several people stated that they could not support a retail business, a restaurant, or a restaurant with a drive-thru at this location. Some people said they preferred an office type use at this location and the originally submitted development plan did, in fact, depict an office development between the two banks. As staff explained at that time, and will reinforce now, the zoning of the property is currently CP-2, which is a commercial zoning designation that allows retail sales and is not limited to office type uses. Drive-thru restaurants are allowable by right in this zoning district. The "P" designation in CP-2 zoning means that this property is in a "planned development overlay zone." Because of the proposed change in use to a Dunkin Donuts franchise, submittal and approval of a Revised Development Plan package is required by the governing bodies. With this in mind, it is important to understand that any use allowed in a given zoning district as a matter of property rights, is allowed. The "P" designator cannot restrict certain uses from the site, it only regulates the final "look and feel", if you will, of the proposed use, whatever it might be.

In summary, an office building could be constructed on this parcel if a development plan for the offices is approved. Likewise, a restaurant, even a restaurant with a drive-thru service window, can be constructed on this parcel with approved plans. The current developer is pursuing the restaurant and not an office building. He has every right to do so.

In terms of the required development plans, many of the highlights of this proposal were listed in the staff comments last month. None of that has changed. A brief summary of key points is listed for the Planning Commission's consideration as follows;

- a) The three developable lots in this subdivision (two banks and the proposed restaurant) share access rights to Burlington Avenue and ingress-egress rights across the subdivision. Two easement agreements between the three lot owners with ingress-egress exhibits must be filed of record (copies included in packet). This project cannot move forward at the City Council level if the agreements are not duly executed.
- b) The Hastings Area CRA owns Lot 4, a lot reserved for future road improvements on Burlington Avenue to add a right turn deceleration lane when warranted. The CRA is party to the Restrictive Covenants since they own Lot 4. Even though the City does not normally get involved with restrictive covenants, the Council will need to act on the "First Amendment to the Declaration of Restrictive Covenants" due to the CRA ownership.(copy included in packet)
- c) Several concerns related to external impacts of the project on neighboring properties were mentioned last month. Such concerns as these can generally be mitigated by the developer during the planning and construction of the development. The developer should be willing and ready to offer solutions to mitigate negative impacts on neighboring properties.
 - 1) Noise generated by the drive-thru window service was mentioned.
 - 2) Drainage concerns were also brought up.
 - 3) A privacy fence or wall along the east property line has been requested by the neighboring residential property owners as a visual screen and sound barrier.
 - 4) Proposed outdoor lighting, especially around the pick-up window and on the building itself was a concern.
 - 5) A Landscape Plan was provided. Although the site is tight and narrow Staff recommended some additions to the proposed Landscape Plan as shown below.

The Planning Commission recommendation to City Council should contain specific conditions to insure the developer has mitigated the external impacts of this development as recommended below.

RECOMMENDATION

Staff recommends approval of the Revised Plans subject to the following conditions:

- 1) All contracts and agreements to be signed and executed by the date of the City Council meeting or this application will be tabled.
- 2) A PVC fence constructed to give the appearance of a stone wall eight feet (8') in height shall be erected along the east property line for the length of the property.
- 3) All light fixtures shall be downcast, sharp cut-off fixtures and recessed can lighting in the building eaves.
- 4) The primary sign shall be a monument sign as depicted in the plans and not a free-standing pole sign.
- 5) Noise generated from the menu board speaker and drive-thru pick up window shall be minimized to that of normal casual conversation and not amplified.
- 6) Stormwater drainage shall be collected in the drive lanes and parking areas and directed away from the houses to the east.
- 7) The Landscape Plan shall be revised to depict the following additions;

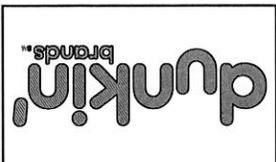
- a. Add two (2) deciduous canopy trees in the landscape strip west of the drive-thru lane. Two-inch (2") caliper size.
- b. A total of seven (7) additional Hetzii Juniper trees to be added for screening of the neighboring properties to the east. Two more trees to the grouping of three on the north and south end as well as a grouping of three more worked in between the middle two groupings of three is appropriate.
- c. Add proposed landscaping to screen refuse collection dumpster.

Adams County/Hastings Mapping

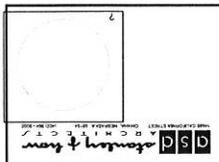
Dunkin Donuts







THESE PLANS ARE CONFIDENTIAL PROPERTY OF DUNKIN' BRANDS, INC. UNDER RESTRICTED ACCESS.



NO.	DESCRIPTION	DATE
1	INITIAL ISSUE	7/2/2023
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

DD FRESH BREW - 7TH & BURLINGTON AVE.
HASTINGS, NEBRASKA
PARTITION TYPES
PC# ?

A-1
JOB NO. 2015-23

ZONING INFORMATION

THE SUBJECT PROPERTY IS ZONED "S-2 COMMERCIAL BUSINESS PLANNED DISTRICT" AND IS SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. THE SUBJECT PROPERTY IS ZONED "S-2 COMMERCIAL BUSINESS PLANNED DISTRICT" AND IS SUBJECT TO THE FOLLOWING CONDITIONS:
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- 10. THE SUBJECT PROPERTY IS ZONED "S-2 COMMERCIAL BUSINESS PLANNED DISTRICT" AND IS SUBJECT TO THE FOLLOWING CONDITIONS:

LEGAL DESCRIPTION

SECTION II

NOTES CORRESPONDING TO SCHEDULE I

1. THE SUBJECT PROPERTY IS ZONED "S-2 COMMERCIAL BUSINESS PLANNED DISTRICT" AND IS SUBJECT TO THE FOLLOWING CONDITIONS:
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VICINITY SKETCH

MISCELLANEOUS NOTES

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LEGEND OF SYMBOLS & ABBREVIATIONS

- 1. THE SUBJECT PROPERTY IS ZONED "S-2 COMMERCIAL BUSINESS PLANNED DISTRICT" AND IS SUBJECT TO THE FOLLOWING CONDITIONS:
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- 10. THE SUBJECT PROPERTY IS ZONED "S-2 COMMERCIAL BUSINESS PLANNED DISTRICT" AND IS SUBJECT TO THE FOLLOWING CONDITIONS:

SITE PLAN

SCALE: 1" = 50'-0"

NOTE: DRAWINGS ARE NOT TO SCALE IF SHEET IS PLOTTED ON 11" x 17"

DRIVE · THRU SOUND LEVELS

DUNKIN' DONUTS DRIVE-THRU

The following is a description of Dunkin' Donuts drive thru service.

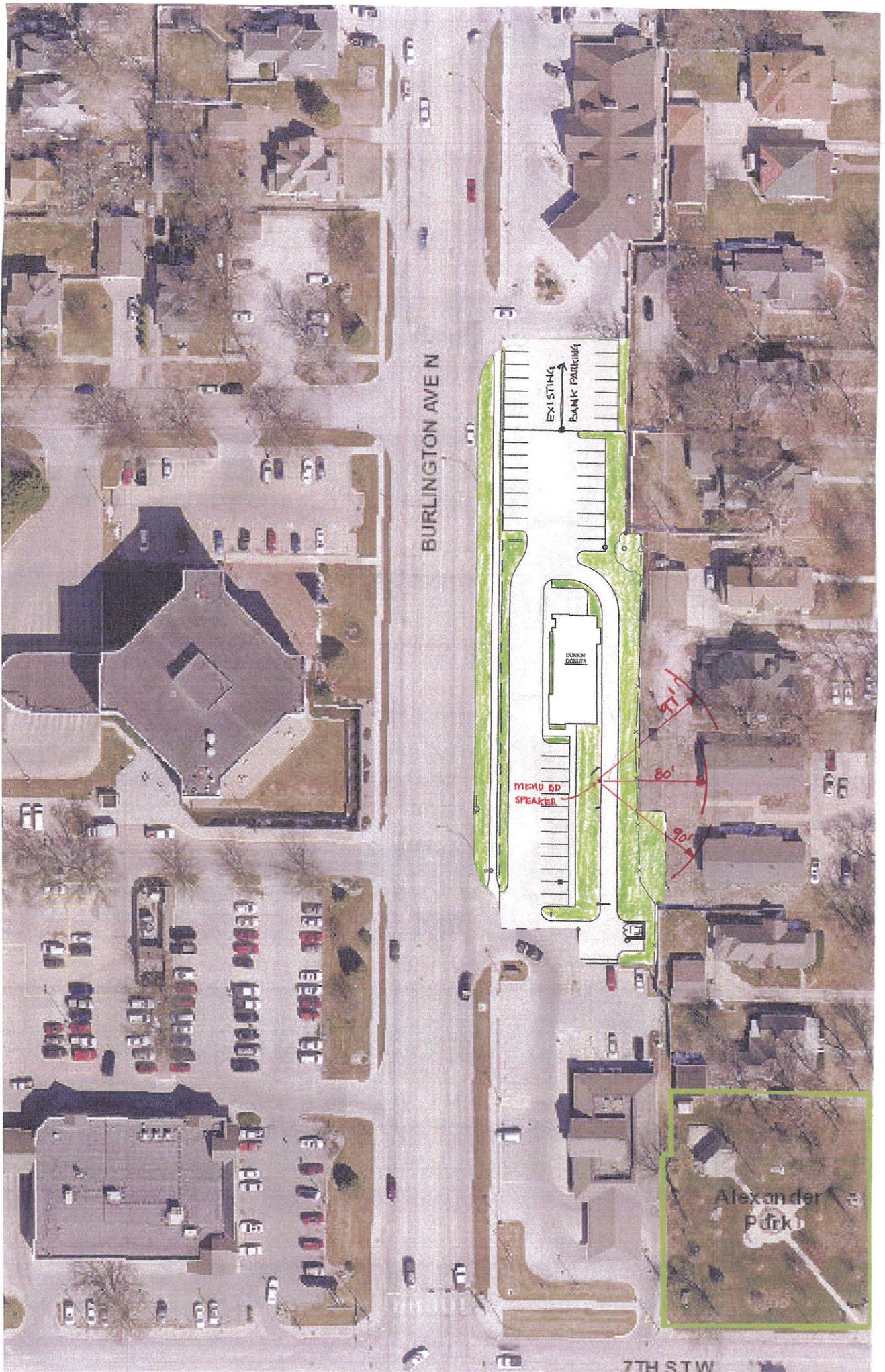
Our peak hours are from 6:00AM to 9:00AM at which time we may average 40 to 50 cars per hour, not more than four vehicles will ever be in the drive thru lane at one time. Because of the nature of our business and our typical product mix, service is quicker than most drive thru situations. Most drive thru customers only purchase one coffee or one coffee and a pastry for their personal consumption on the way to work in the morning. This type of service only requires our staff to package the product and deliver it to the customer; no cooking or preparation is needed. For those customers that request larger orders, i.e., a dozen donuts, we encourage them to purchase pre-packed assortments or to come inside the shop to pick the varieties they choose. It has been our experience that a drive thru relieves traffic congestion adjacent to our building due to the speed of service.

With the concern over environmental noise today, many communities restrict the audio level of drive-thru intercom systems and usually the level is specified to be below some number at the property line. Audio levels are measured in terms of "Sound Pressure Level" with the unit of change being the "Decibel." For example, the city of Chicago requires that sound levels not exceed 62 decibels SPL (Sound pressure level) in an industrial area. Taking this into consideration, 3M preadjusts the intercom systems which they manufacture to assure compliance.

The 3M C860 and C960 Intercom Systems are preadjusted at the factory to produce an audio sound pressure level of 70 decibels (*) at a distance of 4 feet on axis to the center of the speaker. It must be remembered that sound diminishes at the rate of 6 decibels every time the distance from the sound source is doubled. So, at a distance of 8 feet, the level is 64 decibels, at 16 feet it is 58 decibels and so on.

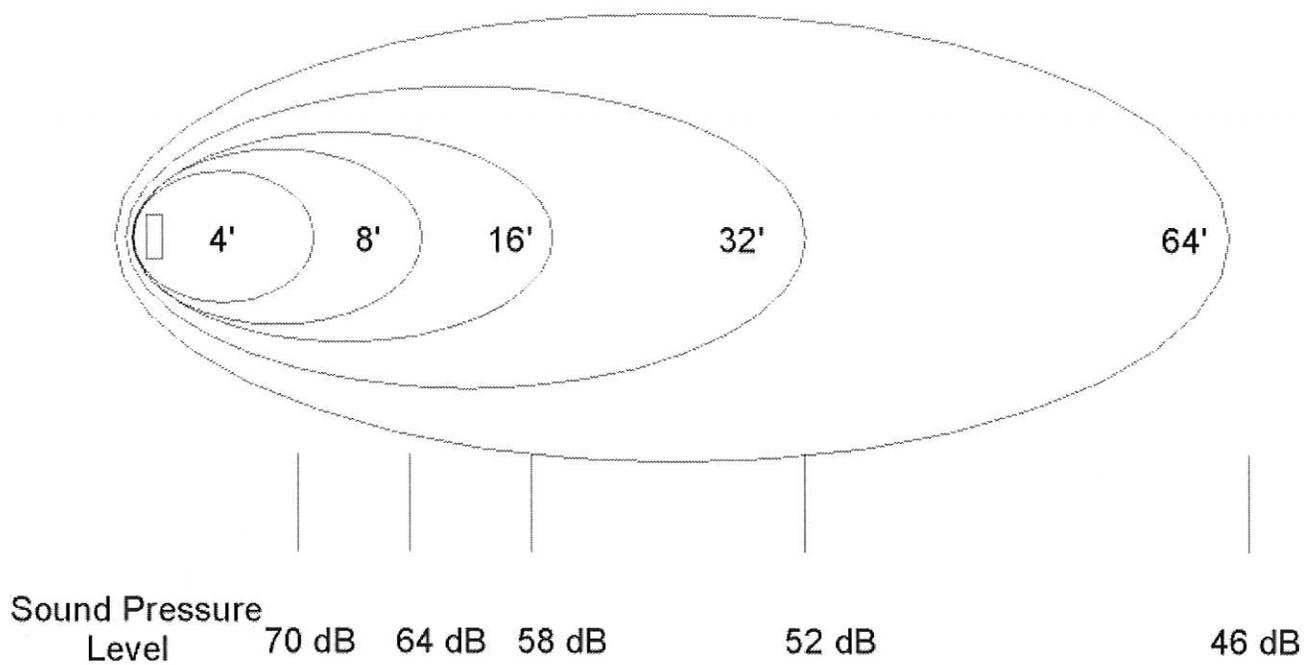
Please be aware that our systems, like ALL drive-thru intercom systems, have an adjustable output and, if the need arises, an installer can change the levels to accommodate an area with high background noise, such as near a major highway. The C960 and C860 Systems have a Day/Night switch, which is easily accessed by the manager. The Night position can be pre-adjusted by the installer to be lower in volume than the Day position.

The advantage of combining a Baskin Robbins and Dunkin' Donuts is that there are clear-cut differences between customer day parts. Dunkin's business is primarily before 11:00AM and Baskin-Robbins is primarily late afternoon and evening. Baskin Robbins customers are generally walk-in clientele and therefore, should not impact the drive-thru. It is not uncommon for a Dunkin' Donuts drive thru to have five cars stacking or less.



