

HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Monday, May 16, 2016 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 (May16, 2016)
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 May 5, 2016 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 (April 18, 2016)
7. Special Order of Business
8. Unfinished Business
 - a. Continued Applications - None
 - b. Tabled Applications - None
 - c. Postponed Applications - None
 - d. Unfinished Applications - None
9. Public Hearings.
 - a. **16-016.** Rezoning – Request from Keith and Gail Dreher, property owners, to rezone a residential lot at 1255 North Adams Central Avenue from District R-1S, Single-Family Suburban Acreage Residential to District R-1A, Single-Family Large Lot Residential, property approximately 1.498 acres and described as Lot 5, Block One, Country Estates Subdivision located in the City of Hastings, Adams County, Nebraska.

b. **16-017.** Conditional Use Permit Amendment –
Request from Gary Ockinga to amend an existing conditional use permit to allow a building addition and associated off-street parking at Peace Lutheran Church, property located at 906 North California Avenue (Lot 1, Peace Lutheran Subdivision).

c. **16-018.** Rezoning –
Request from Tim Quigley of Cohen-Esrey Affordable Partners, Developer, and Paul Simmering and Randal Chick, Director of the Community Redevelopment Authority, property owners, to rezone property located in the 200 block of West 2nd Street from District I-1, Light Industrial to District C-3, Commercial Business District. Said property described as Lots 1 thru 10, Block 23, Johnson's Addition, City of Hastings, Adams County, Nebraska, said property referred to as "Hastings Brewery/Hastings Bottling Works".

d. **16-019.** CRA Plan Modification
Request from Randal Chick, Director of the Community Redevelopment Authority, for review of consistency with the Hastings Comprehensive Plan and request for approval of Plan Modification #4.19.16 to Redevelopment Plan VII, Eastside Estates Redevelopment Project, said property located on North Minnesota Avenue between West 12th and West 14th Streets, legally described as the West 125.00 feet of Lots 1-11, Block 1, LB Palmers Second Addition, the West 125.00 feet of Lots 1-12, Block 1, Poehlers Addition, and the West 125.00 feet of vacated 13th Street adjacent thereto, City of Hastings, Adams County, Nebraska.

10. Subdivisions
a. None

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

Adjourn

HASTINGS PLANNING COMMISSION
MINUTES
April 18, 2016

A meeting of the Hastings Planning Commission was called to order by Chairman Keith Napier, Monday, April 18, 2016 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, absent
Mr. Johnson
Mr. Hamburger
Mrs. Shutt

STAFF

Mark Evans, Building Inspector
Linda Waldron, Fire Prevention Officer
Dave Ptak, City Attorney
Teri Schelkopf, Recording Secretary
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 stated there is one change to the agenda. The application for Item 16-014, the public hearing for Conditional Use Permit for Myste Shryack and Jessica Burch to operate a daytime canine boarding facility, has been withdrawn at the request of the property owner. The Chair then asked for a motion to adopt the current agenda with Item 16-014 removed. It was moved by Mr. Kully, seconded by Mr. Stutte to adopt the current agenda.

VOTE – 8 - YES – Stutte, Gaines, Rosenberg, Napier, Shutt, Kully, Johnson, 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 April 11, 2016, 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.

Mr. Hamelink entered the meeting at 4:02.

The Chair asked for a motion to approve the minutes from the March 21, 2016, meeting. It was moved by Mr. Gaines, seconded by Mr. Hamburger, to approve the minutes as circulated. The Chair asked for any comments or changes to the minutes.

There being none, the Chair asked for the vote.

VOTE – 9 - YES – Stutte, Gaines, Rosenberg, Hamelink, Napier, Shutt, Kully, Johnson, Hamburger

Motion carried unanimously.

The first item on the agenda was request number **16-008**. Conditional Use Permit – Request from Terry Diecker of Diecker Enterprises, to locate ship to shore storage containers on site to be used for self-service storage cubicles to be rented by the public, said storage containers to be located on Lots 1 and 2, Diecker Towers, the north 10' measured perpendicular to the centerline of a 20' strip of land adjacent to said Diecker Towers, all of Block 5, St. Joseph's Addition, the vacated alley in Block 5 and north half of vacated "A" Street, all in the City of Hastings, Adams County, Nebraska, or proposed Administrative Plat – Diecker Towers Second Subdivision.

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 Mr. Diecker owns property directly north of Pat's Auto on South Denver Avenue. Recently one-half of "A" Street was vacated and went to Mr. Diecker and the other to Pat's Auto. Mr. Diecker owns additional property that abuts that vacated street. He is wanting to use ship to shore containers as self-service storage units with them arranged side by side, similar to a storage unit with a number of overhead doors. Staff has applied the code requirements for self-storage facilities which are allowed in the industrial districts. Staff is concerned about setting a precedent as this is the first time anyone has approached the City about using these types of containers for this purpose. In this case, Mr. Diecker's property is industrial and the area around it is industrial, so it is not a bad "fit." For the neighborhood. In other, more visible commercial areas that are zoned for industry the container storage may not fit into the character of the neighborhood as well.

In this case, Mr. Diecker is proposing 26 back-to-back, 80-foot wide by 20-foot long, 52 total storage units. Conditions include:

- a. No container shall exceed twenty-two feet in the narrowest dimension or thirty-six feet in the widest dimension, or fourteen feet at the eave.
- b. The containers shall not be stacked vertically.
- c. All containers shall be painted a neutral earth tone color such as beige, tan, gray, or similar. All containers shall be painted the same color. Any graffiti that appears on the containers in the future shall be painted over in a timely manner to match the base color.
- d. Per the zoning code, a Landscape Plan shall also be incorporated as part of the submittal. In this case, areas for landscaping are limited. Perhaps a couple of trees could be provided in the areas between the buildings and the property line.
- e. A ten-foot (10') wide strip of Portland cement concrete shall run continuous abutting the containers on both the north and south sides.
- f. All containers shall be anchored at the ground plane to a continuous footing a minimum of eight inches (8") in width, or equal approved by the City, along the front and rear edge of the containers.
- g. No loading docks, either elevated or excavated.
- h. No openings shall be cut into the container walls, including interior doors connecting one or more units inside and exterior doors or windows (other than the primary access door).
- i. No off-premises advertising shall be allowed on, or attached to, said containers.

- j. Signs shall be limited to one ground pole sign at the entrance to the premises. Not more than thirty-two (32) square feet in area shall be permitted with a maximum height of ten feet (10').
- k. All exterior lighting shall be sharp cut-off type to prevent off-site glare.
- l. All storage on the premises shall be kept within an enclosed building (ie. within containers)
- m. Applicant is responsible for pest or varmint control if the units attract any vermin to the site living under or around the units.
- n. No commercial activity allowed, other than leasing of the storage units for storage.
- o. Repair, reconditioning, and fabrication services prohibited.
 - Because of the danger from fire or explosion caused by the accumulation of vapors from gasoline, diesel fuel, paint, paint remover, and other flammable materials, the repair, construction, or reconstruction of any boat, engine, motor vehicle, or furniture, and the storage of any propane or gasoline storage tank is prohibited within or outside any structure on a tract of land designated for a self-storage facility.
 - This provision shall be posted and be included in the tenant lease agreement.
- p. Containers are limited to the quantity and to the location shown on the approved Site Plan, said Site Plan being made a part of this permit and kept on file at the Development Services Department of the City of Hastings.
- q. An approved plan shall be valid for a period of twenty-four (24) months following the date of approval by the Council. If construction has not been started within said twenty-four-month period, the plan shall be null and void unless the time for start of construction has been extended by Council.

With these conditions attached, staff feels this is acceptable in this location and would allow Mr. Diecker to proceed.

Mr. Kully asked about trees?

Mr. Lang stated under the conditional use permit requirements for self-storage, it requires a landscape plan. This is a storage facility. In this instance there is not much room to do landscaping.

Mr. Kully stated most locations for storage units are very visible and landscaping is called for. This particular area is behind the Diecker Towers. If you were to drive by there now, it has not been taken care of for years. It would be difficult to put trees in because there are no water lines. He does not feel it is necessary.

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 on application 16-008, to include recommendations a through q as listed by Staff as part of the permit.

Moved by Mr. Hamelink to approve 16-008. Seconded by Mr. Kully.

The Chair asked for further questions or discussion.

Mr. Hamelink stated staff express concern about the precedent. If they are painted well, this site will fit fine. He asked Mr. Diecker if any of the conditions are of a concern.

Mr. Diecker nodded "no" from the audience.

Mr. Lang asked the Chair about the landscaping, then stated staff would work with Mr. Diecker.

Chair Napier replied Mr. Diecker does not have a concern with the requirement.

The Chair asked for further questions or discussion.

There being none, the Chair asked for the vote.

VOTE – 9 - YES – Stutte, Gaines, Hamelink, Rosenberg, Napier, Shutt, Kully, Johnson, Hamburger

Motion passed unanimously.

The next item on the agenda was request number **16-009**. Rezoning – Request from Dan Pauley, Attorney at Law, representing Indicator Land & Cattle, LLC. to rezone from R-1S Single Family Suburban to R-1A, Single Family Large Lot.

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 application is a rezoning request. Staff is in support of the rezoning. Mr. Dan Pauley, attorney with Dunmire, Fisher and Hastings is representing his client today and may wish to speak on this item.

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

Mr. Dan Pauley, attorney with Dunmire, Fisher and Hastings representing Indicator Land and Cattle, which is owned by Dr. Tyler Adams stated that this is a residential farmstead that the Adams' plan to build their home on. It circles Thom Subdivision. It is currently zoned R-1S and the rezone request is to R-1A. The current zoning does not allow for row crop; secondly, the Adams family want to have a small number of cattle, possibly 10 or so, on this property, along with their residence. R-1A would allow these agriculturally related uses while R-1S does not.

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.

It was moved by Mr. Rosenberg, seconded by Mr. Stutte, to approve 16-009.

The Chair asked for further questions or comments.

There being none, the Chair asked for the vote.

VOTE – 9 - YES – Stutte, Gaines, Hamelink, Rosenberg, Napier, Shutt, Kully, Johnson, Hamburger

Motion carried unanimously.

The next item on the agenda was request number **16-010**. Conditional Use Permit – Request from Chad Cassel, Pastor of Oasis Church, to conduct church services at the Imperial Mall, 3001 W. 12th St., #19.

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 request for a Conditional Use Permit. Pastor Chad Cassel with the Oasis Church is wanting to lease Bay #19 at the Imperial Mall. By code this is considered a neighborhood assembly use and requires a Conditional Use Permit. In speaking with the Pastor, the congregation is small, less than 20. The rental space is 1000 sq. ft. or so with a private bathroom, however, the bathroom is not handicap accessible. It was decided with a CUP approach we could come up with a condition to regulate the bathroom situation. Staff is recommending approval with a condition that at such time as the congregation of Oasis Church numbers 50 persons, the on-site bathroom must be upgraded to meet ADA requirements. The CUP shall be automatically renewed annually upon receipt by the City of a written request for renewal, including the current number of congregation numbers for the given year. The Clerk would send out a letter at renewal time requesting the numbers of their congregation.

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.

It was moved by Mr. Hamburger, seconded by Mr. Kully, to approve 16-010 as presented.

The Chair asked for further questions or comments.

There being none, the Chair asked for the vote.

VOTE – 9 - YES – Stutte, Gaines, Hamelink, Rosenberg, Napier, Shutt, Kully, Johnson, Hamburger

Motion carried unanimously.

The next item on the agenda was request number **16-011**. CRA Plan Modification - Request from Randal Chick, Director of the Community Redevelopment Authority of the City of Hastings for review of consistency with the Hastings Comprehensive Plan and request for approval of Plan Modification #3.15.16 to Redevelopment Area #1 (THOAR, LLC Redevelopment Project).

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 CRA request for a Modification for Redevelopment Area 1. It is the former Old Market Firearms Building a/k/a Block 27 Lofts. 3000 sq. ft. of first floor commercial space and four- one bedroom / one bath second floor apartments. This funding request will be for façade, sidewalk, and landscaping improvements at \$450,000.00. As with all CRA projects, the city strives to improve the neighborhood, remove blight, create employment opportunities and add living quarters downtown. The Planning Commission's involvement the compliance and conformance with the comprehensive plan and the overall development vision of the city is important and staff feels it is in compliance with that vision and that plan.

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.

It was moved by Mr. Kully, seconded by Mr. Hamelink, to approve 16-011.

The Chair asked for further questions or comments.

There being none, the Chair asked for the vote.

VOTE – 9 - YES – Stutte, Gaines, Hamelink, Rosenberg, Napier, Shutt, Kully, Johnson, Hamburger

Motion carried unanimously.

The next item on the agenda was request number **16-012**. CRA Plan Modification – Request from Randal Chick, Director of the Community Redevelopment Authority of the City of Hastings for review of consistency with the Hastings Comprehensive Plan and request for approval of Plan Modification #6 to Redevelopment Area #IV-Hastings West (On Top, LLC Redevelopment Project).

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 also is a Redevelopment Plan Modification for the CRA. This is an industrial site. It is vacant and is on the WG Pauley Lumber site. On Top, LLC is proposing two 3,750 sq. ft. industrial buildings be built at this location. The CRA's involvement will be to reroute water service and drain lines. Estimated project cost is \$370,000.00. The CRA board approved the Modification to both Plans at their meeting on March 15, 2016. This project would not be achievable without the assistance of the CRA. It will remove blight and create employment opportunities and improve the neighborhood. The Plan does comply with the vision for development in the city; the comprehensive plan and with state law. Staff recommends approval.

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.

It was moved by Mr. Gaines, seconded by Mr. Hamburger, to approve 16-012

The Chair asked for further questions or comments.

There being none, the Chair asked for the vote.

VOTE – 9 - YES – Stutte, Gaines, Hamelink, Rosenberg, Napier, Shutt, Kully, Johnson, Hamburger

Motion carried unanimously.

The next item on the agenda was request number **16-013**. Conditional Use Permit - Request from Faith Lutheran Church to amend their Conditional Use Permit to expand their parking at 837 Chestnut 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 Faith Lutheran Church on Chestnut Avenue recently purchased residential properties to the west of the church. The church has submitted a proposed layout for a new parking lot. The church also has a parking agreement with Hawthorne Elementary School to use 59 parking spaces during peak times of school activity. This would bring the church into compliance with the required 159 spaces required. They will erect a new fence along the west property line to deal with headlight glare. This is an amendment to the existing CUP.

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

John Schudel. Neighbors immediately to the west. He stated they would like a 6' privacy fence and the timeline is long than anticipated. Now it is a muddy mess. He would like to see grass sown so it's not so muddy.

Mr. Lang did have a conversation with the applicant regarding seeding that area in the interim, i.e. rye grass. That can certainly be inserted as a condition. A privacy fence is proposed.

The Chair asked for a timeline for the fence.

Mr. Lang stated that the fence should be erected immediately or as soon as practical to provide that protection and the grass be established.

Eilene Saathoff. Member of Faith Lutheran Church, serves on the Board of Trustees and on the Vision Committee. The church does understand the neighbors' concerns. It was discussed about the

possibility of a layer of gravel for the summer as an alternative to the grass. Regarding the fence, we need to establish grade for proper drainage prior to erecting the fence.

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.

It was moved by Mr. Hamelink, seconded by Mr. Rosenberg, to approve 16-013.

The Chair asked for further questions or comments.

The Chair asked Mr. Lang about the gravel, would that be acceptable as far as the code is concerned?

Mr. Lang stated that the gravel idea was discussed but staff does not support gravel. "Temporary" gravel parking has a tendency to become permanent gravel surfacing. The area needs to be planted to grass. Grass would look nicer. And be less expensive to install.

Mr. Kully referred to T-Dance and allowed her to rock part of her lot. But that was commercial and in other residential areas we ask that they put down sod or grass.

The Chair concurred. T-Dance was an industrial zone.

Mr. Hamelink stated the issue before the Commission is whether we should allow that area to be used for parking. That is a good idea. The other issue is it is unsightly. First, if we allow parking, a fence is appropriate.

Ms. Saathoff said the fence would be erected as soon as grade can be established. This needs to go to council. We want to have the parking lot completed in a year.

Mr. Patterson sat in on a meeting with the church on this project. The gravel parking lot was discussed and staff's recommendation was to look at the grass. Temporary gravel parking lots become more permanent gravel parking lots. We want to keep the church focused. Staff does not want the gravel recommended to the council.

Mr. Lang stated conditions can be added to move onto council. One, that the area be put into grass and two, that the fence be erected, and the whole project needs to be done in a year.

Mr. Hamelink asked if the current condition of the parking lot was a code violation.

Mr. Ptak stated when you have a construction site, the concern is that any drainage or silt doesn't find its way into the streets which ends up in the storm sewer. It is good to have a cover crop on anything that isn't going to be constructed immediately or at least a silt fence installed.

Mr. Hamburger suggested the Commission require the grass seeding. If you put the fence in now, probably going to tear it out by doing all the grading. Sod/seeding done now, and it can't be used for a parking lot, put the fence in when you do the parking lot.

The Chair stated the Commission will add the recommendation that the existing space be seeded with so type of cover, that the privacy fence be erected at the time the parking lot is constructed.

Mr. Hamelink stated bringing the lot to grade and seeding at this time is appropriate, and that it not be used for parking until it is paved. The year's timeline is lengthy but if we have a late spring, or exceptionally wet spring, I think we should recommend a completion date of June 1, 2017.

The Chair reiterated the motion that the Commission approve the amendment to the Conditional Use Permit that the existing area be brought to grade, seeded with a cover crop, that construction be completed by fall of 2017 and that a 6' privacy fence be constructed in conjunction and concurrent with the parking lot.

The Chair asked for further questions or comments.

There being none, the Chair asked for the vote.

VOTE – 9 - YES – Stutte, Gaines, Hamelink, Rosenberg, Napier, Shutt, Kully, Johnson, Hamburger

Motion carried unanimously.

The next item on the agenda was request number **16-015**. Rezoning – Request from Clifford F. Mesner, Mesner Development Company, to rezone property between 12th and 14th Streets on Minnesota 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 there is two parts to this application. First is a rezone from CP-3 to RP-3 which is multi-family district, and secondly it is a planned development district. To bring the development into line with the proposed use, it needs to be rezoned to RP-3 to accommodate 14 duplex buildings, two units per building, 28 total living units for low and moderate income seniors.

A complete Development Plan package was submitted including a Site Plan, Landscape Plan, Floorplans and Architectural Elevations of all four sides of the proposed duplexes.

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.

It was moved by Mr. Gaines, seconded by Mr. Kully, to approve 16-015.

The Chair asked for further questions or comments.

There being none, the Chair asked for the vote.

VOTE – 9 - YES – Stutte, Gaines, Hamelink, Rosenberg, Napier, Shutt, Kully, Johnson, Hamburger

Motion carried unanimously.

The Ad Hoc Committee did meet in April. Then a meeting was held with the Combined Services Committee. The Ad Hoc Committee share some ideas for the North 281 corridor. All in attendance agreed that there is a desire to move forward with some planning in that corridor.

There being no other discussion, the Chair asked for a motion to adjourn.

Moved by Mr. Kully, seconded by Mr. Rosenberg.

