

HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Monday, March 19, 2018 at 4:00 PM in the City Building, 220 North Hastings Avenue.

AGENDA:

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Motion to adopt the current agenda for the Planning Commission Meeting
5. Public Notice - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, March 16, 2018. Pursuant to Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material which will be discussed at today's meeting is located at the back of the Council Chambers. Also, a current copy of the Nebraska Open Meetings Act is posted on the south wall of the Council Chambers which is accessible to members of the public.
6. Approval of Minutes
 - a. Meeting of February 19, 2018
7. Special Order of Business
8. Unfinished Business
 - a. Continued Applications - None
 - b. Tabled Applications - None
 - c. Postponed Applications - None
 - d. Unfinished Applications - None
9. Public Hearings.
 - a. **2018-013.**

Public hearing on a request to consider Cimarron Meadows 10th Addition to the City of Hastings, Adams County, Nebraska, located in the Northeast Quarter of Section 36, Township 8 North, Range 10 West of the 6th P.M., Adams County, Nebraska, generally located North of 38th Street and abutting Lakepark Lane.
10. Subdivisions
 - a. **2018-014.** Consider a preliminary/final plat for Hastings Cottages East Subdivision, a 3.01 acre subdivision located in the Southeast Quarter of the Southeast Quarter of Section 12, Township 7 North, Range 10 West of the 6th P.M. in the City of Hastings, Adams County, Nebraska.
11. Reports

Planning Commission Agenda

March 19, 2018

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- a. Committee Reports
- b. Chairman Comments
- c. Staff Reports

Adjourn

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Monday, February 19, 2018

Pursuant to due call and notice thereof, a meeting of the Hastings Planning Commission was conducted in the City Building, 220 North Hastings Avenue, on February 19, 2018.

The meeting was called to order at 4:00 p.m. in Regular Session by Chair Rosenberg with the following members present: Marshall Gaines, Mac Rundle, Megan Arrington-Williams, Jodi Graves, Chuck Rosenberg and Dale Hamburger. Absent: Rakesh Srivastava, Dave Johnson, Gavin Raitt.

The Chair led the group in recital of the Pledge of Allegiance to the United States of America.

Moved by Hamburger, seconded by Graves, to adopt the current agenda for the February 19, 2018, Planning Commission meeting. Roll Call: Ayes: Rosenberg, Gaines, Hamburger, Graves, Arrington-Williams, Rundle. Nays: None. Absent: Srivastava, Johnson, Raitt. The motion carried.

Chair Rosenberg read the Public Notice. Pursuant to Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material which will be discussed at today's meeting is located at the back of the Council Chambers. Also, a current copy of the Nebraska Open Meetings Act is posted on the south wall of the Council Chambers which is accessible to members of the public.

Moved by Arrington-Williams, seconded by Rundle, to approve the minutes for the January 16, 2018, Planning Commission meeting. Roll Call: Ayes: Rosenberg, Gaines, Hamburger, Graves, Arrington-Williams, Rundle. Absent: Srivastava, Johnson, Raitt. Nays: None. The motion carried.

Public Hearings.

a. 2018-006. Public hearing at the request of the City Engineer for the 2019-2024 One and Six Year Street Improvement Plan.

The legal was read into the record.

The Chair declared the public hearing open.

Dave Wacker, City Engineer, gave a presentation of the One and Six Year Street Improvement Plan.

Everett Goebel, 1010 E. 2nd St., Hastings, NE. Mr. Goebel commented the quiet crossing item needs to have a definite date attached to it. It is difficult to go out for bid until there is definite planning has been accomplished. It is extremely important, one of the six items that was on advertising for the ½ cent sales tax, and would like the item in the One and Six Year Plan. He praised the downtown public investment and feels the City could establish quiet zones from Elm Avenue through Marian Road. An engineering study included Blaine Avenue to Southern Hills Road. It included the possibility of three overpasses and wayside horns. He again stressed the importance of a definite date.

Kaleena Fong, 200 Forest Blvd., Hastings, NE. Ms. Fong questioned Mr. Ptak regarding a portion of the sales tax dollars going to the railroad quiet zone. She stated the ballot language

called out the railroad quiet zone. Mr. Ptak concurred. She would like to see the community make a plan to get that accomplished.

The Chair declared the public hearing closed.

Moved by Gaines, seconded by Graves, to recommend approval of the City Engineer's One and Six Year Street Improvement Plan.

The Chair asked for discussion.

Graves agreed that the quiet zone was listed on the ballot. She asked why the item is out two years.

Mr. Wacker stated the money is not available. The sales tax passed, but it has been the Council's policy to spend what is in arrears. Sales fluctuates, so you do not budget an amount of money you do not have. The monies will come, however, there are other priorities. It needs to get its place in priority for the Council. We need to get funds allocated for engineering design, revisit the cost estimates, pick a design, and plans drawn. It would also change how downtown is accessed. Another factor remains. This is railroad property. The City cannot start work on their right-of-way without the railroad's input and permission. The railroad would like to keep Elm Avenue, Marian Road and Laird Avenue open. There are property rights associated with transportation and ingress and egress.

Graves asked if the process, that may potentially take years, cannot start until the funding is available.

Mr. Wacker stated if the City started today, not every item would be negotiated in a funding source by the end of 2019. Furthermore, the engineer of the train has the ability to blow the horn at any time he sees fit, whether people are in the area or an animal is in a crossing. There is a lot of public discussion. This Commission needs to be highly involved in the future planning of the downtown area in this whole corridor.

Rundle questioned Mr. Wacker's statement "if that's the way the City of Hastings decides to go as far as the quiet zone" is that something you want or don't want.

Mr. Wacker stated it is a matter of priority.

Arrington-Williams questioned how to make that item a priority.

Mr. Wacker stated if the Commission strongly feels this item should be added to the one year plan, you can amend the plan. The 2020 plan is more realistic as far as funds being available.

Arrington-Williams asked Mr. Ptak if there are any legal ramifications if the language on the ballot is not met?

Mr. Ptak stated the language says what the money can be spent on. It is then a matter of prioritizing how that money is spent. This body would make recommendations to the Mayor and Council. The Mayor and Council would look at the priorities based upon how they budget, and those decisions would be made by the elected officials at the time the budget is decided. The current sales tax does not set until March. The City will not start collecting it immediately. In this fiscal year, only five months of sales tax will be paid to the City.

Gaines withdrew the motion on the table to approve the One and Six Year Street Improvement Plan as presented.

Dale Hamburger exited the meeting.

Moved by Graves, seconded by Rundle, to recommend approval of the City Engineer's One and Six Year Street Improvement Plan with the amendment to prioritize the railroad quiet zone in the 2020 plan. Roll Call: Ayes: Rosenberg, Gaines, Graves, Arrington-Williams, Rundle. Nays: None. Absent: Srivastava, Johnson, Raitt, Hamburger. The motion carried.

b. 2018-007. Public hearing at the request of Hastings Lodging 2 for Resolution 2018-13, a proposed Plan Modification #1.16.18 to Redevelopment Area No. XIV within the City of Hastings, Adams County, Nebraska concerning Lot 4, Block 1 of North Park Commons Addition to the City of Hastings, Adams County, Nebraska.

The legal was read into the record.

The Chair declared the public hearing open.

Don Threewitt stated this amendment would allow Tax Increment Financing to be enacted for this parcel. The developer intends to build an 84-room hotel, and the project would not be possible without the use of TIF. The Community Redevelopment Authority will pledge a portion of taxes generated from January 1, 2019, through January 1, 2034 toward the costs. Staff supports a recommendation to approve this plan modification.

Randy Chick, 520 W. 1st Street, #200, Hastings, NE on behalf of Community Redevelopment Authority. He stated the need for a hotel in the community is great. There is a detailed cost benefit analysis to help meet the statutory requirements for this project. Mike Works and Connor Works are here representing the developer, Hastings Lodging 2.

The Chair declared the public hearing closed.

Moved by Rundle, seconded by Arrington-Williams, to recommend approval of Resolution 2018-13, a proposed Plan Modification #1.16.18 to Redevelopment Area No. XIV within the City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Rosenberg, Gaines, Graves, Arrington-Williams, Rundle. Nays: None. Absent: Srivastava, Johnson, Raitt, Hamburger. The motion carried.

c. 2018-008. Public hearing at the request of DJ & R Investments LLC for Resolution 2018-12, a proposed Plan Modification #1.16.18(a) to Redevelopment Area No. XIV within the City of Hastings, Adams County, Nebraska.

The legal was read into the record.

The Chair declared the public hearing open.

Don Threewitt stated this amendment is for Tax Increment Financing to be enacted for the purchase and development of land at Lot 1, Hastings Commons Subdivision No. 2. The developer intends to build a 46-room extended stay hotel, and the project would not be possible without the use of TIF. The Community Redevelopment Authority will pledge a portion of taxes generated from January 1, 2019, through January 1, 2034 toward the costs. Staff supports a recommendation to approve this plan modification.

