



CITY OF GERING PLANNING COMMISSION MEETING AGENDA

A REGULAR MEETING OF THE CITY OF GERING PLANNING COMMISSION WILL BE HELD ON **TUESDAY MAY 19, 2026 AT 6:00 P.M.** IN THE GERING CITY HALL COUNCIL CHAMBERS, 1025 P STREET, GERING, NEBRASKA.

All agenda items are for discussion and action will be taken as deemed appropriate.

Call to Order and Roll Call

1. Pledge of Allegiance
2. Open Meetings Act - Neb. Rev. Stat. Chapter 84, Article 14, As required by State Law, public bodies shall make available at least one current copy of the Open Meetings Act posted in the meeting room. Agenda items may be moved up or down on the agenda at the discretion of the Chairperson or Vice-Chairperson. Additions may not be made to this agenda less than 24 hours before the beginning of the meeting unless they are considered under this section of the agenda and the Planning Commission determines that the matter requires emergency action.
3. Approval of Minutes of the April 7, 2026 regular Planning Commission meeting
4. Current Business:
 - A. Public Hearing to consider a Redevelopment Plan submitted by Oikos Development Corporation for the Hobbs Horizon Housing Development Project described as Block 1, Hobbs Horizon Subdivision, City of Gering, Scotts Bluff County, Nebraska, and adjacent public right of way.
 - i. Review and take action on Resolution PC5-26-1 regarding a recommendation on the Redevelopment Plan for the Hobbs Horizon Housing Development Project
 - B. Public Hearing to consider a Conditional Use Permit for storage units to be located on Block 2, Shadow Lane Estates, City of Gering.
 - i. Approve or Deny Resolution PC5-26-2
 - C. Consider petition to vacate the Subdivision of Block 2 of Shadow Lane Estates, Book 180, Page 99.
 - i. Review and make recommendation to City Council
5. City Engineer Report
6. OPEN COMMENT: Discussion or action by the Planning Commission regarding unscheduled business will not take place. This section is for citizen comment only.
7. Adjourn

THE OFFICIAL PROCEEDINGS OF THE CITY OF GERING PLANNING COMMISSION REGULAR MEETING, APRIL 7, 2026

A regular meeting of the City of Gering Planning Commission was held in open session on April 7, 2026, at 6:00 p.m. in the Gering City Hall Council Chambers at 1025 P Street, Gering, NE. Present were Commissioners Waterman, Crews, Taylor, Keener, Miles, C. Kaufman, T. Kaufman, and Hauck. Absent: Commissioner Alvizar. Also present were City Engineer Annie Folck and Secretary Karen Heins. Notice of the meeting was given in advance by publication in the Star-Herald, the designated method of giving notice. All proceedings hereafter were taken while the meeting was open to the attendance of the public.

Call to Order and Roll Call:

Chairman Keener called the meeting to order at 6:00 p.m. and noted that a quorum of the Planning Commission was present and business could be conducted.

1. Pledge of Allegiance

2. Open Meetings Act - Neb. Rev. Stat. Chapter 84, Article 14

Chairman Keener stated: As required by State Law, public bodies shall make available at least one current copy of the Open Meetings Act posted in the meeting room. Agenda items may be moved up or down on the agenda at the discretion of the Chairperson. Additions may not be made to this agenda less than 24 hours before the beginning of the meeting unless they are considered under this section of the agenda and the Planning Commission determines that the matter requires emergency action.

3. Approval of Minutes of the March 17, 2026, regular Planning Commission meeting

A motion was made by Commissioner Taylor to approve the minutes of the March 17, 2026 regular Planning Commission meeting. Seconded by Chairman C. Kaufman. There was no discussion. The Secretary called the roll. "AYES": Keener, T. Kaufman, Taylor, Hauck, Waterman, C. Kaufman and Crews. "NAYS": None. Abstain: None. Absent: Alvizar and Miles. Motion carried.

4. Current Business:

A. Consider Final Plat of Lot 1 & 2 Block 1, TJR Subdivision, a subdivision to the City of Gering, Scotts Bluff County, Nebraska

i. Make recommendation to City Council regarding proposed Final Plat

Chairman Keener introduced the agenda item, stating that the Planning Commission would consider the final plat of Lots 1 and 2, Block 1, TJR Subdivision to the City of Gering, Scotts Bluff County, Nebraska. He then invited City Engineer Annie Folck to provide the staff report and recommendation.

Engineer Folck explained that an application had been received to plat the subject property, which currently existed as two separate, unplatted parcels identified as tax lots by the county. She noted that the existing parcel boundary divided the property into two equal-sized portions. The property owner proposed to adjust the lot lines by splitting off a front corner of one parcel for separate sale, while retaining the remainder as part of the northern lot.

She described the location of the property, indicating its proximity to 10th Street and Lockwood Road, and noted that both resulting lots would maintain access, with one lot having access from two streets. Ms. Folck further explained that creating an additional third lot would require extending water and sewer infrastructure, as existing utilities were located along adjacent streets. To avoid these additional improvements, the applicant chose to maintain two lots, which would both have adequate utility service. She added that one of the lots already contained an existing building that was currently served by utilities.

Ms. Folck stated that the proposed adjustment was a straightforward lot line modification. However, because the property had never been formally platted, the process could not be handled administratively and instead required review and approval by the Planning Commission and City Council. She concluded by stating that staff recommended approval of the final plat.

Chairman Keener thanked Ms. Folck for her report and asked if the applicant was present to address any questions from the Commission. Greg Schilz identified himself as being present on behalf of the applicant and stated that he was available to answer questions if needed. Chairman Keener then asked if any commissioners had questions for the applicant. No questions were presented. Chairman Keener then stated he would entertain a motion to recommend approval, denial, or tabling of the request to the City Council.

Commissioner T. Kaufman made a motion to approve Final Plat of Lot 1 & 2 Block 1, TJR Subdivision, a subdivision to the City of Gering, Scotts Bluff County, Nebraska. The motion was seconded by Commissioner Taylor. There was no further discussion. The Secretary called the roll. "AYES": Crews, Taylor, Hauck, C. Kaufman, T. Kaufman, Keener and Waterman. "NAYS": None. Abstain: None. Absent: Alvizar and Miles. The motion carried.

B. Consider Application for Ag Estate Dwelling by Wilford Kaufman Farms Inc. on property located on the East Half of the Southeast Quarter of Section 9 Township 21 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska

i. Make recommendation to City Council regarding proposed application

Chairman Keener introduced the next agenda item, stating that the Planning Commission would consider an Ag Estate Dwelling application submitted by Wilford Kaufman Farms Incorporated for property located on the east half of the southeast quarter of Section 9, Township 21 North, Range 55 West of the 6th Principal Meridian, Scotts Bluff County, Nebraska. He then invited City Engineer Annie Folck to provide the staff report and recommendation.

Ms. Folck explained that the request was for an Ag Estate Dwelling located within the City's extraterritorial jurisdiction (ETJ). She stated that the parcel consisted of approximately 4.81 acres and was an existing farmstead. While staff typically prefers a minimum of five acres for new building sites, she noted that this standard is a preference rather than a requirement and that the existing farmstead condition made the parcel size sufficient.

She further stated that the applicant also maintained the required 80 acres of reserve ground associated with the request. Based on these factors, Ms. Folck indicated that the application met all applicable requirements and that staff recommended approval.

Chairman Keener noted that the applicants were present and asked if the commissioners had any questions. No questions were raised at that time.

Chairman Keener then stated he would entertain a motion to recommend approval, denial, or tabling of the request to the City Council.

Before a motion was made, Ms. Annie Folck noted that certain commissioners needed to recuse themselves. Chairman Keener and Commissioner C. Kaufman then recused themselves from consideration of the item.

Commissioner T. Kaufman made a motion to recommend approval of the Ag Estate Dwelling by Wilford Kaufman Farms Inc. on property located on the East Half of the Southeast Quarter of Section 9 Township 21 North, Range 55 West of the 6th P.M., Scotts Bluff County, Nebraska. The motion was seconded by Commissioner Crews. There was no further discussion. The Secretary called the roll. "AYES": Waterman, T. Kaufman, Hauck, Taylor and Crews. "NAYS": None. Abstain: Keener and C. Kaufman. Absent: Alvizar and Miles. Motion carried.

5. City Engineer Report

Chairman Keener invited City Engineer Annie Folck to provide her report.

Ms. Folck stated that there was little to report at this time. She noted that no applications had been received, and therefore no items were anticipated for a meeting in the beginning of May. She added that there had been preliminary discussions regarding a potential tax increment financing (TIF) application related to a housing development, which she had been working on with the applicant. If submitted in time, she indicated that the item would likely be scheduled for the third Tuesday of May. Ms. Folck concluded that, aside from this potential item, activity had been minimal.

Chairman Keener thanked Ms. Folck for her report.

6. OPEN COMMENT: Discussion or action by the Planning Commission regarding unscheduled business will not take place. This section is for citizen comment only.

There was no comment.

7. Adjourn

A motion was made by Commissioner C. Kaufman to adjourn. Seconded by Commissioner Taylor. There was no discussion. The Secretary called the roll. "AYES": Crews, Taylor, C. Kaufman, Keener, T. Kaufman, Waterman and Hauck. "NAYS": None. Abstain: None. Absent: Alvizar and Miles. Motion carried.

The meeting adjourned at 6:11 p.m.

ATTEST:

Levi Keener, Chairman

Karen Heins, Administrative Secretary

CITY OF GERING
PLANNING COMMISSION RECOMMENDATION AND REPORT

To:	Planning Commission	Date:	5/19/2026
From:	Planning & Community Development	Zoning:	RH
Subject:	Public Hearing to consider a Redevelopment Plan for Hobbs Horizon Project	Property Size:	10 acres
Location:	Block 1, Southwest Quarter of Section 1, Township 21 North, Range 55 West, 6th P.M., City of Gering, Scotts Bluff County, Nebraska	#Lots/Parcels:	13
Owner:	Oikos Development Corporation	City Council Public Hearing Date:	6/8/2026

Public Notice: This Public Hearing was noticed meeting City Zoning and Subdivision Regulations and according to Nebraska State Statutes.

Agenda Item Summary

The City has received an application for Tax Increment Financing for a housing development to be built in Hobbs Horizon Subdivision, located along I Street between Pappas Boulevard and 5th Street. The initial phase of the development would consist of 13 buildings, including 10 quadplexes, 2 duplexes, and a manager leasing office. This would create 44 units of housing. The project is estimated to be valued at \$1,977,000 after completion, creating \$620,563.98 of estimated TIF available. There are far more TIF eligible expenses than the estimated TIF available, so the developer is asking for the entire amount of available TIF to help offset some of the costs of development, primarily the costs of the roadway.

The standard of review for the Planning Commission is to determine whether or not this project is in conformance with the Comprehensive Plan. This area is located in the East Gering Neighborhood District, and on the future land use map for that district, this area is shown as being suitable for higher density residential. Under “Future Desired Characteristics” for that district, the Plan states, “As new neighborhoods are developed, inclusion of a variety of housing types and densities at various price points should be prioritized.” Currently the neighborhood surrounding this area is primarily single-family homes, so this will provide some different types of housing at different price points. Additionally, the following policies of the Comprehensive Plan are applicable:

- Policy 3.1.A - Increase housing choices and diversity for all lifestyles to meet community housing needs
- Policy 3.2.D - Encourage infill development on vacant and underutilized sites
- Policy 3.2.E - Promote compatible infill and redevelopment that fits Gering’s neighborhoods and is consistent with the desired future character of the area

If the Planning Commission feels that the proposed project and plan conform to the City’s general plan for development, then it should be recommended for approval to the CDA and City Council.

