

MINUTES OF THE MEETING OF THE NORTH PLATTE PLANNING COMMISSION HELD ON THE 27TH DAY OF FEBRUARY 2024 IN THE CITY HALL COUNCIL CHAMBERS.

MEMBERS PRESENT: Jeff Bain, Emily Wurl, Angie Forbes, Kert McKeone, Kathleen Matthews, Nelson Jett, Glenn Van Velson, Lee Davies

MEMBERS ABSENT: David Fudge

STAFF MEMBERS PRESENT: Judy Clark, Planning Administrator; Michelle Bain, Recording Secretary, Bill Troshynski, City Attorney

Notice of the meeting was given in advance thereof, by posting in at least three places in the City as follows: North Platte Public Library, Lincoln County Courthouse, and City Hall offices.

Notice of the meeting was given to the Chairman and all members of the Planning Commission. Availability of the agenda was communicated in the advance notice and in the notice to the Chairman and members of the Commission.

All proceedings thereafter shown were taken while the convened meeting was open to the attendance of the public.

Vice-Chair Jett called the meeting to order at 5:30 p.m. and stated a current copy of the open meetings act of Nebraska is posted at the back of the Council Chambers.

2. Van Velson moved and McKeone seconded the motion to approve the minutes of the meeting held January 23, 2024. Voting Aye: Bain, Davies, Wurl, Forbes, Van Velson, Matthews, Jett, McKeone. Voting Nay: None. Absent: Fudge. Motion carried.
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.

Vice-Chair Jett opened the public hearing.

Judy stated that the applicant is requesting to construct a metal building to store equipment with a portion of it to be dedicated as a 2nd home. The proposed building and second home will not increase traffic in the area as it is intended to be occupied by a single person with one vehicle. The property is surrounded by larger acreages to the south and west and a golf course to the east. The proposed home should not be a detriment to the character of the area. Planning Staff has no objections to the conditional use application. The property is currently used as agricultural property with a single-family dwelling consisting of approximately 10.049 acres. Adding a 2nd dwelling as an accessory dwelling unit will not be a detriment to the surrounding area or neighboring property owners.

Savannah Cudzilo, 2611 Lynn Court, was present representing the application.

Davies moved and Matthews seconded the motion to close the public hearing. Voting Aye: Bain, Davies, Wurl, Forbes, Van Velson, Matthews, Jett, McKeone. Voting Nay: None. Absent: Fudge. Motion carried.

Davies moved and Bain seconded the motion to find the request for a conditional use permit to allow a 2nd dwelling on property located at 3411 South Bare Avenue meets the minimum standards stated in the North Platte Code of Ordinances Section 156.322 and approve and grant the conditional use permit requested with the condition that all elements of the application are complied with based on the following factual findings:

1. The use shall conform to all applicable ordinances, laws and regulations of any governmental jurisdiction.
2. The use shall have adequate water, sewer, and drainage facilities.
3. Ingress and egress shall be so designated as to minimize traffic congestion in the public streets.
4. The use shall in all other respects conform to the applicable regulations of the district in which it is located
5. The use shall be in harmony with the character of the area and the most appropriate use of the land

Voting Aye: Bain, Davies, Wurl, Forbes, Van Velson, Matthews, Jett, McKeone. Voting Nay: None. Absent: Fudge. Motion carried.

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 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.

Vice-Chair Jett opened the public hearing on Item Nos. 4 and 5 on the agenda and stated that Items #4 and #5 on the agenda involve the same property and may be discussed together.

If Item #4 is not approved, then Item #5 cannot be acted on and will be pulled from the agenda.

