

# Agenda Packet

## NORFOLK PLANNING COMMISSION

Wednesday, February 21, 2024  
7:30 a.m.

Created 2/15/2024 8:45 AM

**NOTICE OF MEETING  
CITY OF NORFOLK, NEBRASKA**

NOTICE IS HEREBY GIVEN that a meeting of the Norfolk Planning Commission of the City of Norfolk, Nebraska, will be held at 7:30 a.m. on Wednesday, February 21, 2024, in the Council Chambers, 309 N. 5th Street, which meeting will be open to the public.

An agenda for such meeting, kept continually current, is available at the City of Norfolk Administration Building, located at 309 N 5<sup>th</sup> Street, Norfolk, Nebraska during normal business hours.

AGENDA  
NORFOLK PLANNING COMMISSION

February 21, 2024

CALL TO ORDER

1. 7:30 a.m. Call meeting to order.
2. Inform the public about the location of the Open Meetings Act posted in the Council Chambers and accessible to members of the public
3. Roll call.

CURRENT BUSINESS

4. Approval of full agenda. **Motion**
5. Consideration of approval of the minutes of the February 6, 2024 Planning Commission meeting. **Motion**
6. Consideration to have City Staff prepare a Conditional Use Permit for discussion and action at the next regularly schedule Planning Commission meeting for a Watchman's permit on the property generally located at 2001 S. 1st Street. This item was postponed at the January 3, 2024 Planning Commission meeting. **Motion**

PUBLIC HEARINGS

7. Public hearing at the request of Par.Lor & Libations LLC., to consider a zoning change from I-1 (Light Industrial District) to C-2 (Central Business District) on the property addressed as 714 W. Norfolk Ave.
8. Consideration of recommendation of zoning change from I-1 (Light Industrial District) to C-2 (Central Business District) on property addressed as 714 W. Norfolk Ave. **Motion**
9. Public hearing at the request of BAS Holding, LLC, to consider a zoning change from A (Agricultural District) to I-1 (Light Industrial District) on property addressed as 2200 S. Victory Road.
10. Consideration of recommendation of zoning change from A (Agricultural District) to I-1 (Light Industrial District) on property addressed as 2200 S. Victory Road. **Motion**
11. Public hearing at the request of Midwest Coatings Company, Inc., for a Conditional Use Permit to operate an asphalt hot-mix facility at property

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generally located one quarter mile west of South Victory Road on East Monroe Avenue.

12. Consideration to have City Staff prepare a Conditional Use Permit for discussion and action at the next regularly scheduled Planning Commission meeting for an asphalt hot-mix facility at property generally located one quarter mile west of South Victory Road on East Monroe Avenue. **Motion**
13. Public hearing at the request of FlatRock Group, to consider a waiver for the Highway Corridor Overlay District at property addressed as 2409 N. 13th St.
14. Consideration to have City Staff prepare a resolution for discussion and action at the next regularly scheduled Planning Commission Meeting to allow a waiver of the Highway Overlay District requirements on property addressed as 2409 N. 13th St. **Motion**

#### OTHER BUSINESS

15. January 2024 Building Permit Report.
16. Open topics on any concerns the Commission has towards current and future planning for the City. No action can be taken on matters discussed.

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## PLANNING COMMISSION MEETING

The Norfolk Planning Commission of the City of Norfolk conducted a public meeting in the City Council Chambers, 309 N. 5th Street, on the 6th day of February 2024, beginning at 7:31 a.m.

Roll call found the following Commission Members present: Waite, Sock, Bryant (7:32), Franklin, Kube, Griffith and Ronnfeldt. Absent: Spray and Mason

Staff members present were: Valerie Grimes, City Planner; Steve Rames, City Engineer, Anna Allen, Assistant City Engineer; Mikah Wheeler, Economic Development Coordinator; Sarah Wortmann, Planning Commission Secretary; and Katelyn Palmer, Permits Technician.

Vice-Chair Waite called the meeting to order and informed the public about the location of the current copy of the Open Meetings Act posted in the meeting room and accessible to members of the public.

Vice-Chair Waite presided, and the Planning Commission Secretary Sarah Wortmann digitally recorded the audio of the proceedings.

Notice of the meeting was given in advance thereof by publication in the Norfolk Daily News, Norfolk, Nebraska, the designated method of giving notice, as shown by affidavit of publication.

Notice was given to the Vice-Chair and all members of the Commission and a copy of their acknowledgement of receipt of notice and agenda is attached to the minutes. Availability of the agenda was communicated in advance notice and in the notice to the Vice-Chair and Commission of this meeting. All proceedings hereafter shown were taken while the convened meeting was opened to the public.

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### Current Business

Commissioner Griffith moved, seconded by Kube to approve the full agenda.

Roll Call: Commission Members: Ayes: Waite, Sock, Bryant, Franklin, Kube, Griffith and Ronnfeldt.  
Absent: Spray and Mason (7-0)

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Commissioner Ronnfeldt moved, seconded by Commissioner Franklin, to approve the January 3, 2024, meeting minutes.

Roll Call: Commission Members: Ayes: Waite, Sock, Bryant, Franklin, Kube, Griffith and Ronnfeldt.  
Absent: Spray and Mason (7-0)

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**Plats/Subdivisions**

Abler Industrial Site Replat

Jeff Ray (JEO Consulting) stated there are three lots and a vacated street that are being consolidated for the redevelopment of an existing building.

City Engineer, Steve Rames, stated his concern about the sanitary sewer in the vacated right of way, which will need a full easement and larger than the proposed 10 feet. Jeff advised the area of vacated right of way would be used for circulation and the plat will be revised with a large easement for the sanitary sewer line prior to City Council.

Commissioner Ronnfeldt moved, seconded by Kube, to approve the final plat of Alber Industrial Site Replat.

Roll Call: Commission Members: Ayes: Waite, Sock, Bryant, Franklin, Kube, Griffith and Ronnfeldt.  
Absent: Spray and Mason (7-0)

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**Other Business**

City Planner Grimes presented the December 2023 Building Permit Report.

There was no other discussion and Vice-Chair Waite declared the meeting adjourned at 7:38 a.m.

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Sarah Wortmann, Planning Commission Secretary

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Dirk Waite, Norfolk Planning Commission Vice-Chair

For Office Use Only	Date Rec'd	9-5-23
	Fee	\$ 325.00
	Rec'd by	kp

**CONDITIONAL USE PERMIT APPLICATION**

**Applicant:** Monroe Storage LLC 2001 S 1st Norfolk, NE  
Name Address  
402-640-3380 ColbyLegate@Ymail.com  
Phone Email

\*If applicant is an LLC, a copy of the operating agreement must be submitted with the application.