RECOMMENDATION

Approve

Approve Resolution PC 5-26-1 stating that the Redevelopment Plan conforms to the Comprehensive Plan and is recommended for approval by the Gering Community Development Agency and City Council

Deny

Deny Resolution PC 5-26-1 stating that the Redevelopment Plan conforms to the Comprehensive Plan and is recommended for approval by the Gering Community Development Agency and City Council

Table

Table Resolution PC 5-26-1 stating that the Redevelopment Plan conforms to the Comprehensive Plan and is recommended for approval by the Gering Community Development Agency and City Council

CITY OF GERING REDEVELOPMENT PLAN
Hobbs Horizon Housing Development
By: Oikos Development Corporation
TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
1. Introduction.....	1
2. Blighted and Substandard Condition of Project Site	1
3. Statutory Elements.....	1
4. Conformity to General Plan of the City.....	2
5. Feasibility and Conformity with Community Development Law	3
6. Proposed Financing.....	3
7. Implementation of Plan.....	5

Attachments

Attachment 1: *Map of Project Site*

Attachment 2: *Site Plan*

Attachment 3: *Front Elevation*

Attachment 4: *Excerpts from Comprehensive Plan*

Attachment 5: *Cost-Benefit Analysis*

CITY OF GERING REDEVELOPMENT PLAN

Hobbs Horizon Housing Development

By: Oikos Development Corporation

1. Introduction

Oikos Development Corporation (the “Redeveloper”) submits this Redevelopment Plan (“Plan”) to the City of Gering City Council (the “City”), the City of Gering Planning Commission (“Planning Commission”), and the City of Gering Community Development Agency (the “CDA”), according to the Nebraska Community Development Law, NEB. REV. STAT. § 18-2101 *et seq.*

Under the initial phase of this Plan, the Redeveloper proposes to develop 13 buildings comprised of 44 affordable farm labor residential units and a management office/manager’s unit. The “Project” as described in this Plan, requires a significant investment with the cost estimated at around \$13,162,253.00. To make the Project economically feasible, the Redeveloper is seeking tax increment financing for certain eligible costs and expenses related to the Project.

2. Blighted and Substandard Condition of Project Site (NEB. REV. STAT. §§ 18-2103 (4) and (32) and 18-2109)

The Project Site is in an area that the City has declared as blighted and substandard according to the Community Development Law.

3. Statutory Elements (NEB. REV. STAT. §§ 18-2103(28) and 18-2111)

- A. *Boundaries of the Project Site:*** The “Project Site” is described as Block 1, Hobbs Horizon Subdivision, City of Gering, Scotts Bluff County, Nebraska, and adjacent public right of way. A Map of the area of Project Site is attached as Attachment 1. The Final Plat for the Project Site is attached as Attachment 2.
- B. *Land Acquisition:*** The Redeveloper has acquired the Project Site. No additional land acquisition is necessary for this Project.
- C. *Existing Uses and Condition:*** The Project Site is vacant land.
- D. *Proposed Land Uses, Land Coverage, and Building Intensities:*** The initial phase of the development will consist of 10 quadplexes and 2 duplexes on Lots 7-18 and the manager leasing office and manager’s unit on Lot 19. Lots 1-6 and 20-24 will be reserved for future development. Renderings of the front elevations the proposed housing units are attached as Attachment 3.
- E. *Site Plan:*** See Attachment 2 (Final Plat).
- F. *Demolition and Removal of Structures:*** No demolition is required.
- G. *Population Densities:*** This Project will result in an increase in the residential population within the Project Site.
- H. *Zoning Changes:*** The Project Site is zoned as RH-Residential High-Density District. Multi-family dwellings and two-family dwellings are permitted uses in RH zones. No changes to zoning, planning, ordinances, or building codes or maps are contemplated under this Plan.
- I. *Additional Public Facilities and Utilities:*** The Redeveloper will construct an extension of I Street through the Project Site (according to the Final Plat), along with accompanying curb, gutter, sidewalk and water, sewer, electrical utilities.
- J. *Street Layouts, Street Levels, and Grades:*** The Redeveloper will construct an extension of I Street through the Project Site (according to the Final Plat). No other changes to street layouts, street levels, or grades are required under this Plan.
- K. *Ordinance and Building Code Changes:*** No ordinance or building code changes are required by the Plan.

4. Conformity to General Plan of the City (NEB. REV. STAT. §§ 18-2112, 18-2113(1), and 18-2116(1)(a))

The Planning Commission, City, and CDA are all tasked with determining whether this Plan conforms to the general plan for the development of the City as a whole. NEB. REV. STAT. §§ 18-2112, 18-2113(1), and 18-2116(1)(a).

According to the City’s Comprehensive Plan, the Project Site is in the East Gering Neighborhood District. Excerpts from the Comprehensive Plan related to the East Gering Neighborhood District are attached as Attachment 4. Under the heading “Future Desired Characteristics” for the East Gering Neighborhood District, the Comprehensive Plan states, “As new neighborhoods are developed, inclusion of a variety of housing types and densities at various price points should be prioritized.”

Policy 3.1.A of the Comprehensive Plan is to increase housing choices and diversity for all lifestyles to meet community housing needs.

Policy 3.1.C of the Comprehensive Plan is to promote the integration of multifamily units into neighborhoods with mixes of housing types.

Policy 3.2.D of the Comprehensive Plan is to encourage infill development on vacant and underutilized sites.

Policy 3.2.E of the Comprehensive Plan is to promote compatible infill and redevelopment that fits Gering’s neighborhoods and is consistent with the desired future character of the area.

This Plan conforms to and furthers the above principles set forth in the Comprehensive Plan by:

- Increasing the variety of housing choices.
- Promoting compatible infill development.

5. Feasibility and Conformity with Community Development Law (NEB. REV. STAT. §§ 18-2116(1)).

The City and CDA must consider whether the Plan conforms to the legislative declarations and determinations set forth in the Community Development Law. Those declarations include, among other things that:

[Blighted and substandard] conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids herein provided. The elimination of such conditions and the acquisition and preparation of land in or necessary to the renewal of substandard and blighted areas and its sale or lease for development or redevelopment in accordance with general plans and redevelopment plans of communities and any assistance which may be given by any state public body in connection therewith are public uses and purposes for which public money may be expended and private property acquired. The necessity in the public interest for the provisions of the Community Development Law is hereby declared to be a matter of legislative determination. NEB. REV. STAT. § 18-2102.

As stated above, the City has declared the Project Site as blighted and substandard.

6. Proposed Financing

A. Tax Increment Financing. The Redeveloper is requesting tax increment financing to pay for statutorily eligible expenses, to the extent such funds are available. The tax increment financing will be generated from the increased property taxes to be paid on the Project Site after development, all according to NEB. REV. STAT. § 18-2147. The amount of the available proceeds from tax increment financing (“TIF Revenues”) for the initial phase of development is estimated at approximately \$620,563.98, calculated as follows:

a.	Estimated Project Completion Value:	\$ 1,977,000.00
b.	Base Value:	\$ 10,500.00
c.	Tax Increment (a minus b)	\$ 1,966,500.00
d.	Estimated Levy:	2.103785%
e.	Annual Projected Shift (c multiplied by d)	\$ 41,370.93
f.	Estimated TIF Available (e multiplied by 15)	\$ 620,563.98

Note: The above figures are based on estimated values, project completion/phasing timelines, and levy rates. Actual values and rates may vary materially from the estimated amounts. Additional TIF Revenues will be generated from subsequent phases of development.

The TIF Revenues will be used to make principal and interest payments toward one or more tax increment financing notes (“TIF Indebtedness”) to be held or sold by the Redeveloper. The principal amount of the TIF Indebtedness will be based upon eligible expenses actually incurred. The interest rate will be established as set forth in the Redevelopment Contract.

Because the Plan proposes the use of tax increment financing, the City must find that the Plan would not be economically feasible without the use of tax increment financing and the Project would not occur in the blighted and substandard area without the use of tax increment financing. The City and the CDA must also find that the costs and benefits of the Project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services have been analyzed and been found to be in the long-term best interest of the community. NEB. REV. STAT. §§ 18-2113(2) and 18-2116(1)(b).

The Redeveloper certifies that this Plan would not be economically feasible and would not occur in the blighted and substandard area without the use of tax increment financing. The requested TIF funding will close the Redeveloper’s budget gap by partially funding infrastructure and other TIF eligible expenses, including the extension of I Street along with accompanying curb, gutter, sidewalk and water, sewer, electrical utilities.

Notwithstanding the foregoing, the Redeveloper understands the liability of the CDA and City is limited to the TIF Revenues received by the CDA related to the Project to pay the TIF Indebtedness. The Redeveloper must look exclusively to the TIF Revenues related to this Project for the payment of any TIF Indebtedness. The Redeveloper acknowledges that the TIF Indebtedness will be set based on estimates and assumptions, including expectations as to the completion of construction and property valuations, suggested by the Redeveloper which may alter substantially and materially, and/or certain project costs incurred by the Redeveloper, and that tax increment revenues may be altered or eliminated entirely based on future decision of the Nebraska Legislature or the voters of the State of Nebraska or by future court decisions.

Below are the portions of the initial phase of the project, and estimated costs, which the Redeveloper proposes to be paid for with TIF Revenues. The Redeveloper intends to use the TIF Revenues primarily to construct I Street (including utilities, street, curb, and gutter) through the Project Site, but may use TIF Revenues for other eligible portions based on availability.

Land Acquisition	\$ 380,000.00
On-Site Improvements	\$ 140,000.00
Rough Grading/Cleaning	\$ 115,000.00
Earthwork	\$ 118,000.00
Sanitary Sewer	\$ 360,000.00
Roadway	\$ 525,000.00
Site Concrete	\$ 300,000.00
Detention Pond	\$ 150,000.00
Electrical Power Generation	\$ 242,000.00
Survey	\$ 35,000.00
Environmental	\$ 14,000.00
Architectural/Engineering	\$ 300,000.00
Plan Preparation/Legal (City Application, Processing, and Administrative Fees)	\$ 11,455.00
Total TIF Eligible Expenses	\$ 2,690,455.00

A proposed statutory Cost-Benefit Analysis of the Project is attached as Attachment 5.

B. Other Financing. This Project will use favorable perm loan financing from USDA, USDA rental subsidies and Federal and State LIHTC equity.

Below is a breakdown of estimated costs and expenses of the initial phase of the Project and the eligible use of funds for each. (This breakdown does not account for interest to be paid out of TIF Revenues. The column for “Private Funds” includes all non-TIF sources). There is a “TIF Adjustment” to account for the TIF eligible funds that will exceed the estimated TIF available from the first phase of the project.

Description	TIF Eligible Funds	Private Funds	
Land Acquisition	\$ 380,000.00		
Building Costs		\$ 5,079,564.00	
On-Site Improvments	\$ 140,000.00		
Rough Grading/Clearing	\$ 115,000.00		
Earthwork	\$ 118,000.00		
Sanitary Sewer	\$ 360,000.00		
Roadway	\$ 525,000.00		
Site Concrete	\$ 300,000.00		
Detention Pond	\$ 150,000.00		
Electrical Power Generation	\$ 242,000.00		
Survey	\$ 35,000.00		
Environmental	\$ 14,000.00		
Termite Control		\$ 13,500.00	
Landscaping/Fencing		\$ 129,500.00	
Architectural/Engnieering	\$ 300,000.00		
Legal		\$ 176,700.00	
Financing Costs		\$ 785,000.00	
Contingencies		\$ 652,044.00	
Misc.		\$ 3,635,490.00	
Sub Totals	\$ 2,679,000.00	\$ 10,471,798.00	
Plan Preparation/Legal (City Application, Processing, and Administrative Fees)	\$ 11,455.00		
Estimate TIF Eligible Expenses	\$ 2,690,455.00		Total Project Costs
TIF Adjustment	\$ (2,069,891.02)	\$ 2,069,891.02	
Totals	\$ 620,563.98	\$ 12,541,689.02	\$ 13,162,253.00

