

HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Monday, July 20, 2020 at 4:00 PM in the City Building, 220 North Hastings Avenue.

AGENDA:

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Motion to adopt the current agenda for the Planning Commission Meeting
5. Public Notice - Official Notice of the Regular Meeting was published in the Hastings Tribune on Friday, July 17, 2020. Pursuant to Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material which will be discussed at today's meeting is located at the back of the Council Chambers. Also, a current copy of the Nebraska Open Meetings Act is posted on the south wall of the Council Chambers which is accessible to members of the public.
6. Approval of Minutes
 - a. Meeting of June 15, 2020
7. Special Order of Business
 - a. Approval of updated City of Hastings Planning Commission Rules and Procedures, Revision dated 7/20/2020.
 - b. Approval to ratify all actions taken at teleconference/videoconference meetings held as authorized by executive order of the governor in response to COVID-19.
8. Unfinished Business
 - a. Continued Applications - None
 - b. Tabled Applications - None
 - c. Postponed Applications - None
 - d. Unfinished Applications - None
9. Public Hearings.
 - a. **2020-024.** Public hearing on a request to adopt the Redevelopment Plan for an approximate 154.6 acres 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), known as Redevelopment Area #16.

Motion to recommend approval of Resolution #2020-43, adoption of Redevelopment Plan for Redevelopment Area #16.

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- b. **2020-025.** Public hearing to consider a request for a Conditional Use Permit (CUP) for self-storage and storage area uses to be located at Lot 7, Industrial Park North First Addition to the City of Hastings, Adams County, Nebraska.

Motion to recommend approval of Resolution #2020-044 for a CUP for self-storage and storage area uses to be located at Lot 7, Industrial Park North First Addition to the City of Hastings, Adams County, Nebraska.

- c. **2020-026.** Public hearing to consider an Ordinance to clarify and amend Hastings City Code section 34-311 and Table 311-1: Residential Accessory Structures, regarding accessory structure requirements for all zone districts and related exterior design requirements for accessory structures in each district.

Motion to recommend approval of Ordinance No. 4637 to clarify and amend Hastings City Code Section 34-311 and Table 311-1: Residential Accessory Structures, regarding accessory structure requirements for all zone districts and related exterior design requirements for accessory structures in each district.

10. Subdivisions

11. Reports

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

Adjourn

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Monday, June 15, 2020

Pursuant to due call and notice thereof, a meeting of the Hastings Planning Commission was conducted via teleconference. The meeting was open to the public electronically or telephonically and a copy of the agenda and public access were available 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: Michelle Lewis, Mac Rundle, Marshall Gaines, Lou Kully, LaDaun Schoenhals, Ann Hinton, and Alternate Willis Hunt. Absent: Eric Arneson, Gavin Raitt, Rakesh Srivastava.

Moved by Hinton, seconded by Kully, to adopt the current agenda for the Planning Commission meeting. Roll Call: Ayes: Lewis, Rundle, Gaines, Kully, Schoenhals, Hinton, Hunt. Nays: None. Absent: Arneson, Raitt, Srivastava. 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, June 12, 2020. The public was advised that a copy of today's agenda could be found at www.cityofhastings.org. The meeting was 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.

Moved by Hinton, seconded by Rundle, to approve the minutes of the May 19, 2020 meeting. Roll Call: Ayes: Lewis, Rundle, Gaines, Kully, Schoenhals, Hinton, Hunt. Nays: None. Absent: Arneson, Raitt, Srivastava. The motion carried.

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.

Lisa Parnell-Rowe discussed the agenda item.

The 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 today's 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.

Randy Chick, 520 W 1st St., Hastings, Nebraska appeared telephonically. He stated that without the declaration of blight and substandard, the Community Redevelopment Authority is not able to assist with potential projects in this area and asked for the Planning Commission's support.

Moved by Kully, seconded by Hunt, to recommend approval to the City Council Resolution No. 2020-38, a Blight and Substandard Determination Study for Redevelopment Area #16 and declaring Redevelopment Area #16 as blighted and substandard.

Schoenhals asked how the CRA decided on this neighborhood.

Mr. Chick responded that he met with city council members in Ward 1, and asked what the CRA could be doing as far as assistance to make things better. One of the sites in this area is the former St. Michael's School, which was most recently the Golden Friendship Senior Center.

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

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.

Lisa Parnell-Rowe discussed the agenda item.

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.

Marc Hultine, 3725 West Prairie Lake Road, Hastings, Nebraska appeared telephonically. He stated this is a transitional piece of property which will include a new home and the remaining 4 acres for pasture ground. It will serve as a nursery for cattle and will be requesting a Conditional Use Permit in the near future.

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

10. Subdivisions

a. 2020-022. Preliminary/Final plat for Hultine Subdivision, a replat of Block 2, Copple 1st Addition into 2 separate lots.

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 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.

Moved by Rundle, seconded by Hinton, to recommend approval to the City Council the Preliminary/Final plat for Hultine Subdivision, a replat of Block 2, Copple 1st Addition into 2 separate lots. Roll Call: Ayes: Lewis, Rundle, Gaines, Kully, Schoenhals, Hinton, Hunt. Nays: None. Absent: Arneson, Raitt, Srivastava. The motion carried.

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.

Lisa Parnell-Rowe discussed the agenda item.

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' of the south 33'; and 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.

Moved by Hunt, seconded by Kully, to recommend approval of the 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. Roll Call: Ayes: Lewis, Rundle, Gaines, Kully, Schoenhals, Hinton, Hunt. Nays: None. Absent: Arneson, Raitt, Srivastava. The motion carried.

Mac Rundle left the meeting at 4:47 p.m.

11. Reports

a. Committee Reports

Hinton stated the County workload has been really slow. They discussed the Hultine plat, the hike and bike trail, the housing study, and Conditional Use Permits and the process for them.

Lisa Parnell-Rowe added that she reported on the transportation and parking plan and that she would be reaching out to the County for their input.

b. Chairman Comments. None.

c. Staff Reports

Lisa Parnell-Rowe stated she would be emailing the Commissioners regarding moving of the Planning Commission meeting from the third Monday to the third Tuesday of each month at 4:00.

City Attorney Clint Schukei spoke regarding the Rules of Procedure for the Planning Commission. The Rules state the regular Planning Commission meeting shall meet on the third Monday of the month at 4:00. He stated if the Commission is willing to move to the third Tuesday, an agenda item would need to be placed on the July agenda to modify the Rules of Procedure

Kully asked for consideration of the second Tuesday because of the holidays.

City Attorney Clint Schukei stated sometimes there are agenda items that go from Planning Commission back to the CRA. Discussion will be held on July 20th regarding the change.

Moved by Hinton, seconded by Schoenhals, to adjourn.

Chairman

Department: Development Services

Staff Contact: Lisa Parnell-Rowe

Planning Commission Meeting Date: 7/20/2020

File No:

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

AGENDA ITEM SUMMARY SHEET

Description of Item:

Approval of updated City of Hastings Planning Commission Rules and Procedures, Revision dated 7/20/2020.

Names of People/Business affected by this action:

Planning Commission, staff and the people of the City of Hastings.

Why Planning Commission action is required:

Neb. Rev. Stat. 19-927 – The commission shall hold at least one regular meeting in each calendar quarter, except the city council or village board of trustees may require the commission to meet more frequently and the chairperson of the commission may call for a meeting when necessary to deal with business pending before the commission. The commission shall adopt rules and regulations for the transaction of business and shall keep a record of its resolutions, transactions, findings, and determinations, which shall be a public record.

Type of action requested:

Motion

Suggested motion:

Motion to approve updated City of Hastings Planning Commission Rules and Procedures, Revision dated 7/20/2020.

Deadlines associated with action:

As specified in the updated Rules & Procedures, Planning Commission will now convene on the third Tuesday of each month at 4:00 P.M. unless otherwise directed by Planning Commission. This will start at our next August Planning Commission to be held August 18, 2020.

Department head comments:

At the last Planning Commission Meeting Staff was asked to inquire into the ramifications of potentially moving the regularly scheduled meetings to the second Tuesday of each month as opposed to moving it to the third Tuesday of each month. There were concerns that leaving it the third week of each month seems to coincide with holidays on occasion. Specifically, how this

would affect the Community Redevelopment Authority (CRA) and other City staff or users of the Council Chambers?

Staff met with City Clerk and Assistant City Clerk to discuss the Council Chambers schedule further with consideration of a change in date to the second Tuesday each month rather than the third Tuesday. They expressed concerns for adjustments that would need to then occur to public noticing requirements. Additionally, in talking with Randy Chick with the CRA, his concerns were that moving the meetings to the second Tuesday of each month might add another 30 days to the process. Currently, if no hiccups occur it takes 90 days to get an item through the approval process and with this change that would go up to 120 days. He expressed concerns for adding more time to an already lengthy process for developers. Moving to the third Tuesday of each month also has repercussions, though this move has an impact to the CRA board approval schedule it would not impact developer timelines. He stated that currently when there is a CRA plan modification they receive the Planning Commission decision on the 3rd Monday and the CRA meets on the 3rd Tuesday to approve the plan modification and then it is forwarded onto the City Council. Moving the meeting to the 3rd Tuesday would mean the CRA will probably need to move their CRA meetings to the 3rd Wednesday or Thursday of the month.

As such, staff has determined that the Planning Commission date can be moved to the third Tuesday of each month but has added “or as otherwise directed by Planning Commission” to allow for any schedule conflicts with holidays or necessary events that could intervene.

Additional corrections/updates to the Rules and Procedures Manual were accomplished to the revision dates as well as a small wording change to state that we follow the latest version of Roberts Rules of Order as opposed to the date of version, which tends to change periodically.

Recommendation:

Staff recommends approval of updated City of Hastings Planning Commission Rules and Procedures, Revision dated 7/20/2020.

CITY OF HASTINGS
PLANNING COMMISSION



RULES OF PROCEDURE

RULES OF PROCEDURE
PLANNING COMMISSION
HASTINGS, NEBRASKA

ARTICLE I - AUTHORITY AND DUTIES

SECTION 1. Authority. The City of Hastings Planning Commission (hereinafter called "Commission") exists as an advisory planning commission under authority of the code of ordinances of the City of Hastings, Nebraska, and any amendments thereto.

SECTION 2. Duties. The duties of the City of Hastings Planning Commission shall be those set forth under Nebraska State Statutes and the Hastings City Code, together with such other responsibilities as may be assigned to it by the City council of the City of Hastings, Nebraska.

SECTION 3. Commission Membership.

a. The Commission shall consist of nine (9) voting members and an alternate member, appointed in accordance with the requirements of Nebraska State Statutes and the Hastings City Code.

b. The members shall ethically serve the public interest by making decisions and taking actions which will enhance the public health, safety and welfare of our community and by promoting public confidence in the integrity, independence, ability and impartiality of the Commission.

c. The AICP/APA "Statement of Ethical Principles in Planning" is hereby incorporated by reference and is attached to this document.

SECTION 4. Rules. In all matters not otherwise provided for by statute, ordinance, or these rules, the most recent edition of Robert's Rules of Order, as interpreted by the Commission's presiding officer, shall govern the conduct of Commission meetings.

a. Regular Meetings - The Commission shall hold regular monthly meetings on the third Tuesday of each month at 4:00 o'clock P.M. or as otherwise directed by the commission. Whenever the regular monthly meeting date falls on an official holiday of the City of Hastings, another date shall be selected. All regular meetings will be held at the Hastings City Building, unless notice is published as to the holding of a meeting at another location.

b. Special Meetings - Special meetings of the Commission may be called at any time by the Chairman or by a majority of members. Written notice of a special meeting shall not be required if the time, place and purpose of the special

meeting has been fixed in a regular meeting of the Commission, provided that a quorum of members of the Commission shall be present at said regular meeting.

c. Annual Organizational Meeting. At its regular meeting in February each year, the Commission shall hold an annual organizational meeting and elect from its members a chairman and first vice-chairman and a second vice-chairman.

d. Worksessions. The Chairman may call a worksession for the purpose of briefing the Commission or discussion of Commission business. No formal action may be taken at a worksession. Notice of the worksession shall be given to all members and posted on the bulletin board in the City building and published in a newspaper of general circulation not less than three (3) days prior to the date of the meeting. Written notice of a special meeting shall not be required if the time, place and purpose of the special meeting has been fixed in a regular meeting of the Commission per Section 4b.

e. Cancellation. Whenever there is a lack of business for Commission consideration, the Chairman may cancel a regular meeting. Notice of such cancellation shall be given to all members, and the news media shall be notified of such cancellation. Whenever it is determined that a quorum is not available for a regular or special meeting, the chairman of the Commission may dispense with such meeting, and all business scheduled for such meeting will be automatically continued to the next regular or special meeting. The chairman of the Commission also may dispense with a scheduled regular or special meeting. The chairman of the Commission also may dispense with a scheduled regular or special meeting in the event of natural disaster, snow emergency or similar causes. In the event of cancellation for any reason, the chairman may require re-notification to interested parties by the Commission as the chairman deems appropriate.

ARTICLE II - OFFICERS AND STAFF

SECTION 1. Commission Officers. At its regular meeting in February each year, the Commission shall hold an annual organizational meeting and elect from its members a chairman and first vice-chairman and a second vice-chairman.

SECTION 2. Duties of Commission Officers.

a. Chairman - The Chairman shall preside over Commission meetings and on behalf of the Commission shall exercise general supervision over the affairs of the Commission, the appointment of committees and representatives, the determination of points of order and procedure, and the signing of all official documents.

b. First Vice-chairman - The first vice-chairman shall have authority to act as chairman of the Commission during the absence or disability of the chairman.

c. Second Vice-chairman— The second vice-chairman shall during the absence of both the Chair and First Vice-chair or their inability to act, have and exercise all of the duties and powers of the Chair, and shall perform such other duties as may from time to time be assigned to the Chair by the Commission.

d. Secretary - The Development Services Director of the City appointed by the Mayor or his designee shall act as the commission secretary. The secretary shall certify all official acts of the Commission, including the electronic/roll call votes of the Commission on any and all matters for which such vote is required. In the event of the absence or disability of the secretary, their designee or another individual appointed by the Mayor shall serve secretary protempore.

SECTION 3. Election of Officers.

a. Nomination of officers shall be made from the floor at the annual organizational meeting in February of each year, and the elections of officers shall follow immediately thereafter.

b. A candidate receiving a majority of the vote of the entire membership of the Commission shall be declared elected and shall take office the next regularly scheduled meeting.

c. Vacancies in offices shall be filled immediately by regular election procedures.

ARTICLE III - CONDUCT OF MEETINGS

SECTION 1. Quorum. Five (5) voting members of the Commission shall constitute a quorum. No business shall be transacted nor shall a public hearing be opened at any meeting of the Commission unless a quorum is in attendance.

