

HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Monday, August 21, 2017 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, August 11, 2017. 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 July 17, 2017 Minutes.
7. Special Order of Business
 - a. Motion to proceed with a city-initiated zone change procedure for the South Street East Sector.
8. Unfinished Business
 - a. Continued Applications - None
 - b. Tabled Applications - None
 - c. Postponed Applications - None
 - d. Unfinished Applications - None
9. Public Hearings.
 - a. **2017-017.** A public hearing regarding a final plat for a tract of land located in the South Half (S1/2) of Section 31, Township 8 North, Range 9 West of the 6th P.M., Adams County, Nebraska, referred to as North Park Commons Addition to the City of Hastings.
 - b. **2017-018.** A public hearing regarding the Blight and Substandard Determination Study and General Redevelopment Plan for Redevelopment Area #14 proposed for the City of Hastings, Adams County, Nebraska.

Planning Commission Agenda

August 21, 2017

Page 2

- c. **2017-019.** A public hearing for a change of zoning from "A-Agricultural" to "C-3 Commercial Business" and "A-P Agricultural Planned District" for a tract of land located in the South Half (S1/2) of Section 31, Township 8 North, Range 9 West of the 6th P.M., Adams County, Nebraska, commonly referred to as North Park Commons Addition to the City of Hastings.
- d. **2017-020.** A public hearing to consider a Conditional Use Permit (CUP) for Neighborhood Assembly uses, for a portion of the South eighty feet (S 80') of Lot one (1) of the Kenyon-Ross Subdivision, specifically located at 235 S. Burlington, Suite D, Hastings, Adams County, Nebraska; by applicant Jean-Paul Escalera on behalf of Grace Baptist Church.
- e. **2017-021.** A public hearing for a change of zoning from "R-1 Single Family Residential" to "R-3 Multiple Family Residential," for Lot 5 of Cornell Subdivision, a replat of Lot 11 of Cramer's Subdivision of the City of Hastings, Adams County, Nebraska, commonly referred to as 850 S. Kansas.
- f. **2017-022.** A public hearing regarding an amendment to the Comprehensive Plan of the City of Hastings, Nebraska to change the future land use from "Agricultural" to "Suburban Residential" for portions of Westbrook Village 11th, 12th, 13th, 14th, and 15th Additions to the City of Hastings, Adams County, Nebraska.

10. Subdivisions

- a. **2017-023.** Final plat for Lakeview 7th Subdivision of the City of Hastings, a tract of land located in the Southwest Quarter (SW1/4) of Section 36, Township 8 North, Range 10 West of the 6th P.M., Adams County, Nebraska.
- b. **2017-024.** A preliminary plat for Shadow Ridge 7th Addition to the City of Hastings located in the Northwest Quarter (NW1/4) of Section 36, Township 8 North, Range 10 West of the 6th P.M., Adams County, Nebraska.

11. Reports

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

Adjourn

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
Monday, July 17, 2017

Pursuant to due call and notice thereof, a meeting of the Hastings Planning Commission was conducted in the City Building, 220 North Hastings Avenue, on July 17, 2017.

The meeting was called to order at 4:04 p.m. in Regular Session by Chair Napier with the following members present: Chuck Rosenberg, Keith Napier, Marshall Gaines, Dale Hamburger, Dave Johnson, Rakesh Srivastava. Absent: Jodi Graves, Gavin Raitt, Lou Kully.

The Chair led the group in recital of the Pledge of Allegiance.

Motion to adopt the current agenda for the Planning Commission Meeting.

Moved by Marshall Gaines seconded by Chuck Rosenberg to approve the Current Agenda. Roll Call: Ayes: Keith Napier, Chuck Rosenberg, Marshall Gaines, Dale Hamburger, Dave Johnson, Rakesh Srivastava. Nays: None. The motion carried.

Chair Napier read the Public Notice - Official Notice of the Regular Meeting was published in the Hastings Tribune on Saturday, July 15, 2017. Pursuant to Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material which will be discussed at today's meeting is located at the back of the Council Chambers. Also, a current copy of the Nebraska Open Meetings Act is posted on the south wall of the Council Chambers which is accessible to members of the public.

Moved by Dale Hamburger, seconded by Dave Johnson, to approve the minutes of the June 19, 2017 meeting. Roll Call: Ayes: Keith Napier, Chuck Rosenberg, Marshall Gaines, Dale Hamburger, Dave Johnson, Rakesh Srivastava. Nays: None. The motion carried.

10.a. Subdivisions

2017-015. Preliminary Plat for North Park Commons by applicant, Hastings Economic Development Corporation.

Moved by Dale Hamburger, seconded by Marshall Gaines, to approve a motion with conditions outlined by Staff. Roll Call: Ayes: Keith Napier, Chuck Rosenberg, Marshall Gaines, Dale Hamburger, Dave Johnson, Rakesh Srivastava. Nays: None. The motion carried.

The meeting adjourned at 4:11 p.m.

Chairman

Department: Development Services

Staff Contact:

Planning Commission Meeting Date: 08/21/2017

File No: 2017-016

Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

The Development Services Department requests a Motion to Proceed with a city-initiated rezone from "I-1 Light Industrial" to a more appropriate zone district for the properties referred to as the "South Street East Sector." Suggested zone districts for these parcels shall be identified and recommended based on current uses and the Comprehensive Plan.

Names of People/Business affected by this action:

The subject property owners, the people of Hastings, and the City of Hastings.

Why Planning Commission action is required:

Amendments to the zoning map, the text of or any part of the Comprehensive Plan, may be initiated...by motion and majority vote of the Planning Commission [34-804-(1)(b)].

Type of action requested:

Motion

Suggested motion:

Motion to proceed subject to conditions, Motion to proceed.

Deadlines associated with action:

Department head comments:

This area is generally bounded by Burlington Avenue to 2nd Avenue, and the railroad right-of-way to the southern city limits. The subject properties are much less contiguous than the previous district rezoning, and they are surrounded by multiple zone districts. Few of the properties front arterial streets. For these reasons, these subject properties will be divided into several zoning designations.

In rezoning the subject properties, the Development Services Department aims to correct a situation which has placed an undue burden on property owners. The 73 properties in question are zoned "I-1 Light Industrial" but are presently and historically used as residential. The burden on

