

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 25, 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 May 28, 2024.

3. Public Hearing File No. AM24-003 Discuss and consider action on an application by Nick and Faylene Hudson (Deep Waters Retreat, LLC) for an amendment to the North Platte Nebraska Comprehensive Plan 2011 Future Land Use Map amending certain lands from Agricultural/Vacant to Commercial located at 2211 North Buffalo Bill Avenue on property described as a tract of land in Lots 14 and 15 Cody Land and Cattle Co. Subdivision in the Northwest Quarter of Section 29, Township 14 North, Range 30 West of the 6th P.M., Lincoln County, Nebraska consisting of 49.10 acres.

4. Public Hearing File No. Z24-005 Discuss and consider action on an application by Nick and Faylene Hudson (Deep Waters Retreat, LLC) to rezone certain lands from an A-1 Transitional Agricultural District to a B-2 Highway Commercial District located at 2211 North Buffalo Bill Avenue on property described as a tract of land in Lots 14 and 15 Cody Land and Cattle Co. Subdivision in the Northwest Quarter of Section 29, Township 14 North, Range 30 West of the 6th P.M., Lincoln County, Nebraska consisting of 49.10 acres.

5. Public Hearing File No. Z24-007 Discuss and consider action on an application by Tom Timmerman to rezone certain lands from an A-1 Transitional Agricultural District to an R-L Suburban Residential District located at 1825 West State Farm Road on property described as Lot 2, Post Administrative Subdivision, North Platte, Lincoln County, Nebraska.

6. File No. SU24-010 Discuss and consider preliminary and final approval of Post Third Replat located at 1825 West State Farm Road on property described as Lot 2, Post Administrative Subdivision, North Platte, Lincoln County, Nebraska.

7. Public Hearing File No. Z24-008 Discuss and consider action on an application by Kim Sellers, owner, and Titan Machinery, purchaser, to rezone certain land from an R-3 Dwelling

District to an I-1 Light Industrial District located at 1265 and 1301 North Dodge Avenue on property described as Lot 4 and Lot 5, Lincoln Highway 1st Replat, North Platte, Lincoln County, Nebraska.

8. Public Hearing File No. AM24-004 Discuss and consider action on an application by Mark and Kadin Oettinger (Stonebridge, LLC) for an amendment to the North Platte Nebraska Comprehensive Plan 2011 Future Land Use Map amending certain lands from Residential Low Density Single Family to Commercial located on South Buffalo Bill Avenue north of West State Farm Road on property described as a tract of land from a point of beginning described as the north west corner of Block 2 Glennfield's Third Subdivision, Lincoln County, Nebraska, thence along the north property line of Block 2, S 88d50'51"E a distance of 300' thence parallel to the east lot line of Block 2, S00d21'32"W a distance of 378.78', thence parallel to the north lot line, N88d50'51"W a distance of 270.36', to the west property line of Block 2, thence along the west line of Block 2 N0d58'39" a distance of 33', thence along the south line of Block 2 S89d13'08"w a distance of 27.07', thence along the west lot line of Block 2 a distance of N01d01'56"W ,77.76', thence along the west lot line of Block 2 N00d47'28"W, a distance of 14.34', thence along the west lot line of Block 2 N0d26'40"E a distance of 225.44' to the point of beginning,2.59 acres +/-.
9. Public Hearing File No. Z24-009 Discuss and consider action on an application by Mark and Kadin Oettinger (Stonebridge, LLC) to rezone certain lands from an A-1 Transitional Agricultural District to a B-2 Highway Commercial District located on South Buffalo Bill Avenue north of West State Farm Road on property described as a tract of land from a point of beginning described as the north west corner of Block 2 Glennfield's Third Subdivision, Lincoln County, Nebraska, thence along the north property line of Block 2, S 88d50'51"E a distance of 300' thence parallel to the east lot line of Block 2, S00d21'32"W a distance of 378.78', thence parallel to the north lot line, N88d50'51"W a distance of 270.36', to the west property line of Block 2, thence along the west line of Block 2 N0d58'39" a distance of 33', thence along the south line of Block 2 S89d13'08"w a distance of 27.07', thence along the west lot line of Block 2 a distance of N01d01'56"W ,77.76', thence along the west lot line of Block 2 N00d47'28"W, a distance of 14.34', thence along the west lot line of Block 2 N0d26'40"E a distance of 225.44' to the point of beginning,2.59 acres +/-.
10. Discuss and consider annexation of Parcel ID 0054624.80 described as Block 2, Glennfield's Third Subdivision, Lincoln County, Nebraska, into the corporate limits of the City of North Platte, Nebraska consisting of approximately 9.96 acres.
11. Public Hearing Discuss and consider action a resolution regarding the Midwest Land Development, LLC Redevelopment Plan Amendment 1 pursuant to Community Redevelopment Law 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, 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 centerpoint 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, East Francis from the future East Francis right of way with northwest starting easement point being located at the southeast corner of parcel 0021448.19, described as Industrial Park 6th Replat, Lot 5 2 4.28 A, and thence over and across part of parcel 0023612.00 and 0023924.00 with eastern terminus centered on East Golden Road. The easement for the future right of way shall be 80' in width.

13. File No. SU24-011 Application by North Platte Area Chamber and Development (DEVCO) for Mulligan Meadows Second Subdivision located at 1511 North Adams on property described as Lot 9, Mulligan Meadows First Subdivision, North Platte, Lincoln County, Nebraska.
14. Old Business.
15. New Business.
16. Adjourn.