SECTION 2. Voting.

a. Duty to vote. Every member must vote unless excused by the Chair. No member shall be excused from voting except in cases involving conflict of interest as defined by these rules and law.

b. Majority - No action of the Commission shall be official and effective unless such action is authorized at a regular or special meeting by a majority of the Commission members present and voting at such meeting.

c. Method - All votes of the Commission on matters requiring a public hearing shall be by electronic ballot. Secret ballot votes shall not be permitted

except in the election of officers. A voice vote, with record as to the vote cast by each member shall only be allowed when the electronic voting machine is inoperative.

d. Conflict of interest - A Commission member may not participate in a hearing or decision concerning a matter in which he has a personal interest, direct or indirect financial interest. A member shall declare for the record such known conflict of interest. Questions as to whether such conflict exists shall be determined by the chairman or the Hastings City Attorney. When there is uncertainty as to the applicability of this section, the member shall be automatically disqualified. The Commission shall enter in its records the fact that a member has been disqualified. A member who has a conflict of interest shall leave the commission table. Such member may join the audience but may not give testimony on the matter before the Commission. Nothing in this section shall prevent a member of the Commission from presenting an application on his/her own behalf, but members shall not appear before the Commission on behalf of others.

e. Absentee - Absentee or proxy voting shall not be permitted. Members must be present for the hearing in order to be eligible to vote on any matter. In the event that a member is absent for part of a public hearing, such member's eligibility to vote on the matter shall be at the discretion of the presiding officer.

SECTION 3. Order of Business. The order of business of regular meetings of the Commission shall be as listed below, except that said order of business may be changed by the chairman upon the consenting vote of a majority of those members present and voting.

1. Call to order
2. Roll call
3. Pledge of Allegiance
4. Special order of business
5. Communications and appearance request
6. Unfinished business
 - a. Continued applications
 - b. Tabled applications
 - c. Postponed applications
 - d. Unfinished items
7. New applications
 - a. Public hearings
 - b. Subdivisions
 - c. Other items
8.
 - a. Committee Report
 - b. Chairman's Report
 - c. Staff Report
9. Adjournment

SECTION 4. Motions.

a. Action by the Commission. The Commission shall proceed by motion except as otherwise provided for in these Rules. Any member, including the chair, may make a motion

b. Main motions. Any application duly filed shall be brought before the Commission in a main motion. A main motion can only be made when no other motion is pending.

c. Procedural motions. Procedural motions assist the Commission in treating or disposing of the main motion.

1. Withdraw. Any application may be withdrawn provided a written request for withdrawal signed by the applicant or an authorized representative is received by the Commission's staff at least fourteen (14) days before the scheduled hearing. Any request for withdrawal made less than fourteen (14) days before the scheduled hearing may be granted or denied by the Commission. Such request may be in writing or oral and must state the reasons for the request. No application may be withdrawn after a motion has been made and seconded and a vote has been ordered by the presiding officer.

2. Amend. Any member of the commission may offer a motion to modify or amend a main motion on an application.

3. Continuance. Any interested party or Commission member may request a continuance in writing prior to the hearing and/or orally at the beginning of the hearing. The party requesting such continuance shall be required to show good and sufficient cause for such continuance, and it shall be within the discretion of the Commission to grant or deny such request.

ARTICLE IV - PUBLIC HEARINGS

SECTION 1. Procedure.

a. Opening the hearing - The Chairman shall call the number of the item scheduled for public hearing and declare the public hearing open.

b. Order of testimony - The order of testimony shall be as follows:

1. Background and comments by the Development Services Director of the City of Hastings

2. Interested parties

c. Closing the hearing - After all public comments have been heard under the rules of this section, the presiding officer shall declare the hearing closed and shall call for a motion. Additional public comment shall not be permitted after the close of the hearing. Any motion which has been made and seconded is open for discussion by the Commission members, but such motion is closed to discussion by the public unless the presiding officer exercises the authority to limit such discussion by the public or the Commission members.

d. Voting - Each motion on a matter requiring a public hearing shall be by written or electronic ballot to the members, in accordance with the provisions of Article III, Section 2 of these rules. Each ballot shall bear the case number of the application. At the conclusion of the vote, the secretary shall report the recorded vote. The vote of each member shall become a part of the record on the application and the vote of each member shall be disclosed by any Commission officer or the staff to anyone requesting such information.

SECTION 2. Conduct

a. Representation - The applicant may appear in person, by agent, or attorney, and may present any supporting witnesses, evidence, statements and arguments in favor of the request. Those persons in opposition or in favor of the request may appear in person, by agent or by attorney, and may present witnesses, evidence, statements and arguments. Any person interested in any application shall have the right but shall not be required to enter a written appearance in the hearing.

b. Commission participation - The Commission members shall be provided adequate opportunity to examine witnesses and question any evidence, statements and arguments in the interest of a fair hearing.

c. Identification - All persons wishing to be heard on any matter in a public hearing or other hearing must come before the Commission and provide their names and addresses for the record. Statements or comments from the audience shall not be allowed or accepted as part of the record.

d. Commentary addressed to Commission - All commentary at a public hearing or other hearing shall be addressed to the Commission through its presiding officer. Such commentary shall not be permitted between opposing parties without the consent of such officer.

e. Authority of presiding officer - The presiding officer shall have the authority to prohibit repetitious and irrelevant testimony and shall have authority

to limit the length of testimony by each speaker deemed appropriate to a fair hearing.

f. Orderly conduct - Every person appearing before the Commission shall abide by the order and direction of the presiding officer. Discourteous, disorderly, or contemptuous conduct shall not be tolerated, and the presiding officer may take such action as is deemed necessary to prevent such conduct or to require the removal from the premises of any disorderly persons by the Hastings Police Department.

ARTICLE V - FILING PROCEDURES

SECTION 1. Application - Each application to the Commission shall be on application forms prescribed by the Development Services Director and shall be accompanied by such information and exhibits as specified on such forms and/or required by City Code. Any communication purporting to be an application not on the prescribed forms or not containing the information required shall be considered incomplete and shall not be scheduled for hearing.

SECTION 2. Eligible Applicants - The owners of property included in any application before the Commission must consent to the filing of the application. Such consent may be evidenced by the owner's signature on said application or by a signature of a person having power of attorney authorizing such signature. In the case of property which is being purchased under a land contract, the signatures of both, the contract purchasers and the contract sellers or their duly authorized agents, shall be required.

ARTICLE VI - NOTICE REQUIREMENTS

SECTION 1. Contents - Any notice of public hearing required by Nebraska State Statute or the Hastings City Code shall contain as a minimum the following information:

- a. Description of the matter to be heard.
- b. General location by address or other description and legal description of the property.
- c. Name of the person or agency initiating the matter to be heard.
- d. Time and place of the hearing.
- e. Statement that interested parties may offer an oral opinion at the hearing.

f. Any other information which may be required by law to be contained in such notice.

SECTION 2. Publication - When the Commission is required by law to publish in a newspaper of general circulation a notice prior to any hearing of the Commission, the Development Services Director shall cause such notice to be published in accordance with the time periods established by the applicable law. Proof of such publication shall be obtained by the Development Services Director and shall be kept in the application file.

ARTICLE VII - COMMITTEES

SECTION 1. Authority. The presiding officer is hereby authorized to appoint permanent and temporary committees to facilitate the work of or advise the Commission. Such committees may be comprised of Commission members only, or they may include other interested parties. A chairman shall be appointed for each committee, and reports on their assignments shall be made a part of the record. The chairman may be a member or an ex-officio member of any committee so appointed. The Development Services Director shall also be an ex-officio member of each committee.

SECTION 2. Committee Meetings. The Development Services Director shall assist any and all committees established under this section in scheduling the times and places for meetings.

ARTICLE VIII - COMMISSION RECORDS

SECTION 1. Responsibility. It shall be the duty of the Development Services Director or his designee to maintain all Commission files and records, including the official minutes of all meetings.

SECTION 2. Minutes. The Development Services Director shall prepare an accurate record of all hearings, official actions and committee meetings of the Commission, and the minutes representing such record shall be made available within a reasonable time after such hearing or action to all members of the Commission. Upon approval by the Commission, copies of such minutes shall be made available to interested parties.

SECTION 3. Tape Recordings. The Development Services Director may make taped or other mechanical recordings of the Commission's proceedings. Such recording products shall remain on file in the Development Services Director's office for a period not less than one year from the date of the hearing or determination, whichever is later. Such recordings shall not be removed from such office other than by order of a court of competent jurisdiction. Interested parties may listen to such recordings in the planning department office and may

copy such recordings, under the supervision of the Development Services Director.

SECTION 4. Commission Case Files. A file shall be maintained for each item placed on the agenda of the Commission. Such files shall contain, as a minimum, the application form and supporting materials and any exhibits pertinent to the decision, conditions, or safeguards or other material related to the binding effects of the Commission's action.

SECTION 5. Public Records. The records and files of the Commission shall be public and shall be made available to the public.

ARTICLE IX - FEES

SECTION 1. Schedule of Fees. The Commission may recommend to the Hastings City Council a uniform schedule of fees to defray the administrative costs connected with processing and hearing applications for rezoning, special uses, and planned developments, for the checking and verifying of proposed subdivision plats, and for other official acts.

SECTION 2. Payment required. In no case shall the Commission take action on any application for which applicable fees have not been paid in full. No part of any fee paid pursuant to this section shall be returnable to the application unless authorized by the Hastings City Council.

SECTION 3. Publicly initiated applications. Nothing herein shall be construed to require a fee for actions initiated in the public interest by the Commission, the Hastings City Council or officials of the City of Hastings.

ARTICLE X - AMENDMENTS AND SUSPENSION

SECTION 1. Amendments. Amendments to the Rules of Procedure may be made by the Commission at any regular or special meeting, provided, however, that the proposed amendment shall have been presented in writing at a previous regular meeting of the Commission or the requirement of this article has been waived by a majority of the Commission as provided in Section 2 of this Article.

SECTION 2. Suspension of Rules. The suspension of any Rule of Procedure herein may be authorized by the Commission at any regular or special meeting upon the affirmative vote of five (5) members, provided, however, that no rule which is required to comply with state or local law may be so suspended.

ARTICLE XI - SEPARABILITY

If any section, clause, provision, or portion of these rules shall be held invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity or constitutionality of any other section, clause, provision, or portion of these rules.

ARTICLE XII - CERTIFICATE OF ADOPTION

The foregoing Rules of Procedure of the City of Hastings Planning Commission are hereby adopted by the affirmative vote of the Commission this 20th day of July, 2020.

Chairman

First Vice-Chairman

Adopted January 19, 1987

Revised March 16, 1992

Re-adopted February 17, 1997

Re-adopted May 15, 2006

Revised November 20, 2017

Revised October 15, 2018

Revised July 20, 2020

Department: Development Services

Staff Contact: Lisa Parnell-Rowe

Planning Commission Meeting Date: 7/20/2020

File No:

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

AGENDA ITEM SUMMARY SHEET

Description of Item:

Approve ratification of all actions taken at teleconference/videoconference meetings held as authorized by executive order of the governor in response to COVID-19.

Names of People/Business affected by this action:

Public, City of Hastings.

Why Planning Commission action is required:

It is desirable to ratify all actions taken at teleconference/videoconference meetings of the Planning Commission during April, May and June of 2020.

Type of action requested:

Motion

Suggested motion:

Motion to approve ratification of all actions taken at teleconference/videoconference meetings held as authorized by executive order of the governor in response to COVID-19.

Deadlines associated with action:

Not applicable

Department head comments:

City Administrator and City Attorney directed this action be taken to formally address the items that were recommended for approval under teleconference planning Commission Meetings as was allowable under the Governor's executive order as an additional measure to mitigate any liability.

Recommendation:

Staff recommends approval.

Department: Development Services
Staff Contact: Lisa Parnell-Rowe
Planning Commission Meeting Date: 7/20/2020
File No: 2020-024
Prepared By: Lisa Parnell-Rowe, Director of Development Services

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing on a request to adopt the Redevelopment Plan for an approximate 154.6 acres 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), known as Redevelopment Area #16.

Motion to recommend approval of Resolution 2020-43, adoption of Redevelopment Plan for Redevelopment Area #16.

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 2020-43, adoption of Redevelopment Plan for Redevelopment Area #16.

Deadlines associated with action:

There are no specific redevelopment projects pending at this time.

Department head comments:

On January 21, 2020, the CRA voted 5-0 in favor of proceeding with the proposed Blight and Substandard Determination Study for Redevelopment Area #16. This was reviewed by Planning Commission for consistency to the Comprehensive Plan on June 15, 2020 and was recommended for approval in a vote of 7-0. On July 13th this matter was heard by City Council and approved 8-0.

As required as a second and separate action we are now reviewing the related over-reigning Redevelopment Plan for Area #16. The General Redevelopment Plan for Area #16 details Project Planning and Implementation recommendations. There are no specific redevelopment projects pending at this time, but this will lay the groundwork for when one is reviewed as a plan modification to this area.

The Redevelopment Plan prepared by Hanna: Keelan Associates, P.C., as part of their study, recommended general development and redevelopment initiatives. All of these initiatives were suggested to be financed within a Tax Increment Finance (TIF) structure. They also suggested utilization of partnerships with other public and private entities; State, Federal and private foundation grants; Community Development Block grants; special assessments; and general obligation bonds.

Utilization of existing planning directives such as comprehensive plan and housing study will be important. Development of the vacant and undeveloped land in the western Urban Residential future slated areas, as well as expansion of the areas that currently are residential but not fully developed was highlighted as good infill opportunities. Street, water and sewer installation and upgrades to the area were recommended to entice development in this area. Preservation of existing housing and additional new workforce housing is recommended, as has been voiced in the more recent housing survey by citizens. Establishment of a program to improve existing or add new sidewalks was also noted.

Recommendation:

Recommend a motion to recommend approval of Resolution 2020-43, adoption of Redevelopment Plan for Redevelopment Area #16.



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 | ☒ General Redevelopment Plan | |
| ☐ Comprehensive Plan / Amendment | ☐ Annexation Petition / Addition to the City | | |

PROJECT INFORMATION

Project Name: General Redevelopment Plan for Redevelopment Area #16

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

Existing Zoning: I-2 Heavy Industrial Proposed Zoning / Use: I-2 Heavy Industrial

Existing Comprehensive Plan Designation: Various - See zoning 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 - Page 1-2 of Study

See Exhibit A for exact legals

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: _____ Company: _____

Address: _____ Tel: _____ Fax: _____

City: _____ State: _____ Zip: _____ Email: _____

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.