Randy Chick, 520 W. 1st Street, #200, Hastings, NE on behalf of Community Redevelopment Authority. This is an additional project for a hotel. Harry Dworak is attending representing DJ&R Investments.

The Chair declared the public hearing closed.

Moved by Graves, seconded by Rundle, to recommend approval of Resolution 2018-12, a proposed Plan Modification #1.16.18(a) to Redevelopment Area XIV within the City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Rosenberg, Gaines, Graves, Arrington-Williams, Rundle. Nays: None. Absent: Srivastava, Johnson, Raitt, Hamburger. The motion carried.

d. 2018-009. Public hearing at the request of West Fork Inc. for a Conditional Use Permit for self-storage units at a parcel of land being all of that portion of Block 11, M.J. Smith's Addition to the City of Hastings, Adams County, Nebraska lying Northeasterly of a line that is parallel with and 100 feet distance Northeasterly, measured at right angles, from the centerline of the main line of the St. Joseph and Grand Island Railway Company as presently constructed and operated; generally located south of D Street and west of California Avenue.

The legal was read into the record.

The Chair declared the public hearing open.

Don Threewitt stated the applicant is proposing a storage building identical to an existing storage building on the parcel. He explained the conditions associated with the granting of the Conditional Use Permit. Staff supports a recommendation to approve this Conditional Use Permit subject to the conditions.

The Chair declared the public hearing closed.

Moved by Gaines, seconded by Rundle, to recommend approval of the Conditional Use Permit for self-storage units on the referenced site, subject to the conditions.

Rundle questioned Mr. Bruntz whether he minded the 16 things that they are making him do in order to get approved.

Rodney Bruntz, 6235 N. Baltimore Ave., Hastings, NE.

Rundle said he thinks there are a lot they are making you do.

Mr. Bruntz stated "it is".

Rundle said Mr. Bruntz, are you okay with that?

Mr. Bruntz stated yes, we went over it. We still haven't made up 100% of our decision if we are going to do this. This is just the first step. And I understand what the City wants and it is not much extra than what we are already doing. The locks are a good idea. MPH has locks at their location.

Rundle stated it just seemed like a lot, and wanted to know your opinion.

Mr. Bruntz stated he was going to insulate the building.

Gaines asked Mr. Bruntz if there were any other concerns.

Mr. Bruntz did have a concern about the 14' sidewalls. The existing building has 16' sidewalls. For the storage of motor homes, the door needs to be 14' in height.

Mr. Threewitt commented the 16 conditions are listed in the City Code for every self-storage unit. Since this is a Conditional Use Permit, the commission can amend that condition to 16'.

The Chair declared the public hearing closed.

Gaines amended the motion to change the height of the building to 16'. Roll Call: Ayes: Rosenberg, Gaines, Graves, Arrington-Williams, Rundle. Nays: None. Absent: Srivastava, Johnson, Raitt, Hamburger. The motion carried.

e. 2018-010. Public hearing at the request of Bruna Enterprises, LLC for Ordinance No. 4547, to amend the Comprehensive Plan from "Suburban Residential" to "Commercial/Retail" for Lot 4, Block 1 of Lakeway Plaza Subdivision, City of Hastings, Adams County, Nebraska, commonly addressed as 100 North Shore Drive.

The legal was read into the record.

The Chair declared the public hearing open.

Don Threewitt stated this property has been used for Commercial Office space under a planned district amendment since March, 1993. The future land use designation for the parcel remained Suburban Residential. This action will align the Comp Plan designation with the current and future use of the property. Staff supports a recommendation to approve this amendment.

The Chair declared the public hearing closed.

Moved by Arrington-Williams, seconded by Graves, to recommend approval amending the Comprehensive Plan from "Suburban Residential" to "Commercial/Retail" for Lot 4, Block 1 of Lakeway Plaza Subdivision, City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Rosenberg, Gaines, Graves, Arrington-Williams, Rundle. Nays: None. Absent: Srivastava, Johnson, Raitt, Hamburger. The motion carried.

f. 2018-011. Public hearing at the request of Bruna Enterprises, LLC to consider a change of zoning from "RP-3 Multiple-family Planned Residential" to C-O "Commercial Office" for Lot 4, Block 1 of Lakeway Plaza Subdivision, City of Hastings, Adams County, Nebraska, commonly addressed as 100 North Shore Drive.

Don Threewitt stated this change in zoning is intended to advance the Commission's and City Council's objective and directive to legitimize uses with incompatible zoning. Staff supports a recommendation to approve this change in zoning from RP-3 to C-O for Lot 4, Block 1, Lakeway Plaza Subdivision.

Dave Ptak told the Commission the last time he checked the title on this property, he found there is a Deed Restriction that has been placed on the property. It does not allow retail sales to occur on this particular parcel. That would be consistent with an office and not retail.

Darla Bruna, 4740 W. Prairie Lake Road, Hastings, NE. Ms. Bruna stated her plans are to relocate her real estate office to this location. She thanked the Commission and Staff for their cooperation and assistance.

Moved by Gaines, seconded by Rundle, to recommend approval of a change of zoning from RP-3 to C-O for Lot 4, Block 1 of Lakeway Plaza Subdivision, City of Hastings, Adams County, Nebraska. Roll Call: Ayes: Rosenberg, Gaines, Graves, Arrington-Williams, Rundle. Nays: None. Absent: Absent: Srivastava, Johnson, Raitt, Hamburger. The motion carried.

10. Subdivisions

a. 2018-012. Consideration of a Preliminary/Final Plat for West Fork South Subdivision, a replat of part of Block 11, M.J. Smith's Addition in the City of Hastings, Adams County, Nebraska.

Don Threewitt stated this plat is related to the Conditional Use Permit that was recommended for approval as amended for the self-storage units. All City Code Sections have been met. Staff supports a recommendation to approve the preliminary/final plat for West Fork South Subdivision.

Moved by Rundle, seconded by Graves, to recommend approval of West Fork South Subdivision. Roll Call: Ayes: Rosenberg, Gaines, Graves, Arrington-Williams, Rundle. Nays: None. Absent: Srivastava, Johnson, Raitt, Hamburger. The motion carried.

11. Reports

a. Committee Reports

The Ad Hoc Committee met on February 7, 2018 with several members from Adams County Planning and Zoning. 42nd Street was discussed. The next meeting will be March 14, 2018.

c. Staff Reports

Don Threewitt reminded Commissioners of the NPZA Conference on March 7-9.

Adjourned.

Chairman

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 03/19/2018
File No: 2018-013
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing on a request to consider Cimarron Meadows 10th Addition to the City of Hastings, Adams County, Nebraska, located in the Northeast Quarter of Section 36, Township 8 North, Range 10 West of the 6th P.M., Adams County, Nebraska, generally located North of 38th Street and abutting Lakepark Lane.

Names of People/Business affected by this action:

The applicant, the people of Hastings, and the City.

Why Planning Commission action is required:

An addition may become part of the municipality at such time as the addition is approved by the legislative body if (a) after giving notice of the time and place of the hearing, the planning commission and legislative body both hold public hearings, and (b) the legislative body votes to approve the inclusion of the addition and conducts a separate vote to approve the addition.

Type of action requested:

Motion

Suggested motion:

Motion to recommend approval of Cimarron Meadows 10th Addition to the City of Hastings, Adams County, Nebraska.

Deadlines associated with action:

This item is scheduled to be considered at the next regular meeting of City Council on April 9, 2018.

Department head comments:

This plat is an extension of the existing Cimarron Meadows development. A Preliminary Plat was approved by Planning Commission on January 9, 2006, and City Council on February 13, 2006.

Current Zoning: "R-1 Single-family Residential"

Proposed Zoning: "R-1 Single-family Residential"

Comp Plan: The future land use designation in Imagine Hastings calls for Suburban Residential.

Surrounding Land Uses are:

North: Suburban residential and agricultural uses, zoned "R-1 Single-family Residential;"

South: Suburban residential uses, zoned "R-1 Single-family Residential;"

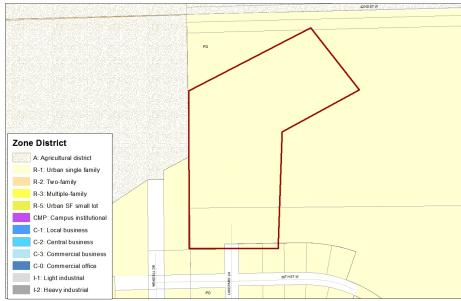
East: Undeveloped residential uses, zoned "R-1 Single Family Residential;"

West: Undeveloped residential and commercial uses, zoned "A - Agricultural."

Subdivision Standards: This plat is an Addition to the corporate limits of the city. The applicant has worked with city staff in the overall design and layout, which culminated in this submission. Recommendations from multiple city departments have been incorporated, and all issues have been addressed.