The Chair asked for the vote.

VOTE – 9 - YES – Stutte, Gaines, Hamelink, Rosenberg, Napier, Shutt, Kully, Johnson, Hamburger

Motion carried unanimously.

Chairman



May 5, 2016

To: Planning & Zoning Commissioners
From: Linda Waldron, Fire Prevention Officer

Comments, recommendations and/or conditions for agenda items:

8. a. Public Hearings

a. **16-016.** Rezoning –

Request from Keith and Gail Dreher, property owners, to rezone a residential lot at 1255 North Adams Central Avenue from District R-1S, Single-Family Suburban Acreage Residential to District R-1A, Single-Family Large Lot Residential, property approximately 1.498 acres and described as Lot 5, Block One, Country Estates Subdivision located in the City of Hastings, Adams County, Nebraska. No Concerns

b. **16-017.** Conditional Use Permit Amendment –

Request from Gary Ockinga to amend an existing conditional use permit to allow a building addition and associated off-street parking at Peace Lutheran Church, property located at 906 North California Avenue (Lot 1, Peace Lutheran Subdivision). No Concerns

c. **16-018.** Rezoning –

Request from Tim Quigley of Cohen-Esrey Affordable Partners, Developer, and Paul Simmering and Randal Chick, Director of the Community Redevelopment Authority, property owners, to rezone property located in the 200 block of West 2nd Street from District I-1, Light Industrial to District C-3, Commercial Business District. Said property described as Lots 1 thru 10, Block 23, Johnson's Addition, City of Hastings, Adams County, Nebraska, said property referred to as "Hastings Brewery/Hastings Bottling Works". No Concerns

d. **16-019.** CRA Plan Modification

Request from Randal Chick, Director of the Community Redevelopment Authority, for review of consistency with the Hastings Comprehensive Plan and request for approval of Plan Modification #4.19.16 to Redevelopment Plan VII, Eastside Estates Redevelopment Project, said property located on North Minnesota Avenue between West 12th and West 14th Streets, legally described as the West 125.00 feet of Lots 1-11, Block 1, LB Palmers Second Addition, the West 125.00 feet of Lots 1-12, Block 1, Poehlers Addition, and the West 125.00 feet of vacated 13th Street adjacent thereto, City of Hastings, Adams County, Nebraska. No Concerns

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Any Problem, Any Time, Any Where



PLANNING COMMISSION STAFF REPORT

FILE NO: *DS 16-016*

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

PROJECT: *Rezoning
R-1S to R-1A*

LOCATION: *1255 North Adams Central Avenue*

PRESENTER: *Keith and Gail Dreher, Property Owners*

DATE: *May 16, 2016*

DISCUSSION:

The applicant is requesting rezoning of an existing rural residential lot with a house on it from District R-1S, Single-Family Suburban Acreage District, to District R-1A, Single-Family Large Lot Residential District, property located at the northwest corner of the intersection of North Adams Central Avenue and West 12th Street. (see Exhibits 'A' and 'B')

The applicants are requesting this rezoning as a possible way to reduce the amount and expense of property maintenance as this is a fairly large lot and both Mr. and Mrs. Dreher are elderly and unable to maintain this amount of property the way they would like. They would like to reduce the lot size of the property through rezoning to a different district and then subdivide the existing lot into two proposed lots. One lot would contain the existing house and the Dreher's would continue to reside there; the other lot would be a buildable lot for sale. The minimum lot size required in the existing R-1S district is 1.50 acres while in R-1A districts the minimum lot size is 20,000 square feet or .459 acres. The existing lot, described as Lot 5, Block One, Country Estates Subdivision, contains 1.498 acres, more or less.

If this lot were successfully rezoned, it could conceivably be subdivided by an administrative plat into two lots that meet or exceed the 20,000 square foot minimum. (see Exhibit 'F') In this manner, the applicant's obligation for property maintenance would be significantly reduced to the one lot with the house and the second lot could be sold.

Staff has met with the applicant to discuss this project and also had internal discussions regarding this rezoning request. Staff is not in support of this rezoning for several reasons that will be discussed in detail in this memo. Staff informed the applicant that there was a high probability that staff would not support the request for these reasons. Staff further informed the applicant that it was within their rights of due process to apply for the rezoning request regardless of staff's opinion. The Dreher's decided to apply as there is no other recourse identified to meet their objective, except to sell the property as it is today and look for a smaller parcel.

This rezoning request causes concern for Staff because it conflicts with several commonly accepted planning standards as follows:

a) **Consistent Lot Size.**

The very reason the applicants have requested this rezoning, to reduce lot size, is a concern. Generally speaking, lot sizes in a subdivision are designed to be fairly consistent throughout, without significantly larger or smaller lots that vary from the norm. This principle hinges largely on the differences in required minimum lot sizes in differing zoning districts. The lots in the subdivisions to the west of the Dreher property, known as the Westbrook Village Subdivisions, are zoned R-1A, the same zoning district that the Dreher's have requested. A comparison in lot size between the two subdivisions is significant. The lots in the R-1S zoning that abut North Adams Central Avenue are consistently large, close to the 1.50-acre minimum required by code. If this rezoning request is granted and the existing lot is split, there will be a disparity with two small lots newly created on the end of a row of established larger lots.

b) **Proximity to properties zoned likewise.**

In general planning principles, a rezoning request should be complementary to surrounding properties and how they are zoned. In this case, the existing zoning and the requested zoning are both rural residential (which is a better scenario than something like residential to commercial, for example). In the best case scenario, the subject property will abut the desired zoning from at least one direction. It is very difficult to conclude that a rezoning request is not valid when the requested zoning directly abuts the parcel to be rezoned. In this case however, there is no direct abutting R-1A zoning. There is, however, a significant amount of property to the west in Westbrook Village that is zoned R-1A. (see Exhibit 'G'- Distance to Nearest R-1A Zoning). The R-1A zoning is approximately 465 feet away from the subject property as measured at its closest tangent distance and approximately 815 feet apart at the furthest tangent distance. Is the presence of R-1A zoning at a distance of 400 to 800 feet away from the subject parcel sufficient justification to approve the rezoning request? Staff, feels that the proximity to similar zoning is not enough justification to approve this request given other concerns that are noted in this Staff Report.

c) **Proximity to Intersection.**

The subject property is located at the intersection of two section-line roads which are classified as major arterial streets. Both streets carry significant daily traffic at relatively high speeds. The existing lot fronts, and thus the house takes access from, North Adams Central Avenue. A second lot on the corner would require

another driveway cut on one of the two streets closer to the intersection. In comparison, although some of the lots to the west take access from West 12th Street, the majority of the lots in the R-1A Westbrook Village developments take access from an internal road network of local, low volume, residential streets. Those lots with arterial access were previously platted and approved and are therefore an existing circumstance. By today's standards, residential lots would not be allowed to front directly on to a major arterial street. They would need to side or back to the arterial street taking access from interior roads.

d) Frontage on Arterial Streets.

Separation or setback from the busy arterial streets is desirable and larger lots allow greater separation. Smaller lots may compromise this advantage.

e) Increased Lot Width for Corner Lots.

Although under item a) above it states "Generally speaking, lot sizes in a subdivision are designed to be fairly consistent throughout" it is common planning practice and advisable to design corner lots to be about 10 percent wider than interior lots since corner lots are impacted on two sides by streets (front and side) and the additional lot area helps to offset this impact. In fact, many subdivision ordinances require wider corner lots. In Hastings there is no such requirement, however the applicant's proposal, if approved, would move in the opposite direction of this principle. If the existing corner lot were to be rezoned as requested and then subdivided into two lots, the resulting corner lot would be narrower than the other lot. Both newly created lots would be more narrow than any of the other existing lots to the north with frontage on North Adams Central Avenue.

f) Public Input.

Although not a requirement and merely a suggestion, Staff suggested that the applicants may want to contact neighboring property owners to explain what they are trying to accomplish and gain their support. In similar fashion to the way a public protest can stop a project, sometimes support from neighboring property owners can affect the outcome of a project in a positive way. The true measure of public input on this proposal will not be known until the public hearings are held before the Commission and Council. However, to date, Staff has received two phone calls from neighboring property owners in opposition and none in support of this rezoning request. Neighboring property owners expressed concerns for a project that would result in less than average sized lots in their established neighborhood and may affect their property values negatively.

In terms of conformity with the Future Land Use Map of the comprehensive development plan, this parcel and surrounding area is designated "Suburban Residential." (See Exhibits 'C' and 'D') Either the existing R-1S zoning, or the proposed R-1A zoning for this parcel, would be appropriate within this land use designation. So, there is no real direction provided from this perspective, although to the applicant's advantage, the zoning is consistent with the comp plan and no amendment is required.

RECOMMENDATION

Staff recommends that this rezoning request be denied because it does not meet generally accepted planning standards as elaborated above and summarized as follows:

- a. If approved, it would create inconsistent lot size- smaller than established abutting lots;
- b. No potential contiguous connection of this parcel to the requested zoning district,
- c. Does not meet generally accepted planning standards for increased corner lot width, in fact the opposite would be true;
- d. Has potential traffic concerns resulting from an additional driveway cut closer to an intersection of two arterial streets;
- e. Known opposition to the proposed rezoning request received from telephone conversation between staff and neighboring property owners.

DATE 4/13/16

APR 25

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.

- Checkboxes for application types: 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: DREKER SUBDIVISION
Project Address: 1255 ADAMS CENTRAL RD Within City Limit Yes No
Existing Zoning: R-1S Proposed Zoning / Use: R-1A 65,240
Existing Comprehensive Plan Designation: SUBURBAN RESIDENTIAL Gross Area: EX 1.49 AC
Legal Description: LOT 5, BLOCK ONE COUNTRY ESTATES SUB Number of Lots: 1 EX/2 PROPOSED

APPLICANT INFORMATION

Applicant: KEITH AND GAIL DREKER Company: N/A
Address: 3460 S WABASH Tel: 463 8800 Fax:
City: HASTINGS State: NE Zip: 68901 Email: N/A
Property Owner: KEITH AND GAIL DREKER Company: N/A
Address: SAME Tel: Fax:
Key Contact: GAIL 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.

Signatures and dates for Property Owner and Applicant.

DEPARTMENTAL USE ONLY

Fees: 350.00 Receipt No.
Accepted by Staff: Signature Case No.

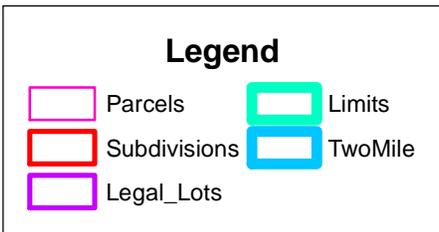
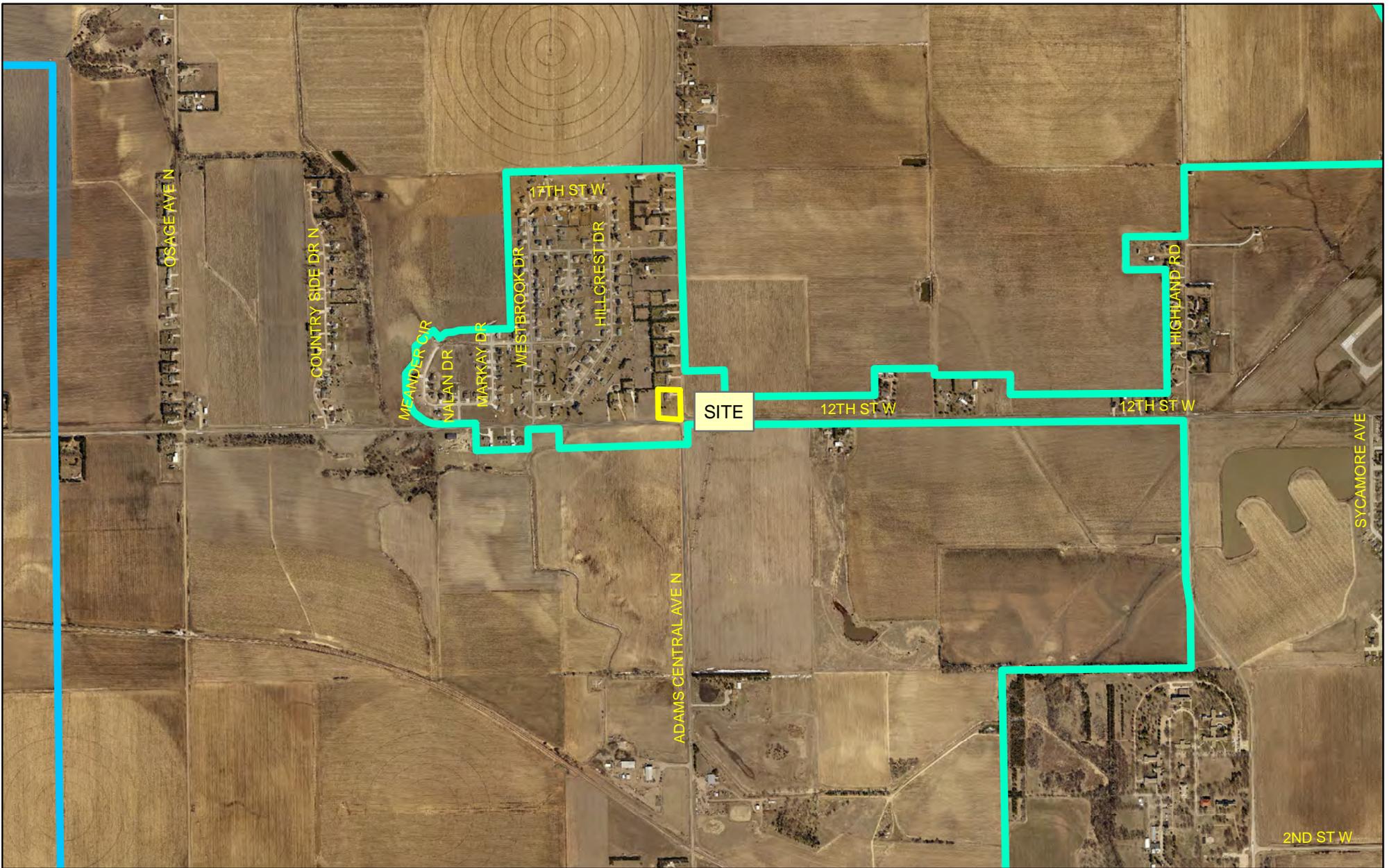
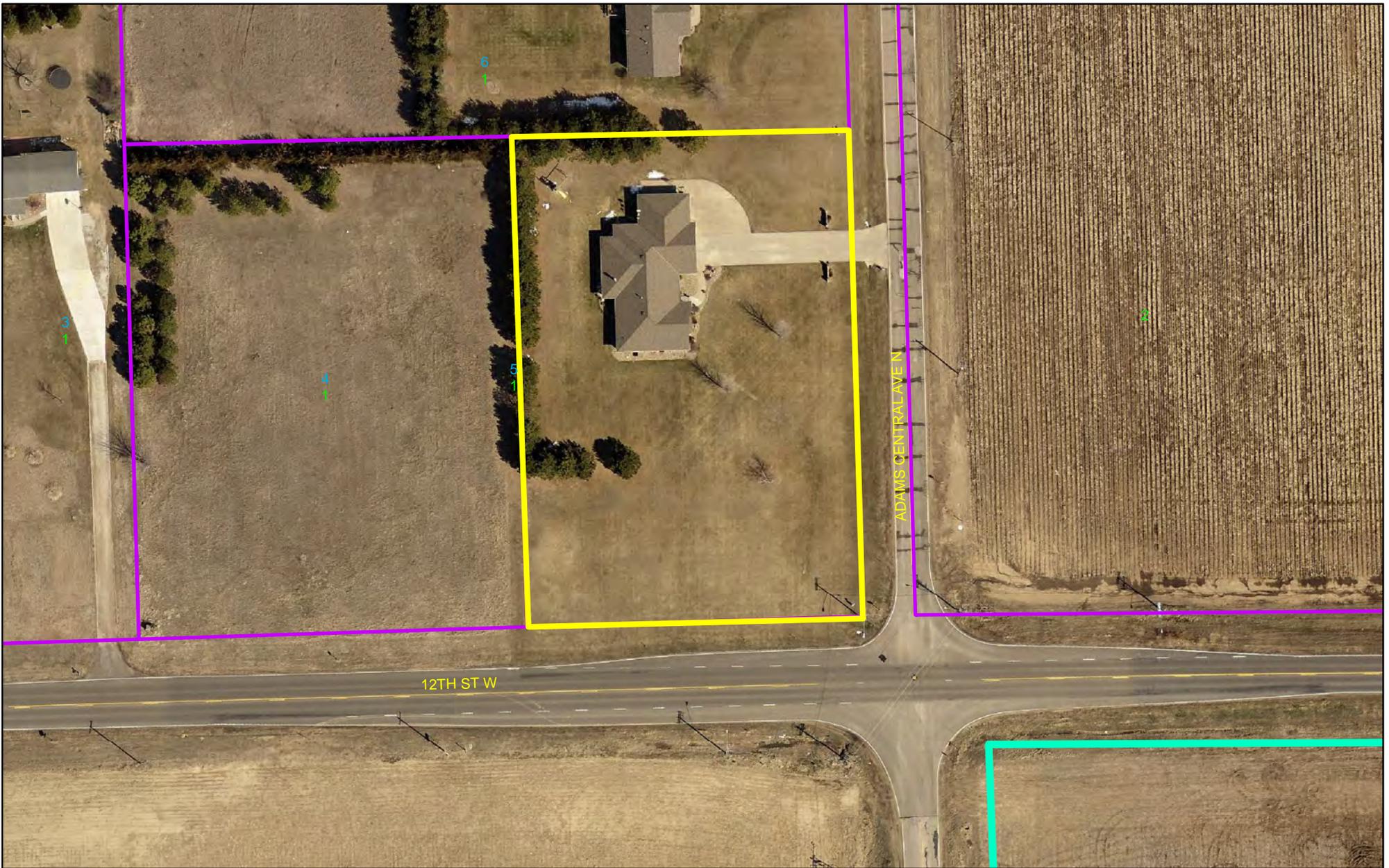


EXHIBIT 'A' - VICINITY MAP
 DREHER PROPERTY REZONING
City of Hastings

This map is for illustration only.