DRIVE THRU SOUND LEVELS

7TH STW



CIMARRON LED

Cat.# CL1-A-60L-U-4K-3-DB-BC

Job
DUNKIN DONUTS

Type
A



Approvals

SPECIFICATIONS

Construction:

- Stylish vertically finned die-cast solid top housing for maximum heat dissipation; Stops collection of unsightly debris from gathering on top of the housing
- Rugged lower die-cast aluminum heat sink accelerates thermal management and optimizes PCB and optical performance
- Separate optical and electrical compartment for optimum component operation
- One piece die cut silicone gasket ensures weather proof seal around each individual LED for IP65 rating
- Backlight Control (BC) option available for 85% spill light reduction, doesn't change fixture appearance or EPA, recommended for Type III and Type IV distributions
- Stamped bezel provides mechanical compression to seal the optical assembly
- Complements the Hubbell Southwest series of outdoor fixtures
- Weight - 45.0 pounds, EPA - 1.3 ft²
- Suitable for applications requiring 3G testing prescribed by ANSI C136.31

Optics:

- Choice of 72 high brightness LED configurations with individual acrylic lenses specially designed for IES Type II, III, IV and V distributions
- Auto optics designed for front row 1A and interior rows 2A (see distribution under ordering and page 2)
- CCT: 3000K (80 CRI), 4000K (70 CRI), 5000K (67 CRI), and turtle friendly Amber LED options
- CRI: 70

Electrical:

- Universal input voltage 120-277 VAC, 50/60 Hz
- Integral step-down transformer for 347V & 480V
- Ambient operating temperature -40° C to 40° C
- Automatic thermal self-protection
- Drivers have greater than 90% power factor and less than 10% THD
- Optional continuous dimming to 10% or dual circuitry available

- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- 1050 mA driver available with 90L configuration for increased lumen output
- LED electrical assembly, including PR devices, consumes no power in the 'off' state
- Surge protection – 20KA; Turns fixture off at end of life; Includes LED for end of life indication (see surge suppressor page 4)

Controls:

- Drivers are 0-10V dimming standard. Photocell, occupancy sensor and wireless controls available for complete on/off and dimming control

Lumen maintenance:

- L90 at 60,000 hours (Projected per IESNA TM-21-11)

Installation:

- Two die-cast aluminum arm designs: The decorative arm offers a sleek upswept look while the straight arm follows the housing's contoured lines for continuity of style

- Fixture ships with arm installed for ease of installation and mounts to #2 drill pattern

- Wall bracket, mast arm fitter and pole accessories are also available allowing easy mounting for virtually any application

Finish:

- TGIC thermoset polyester powder paint finish applied at nominal 2.5 mil thickness

Warranty:

Five year limited warranty (for more information visit: <http://www.hubbelloutdoor.com/resources/warranty/>)

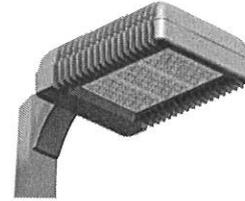
Listings:

- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations

- Models meet DesignLights Consortium (DLC) qualifications, consult DLC website for more details: <http://www.designlights.org/QPL>

- IDA approved • IP65

PRODUCT IMAGE(S)



90 LED 3/4 VIEW



30 LED

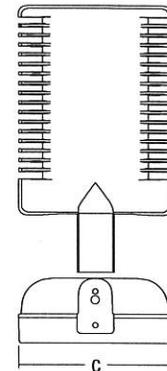
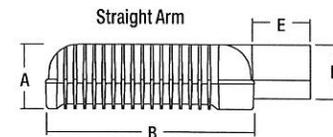
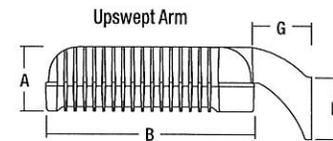


60 LED



90 LED

DIMENSIONS



A	B	C	D	E	F	G
6 3/4"	21 3/4"	16"	6 5/8"	6 5/16"	5 5/8"	6 1/8"
171mm	552mm	406mm	168mm	160mm	143mm	155mm

CERTIFICATIONS/LISTINGS

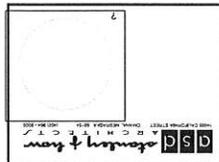


ORDERING INFORMATION SEE NEXT PAGE



Spaulding Lighting • 701 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000
 Due to our continued efforts to improve our products, product specifications are subject to change without notice.
 © 2015 SPAULDING LIGHTING, All Rights Reserved • For more information visit our website: www.spauldinglighting.com • Printed in USA CL1LED-SPEC 6/15





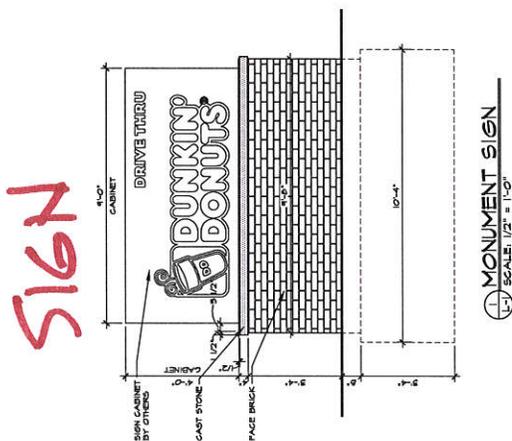
NO.	DESCRIPTION	DATE
1	INITIAL ISSUE	7
SCALE		
DRAWN		
CKD		
APPD		

SET REVISIONS
REVISION
REVISION
SHEET REVISIONS
DATE

DD FRESH BREW - 7TH & BURLINGTON AVE.
HASTINGS, NEBRASKA
LANDSCAPE PLAN
PARTITION TYPES
PC# ?

L-1
JOB NO. 2015-28

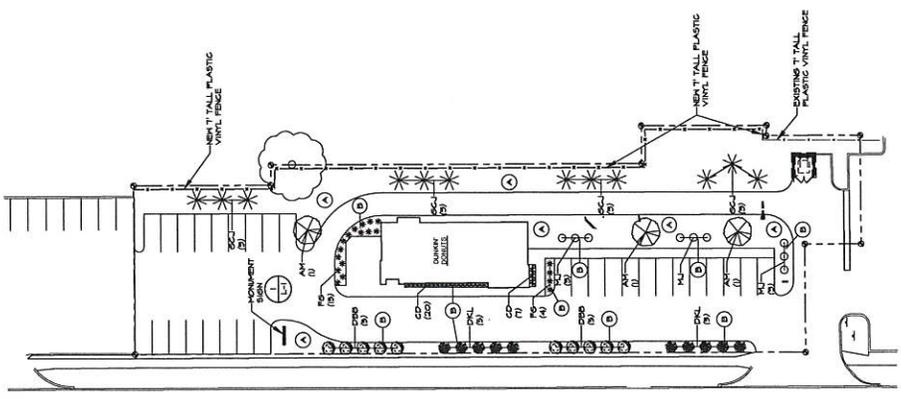
THESE PLANS ARE CONFIDENTIAL PROPERTY OF DUNKIN' BRANDS, INC. UNDER RESTRICTED ACCESS.



MONUMENT SIGN
SCALE: 1/2" = 1'-0"

KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	QTY.
ANT	AMER MAPLE	AZER GINNALA	2" GAL	3
SC-L	GREEN GLOBE JUNIPER	JANIPEDS CHRENSIS 'HEIF' COLUMBARDIS	2" GAL	12
SC-R	RED GLOBE JUNIPER	JANIPEDS CHRENSIS 'RED' COLUMBARDIS	2" GAL	12
DOB	DWARF BURNING BUSH	BURNING ALATIS COMPACTUS	5" GAL	10
MJ	MANET JASMINE	JANIPEDS CHRENSIS MANET	5" GAL	8
CP	CRABAPPLE	PERENNALE DENTLEY	5" GAL	8
CS	CASTLE SPICE	PERENNALE JERESIS SPICEASERS	5" GAL	8

- KEY NOTES:
- (A) TEMP - TYPE FESQUE SOO
 - (B) MULCH



LANDSCAPE PLAN
SCALE: 1" = 50'-0"

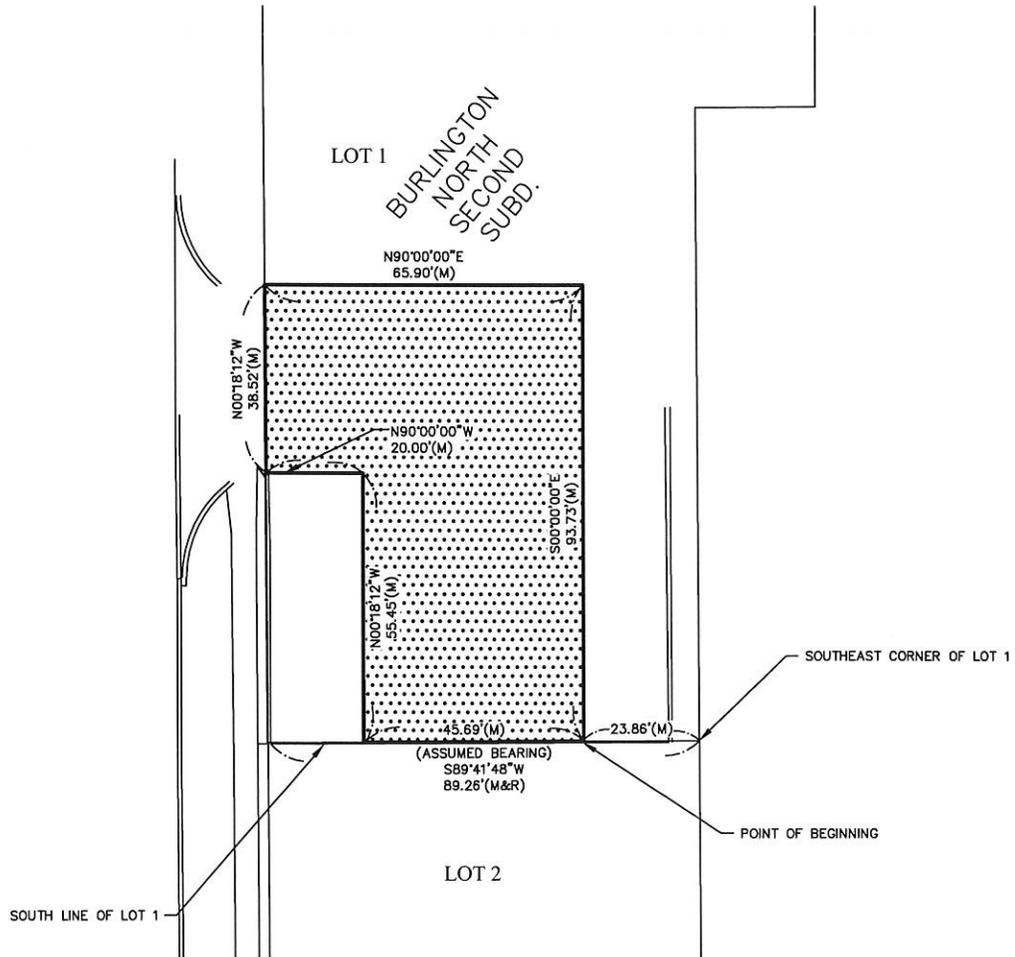
LANDSCAPE PLAN

NOTE: DRAWINGS ARE NOT TO SCALE IF SHEET IS PLOTTED ON 11" x 17"

INGRESS AND EGRESS EASEMENT

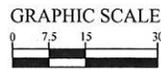
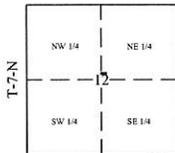
IN LOT 1, BURLINGTON NORTH SECOND SUBDIVISION
IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

EXHIBIT "A"



VICINITY SKETCH

ADAMS COUNTY
NEBRASKA
R-10-W



EASEMENT DESCRIPTION:

A TRACT OF LAND LOCATED IN LOT 1, BURLINGTON NORTH SECOND SUBDIVISION, IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE S89°41'48"W (ASSUMED BEARING) ON THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 23.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°41'48"W ON SAID SOUTH LINE, A DISTANCE OF 45.69 FEET; THENCE N00°18'12"W PARALLEL WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 55.45 FEET; THENCE N90°00'00"W, A DISTANCE OF 20.00 FEET TO SAID WEST LINE; THENCE N00°18'12"W ON SAID WEST LINE, A DISTANCE OF 38.52 FEET; THENCE N90°00'00"E, A DISTANCE OF 65.90 FEET; THENCE S00°00'00"E, A DISTANCE OF 93.73 FEET TO THE POINT OF BEGINNING, CONTAINING 5,062.63 SQUARE FEET, MORE OR LESS.

NOTE: ALL BEARINGS ARE ASSUMED.

LEGEND

- MONUMENT FOUND
- MONUMENT SET
- CALCULATED POINT
- D DEEDED DISTANCE
- G GOVERNMENT DISTANCE
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE

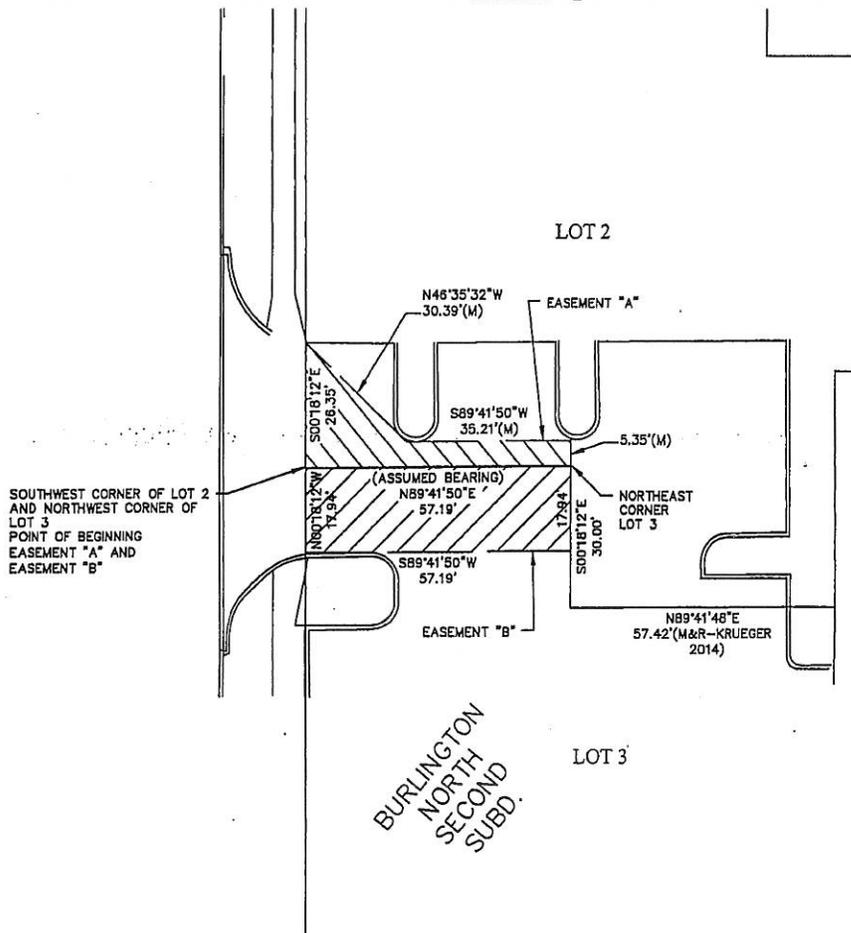
DATE	8/10/2015
SCALE	1"=30'
DRAWN	KSL
JOB NO.	R150985
FIELD BOOK	HASTINGS #53
FIELD WORK	TK/JG
SHEET	1 OF 1
FILE NO.	

JEO CONSULTING GROUP INC
800.723.8567
Hastings, NE 402.462.5657
www.jeo.com

INGRESS AND EGRESS EASEMENTS

IN LOTS 2 AND 3, BURLINGTON NORTH SECOND SUBDIVISION
IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

EXHIBIT 1



SOUTHWEST CORNER OF LOT 2 AND NORTHWEST CORNER OF LOT 3
POINT OF BEGINNING EASEMENT "A" AND EASEMENT "B"

VICINITY SKETCH



NOTE: ALL BEARINGS ARE ASSUMED.

LEGEND

- MONUMENT FOUND
- MONUMENT SET
- CALCULATED POINT
- D DEEDED DISTANCE
- G GOVERNMENT DISTANCE
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE

DATE	8/10/2015
SCALE	1"=30'
DRAWN	KSL
JOB NO.	R150985
FIELD BOOK	HASTINGS #53
FIELD WORK	TK/JG
SHEET	1 OF 1
FILE NO.	



JEO CONSULTING GROUP INC
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Hastings, NE 402.462.5657
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EASEMENT "A" DESCRIPTION:

A TRACT OF LAND LOCATED IN LOT 2, BURLINGTON NORTH SECOND SUBDIVISION, IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE N89°41'50"E (ASSUMED BEARING) ON THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 57.19 FEET TO THE NORTHEAST CORNER OF LOT 3 OF SAID SUBDIVISION; THENCE N00°18'12"W PARALLEL WITH THE WEST LINE OF SAID LOT 2, A DISTANCE OF 5.35 FEET; THENCE S89°41'50"W, PARALLEL WITH THE SOUTH LINE OF SAID LOT 2; A DISTANCE OF 35.21 FEET; THENCE N46°35'32"W, A DISTANCE OF 30.39 FEET TO SAID WEST LINE; THENCE S00°18'12"E, ON SAID WEST LINE, A DISTANCE OF 26.35 FEET TO THE POINT OF BEGINNING, CONTAINING 536.65 SQUARE FEET, MORE OR LESS.

EASEMENT "B" DESCRIPTION:

A TRACT OF LAND LOCATED IN LOT 3, BURLINGTON NORTH SECOND SUBDIVISION, IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE N89°41'50"E (ASSUMED BEARING) ON THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 57.19 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE S00°18'12"E ON THE EAST LINE OF SAID LOT 3, A DISTANCE OF 17.94 FEET; THENCE S89°41'50"W, PARALLEL WITH THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 57.19 FEET TO THE WEST LINE OF SAID LOT 3; THENCE N00°18'12"W ON SAID WEST LINE, A DISTANCE OF 17.94 FEET TO THE POINT OF BEGINNING, CONTAINING 1025.75 SQUARE FEET, MORE OR LESS.

After Recording Return to:
Tim O'Neill
800 Lincoln Square
121 S. 13th Street
Lincoln, NE 68508

First Amendment

This First Amendment (the "Amendment") is made and entered into by and between Bank of Doniphan (the "Doniphan"), Galaxy Ventures II, LLC ("Galaxy"), Great Western Bank ("Great Western") and the City of Hastings, Nebraska (the "City"), effective upon the date of the last party to sign (the "Effective Date").

RECITALS

- A. Doniphan is the owner of certain real property legally described as Lot One (1), Burlington North Second Subdivision, City of Hastings, Adams County, Nebraska (the "Doniphan Property").
- B. Galaxy is the owner of certain real property legally described Lot Two (2), Burlington North Second Subdivision, City of Hastings, Adams County, Nebraska (the "Galaxy Property").
- C. Great Western is the owner of certain real property legally described as Lot Three (3), Burlington North Subdivision, City of Hastings, Adams County, Nebraska (the "Great Western Property").
- D. The City is the owner of certain real property legally described as Lot Four (4), Burlington North Subdivision, City of Hastings, Adams County, Nebraska (the "City Property").
- E. The Doniphan Property, Galaxy Property, Great Western Property and the City Property are subject to that certain Declaration of Covenants, Conditions, Restrictions and Easements, dated October 12, 2005, and

Bank of Doniphan

By: _____

Title: _____

Name: _____

STATE OF NEBRASKA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me on _____, 2015, by _____, who is known to me personally or who has produced satisfactory evidence of identification to me, as _____ of Bank of Doniphan, a bank chartered under the laws of the State of _____, on behalf of the bank.

