

HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Monday, June 15, 2020 at 4:00 PM via teleconference. The meeting is open to the public electronically or telephonically and a copy of the agenda is available at the Development Services Department Office, 220 N. Hastings Avenue, Hastings, Nebraska and on the City's website cityofhastings.org. Members of the public may view the meeting on the City's website cityofhastings.org, and may speak during the Public Hearings by calling 402.462.3500.

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, June 12, 2020. Pursuant to Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today's agenda can be found at www.cityofhastings.org. The meeting is open to the public electronically and telephonically and a copy of the agenda for such meeting, kept continually current, is available for public inspection on the City's web site at www.cityofhastings.org. Members of the public may view the meeting on the City website at www.cityofhastings.org and may speak regarding Public Hearings by calling 402.462.3500.
6. Approval of Minutes
 - a. Meeting of May 19, 2020
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. **2020-020.** Public hearing to recommend approval for a request to designate approximately 154.6 acres generally bound by the western and southern Corporate Limits, "B," "D" and "E" streets West (North), "F" Street West (South), Baltimore Avenue South (West) and Lexington Avenue South (East) in City of Hastings, Adams County, Nebraska, known as Redevelopment Area #16, as a blighted and substandard area, and to determine consistency with the Comprehensive Plan.

Motion to recommend approval of Resolution 2020-38, adoption of Blight and Substandard Determination Study for Redevelopment Area #16.

Planning Commission Agenda

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- b. **2020-021.** Public hearing for a change of zoning for Hultine Subdivision, Adams County, Nebraska, from A, Agricultural to R-1A, Single-Family Large Lot Residential District and to amend the Official Zoning District Map.

Motion to recommend approval of Ordinance No. 4635 and the amendment to the Official Zoning District Map to rezone Hultine Subdivision, Adams County, Nebraska, from A, Agricultural to R-1A, Single-Family Large Lot Residential District.

10. Subdivisions

- a. **2020-022.** Preliminary/Final plat for Hultine Subdivision, a replat of Block 2, Copple 1st Addition into 2 separate lots.
- b. **2020-023.** Preliminary/Final plat for Harlan Subdivision, a plat of Lot 1 Tonkinson's Subdivision and a part of the south 283' of the west 330' of the Southeast Quarter of the Southwest Quarter of Section 13, Township 7 North, Range 10 West of the 6th P.M.

11. Reports

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

Adjourn

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Tuesday, May 19, 2020

Pursuant to due call and notice thereof, a Regular Meeting of the Planning Commission of the City of Hastings was conducted via teleconference. The meeting was open to the public electronically and telephonically and a copy of the agenda and public access were available on line at the City's website, www.cityofhastings.org.

The meeting was called to order at 4:00 p.m. in Regular Session by Chairman Gaines with the following members present: Eric Arneson, Michelle Lewis, Mac Rundle, Marshall Gaines, Lou Kully, Rakesh Srivastava, LaDaun Schoenhals, Ann Hinton. Absent: Gavin Raitt, Alternate Willis Hunt.

Moved by Hinton, seconded by Kully, to adopt the current agenda for the Planning Commission meeting. Roll Call: Ayes: Arneson, Lewis, Gaines, Kully, Srivastava, Schoenhals, Hinton. Abstained: Rundle (technical difficulties). Absent: Raitt, Hunt. The motion carried.

The Public Notice was read into the record. Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, May 15, 2020. The public was advised that a copy of today's agenda could be found at www.cityofhastings.org. The meeting is open to the public electronically or telephonically and a copy of the agenda for such meeting, kept continually current, is available for public inspection at the office of the Development Services Department, 220 N. Hastings Ave., Hastings, Nebraska, during normal business hours and on the City Website, www.cityofhastings.org.

Moved by Lewis, seconded Hinton, to approve the Planning Commission Minutes for April 20, 2020. Roll Call: Ayes: Arneson, Lewis, Rundle, Gaines, Kully, Srivastava, Schoenhals, Hinton. Nays: None. Absent: Raitt, Hunt. The motion carried.

9. Public Hearings.

a. 2020-015. Public hearing to recommend a request for a Conditional Use Permit (CUP) for self-storage located at 1211 and 1215 East South Street, Hastings, Nebraska, legally described as Lots 1 & 2, ESU #9 Subdivision to the City of Hastings, Adams County, Nebraska.

Lisa Parnell-Rowe discussed the agenda item.

1. The proposed development will integrate compatibility with existing land uses and with permitted uses that may be established within any area to be affected by the proposed development.

Surrounding land uses are:

North: I-1, Light Industrial district. Davidsons Addition Subdivision is located here with mobile home community. Further north past this is the East Park Addition and railroad.

South: C-3, Commercial Business Districts and a variety of commercial and restaurant businesses;

East: C-3, Commercial Business District and existing Tuck It Away storage units and I-1, Light Industrial district. Southeast across South Street is heavier industrial district, I-2, with additional businesses, bar and grills.

West: C-3, Commercial Business Districts with Anytime Fitness, additional retail and automotive businesses, and to the northwest is more I-1, Light Industrial.

The location that has been selected by the applicant, who is represented by Quality Builders, LLC, is currently zoned C-3. This area is a mixture of commercial and industrial zones and this particular lot sits directly next to already pre-existing Tuck It Away storage units, which are on the lot directly to the east, and, also zoned C-3. This area is heavily exposed to traffic and was zoned this category with the intent to develop this area into general commercial uses such as personal services, convenience stores and auto-related service facilities. Future land use of this area is for commercial/retail. Though there are mobile home residents across East Park Street, this mobile home park is zoned I-1 light industrial and a compatible zone to transition to from C-3. East Park Street is also 70 feet of right of way (ROW) and the proposed storage units are setback from the lot line another 30' so though normally it is not ideal to place

a heavier commercial use next to residential this particular scenario is less concerning.

2. The use does not have a permanent negative impact that is substantially greater than the impact anticipated from development permitted in the base zone district.

Pedestrian and vehicular traffic circulation and safety. The applicant and Quality Builders LLC have reviewed this plan with engineering staff representing the streets and have approved. Effort has been taken on the part of the applicant to ensure the development adheres to International Fire Code (IFC) standards where access for emergency and fire personnel must be figured into the design of the streets within this development. Staff notes the review by Fire has also occurred and been approved for this site plan. Additionally, there are two large ingress/egress access points that are being added off of East Park Street allowing for optimal circulation of those it will serve. In the applicants narrative they have stated that they will meet the 75000-pound driving surface requirement also found in the IFC. Majority of the paths are 30' wide which is driven by a specific storage unit requirement for 30' in between units and this has been met and will allow for easier loading and unloading of larger moving vehicles.

Reasonable and economic extension of public utilities and facilities. As this is within City limits and already serviced by the City there is no extension of service required. Utilities has reviewed and approved this site plan. No noise, fumes and/or environmental pollution are anticipated. Rules for the use of the self-storage units will be included in the lease documents and posted on building-mounted signs. These rules will include but are not limited to the following:

1. All storage shall be kept within an enclosed building.
2. All of the following are prohibited on the property: The storage of gasoline, diesel fuel, paint, paint remover and other flammable materials. The repair, construction, or reconstruction of any boat, engine, motor vehicle, or furniture. The storage of any propane or gasoline storage tank is prohibited within or outside any structure on the property.

The maintenance of logical and efficient development patterns and land use mixtures. The development pattern of this use was established when the adjacent storage units were approved and placed in this area. The addition of these storage uses is logical due to its use compatibility to the existing units adjacent to the east and across the South Street ROW to the west. This use fits the zoning of this lot and surrounding zone districts and will not have a negative effect on property values.

3. The conditions imposed are necessary to ensure the maintenance of property values and the safety, health, comfort, and repose of the residents.

The use of storage unit should not evoke safety concerns and property values should remain same as similar adjacent uses. Providing these units will provide a service that is lacking in this area. Staff does not feel there will be need for any conditions imposed due to this use being in close proximity of the adjacent residential areas. Adjacent property notice letters were sent out to all within 300 feet of this location and there has been no response. There is over 100' between these residents and existing a fence and trees to separate this mobile home community from the commercial businesses to the south. There will be conditions placed on this CUP to ensure that site itself is safe for those it serves and that it also meets the specific storage unit criteria as stated in 34-402 (9).

4. That the use, subject to conditions, maintains compliance with the Comprehensive Plan and the purpose and intent of the zoning regulations.

The Comprehensive Plan for this property is commercial/retail, which is complementary to the fact that this area currently contains many similar businesses and uses. Based on the character and nature of this area Staff feels comfortable with the use of storage units being brought into this area and feels that it will bring City residents additional storage opportunities that continue to be needed.

A self-service storage facility has additional criteria that it must meet as spelled out in Chapter 34-404. The applicant has received a copy of these criteria and has either incorporated those things in their site plan or talked to those aspects in their narrative. The proposed Site Plan includes the dimensions of buildings, setbacks, parking locations, access, easement locations and drainage. The narrative they provided addresses how each aspect will work and provides more detail that will be provided in final

engineered plans. Due to the applicant wanting to ensure receipt of CUP approval prior to hiring an Engineer to complete all the necessary drawings staff has accepted this site plan and a narrative to supplement. All zoning requirements for the C-3 zone are shown and met in the Site Plan. Staff recommends approval.

Moved by Hinton, seconded by Srivastava, to recommend approval to the City Council of a Conditional Use Permit (CUP) for self-storage located at 1211 and 1215 E. South Street, Hastings, Nebraska, legally described as Lots 1 & 2, ESU #9 Subdivision to the City of Hastings, Adams County, Nebraska, subject to following condition:

1) There shall be compliance with any other applicable City, County, State or Federal regulations that shall apply.

2) The City Clerk shall forward to the Register of Deeds for recording an affidavit or such other instrument as may be deemed appropriate so as to provide notice to any person examining the real estate records of the existence of this conditional use permit. The recording costs incurred, to comply with this section, shall be paid by the applicant for the Conditional Use Permit.

Roll Call: Ayes: Arneson, Lewis, Rundle, Gaines, Kully, Srivastava, Schoenhals, Hinton. Nays: None. Absent: Raitt, Hunt. The motion carried.

b. 2020-013. Public hearing for a change of zoning for Hastings Rural Fire Subdivision, Adams County, Nebraska, from R-1, Urban Single Family Residential and A, Agricultural to R-1S, Single Family Suburban Acreage Residential District and to amend the Official Zoning District Map.

Motion to recommend approval of Ordinance No. 4632 and the amendment to the Official Zoning District Map to rezone Hastings Rural Fire Subdivision from R-1, Urban Single Family Residential and A, Agricultural to R-1S, Single Family Suburban Acreage Residential District.

Lisa Parnell-Rose discussed the agenda item.

Surrounding zoning is as follows:

North – A Agricultural and R-1 Urban Single Family Residential

South – A Agricultural

East - A Agricultural

West – R-1 Urban Single Family Residential

The future land use plan designation for the area is agricultural. Leaving this development agricultural does not align to the minimum lot requirements nor does it fit the use for a public facility. However, though our comprehensive plan does include a future zoning district for public/semi-public, the zoning code does not include a public/semi-public zoning district. After reviewing several other public facilities for zoning, historically public facilities have been zoned to the best fit residential zones. Rezoning to R1-S best meets the minimum lot requirements for both of these lots and also cleans up the mixture of zoning currently occurring for what will become Lot 1 with concurrent approval of final plat. This lot also serves as a public facility as this is where the Adams County Extension Office is located. This lot is partially zoned R-1, Urban Single Family Residential and A, Agricultural. The rezone to R1-S considers both the best fit for use and compatibility for location as allowable within the existing zoning districts. R1-S fits best to the larger suburban areas adjacent to smaller urban areas of the City where larger lots tend to develop. Staff recommends approval.

Moved by Kully, seconded by Rundle, to recommend approval to the City Council Ordinance No. 4632 for a change of zoning for Hastings Rural Fire Subdivision, Adams County, Nebraska, from R-1, Urban Single Family Residential and A, Agricultural to R-1S, Single Family Suburban Acreage Residential District, and to amend the Official Zoning District Map. Roll Call: Ayes: Arneson, Lewis, Rundle, Gaines, Kully, Srivastava, Schoenhals, Hinton. Nays: None. Absent: Raitt, Hunt. The motion carried.

c. 2020-016. Public hearing to recommend approval of Ordinance No. 4633, to amend Section 34-315.01 (c) of the City Code dealing with all other hoofed animals.

Motion to recommend approval of Ordinance No. 4633.

Lisa Parnell-Rowe discussed the agenda item.

The proposed text change and Ordinance would allow public that are zoned A, *Agriculture* and R-1A, *Single Family Large Lot Residential*, recourse for requesting additional other hoofed animals based on the size of their lot and review of such matter on a case-by-case basis through a Conditional Use Permit (CUP) process. Limited agriculture, defined as *the production of grain, animals, food and fiber on a small scale where any impacts on potential adjacent property from storage, operations, and equipment can be internalized into the site or buffered from abutting areas, typically not occurring on lots or parcels larger than 10 acres*, is listed in Table 200-1, *Uses and Districts*, as R for Restricted. Being a Restricted use allows for the use subject to specific use standards as referenced in Section 34-315-01. This text change and CUP option would be limited by use category in Table 200-1 to only owners of Agriculture lots, which must be at least 5 acres minimum and R-1A-zoned lots not less than 20,000 square feet. Staff supports this as text change and believes it will benefit many larger lot and acreage owners as it will provide them with greater options to utilize their property for sustainable food sources. This may assist some citizens during times where food distribution is negatively impacted during unexpected events such as we see now with COVID-19. Doing this for some may not be compatible to surrounding properties while for others it will make good sense. Requiring a CUP to occur past the already stated thresholds for no more than 2 hoofed animals other than horses will allow City to control inappropriate uses while providing options for others that may legitimately have ideal conditions to allow for this use to occur. Staff recommends approval.

Moved by Rundle, seconded by Lewis, to recommend approval to the City Council of Ordinance No. 4633 to amend Section 34-315.01 (c) of the City Code dealing with all other hoofed animals. Arneson left the meeting at 4:42. Roll Call: Ayes: Lewis, Rundle, Gaines, Kully, Srivastava, Schoenhals, Hinton. Nays: None. Absent: Raitt, Hunt. The motion carried.

d. 2020-017. Public hearing to recommend approval of Ordinance No. 4627 to amend Section 38-201 of the City Code to authorize preliminary and final plats to be processed in combination and to amend Section 38-202 regarding pre-authorized work before final plat approval.

Motion to recommend approval of Ordinance No. 4627.

Lisa Parnell-Rowe discussed the agenda item.

The proposed text change and Ordinance would allow staff to better streamline the plat process by allowing less complex subdivision plats to circumvent 4 total required public hearings. Currently, when a subdivision is processed as prescribed in sections 38-202 & 38-203 and it does not meet administrative plat criteria as charged in Section 38-204 it must undergo approvals from both Planning Commission and City Council in two separate rounds (1 for preliminary plat and another for final plat). This can take as many as approximately 75 days depending on the necessary revisions. Under the combination of a preliminary/final plat process, should the subdivision meet the established criterion, an applicant would be able to benefit from a much quicker turnaround of approximately 45 days. In past this has been a working practice at the discretion of staff that was not necessarily allowable in our code. It was is also not defined by thresholds which has made us appear to apply inconsistently. The Development Services fee structure includes a fee already for combined review, but the code does not prescribe to it. Establishing criteria for when it makes sense to apply this will make our intake assessment more accurate upfront and make our discretion of when to apply the plat process in this manner more consistent and fair for to all applicants being reviewed upon intake. The trends show the number of plats processed each year over the last 4 years has drastically increased. Based on the data available regarding zoning approvals, over 10% are for subdivision plats. However, due to limitations in tracking we speculate that this percentage is even higher than is recorded. A more complex subdivision is one that contains more lots, entails more than one owner and has a lien for which there must be acknowledgement and processing through a second party. In all these cases the need for a more discriminate and detailed review of the plat in 2

separate cycles is necessary to mitigate through all the potential issues and review more than once by commissioners and council. However, for a smaller Subdivision plat of 2-3 lots where the area has never been platted, is a tax lot or entails public infrastructure that require full commissioner and council approval (i.e., it will not qualify as an administrative plat), the need for this extra time seems cumbersome and unnecessary to our applicants. Often times it is a frustration to them and staff to follow.

This text amendment also removes language in 38-202 (3) that allows an applicant to be granted special permission by City Council to accomplish grading of streets and/or construction prior to final approvals being accomplished by Planning Commission and City Council. Staff feels that grading prior to approvals is a liability. Grading prior to approvals has the potential to leave dirt exposed without coverage for longer than would be the case if an immediate build were to occur, which can (in turn) be a hazard if high winds or rains occur to local infrastructure that does not have proper drainage mitigation in place. Processing special permission requests is an additional administrative burden that has no fees associated with it. Having this language included as an exception puts City Council in a position to make decisions that might appear unfairly applied due to the case-by-case scenario it infers without specific criterion to meet.

Staff fully supports this as text amendment and is anxious to start applying the code in this manner knowing the improvements it will make in the upfront pre-qualification of plats, as well as the time it will save for both the applicant and staff. Staff anticipates as many as 10 subdivision plats if not more will be processed in the near future based upon pre-qualification meetings with applicants regarding various projects. Staff recommends approval.

Moved by Kully, seconded by Hinton, to recommend approval to the City Council of Ordinance No. 4627 to amend Section 38-201 of the City Code to authorize preliminary and final plats to be processed in combination and to amend Section 38-202 regarding pre-authorized work before final plat approval. Roll Call: Ayes: Lewis, Rundle, Gaines, Kully, Srivastava, Schoenhals, Hinton. Nays: None. Absent: Raitt, Hunt, Arneson. The motion carried.

10. Subdivisions

a. 2020-018. Preliminary/Final plat for Warrings Second Subdivision.

Lisa Parnell-Rowe discussed the agenda item.

The Development Department and Plat Track review teams have reviewed this plat and the applicant has incorporated all preliminary recommendations. The flag lot configuration of this development meets the requirements prescribed for the flagpole when located within the two-mile extraterritorial jurisdiction of no more than 400 feet in length. The remaining portions of the flag lot (exclusive of flagpole) meet all lot width, front and rear yard setbacks, as well as all other proposed R-1S zoning requirements. The building location and lines have been added as part of final plat criteria and preliminary condition. Grading, landscape and topography plans were provided and have been approved by Engineering, utilities and Building Inspector as part of the preliminary condition. All requirements of Hastings City Code sections 38-202 & 38-203 have been met, and the final plat may be approved. Staff recommends approval.

Moved by Kully, seconded by Hinton, to recommend approval to the City Council the Preliminary/Final Plat for Warrings Second Subdivision. Roll Call: Ayes: Lewis, Rundle, Gaines, Kully, Srivastava, Schoenhals, Hinton. Nays: None. Absent: Raitt, Hunt, Arneson. The motion carried.

b. 2020-019. Final plat for Hastings Rural Fire Subdivision.

The Development Department and Plat Track review teams have reviewed this plat and the applicant has incorporated all preliminary recommendations. The flag lot configuration of this development meets the requirements prescribed for the flagpole when located within the two-mile extraterritorial jurisdiction of no more than 400 feet in length. The remaining portions of the flag lot (exclusive of flagpole) meet all lot width, front and rear yard setbacks, as well as all other proposed R-1S zoning requirements. The building location and lines have been added as part of final plat criteria and preliminary condition. Grading, landscape and topography plans were provided and have been approved by Engineering, utilities and Building Inspector as part of the preliminary condition. All requirements of Hastings City Code sections 38-202 & 38-203 have been met, and the final plat may be approved. Staff recommends approval.

Moved by Hinton, seconded by Schoenhals, to recommend approval to the City Council the Final Plat of Hastings Rural Fire Department. Roll Call: Ayes: Arneson, Lewis, Rundle, Gaines, Kully, Srivastava, Schoenhals, Hinton. Nays: None. Absent: Raitt, Hunt, Arneson. The motion carried.

11. Reports

a. Committee Reports

Hinton reported the Ad Hoc Committee did not meet.

b. Chairman Comments

None.

c. Staff Reports

Lisa Parnell-Rowe reported that she is still planning on scheduling a work session for the Planning Commission Training.

Moved by Rundle, second by Gaines, to adjourn.

Chairman

Department: Development Services
Staff Contact: Lisa Parnell-Rowe
Planning Commission Meeting Date: 6/15/2020
File No: 2020-020
Prepared By: Lisa Parnell-Rowe, Director of Development Services

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing to recommend approval for a request to designate approximately 154.6 acres generally bound by the western and southern Corporate Limits, “B,” “D” and “E” streets West (North), “F” Street West (South), Baltimore Avenue South (West) and Lexington Avenue South (East) in City of Hastings, Adams County, Nebraska, known as Redevelopment Area #16, as a blighted and substandard area, and to determine consistency with the Comprehensive Plan.

Motion to recommend approval of Resolution 2020-38, adoption of Blight and Substandard Determination Study for Redevelopment Area #16 and declaring Redevelopment Area #16 as blighted and substandard.

Names of People/Business affected by this action:

The property owners, the City of Hastings, and all affected taxing authorities.

Why Planning Commission action is required:

Neb. Rev. Stat. 18-2104 – The governing body of a city, to the greatest extent it deems to be feasible in carrying out the provisions of the Community Development Law, shall afford maximum opportunity, consistent with the sound needs of the city as a whole, to the rehabilitation or redevelopment of the community redevelopment area by private enterprises. The governing body of a city shall give consideration to this objective in exercising its powers under the Community Development Law, including the formulation of a workable program, the approval of community redevelopment plans consistent with the general plan for the development of the city, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations, relating to the use of land and the use and occupancy of buildings and improvements, the disposition of any property acquired, and the providing of necessary public improvements.

Type of action requested:

Motion

Suggested motion:

Motion to recommend approval of Resolution No. 2020-38, a Blight and Substandard Determination Study for Redevelopment Area #16 and declaring Redevelopment Area #16 as blighted and substandard.

Deadlines associated with action:

There will also be a public hearing at City Council on July 13, 2020.

Department head comments:

The attached Blight and Substandard study details existing conditions and statutory requirements for the area.

The applicant, Randy Chick for the Community Redevelopment Authority has commissioned a blight and substandard study to determine the possibility of declaring the area blighted and substandard pursuant to existing Nebraska Community Development Law, which is found in N.R.S. 18-2104 et. seq.

The subject property is located in the southwest portion of the of city limits generally bound by the western and southern Corporate Limits, “B,” “D” and “E” streets West (North), “F” Street West (South), Baltimore Avenue South (West) and Lexington Avenue South (East) in City of Hastings, Adams County, Nebraska. Primary land use for this area is Single-Family Residential, with large amounts of vacant-undeveloped land and some Multi-family Residential, Parks and Recreation, and public and quasi-public uses.

On January 21, 2020, The Community Redevelopment Authority voted 5-0 in favor of proceeding with the proposed Blight and Substandard Determination Study for Redevelopment Area #16 by forwarding the case to the City Planning Commission for consideration and recommendation.

Planning Commissions action pertaining to this case is to find that the Blight and Substandard study is consistent with the Comprehensive Plan. *Imagine Hastings* projects this area for Future Land Use is to be made up of predominantly Urban Residential, Parks and also will contain a small designation for public/quasi-public. Staff feels with so much of the existing area shown to be vacant and undeveloped that if we are to forge a path to make this land developable enough to fit its future outlook for Urban Residential then a first step would seem to be one to correct the deficiencies that hold it back from being viable land for buildout. The study finds strong presence of dilapidated/deterioration; age or obsolescence; inadequate provision for ventilation, light, air, sanitation or open spaces; and any combination of factors that are detrimental to the public health, safety, morals and welfare. Fifty-seven percent of the total structures were found to be deteriorating with minor defects or worse and the average age of residential structures in the area is an estimated 99 years. Segments of the water and sewer mains are not only undersized to todays standards but are near and exceeding 100 years old and in critical need of replacement. Of the 12 blight factors as established in the Nebraska Community Development laws this area shows a strong presence of 10 of the 12 established factors with one factor not reviewed at all (i.e., defective or unusual condition of title) and a reasonable presence of the remaining factor.

City Staff and the Community Redevelopment Authority have reviewed the study and believe that

it fulfills the statutory requirements to be declared Blight and Substandard. Once the General Redevelopment Plan is fully approved plan modifications can be presented to the Planning Commission at a later date for separate approval once any projects are identified and pursued.

Recommendation:

Staff recommends motion to recommend approval of the Blight and Substandard study and Resolution 2020-38 to the Hastings City Council and declaring Redevelopment Area #16 as blighted and substandard.

DATE 4 / 6 / 2020

FILE NO.

**PROJECT APPLICATION**

City of Hastings – Development Services
220 N. Hastings Avenue, Hastings, NE 68901
Phone: (402) 461-2302; Fax: (402) 461-2304
www.cityofhastings.org

Please check the appropriate box below to indicate the type of application you are requesting. Contact Development Services for minimum requirements. Incomplete applications will not be processed.

All applications must be completed by applicant prior to submission with all of the requested support materials by the last Monday of each month or they will be held until the next deadline to be processed.

- | | | | |
|---|---|--|--|
| ☐ Preliminary Plat | ☐ Final Plat | ☐ Short Plat | ☐ Administrative Plat |
| ☐ Code Amendment | ☐ Zoning Change | ☐ Vacation (Plat / ROW / Easements) | |
| ☐ Conditional Use Permit / Amendment | ☐ Planned District / Amendment | ☒ Blight & Substandard Study & General Redevelopment Plan for Redevelopment Area #16 | |
| ☐ Comprehensive Plan / Amendment | ☐ Annexation Petition / Addition to the City | | |

PROJECT INFORMATION

Project Name: Blight & Substandard Determination Study & General Redevelopment Plan for Redevelopment Area #16

Project Address: Southwest Hastings Within City Limit ☒ Yes ☐ No

Existing Zoning: Various - See zoning maps Proposed Zoning / Use: Various - See maps

Existing Comprehensive Plan Designation: Various - See maps Gross Area: 154.6 acres

Legal Description: Redevelopment Area #16 is situated in the southwestern portion of the City of Hastings, Nebraska, generally bound by the western and southern Corporate Limits, "B," "D" and "E" Streets West (North), "F" Street West (South), Baltimore Avenue South (West) and Lexington Avenue South (East). Number of Lots: See parcel listing on Page 1-2 of Study

See Exhibit A for specific legal

APPLICANT INFORMATION

Applicant: Randal Chick, Director, Community Redevelopment Authority Company: Community Redevelopment Authority

Address: 301 S. Burlington Tel: 402-461-8415 Fax: _____

City: Hastings State: NE Zip: 68901 Email: bidcra@gmail.com

Property Owner: Community Redevelopment Authority Company: Same

Address: 301 S. Burlington Tel: 402-461-8415 Fax: _____

City: Hastings State: NE Zip: 68901 Email: bidcra@gmail.com

Key Contact: Randal Chick Company: Community Redevelopment Authority

Address: 301 S. Burlington Tel: 402-461-8415 Fax: _____

City: Hastings State: NE Zip: 68901 Email: bidcra@gmail.com

I hereby acknowledge that all information provided with this application is true to the best of my knowledge.

Randal Chick 4/6/2020

Property Owner Signature Date Applicant Signature Date

DEPARTMENTAL USE ONLY

Fees: _____ Receipt No. _____

Accepted by Staff: _____ Case No. _____

Signature

Exhibit A

Lots and Blocks

Lots 115 thru 126
 Lots 103 thru 114
 Lots 91 thru 102
 Lots 1 and 2
 Lots 87 thru 90
 Lots 127 thru 132
 Lots 115 thru 126
 Lots 109 thru 114 and Lots 166 thru 171

 Lots 127 thru 132
 Tax Lots 31 thru 33, Part of SW $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 13-7-10
 Lots 1 and 2
 All
 Lots 1 thru 3
 Lots 133 thru 138
 Lots 1 thru 3
 Tax Lots 24 thru 30, Part of SW $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 13-7-10
 Lots 1 thru 6, Block 2
 Lots 139 thru 144
 Lots 1 and 2
 Lots 4 thru 6, Block 1
 Lots 1 thru 5 and 7 thru 13
 Lots 1 thru 12, Block 1
 Lots 1 thru 12, Block 2
 Lots 1 thru 12, Block 3
 Lots 145 thru 147
 Lots 14 thru 26
 Lots 133 thru 135
 Tax Lot 23, Part of SE $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 13-7-10
 Lots 136 thru 141
 Lots 1 thru 25
 Tax Lots 20 thru 22, Part of NW $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 13-7-10
 Lots 142 thru 147
 Tax Lots 4 thru 7, Part of NE $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 13-7-10
 Lots 1 and 2
 Tax Lots 9 thru 19, Part of NE $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 13-7-10

 Tax Lot 4, Part of W $\frac{1}{2}$ NE $\frac{1}{4}$ Sec. 14-7-10
 Tax Lot 3, Part of SE $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ Sec. 14-7-10
 Railroad Right-of-Way, Part of NE $\frac{1}{4}$ Sec. 14-7-10
 Lot 1, Block 18
 Lots 1 thru 6
 Lots 1 thru 22, Block 17
 Lots 1 thru 22, Block 7
 Lots 1 thru 6 and 11 thru 20, Block 6
 Lots 1 and 2
 Lots 1 thru 3
 Lots 1 thru 24, Block 1
 Tax Lots 34 thru 37, Part of SW $\frac{1}{4}$ NW $\frac{1}{4}$ Sec 13-7-10
 Lots 1 thru 6, N $\frac{1}{2}$ Lot 7 and Lots 9 thru 20, Block 2
 Lots 1 and 2
 Lots 1 thru 20, Block 1
 Lots 13, 16, 17 and 21 thru 24
 Lots 1 and 2
 Lot 1

Additions

A.M. Ghost's Addition
 A.M. Ghost's Addition
 A.M. Ghost's Addition
 Zeckser-Howsden Replat
 A.M. Ghost's Addition
 Railroad Addition
 Railroad Addition
 Railroad Addition

 A.M. Ghost's Addition
 City Extensions
 Sitzman's Addition
 Rutt's Addition
 Thaut's Addition
 A.M. Ghost's Addition
 Schreiner's Addition
 City Extensions
 Trupp's Addition
 A.M. Ghosts Addition
 Chamberlain Sub.
 Trupp's Addition
 Jorgensen's Addition
 Rohrer's Addition
 Rohrer's Addition
 Rohrer's Addition
 A.M. Ghost's Addition
 Jorgensen's Addition
 Railroad Addition
 City Extensions
 Railroad Addition
 Hamerand's Addition
 City Extensions
 Railroad Addition
 City Extensions
 Hartman/Borrell Add.
 City Extensions

 City Extensions
 City Extensions
 City Extensions
 Sewell's Addition
 W.L. Johnson Sub.
 Sewell's Addition
 Sewell's Addition
 Sewell's Addition
 Baker Subdivision
 Grande Subdivision
 Oberlin Land Co. Add.
 City Extensions
 Keller's Addition
 Habitat 4th Subdivision
 Keller's Addition
 Kent's Addition
 Bunde Subdivision
 Longshore Subdivision

All in the City of Hastings, Adams County, Nebraska, according to the recorded plats thereof.



Hastings, Nebraska

Blight & Substandard Determination Study & General Redevelopment Plan.

Redevelopment Area #16

Prepared by:

HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH



DECEMBER, 2019

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*COMPREHENSIVE PLANS & ZONING * HOUSING STUDIES *
DOWNTOWN, NEIGHBORHOOD & REDEVELOPMENT PLANNING *
CONSULTANTS FOR AFFORDABLE HOUSING DEVELOPMENTS**

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** Becky Hanna, Tim Keelan, Keith Carl, Jake Palm **

Hastings, Nebraska
Blight & Substandard Determination Study
Redevelopment Area #16

BLIGHT & SUBSTANDARD DETERMINATION STUDY

EXECUTIVE SUMMARY

Purpose of Study

The purpose of this **Blight and Substandard Determination Study** is to apply the criteria set forth in the **Nebraska Community Development Law**, Section 18-2103, to the designated **Redevelopment Area #16** in the **City of Hastings, Nebraska**. The results of this **Study** will assist the City in declaring the **Redevelopment Area** as both **blighted and substandard**.

Location

The referenced **Hastings, Nebraska Redevelopment Area #16** is situated in the southwestern portion of the City of Hastings, Nebraska, generally bound by the western and southern Corporate Limits, “B,” “D” and “E” Streets West (North), “F” Street West (South), Baltimore Avenue South (West) and Lexington Avenue South (East). The **Area** is comprised of an estimated **154.6 acres**. **This Redevelopment Area has been identified for future development activities, due to the existence of excessively aging structures, aging and deteriorating public infrastructure and the presence of functionally and economically obsolete land areas.**

Redevelopment Area #16 is located entirely within the current Corporate Limits of the City of Hastings, as depicted in **Illustration 1, Context Map, Page 3**. The **Area** primarily includes single family and multifamily residential and public facilities/structures and park and recreation areas. Key landmarks within the **Area** include Brickyard Park, Carter Field, Lincoln School, Heritage Manor Apartments, Lee Townhomes and the former Golden Friendship Center facility.

Large, undeveloped tracts of land exist in the western portion of the Redevelopment Area. Additional vacant/undeveloped parcels throughout the Area are considered functionally and economically obsolete.