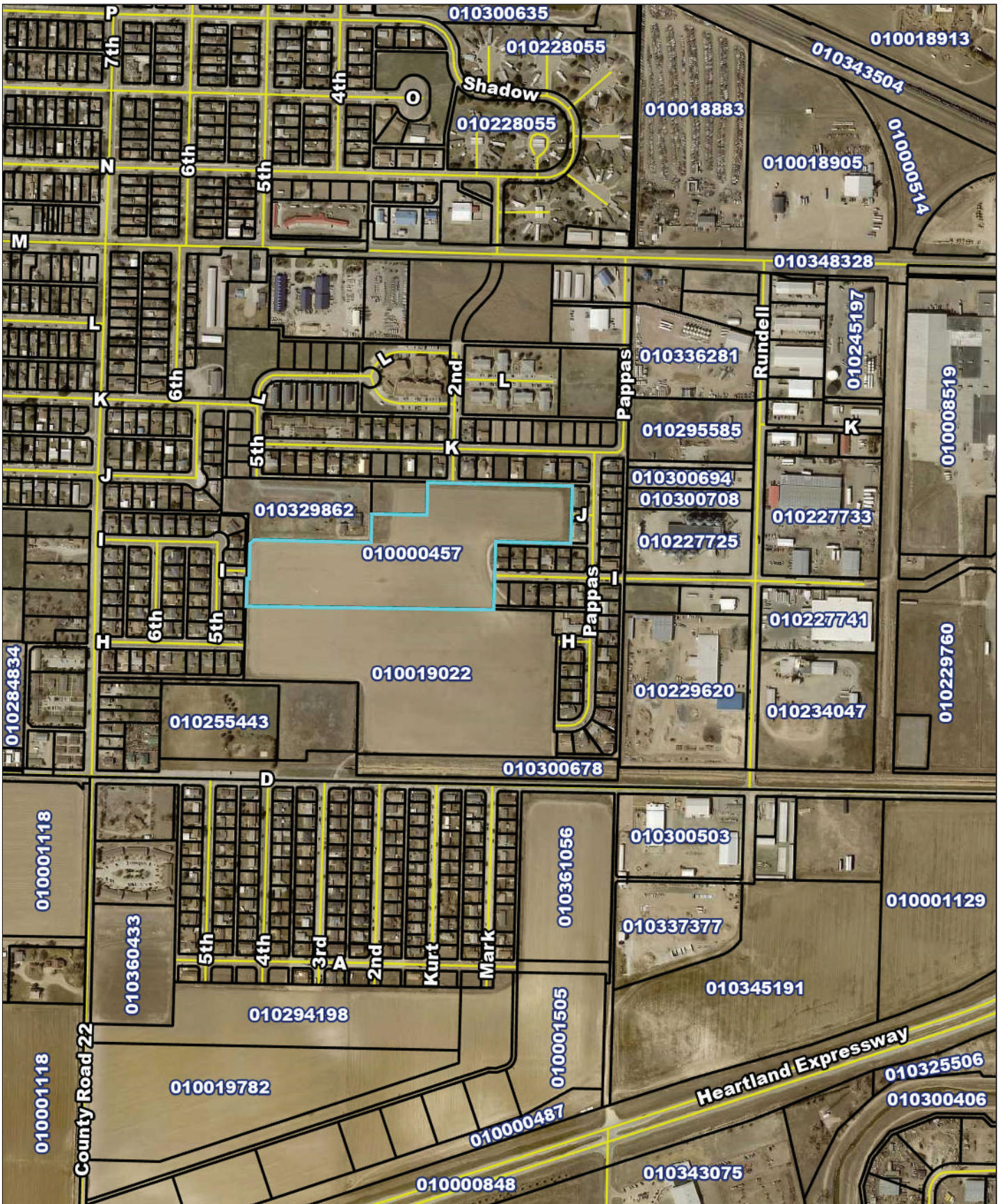
Please note that all the figures in this Plan are estimates and tax increment financing granted will be based on actual costs incurred for approved TIF expenses.

7. Implementation of the Plan.

Upon approval of this Plan, the Redeveloper will enter into a Redevelopment Contract with the CDA which will govern the implementation of this Plan. All public improvements related to this Plan must be according to (a) plans and specifications approved in writing by the City in advance of commencement of construction, (b) all ordinances and codes adopted by the City, as in effect at the time that the public improvements are constructed, and (c) any other agreement related to the public improvements between the Redeveloper and the City. The Redevelopment Contract between the Redeveloper and the CDA does not replace or supersede the need for the Redeveloper to obtain other agreements, consents, permits, or licenses from the City related to the public improvements or other improvements as may be required by the City for the type of work to be performed on the Project Site.

Hobbs Horizon Housing Development
Attachment 1
Map of Project Site

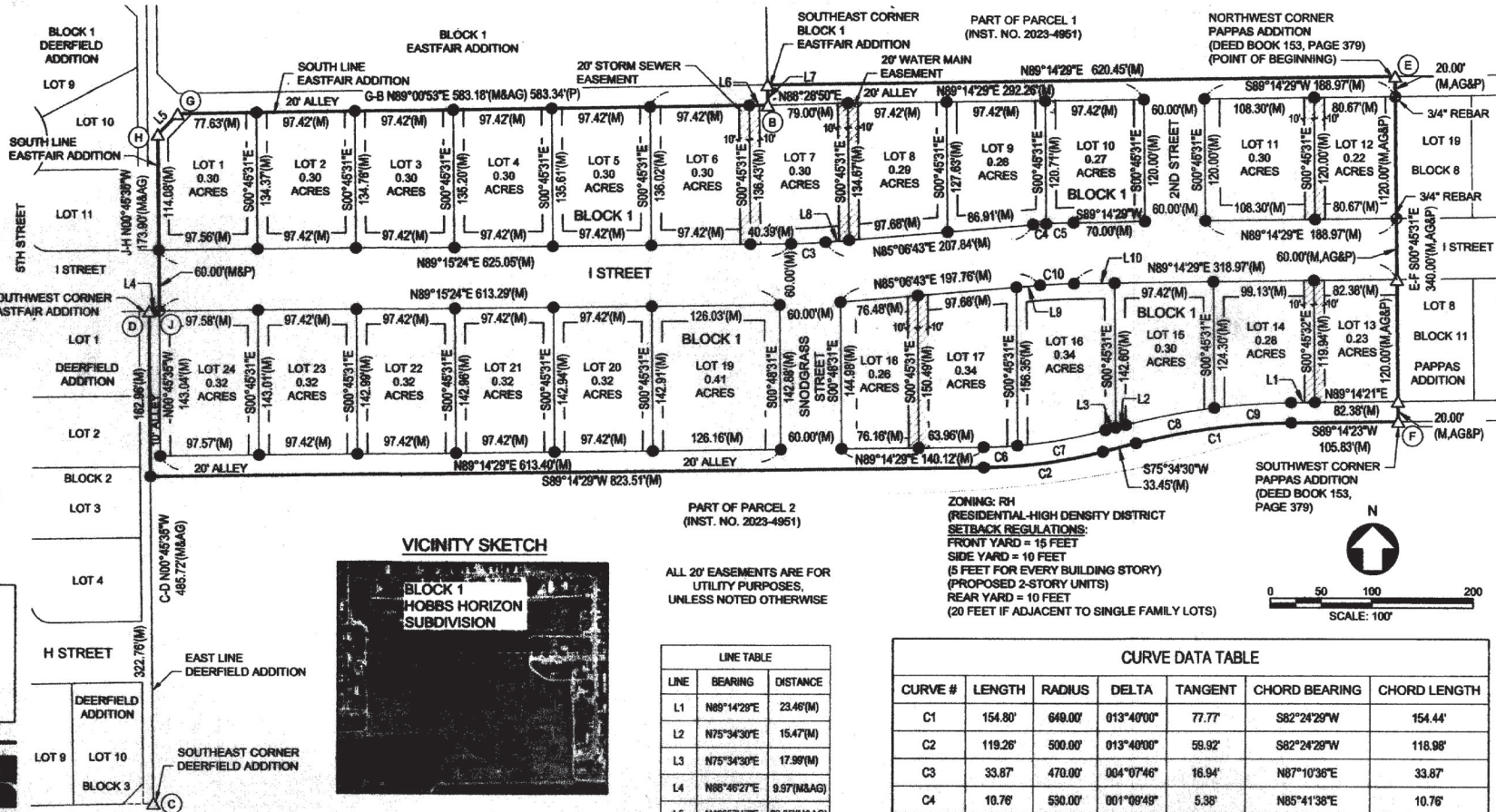
Project Site



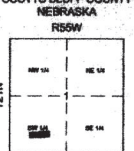
Hobbs Horizon Housing Development
Attachment 2
Site Plan/Plat

FINAL PLAT BLOCK 1, HOBBS HORIZON SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE SIXTH P.M., CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA



VICINITY SKETCH



NOTE: ALL BEARINGS ARE REFERENCED TO THE SCOTTS BLUFF COUNTY LOW DISTORTION PROJECTION (LDP)

REPOSITORY STAMP

Project No.: 242543
Date: 2/26/2026
QC/CC: AG
Scale: 1" = 100'
Field Book: SCOTTS BLUFF CO. 95
Field Crew: AM
Drawn By: MLD

JEO CONSULTING GROUP
120 East 16th Street
Scottsbluff, NE 69361
308.682.9123
JEO Consulting, Inc.
1107 N Chestnut St
Wilcox, NE 68066
800.723.8557 | jco.com
Organization Certificate of
Authorization Number: CA-0069

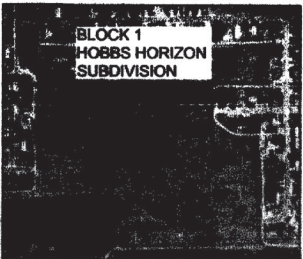
US SURVEY FEET (LEFT)

Sheet 1 of 2

Survey File No.:

Working Name: BV-242543 Phase 1 Final Plat.dwg
File Path: #:\Projects\242543\24-03-New Residential Development-Geology Survey\Change

VICINITY SKETCH

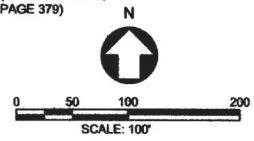


ALL 20' EASEMENTS ARE FOR UTILITY PURPOSES, UNLESS NOTED OTHERWISE

LINE	BEARING	DISTANCE
L1	N89°14'29"E	23.46(M)
L2	N75°34'30"E	15.47(M)
L3	N75°34'30"E	17.98(M)
L4	N88°46'27"E	9.97(M&AG)
L5	N43°57'47"E	28.35(M&AG)
L6	N89°09'53"E	16.43(M)
L7	N01°22'07"W	20.00(M&AG)
L8	S85°06'43"W	23.25(M)
L9	N65°06'43"E	23.59(M)
L10	N89°14'29"E	40.05(M)

- LEGEND**
- MONUMENT FOUND
 - MONUMENT SET
 - CALCULATED POINT
 - △ 5/8" REBAR W/ PLASTIC CAP STAMPED "A. GOERTZEN PLS 704"
 - G GOVERNMENT DISTANCE
 - M PLATTED DISTANCE
 - P PLATTED DISTANCE
 - R RECORDED DISTANCE
 - AG RECORDED DISTANCE (ADAM GOERTZEN 01/2026)

ZONING: RH (RESIDENTIAL-HIGH DENSITY DISTRICT)
SETBACK REGULATIONS:
FRONT YARD = 15 FEET
SIDE YARD = 10 FEET
(5 FEET FOR EVERY BUILDING STORY)
(PROPOSED 2-STORY UNITS)
REAR YARD = 10 FEET
(20 FEET IF ADJACENT TO SINGLE FAMILY LOTS)



CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	154.80'	649.00'	013°40'00"	77.77'	S82°24'29"W	154.44'
C2	119.26'	500.00'	013°40'00"	59.92'	S82°24'29"W	118.98'
C3	33.87'	470.00'	004°07'46"	16.94'	N87°10'36"E	33.87'
C4	10.76'	530.00'	001°09'49"	5.38'	N85°41'38"E	10.76'
C5	27.44'	530.00'	002°57'57"	13.72'	N87°45'31"E	27.43'
C6	33.49'	480.00'	003°59'52"	16.75'	N87°14'33"E	33.48'
C7	81.00'	480.00'	008°40'08"	40.60'	N80°24'34"E	80.91'
C8	83.74'	669.00'	007°10'18"	41.92'	N79°09'39"E	83.68'
C9	75.83'	669.00'	006°28'41"	37.96'	N85°59'39"E	75.79'
C10	33.87'	470.00'	004°07'46"	16.94'	N87°10'36"E	33.87'

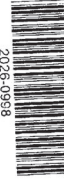
COMPUTER PICTURED & IMAGED

NUM PAGES: 2
DOC TAX: PD
FEES: 16.00 PD - CHG
TOTAL: 16.00
REC'D: JTE-SB
RET

RECORDED
SCOTTS BLUFF COUNTY, NE

Date: 3-10-26 Time: 9:30 AM
Inst: 2026
Scan: D. Bauer
9 9 8

REGISTER OF DEEDS



2026-0998

FINAL PLAT
BLOCK 1, HOBBS HORIZON SUBDIVISION

Inst 2026 - 998

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE SIXTH P.M., CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA

OWNER'S CERTIFICATE:

KNOWN ALL MEN BY THESE PRESENT THAT OIKOS DEVELOPMENT CORPORATION, MICHAEL SNODGRASS, CEO, OF THE RECORD OF LAND SHOWN ON THIS PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "BLOCK 1, HOBBS HORIZON SUBDIVISION", WITH THE CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA, AND THAT SAID SURVEYING, SUBDIVIDING, PLATTING AND DESIGNATION WAS DONE WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNERS

SIGNED THIS 5th DAY OF March 2026

OIKOS DEVELOPMENT CORPORATION
MICHAEL SNODGRASS, CEO

APPROVAL AND ACCEPTANCE:

THE PLAT OF BLOCK 1, HOBBS HORIZON SUBDIVISION, WITHIN THE CITY OF GERING, SCOTTS BLUFF COUNTY, NEBRASKA, IS HEREBY APPROVED BY THE APPROVED BY THE MAYOR AND CITY COUNCIL, BY RESOLUTION PASSED THIS 9th DAY OF January, 2026.