Recommendation:

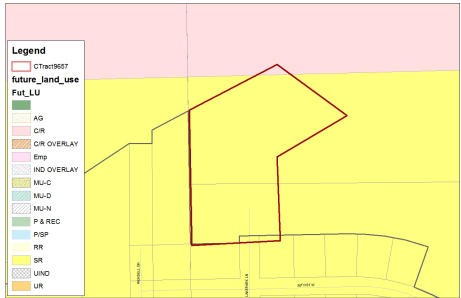
Staff supports a recommendation to approve Cimarron Meadows 10th Addition as submitted.



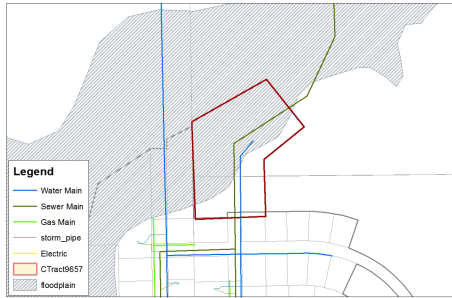
Zoning



Aerial



Future Land Use



Infrastructure and Floodplain

Census Tract 9657, Hastings, Adams County, Nebraska

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 03/19/2018
File No: 2018-014
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Consider a preliminary/final plat for Hastings Cottages East Subdivision, a 3.01 acre subdivision located in the Southeast Quarter of the Southeast Quarter of Section 12, Township 7 North, Range 10 West of the 6th P.M. in the City of Hastings, Adams County, Nebraska.

Names of People/Business affected by this action:

The applicant, the people of Hastings, and the City.

Why Planning Commission action is required:

No plat of or instruments effecting the subdivision of real property shall be recorded or have any force and effect unless the same be approved by the City Council, subject however, to the exceptions set forth in Section 34-106 of the City Code. The City Council shall hold no public meeting, nor take any action upon any plat or instrument affecting a subdivision until it has received the recommendation of the Hastings Planning and Zoning Commission (38-201).

Type of action requested:

Motion

Suggested motion:

Motion to recommend approval of the Hastings Cottages East Subdivision.

Deadlines associated with action:

This item is scheduled for consideration at the April 9, 2018 regular meeting of City Council.

Department head comments:

The property is generally located south of H Street and east of St. Joseph Avenue. It is a portion of the Chart Subdivision, Second filing approved December 1980. However, changes to the lot configuration were substantive enough to consider this a Preliminary/Final plat. Single-family residential is fully developed to the North and East. Multiple family residential exists to the South and West. Future Land Use designation for the plat and all contiguous parcels is Urban Residential.

All requirements of Hastings City Code Sections 38-202 and 38-203 have been met, and the plat may be approved.

Recommendation:

Staff supports a recommendation to approve Hastings Cottages East Subdivision as submitted.

(A-B) N88°45'42"E 1333.96'M 1333.90'R ROTTER 1978

NE CORNER
SE 1/4, SE 1/4
SEC. 13-T7N-R10W
BRASS CAP IN CONC.

A 3.01 ACRE SUBDIVISION, LOCATED IN THE
SE 1/4 OF THE SE 1/4 OF SEC. 13, T7N-R10W
OF THE 6TH P.M., IN THE CITY OF HASTINGS
ADAMS COUNTY, NEBRASKA.

WAGJAM L.L.C.
ADAM D. PAVELKA AND DAVID A. HUGHES (MANAGING MEMBERS)
1133 SOUTH HASTINGS AVE, HASTINGS, NE 68901
CURRENT AND FUTURE ZONING: R-3 MULTIPLE FAMILY RESIDENT

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION THIRTEEN (13), TOWNSHIP SEVEN (7) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
REFERRING TO THE NORTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 13, THENCE N88°45'42"E (ASSUMED BEARING) ON THE NORTH LINE OF SAID SE 1/4 OF THE SE 1/4 A DISTANCE OF 60.00 FEET, THENCE S00°32'48"E ON AN EXTENSION OF THE EAST RIGHT OF WAY LINE OF ST. JOSEPH AVENUE, A DISTANCE OF 130.10 FEET TO THE POINT OF BEGINNING, THENCE N88°43'45"E A DISTANCE OF 110.04 FEET, THENCE S00°42'26"E A DISTANCE OF 21.07 FEET, THENCE N88°52'13"E A DISTANCE OF 95.14 FEET TO THE WEST LINE OF SCHLACHTER SUBDIVISION, THENCE S00°43'27"E ON SAID WEST LINE A DISTANCE OF 33.96 FEET TO THE SOUTHWEST CORNER OF SAID SCHLACHTER SUBDIVISION, THENCE N88°45'42"E ON THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 301.82 FEET TO THE WEST LINE OF CHART SUBDIVISION SECOND FILING, THENCE S01°15'07"E ON SAID WEST LINE A DISTANCE OF 239.89 FEET TO THE NORTH LINE OF ARBOR SUBDIVISION, THENCE S88°45'42"W ON SAID NORTH LINE A DISTANCE OF 509.51 FEET TO THE EAST RIGHT OF WAY OF SAID ST. JOSEPH AVENUE, THENCE N00°39'57"W ON SAID EAST RIGHT OF WAY A DISTANCE OF 295.05 FEET, TO THE POINT OF BEGINNING, CONTAINING 3.01 ACRES MORE OR LESS.

○ CORNER FOUND
 ○ TEMPORARY POINT
 ● SET 1/2" X 24" REBAR
 WITH BLUE LS-783 CAP
 UNLESS NOTED OTHERWISE

T7N		
	13	
R10W		

ASSUMED BEARING

SHEET 1 OF 2

50'

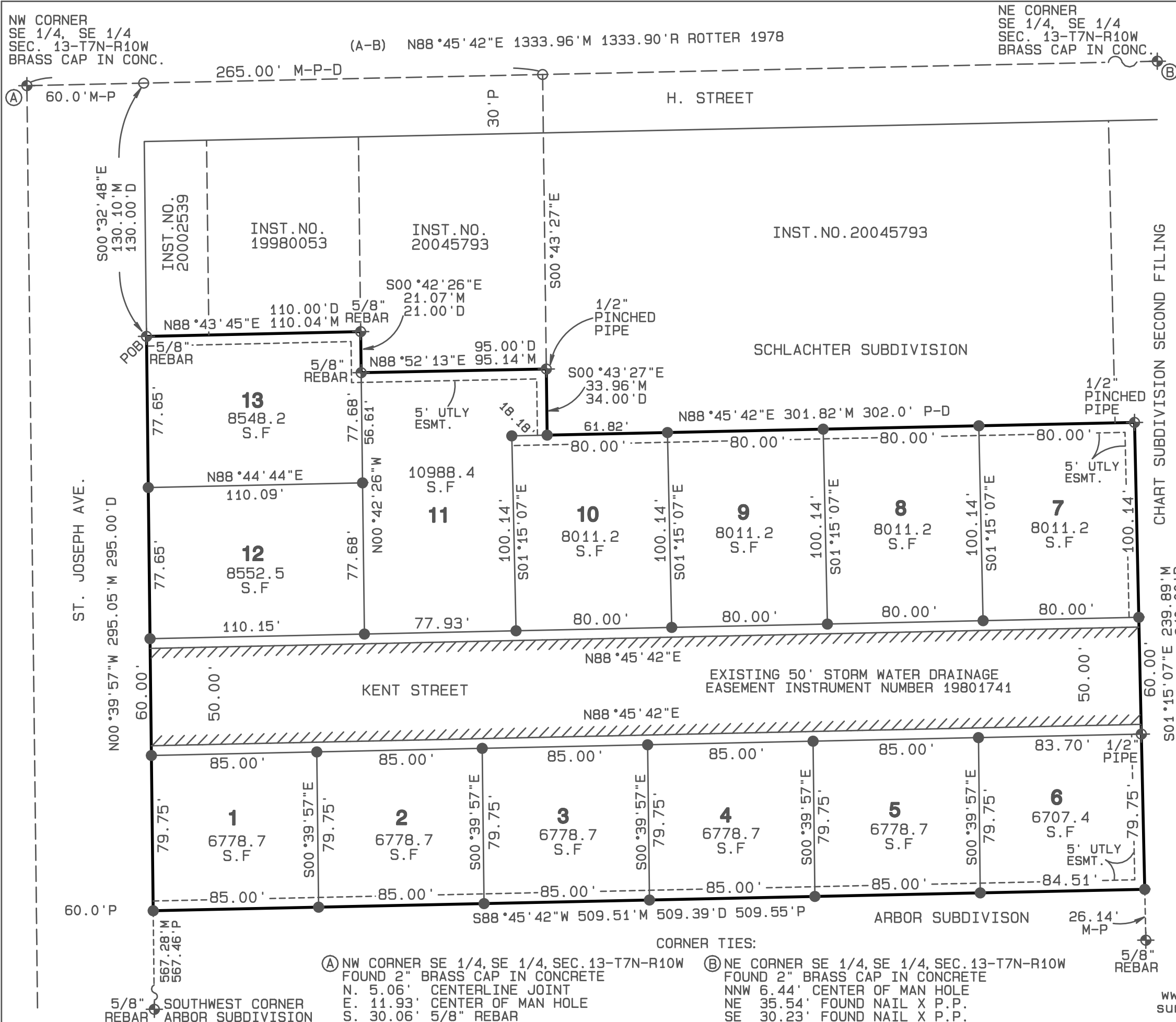
SCALE 1: 50

I, JOSHUA EUGENE GRUMMERT, A
LICENSED PROFESSIONAL LAND
SURVEYOR UNDER THE LAWS OF
THE STATE OF NEBRASKA, DO
HEREBY CERTIFY THIS PLAT OF
A SURVEY WAS MADE BY ME OR
UNDER MY SUPERVISION,
THIS _____ DAY OF MARCH, 20____.