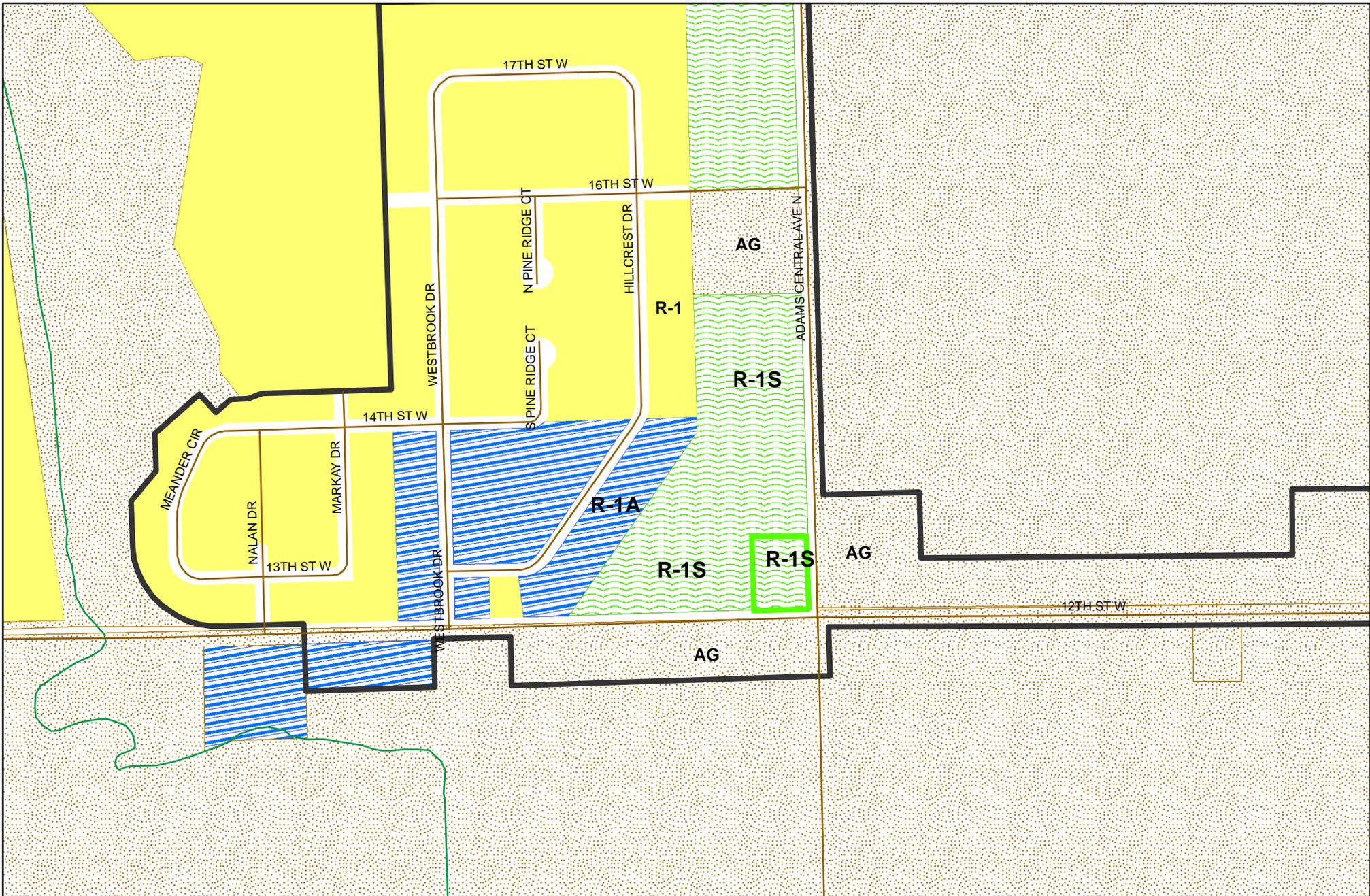
Legend

	Parcels		Limits
	Subdivisions		TwoMile
	Legal_Lots		

EXHIBIT 'B' - AERIAL VIEW
DREHER PROPERTY REZONING
City of Hastings

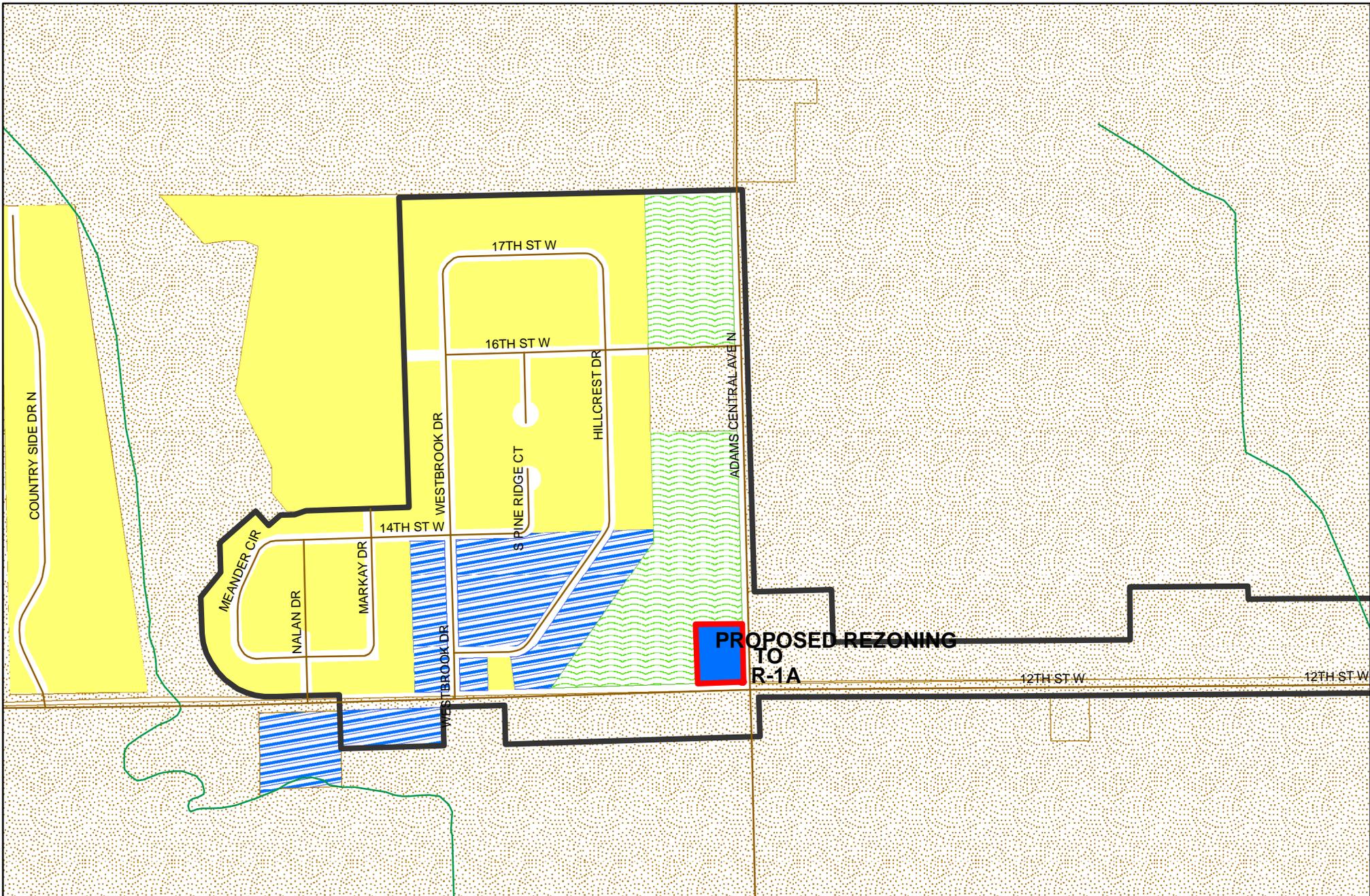
This map is for illustration only.





City Limits	R-3: Multiple-family	C-1: Local business
subdivision	R-1A: Single family large lot	C-2: Central business
A: Agricultural district	R-1S: Single family suburban	C-3: Commercial business
R-1: Urban single family	R-5: Urban single family undersized lot	C-0: Commercial office
R-2: Two-family	CMP: Campus institutional	I-1: Light industrial
R-3G: Garden apartment	CZ: Clear zone	I-2: Heavy industrial

EXHIBIT 'C' - EXISTING ZONING
DREHER PROPERTY REZONING
City of Hastings Zoning

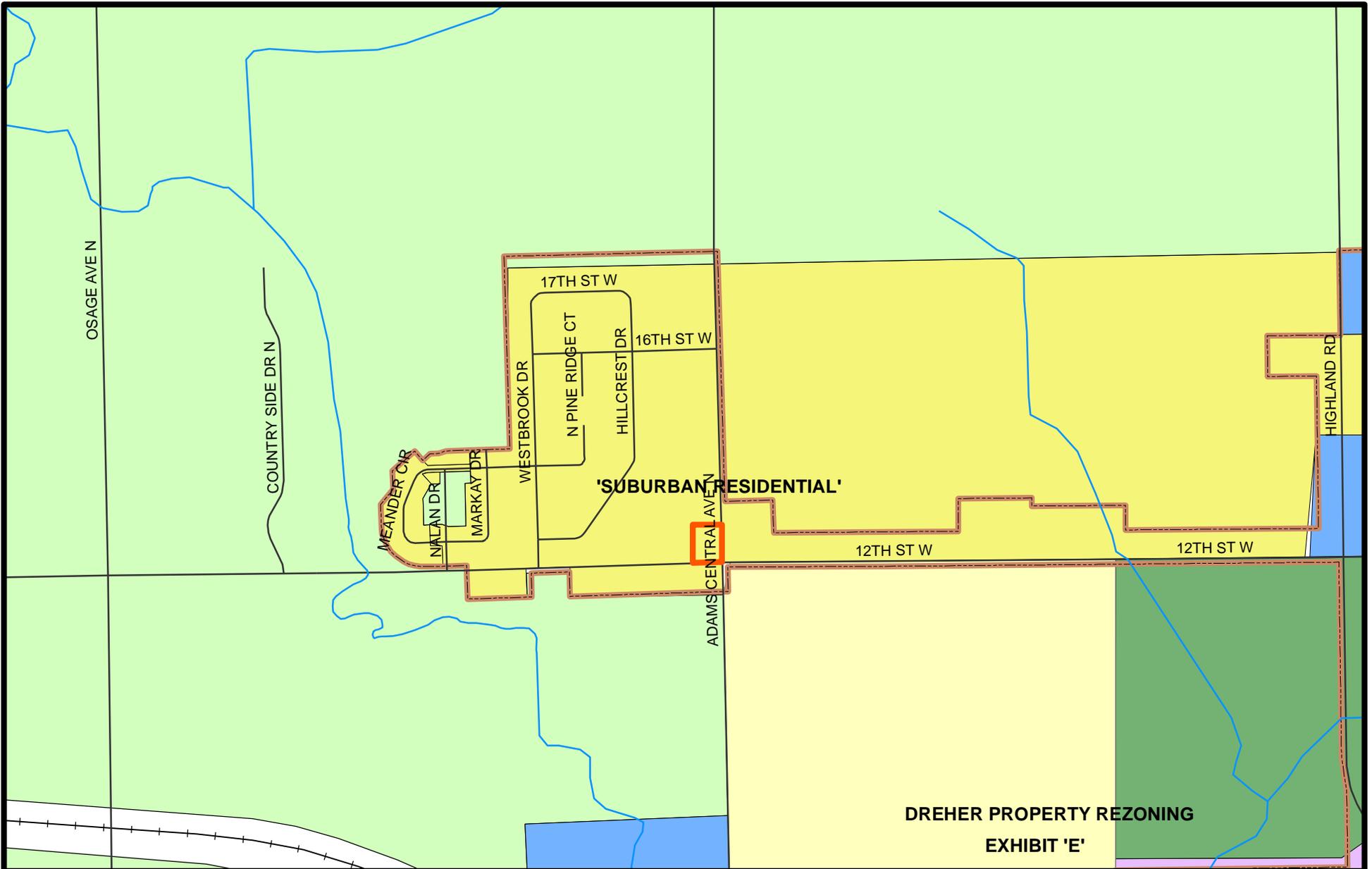


**PROPOSED REZONING
TO
R-1A**



City Limits	R-3: Multiple-family	C-1: Local business
subdivision	R-1A: Single family large lot	C-2: Central business
A: Agricultural district	R-1S: Single family suburban	C-3: Commercial business
R-1: Urban single family	R-5: Urban single family undersized lot	C-0: Commercial office
R-2: Two-family	CMP: Campus institutional	I-1: Light industrial
R-3G: Garden apartment	CZ: Clear zone	I-2: Heavy industrial

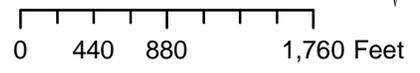
**EXHIBIT 'D' - PROPOSED REZONING
DREHER PROPERTY REZONING
City of Hastings Zoning**



**DREHER PROPERTY REZONING
EXHIBIT 'E'**

Future Land Use

City of Hastings, Nebraska



Land Use:

-  Rural Residential
-  Suburban Residential
-  Urban Residential

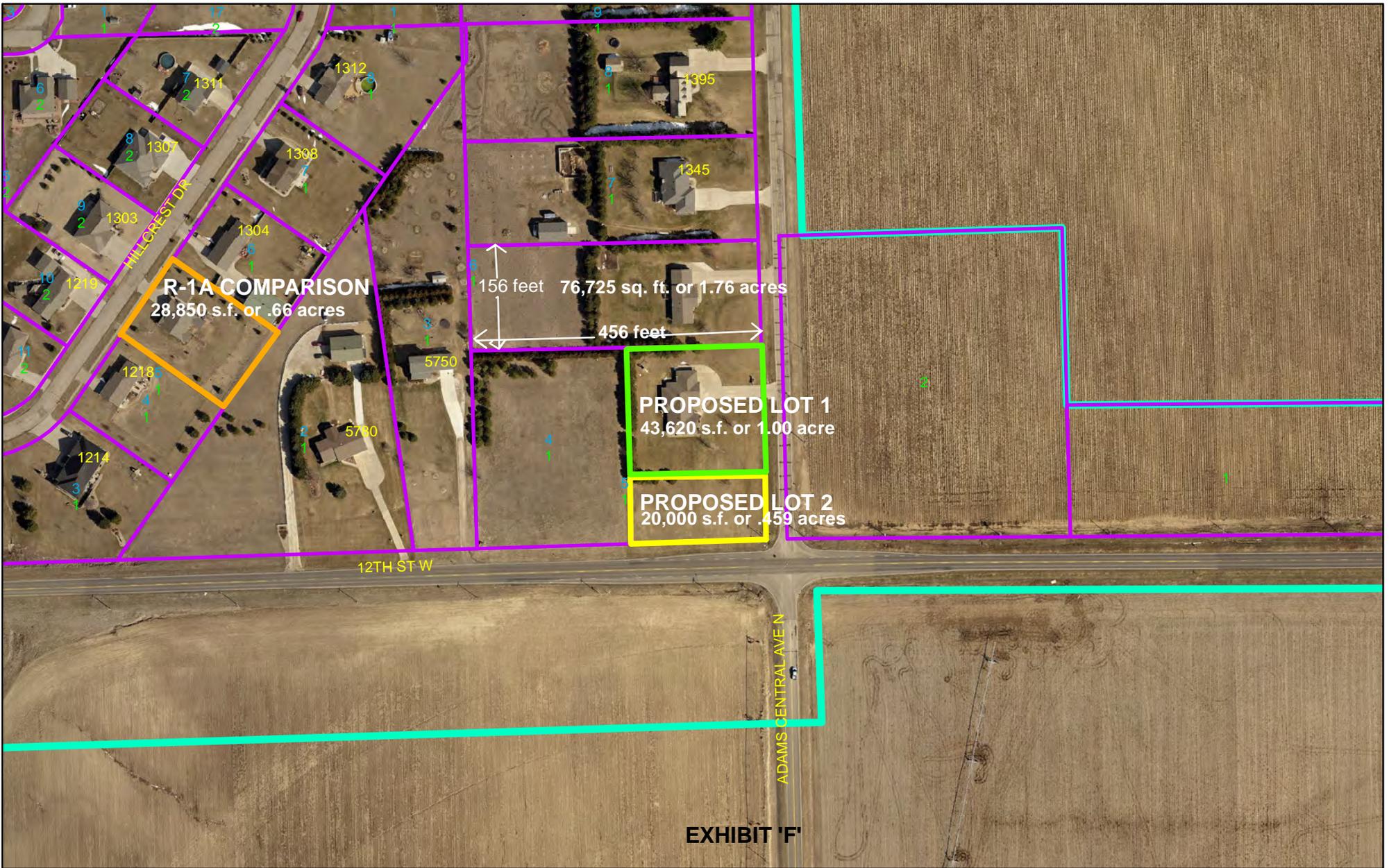
-  Mixed-Use - Neighborhood
-  Mixed-Use - Community
-  Mixed-Use Downtown
-  Commercial/Retail
-  Employment/Industrial

-  Public / Semi-Public
-  Parks & Recreation
-  Agriculture

Overlay Districts:

-  South Burlington Overlay
-  Highway 6 Overlay
-  Urban Industrial Overlay

-  Floodplain
-  City Boundary
-  ETJ Boundary



PROPOSED ADMINISTRATIVE SUBDIVISION (MEASUREMENTS ARE APPROXIMATE)

DREHER PROPERT REZONING

City of Hastings

This map is for illustration only.