Notary Public

Great Western Bank

By: _____
Title: _____
Name: _____

STATE OF NEBRASKA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me on _____, 2015, by _____, who is known to me personally or who has produced satisfactory evidence of identification to me, as _____ of Great Western Bank, a bank chartered under the laws of the State of South Dakota, on behalf of the bank.

Notary Public

To the Planning and Zoning committee of Hastings Nebraska:

It has recently been brought to our attention of the change of zoning on the property of 708 North Burlington Avenue. Having been under the impression when this was being developed years back that we were not going to be entertaining a restaurant but rather business establishments that were to be conducting business between the hours of 9 am to 6 pm. Which is acceptable with us as being residential owners on Lincoln Avenue.

Having a drive thru restaurant is not an acceptable business for us as home owners and tax payers in the residential area behind this proposed development.

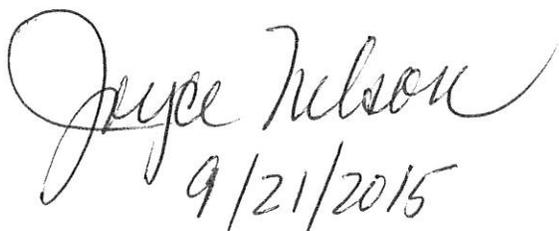
This location for a fast food type restaurant will not only increase the noise level (proposed plastic fence will do nothing to buffer the noise or prevent possible vandalism), make traffic turning left from 7th and 9th street off of Burlington much more hazardous and after investing 20 years of time and money on our property (741 N. Lincoln) reduce the value of our home.

We hope that you will reconsider changing the zoning on this property and leave it as it was originally intended.

Mike and Joyce Nelson

741 N. Lincoln

Hastings Nebraska

A handwritten signature in cursive script that reads "Joyce Nelson" with the date "9/21/2015" written below it.

September 21, 2015

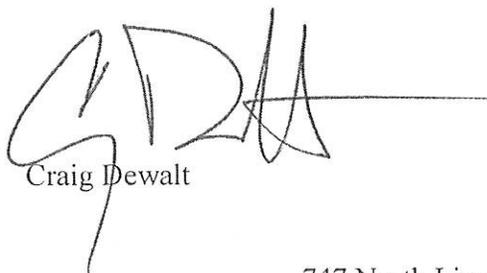
Hastings Planning Commission
Hastings City Council
Mayor Vern Powers

Re: Revision of Development Plan
Lot 2 Burlington North Subdivision

This letter is to express our concerns with the proposed revision to the Development Plan for Lot 2 of the Burlington North Subdivision. Our residence is located at 747 N. Lincoln Avenue, adjacent to the east of the north end of the proposed project. When the redevelopment of this formerly residential area was proposed, the plan was very specific as to what type of business and architectural design would be allowed to fill the spaces. While we are generally in favor of the project itself and understand the desire to develop a space that has been vacant for an extended period, we feel the location is in direct conflict with the plans and goals of the original development plan and a detriment to the neighborhood in general.

It was very clear in the original plan that the center lot would be developed as an office or similar space and that a drive through restaurant would not be an acceptable use. The traffic, lighting and general character of the business is not in keeping with the nature of the adjoining historical residential area and, notwithstanding the inappropriateness of the location, the design of the project disregards the architectural restrictions that were included and approved in the original plan.

We appreciate Galaxy Venture's interest in Hastings for their project, but are opposed to the location. We are in favor of development of this property that adheres to principals of the original plan.



Craig Dewalt



Jeanette Dewalt

747 North Lincoln Avenue, Hastings, NE



PLANNING COMMISSION STAFF REPORT

FILE NO: *DS 15-028*

PREPARED BY: *Lance A. Lang, City Planner*

PROJECT: *Conditional Use Permit
First Street Brewery*

LOCATION: *119 North St. Joseph Avenue*

PRESENTER: *Todd Brown, Designer
Nathan Hoeft, Owner*

DATE: *October 19, 2015*

DISCUSSION:

The applicant is requesting approval of a Conditional Use Permit (CUP) to locate and operate a craft brewery at 119 North St. Joseph Avenue. Breweries are allowed by right in industrial zones and by conditional use in C-2 zones. Since the property is currently zoned C-2 and located in the downtown area staff felt the best course of action would be the CUP as opposed to rezoning to industrial.

The brewery is not intended to be a "bar" where customers gather to drink beer. Although there will be some special events, such as tastings by invitation, the majority of the beer will be exported to local bars and restaurants such as Murphy's Wagon Wheel. The facility will only operate about three to four days per week. Traffic due to delivery of materials or shipping of product will be minimal. Product will be shipped bi-weekly and deliveries will be quarterly. All equipment is low pressure and there are no fire hazard concerns. This facility features a steam condenser and collector to avoid venting the brewhouse to outside air, thus there will not be any odors that are commonly associated with large breweries.

The applicant has submitted two exhibits; a Site Plan and a Floorplan. The site plan depicts the entry points to the building for deliveries and customers. The floorplan depicts equipment layout.

Typically a Conditional Use Permit will have conditions attached to regulate the proposed use to the satisfaction of the Commission and Council. In this case, staff does not feel that any specific conditions need to be attached to the permit. The permit shall be open-ended with no expiration date.

RECOMMENDATION

Staff recommends approval of the Conditional Use Permit for First Street Brewing as presented.



PROJECT APPLICATION
City of Hastings - Development Services
220 N. Hastings Avenue, Hastings, NE 68901
Phone: (402) 461-2302; Fax: (402)461-2304
www.cityofhastings.org

Please check the appropriate box below to indicate the type of application you are requesting. Contact Development Services for minimum requirements. Incomplete applications will not be processed. All applications must be completed by applicant prior to submission with all of the requested support materials by the last Monday of each month or they will be held until the next deadline to be processed.

- Preliminary Plat, Final Plat, Short Plat, Administrative Plat, Code Amendment, Zoning Change, Vacation (Plat / ROW / Easements), Conditional Use Permit / Amendment, Planned District / Amendment, Comprehensive Plan / Amendment, Annexation Petition / Addition to the City

PROJECT INFORMATION

Project Name: First Street Brewing Co.
Project Address: 119 N. St. Joseph Ave. Within City Limit Yes No
Existing Zoning: C-2 Proposed Zoning / Use:
Existing Comprehensive Plan Designation: Gross Area:
Legal Description: Number of Lots:

APPLICANT INFORMATION

Applicant: Nathan Hoefft Company: First Street Brewing Co.
Address: 842 N. Minnesota Ave. Tel: 402-469-3182 Fax:
City: Hastings State: NE Zip: 68901 Email: nathan@firststreetbrewing.com
Property Owner: No Coast Brewing, LLC Company:
Address: PO Box 811 Tel: 402-469-3182 Fax:
City: Hastings State: NE Zip: 68902 Email: nathan@firststreetbrewing.com
Key Contact: Nathan Hoefft Company:
Address: Tel: Fax:
City: State: Zip: Email:

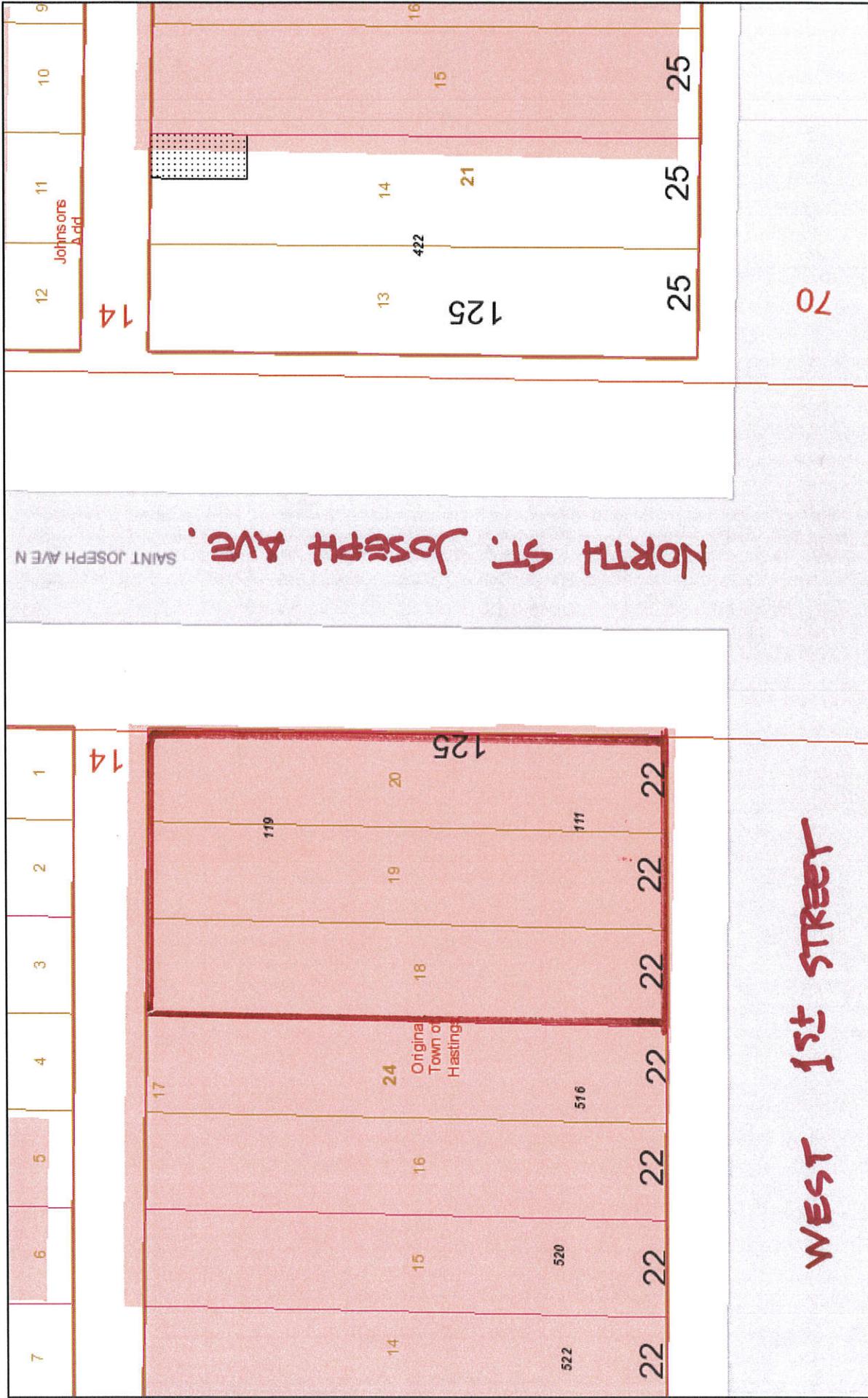
I hereby acknowledge that all information provided with this application is true to the best of my knowledge.

Property Owner Signature Date Applicant Signature Date

DEPARTMENTAL USE ONLY

Fees: \$300.00 paid ck 1062 Receipt No.
Accepted by Staff: [Signature] Signature Case No.

First Street Brewery- 119 N. St Joseph Ave.



October 12, 2015

- Limits
- One Mile
- Two Mile
- Parcels
- Subdivisions
- Easements
- LOTS
- BLOCKS
- Addresses

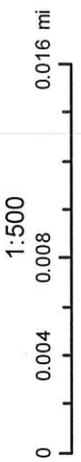


First Street Brewery- 119 N. St Joseph Ave.

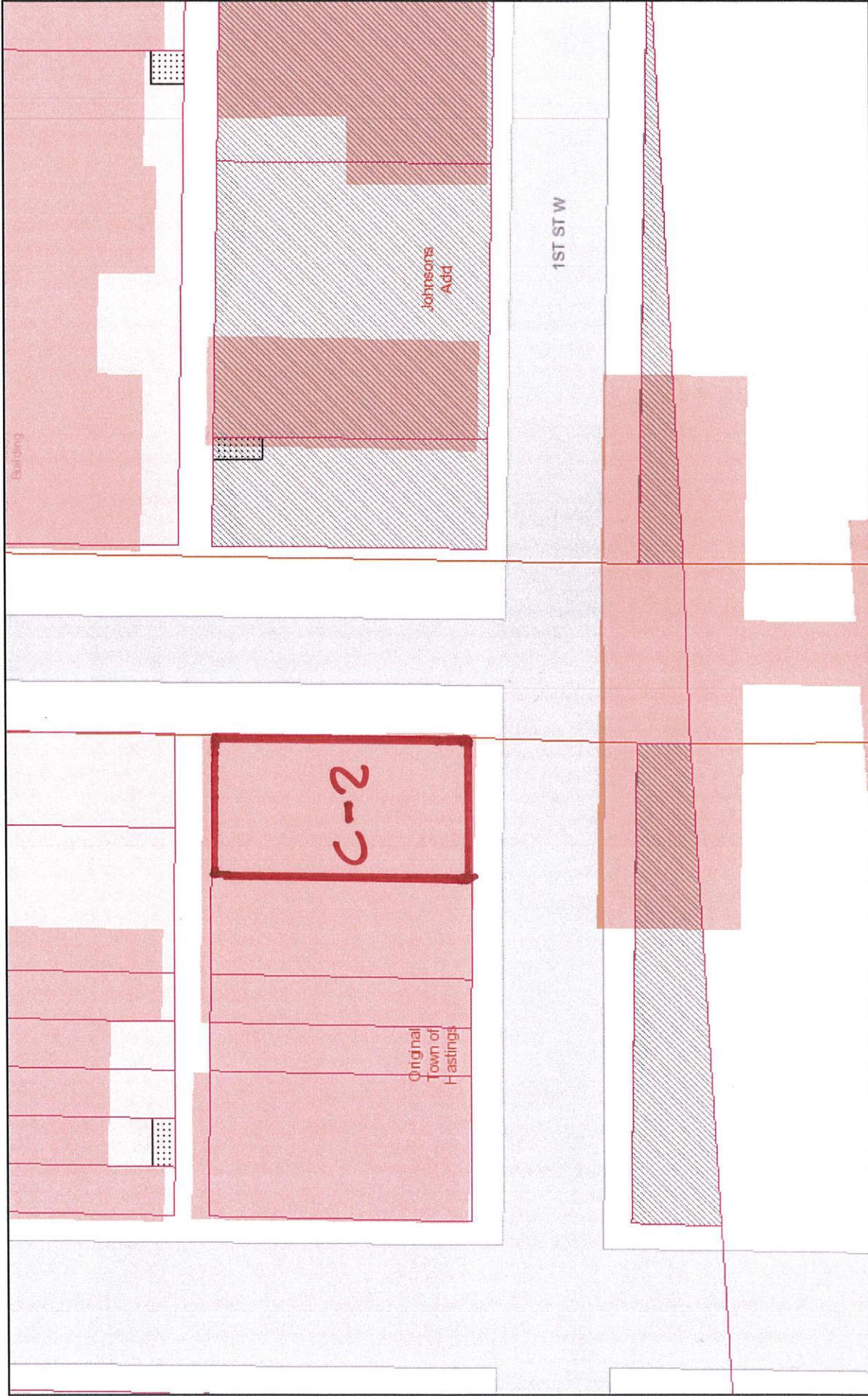


October 12, 2015

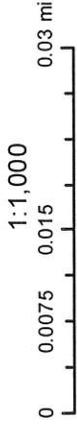
- Limits
- One Mile
- Two Mile
- Parcels
- Subdivisions
- Easements
- LOTS
- BLOCKS
- Addresses



