HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Monday, November 16, 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 (November 16, 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 November 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 (October 19, 2015)

7. Special Order of Business - None

8. Unfinished Business

   a. Continued Applications - None
   b. Tabled Applications - None
   c. Postponed Applications - None
   d. Unfinished Applications - None

9. a. Public Hearings.

15-039. Conditional Use Permit – Good Samaritan Village Hope Field Development
Application from Paul Hamelink representing Evangelical Lutheran Good Samaritan Society, Hastings Village, for a Conditional Use Permit to develop group housing for senior citizens on property zoned R-3, Multiple Family Residential District located at 901-1117 East C Street.

15-040. Partial Street Vacation - Part of South St. Joseph Avenue as described herein.
Application from Kara Tharp, on behalf of Pat's Auto Repair and Towing, requesting to vacate the eighty-foot wide public right-of-way for that portion of South St. Joseph Avenue extending from the north line of the east-west alley between B Street and vacated A Street, extending north to the north line of the intersection of vacated A Street and South St. Joseph Avenue.

15-041. Rezoning - A to I-2, Southeast Quadrant of the Intersection of State Highway 281 and M Street
Application from David H. Fisher representing Butler Machinery Company, applicant, and Jerry R. Haskin, owner, to rezone a 10.16 (revised to 11.120) acre tract located south of M Street and east of Highway 281 from A, Agricultural District to I-2, Heavy Industrial District.

WITHDRAWN BY APPLICANT.
15-042. Conditional Use Permit – Hastings Police Impound Yard
Application from Gene Boner, representing Hastings Police Department, for a Conditional Use Permit to authorize "storage of vehicles in an impound yard" on property owned by the City of Hastings, zoned I-1, Light Industrial District, located at 109 West 2nd Street.

10. a. Subdivisions - None

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

Adjourn

HASTINGS PLANNING COMMISSION
MINUTES
October 19, 2015

A meeting of the Hastings Planning Commission was called to order by Chairman Keith Napier, Monday, October 19, 2015 at 4:00 p.m. in the City Building, 220 North Hastings Avenue, City Council Chambers, Hastings, Nebraska.

ROLL CALL	**STAFF**
Mr. Gaines	Mark Evans, Building Inspector
Mr. Stutte	Linda Waldron, Fire Prevention Officer
Mr. Hamelink	Dave Ptak, City Attorney
Mr. Rosenberg	Teri Schelkopf, Recording Secretary
Mr. Napier, Chairman	Joe Patterson, City Administrator & Interim DS Director
Mr. Kully	Al Meyer, Hastings Utilities
Mr. Johnson, absent	Lance A. Lang, City Planner
Mr. Hamburger	
Mrs. Shutt	

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. Kully, seconded by Mr. Hamelink 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 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.

The Chair asked for comments or changes to the minutes of the September 21, 2015, meeting.

There being none, the Chair asked for a motion to approve the minutes of the September 21, 2015, meeting.

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

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

The motion carried unanimously.

The first 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 comments from Staff.

Mr. Lang stated this was a subdivision that was submitted for the last meeting, but there were some complications and it was continued in order to give the surveyor time to work through the issues. It is a one-lot subdivision in the industrial area of southeast Hastings that is going to be reserved for a rail spur. It is a long linear lot, not your typical building lot. State law requires any lot that is created as a separate parcel must have access to a public way, and this did not on the original submittal. An access easement has been obtained, and the easement is outside of the boundary of the final plat. Since the easement is outside the plat it has to be dedicated by separate instrument and that instrument is then filed at the Register of Deeds and referenced on the final plat. Development Services staff has made the determination that this project can move forward today, if the Planning Commission so wishes, without the access easement being filed of record. However, everything needs to be executed by the November 9 Council date, or this project will not move forward to Council until the access easement is resolved to the satisfaction of the staff, Commission, and Council.

The Chair asked for a motion on application 15-026.

Moved by Mr. Rosenberg to approve 15-026. Seconded by Mr. Hamburger.

The Chair asked for further questions or discussion.

Mr. Ptak suggested the motion be considered to be amended to include that it would meet the requirements as outlined by Mr. Lang, that your recommendation be subject to those requirements for the Council's benefit.

Moved by Mr. Hamelink to amend the motion to include the stipulation that it be done by Council date. Seconded by Mr. Kully.

The Chair asked for questions or discussion.

There being none, the Chair asked for the vote on the amendment to the original motion.

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

The Chair stated the motion is amended to include staff's recommendations that the work be completed prior to Council date.

The Chair stated the Commission is back to the original motion to approve.

The Chair asked for questions or discussion.

The Chair asked for the vote.

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

Motion carried unanimously.
The Chair then moved to postponed applications.

The next 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 this amended development plan application was before you last month for Dunkin Donuts on North Burlington Avenue. At that time, the staff report reiterated that this is not a question of zoning, rather just fulfilling requirements of a development plan for a planned district. The property is zoning CP-2 which is a retail commercial district and restaurants and drive-thru's are allowed. Both banks have drive-thrus. Original there was a proposal that an office building be built on this lot, and an office building certainly could be built here, but that is not what the applicant is requesting.

A restaurant with drive-thru pickup and sit down service for a Dunkin Donuts is being proposed. Discussion was had last month on how the project might impact neighboring properties, and there were several categories of potential impacts including noise, drainage, screening, outdoor lighting, and landscaping. The Development Services staff put together eight conditions that, if required of the development plan, would hopefully mitigate to an acceptable degree these external impacts. 1) All contracts and agreement must be signed and executed by Council date or it would be tabled. 2) PVC fence to give the appearance of a stone wall 8 feet in height shall be erected on east property line for the length of the property. 3) Light fixtures shall be downcast, sharp cut-off fixtures and recessed can lighting in the building eaves. 4) Primary sign is a monument sign, not a pole sign. 5) Notice generated from menu board speaker and drive-thru pickup window shall be minimized to that of normal casual conversation and not amplified. 6) Stormwater drainage will be collected in the drive lanes and parking lots because it will be a curb and gutter design and can be sloped away from the neighboring property owners. 7) Landscape plan shall be reviewed to add (a) Two 2" caliper shade trees be added between the drive-thru lane and the parking lot (b) the screening along the east property line is important and the fence is part of that but we are recommending seven additional Hetzii Juniper trees be added (c) proposed landscaping to screen the refuse collection dumpster.

Bryce Bares, 16379 Cheyenne Road, Omaha, NE 68136. He gave an update on process with the various feedback received from different parties that are associated. The signed agreements are in place with Great Western Bank in escrow. They have signed easements. He thanked Doug Koopman stating he has been a great partner in helping this project move forward. In regards to the feedback with the neighbors to the east, of all objections that were raised, only one was a non-use related objection. They were objecting to a Dunkin Donut with a drive-thru as an allowable use of the property. That is not

negotiable. It is a Dunkin Donut with a drive-thru. Mr. Sinner, who is in attendance, raised some very legitimate concerns about the development in terms of drainage mitigation, and other items. The revised packet now incorporates a lot of those concerns. The fence was worked out with Mr. Sinner. We plan to mail that plan to the neighbors to the east to give them an opportunity to comment also. We have been attempting to talk with the Bank of Doniphan on how to mitigate their concerns. Mr. Parker is here and will speak to their concerns.

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

Craig DeWalt, 747 N. Lincoln Ave., Hastings, NE. Mr. DeWalt stated he would like to welcome Mr. Bares to Hastings and he is in favor of economic development. Has been involved in economic development for many years and is excited about the interest Mr. Bares has shown towards Hastings. The concerns with the project go back 10-11 years. They were involved when the original project was presented to the residents on Lincoln Avenue and unfortunately the nature of the project has changed and it certainly is not in keeping with what was presented at the time the development was taking place. In 2004 the Nebraska State Historical Society was involved in this process. Both banks built were federally chartered institutions. The State Historical Society was very clear about maintaining the character of the neighborhood. The use was changing because it was going from residential to commercial, however, they were adamant that the character and the appearance needed to be maintained for them to give their stamp of approval for the banks. We are concerned that it does not keep with the character of the historic district in Hastings. The historic district is a capstone for our community, and really a testament to the care the people have taken to maintain and restore properties to their original, or as close as they can be, to the original appearance and use. It is very important that we continue to maintain that integrity of that historic district. Mr. Lauvetz promoted this project with no retail business i.e. restaurants, filling stations, convenience stores. That was key in securing the cooperation of the neighborhood. Once again, I am excited to have Dunkin Donuts in Hastings, I just do not feel it fits with the integrity of the rest of the neighborhood. We have an obligation as a community to carry out the intent of what was planned and what was promoted through that development.

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

Jeanette DeWalt, 747 N. Lincoln Ave., Hastings, NE. Mrs. DeWalt entered into the record a packet of letters and signed agreements. Mrs. DeWalt stated that at the last meeting Mr. Bares said he would work with the neighbors and the community. We have not heard anything since last month. Mr. Bares said he talked with Mr. Sinner, who happens to own an apartment. Mr. Sinner does not live there, he has an apartment there. She felt it was a bit discerning that Mr. Bares didn't even both calling or talking to any of the neighbors that lived there. We want economic development, we are happy he is willing to come to Hastings, but it is unfortunate he did not do what he said he was going to do. Regarding the paperwork with Mr. Lauvetz in 2004, we were willing to agree, based on non-commercial non-restaurant type of drive-thru business. Now we are looking at a non-banking building, we are looking at something that opens at 6:00 a.m., lots of traffic, completely different than the originally stated intention that was taken over by eminent domain to pursue office development instead of putting a donut shop in.

Greg Sinner, Sinner Rentals and Storage, 345 Sunset Dr., Doniphan, NE. Mr. Sinner stated he may be a landlord and not live there, but he still has a lot of pride in his rental properties and has to look out for his investments. He brought up four items of concern that are his personal concerns; he does not speak for other neighboring property owners. He stated his property is directly east of the proposed building,

the closest property of all. The noise as far as drive-thru has been addressed. The drainage has been addressed. The lot lighting and building lighting was a concern that has been addressed. The height and type of fence has been addressed. I have always been pro economic growth in the City of Hastings. After the meeting last month, Mr. Bares made himself available in the back of the room and we exchanged phone numbers. I personally did not wait for Mr. Bares to call me. I reached out to him through e-mail and phone calls because it does affect my property. I gave my contact info to Mrs. DeWalt at the end of last meeting. I didn't receive a call from anybody in the neighborhood, nor did anybody find me to talk about the issues. I took it upon myself to do so. I met with Mr. Lang about conditions he was going to impose on this project, as far as recommendations, and was quite happy with his response. After talking with both Mr. Bares and Mr. Lang, I was very comfortable with the proposal. I am in favor of the seven recommendations before you. I am going on record to say I am in favor of this project, subject to the approval of those conditions as they are recommended in the packet. They do address my concerns. As far as the fence is concerned, I would like to see the fence go up ahead of the project versus at the end, therefore, shielding sound, dust, etc.

The Chair asked if there was anyone else that would like to speak to this application.

Mr. Bares stated he would like to address the DeWalt's concerns. He said he approached Mr. Sinner because he had expressed very specific concerns about his land. Things I could address. I cannot address the use or historic nature. That is for the commission to decide. The opportunity still exists to meet with the DeWalts.

The Chair asked if there was anyone else that 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. Stutte to approve 15-033 including conditions 1 through 7(c) as stated in Staff's report. Seconded by Mr. Rosenberg.

The Chair asked for further questions or discussion.

Mr. Gaines commented about the development. He stated this has been an empty lot for years. He further stated that he did not feel this was an appropriate place for this development. Does the land use say that it can be done? "Yes." As a recommending body, that is what I have to say. I have concerns with traffic and as Council gets this recommendation, that they address those issues regarding traffic. This land use designation is to the current landowner at this point and not Mr. Lauvetz's original vision.

Mr. Kully asked staff regarding additional trees. Mr. Lang detailed the extra landscaping issue.

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 **15-028.** 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.

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 this is a proposed brewery in an existing building at 119 N. St. Joseph Avenue. The zoning code gives two options to allow a brewery to move forward. The first option is to rezone the property to an "I" zone (industrial). Staff did not feel that was in the best interest of the area. The second option is to regulate the brewery operation as a conditional use. A Conditional Use Permit (CUP) is therefore required. This is not a bar, but a microbrewery. It will have very limited employment and limited external impacts with state of the art equipment used, condensers and collectors. It will open occasionally for public tastings and special events. Most of the product will be distributed to local restaurants and bars to be served at Murphy's and others. The applicant provided a business plan and floor plan. Staff did not feel any recommended conditions need be attached to the CUP.

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

Nathan Hoeft, 842 N. Minnesota Ave., Hastings, NE. Mr. Hoeft stated he is looking at opening this brewery. The project is not too large. He would like to make the beer and have other establishments sell it. He stated he appreciate the interest from the community.

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

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

The Chair asked for a motion to approve.

Moved by Mr. Hamelink to approve application 15-028. Seconded by Mr. Kully.

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 **15-037.** 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.

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 this is a rezone from Industrial I-1 to a Residential R-3 zone because there is an existing residential use on the property. Residential types of uses are not allowed as new construction in industrial zones. There are houses that have been built over the years that were pre-existing when the initial zoning was enacted, so they are considered non-conforming. If something were to happen, fire, act of God, etc., they would not be able to rebuild without rezoning. This usually gets noticed when property changes hands and it is not possible to get a loan or insurance and clear title. It is really a housekeeping issue.

The Chair asked if there was anyone else that would like to speak to this application.

Eric Kelly, 1017 S. Wabash, Hastings, NE. Mr. Kelly, Mrs. Kelly's son, stated they are selling the property, pending closure of the loan. The loan carrier will not close due to the current zoning.

The Chair asked if there was anyone else that would like to speak to this application.

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

The Chair asked for a motion.

Moved by Mr. Kully to approve. Seconded by Mr. Hamburger.

The Chair asked for comments or discussion.

The Chair stated it is very important as a property owner that everyone understands what your property is zoned and what implications that has. Just because it is being used as a residence, and it is a residential use, doesn't mean that that use could continue should something devastating happen to that property. We've tried to address this in a blanket solution so individual applicants did not have to go through this every time they had a fire and wanted to rebuild or sell a property and could not get a loan. Any residential use property along 2nd Street and possibly "A" Street on the other side of the Burlington Northern tracks, and any residential use along what used to be the UP Corridor, which is now our hike/bike trail, could very likely be an industrially zoned lot.