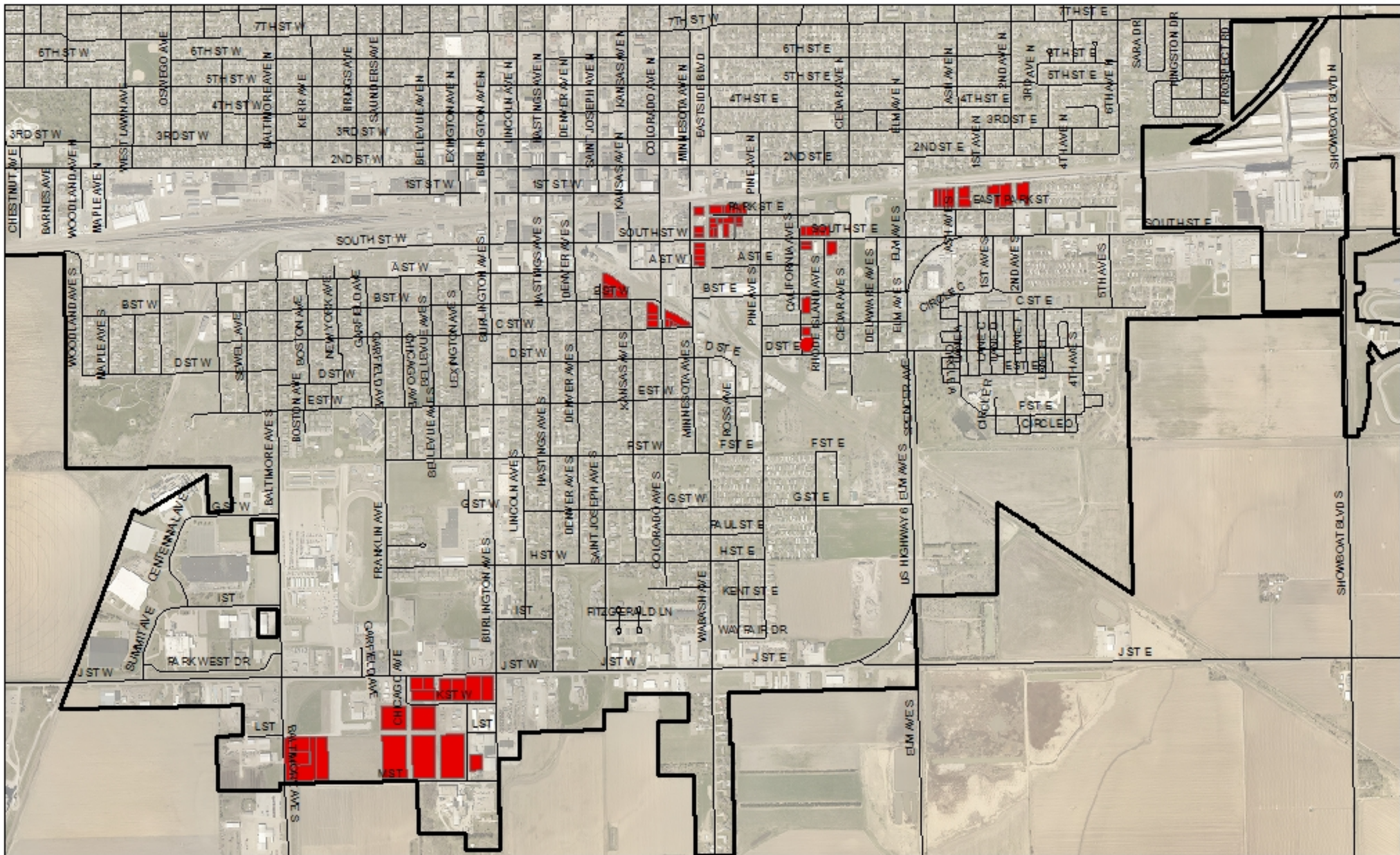
these property owners becomes apparent when the owner attempts to sell or transfer property ownership, or when there is an insurance claim of loss. In both instances, owners are notified that their actions cannot be completed without rezoning the property, or changing the use of the property to one allowed under “I-1 Light Industrial.”

The rezoning process currently costs an individual property owner \$350 and takes several months to complete (The administrative fees for all subject properties would total approximately \$25,000). By initiating this as an administrative action, the department can rezone all properties, in phases, at no cost to the owner.

The proposed actions may not correct all properties with this condition. However, the process as outlined herein contains a 30 day public comment period, and any additional property owners in the areas may request to be included during this time.

Recommendation:

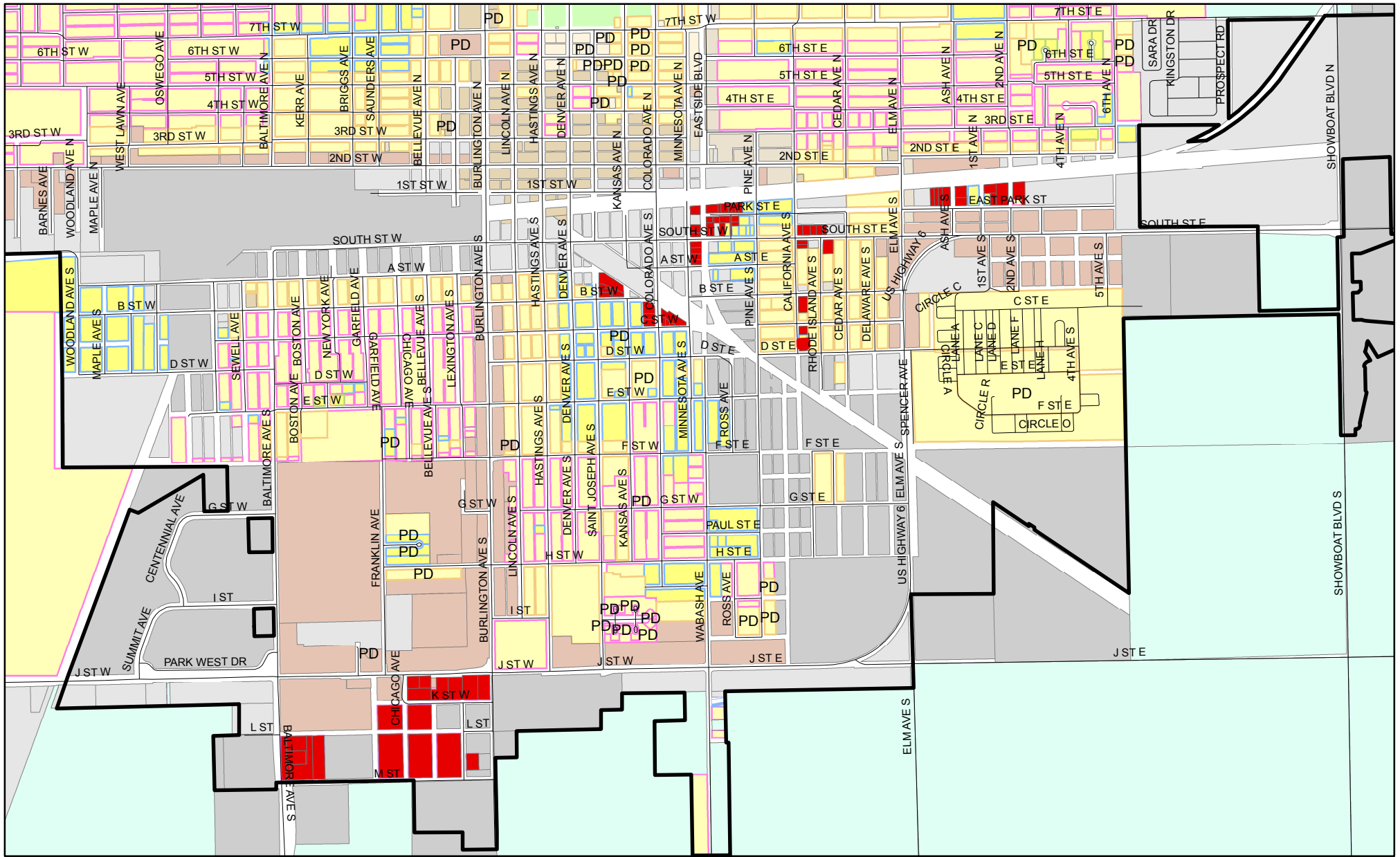
The Development Services Department recommends approval of a Motion to proceed with initiating the rezone process for the properties, subject to the following conditions: (1) that a letter be sent by regular mail to all property owners of record included in the proposed action, which shall include a description of the proposed action and an invitation to comment; (2) that a 30-day public comment period begins after the postmark date of said letter; (3) that a media release be prepared and distributed to local media outlets; (4) that no further action be taken to rezone until the public comment hearing concludes and a summary report is delivered to Planning Commission.