The **Redevelopment Area** includes the following parcels of record on file with the Adams County Assessor:

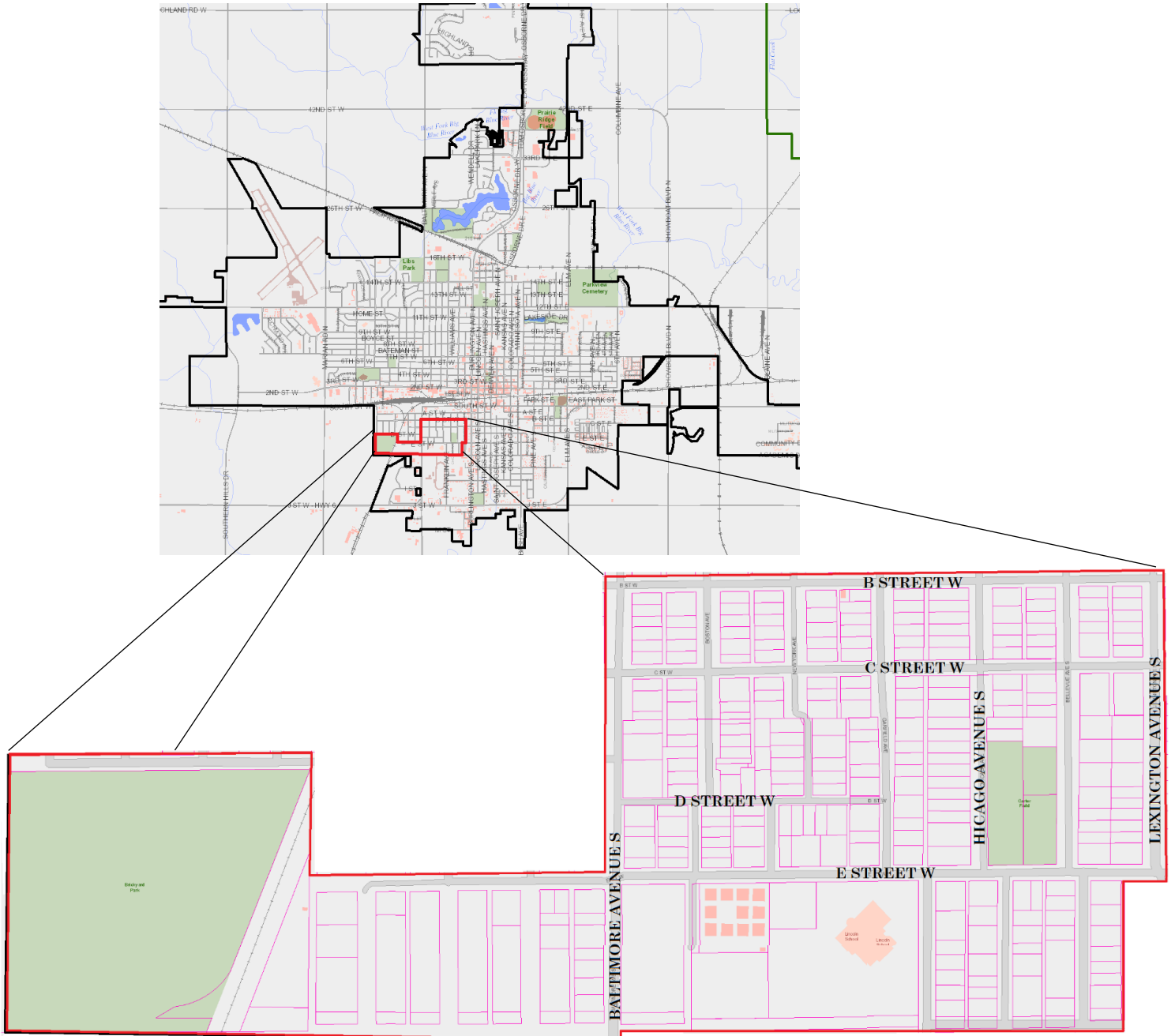
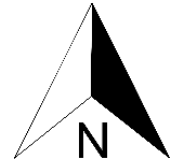
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010007539	010007597	010007712	010007843	010008122
010007540	010007598	010007713	010007844	010010468
010007541	010007599	010007714	010007845	010010471
010007542	010007600	010007715	010007846	010014057
010007543	010007601	010007716	010007847	010014058
010007544	010007602	010007717	010007848	010014059
010007545	010007603	010007718	010007849	010014061

010007546	010007604	010007719	010007850	010014062
0100007547	010007605	010007720	010007851	010014063
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010007551	010007609	010007724	010007855	010014067
010007552	010007610	010007725	010007856	010014069
010007553	010007611	010007726	010007857	010014070
010007554	010007612	010007727	010007858	010014072
010007555	010007613	010007738	010007859	010014073
010007556	010007614	010007739	010007860	010014074
010007557	010007615	010007740	010007861	010014075
010007558	010007616	010007741	010007862	010014076
010007559	010007617	010007742	010007863	010014077
010007560	010007618	010007743	010007864	010014078
010007561	010007619	010007809	010007865	010014079
010007562	010007620	010007810	010007866	010014080
010007563	010007621	010007811	010007867	010014081
010007564	010007622	010007812	010007868	010014082
010007565	010007623	010007813	010007869	010014083
010007566	010007624	010007814	010007908	010014084
010007567	010007625	010007815	010007909	010014085
010007568	010007626	010007816	010007910	010014982
010007569	010007627	010007817	010007911	010016639
010007570	010007628	010007818	010007912	010016644
010007571	010007629	010007819	010007913	010016646
010007572	010007630	010007820	010007914	010016647
010007573	010007638	010007821	010007915	010016649
010007574	010007639	010007822	010007916	010016656
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010007576	010007641	010007824	010007918	010016661
010007577	010007642	010007825	010007919	010016662
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010007579	010007645	010007827	010007952	010016667
010007580	010007697	010007828	010007953	010016686
010007581	010007698	010007829	010007954	010017007
010007582	010007699	010007830	010007958	010017008
010007583	010007700	010007831	010008110	010017010
010007584	010007701	010007832	010008111	010017011
010007585	010007702	010007833	010008112	010017013
010007588	010007703	010007834	010008113	010017015
010007589	010007704	010007835	010008114	010017046
010007590	010007705	010007836	010008115	010017047
010007591	010007706	010007837	010008116	010017048
010007592	010007707	010007838	010008117	010017088
010007593	010007708	010007839	010008118	010017089
010007594	010007709	010007840	010008119	010018676
010007595	010007710	010007841	010008120	010019009

CONTEXT MAP – ILLUSTRATION 1

REDEVELOPMENT AREA #16

HASTINGS, NEBRASKA



LEGEND

REDEVELOPMENT AREA #16

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COMMUNITY PLANNING & RESEARCH

* Lincoln, Nebraska * 402.464.5383 *
 Hastings, Nebraska

Blight & Substandard Determination Study
 Redevelopment Area #16

This **blight and substandard evaluation** included a detailed exterior **Structural/Site Conditions Survey of 270 structures** and associated parcels, conversations with City of Hastings Administration and Staff and a review of available reports and documents containing information which could substantiate the existence of **blight and substandard conditions**.

SUBSTANDARD AREA

As set forth in the Nebraska legislation, a **substandard area** shall mean one in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the presence of the following factors:

1. Dilapidated/deterioration;
2. Age or obsolescence;
3. Inadequate provision for ventilation, light, air, sanitation or open spaces;
4.
 - (a) High density of population and overcrowding; or
 - (b) The existence of conditions which endanger life or property by fire and other causes; or
 - (c) Any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, and is detrimental to the public health, safety, morals or welfare.

BLIGHTED AREA

As set forth in the Section 18-2103 (11) Nebraska Revised Statutes (Cumulative Supplement 1994), a **blighted area** shall mean "an area, which by reason of the presence of the following factors:

1. A substantial number of deteriorated or deteriorating structures;
2. The advanced age and associated condition of structures;
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
4. Insanitary or unsafe conditions due to the age, small diameter of water mains;
5. Deterioration of site or other improvements due to nearly 40 percent of the parcels having overall site conditions rated as "fair";
6. Diversity of ownership;
7. Tax or special assessment delinquency exceeding the fair value of the land;
8. Defective or unusual conditions of title;
9. Improper subdivision or obsolete platting;

10. The existence of conditions which endanger life or property by fire or other causes;
11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability; and
12. Is detrimental to the public health, safety, morals or welfare in its present condition and use; and in which there is at least one or more of the following conditions exists;
 1. Unemployment in the study or designated blighted area is at least one hundred twenty percent of the state or national average;
 2. The average age of the residential or commercial units in the area is at least 40 years;
 3. More than half of the plotted and subdivided property in an area is unimproved land that has been within the City for 40 years and has remained unimproved during that time;
 4. The per capita income of the study or designated blighted area is lower than the average per capita income of the City or Village in which the area is designated; or
 5. The area has had either stable or decreasing population based on the last two decennial censuses."

While it may be concluded the mere presence of a majority of the stated **Factors** may be sufficient to make a finding of **blight and substandard**, this evaluation was made on the basis that existing **Blight and Substandard Factors** must be present to an extent which would lead reasonable persons to conclude public intervention is appropriate or necessary to assist with any development or redevelopment activities. Secondly, the distribution of **Blight and Substandard Factors** throughout the **Hastings, Nebraska Redevelopment Area #16** must be reasonably distributed so basically good areas are not arbitrarily found to be blighted simply because of proximity to areas which are **blighted and substandard**.

On the basis of this approach, the Hastings, Nebraska Redevelopment Area #16 is found to be eligible as "blighted" and "substandard", within the definition set forth in the legislation. Specifically:

SUBSTANDARD FACTORS

All Four Substandard Factors set forth in the Nebraska Community Development Law have a “strong presence” within the Hastings, Nebraska Redevelopment Area #16. The Substandard Factors are summarized, below.

**TABLE 1
SUBSTANDARD FACTORS
REDEVELOPMENT AREA #16
HASTINGS, NEBRASKA**

- | | | |
|----|---|---|
| 1. | Dilapidated/deterioration. | ☐ |
| 2. | Age or obsolescence. | ☐ |
| 3. | Inadequate provision for ventilation, light, air, sanitation or open spaces. | ☐ |
| 4. | Any combination of factors that are detrimental to the public health, safety, morals, or welfare. | ☐ |

Strong Presence of Factor ☐
Reasonable Presence of Factor ■
No Presence of Factor ○
Source: Hanna:Keelan Associates, P.C., 2019.

Strong Presence of Factor –

The results of the **Structural/Site Conditions Survey** identified **101 structures** in **Redevelopment Area #16** as being in a ***deteriorating*** condition with minor defects. An additional **53 structures** were identified as being in a ***deteriorating*** condition with major defects or in a dilapidated condition. Combined, a total of **154 structures**, or **57 percent** of the **270 total structures**, being in a ***deteriorating*** condition with minor defects or worse.

Based on record information from the Adams County Assessor’s Office and based on the results of the **Survey** analysis, a total of **248 structures**, or **92 percent** of the 270 total structures are ***40+ years of age*** (built in or prior to 1979). The **average age of residential** structures in the **Redevelopment Area** is an estimated 99 years. The **Factor of Age or Obsolescence** is a **strong presence** throughout the **Area**.

The conditions which result in the ***Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Space*** are a **strong presence** throughout **Redevelopment Area #16**. Hastings Utilities Staff estimate that the municipal water, sewer, gas, electric and storm sewer mains within **Redevelopment Area #16** range between “good” and “poor” condition. Specifically, segments of water and sewer mains were identified as undersized by today’s demand and development standards, as well as approaching or exceeding 100 years of age and in critical need of replacement. Some segments of storm sewer were also identified to be in “fair” to “poor” condition and consist of outmoded materials.

Open Space park and recreation areas, including Brickyard Park and Carter Field, exist in the **Redevelopment Area**. Improvement and modernization of specific park amenities is an ongoing financial obligation of the City.



The **Structural/Site Conditions Survey** determined that the **Substandard Factor Any Combination of Factors that are Detrimental to the Public Health, Safety, Morals, or Welfare** is a **strong presence** throughout the **Redevelopment Area**. The primary contributing elements include deteriorating and dilapidated buildings that will require rehabilitation for future use and occupation, as well as the existence of wood frame buildings containing combustible elements and fixtures. Additionally, water and sanitary sewer mains within the **Area** are aging and constructed of outmoded material. Hastings Utilities Staff estimate that segments of water and sewer mains were identified to be undersized by today’s demand and development standards, as well as approaching or exceeding 100 years of age and in critical need of replacement.



Hastings, Nebraska
Blight & Substandard Determination Study
Redevelopment Area #16

The prevailing substandard conditions, evident in buildings and the public infrastructure, as determined by the Structural/Site Conditions Survey, in the Redevelopment Area include:

1. Deteriorating and dilapidated structures;
2. Advanced Age of structures, including an average age of 99 years for residential structures;
3. Frame and masonry buildings with wooden structural elements containing both combustible building components and materials which are potential fire hazards.
4. Approximately 35 percent of parcels in the **Area** were recorded as maintaining “Poor” to “Fair” overall site conditions;
5. **Functionally and economically obsolete structures and land areas**, including tracts of vacant/undeveloped land in the western portions of the **Area**, as well as vacant/undeveloped and inaccessible lots in residential neighborhoods throughout the **Area**.
6. The **Area** is serviced by utility mains that are aging and constructed of outmoded materials.



BLIGHT FACTORS

Of the **12 Blight Factors** set forth in the **Nebraska Community Development Law**, throughout the **Hastings, Nebraska Redevelopment Area #16**, **10** represent a **strong presence** and **one** is present to a **reasonable extent**. The Factor, “defective or unusual condition of title,” was not reviewed. **Blight Factors** are reasonably distributed throughout **Area #16**.

TABLE 2
BLIGHT FACTORS
REDEVELOPMENT AREA #16
HASTINGS, NEBRASKA

1.	A substantial number of deteriorated or dilapidated structures.	☑
2.	Existence of defective or inadequate street layout.	▣
3.	Faulty lot layout in relation to size, adequacy, accessibility or usefulness.	☑
4.	Insanitary or unsafe conditions.	☑
5.	Deterioration of site or other improvements.	☑
6.	Diversity of Ownership.	☑
7.	Tax or special assessment delinquency exceeding the fair value of land.	☑
8.	Defective or unusual condition of title.	NR
9.	Improper subdivision or obsolete platting.	☑
10.	The existence of conditions which endanger life or property by fire or other causes.	☑
11.	Other environmental and blighting factors.	☑
12.	One of the other five conditions.	☑

Strong Presence of Factor	☑
Reasonable Presence of Factor	▣
Little or No Presence of Factor	○
NR = Not Reviewed	NR

Source: Hanna:Keelan Associates, P.C., 2019.

Strong Presence of Factor –

Deteriorated or Dilapidated Structures are a **strong presence** throughout **Redevelopment Area #16**. A total of 53, or 20 percent of the 270 total structures were documented as deteriorating with major defects, or in a dilapidated state of condition. An additional **101 structures, or 37 percent**, were documented as deteriorating with minor defects.

Faulty Lot Layout is a **strong presence** throughout the **Redevelopment Area**. Large and/or irregular, vacant/undeveloped tracts of land exist within **Area #16**, which, in present state, cannot support today's municipal development standards. Parcels within the **Area** are irregularly shaped (lack uniform width and/or depth) due to large lots being subdivided on an as-needed basis to support one or multiple development projects. Additionally, several lots in the **Area** have been subdivided and re-platted to irregular sizes to support development inconsistent with the original plat, or are inaccessible due to a lack of complete streets.

Insanitary or Unsafe Conditions are a **strong presence** throughout the entire **Redevelopment Area**. Conditions contributing to this **Factor** include the presence of 154 buildings being in, at least, a minor or major deteriorating or dilapidated condition and 248 structures being 40+ years of age. Segments of water and sewer mains were identified to be undersized by today's demand and development standards, as well as approaching or exceeding 100 years of age and in critical need of replacement.

Deterioration of Site or Other Improvements is a **strong presence** throughout **Redevelopment Area #16**. An estimated 111, or 35 percent of the 315 total parcels were observed to have "poor" or "fair" overall site conditions. Additionally, a total of 53, or 20 percent of the 270 total structures were documented as deteriorating with major defects, or in a dilapidated.

Tax or Special Assessment Delinquency Exceeding the Fair Value of Land is a **strong presence** throughout the **Redevelopment Area**. Research of public records from the Adams County Treasurer's Office concluded that of the 315 parcels within the **Area**, **25** were recorded as **property tax delinquent**. Several parcels throughout **Area #1** are property tax exempt, including parcels owned by the City of Hastings, Adams County, churches, schools and utility companies.

Diversity of Ownership is a **strong presence** throughout **Area #16**. Research of public records from the Adams County Assessor's Office indicates that approximately **259 individuals or ownership groups** own property within **Redevelopment Area #16**.

Improper Subdivision or Obsolete Platting is a **strong presence** throughout **Redevelopment Area #16**. Large, vacant/undeveloped and/or irregular tracts of land in the western portions of the **Area** should be re-platted for future development, as per the **City of Hastings Subdivision Regulations**. Many of these parcels are inaccessible due to incomplete street development.

The ***Existence of Conditions Which Endanger Life or Property by Fire or Other Causes*** is a **strong presence** throughout **Area #16**. Conditions associated with this factor include structures comprised of predominately wooden and combustible elements or fixtures. Additionally, several buildings were identified as deteriorating with minor defects, or worse. Further, water and sanitary sewer mains in the **Area** are approaching or have exceeded 100 years of age and constructed of outmoded materials. Water and sewer mains will need to be replaced and/or expanded to support future development efforts in existing neighborhoods and large, vacant/undeveloped parcels within the **Redevelopment Area**.

In regards to ***Other Environmental and Blighting Factors***, **functionally and economically obsolescent land uses** are a **strong presence** throughout **Redevelopment Area #16**. The **Area** contains buildings that are deteriorating with minor and major defects or dilapidated, outmoded infrastructure, as well as underdeveloped/underutilized lots and land parcels.

One of the Required Five Additional Blight Factors has a **strong presence** throughout **Redevelopment Area #16**. Based on the **Structural/Site Conditions Survey** and records of the Adams County Assessor's Office, the estimated average age of residential structures in the **Area** is **99 years**, exceeding the blight criteria of 40+ years of age.

Reasonable Presence of Factor -

Existence of Defective or Inadequate Street Layout is a **reasonable presence** throughout the **Redevelopment Area**, due to a lack of platted and developed streets and approximately 15 percent of existing streets being "poor" or "fair" in condition. Portions of the **Redevelopment Area** currently lack adequate street access, with "missing links," or incomplete road segments, in what is otherwise a standard grid-pattern alignment. Additionally, an estimated 55 percent of parcels within the **Area** either lack sidewalk accessibility or maintain sidewalks in a "poor" or "fair" condition.

Conclusion

It is the conclusion of the Consultant that the number, degree and distribution of **Blight and Substandard Factors**, as documented in this **Executive Summary**, are beyond remedy and control solely by regulatory processes in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids provided in the **Nebraska Community Development Law**. It is also the opinion of the that the Consultant findings of this **Blight and Substandard Determination Study** warrant designating the **City of Hastings, Nebraska Redevelopment Area #16** as "substandard" and "blighted."

The conclusions presented in this **Study** are those of the Consultant engaged to examine whether conditions of **blight and substandard** exist. The Hastings Community Redevelopment Authority, Planning Commission and City Council should review this Study and, if satisfied with the summary of findings contained herein, may adopt a resolution making a **finding of blight and substandard** and this **Study** a part of the public record.



BASIS FOR REDEVELOPMENT

For a project in the City of Hastings to be eligible for redevelopment under the **Nebraska Community Development Law**, the subject area or areas must first qualify as both a “**substandard**” and “**blighted**” area, within the definition set forth in the **Nebraska Community Development Law**. This **Study** has been undertaken to determine whether conditions exist which would warrant designation of the **Hastings, Nebraska Redevelopment Area #16** as a “**blighted and substandard area**” in accordance with provisions of the law.

As set forth in Section 18-2103 (10) Neb. Rev. Stat. (Cumulative Supplement 1994), a **substandard area** shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the following:

1. Dilapidation/deterioration;
2. Age or obsolescence;
3. Inadequate provision for ventilation, light, air, sanitation or open spaces;
4.
 - (a) High density of population and overcrowding; or
 - (b) The existence of conditions which endanger life or property by fire and other causes; or
 - (c) Any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime, and is detrimental to the public health, safety, morals or welfare.

As set forth in the Nebraska legislation, a **blighted area** shall mean an area, which by reason of the presence of:

1. A substantial number of deteriorated or deteriorating structures;
2. Existence of defective or inadequate street layout;
3. Faulty lot layout in relation to size, adequacy, accessibility or usefulness;
4. Insanitary or unsafe conditions;
5. Deterioration of site or other improvements;
6. Diversity of ownership;
7. Tax or special assessment delinquency exceeding the fair value of the land;
8. Defective or unusual conditions of title;

9. Improper subdivision or obsolete platting;
10. The existence of conditions which endanger life or property by fire or other causes;
11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability;
12. Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:
 1. Unemployment in the designated blighted area is at least one hundred twenty percent of the state or national average;
 2. The average age of the residential or commercial units in the area is at least 40 years;
 3. More than half of the plotted and subdivided property in the area is unimproved land that has been within the City for 40 years and has remained unimproved during that time;
 4. The per capita income of the designated blighted area is lower than the average per capita income of the City or Village in which the area is designated; or
 5. The area has had either stable or decreasing population based on the last two decennial censuses.

The Consultant for this **Blight and Substandard Determination Study** was guided by the premise that the finding of **blight and substandard** must be defensible and sufficient evidence of the presence of **Factors** should exist so members of the Hastings City Council (local governing body), acting as reasonable and prudent persons, could conclude public intervention is necessary or appropriate. Therefore, each factor was evaluated in the context of the extent of its presence and the collective impact of all **Factors** found to be present.

Also, these deficiencies should be reasonably distributed throughout the **Redevelopment Area**. Such a "reasonable distribution of deficiencies test" would preclude localities from taking concentrated **areas of blight and substandard conditions** and expanding the areas arbitrarily into non-blighted/substandard areas for planning or other reasons. The only exception which should be made to this rule is where projects must be brought to a logical boundary to accommodate new development and ensure accessibility, but even in this instance, the inclusion of such areas should be minimal and related to an area otherwise meeting the reasonable distribution of deficiencies test.

THE STUDY AREA

The purpose of this **Study** is to determine whether all or part of **Redevelopment Area #16** in the City of Hastings, Nebraska, qualifies as a **blighted and substandard area**, within the definition set forth in the **Nebraska Community Development Law**, Section 18-2103.

Location

The referenced **Hastings, Nebraska Redevelopment Area #16** is situated in the southwestern portion of the City of Hastings, Nebraska, generally bound by the western and southern Corporate Limits, “B,” “D” and “E” Streets West (North), “F” Street West (South), Baltimore Avenue South (West) and Lexington Avenue South (East). The **Area** is comprised of an estimated **154.6 acres**. **This Redevelopment Area has been identified for future development activities, due to the existence of excessively aging structures, aging and deteriorating public infrastructure and the presence of functionally and economically obsolete land areas.**

Redevelopment Area #16 is located entirely within the current Corporate Limits of the City of Hastings, as depicted in **Illustration 1, Context Map, Page 3**. The **Area** primarily includes single family and multifamily residential and public facilities/structures and park and recreation areas. Key landmarks within the **Area** include Brickyard Park, Carter Field, Lincoln School, Heritage Manor Apartments, Lee Townhomes and the former Golden Friendship Center facility.

Large, undeveloped tracts of land exist in the western portion of the Redevelopment Area. Additional vacant/undeveloped parcels throughout the Area are considered functionally and economically obsolete.

The **Redevelopment Area** includes the following parcels of record on file with the Adams County Assessor:

010007538	010007596	010007711	010007842	010008121
010007539	010007597	010007712	010007843	010008122
010007540	010007598	010007713	010007844	010010468
010007541	010007599	010007714	010007845	010010471
010007542	010007600	010007715	010007846	010014057
010007543	010007601	010007716	010007847	010014058
010007544	010007602	010007717	010007848	010014059
010007545	010007603	010007718	010007849	010014061
010007546	010007604	010007719	010007850	010014062
0100007547	010007605	010007720	010007851	010014063
010007548	010007606	010007721	010007852	010014064
010007549	010007607	010007722	010007853	010014065
010007550	010007608	010007723	010007854	010014066
010007551	010007609	010007724	010007855	010014067

010007552	010007610	010007725	010007856	010014069
010007553	010007611	010007726	010007857	010014070
010007554	010007612	010007727	010007858	010014072
010007555	010007613	010007738	010007859	010014073
010007556	010007614	010007739	010007860	010014074
010007557	010007615	010007740	010007861	010014075
010007558	010007616	010007741	010007862	010014076
010007559	010007617	010007742	010007863	010014077
010007560	010007618	010007743	010007864	010014078
010007561	010007619	010007809	010007865	010014079
010007562	010007620	010007810	010007866	010014080
010007563	010007621	010007811	010007867	010014081
010007564	010007622	010007812	010007868	010014082
010007565	010007623	010007813	010007869	010014083
010007566	010007624	010007814	010007908	010014084
010007567	010007625	010007815	010007909	010014085
010007568	010007626	010007816	010007910	010014982
010007569	010007627	010007817	010007911	010016639
010007570	010007628	010007818	010007912	010016644
010007571	010007629	010007819	010007913	010016646
010007572	010007630	010007820	010007914	010016647
010007573	010007638	010007821	010007915	010016649
010007574	010007639	010007822	010007916	010016656
010007575	010007640	010007823	010007917	010016660
010007576	010007641	010007824	010007918	010016661
010007577	010007642	010007825	010007919	010016662
010007578	010007643	010007826	010007920	010016666
010007579	010007645	010007827	010007952	010016667
010007580	010007697	010007828	010007953	010016686
010007581	010007698	010007829	010007954	010017007
010007582	010007699	010007830	010007958	010017008
010007583	010007700	010007831	010008110	010017010
010007584	010007701	010007832	010008111	010017011
010007585	010007702	010007833	010008112	010017013
010007588	010007703	010007834	010008113	010017015
010007589	010007704	010007835	010008114	010017046
010007590	010007705	010007836	010008115	010017047
010007591	010007706	010007837	010008116	010017048
010007592	010007707	010007838	010008117	010017088
010007593	010007708	010007839	010008118	010017089
010007594	010007709	010007840	010008119	010018676
010007595	010007710	010007841	010008120	010019009

Table 3 identifies the estimated **existing land use** within **Redevelopment Area #16**, in terms of number of acres and percentage of total for all existing uses. The existing land use is graphically presented on **Illustration 2, Page 17**.

Large tracts of vacant/undeveloped land areas comprise approximately 13 percent of the total land use in the **Redevelopment Area**. The primary use of developed land areas is single family residential, which comprises approximately 46.8 acres, or about 30 percent of the total land use in the **Area**, followed by park/recreation and streets/alleys/right-of-way land uses.

**TABLE 3
EXISTING LAND USE
REDEVELOPMENT AREA #16
HASTINGS, NEBRASKA**

<u>Land Use</u>	<u>Acres</u>	<u>Percent</u>
Public/Quasi-Public	9.6	6.2%
Park/Recreation	30.8	19.9%
Single Family Residential	46.8	30.4%
Multifamily Residential	6.9	4.4%
Commercial	0.05	0.03%
Railroad Corridor	2.9	1.9%
Streets/Alleys/Right-Of-Way	37.0	23.9%
<u>Vacant/Undeveloped</u>	<u>20.6</u>	<u>13.3%</u>
Totals	154.6	100.0%

Source: Hanna:Keelan Associates, P.C., 2019.

Illustration 3, Page 18 identifies the existing **Zoning Classifications** in the **Redevelopment Area**. Four different Zoning Districts are represented within **Area #16**: Urban Residential Single Family Residential, Mixed Density Neighborhood, Multiple-Family Residential and Light Industrial. Zoning activities throughout **Redevelopment Area #16** are administered by the City of Hastings.



Hastings, Nebraska
Blight & Substandard Determination Study
Redevelopment Area #16

EXISTING LAND USE MAP – ILLUSTRATION 2

REDEVELOPMENT AREA #16

HASTINGS, NEBRASKA



LEGEND

- VACANT/UNDEVELOPED
- PARKS/RECREATION
- PUBLIC/QUASI-PUBLIC
- SINGLE FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- COMMERCIAL
- RAILROAD CORRIDOR
- REDEVELOPMENT AREA BOUNDARY



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Hastings, Nebraska
Blight & Substandard Determination Study
Redevelopment Area #16

EXISTING ZONING MAP – ILLUSTRATION 3

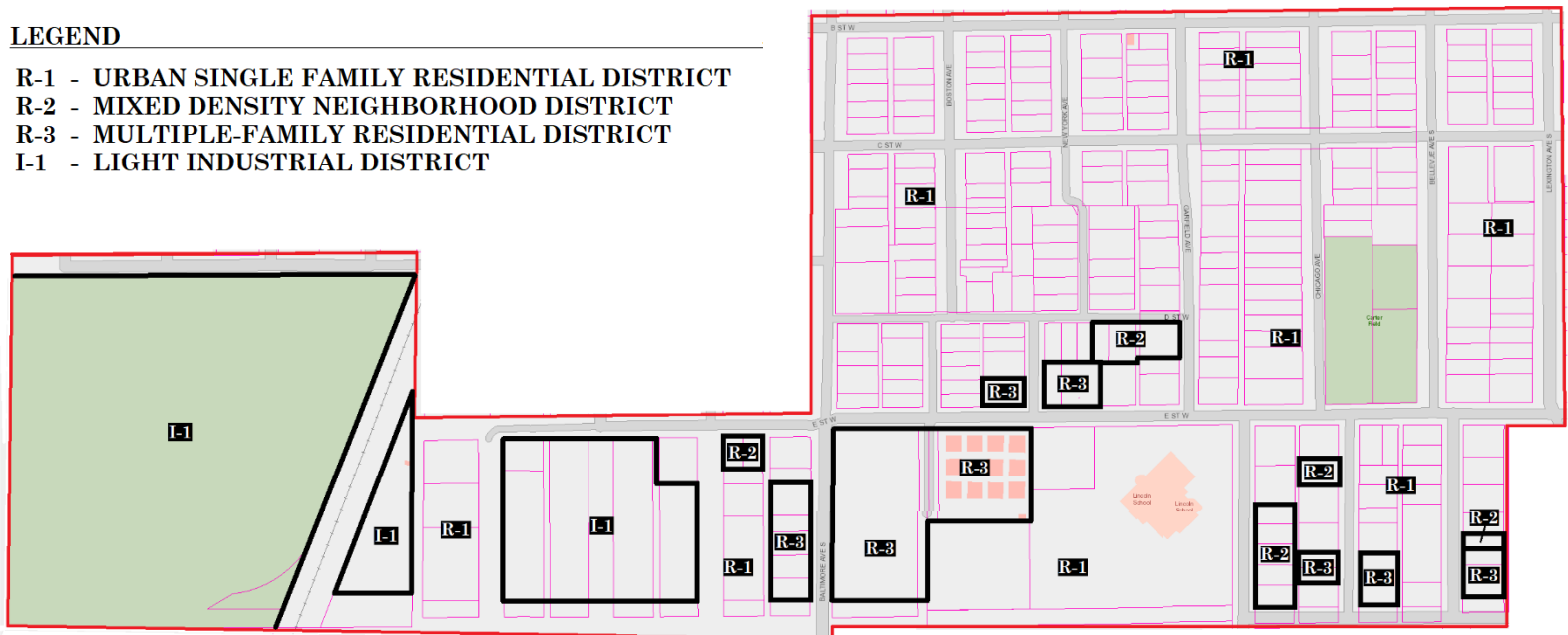
REDEVELOPMENT AREA #16

HASTINGS, NEBRASKA



LEGEND

- R-1 - URBAN SINGLE FAMILY RESIDENTIAL DISTRICT
- R-2 - MIXED DENSITY NEIGHBORHOOD DISTRICT
- R-3 - MULTIPLE-FAMILY RESIDENTIAL DISTRICT
- I-1 - LIGHT INDUSTRIAL DISTRICT



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Hastings, Nebraska
Blight & Substandard Determination Study
Redevelopment Area #16

THE RESEARCH APPROACH

The **blight and substandard determination research approach** implemented for the **Hastings, Nebraska Redevelopment Area #16** included an area-wide assessment (100 percent sample) of all of the Blight and Substandard Factors identified in the **Nebraska Community Development Law**, with the exception of **defective or unusual condition of title**. All **Factors** were investigated on an area-wide basis.

Structural/Site Conditions Survey Process

The rating of building conditions is a critical step in determining the eligibility of an area for redevelopment. It is important that the system for classifying buildings be based on established evaluation standards and criteria, and that it result in an accurate and consistent description of existing conditions.

A **Structural/Site Conditions Survey** was conducted in November, 2019. A total of **270 structures** received exterior inspections. These structures were evaluated to document structural deficiencies in individual buildings and to identify related environmental deficiencies in **Redevelopment Area #16**.