Mr. Kully concurred with the Chair. He said we should identify all industrial lots along the two corridors and rezone to residential. He asked Staff to address this issue so it does not come before Planning and Council on an individual basis.

Mr. Lang said he would take that under advisement. The City Administrator and Council should be in on the discussions regarding resolution.

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 **15-036.** 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

The Chair asked for comments from Staff.

Mr. Lang commented this subdivision has been renamed Volkmer Subdivision instead of Gomez Subdivision. The application is for a two-lot subdivision. The owner would like to split the lot so that each building is on one parcel. Staff did require a 20' platted drainage easement between the buildings.

The Chair asked for a motion.

Moved by Mr. Gaines to approve. Seconded by Mr. Kully.

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 **15-038.** 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.

Mr. Lang stated this is a parcel that is adjacent to the cemetery. It is owned by Alan Anderson and he would like to deed it to Hastings College. The College is not sure what they will do with the parcel at this time. The north part, which has never been platted or zoned and is in the flood plain is being combined with the south parcel which was Eastridge Meadows 1st Addition and a short cul-de-sac called Doran Circle that was platted but never constructed. The seven lots platted around Doran Circle would be vacated under this proposal and the entire property including the north part in the flood plain and the previous seven lots and Doran Circle would all be replatted as Eastridge Meadows 4th Addition. There is a 40' drainage easement down the east side of the proposed subdivision.

The Chair asked for a motion.

Moved by Mr. Hamburger to approve. Seconded by Mr. Rosenberg.

The Chair asked for questions or discussion.

Mr. Gaines asked if Hastings College would have to come back to the Commission to get permission for a storage building on this lot.

Mr. Evans stated yes. The property is zoned R-3 on the cul-de-sac, and the northern part that lies in the flood zone is zoned Ag. A storage building in R-3 is not a permitted principal use, so yes, they would have to come back and rezone. We have had some preliminary discussions with the College. Staff would like to see the College do a master plan for the Campus and include this property as part of it. As Mr. Lang indicated, they are not sure if they want to develop this parcel into residential uses or storage. Anything outside of residential uses would require a rezone or other planning approval.

Mr. Gaines commented he would like to see a sidewalk put in at that location.

The Chair asked for further questions or concerns.

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 stated the ad hoc committee for the 281 Highway Corridor did not meet this in October. The first Wednesday of every month has been the meeting date, and when we have specific projects that need participation from staff, or Mr. Ptak, we will schedule some special meetings.

The Chair asked for any comments from Staff.

Mr. Lang stated the City has been working on a parking lot improvement project at 1st and Lexington along the tracks. There are a couple more landscaping projects on existing parking lots where we might do some pavement removal and try to add some landscaping without losing parking. We are using CDBG funding and BID monies that have been approved for this use.

The Chair asked for a motion to adjourn.

Moved by Mr. Rosenberg, seconded by Mr. Gaines.

The Chair asked for the vote.

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

Motion carried unanimously.

_____

Chairman

HASTINGS
DEVELOPMENT SERVICES

PLANNING COMMISSION STAFF REPORT

FILE NO: ***DS 15-039***

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

PROJECT: ***Conditional Use Permit***
Good Samaritan Village Hope Field Residences

LOCATION: ***901- 1117 East C Street (Proposed Addresses)***

PRESENTER: ***Paul Hamelink, Senior Living Administrator***
Bob Dubas, Director of Management & Construction

DATE: ***November 16, 2015***

DISCUSSION:
The applicant is requesting approval of a Conditional Use Permit (CUP) to develop group housing for senior citizens in an R-3, Multiple Family Residential zoning district. The property consists of just under four acres and is located between East B Street and East C Street and between South 5th Avenue extending 100 feet or so west of South 2nd Avenue. The project consists of 48 total living units contained in 16 tri-plex buildings with three living units per building. The tri-plex buildings are clustered two apiece, oriented north-south in the long dimension, facing each other east and west across a central courtyard area. There are eight free standing garage buildings along East B Street frontage containing sixty (60) parking stalls. The garage building proposed for phase one will accommodate six vehicles. Overall, the parking ratio is .80 spaces per living unit.

Phase One consists of the first two tri-plex buildings for a total of six living units, shown as Buildings 7 and 8, proposed addresses 103 and 1009 East C Street, and one garage building accommodating six vehicles. At their own risk, the applicants have requested foundation only permits to begin construction on the foundations for the three buildings yet this fall. There seems to be little likelihood that the project will not be approved and the applicants would like to begin construction immediately. By the time the contractors finish the foundation work, the project will have gone to Planning Commission and City Council and, assuming approval, further building permits can be issued.

The zoning ordinance requires a Conditional Use Permit (CUP) for group housing in R-3 zones. Group Housing is defined as follows:

The grouping or clustering of living units (dwelling units) on a suitable site in such a manner that the amount of useable open space per unit is equal to or exceeds the open space requirements

for conventional development under the pertinent use district standards. Group housing developments are only allowed by Conditional Use Permit.

By rough calculation the amount of site covered by buildings is about 1.65 acres. R-3 allows up to 50 percent building coverage, so 1.65 acres is well under 50% of four acres. Other general requirements of CUP applications include a Site Plan, Landscape Plan, Drainage Plan, Utilities Plan, and Architectural Elevation of the exterior façades of the proposed buildings and floorplans. All of these items have been submitted and are contained in the information packet.

The three living units in each tri-plex are two-bedroom, roughly 32 by 32 feet. The proposed building will be constructed of siding with a hip roof line and gabled overhangs over the entry space. Construction materials for the garages will match the residential buildings.

East B Street is part public and part private. The traveled surface of the existing roadway is not entirely contained within the public right-of-way/private roadway easement. It is shifted south of the centerline but will remain as is. Existing parking spaces along East c Street will remain and be used for this development.

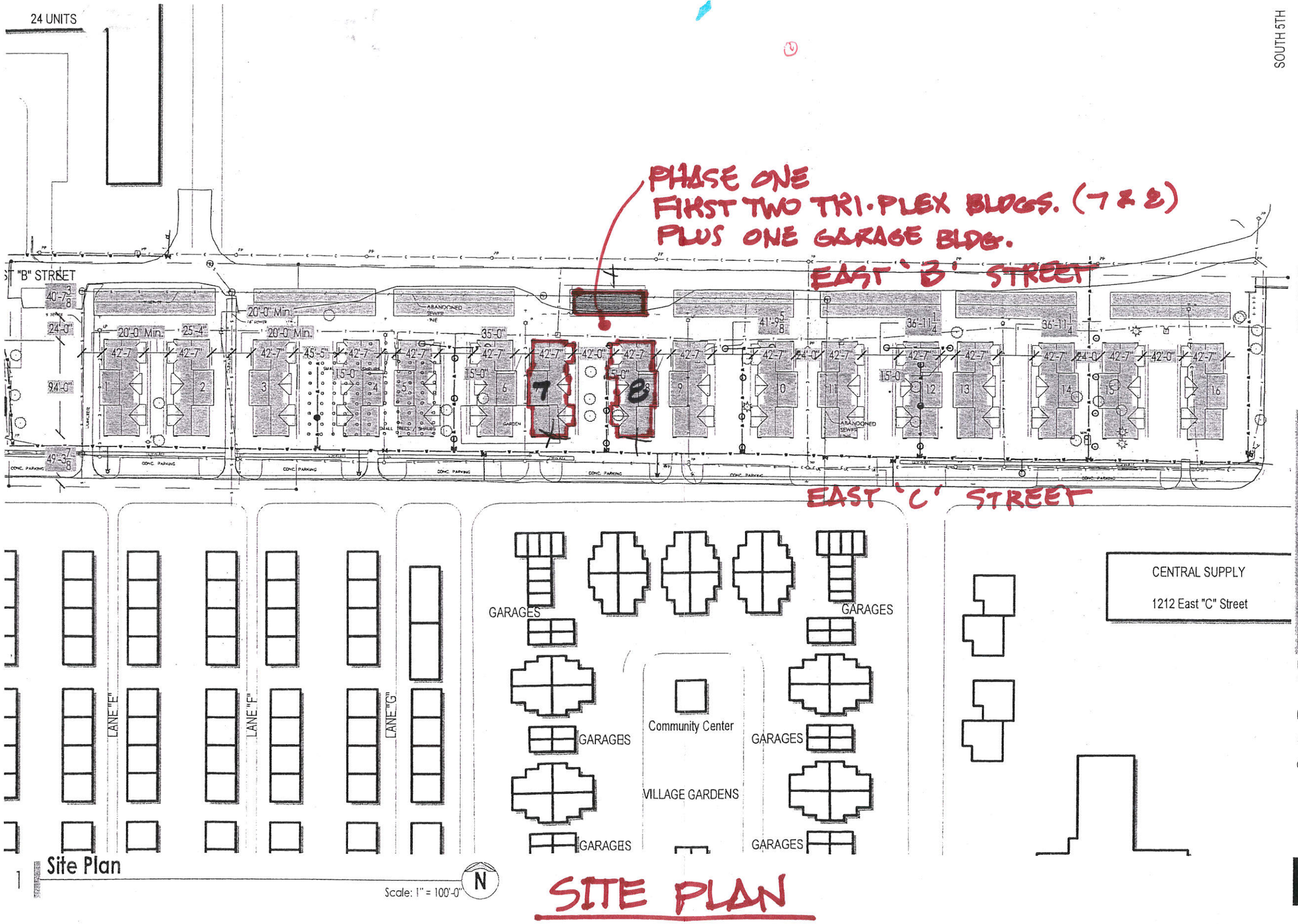
Utilities on the site will be privately owned by the Village and as such no public easements are required. The water delivery system is being redesigned and upgraded to propose a new looped water line. Existing fire flows are not adequate along some sections of the existing water mains. All other utilities are available for connection.

The drainage patterns in this area are already established and new construction will continue to drain in the established direction roughly east and south.

A Landscape Plan is shown for Phase One. Three large existing maple trees will be saved between the two tri-plex buildings. The landscape theme for Phase One will be repeated throughout the additional phases except that no other trees will be saved.

RECOMMENDATION

Staff recommends approval of the Conditional Use Permit as presented for group housing known as the Hope Field Residential Development at Good Samaritan Hastings Village located in an R-3 zoning district.



Sheet Name:
Building Layout

Project Name:
Hope Field Development

Location: 5030
Good Samaritan Society - Hastings Village

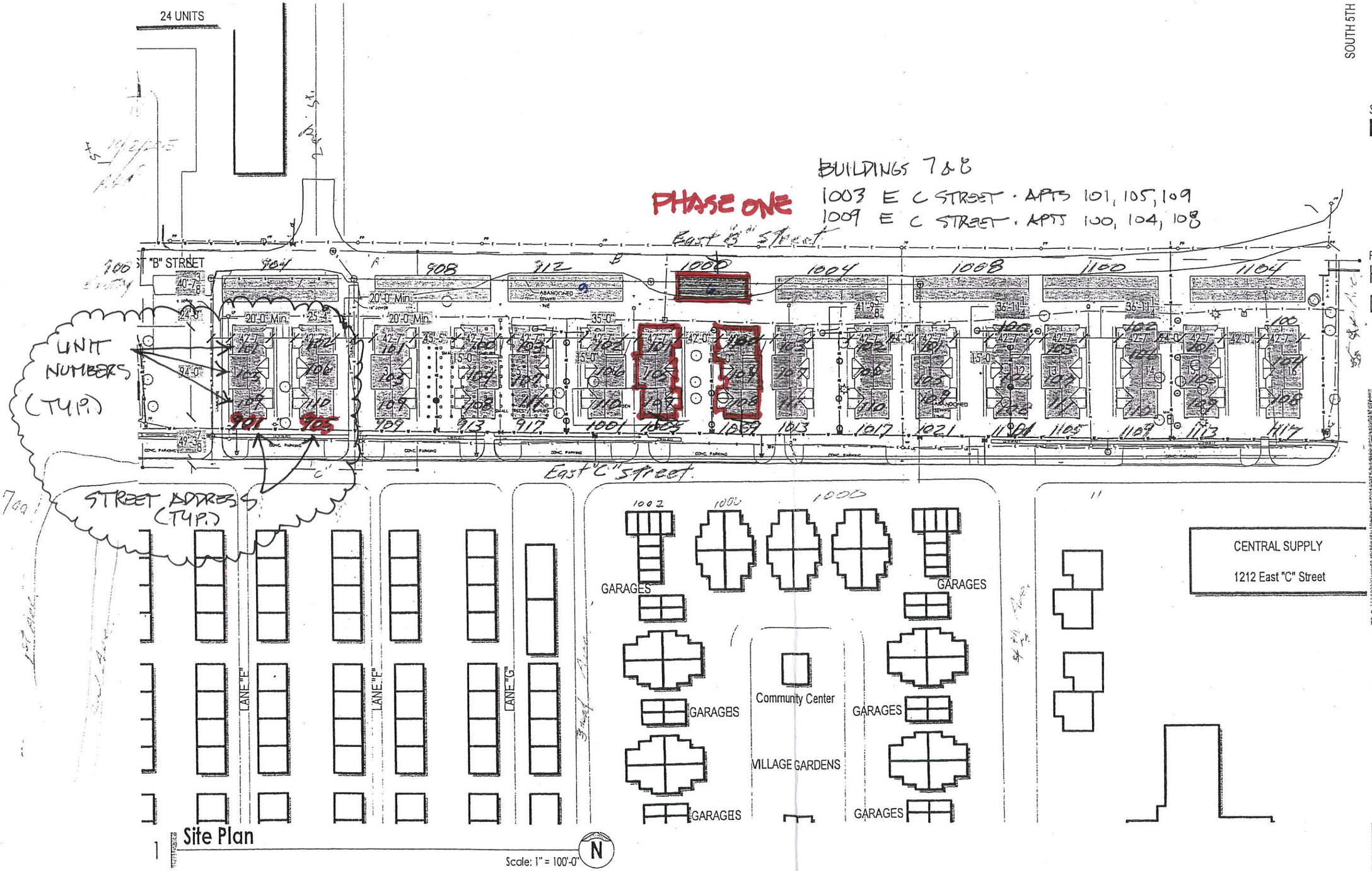
Hastings, Nebraska

Date:
9/28/2015

Drawn By:
AW

Checked By:

[redacted]



ASSIGNED ADDRESSES
PROPOSED TRI-PLEX DEVELOPMENT

Sheet Name:
Building Layout

Project Name:
Hope Field Development

Location: 5030
Good Samaritan Society - Hastings Village
Hastings, Nebraska

Date:
9/28/2015

Drawn By:
AW

Checked By:

[redacted]

DATE 10/26/2015 FILE NO.