Judy stated in order to rezone a property, it is the duty of the planning commission to ensure that the rezoning is in conformance with the current comprehensive plan. The request for the amendment has been submitted in conjunction with a rezoning. The applicants are requesting the amendment to allow a change in zoning for future development. Planning Staff has no objections to the amendment. The parcel is currently a vacant site surrounded by multi-family residential and industrial uses. This property has been undeveloped for years and amending this property to allow single and multifamily residential development is a fit to the surrounding area. The applicants are requesting the zone change to allow development of a mixed-use housing development containing for sale and residential rental units, retail and industrial uses. The overall development of the property will occur in phases over a period of six years and will provide for single family detached structures, rowhouses and apartments. Based on market demand it is anticipated that the development will be four separate apartment buildings with 54 units per building, 61 townhomes and 330 single family detached homes. The developer is proposing a commercial area, industrial area with a park and hike/bike trails throughout the development, which will have a positive impact on the general economic character of the area by developing quality, affordable housing for low-income community members. Planning Staff has no objections to the rezoning if the amendment to the comprehensive plan has been approved. The surrounding area is predominately multi-family residential with industrial development to the east. The master plan for development shows planned road improvements throughout the development with additional amenities such as a bike/hike trails and a neighborhood park. The development, if fully developed, will provide additional improved streets including extension of East Francis and Leota, which will be an asset to the entire community. The development will focus on workforce housing providing additional housing to the community. This development will create additional traffic; however, with additional road improvements, the impact should not be detrimental.

Bain moved and Davies seconded the motion to close the public hearing on Item Nos. 4 and 5 on the agenda. Voting Aye: Bain, Davies, Wurl, Forbes, Van Velson, Matthews, Jett, McKeone. Voting Nay: None. Absent: Fudge. Motion carried.

Davies moved and Matthews seconded the motion to approve File No. AM24-001 an amendment to the City of North Platte Comprehensive Plan 2011 Future Land Use Map to amend certain land from Agricultural/Vacant, Parks and Recreation, and Industrial to Residential-Medium Density Single, Duplex and Multifamily. Voting Aye: Bain, Davies, Wurl, Forbes, Van Velson, Matthews, Jett, McKeone. Voting Nay: None. Absent: Fudge. Motion carried.

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 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.

The public hearing for Item No. 5 was held with Item No. 4 above.

Bain asked if the entire development will be zoned PR-3.

Judy explained how a Planned Development District works. They are allowed up to 20% industrial development and some other things as long as it is in the plan.

Van Velson asked what would happen if they want to cut out the park plan.

Judy replied with a development this size a park plan will be strongly recommended. Any major change to the plan they would have to come back to Planning Commission and City Council.

Wurl asked in regards to the park and hike and bike trails, will the city maintain it going forward?

Judy stated they would probably do the negotiation. Generally that trail would be dedicated to the city.

Attorney Troshynski stated that would be a discussion for later in the development plan.

Bain moved and Davies seconded the motion to approve File No. Z23-003 to rezone certain land from a A-1 Transitional Agricultural District, I-1 Light Industrial District and F-1 Floodway District to PR-3 Planned Residential District. Voting Aye: Bain, Davies, Wurl, Forbes, Van Velson, Matthews, Jett, McKeone. Voting Nay: None. Absent: Fudge. Motion carried.

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.

Vice-Chair Jett opened the public hearing.

Judy stated that the City Planning Commission's responsibility in the Redevelopment process is to take public comment on whether the real estate described is in conformance with the City of North Platte Comprehensive Plan and if the project meets or will meet subdivision and zoning regulations and is an overall fit for development of the city. The following statements should be considered and confirmed.

- This property as presented is located in an area that has been declared blighted and substandard.
- The property is in conformance with the current City of North Platte Comprehensive Plan
- The project meets or will meet subdivision and zoning regulations.
- That development of this property to its full potential is in the best interest of the City of North Platte and the entire region.

The principal purpose of a comprehensive plan is to provide basic policies to guide the many activities of the city. It is used to help determine investment priorities and guide public and private development. At the same time, a comprehensive plan must be flexible in order to address changing conditions and respond to new situations that cannot be foreseen at the time of adoption. One goal of the current city Comprehensive Plan is to create sufficient housing stock to provide safe choices and options for types of units and by cost. Sufficient housing stock and options is obtained by:

- Redeveloping underutilized land with a mix of land uses that encourage new housing options, neighborhood services, and a variety of transportation options (sidewalks, paths, trails, and roads)
- Reducing the number of substandard housing units in the community.
- Creating alternative housing options such as senior housing or low-to-moderate income housing.
- Providing incentives such as density bonuses for redevelopment of areas with substandard housing stock into affordable, safe housing including housing programs that encourage construction of multi-family rental units.
- Affirm and support fair housing practices in North Platte
- Preparing for future growth by extending city infrastructure to areas targeted for development.