The **Structural/Site Conditions Survey** evaluated conditions of **315 legal parcels** of record identified by the Adams County Assessor's Office. Parcels were evaluated for existing and adjacent land uses, overall site conditions, existence of debris, parking conditions and street, sidewalk and alley surface conditions. The **Redevelopment Area** contains an estimated **154.6 acres**.

The **Structural/Site Conditions Survey Form** and associated results are provided in the **Appendix**.

Research on Property Ownership and Financial Assessment of Properties

Public records and aerial photographs of all parcels in **Redevelopment Area #16** were analyzed to determine the number of property owners within the **Area**.

An examination of public records was conducted to determine if tax delinquencies existed for properties in the **Redevelopment Area**. The valuation, tax amount and any delinquent amount was examined for each of the properties.

ELIGIBILITY SURVEY AND ANALYSIS FINDINGS

An analysis was made of each of the **Blight and Substandard Factors** listed in the Nebraska legislation to determine whether each or any were present in **Redevelopment Area #16** and, if so, to what extent and in what locations. The following represents a summary evaluation of each **Blight and Substandard Factor** presented in the order of listing in the law.

SUBSTANDARD FACTORS

(1) Dilapidation/Deterioration of Structures

The rating of structural conditions is a critical step in determining the eligibility of a substandard area for redevelopment. The system for classifying structures must be based on established evaluation standards and criteria and result in an accurate and consistent description of existing conditions.

The following summarizes the process used for assessing building conditions in **Redevelopment Area #16**, the standards and criteria used for evaluation and the findings as to the existence of dilapidation/deterioration of structures.

The **Structural/Site Conditions Survey** was based on an exterior inspection of all **270 existing structures** within the **Area**, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the **Area**.

1. Structure/Building Systems Evaluation.

During the on-site **Structural/Site Conditions Survey**, each component of a structure/building was examined to determine whether it was in sound condition or had minor, major or critical defects. Structures/building systems examined included the following three types, **one Primary** and **two Secondary**.

Structural Systems (Primary Components). These include the basic elements of any structure/building: roof structure, wall foundation and basement foundation.

(Secondary Components)

Building Systems. These components include: roof surface condition, chimney, gutters/down spouts and exterior wall surface.

Architectural Systems. These are components generally added to the structural systems and are necessary parts of the structure/building, including exterior paint, doors, windows, porches, steps and fire escape and driveways and site conditions.

The evaluation of each individual parcel of land included the review and evaluation of: adjacent land use, street surface type, street conditions, sidewalk conditions, parking, railroad track/right-of-way composition, existence of debris, existence of vagrants and overall site condition, and the documentation of age and type of structure/building.

2. Criteria for rating components for structural, building and architectural systems.

The components for the previously identified Systems were individually rated utilizing the following criteria.

Sound. Component that contained no defects, is adequately maintained and requires no treatment outside of normal ongoing maintenance.

Minor Defect. Component that contains minor defects (loose or missing material or holes and cracks over a limited area). These can be corrected through the course of normal maintenance. The correction of such defects may be accomplished by the owner or occupants, such as pointing masonry joints over a limited area or replacement of less complicated systems. Minor defects are considered in rating a structure/building as deteriorating/dilapidated.

Major Defect. Components that contained major defects over a widespread area and would be difficult to correct through normal maintenance. Structures/buildings having major defects would require replacement or rebuilding of systems by people skilled in the building trades.

Critical Defect. Components that contained critical defects (bowing, sagging or settling to any or all exterior systems causing the structure to be out-of-plumb or broken, loose or missing material and deterioration over a widespread area) so extensive the cost of repairs would be excessive in relation to the value returned on the investment.

3. Final Structure/Building Rating.

After completion of the **Exterior Rating** of each structure/building, each individual structure/building was placed in one of four categories, based on the combination of defects found with Components contained in Structural, Building and Architectural Systems. Each final rating is described below:

Sound. Defined as structures/buildings that can be kept in a standard condition with normal maintenance. Structures/buildings, so classified, **have less than six points.**

Deteriorating-Minor. Defined as structures/buildings classified as deficient--requiring minor repairs--**having between six and 10 points.**

Deteriorating-Major. Defined as structures/buildings classified as deficient--requiring major repairs--**having between 11 and 20 points.**

Dilapidated. Defined as structurally substandard structures/buildings containing defects that are so serious and so extensive that it may be most economical to raze the structure/building. Structures/buildings classified as dilapidated will **have at least 21 points.**

An individual ***Exterior Rating Form*** is completed for each structure/building. The results of the ***Exterior Rating*** of all structures/buildings are presented in a ***Table format.***

Primary Components	Secondary Components
One Critical = 11 pts.	One Critical = 6 pts.
Major Deteriorating = 6 pts.	Major Deteriorating = 3 pts.
Minor = 2 pts.	Minor = 1 pt.

Major deficient buildings are considered to be the same as deteriorating buildings as referenced in the Nebraska legislation; substandard buildings are the same as dilapidated buildings. The word "building" and "structure" are presumed to be interchangeable.

4. **Survey Conclusions.**

The conditions of the total **270 buildings** within the **Hastings, Nebraska Redevelopment Area #16** were determined based on the finding of the **Structural/Site Conditions Survey**. These **Survey** results indicated the following:

- One hundred sixteen (116) structures were classified as structurally **sound**;
- One hundred one (101) structures were classified as **deteriorating** with **minor** defects.
- Forty-seven (47) structures were classified as **deteriorating** with **major** defects; and
- Six (6) structures were classified as **dilapidated**.

The results of the **Structural/Site Conditions Survey** identified the condition of structures throughout **Redevelopment Area #16**. A total of 154 of the 270 existing structures, or 57 percent were identified as deteriorating with, at least, minor or major defects, or dilapidated.

Conclusion.

The results of the **Structural/Site Conditions Survey** indicate deteriorating structures are a strong presence throughout **Redevelopment Area #16**. **Table 4, Page 24**, identifies the results of the structural rating process per building type.

TABLE 4
EXTERIOR SURVEY FINDINGS
REDVELOPMENT AREA #16
HASTINGS, NEBRASKA

Structural/Site Conditions Survey Rating

<u>Activity</u>	<u>Sound</u>	<u>Deteriorating (Minor)</u>	<u>Deteriorating (Major)</u>	<u>Dilapidated</u>	<u>Number of Structures</u>	<u>Deteriorating and/ or Dilapidated</u>
Residential	112	99	47	6	264	152
Commercial	0	1	0	0	1	1
Industrial	0	0	0	0	0	0
Public/Other	<u>4</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>5</u>	<u>1</u>
Totals	116	101	47	6	270	154
Percent	43.0%	37.4%	17.4%	2.2%	100.0%	57.0%

Source: Hanna:Keelan Associates, P.C., 2019.

(2) Age or Obsolescence.

As per the results of the **Structural/Site Conditions Survey** and confirmed by Adams County Assessor's Office records, an estimated 248, or 92 percent of the total 270 structures in **Redevelopment Area #16** are 40+ years of age (built in or prior to 1979). The estimated average age of residential structures in the **Area** is **99 years**.

Conclusion.

The age and obsolescence of structures is a strong presence throughout the Hastings, Nebraska Redevelopment Area #16.

(3) **Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Spaces.**

The results of the **Structural/Site Conditions Survey**, along with other field data, provided the basis for the identification of the inadequate provision for ventilation, light, air, sanitation or open spaces in **Redevelopment Area #16**. Contributing **Factors** are discussed below.

As per the results of the **Survey**, an estimated 57 percent, or 154 of the 270 total structures in the **Area** were rated as deteriorating with minor or major defects, or dilapidated. When not adequately maintained or upgraded to present-day occupancy standards, buildings in these conditions can pose health, safety and sanitary problems.

The overall site conditions in **Redevelopment Area #16** revealed that 111 parcels, or 35 percent of the total 315 parcels were found to be in a “poor” or “fair” condition. Factors related to these conditions included structures deteriorating with minor and major defects, and site features such as parking lots, driveways, yard and landscaping conditions that are noticeably deteriorating within the **Area**. Additionally, 40 structures, or 15 percent of the 270 total structures in **Area #16** had driveway conditions deteriorated to a substandard or critical condition. A total of 59 parcels, or 19 percent of the total 315 parcels had sidewalks deteriorated to a substandard or critical condition.

Information regarding water, sewer, gas, electric and storm sewer utility mains was provided by Hastings Public Utilities. The following highlights size, age and condition of each utility line:

- **Water** – A large majority of water mains are undersized by today’s standards, ranging from four to six inches in diameter, with a 10” main along Baltimore Avenue South. Most water mains within the **Redevelopment Area** are approaching or have exceeded 100 years of age and are in a significant need of replacement.
- **Sewer** – All sewer mains are reported to be 8 inches in diameter and consist of vitrified clay pipe material. The oldest sewer main segments are located in the northeast portion of the **Area** and exceed 100 years of age. Hastings Utilities identified all sewer mains to be in good condition.
- **Gas** – Two and four inch gas mains are installed throughout the **Redevelopment Area**. Most gas mains are under 40 years of age and meet all Part 192-Pipeline and Hazardous Materials Safety Administration regulations. Polyethylene-coated pipes are installed throughout the **Area**.

- **Electric** – Nearly all electrical utility components in the **Redevelopment Area** consist of overhead cables, with only a few segments of underground electrical wires supporting more complex developments. All cables carry a maximum of 13,800 Volts of electricity. Most cable and pole systems were installed in the 1980s and early 1990s, with some segments being installed as early as 2001. Hastings Utilities reports all overhead wires and transformers are in good condition, while some poles are going to warrant replacement within the next 10 years. Most underground cables were installed in the late 1970s, are reaching life expectancy and will need to be replaced in the near future.
- **Storm Sewer** – Segments of storm sewer in the **Redevelopment Area** are located along B Street West, Keystone Avenue, D Street West, Baltimore Avenue South and Bellevue Avenue South. Storm sewers range in size from 12 to 42 inches in diameter and consist mostly of concrete material. These concrete storm sewers were documented by Hastings Utilities as being in fair condition. A segment of storm sewer along Bellevue Avenue South, between E Street West and F Street West consists of brick material and was identified to range from fair to poor condition.

Open Space park and recreation areas, including Brickyard Park and Carter Field, exist in the **Redevelopment Area**. Improvement and modernization of specific park amenities is an ongoing financial obligation of the City.

Conclusion

The inadequate provision for ventilation, light, air, sanitation or open spaces in the Hastings, Nebraska Redevelopment Area #16 is a strong presence and constitutes a Substandard Factor.

4) Any Combination of Factors that are Detrimental to the Public Health, Safety, Morals or Welfare.

1. **Deteriorating or Dilapidated Buildings and Structures.**

There is a strong presence of deterioration among structures within the **Redevelopment Area**, as an estimated 20 percent, or 53 of the 270 total structures in the **Area** were rated as deteriorating with major defects, or dilapidated. An additional 101 structures were found to be deteriorating with minor defects. **Combined, these structures total 154 buildings, or 57 percent of all structures within the Area as deteriorating or dilapidated.** These structures will require rehabilitation for future use and occupation.

2. **Advanced Age of Structures.**

A total of 248, or 92 percent of the total 270 structures in the **Redevelopment Area** were built in or prior to 1979, thus 40+ years of age. This includes a total of 132 structures (49 percent) that exceed 100 years of age. The average age of residential buildings in the **Area** are estimated to be 99 years.

3. **Lack of Adequate Utilities.**

Hastings Utilities Staff estimate that the municipal water, sewer, gas, electric and storm sewer mains within **Redevelopment Area #16** range between “poor” and “good” condition. Specifically, segments of water and sewer mains were identified to be undersized by todays demand and development standards, as well as approaching or exceeding 100 years of age and in critical need of replacement. Some segments of storm sewer were also identified to be in “fair” to “poor” condition and consist of outmoded materials.

4. **Overall Site Condition.**

The **Structural/Site Conditions Survey** identified a **total of 111 (35 percent) of the parcels to be in “poor” or “fair” condition.** This determination included the evaluation of the general condition of structures, site improvements and adjacent right-of-way conditions.

5. **Street and Sidewalk Condition.**

A total of **117 parcels, or 37 percent,** contained street segments recorded to be in “poor” to fair” condition. Additionally, **59 parcels (19 percent)** contained sidewalks in “poor” to “fair” condition. This included streets, off-street parking and sidewalks with evidence of significant weathering and cracking, deteriorating street curbs and gutters and sidewalks with sagging and/or heaved pavement.

Conclusion.

The combination of factors that are detrimental to the public health, safety, morals or welfare are a strong presence throughout Redevelopment Area #16.



BLIGHT FACTORS

(1) Dilapidation/Deterioration of Structures.

The rating of building conditions is a critical step in determining the eligibility of a substandard area for redevelopment. The system for classifying buildings must be based on established evaluation standards and criteria and result in an accurate and consistent description of existing conditions.

This section summarizes the process used for assessing building conditions in the **Hastings, Nebraska Redevelopment Area #16**, the standards and criteria used for evaluation and the findings as to the existence of dilapidation/deterioration of structures.

The **Structural/Site Conditions Survey** was based on an exterior inspection of all **270 existing structures** within the **Area**, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the **Area**.

1. Structures/Building Systems Evaluation.

During the on-site **Structural/Site Conditions Survey**, each component of a structure/building was examined to determine whether it was in sound condition or had minor, major or critical defects. Structures/building systems included the following three types, **one Primary** and **two Secondary**.

Structural Systems (Primary Components). These include the basic elements of any structure/building: roof structure, wall foundation and basement foundation.

(Secondary Components)

Building Systems. These components include: roof surface condition, chimney, gutters/down spouts and exterior wall surface.

Architectural Systems. These are components generally added to the structural systems and are necessary parts of the structure/building, including exterior paint, doors, windows, porches, steps and fire escape and driveways and site conditions.

The evaluation of each individual parcel of land included the review and evaluation of: adjacent land use, street surface type, street conditions, sidewalk conditions, parking, railroad track/right-of-way composition, existence of debris, existence of vagrants and overall site condition, and the documentation of age and type of structure/ building.

2. Criteria for Rating Components for Structural, Building and Architectural Systems.

The components for the previously identified Systems were individually rated utilizing the following criteria.

Sound. Component that contained no defects, is adequately maintained and requires no treatment outside of normal ongoing maintenance.

Minor Defect. Component that contained minor defects (loose or missing material or holes and cracks over a limited area) which often can be corrected through the course of normal maintenance. The correction of such defects may be accomplished by the owner or occupants, such as pointing masonry joints over a limited area or replacement of less complicated systems. Minor defects are considered in rating a structure/building as deteriorating/dilapidated.

Major Defect. Components that contained major defects over a widespread area and would be difficult to correct through normal maintenance. Structures/buildings having major defects would require replacement or rebuilding of systems by people skilled in the building trades.

Critical Defect. Components that contained critical defects (bowing, sagging or settling to any or all exterior systems causing the structure to be out-of-plumb or broken, loose or missing material and deterioration over a widespread area) so extensive the cost of repairs would be excessive in relation to the value returned on the investment.

3. Final Structure/Building Rating.

After completion of the **Exterior Rating** of each structure/building, each individual structure/building was placed in one of four categories, based on the combination of defects found with Components contained in Structural, Building and Architectural Systems. Each final rating is described below:

Sound. Defined as structures/buildings that can be kept in a standard condition with normal maintenance. Structures/buildings, so classified, **have less than six points.**

Deteriorating-Minor. Defined as structures/buildings classified as deficient--requiring minor repairs--**having between six and 10 points.**

Deteriorating-Major. Defined as structures/buildings classified as deficient--requiring major repairs-- **having between 11 and 20 points.**

Dilapidated. Defined as structurally substandard structures/buildings containing defects that are so serious and so extensive that it may be most economical to raze the structure/building. Structures/buildings classified as dilapidated will **have at least 21 points.**

An individual ***Exterior Rating Form*** is completed for each structure/building. The results of the ***Exterior Rating*** of all structures/buildings are presented in a ***Table format.***

Primary Components	Secondary Components
One Critical = 11 pts.	One Critical = 6 pts.
Major Deteriorating = 6 pts.	Major Deteriorating = 3 pts.
Minor = 2 pts.	Minor = 1 pt.

Major deficient buildings are considered to be the same as deteriorating buildings as referenced in the Nebraska legislation; substandard buildings are the same as dilapidated buildings. The word "building" and "structure" are presumed to be interchangeable.

4. Survey Conclusions.

The conditions of the total **270 buildings** within **Redevelopment Area #16** were determined based on the findings of the exterior **Structural/Site Conditions Survey**. These **Survey** results indicated the following:

- One hundred sixteen (116) structures were classified as structurally **sound**;
- One hundred one (101) structures were classified as **deteriorating** with **minor** defects.
- Forty-seven (47) structures were classified as **deteriorating** with **major** defects; and
- Six (6) structures were classified as **dilapidated**.

The results of the **Structural/Site Conditions Survey** identified the condition of structures throughout **Redevelopment Area #16**. A total of 154 of the 270 existing structures, or 57 percent were identified as deteriorating with minor or major defects, or dilapidated.

Conclusion.

The results of the **Structural/Site Conditions Survey** indicate deteriorating structures are a strong presence throughout the **Hastings, Nebraska Redevelopment Area #16**.

Table 5, Page 32, identifies the results of the structural rating process per building type.

**TABLE 5
EXTERIOR SURVEY FINDINGS
REDVELOPMENT AREA #16
HASTINGS, NEBRASKA**

Structural/Site Conditions Survey Rating

<u>Activity</u>	<u>Sound</u>	<u>Deteriorating (Minor)</u>	<u>Deteriorating (Major)</u>	<u>Dilapidated</u>	<u>Number of Structures</u>	<u>Deteriorating and/ or Dilapidated</u>
Residential	112	99	47	6	264	152
Commercial	0	1	0	0	1	1
Industrial	0	0	0	0	0	0
Public/Other	<u>4</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>5</u>	<u>1</u>
Totals	116	101	47	6	270	154
Percent	43.0%	37.4%	17.4%	2.2%	100.0%	57.0%

Source: Hanna:Keelan Associates, P.C., 2019.



(2) Existence of Defective or Inadequate Street Layout.

Streets and roads within **Redevelopment Area #16** are primarily situated in north/south and east/west grid alignments, and consist of residential roads, access roads and alleys. Conditions that contribute to the **Factor** of existence of defective or inadequate street layout are discussed below.

1. Condition of Streets/Driveways.

Street conditions within the **Redevelopment Area** were, generally, found to be “fair” or “good” in condition. Of the 315 total parcels, 117, or 37 percent were found to have “fair” to “poor” street conditions. Approximately 40 of the 270 total structures in the **Area** (15 percent) maintain driveways deteriorated to a substandard or critical condition.

2. Lack of Public Right-of-Way Streets and Sidewalks

A lack of platted and developed streets in portions of **Redevelopment Area #16** contributes to the lack of adequate street access. Examples of “missing links,” or road segments which have not been completed in what is otherwise a standard grid-pattern are prevalent in the western portions of the **Area**. The installation of modern infrastructure and utility systems will be required to attract new development and redevelopment opportunities on vacant/undeveloped tracts of land throughout **Redevelopment Area #16**.

Of the 315 total parcels in **Area #16**, 110 parcels (34 percent) either lack public sidewalks or maintain sidewalks in “poor” or “fair” condition. Properties with such sidewalk conditions pose a hindrance to pedestrians. It also makes it difficult, if not impossible, for persons with certain types of disabilities to safely move throughout the **Area**.

Conclusion.

The existence of defective or inadequate street layout in Redevelopment Area #16 is a reasonable presence of Factor.

3) **Faulty Lot Layout in Relation to Size, Adequacy, Accessibility or Usefulness.**

The review of property ownership and subdivision records and results of the **Structural/Site Conditions Survey** resulted in the determination of conditions associated with **faulty lot layout in relation to size, adequacy, accessibility or usefulness** of land throughout **Redevelopment Area #16**. The following describes these problem conditions.

1. **Inadequate Lot Size and Adequacy Issues.**

Large and/or irregular, vacant/undeveloped tracts of land exist within **Redevelopment Area #16**, which, in present state, cannot support today's municipal development standards. These tracts of land are located in the western portion of the **Area** and would need to be subdivided and platted to support modern development. Additionally, irregularly subdivided lots exist in the **Area** that lack uniform width or depth within existing, platted subdivisions. Further, lots have been platted in the **Area** that are inaccessible to pedestrian and vehicular traffic and are not suitable for development.

2. **Accessibility or Usefulness.**

Irregular tracts of land are either vacant/undeveloped or used for limited agricultural purposes. **These tracts of land are both functionally and economically obsolete** and will need to be subdivided, as per direction of the ***City of Hastings Subdivision Regulations***, and provided modern infrastructure prior to supporting future growth consistent with the **Land Use Plan** in the **City's Comprehensive Plan**.

Conclusion.

Faulty lot layout in relation to size, adequacy, accessibility or usefulness is a strong presence of Factor throughout the Hastings, Nebraska Redevelopment Area #16.

(4) **Insanitary and Unsafe Conditions.**

The results of the **Structural/Site Conditions Survey**, along with information obtained from Hastings Utilities Staff, provided the basis for the identification of insanitary and unsafe conditions within the **Hastings, Nebraska Redevelopment Area #16**.

1. **Age of Structures.**

As per the Adams County Assessor, of the 270 structures in **Redevelopment Area #16**, 92 percent, or 248 are 40+ years of age, or built in or prior to 1979. This includes 132 structures (49 percent) over 100 years of age. Additionally, the estimated average age of residential buildings is 99 years. The advanced age of the structures results in deteriorating buildings and structures with deferred maintenance and, thus, creates insanitary and unsafe conditions.

2. **Deteriorating/Dilapidated Buildings and Sites.**

An estimated 20 percent of the existing structures in **Area #16** were determined to be either deteriorating with major defects or in a dilapidated condition. An additional 101 structures (37 percent) were deteriorating with minor defects. Structures in these conditions, in combination with “poor” or “fair” overall site conditions, as well as the outside storage of materials and debris on some parcels, can result in hazards that are detrimental to adjacent property owners and endanger local pedestrians and patrons, and thus create insanitary and unsafe conditions.

3. **Lack of Adequate Utilities & Infrastructure.**

Information regarding water, sewer, gas, electric and storm sewer utility mains was provided by Hastings Public Utilities. The following highlights size, age and condition of each utility line:

- **Water** – A large majority of water mains are undersized by today’s standards, ranging from four to six inches in diameter, with a 10” main along Baltimore Avenue South. Most water mains within the **Redevelopment Area** are approaching or have exceeded 100 years of age and are in a significant need of replacement.
- **Sewer** – All sewer mains are reported to be 8 inches in diameter and consist of vitrified clay pipe material. The oldest sewer main segments are located in the northeast portion of the **Area** and exceed 100 years of age. Hastings Utilities identified all sewer mains to be in good condition.

- **Gas** – Two and four inch gas mains are installed throughout the **Redevelopment Area**. Most gas mains are under 40 years of age and meet all Part 192-Pipeline and Hazardous Materials Safety Administration regulations. Polyethylene-coated pipes are installed throughout the **Area**.
- **Electric** – Nearly all electrical utility components in the **Redevelopment Area** consist of overhead cables, with only a few segments of underground electrical wires supporting more complex developments. All cables carry a maximum of 13,800 Volts of electricity. Most cable and pole systems were installed in the 1980s and early 1990s, with some segments being installed as early as 2001. Hastings Utilities reports all overhead wires and transformers are in good condition, while some poles are going to warrant replacement within the next 10 years. Most underground cables were installed in the late 1970s, are reaching life expectancy and will need to be replaced in the near future.
- **Storm Sewer** – Segments of storm sewer in the **Redevelopment Area** are located along B Street West, Keystone Avenue, D Street West, Baltimore Avenue South and Bellevue Avenue South. Storm sewers range in size from 12 to 42 inches in diameter and consist mostly of concrete material. These concrete storm sewers were documented by Hastings Utilities as being in fair condition. A segment of storm sewer along Bellevue Avenue South, between E Street West and F Street West consists of brick material and was identified to range from fair to poor condition.

Conclusion.

Insanitary and unsafe conditions are a strong presence of Factor throughout Redevelopment Area #16.

(5) Deterioration of Site or Other Improvements.

The results of the **Structural/Site Conditions Survey** determined the condition of site improvements within the **Hastings, Nebraska Redevelopment Area #16**, including public streets and private driveways, traffic control devices, sidewalks and off-street parking lots. The **Appendix** documents the present condition of these site features. The primary issue in **Area #16** is the existing condition of buildings and associated properties, private drives and parking areas. **Area** conditions that lead to these findings included:

1. The study of the overall site conditions within the **Redevelopment Area** concluded that approximately 35 percent, or 111 of the total 315 parcels in the **Area** were in “poor” or “fair” condition.
2. Sidewalks are lacking or in poor condition throughout **Redevelopment Area #16**. Approximately 19 percent, or 110 of the 315 total parcels have no sidewalks, or maintain sidewalks rated as “poor” or “fair” in condition.
3. An estimated 20 percent of the existing structures in **Area #16** were determined to be either deteriorating with major defects or in a dilapidated condition. An additional 101 structures (37 percent) were deteriorating with minor defects. These structures are candidates for moderate to substantial rehabilitation or demolition. Many of the associated parcels lack upkeep and maintenance and exhibit minimal landscaping, improvements and/or include excessive debris.

Conclusion.

Deterioration of site improvements is a strong presence in the Hastings, Nebraska Redevelopment Area #16.

(6) Diversity of Ownership.

A total of **259 individuals** or **ownership groups** own property within **Redevelopment Area #16**. Publicly owned lands and public streets are located throughout the **Area**.

The necessity to acquire numerous lots is a hindrance to redevelopment. Land assemblage of larger proportions is necessary for major developments to be economically feasible and attract financial support. Public patronage is also required to repay such financial support. Such assemblage is difficult without public intervention.

Conclusion.

The Factor “diversity of ownership” is a strong presence of Factor in the Redevelopment Area.

(7) Tax or Special Assessment Delinquency Exceeding the Fair Value of the Land.

An examination of public records was conducted to determine the status of taxation for properties located within the **Hastings, Nebraska Redevelopment Area #16**. Real estate is taxed at approximately 98 percent of fair value, rendering it almost impossible for a tax to exceed value in a steady real estate market. A public protest system is designed to give the owner appeal rights for potential tax adjustment.

1. Real Estate Taxes.

Public records were examined for the purposes of determining if delinquent taxes were currently outstanding on parcels within the **Redevelopment Area**. The records indicated that **25** parcels within **Redevelopment Area #16** were classified as delinquent by the Adams County Treasurer’s Office.

2. Real Estate Values.

The tax values within **Redevelopment Area #16** generally appeared to be equal to the market value of the properties. The total estimated assessed valuation within the **Area**, as of 2019, is **\$79,383,337**.

3. Tax Exempt.

Information gathered from the Adams County Assessor's and Treasurer's Offices identified 160 total properties within the **Area** as having full or partial exemption from property taxes. The total **taxable value** of all properties in the **Area** is an estimated **\$1,474,941,88**.

4. Functional/Obsolete Properties.

Approximately 13 percent (25 acres) of **Redevelopment Area #16** is comprised of vacant/undeveloped land that, with new development, has the potential to greatly enhance the overall value of the **Area**. In present state, these land areas could be considered both **functionally** and **economically obsolete**.

Conclusion.

Taxes or special assessments delinquency are a strong presence of Factor in the Hastings, Nebraska Redevelopment Area #16.

(8) Defective or Unusual Condition of Title.

Whenever land is sold, mortgaged, or both, a title insurance policy is typically issued, at which time any title defects are corrected. Once title insurance has been written, all other titles in the same subdivision or addition will only have to be checked for the period of time subsequent to the creation of the addition or subdivision, as everything previous is the same and any defects will already have been corrected. Thus, the only possibility for title problems are from improper filings, since platting on properties that have not been mortgaged or sold is very small.

Conclusion.

Examination of public records does not provide any basis for identifying any defective or unusual conditions of title. Such few conditions as may exist would contribute to neither any existing problems nor to difficulty in acquisition or redevelopment and are therefore not found to exist at a level large enough to constitute a Blight Factor in the Hastings, Nebraska Redevelopment Area #16.

(9) Improper Subdivision or Obsolete Platting.

An analysis of the subdivision conditions in **Redevelopment Area #16** revealed that improper subdivision and obsolete platting is prevalent in the **Area**. Several individual lots and parcels within **Area #16** have a range of sizes not in conformance with modern planning standards. The individual lot sizes designed for single family dwellings vary in size and shape, due to development inconsistent with the original platting. The typical residential lot sizes in the older portions of the City range in size from approximately 35' to 65' wide and 125' long. The inadequate small size of these lots is confirmed by the construction of homes and garages or sheds on separate lots.

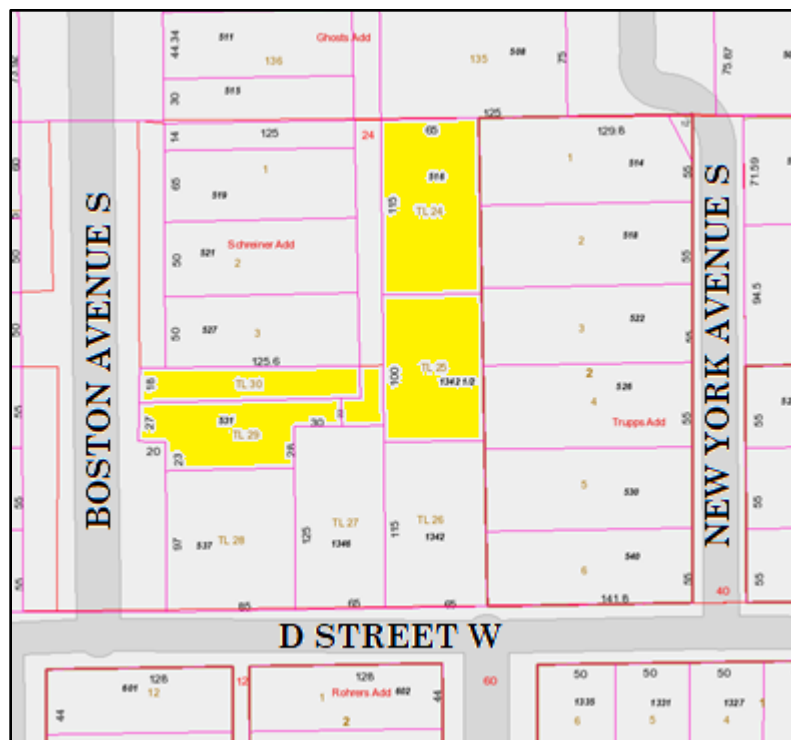
Further, several parcels included in **Redevelopment Area #16** are inaccessible due to improper platting or an incomplete street system. Parcels were also incrementally split off from a larger tract of land in a variety of sizes and shapes necessary to support the existing development. Large, vacant/undeveloped and/or irregular tracts of land exist throughout the **Area**. Large, vacant/undeveloped tracts in the western portions of the **Area** would need to be re-platted to allow for future development activities, as per the *City of Hastings Subdivision Regulations*.

Overall, the redevelopment/development of **functionally** and **economically obsolete properties** will require platting or re-platting and the provision of modern infrastructure to the properties, as well as acquisition of developable land from multiple property owners.

Conclusion.

A strong presence of Factor exists for improper subdivision or obsolete platting in the Hastings, Nebraska Redevelopment Area #16.

An example of improperly subdivided and inaccessible lots in Redevelopment Area #16 (right)



10) **The Existence of Conditions Which Endanger Life or Property by Fire and Other Causes.**

1. **Deteriorating or Dilapidated Buildings and Structures**

There is a strong presence of deterioration among structures within the **Redevelopment Area**, as an estimated 20 percent, or 53 of the 270 total structures in the **Area** were rated as deteriorating with major defects or dilapidated. An additional 101 structures were found to be deteriorating with minor defects. **Combined, these structures total 154 buildings, or 57 percent of all structures within the Area as deteriorating or dilapidated.** These structures will require rehabilitation for future use and occupation.

2. **Advanced Age of Structures.**

A total of 248, or 92 percent of the total 270 structures in the **Redevelopment Area** were built in or prior to 1979, thus 40+ years of age. This includes a total of 132 structures (49 percent) that exceed 100 years of age. The average age of residential buildings in the **Area** are estimated to be 99 years.

3. **Lack of Adequate Utilities.**

Hastings Utilities Staff estimate that the municipal water, sewer, gas, electric and storm sewer mains within **Redevelopment Area #16** range between “poor” and “good” condition. Specifically, segments of water and sewer mains were identified to be undersized by today’s demand and development standards, as well as approaching or exceeding 100 years of age and in critical need of replacement. Some segments of storm sewer were also identified to be in “poor” or “fair” condition and consist of outmoded materials.

4. **Overall Site Condition**

The **Structural/Site Conditions Survey** identified a total of 111 (35 percent) of the parcels to be in a “poor” or “fair” condition. This determination included the evaluation of the general condition of structures, site improvements and adjacent right-of-way conditions.

Conclusion.

The conditions which endanger life or property by fire and other causes are a strong presence of Factor throughout the Hastings, Nebraska Redevelopment Area #16.

(11) Other Environmental and Blighting Factors.