HASTINGS
DEVELOPMENT SERVICES

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: Hope Field Development

Project Address: 901 - 1117 East C Street - see attached Within City Limit ☒ Yes ❑ No

Existing Zoning: R-3 Proposed Zoning / Use: SAME

Existing Comprehensive Plan Designation: 'URBAN RESIDENTIAL' Gross Area:

Legal Description: SEE ATTACHED Number of Lots: 2+ PART OF 1

APPLICANT INFORMATION

Applicant: Good Samaritan-Hastings Village Company: Evangelical Lutheran Good Samaritan Society

Address: 926 East E Street Tel: 402-463-3181 Fax: 402-460-3206

City: Hastings State: NE Zip: 68901 Email: phamelin@good-sam.com

Property Owner: same Company:

Address: Tel: Fax:

City: State: Zip: Email:

Key Contact: Paul Hamelink Company: Good Samaritan-Hastings Village

Address: same Tel: Fax:

City: State: Zip: Email:

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

Paul Hamelink 10-26-15 Paul Hamelink 10-26-15

Property Owner Signature Date Applicant Signature Date

DEPARTMENTAL USE ONLY

Fees: $300.00 Receipt No.

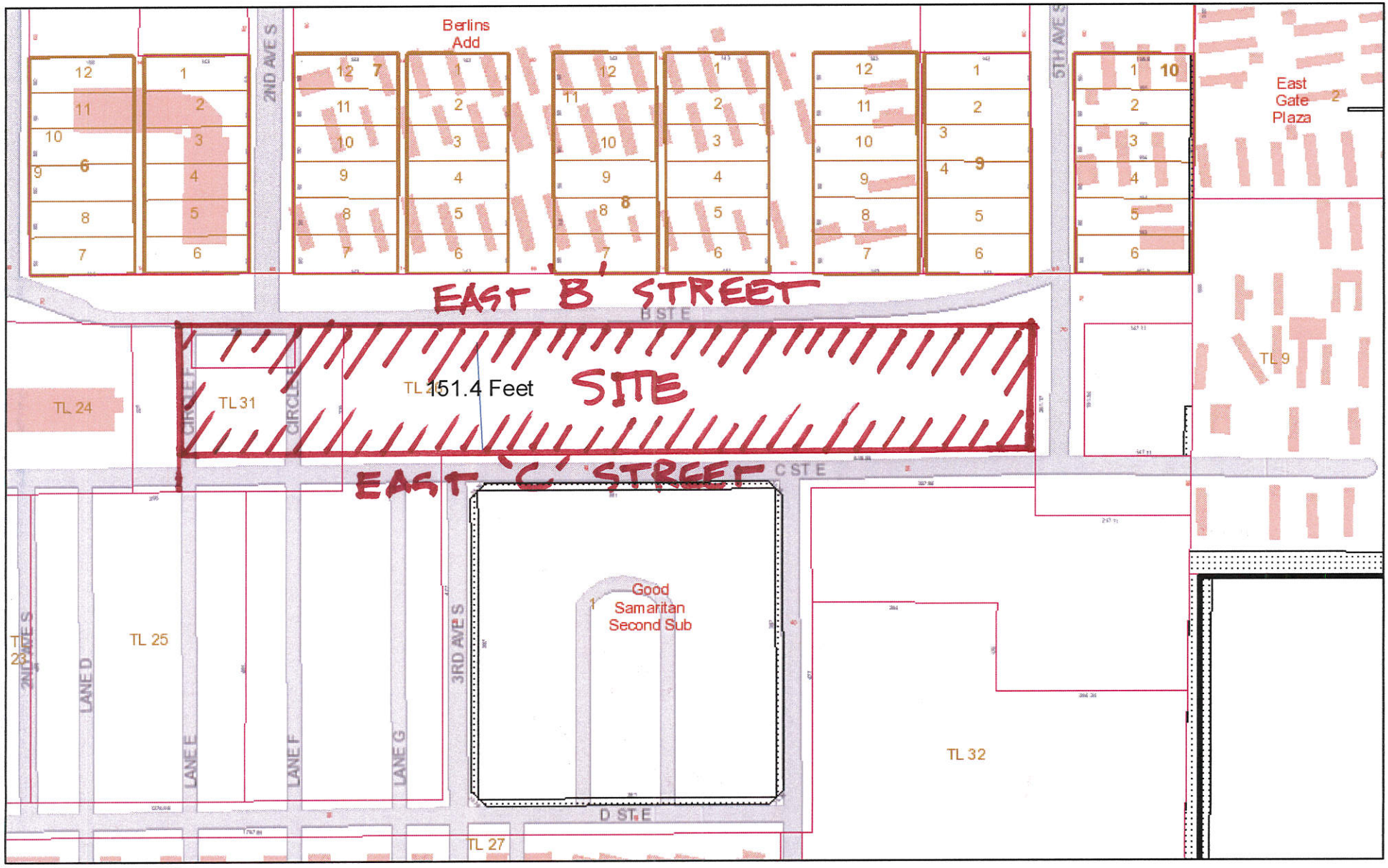
Accepted by Staff: 10/26 Case No.

Signature

CK # 064091

Revised 4/10/13

Hope Field



November 9, 2015

1:3,000

0 0.025 0.05 0.1 mi

Limits
OneMile
TwoMile
Parcels
Subdivisions
Easements
LOTS
BLOCKS

Adams County, City of Hastings & Hastings Utilities GIS Mapping

Hope Field

November 9, 2015

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

1:3,000

0 0.025 0.05 0.1 mi

Adams County, City of Hastings & Hastings Utilities GIS Mapping

The Evangelical Lutheran Good Samaritan Society
Hope Field
Buildings 7 & 8 – PHASE ONE

Hastings, Nebraska

September 16, 2015

Sheet List

General

G001 Cover Sheet

Civil

C101 Site Plan

Structural

S101 Foundation Plan & Details

Architectural

A101 Floor Plan and Door & Window Schedules
A201 Exterior Elevations
A202 Building & Wall Sections
A301 Enlarged Floor Plans & Interior Elevations
A401 Roof Plan
A501 Details

Mechanical

M101 Mechanical Plan With Crawl Space
P101 Plumbing Plan

Electrical

E101 Electrical Plan With Crawl Space

Square Footage (Triplex)

Name	Area		Total Area
Unit	999 SqFt	x3	2,997 SqFt

Square Footage (Garage)

Name	Total Area
Overall	1,776 SqFt

Sheet Name:
Cover Sheet

Project Name:
Hope Field
Buildings 7 & 8

Location:
5030
Good Samaritan Society - Hastings Village

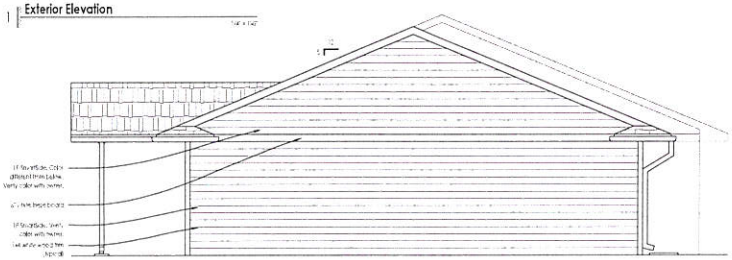
Date:
January 1, 2014

Drawn by:
AW

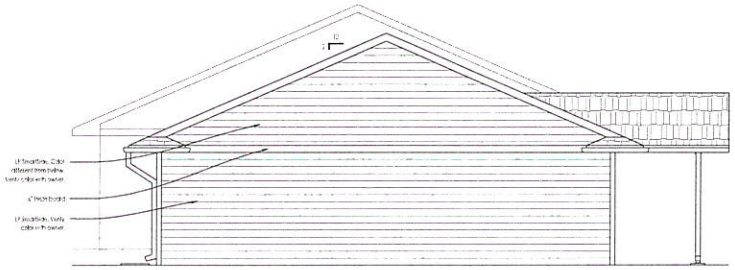
Checked by:
AW

G001

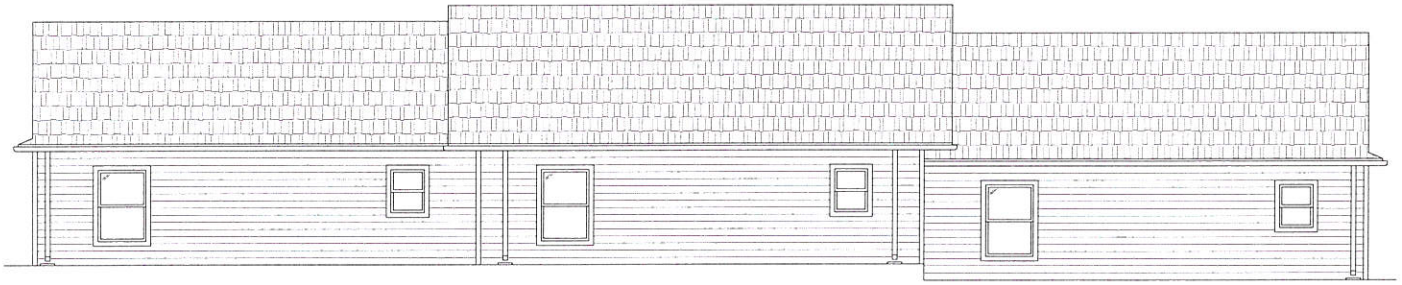
1 Exterior Elevation



2 Exterior Elevation



3 Exterior Elevation



4 Exterior Elevation

EXTERIOR ARCHITECTURAL ELEVATIONS (TYP.)

PROPOSED TRI-PLEX BUILDING

Good Samaritan Society

Sheet Name
Exterior Elevation

Project Name
Hope Field
Buildings 7 & 8

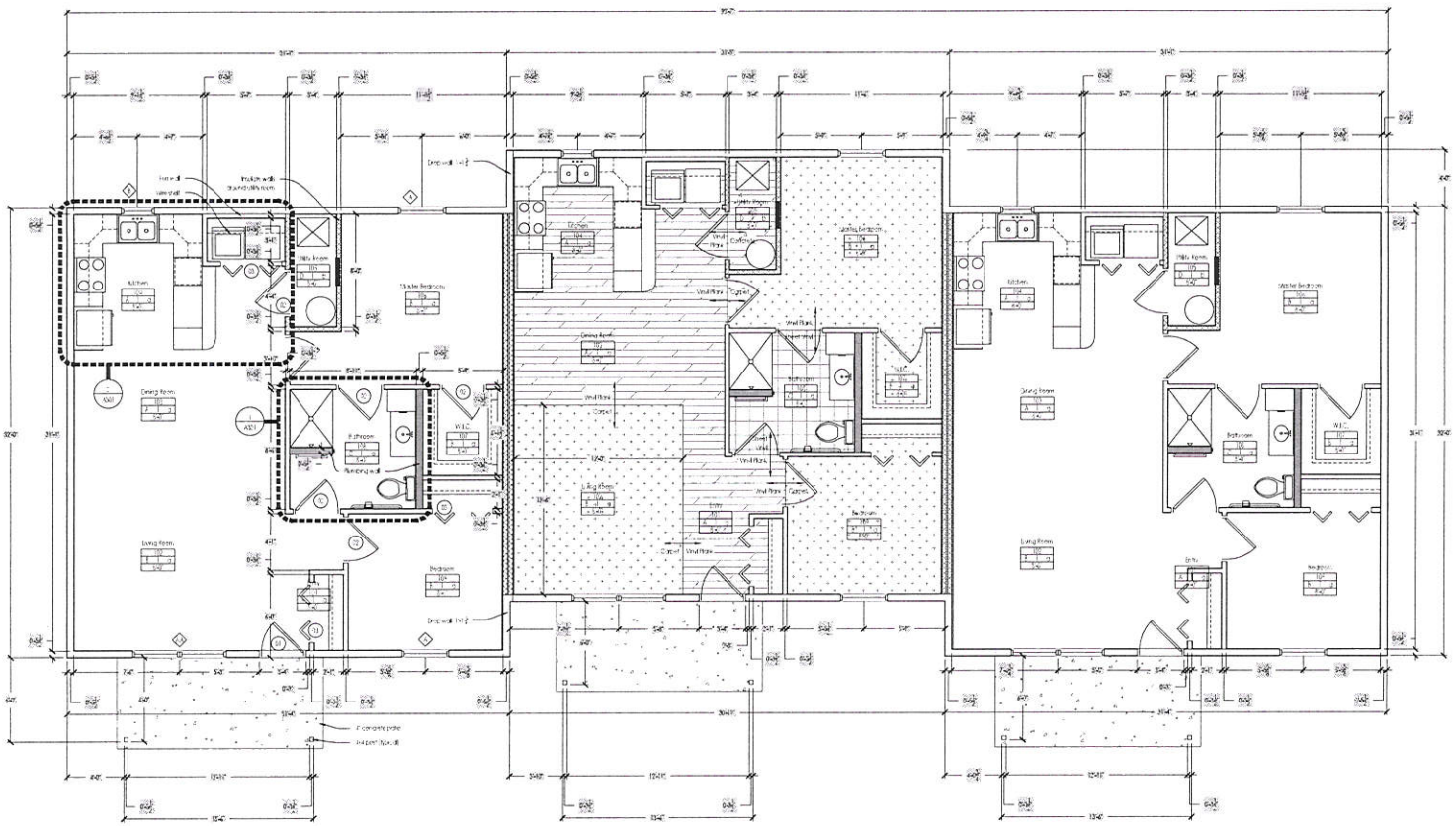
Location
5030
Good Samaritan Society - Hastings Village

Date
September 16, 2015

Drawn by
AW

Checked by
AW

A201



1 Floor Plan

2 Finish Floor Plan

TYPICAL FLOOR PLAN
PROPOSED TRI-PLEX BLDG.