**Contact:** Jennifer Legate 84204 545<sup>th</sup> Ave Battle Creek, Ne 68715  
(other than Name Address  
applicant) 402-640-3380 ColbyLegate@Ymail.com  
Phone Email

**Present Use of Property:** Storage

**Desired Use of Property:** Storage with watchman residential

**Timeframe of Request:**  Perpetual  Issued for \_\_\_\_\_ years

**Location of Property:** 2001 S. 1st Street, Norfolk, NE 68701

**Legal Description:** maple creek Veterinary Services Inc's Addition  
Lot 1 (35-24-1) Norfolk, Madison County, NE

**Property Area, Square feet and/or Acres:** 4 Acres

**General Character of the area:** NW residential, The rest industrial

  
Signature of Owner  
Colby Legate  
Printed Name of Owner

OR

\_\_\_\_\_  
Authorized Agent  
\_\_\_\_\_  
Printed Name of Authorized Agent

**CONDITIONAL USE PERMIT  
JUSTIFICATION FORM**

1. What is the current zoning district?

I-1 CUP

2. For what specific use are you requesting the permit?

Watchmans residential permit

3. Will it be necessary to build a new structure?  Yes  No

4. What makes the location of the proposed permit appropriate in relation to the adjacent properties?

residential across the Street on 2 sides, rest will be used according to zoning had a watchmans permit before we bought it.

5. Is screening or buffering required?  Yes  No

If yes, explain type \_\_\_\_\_

6. Is the ingress & egress to the property and proposed structure adequate?  Yes  No

If no, explain traffic flow solutions \_\_\_\_\_

7. Are off-street parking and/or loading areas required?  Yes  No

If yes, explain traffic flow \_\_\_\_\_

8. Describe the current traffic of the area and the effect the proposed permit will have on traffic patterns.

no effect

9. Are any signs or exterior lighting required?  Yes  No

If yes, explain \_\_\_\_\_

10. Are utilities property located?  Yes  No

Explain location and closest availability \_\_\_\_\_

11. Adequate water and sewer available?  Yes  No

12. Will required yards & other open spaces be observed with the permit?  Yes  No



**CONSENT STATEMENT**

I (We) the undersigned hereby designate and appoint Monroe Storage LLC to represent me (us) for the:

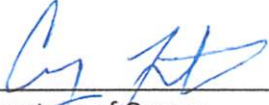
- Conditional Use Permit
- Zone change
- Subdivision platting
- Other \_\_\_\_\_

On the following property:

2001 S. 1st Street, Norfolk, NE 68701

I (We) further certify that, except as set forth below, I (we) have no knowledge of any other person(s) who have an ownership, encumbrance, interest, mortgage, lien interest or any restriction in said property through any instrument or contract not of public record. The names, addresses, and descriptions of the interest of any party having any ownership interest or restriction is as follows:

Name	Address	Description of Interest
<u>Colby Legate</u>	<u>84204 545<sup>th</sup> Ave Battle</u>	<u>Owner</u>
<u>Jennifer Legate</u>	<u>" " creek ne 68715</u>	

  
Signature of Owner  
Colby LEGATE  
Printed Name of Owner

  
Signature of Owner  
Jennifer Legate  
Printed Name of Owner

Return Completed forms to: Norfolk Planning Department; 309 N 5<sup>th</sup> Street; Norfolk, NE 68701 Rev. 1-2018

Print Form

Clear Form

<b>For Office Use Only</b>	Date Rec'd _____
	Fee \$ _____
	Rec'd by _____

**ZONING CHANGE APPLICATION**

**Applicant:** Par.Lor & Libations LLC 714 W Norfolk Ave, Norfolk, NE 68701

Name	Address
(319)541-4183	dorwa21@gmail.com
Phone	Email

\*If applicant is an LLC, a copy of the operating agreement must be submitted with the application.

**Contact:** Daniel Orwa

(other than applicant)	Name	Address
	(319)541-4183	dorwa21@gmail.com
	Phone	Email

**Current Zoning:** I1      **Proposed Zoning:** C2

\*If applying for M-U (Mixed Use) District, a copy of the plan must be submitted with the application.


**Location of Property:** 714 W Norfolk Ave, Norfolk, NE 68701

**Legal Description:** Koenigsteins Second Addition Lot 11, Blk 8

**Property Area, Square feet and/or Acres:** 3,048 SF/ 0.07 Acres

**Use of Adjoining Properties:**

North: \_\_\_\_\_ East: \_\_\_\_\_ South: \_\_\_\_\_ West: \_\_\_\_\_

  
 \_\_\_\_\_  
 Signature of Owner

\_\_\_\_\_  
 Authorized Agent

Daniel Orwa  
 \_\_\_\_\_  
 Printed Name of Owner

OR

\_\_\_\_\_  
 Printed Name of Authorized Agent

Return Completed forms to: Norfolk Planning Department; 309 N 5<sup>th</sup> Street; Norfolk, NE 68701

## ZONING CHANGE JUSTIFICATION FORM

1. What type of development does the Norfolk Comprehensive Plan recommend for this area?

Mixed Use

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2. Does the zone change request conform to the Comprehensive Plan?

Yes

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3. Is the proposed property in the Floodplain hazard area as delineated under the Federal Flood Insurance program?

No: Flood Zone: 31119C Subtype: Area of Minimal Hazard

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4. What is the justification for the zone change as it relates to the overall Land Use?

Improvement upon current inaccurate zoning to accurately reflect future land use

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5. How would this zoning district conform with adjacent properties' zoning?

Current zoning is inaccurate

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6. What is the general character of the area?

Downtown (walkable, mixed use environment)

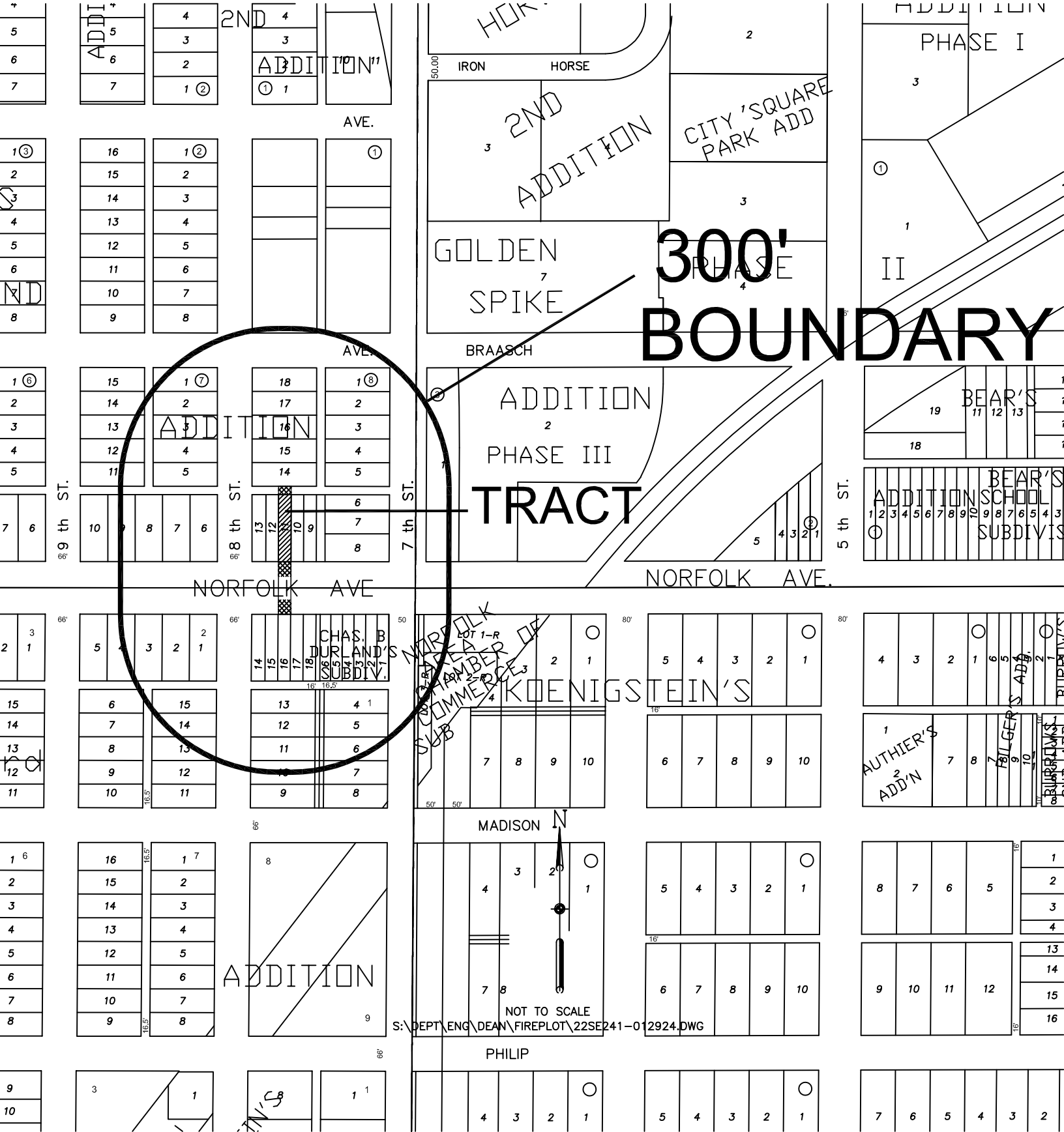
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7. Is adequate sewer and water available? How do you propose to provide adequate public utilities?

