

ORDINANCE NO. 4398

AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, TO AMEND SECTION 34-212 OF THE OFFICIAL CITY CODE REGULATING CAMPUS AND INSTITUTIONAL USES; TO ESTABLISH AN EFFECTIVE DATE; AND TO REPEAL ANY ORDINANCES OR OTHER PROVISIONS IN CONFLICT HEREWITH.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF HASTINGS, NEBRASKA THAT:

SECTION 1. That Section 34-212 of the official Hastings City Code is hereby amended to read as follows:

34-212. CMP Campus institutional districts.

(1) Intent. The CMP Institutional Campus District is intended as a planned zoning district to assist and encourage the development of educational, institutional, and medical uses, and their complementary land uses, in a campus setting. This district should focus on organizing buildings and uses around distinct gathering places, and create a highly pedestrian or "park-once" environment within the campus. It is applicable to areas where improved pedestrian and civic amenities can coordinate development of compatible uses and designs through a specific master plan. This district is applicable to institutions which:

- Have multi-block common ownership of lands;
- Have developed a long-range master site plan; and
- Have developed a campus support system of internal streets, civic or natural open spaces, or pedestrian routes that create effective connections and transitions to areas around the campus.

The minimum land area for the master plan shall be 10 acres. The master plan shall be approved by the City through the rezoning process. The master plan may include alternatives to the default development standards provided for this district where the alternative development standards meet the intent of this district; and/or where existing buildings and structures may be integrated into the master plan and maintain the intent of this district.

(2) Allowed uses. See Table 200-1 in Section 34-200.

(3) Minimum area requirements. At least 10 acres for a campus, except that a campus master plan for areas larger than 10 acres may establish satellite campus areas below this level, provided the satellite area is included in the master plan and pedestrian access and movement is provided to the satellite area.

(4) Minimum Yard Requirements.

(a) Front yard – Ten (10) feet, except buildings fronting directly on public or common open spaces that provide pedestrian access to the building shall require no front setback.

(b) Side yard – Ten (10) feet.

(c) Rear yard – Ten (10) feet.

(d) A minimum 20' landscape buffer shall be required in addition to any required setbacks and open space when building heights are more than 2 times the height allowed in any adjacent or abutting residential use or zoning district.

(5) Maximum lot coverage. The maximum lot coverage by all buildings and impervious surfaces shall not exceed 90% of the buildable area; excluding required open space.

(6) Maximum height of structures. The maximum height shall be 60 feet, except portions setback from the property line by more than 30 feet may have a height of up to 130 feet; provided in no event shall an alternative standard be approved that would violate the approach zone requirements of the Hastings Municipal Airport.

(7) Campus Design Standards. Due to the unique development pattern, and the important relationship and integration between uses, sites and buildings in the CMP District, the following site and building standards shall apply:

(a) Master Development Plan. Any CMP district may be proposed according to an overall master plan that alters the Lot Standards and Campus Standards of set forth in this district, provided the master development plan meets the intent of this district.

(b) Pedestrian Circulation. Each campus area shall include pedestrian circulation at an equal or greater frequency than the surrounding block structure. This can be provided by sufficient pedestrian amenities on any internal circulation streets, or by a separate trail or sidewalk system associated with the required open space and common areas.

(c) Required Open Space / Common Area. Each campus area shall contribute to the overall public or common open space for the district according to the following:

(i) A minimum of 15% of the campus area allocated to formal open spaces such as greens, plazas, or courtyards that provide pedestrian amenities in and around the campus.

(ii) A minimum of 20% of formal open space of the campus area is required if the Floor Area Ratio is above 2.0.

(iii) A minimum of 25% of the campus area is required if the

campus is organized around a system of natural open spaces, such as trails, gardens, wooded areas or other similar natural areas.

(iv) A minimum 20 foot landscape buffer shall be required in addition to any required setbacks and open space when building heights are more than two (2) times the height allowed in any adjacent or abutting residential use or zoning district.

(d) Building Elements. All buildings shall include the following elements:

(i) Primary Entrance Features. All buildings shall have a primary entrance feature oriented towards the lot frontage or building/site arrival point. The entrance feature shall have direct pedestrian connections to the public streetscape or public or common open space with minimal interruptions by parking areas or driveways.

(ii) Horizontal Massing. Any building with a front façade width greater than 150' shall have aesthetic visual breaks in the façade through any one or a combination of the following:

(1) Differentiated offsets of 3' to 10' every 50' to 75', demonstrated by a vertical expression line of trim or ornamental architectural elements that distinguish it from the rest of the façade, and associated with enhanced landscape features or other similar civic amenities;

(2) An intervening courtyard or plaza meeting the requirements of sub-section (7)(c), resulting in no single portion of horizontal façade greater than 75'.

(e) Site Screening. Any delivery and service areas, external support equipment, site utility areas, or other similar high-impact elements of site and building design shall be subject to the following, where possible:

(i) All delivery or service areas and loading docks shall be located on a discrete façade, and internal to the block wherever possible.

(ii) Any rooftop equipment shall be screened from view of the adjacent public streetscape or other public or common open spaces by a parapet on flat roofs, or located on a discrete pitch for pitched roofs.

(iii) Any service areas, loading docks, service equipment, or other site utility area that is visible from adjacent property or public right-of-way shall be screened with a landscape buffer or set back at least 50' from any property line.

(iv) All parking shall meet the generally applicable parking design standards of these regulations.

SECTION 2. That Section 34-103 is amended to add the following definitions:

Campus: A ten-acre or larger tract of land that has been planned, developed and operated as an integrated group of buildings or structures with compatible supporting ancillary uses with special attention given to vehicular traffic circulation and parking, pedestrian access and movement, utility needs, and a consistent theme of aesthetics associated with buildings and grounds.

Floor Area Ratio. Floor Area Ratio is defined as the maximum gross floor area of a building on a lot or parcel, divided by the area of the lot or parcel. (F.A.R. of 2.0 provides for 28,000 gross sq. ft. of building on a lot with an area of 14,000 sq. ft.)

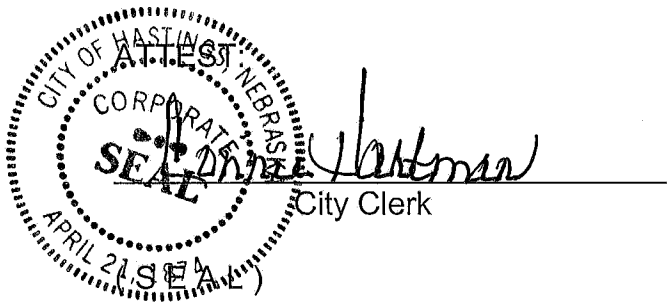
SECTION 3. That all other ordinances or provisions in conflict with this ordinance are hereby repealed.

SECTION 4. This ordinance shall take effect and be in full force from and after its passage, approval and publication or posting as required by law, in its entirety, or in pamphlet form, as the case may be, said effective date being July 30, 2014 and this ordinance shall be included in the Hastings City Code Book.

PASSED and APPROVED this 14th day of July, 2014.



Mayor



Approved as to form:



City Attorney