Legend

- South_St_Rezone_Parcel
- City Limits

South Street Rezone Initial Properties Aerial Map



Legend

 South_St_Rezone_Parcel	 R-3: Multiple-family	 C-1: Local business
 City Limits	 R-1A: Single family large lot	 C-2: Central business
 A: Agricultural district	 R-1S: Single family suburban	 C-3: Commercial business
 R-1: Urban single family	 R-5: Urban single family undersized lot	 C-0: Commercial office
 R-2: Two-family	 CMP: Campus institutional	 I-1: Light industrial
 R-3G: Garden apartment	 CZ: Clear zone	 I-2: Heavy industrial

South Street Rezone Initial Properties Zoning Map





May 16, 2017

Re: Proposed District-wide Zone Change

Dear Property Owner:

The City of Hastings intends to conduct a corrective zoning action on this property. The property is currently zoned "I-1 Light Industrial," which does not allow residential property uses. Several property owners have endured difficulties with selling their property or filing an insurance claim, solely due to this improper historical zoning. When these problems occur, the owner needs to apply for rezoning individually, at a personal cost of \$350. By conducting this as a city-initiated action, the rezoning will be completed at no cost to the property owner.

A chart of allowed and disallowed uses under each zoning district is enclosed for your reference. Generally, the following uses would no longer be permitted: Grain elevators, general manufacturing, warehouse storage, and wholesale sales. Conditional uses no longer permitted include: wind farms, utility plants, heli-pads, recycling collection and processing facilities, salvage yards, impound yards, hospitals, mobile home parks, and halfway houses.

Under the new zone district, all types of residential uses are allowed, as well as many commercial business operations. Current lot layouts and configurations are allowed. City staff want to make sure that each citizen understands this proposed action and how it affects their property now and in the future. If you have any questions or concerns about this action, please email dthreewitt@cityofhastings.org, or call (402) 461-2368.

If you object to this action, please do so in writing to: Development Services Department, C/O 2nd Street Rezone, 220 N. Hastings Avenue, Hastings, NE 68901; or by email. There will be a 30 day public comment period beginning **August 28, 2017**. No

Development Services
220 North Hastings Avenue
Hastings, Nebraska 68901



www.cityofhastings.org

Inspection: (402) 461-2302
Planning: (402) 461-2302
Fax: (402) 461-2304

further action will be taken until the end of the public comment period. A Public Hearing will be held during the **October 16, 2017** Planning Commission meeting.

Sincerely,

Don Threewitt, AICP
Development Services Director

Development Services
220 North Hastings Avenue
Hastings, Nebraska 68901



www.cityofhastings.org

Inspection: (402) 461-2302
Planning: (402) 461-2302
Fax: (402) 461-2304

Department: Development Services

Staff Contact:

Planning Commission Meeting Date: 08/21/2017

File No: 2017-017

Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

A public hearing regarding a final plat for a tract of land located in the South Half (S1/2) of Section 31, Township 8 North, Range 9 West of the 6th P.M., Adams County, Nebraska, referred to as North Park Commons Addition to the City of Hastings.

Names of People/Business affected by this action:

The applicants, the people of Adams County, and the City.

Why Planning Commission action is required:

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

Type of action requested:

Motion

Suggested motion:

Motion to recommend approval of the final plat for North Park Commons Addition located in the South Half (S 1/2) of Section 31, Township 8 North, Range 9 West of the 6th P.M., Adams County, Nebraska.

Deadlines associated with action:

This item is scheduled for consideration at the regular City Council meeting on September 11, 2017.

Department head comments:

Current Zoning: "A- Agricultural"

Proposed Zoning: "C-3 Commercial Business" and "A-P Agricultural Planned District."

Comp Plan: The future land use designation in Imagine Hastings calls for a mix of Employment,

Commercial/Retail, and Urban Residential.

Surrounding Land Uses are:

North: A partially built-out industrial park, zoned "I-2 Heavy Industrial;"

South: A campground, agricultural and rural residential uses, zoned "C-3 Commercial Business" and "R-1A Large-lot Residential;"

East: Auto sales, service and mixed retail uses, fully developed, zoned "I-1 Light Industrial" and "C-3 Commercial Business;"

West: Adams County Agricultural uses, zoned "A-Agricultural."

This final plat is an Addition to the corporate limits of the city comprising 85.19 acres. The applicant has worked extensively with city staff from the initial concept phases, and a preliminary plat was approved by Planning Commission at the July 17, 2017 regular meeting, and by City Council at the August 14, 2017 regular meeting.

The applicant has not yet made the final selection for a residential developer, and wishes to maintain flexibility in the residential portions until such time that a final design is accepted. Therefore, the Development Services Office has accepted a reconfigured Blocks 2 and 3 for the final plat. These portions will be considered a Planned Development, with agricultural uses maintained until such time as a revised preliminary plat is filed, or the originally approved preliminary plat is advanced for final approval. This district is intended to provide maximum flexibility in the development of property and at the same time to preserve and maintain the character and integrity of adjacent lands.

The southern-most portion (Block 4) of the property was included in this final plat, in order to bring the entire development into corporate limits in one action. This portion is intended to remain Agricultural for the foreseeable future, but is contemplated as a transitional area. Block 4 is also proposed for an Agricultural Planned district zoning.

Recommendation:

Staff recommends approval of the final plat for North Park Commons Addition.

DWG: F:\2017\1001-1500\017-1255\40-Design\Survey\SRV\Sheets\V_FPT_71255.dwg
DATE: Jul 31, 2017 2:39pm XREFS: ROW_71255 C_TPO_71255 USER: jjimenez

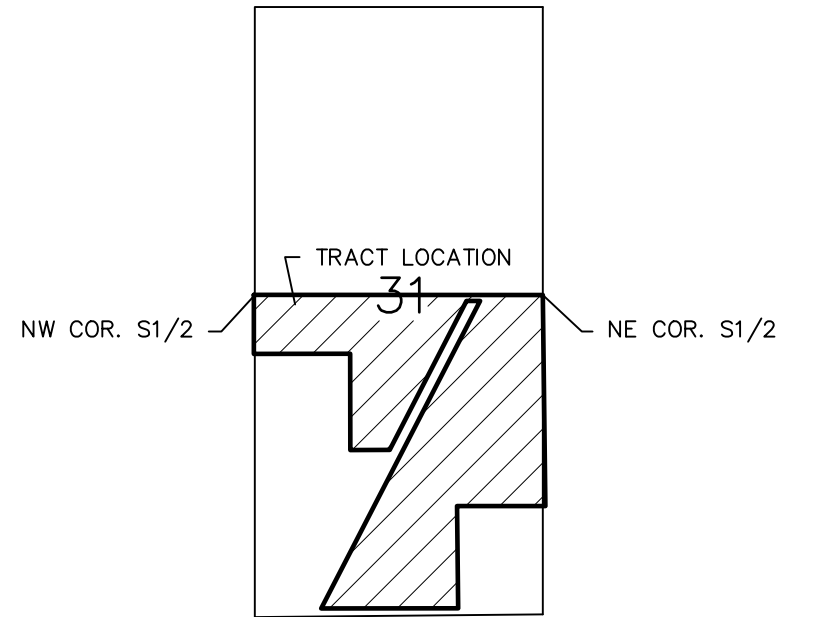


EAST 1/4 CORNER, SECTION 31, T8N, R9W
FOUND 3/8" BAR
W 33.00' TO 1/2" REBAR
E 33.00' TO 1/2" REBAR
N 27.85' TO 5/8" REBAR