Property Owner Signature

Date

Applicant Signature

6/26/20

Date

DEPARTMENTAL USE ONLY

Fees: \$400.00 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 $\frac{1}{4}$ 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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HANNA:KEELAN ASSOCIATES, P.C. COMMUNITY PLANNING & RESEARCH

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

**Lincoln, Nebraska* 402.464.5383 **

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

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



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:

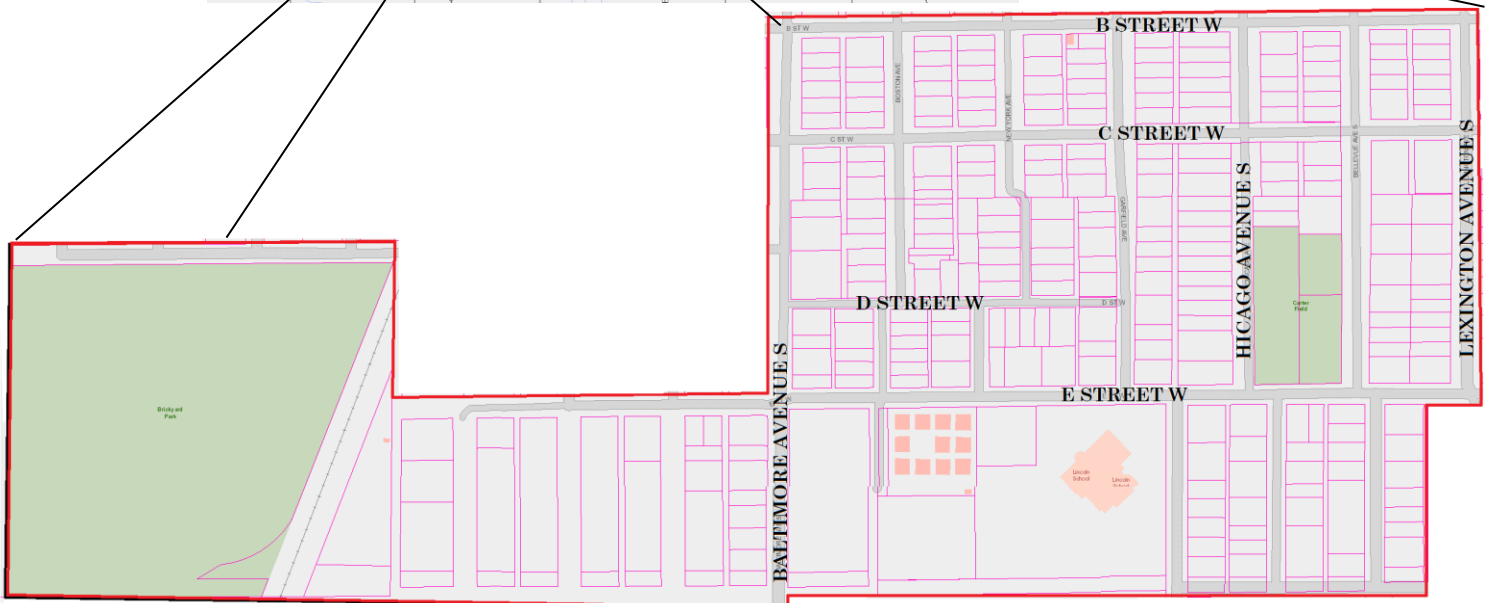
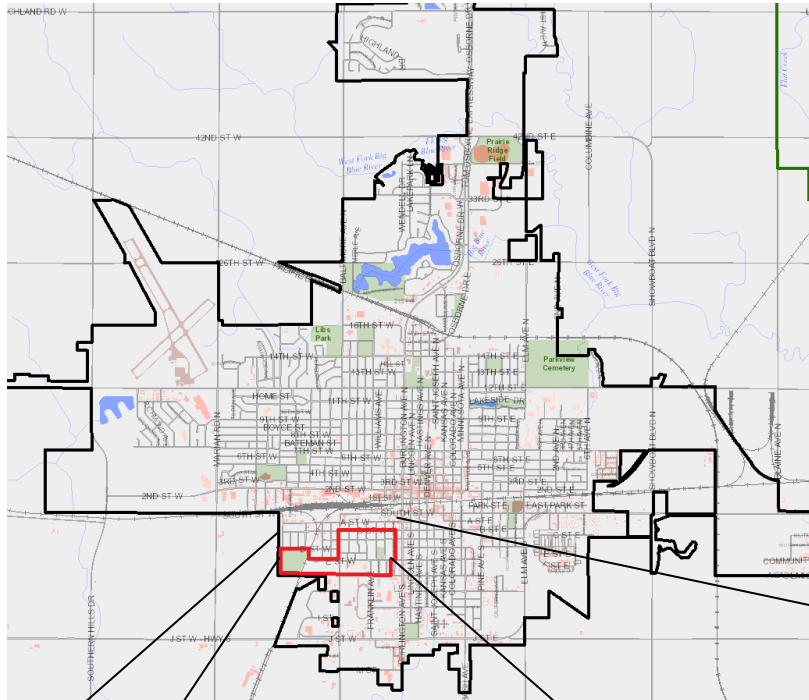
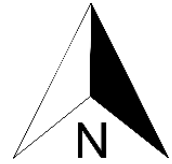
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010007540	010007598	010007713	010007844	010010468
010007541	010007599	010007714	010007845	010010471
010007542	010007600	010007715	010007846	010014057
010007543	010007601	010007716	010007847	010014058
010007544	010007602	010007717	010007848	010014059
010007545	010007603	010007718	010007849	010014061
010007546	010007604	010007719	010007850	010014062
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
010007595	010007710	010007841	010008120	010019009

CONTEXT MAP – ILLUSTRATION 4

REDEVELOPMENT AREA #16

HASTINGS, NEBRASKA



LEGEND

REDEVELOPMENT AREA #16

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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.

REDEVELOPMENT AREA #16 HASTINGS, NEBRASKA



-
- This aerial map displays the study area with various land use designations. A large green area is on the left, separated from the rest of the map by a blue diagonal strip. The rest of the map is divided into numerous yellow and orange rectangular blocks, representing different land use types. Street names like 'E 5th W' and 'D 5th W' are visible, indicating the orientation and layout of the area.

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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

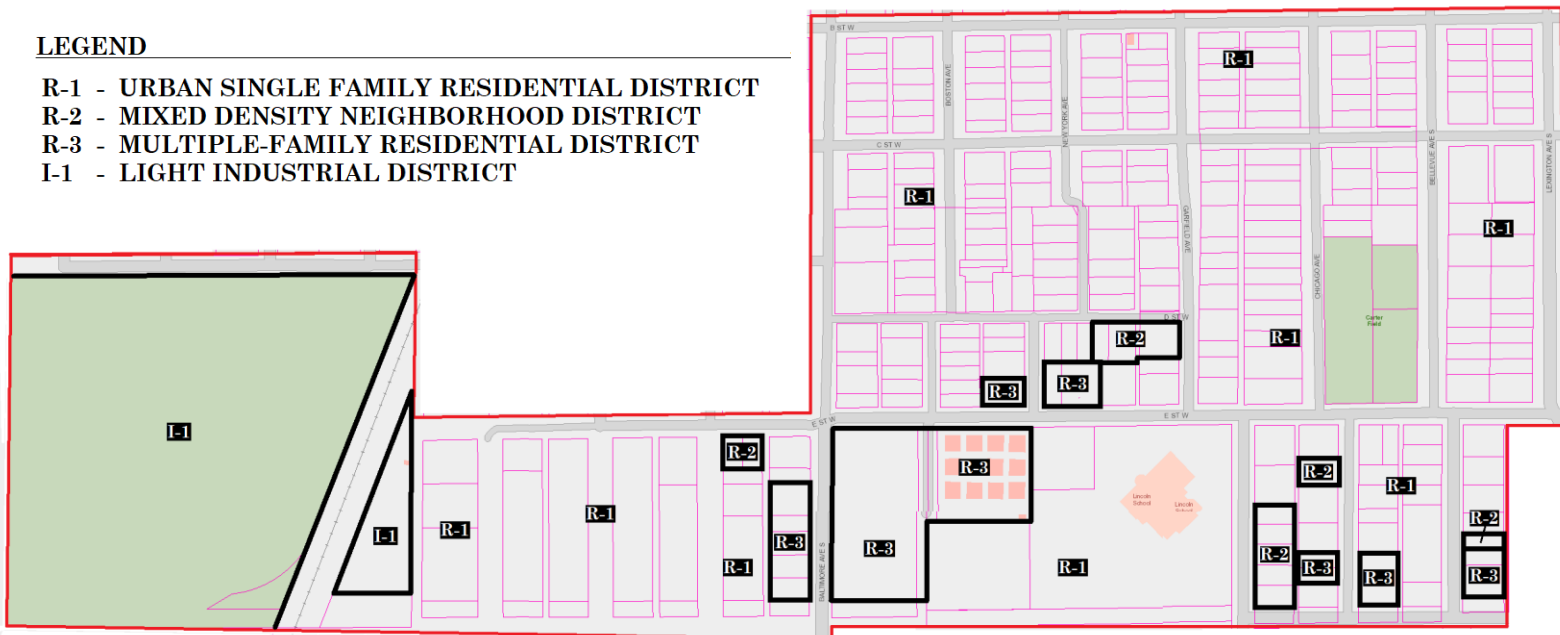
REDEVELOPMENT AREA #16

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

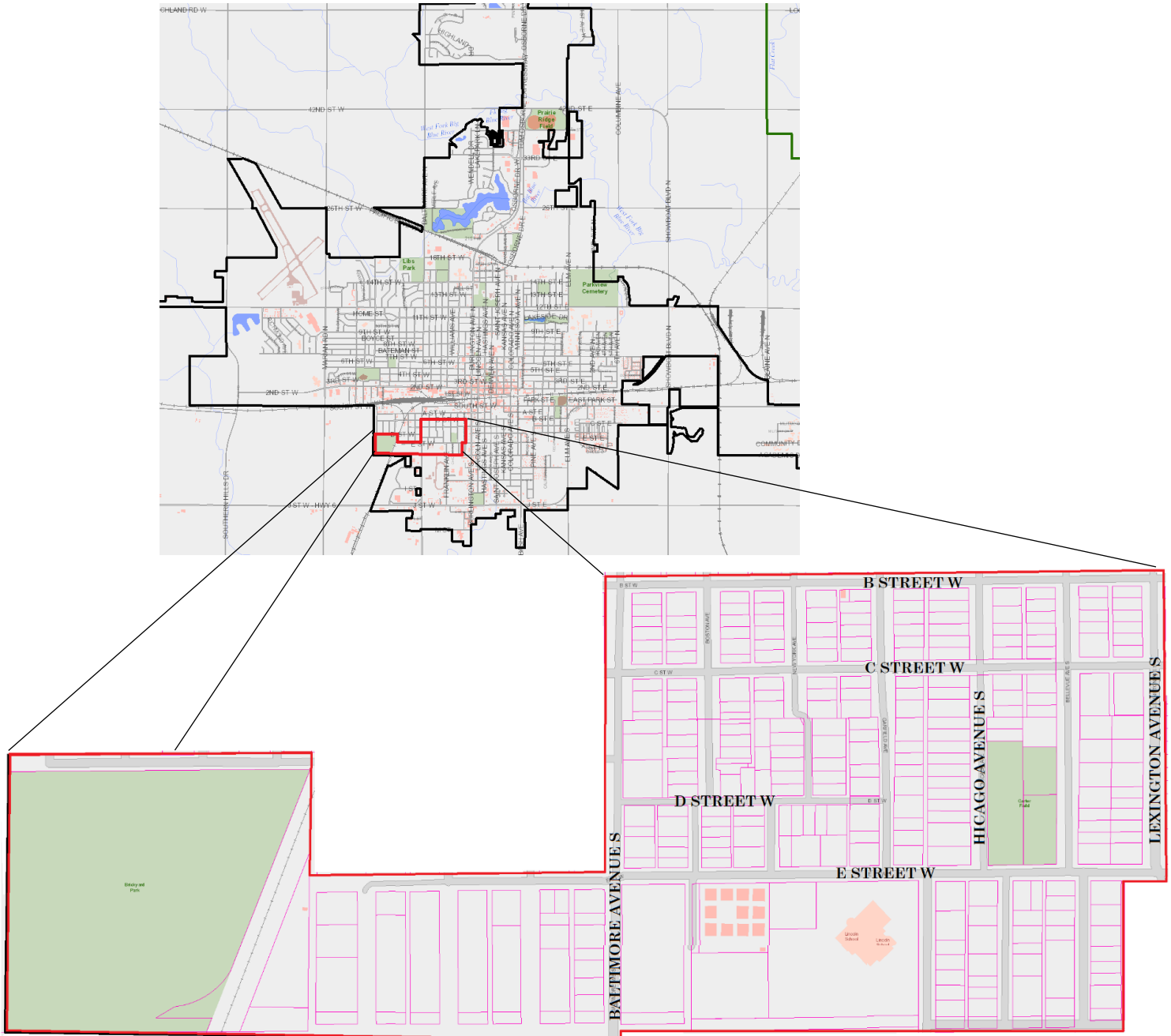
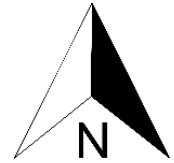
GENERAL REDEVELOPMENT PLAN AMENDMENTS

