

NOTICE OF MEETING AND  
PLANNING COMMISSION AGENDA

Notice is hereby given that the Planning Commission of the City of North Platte will hold a meeting and public hearing on March 23, 2021 at 5:30 p.m. The meeting and public hearing will be held in the City of North Platte Council Chambers located in City Hall at 211 West Third Street, North Platte, Nebraska.

The following items will be heard and all interested persons are invited to attend.

1. Roll Call.

A current copy of the open meetings act of Nebraska is posted at the back of the Council Chambers.

Planning Commission values your input and wants to hear from the audience. During public hearings anyone wishing to speak must first be recognized by the Chair. Once recognized please approach the podium, state your name and address, and please keep your comments to less than 5 minutes. Repetitive and excessively long testimony may be ended at the discretion of the Chair.

2. Approve the minutes of the meeting held January 26, 2021.
3. Presentation and Discussion of the 1 and 6 Year Road Plan by Brent Burklund, City Engineer
4. Public Hearing File No. AM21-003 Discuss and consider action on an amendment to the City of North Platte Code of Ordinances Chapter 156 Section 156.352 relating to design standards for parking lots, particularly regarding lighting and lighting performance standards.
5. Public Hearing File No. CU21-008 Discuss and consider action on an application by Wilkinson Development Inc., lessor, and The Salvation Army Family Store, lessee, for a conditional use permit to allow a cargo container as a permanent structure in a B-2 Highway Commercial District located at 410 East Leota on property described as Lot 3 Gerald Brewer 1<sup>st</sup> Addition to North Platte Lincoln County, Nebraska.
6. Public Hearing File No. CU21-009 Discuss and consider action on an application by New Life Assembly for a conditional use permit to allow living quarters situated in an office building in a B-2 Highway Commercial District located at 601 East Francis Street on property described as Lot 1, U Save Replat to North Platte, Lincoln County, Nebraska.
7. Public Hearing File No. CU21-010 Discuss and consider action on an application by Jason and Kayla Jensen for a conditional use permit to allow living quarters situated in an office or business building in a B-2 Highway Commercial District located at 206 North Jeffers Street on property described as the East 12 feet of Lot 6, Block 161 Original Town of North Platte Lincoln County Nebraska and the middle 44 feet of Lots 7 and 8, Block 161, Original Town of North Platte Lincoln County, Nebraska.

8. Public Hearing File No. Z21-002 Discuss and consider action on an application by the New Life Church to rezone certain lands from an R-1 Dwelling District to an H-1 Hospital District located at 808 W Philip Avenue and 805 W Reid Avenue on property described as Lots 1 , 2, 3, 22, 23 and 24, Block 1, Southfield Second Addition, North Platte, Lincoln County, Nebraska.
9. Public Hearing File No. Z21-003 Discuss and consider action on an application by North Platte Mall LLC for approval of a master plan to rezone certain lands located at 1000 S Dewey St from both a B-1 Neighborhood Commercial District and a B-2 Highway Commercial District to a PB-2 Planned Highway Commercial District on property described as Tract 1: That portion of Lots 1, 2, 3, 8, 9 and 10 Siegelin and Waibel's Subdivision and a portion of vacated alley between said lots 1, 2, 3, 8, 9, and 10, North Platte, Lincoln County, Nebraska. Tract 2: All of Siegelin and Waibel's Subdivision including vacated South Pine Street, vacated K and L Streets and vacated alley, North Platte, Lincoln County Nebraska. Tract 3: Block 4, South Platte Business Park, North Platte, Lincoln County, Nebraska.
10. File No. SU21-002 Discuss and consider action on an application by North Platte Mall LLC for preliminary approval of Sandhills Mixed Use Subdivision located at 1000 South Dewey Street on property described as Tract 1: That portion of Lots 1, 2, 3, 8, 9 and 10 Siegelin and Waibel's Subdivision and a portion of vacated alley between said lots 1, 2, 3, 8, 9, and 10, North Platte, Lincoln County, Nebraska. Tract 2: All of Siegelin and Waibel's Subdivision including vacated South Pine Street, vacated K and L Streets and vacated alley, North Platte, Lincoln County Nebraska. Tract3: Block 4, South Platte Business Park, North Platte, Lincoln County, Nebraska.
11. Public Hearing Discuss and consider action on a resolution regarding the City of North Platte, Nebraska Redevelopment Area #4, Blight and Substandard Study prepared by Hanna:Keelan Associates, P.C. and to make recommendations regarding its conformity with the City of North Platte Comprehensive Plan 2011 as to if the real estate described should be declared substandard and blighted for the development of the City of North Plate pursuant to Nebraska Community Development Law. The proposed property includes an estimated 374 acres located along and East of South Newberry Road and North of the Interstate 80 Corridor.
12. Old Business.
13. New Business.
14. Adjourn.