SE CORNER, SECTION 31, T8N, R9W
FOUND 1/2" PIPE
SE 53.25' TO 1/2" REBAR
N 39.48' TO "X" NAILS POWER POLE
SW 56.80' TO NAIL/DISK IN POWER POLE
ON CENTERLINE 26TH STREET AND ELM STREET

OWNER
HASTINGS ECONOMIC
DEVELOPMENT CORPORATION
301 S. BURLINGTON AVENUE
HASTINGS, NE 68901

●	SECTION CORNER
●	SET CORNER (5/8"x24" REBAR W/CAP)
○	FOUND CORNER (5/8" IRON PIPE)
▲	CALCULATED CORNER
_____ - - - _____	EXISTING PROPERTY LINE
_____ - - - _____	SECTION LINE
_____ - - - _____	EXIST. EASEMENT LINE
=====	NEW SUBDIVISION LINE
=====	NEW PROPERTY LINE
_____ - - - _____	NEW EASEMENT LINE
M	MEASURED DISTANCE
R	RECORDED DISTANCE D.J. STEVENSON LS-485 3/8/2017
D	DEEDED DISTANCE
P1	WALM-MART SUBD.
P2	MENARDS ADDITION
P3	HASTINGS COMMONS SUBD.



A TRACT OF LAND CONSISTING OF PART OF THE SOUTH HALF (S1/2) OF FRACTIONAL SECTION THIRTY-ONE (31), TOWNSHIP EIGHT (8) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

S01°26'59"E 1754.88'(M,R1)

JAI JASON ANDRIST, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEBRASKA, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION, OF **"NORTH PARK COMMONS ADDITION"** IN PART OF THE FRACTIONAL SOUTH HALF (S1/2) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHT (8) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., CITY OF HASTINGS, NEBRASKA. I HAVE BEEN ADVISED BY THE RECORDING OFFICE THAT THE DEEDING REFERENCE TO THIS RECORD TRANSFER OF THE LAND CONTAINED IN THIS PLAT ARE SO INDICATED, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED ON THE GROUND AND THEIR POSITION IS CORRECTLY SHOWN, AND THAT ALL DIMENSIONAL AND GEODETIC DATA ARE CORRECT.

JAI JASON ANDRIST, REGISTERED LAND SURVEYOR NUMBER, LS-630

BLOCK 1 - C3 - COMMERCIAL BUSINESS DISTRICT
BLOCK 2, 3, & 4 - A-PD - AGRICULTURAL PLANNED DISTRICT

THE PROPERTY LEGALLY DESCRIBED ON THE PLAT HEREON MAY FALL
WITHIN THE CONFINES OF A SPECIAL FLOOD HAZARD AREA AS
DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND
FEDERAL INSURANCE ADMINISTRATIVE MAP, COMMUNITY PANEL NUMBER
310001 0010 B, EFFECTIVE DATE AUGUST 17, 1981.

201 East 2nd Street
P.O. Box 1072
Grand Island, NE 68802-1072
TEL 308.384.8750
FAX 308.384.8752

PROJECT NO. 2017-1255

HEDC
HASTINGS NE

MATCH LINE

Department: Development Services
Staff Contact:
Planning Commission Meeting Date: 08/21/2017
File No: 2017-018
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

A public hearing regarding the Blight and Substandard Determination Study and General Redevelopment Plan for Redevelopment Area #14 proposed for the City of Hastings, Adams County, Nebraska.

Names of People/Business affected by this action:

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

Why Planning Commission action is required:

The Planning Commission shall make and adopt, and recommend to the city council, plans and maps for the physical development of the whole or any portion of the city (Hastings City Code, Chapt. 2-605).

Type of action requested:

Motion

Suggested motion:

Motion to recommend approval of the Blight and Substandard Determination Study and General Redevelopment Plan for Redevelopment Area #14.

Deadlines associated with action:

The Blight and Substandard study is scheduled for a public hearing and further consideration at the regular meeting of City Council on September 11, 2017.

Department head comments:

This Blight and Substandard Determination Study and General Redevelopment Plan for proposed Redevelopment Area No. 14 is being presented to the Planning Commission for review and approval. The Study was commissioned by Hastings Economic Development Corporation for approximately 93 acres in the northeast corner of the City. The Study has been reviewed and approved by the Community Redevelopment Authority at its regular meeting on June 20, 2017; and it is expected that if this study is approved that one or more redevelopment projects will be brought forward for consideration.

Redevelopment Area #14 is located in the northeast corner of the City, at the southeast corner of the intersection of East 33rd Street and Osborne Drive East. A portion of the Redevelopment Area adjacent Osborne Drive East is within the Corporate

Limits of Hastings, with portions also adjacent, but beyond the current Corporate Limits. Key development features in Area #14 include the former Walmart commercial area, three former farmsteads with several outbuildings and large undeveloped tracts of land. Additionally, the right-of-way of portions of East 33rd Street, Osborne Drive East and 26th Street East are also included in the Redevelopment Area.

The purpose of this Blight and Substandard Determination Study is to apply the criteria set forth in the Nebraska Community Development Law, Section 18-2103, to the designated Redevelopment Area #14 in Hastings, Nebraska. The results of this Study will assist the City in declaring Area #14 as both blighted and substandard.

Recommendation:

Motion to recommend approval of the Blight and Substandard Determination Study and General Redevelopment Plan for Redevelopment Area #14.

Hastings, Nebraska

Blight & Substandard Determination Study &
General Redevelopment Plan.



“Redevelopment Area #14.”



Prepared for:

The City of Hastings, Nebraska.

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

March, 2017

TABLE OF CONTENTS

Table of Contents	i
List of Tables and Illustrations.....	ii
Blight and Substandard Determination Study	1
1. Basis for Redevelopment.....	11
2. The Study Area.....	13
3. The Research Approach	17
4. Eligibility Survey and Analysis Findings	18
Substandard Factors	
(1) Dilapidation/Deterioration of Structures	18
(2) Age of Obsolescence	22
(3) Inadequate Provision for Ventilation, Light, Air Sanitation or Open Space.....	23
(4) The Existence of Conditions which Endanger Life or Property by Fire and Other Causes	24
Blight Factors	
(1) Dilapidation/Deterioration of Structures	25
(2) Existence of Defective or Inadequate Street Layout.....	29
(3) Faulty Lot Layout in Relation to Size, Adequacy Accessibility, or Usefulness.....	30
(4) Insanitary and Unsafe Conditions.....	31
(5) Deterioration of Site Improvements	32
(6) Diversity of Ownership	33
(7) Tax or Special Assessment Delinquency Exceeding the Fair Value of the Land.....	33
(8) Defective or Unusual Condition of Title.....	34
(9) Improper Subdivision or Obsolete Platting.....	34
(10) The Existence of Conditions which Endanger Life or Property by Fire and Other Causes.....	35
(11) Other Environmental and Blighting Factors	36
(12) Additional Blighting Conditions	37
5. Determination of Redevelopment Area Eligibility	38
Appendix	
Structural/Site Conditions Survey Form.....	40
Structural Survey/Site Conditions Survey Results.....	41

General Redevelopment Plan.....	45
1. Future Land Use Patterns.....	50
2. Future Zoning Districts	50
3. Recommended Public Improvements	53
4. Alternative Energy Considerations	53
Conclusions.....	54
General redevelopment Plan Amendments	58

LIST OF TABLES

Tables

1	Substandard Factors	5
2	Blighted Factors	7
3	Existing Land Use.....	14
4/5	Exterior Survey Findings.....	22/29

LIST OF ILLUSTRATIONS

Illustrations

1	Context Map	2
2	Existing Land Use Map	15
3	Existing Zoning Map	16
4	Context Map	52
5	Future Land Use Map.....	51
6	Future Zoning Map	52

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, Lonnie Dickson, AICP & Keith Carl **

BLIGHT & SUBSTANDARD DETERMINATION STUDY.