<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



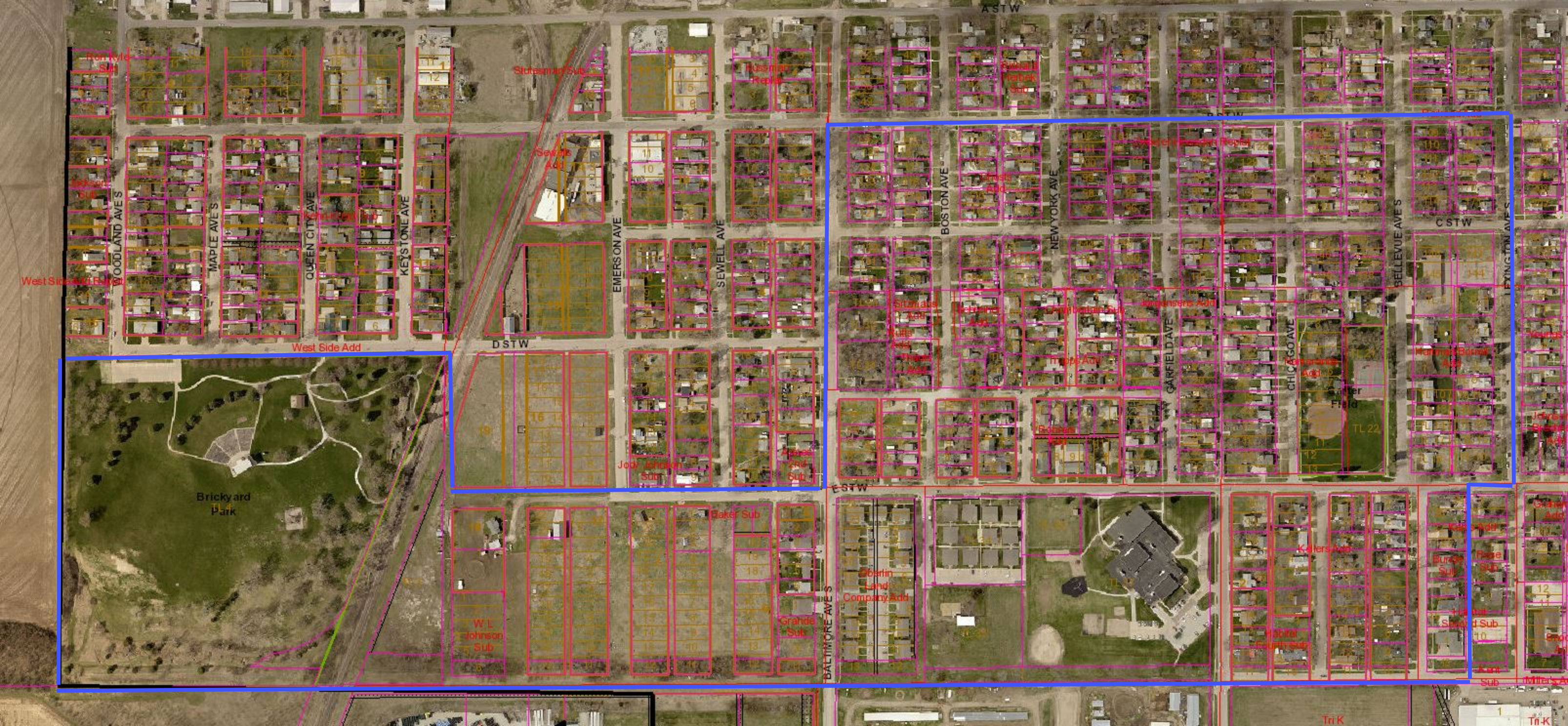
LEGEND

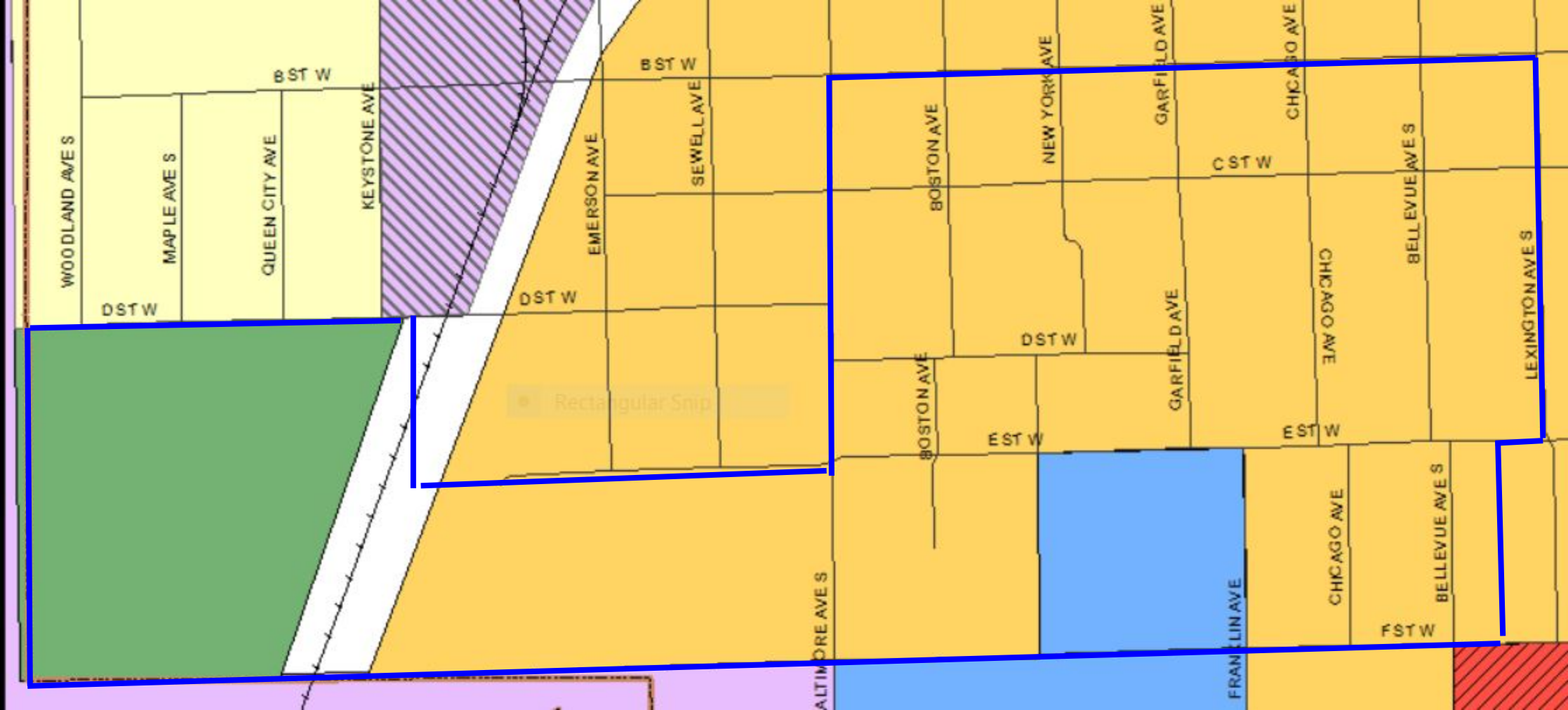
REDEVELOPMENT AREA #16

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 Hastings, Nebraska

Blight & Substandard Determination Study
 Redevelopment Area #16





RESOLUTION NO. 2020-43

WHEREAS, On August 10, 2020, the Hastings City Council held a public hearing and considered a Redevelopment Plan for the area known as Redevelopment Area #16; and

WHEREAS, On July 13, 2020 the Hastings City Council adopted Resolution No. 2020-38 designating Redevelopment Area #16 as blighted and substandard; and

WHEREAS, On April 6, 2020 the Community Redevelopment Authority of the City of Hastings forwarded a Redevelopment Plan to the Hastings Planning Commission for its review and recommendation, and

WHEREAS, On July 20, 2020 the Planning Commission held a public hearing on the proposed Redevelopment Plan and following the hearing the Planning Commission recommended approval of the Redevelopment Plan to the Community Redevelopment Agency as required by the Nebraska Community Development Law; and

WHEREAS, On July 21, 2020 the Community Redevelopment Authority of the City of Hastings, Nebraska recommended the Redevelopment Plan to the Hastings City Council for its consideration and approval; and

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 Redevelopment Plan for Area #16 is hereby approved.

PASSED AND APPROVED this 10th day of August, 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: 7/20/2020

File No: 2020-025

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

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing to consider a request for a Conditional Use Permit (CUP) for self- storage and storage area uses to be located at Lot 7, Industrial Park North First Addition Subdivision to the City of Hastings, Adams County, Nebraska.

Motion to recommend approval of Resolution #2020-044 for a CUP for self- storage and storage area uses to be located at Lot 7, Industrial Park North First Addition Subdivision to the City of Hastings, Adams County, Nebraska.

Names of People/Business affected by this action:

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

Why Planning Commission action is required:

Neb. Rev. Stat. 19-929 requires a conditional use permit to be approved by the City Council unless the City Council has, through a zoning ordinance or special ordinance, generally authorized the Planning Commission to exercise such power and has approved the standards and procedures adopted by the Planning Commission for equitably and judiciously granting such conditional uses or special exceptions. City Code 34-401 requires a recommendation from the Planning Commission before City Council can approve a CUP.

Type of action requested:

Motion

Suggested motion:

Motion to recommend approval of CUP for self-storage and storage area uses to be located at Lot 7, Industrial Park North First Addition to the City of Hastings, Adams County, Nebraska, subject to following conditions:

- 1) The applicants Self-Service Storage Site Plan, related narrative and Site Plan of the Outdoor Camper Storage area with inclusive dimensions of buildings, parking locations, access and easement location notes are hereby approved and applicant agrees to comply to all inclusive details.

- 2) Applicant must provide a more detailed drainage plan with contours to be approved by City Engineer and certifying that the use will sustain 25-year return frequency storm requirement as part of 34-404 (9) (ii).
- 3) There shall be compliance with any other applicable City, County, State or Federal regulations that shall apply.
- 4) This resolution shall be filed with the registrar of deeds so as to provide notice to any person examining the real estate records of the existence of this CUP. The recording costs incurred to comply with this section shall be paid by the applicant for the CUP.

Deadlines associated with action:

This item is scheduled to be heard at the next regular City Council meeting August 10, 2020.

Department head comments:

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:

This lot is surrounded in all directions by I-2, Heavy Industrial district. This area is highly industrial with several manufacturing and distribution centers directly southwest of this area. Zoning for this lot is also I-2. According to the Uses & Districts Table in 34-200, self-storage, storage areas are a conditional use in the I-2 District. The description of the intent of the I-2 zone includes the use of storage in its definition as seen in the following, "This district is intended primarily for heavy manufacturing, storage, major shipping terminals and other related uses." Further east of this area is all agriculture land with no structures in the immediate area and, in fact, the area to the east is extra-territorial area shared with the County. The view of this lot from the Smith Softball Complex to the west will be minimal due to an existing large structure already established on adjacent Lot 6 to the west.

Future land use of this area is for Employment/Industrial so establishing this use in this area and district appears to be what is expected and mapped out for future. There are no residential uses or properties in the vicinity of this lot.

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 provided this concept to Staff at the end of May 2020 and it was initially reviewed with engineering staff representing the streets during this time as part of Engineering Meeting. This was also emailed out for formal internal review on 6/3/20, with no feedback from Engineering or Fire, indicating concurrence to

project. 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. There is a large 40' path in between storage units to allow for ingress, egress and pulling in and out of storage units for loading and unloading vehicles. This exceeds the 30-foot requirement. In the applicants' narrative, they have stated that they will meet the 75000-pound driving surface requirement also found in the IFC.

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. The following rules for the use of the self-storage units and area will be included in the lease documents. Violation of the rules will cause cancellation of the contract and immediate removal of stored items in the facility. Monthly inspections by the owners will occur to monitor and enforce these rules. These rules will include but are not limited to the following:

1. The exterior storage of any items or objects will not be permitted to be stored in and around the premises with the exception of specifically approved autos, boats and campers in the defined area.
2. Items such as gasoline, fuel, paint, containers with any flammable liquid or items which can readily cause fire or flame will not be allowed to be stored on the premises or within the storage building.
3. No maintenance, dismantling, construction, reconstruction or repair of any vehicles, boats, RV's or appliances will be allowed within the storage units, or the exterior of the building grounds or in any part of this facility.

Applicant is also requesting 7 parking spaces which would be designated as outdoor storage of campers/RVs. The self-service storage facility standards for conditional use found in Section 34-404 (9) do not allow for outdoor storage. However, outdoor storage for campers and RVs (recreation vehicles) is not specifically addressed in the Table of Uses and Districts. There are similar uses found in Section 34-404 (5) for Storage of vehicles in impound yard and 34-404 (6) for Off-street parking spaces and structures. These sections do include some applicable standards, though there are many standards that are not applicable. As allowable under 34-104, Director of Development Services has made a determination that these are comparable uses and provide standards towards this proposed supplementary use that are similar enough after consideration of the intensity and scale of the use relative to this site and that fact that this site and all adjacent properties are zoned I-2 and can accommodate heavier more industrial uses. Adding to this decision is the fact that there are no residential properties in the vicinity that this use would have an adverse impact on. Future slated zoning for this area will continue to be established for this heavy industrial use so there would be no reason to assume a negative impact would potentially be caused on future developments. The applicant was provided a hybrid of standards from both of these similar use standards to meet for his auxiliary outdoor storage of campers. The following are

additional standards that were placed on this development as required by this hybrid of requirements:

1. Rule #3 added to lease by applicant to ensure no dismantling or salvaging of these recreational vehicles occurs.
2. A separate Site Plan of only the Outdoor Camper Storage area was received which shows at least 350 SF of space per vehicle with flexibility of dimensions requirements for larger-sized recreational vehicles allowed. Vehicular Circulation is also described on the site plan.
3. Though a fence would not have been required as this does not abut an adjacent residential zone, the applicant will fence the entire lot to provide additional security and screening of this use as is required for stored vehicles. This fence will be not less than 6 feet in height.
4. Applicant also addressed in rules that these vehicles must be stored in the areas designated by railroad ties and that no other outdoor storage is allowed.
5. A pole light at minimum height of 25 feet will be placed in the outdoor camper parking area and will be full cutoff to meet code.

The maintenance of logical and efficient development patterns and land use mixtures. The addition of these storage uses to this area is logical due to its use compatibility to the allowable use of storage in the I-2 District, and also in consideration of the fact that this area is surrounded by this same district in current zoning and in future planning. This use of storage will fit nicely with uses of manufacturing and distribution facilities to the southwest of this area and will not have a negative effect on property values.

4. 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, particularly for parking of recreational vehicles. Adjacent property notice letters were sent out to all properties within 300 feet of this location and there has been no response.

5. 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 employment/industrial, 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 (9). 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, parking locations, access, easement locations and drainage notes. The

narrative they provided addresses how each aspect will function. 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 I-2 zoning district are shown and met in the Site Plan.

Recommendation:

Staff recommends a recommendation of approval with the following conditions:

- 1) The applicants' Self Service Storage Site Plan, related narrative and Site Plan of the Outdoor Camper Storage area with inclusive dimensions of buildings, parking locations, access and easement location notes are hereby approved and applicant agrees to comply to all inclusive details.
- 2) Applicant must provide a more detailed drainage plan with contours to be approved by City Engineer and certifying that the use will sustain 25-year return frequency storm requirement as part of 34-404 (9) (ii).
- 3) There shall be compliance with any other applicable City, County, State or Federal regulations that shall apply.
- 4) This resolution shall be filed with the Registrar of Deeds so as to provide notice to any person examining the real estate records of the existence of this CUP. The recording costs incurred to comply with this section shall be paid by the applicant for the CUP.



City of Hastings
Development Services Department
Zoning Development Approval (ZDA)
Conditional Use Permit Application

Date:

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.

Property Address:	assigned with building Permit
Legal Description:	lot 7 Ind Park North Sub Number 5 NW 1/4 Sec 32 R9W
Current Zoning:	Storage Unit's I-2 Heavy Ind
Proposed Use:	↓
Description of Proposed Use:	Storage buildings for North Hastings Self-Storage.

Applicant:	Paul + Lynette Krieger	Company:	L+P Rentals
Address:	901 N. Shore Drive	Telephone:	402-462-9778
City/State/Zip:	Hastings, NE 68901	Email:	Paul@KriegerElectric.com
Property Owner:	Paul & Lynette Krieger	Company:	
Address:	Same	Telephone:	
City/State/Zip:		Email:	
Key Contact:	Same	Company:	
Address:		Telephone:	
City/State/Zip:		Email:	

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. You will be required to upload a copy of a Site Plan and a Detailed Narrative Statement. Sections 34-402 through 34-404 of the Hastings City Code will assist in your preparation. You must affirm receipt and review of these codes as part of your permit process.

Signature of Applicant:	Paul Krieger	Date:	5-26-20
HDS Staff Comments:			

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



City of Hastings
Development Services Department
Zoning Development Approval (ZDA)
Conditional Use Permit Affirmation

As the applicant named herein, I acknowledge that I have familiarized myself with the City of Hastings Conditional Use Permit regulations as established in Chapter 34 - Zoning City Code, Sections 34-401 through 34-404. I agree to uphold all required conditions and cooperate with any necessary site inspections by the Code Enforcement Official for continued maintenance. I also further acknowledge the written and graphic information provided as part of this application are true and accurate to the best of my knowledge and belief.