WEBSITE
www.grummert
surveying.com

GRUMMERT PROFESSIONAL SERVICES, LLC
PO BOX 37, 501 N. FORBES AVE, KENESAW, NE 68956
PHONE 402-879-5701 EMAIL jmgrummert@yahoo.com

G.P.S. PROJECT # 008-2017



OWNERS CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WAGJAM, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, THE OWNERS OF RECORD OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREIN, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "HASTINGS COTTAGES EAST SUBDIVISION", A SUBDIVISION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 10 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA, AND THAT SAID SURVEYING, SUBDIVIDING, PLATTING AND DESIGNATION WAS DONE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNERS. BE IT FURTHER KNOWN, THAT SAID OWNERS DO HEREBY DEDICATE ALL STREETS AND EASEMENTS SHOWN ON THE PLAT TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

SIGNED THIS _____ DAY OF _____, 20____.

WAGJAM, L.L.C.

ADAM D. PAVELKA, MANAGING MEMBER

DAVID A. HUGHES, MANAGING MEMBER

WAIVER

APPLICANTS HEREBY WAIVES ANY AND ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE STREETS AND ALLEYS TO CONFORM TO SAID GRADES AS ESTABLISHED.

SIGNED THIS _____ DAY OF _____, 20____.

WAGJAM, L.L.C.

ADAM D. PAVELKA, MANAGING MEMBER

DAVID A. HUGHES, MANAGING MEMBER

ACKNOWLEDGEMENT

STATE OF NEBRASKA }
COUNTY OF ADAMS } SS
 }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2018, BY ADAM D. PAVELKA, AND DAVID A. HUGHES, MANAGING MEMBERS OF WAGJAM, L.L.C. MY COMMISSION EXPIRES THE _____ DAY OF _____, _____.

(SEAL)

NOTARY

MAYOR AND CITY COUNCIL ACTION

THIS PLAT OF HASTINGS COTTAGES EAST SUBDIVISION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, IS HEREBY _____, DATED THIS _____ DAY OF _____, _____.

MAYOR

CITY CLERK

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES ARE DUE OR DELINQUENT UPON THE PROPERTY IN THE LEGAL DESCRIPTION ON THIS PLAT AS OF THIS _____ DAY OF _____, _____.

ADAMS COUNTY TREASURER

CITY ENGINEER'S APPROVAL

I, THE UNDERSIGNED, DO HEREBY _____ THIS PLAT OF HASTINGS COTTAGES EAST SUBDIVISION, A SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

CITY ENGINEER

CITY PLANNING COMMISSION RECOMMENDATION

THIS PLAT OF HASTINGS COTTAGES EAST SUBDIVISION, A SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, HAS BEEN SUBMITTED TO AND REVIEWED BY THE CITY PLANNING COMMISSION FOR APPROVAL AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, WITH THE RECOMMENDATION THAT SAID PLAT BE _____ AS PROPOSED DATED THIS _____ DAY OF _____, _____.

CHAIRMAN

DIRECTOR

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO SPECIAL ASSESSMENTS ARE DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT.

CITY OF HASTINGS TREASURER

REGISTER OF DEEDS CERTIFICATE

STATE OF NEBRASKA }
COUNTY OF ADAMS } SS
 }

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE OF ADAMS COUNTY, NEBRASKA
DATE: _____ TIME: _____ INSTRUMENT NO.: _____

REGISTER OF DEEDS

HASTINGS COTTAGES EAST SUBDIVISION

A 3.01 ACRE SUBDIVISION , LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SEC. 13, T7N-R10W OF THE 6TH P.M., IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.



March 9, 2018

Opportunity Zones Team
Nebraska Department of Economic Development
Via email: Ded.opportunityzones@nebraska.gov

Dear Opportunity Zones Team:

The City of Hastings welcomes the opportunity to provide the following nominations for the Opportunity Zones initiative. The enclosed nominations were carefully considered based on multiple criteria, with the driving consideration being an eligible tract's potential for successful program implementation. Hastings hereby proposes two (2) tracts, in order of priority, that the City believes are best positioned to benefit based on the criteria outlined herein.

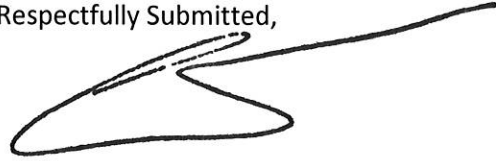
1. **Census Tract 31001966000 (9660)** comprising 15.4 square miles, is located generally south of the Burlington Northern railroad tracks and west of the vacated Union Pacific right-of-way (see attached maps);
2. **Census Tract 31001965700 (9657)** comprising 0.40 square miles, is located north of the Burlington Northern tracks, norward to 9th Street, east of Bellevue Avenue and west of Minnesota Avenue (see maps).

While all three tracts are eligible and could benefit from Opportunity Zone designation, **Tract 9660** stands out among the three due to its *investment-ready* nature. The two commercial corridors—South Burlington and Highway 6, still contain undeveloped and underdeveloped parcels. Among the developed parcels, these corridors exhibit characteristics which attract urban redevelopment. Housing in the tract has developed steadily over time, and the six LIHTC projects have been successful. There are significant tracts of undeveloped, platted residential land located within this tract which are not present in the others.

Tract 9657 exhibits investment-ready characteristics as well, primarily in vacant and underutilized downtown commercial properties. The Community Redevelopment Authority has done a commendable job in spawning and maintaining a downtown investment renaissance, as several noteworthy projects have been completed and several more are in the works. It is for this reason that it stands as a strong secondary recommendation. The current incentive programs, including TIF, are working. Private investment is happening in downtown Hastings. Inclusion as an Opportunity Zone will further the momentum which has begun.

The City of Hastings believes that designation as an Opportunity Zone, coupled with the tax benefits an Opportunity Fund conveys, may be sufficient to incentivize development along both census tracts.

Respectfully Submitted,

A handwritten signature in black ink, consisting of a large, stylized 'C' followed by a horizontal line extending to the right.

Dr. Corey Stutte, Mayor

Opportunity Zone Proposal

Name: City of Hastings, Adams County, Nebraska

Nomination for Census Tracts:

- 1. Census Tract 9660, Adams County, NE**
- 2. Census Tract 9657, Adams County, NE**

Brief description of local decision process:

Data-driven analysis of investments, both public and private, within the area. Successful previous and current use of TIF, NMTC, LIHTC, and other local, state, and federal incentives to initiate development in historically underserved areas. Analysis of commercial activity including closures. Analysis of blighted and substandard sites, potential brownfield sites, undeveloped and underdeveloped sites to identify potential “opportunity sites.” Review of existing studies, data, and metrics available for the tracts.

Prioritization of proposed census tracts (See **Exhibit A: Maps):**

- 1. Census Tract 9660, Adams County, NE**
- 2. Census Tract 9657, Adams County, NE**
- 3. Census Tract 9661, Adams County, NE**

Priority 1 Recommendation

Census Tract: 31001966000

Priority 2 Recommendation

Census Tract: 31001965700

Description of proposed census tract by current land use:

Tract 9660: Future land use designations in the area include: Commercial/Retail along the South Burlington/Highway 281 corridor and the J Street/Highway 6 corridor, Urban Residential in the northeast portion of the city; Employment/Industrial in the south and western portion of the city; substantial Public/Semi-public in the city and agricultural outside city limits.

Tract 9657: The primary land use designation in this area is Central Business District, though Residential, Industrial and Civic uses exist. Along the Burlington Northern railroad corridor, Industrial uses are anticipated to remain for the foreseeable future. However, vacant industrial uses within the CBD are anticipated to convert to Mixed-Use Residential or mixed-use Commercial over the coming years. The Burlington/Highway 281 corridor drives highway commercial, where 1st, 2nd and 3rd Streets East contain the core downtown commercial activity.

Adjacent to both Tracts 9660 and 9657 is an eligible adjacent tract which contains the 2nd Street West corridor, a mixed use corridor containing primarily residential and industrial uses, which was subject to a district-wide rezoning in 2017 and is the focus of a strategic redevelopment planning initiative.