Sewer/water service are both available but will be updated with all new piping to the west and south

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Return Completed forms to: Norfolk Planning Department; 309 N 5<sup>th</sup> Street; Norfolk, NE 68701



### Public Hearing

The Norfolk Planning Commission will hold a public hearing on Wednesday, February 21, 2024 at 7:30 a.m. in the City Council Chambers, 309 N 5th Street, Norfolk, Nebraska at the request of Par.Lor & Libations LLC, to consider a zoning change from I-1 (Light Industrial District) to C-2 (Central Business District) on the property addressed as 714 W. Norfolk Ave. legally described as follows:

Lot 11, Blk 8, Koenigsteins Second Addition, City of Norfolk, Madison County, Nebraska

Publish (February 9, 2024)  
1 P.O.P.



309 N 5<sup>th</sup> St  
 Norfolk, NE 68701  
 P402-844-2280 F402-844-2028  
 www.norfolkne.gov

<b>For Office Use Only</b>	Date Rec'd _____
	Fee \$ _____
	Rec'd by _____

**ZONING CHANGE APPLICATION**

**Applicant:** BAS Holding, LLC

Name	Address
<u>(402) 510-5281</u>	<u>1423 280th Street, Modale, IA 51556</u>
Phone	Email

\*If applicant is an LLC, a copy of the operating agreement must be submitted with the application.

**Contact:** Tracy Thompson

(other than applicant)	Name	Address
	Phone	Email

**Current Zoning:** A      **Proposed Zoning:** I-1

\*If applying for M-U (Mixed Use) District, a copy of the plan must be submitted with the application.

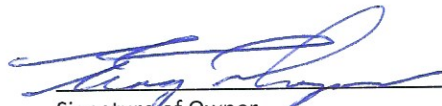
**Location of Property:** 2200 South Victory Road, Norfolk, NE 68701

**Legal Description:** Lot 2, Chaffin's Addition, Madison County, Nebraska 23-24-1

**Property Area, Square feet and/or Acres:** 5.56 acres

**Use of Adjoining Properties:**

North: \_\_\_\_\_ East: \_\_\_\_\_ South: \_\_\_\_\_ West: \_\_\_\_\_

  
 \_\_\_\_\_  
 Signature of Owner

Tracy Thompson  
 \_\_\_\_\_  
 Printed Name of Owner

OR

\_\_\_\_\_  
 Authorized Agent

\_\_\_\_\_  
 Printed Name of Authorized Agent

Return Completed forms to: Norfolk Planning Department; 309 N 5<sup>th</sup> Street; Norfolk, NE 68701

**ZONING CHANGE  
JUSTIFICATION FORM**

1. What type of development does the Norfolk Comprehensive Plan recommend for this area?

Agricultural

2. Does the zone change request conform to the Comprehensive Plan?

Yes, industrial property adjacent to this property

3. Is the proposed property in the Floodplain hazard area as delineated under the Federal Flood Insurance program?

no

4. What is the justification for the zone change as it relates to the overall Land Use?

We want to be able to operate our asphalt paving company from this location

5. How would this zoning district conform with adjacent properties' zoning?

Adjacent properties to the south are zoned light industrial and a CUP to the west

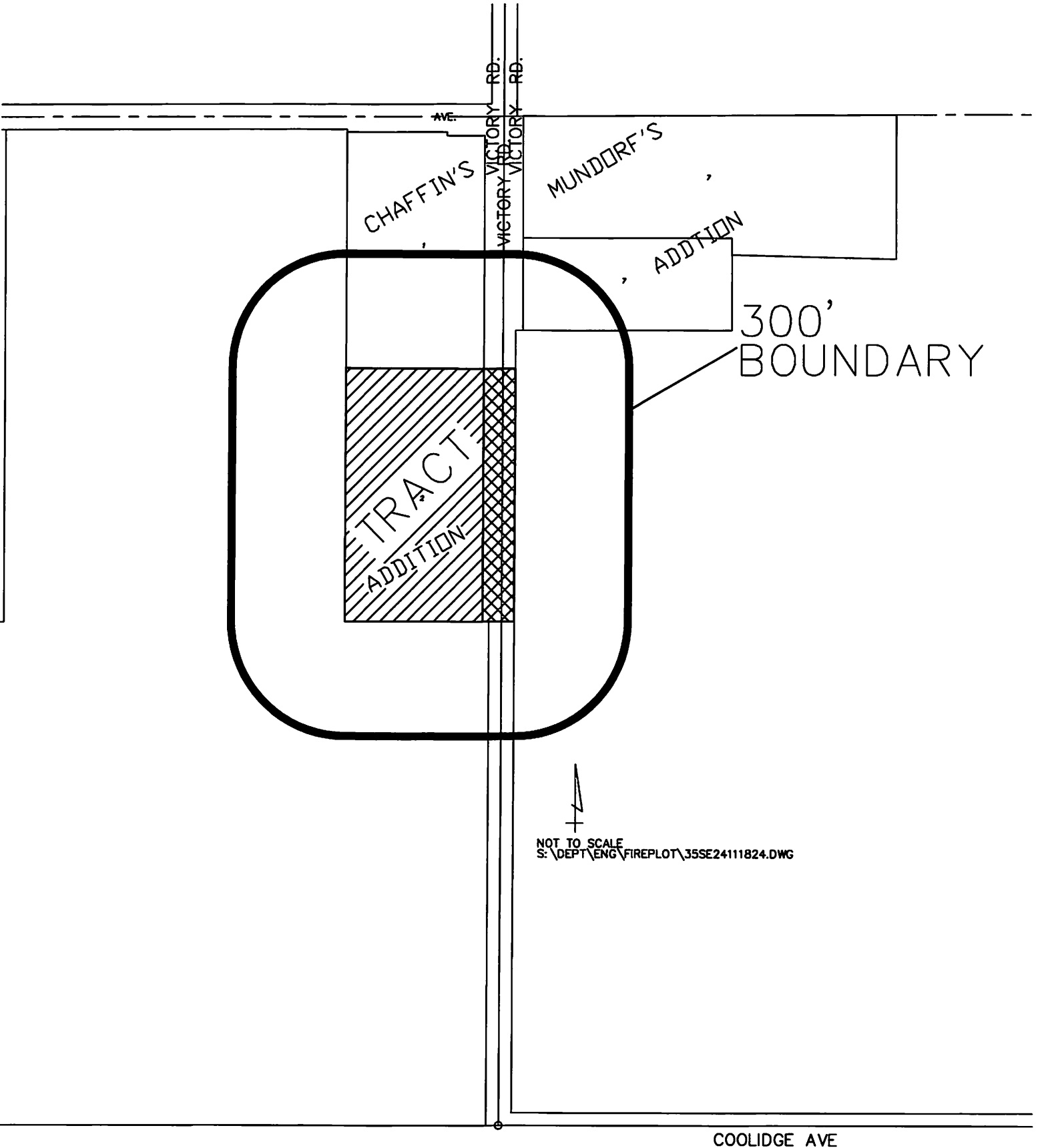
6. What is the general character of the area?