Please click the link provided below for access to the Hastings City Code, Chapter 34 - Zoning City Code:

[Hastings City Code - Chapter 34](#)

Signature of Applicant:

Paul R. Kruger

Date:

5-26-2020

City of Hastings
220 N. Hastings Avenue
Hastings NE 68901

Payee: PAUL KRIEGER

Date: 6/3/2020 Time: 2:28 PM

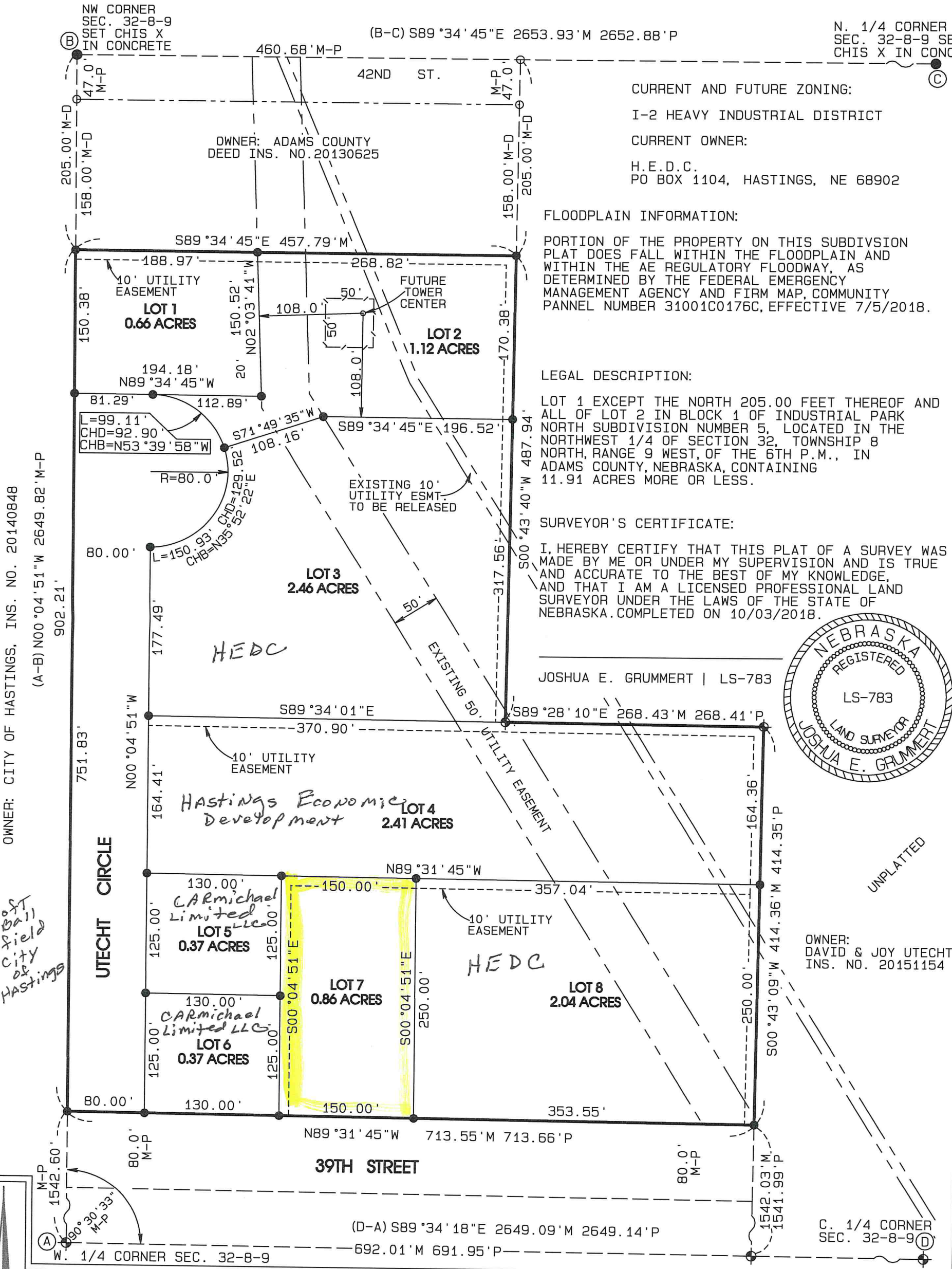
Receipt Number: DS1 / 89939

Clerk: TERI

ITEM	REFERENCE	AMOUNT
ZONE CUP		
Zoning Fees		400.00
Total:		400.00
assor	#1068	400.00
Change:		0.00

INDUSTRIAL PARK NORTH FIRST ADDITION

AN ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY NEBRASKA,
LOT 1 EXCEPT THE NORTH 205.00 FEET THEREOF AND ALL OF LOT 2
IN BLOCK 1 OF INDUSTRIAL PARK NORTH SUBDIVISION NUMBER 5,
LOCATED IN THE NORTHWEST 1/4 OF SECTION 32-T8N-R9W, OF THE
6TH P.M., IN ADAMS COUNTY, NEBRASKA.



CURRENT AND FUTURE ZONING:

I-2 HEAVY INDUSTRIAL DISTRICT

CURRENT OWNER:

H.E.D.C.
PO BOX 1104, HASTINGS, NE 68902

FLOODPLAIN INFORMATION:

PORTION OF THE PROPERTY ON THIS SUBDIVISION PLAT DOES FALL WITHIN THE FLOODPLAIN AND WITHIN THE AE REGULATORY FLOODWAY, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND FIRM MAP, COMMUNITY PANNEL NUMBER 31001C0176C, EFFECTIVE 7/5/2018.

LEGAL DESCRIPTION:

LOT 1 EXCEPT THE NORTH 205.00 FEET THEREOF AND ALL OF LOT 2 IN BLOCK 1 OF INDUSTRIAL PARK NORTH SUBDIVISION NUMBER 5, LOCATED IN THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 8 NORTH, RANGE 9 WEST, OF THE 6TH P.M., IN ADAMS COUNTY, NEBRASKA, CONTAINING 11.91 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 LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA. COMPLETED ON 10/03/2018.

JOSHUA E. GRUMMERT | LS-783



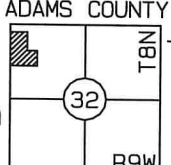
UNPLATTED

OWNER:
DAVID & JOY UTECHT
INS. NO. 20151154

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

VICINITY SKETCH



GPS PROJECT # 065-2018

SHEET 1 OF 3

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

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

Lot 1 Central Logistics

June 2020
L and P Commercial Rentals request to the
Development Services Department

Request : L and P Commercial Rentals is proposing building three self-storage buildings in the North Common Industrial Park.

Rationale: A new North Commons housing development south of 33rd street will offer 84 apartments along with the Hastings' Lake and Lochland housing developments, they will procure feasible areas for usage of the facility, For them, the new multi-spaced storage units will provide ample area for autos, boats and household items. A section in the rear will add outdoor camper storage.

Design: The three buildings will be enclosed by a six foot high chain-link fence with an electrical gate. The façade treatment will be pre-engineered steel designed for storage units in a gray tone.

Lighting: All exteriors lighting will be accented with cutoff light fixtures for 24 hour access to our customers. In addition, we are requesting the interior lighting requirement in the build code be exempt. Because we would not have full disclosure as to inside hookups (ie: refrigerators, auto repairs, grills, electrical appliance.) we feel each rented area should be void of unit wiring for safety reasons. We thank you for your understanding in this matter.

Landscaping: The storage structures will face 34th Street. We will provide appropriate bushes and grass to add character to the area. Inside will be crushed rock surfaces for driveways and around the building sides. The camper storage to the north will also have attractive crushed rock.

As Hastings continues to grow north, L and P Commercial Rentals believe the storage units will be of value to the Hastings Community. It will be an attractive and safe vicinity for those in search of feeling their items are protected with a fence and coded entry.



L & P Commercial Rentals
901 North Shore Dr.
HASTINGS, NE. 68901
June 29, 2020

The following are answers to the review comments received.

Question #1 The following is a listing of the properties within 300 feet of the Lot 7 who need to be notified for application of the special use permit for storage units.

Name	Address	Contact
Lot 5 and Lot 6: Carmichael Limited LLC.	1012 West 18 th Street	Dale Hamburger

Lots 3,4 and Lot 8: Hastings Economic Development	301 South Burlington Ave.	Michael Krings
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Lot 1: Central Logistics Services	1850 Centennial Ave	Mike Bauder
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Question 2: Will be addressed on the new plan submitted.

Question 3: Will start construction within the two-year time period.

Question 4: Site plan and camper storage plan enclosed with 12' x 30' spaces marked on drawing.

Question 5: Site will have fence installation.

Question 6: The drivable surfaces will be designed to withstand 75,000 pounds for larger trucks.

Question 7: addressed on the new site plan.

Question 8: There will be no personnel staffing of this facility on a regular basis.

Question 9: Height dimensions for the elevations are: 8' 4" (see elevation plan)

Question 10: The bays for this storage facility will be as follows: 20 storage units with dimensions of 10' x 30' and 20 storage units with dimensions of 10'x20'. There are metal interior walls on all three sides of each unit with no interconnects between storage units. Elevations for vehicular access will be on the same level.

Question 11: Pole sign if used will be set back 3' side and 5' from the front property line. The sign will not be taller than 10' and will be smaller than 32' in length.

Question 12: No electrical will be installed within the interior of the units for safety of the occupants.

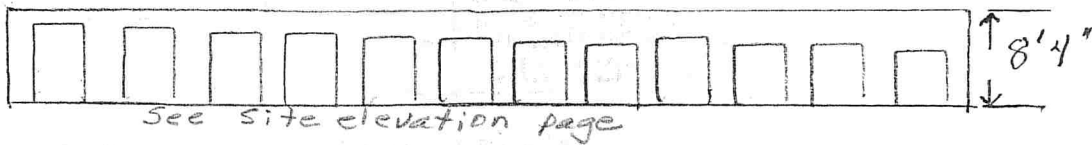
Question 13: The terms of the lease contract will state: "The exterior storage of any items or objects will not be permitted to be stored in and around the premises with the exception of specific autos, boats and campers in their defined area. Contract will also state " No maintance, dismantling, construction, reconstruction or repair of any vehicles, boats, RV's or appliances will be allowed within the storage units, on the exterior of the building grounds or in any part of this facility". A violation will cause cancellation of the contract and immediate removal of stored items in the facility. The contract will also state "no items such as gasoline, fuel, paint, containers with any flammable liquid or items which can readily cause fire or flame be allowed to be stored on the premises or within the storage buildings". Monthly inspections will occur to monitor around the buildings.

Campers will be allowed to park on the exterior spaces assigned for campers and auto storage area only. This are will be defined by treated wood rails or railroad ties to mark the 12'x30' (360) square feet areas for each vehicle stored. The space between the Camper storage space and the Storage building turning radius area is ninety (90') which should be sufficient for larger camper units.

Lighting of the facility will be accomplished by wall pack fixtures on each of the buildings with higher wattage light fixtures on the north building to provide adequate lighting for the camper spaces. If additional lighting of the exterior camper space is needed a 25' pole with two LED fixtures will be installed. Lighting will meet City of Hastings building codes.

The area will have a 6' high quality chain link fence around the perimeter of the facility with an electric gate to restrict access of the property to only patrons with a code to enter.

Thank you for your consideration. Paul Krieger



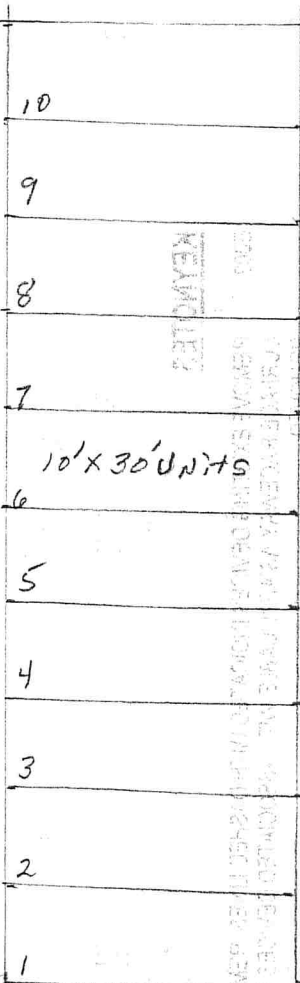
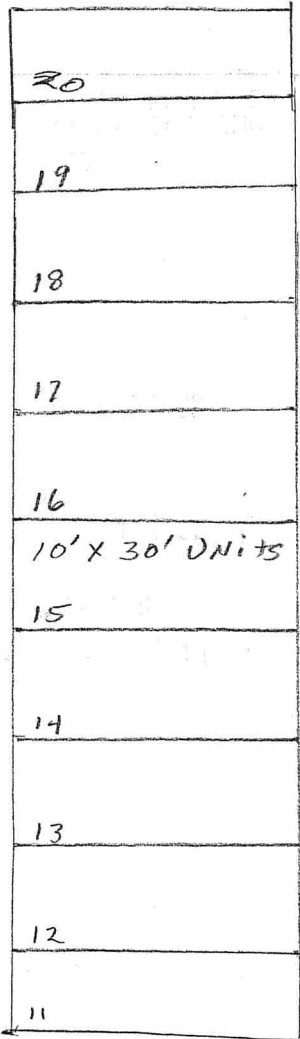
Radius for Parking and Turning Area



150'

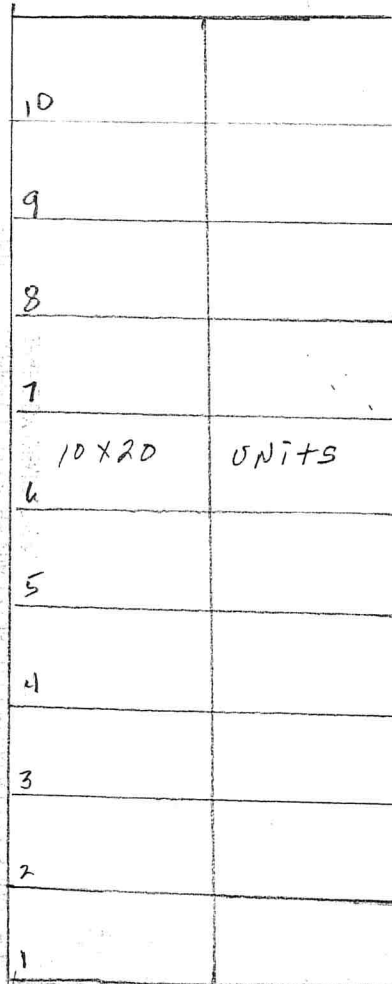
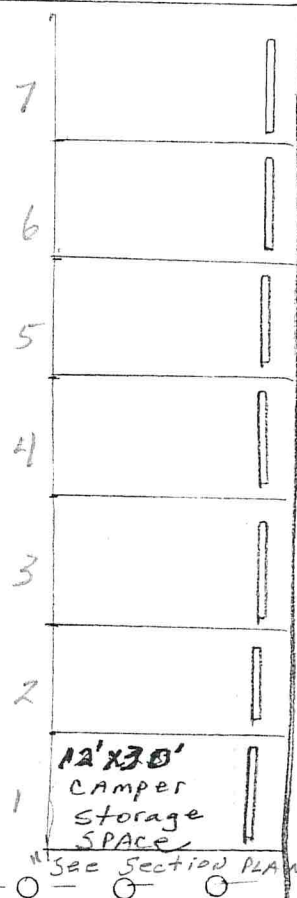


250'



Lot Sloped Toward Street for Storm Water Run off

Run off



Scale
1" = 20'