The **Nebraska Community Development Law** includes a statement of purpose regarding additional criterion for identifying blight, viz., "economically or socially undesirable land uses." Conditions which are considered to be economically and/or socially undesirable include: (a) incompatible uses or mixed-use relationships, (b) economic obsolescence, and c) functional obsolescence. For purpose of this analysis, functional obsolescence relates to the physical utility of a structure and economic obsolescence relates to a property's ability to compete in the market place. These two definitions are interrelated and complement each other.

Incompatible uses and/or mixed-use land areas are present throughout **Redevelopment Area #16**. Non-conforming uses exist in the southern portion of the **Area**, where industrial uses are located within areas zoned for commercial use. Public improvements in **Redevelopment Area #16** have been limited, but generally have been concentrated on maintenance and upgrading of the municipal streets, concrete curbs and gutters and public sidewalks. Hastings Utilities Staff estimate that the municipal water, sewer, gas, electric and storm sewer mains within **Redevelopment Area #16** range between "poor" and "good" condition, depending upon location. Specifically, segments of water and sewer mains were identified to be undersized by today's demand and development standards, as well as approaching or exceeding 100 years of age and in critical need of replacement. Some segments of storm sewer were also identified to be in "poor" or "fair" condition and consist of outmoded materials. Additionally, many properties in the **Area** have aged in place with lack of adequate maintenance and upkeep, leading to their deteriorating conditions and functional obsolescence.

Open Space park and recreation areas, including Brickyard Park and Carter Field, exist in the **Redevelopment Area**. Improvement and modernization of specific park amenities is an ongoing financial obligation of the City.

Functional and economic obsolescence is apparent in several of the properties throughout **Area #16**. The average age of residential buildings throughout the **Area** is **99 years**. Due to the age and lack of adequate maintenance and upkeep, several of these structures are deteriorating to a minor or major extent and in need of moderate or substantial rehabilitation or demolition. Functionally unusable land uses and economic obsolescence is evidenced by both large, vacant/undeveloped parcels in the western portions of the **Area**, as well as smaller lots suitable for residential development throughout the **Area**. These parcels are considered "**underdeveloped**" and "**underutilized**" with the potential to support more valuable development than current uses.

Additional efforts are needed in the Redevelopment Area to replace public infrastructure and utilities that do not meet today's development standards. Numerous problems or obstacles exist for comprehensive redevelopment efforts by the private sector; problems that only public assistance programs can remedy. These include the improvement of, now, functionally undesirable land uses, improvement of some of the oldest segments of the sanitary water, sewer and storm sewer systems, the installation of new utility lines and construction of new streets in areas targeted for new residential development and the rehabilitation of deteriorating buildings/structures.

Conclusion.

Other Environmental Blighting Factors are a strong presence throughout the Hastings, Nebraska Redevelopment Area #16, containing functionally and economically obsolete parcels.



(12) Additional Blighting Conditions.

According to the definition set forth in the **Nebraska Community Development Law**, Section 18-2102, in order for an area to be determined "blighted" it must contain at least one of the five conditions identified below:

1. Unemployment in the designated blighted and substandard area is at least one hundred twenty percent of the state or national average;
2. **The average age of the residential or commercial units in the area is at least forty years;**
3. More than half of the plotted and subdivided property in the area is unimproved land that has been within the City for forty years and has remained unimproved during that time;
4. The per capita income of the designated blighted and substandard area is lower than the average per capita income of the Village or City in which the area is designated; or
5. The area has had either stable or decreasing population based on the last two decennial censuses.

One of the aforementioned criteria is prevalent throughout the designated blighted areas.

The average age of both residential and commercial units in the area is at least forty (40) years.

Based upon the results of the **Structural/Site Conditions Survey** and official record from the Adams County Assessor's Office records, the estimated average age of **residential structures in Redevelopment Area #16** is **99 years**. Additionally, 92 percent, or 248 of the 270 total structures throughout the **Area** are 40+ years of age.

Conclusion.

The criteria of average age of residential or commercial units in the area is at least 40 years of age as one of five additional blighting conditions is a strong presence throughout Redevelopment Area #16.

DETERMINATION OF REDEVELOPMENT AREA ELIGIBILITY

The **City of Hastings, Nebraska Redevelopment Area #16** meets the requirements of the **Nebraska Community Development Law** for designation as both a "**Blighted and Substandard Area.**" All **four Factors** that constitute the **Area** as substandard are present to a **strong extent**. Of the 12 possible **Factors** that can constitute the **Area blighted**, 11 have either a **strong or reasonable presence** in the **Redevelopment Area**. **Factors** present in each of the criteria are identified below.

Substandard Factors

1. Dilapidated/deterioration.
2. Age or obsolescence.
3. Inadequate provision for ventilation, light, air, sanitation or open spaces.
4. Any combination of factors that are detrimental to the public health, safety, morals, or welfare.

Blight Factors

1. A substantial number of deteriorated or dilapidated structures.
2. Defective or inadequate street layout.
3. Faulty lot layout.
4. Insanitary or unsafe conditions.
5. Deterioration of site or other improvements.
6. Diversity of Ownership
7. Tax or special assessment delinquency exceeding the fair value of land.
8. Improper subdivision or obsolete planning.
9. The existence of conditions which endanger life or property by fire or other causes.
10. Other environmental and blighting factors.
11. One of the other five conditions.

Although all of the previously listed **Factors** are at least reasonably present throughout the **City of Hastings, Nebraska Redevelopment Area #16**, the conclusion is that the average age and condition of the structures, insanitary and unsafe conditions, deterioration of site or other improvements and presence of functionally and economically obsolete land areas are a sufficient basis for designation of **Area #16** as **blighted** and **substandard**.

The extent of **Blight** and **Substandard Factors** in **Redevelopment Area #16**, addressed in this **Study**, is presented in **Tables 1 and 2, Pages 6 and 9**. The eligibility findings indicate that the **Area** is in need of revitalization and strengthening to ensure it will contribute to the physical, economic and social well-being of the City of Hastings and support a variety of new developments.



**Structural/Site Conditions
Survey Form**

Parcel # _____
Address: _____

Section I:

1. Type of Units: ___ SF ___ MF ___ Mixed Use ___ Duplex ___ No. of Units
2. Units: _____ Under construction/rehab _____ For Sale _____ Both
3. Vacant Units: _____ Inhabitable _____ Uninhabitable
4. Vacant Parcel: _____ Developable _____ Undevelopable
5. Non-residential Use: _____ Commercial _____ Industrial _____ Public
Other/Specify: _____

Section II: Structural Components

	Primary Components	(Critical) Dilapidated	(Major) Deteriorating	Minor	None	Sound
1	Roof					
2	Wall Foundation					
3	Foundation					
___ Concrete ___ Stone ___ Rolled Asphalt ___ Brick ___ Other						
	Secondary Components	(Critical) Dilapidated	(Major) Deteriorating	Minor	None	Sound
4	Roof					
___ Asphalt Shingles ___ Rolled Asphalt ___ Cedar ___ Combination ___ Other						
5	Chimney					
6	Gutters, Downspouts					
7	Wall Surface					
___ Wood ___ Masonry ___ Siding ___ Stucco ___ Combination ___ Other						
8	Paint					
9	Doors					
10	Windows					
11	Porches, Steps, Fire Escape					
12	Driveways, Side Condition					

Final Rating:

___ Sound ___ Deficient-Minor ___ Deteriorating ___ Dilapidated
Built Within: ___ 1 year ___ 1-5 years ___ 5-10 years
 ___ 10-20 years ___ 20-40 years ___ 40-100 years ___ 100+ years

Section III: Revitalization Area

1. Adjacent Land Usage: _____
2. Street Surface Type: _____
3. Street Condition: ___ E ___ G ___ F ___ P
4. Sidewalk Condition: ___ N ___ E ___ G ___ F ___ P
5. Parking (Off-Street): ___ N ___ E ___ G ___ F ___ P
 # of Spaces _____ Surface _____
6. Railroad Track/Right-of Way Composition: ___ N ___ E ___ G ___ F ___ P
7. Existence of Debris: ___ MA ___ MI ___ N
8. Existence of Vagrants: ___ MA ___ MI ___ N
9. Overall Site Condition: ___ E ___ G ___ F ___ P



Hastings, Nebraska

APPENDIX

Redevelopment Area #16



DECEMBER, 2019

HASTINGS, NEBRASKA REDEVELOPMENT AREA #16							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
AGE OF STRUCTURE							
1-5 Years	2	0.7%	2	0	0	N/A	0
5-10 Years	1	0.4%	1	0	0	N/A	0
10-20 Years	7	2.6%	7	0	0	N/A	0
20-40 Years	12	4.4%	9	0	0	N/A	3
40-100 Years	116	43.0%	115	0	0	N/A	1
100+ Years	132	48.9%	130	1	0	N/A	1
TOTAL	270	100.0%	264	1	0	N/A	5
FINAL STRUCTURAL RATING							
Sound	116	43.0%	112	0	0	N/A	4
Deficient Minor	101	37.4%	99	1	0	N/A	1
Deficient Major	47	17.4%	47	0	0	N/A	0
Substandard	6	2.2%	6	0	0	N/A	0
TOTAL	270	100.0%	264	1	0	N/A	5
STREET CONDITION							
None	8	2.5%	0	0	0	8	0
Excellent	0	0.0%	0	0	0	0	0
Good	190	60.3%	158	1	0	24	7
Fair	116	36.8%	105	0	0	4	7
Poor	1	0.3%	1	0	0	0	0
TOTAL	315	100.0%	264	1	0	36	14
SIDEWALK CONDITION							
None	51	16.2%	47	0	0	3	1
Excellent	2	0.6%	0	0	0	2	0
Good	203	64.4%	183	1	0	7	12
Fair	5	1.6%	5	0	0	0	0
Poor	54	17.1%	29	0	0	24	1
TOTAL	315	100.0%	264	1	0	36	14
DEBRIS							
Major	0	0.0%	0	0	0	0	0
Minor	10	3.2%	6	0	0	4	0
None	305	96.8%	258	1	0	32	14
TOTAL	315	100.0%	264	1	0	36	14
OVERALL SITE CONDITION							
Excellent	47	14.9%	42	0	0	0	5
Good	157	49.8%	145	0	0	6	6
Fair	94	29.8%	69	1	0	21	3
Poor	17	5.4%	8	0	0	9	0
TOTAL	315	100.0%	264	1	0	36	14

HASTINGS, NEBRASKA REDEVELOPMENT AREA #16							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
DOORS							
None	1	0.4%	1	0	0	N/A	0
Sound	99	36.7%	95	0	0	N/A	4
Minor	166	61.5%	164	1	0	N/A	1
Substandard	4	1.5%	4	0	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	270	100.0%	264	1	0	N/A	5
WINDOWS							
None	5	1.9%	3	0	0	N/A	2
Sound	68	25.2%	67	0	0	N/A	1
Minor	192	71.1%	189	1	0	N/A	2
Substandard	5	1.9%	5	0	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	270	100.0%	264	1	0	N/A	5
STREET TYPE							
None	8	2.5%	0	0	0	8	0
Concrete	111	35.2%	85	0	0	22	4
Asphalt	194	61.6%	178	1	0	6	9
Gravel	2	0.6%	1	0	0	0	1
Dirt	0	0.0%	0	0	0	0	0
Brick	0	0.0%	0	0	0	0	0
TOTAL	315	100.0%	264	1	0	36	14
PORCHES...							
None	0	0.0%	0	0	0	N/A	0
Sound	57	21.1%	53	0	0	N/A	4
Minor	159	58.9%	157	1	0	N/A	1
Substandard	52	19.3%	52	0	0	N/A	0
Critical	2	0.7%	2	0	0	N/A	0
TOTAL	270	100.0%	264	1	0	N/A	5
PAINT							
None	159	58.9%	155	0	0	N/A	4
Sound	14	5.2%	14	0	0	N/A	0
Minor	77	28.5%	75	1	0	N/A	1
Substandard	19	7.0%	19	0	0	N/A	0
Critical	1	0.4%	1	0	0	N/A	0
TOTAL	270	100.0%	264	1	0	N/A	5
DRIVEWAY							
None	0	0.0%	0	0	0	N/A	0
Sound	84	31.1%	80	0	0	N/A	4
Minor	146	54.1%	144	1	0	N/A	1
Substandard	37	13.7%	37	0	0	N/A	0
Critical	3	1.1%	3	0	0	N/A	0
TOTAL	270	100.0%	264	1	0	N/A	5

HASTINGS, NEBRASKA REDEVELOPMENT AREA #16							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
ROOF STRUCTURE							
None	0	0.0%	0	0	0	N/A	0
Sound	245	90.7%	241	0	0	N/A	4
Minor	24	8.9%	22	1	0	N/A	1
Substandard	1	0.4%	1	0	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	270	100.0%	264	1	0	N/A	5
WALL FOUNDATION							
None	0	0.0%	0	0	0	N/A	0
Sound	212	78.5%	206	1	0	N/A	5
Minor	55	20.4%	55	0	0	N/A	0
Substandard	2	0.7%	2	0	0	N/A	0
Critical	1	0.4%	1	0	0	N/A	0
TOTAL	270	100.0%	264	1	0	N/A	5
FOUNDATION							
None	32	11.9%	29	1	0	N/A	2
Sound	159	58.9%	156	0	0	N/A	3
Minor	75	27.8%	75	0	0	N/A	0
Substandard	4	1.5%	4	0	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	270	100.0%	264	1	0	N/A	5
FOUNDATION TYPE							
Concrete	184	68.1%	182	0	0	N/A	2
Stone	6	2.2%	6	0	0	N/A	0
Rolled Asphalt	0	0.0%	0	0	0	N/A	0
Brick	46	17.0%	45	0	0	N/A	1
Other/None	34	12.6%	31	1	0	N/A	2
TOTAL	270	100.0%	264	1	0	N/A	5
ROOF SURFACE							
None	0	0.0%	0	0	0	N/A	0
Sound	246	91.1%	242	0	0	N/A	4
Minor	22	8.1%	20	1	0	N/A	1
Substandard	0	0.0%	0	0	0	N/A	0
Critical	2	0.7%	2	0	0	N/A	0
TOTAL	270	100.0%	264	1	0	N/A	5
ROOF TYPE							
Asphalt Shingles	264	97.8%	261	1	0	N/A	2
Rolled Asphalt	6	2.2%	3	0	0	N/A	3
Cedar	0	0.0%	0	0	0	N/A	0
Combination	0	0.0%	0	0	0	N/A	0
Other	0	0.0%	0	0	0	N/A	0
TOTAL	270	100.0%	264	1	0	N/A	5

HASTINGS, NEBRASKA REDEVELOPMENT AREA #16							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
CHIMNEY							
None	216	80.0%	210	1	0	N/A	5
Sound	5	1.9%	5	0	0	N/A	0
Minor	40	14.8%	40	0	0	N/A	0
Substandard	9	3.3%	9	0	0	N/A	0
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	270	100.0%	264	1	0	N/A	5
GUTTER, DOWNSPOUTS							
None	13	4.8%	9	1	0	N/A	3
Sound	145	53.7%	144	0	0	N/A	1
Minor	105	38.9%	104	0	0	N/A	1
Substandard	5	1.9%	5	0	0	N/A	0
Critical	2	0.7%	2	0	0	N/A	0
TOTAL	270	100.0%	264	1	0	N/A	5
WALL SURFACE							
None	0	0.0%	0	0	0	N/A	0
Sound	144	53.3%	140	0	0	N/A	4
Minor	104	38.5%	102	1	0	N/A	1
Substandard	20	7.4%	20	0	0	N/A	0
Critical	2	0.7%	2	0	0	N/A	0
TOTAL	270	100.0%	264	1	0	N/A	5
WALL SURFACE TYPE							
Frame	102	37.8%	100	1	0	N/A	1
Masonry	13	4.8%	9	0	0	N/A	4
Siding	114	42.2%	114	0	0	N/A	0
Combination	2	0.7%	2	0	0	N/A	0
Stucco	36	13.3%	36	0	0	N/A	0
Other	3	1.1%	3	0	0	N/A	0
TOTAL	270	100.0%	264	1	0	N/A	5
PARKING SURFACE							
None	0	0.0%	0	0	0	N/A	0
Concrete	150	84.3%	148	0	0	N/A	2
Asphalt	5	2.8%	3	0	0	N/A	2
Gravel	23	12.9%	23	0	0	N/A	0
Dirt	0	0.0%	0	0	0	N/A	0
Brick	0	0.0%	0	0	0	N/A	0
TOTAL	178	100.0%	174	0	0	N/A	4
PARKING SPACES							
None	114	42.4%	113	0	0	N/A	1
1 to 2	145	53.9%	145	0	0	N/A	0
3 to 5	2	0.7%	2	0	0	N/A	0
6 to 10	1	0.4%	1	0	0	N/A	0
11 to 20	1	0.4%	1	0	0	N/A	0
21 or More	6	2.2%	2	0	0	N/A	4
TOTAL	269	100.0%	264	0	0	N/A	5



Hastings, Nebraska

GENERAL REDEVELOPMENT PLAN

Redevelopment Area #16



DECEMBER, 2019

GENERAL REDEVELOPMENT PLAN.

Purpose of Plan.

The purpose of this **General Redevelopment Plan** is to serve as a comprehensive guide for the implementation of development and redevelopment activities within **Redevelopment Area #16** in the City of Hastings, Nebraska. Redevelopment and development activities associated with the **Nebraska Community Development Law**, State Statutes 18-2101 through 18-2154, should be utilized to promote the general welfare and enhance the tax base, as well as promote the economic and social well-being of the Community.

A **General Redevelopment Plan** prepared for the **City of Hastings Community Redevelopment Authority (CRA)** must contain the general planning elements required by Nebraska State Revised Statutes, Section 18-2111 re-issue 2012 items (1) through (6). A description of these items is as follows:

(1) The boundaries of the redevelopment project area with a map showing the existing uses and condition of the real property therein; (2) a land-use plan showing proposed uses of the area; (3) information showing the standards of population densities, land coverage and building intensities in the area after redevelopment; (4) a statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, or building codes and ordinances; (5) a site plan of the area; and (6) a statement as to the kind and number of additional public facilities or utilities which will be required to support the new land uses in the area after redevelopment.

Furthermore, the **General Redevelopment Plan** must further address the items required under Section 18-2113, "Plan; considerations", which the CRA must consider prior to recommending a redevelopment plan to the City of Hastings Planning Commission and City Council for adoption. These "considerations" are defined as follows:

"...whether the proposed land uses and building requirements in the redevelopment project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted and harmonious development of the City and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development; including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers,

adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewage, and other public utilities, schools, parks, recreational and community facilities and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations, or conditions of blight."

Location

The referenced **Hastings, Nebraska Redevelopment Area #16** is situated in the southwestern portion of the City of Hastings, Nebraska, generally bound by the western and southern Corporate Limits, "B," "D" and "E" Streets West (North), "F" Street West (South), Baltimore Avenue South (West) and Lexington Avenue South (East). The **Area** is comprised of an estimated **154.6 acres**. **This Redevelopment Area has been identified for future development activities, due to the existence of excessively aging structures, aging and deteriorating public infrastructure and the presence of functionally and economically obsolete land areas.**

Redevelopment Area #16 is located entirely within the current Corporate Limits of the City of Hastings, as depicted in **Illustration 1, Context Map, Page 3**. The **Area** primarily includes single family and multifamily residential and public facilities/structures and park and recreation areas. Key landmarks within the Area include Brickyard Park, Carter Field, Lincoln School, Heritage Manor Apartments, Lee Townhomes and the former Golden Friendship Center facility.

Large, undeveloped tracts of land exist in the western portion of the Redevelopment Area. Additional vacant/undeveloped parcels throughout the Area are considered functionally and economically obsolete.

The **Redevelopment Area** includes the following parcels of record on file with the Adams County Assessor:

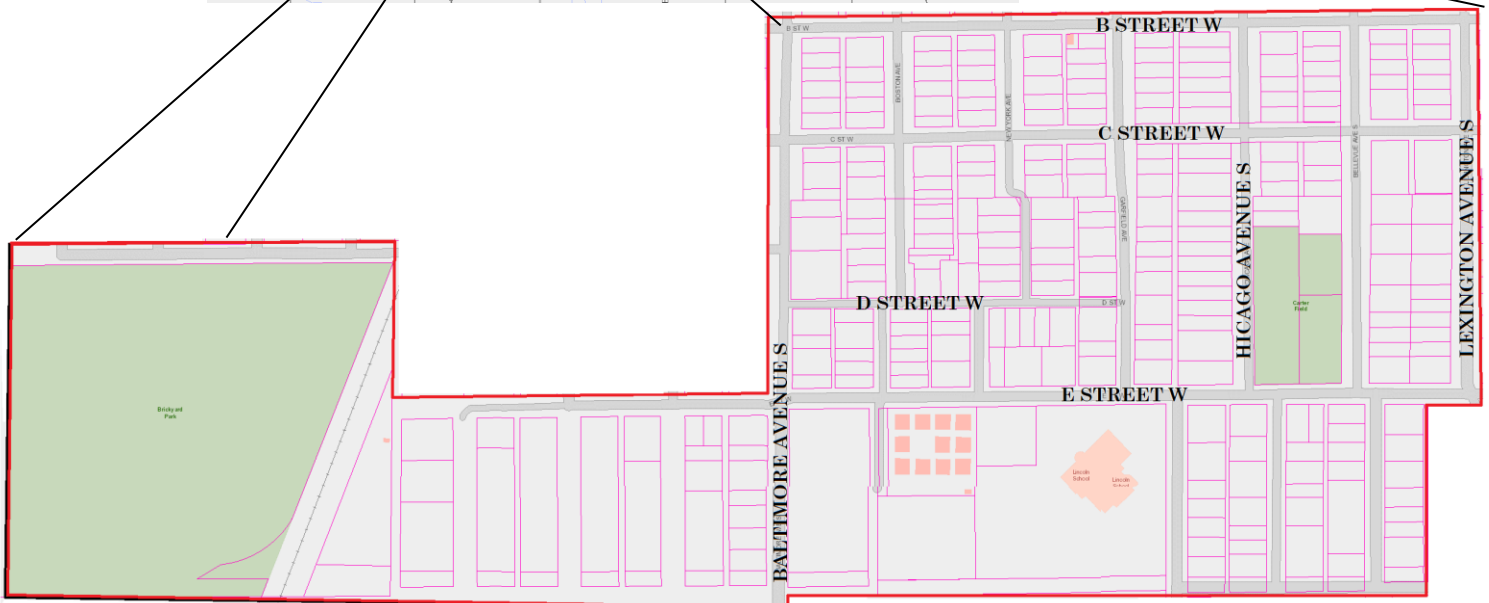
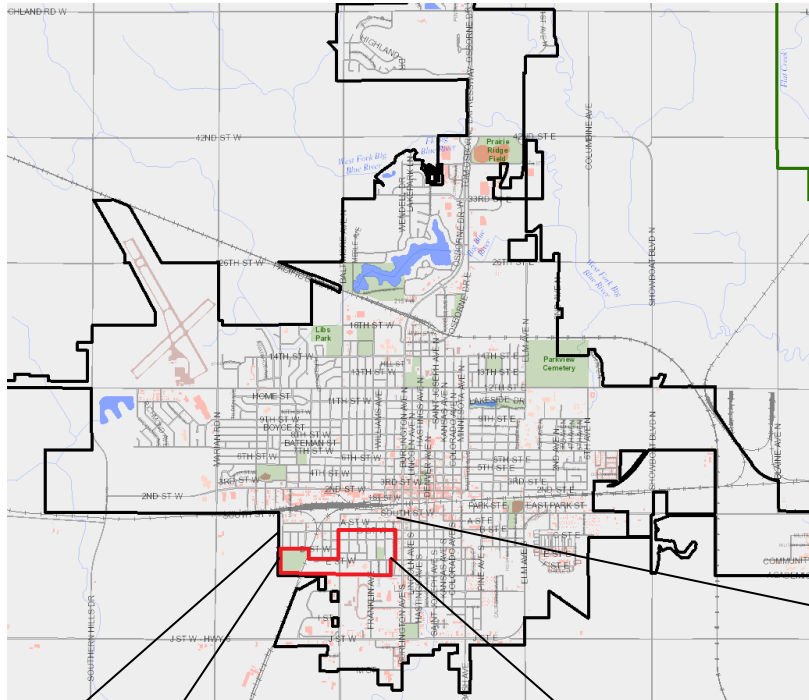
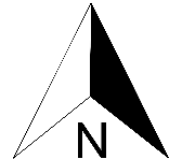
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010007541	010007599	010007714	010007845	010010471
010007542	010007600	010007715	010007846	010014057
010007543	010007601	010007716	010007847	010014058
010007544	010007602	010007717	010007848	010014059
010007545	010007603	010007718	010007849	010014061
010007546	010007604	010007719	010007850	010014062
010007547	010007605	010007720	010007851	010014063

010007548	010007606	010007721	010007852	010014064
010007549	010007607	010007722	010007853	010014065
010007550	010007608	010007723	010007854	010014066
010007551	010007609	010007724	010007855	010014067
010007552	010007610	010007725	010007856	010014069
010007553	010007611	010007726	010007857	010014070
010007554	010007612	010007727	010007858	010014072
010007555	010007613	010007738	010007859	010014073
010007556	010007614	010007739	010007860	010014074
010007557	010007615	010007740	010007861	010014075
010007558	010007616	010007741	010007862	010014076
010007559	010007617	010007742	010007863	010014077
010007560	010007618	010007743	010007864	010014078
010007561	010007619	010007809	010007865	010014079
010007562	010007620	010007810	010007866	010014080
010007563	010007621	010007811	010007867	010014081
010007564	010007622	010007812	010007868	010014082
010007565	010007623	010007813	010007869	010014083
010007566	010007624	010007814	010007908	010014084
010007567	010007625	010007815	010007909	010014085
010007568	010007626	010007816	010007910	010014982
010007569	010007627	010007817	010007911	010016639
010007570	010007628	010007818	010007912	010016644
010007571	010007629	010007819	010007913	010016646
010007572	010007630	010007820	010007914	010016647
010007573	010007638	010007821	010007915	010016649
010007574	010007639	010007822	010007916	010016656
010007575	010007640	010007823	010007917	010016660
010007576	010007641	010007824	010007918	010016661
010007577	010007642	010007825	010007919	010016662
010007578	010007643	010007826	010007920	010016666
010007579	010007645	010007827	010007952	010016667
010007580	010007697	010007828	010007953	010016686
010007581	010007698	010007829	010007954	010017007
010007582	010007699	010007830	010007958	010017008
010007583	010007700	010007831	010008110	010017010
010007584	010007701	010007832	010008111	010017011
010007585	010007702	010007833	010008112	010017013
010007588	010007703	010007834	010008113	010017015
010007589	010007704	010007835	010008114	010017046
010007590	010007705	010007836	010008115	010017047
010007591	010007706	010007837	010008116	010017048
010007592	010007707	010007838	010008117	010017088
010007593	010007708	010007839	010008118	010017089
010007594	010007709	010007840	010008119	010018676
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CONTEXT MAP – ILLUSTRATION 4

REDEVELOPMENT AREA #16

HASTINGS, NEBRASKA



LEGEND

REDEVELOPMENT AREA #16

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COMMUNITY PLANNING & RESEARCH

*** Lincoln, Nebraska * 402.464.5383 ***

Hastings, Nebraska

Blight and Substandard Determination Study

Redevelopment Area #16

Project Planning and Implementation Recommendations.

The planning process for **Redevelopment Area #16** has resulted in a listing of **general planning and implementation recommendations**. As discussed in the **Blight and Substandard Determination Study**, the average age and condition of the structures, insanitary and unsafe conditions, deterioration of site or other improvements and the presence of functionally and economically obsolete land uses are a sufficient basis for designation of **Redevelopment Area #16** as **blighted and substandard**.

To eliminate blight and substandard conditions and enhance private development and redevelopment activities throughout **Redevelopment Area #16**, the City of Hastings will need to consider the following **general development and redevelopment initiatives**. **Tax Increment Financing (TIF)** will need to be **considered as a tool to assist in financing both development and redevelopment projects**.

General Development/Redevelopment Initiatives.

- Develop **public and private partnerships** with funding entities and property developers to attract residential development to **Redevelopment Area #16**. Partnerships can include, but are not limited to the Hastings CRA, South Central Nebraska Economic Development District, Housing Development Corporation, Hastings Economic Development Corporation, Hastings Chamber of Commerce and the Community Action Partnership of Mid-Nebraska. Utilize the ***City of Hastings Comprehensive Plan, Community Housing Study*** and other local, **relevant planning documents** to provide direction for Community development projects.
- Create an **“Economic Development Initiative”** for **Redevelopment Area #16** directed at increasing the property tax bases via new development activities. Utilize **TIF** and other available public and private sources of economic development funding, including State and Federal and private Foundation grants, as well as private investment, for the expansion of both existing and new developments, including residential. Such development activity must be in conformance with the City’s ***Comprehensive Plan*** and current ***Zoning and Subdivision Regulations***, pending changes or amendments to both documents.
- **Promote the development of vacant/undeveloped land areas within the Redevelopment Area by targeting parcels that are, currently, both functionally and economically obsolete.** Large, vacant/undeveloped tracts of land in the western portion of the Area should be **planned for residential development**, while infill development in residential areas should be planned for expansion of residential land uses. **Modern street and water/sewer systems should be put in place to attract development/redevelopment opportunities to the Area.**

- Establish a program of both **new residential development**, to address specific **workforce housing needs** in Hastings, and the **rehabilitation and preservation of existing housing stock** in the **Redevelopment Area**. Rural Workforce Investment Fund, Community Development Block Grants, HOME funds and the Nebraska Affordable Housing Trust Fund could assist with both new housing development and housing preservation programs.
- Consider the addition of recreational opportunities and/or rehabilitation of existing facilities with any new developments in **Redevelopment Area #16**. Currently, Carter Field and Brickyard Park provide modern park and recreation amenities. Continued modernization/rehabilitation efforts would be an added benefit to the residential neighborhoods and to the **Area** as a whole.
- Expand **alternative energy systems** throughout **Redevelopment Area #16** in conformance with Nebraska State Statutes regarding “**Net Metering**.” This would include the potential use of one or combination of wind, solar, biomass, geothermal, hydropower and methane energy systems in both existing and new development areas and buildings.

Infrastructure & Utility Systems Initiatives.

- **Repair and replace, as needed, deteriorated and dilapidated municipal water, sewer and storm sewer mains** throughout **Redevelopment Area #16**, to support both existing and future residential development and redevelopment. Hastings Utilities Staff estimate that segments of water and sewer mains were identified to be undersized by today’s demand and development standards, as well as approaching or exceeding 100 years of age and in critical need of replacement. In order to support the development of vacant/undeveloped parcels or redevelopment of existing neighborhoods, specifically to the large undeveloped tracts of land in the western portion of the **Area**.
- Establish a **program** to improve existing sidewalks and install new sidewalks where necessary, as well as rehabilitate and resurface existing streets, new street lighting, landscaping, private driveways, access roads and parking areas in the **Redevelopment Area**, identified as being in a state of deterioration and in substandard condition. Approximately 19 percent of sidewalks and 37 percent of street segments throughout the **Area** are currently rated as “poor” or “fair” in condition.

Implementation.

Both a timeline and budget should be developed for the implementation of this **General Redevelopment Plan**. Each of these processes should be designed in conformance with the resources and time available by the City. A reasonable timeline to complete the redevelopment activities identified in the **Plan** would be seven to 12 years.

Various funding sources exist for the preparation and implementation of a capital improvement budget designed to meet the funding needs of proposed development and redevelopment activities. These include local and federal funds commonly utilized to finance street improvement funds, i.e. Community Development Block Grants, Special Assessments, General Obligation Bonds and Tax Increment Financing (TIF). The use of TIF for development and redevelopment projects in **Redevelopment Area #16** is deemed to be an essential and integral element. The use of TIF in connection with such projects is contemplated by this **General Redevelopment Plan** and such designation and use of TIF will not constitute a substantial modification to the **Plan**.

The City agrees, when approving this **General Redevelopment Plan**, to the utilization of TIF for appropriate development and redevelopment projects and agrees to pledge the taxes generated from such projects for such purposes in accordance with the Act. Any redevelopment project receiving TIF is subject to a Cost Benefit Analysis. TIF, as a source of public financing, ultimately impacts taxing authorities in the City of Hastings and Adams County. Proposed projects using TIF must meet the Cost Benefit Analysis and the "But for" test. Accordingly, "But for TIF" a redevelopment project could not be fully executed and constructed in the **Redevelopment Area**.

1. **Future Land Use Patterns.**

The existing land use patterns in **Redevelopment Area #16** are described in detail in the **Blight and Substandard Determination Study (Pages 18 and 19)**. **Redevelopment Area #16** consists of residential, parks/recreation, public/quasi-public and vacant/undeveloped land use types. **The Structural/Site Conditions Survey** identified properties and structures classified as being in a deteriorating condition or dilapidated. The irregular tracts of vacant/undeveloped land, as well as functionally & economically obsolete land areas are ideally suited for future residential development.

Illustration 5, Page 61, Future Land Use Map, represents the **land use density and coverage**, as well as a **general site plan** for **Redevelopment Area #16**. The recommendations in this **General Redevelopment Plan** are consistent with the ***Hastings Comprehensive Plan***. The future land use patterns highlighted in the ***Hastings Comprehensive Plan***, within **Redevelopment Area #16**, primarily support residential development on undeveloped tracts of land. Additionally, infill of vacant/undeveloped lots throughout the **Area** should occur with new residential developments. All other land uses within the **Area** are planned to remain in their current locations.