MAYOR

ATTEST:

CITY CLERK



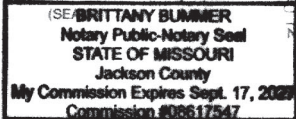
ACKNOWLEDGEMENT:

STATE OF NEBRASKA)
COUNTY OF SCOTTS BLUFF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 5th DAY OF March, 2026, BY MICHAEL SNODGRASS, CEO.

MY COMMISSION EXPIRES THE 17th DAY OF September 2027

NOTARY

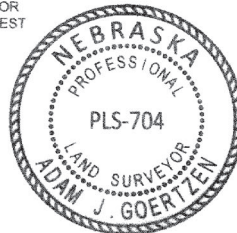


SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA, THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY; THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Adam J. Goertzen 3/02/2026

ADAM J. GOERTZEN PLS 704



SURVEYOR'S REPORT:

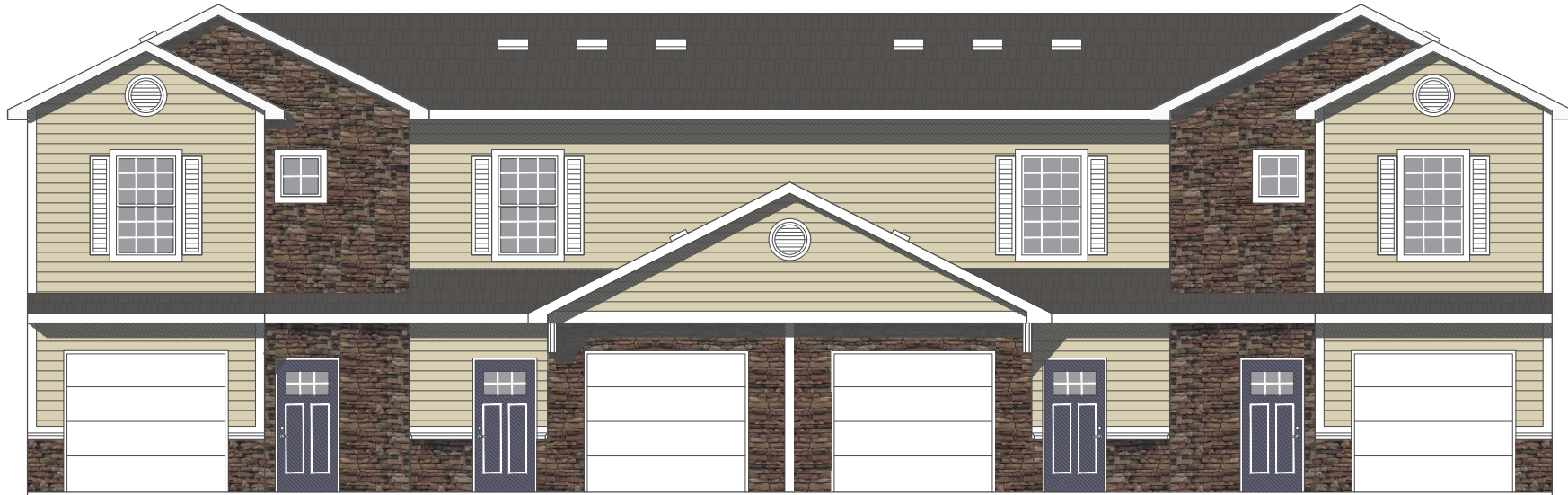
THIS SURVEY WAS PERFORMED AT THE REQUEST OF OIKOS DEVELOPMENT CORPORATION. THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE PERIMETER AND CREATE A METES AND BOUNDS DESCRIPTION OF BLOCK 1, HOBBS HORIZON SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 21 NORTH, RANGE 55 WEST OF THE SIXTH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE 5/8" REBAR OR OTHERWISE DESCRIBED IN THIS PLAT OR IN THE LEGEND. ALL MONUMENTS SET ARE A 5/8" BY 24" REBAR WITH A PLASTIC CAP STAMPED "A. GOERTZEN PLS 704". ALL 20' EASEMENTS ARE FOR UTILITY PURPOSES, UNLESS NOTED OTHERWISE.

ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE R12i GNSS ROVER RECEIVER UTILIZING THE SEILER INSTRUMENTS REAL TIME NETWORK OR A R12 GNSS BASE RECEIVER.

Project No.: 242545
Date: 2/26/2026
GAGC: AG
Scale:
Field Book: SCOTTS BLUFF CO. 43
Field Crew: AM
Drawn By: M.C.
JEO CONSULTING GROUP
120 East 16th Street
Scottsbluff, NE 68301
308.632.3123
JEO Consulting, Inc.
1937 N Chestnut St
Wichita, NE 68066
916.723.8567 | jeo.com
Organization Certificate of
Authorization Number: CA-0069

Hobbs Horizon Housing Development
Attachment 3
Front Elevation



ACME ESTATES II - FOUR UNIT TOWNHOME

ACME ESTATES II - FOUR UNIT TOWNHOME
(2) 3-BEDROOM 2.5-BATH & (2) 2-BEDROOM 1.5-BATH - STANDARD UNITS
GERING, NEBRASKA

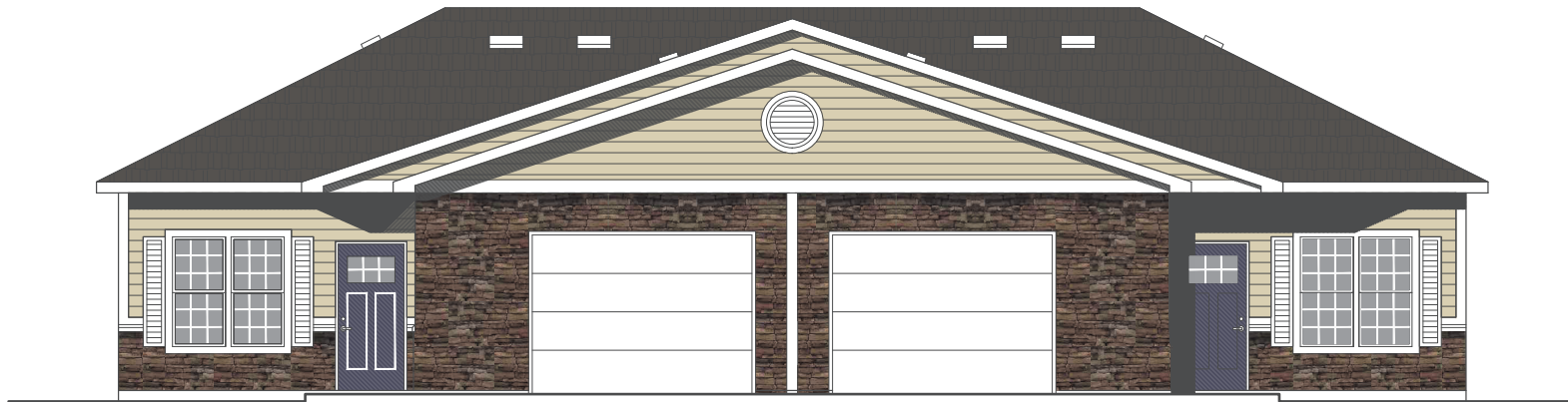
Hernly
ARCHITECTS

1100 Rhode Island St.
Lawrence, Kansas
66044
785 - 749 - 5806
FAX: 785 - 749 - 1515

FRONT RENDERING

Date: 2025/05/08
Drawn by: SB
Checked by: SCH
Revisions:

PRES



ACME ESTATES II - DUPLEX - 2-BEDROOM

ACME ESTATES II - DUPLEX

2 BDRM 1 BATH - ACCESSIBLE UNIT 1,038 S.F.
GERING, NEBRASKA

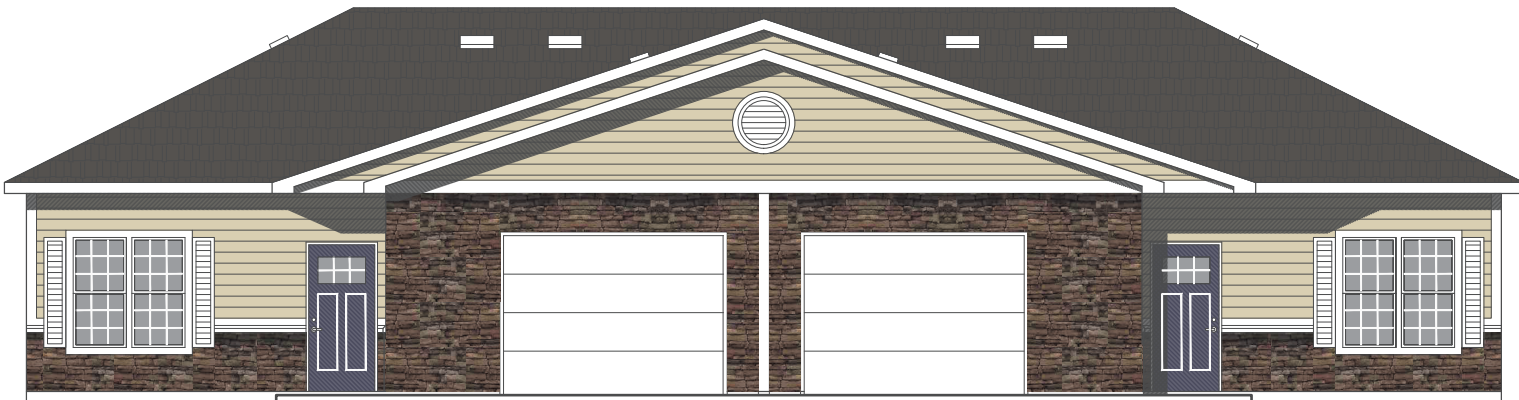
Hernly
ARCHITECTS

1100 Rhode Island St.
Lawrence, Kansas
66044
785 - 749 - 5806
FAX 785 - 749 - 1515

FRONT RENDERING

Date: 2025/05/08
Drawn by: SUB
Checked by: SCH
Revisions:

PRES



ACME ESTATES II - DUPLEX - 3-BEDROOM

ACME ESTATES II - DUPLEX

3 BDRM 1 BATH - ACCESSIBLE UNIT 1,252 S.F.
GERING, NEBRASKA

Hernly
ARCHITECTS

1100 Rhode Island St.
Lawrence, Kansas
66044
785 - 749 - 5806
FAX: 785 - 749 - 1515

FRONT RENDERING

Date: 2025/05/08
Drawn by: SJM
Checked by: SCH
Revisions:

PRES

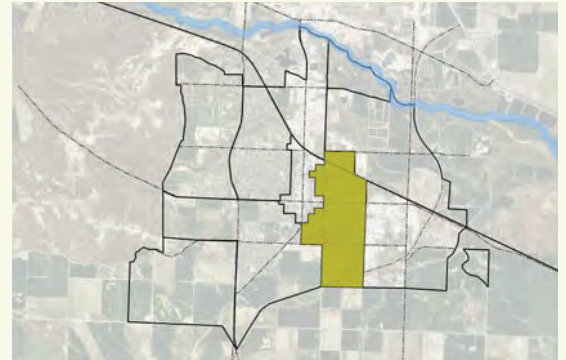
Hobbs Horizon Housing Development
Attachment 4
Excerpts from Comprehensive Plan

District 4

East Gering Neighborhood District

Existing Characteristics

Eastern Gering neighborhoods consist primarily of single-family detached residential uses on small to medium lots, with a few two – to three-unit uses integrated within several of the neighborhoods. The district also has a mix of low– to mid-scale multi-unit residential options clustered together on select sites throughout the district. The district has urban block patterns close to downtown transitioning to longer block patterns as you move east and south across the district. Detached sidewalks are prevalent in blocks near downtown with attached sidewalks in the newer developed residential areas.