Description of proposed census tract by proposed land use:

Tract 9660: No substantial changes to existing land uses are pending. Future planning efforts will focus on the South Burlington/Highway 281 corridor, the Highway 6 corridor, and the South Street corridor. A comprehensive bicycle/pedestrian plan for the city has been initiated, and connections within the urbanized area of this tract are a priority.

Tract 9657: Along the Burlington Northern railroad corridor, Industrial uses are anticipated to remain for the foreseeable future. However, vacant industrial uses within the CBD are anticipated to convert to Mixed-Use Residential or mixed-use Commercial over the coming years.

Description of public and private activities previously undertaken to encourage private investment:

Private Investment

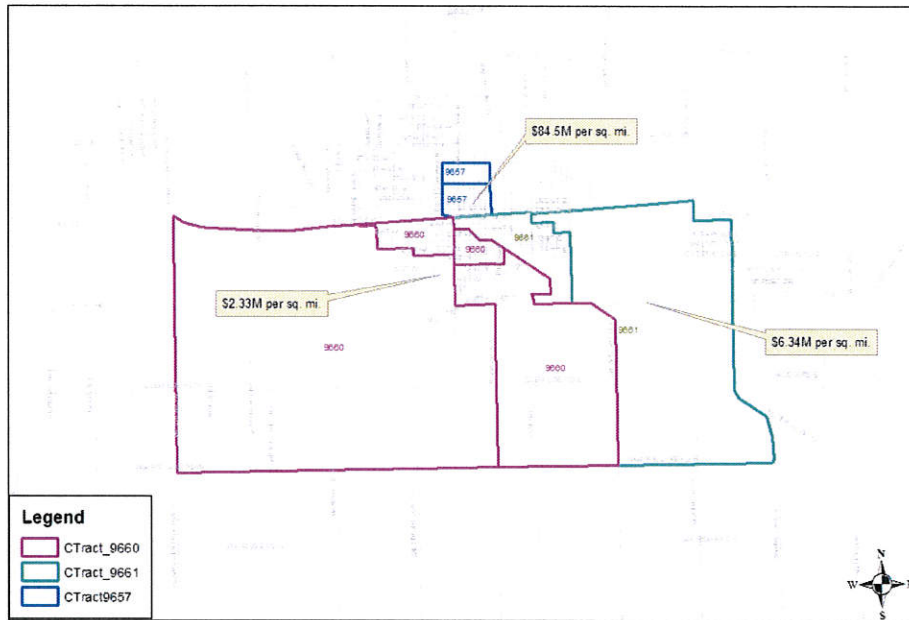
The following describes the public and private activities previously undertaken to encourage private investment in the respective areas.

Tract 9660 garnered \$35.89 Million in building permit valuations (under \$50,000 excluded) for the period beginning March 1, 2013 through March 1, 2018. This is the largest tract in terms of land area, and is predominantly exurban and agricultural. This tract does contain Hastings Industrial Park West and the Idlewilde and Southern Hills subdivisions, upper-scale golf communities, which skew the community data upward. The average project valuation in the area is \$355,306, and the median valuation is \$151,121.

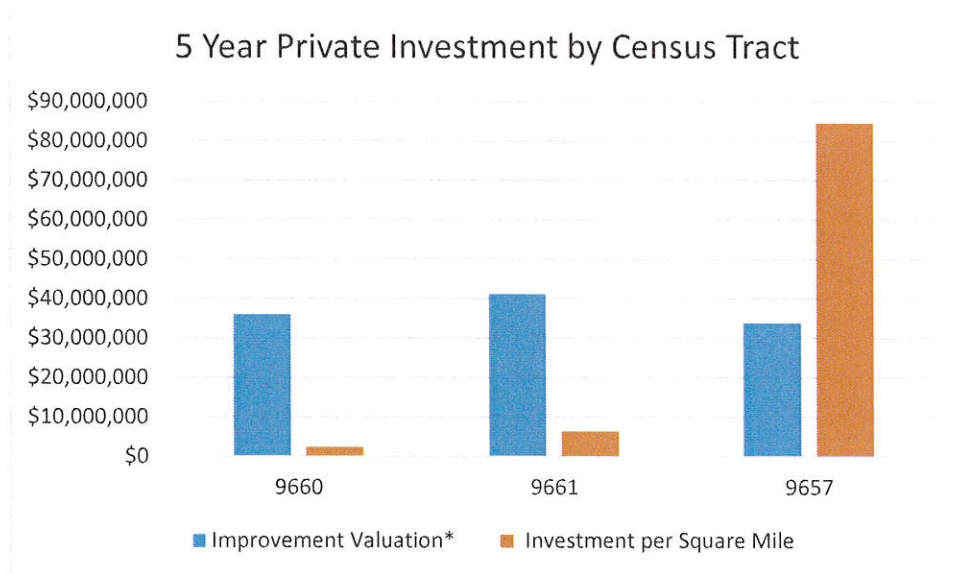
While Emerson Estates, LLC was the most frequent project applicant, the largest private investments in this tract within the last 5 years are three school construction/addition projects. The next 6 largest private projects are self-storage facilities or small warehouses. A substantial majority of non-residential construction in the area is categorized as self-storage or small warehouse space. It is notable, however, that three restaurant projects on the South Burlington corridor have initiated remodels or additions.

Tract 9657 comprises a large portion of the Hastings Central Business District (CBD), where the total project valuation during the reporting period was \$33.80 Million. With the exception of the Mary Lanning Healthcare projects, the majority of the projects in this area are small to medium commercial improvements within the CBD. Mary Lanning accounted for 15 projects totaling \$10 Million during the reporting period. The average valuation of improvements is \$637,671 with a median improvement valuation of \$140,000.

Notable private investments include expansion of a local manufacturer, Pacha Soap, 1 new women's clothing store, 1 new deli, 1 new wine shop, 1 new office building, 1 new grocery store, 2 new restaurants, 2 new craft breweries, 12 main floor commercial spaces rehabilitated, 18 façade renovations, 29 upper level loft apartments, 35 affordable apartments, and a historic brewery building repurposing.



5 Yr. Private Investment (per Square Mile) by Eligible Census Tract



**City of Hastings Development Services Department,*

Building permit valuations, 2013-2018, for all improvements over \$50,000.

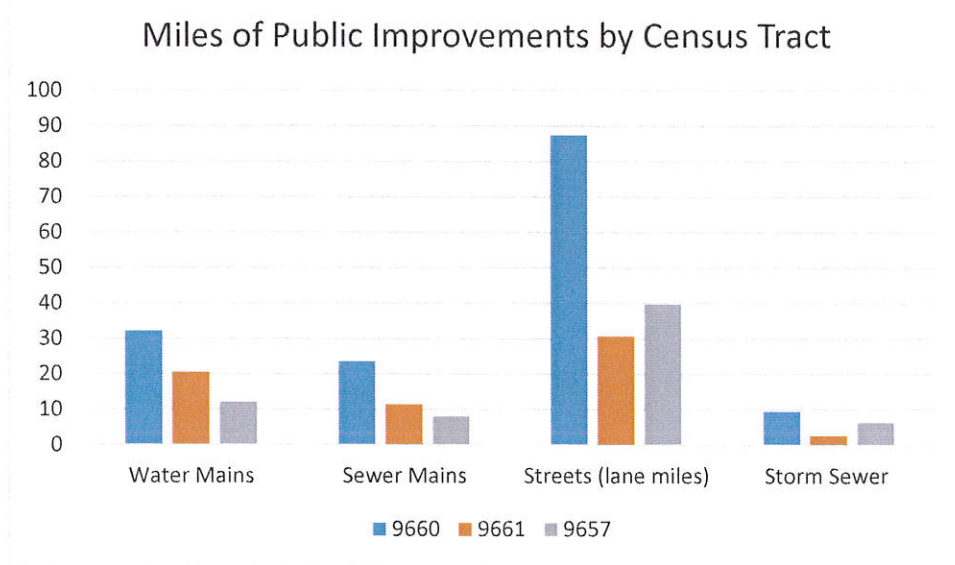
Public Investment

Tract 9660: There are 32 miles of water mains, 23.5 miles of sanitary sewer mains, 9.42 miles of storm sewers, 87.4 lane miles of city roadways, and 20.5 lane miles of county paved roads located within this

tract. The average ages of infrastructure are 40 years (water), 55 years (sewer), 25 years (storm sewer), and 35 years (streets).