HASTINGS, NEBRASKA



*** Lincoln, Nebraska * 402.464.5383 ***

2. Zoning Districts.

The future land use designations shown in **Illustration 5** should be in conformance with the City's ***Comprehensive Plan*** and ***Zoning/Subdivision Regulations***. The City of Hastings **Future Zoning Map** for **Redevelopment Area #16** is identified in **Illustration 6, Page 63**. This represents allowed **land development densities, land coverage and potential building intensities of Redevelopment Area #16**. Currently, vacant/undeveloped parcels of land in the western portion of the **Redevelopment Area** are zoned both “**R-1 – Urban Single Family Residential**” and “**I-1 – Light Industrial**.” It is recommended that all land zoned I-1 be rezoned to R-1 to support land uses identified in the Future Land Use Plan of the ***Hastings Comprehensive Plan***.

3. Recommended Public Improvements.

The primary purpose of a **General Redevelopment Plan** is to allow for the use of public financing for a specific project. This public financing is planned and implemented to serve as a "first step" for public improvements and encourage private development within the **Redevelopment Area**. The most common form of public improvements occurs with infrastructure, specifically streets, water, sanitary sewer and storm sewer systems, sidewalks, open space and recreational uses. The primary infrastructure concerns in the **Redevelopment Area** are the need to monitor utility and infrastructure systems in order to make repairs or replacement as these systems continue to age, as well as by expansion of modern infrastructure to vacant/undeveloped and agricultural land areas.

The **Blight and Substandard Determination Study** focused on the condition of existing structures and sites, as well as improvement needs for deteriorated and dilapidated infrastructure systems to service developed and vacant/undeveloped land throughout the **Redevelopment Area**. It is recommended the City of Hastings work closely with developers to ensure that future public roads and private driveways and parking areas within **Redevelopment Area #16** are constructed in conformance with City development standards. New or redeveloped streets, sidewalks, alleys, municipal water and sewer mains and privately owned service lines should be designed to meet the provisions of the ***City of Hastings Subdivision Regulations***.

FUTURE ZONING MAP – ILLUSTRATION 6

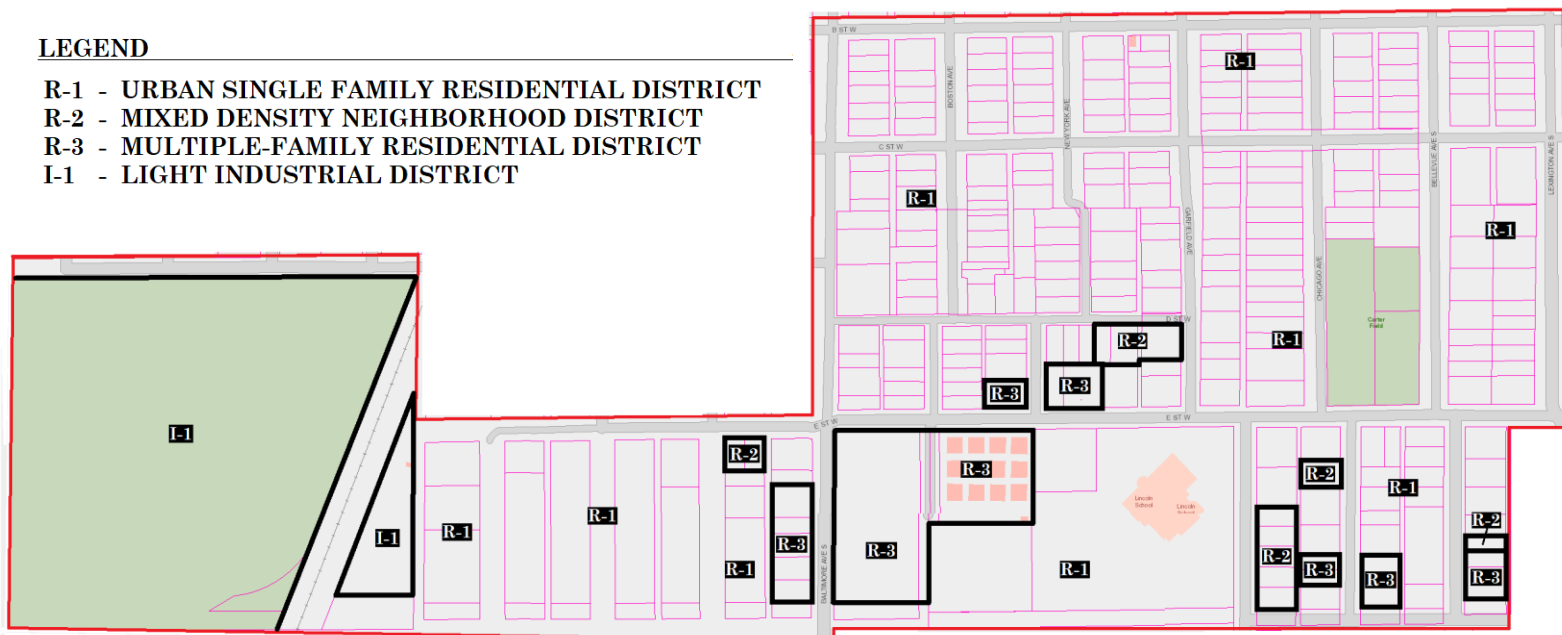
REDEVELOPMENT AREA #16

HASTINGS, NEBRASKA



LEGEND

- R-1 - URBAN SINGLE FAMILY RESIDENTIAL DISTRICT
- R-2 - MIXED DENSITY NEIGHBORHOOD DISTRICT
- R-3 - MULTIPLE-FAMILY RESIDENTIAL DISTRICT
- I-1 - LIGHT INDUSTRIAL DISTRICT



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4. Alternative Energy Considerations.

Development within **Redevelopment Area #16** is recommended to supplement the standard energy sources for lighting, heating and cooling, with alternative energy systems such as wind, solar, geothermal, biomass and methane. Individual buildings are strongly recommended to access these alternative energy sources in combination with “*green building*” techniques.

“**LEED**” building certification also guides the use of energy conservation methods to reduce the consumption of energy by HVAC systems in new and rehabilitated buildings. In the United States, LEED certification is recognized as a standard for measuring building sustainability. Achieving this certification demonstrates that the building meets the ideals of being “green.”

Conclusions.

A successful **General Redevelopment Plan** for **Redevelopment Area #16** should guide redevelopment and development opportunities. All new construction activities should include building materials compatible with similar types exhibited by existing structures within, and adjacent the **Redevelopment Area**.

The City of Hastings CRA and the City Staff should seek funding sources to create a revolving loan and/or grant program for the rehabilitation and improvement of buildings and public uses in **Redevelopment Area #16**. The demolition of substantially dilapidated existing buildings will enhance the visual appearance of the **Area**, making it more attractive for future development. Prior to transportation network improvements, the CRA and the City of Hastings should develop a plan to accommodate efficient infrastructure development and improvements.

The following identifies estimated costs for the improvement of various infrastructure features in Redevelopment Area #16.

Normal Street Replacement

Costs are dependent on street width and thickness of pavement or overlay. Concrete paving of 6" thick with integral curbs costs an estimated \$52 per square yard. Asphalt overlay has a cost of \$3.45 per square yard, per inch of thickness of asphalt overlay.

The cost to construct a 6" thick, 30' wide concrete street is \$170 per linear foot. The cost to construct a 6" thick, 60' wide concrete street is \$345 per linear foot.

The cost to construct a 2" thick, 30' wide asphalt overlay is \$25 per linear foot. The cost to construct a 2" thick, 60' wide asphalt overlay is \$50 per linear foot.

Ramped Curb Cuts

\$1,400 each

Sanitary Sewer

\$60 to \$70 per linear foot

Water Valves

\$850 each

Fire Hydrants

\$2,800 each

Overlay of Parking Lots

Asphalt overlay costs \$3 per square yard per inch of thickness of asphalt overlay. Therefore, the cost of a 2" overlay of a 150 x 150 foot parking lot is \$17,000.

Storm Sewers

The cost of Storm Sewers is dependent upon the size of the storm sewer pipe and on the number of inlets required. A breakdown of approximate unit prices is as follows:

15" RCP costs \$25 per linear foot
18" RCP costs \$30 per linear foot
24" RCP costs \$40 per linear foot
30" RCP costs \$50 per linear foot
36" RCP costs \$57 per linear foot
42" RCP costs \$65 per linear foot
48" RCP costs \$75 per linear foot

Inlets cost an estimated \$2,800 each. Therefore, assuming 470 linear feet of 30" storm sewer and four inlets per block, a block of storm sewer would cost \$35,100.

Public and Private Foundations.

This **General Redevelopment Plan** addresses numerous community and economic development activities for **Redevelopment Area #16**, in Hastings, Nebraska. The major components of this **General Redevelopment Plan** will be accomplished as individual projects, however, a comprehensive redevelopment effort is recommended. Just as the redevelopment efforts should be tied together, so should the funding sources to ensure a complete project. The use of state and federal monies, local equity and tax incentives coupled with private funding sources, can be combined for a realistic and feasible funding package. The following provides a summary listing of the types of funding to assist in implementing this **General Redevelopment Plan**.

Each selected redevelopment project should be accompanied with a detailed budget of both sources and uses of various funds.

Public Funding Sources

- Building Improvement District
- Tax Increment Financing
- LB 840, LB 1240
- Historic Preservation Tax Credits (State & Federal)
- Low Income Housing Tax Credits
- Sales Tax
- Community Development Block Grants - Re-Use Funds
- HOME Funds
- Nebraska Affordable Housing Trust Fund
- Rural Workforce Housing Investment Fund
- Community Development Assistance Act
- Intermodal Surface Transportation Efficiency Act
- Small Business Administration-Micro Loans
- Local Lender Financing
- Owner Equity
- Donations and Contributions

Private Foundations

American Express Foundation
Kellogg Corporate Giving Program
Marietta Philanthropic Trust
Monroe Auto Equipment Company Foundation
Norwest Foundation
Piper, Jaffray & Hopwood Corporate Giving
Target Stores Corporate Giving
Pitney Bowes Corporate Contributions
Burlington Northern Santa Fe Foundation
US West Foundation
Woods Charitable Fund, Inc.
Abel Foundation
ConAgra Charitable Fund, Inc.
Frank M. and Alice M. Farr Trust
Hazel R. Keene Trust
IBP Foundation, Inc.
Mid-Nebraska Community Foundations, Inc.
Northwestern Bell Foundation
Omaha World-Herald Foundation
Peter Kiewit and Sons Inc. Foundation
Thomas D. Buckley Trust
Valmont Foundation
Quivey-Bay State Foundation

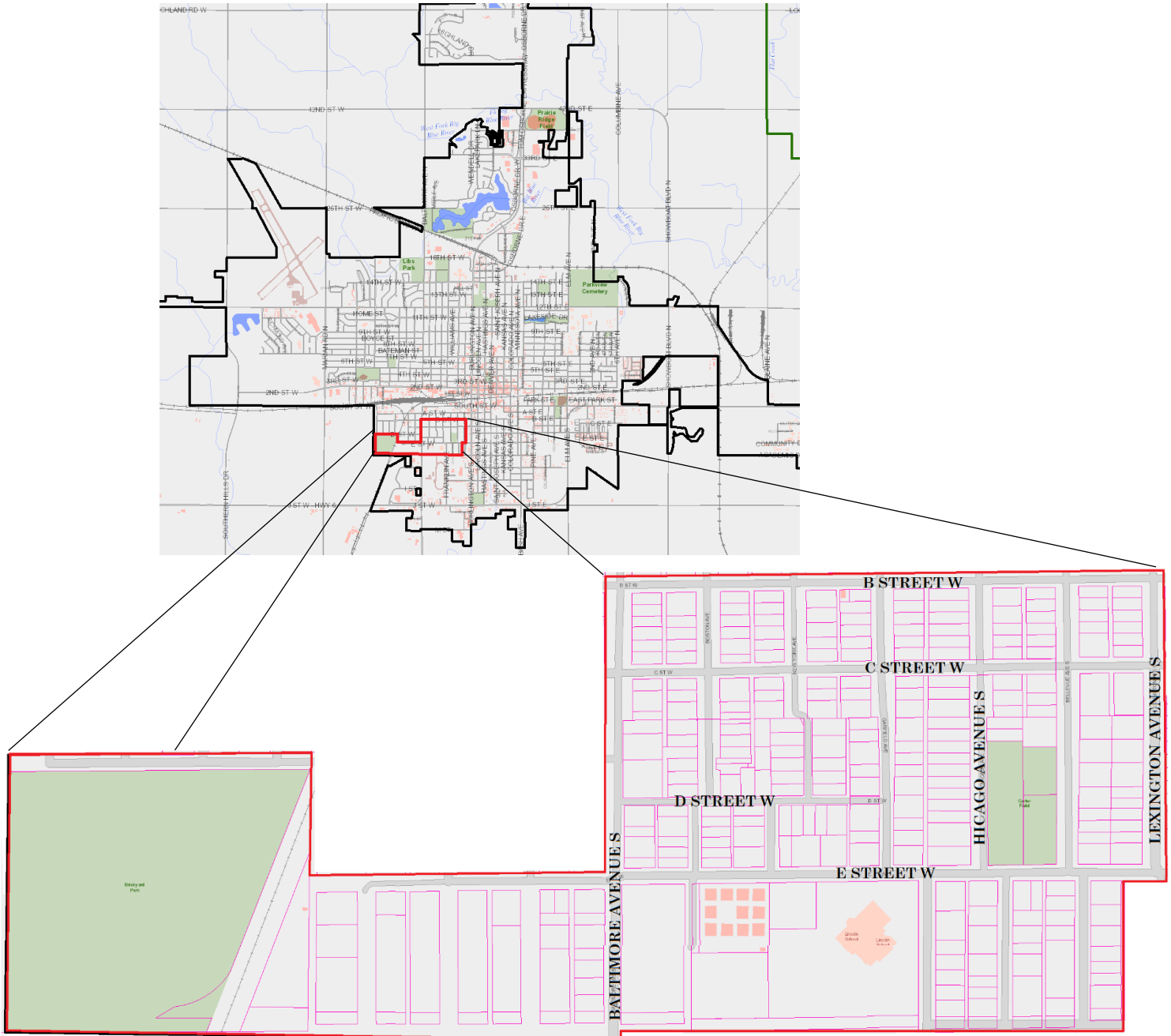
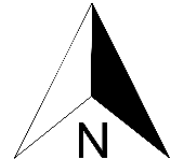
GENERAL REDEVELOPMENT PLAN AMENDMENTS

<u>PROJECT NAME / LOCATION AND COST</u>	<u>RESOLUTION #</u>
1. _____ \$ _____	_____
2. _____ \$ _____	_____
3. _____ \$ _____	_____
4. _____ \$ _____	_____
5. _____ \$ _____	_____
6. _____ \$ _____	_____
7. _____ \$ _____	_____
8. _____ \$ _____	_____
9. _____ \$ _____	_____
10. _____ \$ _____	_____

CONTEXT MAP – ILLUSTRATION 1

REDEVELOPMENT AREA #16

HASTINGS, NEBRASKA



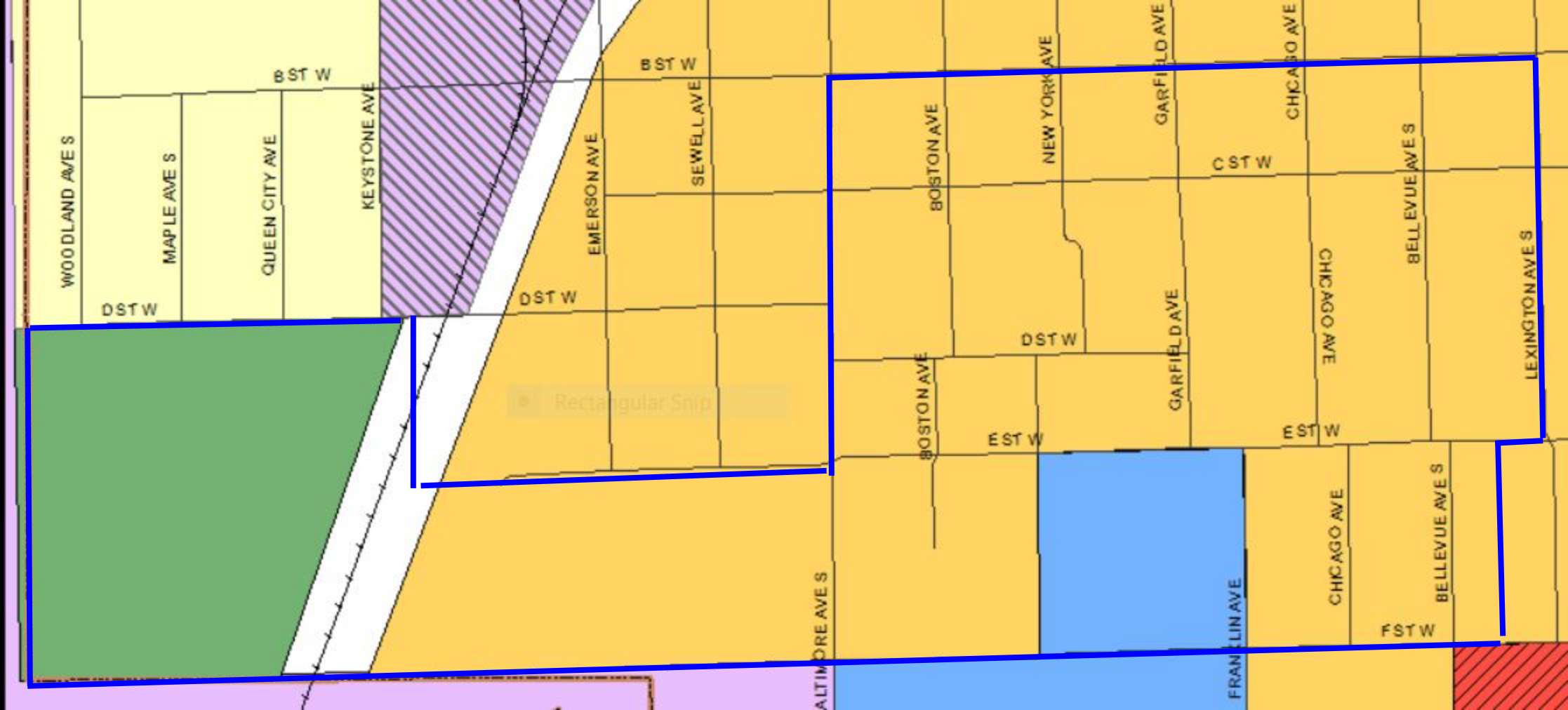
LEGEND

REDEVELOPMENT AREA #16

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COMMUNITY PLANNING & RESEARCH

*** Lincoln, Nebraska * 402.464.5383 ***
 Hastings, Nebraska

Blight & Substandard Determination Study
 Redevelopment Area #16



RESOLUTION NO. 2020-38

WHEREAS, On _____, 2020, the Hastings City Council held a public hearing and considered declaring a portion of the City known as Redevelopment Area #16 as blighted and substandard; and

WHEREAS, the Community Redevelopment Authority of the City of Hastings, Nebraska has completed a blight and substandard study and has applied the criteria set forth in the Nebraska Community Development Law, Neb. Rev. Stat. §18-203 to the designated Redevelopment Area #16; and

WHEREAS, the results of this study indicate that Redevelopment Area #16 meets the statutory requirements as to the designation of Area #16 as being blighted and substandard and that the number and distribution of blight factors are beyond the remedy and control solely by regulatory processes and cannot be dealt with effectively by private enterprise without the incentives provided in the Nebraska Community Development Law; and

WHEREAS, the Community Redevelopment Authority of the City of Hastings, Nebraska recommended approval of the blight and substandard study at its January 21, 2020 regular meeting; and

WHEREAS, the City of Hastings Planning Commission recommended approval of the blight and substandard study at its June 15, 2020 regular meeting.

NOW THEREFORE, in consideration of the foregoing recitals, the Mayor and City Council of the City of Hastings, Nebraska, do hereby adopt the following resolution:

BE IT RESOLVED by the Mayor and City Council of the City of Hastings, Nebraska, that the blight and substandard study of Redevelopment Area #16 is hereby approved and adopted by the City of Hastings and Redevelopment Area #16 is hereby designated as blighted and substandard.

PASSED AND APPROVED this _____ day of _____, 2020.

Corey Stutte, Mayor

ATTEST:

Kimberly S. Jacobitz, City Clerk

(S E A L)

Approved as to form:

Clint Schukei, City Attorney

Department: Development Services

Staff Contact: Lisa Parnell-Rowe

Planning Commission Meeting Date: 6/15/2020

File No: 2020-021

Prepared By: Lisa Parnell-Rowe, Director of Development Services

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing for a change of zoning for Hultine Subdivision, Adams County, Nebraska, from A, Agricultural to R-1A, Single-Family Large Lot Residential District and to amend the Official Zoning District Map.

Motion to recommend approval of Ordinance No. 4635 and the amendment to the Official Zoning District Map to rezone Hultine Subdivision, Adams County, Nebraska, from A, Agricultural to R-1A, Single-Family Large Lot Residential District.

Names of People/Business affected by this action:

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

Why Planning Commission action is required:

Neb. Rev. Stat. 19-902 provides the city council shall receive the advice of the planning commission before taking definite action on any contemplated amendment, supplement, change, modification, or repeal, and no such regulation, restriction, or boundary shall become effective until after separate public hearings are held by both the planning commission and the city council in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. Notice of the time and place of such hearing shall be given by publication thereof in a legal newspaper in or of general circulation in such municipality at least one time ten days prior to such hearing.

Type of action requested:

Motion

Suggested motion:

Motion to recommend approval of Ordinance No. 4635 and the amendment to the Official Zoning District Map to rezone Hultine Subdivision, Adams County, Nebraska, from A, Agricultural to R-1A, Single-Family Large Lot Residential District.

Deadlines associated with action:

Hultine Preliminary/Final Plat is in concurrent review.

Department head comments:

Surrounding zoning is as follows:

North – A Agricultural

South – A Agricultural

East – A Agricultural

West – A Agricultural

The original Copple 1st Addition, filed in August of 1999, left this parcel zoned Agriculture, as was previously zoned prior to this areas annexation into City limits. However, the minimum lot area requirement is 5 acres for the City Agriculture Zone. Though this parcel is surrounded by Agriculture, once the lot is subdivided the minimum lot area requirements will further deviate from the parcels actual minimum lot area requirement.

The future land use plan designation for the area is Suburban Residential. As the area is slated for future Suburban Residential, the R-1A, *Single-Family Large Lot Residential District* is an ideal zone considering it allows for lower population densities with larger lots sizes—a minimum of 20,000 square feet. Only the future Suburban Residential zone can accommodate lots up to 20,000 square feet. Also, once subdivided Lot 2 will only qualify as an R-1A zone, due to its lot size being less than the minimum lot area for an R-1S, *Single-Family Suburban Acreage Residential District*. Zoning the Hultine Subdivision R-1A, *Single-Family Large Lot Residential District*, will clean up the deviation in zoning that was inadvertently created during annexation and slate this subdivision for future growth towards the comprehensive plan objectives for this area.

Recommendation:

Staff recommends motion to recommend approval of Ordinance No. 4635 and to amend the Official Zoning District Map.



City of Hastings
Development Services Department
Zoning Development Approval (ZDA)
Zoning Change/Amendment Application

Date: 05/15/2020

Please fill out the Pre-Qualification form first if you are unsure of what action needs to occur. Contact Development Services for minimum requirements at 402-461-2302. Incomplete applications will not be processed. All applications must be complete prior to submission. Deadline for Planning Commission Approval is the last Monday of each month or ZDA will be held until the next months session.

☒ Zoning Change (Rezone) ☐ Comprehensive Plan Amendment ☐ Zoning Text Amendment

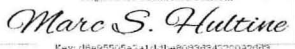
Property Address:	Hultine Subdivision
Within City Limits:	☒ Yes ☐ No
Current Zoning:	AG
Proposed Zoning:	R1A
Proposed Use:	Residential and pasture (Lot 1 Pasture Lot 2 Residential)

Reason for Request:
To be compliant with intended use. We would like to build a house on Lot 2 and use Lot 1 for pasture.

Applicant:	Marc Hultine	Company:	
Address:	101 S. HASTINGS AVE.	Telephone:	4024691566
City/State/Zip:	HASTINGS	Email:	marc@hultine.com
Property Owner:	Marc Hultine	Company:	
Address:	101 S. HASTINGS AVE.	Telephone:	4024691566
City/State/Zip:	HASTINGS	Email:	marc@hultine.com
Key Contact:	Marc Hultine	Company:	
Address:	101 S. HASTINGS AVE.	Telephone:	4024691566
City/State/Zip:	HASTINGS	Email:	marc@hultine.com

If the Applicant is not the Owner, an Owner Verification Form must be filled out and sent to the Owner for authorization of the application. This form is also available at www.cityofhastings.org.

I hereby acknowledge that all information provided with this application is true to the best of my knowledge.

Signature of Applicant:	 signed via DocuSign Key: 08a60506a2414314809345422002998	Date:	05/15/2020
-------------------------	--	-------	------------

HDS Staff Comments:			
HDS Staff Acceptance:		Date:	
HDS Application Number:		HDS Case #:	
Total Fee:			

City of Hastings
220 N. Hastings Avenue
Hastings NE 68901

Payee: LAZY L-D INC.

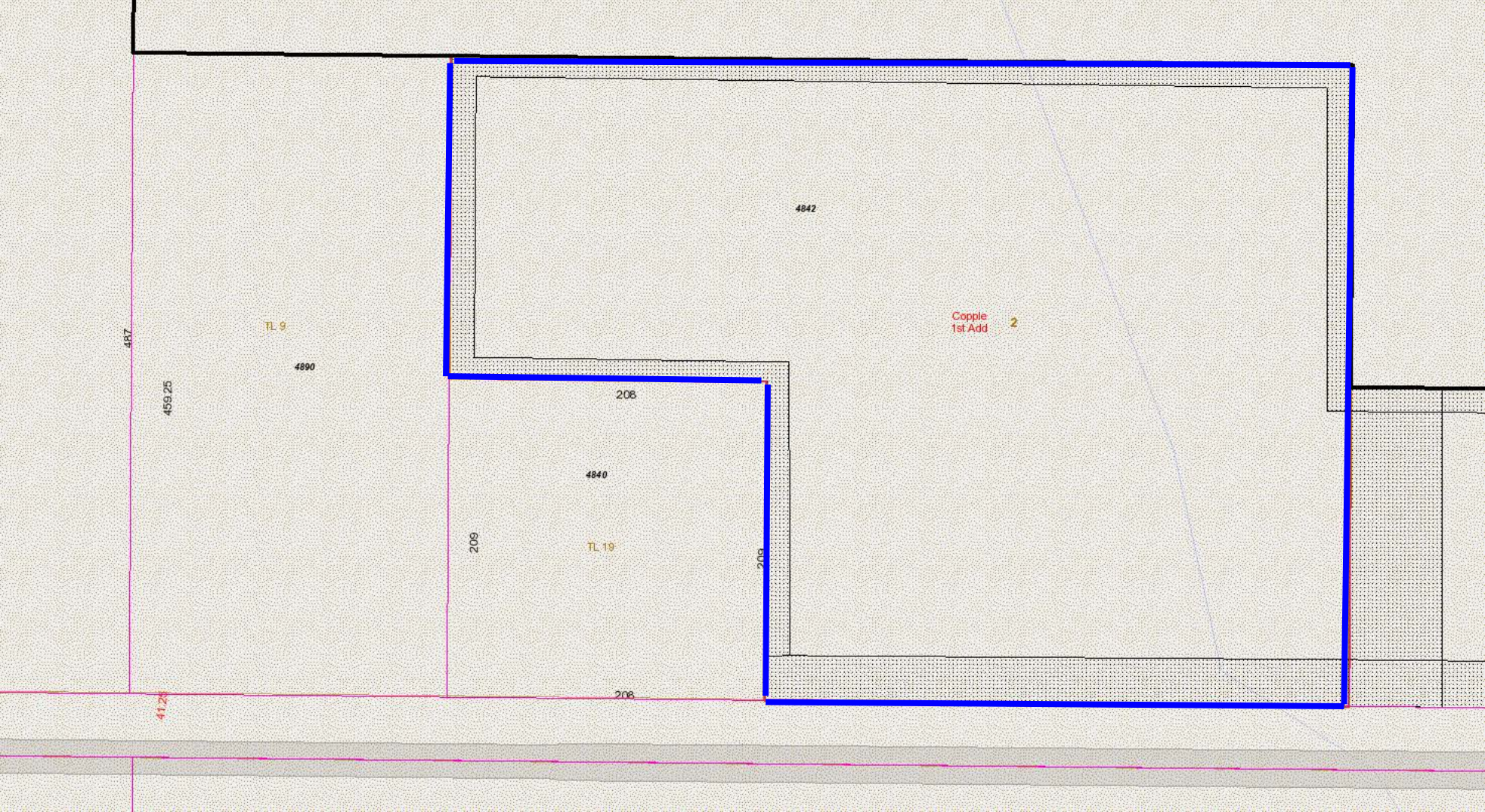
Date: 5/15/2020 Time: 9:40 AM

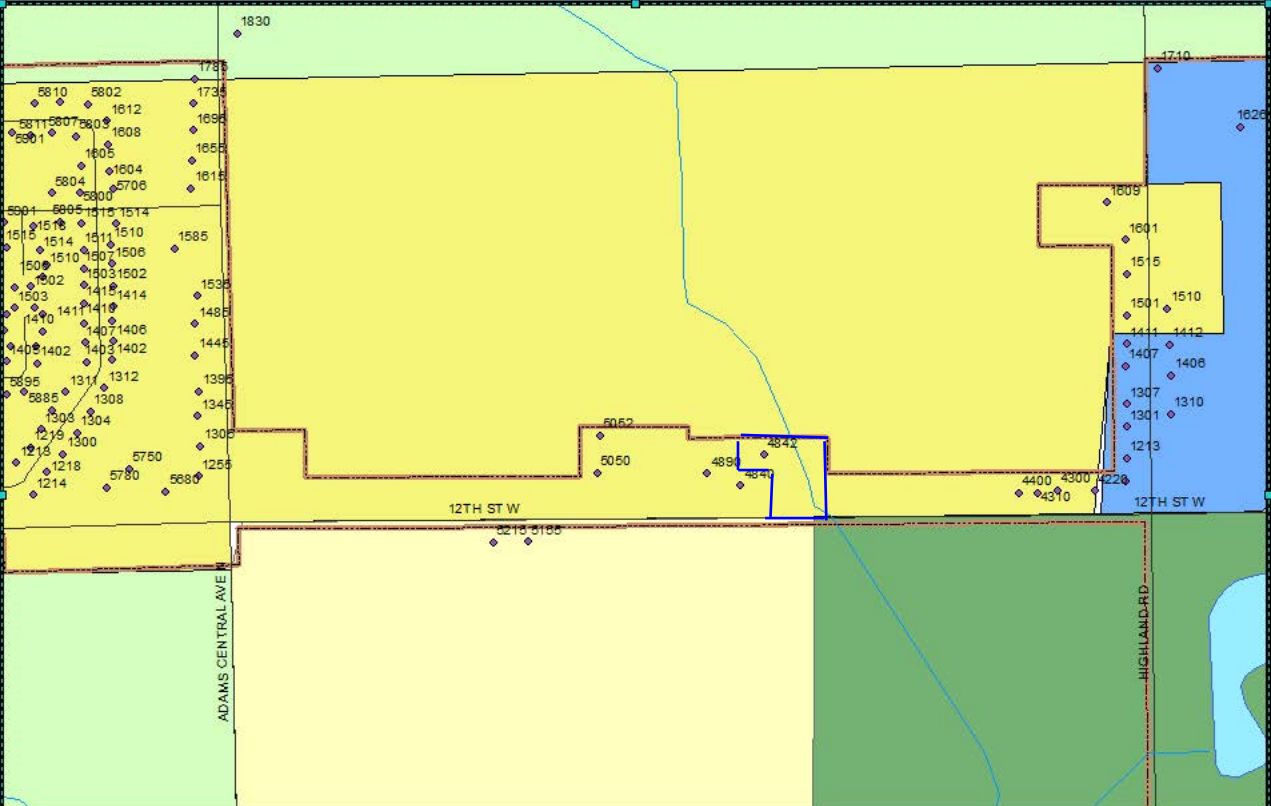
Receipt Number: DS1 / 89844

Clerk: TERI

ITEM	REFERENCE	AMOUNT
ZONE REZONE HULTINE SUB		
Zoning Fees		450.00
ZONE PLAT HULTINE SUB		
Zoning Fees		500.00
ZONE 2 LOTS		
Zoning Fees		80.00
DEEDS FILING FEE		
Recording Fees		40.00
Total:		1,070.00
assor #2794		1,070.00
Change:		0.00