EXECUTIVE SUMMARY.

Purpose of Study/Conclusion

The purpose of this **Blight and Substandard Determination Study** is to apply the criteria set forth in the **Nebraska Community Development Law**, Section 18-2103, to the designated **Redevelopment Area #14** in **Hastings, Nebraska**. The results of this **Study** will assist the City in declaring **Area #14** as both **blighted and substandard**.

Location

Redevelopment Area #14 is located in the northeast corner of the City of Hastings, Nebraska, at the southeast corner of the intersection of East 33rd Street and Osborne Drive East. A portion of the **Redevelopment Area** adjacent Osborne Drive East is within the Corporate Limits of Hastings, with portions also adjacent, but beyond the current Corporate Limits. **Illustration 1, Context Map**, identifies **Area #14** in relationship to the City of Hastings. Key development features in **Area #14** include the former Walmart commercial area, three former farmsteads with several outbuildings and large undeveloped tracts of land.

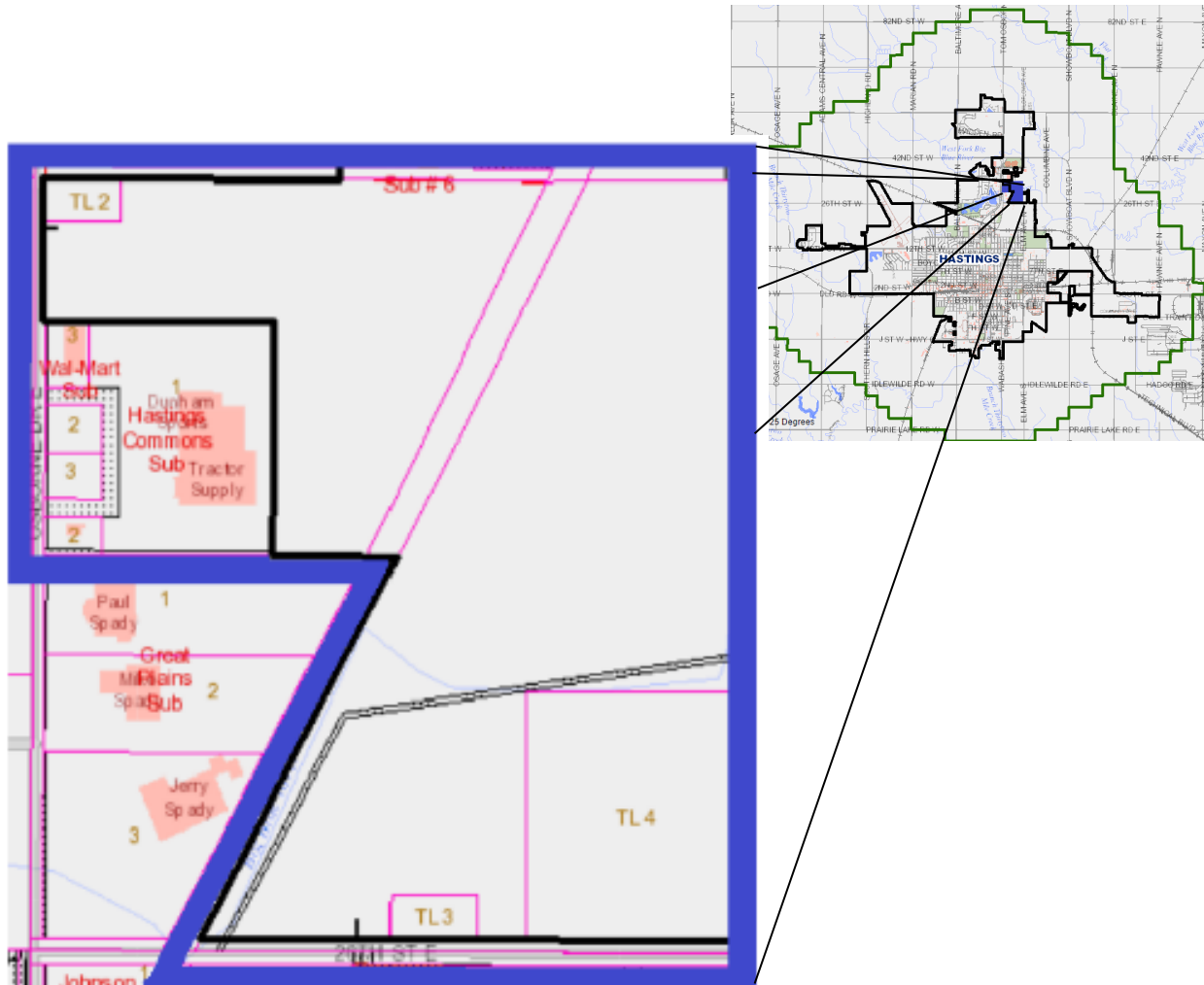
Additionally, the right-of-way of portions of East 33rd Street, Osborne Drive East and 26th Street East are also included in the **Redevelopment Area**.

The referenced **Redevelopment Area #14**, in the City of Hastings, Nebraska, includes the following Adams County Parcel ID #s:

1. #060001000. 3210 Osborne Drive East.
2. #010000008. East side of Osborne Drive East.
3. #010013898. Wal-Mart Subdivision Lot 3.
4. #010013896. Hastings Commons Subdivision Lot 1.
5. #010018600. Hastings Commons Subdivision Lot 2.
6. #010013897. Hastings Commons Subdivision Lot 3.
7. #010018601. Wal-Mart Subdivision Lot 2.
8. #010017957. 31-08-09 TR Land in S1/2 FR Sec 31-8-9 Abandoned RR (Tract 5).
9. #010000137. 31-08-09 Pt. FR S1/2 E of RR Ex Road & Ex. Tract 300x200 & 54 RDS x 441/2 RDS.
10. #010000136. 31-08-09 Pt. SE1/4 Tax Lot 3.
11. #010000138. 31-08-09 Pt. SE1/4 Tax Lot 4.

REDEVELOPMENT AREA #14

HASTINGS, NEBRASKA



 Redevelopment Area Boundary.
 Hastings Corporate Limits.

HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH
*** Lincoln, Nebraska * 402.464.5383 ***

REDEVELOPMENT AREA #14

The **blight and substandard evaluation** for **Redevelopment Area #14** included the implementation of an **exterior structural survey** of **23 individual buildings**, a **site/conditions evaluation** of **11 legal parcels**, conversations with City of Hastings administrative and utilities staff and a review of available reports and documents containing information which could substantiate the existence of **blight and substandard conditions**.

SUBSTANDARD AREA

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

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

BLIGHTED AREA

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

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

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

While it may be concluded the mere presence of a majority of the stated **Factors** may be sufficient to make a finding of **blight and substandard**, this evaluation was made on the basis that existing **Blight and Substandard Factors** must be present to an extent which would lead reasonable persons to conclude public intervention is appropriate or necessary to assist with any development or redevelopment activities. Secondly, the distribution of **Blight and Substandard Factors** throughout **Redevelopment Area #14** must be reasonably distributed so basically good areas are not arbitrarily found to be blighted simply because of proximity to areas which are **blighted and substandard**.