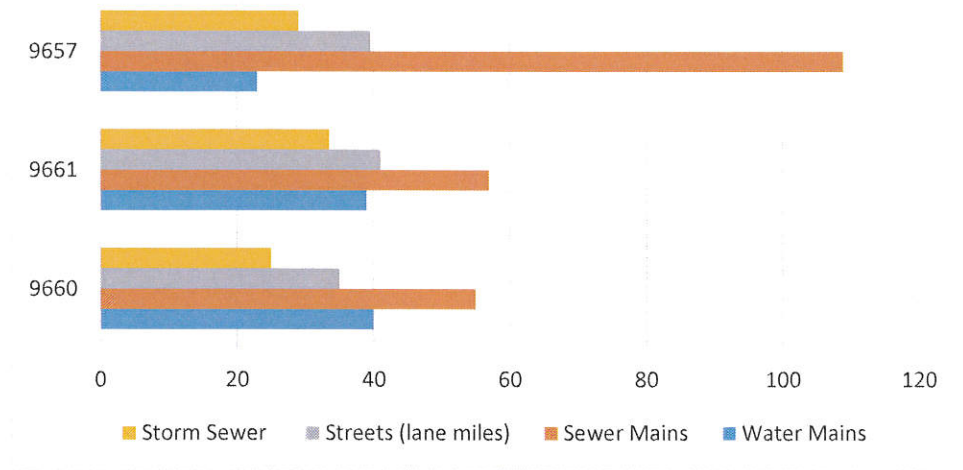
Tract 9657: There are 12 miles of water mains, 8 miles of sanitary sewer mains, 6.4 miles of storm sewers, and 39.6 lane miles of city roadways within this tract. The average ages of infrastructure are 23 years (water), 109 years (sewer), 29 years (storm sewer), and 39 years (streets).

There have been six (6) Low Income Housing Tax Credit (LIHTC) projects in tract 9660, and none to date in tract 9657.



Data from the City of Hastings Street Maintenance Division, March 1, 2018.

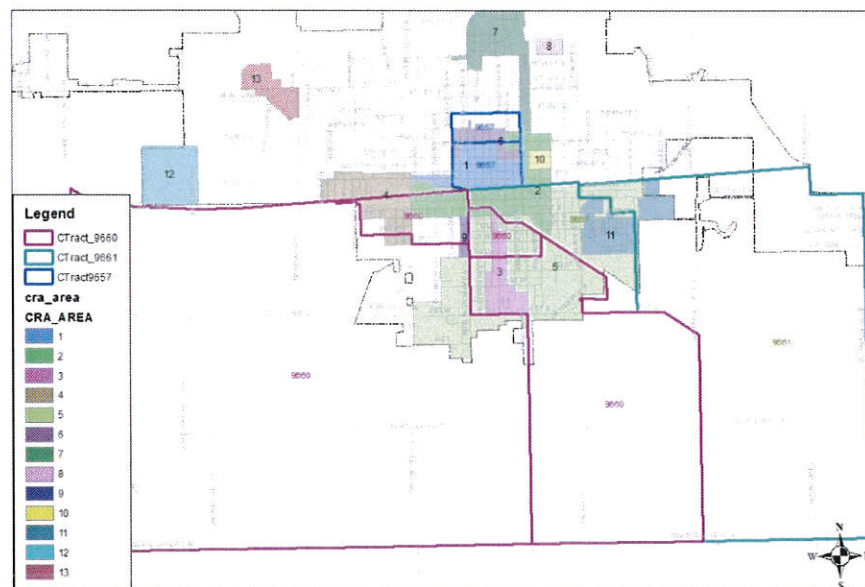
Average Age in years, Public Improvements



Data from the City of Hastings Street Maintenance Division, March 1, 2018

Blight and Substandard Designation

Among the portions of each census tract located within city limits, approximately 80% of each tract lies within a designated Blighted and Substandard Area, and thereby is eligible for Tax-Increment financing (TIF). TIF has been successfully utilized on projects throughout Hastings which would otherwise have been unfeasible, and has significantly impacted the CBD, tract 9657, in downtown revitalization efforts.

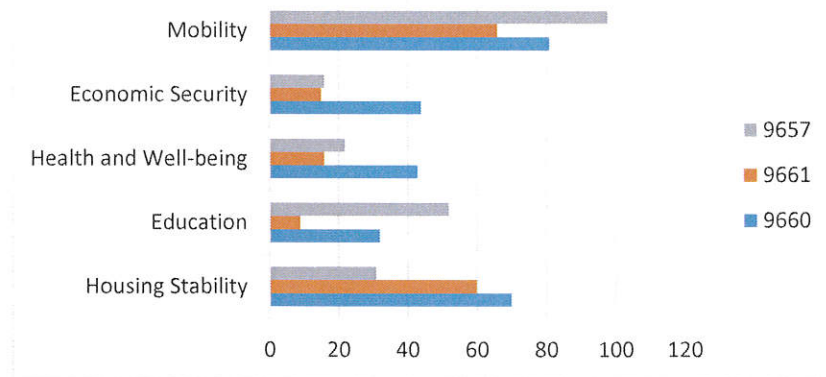


Blight and Substandard Study Areas, 2018



Community Metrics

Opportunity Index by Census Tract



Metrics from Enterprise "Opportunity 360 Measurement Report," March, 2018.

Tract 9660: Median income is \$39,144 in the tract, which is 75.4% of the Area Median Income (\$51,342). The tract is not considered distressed by New Market Tax Credit standards, but does qualify for the credits. It is considered a Food Desert, and a low-income, underserved area.

Tract 9657: Median income is \$30,483 in the tract, which is 73.45% of the Area Median Income (\$51,342). The tract is considered distressed by New Market Tax Credit standards, and qualifies on all counts. This tract is not considered a Food Desert, and is a low-income, underserved area.

Tract 9660 Community Metrics related to the decision process:

Tract 9660	
Opportunity Index Score	
Housing Stability	70
Education	32
Health and Well-being	43
Economic Security	44
Mobility	81

Housing

Tract 9660		
Housing Stock by Year Built		
<i>Year</i>	<i>Units</i>	
Pre-1940	594	30.2%
1940-1969	345	17.5%
1970-1979	426	21.7%
1980-1989	164	8.3%
1990-2000	221	11.2%
2000-present	217	11.0%

Of the three contending census tracts, 9660 has the highest proportion of housing built within the last 30 years, at 22.2%. This is the largest tract of the three, extending west and south of city limits over 2 miles. This tract encompasses a newer, exurban golf course communities—Southern Hills and Idlewilde, 6 LIHTC projects and 5 HUD multifamily projects. The overarching characteristic housing stock in the area is comprised of single-family homes with a median age of 48 years and median value of \$78,600.

Education

88% of adults in this tract have a high school diploma, compared with a regional average of 91%. 13% of adults have a Bachelor's degree or higher, compared with a regional average of 23%. Distance to the nearest Headstart center (1.79 miles) and nearest library (1.27 miles) are above average for traditionally underserved communities. School expenditures per pupil (2014) are equivalent across the three tracts at \$15,821. The average graduation rate in 2010 for this tract was 90.7%.

Health and Well-being

Individuals in this census tract report average health and well-being on rated indices. 80% have a health care provider, 16% report fair or poor health, and the diabetes rate is 10%--all within the Regional Average. Access to public parks and open space is higher than average for Low-Income Communities, and access to health care facilities is slightly above average.

Economic Security

The Poverty rate in this census tract is 18.70% (2011-2015 ACS), with 79.03% falling at or below the benchmarked Median Family Income (MFI) for Low-Income Communities (LIC). 4.8% of school-aged children live in poverty and 18.09% of students are recipients of the Free and Reduced Lunch program. The 2015 Unemployment Rate is 6.20%. Total population within this census tract at or below the threshold for poverty status is 4,571 persons.

Mobility

Transit access is a challenge throughout Hastings. Access to multi-modal transportation routes is developing, with Pioneer Spirit Trail enhancements constructed in north and east Hastings. However, in the three subject tracts the trail enhancements have not been constructed, but are in the beginning planning stages. Walkability is average in town with job and commercial centers dispersed throughout all tracts.

Tract 9657 Community Metrics related to the decision process:

Tract 9657	
Opportunity Index Score	
<i>Housing Stability</i>	31
<i>Education</i>	52
<i>Health and Well-being</i>	22
<i>Economic Security</i>	16
<i>Mobility</i>	98

Housing

Tract 9657		
Housing Stock by Year Built		
<i>Year</i>	<i>Units</i>	
Pre-1940	469	64.4%
1940-1969	142	19.5%
1970-1979	47	6.5%
1980-1989	14	1.9%
1990-2000	41	5.6%
2000-present	15	2.1%

Tract 9657 has the lowest proportion of housing built within the last 30 years, and 83.9% of housing is over 50 years old. This is the smallest tract of the three, encompassing the Hastings' Central Business District. With the predominantly commercial and industrial development patterns within this tract, the

majority of characteristic housing stock (51.51%) in the area is comprised of simple, older single-family homes with a median age of 79 years and median value of \$94,000. Small, multifamily buildings comprise an additional 31.59% of housing stock within this tract.