Access to residences are taken from driveways with alleys in the rear. Both attached and detached garage forms are present in the district, with buildings set back from the street. Access is primarily from local and collector streets with good connectivity for all modes.

Open space is in the form of private yards and neighborhood parks.

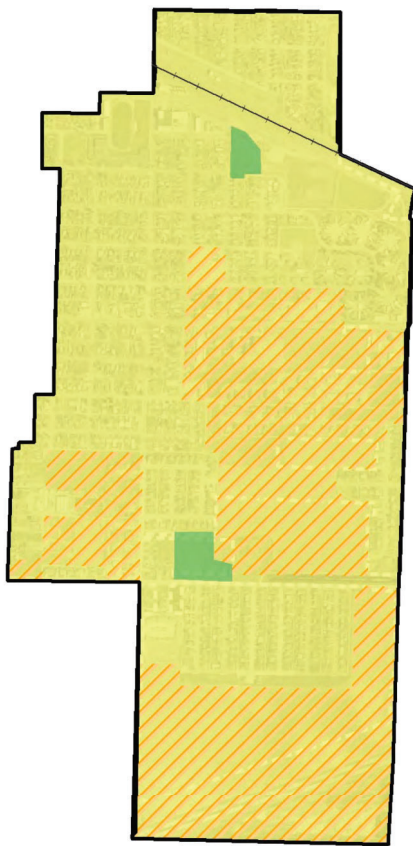
Secondary uses include parks and open space systems, schools, retirement centers and assembly uses.

Future Desired Characteristics

As new neighborhoods are developed, inclusion of a variety of housing types and densities at various price points should be prioritized. The district has a considerable amount of vacant land providing opportunities for new housing, which should include a compatible mix of single family on different lot sizes, as well as townhomes, condominiums, and apartments that are designed to fit the context of nearby housing and neighborhoods serving a mix of incomes. Higher-density housing should be located along major roads such as M Street and 10th Street. Parks should be incorporated into new neighborhoods in addition to other community facilities where appropriate. Alternative transportation connections should be provided to the Downtown area and other key destinations.

District 4: East Gering Neighborhood District

Future Places



Land Use

 Residential

Intensity

 Higher Density

Land Use Scale & Form

Residential: New residential development should consist of detached single-family homes on small lots, as well as a range of attached units (duplex, triplex, townhomes) and standalone apartments or condominium style buildings with up to four units. Vacant lots located near major roads would be appropriate for higher density housing, including mid-scale apartment buildings of 8 units.

Neighborhood and community based public/ semi-public facilities— places of worship; public safety; schools.

Neighborhood parks, trails, and recreational facilities.

Primary Zoning

R1 Low Density Residential

R2 Medium Density Residential

R3 High Density Residential

Hobbs Horizon Housing Development
Attachment 5
Cost Benefit Analysis

CITY OF GERING, NEBRASKA
Hobbs Horizon Housing Development
COST-BENEFIT ANALYSIS
(Pursuant to Neb. Rev. Stat. § 18-2113)

A. Project Sources/Use of Funds:

The estimated tax increment revenues (TIF Revenues) for this project are calculated as follows*:

a.	Estimated Project Completion Value:	\$ 1,977,000.00
b.	Base Value:	\$ 10,500.00
c.	Tax Increment (a minus b)	\$ 1,966,500.00
d.	Estimated Levy:	2.103785%
e.	Annual Projected Shift (c multiplied by d)	\$ 41,370.93
f.	Estimated TIF Available (e multiplied by 15)	\$ 620,563.98

Below is a breakdown of estimated costs and expenses of the Project and the eligible use of funds for each. (This breakdown does not account for interest to be paid out of TIF Revenues). There is a “TIF Adjustment” to account for the TIF eligible funds that will exceed the estimated TIF available. The Redeveloper intends to use the TIF revenues to construct I Street (including utilities, street, curb, and gutter) through the project site.

Description	TIF Eligible Funds	Private Funds	
Land Acquisition	\$ 380,000.00		
Building Costs		\$ 5,079,564.00	
On-Site Improvements	\$ 140,000.00		
Rough Grading/Clearing	\$ 115,000.00		
Earthwork	\$ 118,000.00		
Sanitary Sewer	\$ 360,000.00		
Roadway	\$ 525,000.00		
Site Concrete	\$ 300,000.00		
Detention Pond	\$ 150,000.00		
Electrical Power Generation	\$ 242,000.00		
Survey	\$ 35,000.00		
Environmental	\$ 14,000.00		
Termite Control		\$ 13,500.00	
Landscaping/Fencing		\$ 129,500.00	
Architectural/Engineering	\$ 300,000.00		
Legal		\$ 176,700.00	
Financing Costs		\$ 785,000.00	
Contingencies		\$ 652,044.00	
Misc.		\$ 3,635,490.00	
Sub Totals	\$ 2,679,000.00	\$ 10,471,798.00	
Plan Preparation/Legal (City Application, Processing, and Administrative Fees)	\$ 11,455.00		
Estimate TIF Eligible Expenses	\$ 2,690,455.00		Total Project Costs
TIF Adjustment	\$ (2,069,891.02)	\$ 2,069,891.02	
Totals	\$ 620,563.98	\$ 12,541,689.02	\$ 13,162,253.00

An estimated \$620,563.98 of TIF Revenues are estimated to be available for this Project. The public investment from TIF will leverage approximately \$12,541,689.02 in private sector investment, which is a private investment of approximately \$20.21 for every TIF dollar invested.

B. Tax Revenues and Tax Shifts Resulting from the Division of Taxes.

The current “base” value of the Project Site is estimated at \$10,500.00, which will generate tax revenues of approximately \$220.0 per year. Taxes from base value of the Project Site will be available and distributed to the local taxing jurisdictions regardless of the tax increment financing. The local taxing jurisdictions are the City, Scotts Bluff County, Gering Public Schools, WNCC, ESU 13, and North Platte NRD.

The tax increment revenues from this Project will not be available to local taxing jurisdictions for up to 15 years after the effective date of the division of taxes for the Project Site. During those times, the tax increment revenues from the Project Site will be used to reimburse the Redeveloper for the eligible development costs (with interest) necessary for the Project.

Note: The above figures are based on estimated values, project completion/phasing timelines, and levy rates. Actual values and rates may vary materially from the estimated amounts.

C. Public Infrastructure and Community Public Service Needs Impacts and Local Tax Impacts Arising from Project Approval.

The following public facilities and utilities will be constructed as part of this plan: I Street extension through the project site will be constructed along with accompanying curb, gutter, sidewalk and water, sewer, electrical utilities. These expenses will be the responsibility of the Redeveloper, so there will be no additional tax impacts, other than the impacts from tax increment financing as stated above.

D. Impacts on Employers and Employees of Firms Locating or Expanding Within the Boundaries of the Redevelopment Project Area.

This is a residential project, so there are no employers located within the Redevelopment Project Area.

E. Impacts on other Employers and Employees within the City and immediate area located outside the Redevelopment Project Area.

This project will provide housing, which will have a positive impact on employers and employees near the Redevelopment Project Area.

F. Impacts on Student Populations of Gering Public Schools.

No negative impacts on Gering Public Schools are anticipated.

G. Other Impacts

Housing
Infill Development

Simmons Olsen Law Firm, P.C., L.L.O.

Attorneys at Law

Steven W. Olsen
Kent A. Hadenfeldt
John L. Selzer
Elizabeth A. Stobel
Megan A. Dockery
Kyle J. Long

1502 Second Avenue
Scottsbluff, Nebraska 69361-3174
(308) 632-3811
Fax (308) 635-0907
www.simmonsolsen.com
Email: jselzer@simmonsolsen.com

Howard P. Olsen, Jr., Of Counsel
Rick L. Ediger, Of Counsel
John A. Selzer, Of Counsel
Steven C. Smith, Of Counsel

Robert G. Simmons, Jr. (1918-1998)

To: City of Gering Planning Commission
From: John L. Selzer
Date: May 14, 2026
Re: Hobbs Horizon Housing Project

Introduction: At your May 19, 2026 meeting you will conduct a public hearing regarding the Redevelopment Plan for the Hobbs Horizon Housing Project (the “Plan” and the “Project”).

The proposed Project is in an area that has been designated by the City Council as blighted and substandard and in need of redevelopment. After the public hearing, you will make a recommendation regarding the Plan and Project to the City Council in its capacities as the City Council and the Community Development Agency (“CDA”).

The Plan is in draft form and is subject to change. However, no changes are contemplated that would change the Planning Commission’s standard of review of the Project.

Standard of Review: Under the Community Development Law, the Planning Commission is tasked with reviewing and recommending whether the Project and Plan conform to the general plan for development of the City as a whole. NEB. REV. STAT. § 18-2112.

- A. Project Site.** The “Project Site” is described as Block 1, Hobbs Horizon Subdivision, City of Gering, Scotts Bluff County, Nebraska, and adjacent public right of way. A Map of the area of Project Site is attached as Attachment 1 of the Plan. The Final Plat for the Project Site is attached as Attachment 2 of the Plan.
- B. Zoning.** The Project Site is zoned as RH-Residential High-Density District. Multi-family dwellings and two-family dwellings are permitted uses in RH zones. No changes to zoning, planning, ordinances, or building codes or maps are contemplated under this Plan.
- C. Comprehensive Plan.** Page 2 of the Plan provides an analysis of other issues relevant to the Planning Commission’s standard of review, as follows:

According to the City’s Comprehensive Plan, the Project Site is in the East Gering Neighborhood District. Excerpts from the Comprehensive Plan related to the East Gering Neighborhood District are attached as Attachment 4 of the Plan. Under the heading “Future Desired Characteristics” for the East Gering Neighborhood District, the Comprehensive Plan states, “As new neighborhoods are developed, inclusion of a variety of housing types and densities at various price points should be prioritized.”

Policy 3.1.A of the Comprehensive Plan is to increase housing choices and diversity for all lifestyles to meet community housing needs.

Memo to Planning Commission
May 14, 2026

Policy 3.1.C of the Comprehensive Plan is to promote the integration of multifamily units into neighborhoods with mixes of housing types.

Policy 3.2.D of the Comprehensive Plan is to encourage infill development on vacant and underutilized sites.

Policy 3.2.E of the Comprehensive Plan is to promote compatible infill and redevelopment that fits Gering's neighborhoods and is consistent with the desired future character of the area.

The Plan conforms to and furthers the above principles set forth in the Comprehensive Plan by:

- Increasing the variety of housing choices.
- Promoting compatible infill development.

Conclusion/Resolution: If at the conclusion of the public hearing, the Planning Commission feels that the proposed Project and Plan conform to the City's general plan for development, you should recommend approval of the Plan and Project to the CDA and City Council. A proposed resolution has been provided. If you would like to make changes to the proposed resolution (e.g. forward a neutral or negative recommendation), you may do so at the meeting and authorize the Planning Commission Chair to sign the resolution as revised.

RESOLUTION PC 5-26-1

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF GERING, NEBRASKA:

Recitals:

- a. Pursuant to the Community Development Law, NEB. REV. STAT. § 18-2101 *et seq.*, a redevelopment plan titled *Hobbs Horizon Housing Project* (the “Redevelopment Plan”) has been submitted to the Planning Commission.
- b. The Planning Commission has reviewed the Redevelopment Plan as to its conformity with the City’s Comprehensive Plan (the “Comprehensive Plan”).

Resolved:

1. The Planning Commission finds that Redevelopment Plan conforms to the Comprehensive Plan and recommends approval of the Redevelopment Plan to the Gering Community Development Agency and City Council.
2. All prior resolutions of the Commission in conflict with the terms and provisions of this Resolution are repealed to the extent of such conflicts.
3. This Resolution shall become effective immediately upon its adoption.

PASSED and APPROVED on the 19th day of May, 2026.