On the basis of this approach, Redevelopment Area #14 is found to be eligible as "blighted" and "substandard", within the definition set forth in the legislation. Specifically:

SUBSTANDARD FACTORS

Three Substandard Factors set forth in the Nebraska Community Development Law have a “strong presence,” while an additional Factor was found to have a “reasonable presence” within Redevelopment Area #14. The Substandard Factors are described in detail, below.

**TABLE 1
SUBSTANDARD FACTORS
REDEVELOPMENT AREA #14
HASTINGS, NEBRASKA**

- | | | |
|----|---|---|
| 1. | Dilapidated/deterioration. | ☐ |
| 2. | Age or obsolescence. | ☐ |
| 3. | Inadequate provision for ventilation, light, air, sanitation or open spaces. | ☐ |
| 4. | Existence of conditions which endanger life or property by fire and other causes. | ☐ |

Strong Presence of Factor ☐

Reasonable Presence of Factor ☐

No Presence of Factor ○

Source: Hanna:Keelan Associates, P.C., 2017.

Strong Presence of Factor -

The Structural/Site Conditions Survey recorded **19 structures**, or **83 percent** of the **23 total structures** in **Redevelopment Area #14** as being *deteriorated, with major defects, or dilapidated*. This **Factor** is a **strong presence** in the **Area**.

Based on the results of the **Survey**, a total of 20, or 87 percent of the 23 total buildings in the **Area** are **40+ years of age** (built prior to 1977). Also, according to information from the Adams County Assessor Office and field work examination, the **average age** of residential structures in the **Redevelopment Area** is **95 years old**. The **Factor of Age or Obsolescence** is a **strong presence** within the **Area**.

The Structural/Site Conditions Survey provided evidence that the **Substandard Factor, *Existence of Conditions Which Endanger Life or Property***, by fire and other causes, is a **strong presence** throughout **Redevelopment Area #14**. Primary contributing elements include deteriorating and dilapidated buildings, as well as the existence of wood frame buildings containing combustible elements and fixtures. Undeveloped tracts of land lack municipal water, making fire protection difficult without a sustained source of water and are both functionally and economically obsolete.

Reasonable Presence of Factor -

The conditions which result in the ***Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Space*** are a **reasonable presence** throughout the **Redevelopment Area**. The closest water and sewer mains to **Area #14** include a 10" diameter water mains located along Osborne Drive East and 26th Street East, while a 12" diameter sewer main is along Osborne Drive East and an 8" sewer line is located along 26th Street East. Although a 24" trunk line outfall sewer main follows the West Fork of the Big Blue River in the southern half of the **Area**, both water and sewer mains currently are lacking within undeveloped tracts of land within the **Redevelopment Area** and would need to be extended throughout the **Area** in support of future development.

The prevailing substandard conditions, evident in buildings and the public infrastructure, in Redevelopment Area #14, as determined by the field survey, include:

1. Aging and deteriorating structures;
2. Frame buildings and masonry buildings with wooden structural elements that both contain combustible building components and materials are potential fire hazards;
3. Average age of the residential structure is in excess of 40+ years of age; and
4. **Redevelopment Area #14** is currently not serviced by municipal water and sewer service, thus limiting development opportunities.
5. Large, undeveloped tracts of land, in current state, are both functionally and economically obsolete.

BLIGHT FACTORS

Of the **12 Blight Factors** set forth in the **Nebraska Community Development Law**, **seven** represent a “**strong presence**,” while **two** are present to a lesser, but “**reasonable presence**” within **Redevelopment Area #14**. The **Factors**, “diversity of ownership” and “tax or special assessment exceeding the fair value of land,” were of “little or no presence,” while the **Factor** “defective or unusual condition of title,” was not reviewed. **Blight Factors** are reasonably distributed throughout the **Redevelopment Area**.

TABLE 2
BLIGHT FACTORS
REDEVELOPMENT AREA #14
HASTINGS, NEBRASKA

1.	A substantial number of deteriorated or dilapidated structures.	☐
2.	Existence of defective or inadequate street layout.	☐
3.	Faulty lot layout in relation to size, adequacy, accessibility or usefulness.	☐
4.	Insanitary or unsafe conditions.	☐
5.	Deterioration of site or other improvements.	☐
6.	Diversity of Ownership.	○
7.	Tax or special assessment delinquency exceeding the fair value of land.	○
8.	Defective or unusual condition of title.	NR
9.	Improper subdivision or obsolete platting.	☐
10.	The existence of conditions which endanger life or property by fire or other causes.	☐
11.	Other environmental and blighting factors.	☐
12.	One of the other five conditions.	☐
	Strong Presence of Factor	☐
	Reasonable Presence of Factor	☐
	Little or No Presence of Factor	○
	Not Reviewed	NR

Source: Hanna:Keelan Associates, P.C., 2017.

Strong Presence of Factor –

Deteriorated Structures are a **strong presence** in **Redevelopment Area #14**. A total of 19 structures, or 83 percent of the 23 total structures were recorded as being **deteriorated to a major extent, or dilapidated**.

Insanitary or Unsafe Conditions are a **strong presence** throughout the entire **Redevelopment Area**. Conditions contributing to this **Factor** include substandard structures and properties within and adjacent the Corporate Limits of the City of Hastings that lack access to municipal infrastructure.

Deterioration of Site or Other Improvements is a **strong presence** throughout the **Redevelopment Area**. Of the total 11 parcels examined, seven have “fair” overall site conditions and one additional parcel has “poor” site conditions. These parcels combine for a total of 73 percent, or eight of the total 11 parcels as having “fair” to “poor” overall site conditions.

Improper Subdivision or Obsolete Platting is a **strong presence** throughout **Redevelopment Area #14**. Three Tax Lots exist that have been incrementally split off from larger undeveloped tracts in support of rural dwellings. Undeveloped tracts of land are prone to piecemeal development of individual lot splits, lack access to municipal infrastructure and are considered to be both **functionally and economically obsolescent**.

The ***Existence of Conditions Which Endanger Life or Property*** by fire or other causes is a **strong presence** within the **Redevelopment Area #14**. Conditions associated with this **Factor** include the existence of deteriorating and dilapidated structures, including wood frame buildings containing combustible elements and fixtures. Additionally, the majority of the **Redevelopment Area** lacks modern municipal infrastructure for the adequate protection of health and human safety.

Other Environmental and Blighting Factors, including economically and socially undesirable land uses and functional obsolescence is a **strong presence** throughout **Redevelopment Area #14**. The **Area** contains an abandoned farmstead that is no longer associated with adjacent agricultural production and two additional rural dwellings that were split off from adjacent land areas and contain outbuildings no longer utilized for agricultural uses. The outbuildings, including a barn, equipment sheds, tool sheds and grain silos, are deteriorating with major defects or are dilapidated, not cost effective to rehabilitate, and are thus functionally obsolescent. Two tracts of undeveloped land adjacent the Corporate Limits of Hastings lack modern municipal infrastructure rendering the tracts of undeveloped land both **economically and functionally obsolescent**.

One of the Required Five Additional Blight Factors has a **strong presence** throughout the **Redevelopment Area**. Based on the results of research activities, the estimated **average age** of residential structures is **95 years**, while the **average age of commercial structures** is **20 years**.

Reasonable Presence of Factor –

Defective or Inadequate Street Layout is a **reasonable presence** in **Redevelopment Area #14**. The undeveloped tracts of land within **Area #14** lack municipal streets that limits future development opportunities.