Legend			
	Parcels		Limits
	Subdivisions		TwoMile
	Legal_Lots		

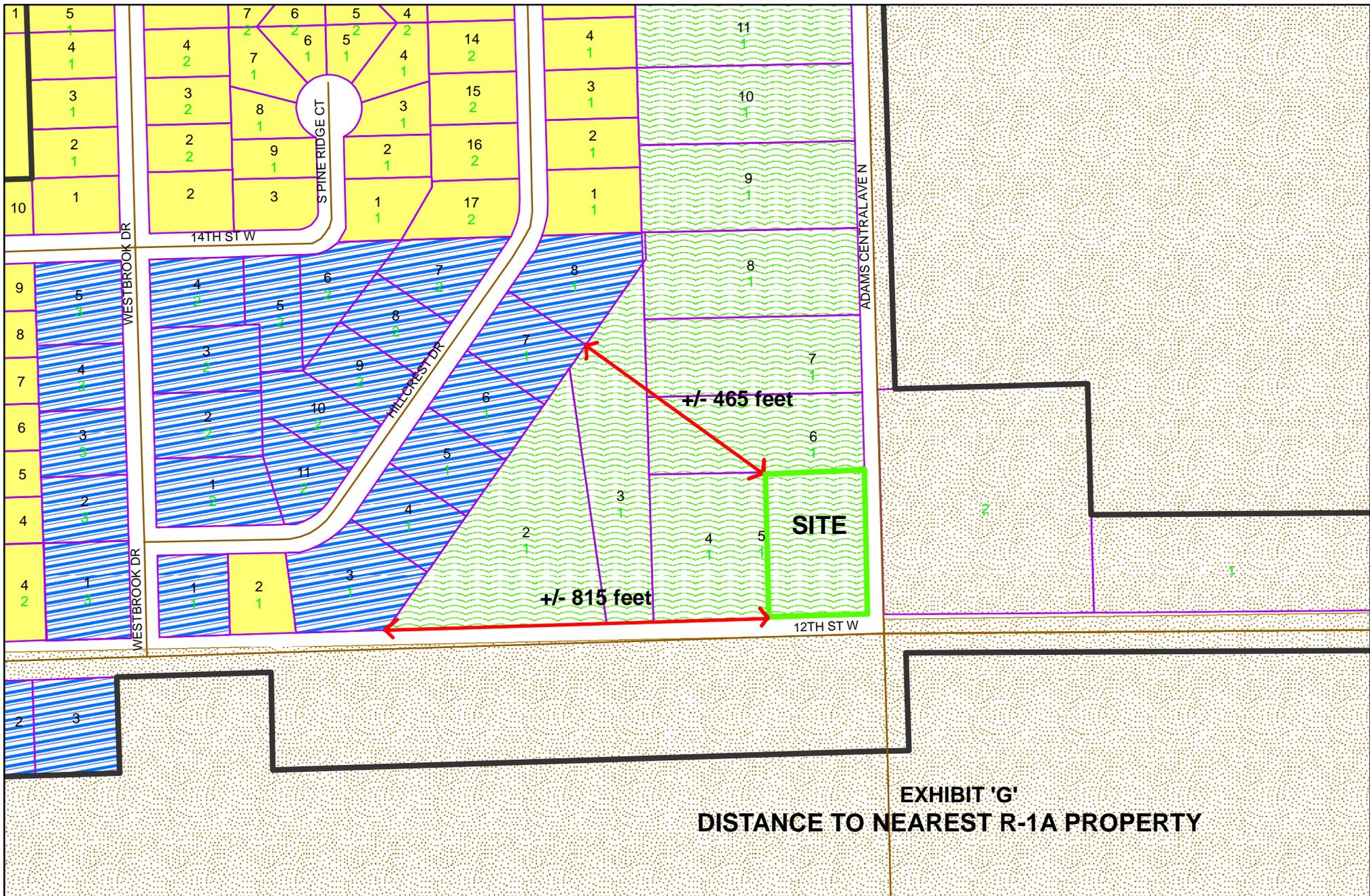


EXHIBIT 'G'
DISTANCE TO NEAREST R-1A PROPERTY



City Limits	R-3: Multiple-family	C-1: Local business
subdivision	R-1A: Single family large lot	C-2: Central business
A: Agricultural district	R-1S: Single family suburban	C-3: Commercial business
R-1: Urban single family	R-5: Urban single family undersized lot	C-0: Commercial office
R-2: Two-family	CMP: Campus institutional	I-1: Light industrial
R-3G: Garden apartment	CZ: Clear zone	I-2: Heavy industrial

Dreher Rezoning
City of Hastings Zoning



PLANNING COMMISSION STAFF REPORT

FILE NO: *DS 16-017*

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

PROJECT: *Conditional Use Permit Modification
Building Addition and Associated Off-Street Parking
Peace Lutheran Church*

LOCATION: *906 North California Avenue*

PRESENTER: *Gary Ockinga*

DATE: *May 16, 2016*

DISCUSSION:

The applicant is requesting a modification to an existing Conditional Use Permit (CUP) to allow a 5,276 square foot building addition and associated off-street parking to be added on the east side of the church property at Peace Lutheran Church located at 906 North California Avenue. (See Exhibit 'A'). An aerial view of the site in its existing condition is shown on Exhibit 'B'. The property is zoned R-3, Multiple-Family Residential as churches are allowed in any zoning district as a conditional use. (see Exhibit 'C').

In April 2014 the church applied for and was granted a CUP for the building addition and associated parking expansion. In the interim, the church elders have decided to reduce the size of the building addition from the originally approved 8,895 square feet to 5,276 square feet. The proposed parking expansion remains unchanged. There are two site plan attachments in this packet. One is titled "Approved" plan and is the original proposal from April 2014. The other is titled "Proposed" plan and is the modified site plan that the church is now asking for approval.

Section 34-403 of the city code sets forth requirements for Conditional Use Permits. It states:

Minor revisions to the plan may be approved by the Planning Commission following a public hearing.

Major revisions to the plan are subject to the same public hearing requirements by the Planning Commission and Hastings City Council as required for the original conditional use permit.

Staff has reviewed the proposed revisions to the plan and determined that the changes qualify as minor and therefore the modifications can be approved for the revised plan by the Planning Commission after a public hearing is held and will not be forwarded to City Council.

RECOMMENDATION

Staff recommends approval of the modifications requested to the existing approved Conditional Use Permit for a building addition and parking at Peace Lutheran Church as presented. The modifications have been determined to be “Minor” changes to the original proposal. Approval of this modification request by the Planning Commission is the Final approval and the revised plan is not forwarded to the City Council.



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.

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

PROJECT INFORMATION

Project Name: Peace Lutheran Fleet ship Enditeors
Project Address: 906 N California Within City Limit Yes No
Existing Zoning: R-3 Proposed Zoning / Use: SAME
Existing Comprehensive Plan Designation: Gross Area: 5276 sq ADDITIONAL
Legal Description: Number of Lots:

APPLICANT INFORMATION

Applicant: Peace Lutheran Company:
Address: 906 N California Tel: Fax:
City: HASTINGS State: NE Zip: 68901 Email:
Property Owner: Company:
Address: Tel: Fax:
City: State: Zip: Email:
Key Contact: Gary Ockings Company:
Address: 1530 N Hewett Tel: Fax:
City: HASTINGS State: NE Zip: 68901 Email: Gary Ockings @hotmail.com

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

Signatures and dates for Property Owner and Applicant.

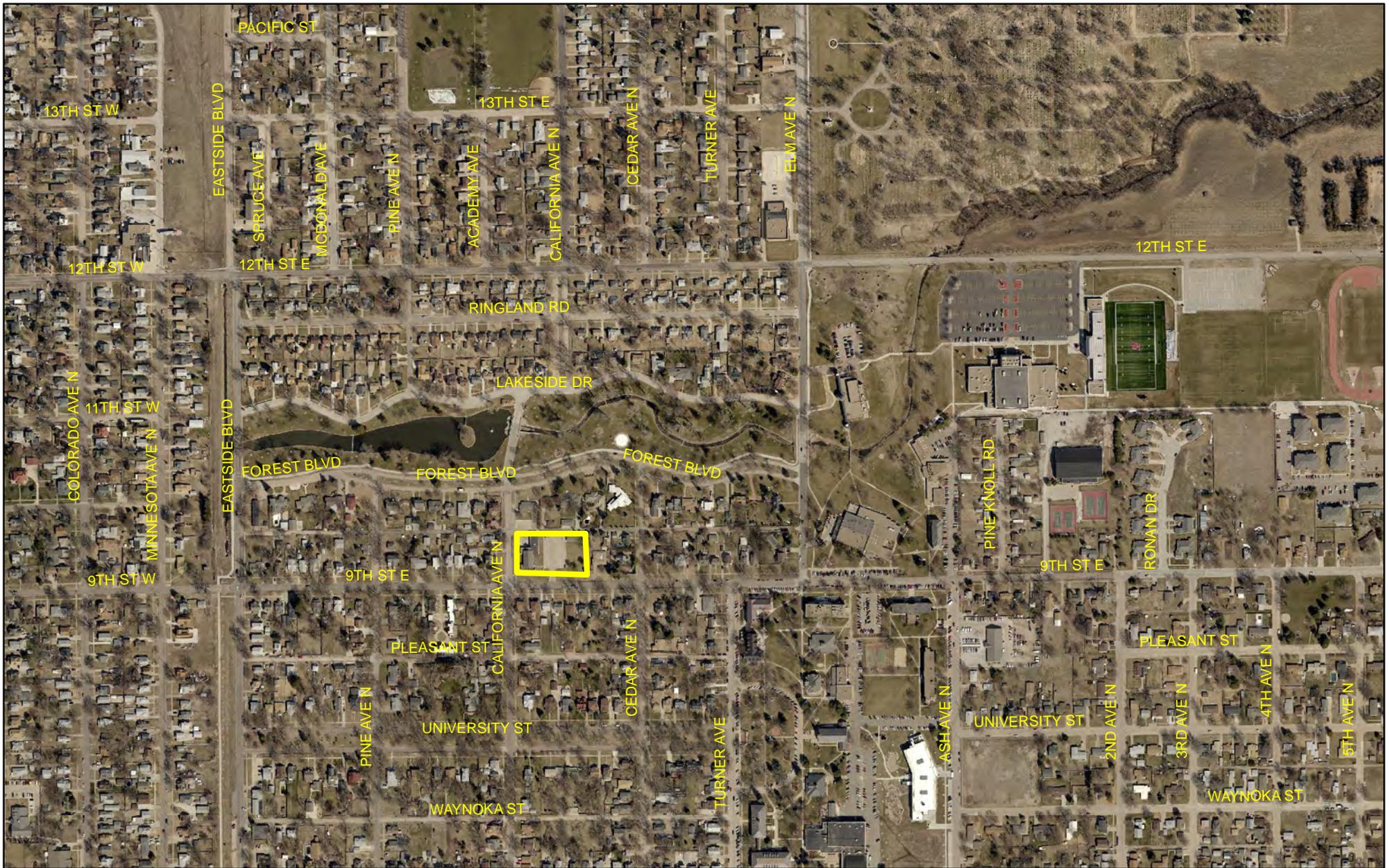
DEPARTMENTAL USE ONLY

Fees: advertising cost Receipt No.
Accepted by Staff: Signature Case No.

Peace Lutheran Church

The reason Peace Lutheran Church revised their building plan was because of the cost of the original plan. The new construction will be 5,276 square feet instead of 8,895 square feet.

The new addition will be built on the parking lot east of the sanctuary. The addition will include a fellowship hall, restrooms, elevator, narthex and a south entrance with a covered driveway. The new parking lot will be east of the new addition.



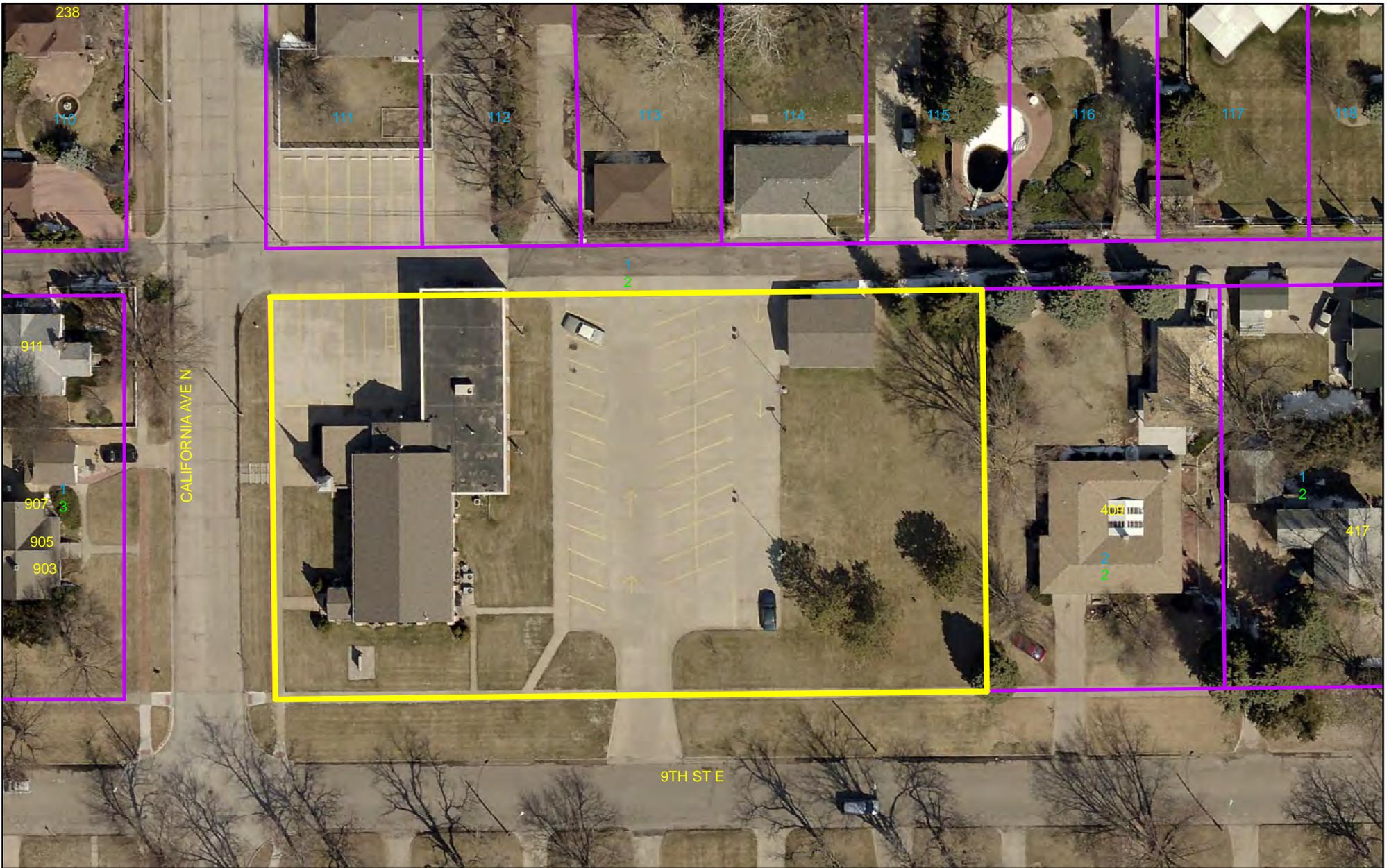
Legend

	Parcels		Limits
	Subdivisions		TwoMile
	Legal_Lots		

EXHIBIT 'A' - VICINITY MAP
Peace Lutheran Church
City of Hastings

This map is for illustration only.





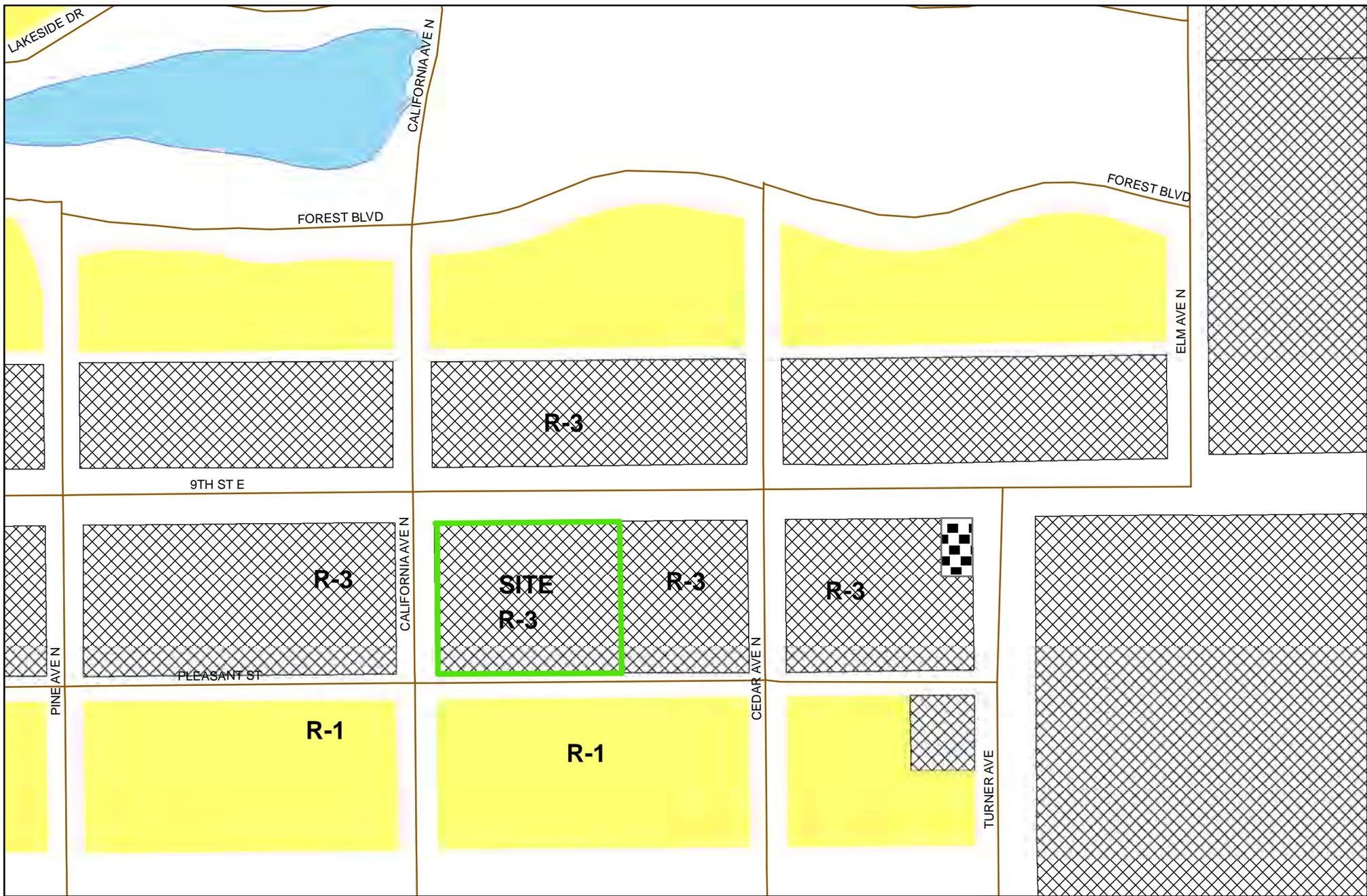
Legend

	Parcels		Limits
	Subdivisions		TwoMile
	Legal_Lots		

EXHIBIT 'B' - AERIAL VIEW
 Peace Lutheran Church
City of Hastings

This map is for illustration only.



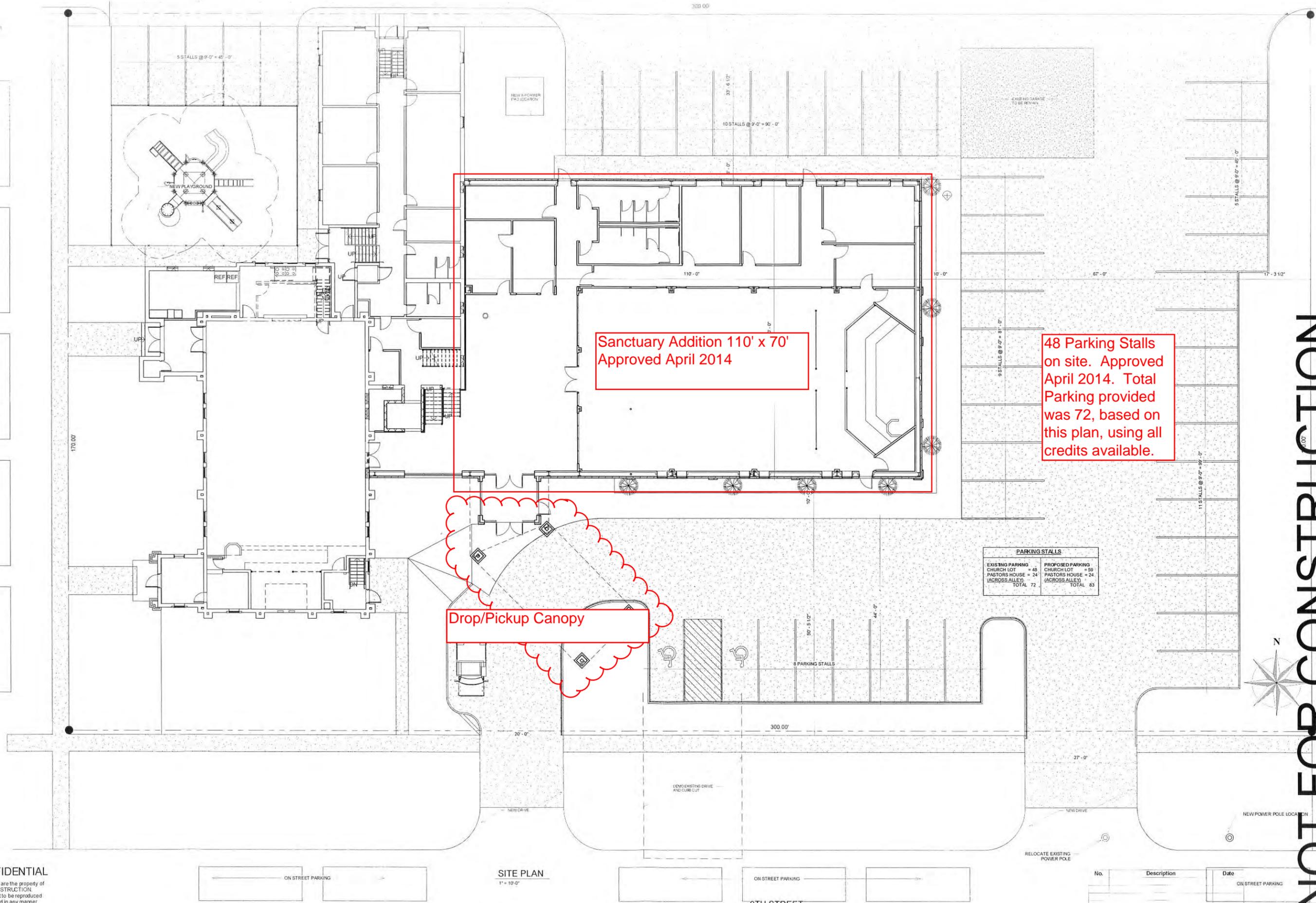


City Limits	R-3: Multiple-family	C-1: Local business
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R-3G: Garden apartment	CZ: Clear zone	I-2: Heavy industrial

EXHIBIT 'C' - EXISTING ZONING
Peace Lutheran Church
City of Hastings Zoning

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 CHIEF CONSTRUCTION.