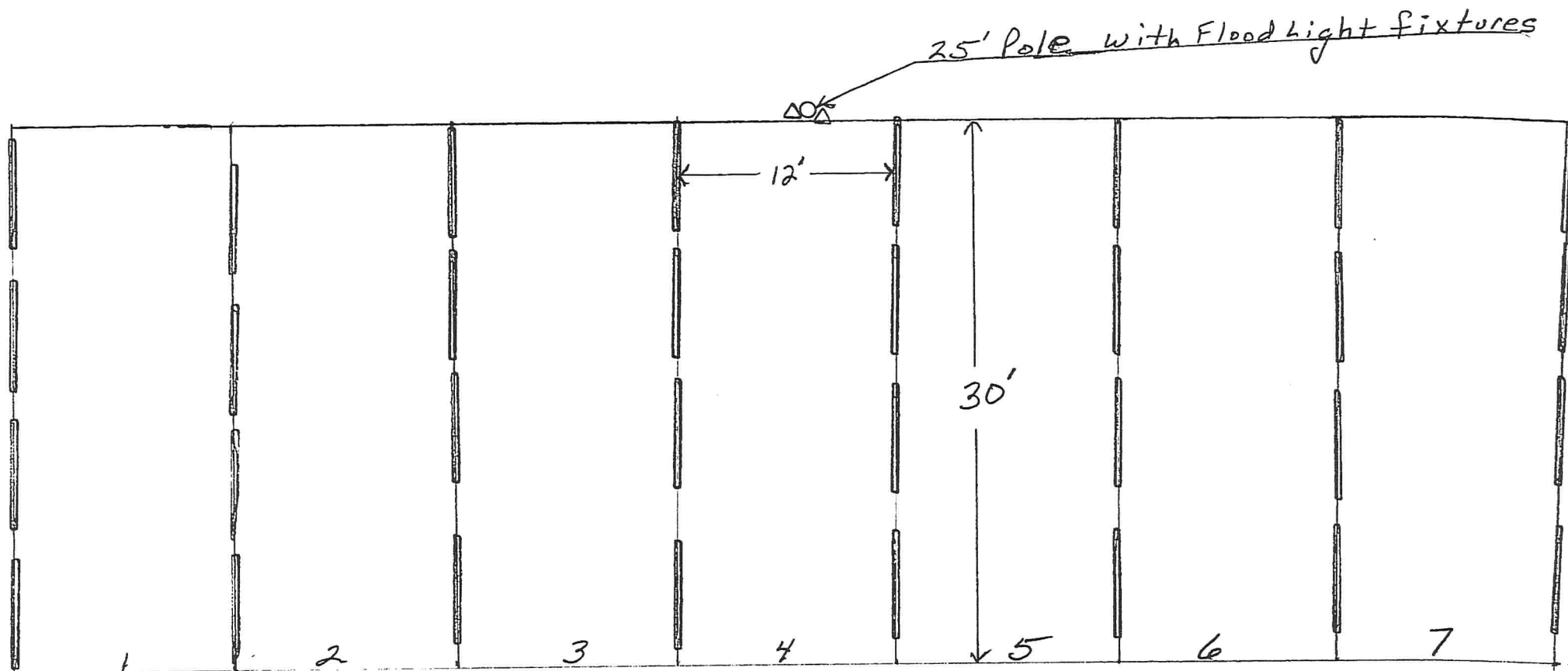
Parking

Parking

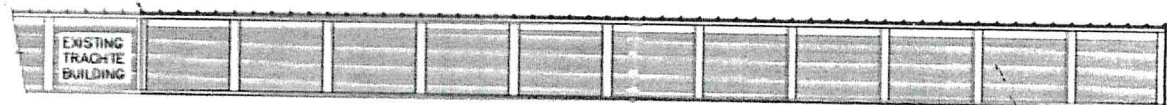
Entrance

18'

150' Lot Frontage

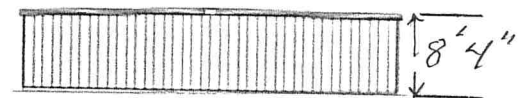


L & P Commercial facility
Camper Storage Parking
 $\frac{1}{8}" = 1'$ Scale 360 ft²/SPACE



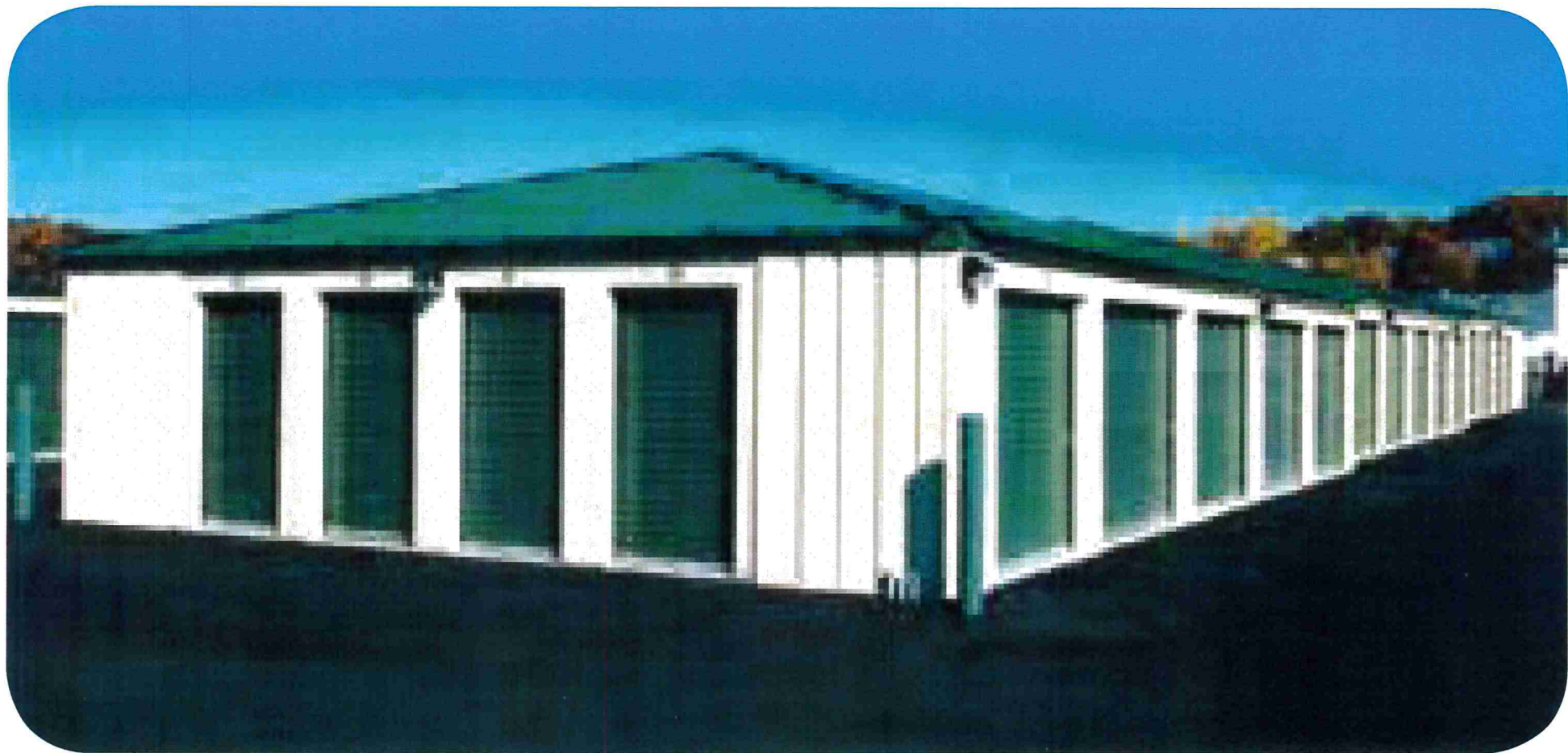
SIDE WALL ELEVATION

$\frac{1}{8}'' = 1'-0''$



END WALL ELEVATION

Site elevation Building L & P Commercial Storage Building





SELF-STORAGE COLORS

R-PANEL

ROOF COLORS

Included on buildings 1:12 pitch or more. Optional on all other types.

1 Standard roof finish

All colors shown are printed samples on paper. Colors vary from actual material.

Galvalume ¹	Iced White	Classic Beige
Cream Beige	Slate Gray	Cedar Red
Matte Black	Royal Blue	Evergreen

STANDING SEAM
ROOF COLORS

2 Closest match to Iced White
3 Closest match to Classic Beige
4 Closest match to Royal Blue
5 Closest match to Polar Blue
6 Closest match to Cedar Red

Galvalume	Regal White ²	Surrey Beige ³
Harbor/Regal Blue ⁴	Roman Blue ⁵	Colonial Red ⁶
Patrician Bronze	Evergreen	Matte Black

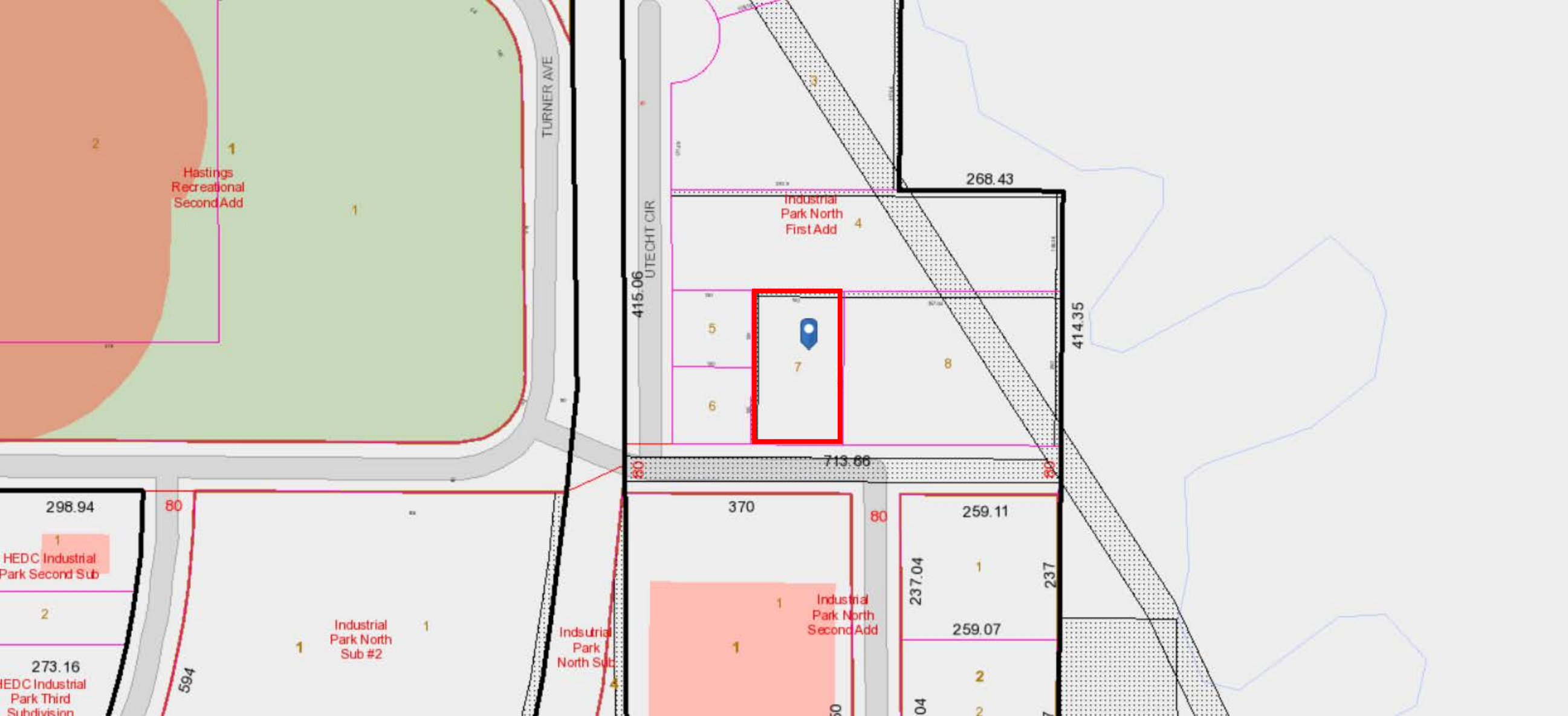
WALL AND TRIM
COLORS

Iced White	Classic Beige	Cream Beige
Light Stone	Slate Gray	

DOOR AND
TRIM COLORS

*Not available in trim.

Iced White	Bright White*	Shale
Patriot Red*	Garnet	Sunset Orange
Desert Tan	Continental Brown	Matte Black
Royal Blue	Polar Blue	



415.06

UTECH

130

5

130

6

701

125

125

150

7

Industrial
Park North
First Add

250

(1 of 2)

010018943

Owner Name KRIEGER PAUL R & LYNETTE R
TRUSTEES REV TRUST

Property Address

[Zoom to](#)

...

250

80

713.66

Industrial
Park North
Second Add

Industrial
Park North Sub

414.35

164.3

415.06

UTECH

130

150

125

130

701

125

Industrial
Park North
First Add

(1 of 2)

010018943

Owner
Name

KRIEGER PAUL R & LYNETTE R
TRUSTEES REV TRUST

Property
Address

[Zoom to](#)

...