PAID





Future Land Use

City of Hastings, Nebraska

0 275 550 1,100 Feet



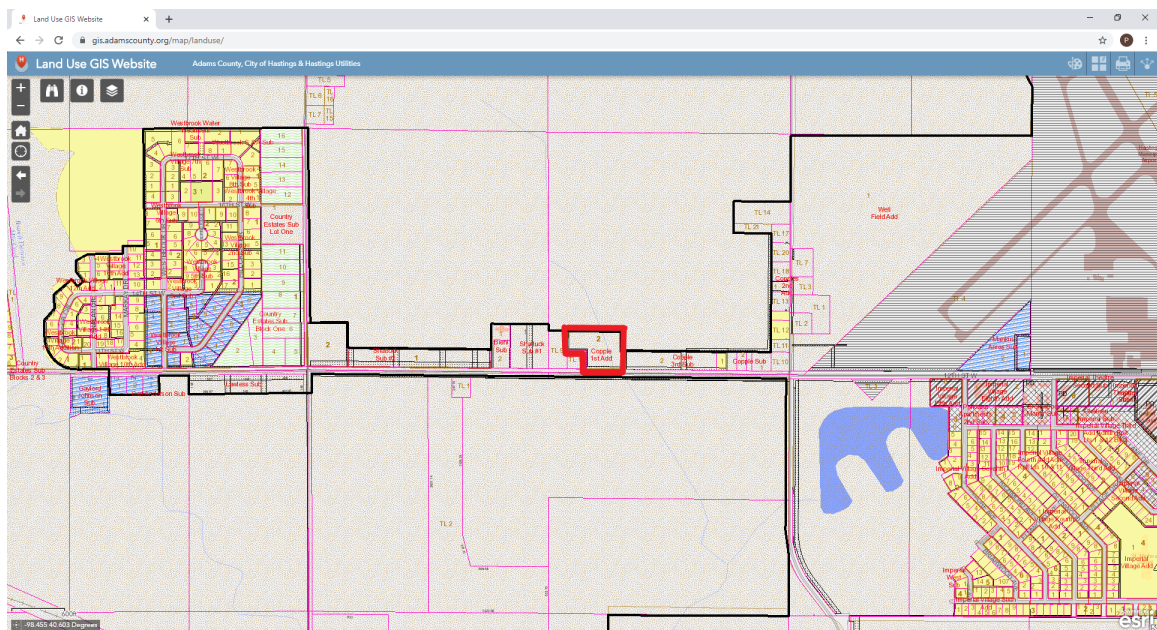
Land Use:

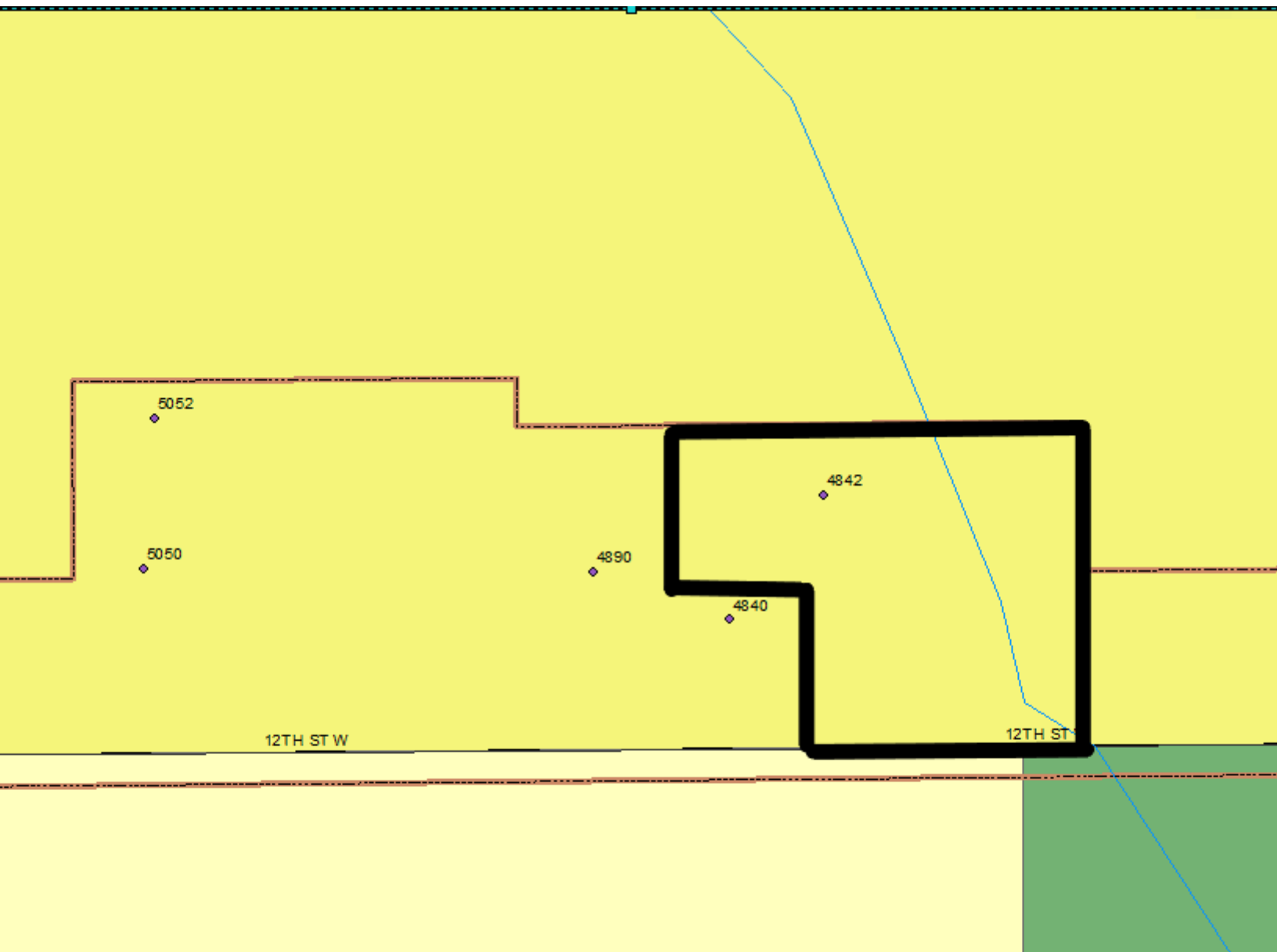
- | | | | |
|---|----------------------|--|--------------------------|
|  | Rural Residential |  | Mixed-Use - Neighborhood |
|  | Suburban Residential |  | Mixed-Use - Community |
|  | Urban Residential |  | Mixed-Use Downtown |
| | |  | Commercial/Retail |
| | |  | Employment/Industrial |

- | | |
|---|----------------------|
|  | Public / Semi-Public |
|  | Parks & Recreation |
|  | Agriculture |

Overlay Districts:

- | | | | |
|---|--------------------------|---|---------------|
|  | South Burlington Overlay |  | Floodplain |
|  | Highway 6 Overlay |  | City Boundary |
|  | Urban Industrial Overlay |  | ETJ Boundary |





Land Use

Burlington, Nebraska



160 320 Feet

Land Use:

-  Rural Residential
-  Suburban Residential
-  Urban Residential

-  Mixed-Use - Neighborhood
-  Mixed-Use - Community
-  Mixed-Use Downtown
-  Commercial/Retail
-  Employment/Industrial

-  Public / Semi-Public
-  Parks & Recreation
-  Agriculture

Overlay Districts:

-  South Burlington Overlay
-  Highway 6 Overlay
-  Urban Industrial Overlay

-  Floodplain
-  City Boundary
-  ETJ Boundary

ORDINANCE NO. 4635

AN ORDINANCE OF THE CITY OF HASTINGS, NEBRASKA, TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF HASTINGS, NEBRASKA TO REZONE CERTAIN PROPERTY FROM “A, AGRICULTURAL” TO “R-1A, SINGLE-FAMILY LARGE LOT RESIDENTIAL DISTRICT”; TO REPEAL ANY ORDINANCE IN CONFLICT HEREWITH; AND TO PROVIDE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT.

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

SECTION 1. That the property legally described as follows:

Hultine Subdivision, Adams County, Nebraska, currently zoned “A, Agricultural” be and the same is hereby rezoned, to “R-1A, Single-Family Large Lot Residential District”.

SECTION 2. That the City Engineer is hereby directed to cause the official zoning district map of the City of Hastings, Nebraska to be changed in accordance with the foregoing provisions.

SECTION 3. That any ordinance passed and approved prior to the passage, approval and publication or posting of this ordinance, and in conflict with its provisions, is hereby repealed.

SECTION 4. This ordinance shall take effect and be in full force from and after its passage, approval and publication in pamphlet form.

PASSED AND APPROVED by the Mayor and City Council of the City of Hastings, Nebraska, this ____ day of _____, 2020.

Corey Stutte, Mayor

ATTEST:

Kimberly S. Jacobitz, City Clerk

(S E A L)

APPROVED TO FORM:

Clint Schukei, City Attorney

Department: Development Services
Staff Contact: Lisa Parnell-Rowe
Planning Commission Meeting Date: 6/15/2020
File No: 2020-022
Prepared By: Lisa Parnell-Rowe, Director of Development Services

AGENDA ITEM SUMMARY SHEET

Description of Item:

Preliminary/Final plat for Hultine Subdivision, a replat of Block 2, Copple 1st Addition into 2 separate lots.

Names of People/Business affected by this action:

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

Why Planning Commission action is required:

Neb. Rev. Stat. 19-929 states that city council or village board of trustees shall by ordinance set a reasonable time within which the recommendation from the planning commission is to be received.

Type of action requested:

Motion

Suggested motion:

Motion to recommend approval of Preliminary/Final plat for Hultine Subdivision, a replat of Block 2, Copple 1st Addition into 2 separate lots.

Deadlines associated with action:

This item is scheduled for consideration at the June 22, 2020 regular meeting of City Council.

Department head comments:

The Development Department and Plat Track review teams have reviewed this plat and the applicant has incorporated all recommendations. This subdivision is a replat of Block 2, Copple 1st Addition into 2 separate lots. Due to existing floodplain, Lot 1 will remain open space for "limited agriculture" as is allowable in the R-1A use district and a new single family home will be built on Lot 2. The property owner will be required to attain and be approved for all applicable follow-on development permits for building the single family home. All requirements of Hastings City Code Sections 38-202 & 38-203 have been met, and the preliminary/final plat may be approved.

Recommendation:

Staff recommends motion to recommend approval of Preliminary/Final plat for Hultine

Subdivision.



City of Hastings
Development Services Department
Zoning Development Approval (ZDA)
Final Plat Application

Date:

Name of Plat:

Hultine Subdivision

Inside City Limits Y ☒ NO ☐

Owner:

Marc Hultine
101 S. Hastings Ave.
Hastings, NE 68901

Phone Number:

4024691566

E-mail:

marc@hultine.com

Surveyor:

Josh Grummert
2837 W. Highway 6
Ste. 206
Hastings, NE 68901

Phone Number:

4028795701

E-mail:

jmgrummert@yahoo.com

Notes or Comments:

We have met with pertinent City of Hastings officials regarding this project throughout the process.

Applicant's Signature:

DSD Staff Use

Administrative Plat:

Y ☐ NO ☐

Staff Comments:

Number of Lots:

2

Mylar Size:

11' x 17'

Fee:

\$1,070⁰⁰/

Gross Area:

Number of Pages:

Case Number:

Staff Signature:

PAID

LIMITED TITLE REPORT

IT-20-2312

To: Grummert Professional Services
Attn: Josh Grummert, LS-783
2837 W. Hwy 6, Hastings, NE 68901
402-879-5701; jmgrummert@yahoo.com

This Certificate is not an abstract of title in that it is not a complete compilation of all facts of record relative to the property, nor is it a complete chain of title search, and, it is not an opinion on the title nor is it a policy of title insurance.

We hereby certify that we have examined the records in the offices of the County Register of Deeds, County Treasurer and the Clerk of the District Court of Adams County, Nebraska, and from such find as follows:

DESCRIPTION OF REAL ESTATE:

Block Two (2), Copple 1st Addition in the City of Hastings, Adams County, Nebraska, according to the recorded plat thereof. *Property Address: 4840 W 12th Street, Hastings, NE 68901*

GRANTEE IN LAST DEED OF RECORD:

MARC HULTINE pursuant to Personal Representative's Deed from Michelle Lynn Hultine, Personal Representative of the Estate of Judith A. Hultine, Deceased, dated February 18, 2020 and recorded February 18, 2020 as Instr. No. 20200580 in the records of Adams County, Nebraska.

UNRELEASED MORTGAGES OF RECORD: None of record.

TAXES:

ID#010015515: Real estate taxes for 2018 and prior year's show paid in full. Real Estate Taxes for 2019 (\$980.36) PAID IN FULL. NOTE: gross tax for the year 2019 before Nebraska Property Tax Credit Act was \$1,028.22

Assessed Value (2019): \$45,955

No unpaid special assessments shown in the County Treasurer's office.

STATE AND FEDERAL LIENS:

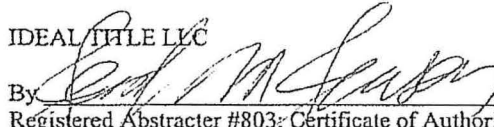
None Against – Marc Hultine

JUDGEMENTS AND SUITS PENDING:

None Against – Marc Hultine

WITNESS OUR HAND this 13th day of May 2020, at 7:00 a.m.

IDEAL TITLE LLC

By 

Registered Abstractor #803; Certificate of Authority #642

Address: 354 N Commercial, Superior, NE 68978

Phone: 402-879-4341; Email: idealtitle@yahoo.com

This certificate is made for the benefit of the above addressed and is not to be used by any other entity for any other purpose. No search is done for financing statements and/or security agreements filed with the County Clerk and/or Uniform Commercial Code Office of the Nebraska Secretary of State. If you want to obtain information concerning possible bankruptcy proceedings involving Grantee named above or which bankruptcy proceedings may affect the real estate described above, you should contact the Bankruptcy Court for the District of Nebraska.

City of Hastings
220 N. Hastings Avenue
Hastings NE 68901

Payee: LAZY L-D INC.

Date: 5/15/2020 Time: 9:40 AM

Receipt Number: DS1 / 89844

Clerk: TERI

ITEM	REFERENCE	AMOUNT
ZONE REZONE HULTINE SUB		
Zoning Fees		450.00
ZONE PLAT HULTINE SUB		
Zoning Fees		500.00
ZONE 2 LOTS		
Zoning Fees		80.00
DEEDS FILING FEE		
Recording Fees		40.00
Total:		1,070.00
assor	#2794	1,070.00
Change:		0.00

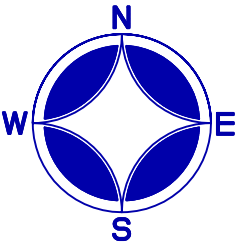
HULTINE SUBDIVISION
FINAL PLAT

A REPLAT OF BLOCK 2, COPPLE 1ST ADDITION
TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

FLOODPLAIN INFORMATION:

A PORTION OF THE PROPERTY LEGALLY DESCRIBED ON THE
PLAT HEREON FALLS WITHIN THE CONFINES OF THE SPECIAL
FLOOD HAZARD AREAS AS DETERMINED BY THE FEDERAL
EMERGENCY MANAGEMENT AGENCY AND FIRM MAP,
COMMUNITY PANEL NO.31001C0175C, EFFECTIVE 7/5/2018.

PT. SE 1/4 SEC4-T7N-R10W
INS.# 19984470: 3/4 INT.
INS.# 19993196: 1/2 INT.
INS.# 19995310: 1/4 INT.

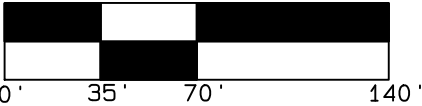


CURRENT ZONING:
A-AGRICULTURAL DISTRICT

PROPOSED ZONING:
R-1A SINGLE FAMILY LARGE
LOT RESIDENTIAL DISTRICT

CURRENT OWNER:
MARC HULTINE
DEED INS.NO. 20200580

ALL BEARINGS ARE ASSUMED
SCALE: 1"=70'

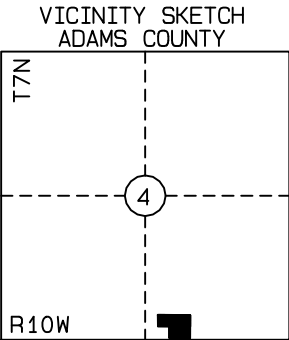


GPS PROJECT # 038-2020 SHEET 1 OF 2

LEGEND :

M-MEASURED DISTANCE
R-RECORD DISTANCE
G-GOVERNMENT DISTANCE
P-PLATTED DISTANCE
D-DEED DISTANCE

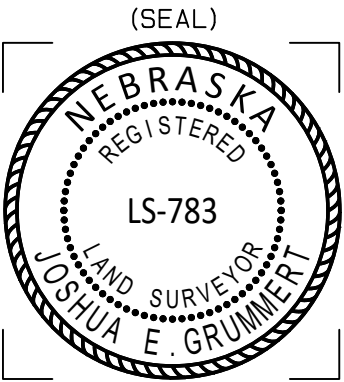
- FOUND 5/8" REBAR
- CALCULATED POINT
- SET 1/2" X 24" REBAR
WITH BLUE LS-783 CAP
UNLESS NOTED OTHERWISE



SURVEYOR'S CERTIFICATE:

I, HEREBY CERTIFY THAT THIS PLAT
OF A SURVEY WAS MADE BY ME OR
UNDER MY SUPERVISION AND IS TRUE
AND ACCURATE TO THE BEST OF MY
KNOWLEDGE, AND THAT I AM A
LICENSED PROFESSIONAL LAND
SURVEYOR UNDER THE LAWS OF THE
STATE OF NEBRASKA.COMPLETED
ON APRIL 28TH, 2020.

Joshua E. Grummert
JOSHUA E. GRUMMERT | LS-783

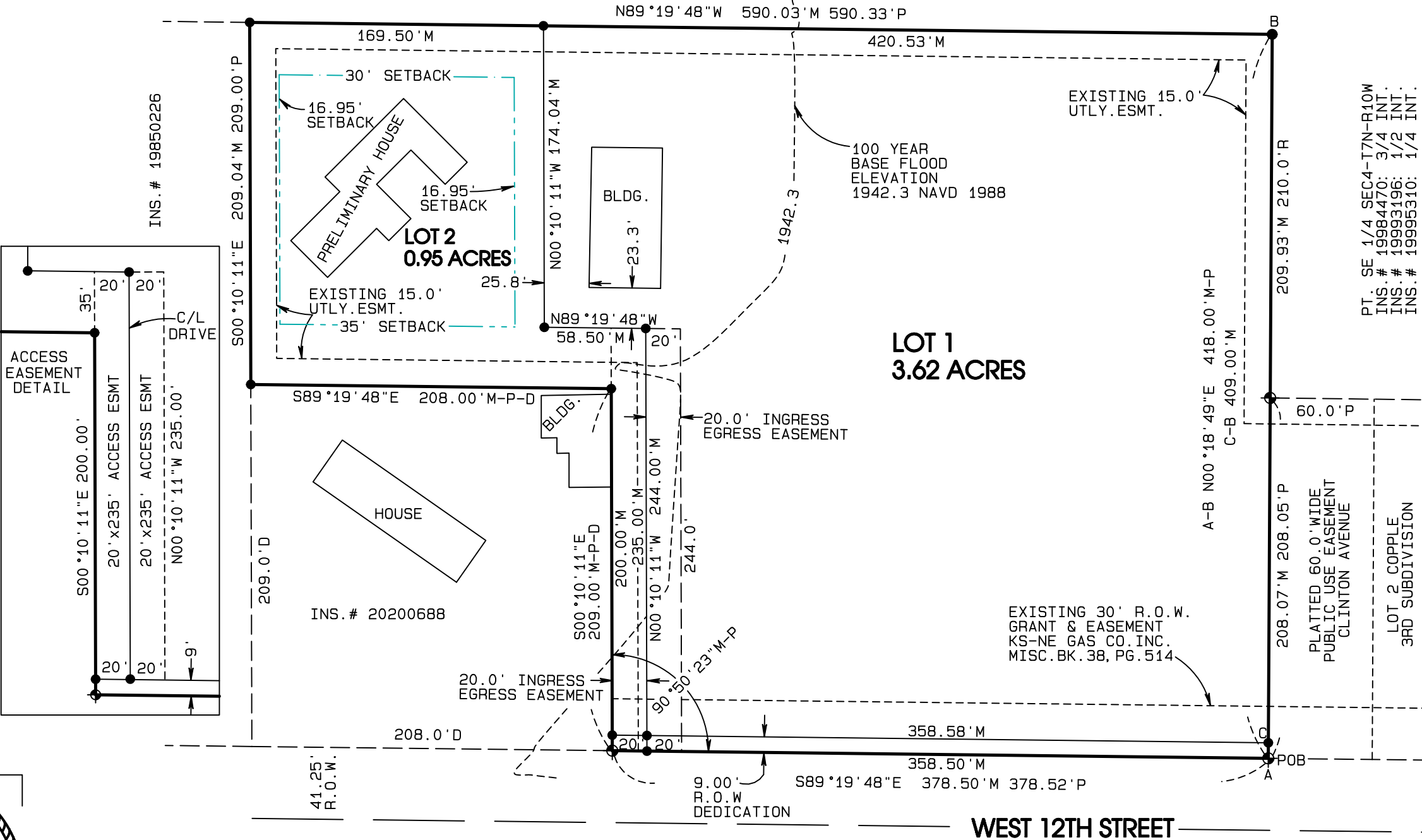


GRUMMERT PROFESSIONAL SERVICES, LLC

2837 WEST HIGHWAY 6, SUITE 206, HASTINGS, NE 68901

PHONE 402-879-5701 EMAIL jmgrummert@yahoo.com

WEBSITE www.grummertsurveying.com



LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN BLOCK 2 OF COPPLE 1ST ADDITION TO THE CITY OF HASTINGS, BEING PART OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 7 NORTH, RANGE 10 WEST, OF THE THE 6TH.P.M, ADAMS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 2, COPPLE FIRST ADDITION, THENCE N00°18'49"E (ASSUMED BEARING) ON THE EAST LINE OF SAID BLOCK 2 A DISTANCE OF 418.00 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 2, THENCE N89°19'48"W ON THE NORTH LINE OF SAID BLOCK 2 A DISTANCE OF 590.03 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 2, THENCE S00°10'11"E ON THE WEST LINE OF SAID BLOCK 2 A DISTANCE OF 209.04 FEET, THENCE S89°19'48"E A DISTANCE OF 208.00 FEET, THENCE S00°10'11"E A DISTANCE OF 209.00 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 2, THENCE S89°19'48"E A DISTANCE OF 378.50 FEET TO THE POINT OF BEGINNING, CONTAINING 4.65 ACRES MORE OR LESS.

OWNERS CERTIFICATE AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT MARC AND CONNIE A. HULTINE (HUSBAND AND WIFE) BEING THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS"HULTINE SUBDIVISION"A SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 4, 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 OWNER DOES HEREBY DEDICATE ALL EASEMENTS AND RIGHT OF WAYS SHOWN ON THE PLAT TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

SIGNED THIS _____ DAY OF _____, 2020.

MARC HULTINE CONNIE A. HULTINE

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 _____, 2020.

MARC HULTINE CONNIE A. HULTINE

ACKNOWLEDGEMENT

STATE OF NEBRASKA }
COUNTY OF _____ } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY
OF _____, 2020, BY MARC AND CONNIE A.HULTINE (HUSBAND AND WIFE)
MY COMMISSION EXPIRES THE _____ DAY OF
_____, _____.

NOTARY (SEAL)

CITY ENGINEER'S APPROVAL

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

CITY ENGINEER

CITY PLANNING COMMISSION RECOMMENDATION

THIS PLAT OF HULTINE 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

MAYOR AND CITY COUNCIL ACTION

THIS PLAT OF HULTINE SUBDIVISION, A SUBDIVISION IN
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 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

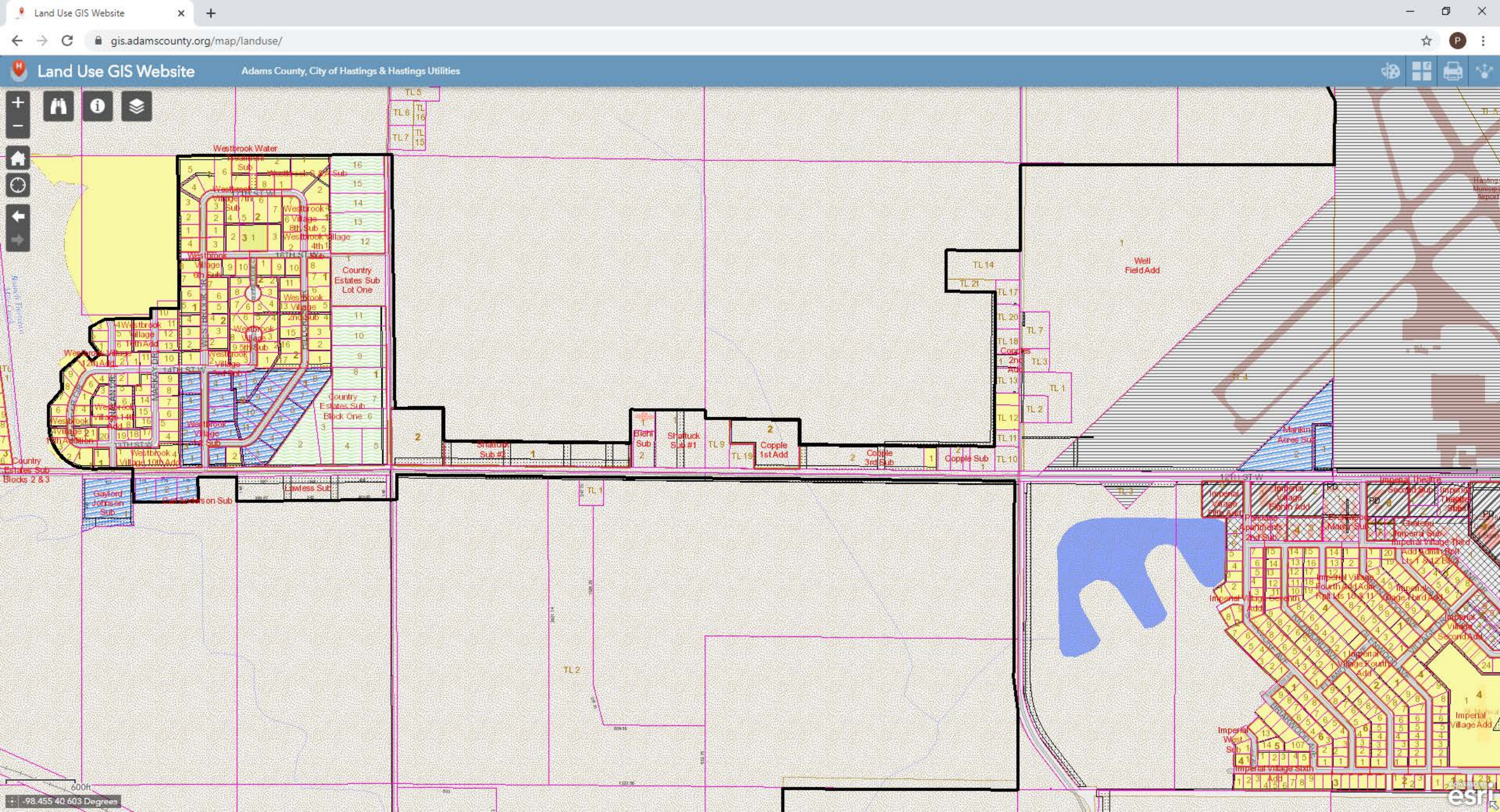
REGISTER OF DEEDS CERTIFICATE

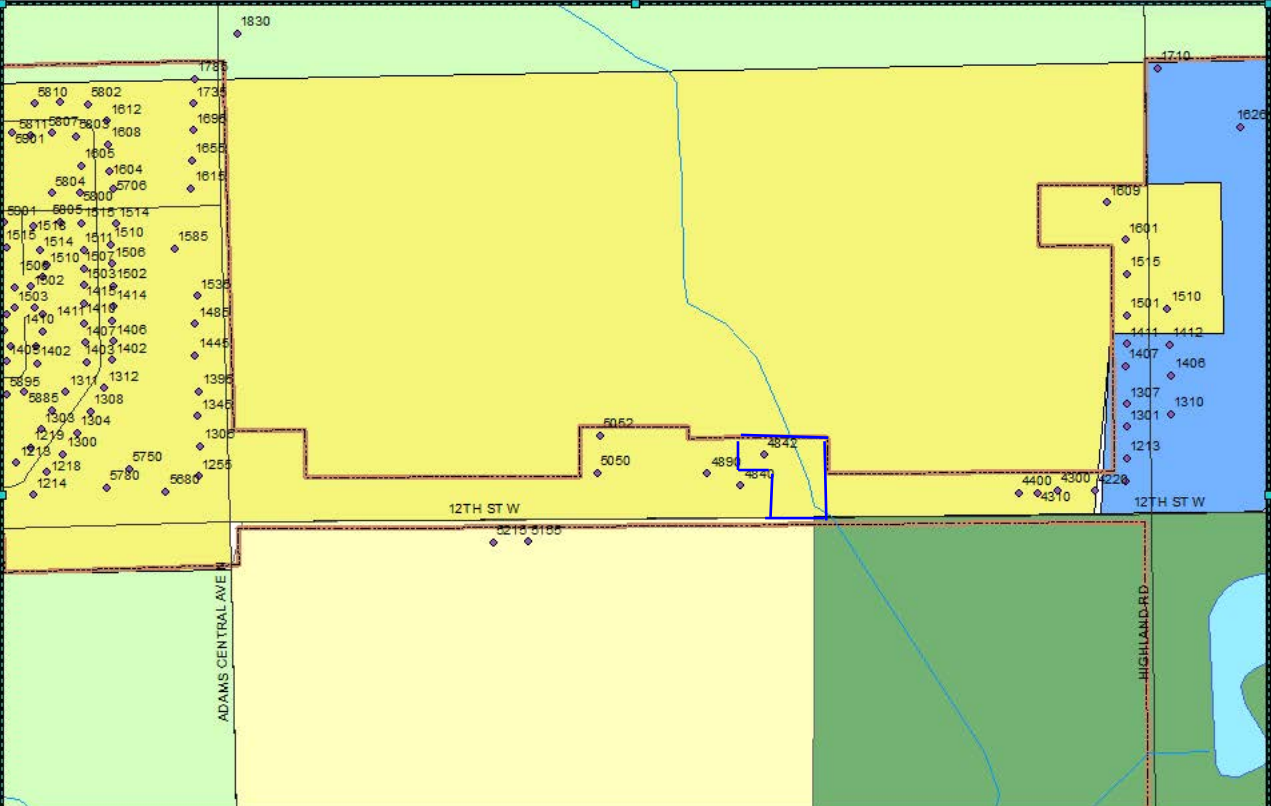
STATE OF NEBRASKA }
COUNTY OF ADAMS } SS

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





Future Land Use

City of Hastings, Nebraska



0 275 550 1,100 Feet

Land Use:

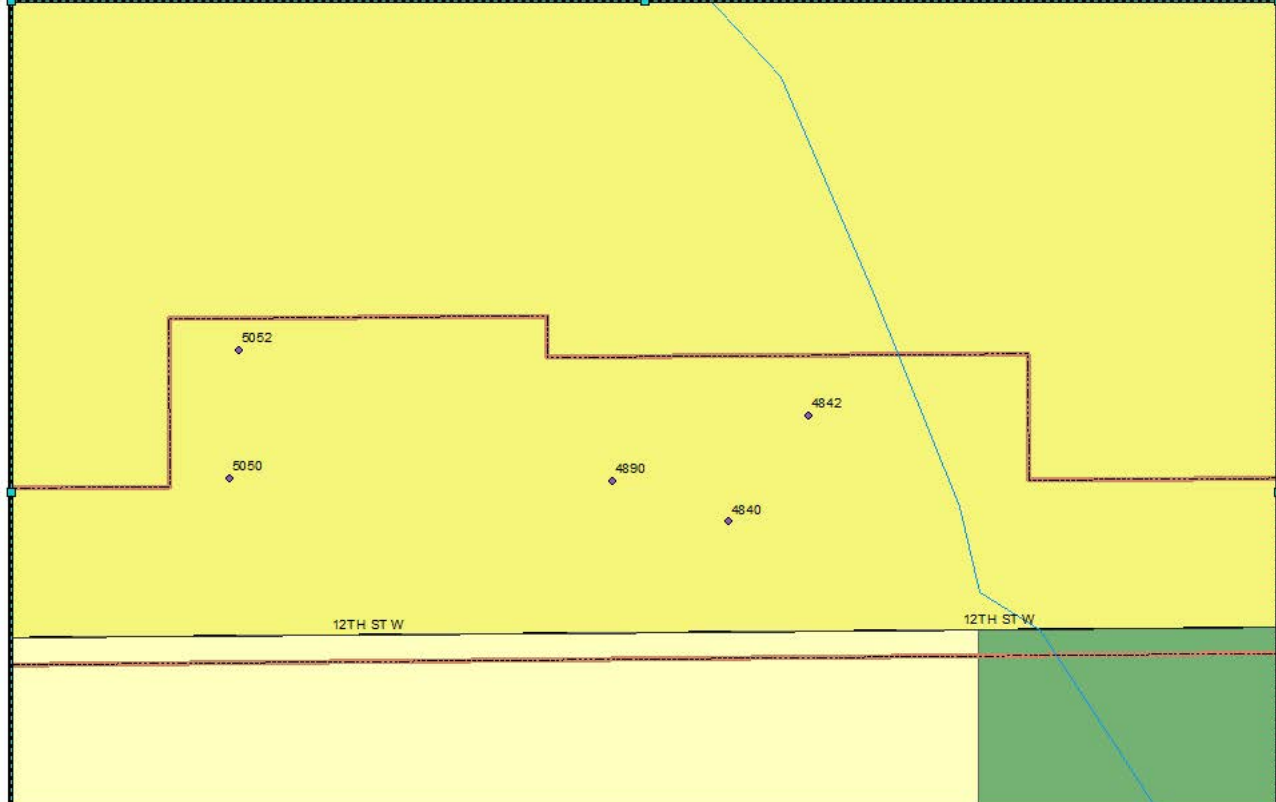
- Rural Residential
- Suburban Residential
- Urban Residential