Education

84.6% of adults in this tract have a high school diploma, compared with a regional average of 91%. 22% of adults have a Bachelor's degree or higher, compared with a regional average of 23%. Distance to the nearest Headstart center (1.79 miles) and nearest library (1.27 miles) are above average for traditionally underserved communities. School expenditures per pupil (2014) are equivalent across the three tracts at \$15,821. The average graduation rate in 2010 for this tract was 90.5%.

Health and Well-being

Individuals in this census tract report average health and well-being on rated indices. 71% have a health care provider, 19% report fair or poor health, and the diabetes rate is 9%--all within the Regional Average. Access to public parks and open space is higher than average for Low-Income Communities, and access to health care facilities is slightly above average.

Economic Security

The Poverty rate in this census tract is 29% (2011-2015 ACS), with 55% falling at or below the benchmarked Median Family Income (MFI) for Low-Income Communities (LIC). 17.93% of school-aged children live in poverty and 60.22% of students are recipients of the Free and Reduced Lunch program. The 2015 Unemployment Rate is 9.05%. Total population within this census tract at or below the threshold for poverty status is 955 persons.

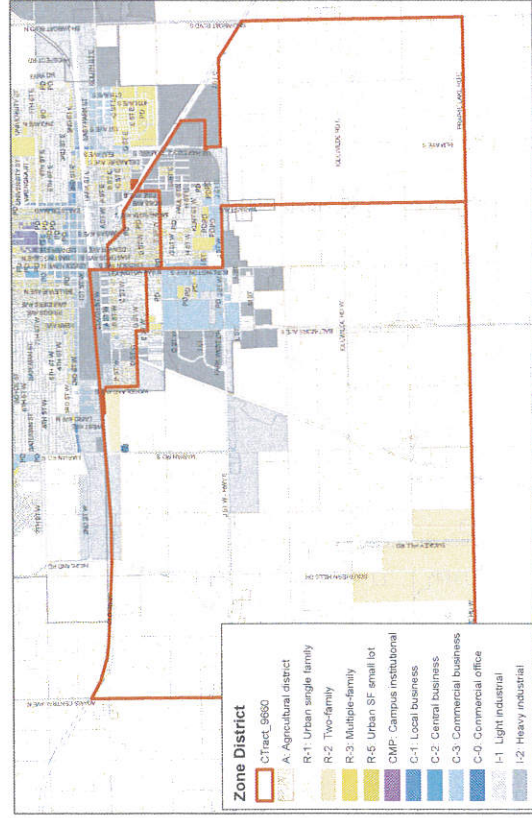
Mobility

Transit access is a challenge throughout Hastings. Access to multi-modal transportation routes is developing, with Pioneer Spirit Trail enhancements constructed in north and east Hastings. However, in the three subject tracts the trail enhancements have not been constructed, but are in the beginning planning stages. Walkability is average in town with job and commercial centers dispersed throughout all tracts.