First Street Brewery- 119 N. St Joseph Ave. EXISTING ZONING



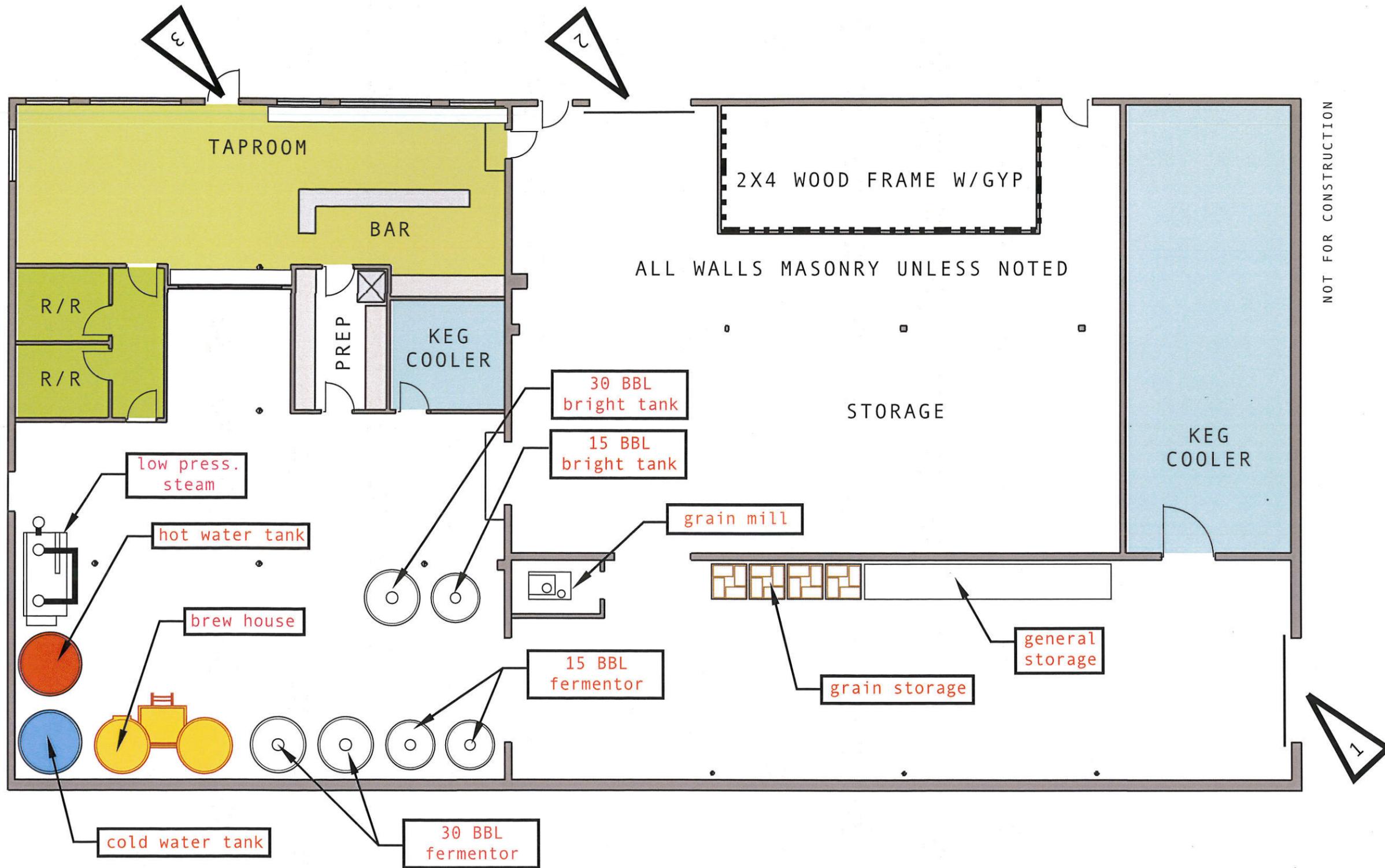
October 12, 2015



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| | Limits | | Parcels | | | C-2 | | R-1 | | CZ | | R-5 |
| | One Mile | | Subdivisions | | | C-3 | | R-1A | | I-1 | | R-2 |
| | Two Mile | | Easements | | | CMP | | R-1S | | I-2 | | R-3 |
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ST JOSEPH AVENUE



NOT FOR CONSTRUCTION

FIRST STREET

FIRST STREET BREWING
119 N ST JOE STREET, HASTINGS

P1: FIRST FLOOR PLAN

NO SCALE



GARAGE DOOR ENTRANCE FOR DELIVERY AND SHIPPING



GARAGE DOOR ENTRANCE FOR DELIVERY AND SHIPPING



TAPROOM ENTRANCE

X2



FIRST STREET BREWING

119 N ST. JOE ST., HASTINGS, NE

GENERAL DESCRIPTION

- Locally owned 15 barrel micro-brewery with public Taproom
- First 12 month production projection= 600 BBL (100-15 gallon kegs/month)
- Employing 3 Full-time, 3 Part-time
- Gas powered low pressure boiler(15 PSI MAX)
- Steam condenser/collector on Brewhouse (no vent exhaust)
- All grain waste to be repurposed as animal feed
- Quarterly supply deliveries by truck
- Bi-weekly product shipping by truck

TAPROOM

Open to the public for tasting and events
 Thurs/Fri 4-8pm
 Sat 12-8pm
 50 person capacity

COMPARABLES

KINKADER BREWING, Broken Bow, NE
 10 Barrel Brewing System

ZIPLINE BREWING, Lincoln, NE
 20 Barrel Brewing System

FIRST STREET BREWING
119 N ST JOE STREET, HASTINGS

X1

12OCT15



S1: SITE PLAN

NO SCALE





PLANNING COMMISSION STAFF REPORT

FILE NO: *DS 15-037*

PREPARED BY: *Lance A. Lang, City Planner*

PROJECT: *Rezoning
I-1 to R-3*

LOCATION: *1914 West 2nd Street*

PRESENTER: *Dorothy Kelly, Owner*

DATE: *October 19, 2015*

DISCUSSION:

The applicant is requesting approval of rezoning for a single lot at 1914 West 2nd Street from I-1, Light Industry to R-3, Multiple Family Residential District. The property is currently occupied by a single-family residential home. The applicant is purchasing the property and cannot get clear title in regards to zoning since existing residential uses forfeit the right to rebuild, expand, or enlarge in industrial zones. This is because residential uses are not allowed in I-1 or I-2 zones. Residential uses such as this one, which existed at the time properties were rezoned to industrial, became non-conforming uses of record.

The subject property is located in a mixed use area in terms of land use. There are commercial and industrial properties on both sides of West 2nd Street along with interspersed housing units. Neighboring properties on the south side of West 2nd Street are zoned I-2 for heavy industry while the subject property is contained in a band of light industrial zoning that runs one lot deep along the north side of the street. Abutting the north side of the band of I-1 zoning is R-3 zoning one-half block deep extending northward to the next street, 3rd Street. Therefore, R-3 zoning abuts the subject property on the north property line and could logically be extended south to encompass this lot without disrupting the zoning pattern or character of the neighborhood. This rezoning request is not considered "spot" zoning. The existing zoning was likely established years ago by measuring a certain distance from the railroad tracks on both sides and creating a transect line that runs parallel to the tracks. This non-selective approach to zoning often times causes conflicts with existing and proposed land uses. It is generally a good idea to bring the residential land uses in these areas into conformance by rezoning them from industrial to commercial or residential zones, thereby legitimizing the residential uses of property over the long term. Therefore, staff supports this rezoning request.

RECOMMENDATION

Staff recommends approval of the rezoning request from I-1 to R-3 at 1914 West 2nd Street.

DATE 9 / 18 / 15

FILE NO. 15-035



PROJECT APPLICATION

City of Hastings – Development Services
220 N. Hastings Avenue, Hastings, NE 68901
Phone: (402) 461-2302; Fax: (402)461-2304
www.cityofhastings.org

Please check the appropriate box below to indicate the type of application you are requesting. Contact Development Services for minimum requirements. Incomplete applications will not be processed. All applications must be completed by applicant prior to submission with all of the requested support materials by the last Monday of each month or they will be held until the next deadline to be processed.

- Preliminary Plat
- Final Plat
- Short Plat
- Administrative Plat
- Code Amendment
- Zoning Change
- Vacation (Plat / ROW / Easements)
- Conditional Use Permit / Amendment
- Planned District / Amendment
- Comprehensive Plan / Amendment
- Annexation Petition / Addition to the City

PROJECT INFORMATION

Project Name: _____

Project Address: 1914 W. 2nd St. Within City Limit Yes No

Existing Zoning: I-1 Proposed Zoning / Use: R-3

Existing Comprehensive Plan Designation: Employment/Industrial Gross Area: _____

Legal Description: Lot 9, Blk 3, Bungatow Addition Number of Lots: 1

APPLICANT INFORMATION

Applicant: Dorothy Kelly Company: _____

Address: 19 302 Whitman Circle Tel: 402-462-9897 Fax: _____

City: Hastings State: NE Zip: 68901 Email: _____

Property Owner: Dorothy Kelly Company: _____

Address: Same as above Tel: _____ Fax: _____

City: _____ State: _____ Zip: _____ Email: _____

Key Contact: Eric Kelly Company: _____

Address: 1014 Wabash Tel: 402-705-0528 Fax: _____

City: Hastings State: NE Zip: 68901 Email: _____

I hereby acknowledge that all information provided with this application is true to the best of my knowledge.

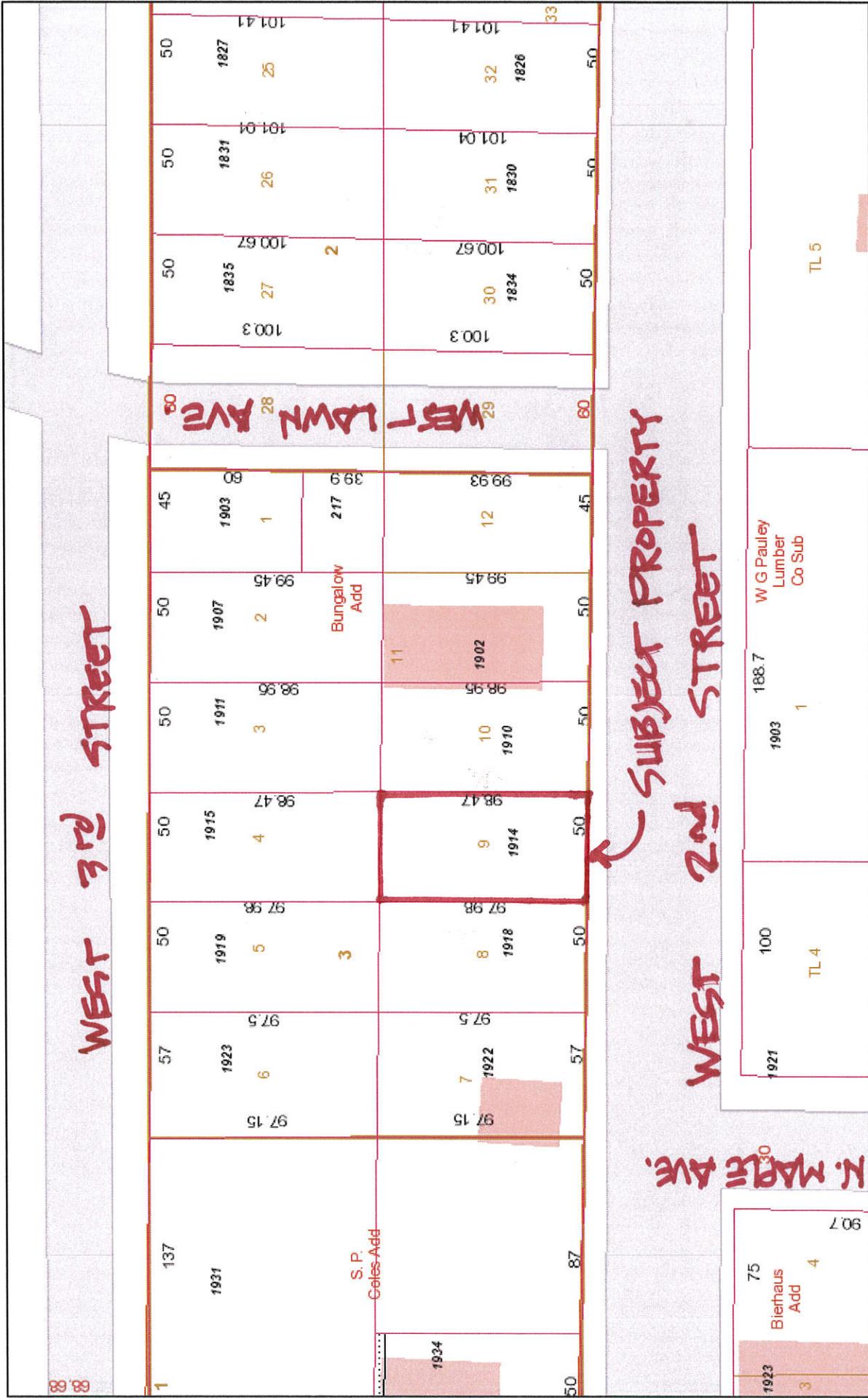
Dorothy Kelly 9-18-15 Dorothy Kelly 9-18-15
 Property Owner Signature Date Applicant Signature Date

DEPARTMENTAL USE ONLY

Fees: _____ Receipt No. _____

Accepted by Staff: _____ Signature Case No. _____

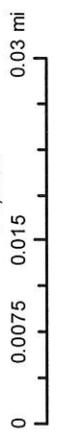
1914 West 2nd Street



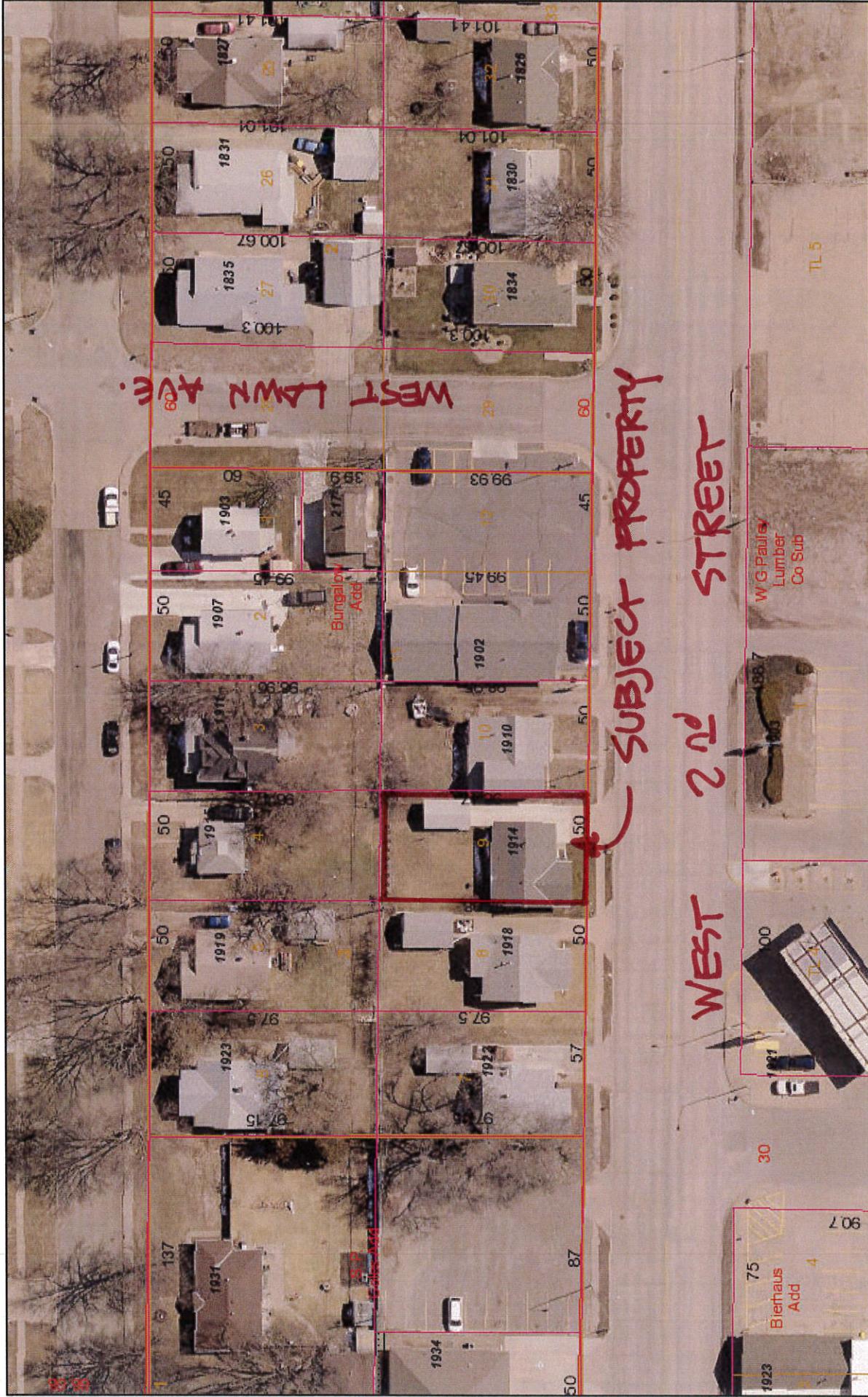
October 12, 2015

- Limits
- One Mile
- Two Mile
- Parcels
- Subdivisions
- Easements
- LOTS
- BLOCKS
- Addresses

1:1,000



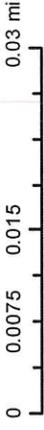
1914 West 2nd Street



October 12, 2015

- Limits
- OneMile
- TwoMile
- Parcels
- Subdivisions
- Easements
- LOTS
- BLOCKS
- Addresses

1:1,000



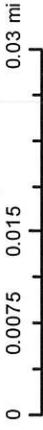
EXISTING ZONING

1914 West 2nd Street



October 12, 2015

1:1,000



- Limits
- OneMile
- TwoMile
- Parcels
- Subdivisions
- Easements
- Zoning C-2
- Zoning C-3
- Zoning C-0
- Zoning C-1
- Zoning C-2
- Zoning I-1
- Zoning I-2
- Zoning R-1
- Zoning R-1A
- Zoning R-1S
- Zoning R-2
- Zoning R-3
- Zoning R-3G
- Zoning R-5
- Zoning TA
- Zoning LOTS

PROPOSED ZONING

1914 West 2nd Street

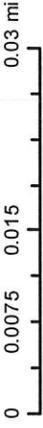


October 12, 2015

- Limits
- OneMile
- TwoMile
- Parcels
- Subdivisions
- Easements
- A
- C-0
- C-1

- C-2
- C-3
- CMP
- CZ
- I-1
- I-2
- R-1
- R-1A
- R-1S
- R-2
- R-3
- R-3G
- R-5
- TA
- LOTS

1:1,000





PLANNING COMMISSION STAFF REPORT

FILE NO: *DS 15-036*

PREPARED BY: *Lance A. Lang, City Planner*

PROJECT: *Preliminary and Final Subdivision Plat
Volkmer Subdivision*

LOCATION: *Elm & "J" Street*

PRESENTER: *Tom Krueger, JEO Consulting Group Inc.*

DATE: *October 19, 2015*

DISCUSSION:

The applicant is requesting approval of a two-lot industrial subdivision located on a triangular piece of property at the big curve in Highway 6 in the south east part of town. East J Street abuts the property to the south while South Elm Avenue abuts the property on the east side providing vehicular access from this road. The street address is 1104 - 1112 South Elm Avenue and the property is zoned I-1, Light Industrial. This property has never been formally platted and placed in a subdivision of record.