PLANNING COMMISSION OF THE CITY OF GERING, NEBRASKA

Levi Keener, Chairman

ATTEST:

Karen Heins, Recording Secretary

CITY OF GERING
PLANNING COMMISSION RECOMMENDATION AND REPORT

To:	Planning Commission	Date:	5/19/2026
From:	Planning & Community Development	Zoning:	C-3
Subject:	Public Hearing to consider a Conditional Use Permit for Storage Units in the C-3 Zone	Property Size:	1.8 acres
Location:	Block 2, Shadow Lane Estates, Gering, Nebraska	#Lots/Parcels:	1
Owner:	Vladimir Castro	City Council Public Hearing:	N/A

Public Notice: This Public Hearing was noticed meeting City Zoning and Subdivision Regulations and according to Nebraska State Statutes.

Agenda Item Summary

The City has received an application for a Conditional Use Permit for storage units. The property currently has one primary structure on it. Formerly a bar, the building now houses a day care center. In order to better utilize some of the large lot, the property owner is proposing to build a 40'X80' building for storage units.

The property is located in the East Gering Neighborhood District. While the Comprehensive Plan mainly anticipates residential development in that district, the property has a long history of use as a commercial property. In recognition of this, a portion of the property was recently rezoned to C-3 general business district so that the whole property would have consistent zoning. Due to the current commercial character of the property, and the C-3 zoning, the proposed storage units would not be out of character for the property.

When considering conditional uses, certain criteria, found in Section 2.2.2.D of the Zoning Code, should be considered. The criteria, and how they apply to this application, are listed below:

1. Ingress and Egress: The property is a double frontage property, with access to public roadways on three sides. The storage units would be primarily accessed from N Street and there is adequate ingress and egress to the property for this use.
2. Off-Street parking and loading areas- There will be plenty of space on the lot for anyone loading into or out of a storage unit to park on the property, without any street parking needed.
3. Refuse and Service Areas: The property is currently served by two dumpsters on the east side of the primary structure
4. Utilities: Electrical is available to the property. No other utilities will be required.
5. Screening and buffering: None proposed
6. Signs: None proposed
7. Required yards and other open spaces: All required setbacks will be met.
8. General Compatibility with adjacent properties and other property in the district: Proposed changes are compatible with surrounding properties, and may provide a service to some of the apartments and trailer homes in the area.

Currently, this property is actually two lots, separated by an alleyway. The property owner is requesting to vacate the alleyway and revert the property back to one single lot. If this is not done, then the proposed building will not fit on the property without crossing lot lines. Staff recommends approval of

the Conditional Use Permit with the condition that the property be vacated to allow for the building to be constructed while still meeting all zoning code requirements.

MOTION

Approve

Approve Resolution PC 5-26-2 granting a Conditional Use Permit to Vladimir Castro to build storage units on Block 2, Shadow Lane Estates, Gering, Nebraska with the following conditions:

Deny

Deny Resolution PC 5-26-2 granting a Conditional Use Permit to Vladimir Castro to build storage units on Block 2, Shadow Lane Estates, Gering, Nebraska for the following reasons:

Table

Table Resolution PC 5-26-2 granting a Conditional Use Permit to Vladimir Castro to build storage units on Block 2, Shadow Lane Estates, Gering, Nebraska for the following reasons:



City of Gering
1025 P Street
P.O. Box 687
Gering, NE 69341
Phone (308) 436-6800
Fax (308) 436-2184

Application for Conditional Use Permit

PAID APR 15 2026
\$150.-
R00143634

Date Filed: 4.15.2026 Hearing Date: 5/19/2026

Applicant's Name: Vladimir Castro Phone: 308.325.1780

Address: 1145 4th St Gering Ne

Present Owner: Vladimir Present Zoning: C3

Property Description or Location: Subdivision 310 M St Gering Shadow Lane Estates
Other Description: _____ Block No.: 2 Lot No.: 2

Present Use of Property: none

Desired Use of Property: storage units

Reasons for request: building permit for storage units

Additional data or comments submitted: (site plan required) _____

Vladimir Castro H
Applicant's Signature

*****PLEASE FILL OUT FOLLOWING PAGE AND TURN IN WITH APPLICATION*****

1/2 = 12

4 - 5x10
12 - 10x25
6 - 10x10

TRUSS BRIDGE
FLOOR PLAN



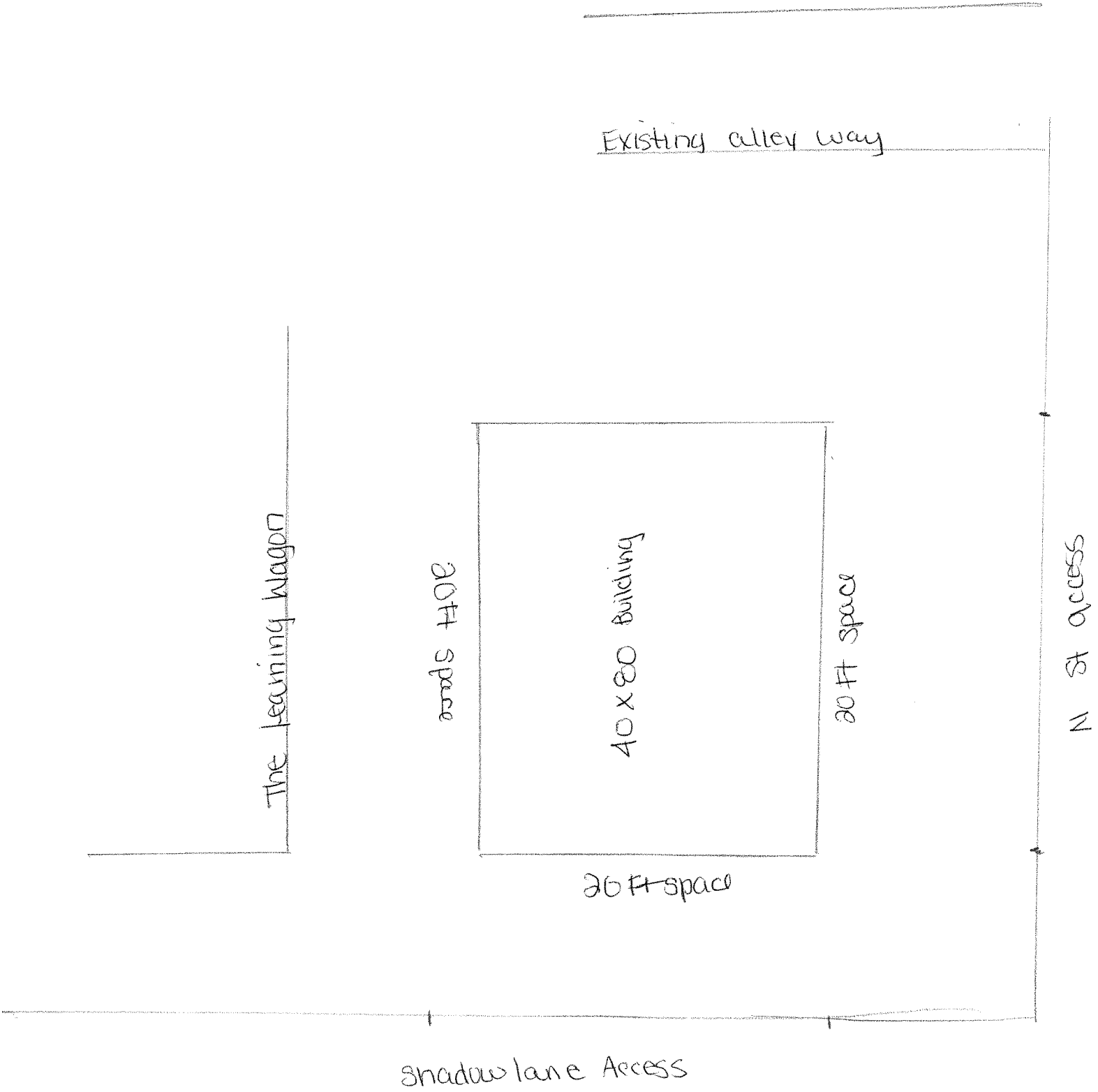
JOB NO: 77207
Sheet
A7

PEAK STEEL BUILDINGS
PO Box 1278
Madison, GA 30650
Phone: 844-533-7825
Fax: 706-343-1920

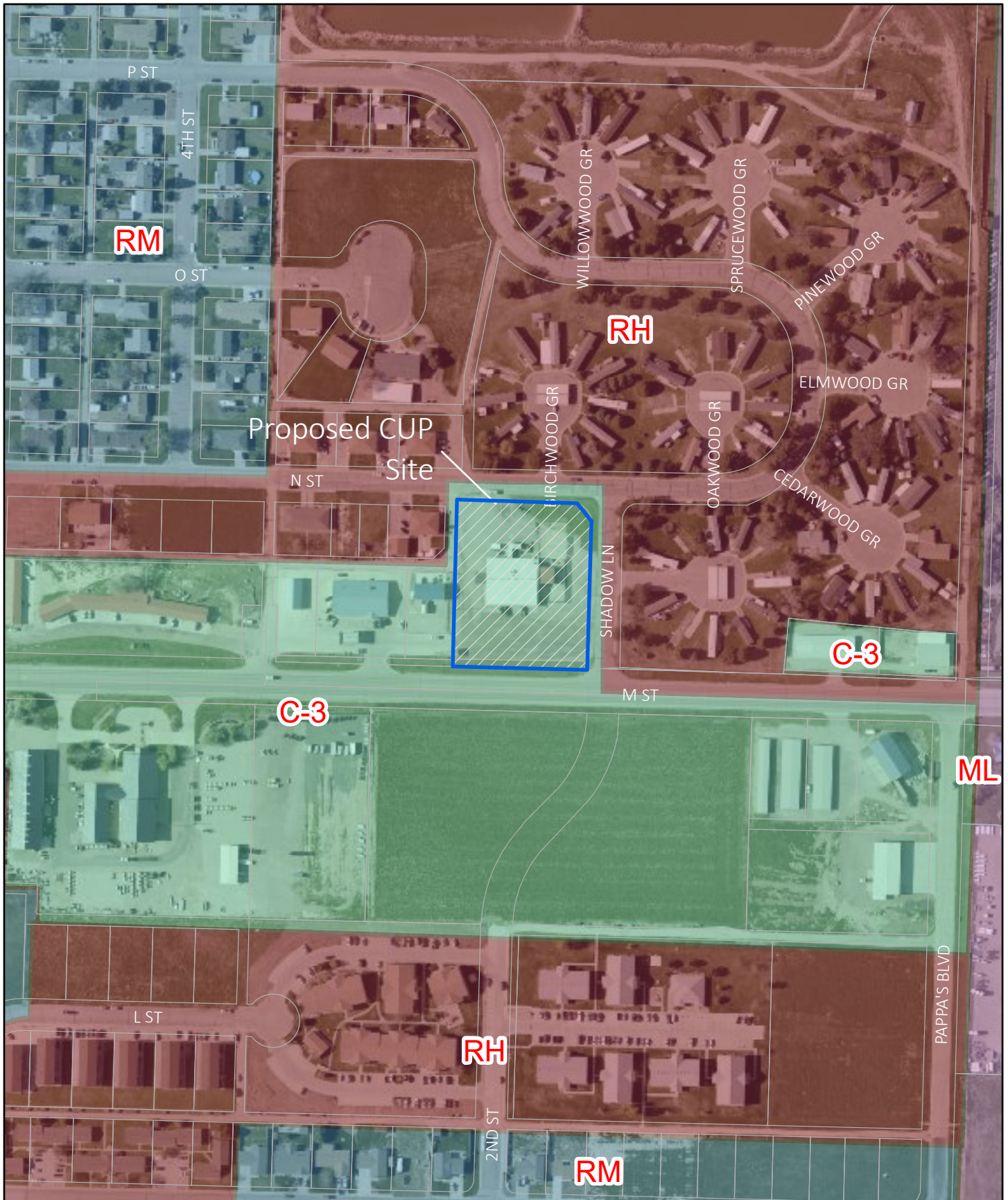
PROJECT: LawSteveNo3070NOV82024
SIZE: 40.0 x 80.0 x 8.5
CITY: Gering
STATE: NE