713.66

80

Industrial
Park North Sub

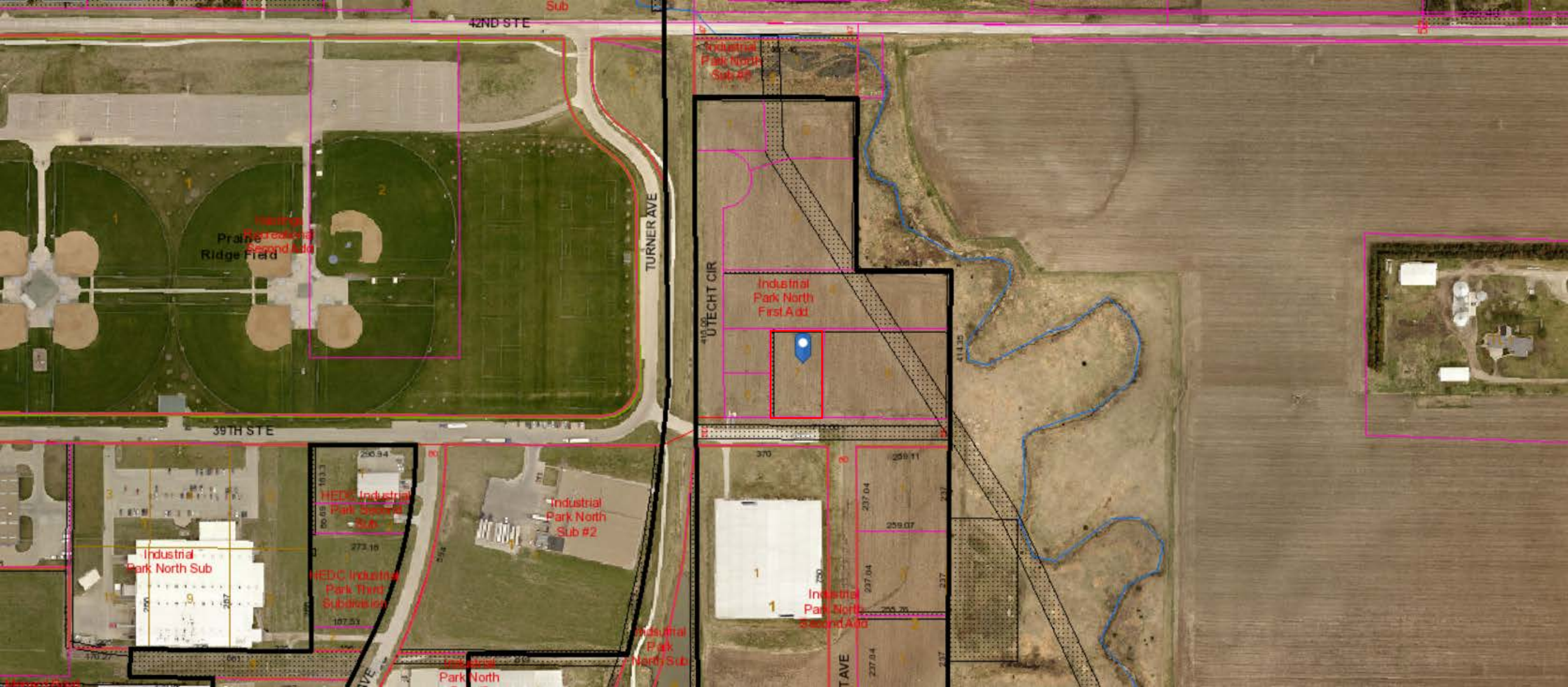
Industrial
Park North
Second Add

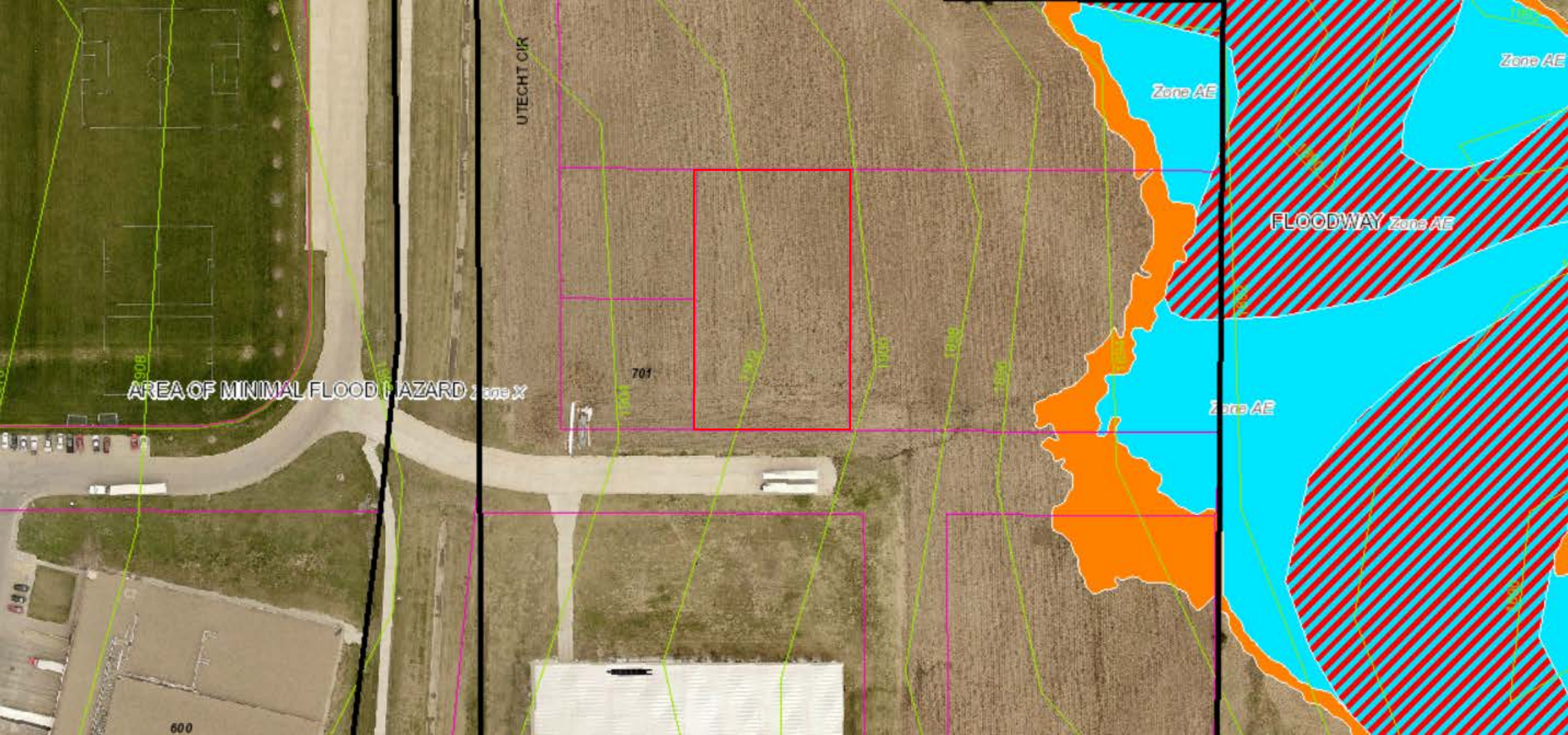
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414.35

250

164.36





AREA OF MINIMAL FLOOD HAZARD Zone X

UTECHT CIR

701

600

Zone AE

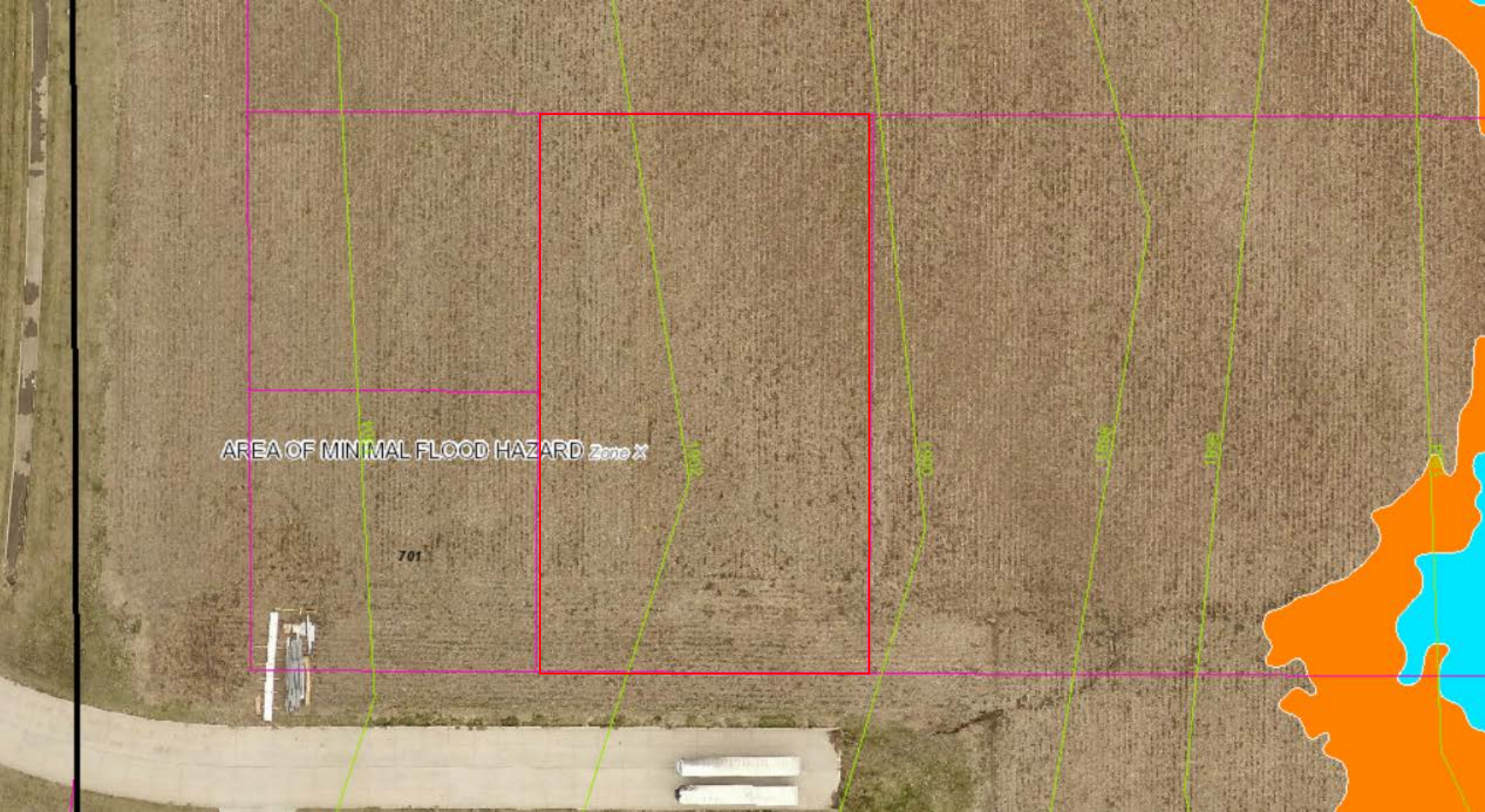
Zone AE

FLOODWAY Zone AE

Zone AE

AREA OF MINIMAL FLOOD HAZARD Zone X

701



UTECHT CIR

415.06

80

130

150

357.04

Industrial
Park North
First Add

130

125

250

32-8-9

701

125

713.66

80

370

Industrial
Park North
Second Add

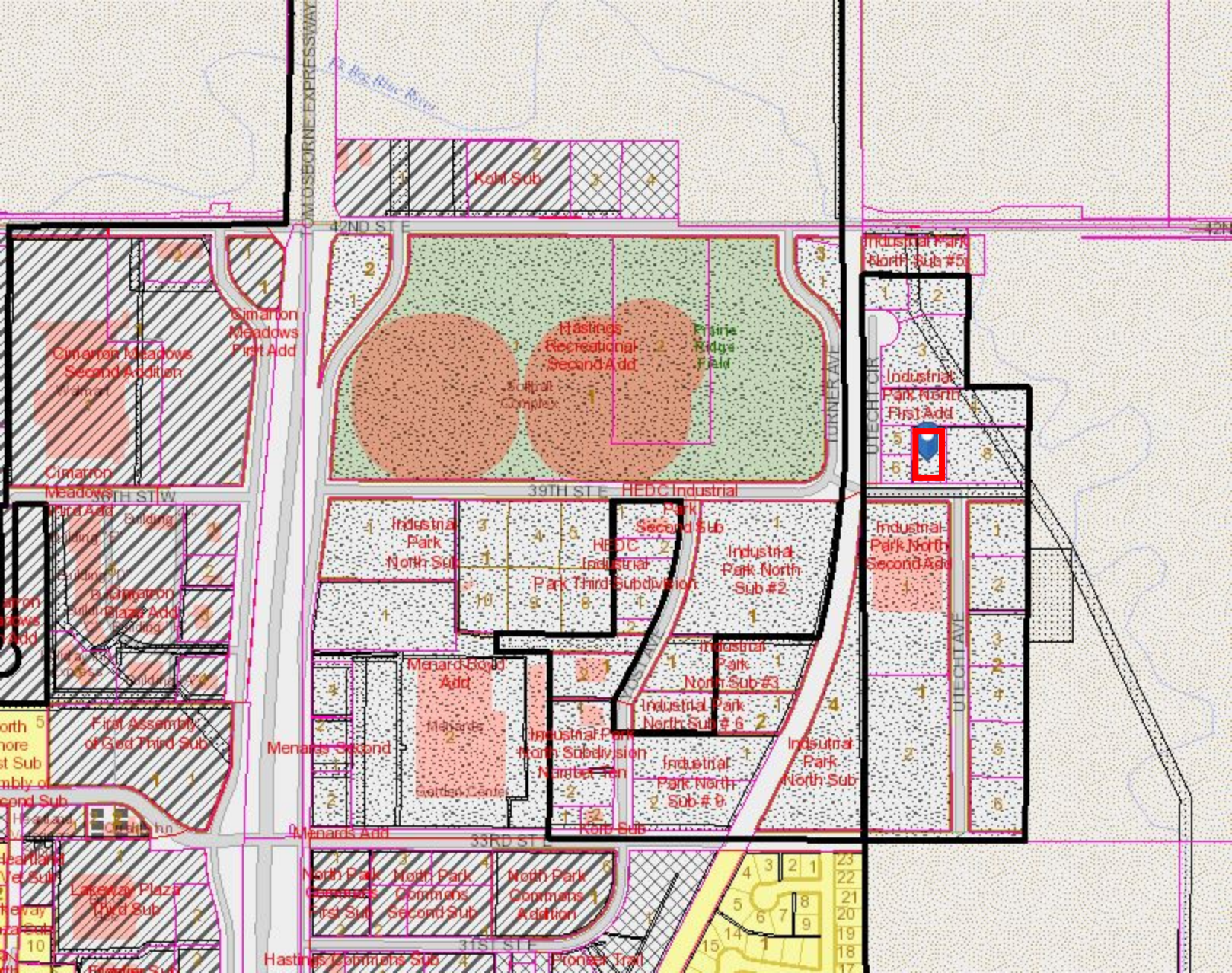
80

259.11

Industrial
Park
North Sub

4 1

2 1



Return to: City of Hastings Development Services, 220 N. Hastings Ave., Hastings, NE 68901

RESOLUTION NO. 2020-44

WHEREAS, the City of Hastings Municipal Code establishes regulations, requirements, and specific conditions for approving and issuing Conditional Use Permits (CUP) for development projects that require conditional approval by resolution approved by the Mayor and City; and

WHEREAS, applicants Paul and Lynette Krieger have submitted an application for the approval of a Conditional Use Permit to develop self-storage structures and storage area uses on property zoned I-2, Heavy Industrial Districts, and legally described as follows:

Lot 7, Industrial Park North First Addition Subdivision to the City of
Hastings, Adams County, Nebraska

WHEREAS, the Planning Commission conducted a public hearing on July 20, 2020 as required by law following said hearing, and recommended approval of the CUP with certain conditions to be included in the CUP; and

WHEREAS, the City Council conducted a public hearing on August 10, 2020 as required by law to consider the CUP application; and

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

BE IT RESOLVED by the Mayor and Council of the City of Hastings, Nebraska, does hereby approve the Conditional Use Permit for self-storage units, legally described as Lot 7, Industrial Park North First Addition Subdivision to the City of Hastings, Adams County, Nebraska, subject to the following conditions:

1. The applicants Self Service Storage Site Plan, related narrative and Site Plan of the Outdoor Camper Storage area with inclusive dimensions of buildings, parking locations, access and easement location notes are hereby approved and applicant agrees to comply to all inclusive details.
2. Applicant must provide a more detailed drainage plan with contours to be approved by City Engineer and certifying that the use will sustain 25-year return frequency storm requirement as part of 34-404 (9) (ii).
3. There shall be compliance with any other applicable City, County, State or Federal regulations that shall apply.
4. This resolution shall be filed with the register of deeds so as to provide notice to any person examining the real estate records of the existence of this CUP. The recording costs incurred to comply with this section shall be paid by the applicant for the CUP.

PASSED AND APPROVED this ____ day of August, 2020.

Corey Stutte, Mayor

ATTEST:

Kimberly S Jacobitz, City Clerk

[S E A L]

Approved as to form: _____
Clint Schukei, City Attorney

STATE OF NEBRASKA)
) ss
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me this ____ day of _____, 2020 by Corey Stutte, Mayor and Kimberly S. Jacobitz, City Clerk of the City of Hastings.

Notary Public Signature

Notary Public Printed

Department: Development Services

Staff Contact: Lisa Parnell-Rowe

Planning Commission Meeting Date: 7/20/2020

File No: 2020-026

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

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing to consider an Ordinance to clarify and amend Hastings City Code section 34-311 and Table 311-1: Residential Accessory Structures, regarding accessory structure requirements for all zone districts and related exterior design requirements for accessory structures in each district.

Motion to recommend approval of Ordinance No. 4637 to clarify and amend Hastings City Code section 34-311 and Table 311-1: Residential Accessory Structures, regarding accessory structure requirements for all zone districts and related exterior design requirements for accessory structures in each district.

Names of People/Business affected by this action:

Property owners in City of Hastings, Development Services Staff and the City.

Why Planning Commission action is required:

Amendments to the zoning map, the text of Chapter 34 Zoning, or any part of the Comprehensive Plan may be made after a public hearing by the Planning Commission. Upon the final hearing of such application, the Commission shall approve or deny the same and a report of such action, together with a recommendation for final approval or denial, shall be made by the Commission to the City Council (34-801).

Neb. Rev. Stat. 19-404 requires that ordinances be passed by the City Council on three readings, unless three-fourth of the City Council members vote to suspend this requirement.