General Notes

- All dimensions are to face of stud unless specified otherwise.
- Windows are Andersen 200 series double hung fiberglass windows, no grilles, White Sheetrock reduce.
- Wood trim and casing to be max. Miller cement for casing.
- All door hardware and plumbing fixtures to be chrome. Verify with owner. Chrome drain covers.
- Verify door hardware type with owner.
- Door stops behind all door that allow.
- All floor tiling should be in the $2.25 x $2.25 for product. Verify finish with owner.

THE EVANGELICAL LUTHERAN Good Samaritan Society

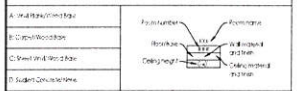
Door Schedule (Per Unit)

	Quantity	Size	Description
01	1	1 3/8" x 3'-0" x 6'-8"	Steel, 6-panel insulated, 20 minute fire rating
02	5	1 3/8" x 3'-0" x 6'-8"	Oak, 6-panel
03	2	(2) 2'-0" x 6'-8"	Oak, 6-panel, bi-fold

Window Schedule (Per Unit)

	Quantity	Size	Rough Opening
A	2	24X(H)X(H)	3'-4" x 5'-0"
AA	1	(2) 24X(H)X(H)	2'-4" x 5'-0"
F	1	24X(H)X(H)	2'-4" x 5'-0"

Room Finish Schedule

Floor/Base	Room Key
A: Vinyl Plank/Wood Base	
B: Carpet/Wood Base	
C: Sheet Vinyl/Wood Base	
D: Sealed Concrete/Wood Base	

Walls/Finish	Ceiling/Finish
1: Gypsum Board/Paint	a: Gypsum Board/Paint
	b: Unfinished

Sheet Name:
Floor Plan and Door & W... Sch

Project Name:
Hope Field
Buildings 7 & 8

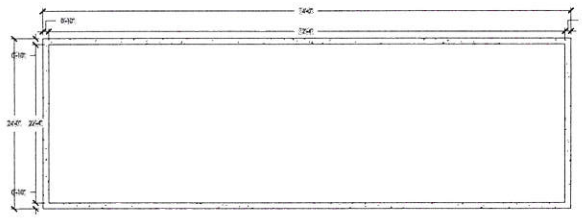
Location:
5030
Good Samaritan Society - Hastings Village

Date:
September 16, 2015

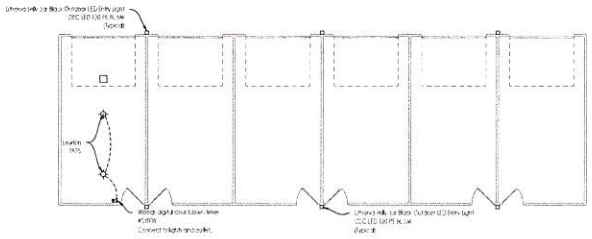
Drawn By:
AW

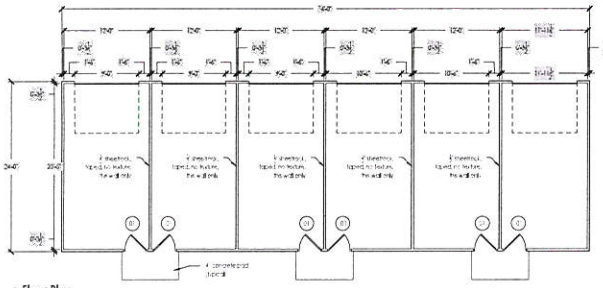
Checked By:
AW

A101

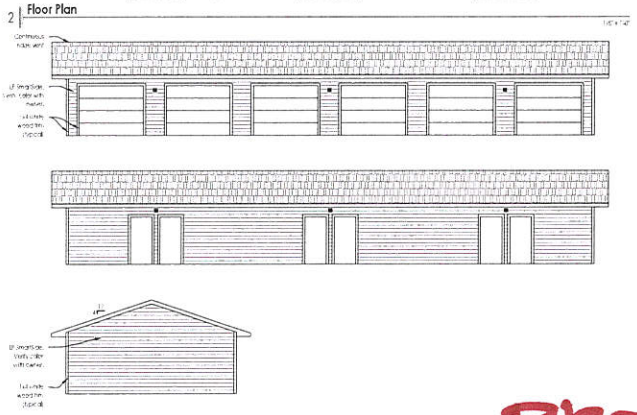


1 Foundation Plan





2 Floor Plan



3 Exterior Elevation

PROPOSED FREE-STANDING GARAGE BLDG. (TYP.)

FLOOR PLAN AND ELEVATIONS

General Notes

- All dimensions are to face of stud unless specified otherwise.
- Verify door hardware type with owner.

Door Schedule (Per Unit)			
	Quantity	Size	Description
01	1	1 3/4" x 2'-0" x 6'-8"	Steel, lapsed, insulated, 20 minute fire rating

Sheet Name:
Floor Plan and Door & W[illegible] Sch

Project Name:
Hope Field
Buildings 7 & 8

Location:
5030
Good Samaritan Society - Hastings Village

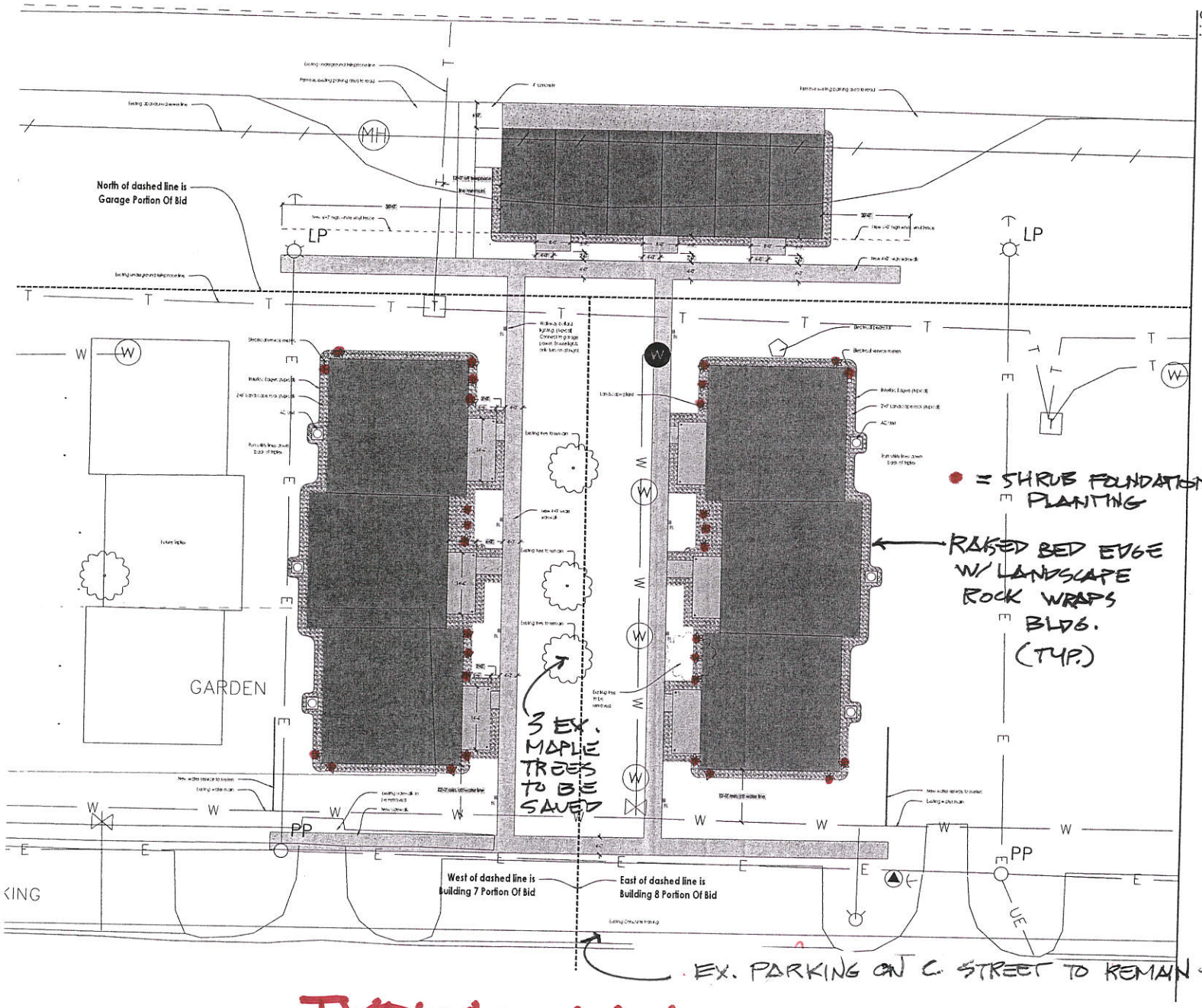
Date:
September 16, 2015

Drawn By:
AW

Checked By:
AW

A101

(5)



General Notes

- All utilities shown on plan are existing.
- Contractor will verify site connections, utilities, curbs and railings shown to back of the buildings.

BL EELP Lighting, model: BRL-Q-D-LED

Good Samaritan Society

Revisions:
10/8/2015
Add-3 (Permit)

Sheet Name: Site Plan

Project Name: Hope Field Buildings 7 & 8

Location: 5030 Good Samaritan Society - Hastings Village

Date: September 16, 2015

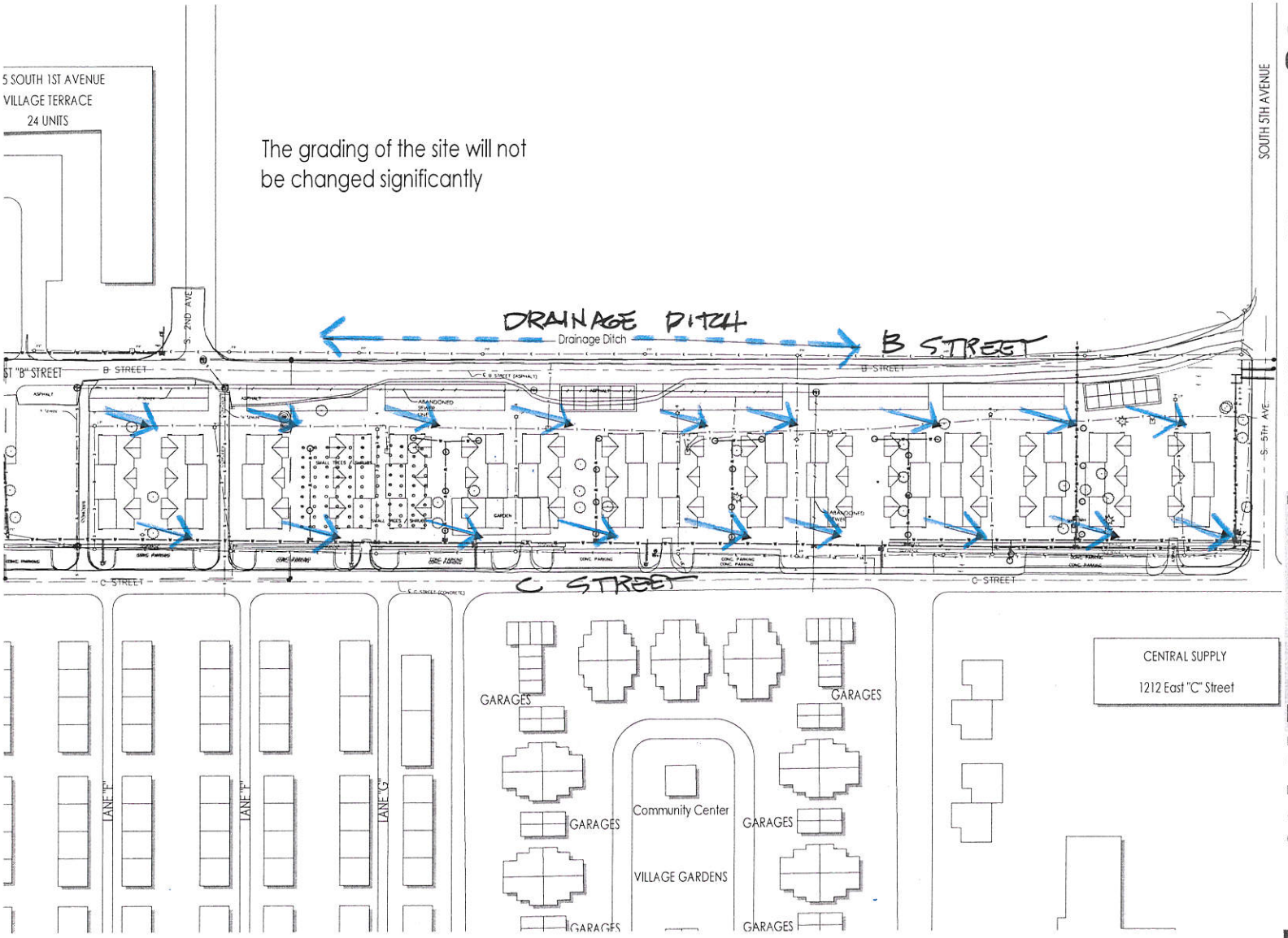
Drawn by: AW

Checked by: AW

C101

TYPICAL LANDSCAPE PLAN PHASE ONE

4



THE EVANGELICAL LUTHERAN Good Samaritan Society®
In Christ's Love, Everyone Is Someone