CONFIDENTIAL AND PROPRIETARY INFORMATION
THIS DRAWING AND THE DATA AND EXISTENCE THEREOF ARE THE PROPERTY OF PEAK STEEL BUILDINGS, INC. AND SHALL REMAIN THE PROPERTY OF PEAK STEEL BUILDINGS, INC. WITHOUT LIMITATION. NO PART OF THIS DRAWING OR THE DATA OR EXISTENCE THEREOF SHALL BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PEAK STEEL BUILDINGS, INC. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. PEAK STEEL BUILDINGS, INC. SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE, LOSS, OR INJURY, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS DRAWING. APPROVAL PRINTS ISSUED FOR BY DATE 2 10 23

SITE PLAN





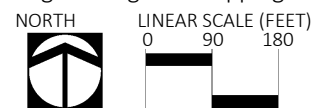


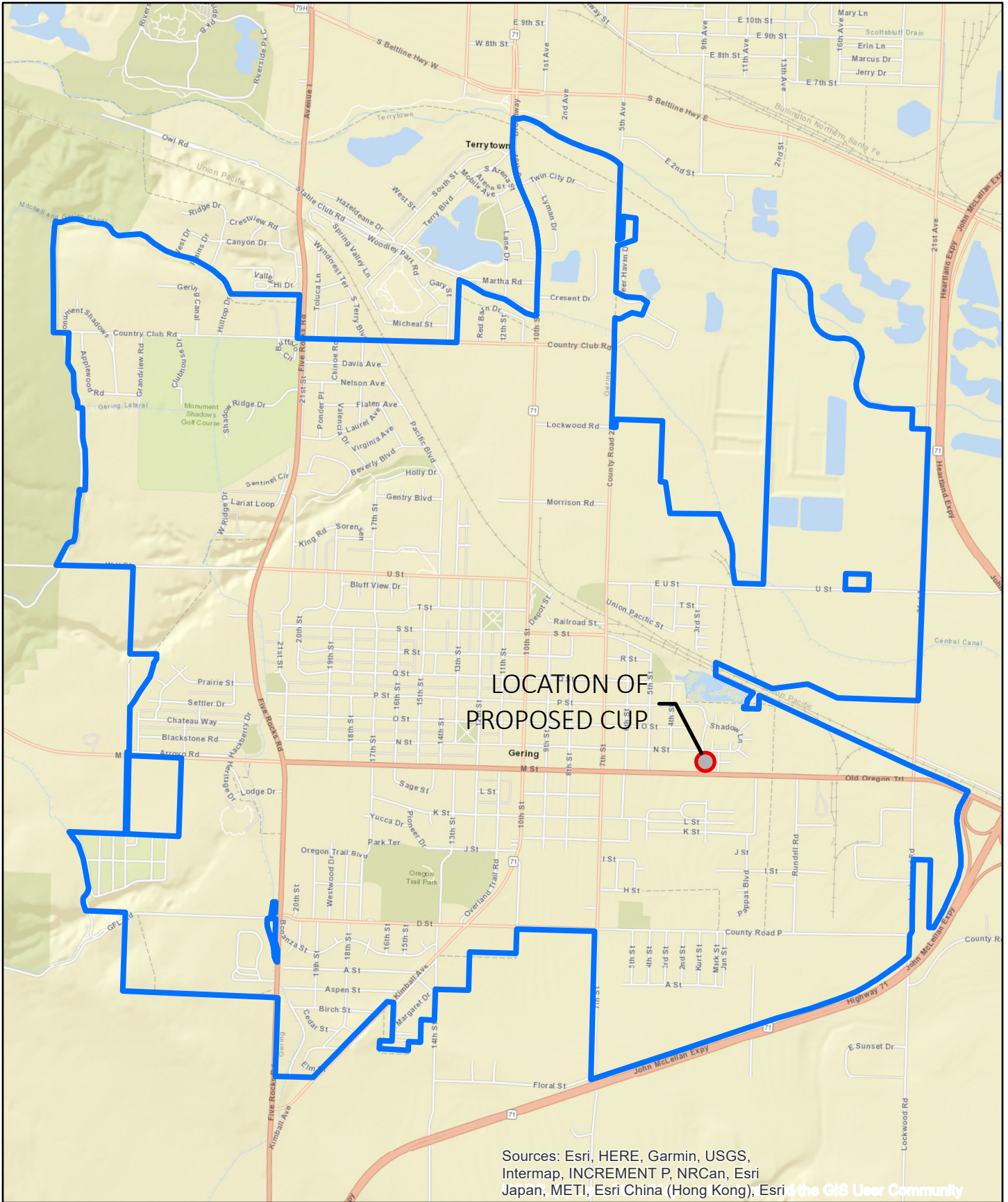
Final 5.1.2026
S. Rodriguez

- Zone Boundaries**
- RM Residential Medium-Density District
 - RH Residential High-Density District
 - C-3 General Business District
 - ML Light Industrial District

ZONING MAP

Engineering and Mapping Department City of Gering





5.1.2026
S. Rodriguez

VICINITY MAP

Engineering and Mapping Department City of Gering

NORTH LINEAR SCALE (MILES)

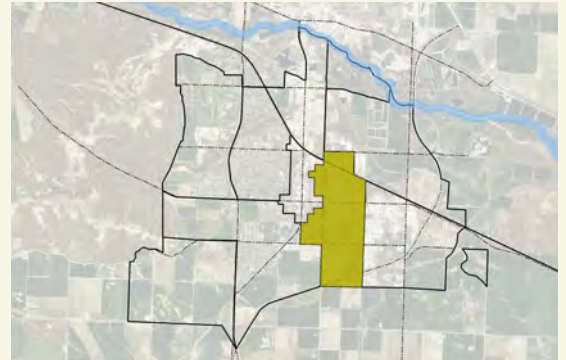


District 4

East Gering Neighborhood District

Existing Characteristics

Eastern Gering neighborhoods consist primarily of single-family detached residential uses on small to medium lots, with a few two – to three-unit uses integrated within several of the neighborhoods. The district also has a mix of low– to mid-scale multi-unit residential options clustered together on select sites throughout the district. The district has urban block patterns close to downtown transitioning to longer block patterns as you move east and south across the district. Detached sidewalks are prevalent in blocks near downtown with attached sidewalks in the newer developed residential areas.



Access to residences are taken from driveways with alleys in the rear. Both attached and detached garage forms are present in the district, with buildings set back from the street. Access is primarily from local and collector streets with good connectivity for all modes.

Open space is in the form of private yards and neighborhood parks.

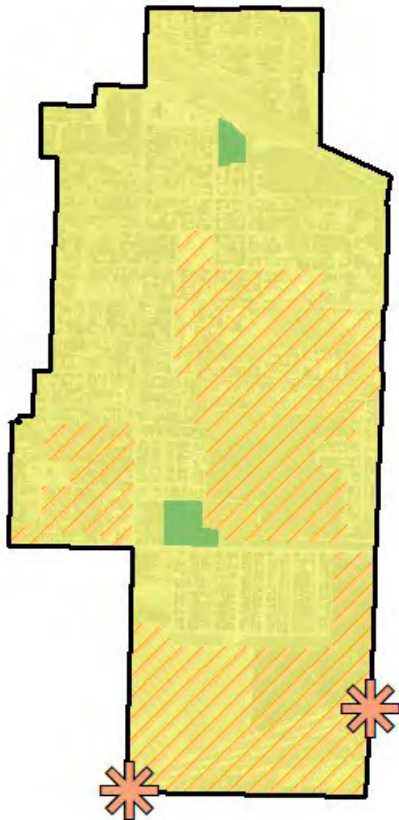
Secondary uses include parks and open space systems, schools, retirement centers and assembly uses.

Future Desired Characteristics

As new neighborhoods are developed, inclusion of a variety of housing types and densities at various price points should be prioritized. The district has a considerable amount of vacant land providing opportunities for new housing, which should include a compatible mix of single-family on different lot sizes, as well as townhomes, condominiums, and apartments that are designed to fit the context of nearby housing and neighborhoods serving a mix of incomes. Higher density housing should be located along major roads such as M Street and 10th Street. Parks should be incorporated into new neighborhoods in addition to other community facilities where appropriate. Alternative transportation connections should be provided to the Downtown area and other key destinations.

District 4: East Gering Neighborhood District

Future Places



Land Use Scale & Form

Residential: New residential development should consist of detached single-family homes on small lots, as well as a range of attached units (duplex, tri-plex, townhomes) and standalone apartments or condominium style buildings with up to four units. Vacant lots located near major roads would be appropriate for higher density housing, including mid-scale apartment buildings of eight units.

Neighborhood and community based public/semi-public facilities— places of worship; public safety; schools.

Neighborhood parks, trails, and recreational facilities.

Primary Zoning

R1 Low Density Residential

R2 Medium Density Residential


R3 High Density Residential

Land Use

 Residential

Intensity

 Higher Density

 Commercial Node

ARTICLE 3. ZONING DISTRICTS

USES	ZONING DISTRICTS									
	AG	RR	RL	RM	RH	C-1	C-2	C-3	ML	MH
	AGG / AEDS	RRE	RL	(RM + RML)	(RMH)	BN(C-1)	BCB(C-2)	(BHC(C-3)+ BTS(C-4) +BEQ(C-5)	ML	MH
AGRICULTURAL										
Agricultural Produce Stand	P	P								
Agricultural Production	P	P								
Agricultural Service	C									
Animal Husbandry	P	P								
Bulk Grain Storage / Grain Elevator	P								P	P
Feed Lots (1st / 2nd / 3rd Class)	C									
Livestock Auction / Sales Barn										P
NATURAL RESOURCE										
Gas / Oil Wells	C									C
Natural Resource Extraction / Processing	C									C
RESIDENTIAL										
Boarding and Rooming Houses / Bed and Breakfasts	C	P	C	C	C		P			
Convalescent / Nursing / Rest Homes					P	P				
Group Home		C	C	C	C					
Group Shelters / Transitional Housing		C			C		C	P		
Home Occupation	P	P	P	P	P					
Independent and Assisted Living Center					P	P				
Live Work / Loft (Residential / Commercial) Dwelling (not in 1st / ground / basement level)						P	P			
Mobile / Manufactured Home Park					P					
Multi-Family Dwellings - General					P					
Muti-Family Dwellings - Limited (6 units or less)				C	P					
Short-term Residential Rental	P	P	P	P	P	P	P			
Single-Family Dwellings (attached)			C	C	P	P	P			
Single-Family Dwellings (detached)	P	P	P	P	P					
Accessory Dwelling Unit	P	P		C	P					
Tiny Homes / Tiny Home Community					P					
Two-Family Dwelling (Duplex)			C	P	P					
CIVIC / PUBLIC ASSEMBLY / SEMI-PUBLIC / UTILITY										
Airports / Landing Strips / Heliports	C							C	C	C
Cemetaries	C	C	C	C	C					
Communication Equipment / Structures		C			C	C	P	P	P	P
Communication Towers	C	C	C	C	C	C	C	C	C	C
Community / Cultural / Educational Facilities	C	C	C	C	C	C	C	P	P	
Golf Course	C	C	C	C	C					
Government / Public Service Administrative Facilities				C	C	P	P	P		
Government / Public Service Yards						C	C	P	P	P
Hospital				C	C	P	P	P		
Libraries				C	C	P	P	P		