Industrial

7. Is adequate sewer and water available? How do you propose to provide adequate public utilities?

no

Return Completed forms to: Norfolk Planning Department; 309 N 5<sup>th</sup> Street; Norfolk, NE 68701



NOT TO SCALE  
S:\DEPT\ENG\FIREPLOT\35SE2411824.DWG

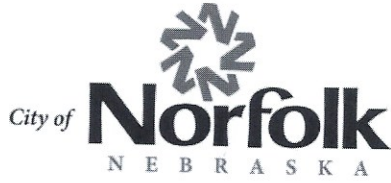


### Public Hearing

The Norfolk Planning Commission will hold a public hearing on Wednesday, February 21, 2024, at 7:30 a.m. in the City Council Chambers, 309 N 5th Street, Norfolk, Nebraska at the request of BAS Holding, LLC., a limited liability company, to consider a zoning change from A (Agricultural District) to I-1 (Light Industrial District) on property addressed as 2200 S. Victory Road, legally described as follows:

Lot 2, Chaffin's Addition, Madison County, Nebraska

Publish (February 9, 2024)  
1 P.O.P.



progress. right at home.

309 N 5<sup>th</sup> St  
Norfolk, NE 68701  
P402-844-2280 F402-844-2028  
www.ci.norfolk.ne.us

**CONDITIONAL USE  
PERMIT APPLICATION**

<b>For Office Use Only</b>	Date Rec'd _____
	Fee \$ _____
	Rec'd by _____

**Applicant:** Midwest Coatings Company, Inc. 1425 280th Street, Modale, IA 51556

Name (712) 645-2045 Address tracy@midwest-coatings.com  
Phone \_\_\_\_\_ Email \_\_\_\_\_

\*If applicant is an LLC, a copy of the operating agreement must be submitted with the application.

**Contact:** Tracy Thompson  
(other than Name \_\_\_\_\_ Address \_\_\_\_\_  
applicant) Phone \_\_\_\_\_ Email \_\_\_\_\_

**Present Use of Property:** Asphalt Plant

**Desired Use of Property:** Asphalt Plant

**Timeframe of Request:**  Perpetual  Issued for 5 years

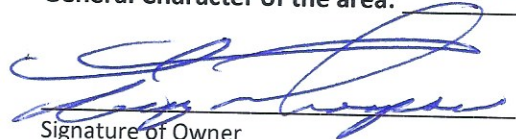
**Location of Property:** 1110 E Monroe Ave, Norfolk, NE 68701 & 2200 South Victory Road, Norfolk, NE 68701

A part of the North Half of the Southeast Quarter of Section Thirty-Five, Township Twenty-Four North, Range One West of the 6th P.M., Madison County, Nebraska, described as follows: Commencing at the Northwest corner of the North Half of the Southeast Quarter of said Section Thirty-five; thence East 744.8 feet to the place of beginning; thence south to the south line of said North Half of the Southeast Quarter; thence east 1895.1 feet to the southeast corner of said North Half of the Southeast Quarter; thence north to the northeast corner of said North Half of the Southeast Quarter; thence west to the place of beginning, less a tract of land described as follows: Beginning at the Northeast corner of the Southeast Quarter of said Section Thirty-five; thence west 415 feet; thence south 1320 feet to the South line of said North Half of the Southeast Quarter of said

**Legal Description:** Lot 2, Chaffin's Addition, Madison County, Nebraska 23-24-1

**Property Area, Square feet and/or Acres:** 12.57 & 5.56

**General Character of the area:** Industrial

  
Signature of Owner \_\_\_\_\_ OR \_\_\_\_\_  
Tracy Thompson Authorized Agent  
Printed Name of Owner \_\_\_\_\_ Printed Name of Authorized Agent

Return Completed forms to: Norfolk Planning Department; 309 N 5<sup>th</sup> Street; Norfolk, NE 68701 Rev. 1-2018

**CONDITIONAL USE PERMIT  
JUSTIFICATION FORM**

1. What is the current zoning district?

I-1

2. For what specific use are you requesting the permit?

Asphalt Plant Operations

3. Will it be necessary to build a new structure?  Yes  No

4. What makes the location of the proposed permit appropriate in relation to the adjacent properties?  
property currently has a conditional use permit for existing operation

5. Is screening or buffering required?  Yes  No

If yes, explain type \_\_\_\_\_

6. Is the ingress & egress to the property and proposed structure adequate?  Yes  No

If no, explain traffic flow solutions \_\_\_\_\_

7. Are off-street parking and/or loading areas required?  Yes  No

If yes, explain traffic flow \_\_\_\_\_

8. Describe the current traffic of the area and the effect the proposed permit will have on traffic patterns.

Traffic pattern will not change

9. Are any signs or exterior lighting required?  Yes  No

If yes, explain \_\_\_\_\_

10. Are utilities property located?  Yes  No

Explain location and closest availability \_\_\_\_\_

11. Adequate water and sewer available?  Yes  No

12. Will required yards & other open spaces be observed with the permit?  Yes  No

300'  
BOUNDARY

PETER'S  
SUBDIVISION

TRACT

CHAFFIN'S

MUNDERF'S

ADDITION

ADDITION



NOT TO SCALE  
S:\DEPT\ENG\FIREPLOT\35SE241-013024.dwg

COOLIDGE AV

## Public Hearing

The Norfolk Planning Commission will hold a public hearing on Wednesday, February 21, 2024, at 7:30 a.m. in the City Council Chambers, 309 N 5th Street, Norfolk, Nebraska at the request of Midwest Coatings Company Inc., an Iowa Corporation, for a Conditional Use Permit to operate an asphalt hot-mix facility at property generally located one quarter mile west of South Victory Road on East Monroe Avenue, legally described as follows:

A part of the North Half of the Southeast Quarter of Section Thirty-Five, Township Twenty-Four North, Range One West of the 6th P.M., Madison County, Nebraska, described as follows: Commencing at the Northwest corner of the North Half of the Southeast Quarter of said Section Thirty-five; thence East 744.8 feet to the place of beginning; thence south to the south line of said North Half of the Southeast Quarter; thence east 1895.1 feet to the southeast corner of said North Half of the Southeast Quarter; thence north to the northeast corner of said North Half of the Southeast Quarter; thence west to the place of beginning, less a tract of land described as follows: Beginning at the Northeast corner of the Southeast Quarter of said Section Thirty-five; thence west 415 feet; thence south 1320 feet to the South line of said North Half of the Southeast Quarter of said Section Thirty-five; thence East 415 feet; thence North 1320 feet to the place of beginning, containing 12.57 acres, more or less.

And

Lot 2, Chaffin's Addition, Madison County, Nebraska

Publish (February 9, 2024)  
1 P.O.P

Variance Case No. \_\_\_\_\_

Date Filed: \_\_\_\_\_

**HIGHWAY CORRIDOR OVERLAY**

**WAIVER APPLICATION**

NAME OF APPLICANT: Flatrock Group

MAILING ADDRESS: 14648 Shepard St., Suite 100, Omaha, NE 68138

E-MAIL ADDRESS: bill.robinson@flatrockgrp.com PHONE: (531)242-2372

NAME OF AUTHORIZED AGENT: Bill Robinson

MAILING ADDRESS: 14648 Shepard St., Suite 100, Omaha, NE 68138

E-MAIL ADDRESS: bill.robinson@flatrockgrp.com PHONE: (531)242-2372

Relationship of applicant to property:  Owner  Tenant  Lessee  
 Other \_\_\_\_\_

If the owner is not the applicant, then a consent statement is generally required.

The Planning Commission shall, subject to such conditions and safeguards as may be established by the Norfolk City Code Section: 27-280.21 to 27-280.27, have only the following power to grant a waiver of the Highway Corridor Overlay Zoning District requirements:

Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the zoning regulations, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or conditions of such piece of property, the strict application of any enacted regulation under this act would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon the owner of such property, to authorize, upon an appeal relating to the property, a variance from such strict application so as to relieve such difficulties of hardship, if such relief may be granted without substantial detriment to the public good and without impairing the intent and purpose of any ordinance or resolution.

If you request authorization from the Planning Commission, they can hear the matter if it falls under the outlined criteria above. No such variance shall be authorized by the Planning Commission unless it finds that:

- a. The strict application of the zoning regulation would produce undue hardship;
- b. Such hardship is not shared generally by other properties in the same zoning district and the same vicinity;
- c. The authorization of such variance will not be of substantial detriment to adjacent property and the character of the district will not be changed by the granting of the variance; **and**
- d. The granting of such variance is based upon reason of demonstrable and exceptional hardship as distinguished from variations for purposes of convenience, profit or caprice.

The variance is requested from the requirements set out in Section 27-280.27<sup>d.3</sup> of the Highway Corridor Overlay regulations of Norfolk City Code for property addressed as 2409 N. 13<sup>th</sup> St.

and legally described as

Aber Light Industry Site

and which is presently zoned as I1

(Give metes and bounds description below or on attached sheet)

Attached.

Provide a brief statement explaining the variance request.

Requesting to utilize new metal building panels in black for the wainscoting on the east and north faces of the building.

OUTLINE HARDSHIP AS EXPLAINED ABOVE IN ANSWERING THE FOLLOWING QUESTIONS

A. Is the lot exceptionally narrow, shallow or shaped? Explain:

No.

B. Does the property have exceptional topographic conditions or other extraordinary and exceptional conditions wherein the strict application of the regulations would:

a. Result in peculiar and exceptional practical difficulties - Explain:

Fence and landscape screening requirements negate any potential benefit of utilizing high quality material on the facade with no detriment to the overall aesthetic of the building.

b. Result in exceptional and undue hardship - Explain:

No.

c. Would the variance be a substantial detriment to the public good?

Explain: No, see B.a.

d. Would the variance substantially impair the intent and purpose of the zoning ordinance?

Explain: No, see B.a.

C. Is the hardship not shared generally by other properties in the same zoning district and the same vicinity?

a. Explain No.

D. Would authorization of variance be a substantial detriment to adjacent property and the character of the district?

a. Explain No, see B.a.

E. Explain how the request is based upon reason of demonstrable and exceptional hardship as distinguished for purposes of convenience, profit or caprice.

Due to the screening requirements, any high quality weinscot material benefits would be negated with no detriment to the overall aesthetic of the building by using metal panels.

Provide a sketch or graphic and include the property lines of the application area, existing and proposed structures, appropriate dimensions, and any other information that would be helpful to the Planning Commission in evaluating the request.

The applicant/agent hereby declares that all information submitted is true to the best of his or her knowledge and that all information required for this request has been included.

Flatrock Group

APPLICANT

[Signature]

AUTHORIZED AGENT





**FLATROCK COMPANIES**  
CORPORATE REAL ESTATE SERVICES

**Flatrock Group**

**Norfolk Bldg Renovation**

2500 N 13th St.  
Norfolk, NE 68701

**VICINITY MAP**



**LEGAL DESCRIPTION**  
A tract of land being part of Lot 10 (1) in Lot 10 (1), all of Lot 10 (1) and part of the Street and... (Detailed legal description text follows)



**LINCOLN:** 1221 N Street, Suite 600  
Lincoln, NE 68508  
Phone: 402-478-2722

**NORFOLK:** 130 South 9th Street  
Norfolk, NE 68701

**VERMILLION:** 15 East Main, Suite 201  
Vermillion, SD 57069  
Phone: 605-237-1111  
Fax: 605-237-1122

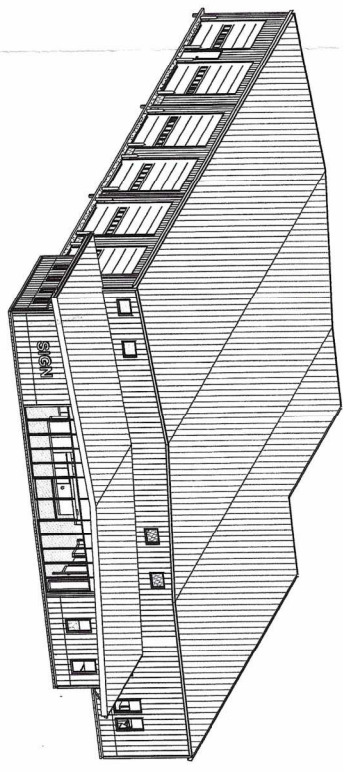
**BUILDING INFORMATION**  
GENERAL OCCUPANCY:  Residential  Commercial  Industrial  Institutional  Other (Specify: \_\_\_\_\_)  
CONSTRUCTION TYPE:  CMU  Masonry  Steel  Wood  Other (Specify: \_\_\_\_\_)  
... (Additional building information follows)