Sheet Name:
Drainage Plan

Project Name:
Hope Field Development

Location: 5030
Good Samaritan Society - Hastings Village

Hastings, Nebraska

Date:
October 21, 2015

Drawn By:
AW

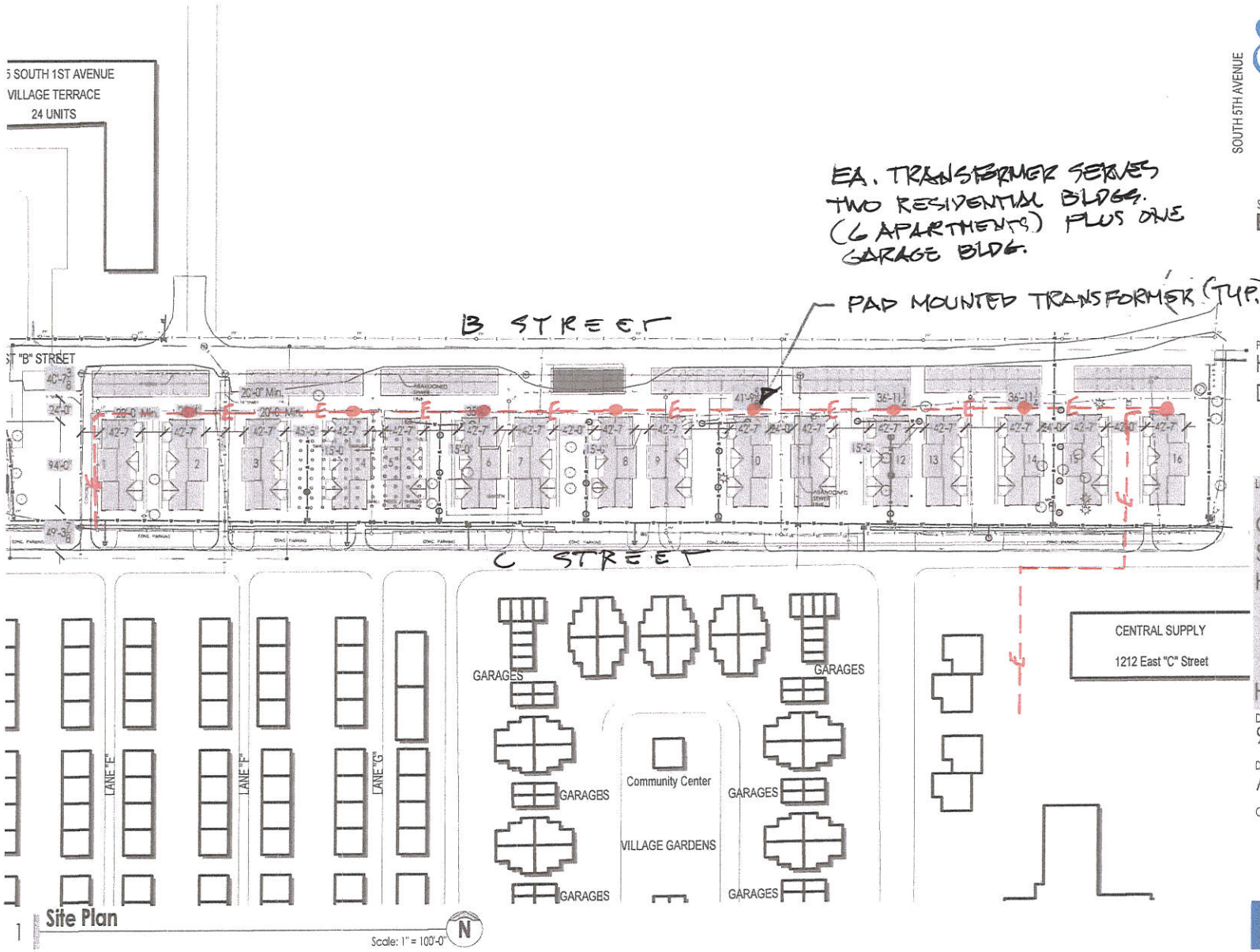
Checked By:

C103

DRAINAGE PLAN

→ DIRECTION OF FLOW · SURFACE DRAINAGE

6



THE EVANGELICAL LUTHERAN Good Samaritan Society
In Christ's Love, Everyone Is Someone.

SOUTH 5TH AVENUE

Sheet Name:
Building Layout

Project Name:
Hope Field Development

Location: 5030
Good Samaritan Society - Hastings Village
Hastings, Nebraska

Date:
9/28/2015

Drawn By:
AW

Checked By:

UNDERGROUND UTILITIES - ELECTRIC

Rezone Good Sam Property - 2015
November 4, 2015

Legal Descriptions:

Beginning at the Intersection of the South Right – of – Way line of East "B" Street and the West Right – of – Way line of South 5th Avenue; Thence Southerly along the said West Right – of – Way line of South 5th Avenue a distance of 203.02 feet more or less to the point of intersection with the North Right – of – Way line of East "C" Street; Thence Westerly along the North Right – of – Way line (extended) of East "C" Street a distance of 1,242.04 feet more or less to a point; Thence Northerly alone a line parallel with the West line of South 5th Avenue a distance of 203.02 feet more or less to ta point on the South Right – of – Way line of said West "B" Street; Thence Easterly along said South Right – of – Way line a distance of 1,242.04 feet more or less to the Point of Beginning.

ADAMS COUNTY ASSESSOR COUNTY REAL PROPERTY INFORMATION

Parcel ID: 010016974 | **Active** | **Tax Year:** 2015 | **Run Date:** 10-26-2015 2:53 PM |

NDR Code: 02-11-02-01-03-04 | **Status** 02 Unimproved | **Use:** 11 Exempt | **Zoning:** 02 Multi-Family | **Location:** 01 Urban

City Size: 03 12,001 - 100,000 | **Parcel Size:** 04 1.00 - 1.99 Acres

OWNER NAME AND MAILING ADDRESS

EVANGELICAL LUTHERAN GOOD SAMARITAN SOCIETY
P O BOX 5038
SIOUX FALLS, SD 571175038

Additional Owners
No.

PROPERTY SITUS ADDRESS

SALES INFORMATION

Grantor	Date	Type	Sale Amount	Validity	Inst.Type	Reference #
HOPE TRAINING SCHOOL	09/24/2014	Improved	$30,000	Yes	WARRANTY	2014/3453

BUILDING PERMITS

Number	Issue Date	Amount	Status	Type	Description
2014-37	09/24/2014		Closed		JIM: DEMOLISH HOPE TRAINING SCHOOL.

GENERAL PROPERTY INFORMATION

Cadastral #	284-17270.10
Living Units:	
Zoning:	
Neighborhood:	2000 - 2000 COMMERCIAL
Tax Unit Group:	284-ES9 NR2 SD18 CRA
School Base:	6118 HASTINGS 18 (01-0018)
Exemptions:	Educ,Educ
Property Flags:	

INSPECTION HISTORY

Date	Time	Reason	Appraiser	Contact-Code

RECENT APPEAL HISTORY

Year	Level	Case #	Status	Action

ASSESSMENT VALUE HISTORY

Tax Year	Land	Building	Total
2015	$3,715	$0	$3,715
2014	$3,715	$9,280	$12,995
2013	$0	$0	$0
2012	$0	$0	$0
2011	$0	$0	$0

PROPERTY FACTORS

Topography:
Utilities:
Access:
Location:
Parking Type:
Parking Quantity:

IMPROVEMENT COST SUMMARY

Residential	$0
Commercial	$0
Other/Misc Improvements	$0
Manufactured Homes	$0
Total Impts	$0

APPRAISED VALUES

	Land	Building	Total	Method
Current	$3,715	$0	$3,715	COST
Cost	$3,715	**Market**		
Income	$0	**MRA**	**Override**	$0

LEGAL DESCRIPTION

17-07-09-1386.00-PT N1/2NW1/4 TAX LOT 31 (SCHOOL ONLY) SEC 17-7-9 CITY EXTENSIONS

MARKET LAND INFORMATION

Method	AC/SF/Units	FF	Depth	Inf1	Inf2	Factor	Base Val	Final Value	Avg Unit Val
Sqft Method of Valuation	8,657						32,464	3,715	0.43

Total Market Land Area in Acres **0.200** **Total** **$3,715**

ADAMS COUNTY ASSESSOR COUNTY REAL PROPERTY INFORMATION

Parcel ID: 010013987 | **Active** | **Tax Year:** 2015 | **Run Date:** 10-26-2015 2:53 PM |

NDR Code: 02-03-03-01-00-00 | **Status** 02 Unimproved | **Use:** 03 Commercial | **Zoning:** 03 Commercial | **Location:** 01 Urban

City Size: Not Applicable | **Parcel Size:** N/A

OWNER NAME AND MAILING ADDRESS

EVANGELICAL LUTHERAN GOOD SAMARITAN SOCIETY
P O BOX 5038
SIOUX FALLS, SD 571175038

Additional Owners
No.

PROPERTY SITUS ADDRESS

N 2ND AVE & E B ST

GENERAL PROPERTY INFORMATION

Cadastral #	284-17272
Living Units:	
Zoning:	3
Neighborhood:	2000 - 2000 COMMERCIAL
Tax Unit Group:	284-ES9 NR2 SD18 CRA
School Base:	6118 HASTINGS 18 (01-0018)
Exemptions:	
Property Flags:	

PROPERTY FACTORS

Topography:	LEVEL
Utilities:	ALL
Access:	PAVED
Location:	
Parking Type:	
Parking Quantity:	

LEGAL DESCRIPTION

17-07-09-1386.00-PT N1/2NW1/4 TAX LOT 31 (APTS ONLY) SEC 17-7-9 CITY EXTENSIONS

SALES INFORMATION

Grantor	Date	Type	Sale Amount	Validity	Inst.Type	Reference #
HOPE TRAINING SCHOOL	09/24/2014	Improved	$30,000	Yes	WARRANTY	2014/3453

BUILDING PERMITS

Number	Issue Date	Amount	Status	Type	Description
2014-37	09/24/2014		Closed		JIM: DEMOLISH 4 APARTMENT COMPLEXES.

INSPECTION HISTORY

Date	Time	Reason	Appraiser	Contact-Code
6/23/2003			JDK	

RECENT APPEAL HISTORY

Year	Level	Case #	Status	Action
2003	County	2003-0018	Closed	Board Value
2003	County	2003-0018	Closed	Board Value

ASSESSMENT VALUE HISTORY

Tax Year	Land	Building	Total
2015	$25,270	$0	$25,270
2014	$25,270	$38,120	$63,390
2013	$25,270	$38,120	$63,390
2012	$25,270	$38,120	$63,390
2011	$25,270	$38,120	$63,390

IMPROVEMENT COST SUMMARY

Residential	$0
Commercial	$0
Other/Misc Improvements	$0
Manufactured Homes	$0
Total Impts	$0

APPRAISED VALUES

	Land	Building	Total	Method
Current	$25,270	$0	$25,270	COST
Cost	$25,270	**Market**		
Income	$0	**MRA**	**Override**	$63,390

MARKET LAND INFORMATION

Method	AC/SF/Units	FF	Depth	Inf1	Inf2	Factor	Base Val	Final Value	Avg Unit Val
Units Buildable	25,270	225.00	290.00				25,270	25,270	0.00

Total Market Land Area in Acres **0.000** **Total** **$25,270**

ADAMS COUNTY ASSESSOR COUNTY REAL PROPERTY INFORMATION

Parcel ID: 010016969 | **Active** | **Tax Year:** 2015 | **Run Date:** 10-26-2015 2:54 PM |

NDR Code: 01-11-02-01-03-07 | **Status** 01 Improved | **Use:** 11 Exempt | **Zoning:** 02 Multi-Family | **Location:** 01 Urban

City Size: 03 12,001 - 100,000 | **Parcel Size:** 07 10.00 - 19.99 Acres

OWNER NAME AND MAILING ADDRESS

EV LUTH GOOD SAMARITAN SOCIETY
926 EAST E STREET
P O BOX 2149
HASTINGS, NE 68902

Additional Owners
No.

PROPERTY SITUS ADDRESS

GENERAL PROPERTY INFORMATION

Cadastral #	284-17220.00
Living Units:	
Zoning:	
Neighborhood:	9000 - 9000 EXEMPT-
Tax Unit Group:	284-ES9 NR2 SD18 CRA
School Base:	6118 HASTINGS 18 (01-0018)
Exemptions:	Char
Property Flags:	

PROPERTY FACTORS

Topography:
Utilities:
Access:
Location:
Parking Type:
Parking Quantity:

LEGAL DESCRIPTION

17-07-09-1386.00-PT OF NW1/4 TAX LOT 26 EX GARDEN APTS & EX TR FOR STREET ROW CITY EXTENSIONS 17-7-9

PART OF THIS LOT
SEE ATTACHED EXHIBIT

SALES INFORMATION

Grantor	Date	Type	Sale Amount	Validity	Inst.Type	Reference #

BUILDING PERMITS

Number	Issue Date	Amount	Status	Type	Description
2009B-6161	11/05/2009	$0	Closed		JIM: REPLACING WINDOWS (SMALLER)
2006D-93	09/05/2006	$40,000	Closed		NICK- DEMO OLD CHILDRENS ARC

INSPECTION HISTORY

Date	Time	Reason	Appraiser	Contact-Code

RECENT APPEAL HISTORY

Year	Level	Case #	Status	Action

ASSESSMENT VALUE HISTORY

Tax Year	Land	Building	Total
2015	$0	$0	$0
2014	$0	$0	$0
2013	$0	$0	$0
2012	$0	$0	$0
2011	$0	$0	$0