- Mixed-Use - Neighborhood
- Mixed-Use - Community
- Mixed-Use Downtown
- Commercial/Retail
- Employment/Industrial

- Public / Semi-Public
- Parks & Recreation
- Agriculture

Overlay Districts:

- South Burlington Overlay
- Highway 6 Overlay
- Urban Industrial Overlay
- Floodplain
- City Boundary
- ETJ Boundary



Future Land Use

City of Hastings, Nebraska

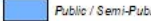


0 80 160 320 Feet

Land Use:

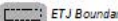
-  Rural Residential
-  Suburban Residential
-  Urban Residential

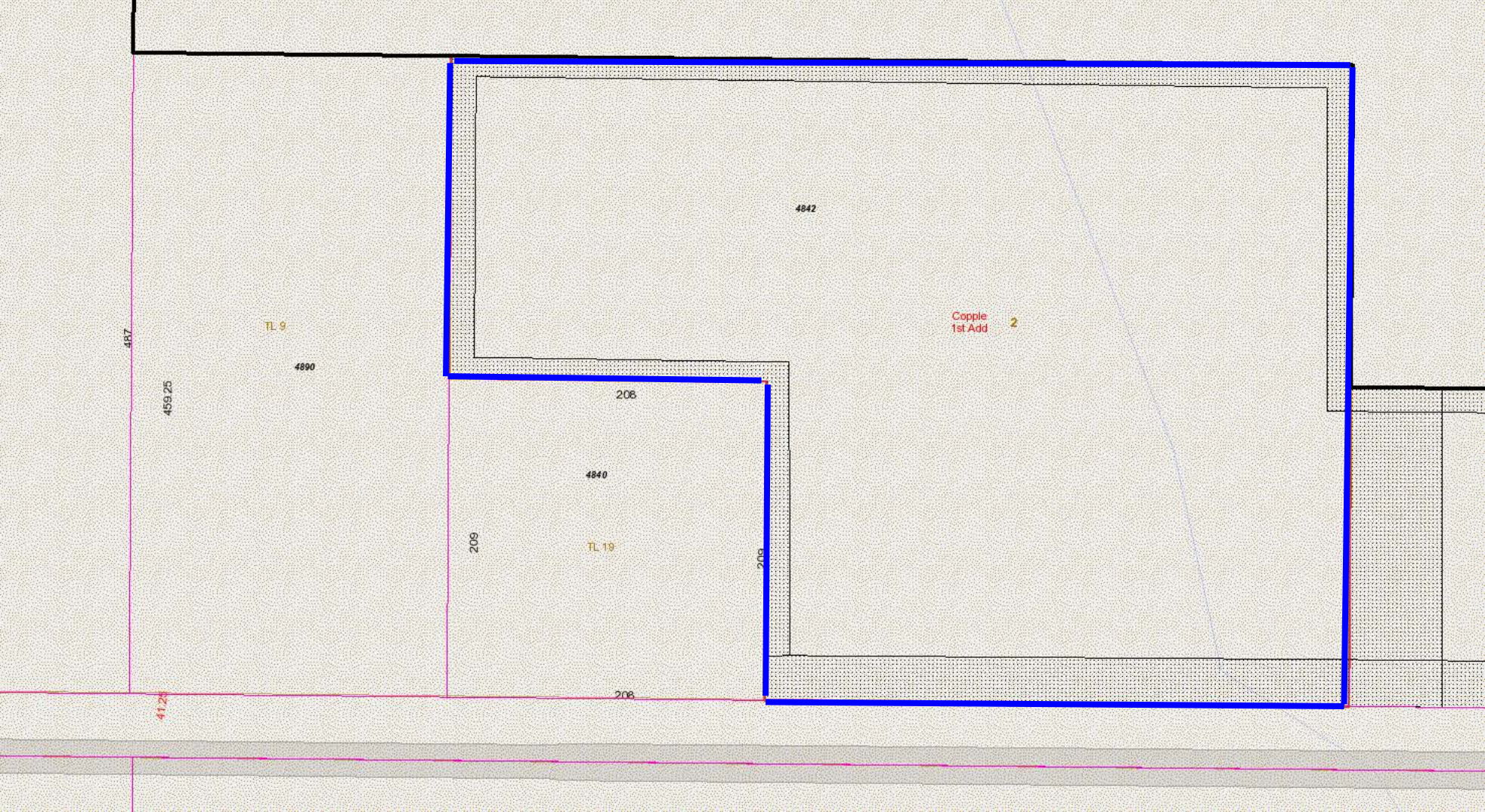
-  Mixed-Use - Neighborhood
-  Mixed-Use - Community
-  Mixed-Use Downtown
-  Commercial/Retail
-  Employment/Industrial

-  Public / Semi-Public
-  Parks & Recreation
-  Agriculture

Overlay Districts:

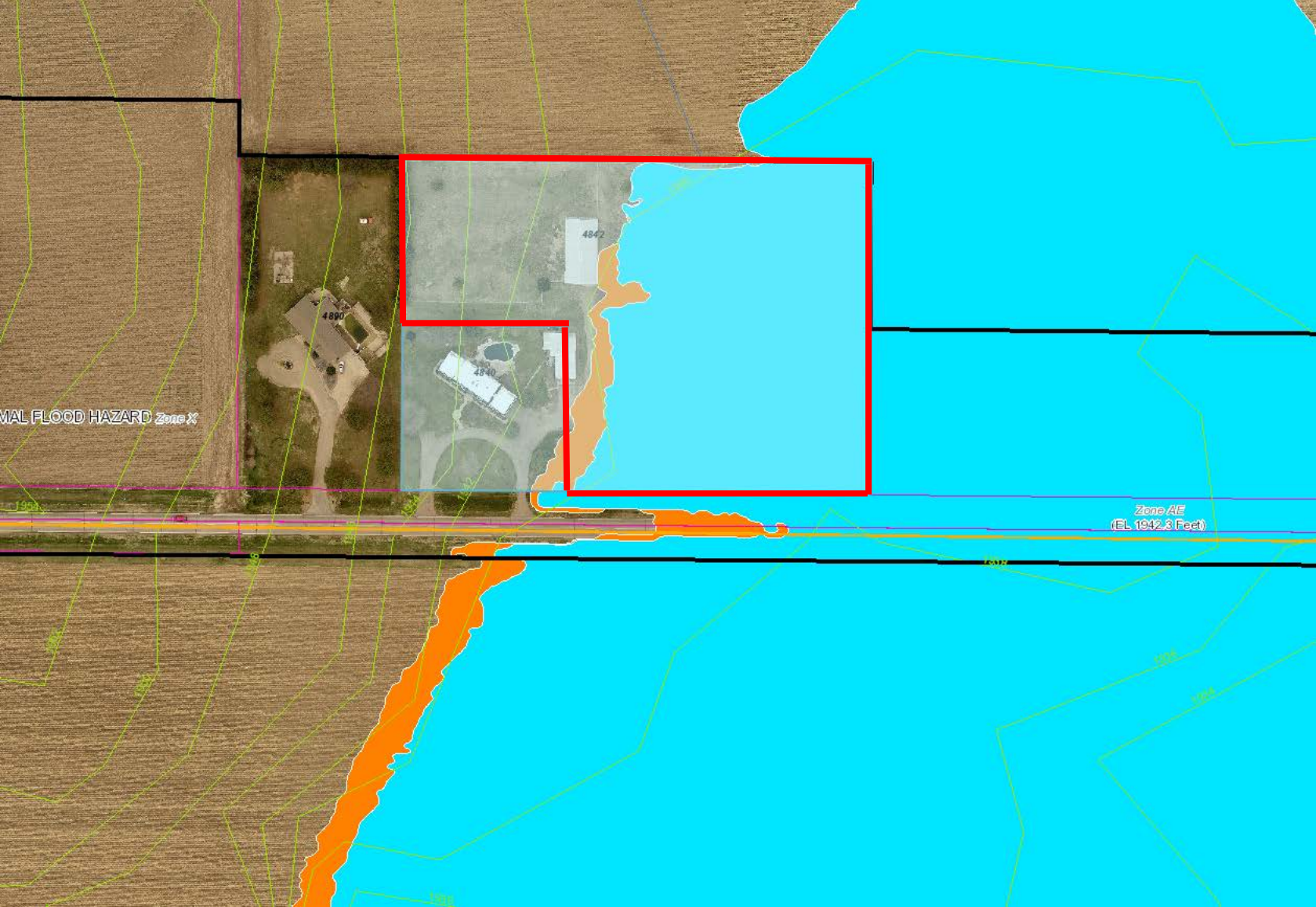
-  South Burlington Overlay
-  Highway 6 Overlay
-  Urban Industrial Overlay

-  Floodplain
-  City Boundary
-  ETJ Boundary



MAJOR FLOOD HAZARD Zone X

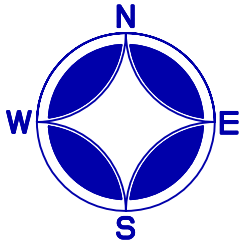
Zone AE
(EL. 1942.3 Feet)



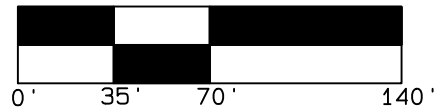
HULTINE SUBDIVISION

PRELIMINARY / FINAL PLAT

A REPLAT OF BLOCK 2, COPPLE 1ST ADDITION
TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.



ALL BEARINGS ARE ASSUMED
SCALE: 1"=70'



- SETBACKS
- FRONT YARD 35'
 - REAR YARD 30'
 - SIDE YARD 10'

GPS PROJECT # 038-2020 SHEET 1 OF 2

- LEGEND :
- M-MEASURED DISTANCE
 - R-RECORD DISTANCE
 - G-GOVERNMENT DISTANCE
 - P-PLATTED DISTANCE
 - D-DEED DISTANCE

- FOUND 5/8" REBAR
- CALCULATED POINT
- SET 1/2" X 24" REBAR
WITH BLUE LS-783 CAP
UNLESS NOTED OTHERWISE

SURVEYOR'S CERTIFICATE:

I, HEREBY CERTIFY THAT THIS PLAT
OF A SURVEY WAS MADE BY ME OR
UNDER MY SUPERVISION AND IS TRUE
AND ACCURATE TO THE BEST OF MY
KNOWLEDGE, AND THAT I AM A
LICENSED PROFESSIONAL LAND
SURVEYOR UNDER THE LAWS OF THE
STATE OF NEBRASKA.COMPLETED
ON APRIL 28TH, 2020.

JOSHUA E. GRUMMERT | LS-783

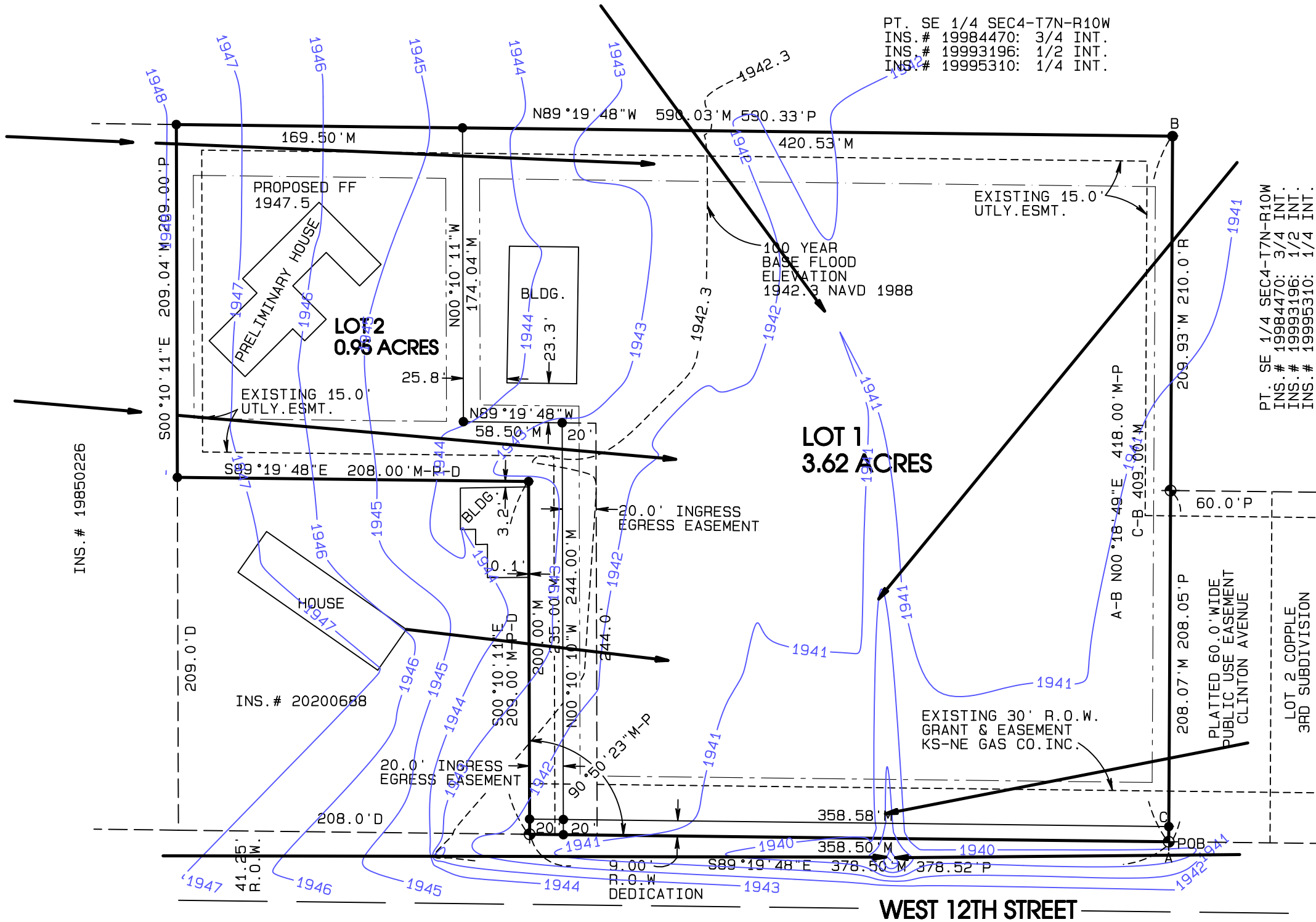
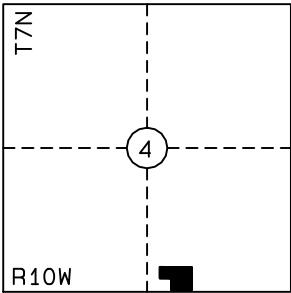
GRUMMERT PROFESSIONAL SERVICES, LLC
2837 WEST HIGHWAY 6, SUITE 206, HASTINGS, NE 68901
PHONE 402-879-5701 EMAIL jmgrummert@yahoo.com
WEBSITE www.grummertsurveying.com

CURRENT ZONING:
A-AGRICULTURAL DISTRICT

PROPOSED ZONING:
R-1A SINGLE FAMILY LARGE
LOT RESIDENTIAL DISTRICT

CURRENT OWNER:
MARC HULTINE
DEED INS.NO. 20200580

VICINITY SKETCH
ADAMS COUNTY

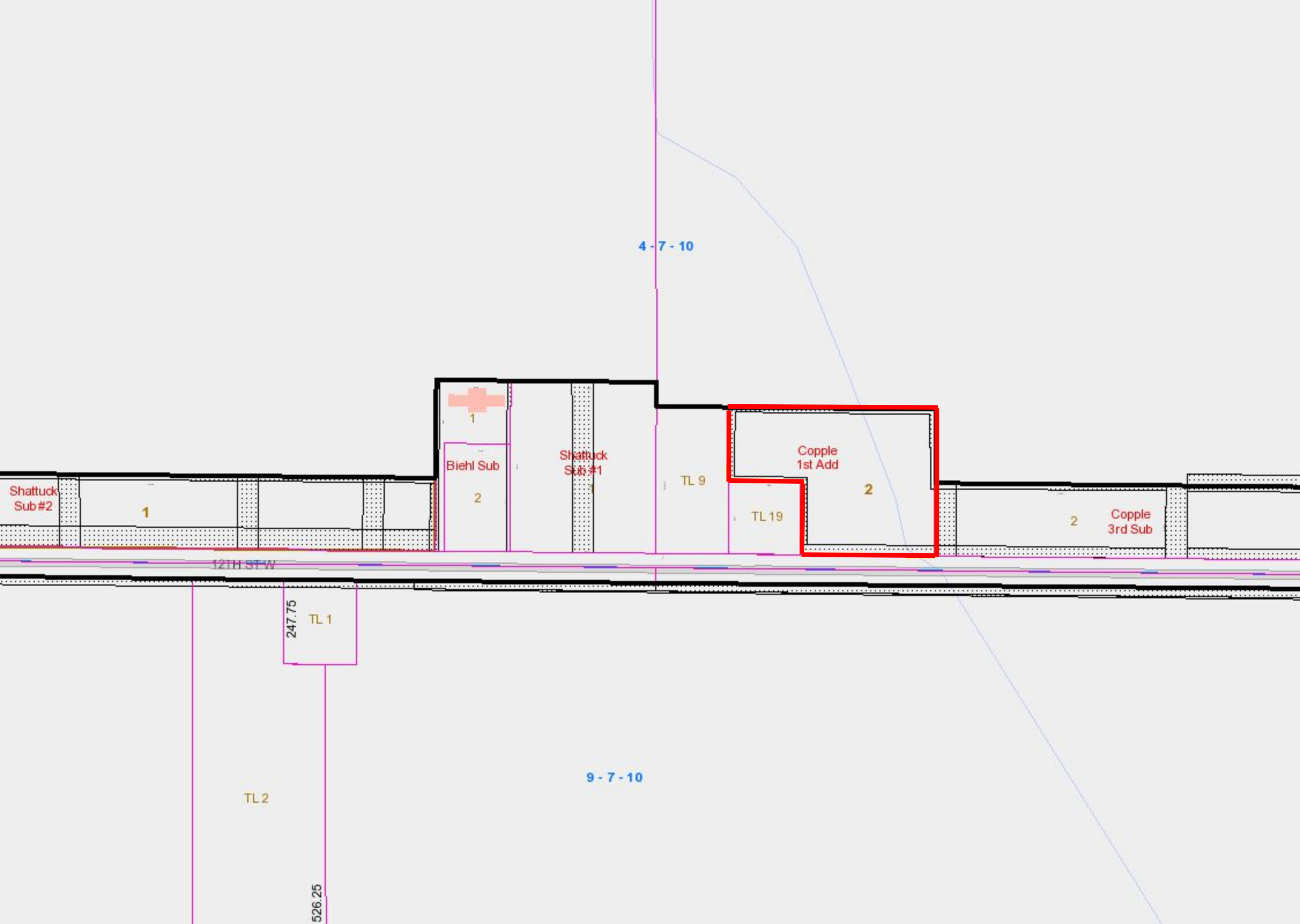


FLOODPLAIN INFORMATION:

A PORTION OF THE PROPERTY LEGALLY DESCRIBED ON THE
PLAT HEREON FALLS WITHIN THE CONFINES OF THE SPECIAL
FLOOD HAZARD AREAS AS DETERMINED BY THE FEDERAL
EMERGENCY MANAGEMENT AGENCY AND FIRM MAP,
COMMUNITY PANEL NO.31001C0175C, EFFECTIVE 7/5/2018.

DRAINAGE NOTE:

DRAINAGE IS TO REMAIN THE SAME
AS PRESENT DAY DRAINAGE. THE
PROPOSED HOUSE IS PLACED AT THE
NORTHWEST CORNER OF THE PROPERTY
TO ELIMINATE SIGNIFICANT FILL AND TO
KEEP THE DRAINAGE DIRECTION AND
QUANTITY THE SAME.



4 - 7 - 10



Biehl Sub

Shattuck Sub #1

Cople 1st Add

Cople 3rd Sub

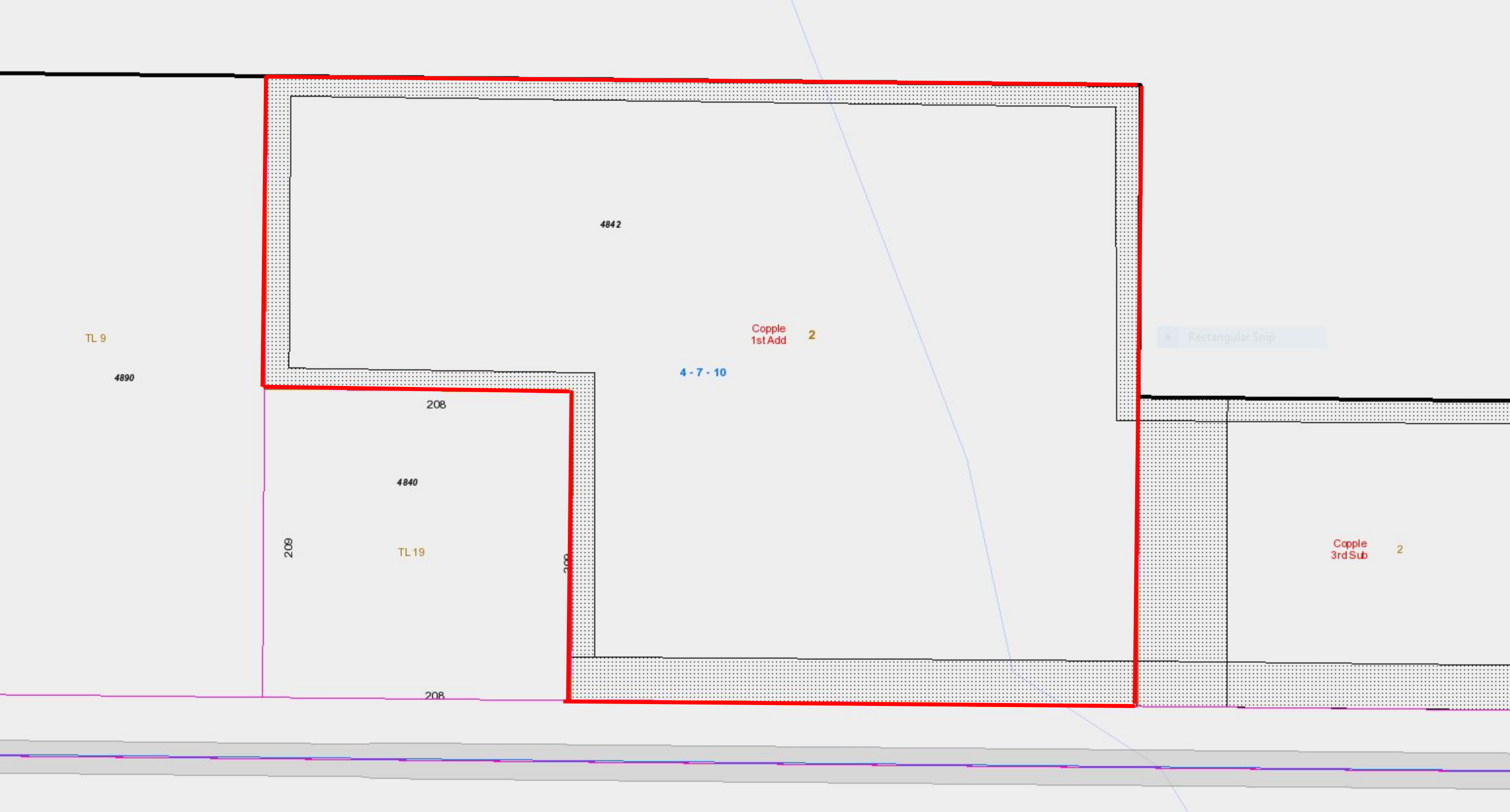
12TH ST W

247.75
TL 1

9 - 7 - 10

TL 2

526.25





4842

Cattle
No. 4842

4-7-10

4890

45925

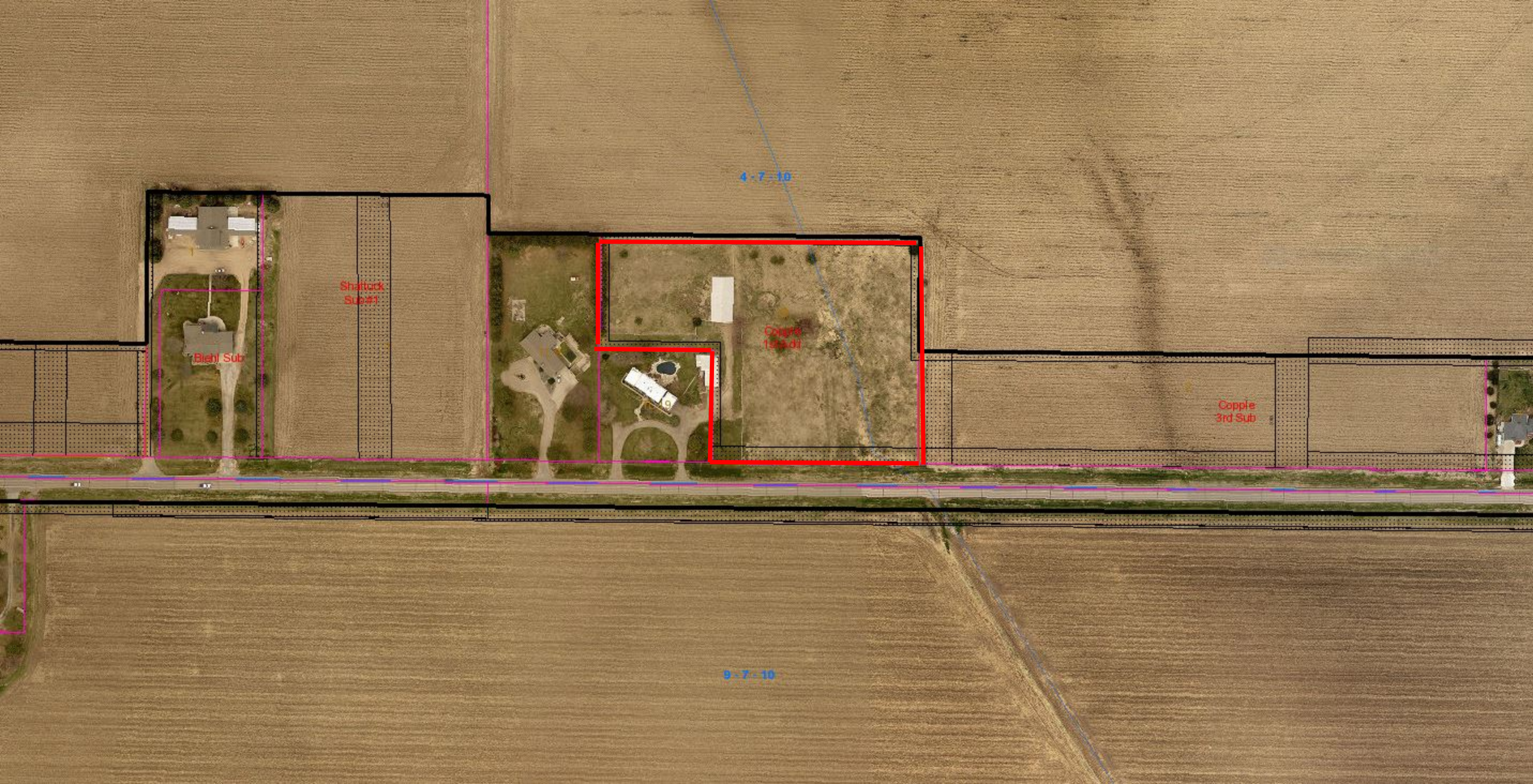
208

208

4840

208

Cattle
3rd Sub



4-7-10

Shattuck
Sub #1

Blehl Sub

Coppie
1st Sub

Coppie
3rd Sub

9-7-10

Department: Development Services
Staff Contact: Lisa Parnell-Rowe
Planning Commission Meeting Date: 6/15/2020
File No: 2020-023
Prepared By: Lisa Parnell-Rowe, Director of Development Services

AGENDA ITEM SUMMARY SHEET

Description of Item:

Preliminary/Final plat for Harlan Subdivision, a plat of Lot 1 Tonkinson's Subdivision and a part of the south 283' of the west 330' of the southeast quarter of the southwest quarter of section 13, township 7 north, range 10 west of the 6th P.M.

Names of People/Business affected by this action:

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

Why Planning Commission action is required:

Neb. Rev. Stat. 19-929 states that city council shall not take final action on subdivision development matters without the recommendation of the Planning Commission.

Type of action requested:

Motion

Suggested motion:

Motion to recommend approval of Preliminary/Final plat for Harlan Subdivision, a plat of Lot 1 Tonkinson's Subdivision and a part of the south 283' of the west 330' of the southeast quarter of the southwest quarter of section 13, township 7 north, range 10 west of the 6th P.M.

Deadlines associated with action:

This item is scheduled for consideration at the July 13, 2020 regular meeting of City Council. There will also be a separate and concurrent deed of dedication of right of way presented to City Council at this meeting.

Department head comments:

This subdivision is a plat of Lot 1 Tonkinson's Subdivision and a part of the south 283' of the west 330' of the southeast quarter of the southwest quarter of section 13, township 7 north, range 10 west of the 6th P.M. Combining of the existing Tonkinson's Subdivision Lot 1 with this unplatted tax lot to the west will allow for a larger parcel to accommodate expansion of the owners existing Blue River Trucking business that repairs and updates semi-trucks. The owner plans to build an approximate 7000 SF building on this lot once the plat has been fully approved. The property

owner will be required to acquire and be approved for all applicable follow-on development permits for building this structure.

A related but separate deed of dedication of right of way for the west 23' and the south 33'; and the east 10' of the west 33' of the north 96' of the south 129' will be completed and presented to the City Council for approval.

The Development Department and Plat Track review teams have reviewed this plat and the applicant has incorporated all recommendations. All requirements of Hastings City Code Sections 38-202 & 38-203 have been met, and the preliminary/final plat may be approved.

Recommendation:

Staff recommends motion to recommend approval of Preliminary/Final plat for Harlan Subdivision, a plat of Lot 1 Tonkinson's Subdivision and a part of the south 283' of the west 330' of the southeast quarter of the southwest quarter of section 13, township 7 north, range 10 west of the 6th P.M.



City of Hastings
Development Services Department
Zoning Development Approval (ZDA)
Preliminary Plat Application

Date: 05/19/2020

Name of Plat: HARLAN SUBDIVISION

Inside City Limits ☒ YES ☐ NO

Owner:	JEFF HORNUNG	Phone Number:	4029372290
	206 S. WOODLAND AVE	E-mail:	jeff@bluerivertruck.com
	HASTINGS		
Surveyor:	Tom Krueger	Phone Number:	4029842176
	2837 West Highway 6	E-mail:	krueger.ls448@charter.net
	HASTINGS		

Notes or Comments:

Purpose of subdivision is to combine Tax Lot 46 (1140 W J Street) and Lot 1, Tonkinsons Subdivision (1136 W J Street). 10 feet on the west side of the property is to be dedicated as street right-of-way

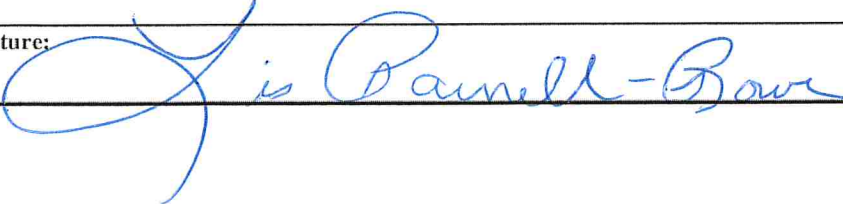
Applicant's Signature:  05/19/2020

DSD Staff Use

Administrative Plat: ☐ YES ☐ NO

Staff Comments:

Number of Lots:		Gross Area:	
Mylar Size:		Number of Pages:	
Fee:		Case Number:	

Staff Signature: 

City of Hastings
220 N. Hastings Avenue
Hastings NE 68901

Payee: KRUEGER LAND SURVEYING

Date: 5/15/2020 Time: 9:35 AM

Receipt Number: DS1 / 89843

Clerk: TERI

ITEM	REFERENCE	AMOUNT
ZONE HARLAN SUB		
Zoning Fees		500.00
ZONE 2 LOTS		
Zoning Fees		40.00
DEEDS FILING FEE		
Recording Fees		28.00
Total:		568.00
assor	#2009	568.00
Change:		0.00

PAID



2020 PRELIMINARY PLAT – SUBMITTAL REQUIREMENTS

& Final

CHECK LIST

City of Hastings

Chapter 38-202 of the Zoning Code

38-202 (1): Intent, Preliminary plat procedures are intended to determine whether the proposed division of land will comply with the long-range comprehensive development plan for the City, will meet the design standards of the subdivision regulations, and will result in buildable lots capable of meeting the existing or proposed zoning standards, and any other policies and laws that may relate to development specific property that are contained in other applicable laws or regulations.