As presented in the Redevelopment Plan, the Redevelopment Project is a mixed-used development containing for sale and residential rental units, retail and industrial uses. The redevelopment intends to install infrastructure, open space and a park, paving, water, sewer and storm water mains for the development. The planned mix of buildings, subject to market demand, is four separate apartment buildings with 54 dwellings per building (216 units), 61 townhomes and 330 single family detached homes. The development will also contain a retail/commercial parcel and industrial parcel along with a recreation area. Additionally, the development will provide a pedestrian circulation system to facilitate the movement of pedestrians to and within the major development area which includes a system of walking trails and a public park area. Planning staff recommends approval of the Midwest Land Development, LLC Redevelopment Plan and passage of the attached resolution. With approval of the land use amendment and rezoning, the redevelopment plan is in conformance with the North Platte Nebraska Comprehensive Plan 2011 and meets, or will meet, current City of North Platte Subdivision and Zoning Regulations. The property is located in an area that has been declared extremely blighted and substandard. This area is appropriate for single family and multi-family residential development with a mix of commercial and industrial uses. The mix of proposed dwelling units will provide the community

with different housing options. With the proposed road improvements, the area will provide direct access to I-80 and Highway 30 without disrupting other residential areas of the community. The proposed development is a good fit for the area and for overall growth and development of the City of North Platte.

Mike Bacon, Special Council to the Community Redevelopment Authority, 416 10th, Gothenburg, was present and stated the Authority seeks input on whether or not this plan is appropriate for City Council. This takes into consideration the passage of the changes to the comprehensive plan and zoning. The project is meant to support Sustainable Beef. This is an investment north of \$180 million in the community with 800 plus jobs, and generating even more jobs in the community. This is targeted at workforce housing which is needed in the community. This plan has been reviewed by members of the CRA. I have reviewed it and it is in proper form. This includes extending Leota to Newberry Access.

McKeone asked about the impact on grade schools.

Mr. Bacon explained that is one of the items in the cost benefit analysis. Currently there are 1100 or so empty desks in the NPPS area. This will be built over a period of 6 years so it isn't a huge hit. The population of employees do not all have children. It will need to be addressed.

Austin Hillis, 3051 Ash St., Ashland, Nebraska, was present and stated he has a letter from Dr. Rhodes regarding the capacity and magnitude of the project. Based on the multiplier for school age children, he mentioned the schools are well equipped and ready to accommodate these students.

Gary Person, President, North Platte Area Chamber & Development Corporation, 502 So. Dewey, was present in strong support for this project. He stated that many of these are local investors and experienced developers. They have fulfilled a tremendous need pending approval of any challenges in the community moving forward. There are several openings at North Platte St. Patrick's as well. They would appreciate approval.

Bain moved and Davies seconded the motion to close the public hearing. Voting Aye: Bain, Davies, Wurl, Forbes, Van Velson, Matthews, Jett, McKeone. Voting Nay: None. Absent: Fudge. Motion carried.

Matthews asked if the Leota Street extension to Newberry will be at the cost of the developer.

Judy explained right now it is at the cost of the developer. They will put roads in as they go as outlined in the plan.

Matthews asked about the average price of a single family home.

Judy stated she had a conversation with them earlier today. They would like to get below the \$275,000 range, but would like to try to target even lower than that. There will be incentives for homeowners.

Matthews moved and McKeone seconded the motion to approve the resolution recommending approval of the Midwest Land Development, LLC Redevelopment Plan and approval of related actions. Voting Aye: Bain, Davies, Wurl, Forbes, Van Velson, Matthews, Jett, McKeone. Voting Nay: None. Absent: Fudge. Motion carried.

7. Old Business. There was no old business.
8. New Business. There was no new business.
9. Adjourn. Vice-Chair Jett adjourned the meeting at 6:03 p.m.

Respectfully Submitted,

Michelle Bain
Recording Secretary