APPRAISED VALUES

	Land	Building	Total	Method
Current	$0	$0	$0	PRIOR
Prior	$0	$0	$0	IDXVAL

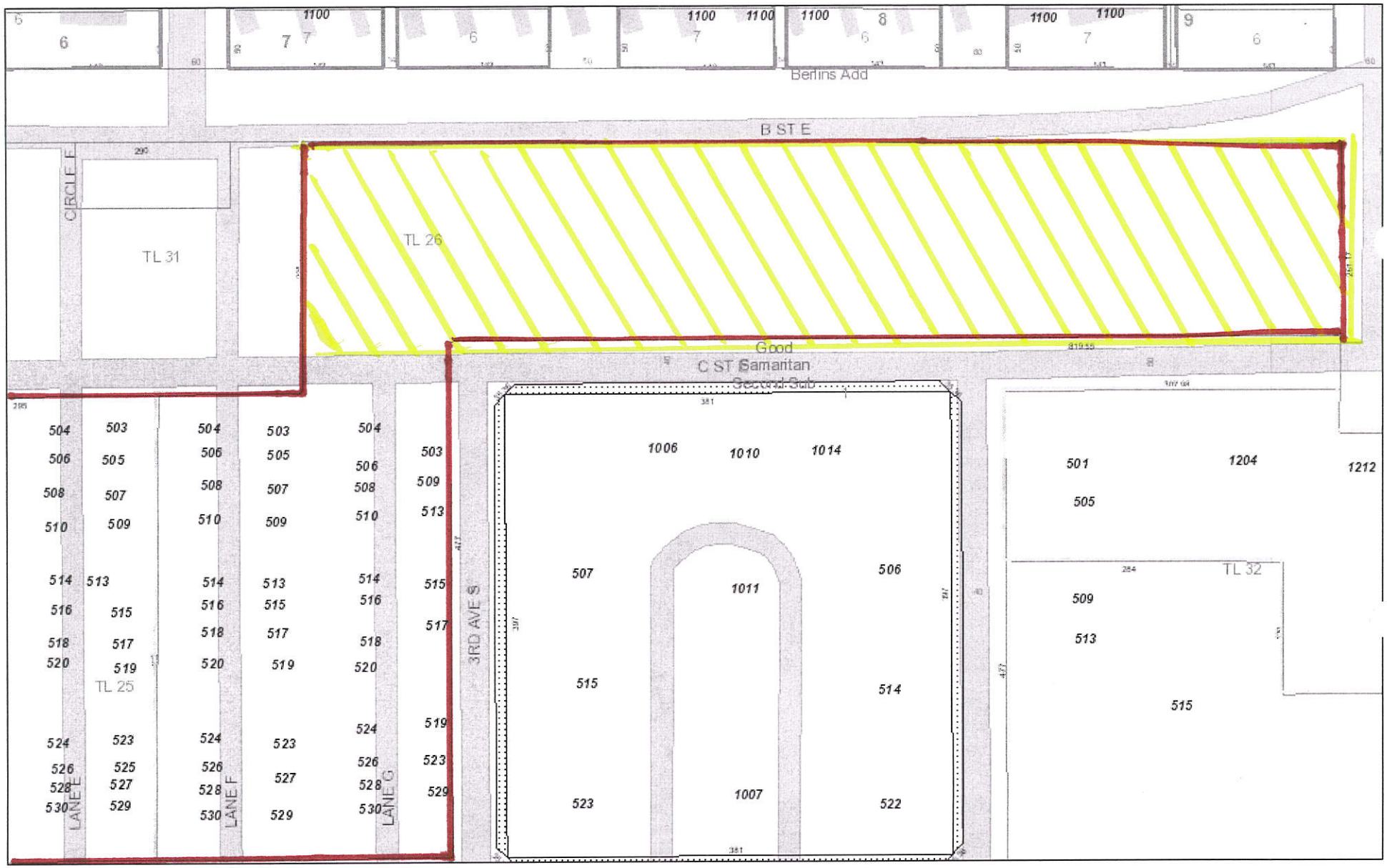
Cost		Market	
Income		MRA	Override $0

MARKET LAND INFORMATION

Method	AC/SF/Units	FF	Depth	Inf1	Inf2	Factor	Base Val	Final Value	Avg Unit Val

Total Market Land Area in Acres | Total

ArcGIS Web Map



October 26, 2015

Limits
OneMile
TwoMile
Parcels
Subdivisions
Easements
LOTS
BLOCKS
Addresses

BOUNDARY OF OVERALL LOT

PORTION OF OVERALL LOT CONTAINING PART OF THE PROPOSED DEVELOPMENT

1:2,000

0 0.015 0.03 0.06 mi

Adams County, City of Hastings & Hastings Utilities GIS Mapping

TAX LOT 26 EXHIBIT

HASTINGS
DEVELOPMENT SERVICES

PLANNING COMMISSION STAFF REPORT

FILE NO: ***DS 15-040***

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

PROJECT: ***Partial Street Vacation***
South St. Joseph Avenue Right-of-Way

LOCATION: ***From A Street South to Mid-Block Alley***

DATE: ***November 16, 2015***

BACKGROUND:
The applicant is requesting approval to vacate the eighty-foot (80') wide public right-of-way for that portion of South St. Joseph Avenue extending from the north line of the east-west alley between B Street and vacated A Street, extending north to the north line of the intersection of vacated A Street and South St. Joseph Avenue. (See Exhibit 'A')

DISCUSSION:
This section of platted street has never been built. It is not needed to provide thru connection or vehicular circulation in the area. Abutting property owners would like to use the vacated street to expand their businesses. Street right-of-way that serves no public purpose can be vacated by the City Council with one half of the right-of-way width reverting to the property owners on each side of the street. (See Exhibit 'B')

The east forty-feet (40') of the street right-of-way to be vacated needs to be retained as a Utilities and Access Easement. (See Exhibit 'C') There are utilities in place within this forty-foot wide area. Ownership of the east half of the street right-of-way will still revert to the abutting property owner, but the easement cannot be encumbered. No permanent structures can be constructed over the easement. Access must be available. This property can be used for some purposes, for example, parking of vehicles or outside storage of non-permanent fixtures (within the allowances of the zoning code) are acceptable uses within the easement.

RECOMMENDATION
Staff recommends approval of the vacation of the entire width of South St. Joseph Avenue right-of-way at eighty- feet (80') wide, for that portion of South St. Joseph Avenue extending from the north line of the east-west alley between B Street and vacated A Street, extending north to the north line of the intersection of vacated A Street and South St. Joseph Avenue with the east forty-feet (40') of the vacated right-of-way retained as a Utility and Access Easement.

PC DEADLINE

DATE 10/26/2015 FILE NO. 15-041

HASTINGS
DEVELOPMENT SERVICES

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
- XX 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: Butler Machinery Co. Dealership

Project Address: Highway 281 & M Street Within City Limit ❑ Yes ☒ No

Existing Zoning: Agriculture A Proposed Zoning / Use: Industrial I-2

Existing Comprehensive Plan Designation: _____ Gross Area: +/- 442,570 sq.ft. (10.16 Acres)

Legal Description: See attached Exhibit A (formal survey in progress) Number of Lots: 1 (no plat planned)

APPLICANT INFORMATION

Applicant: Chris Lee, CFO Company: Butler Machinery Company

Address: 3401 33rd Street South Tel: _____ Fax: _____

City: Fargo State: ND Zip: 58104 Email: ChrisLee@butlermachinery.com

Property Owner: Jerry R. Haskin c/o Kipp Pfeiffer, Midwest Farm Management Company: N/A

Address: PO Box 134 Tel: _____ Fax: _____

City: Hastings State: NE Zip: 68902 Email: _____

Key Contact: David H. Fisher, Attorney for Applicant Company: Dunmire, Fisher & Hastings

Address: PO Box 1044, 800 W. 3rd St., Ste 202 Tel: 402-463-1383 Fax: 402-463-0602

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

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

David H. Fisher 10-23-15 David H. Fisher 10-23-15

Property Owner Signature Date Applicant Signature Date

DEPARTMENTAL USE ONLY

Fees: $350 EP 10/23 ck # 19180 Receipt No. _____

Accepted by Staff: _____ Case No. _____

Signature

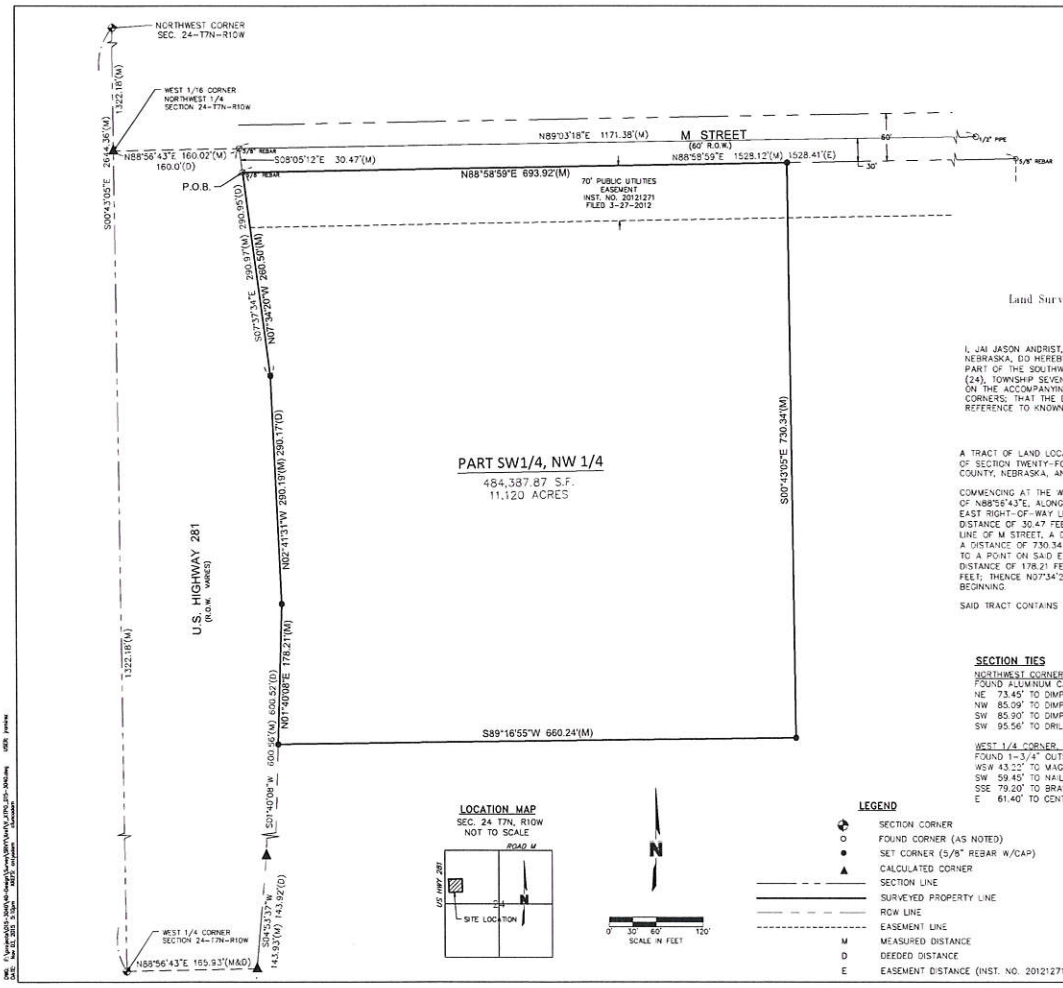
Revised 4/10/13

Survey Record

ADAMS COUNTY, NEBRASKA

Survey of: PART OF THE NORTHWEST QUARTER (NW 1/4)

SEC. 24 T 7 N, R 10 W of the 6th P.M.



Signed this _____ day of _____ 2015

Name: _____

Land Surveyor's Seal Surveyor's License No. LS_____

SURVEYOR'S CERTIFICATE

I, JAI JASON ANDRIST, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW 1/4, NW 1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP SEVEN (7) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., ADAMS COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

LEGAL DESCRIPTION

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SAID TRACT CONTAINS A CALCULATED AREA OF 484,387.87 SQUARE FEET OR 11.120 ACRES MORE OR LESS.

SECTION TIES

NORTHWEST CORNER, SECTION 24 T7N R10W
FOUND ALUMINUM CAP
NE 73.45' TO DIMPLE & "X" IN CONCRETE LIGHT POLE BASE
NW 85.09' TO DIMPLE & "X" IN CONCRETE LIGHT POLE BASE
SW 85.90' TO DIMPLE & "X" IN CONCRETE LIGHT POLE BASE
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WSW 43.22' TO MAG NAIL w/WASHER LS-458 IN CORNER FENCE POST
SW 59.45' TO NAIL IN FENCE POST
SSE 79.20' TO BRASS CAP IN CONCRETE HEADWALL (INSIDE)
E 61.40' TO CENTER LINE OF HWY 281

LOCATION MAP

SEC. 24 T7N, R10W
NOT TO SCALE

N

0' 30' 60' 120'
SCALE IN FEET

LEGEND

- SECTION CORNER
- O FOUND CORNER (AS NOTED)
- ● SET CORNER (5/8" REBAR W/CAP)
- ▲ CALCULATED CORNER
- SECTION LINE
- SURVEYED PROPERTY LINE
- ROW LINE
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- M MEASURED DISTANCE
- D DEEDED DISTANCE
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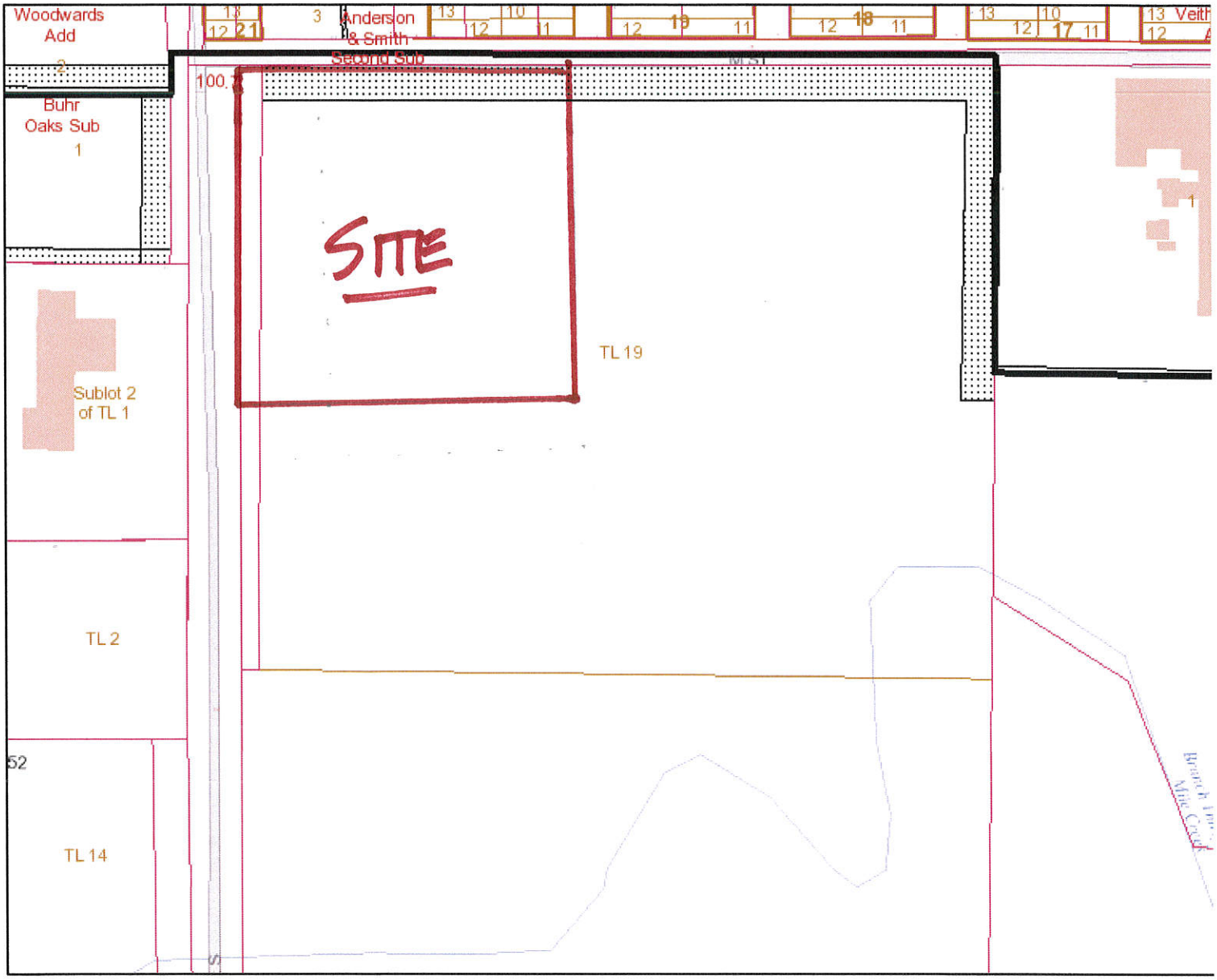
PROJECT NO. 2015-3040