The Preliminary Plat and application shall include the following information (please check completed boxes). This completed form **MUST** be submitted with the General Application.

Pre-application Meeting Must be Scheduled (timeslots reserved Wednesdays 9:30 – 10:30 A.M.) (Please call 402-461-2368 to schedule).

☒	☒	Meeting has been scheduled. <i>Conducted 4/29/20 9:15 am</i>
Applicant	City	Submittal Requirement
☒	☒	Complete Application. A completed application for preliminary plat review using forms supplied by the Planning Department.
☒	☒	Application Fee. See fee sheet available in City Planning or on City website under Planning/Fee Schedule.
☒	☒	Warranty Deed or Title Policy. Limited Title Report
☒	☒	Reference Chapter 34, Zoning. The Commission shall not recommend the platting of a residential subdivision or an individual lot with a front foot width and square foot land area less than the requirements of Chapter 34, Zoning Ordinance.
☒	☒	Chapter 38, Subdivision (make sure it meets definition): Division of lot, tract, parcel or acreage into two (2) or more sites, or other divisions...except land shall not be considered a subdivision when the smallest parcel of land created is more than 10 acres in area or was previously subdivided.
☒	☒	Plans: Ten (10) prints of a preliminary plat of any proposed subdivision shall be submitted to the Planning Commission at least fifteen (15) working days before the meeting at which approval is asked. NOTE: If applicant can provide pdf to print to Permit Technician via email or thumb drive then only two copies will be necessary (one [1] 11X17 & one [1] 24" x 36" copy folded). <i>OK - we have Pdf & 11X17</i>
☒	☒	Drawn at a scale no smaller than one hundred (100) feet to the inch, unless otherwise specified.
Preliminary Plat. The Preliminary Plat shall contain the following information:		
☒	☒	a) Proposed subdivision name and names of adjacent subdivisions, and the legal description.
☒	☒	b) The names of the owner and the engineer, surveyor responsible for the survey and design.
☒	☒	c) Planning Commission and City Council approval block / signature block.

☒	☒	d) The location of boundary lines and their relation to established section lines and legal description of the parcel to be subdivided or fractional lines.	
☒	☐	e) The location and width of existing and proposed streets, roads, lots (approximate dimensions), alleys, sidewalks or trails, <u>building lines</u> , easements, parks and other features of the proposed subdivision. The plat shall show an outline of adjacent properties for a distance of at least two hundred (200) feet, and how the streets, alleys, sidewalks or highways in the proposed subdivision will connect with those adjacent which are of record.	? Do you have these yet? show HWY width
☐	☒ N/A	f) A topographic survey showing physical features of the property, including watercourses, ravines, bridges, culverts, present structures and other features of importance to lot and street layout. The approximate acreage of the property shall be indicated. Topography of the tract may be required if deemed essential to the design of the subdivision and the location, method and system of surface water drainage. Sanitary sewer facilities and water distribution system shall be identified, including sewer and water pipe sizing to be identified on the preliminary plat.	Topography Not necessary City Eng OK'd
☐	☐	g) Approximate gradients of streets and sidewalks. All grades shall be based on city datum.	Not shown
☒	☒	h) Designation of the proposed uses of land within the subdivision, whether for residential, commercial, industrial or public use, such as parks, schools, fire stations, churches, etc., plus zoning of adjacent tracts.	OK
☐	☒	i) Centerline profiles of proposed streets may be required by the City Engineer. See Figure 1 Typical Street sections, Appendix A	- City Eng
☐	☐	j) A landscape plan	- N/A - Req'd w/ Build Plan OK'd
☒	☒	k) North arrow, scale and date	
☒	☒	l) All Street Names shall be determined by the City Surveyor or Director of Development Services in order to maintain conformity with current streets and to eliminate redundancy or conflicts for Emergency Services.	N/A
☐	☐	m) A grading plan identifying: - Grades of all lots and improvements in the subdivision. - The internal subdivision drainage and resulting runoff. - The drainage area and resulting runoff from land outside the subdivision area which discharges water into or through the subdivision. - Proposal as to how the computed quantities of surface water runoff will be handled, and detention areas. - A map showing internal drainage areas and resulting runoff. A copy of drainage calculations.	Do you have these? Req'd w/ Build Plans

Supplemental Material.

The Preliminary Plat shall be accompanied by the following supplemental material:

☐	☐	A. A letter of intent addressed to the City Council and Planning Commission containing the following:
☐	☐	1. Purpose of subdivision, be it immediate or future. Is it for ownership reasons or building development?
☐	☐	2. A brief description of the tract, (i.e., general location, physical features of the land, total acreage). Proposed number of building sites and typical lot size, if applicable.
☐	☐	3. Proposed structures, if applicable.
☐	☐	4. A statement detailing how and when the sub-divider proposes to provide and install all required sewers, water mains, pavement, sidewalks, drainage ways, and other utilities, i.e., electric, gas, telephone, as required.
☐	☐	5. Any proposed variances from the subdivision regulations.
☐	☐	6. Any additional information deemed necessary by City Staff.

APPLICANT SIGNATURE: Thomas L. Krueger Digitally signed by Thomas L. Krueger
Date: 2020.05.19 13:28:12 -05'00' DATE: _____

RECEIVED BY SIGNATURE:  DATE: 5/24/20

NOTE: Per 38-202 (3) *Approval of the preliminary plat by the City Council does not constitute acceptance of the subdivision, but is merely an authorization to proceed with preparation of the final plat for record. No grading of streets, or construction shall be done on the subdivision before the final plat is approved by the Planning Commission and by the City Council, except by special permission of the City Council.*

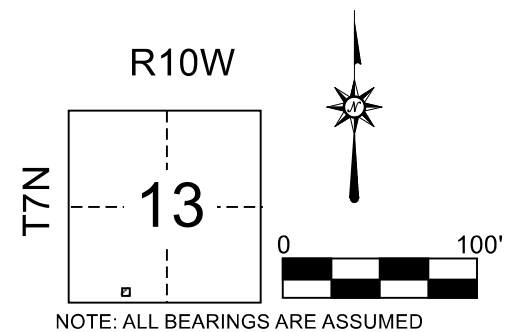
Due to the intent of the preliminary plat being an "authorization to proceed with preparation of the final plat" and not approval to proceed with construction, Staff will not process the preliminary and final plats concurrently.

PRELIMINARY/FINAL PLAT

AND EXCEPT THE EAST 10 FEET OF THE WEST 33 FEET,
ALL IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA,

THE PROPERTY AS LEGALLY DESCRIBED
ON THIS PLAT IS NOT WITHIN THE SPECIAL
FLOOD HAZARD AREA AS DETERMINED
BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY (FEMA) AS
INDICATED ON THE FLOOD INSURANCE
RATE MAP (FIRM) PANEL NO. 31001C0160C,
EFFECTIVE ON 7/05/2018.

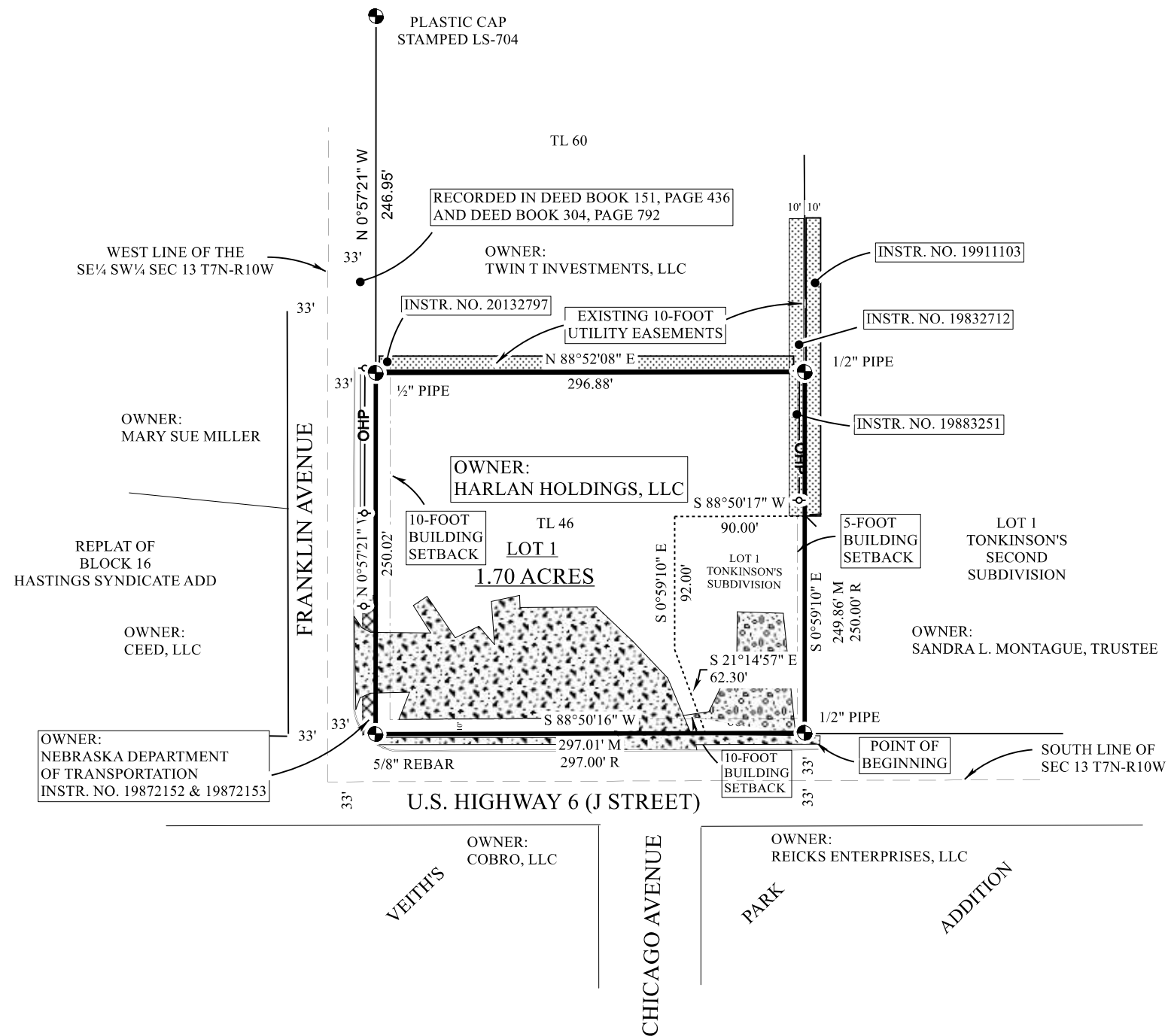
ZONING: C-3
COMMERCIAL BUSINESS DISTRICT



NOTE: ALL BEARINGS ARE ASSUMED

LEGEND	
	SET 1/2" REBAR
	CORNER FOUND
M	MEASURED DISTANCE
R	RECORD DISTANCE
	POWER POLE
	CONCRETE
	ASPHALT
---	BUILDING SETBACK

KRUEGER LAND SURVEYING
2837 WEST U.S. HIGHWAY 6 #204
HASTINGS, NE 68901
402-984-2176



LEGAL DESCRIPTION

LOT 1, TONKINSON'S SUBDIVISION AND A PART OF THE SOUTH 283 FEET OF THE WEST 330 FEET OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 10 WEST OF THE 6TH P.M., EXCEPT ROADS STATUTORY OR DEEDED, AND EXCEPT THE EAST 10 FEET OF THE WEST 33 FEET, ALL IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, TONKINSON'S SUBDIVISION IN THE CITY OF HASTINGS, THIS BEING THE POINT OF BEGINNING; THENCE S 88°50'16"W (ASSUMED BEARING) ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 6 (J STREET) A DISTANCE OF 297.01 FEET (297' RECORD) TO THE EAST LINE OF A TRACT OF LAND DEEDED TO THE NEBRASKA DEPARTMENT OF TRANSPORTATION AS RECORDED IN INSTRUMENT NO. 19872152 AND 19872153; THENCE N 0°57'21"W, ON SAID EAST LINE AND THE EAST RIGHT-OF-WAY LINE OF FRANKLIN AVENUE, DISTANCE OF 250.02 FEET (250.00' RECORD); THENCE N 88°52'08"E A DISTANCE OF 296.88 FEET (297' RECORD); THENCE S 0°59'10"E, A DISTANCE OF 249.86 FEET (250' RECORD) TO THE POINT OF BEGINNING CONTAINING 1.70 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

THOMAS L. KRUEGER | LS-448

FILE NAME CITY OF HASTINGS, SEC13 T7N-R10W		
SCALE 100 Ft/In	DATE 5-08-2020	DRAWN BY T. KRUEGER
JOB KLS-20055	FIELD WORK TK	SHEET 1 OF 2

HARLAN SUBDIVISION

PRELIMINARY/FINAL PLAT

LOT 1, TONKINSON'S SUBDIVISION AND A PART OF THE SOUTH 283 FEET OF THE WEST 330 FEET
OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼)
OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 10 WEST OF THE 6TH P.M.,
EXCEPT ROADS STATUTORY OR DEEDED

AND EXCEPT THE EAST 10 FEET OF THE WEST 33 FEET OF THE NORTH 96 FEET OF THE SOUTH 129 FEET THEREOF,
ALL IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA,

OWNERS CERTIFICATE

KNOW ALL MEN BY THESE PRESENT, THAT HARLAN HOLDINGS, A NEBRASKA LIMITED LIABILITY COMPANY, THE OWNER (S) OF RECORD OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "HARLAN SUBDIVISION" IN THE CITY OF HASTINGS, 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 OWNER (S).BE IT FURTHER KNOWN, THAT SAID OWNER(S) DO HEREBY DEDICATE ALL STREETS AND EASEMENTS SHOWN ON THE PLAT TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

SIGNED THIS _____ DAY OF _____, 2020

HARLAN HOLDINGS, A NEBRASKA LIMITED LIABILITY COMPANY

BY: _____
JEFFREY L. HORNUNG, ALSO KNOWN AS JEFF HORNUNG, MEMBER

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
) ss
COUNTY OF ADAMS)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2020
BY _____ OF HARLAN HOLDINGS, LLC.

MY COMMISSION EXPIRES THE _____ DAY OF _____, 20____

(SEAL) _____ NOTARY

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

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES ARE DUE OR DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT AS OF THE _____ DAY OF _____, 2020.

ADAMS COUNTY TREASURER

KRUEGER LAND SURVEYING
2837 WEST U.S. HIGHWAY 6 #204
HASTINGS, NE 68901
402-984-2176

WAIVER FOR STREET GRADES

THE APPLICANTS HEREBY WAIVE 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 ESTABLISHED.

HARLAN HOLDINGS, A NEBRASKA LIMITED LIABILITY COMPANY

BY: _____

CITY OF HASTINGS MAYOR AND CITY COUNCIL APPROVAL

THIS PLAT OF HARLAN SUBDIVISION HAS BEEN _____ BY MOTION DULY PASSED THIS _____ DAY OF _____,2020.

MAYOR CITY CLERK

CITY OF HASTINGS PLANNING COMMISSION

THIS PLAT OF HARLAN SUBDIVISION HAS BEEN SUBMITTED TO AND REVIEWED BY THE HASTINGS PLANNING AND ZONING COMMISSION AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, NEBRASKA, WITH THE RECOMMENDATION THAT SAID PLAT BE _____ AS PROPOSED. SIGNED THIS _____ DAY OF _____,2020.

CHAIRMAN DIRECTOR OF PLANNING

CITY ENGINEER'S APPROVAL

THIS PLAT OF HARLAN SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA HAS BEEN RECEIVED AND REVIEWED BY ME AND IS IN COMPLIANCE WITH THE PROVISIONS OF ORDINANCE #2882 OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA. PROVIDING FOR THE APPROVAL OF SUBDIVISIONS AND PLATS BY THE CITY ENGINEER UNDER CERTAIN CIRCUMSTANCES APPROVED THIS _____ DAY OF _____, 2020.

CITY ENGINEER

REGISTER OF DEEDS CERTIFICATE

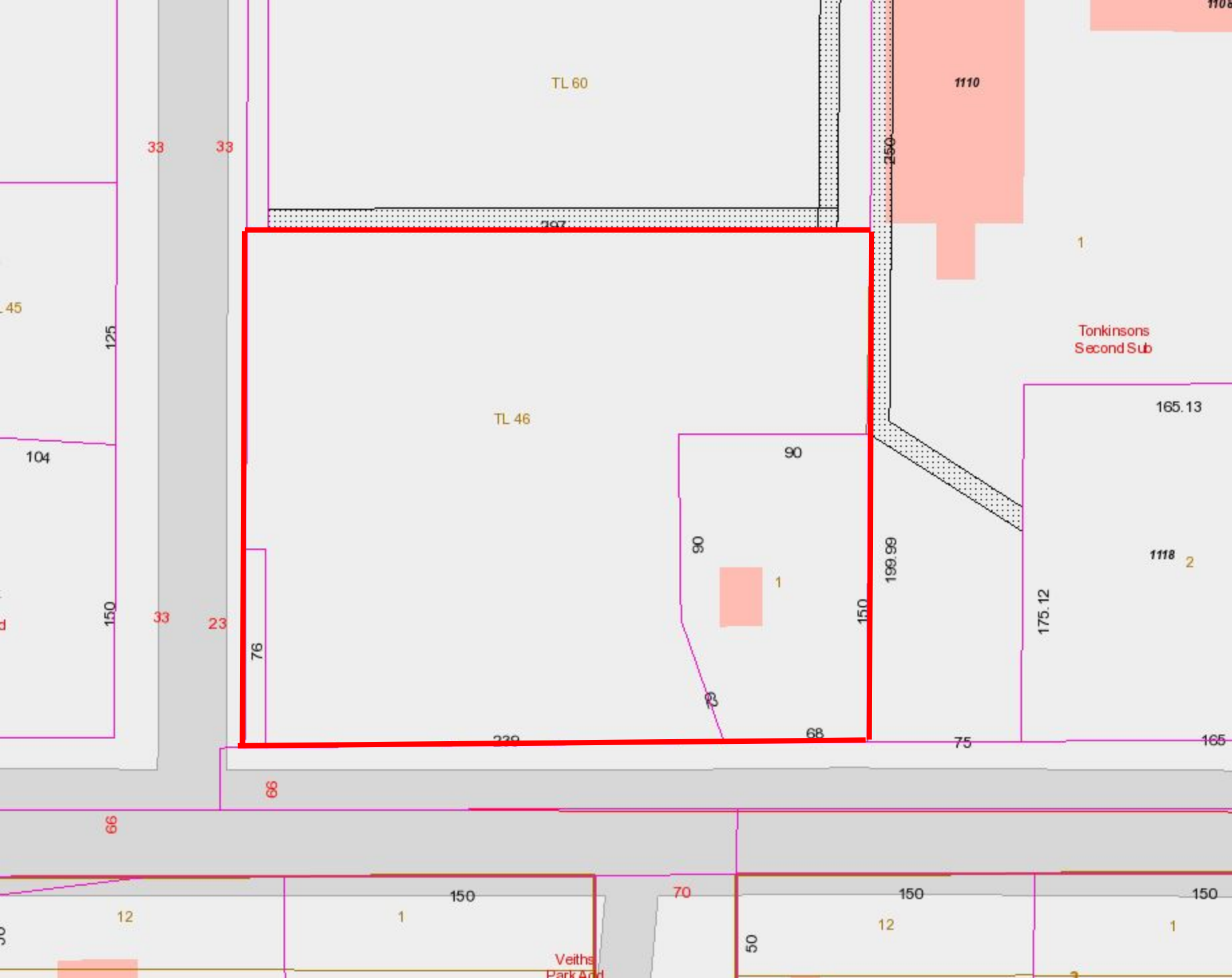
STATE OF NEBRASKA)
)
COUNTY OF ADAMS)

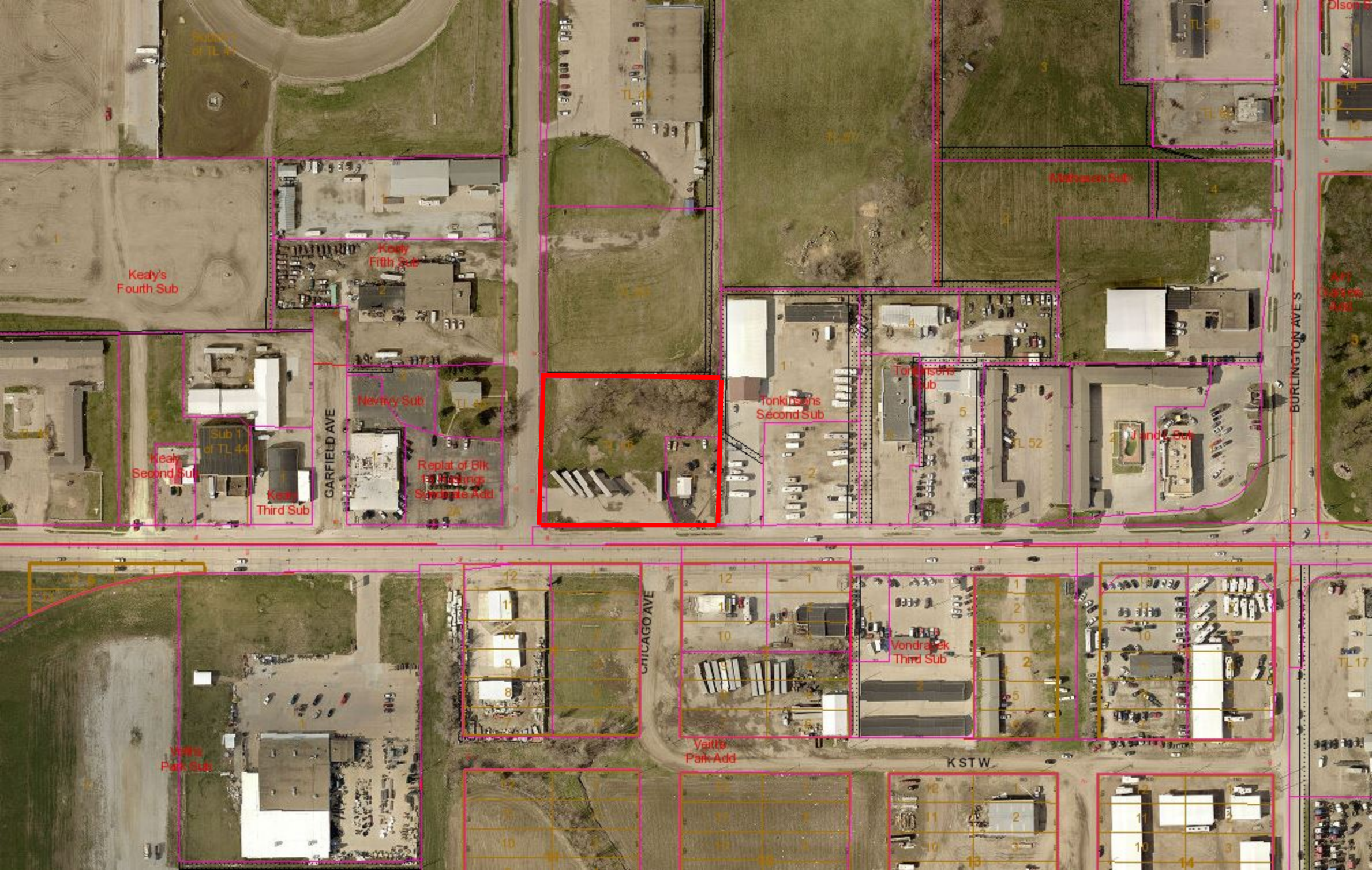
THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE OF ADAMS COUNTY, NEBRASKA

DATE: _____ TIME: _____ INSTRUMENT NO. _____

REGISTER OF DEEDS

FILE NAME CITY OF HASTINGS SEC 13 T7N-R10W		
SCALE 100 Ft/In	DATE 5-08-2020	DRAWN BY T. KRUEGER
JOB KLS-20055	FIELD WORK TK	SHEET 2 OF 2





Keady's Fourth Sub

Keady Fifth Sub

Hevity Sub

Keady Second Sub

Sub 1 of TL 44

Keady Third Sub

Replat of Blk 13 Holdings Separate Add

Tonkinson's Second Sub

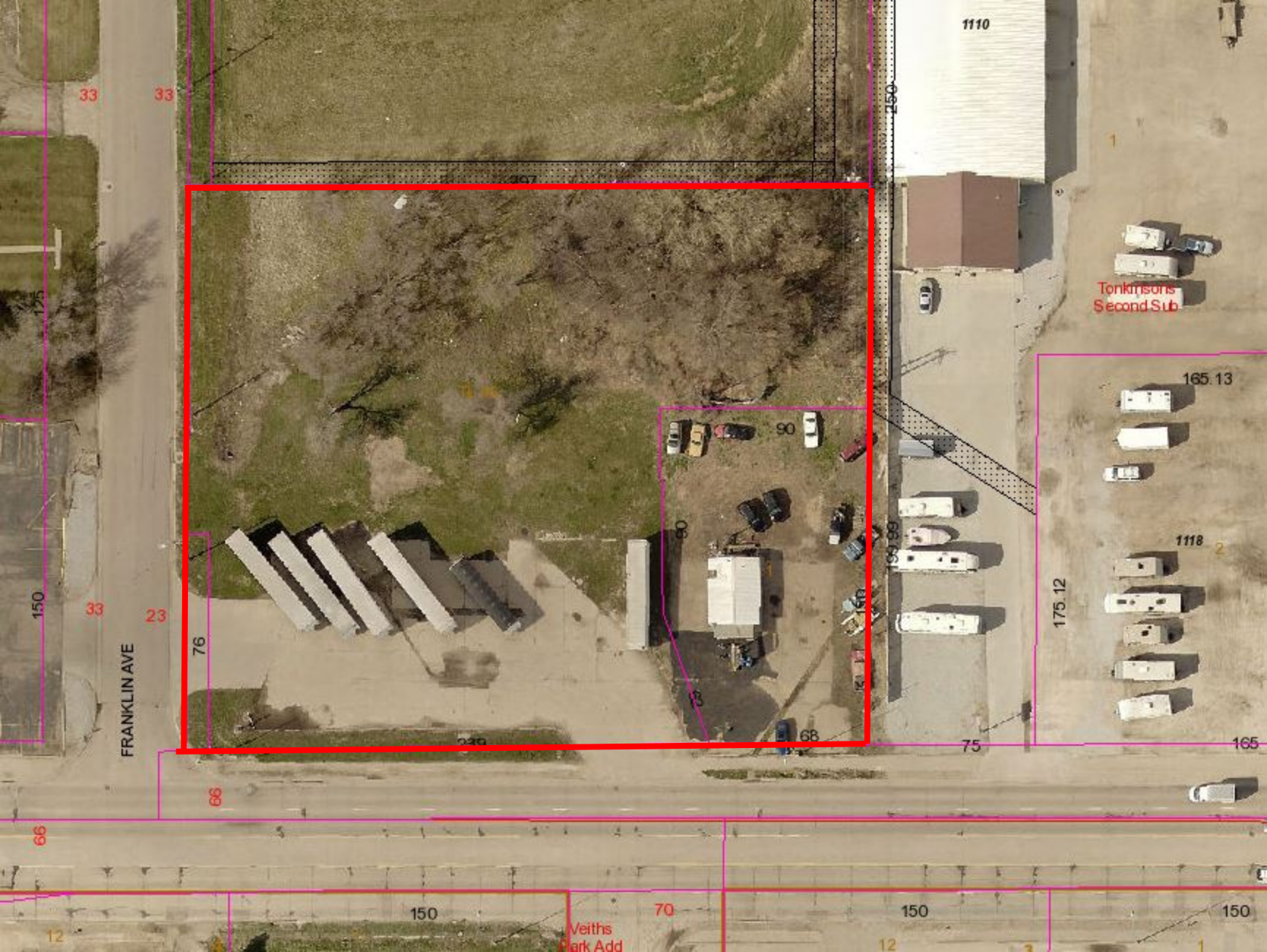
Tonkinson's Sub

Vondraček Sub

Vondraček Park Sub

Vondraček Park Add

Vondraček Third Sub



33

33

125

150

33

23

FRANKLIN AVE

76

66

66

150

12

Veiths
Park Add

70

150

12

3

150

1

1110

150

Tonkin's
Second Sub

165.13

1118

2

175.12

165

75

68

60

90

230

297

Sublot 1
of TL 41

Kealy's
Fourth Sub

Kealy
Second
Sub

Sub 1 of
TL 44

Kealy
Third Sub

Kealy
Fifth Sub

Neeriv Sub

Replat of Blk
16 Hastings
Syndicate Add

TL 48

TL 60

TL 46

TL 57

Mathes

Tonkinsons
Second Sub

Tonkinsons
Sub

TL 52

JST W

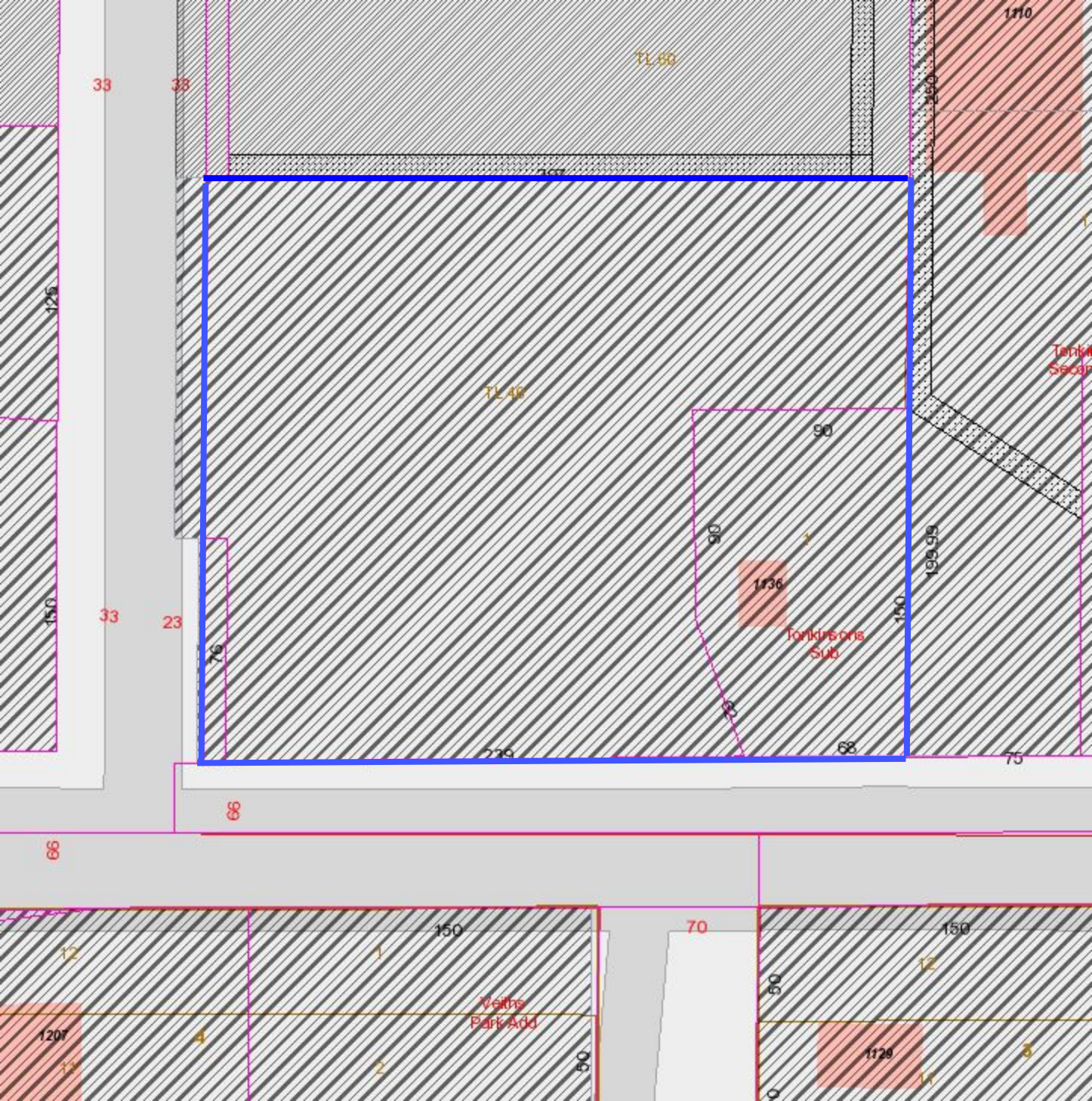
CHICAGO AVE

Vondracek
Third Sub

KST W

Veiths
Park Sub





1132

1916

AREA OF MINIMAL FLOOD HAZARD Zone X

1916

1118

1916