SITE PLAN
 1" = 10'-0"



Sanctuary Addition 110' x 70'
 Approved April 2014

48 Parking Stalls
 on site. Approved
 April 2014. Total
 Parking provided
 was 72, based on
 this plan, using all
 credits available.

Drop/Pickup Canopy

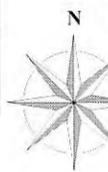
NOT FOR CONSTRUCTION

PROJECT NAME
PEACE LUTHERAN CHURCH
 HASTINGS, NE

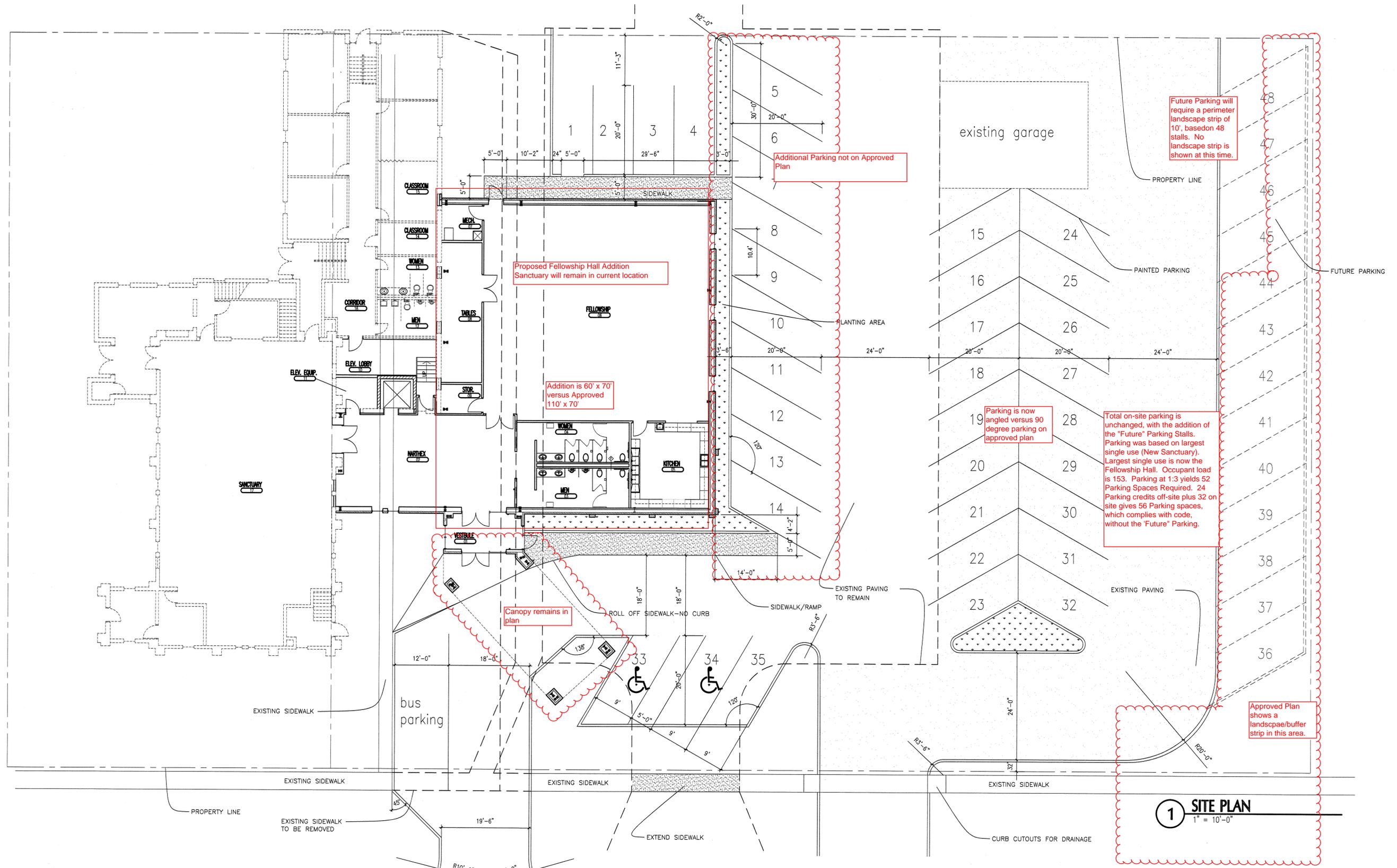
DRAWN BY
COREY
 DATE
 12-17-13
 PROJECT NO.
 13013
 SCALE
 1" = 10'-0"
 SHEET NO.

A-1

DESIGN/BUILD - GENERAL CONTRACTORS
 GRAND ISLAND, NE (308) 389-7222
 KEARNEY, NE (308) 238-2755
<http://www.chiefconstruction.net>



No.	Description	Date
	ON STREET PARKING	



1 SITE PLAN
1" = 10'-0"

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REVISIONS

**ADDITION AND RENOVATION
PEACE LUTHERAN CHURCH
906 NORTH CALIFORNIA AVE.
HASTINGS, NEBRASKA**

Date: MARCH 21, 2016
Project No: 2015.22

C1



15417 Grant Street Omaha, Nebraska 68116
402-496-0481 tel 402-492-9590 fax
mjames@comcast.com



PLANNING COMMISSION STAFF REPORT

FILE NO: *DS 16-018*

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

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

LOCATION: *219 West 2nd Street*

PRESENTER: *Tim Quigley, Cohen-Esrey Affordable Partners*

DATE: *May 16, 2016*

DISCUSSION:

The applicant is requesting rezoning of property in the downtown area containing two existing buildings known as the Hastings Brewery building and the Hastings Bottle Works building plus adjacent property to the south of the Bottle Works building, property located at 219 West 2nd Street (see Exhibits 'B' and 'C'). The Legal Descriptions and property ownership are shown on Exhibit 'A'. This is a tax credit project for loft apartments. The Community Redevelopment Authority of the City of Hastings currently owns the Bottling Works building and area proposed for off-street parking. The CRA will sell or lease the property to the developers.

These buildings will be renovated to provide 35 residential apartments for low and moderate income residents. The units are not age restricted. Residential uses are not allowed in industrial zones and the existing zoning is I-1 (see Exhibit 'D'). Therefore, rezoning to some other commercial or residential district is required. Residential uses are allowed in commercial zoning districts and C-3 seemed to be the best zoning district for the proposed project. Consequently, the rezoning request is from I-1, Light Industrial District, to C-3, Commercial Business District. C-2, Central Business District, may seem to make more sense given the downtown location, however ground floor housing is not allowable in C-2 zoning and this project proposes ground floor units.

A mixture of unit types is proposed as follows:

15 1BR/1BA
2 2BR/1BA

16 2BR/2BA

2 3BR/2BA

35 total

Of these 35 units, four will be located in the Bottling Works building (two 1BR/1BA and two 2BR/2BA) with the remaining 31 units on four floors of the Brewery building. Included in the packet are preliminary layouts for the floor plans and building elevations as well as Exhibit 1, Project Narrative.

Property to the south of the Bottling Works building is proposed for off-street parking for 44 vehicles. There are 11 additional off-street parking spaces directly west of the Bottling Works building and 12 on-street parking spaces along North Colorado Avenue near the intersection with West 2nd Street. The parking then totals 55 off-street spaces and 12 on-street. The code generally does not require parking in downtown locations because the properties are generally zoned C-2. In this case, the C-3 zoning and multi-family use will require 1.5 spaces per dwelling unit which is 53 parking spaces. The 55 off-street parking spaces provided slightly exceed the required parking. A Parking Layout Plan is included in the packet.

The Future Land Use Map of the comprehensive development plan shows this site as "Mixed-Use Downtown" (See Exhibit 'E'). The proposed C-3 zoning and multi-family residential land use are acceptable in this land use category. Therefore, the land use plan will not need to be amended to allow the rezoning request.

RECOMMENDATION

Staff recommends approval of the rezoning request as presented.

DATE / /

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

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- | | | | |
|---|---|--|--|
| <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Short Plat | <input type="checkbox"/> Administrative Plat |
| <input type="checkbox"/> Code Amendment | <input checked="" type="checkbox"/> Zoning Change | <input type="checkbox"/> Vacation (Plat / ROW / Easements) | |
| <input type="checkbox"/> Conditional Use Permit / Amendment | <input type="checkbox"/> Planned District / Amendment | | |
| <input type="checkbox"/> Comprehensive Plan / Amendment | <input type="checkbox"/> Annexation Petition / Addition to the City | | |

PROJECT INFORMATION

Project Name: The Brewery Lofts

Project Address: 219 West 2nd Street Within City Limit Yes No

Existing Zoning: I - 1 Industrial Proposed Zoning / Use: C-3

Existing Comprehensive Plan Designation: Mixed Use Downtown Gross Area: 31,250 sq.ft.

Legal Description: See attached Exhibit A Number of Lots: 10

APPLICANT INFORMATION

Applicant: Tim Quigley Company: Cohen-Esrey Affordable Partners

Address: 6800 W 64th Street, Suite 101 Tel: 913-671-3304 Fax: 913-671-3301

City: Overland Park State: KS Zip: 66202 Email: tquigley@cohenesrey.com

Property Owner: See attached Exhibit A Company: _____

Address: _____ Tel: _____ Fax: _____

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

Key Contact: _____ 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.

Community Redevelopment Authority
g. Pandal 4/26/16 Tim Quigley 4-26-16
Property Owner Signature Date Applicant Signature Date

DEPARTMENTAL USE ONLY

Fees: _____ Receipt No. _____

Accepted by Staff: _____ Signature Case No. _____

Exhibit A

The Brewery Lofts Legal Description

Hastings Brewery
219 West 2nd Street
Hastings, NE 68901

Lots 1, 2, 3, 4, 5 and 6, except that part of said Lot 6 commencing at the Northwest corner of said Lot 6, running thence East 1 foot; thence Southerly to a point 1 foot 9 inches East of the Southwest corner of said Lot 6; thence West to the Southwest corner of said Lot 6; thence North along the West line of said Lot 6 to the point of commencement, located in Block 23, Johnson's Addition to the City of Hastings, Adams County, Nebraska.

Bottling Works
227 West 2nd Street
Hastings, NE 68901

Lots Seven (&), Eight (8), Nine (9), Ten (10) and part of Lot Six (6), described as follows: Commencing at the Northwest (NW) corner of said Lot Six (6), thence East (E) One Foot (1'); thence Southerly to a point one and three quarters feet (1 $\frac{3}{4}$ ') East (E) of the Southwest (SW) corner thereof; thence West one and three quarters feet (1 $\frac{3}{4}$ ') to Southwest corner of said Lot; and thence North (N) to the place of beginning, all being in Block Twenty-three (23), in Johnson's Addition to the City of Hastings, Adams County, Nebraska, according to the recorded plat thereof.

Property Owners

Hastings Brewery
K&R Media & Fine Arts Center, LLC
1105 North Kansas Avenue
Hastings, NE 68901

Paul Simmering
(402) 462-2111 office
pavs@windstream.net

Bottling Works
Community Redevelopment Authority of the City of Hastings, Nebraska
301 South Burlington
Hastings, NE 68901

Randy Chick
(402) 461-8415
bidcra@gmail.com

Exhibit 1

Narrative

Cohen-Esrey Affordable Partners, LLC has entered into a real estate contract to purchase the historic Hastings Brewery property, located at the southwest corner of 2nd Street and North Minnesota Avenue, Hastings, NE, for the purpose of renovating it into affordable housing. Our development will be called **The Brewery Lofts**, will have 35 units of one, two and three-bedroom apartments, and all will be designated as LIHTC units.

Cohen-Esrey is the developer and quarterback of this project. The project owner will be The Brewery Lofts, LLC and include PreservingUS, Inc. (PUI) as the managing member. PUI is a 501(c)(3) nonprofit entity whose formation was sponsored by Cohen-Esrey and whose mission is historic preservation and the advancement of affordable housing. The tax credit investors will be admitted as special limited partners of the project owner.

The following narrative further defines the project.

A. **Property Summary and Location.** The original four-story brewery building was built in 1890 by the Hastings Brewing Company and the smaller Bottling Works Building next door to the west was added a few years later. At the beginning of the 20th Century, the Hastings Brewery was a successful operation in the city. The advent of prohibition closed the business, and the Kauf and Rinderspacher (K&R) meat packing company used the building. K&R operated in Hastings until the Depression closed it in the 1930s, at which time the building was converted into the Hastings Cold Storage Company.

Our pursuit of this housing development has been aided by Randy Chick, Director of the Business Improvement District of the Hastings Community Redevelopment Authority. Randy has been very supportive of our efforts.

Hastings Brewery is on the east side of downtown and north of the railroad tracks. The Brewery Lofts will be the first LIHTC property developed “north of the tracks”.

B. **Housing Needs Characteristics.** Our project takes two locally significant commercial grade buildings and repurposes them into much needed housing. The NIFA City Profiles study on Hastings shows a 3.1% vacancy rate for rental units which would generally indicate a high need for additional housing. Based on our preliminary visits to town and discussions with Randy Chick, there appears to be a high demand for all types of housing – workforce, senior, low-income and market rate units.

C. **Development Characteristics.** We diligently work to minimize our construction costs and soft costs without jeopardizing the quality of our housing product. The apartments will be generous in size averaging 749 square feet for one-bedroom units,

1,101 for two-bedroom units, and 1,436 for three bedroom units. The development will have a total of 35 units.

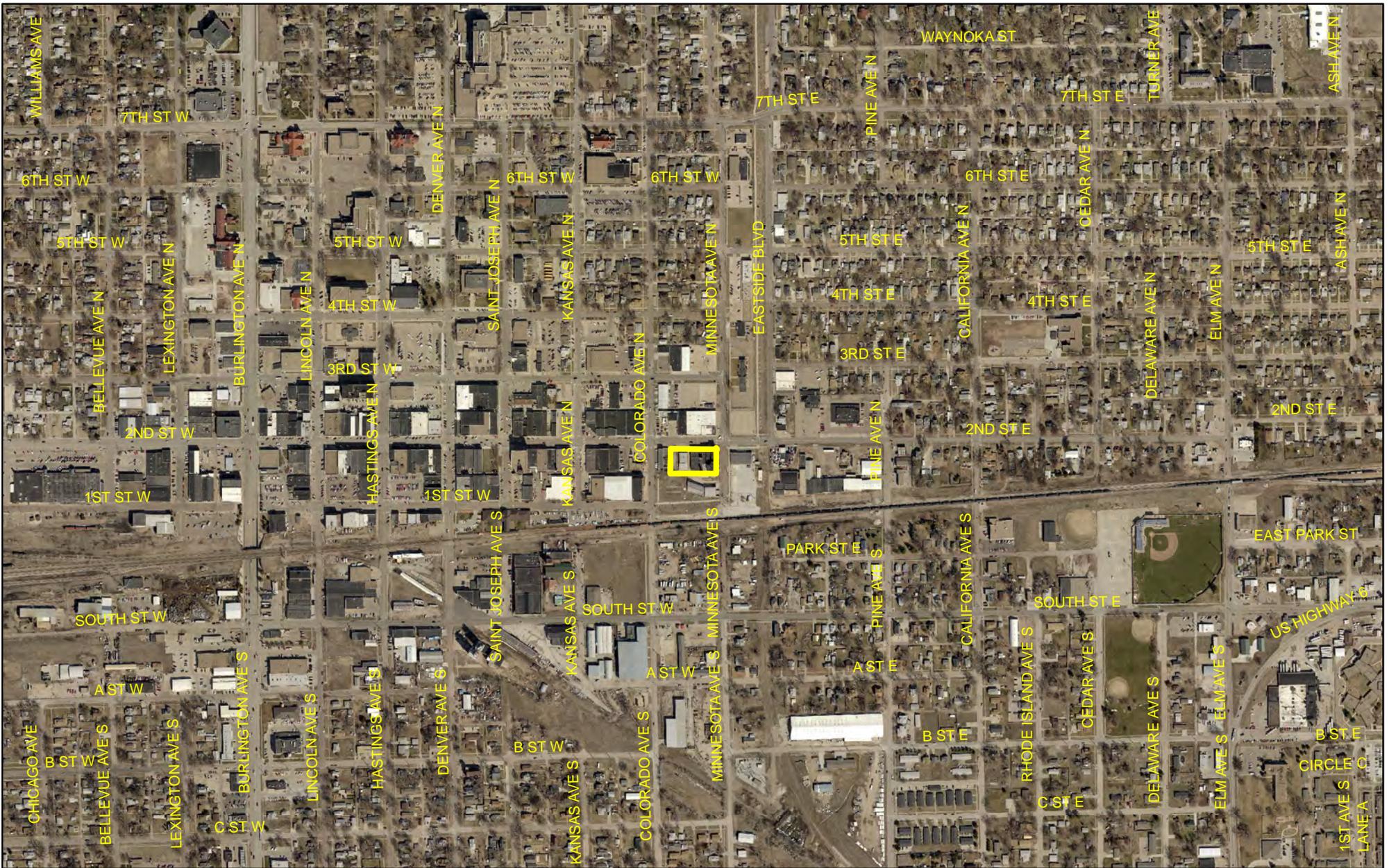
We have designed The Brewery Lofts to provide the amenities that fit both the workforce and senior tenant profile, including an elevator serving all floors of the 4-story brewery building, wheelchair accessibility throughout the property and a security system with intercom located at the building entrances. Other amenities will include washers and dryers in each unit, high speed internet access, a community space, a safe room serving as shelter from violent weather, a picnic area with outdoor seating, table and grill, and a bike rack. An existing grassy lot southwest of the Brewery property will be developed into a surface parking lot for ample off-street parking.

