

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 February 27, 2024 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 January 23, 2024.

3. Public Hearing File No. CU24-001 Discuss and consider action on an application by Mary and Savannah Cudzilo for a conditional use to allow a 2nd dwelling on property located at 3411 South Bare Avenue in an A-1 Transitional Agricultural District and described as A tract of land in the NE ¼ of Section 18, Township 13 North, Range 30 West of the 6th P.M., Lincoln County, Nebraska.

Agenda Items #4 and #5 pertain to the same property with the same legal description described as: Tracts B and C of North Platte Farms Subdivision of Lots 1 and 2 in Section Ten (10); Lots 5 and 6, the North Half of the Southwest Quarter (N 1/2 SW 1/4) and the Southeast Quarter (SE 1/4) of Section 3, All in Township 13 North, Range 30, West of the 6th P.M., in Lincoln County, Nebraska, together with adjoining accretion land; A tract of land in the Southwest Quarter (SW 1/4) of Section 3, Township 13 North, Range 30, West of the 6th P.M., in Lincoln County, Nebraska; That part of the Northeast Quarter of Section 10, Township 13 North, Range 30, West of the 6th P.M., Lincoln County, Nebraska, which lies North of the South Platte River and South of the Industrial Park Third Subdivision of part of Section 3 and Section 10, Township 13 North, Range 30, West of the 6th P.M., Lincoln County, Nebraska between a point 200 feet West of the Suburban Spillway, and the East line of Tract C of North Platte Farms Subdivision of the South Half of Section 3 and the East Half of Section 10, Township 13 North, Range 30, West of the 6th P.M., in Lincoln County, Nebraska and Block 3, in Industrial Park 3rd Subdivision to North Platte, Lincoln County, Nebraska.

4. Public Hearing AM24 -001 Discuss and consider action on an amendment to the City of North Platte Comprehensive Plan 2011 Future Land Use Map amending certain lands from Agricultural/Vacant, Parks and Recreation, and Industrial to Residential-Medium Density Single, Duplex and Multifamily on property described above.

5. Public Hearing File No. Z23-003 Discuss and consider an application by KOW, LLC to rezone certain land from an A-1 Transitional Agricultural District, I-1 Light Industrial District and F-1 Floodway District to PR-3 Planned Residential District on property described above.

6. Public Hearing Discuss and Consider action on a resolution regarding Midwest Land Development, LLC Redevelopment Plan on property described as Tracts B and C of North Platte Farms Subdivision of Lots 1 and 2 in Section Ten (10); Lots 5 and 6, the North Half of the Southwest Quarter (N1/2SW1/4) and the Southeast Quarter (SE1/4) of Section 3, All in Township 13 North, Range 30,

West of the 6th P.M., in Lincoln County, Nebraska, together with adjoining accretion land; A tract of land in the Southwest Quarter (SW1/4) of Section 3, Township 13 North, Range 30, West of the 6th P.M., in Lincoln County, Nebraska, more particularly described as follows: Beginning at the Northwest Quarter of Tract B North Platte Farms Subdivision, thence easterly along the North line of Tracts B and C of said Subdivision, a distance of 1,389.2 feet, more or less, to its intersection with the North-South centerline of said Section 3, thence Northerly along said North-South centerline a distance of 54 feet, more or less, to a point which is 33 feet southerly from the center point of said Section 3; thence westerly parallel with the East-West centerline, a distance of 1,389.2 feet, more or less, to the point of intersection with the West line of said Tract B extended; thence southerly to the point of beginning, That part of the Northeast Quarter of Section 10, Township 13 North, Range 30, West of the 6th P.M., Lincoln County, Nebraska, which lies North of the South Platte River and South of the Industrial Park Third Subdivision of part of Section 3 and Section 10, Township 13 North, Range 30, West of the 6th P.M., Lincoln County, Nebraska between a point 200 feet West of the Suburban Spillway, and the East line of Tract C of North Platte Farms Subdivision of the South Half of Section 3 and the East Half of Section 10, Township 13 North, Range 30, West of the 6th P.M., in Lincoln County, Nebraska; said tract of land having been formerly described as follows: All that part of the Northeast Quarter of Section 10, Township 13 North, Range 30, West of the 6th P.M., 200 feet West of the Suburban Spillway south of irrigation ditch and north of South Platte River to east line of Tract C, North Platte Farms Subdivision, described as follows: Along narrow strip of land comprising approximately 10 acres adjoining Tract C of North Platte Farms Subdivision land in the South Half of Section 3 and the East Half of Section 10, Township 13 North, Range 30, West of the 6th P.M., in Lincoln County, Nebraska, on the east, commencing on the south bank of Suburban Irrigation Canal, thence south to north bank of South Platte River, thence east along north bank of South Platte River to a point 200 feet west of center of Suburban Irrigation spillway, thence north to said Suburban Irrigation Canal, thence west along said canal to place of beginning, which is north line; Tract B, North Platte Farms Subdivision; and Tract C, North Platte Subdivision, Block 3, in Industrial Park 3rd Subdivision to North Platte, Lincoln County, Nebraska, East Francis from the existing East Francis Right-of-way starting at the southeast corner of Parcel ID 0030945.00, described as Opportunity Sub Blk 5, 0.41 Acres, Devco Avenue starting from the existing paved street located in Devco Avenue Right Of Way, approximately at the southeast corner of Parcel ID 0021448.25, described as Kleewein 4th Replat Lot 1 1.54 acres (of Industrial Park 7th Replat Lot 2) pursuant to Nebraska Community Development Law.

7. Old Business.
8. New Business.
9. Adjourn.