Faulty Lot Layout is a **reasonable presence** throughout **Redevelopment Area #14**. Conditions contributing to the presence of this **Factor** include inadequate lot sizes, consisting of undeveloped tracts of land in the central and eastern portions of the **Redevelopment Area**. These tracts of land, although adjacent the Corporate Limits of Hastings, have remained as such due to the lack of appropriate infrastructure and, thus, are both **functionally** and **economically obsolete**. Water and sewer mains are within reasonable distances of these undeveloped tracts and will need to be in place to promote new development on the tracts.



Little or No Presence of Factor –

The *Diversity of Ownership* is of **little or no presence** throughout **Redevelopment Area #14**. Research of public records from the Adams County Assessor office identified that **eight individuals or corporations** own property in the **Area**.

The Factor of *Tax or Special Assessment Delinquency Exceeding the Fair Value of Land* was found to be of little or no presence throughout **Redevelopment Area #14**. None of the 11 parcels within the **Area** were property tax delinquent.

Conclusion

It is the conclusion of the Consultant retained by the City of Hastings that the number, degree and distribution of **Blight and Substandard Factors**, as documented in this **Executive Summary**, are beyond remedy and controlled solely by regulatory processes in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the financial aids provided in the **Nebraska Community Development Law**. It is also the opinion of the Consultant that the findings of this **Blight and Substandard Determination Study** warrant designating **Redevelopment Area #14** as "substandard" and "blighted."

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



BASIS FOR REDEVELOPMENT

For a project in the City of Hastings to be eligible for redevelopment under the **Nebraska Community Development Law**, for the use of Tax Increment Financing, the subject area or areas must first qualify as both a “**substandard**” and “**blighted**” area, within the definition set forth in the **Nebraska Community Development Law**. This Study has been undertaken to determine whether conditions exist which would warrant designation of **Redevelopment Area #14** as a “**blighted and substandard area**” in accordance with provisions of the law.

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

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

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

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

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

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

Also, these deficiencies should be reasonably distributed throughout **Redevelopment Area #14**. Such a "reasonable distribution of deficiencies test" would preclude localities from taking concentrated **areas of blight and substandard conditions** and expanding the areas arbitrarily into non-blighted/ substandard areas for planning or other reasons. The only exception which should be made to this rule is where projects must be brought to a logical boundary to accommodate new development and ensure accessibility, but even in this instance, the inclusion of such areas should be minimal and related to an area otherwise meeting the reasonable distribution of deficiencies test.

THE STUDY AREA

The purpose of this **Study** is to determine whether **Redevelopment Area #14** in Hastings, Nebraska, qualifies as a **blighted and substandard area**, within the definition set forth in the **Nebraska Community Development Law**, Section 18-2103.

Location

Redevelopment Area #14 is located in the northeast corner of the City of Hastings, Nebraska, at the southeast corner of the intersection of East 33rd Street and Osborne Drive East. A portion of the **Redevelopment Area** adjacent Osborne Drive East is within the Corporate Limits of Hastings, with portions also adjacent, but beyond the current Corporate Limits. **Illustration 1, Context Map**, identifies **Area #14** in relationship to the City of Hastings. Key development features in **Area #14** include the former Walmart commercial area, three former farmsteads with several outbuildings and large undeveloped tracts of land.

Additionally, the right-of-way of portions of East 33rd Street, Osborne Drive East and 26th Street East are also included in the **Redevelopment Area**.

The referenced **Redevelopment Area #14**, in the City of Hastings, Nebraska, includes the following Adams County Parcel ID #s:

1. #060001000. 3210 Osborne Drive East.
2. #010000008. East side of Osborne Drive East.
3. #010013898. Wal-Mart Subdivision Lot 3.
4. #010013896. Hastings Commons Subdivision Lot 1.
5. #010018600. Hastings Commons Subdivision Lot 2.
6. #010013897. Hastings Commons Subdivision Lot 3.
7. #010018601. Wal-Mart Subdivision Lot 2.
8. #010017957. 31-08-09 TR Land in S1/2 FR Sec 31-8-9 Abandoned RR (Tract 5).
9. #010000137. 31-08-09 Pt. FR S1/2 E of RR Ex Road & Ex. Tract 300x200 & 54 RDS x 441/2 RDS.
10. #010000136. 31-08-09 Pt. SE1/4 Tax Lot 3.
11. #010000138. 31-08-09 Pt. SE1/4 Tax Lot 4.

Table 3 identifies the **existing land use pattern** in **Redevelopment Area #14**, in terms of number of acres and percentage of total for all existing land uses. This includes, primarily, residential, commercial, trail and undeveloped land uses. **Area #14** consists of an estimated 126.4 acres, of which an estimated 18.4 percent is developed. The existing land use is graphically presented on **Illustration 2**.

TABLE 3
EXISTING LAND USE
REDEVELOPMENT AREA #14
HASTINGS, NEBRASKA

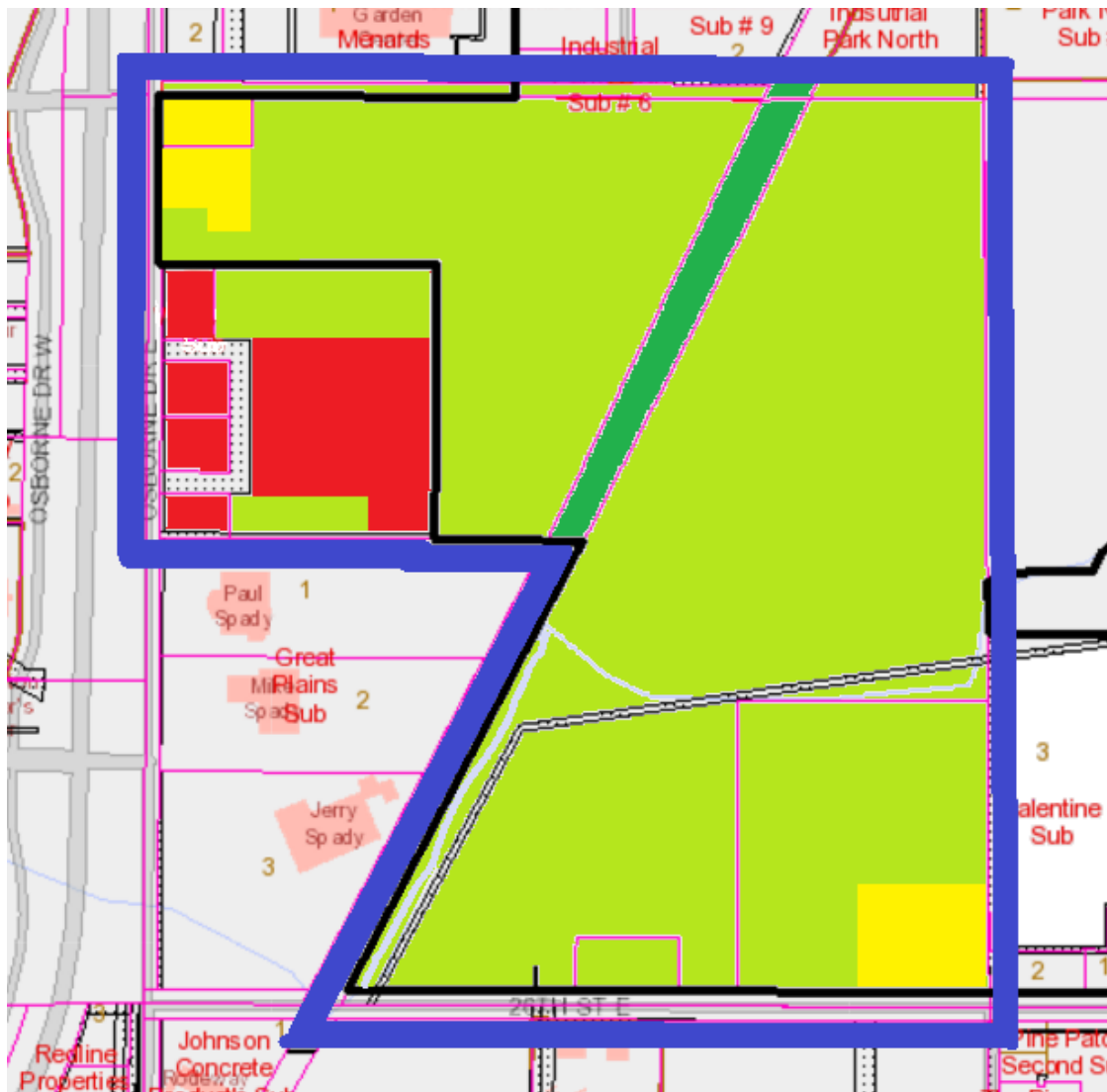
<u>Land Use</u>	<u>Acres</u>	<u>Percent</u>
Residential	4.6	3.6%
Commercial	9.7	7.7%
Municipal Streets	5.3	4.2%
Trail	3.6	2.9%
<u>Undeveloped</u>	<u>103.2</u>	<u>81.6%</u>
Total Acreage	126.4	100.0%