**BUILDING OCCUPANCY**  
 Residential  Commercial  Industrial  Institutional  Other (Specify: \_\_\_\_\_)  
 Factory/Industrial Group  Warehouse Group  Other (Specify: \_\_\_\_\_)  
... (Additional occupancy details follow)

NO.	DATE	REVISION	BY
1	12/13/23	ISSUE FOR PERMIT	RL
2	12/13/23	ISSUE FOR PERMIT	RL
3	12/13/23	ISSUE FOR PERMIT	RL

**INDEX OF DRAWINGS**

- General Sheets - Plans
- G-101 A-101 Site Summary, Fire Egress and Separation
- G-101 Code Summary, Fire Egress and Separation
- Chill Sheets
- CL-110 Chill Load
- CL-111 Chill Load
- CL-112 Chill Load
- CL-113 Chill Load
- CL-114 Chill Load
- CL-115 Chill Load
- CL-116 Chill Load
- CL-117 Chill Load
- CL-118 Chill Load
- CL-119 Chill Load
- CL-120 Chill Load
- CL-121 Chill Load
- CL-122 Chill Load
- CL-123 Chill Load
- CL-124 Chill Load
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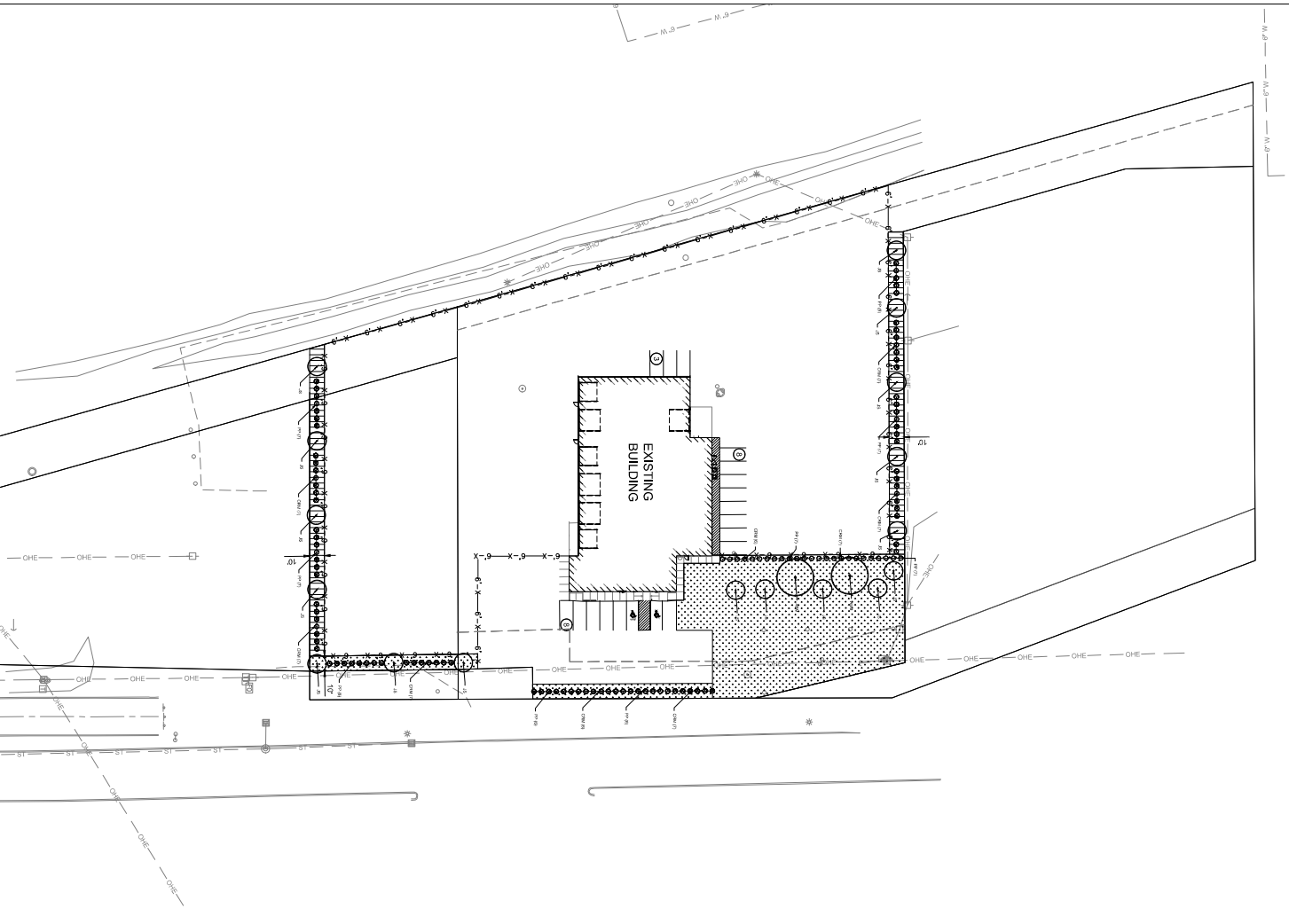


**PROJECT NUMBER:** 23-0104  
**DATE:** 12-1-2023

NBEA Certificate of Authorization #CA0539

**COVER PAGE**  
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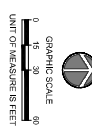




**TURF LEGEND**



**GRAPHIC SCALE**



**PLANTING TABLE**

SYMBOLOGY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
12	ADONIS VERA	ADONIS BLUE	2"	PERM
15	ADONIS VERA	ADONIS BLUE	2"	PERM
16	ADONIS VERA	ADONIS BLUE	2"	PERM
17	ADONIS VERA	ADONIS BLUE	2"	PERM
18	ADONIS VERA	ADONIS BLUE	2"	PERM
19	ADONIS VERA	ADONIS BLUE	2"	PERM
20	ADONIS VERA	ADONIS BLUE	2"	PERM

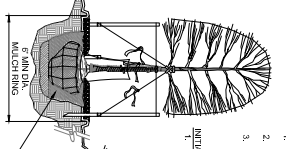
**GENERAL NOTES:**

1. THE GENERAL CONTRACTOR SHALL VERIFY ALL SUPPLIES ARE CONTIGUOUS TO ONE ANOTHER TO PREVENT GAPS.
2. THE GENERAL CONTRACTOR SHALL VERIFY ALL SUPPLIES ARE CONTIGUOUS TO ONE ANOTHER TO PREVENT GAPS.
3. THE GENERAL CONTRACTOR SHALL VERIFY ALL SUPPLIES ARE CONTIGUOUS TO ONE ANOTHER TO PREVENT GAPS.
4. THE GENERAL CONTRACTOR SHALL VERIFY ALL SUPPLIES ARE CONTIGUOUS TO ONE ANOTHER TO PREVENT GAPS.
5. THE GENERAL CONTRACTOR SHALL VERIFY ALL SUPPLIES ARE CONTIGUOUS TO ONE ANOTHER TO PREVENT GAPS.

