

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 on June 27, 2023 at 5:30 p.m. The meeting will be held in the City of North Platte Council Chambers located in City Hall at 211 West Third Street, North Platte, Nebraska.

The City of North Platte is inviting you to view the meeting live on YouTube at the following link <https://www.ci.north-platte.ne.us/government/city-departments/development/planning-commission-agendas-minutes/>

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.

2. Approve minutes of the meeting held May 23, 2023.

3. File No. SU23-014 Discuss and consider action on an application by Lewys and Holly Carlini for Carlini First Replat located at 2902 South Willow Street on property described as the North 125 Feet of the South 300 Feet of Block 1 Janecek's Subdivision, North Platte, Lincoln County, Nebraska.

4. File No. SU23-015 Discuss and consider action on an application by Ervin L and Mitzi Kramer and William and Apryl Lee for Second Steet Subdivision located at 1822 and 1902 East 2nd Street in an R-1 Dwelling District on property described as Lot 2, McGowan First Replat, Lot 1 Fredricey's Subdivision, Lot 11 and 12, Johnson's Replat and the adjacent vacated alleys, North Platte, Lincoln County, Nebraska.

5. Public Hearing Discuss and consider action to vacate part of an alley located at 95 Rose Park Drive and described as the alley lying southerly and easterly of the south and east lines of Lot 2 Kriz's 2nd Replat, North Platte, Lincoln County, more particularly described as follows: Referring to the Southeast Corner of Lot 2, Kriz's 2nd Replat, North Platte, Lincoln County, Nebraska; thence N 89°12'15" W (an assumed bearing) on the south line of said Lot 2, a distance of 45.13 feet to the Point of Beginning; thence S 41°47'45" W, a distance of 26.56 feet; thence S 32°49'21" W, a distance of 29.12 feet to an existing property corner on the south line of said Lot 2; thence N 00°47'45" E on an east line of said Lot 2, a distance of 44.74 feet; thence S 89°12'15" E on the south line of said Lot 2, a distance of 32.87 feet to the Point of Beginning; said described tract contains an area of 675 square feet, more or less.

6. Public Hearing Discuss and consider action on annexation of Lots 1, 2, 3 and 4, Block 6, Lincoln Highway 8th Addition North Platte, Lincoln County, Nebraska (Proposed Cochran First Replat) into the corporate limits of the City of North Platte consisting of approximately 10.35 acres located at 2321 West 18th Street.

7. File No. SU23-016 Discuss and consider action on an application by Leva Cochran for Cochran First Replat located at 2321 West 18th Street on property described as Lots 1, 2, 3, and 4, Block 6, Lincoln Highway 8th Addition, North Platte, Lincoln County, Nebraska.
8. Public Hearing Discuss and consider action to vacate all utility and access easements on property located at 1502 South Jeffers on Parcel #'s 0010790.00, 0013670.00, 0013965.00, 0010801.10, 0013975.00, and 0013985.00, all part of proposed GPH Sports Medicine Replat.
9. Public Hearing Discuss and consider action on annexation of County Clerks Subdivision Part of the S ½ of Section 4-13-30 and Accretions to Lot G (Proposed GPH Sports Medicine Replat) into the corporate limits of the City of North Platte consisting of approximately .4946 acres.
10. Public Hearing File No. Z23-006 Discuss and consider action on an application by North Platte Nebraska Hospital Corporation dba Great Plains Health to rezone certain lands from a B-2 Highway Commercial District to a PB-2 Planned Development Highway Commercial District on property as listed in the Lincoln County Assessor's Office as Parcel ID #'s 0013670.00, 0013965.00, 0010801.10, 0013975.00, and 0013985.00 and described as Conneally's Subdivision Part of Lot H & Accretions, County Clerks Subdivision PT of the S ½ Section 4-13-30 and that Part of the Lot South of the south line of Leota Street extending to the east part of Lot F, Lot 1 Brinks 6th Replat, County Clerks Subdivision Part of the S ½ of Section 4-13-30 All of Lot G & the E ½ vacated road, County Clerks Subdivision Part of the S ½ of Section 4-13-30 & Accretions to Lot G, North Platte, Lincoln County, Nebraska located at 1502 South Jeffers Street. (Proposed GPH Sports Medicine Replat)
11. File No. SU23-017 Discuss and consider action on an application by North Platte, Nebraska Hospital Corporation dba Great Plains Health for GPH Sports Medicine Replat located at 1502 South Jeffers Street on property listed in the Lincoln County Assessor's Office as Parcel ID #'s 0013670.00, 0013965.00, 0010801.10, 0013975.00, and 0013985.00 and described as Conneally's Subdivision Part of Lot H & Accretions, County Clerks Subdivision PT of the S ½ Section 4-13-30 and that Part of the Lot South of the south line of Leota Street extending to the east part of Lot F, Lot 1 Brinks 6th Replat, County Clerks Subdivision Part of the S ½ of Section 4-13-30 All of Lot G & the E ½ vacated road, County Clerks Subdivision Part of the S ½ of Section 4-13-30 & Accretions to Lot G, North Platte, Lincoln County, Nebraska located at 1502 South Jeffers Street.
12. Public Hearing Discuss and consider action on a resolution regarding Village Park Flats Redevelopment Plan on property located at 3805 West A Street described as Block 3, Lakeview First Subdivision, North Platte, Lincoln County, Nebraska pursuant to Nebraska Community Development Law.
13. Public Hearing File No. Z23-007 discuss and consider action on an application by Hoppe Lumber Co., owner, and Blue Sky Development, purchaser, to rezone certain land from a PR-1 Planned Dwelling District to a PR-3 Planned Dwelling District on property described

as Block 3, Lakeview First Subdivision, North Platte, Lincoln County, Nebraska located at 3805 West A Street. (Proposed Village Park Flats First Subdivision)

14. File No. SU23-018 discuss and consider action on an application by Hoppe Lumber Co., owner, and Blue Sky Development, purchaser for Village Park Flats First Subdivision located at 3805 West A Street on property described as Block 3, Lakeview First Subdivision, North Platte, Lincoln County, Nebraska.
15. Public Hearing Discuss and consider action on a resolution regarding the City of North Platte, Nebraska Blight and Substandard Study – Deacon’s Point Redevelopment Area as prepared by Hanna:Keelan Associates, P.C. and make a recommendation regarding its conformity with the City of North Platte Comprehensive Plan 2011 whether the real estate described should be declared substandard and blighted for the development of the City of North Platte pursuant to Nebraska Community Development Law. The area includes an estimated 260 acres generally located along and west of South Newberry Access north of Golden Road.
16. Discussion of parking and storing RVs, Trucks, Boat and Trailers within the City of North Platte.
17. Old Business.
18. New Business.
19. Adjourn.