There are two existing buildings on the overall parcel. The owner would like to subdivide the property such that each building will be located on a separate lot. There is an existing drainage ditch that traverses the property between the two buildings. A drainage easement is shown on the final plat to accommodate this ditch. Configuration of the Preliminary Plat and Final Plat are the same.

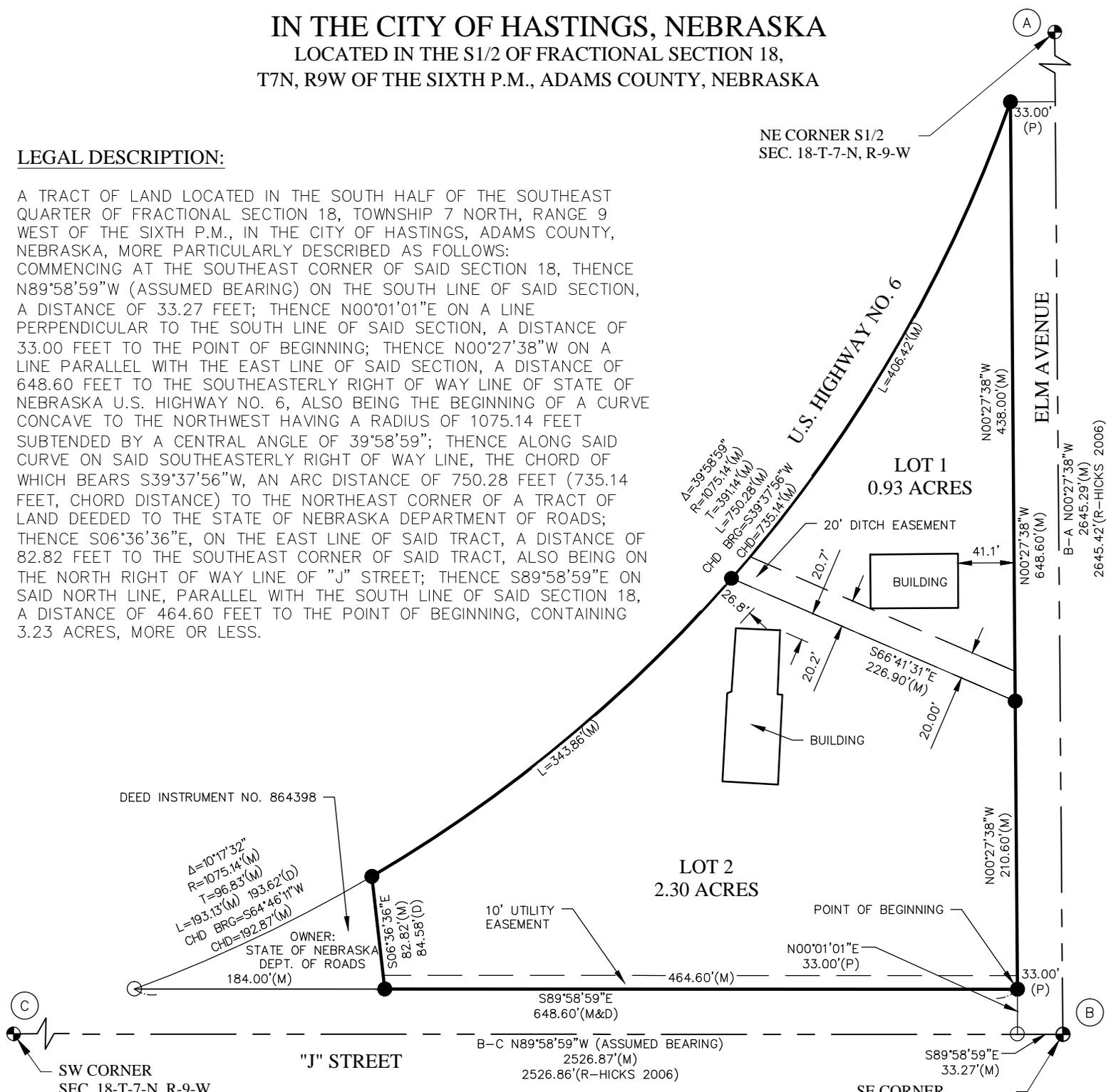
RECOMMENDATION

Staff recommends approval of the Preliminary and Final Plat for Volkmer Subdivision.

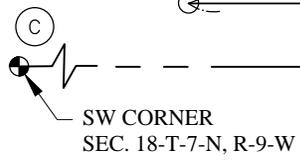
PRELIMINARY/FINAL PLAT
VOLKMER SUBDIVISION
 IN THE CITY OF HASTINGS, NEBRASKA
 LOCATED IN THE S1/2 OF FRACTIONAL SECTION 18,
 T7N, R9W OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 18, TOWNSHIP 7 NORTH, RANGE 9 WEST OF THE SIXTH P.M., IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 18, THENCE N89°58'59"W (ASSUMED BEARING) ON THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 33.27 FEET; THENCE N00°01'01"E ON A LINE PERPENDICULAR TO THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE N00°27'38"W ON A LINE PARALLEL WITH THE EAST LINE OF SAID SECTION, A DISTANCE OF 648.60 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE OF NEBRASKA U.S. HIGHWAY NO. 6, ALSO BEING THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1075.14 FEET SUBTENDED BY A CENTRAL ANGLE OF 39°58'59"; THENCE ALONG SAID CURVE ON SAID SOUTHEASTERLY RIGHT OF WAY LINE, THE CHORD OF WHICH BEARS S39°37'56"W, AN ARC DISTANCE OF 750.28 FEET (735.14 FEET, CHORD DISTANCE) TO THE NORTHEAST CORNER OF A TRACT OF LAND DEEDED TO THE STATE OF NEBRASKA DEPARTMENT OF ROADS; THENCE S06°36'36"E, ON THE EAST LINE OF SAID TRACT, A DISTANCE OF 82.82 FEET TO THE SOUTHEAST CORNER OF SAID TRACT, ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF "J" STREET; THENCE S89°58'59"E ON SAID NORTH LINE, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 464.60 FEET TO THE POINT OF BEGINNING, CONTAINING 3.23 ACRES, MORE OR LESS.



DEED INSTRUMENT NO. 864398



OWNER NAME AND ADDRESS:

JOHN E. VOLKMER
 1112 S. ELM AVE.
 HASTINGS, NE 68901

ZONED: I-1

PROPOSED USE:

SURVEYOR'S REPORT:

EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE SHOWN ON THIS PLAT. ALL MONUMENTS SET ARE A 5/8"x24" REBAR WITH A PLASTIC CAP STAMPED "L.S. 448".

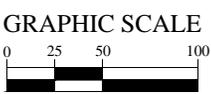
ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE S6 ROBOTIC TOTAL STATION AND A 100 FOOT STEEL TAPE.

SURVEYOR'S CERTIFICATE:

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

 THOMAS L. KRUEGER, LS 448

- LEGEND**
- MONUMENT FOUND
 - MONUMENT SET
 - CALCULATED POINT
 - D DEEDED DISTANCE
 - G GOVERNMENT DISTANCE
 - M MEASURED DISTANCE
 - P PLATTED DISTANCE
 - R RECORDED DISTANCE



NOTE: ALL BEARINGS ARE ASSUMED.

DATE	9/16/15
SCALE	1"=100'
DRAWN	KSL
JOB NO.	R151350
FIELD BOOK	HASTINGS #53
FIELD WORK	TK/JG
SHEET	1 OF 3
FILE NO.	

JEO CONSULTING GROUP INC
 800.723.8567
 Hastings, NE 402.462.5657
 www.jeo.com

PRELIMINARY/FINAL PLAT
VOLKMER SUBDIVISION
 IN THE CITY OF HASTINGS, NEBRASKA
 LOCATED IN THE S1/2 OF FRACTIONAL SECTION 18,
 T7N, R9W OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA

OWNER'S CERTIFICATE AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT JOHN E. VOLKMER, A SINGLE PERSON, THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "VOLKMER SUBDIVISION", AN ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, LOCATED IN THE SOUTH HALF OF FRACTIONAL SECTION 18, TOWNSHIP 7 NORTH, RANGE 9 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA, AND THAT SAID SURVEYING, SUBDIVIDING, PLATTING AND DESIGNATION WAS DONE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNER. BE IT FURTHER KNOWN, THAT SAID OWNER DOES HEREBY DEDICATE ALL STREETS AND EASEMENTS SHOWN ON THE PLAT TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

SIGNED THIS _____ DAY OF _____, 2015.

 JOHN E. VOLKMER

WAIVER:

APPLICANT HEREBY WAIVES ANY AND ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE STREETS AND ALLEYS TO CONFORM TO SAID GRADES AS ESTABLISHED.

SIGNED THIS _____ DAY OF _____, 2015.

 JOHN E. VOLKMER

ACKNOWLEDGEMENT

STATE OF _____)
 COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 2015, BY JOHN E. VOLKMER, A SINGLE PERSON.

MY COMMISSION EXPIRES THE ____ DAY OF _____, _____.

(SEAL)

 NOTARY

CORNER TIES:

- (A) **NE CORNER S1/2 SECTION 18-T-7-N, R-9-W**
 FOUND A MAG SPIKE IN ASPHALT
 SW 115.60' TO A FOUND PK NAIL IN THE TOP OF A RAILROAD TIE FENCE POST
 NW 38.20' TO THE CENTER OF A MANHOLE
 NE 120.59' TO A FOUND REDHEAD NAIL IN A POWER POLE
 E 100.09' TO A FOUND 5/8" REBAR
- (B) **SE CORNER SECTION 18-T-7-N, R-9-W**
 FOUND A MAG SPIKE IN ASPHALT
 SW 40.86' TO THE TOP NUT OF A FIRE HYDRANT
 SE 86.58' TO THE TOP CENTER OF A SOUTH GAS VALVE
 NE 57.97' TO A FOUND NAIL "X" IN A POWER POLE
 NW 46.86' SET A 5/8" X 24" REBAR WITH PLASTIC CAP STAMPED "L.S. 448"
- (C) **SW CORNER SECTION 18-T-7-N, R-9-W**
 FOUND AN ALUMINUM CAP IN CONCRETE
 SW 80.11' TO THE TOP NUT OF A FIRE HYDRANT
 SE 72.75' TO A FOUND REDHEAD NAIL IN A POWER POLE
 NE 71.99' TO A FOUND REDHEAD NAIL IN A POWER POLE
 NW 75.83' TO A FOUND NDOR ALUMINUM CAP IN THE BASE OF A LIGHT POLE

DATE	9/16/15
SCALE	1"=100'
DRAWN	KSL
JOB NO.	R151350
FIELD BOOK	HASTINGS #53
FIELD WORK	TK/JG
SHEET	2 OF 3
FILE NO.	



PRELIMINARY/FINAL PLAT
VOLKMER SUBDIVISION
 IN THE CITY OF HASTINGS, NEBRASKA
 LOCATED IN THE S1/2 OF FRACTIONAL SECTION 18,
 T7N, R9W OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA

COUNTY TREASURER'S CERTIFICATE

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

 ADAMS COUNTY TREASURER

MAYOR AND CITY COUNCIL ACTION

THIS PLAT OF VOLKMER SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, IS HEREBY _____.

DATED THIS _____ DAY OF _____, _____.

 MAYOR

 CITY CLERK

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO SPECIAL ASSESSMENTS ARE DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT.

 CITY OF HASTINGS TREASURER

CITY PLANNING COMMISSION RECOMMENDATION

THIS PLAT OF VOLKMER SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, HAS BEEN SUBMITTED TO AND REVIEWED BY THE CITY PLANNING COMMISSION FOR APPROVAL AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, WITH THE RECOMMENDATION THAT SAID PLAT BE _____ AS PROPOSED. DATED THIS _____ DAY

OF _____, _____.

 CHAIRMAN

 DIRECTOR

CITY SURVEYOR'S APPROVAL

I, THE UNDERSIGNED, DO HEREBY _____ THIS PLAT OF VOLKMER SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

 CITY SURVEYOR

CITY ENGINEER'S APPROVAL

I, THE UNDERSIGNED, DO HEREBY _____ THIS PLAT OF VOLKMER SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

 CITY ENGINEER

REGISTER OF DEEDS CERTIFICATE

STATE OF NEBRASKA)
) SS
 COUNTY OF ADAMS)

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

DATE: _____ TIME: _____ INSTRUMENT NO.: _____

 REGISTER OF DEEDS

DATE	9/16/15
SCALE	1"=100'
DRAWN	KSL
JOB NO.	R151350
FIELD BOOK	HASTINGS #53
FIELD WORK	TK/JG
SHEET	3 OF 3
FILE NO.	



DATE 09/28/15

FILE NO. 15-036



PROJECT APPLICATION

City of Hastings – Development Services
220 N. Hastings Avenue, Hastings, NE 68901
Phone: (402) 461-2302; Fax: (402)461-2304
www.cityofhastings.org

Please check the appropriate box below to indicate the type of application you are requesting. Contact Development Services for minimum requirements. Incomplete applications will not be processed. All applications must be completed by applicant prior to submission with all of the requested support materials by the last Monday of each month or they will be held until the next deadline to be processed.

- Preliminary Plat
- Final Plat
- Short Plat
- Administrative Plat
- Code Amendment
- Zoning Change
- Vacation (Plat / ROW / Easements)
- Conditional Use Permit / Amendment
- Planned District / Amendment
- Comprehensive Plan / Amendment
- Annexation Petition / Addition to the City

PROJECT INFORMATION

Project Name: VOLKMER Subdivision

Project Address: 1104-1112 S. Elm, Hastings, NE Within City Limit Yes No

Existing Zoning: I-1 Proposed Zoning / Use: I-1

Existing Comprehensive Plan Designation: Highway Corridor - Comm/Retail Gross Area: 3.23 Ac

Legal Description: See attached SW SE 1/4 PRY SEC 18 TWP 7N R. 9 W Number of Lots: 2

APPLICANT INFORMATION

Applicant: John E. Volkmer Company: _____

Address: 305 South California Avenue Tel: 402-469-0951 Fax: n/a

City: Hastings State: NE Zip: 68901 Email: n/a

Property Owner: John E. Volkmer Company: _____

Address: 305 South California Avenue Tel: 402-469-0951 Fax: n/a

City: Hastings State: NE Zip: 68901 Email: n/a

Key Contact: Daniel C. Pauley Company: Dunmire, Fisher & Hastings

Address: P.O. Box 1044 Tel: 402-463-1383 Fax: 402-463-0602

City: Hastings State: NE Zip: 68902 Email: dpauley@hastingslawyers.com

I hereby acknowledge that all information provided with this application is true to the best of my knowledge.