ARTICLE 3. ZONING DISTRICTS

USES	ZONING DISTRICTS									
	AG	RR	RL	RM	RH	C-1	C-2	C-3	ML	MH
	AGG / AEDS	RRE	RL	(RM + RML)	(RMH)	BNQ(C-1)	BCR(C-2)	(BHC(C-3)+ BTS(C-4) +BEC(C-5)	ML	MH
Kennels - indoor	P							P	P	P
Kennels - outdoor	C							C	P	P
Laundries / Dry Cleaning - self service or pick-up / drop off activities only						P	P	P	P	P
Liquor Stores							P	P	P	
Manufacturing / Fabrication / Assembly									P	P
Manufacturing / Fabrication / Assembly - limited						C	C	P	P	P
Meat Locker								P	P	P
Meat and poultry packing, slaughtering, eviscerating and skinning; and the rendering of by-products of slaughtering and killing animals or poultry.										C
Medical / Health Facilities						P	P	P	P	
Microbrewery						C	P	P	P	P
Mini / Self- storage Rental Buildings / Units								C	P	P
Music / Dance Studios					C	P	P	P	P	
New / Used Automobile Sales							C	P	P	P
New / Used Automobile Sales with limited repair services								P	P	P
Office / Office Buildings business and professional						P	P	P	P	P
Parking Lot (stand alone - public or private)						P	P	P	P	P
Parcel Delivery Services							P	P	P	P
Pharmacy						C	P	P	P	
Printing Shops							P	P	P	P
Recreational Vehicle Parking Area								P	P	P
Recreational Vehicle Sales / Service / Rentals / Repair								P	P	P
Repair Services - Automobile								P	P	P
Repair Services - Automobile Limited							C	P	P	P
Restaurants - Drive-in / Drive-thru						C	C	P	P	
Restaurants / Cafes						P	P	P	P	
Retail Stores / Shops						P	P	P	P	
Service / Gas Stations - Automobile (with or without minor repair services and/or carwash)							C	P	P	P
Service / Gas Stations - Automobile Limited						C	P	P	P	P
Storage / Warehouse									P	P
Storage / Warehouse - limited						P	P	P	P	P
Tattoo Parlor / Body Piercing / Permanent Cosmetics and Branding							P	P	P	P
Truck Fueling / Repair Services (not including truck / trailer washing facilities)								P	P	P
Truck Fueling / Repair Services (truck / trailer washing facilities)									P	P
Trucking / Distribution									P	P
Veterinary Clinic Limited							C	P	P	P
Veterinarian or animal hospitals, provided any such building, kennel, or exercise runway is located at least one hundred (100) feet away from any "R" District boundary.	C							P	P	P

RESOLUTION PC 5-26-2

CONDITIONAL USE PERMIT FOR STORAGE UNITS

RECITALS:

1. Pursuant to Gering Zoning Regulations, Article 2, a Conditional Use Permit application for storage units has been submitted by Vladimir Castro, to be located Block 2, Shadow Lane Estates, City of Gering, Scotts Bluff County, Nebraska.
2. The Planning Commission has reviewed the application as to its conformity with the 2020 City of Gering Comprehensive Plan.
3. The Planning Commission has reviewed the application as to its conformity with the City of Gering Zoning Regulations.

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF GERING NEBRASKA:

1. The Planning Commission finds the Conditional Use Permit application for storage units to be located at Block 2, Shadow Lane Estates, City of Gering, Scotts Bluff County, Nebraska conforms to the City of Gering 2020 Comprehensive Plan and the City of Gering Zoning Regulations.
2. The Planning Commission imposes the following conditions for approval:
 - The Subdivision of Block 2 Shadow Lane Estates, Book 180, Page 99, must be vacated before construction begins.
3. Such use shall be reviewed as to its status one year after the date this Resolution becomes effective.
4. All prior resolutions of the Commission in conflict with the terms and provisions of this Resolution shall be repealed to the extent of such conflicts.
5. This resolution shall become effective immediately upon its adoption.

PASSED and APPROVED on this 19th day of May, 2026

PLANNING COMMISSION OF THE CITY OF GERING, NEBRASKA

Levi Keener, Chairman

ATTEST:

Karen Heins, Secretary

CITY OF GERING
PLANNING COMMISSION RECOMMENDATION AND REPORT

To:	Planning Commission	Date:	5/19/2026
From:	Planning & Community Development	Zoning:	C-3
Subject:	Report & Recommendation – Consider petition to vacate the Subdivision of Block 2 of Shadow Lane Estates, Book 180, Page 99	Property Size:	1.8 acres
Location:	Block 2, Shadow Lane Estates, Gering, Nebraska	#Lots/Parcels:	1
Owner:	Vladimir Castro	City Council Meeting:	5/26/2026

Agenda Item Summary

The City has received a petition to vacate the subdivision of Block 2, Shadow Lane Estates. When originally platted, this subdivision was divided into several blocks. Years later, there was a subdivision of Block 2 that divided the block into two separate lots that are divided by an alleyway. The alleyway was never developed and no utilities were installed in that right of way. The property owner of both lots would now like to vacate the subdivision, which would revert the property back to one large lot with no alleyway. This will make the property more readily developable.

RECOMMENDATION

Approve

Recommend to City Council to approve the petition to vacate the Subdivision of Block 2 of Shadow Lane Estates, Gering, Nebraska, Book 180, Page 99

Deny

Recommend to City Council to deny the petition to vacate the Subdivision of Block 2 of Shadow Lane Estates, Gering, Nebraska, Book 180, Page 99

Table

Table making a recommendation regarding the petition to vacate the Subdivision of Block 2 of Shadow Lane Estates, Gering, Nebraska, Book 180, Page 99

VC Construction, LLC
1645 4th Street
Gering, NE 69341
308 225 1780 cell
308 631 6215 office
vcastrop7@gmail.com

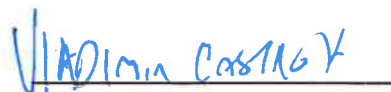
City of Gering
PO Box 687
Gering, NE 69341

April 22, 2026

To Whom it May Concern,

My name is Vladimir Castro, co-owner of Lots 1 and 2, Block 2, Shadow Lane Estates, and I am writing this letter today to request the vacation of the subdivision of Block 2, Shadow Lane Estates, Book 180, Page 99, in order to remove the alleyway and revert the property back to one lot.

The reason for this request is because I am building storage units and the second storage unit building will be built on top of the existing non usable alleyway that is currently in place. Thank you for your time and consideration regarding this matter and please feel free to contact me directly for any further information.



Vladimir Castro
Owner

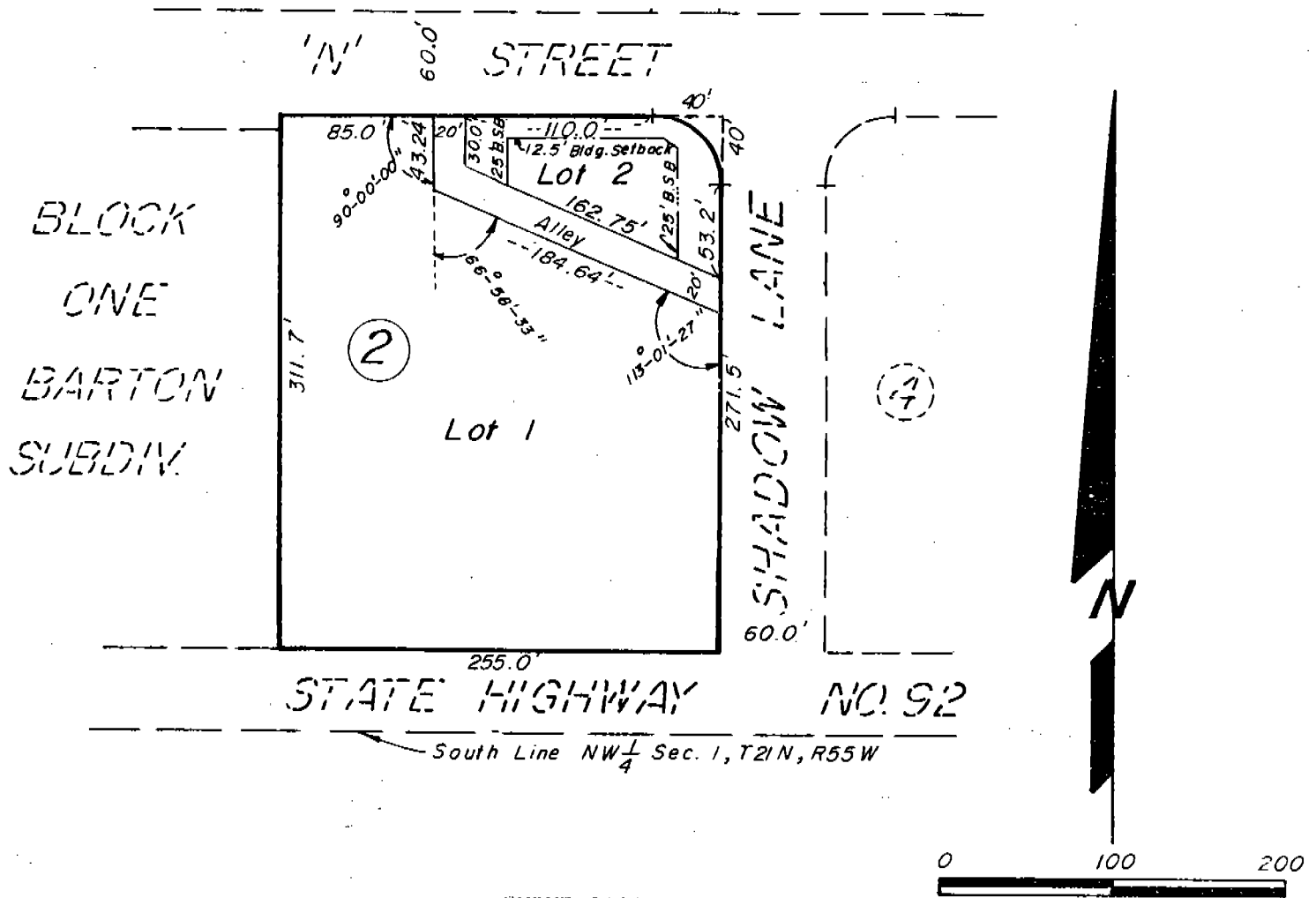


Staci Castro
Owner

4030 SUBDIVISION OF BLOCK TWO SHADOW LANE ESTATES

An Addition to the City of Gering,
Nebraska

(3)



SURVEYOR'S CERTIFICATE

I, Duane E. Stott, a Nebraska Registered Land Surveyor, hereby certify that i have surveyed Lots 1 and 2, Block 2, a subdivision of Block 2, Shadow Lane Estates, an Addition to the City of Gering, Scotts Bluff County, Nebraska.

That the accompanying plat is a true delineation of such survey and subdivision drawn to a scale of 100 feet to the inch and that each lot bears its own number. That all dimensions are in feet and decimals and that all corners are marked with 3/4" x 18" iron rods.

WITNESS MY HAND AND SEAL this 5th day of August, 1985.

FOR THE FIRM OF H.C. SCHIAFF & ASSOCIATES, INC.



Duane E. Stott
 Duane E. Stott, Nebraska Registered Land Surveyor, L.S. 342

4090

OWNER'S STATEMENT AND DEDICATION

We, the undersigned, being the owners of Block 2, Shadow Lane Estates, an Addition to the City of Gering, Scotts Bluff County, Nebraska, have caused such real estate to be surveyed and subdivided as Lots 1 and 2, Block 2, Shadow Lane Estates.

We hereby dedicate the alley to the use and benefit of the public.

The foregoing subdivision is made with the free consent and in accordance with the desires of the undersigned owners.

DATED this 5th day of August, 1985.

Carl R. Painter
Carl Richard Painter
Connie Lou Painter
Husband and Wife

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
SCOTT'S BLUFF COUNTY) ss.

Before me, a Notary Public, qualified and acting in said county, personally came Carl Richard Painter and Connie Lou Painter, Husband and Wife, to me known to be the identical persons whose signatures are affixed to the foregoing "Owner's Statement and Dedication" and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS BY HAND AND NOTARIAL SEAL this 5th day of August, 1985.

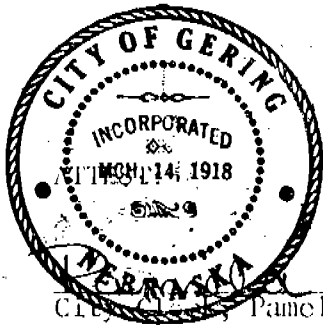


Duane E. Stott
Notary Public

My Commission Expires: April 26, 1989

APPROVAL AND ACCEPTANCE

The foregoing lots 1 and 2, Block 2, a Subdivision of Block 2, Shadow Lane Estates, approved and accepted by the Mayor and City Council of the City of Gering, Nebraska, by Resolution No. 9-85-12 duly passed this 23 day of September, 1985.



John McLeellan, Jr.
Mayor, John McLeellan, Jr.

Pamela K. Johns
City Clerk, Pamela K. Johns

State of Nebraska, Scotts Bluff County ss.
Entered in Numerical Index and filed for record the 26 day of September 1985 at 11:50 o'clock A.M., and recorded in Book 180 of Deeds on page 99
Mary J. Ellis
Register of Deeds
By _____ Deputy

\$11.00
City of Gering