D. **Supportive Services.** PreservingUS, Inc. will coordinate with the local service providers and with the Hastings Community Redevelopment Authority (HCRA) for resident supportive services. Both the City of Hastings and HCRA have welcomed our efforts to pursue this housing opportunity.

E. **Community Revitalization.** The City of Hastings participates in the Valuation Incentive Program (VIP) for abatement of property taxes on properties undergoing rehabilitation. Upon notification of a LIHTC award, we will apply for such abatement for our development.

The Hastings Brewery and the Bottling Works property was officially listed on the National Register of Historic Places on June 30, 2015. The National Register listing provides eligibility of the qualified rehabilitation expenditures on the Hastings Brewery for federal and state historic tax credits. We have worked diligently to balance the historic preservation requirements of the State Historic Preservation Office and National Parks Service with our design goals for space and energy efficient housing.

F. **Tenant Population Characteristics.** All apartment units in The Brewery Lofts will be reserved for tenants who meet the Section 42 income requirements (at or below 60% of area median income). Rents excluding tenant-paid utilities will range from \$500/month for the smaller one-bedroom units up to \$750/month for the large three-bedroom units.



Legend

	Parcels		Limits
	Subdivisions		TwoMile
	Legal_Lots		

EXHIBIT 'B' - VICINITY MAP
 Brewery Lofts Rezoning
City of Hastings

This map is for illustration only.





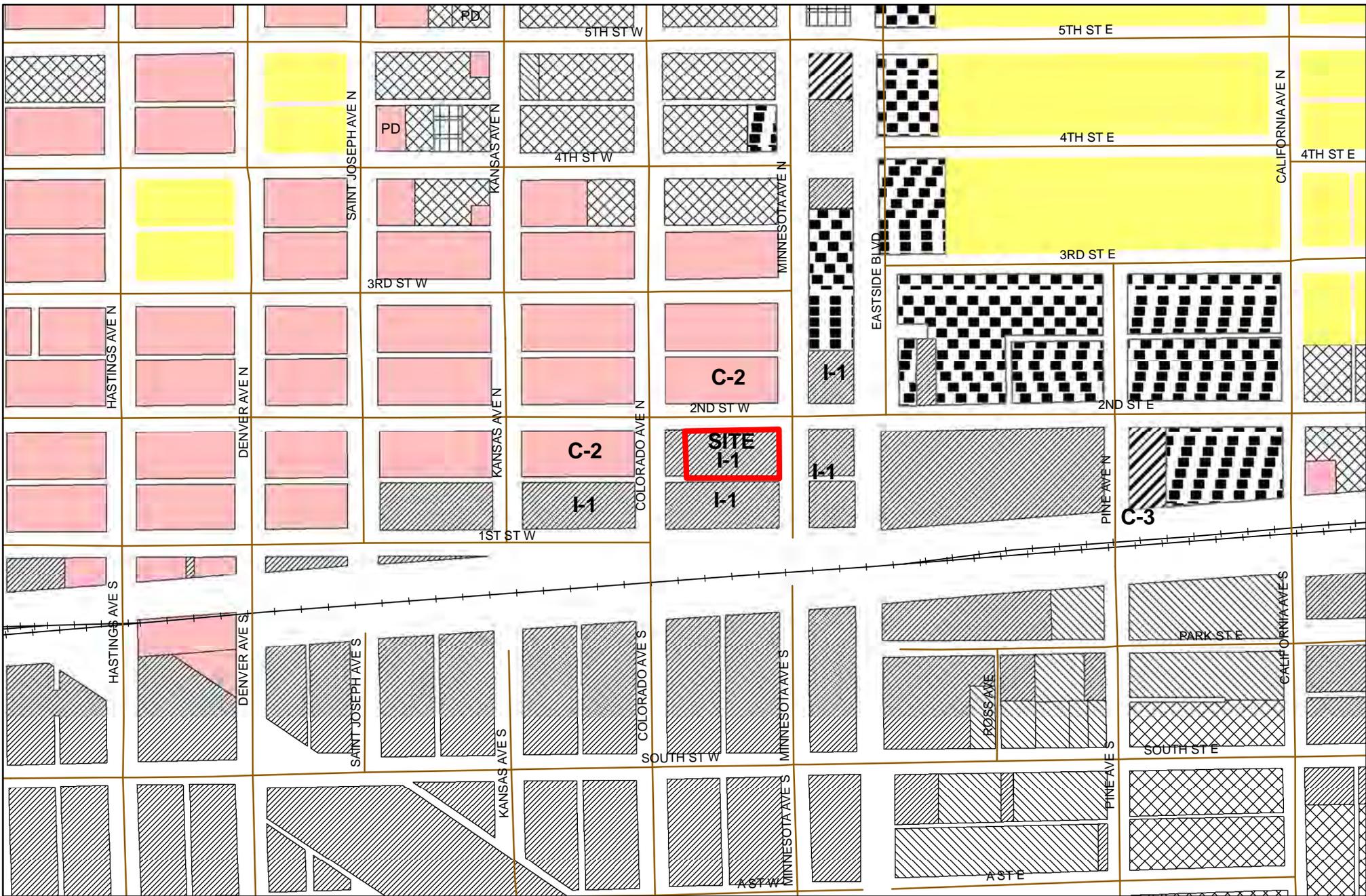
Legend

	Parcels		Limits
	Subdivisions		TwoMile
	Legal_Lots		

EXHIBIT 'C' - AERIAL VIEW
Brewery Lofts Rezoning
City of Hastings

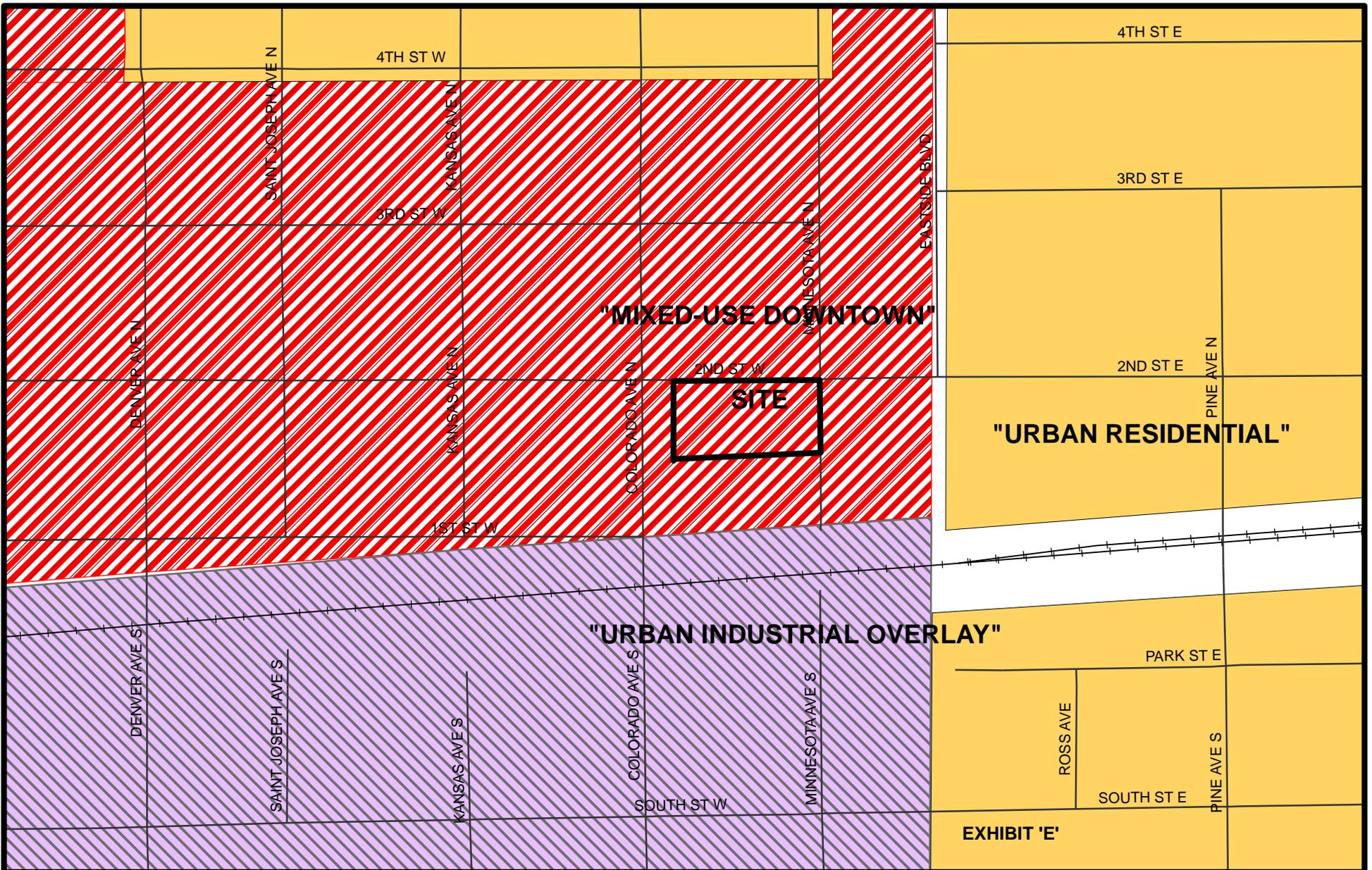
This map is for illustration only.





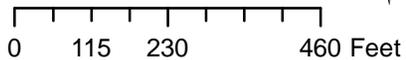
City Limits	R-3: Multiple-family	C-1: Local business
subdivision	R-1A: Single family large lot	C-2: Central business
A: Agricultural district	R-1S: Single family suburban	C-3: Commercial business
R-1: Urban single family	R-5: Urban single family undersized lot	C-0: Commercial office
R-2: Two-family	CMP: Campus institutional	I-1: Light industrial
R-3G: Garden apartment	CZ: Clear zone	I-2: Heavy industrial

EXHIBIT 'D' - EXISTING ZONING
Brewery Lofts Rezoning
City of Hastings Zoning



Future Land Use

City of Hastings, Nebraska



Land Use:

-  Rural Residential
-  Suburban Residential
-  Urban Residential
-  Mixed-Use - Neighborhood
-  Mixed-Use - Community
-  Mixed-Use Downtown
-  Commercial/Retail
-  Employment/Industrial

Brewery Lofts Rezoning

-  Public / Semi-Public
-  Parks & Recreation
-  Agriculture

Overlay Districts:

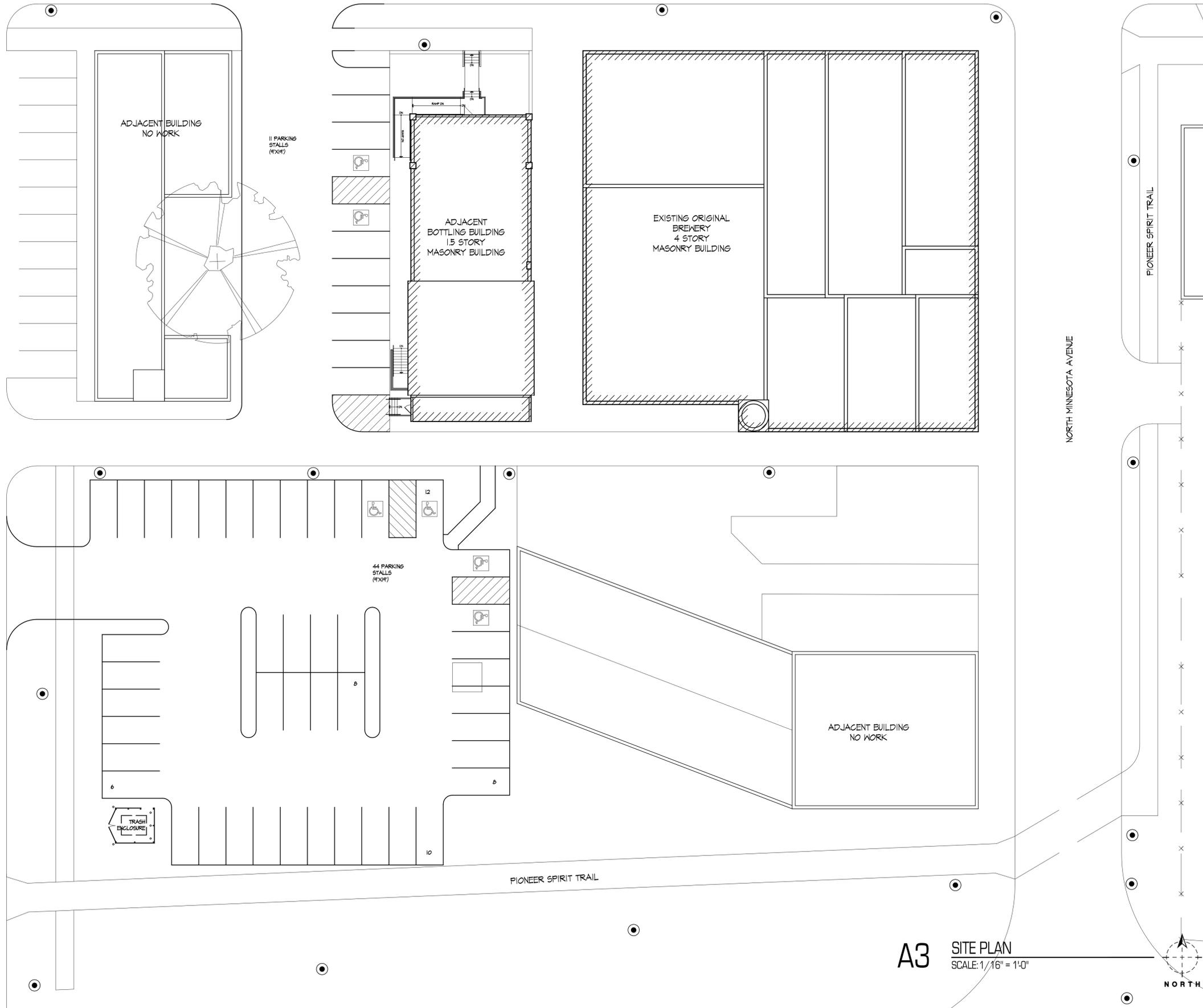
-  South Burlington Overlay
-  Highway 6 Overlay
-  Urban Industrial Overlay
-  Floodplain
-  City Boundary
-  ETJ Boundary

10
9
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H
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D
C
B
A

WEST 2ND STREET

NORTH COLORADO AVENUE

NORTH MINNESOTA AVENUE



A3 SITE PLAN
SCALE: 1/16" = 1'-0"

SWD
ARCHITECTS

EST 1935

ARCHITECTURAL CORPORATION
NEBRASKA CERTIFICATE
OF AUTHORITY NO. 000000

HASTINGS BREWERY HISTORIC RESIDENCES
219 WEST 2ND STREET
HASTINGS, ADAMS COUNTY, NEBRASKA 68901

STARK WILSON DUNCAN ARCHITECTS INC
315 NICHOLS RD, STE 228 - KANSAS CITY, MO 64112 - T 816.531.1978 F 816.531.1978

SEAL
ARCHITECT - TIMOTHY O.K. WILSON
MO. LICENSE NO. A-6972



SITE PLAN

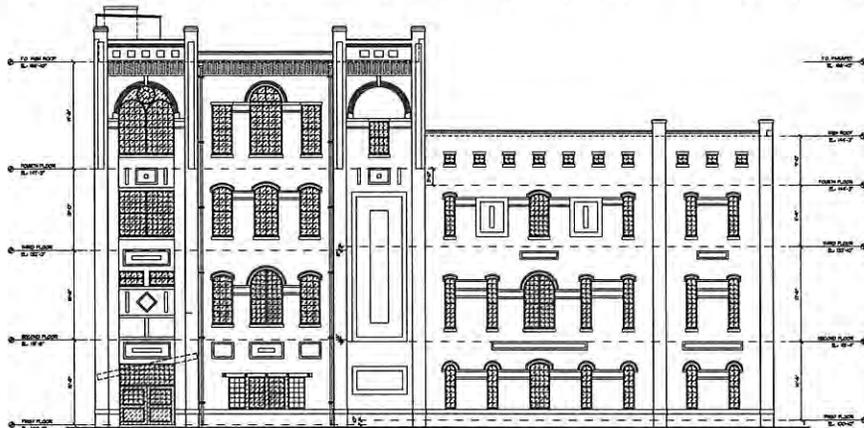
ISSUE DATE:
3.31.2015
REVISIONS:

PROJECT NO.: 1424

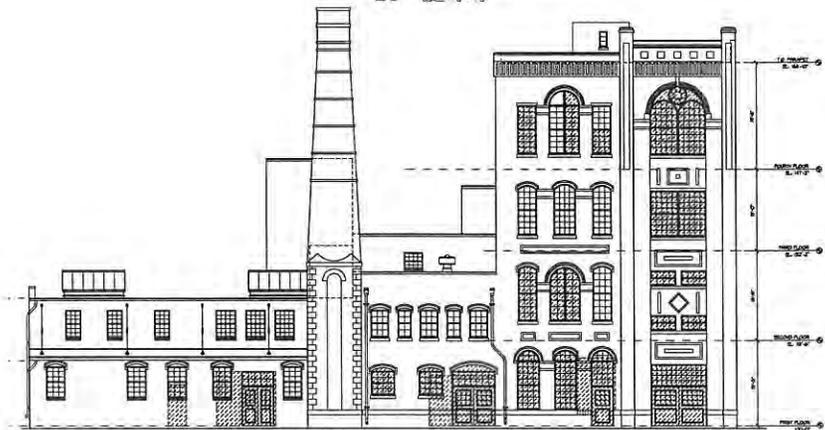
SP1.1

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MOY 14.2.2015 3:44pm



E5 EAST ELEVATION
SCALE: 1/8" = 1'-0"