[Signature] 9/28/15 x [Signature] 9/28/15
 Property Owner Signature Date Applicant Signature Date

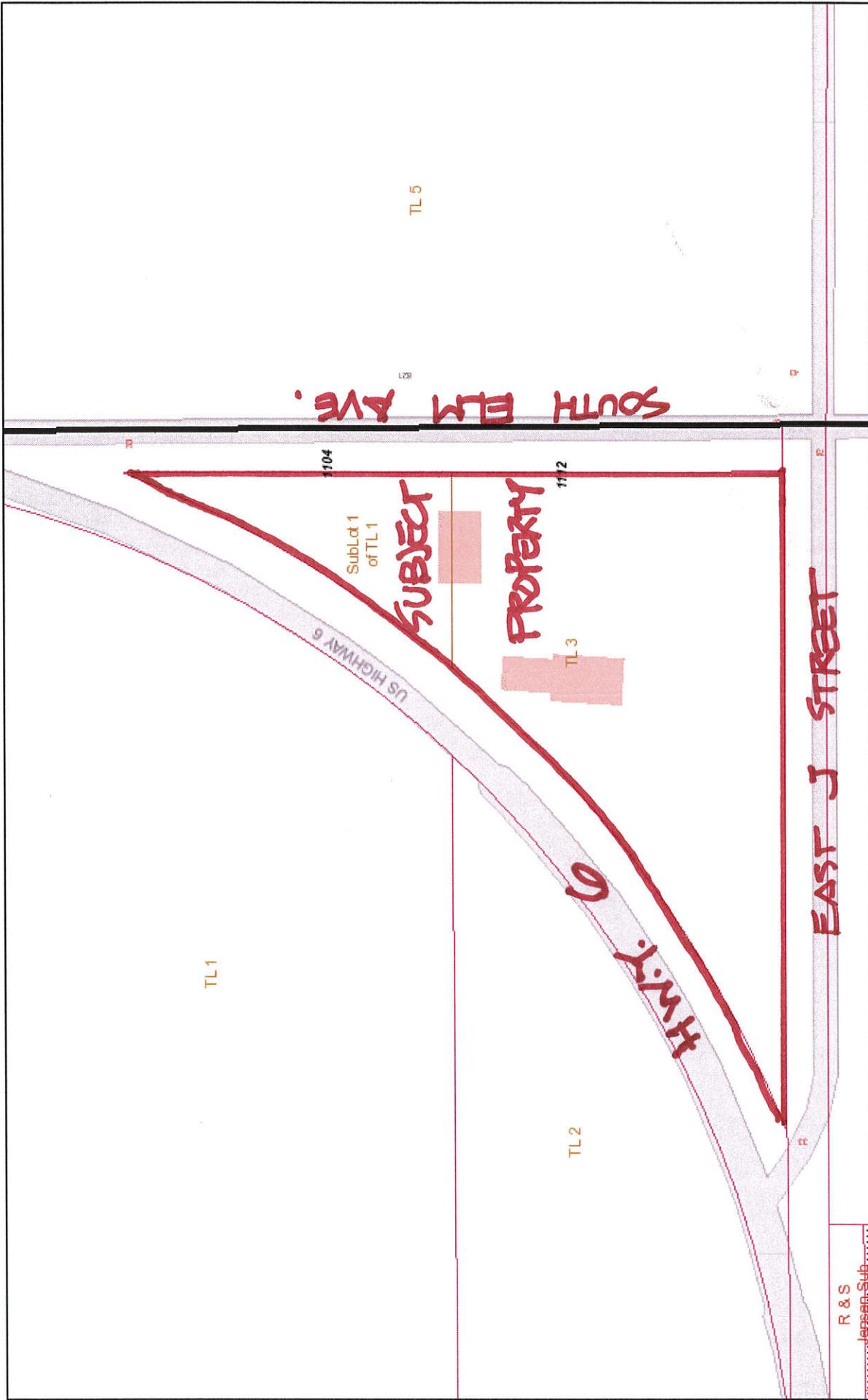
DEPARTMENTAL USE ONLY

Fees: Alto paid owe 22⁰⁰ FILING FEE Receipt No. _____

Accepted by Staff: _____ Signature Case No. _____



Volkmer Subdivision



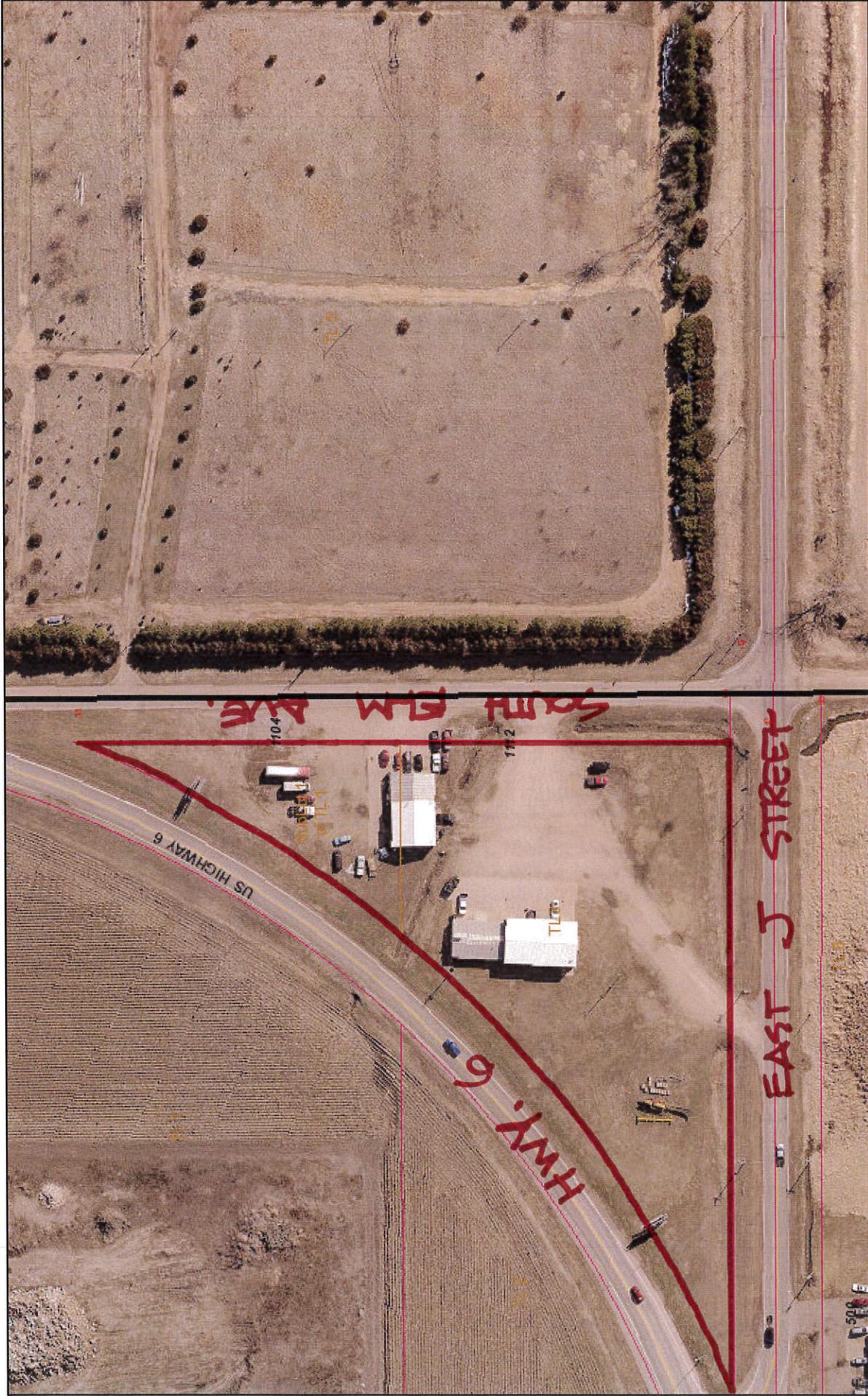
October 12, 2015

- Limits
- OneMile
- TwoMile
- Parcels
- Subdivisions
- Easements
- LOTS
- BLOCKS
- Addresses

1:2,000
0 0.015 0.03 0.06 mi



Volkmer Subdivision



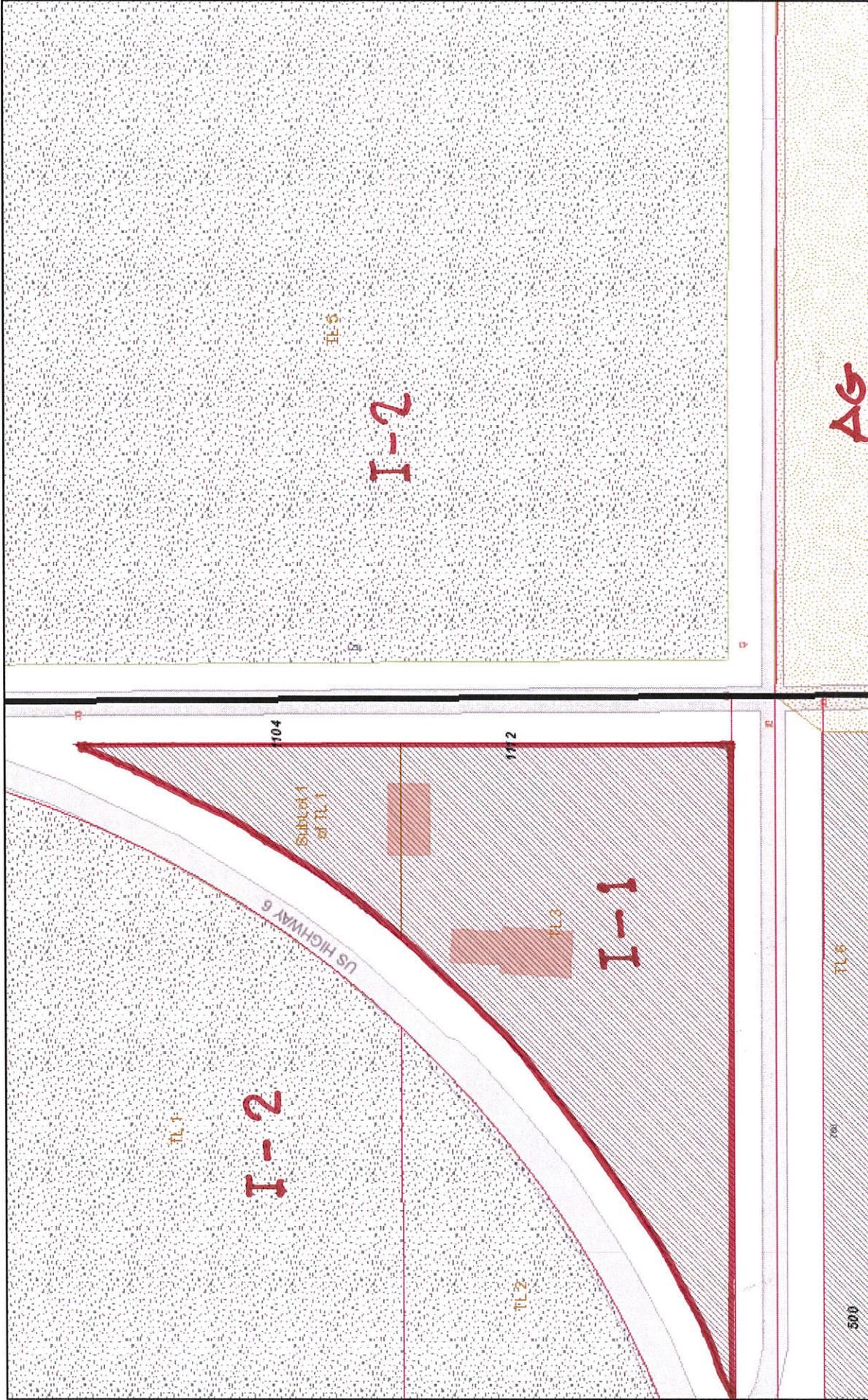
October 12, 2015

-  Limits
-  OneMile
-  TwoMile
-  Parcels
-  Subdivisions
-  Easements
-  LOTS
-  BLOCKS
-  Addresses

1:2,000
0 0.015 0.03 0.06 mi

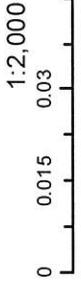


Volkmer Subdivision EXISTING ZONING

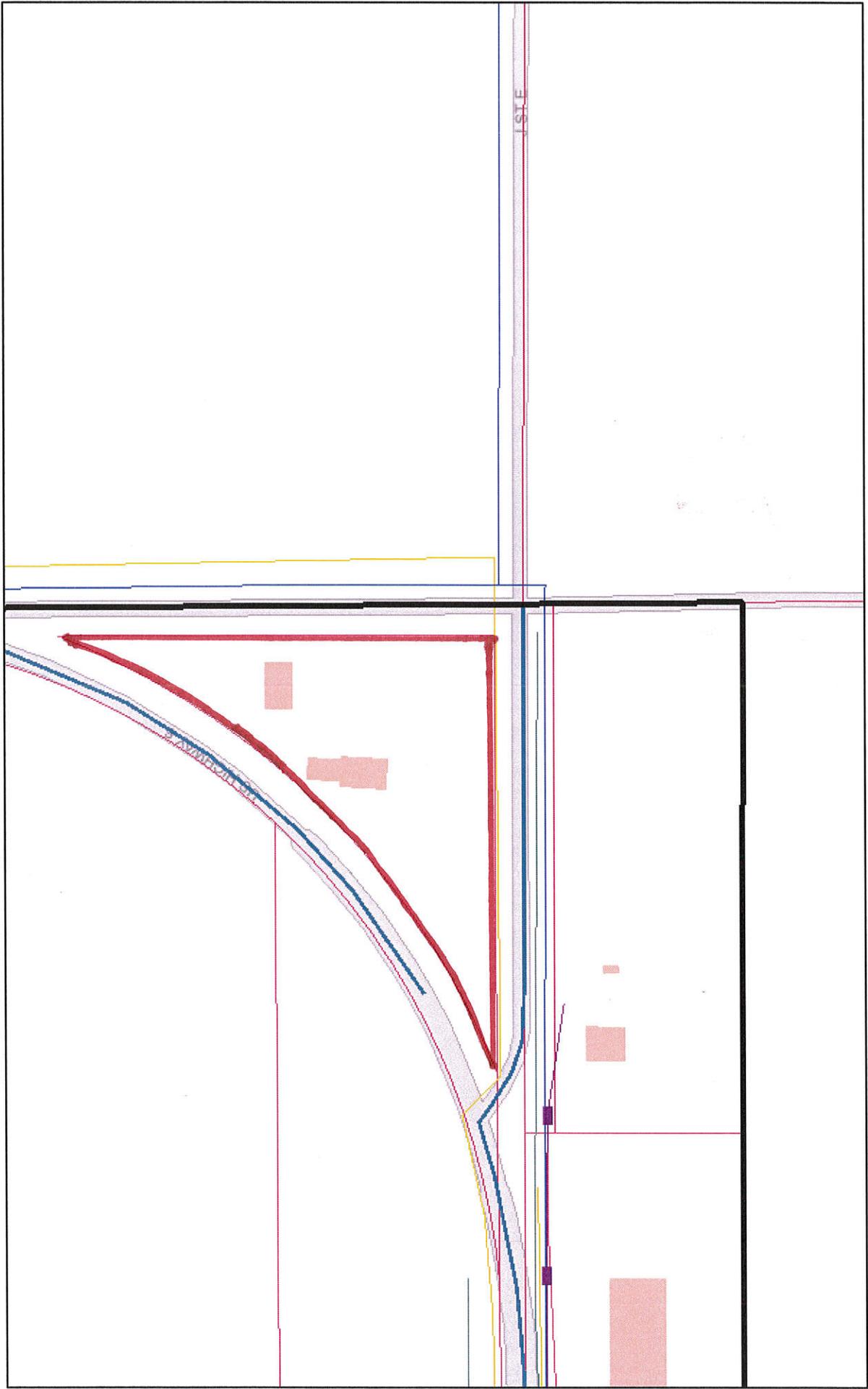


October 12, 2015

	Limits		Parcels		Zoning
	One Mile		Subdivisions		A
	Two Mile		Easements		C-0
					C-1
					C-2
					C-3
					CMP
					I-1
					I-2
					CZ
					R-1
					R-1A
					R-1S
					R-2
					R-3
					R-3G
					R-5
					TA
					LOTS

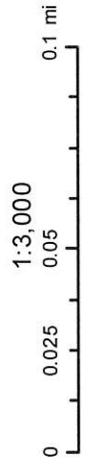


Volkmer Subdivision INFRASTRUCTURE



October 12, 2015

- Limits
- Paving Asbuilts
- Junction
- Water
- OneMile
- Sanitary Sewer
- Manhole
- Gas
- TwoMile
- Inlet
- Storm Sewer Pipe
- Parcels





PLANNING COMMISSION STAFF REPORT

FILE NO: *DS 15-038*

PREPARED BY: *Lance A. Lang, City Planner*

PROJECT: *Partial Vacation and Final Subdivision Plat
Eastridge Meadows 4th Addition*

LOCATION: *North of East 12th Street between North 6th Avenue and North
7th Avenue.*

PRESENTER: *Thomas L. Krueger, JEO Consulting Group*

DATE: *October 19, 2015*

DISCUSSION:

The applicant, is requesting approval of the final plat for a one-lot subdivision to be known as "Eastridge Meadows 4th Addition" located north of North 6th Avenue abutting the east side of Park View Cemetery. This plat will combine a parcel of unplatted county land to the north with previously platted land to the south in Eastridge Meadows First Addition abutting North 6th Avenue. Lots 1 through 7, Block 1, Eastridge Meadows First Addition are arranged around a short platted cul-de-sac street named Doran Circle. The street has never been constructed and none of the lots are built upon either. The county land is zoned AG, Agricultural and will be required to be rezoned in the future. The remainder of the land is zoned R-3, Multiple Family Residential. This property is owned by Hastings College. Potential use of the property has not been determined at this time. Perhaps it could be used for a facilities maintenance building or similar.