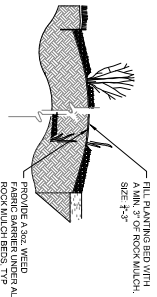
**TREE PLANTING NOTES:**

1. PLANTING: PRUNE ONLY CROSSOVER LIMBS, DOMINANT LEADERS AND BROKEN OR AND LATERAL BRANCHES MAY BE PRUNED. DO NOT REMOVE THE TERMINAL BUDS OF THE GROWN-UP TOP OF THE TREE.
2. THIN SURROUNDING GROUND.
3. APPLY 7" ROCK MULCH, DO NOT PLACE TRUNK, IN ORDER TO AVOID WOUND.
4. APPLY TREE WRAP TO TRUNK FROM THE TRUNK CROWN TO THE TOP OF THE TRUNK. EACH TREE MUST BE WRAPPED SUCH THE WRAP IS NOT VISIBLE FROM THE STREET.
5. REMOVE ALL TWINE, ROPE, WIRE FROM THE TRUNK AND BRANCHES. REMOVE WIRE BASKETS AND BRUSH. PLACE ALL ROOT BALLS ON UNEXCAVATED OR EXCAVATED SOIL, TYP.

**1 PLANTING INSTALLATION DETAILS**



**2 MULCH EDGE**



**PLANTING BED SOIL NOTES:**

1. BLEND 1" COMPOST INTO TOP 3" OF PLANTING BED.
2. APPLY 3" BED OF ROCK MULCH OF PLANTING BED, DO NOT COVER PLANTS.

**INITIAL WATERING NOTES:**

1. WATER SCHEDULE IS 20 COMPACT, 100% WATER.
2. WATER SCHEDULE IS 20 COMPACT, 100% WATER.
3. WATER SCHEDULE IS 20 COMPACT, 100% WATER.
4. WATER SCHEDULE IS 20 COMPACT, 100% WATER.
5. WATER SCHEDULE IS 20 COMPACT, 100% WATER.

**STAIRS REQUIREMENTS:**

1. STAIRS SHALL BE LONG ENOUGH TO ACCOMMODATE THE FULL RANGE OF USER HEIGHTS.
2. STAIRS SHALL BE LONG ENOUGH TO ACCOMMODATE THE FULL RANGE OF USER HEIGHTS.
3. STAIRS SHALL BE LONG ENOUGH TO ACCOMMODATE THE FULL RANGE OF USER HEIGHTS.
4. STAIRS SHALL BE LONG ENOUGH TO ACCOMMODATE THE FULL RANGE OF USER HEIGHTS.
5. STAIRS SHALL BE LONG ENOUGH TO ACCOMMODATE THE FULL RANGE OF USER HEIGHTS.