BUTLER AG
ADAMS COUNTY SURVEY

FB ADAMS CO. #3

EXHIBIT 'A'
BOUNDARY SURVEY
AREA TO BE REZONED

Rezoning - ıtler machinery



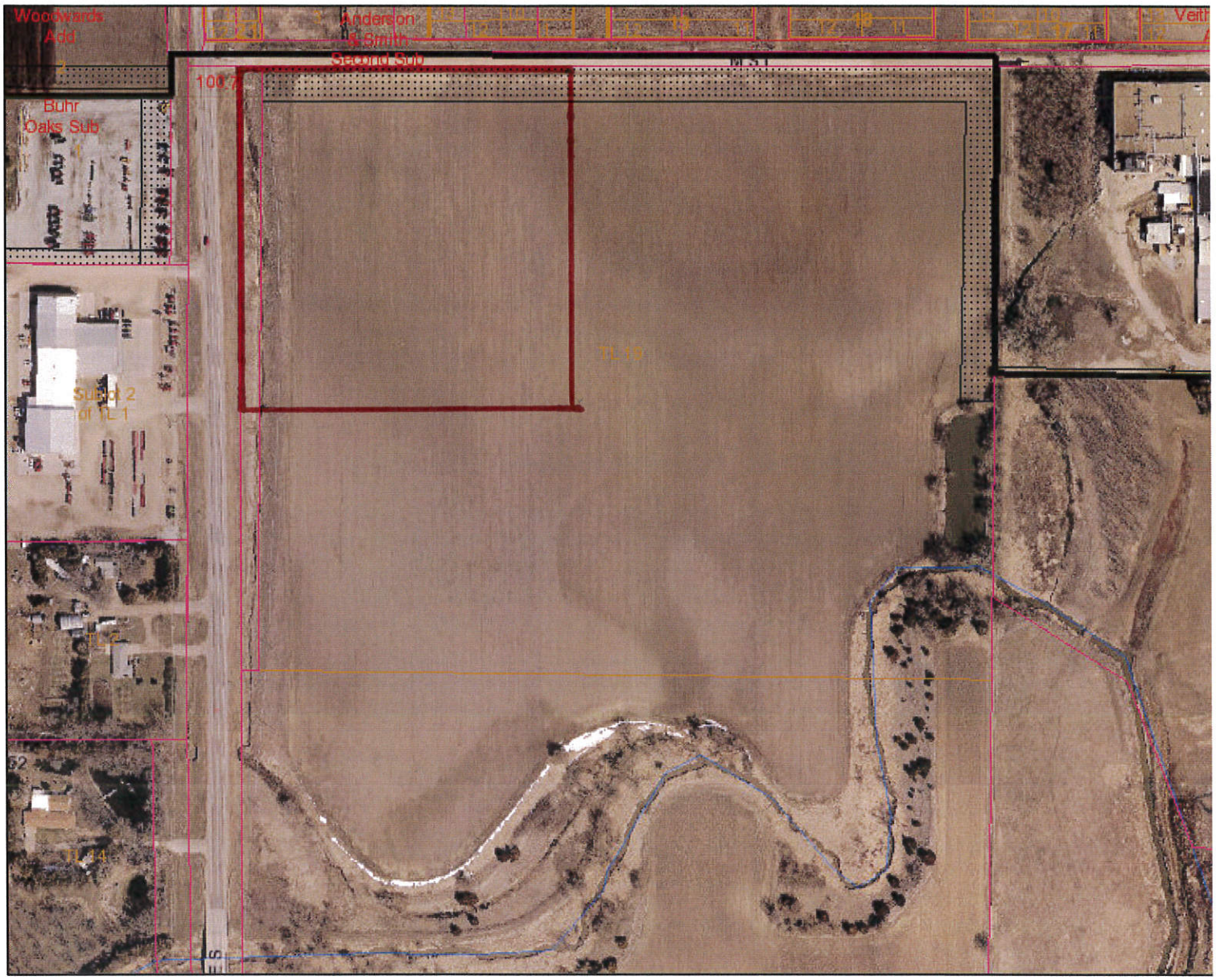
October 26, 2015

Limits	Parcels	LOTS
OneMile	Subdivisions	BLOCKS
TwoMile	Easements	

0

Adam

Rezoning - [illegible]tler machinery



October 26, 2015

- Limits
- OneMile
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- LOTS
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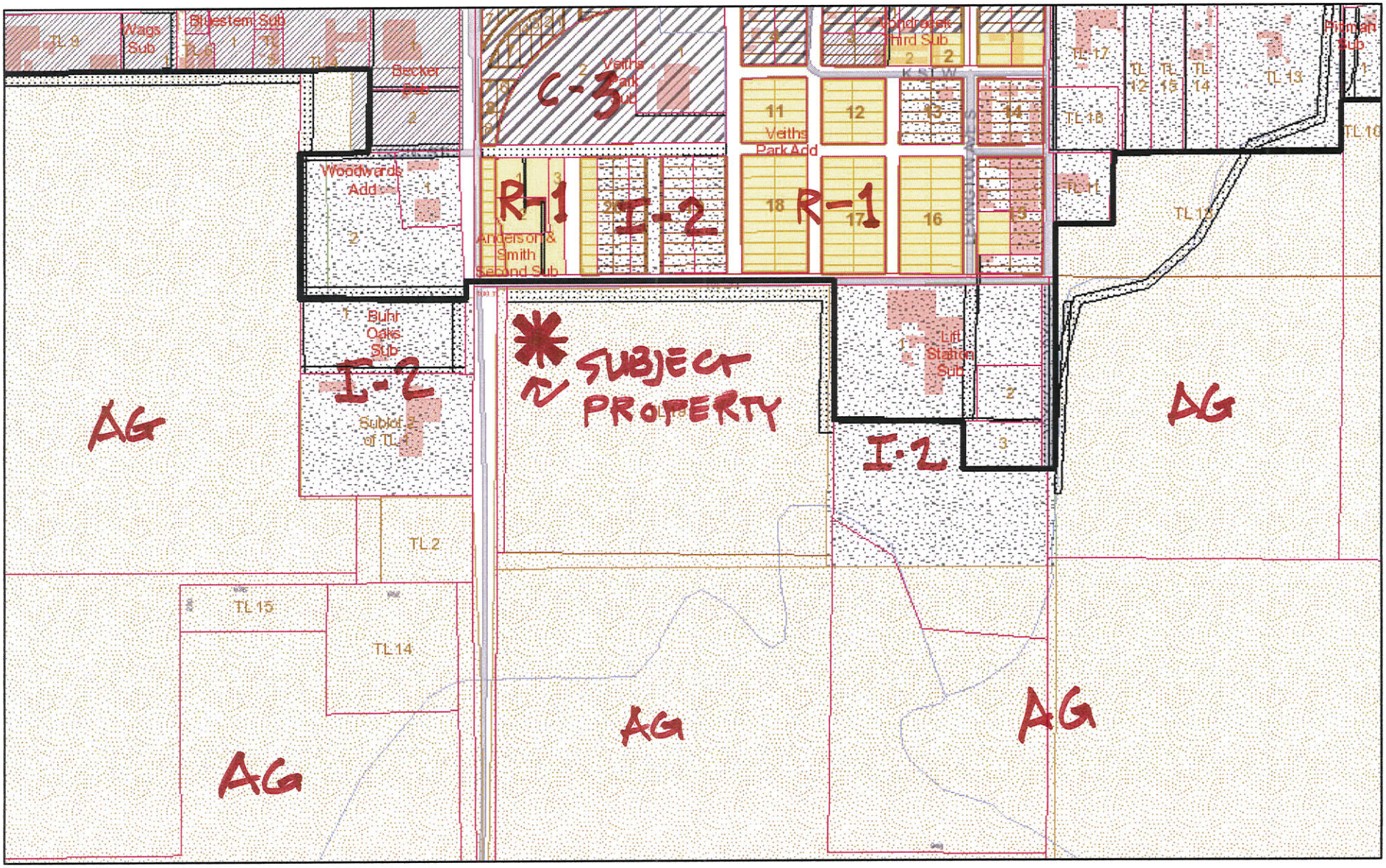
0

Adam

Adjacent Zoning - Butler Machinery



November 9, 2015

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0 0.075 0.15 0.3 mi

Limits
OneMile
TwoMile
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Subdivisions
Easements

Zoning

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

Adams County, City of Hastings & Hastings Utilities GIS Mapping

HASTINGS
DEVELOPMENT SERVICES

PLANNING COMMISSION STAFF REPORT

FILE NO: ***DS 15-041***

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

PROJECT: ***Rezoning***
Agricultural to Heavy Industry

LOCATION: ***Southeast corner of Highway 281 and M Street***

PRESENTER: ***David H. Fisher, Attorney at Law***

DATE: ***November 16, 2015***

DISCUSSION:
The applicant is requesting approval of a rezoning request for a 11.120-acre tract of land located at the southeast quadrant of the intersection of M Street and Nebraska State Highway 281. The request is to change the zoning from AG, Agricultural District, to I-2, Heavy Industrial District. The proposed use is an implement dealer. Surrounding zoning is primarily AG and Industrial, although there is some single-family residential to the north. There is an existing implement dealer on the west side of the highway directly across from this site.

By state law, parcels greater than 10 acres in size are not required to be formally subdivided with a subdivision plat. Therefore, this property is not proposed for subdivision or annexation. The land included within the boundary, which is also the area proposed for rezoning, is described by a metes and bounds description. (See Exhibit 'A')

There is a deep drainage ditch along the east side of Highway 281. A substantial culvert crossing will be required to access the property from the Highway. Access from the state highway is controlled by Nebraska Department of Roads (NDOR).

Hastings Utilities is planning a major sanitary sewer trunk line and a water main to traverse the site along the M Street frontage. There is a seventy-foot (70') wide utility easement along with a sixty-foot (60') wide temporary construction easement at this location running east-west along M Street. The sewer will be approximately twenty-foot (20') deep at this point. This is a major project to be built in phases starting next construction season.

RECOMMENDATION
Staff recommends approval of the rezoning from AG to I-2 as requested.

PC DEADLINE

DATE 10/26/2015 FILE NO. 15-041

HASTINGS
DEVELOPMENT SERVICES

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
- XX 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: Butler Machinery Co. Dealership

Project Address: Highway 281 & M Street Within City Limit ❑ Yes ☒ No

Existing Zoning: Agriculture A Proposed Zoning / Use: Industrial I-2

Existing Comprehensive Plan Designation: _____ Gross Area: +/- 442,570 sq.ft. (10.16 Acres)

Legal Description: See attached Exhibit A (formal survey in progress) Number of Lots: 1 (no plat planned)

APPLICANT INFORMATION

Applicant: Chris Lee, CFO Company: Butler Machinery Company

Address: 3401 33rd Street South Tel: _____ Fax: _____

City: Fargo State: ND Zip: 58104 Email: ChrisLee@butlermachinery.com

Property Owner: Jerry R. Haskin c/o Kipp Pfeiffer, Midwest Farm Management Company: N/A

Address: PO Box 134 Tel: _____ Fax: _____

City: Hastings State: NE Zip: 68902 Email: _____

Key Contact: David H. Fisher, Attorney for Applicant Company: Dunmire, Fisher & Hastings

Address: PO Box 1044, 800 W. 3rd St., Ste 202 Tel: 402-463-1383 Fax: 402-463-0602