A5 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

PALMER HASTINGS BREWERY A2.1.dwg
 May 19, 2015 4:15pm



ARCHITECTURAL CORPORATION
 NEBRASKA STATE BOARD
 OF ARCHITECTURE NO. 00000

THE BREWERY LOFTS
 215 WEST 2ND STREET
 HASTINGS, ADAMS COUNTY, NEBRASKA 68901

DESIGN BY: BOB JOHNSON ARCHITECTS INC.
 314 MONROE ST. STE. 200 W. WYOMING ST. WYOMING NEBRASKA 68150

SEAL
 ARCHITECT: ANDREW D. K. WILSON
 NE LICENSE NO. A-1807



EXTERIOR
 ELEVATIONS

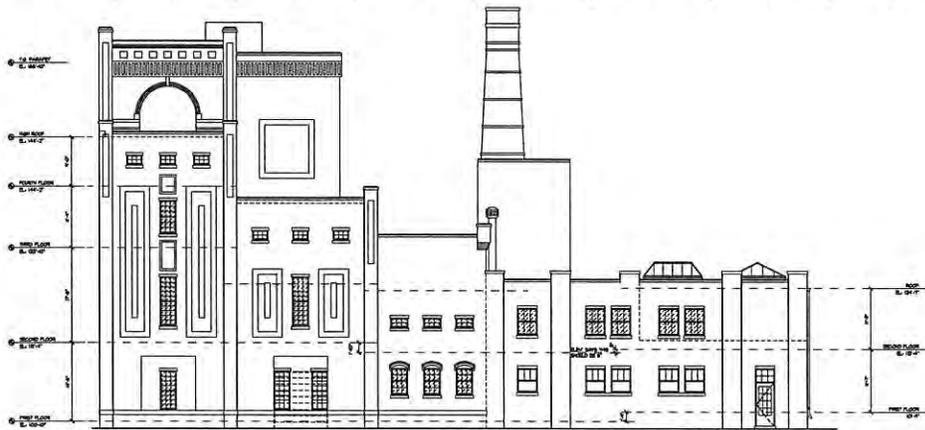
ISSUE DATE:
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REVISIONS:

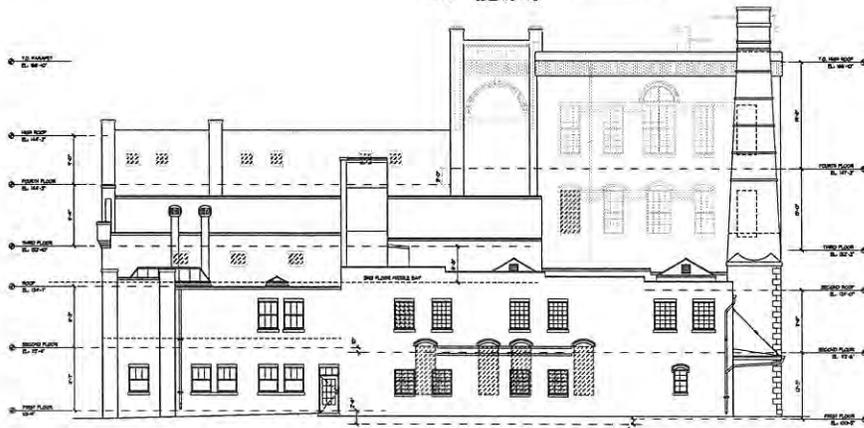
PROJECT NO.: 1424

A2.1

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E5 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



A5 WEST ELEVATION
SCALE: 1/8" = 1'-0"

H:\NEW_HASTINGS_BREWERY\A2.2.dwg
 Rev: 1/20/15
 AWL



ARCHITECTURAL CORPORATION
 NEBRASKA CERTIFICATE
 OF AUTHORITY NO. 00000

THE BREWERY LOFTS
 219 WEST 2ND STREET
 HASTINGS, ADAMS COUNTY, NEBRASKA 68901

STEVEN WILSON DESIGN ARCHITECTS INC.
 1100 W. 10TH ST. SUITE 100, HASTINGS, NEBRASKA 68901

SEAL
 ARCHITECT: TIMOTHY G. WILSON
 MO LICENSE NO. 4427



EXTERIOR ELEVATIONS

ISSUE DATE:
 5.20.2015
 REVISIONS:

PROJECT NO.: 1424

A2.2

© 2015 SWD ARCHITECTS



MULTI-ELECTRAL CORPORATION
NEBRASKA CERTIFICATE
OF AUTHORITY NO. 00000

THE BREWERY LOFTS
219 WEST 2ND STREET
HASTINGS, ADAMS COUNTY, NEBRASKA 68901

1515 W. 2ND ST. SUITE 100, HASTINGS, NEBRASKA 68901
315 WINDHOLM BLVD., WOODBRIDGE, WY 82194
TEL: 307.233.1100 FAX: 307.233.1101

SEAL
ARCHITECT: TAMBRY OAK WALTON
LIC. NO. 102,402



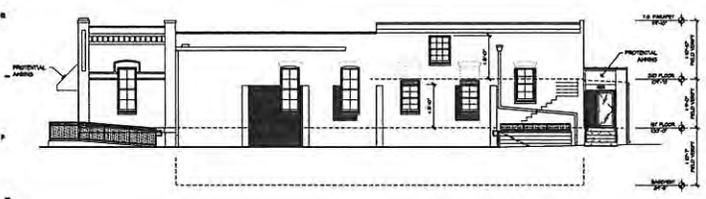
**BOTTLING BUILDING
EXTERIOR
ELEVATIONS**

ISSUE DATE:
5.20.2015
REVISIONS:

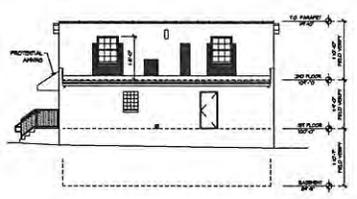
PROJECT NO.: 1424

A2.6

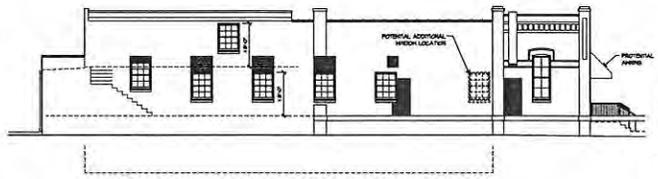
© 2015 SWD ARCHITECTS INC.



E7 WEST ELEVATION
SCALE 1/8" = 1'-0"



E2 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



C7 EAST ELEVATION
SCALE 1/8" = 1'-0"



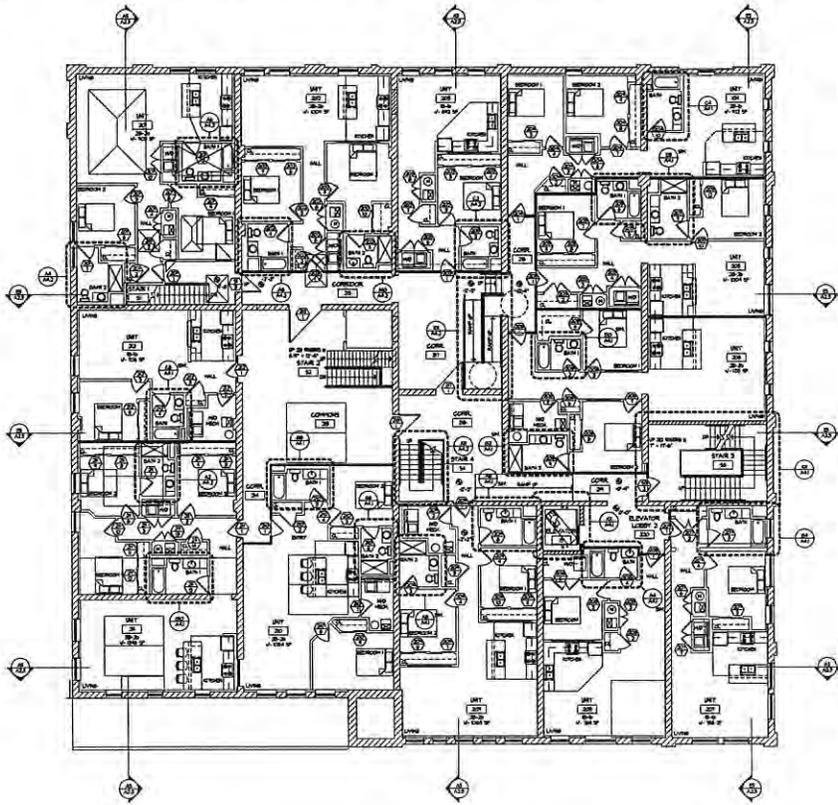
A2 NORTH ELEVATION
SCALE 1/4" = 1'-0"



A8 HISTORIC PHOTO
SCALE

H:\1424 - HASTINGS BREWERY\A2.6.dwg
Rev. 10.2015 4:25pm

IN: 1428 HASTINGS BREWERY A1.2.rwd
 May 19, 2015 4:05pm



A5 2ND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



LEGEND

- PLAN NOTE
- DOOR DESIGNATION
- INTERIOR ELEVATION
- 1/2" OVER 1/8" FIN FRASE
- 2" WALL CONSTRUCTION TO REMAIN, REPAIRS AND PATCH WORK TO MATCH THE EXISTING
- EXISTING SOLID MASONRY WALL
- 1/2" OVER 2" OR ALTERED WALL TYPE TO REMAIN, 1/8" TO MATCH ADJ. FOR ADDITIONAL INFORMATION
- 1/2" OVER 2" OR ALTERED WALL TYPE TO REMAIN, 1/8" TO MATCH ADJ. FOR ADDITIONAL INFORMATION
- 4" 1/2" 1" FIN
- 1/2" FIN FRASE ON EACH SIDE OF 4" METAL STUD AT 24" O.C. 1/8" BRIDGE PLATE FROM TOP OF CONCRETE SLAB TO BOTTOM OF CONCRETE SLAB. PROVIDE ALL REPAIRS AND PATCH WORK TO MATCH THE EXISTING. PROVIDE ALL REPAIRS AND PATCH WORK TO MATCH THE EXISTING.
- 1/2" FIN FRASE ON EACH SIDE OF 2" METAL STUD AT 24" O.C. 1/8" BRIDGE PLATE FROM TOP OF CONCRETE FLOOR TO TOP OF CONCRETE FLOOR. PROVIDE ALL REPAIRS AND PATCH WORK TO MATCH THE EXISTING. PROVIDE ALL REPAIRS AND PATCH WORK TO MATCH THE EXISTING.



ARCHITECTURAL CORPORATION
 NEBRASKA & ILL. STATE
 OF AUTHORITY NO. 00000

THE BREWERY LOFTS
 219 WEST 2ND STREET
 HASTINGS, ADAMS COUNTY, NEBRASKA 68701

1525 WALTON BLVD. SUITE 1000 ARCHITECTS INC.
 1525 WALTON BLVD. SUITE 1000 ARCHITECTS INC.



2ND FLOOR PLAN

ISSUE DATE:
 5/20/15

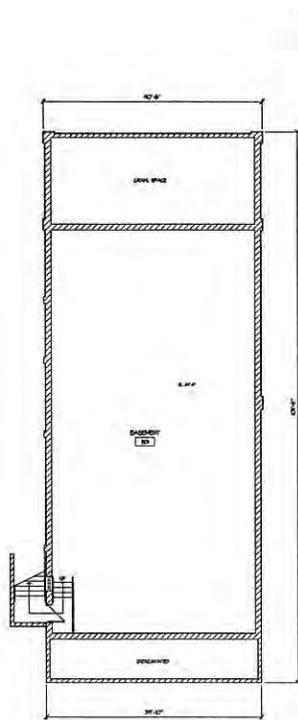
REVISIONS:

PROJECT NO.: 1428

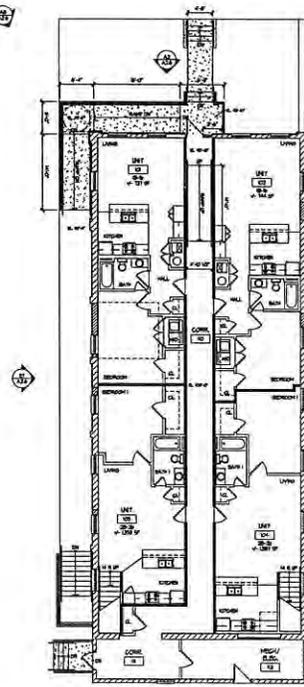
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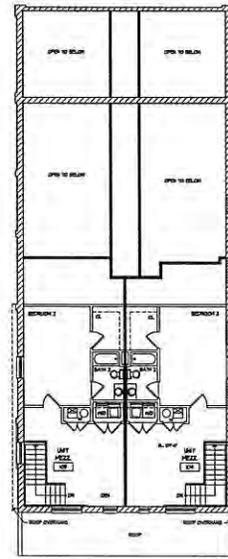
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Plot: 17/2/2015 4:13:30pm



A10 BASEMENT
SCALE: 1/8" = 1'-0"



A6 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



A2 MEZZANINE FLOOR PLAN
SCALE: 1/8" = 1'-0"



ARCHITECTURAL CORPORATION
NEBRASKA STATE BOARD
OF ARCHITECTURE 06000

THE BREWERY LOFTS
219 WEST 2ND STREET
HASTINGS, ADAMS COUNTY, NEBRASKA 68701

185 NICHOLS BL. STE. 219 HASTINGS, NEBRASKA 68701
TEL: 402.438.1111 FAX: 402.438.1112

SEAL
ARCHITECT: ANDREW G. WILSON
MO. LIC. NO. 011-0017



BOTTING BUILDING
FLOOR PLANS

ISSUE DATE:
5.26.15

REVISIONS:

PROJECT NO.: 1424

A1.6

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PLANNING COMMISSION STAFF REPORT

FILE NO: *DS 16-019*

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

PROJECT: *Redevelopment Plan Modification #4.19.16, Area VII
Community Redevelopment Authority of Hastings*

LOCATION: *Eastside Estates – East Side of North Minnesota Avenue
Between West 12th and West 14th Streets*

PRESENTER: *Randal Chick, CRA Executive Director*

DATE: *May 16, 2016*

DISCUSSION:

The applicant is requesting approval of a Redevelopment Plan Modification for Redevelopment Plan 4.19.16 in CRA Redevelopment Area VII for a proposed residential duplex development to be known as Eastside Estates for low to moderate income senior citizens. You will recall that this property was on the agenda in April for rezoning to RP-3, Planned Multiple Family Residential District and also for approval of development plans to satisfy the submittal requirements for the "PD" overlay zone. The legal description of this property is included in the packet. A vicinity Map, Exhibit 'A', and an aerial view of the existing condition of the property, Exhibit 'B', are included in the packet. Existing Zoning and Land Use designation are included in the packet as Exhibit 'C' and Exhibit 'D' respectively.

This modification was approved by the CRA Board on April 19, 2016 and consists of four sections.

Section One addresses redevelopment activities including the installation of municipal water lines, sanitary sewer lines, natural gas lines, and the hard-surfaced paving of North Minnesota Avenue from West 13th Street to West 14th Street. The estimated project cost is five million two hundred thousand dollars (\$5,200,000). This tax increment project will increase property values, improve the area, and create housing opportunities for low to

moderate income senior citizens. Without the assistance from the CRA, this infill project would be cost prohibitive and financially unrealistic.

Section Two sets the ad valorem tax levy and distribution not to exceed fifteen years.

Section Three states that the proposed plan modification is found to be reasonable and in conformity with the general development plan for the City and complies with state law. The plan modification is in accordance with the intent and purpose of the adopted Comprehensive Plan of the City of Hastings.

Section Four states that the plan, and proposed modifications, will be in full force and effect.

RECOMMENDATION

Staff recommends approval of the modifications to Redevelopment Plan #4.19.16 as presented.



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
- 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)
- Plan modification

PROJECT INFORMATION

Project Name: Eastside Estates

Project Address: Minnesota Ave - between 12th & 14th Streets Within City Limit Yes No

Existing Zoning: RP-3 Proposed Zoning / Use: multi Family Housing

Existing Comprehensive Plan Designation: Urban Residential Gross Area: 150,966.22 sq Ft
Following replat

Legal Description: LOT 1, Eastside Estates, Hastings Number of Lots: 1

APPLICANT INFORMATION

Applicant: Randal Chick Company: Community Redevelopment Authority

Address: 301 S. Burlington Tel: 402-461-8415 Fax: _____

City: Hastings State: NE Zip: 68901 Email: bicra@gmail.com

Property Owner: _____ Company: _____

Address: _____ Tel: _____ Fax: _____

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

Key Contact: Randal Chick Company: CRA

Address: 301 S. Burlington Tel: _____ Fax: _____

City: Hastings State: NE Zip: 68901 Email: bicra@gmail.com

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

l _____ Randal A. Chick 4/26/16
Property Owner Signature Date Applicant Signature Date

DEPARTMENTAL USE ONLY

Fees: _____ Receipt No. _____

Accepted by Staff: _____ Case No. _____

Signature _____

HASTINGS REDEVELOPMENT AREA #VII
PLAN MODIFICATION NO. 4.19.16
(Eastside Estates, LLC Redevelopment Project)

This Modification No. 4.19.16 to Revised Redevelopment Plan VII (the "Plan") modifies and amends the original Revised Plan which was adopted by the Community Redevelopment Authority of the City of Hastings, Nebraska, on the 25th day of August, 1994 and approved by the City Council on the 24th day of October, 1994, as follows:

Section 1. That Paragraph 4, Recommended Redevelopment Activities, subparagraph "District 2," be amended by including the following language after the existing language:

The area legally described as:

Lot 1, Eastside Estates, City of Hastings, Adams County, Nebraska

will be developed with a senior rental housing project made up of fourteen duplex units. The construction will be completed by the Redeveloper, Eastside Estates, L.L.C. The Authority will provide Tax Increment Financing funds for; the installation of water lines, sanitary sewer lines, gas lines and the paving of Minnesota Avenue from 13th Street to 14th Street. The Authority will pledge for and apply to the payment of the principal, interest, and any premium on such indebtedness, all taxes levied by all taxing bodies, which taxes shall be at such rate for a period not to exceed 15 years, on the assessed valuation of the subject property that is in excess of the assessed valuation of such property for the year prior to its redevelopment.

The Tax Increment Financing will allow the Redeveloper to construct the improvements set forth above. It is believed that said redevelopment will have the effect of removing blight, retention and creation of jobs, and making the above-described land a viable tax-producing property for many years after payment of the indebtedness. The total project costs are estimated to be **Five Million Two Hundred Thousand Dollars and no cents (\$5,200,000.00)**. The combination of the costs of construction and the financing render this redevelopment project financially unrealistic without the assistance of the Authority.

The effective date of the provision authorized in Neb. Rev. Stat. §18-2147 for the Eastside Estates, LLC redevelopment project is hereby declared to be the first day of January, 201__.

Accordingly, the redevelopment project valuation date, as that term is defined in Neb. Rev. Stat. §18-2103(21) shall be the first day of January , 201__.

Section 2. That a new section be added at the end of the Redevelopment Plan to read as follows:

5. Tax Increment Financing

Any ad valorem tax levied upon real property in a redevelopment project for the benefit of any public body shall be divided, for a period not to exceed 15 years after the effective date of that provision by the governing body, as follows:

- a) That portion of the ad valorem tax which is produced by the levy at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds of each such public body in the same proportion as are all other taxes collected by or for the body; and
- b) That portion of the ad valorem tax on real property in the redevelopment project in excess of such amount, if any, shall be allocated to, and when collected, paid into a special fund of the Authority to pay any indebtedness owed by the Authority for financing or refinancing, in whole or in part, a redevelopment project. When such indebtedness, including interest and premiums due, have been paid, the Authority shall so notify the County Assessor and County Treasurer, and all ad valorem taxes upon taxable property in such a redevelopment project shall be paid into the funds of the respective public bodies. See Neb. Rev. Stat. §18-2147.

Section 3. That, this Plan Modification No. 4.19.16 is found to be reasonable and in conformity with the general plan for the development of the City as a whole, and the Plan, as amended and modified, is in conformity with the legislative declaration and determinations set forth in Neb. Rev. Stat. §§18-2101 et seq., as amended.