811  
Kern, White, Debow,  
Collaborative, Inc.

Site Landscape  
Plan

CG 1

2/21/2024

Flatrock Group

Norfolk Bldg  
Renovation

Lincoln  
1221 N Street, Suite 100  
Lincoln NE 68508

Norfolk  
130 South 5th Street  
Norfolk, VA 23510

davis  
design

Enclosure 13  
Page 27 of 36



**RION**  
EQUIPMENT

2409

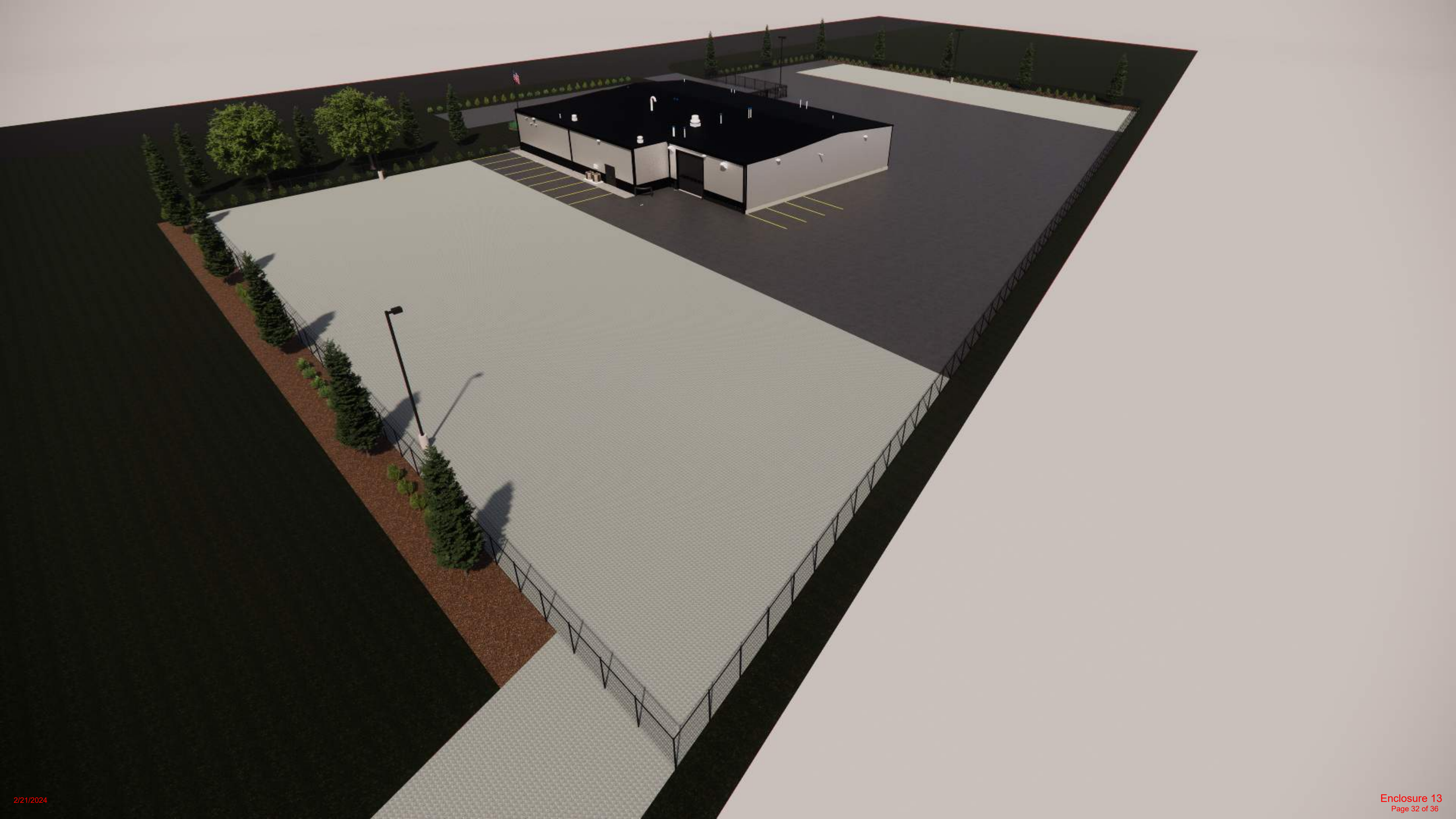


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EQUIPMENT

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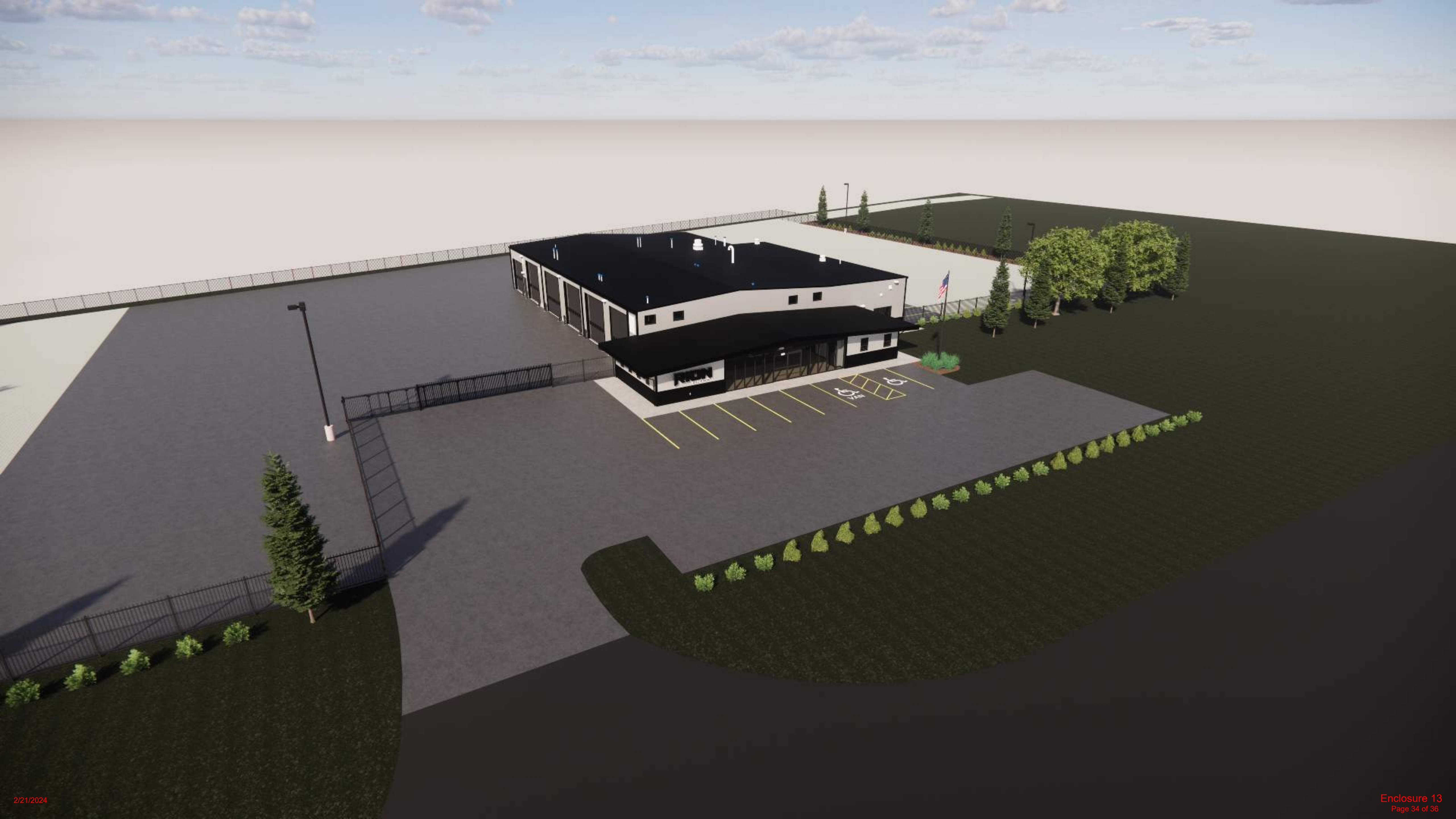














**Planning and Development  
Building Services**

**CITY OF NORFOLK  
Monthly Building Permit Report**

**Month  
January, 2024**

Permits Issued	2024 January	2023 December	2023 January	This Fiscal YTD	Last Fiscal YTD	Variation % 2023 vs. 2024
<b>BUILDING</b>						
Number	15	24	18	132	129	2.3%
Valuation	\$1,447,141.00	\$6,074,627.00	\$2,801,237.00	\$15,699,584.00	\$271,524,733.90	-94.2%
Permit Fee	\$5,078.14	\$15,907.12	\$10,220.61	\$51,643.63	\$91,740.03	-43.7%
<b>ELECTRICAL</b>						
Number	30	39	18	136	89	52.8%
Permit Fee	\$9,411.50	\$49,393.09	\$71,918.00	\$97,082.59	\$138,405.00	-29.9%
<b>PLUMBING</b>						
Number	14	27	6	99	51	94.1%
Permit Fee	\$1,108.54	\$2,949.90	\$2,570.20	\$12,282.06	\$16,276.69	-24.5%
<b>MECHANICAL</b>						
Number	13	20	15	63	65	-3.1%
Permit Fee	\$1,534.80	\$4,242.62	\$3,883.72	\$21,601.94	\$32,549.90	-33.6%
<b>WATER HEATER</b>						
Number	8	9	13	28	35	-20.0%
Permit Fee	\$276.00	\$310.50	\$435.50	\$966.00	\$1,230.50	-21.5%
<b>FIRE ALRM / SPR</b>						
Number	4	9	5	16	16	0.0%
Permit Fee	\$767.00	\$1,606.50	\$162.00	\$3,287.00	\$1,893.50	73.6%
<b>WELL / SEPTIC</b>						
Number						
Permit Fee						
<b>FIRE PREVENTION</b>						
Number					1	
Permit Fee					\$35.00	
<b>TOTAL FEES:</b>	<b>\$18,175.98</b>	<b>\$74,409.73</b>	<b>\$89,190.03</b>	<b>\$186,863.22</b>	<b>\$282,130.62</b>	<b>-33.8%</b>

Nature of Building Permits	Last FYTD	Present FYTD	Number of Permits	Dwelling Units	Permit Fees	Valuation
Void					\$0.00	\$0.00
SFD	12 (12)	31 (31)	2	2	\$1,879.90	\$765,000.00
Duplex	20 (40)	1 (1)	1	1	\$730.10	\$300,000.00
MFD	2 (44)				\$0.00	\$0.00
Commercial					\$0.00	\$0.00
Industrial					\$0.00	\$0.00
Garages					\$0.00	\$0.00
Move & Demo					\$0.00	\$0.00
SFDA		4 (4)			\$0.00	\$0.00
Sign			2	0	\$69.00	\$10,781.00
Other			4	0	\$563.91	\$51,960.00
<b>Alterations &amp; Additions</b>						
1 & 2 Family			3	0	\$788.50	\$180,400.00
Multi-Family					\$0.00	\$0.00
Commercial			3	0	\$1,046.73	\$139,000.00
Industrial					\$0.00	\$0.00
<b>Total</b>			<b>15</b>	<b>3</b>	<b>\$5,078.14</b>	<b>\$1,447,141.00</b>

**Building Valuation**

2024 Fiscal YTD	\$15,699,584.00
2023 Fiscal YTD	\$271,524,733.90
Contractor Registration	\$1,630.00

Building Official

**NOTE:** SFD's and SFDA's are to be added together for a total of single family dwelling units and valuation.