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

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

David H. Fisher 10-23-15 David H. Fisher 10-23-15

Property Owner Signature Date Applicant Signature Date

DEPARTMENTAL USE ONLY

Fees: $350 EP 10/23 ck # 19180 Receipt No. _____

Accepted by Staff: _____ Case No. _____

Signature

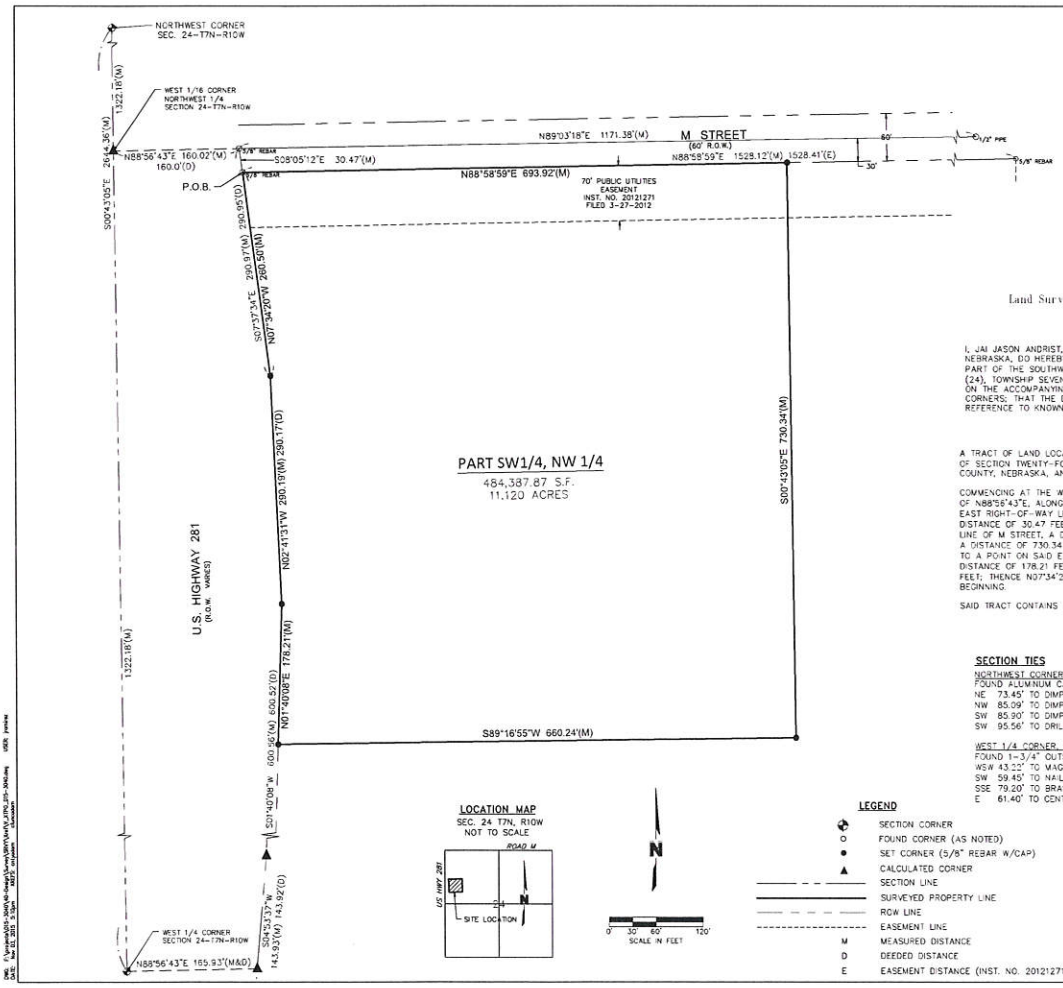
Revised 4/10/13

Survey Record

ADAMS COUNTY, NEBRASKA

Survey of: PART OF THE NORTHWEST QUARTER (NW 1/4)

SEC. 24 T 7 N, R 10 W of the 6th P.M.



Signed this _____ day of _____ 2015

Name: _____

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PROJECT NO. 2015-3040

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FB ADAMS CO. #3

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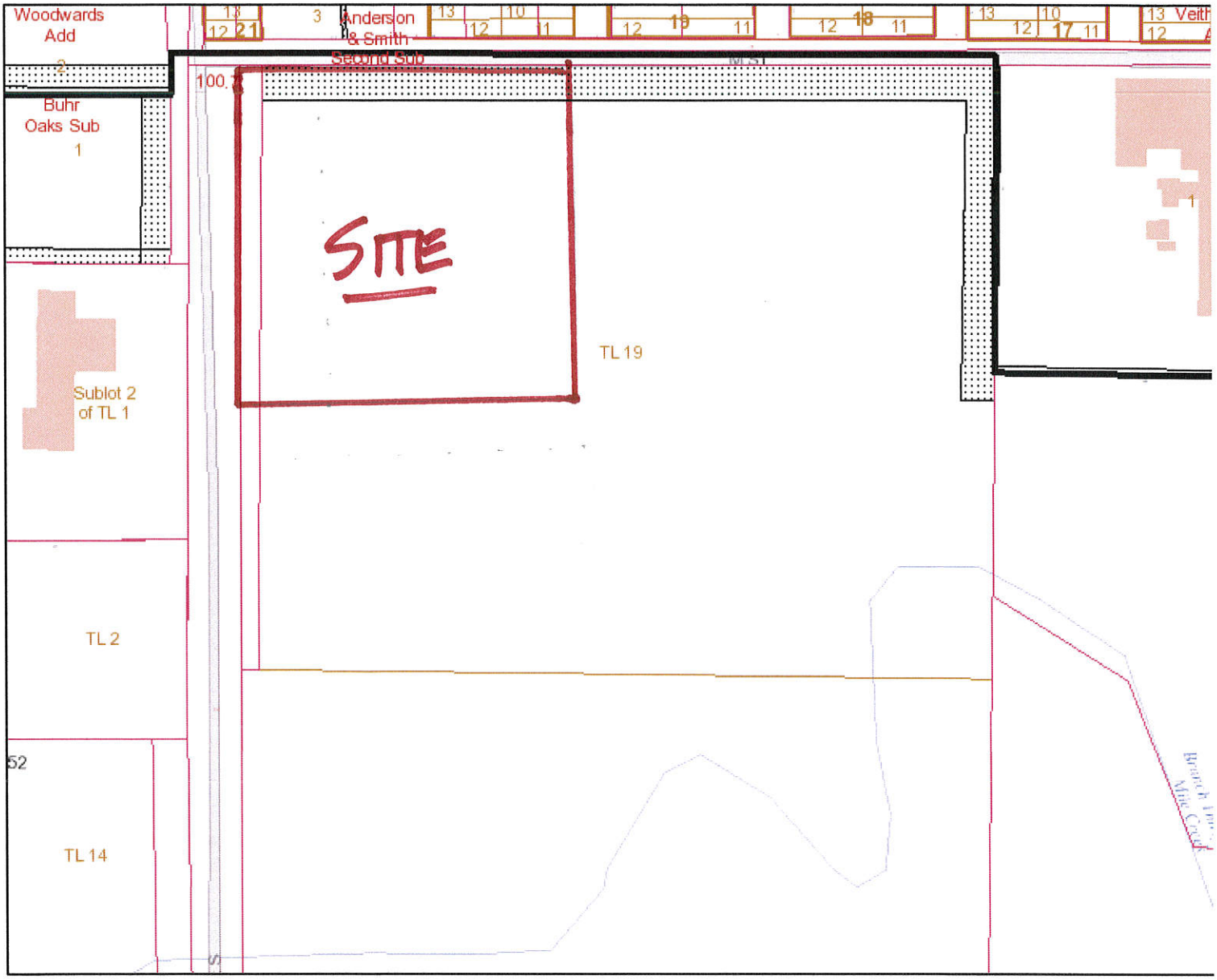

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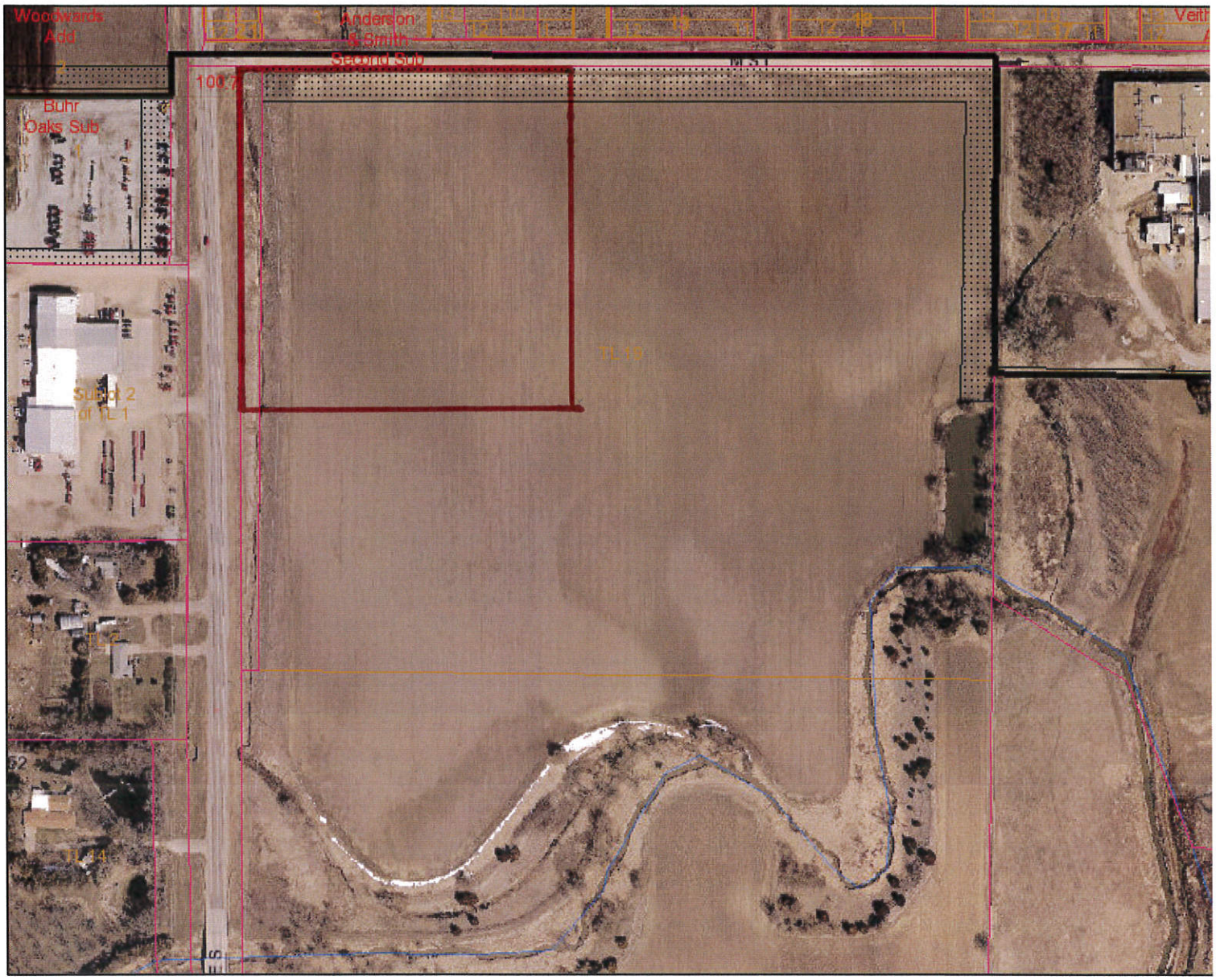

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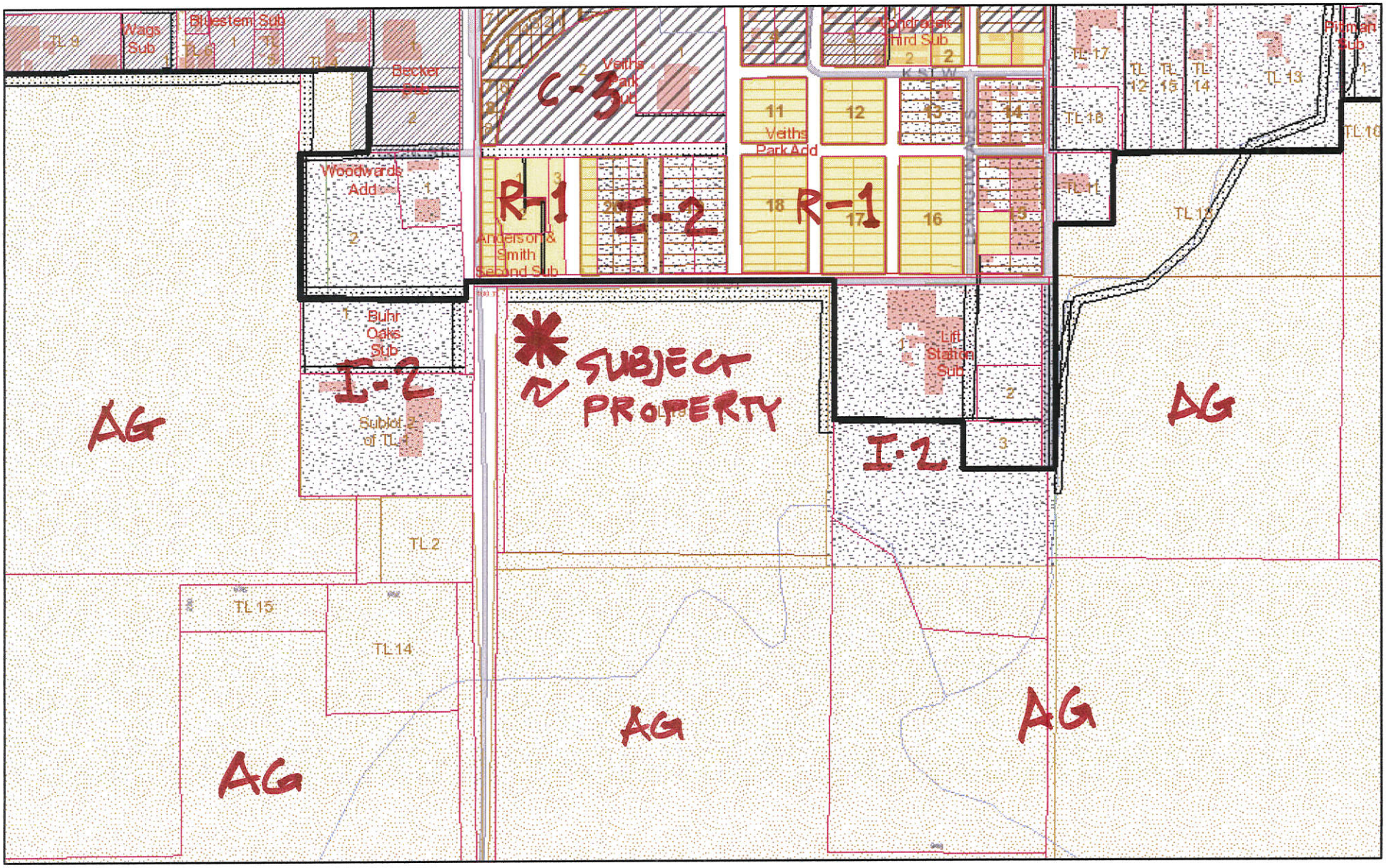

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R-3G
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