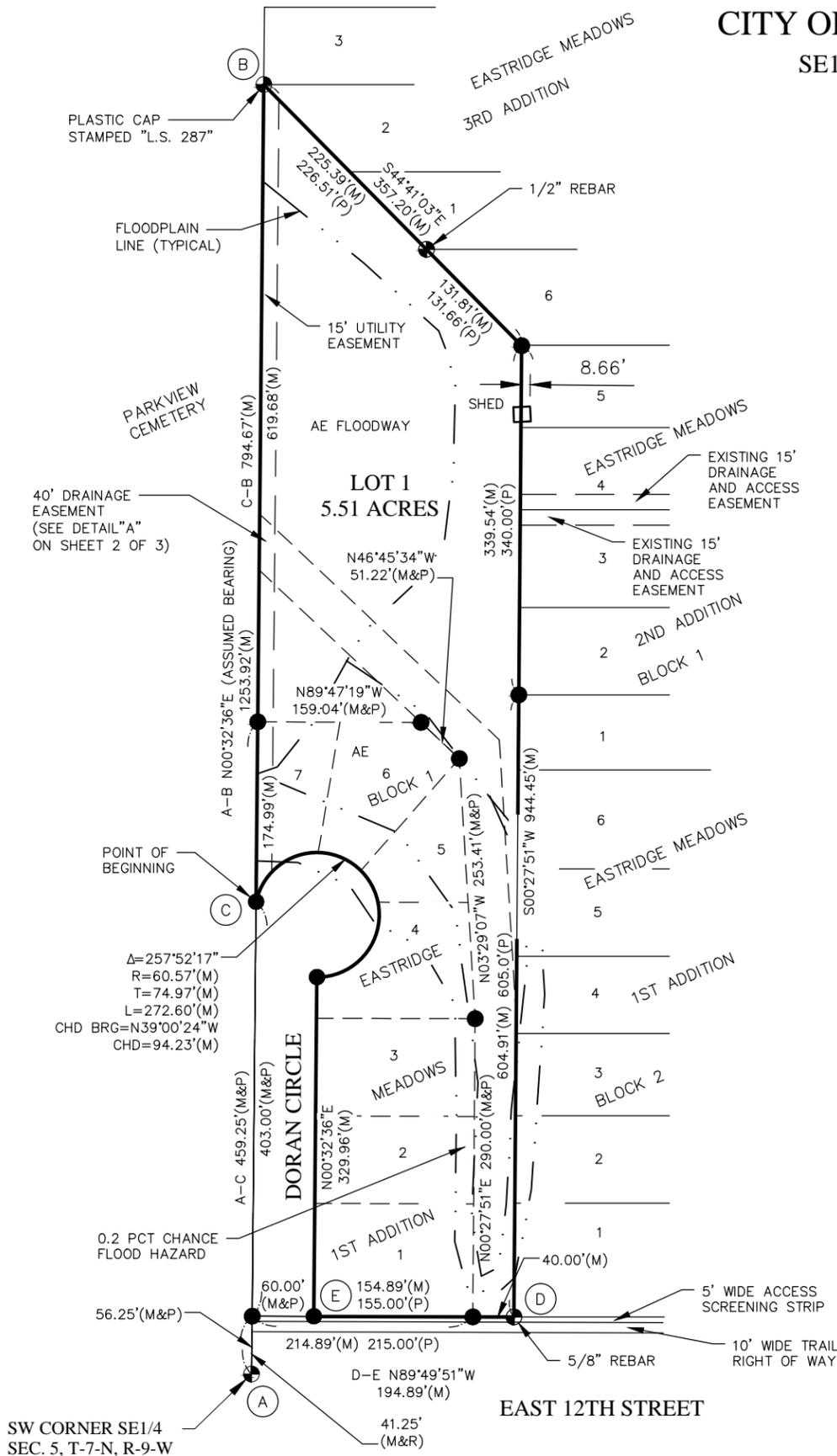
Vacation.

In this subdivision proposal, the seven platted lots will be vacated and the vacated property will be combined with the county land to the north. The cul-de-sac will remain as is, as a platted public street and will not be vacated.

Subdivision.

A one-lot subdivision is proposed that combines all of the previously discussed land with Doran Circle platted for access. A floodplain traverses this site and limits of the floodplain are indicated on the final plat. Portions of the property are located in the floodway and therefore unbuildable, and portions of the property are in the 100-year zone which can be filled appropriately for construction of structures in compliance with FEMA standards. A forty-foot

FINAL PLAT
EASTRIDGE MEADOWS 4TH ADDITION
A REPLAT OF BLOCK 1, EASTRIDGE MEADOWS 1ST ADDITION TO THE
CITY OF HASTINGS, NEBRASKA AND A TRACT LOCATED IN THE
SE1/4 OF SEC. 5, T7N, R9W OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA



LEGAL DESCRIPTION:

ALL OF BLOCK 1, EASTRIDGE MEADOWS 1ST ADDITION AND PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 9 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE N00°32'36\"/>

SURVEYOR'S CERTIFICATE:

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

 THOMAS L. KRUEGER, LS 448

CORNER TIES:

(A)	SW CORNER SE1/4 SECTION 5, T-7-N, R-9-W	FOUND AN ALUMINUM CAP
N	56.25'	SET A 5/8" X 24" REBAR WITH PLASTIC CAP STAMPED "L.S. 448"
SW	56.64'	TO A FOUND MAG-NAIL IN THE TOP OF CURB
SE	55.12'	TO A FOUND MAG-NAIL IN THE TOP OF CURB
NE	52.14'	TO A FOUND MAG-NAIL IN THE INSIDE CORNER OF A SIDEWALK

SURVEYOR'S REPORT:

EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE DESCRIBED ON THIS PLAT, UNLESS NOTED OTHERWISE. ALL MONUMENTS SET ARE A 5/8" BY 24" REBAR WITH A PLASTIC CAP STAMPED "KRUEGER, L.S. 448".

ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE R8 GNSS RECEIVER AND A 100 FOOT STEEL TAPE.

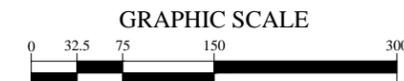
OWNER NAME AND ADDRESS:

HASTINGS COLLEGE
 710 N. TURNER AVE.
 HASTINGS, NE 68901

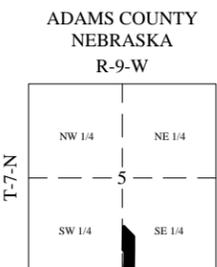
ZONED: R-1

PROPOSED USE: RESIDENTIAL HOUSING

- LEGEND**
- MONUMENT FOUND
 - MONUMENT SET
 - CALCULATED POINT
 - D DEEDED DISTANCE
 - G GOVERNMENT DISTANCE
 - M MEASURED DISTANCE
 - P PLATTED DISTANCE
 - R RECORDED DISTANCE



VICINITY SKETCH



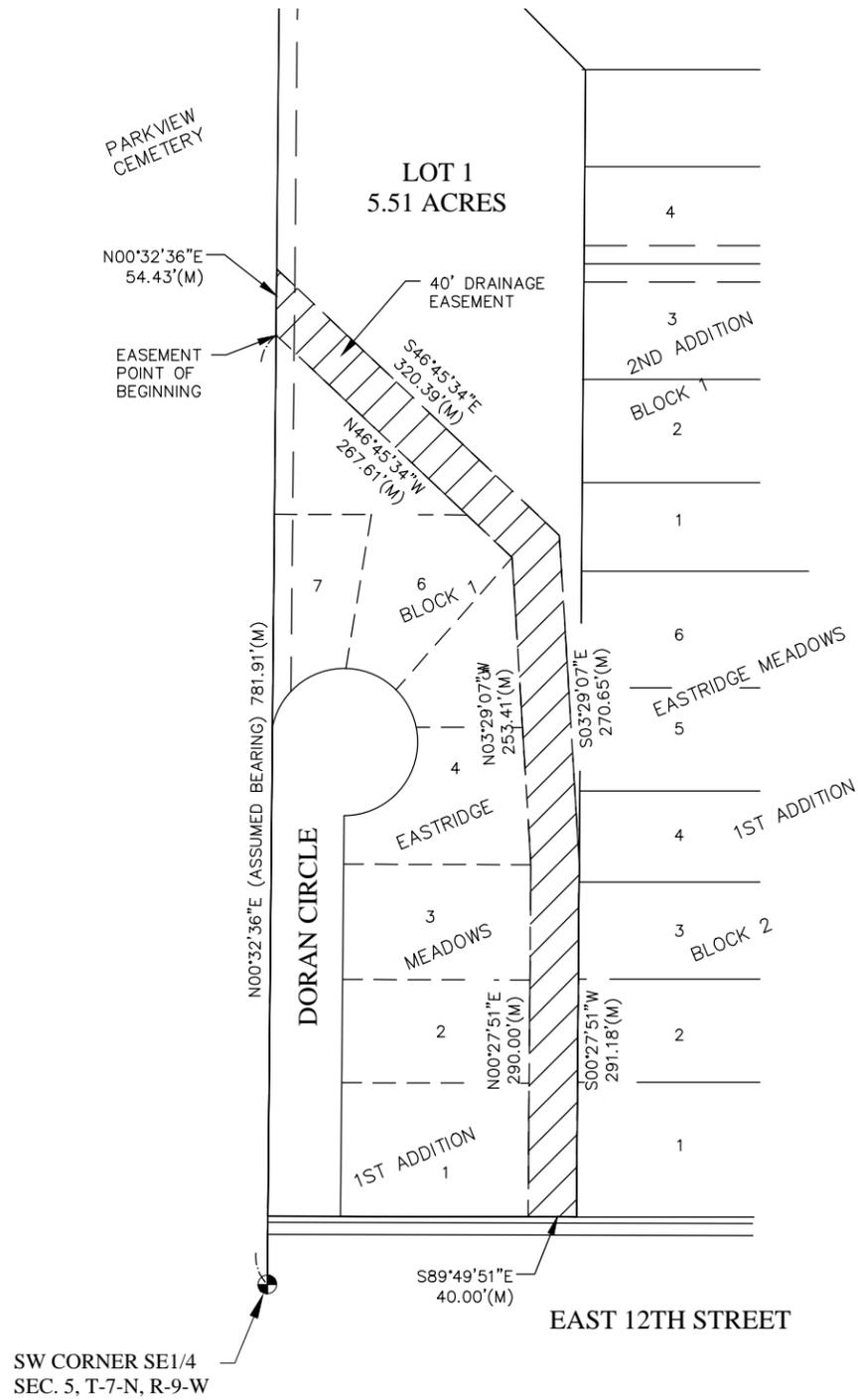
NOTE: ALL BEARINGS ARE ASSUMED.

FINAL PLAT

EASTRIDGE MEADOWS 4TH ADDITION
 IN THE CITY OF HASTINGS,
 ADAMS COUNTY, NEBRASKA

PROJECT NO.	R151155
DATE	8/11/15
DRAWN BY	KSL
FILE NAME	sv151155.dwg
FIELD BOOK	HASTINGS #53
FIELD CREW	TK/JG
REVIEW BY	----
REVIEW DATE	----
SURVEY FILE NO.	

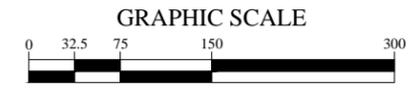
FINAL PLAT
EASTRIDGE MEADOWS 4TH ADDITION
A REPLAT OF BLOCK 1, EASTRIDGE MEADOWS 1ST ADDITION TO THE
CITY OF HASTINGS, NEBRASKA AND A TRACT LOCATED IN THE
SE1/4 OF SEC. 5, T7N, R9W OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA



DETAIL "A"

DRAINAGE EASEMENT DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 9 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 5; THENCE N00°32'36"E (ASSUMED BEARING) ON THE WEST LINE OF SAID SOUTHEAST QUARTER, ALSO BEING THE NORTH EXTENSION OF THE WEST RIGHT OF WAY LINE OF DORAN CIRCLE, A DISTANCE OF 781.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°32'36"E, ON THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 54.43 FEET; THENCE S46°45'34"E, A DISTANCE OF 320.39 FEET; THENCE S03°29'07"E, A DISTANCE OF 270.65 FEET TO THE WEST LINE OF BLOCK 2, EASTRIDGE MEADOWS 1ST ADDITION; THENCE S00°27'51"W ON SAID WEST LINE, A DISTANCE OF 291.18 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF SAID ADDITION; THENCE S89°49'51"E, A DISTANCE OF 40.00 FEET TO THE SOUTHEAST CORNER OF LOT 1, EASTRIDGE MEADOWS 1ST ADDITION; THENCE N00°27'51"E ON THE EAST LINE OF SAID ADDITION, A DISTANCE OF 290.00 FEET; THENCE N03°29'07"W ON SAID EAST LINE, A DISTANCE OF 253.41 FEET TO THE NORTHEASTERLY CORNER OF LOT 6, BLOCK 1 OF SAID ADDITION; THENCE N46°45'34"W ON THE NORTHERLY LINE OF SAID LOT 6, EXTENDED NORTHEASTERLY, A DISTANCE OF 267.61 FEET TO THE POINT OF BEGINNING, CONTAINING 33,865 SQUARE FEET, MORE OR LESS.



NOTE: ALL BEARINGS ARE ASSUMED.

FINAL PLAT
EASTRIDGE MEADOWS 4TH ADDITION
IN THE CITY OF HASTINGS,
ADAMS COUNTY, NEBRASKA

PROJECT NO.	R151155
DATE	8/11/15
DRAWN BY	KSL
FILE NAME	sv151155.dwg
FIELD BOOK	HASTINGS #53
FIELD CREW	TK/JG
REVIEW BY	----
REVIEW DATE	----
SURVEY FILE NO.	

P:\Surveying\151155.00 - Eastridge Fourth Addition Survey\7 Design\2 Drawings\sv151155.dwg, on 10/9/2015 2:40 PM.

FINAL PLAT
EASTRIDGE MEADOWS 4TH ADDITION
A REPLAT OF BLOCK 1, EASTRIDGE MEADOWS 1ST ADDITION TO THE
CITY OF HASTINGS, NEBRASKA AND A TRACT LOCATED IN THE

OWNER'S CERTIFICATE AND DEDICATION:

SE1/4 OF SEC. 5, T7N, R9W OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA

KNOW ALL MEN BY THESE PRESENTS, THAT HASTINGS COLLEGE, THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "EASTRIDGE MEADOWS 4TH ADDITION", AN ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 9 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA, AND THAT SAID SURVEYING, SUBDIVIDING, PLATTING AND DESIGNATION WAS DONE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNER. BE IT FURTHER KNOWN, THAT SAID OWNER DOES HEREBY DEDICATE ALL STREETS AND EASEMENTS SHOWN ON THE PLAT TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA

SIGNED THIS _____ DAY OF _____, 2015.

HASTINGS COLLEGE

BY: _____

WAIVER:

APPLICANT HEREBY WAIVES ANY AND ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE STREETS AND ALLEYS TO CONFORM TO SAID GRADES AS ESTABLISHED.

SIGNED THIS _____ DAY OF _____, 2015.

HASTINGS COLLEGE

BY: _____

ACKNOWLEDGEMENT

STATE OF _____)
 COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 2015, BY _____ OF HASTINGS COLLEGE.

COMMISSION EXPIRES THE ____ DAY OF _____, _____.

(SEAL) _____
 NOTARY

COUNTY TREASURER'S CERTIFICATE

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

ADAMS COUNTY TREASURER _____

CITY ENGINEER'S APPROVAL

I, THE UNDERSIGNED, DO HEREBY _____ THIS PLAT OF EASTRIDGE MEADOWS 4TH ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

CITY ENGINEER _____

MAYOR AND CITY COUNCIL ACTION

THIS PLAT OF EASTRIDGE MEADOWS 4TH ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, IS HEREBY _____.

DATED THIS _____ DAY OF _____, _____.

MAYOR _____ CITY CLERK _____

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO SPECIAL ASSESSMENTS ARE DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT.

 CITY OF HASTINGS TREASURER

CITY PLANNING COMMISSION RECOMMENDATION

THIS PLAT OF EASTRIDGE MEADOWS 4TH ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, HAS BEEN SUBMITTED TO AND REVIEWED BY THE CITY PLANNING COMMISSION FOR APPROVAL AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, WITH THE RECOMMENDATION THAT SAID PLAT BE _____ AS PROPOSED. DATED THIS _____ DAY OF _____, _____.

CHAIRMAN _____ DIRECTOR _____

CITY SURVEYOR'S APPROVAL

I, THE UNDERSIGNED, DO HEREBY _____ THIS PLAT OF EASTRIDGE MEADOWS 4TH ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

CITY SURVEYOR _____

REGISTER OF DEEDS CERTIFICATE

STATE OF NEBRASKA)
 COUNTY OF ADAMS) SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE OF ADAMS COUNTY, NEBRASKA.
 DATE: _____ TIME: _____ INSTRUMENT NO.: _____

REGISTER OF DEEDS _____



FINAL PLAT
 EASTRIDGE MEADOWS 4TH ADDITION
 IN THE CITY OF HASTINGS,
 ADAMS COUNTY, NEBRASKA

PROJECT NO. R151155
 DATE 8/11/15
 DRAWN BY KSL
 FILE NAME sv151155.dwg
 FIELD BOOK HASTINGS #53
 FIELD CREW TK/JG
 REVIEW BY ----
 REVIEW DATE ----
 SURVEY FILE NO.

P:\Surveying\151155.00 - Eastridge Fourth Addition Survey\7 Design\2 Drawings\sv151155.dwg, on 10/9/2015 2:31 PM.

wide drainage easement runs north from North 6th Avenue along the east property line to carry the drainage from the floodplain and is shown on the final plat.

RECOMMENDATION

Staff recommends approval of the final plat for Eastridge Meadows 4th Addition.



PROJECT APPLICATION
City of Hastings - Development Services
220 N. Hastings Avenue, Hastings, NE 68901
Phone: (402) 461-2302; Fax: (402)461-2304
www.cityofhastings.org

Please check the appropriate box below to indicate the type of application you are requesting. Contact Development Services for minimum requirements. Incomplete applications will not be processed. All applications must be completed by applicant prior to submission with all of the requested support materials by the last Monday of each month or they will be held until the next deadline to be processed.