Section 4. That the original Plan, except as previously amended and modified herein, shall remain in full force and effect.

This plan modification was adopted by the Community Redevelopment Authority on the 19th day of April, 2016, and approved by the Hastings City Council on the _____ day of May, 2016, based upon the finding that said plan, as modified, is feasible and in conformity with the general plan for the development of the City as a whole, and in conformity with the legislative declarations and determinations set forth in Neb. Rev. Stat. §§18- 2101 et seq., as amended.

RESOLUTION CRA - #4.19.2016

WHEREAS, the Community Redevelopment Authority of the City of Hastings, Nebraska ("CRA") has undertaken certain redevelopment activities under the authority of Neb. Rev. Stat. §18-2101 et seq., described as follows:

1. Redevelopment Area: Hastings Redevelopment Area VII.
2. Project: Eastside Estates, LLC Redevelopment Project.
3. Legal Description: Lot 1, Eastside Estates, City of Hastings, Adams County, Nebraska
4. Project Description: The property will be developed into a senior rental housing project made up of fourteen duplex units. The tax increment upon the property will be utilized for the installation of water lines, sanitary sewer lines, gas lines and the paving of Minnesota Avenue from 13th Street to 14th Street; and

WHEREAS, it is necessary for the CRA to approve the amendment to Plan VII and recommend the same to the Mayor and City Council:

NOW THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF HASTINGS, NEBRASKA, that:

(1) Redevelopment Plan VII, Modification No. 4.19.16, a copy of which is attached hereto, marked Exhibit "A," and incorporated herein by this reference, is hereby adopted and approved;

(2) the Chairman and the Secretary of the CRA be and are hereby authorized to forward said modification onto the Hastings Planning Commission for its recommendations, and then to the Mayor and Hastings City Council for its review and approval, pursuant to Neb. Rev. Stat. §18-2101 et seq.

Dated this 19th day of April, 2016.

COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF HASTINGS,
NEBRASKA

By _____
Chairperson

ATTEST:

Ex Officio Secretary

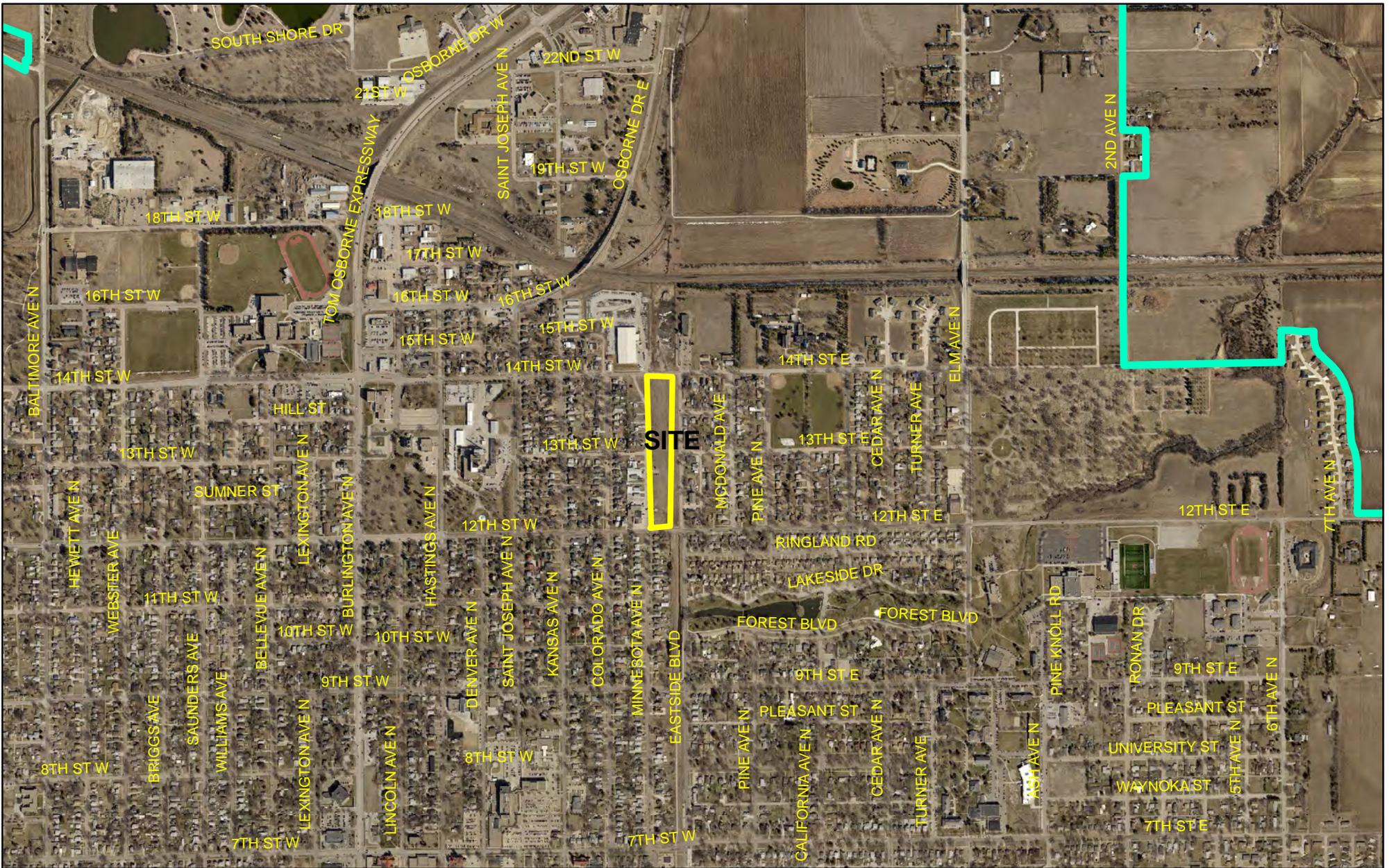
EASTSIDE ESTATES

Legal Description

Lots 1 through 11, Block 1, L.B. Palmers 2nd Addition to the City of Hastings, Adams County, Nebraska;

Lots 1 through 12, Block 1, Poehlers Addition to the City of Hastings, Adams County, Nebraska; and

That portion of the vacated West 13th Street lying between Block 1, L.B. Palmers 2nd Addition to the City of Hastings, Adams County, Nebraska, and Block 1, Poehlers Addition to the City of Hastings, Nebraska



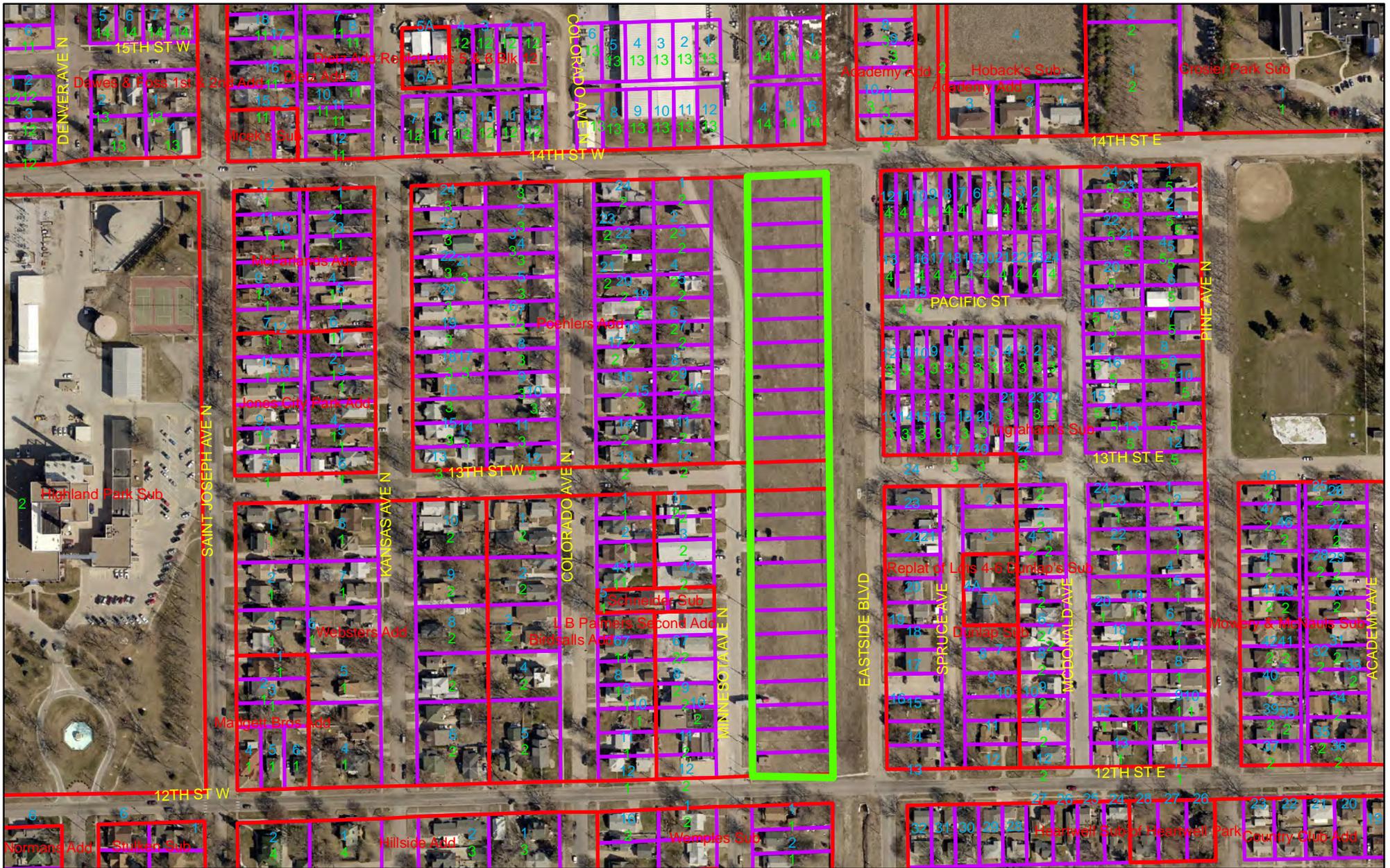
Legend

	Parcels		Limits
	Subdivisions		TwoMile
	Legal_Lots		

Exhibit 'A'
Eastside Estates - Vicinity Map
City of Hastings

This map is for illustration only.





Legend

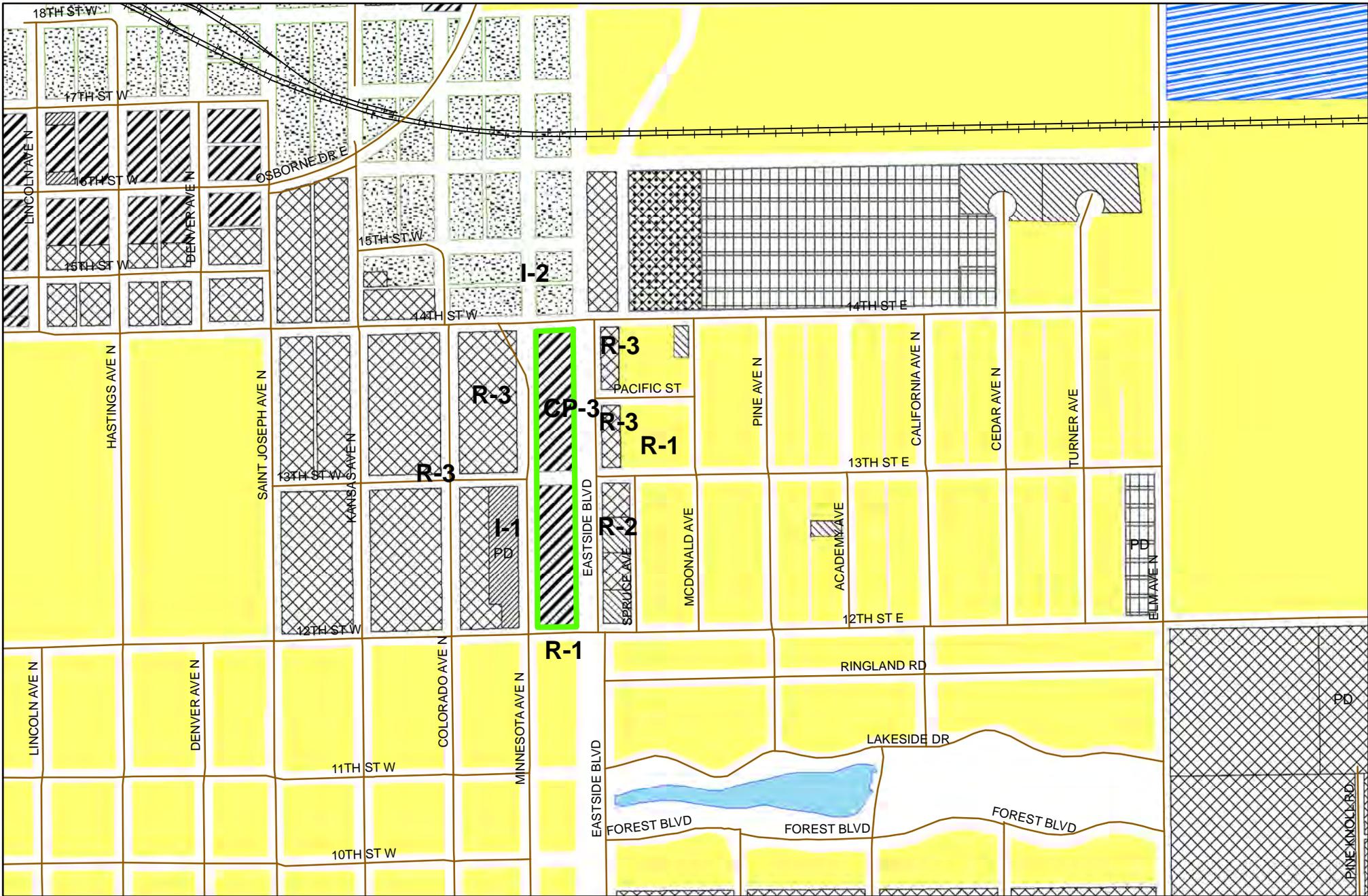
- Parcels
- Subdivisions
- Legal_Lots
- Limits
- TwoMile

Exhibit 'B' - Eastside Estates

City of Hastings

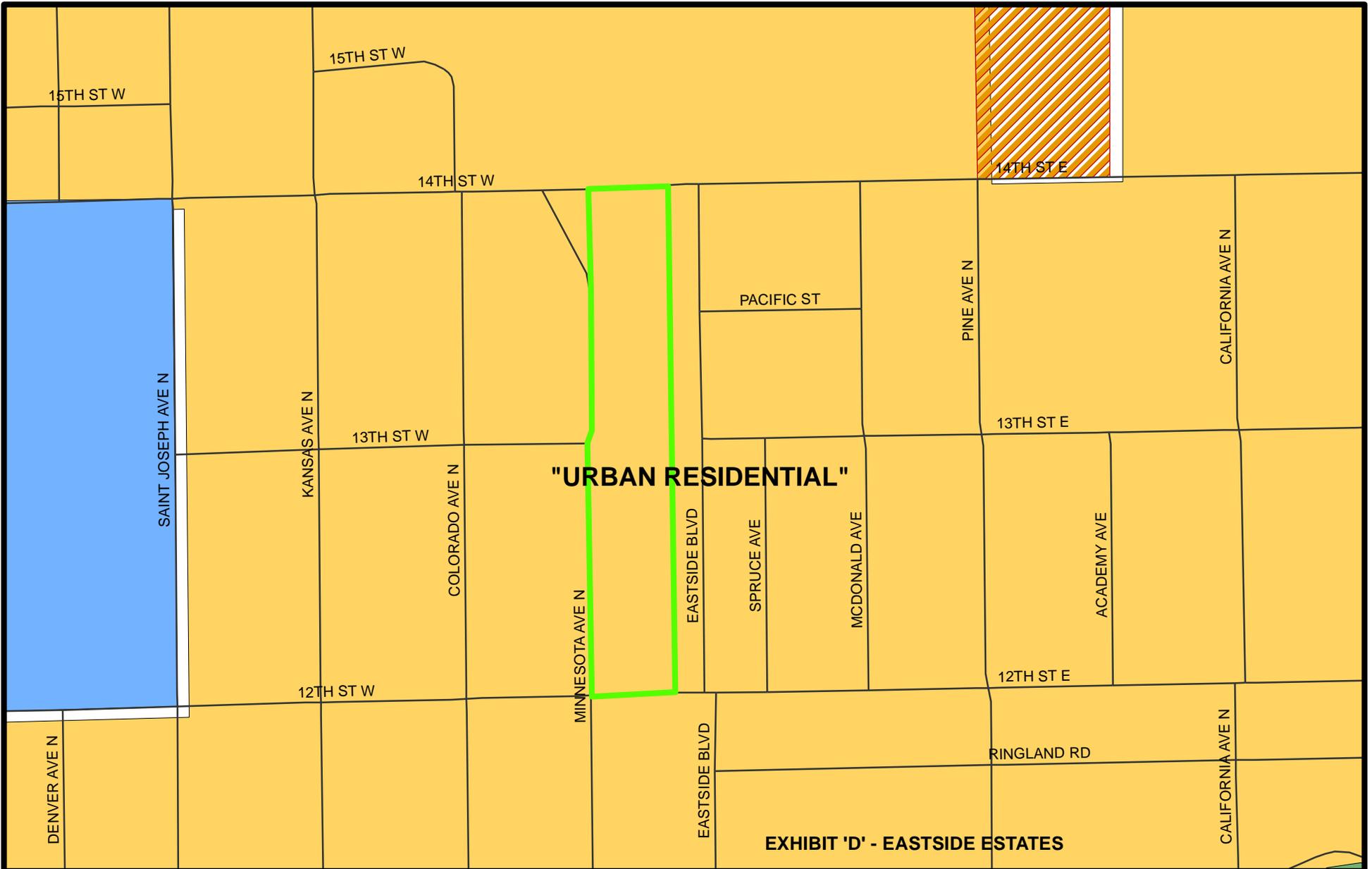
This map is for illustration only.





City Limits	R-3: Multiple-family	C-1: Local business
subdivision	R-1A: Single family large lot	C-2: Central business
A: Agricultural district	R-1S: Single family suburban	C-3: Commercial business
R-1: Urban single family	R-5: Urban single family undersized lot	C-0: Commercial office
R-2: Two-family	CMP: Campus institutional	I-1: Light industrial
R-3G: Garden apartment	CZ: Clear zone	I-2: Heavy industrial

Exhibit 'C'
Eastside Estates -Existing Zoning
City of Hastings Zoning



Future Land Use

City of Hastings, Nebraska



0 140 280 560 Feet

Land Use:

-  Rural Residential
-  Suburban Residential
-  Urban Residential

-  Mixed-Use - Neighborhood
-  Mixed-Use - Community
-  Mixed-Use Downtown
-  Commercial/Retail
-  Employment/Industrial

-  Public / Semi-Public
-  Parks & Recreation
-  Agriculture

Overlay Districts:

-  South Burlington Overlay
-  Highway 6 Overlay
-  Urban Industrial Overlay
-  Floodplain
-  City Boundary
-  ETJ Boundary