Type of action requested:

Motion

Suggested motion:

Motion to recommend approval of Ordinance No. 4637 to clarify and amend Hastings City Code section 34-311 and Table 311-1: Residential Accessory Structures, regarding accessory structure requirements for all zone districts and related exterior design requirements for accessory structures in each district.

Deadlines associated with action:

Once a recommendation is formed by the Planning Commission, that recommendation and this agenda item will move onto City Council for approval on 8/10/20.

Department head comments:

Under current City Code Section 34-311 & Table 311-1 all residents selecting or building an accessory structure for their residence must meet size, quantity, setback and design standards.

Staff feels the layout of the existing table does not appropriately demonstrate the varying requirements for each zoning district. For example, there are random notes about exceptions to the agriculture district, as well as the necessary notations for large residential lots (R-1A and R-1S) that address variances to the accessory structure regulations regarding not exceeding size of principal structure. These notations are under a column header intended for quantity requirements, yet these notes are not exclusively relevant to the quantity. Therefore staff desires to better demonstrate the existing requirements in a more concise and understandable format not only for residents attempting to interpret the requirements relevant to their zoning but also for Staff attempting to enforce these measures. We have redesigned the table to demonstrate not only the size of the structure, but also the zoning districts that vary in requirements for these accessory structures.

Additionally, in April 2020 we presented a change to alter the design standards only for zoning districts R1-A and R1-S. This was done in order to allow moderation to the requirement for materials matching in the more than 864 s.f. category of accessory structures. Though this was noted in the table with red font for a change and the text change was presented as such, unfortunately this notation was not included in related Ordinance 4629. This was key to ensure this leniency was only applicable to the R-1A & R-1S zoning districts. These 2 districts have now been added to the new table as separate districts, as was approved in this ordinance in May 2020 by City Council. The design standard to match materials in these large residential lot districts, as well as the Agriculture District, for both medium (145 s.f. to 864 s.f.) and large (864 s.f. or more) sizes of accessory structures, has been removed and is shown in the new table as not required. Staff feels that if we do not require materials match to principal structure for accessory structures 864 s.f. or more, or less than 145 s.f., that we should likely strike that as well for the 145 s.f. to 864 s.f. category for both large lot residential zones R-1A and R-1S as well as Agriculture. This has also been updated in the new table.

Lastly, though Design standards are important to a more unified, clean and consistent look in the the City of Hastings, it is important that the design standards being used are easy to interpret, demonstrate and implement. Materials and color as measures of appearance that are architecturally harmonious with the principal structure are easily explained and more reasonably understood by public than the standards of “design” and “style”. Design and style are more interpretive, less agreeable and harder to legitimize as a basis for consistency to principal structure. Staff cannot even recall one instance where an accessory structure was accepted or rejected based upon these factors. The criteria used always comes down to materials and color. In fact, there are many

questions from our public as to what the design and style criteria means. An architect may easily understand this criteria but the average resident applying for a shed permit may not necessarily understand the difference between a colonial and contemporary style. Bottomline is that these measures are too subjective to either interpret or use as a basis for approval or rejection. Therefore, these criteria have been removed.

Recommendation:

Recommend motion to recommend approval of Ordinance No. 4637.

Sec. 34-311. - Accessory uses and structures.

- (1) In general. Within the schedule of district regulations certain buildings and structures may be erected and land may be used for purposes which are clearly incidental to, and customarily and commonly associated with the main permitted use of the premises. Such accessory buildings and uses shall be so constructed, maintained and conducted as to not produce noise, vibration, concussion, dust, dirt, fly ash, odor, noxious gases, heat, glare, magnetic or other type of radiation, electrical interference or any other deleterious effect which is injurious, damaging, unhealthful or disturbing to adjacent property, the users thereof, or the users of the subject property. Such uses shall be on the premises of the main use.
- (2) Accessory uses of principal buildings. Any accessory use may be conducted in the principal building, provided it is constructed as an integral part of the main building and meets all regulations affecting the main building; except,
 - (a) No more than one garage or carport space shall be permitted for each 2,000 square feet of lot coverage. For the purposes of this section, a garage or carport space shall be considered to have an area not exceeding 288 square feet.

All portions of the main building, including those used for accessory uses shall be subject to the standards and lot coverage requirements for the district.
- (3) Accessory uses of accessory structures—Residential.
 - (a) Residential zoned ~~and~~ or developed property shall be permitted detached accessory buildings, limited to the following:
 - (i) Garage.
 - (ii) Tool shed.
 - (iii) Hobby shop.
 - (iv) Greenhouse.
 - (v) Children's playhouse or similar structures.
 - (b) Detached accessory buildings shall be permitted according to the planning and design standards in Table 311-1.

TABLE 311-1: RESIDENTIAL ACCESSORY STRUCTURES*

Size	Quantity	Setbacks	Design Standards
144 s.f. or less	No limits but no more than 10% of lot area	10' from principal structure; 10' from other structures (lots more than 50' width); 6' from other structures (lots 50' width or less); 3' from side or rear property line; Behind the constructed front building line or principal building	None

145 s.f. to 864 s.f.	1 per lot; except that a second detached structure may be constructed provided that the aggregate area of the two accessory structures does not exceed the lesser of 864 sq. ft., or the footprint area of the principal structure. —On lots greater than 10,000 sq. ft. in area, one structure with an area not exceeding 864 sq. ft. is permitted for each 10,000 sq. ft. of lot area. Such structures shall count against the limit for structures greater than 864 sq. ft. permitted in this table. —No garage shall exceed the size of the principal structure on the lot on which it is located.	10' from principal structure; 10' from other structures (lots more than 50' width); 6' from other structures (lots 50' width or less); 3' from side or rear property line; 1' if abuts an alley Same permitted front setback line as principal buildings	The exterior design and appearance shall be architecturally harmonious with the principal structure, matching the materials, design, style and color of the principal structure.
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More than 864 s.f.	Maximum area of 10% of lot area. Limit of 1 per 10,000 sq. ft. of lot area. Not permitted on lots with area less than 10,000 sq. ft. Shall not exceed the size of the principal structure on the lot on which it is constructed, except that the Agricultural District shall be exempt from this requirement.	10' from principal structure; 10' from other structures; 5' from side or rear lot lines; On corner lots, the accessory structure shall not be located closer to the front lot line than the principal structure. The street-side side-yard shall be the same as required for principal structure in the zoning district in which the property is located.	The exterior design and appearance shall be architecturally harmonious with the design, style and color of the principal structure. An accessory structure in the Agricultural District, and any agriculturally used land in the 2-mile extraterritorial zoning jurisdiction, shall be exempt from this requirement.
* Accessory building footprints contribute to the overall lot coverage limits applicable in the zoning district, and the quantity and sizes may be limited beyond the above limitations by the overall lot coverage requirements on individual lots. Accessory buildings on corner lots shall meet the applicable street-side side-yard setback that applies to the principal structure in the district in which it is located.			

- (4) Specified accessory uses. The following are hereby found to be accessory uses so long as they do not conflict with the general requirements for accessory uses, as set forth in Subsection (1) above:
- (a) In all districts except CMP, C-O, C-1, C-2, C-3, I-1 and I-2: caregiver quarters.
 - (b) In all districts: temporary real estate sales office, located on the property being sold, and limited to the period of sale.
 - (c) As to multiple family dwellings: recreation areas, including tenant use swimming pools and minor recreation buildings, tenant trash collection centers, power generators, vending machines for tenant use and other similar uses.
 - (d) District R-3 and I-2: food service and vending machines for tenants only, private garages for motor vehicles, apartment for maintenance personnel, low level exterior lighting, radio, television or microwave antennae not exceeding 60 feet in height, flag poles, cooling towers and other similar uses.
 - (e) Districts I-1 and I-2: Security and screen fencing, radio and microwave towers to heights as set out in this chapter, gate house, loading equipment, dwellings incidental to industrial activities, and other similar uses.

- (f) As to motels: A restaurant, banquet room, liquor, notions and magazine counters, vending machines, beauty and barber shops, clubs, flower and gifts shops, provided all are within the main building and designed to service primarily the occupants and patrons of the motor hotel.
 - (g) As to hospitals: Residential quarters for staff and employees, nursing or convalescent quarters, storage and utility buildings, food and prescription service, and vending machines, laundry and other similar services for hospital personnel and patients.
 - (h) As to utility buildings: Outside storage of materials and equipment, provided all outside storage is screened from view from off the premises.
 - (i) As to single family residences: Private swimming pools, gardens, pets lawfully kept under the code, television and radio receiving antennae not exceeding 60 feet in height, signs as permitted in this chapter, parking areas, tool sheds not exceeding 100 square feet, play equipment, storage of one tenant owned boat, camping trailer or pickup camper, the overnight parking of a truck of one ton rating or less, and other similar uses. Any accessory use, other than a residential building or garage, which exceeds ten feet in height shall be located a distance inside the property line at least equal to onethird its height.
- (5) [Private drive or walk.] No private drive or walk shall be permitted across property zoned R-1 to C-O inclusive, for the purpose of providing access between parcels located in districts zoned C-1 to I-2 inclusive.
- (6) Permitted temporary accessory uses.
- (a) Portable storage units. No portable storage unit shall be placed on a residential property without first submitting an application for a permit to the Development Services Department;
 - (b) The application shall include:
 - (i) The name, address, and telephone numbers(s) of the owner or manager of the property on or at which the temporary storage unit is to be placed;
 - (ii) The name, address and telephone number of the individual or company which owns the temporary storage unit;
 - (iii) A plot plan showing the distance between the proposed location of the unit and the street, driveway or parking area, the dwelling and other structures.
 - (iv) Such other information as the City may require to determine full compliance with this and other applicable ordinances of the City;
 - (v) Application fee per approved fee schedule.
 - (c) Portable storage units are permitted subject to the following limitations and standards:
 - (i) Permitted on properties with existing detached single family and attached single family dwellings.
 - (ii) Permitted on the driveway and rear yard of a property. The placement of the portable storage unit shall be setback 5' from the rear property line.

- (iii) The portable storage unit shall be no greater than 9' in width, 9' in height, and 16' in length.
 - (iv) The portable storage unit may be placed on a property for a period of 14 calendar days. At the end of the 14-day period, the applicant may request a maximum of two extensions with seven days each from the Development Services Department.
 - (v) Only one permit shall be issued for each dwelling at any one time. No more than two permits shall be granted for the same property within a 12-month period.
 - (vi) The portable storage unit shall be locked and secured at all times when the loading and unloading is not in progress.
 - (vii) Storage of hazardous material within temporary storage units is prohibited.
 - (viii) Signs affixed to the storage unit identifying the owner/provider of the storage unit are the only form of sign allowed. The total number of signs allowed on a storage unit shall be limited to two, and no more than one on any side. Each sign shall be limited to a maximum of 18 square feet in area. Storage units with the signs preprinted on the structure shall be excluded from the maximum size requirement.
 - (ix) All portable storage containers must display an identification card not to exceed one square foot in area which is clearly visible from the right-of-way which includes the permit number, date of its placement on the property, date that removal will be required, and a local or toll-free telephone number of the company providing the portable storage unit.
 - (x) Any portable storage unit not removed at the end of the permitted period may be removed by the City of Hastings. The cost of such removal and administration of its removal shall be the property owner's responsibility.
- (7) The determination of the eligibility of a proposed use as an accessory use shall be made by the Development Services Director. An appeal can be made from his decision, as set out in Section 34-706(A).

(Ord. No. 2255, Chapter 1, 3109-1/89, 3335-8/93, 4233-11/2009, 4256-5/2010, 4304-9/2011, 4418-12-2014, 4445-7/2015, 4495-11/2016; Ord. No. 4629, § 1, 4-13-2020)

To replace Table on Pages 2-4 Above

Table 311-1: Residential Accessory Structures_{1, 2}

AREA, QUANTITY & SETBACK REQUIREMENTS ₃										ELEMENTS REQUIRED TO MATCH PRINCIPAL STRUCTURE	
Use District	Size ₄	Quantity	Setbacks ₅							Materials	Color
			Front	Interior Side	Street-Side	Rear	Abutting an Alley	Principal Structure	Other Structures		
A, AGRICULTURE	144 sq ft or less	No limit; aggregate area shall not exceed 10% lot coverage	Behind the constructed front building line of the principal building	3 ft	Same as principal structure	3 ft	1 ft	10 ft	10 ft	Not Required	Not Required
	145 sq ft to 864 sq ft	1 per 10,000 sq ft of lot area; Not permitted on lots less than 10,000 sq ft	Behind the constructed front building line of the principal building	3 ft	Same as principal structure	3 ft	1 ft	10 ft	10 ft	Not Required	Required
	865 sq ft or more	1 per 10,000 sq ft of lot area; Not permitted on lots less than 10,000 sq ft	Behind the constructed front building line of the principal building	5 ft	Same as principal structure	5 ft	5 ft	10 ft	10 ft	Not Required	Not Required
R-1A, R-1S	144 sq ft or less	No limit; aggregate area shall not exceed 10% lot coverage	Behind the constructed front building line of the principal building	3 ft	Same as principal structure	3 ft	1 ft	10 ft	10 ft	Not Required	Not Required
	145 sq ft to 864 sq ft	1 per lot; except that a second detached structure may be constructed provided the aggregate area of the two does not exceed the lesser of the area of the principal structure or 864 sq ft. On lots greater than 10,000 sq ft in area, one structure with an area not exceeding 864 sq ft is permitted for each 10,000 sq ft of lot area. Such structure shall count against the limit for structures greater than 864 sq ft permitted in this table.	Behind the constructed front building line of the principal building	3 ft	Same as principal structure	3 ft	1 ft	10 ft	10 ft	Not Required	Required
	865 sq ft or more	1 per 10,000 sq ft of lot area; Not permitted on lots less than 10,000 sq ft	Behind the constructed front building line of the principal building	5 ft	Same as principal structure	5 ft	5 ft	10 ft	10 ft	Not Required	Required
R-1, R-2, R-3, R-4, R-5, C-0, C-1 & C-3	144 sq ft or less	No limit; aggregate area shall not exceed 10% lot coverage	Behind the constructed front building line of the principal building	3 ft	Same as principal structure	3 ft	1 ft	10 ft	10 ft; except 6 ft on lots 50 ft or less in width	Not Required	Not Required
	145 sq ft to 864 sq ft	1 per lot; except that a second detached structure may be constructed provided the aggregate area of the two does not exceed the lesser of the area of the principal structure or 864 sq ft. On lots greater than 10,000 sq ft in area, one structure with an area not exceeding 864 sq ft is permitted for each 10,000 sq ft of lot area. Such structure shall count against the limit for structures greater than 864 sq ft permitted in this table.	Behind the constructed front building line of the principal building	3 ft	Same as principal structure	3 ft	1 ft	10 ft	10 ft; except 6 ft on lots 50 ft or less in width	Required	Required
	865 sq ft or more	1 per 10,000 sq ft of lot area; Not permitted on lots less than 10,000 sq ft	Behind the constructed front building line of the principal building	5 ft	Same as principal structure	5 ft	5 ft	10 ft	10 ft	Required	Required

1. Accessory structures are not permitted on properties where a principal structure or use has not been developed on the property.

2. For commercial and industrial uses refer to 34-311(4).

3. The size of the accessory structure shall not exceed the size of the principal structure, except those located in the A, Agriculture District

4. The area of accessory structures shall be included in the calculation of maximum lot coverage for the district

5. Setbacks are applied to the property under consideration, and separation from other structures applies to buildings on the same property