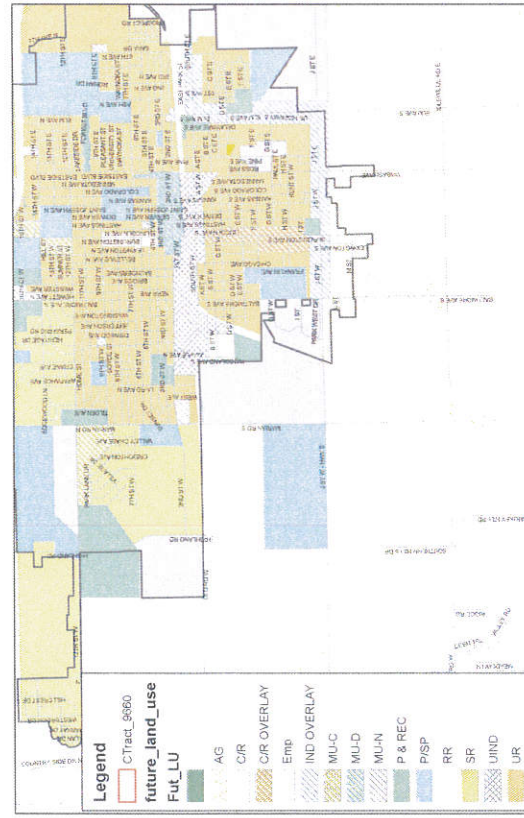
Exhibit A: Tract 9660 and 9657, Maps



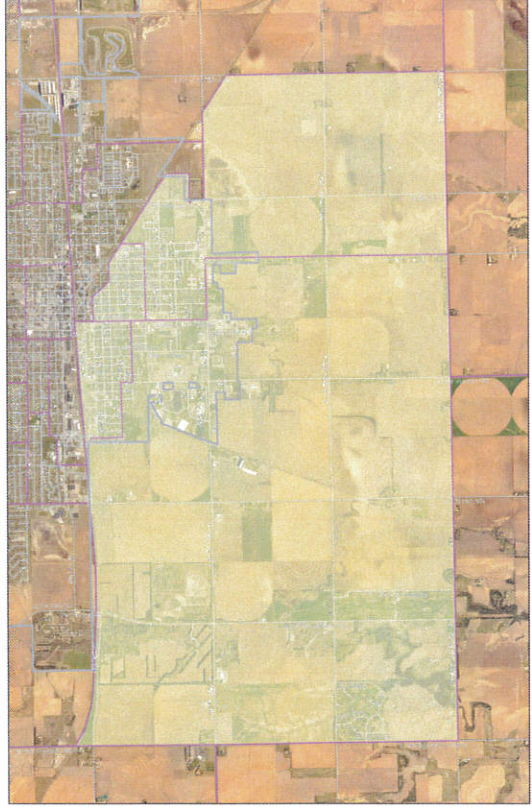
Census Tract 9660



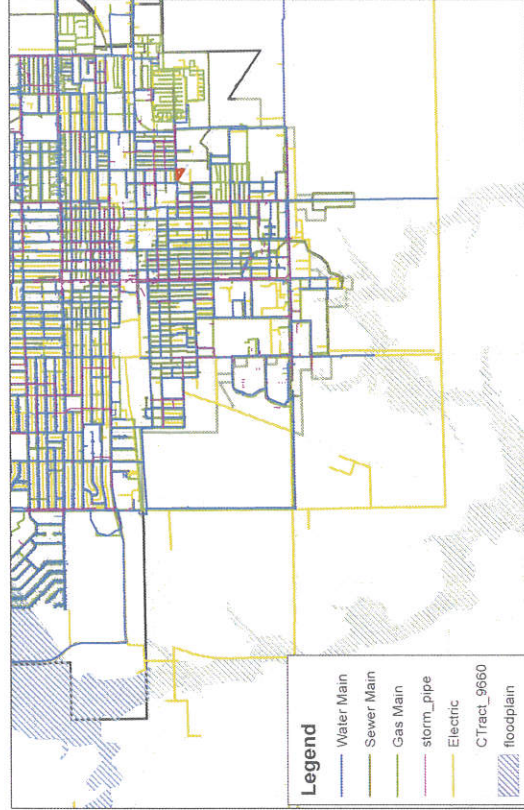
Zoning



Future Land Use

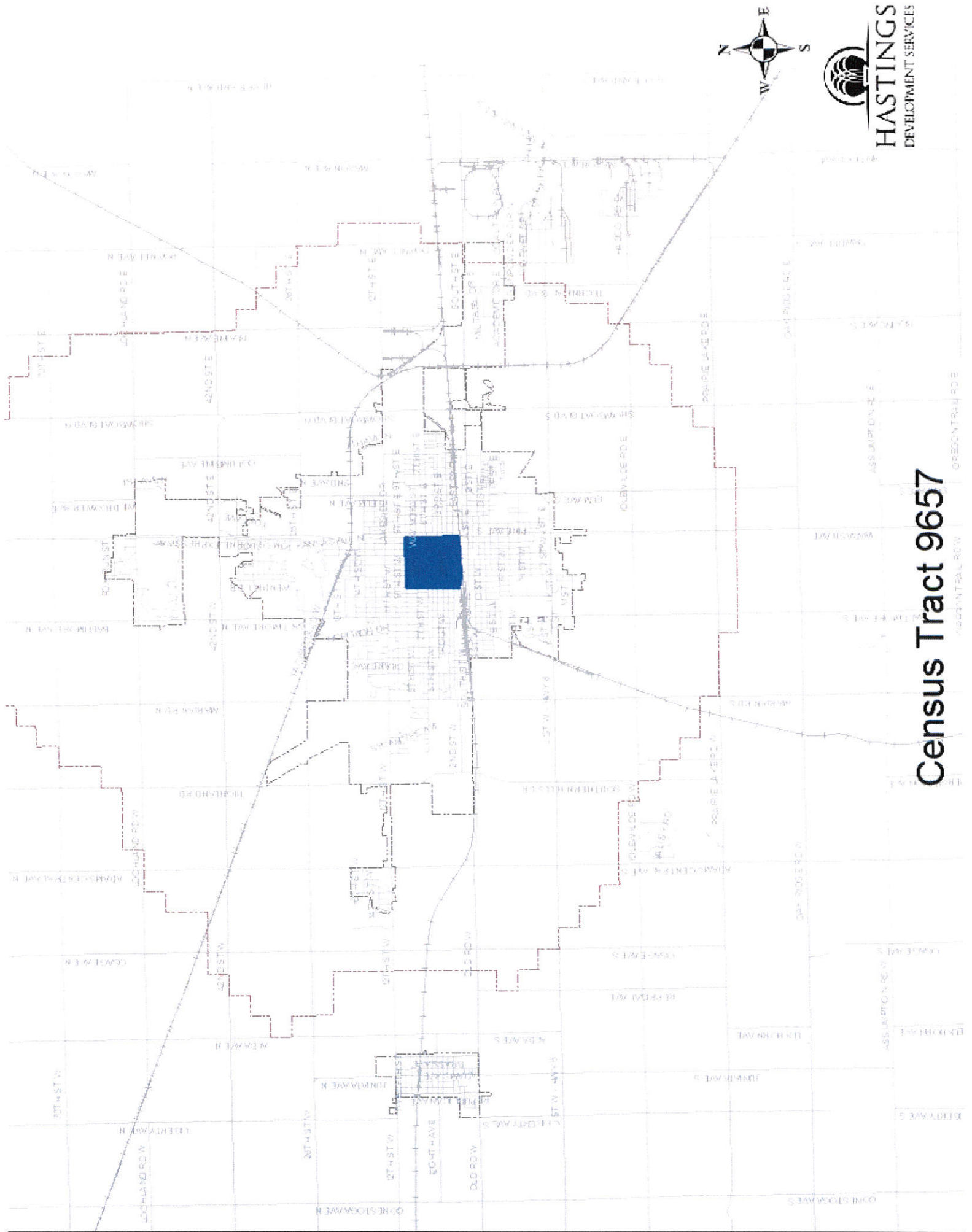


Aerial



Infrastructure and Floodplain

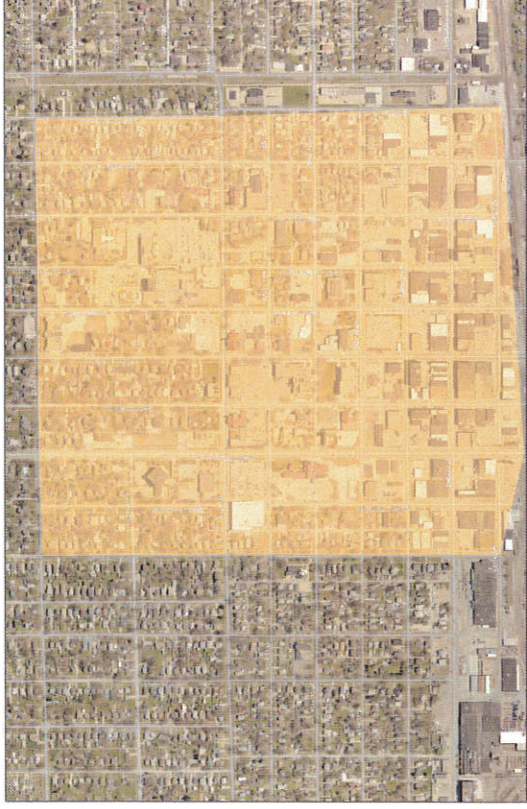
Census Tract 9660, Hastings, Adams County, Nebraska



Census Tract 9657



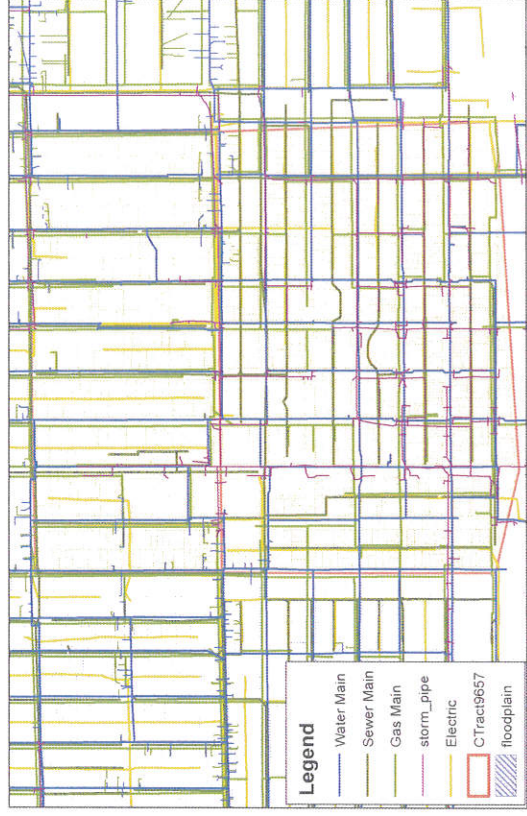
Zoning



Aerial



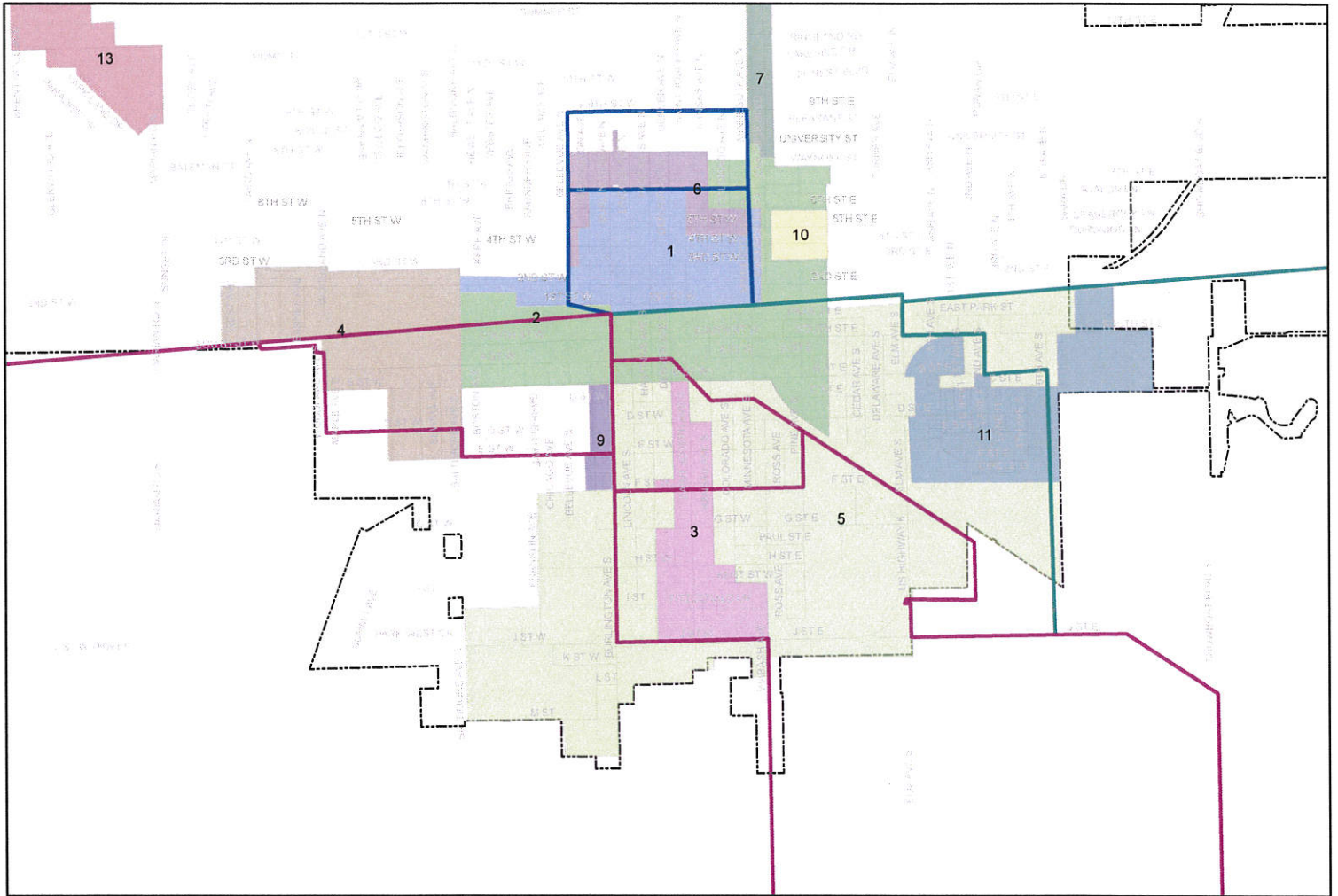
Future Land Use



Infrastructure and Floodplain

Census Tract 9657, Hastings, Adams County, Nebraska





Blight and Substandard Study Areas, 2018