- Preliminary Plat
Code Amendment
Conditional Use Permit / Amendment
Comprehensive Plan / Amendment
Final Plat
Zoning Change
Planned District / Amendment
Annexation Petition / Addition to the City
Short Plat
Administrative Plat
Vacation (Plat / ROW / Easements)

PROJECT INFORMATION

Project Name: Eastridge Meadows 4th Addition
Project Address: East 10th St. Within City Limit Yes No
Existing Zoning: Ag Proposed Zoning / Use: College Campus
Existing Comprehensive Plan Designation: Urban Residential Gross Area: 1/2 acres
Legal Description: Number of Lots: 1

APPLICANT INFORMATION

Applicant: Anderson Family Ltd Partnership
Address: 701 North Shore Dr Tel: 402-461-1785 Fax:
City: Hastings State: NE Zip: 68901 Email: farm605250@ah.com
Property Owner: Anderson Family Ltd Part. Company
Address: 701 N. Shore Dr Tel: Fax:
City: Hastings State: Zip: Email:
Key Contact: Alan M Anderson Company: Westwood Village
Address: 701 N. Shore Dr Tel: 402-461-1785 Fax:
City: Hastings State: NE Zip: 68901 Email:

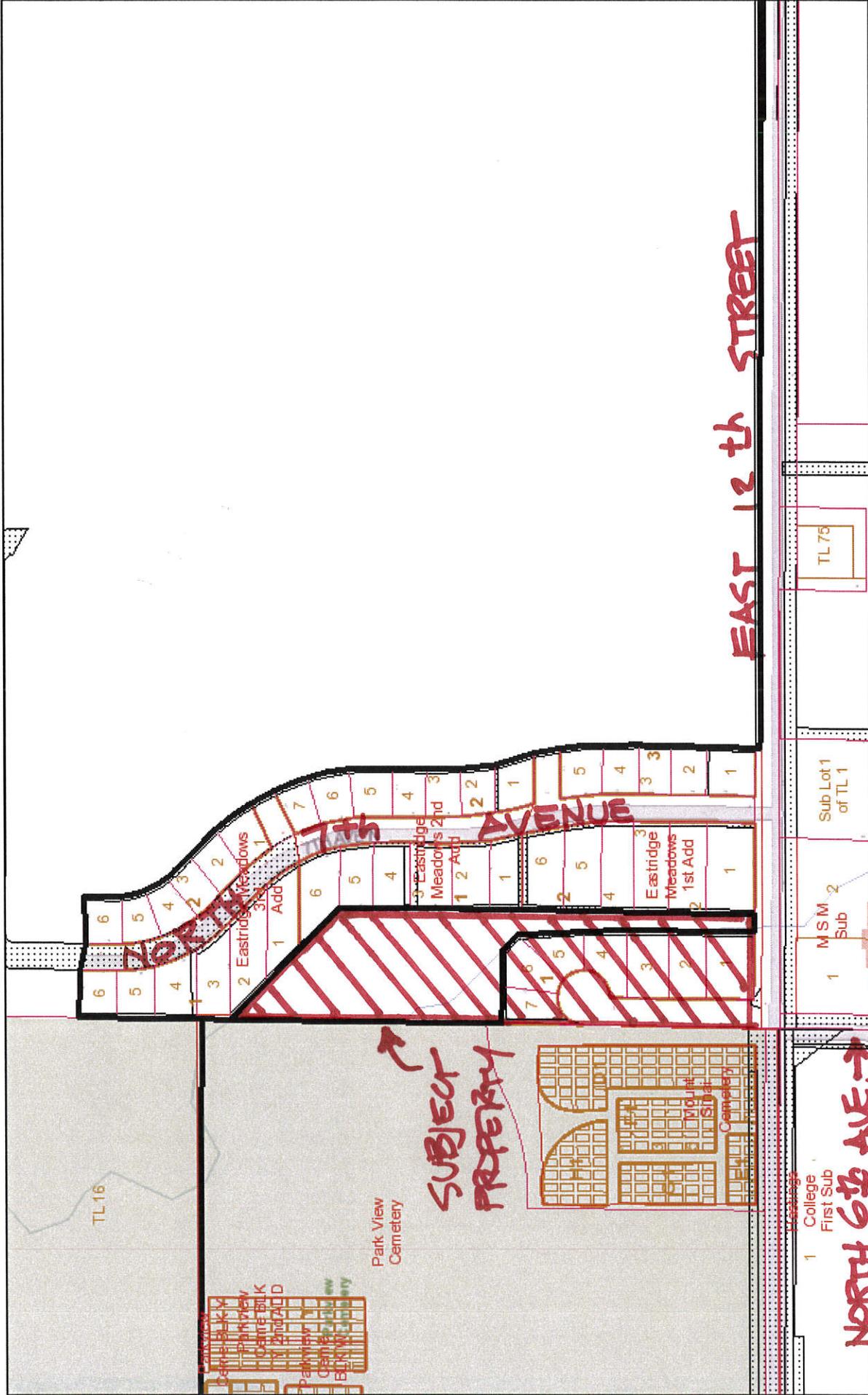
I hereby acknowledge that all information provided with this application is true to the best of my knowledge.

Alan M Anderson 8-20-15
Property Owner Signature Date Applicant Signature Date

DEPARTMENTAL USE ONLY

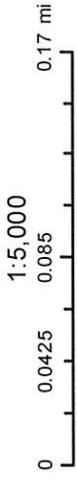
Fees: \$282.00 Receipt No.
Accepted by Staff: Signature Case No.

Eastridge Meadows 4th



October 12, 2015

- Limits
- One Mile
- Two Mile
- Parcels
- Subdivisions
- Easements
- LOTS
- BLOCKS



Eastridge Meadows 4th



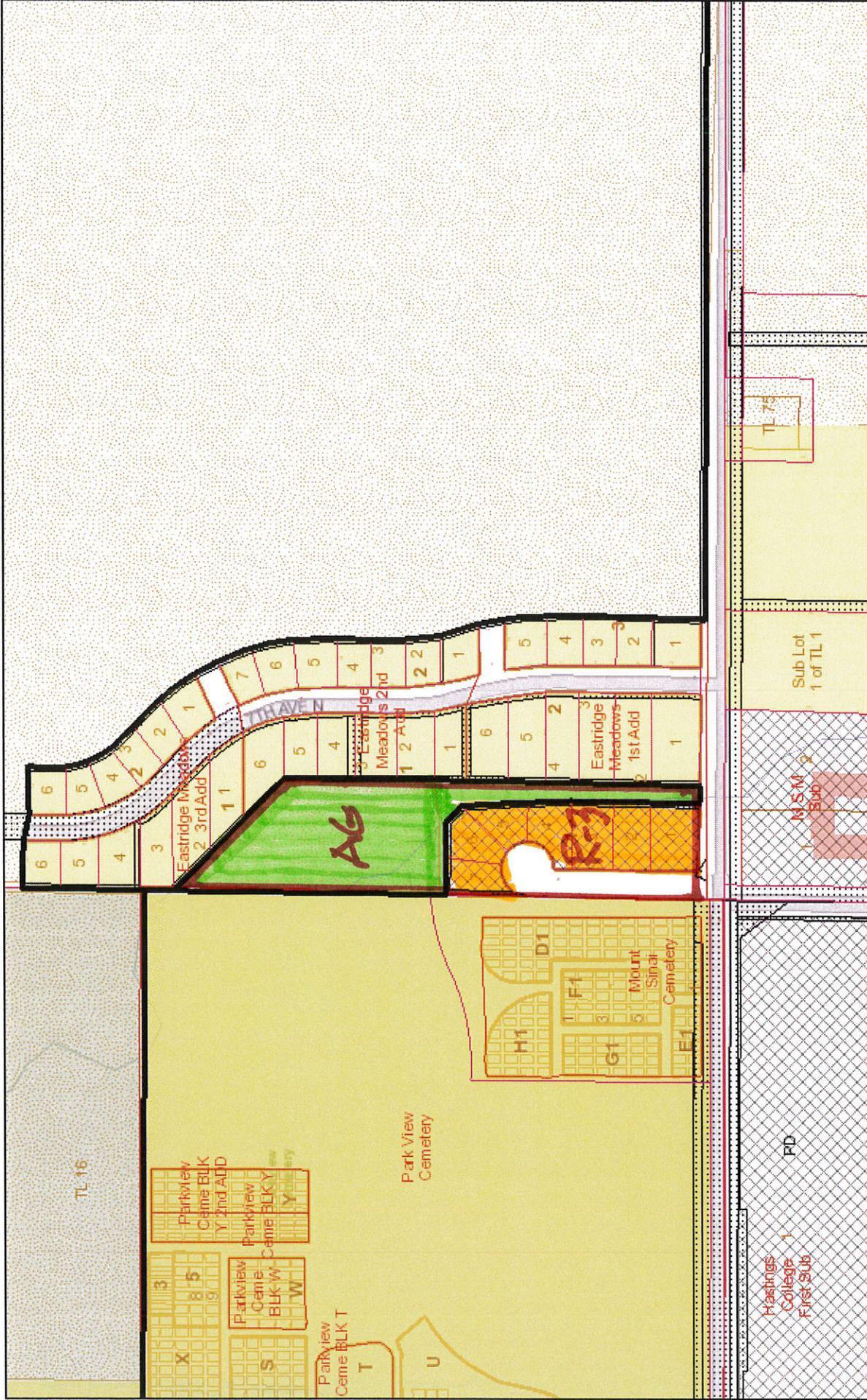
October 12, 2015

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Eastridge Meadows 4th

EXISTING ZONING



October 12, 2015

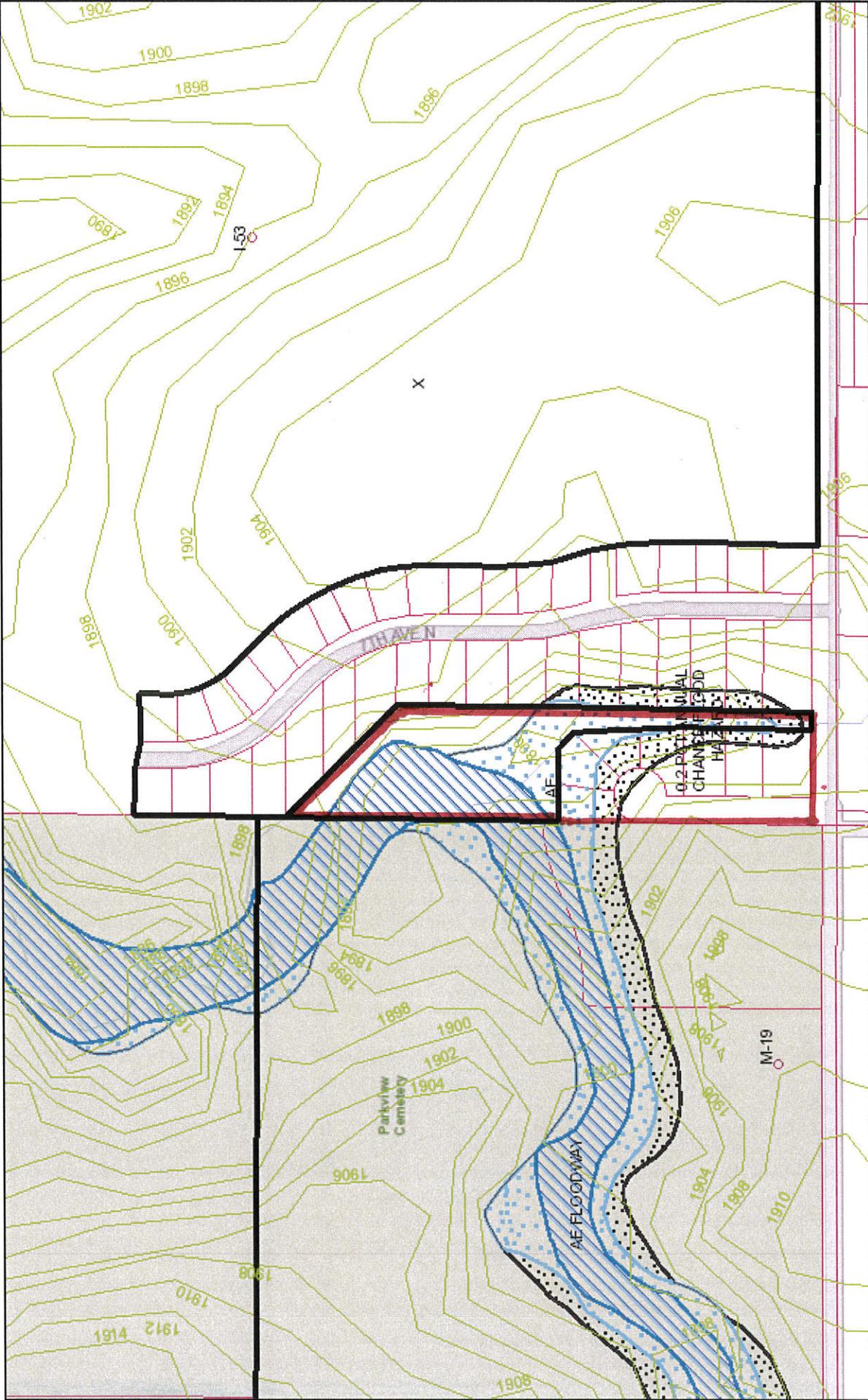
1:5,000
0 0.0425 0.085 0.17 mi

- Limits
- One Mile
- Two Mile
- Parcels
- Subdivisions
- Easements
- Zoning A
- Zoning C-0
- Zoning C-1
- Zoning C-2
- Zoning C-3
- Zoning CMP
- Zoning CZ
- Zoning I-1
- Zoning I-2
- Zoning R-1
- Zoning R-1A
- Zoning R-1S
- Zoning R-2
- Zoning R-3
- Zoning R-3G
- Zoning R-5
- Zoning TA
- Zoning LOTS



Eastridge Meadows 4th

FLOODPLAIN



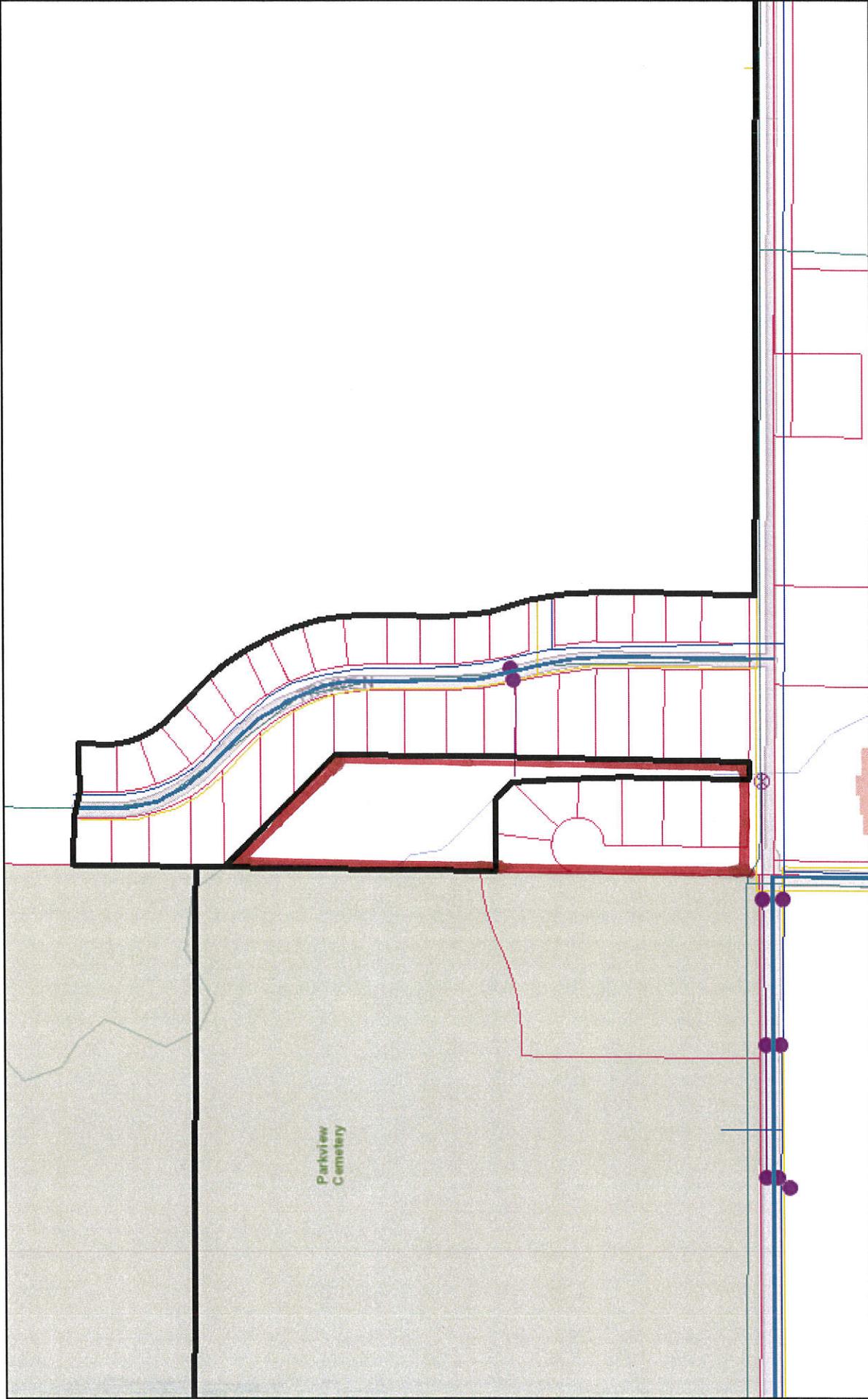
October 12, 2015

1:5,000
0 0.0425 0.085 0.17 mi

-  Limits
-  One Mile FloodPlain
-  Two Mile
-  AE-1% FLOODWAY
-  0.2% ANNUAL CHANCE
-  X-OUTSIDE ANNUAL CHANCE
-  Contours
-  A-1% ANNUAL CHANCE
-  AE -1% ANNUAL CHANCE
-  Monitoring Well
-  Parcels



Eastridge Meadows 4th INFRASTRUCTURE



October 12, 2015

- Limits
- Paving Asbuilts
- Sanitary Sewer
- Inlet
- Junction
- Manhole
- Storm Sewer Pipe
- Water
- Gas
- Parcels

1:5,000
0 0.0425 0.085 0.17 mi