Source: Hanna:Keelan Associates, P.C., 2017.

Illustration 3 identifies the existing **Zoning Classifications** in **Redevelopment Area #14**, “A - Agricultural District” occupies the majority of the **Area**. A square shaped area adjacent the Osborne Drive East is zoned “C-3” Commercial Business District in support of former Walmart property and strip mall development. Zoning activities throughout **Area #14** are controlled by the City of Hastings. All parcels within the **Area**, with the exception of the C-3 zoned properties, are located directly adjacent, but beyond the current Corporate Limits of Hastings.

EXISTING LAND USE MAP

REDEVELOPMENT AREA #14
HASTINGS, NEBRASKA



LEGEND

- UNDEVELOPED
- TRAIL
- SINGLE FAMILY RESIDENTIAL
- COMMERCIAL
- REDEVELOPMENT AREA #14 BOUNDARY
- CITY OF HASTINGS CORPORATE LIMITS

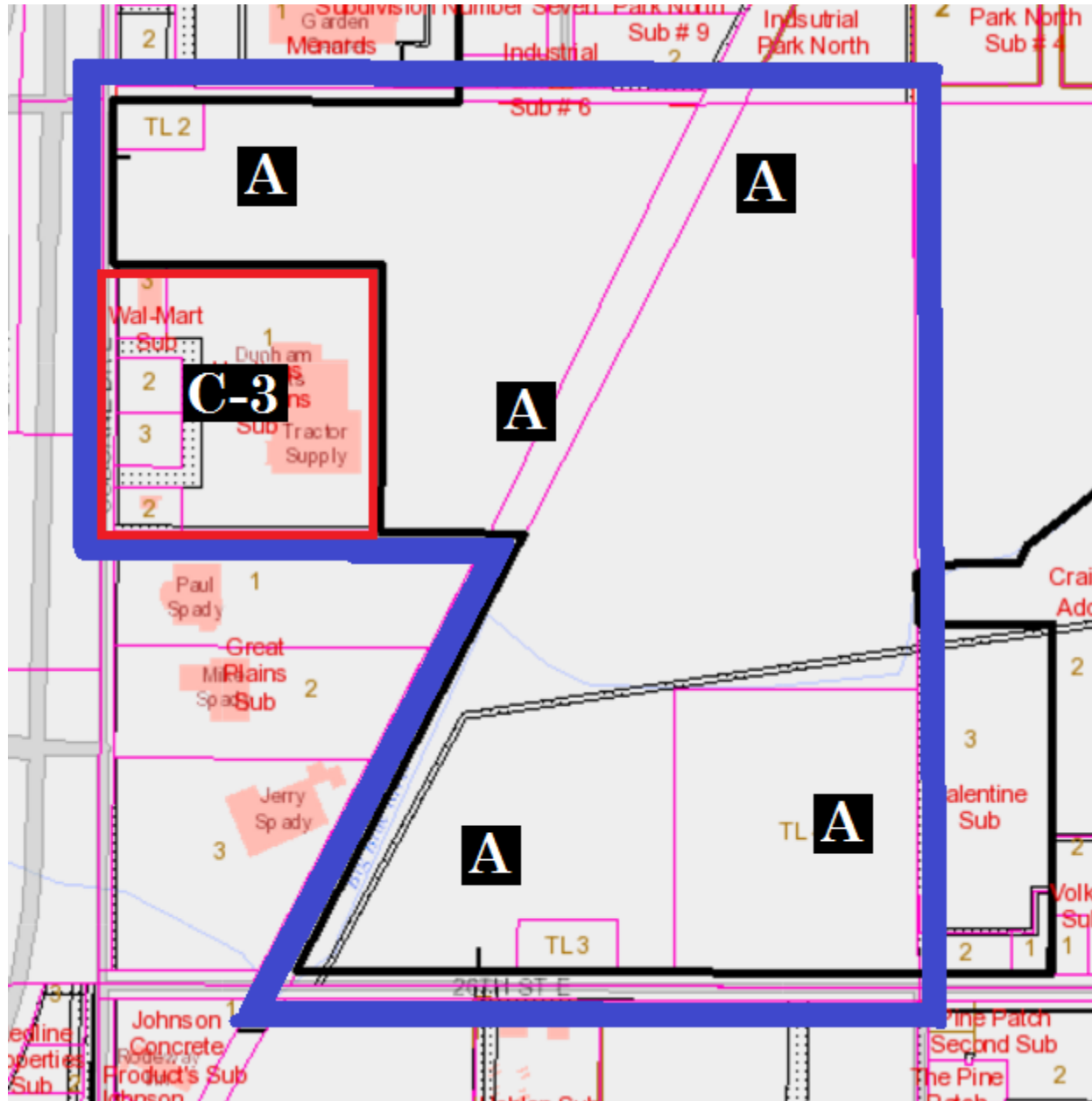
HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

* Lincoln, Nebraska * 402.464.5383 *

ILLUSTRATION 2

EXISTING ZONING MAP

REDEVELOPMENT AREA #14
HASTINGS, NEBRASKA



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

* Lincoln, Nebraska * 402.464.5383 *

LEGEND

- A - AGRICULTURAL DISTRICT
- C-3 - COMMERCIAL BUSINESS DISTRICT
- ZONING DISTRICT BOUNDARY
- REDEVELOPMENT AREA #14 BOUNDARY
- CITY OF HASTINGS CORPORATE LIMITS

ILLUSTRATION 3

THE RESEARCH APPROACH

The **blight and substandard determination research approach** implemented for **Redevelopment Area #14** included an area-wide assessment (100 percent sample) of all of the Blight and Substandard Factors identified in the **Nebraska Community Development Law**, with the exception of **defective or unusual condition of title**. All **Factors** were investigated on an area-wide basis.

Structural/Site Conditions Survey Process

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

A Structural/Site Conditions Survey was conducted in February, 2017. A total of **23 individual structures** received an exterior evaluation. These structures were evaluated to document structural deficiencies to identify related environmental deficiencies. **Redevelopment Area #14**.

The Structural/Site Conditions Survey also included the evaluation of **11 separate legal parcels**. The existing and adjacent land uses, overall site conditions, existence of debris, parking conditions and street, sidewalk and alley surface conditions were evaluated for each parcel. **Several parcels within Redevelopment Area #14 contained multiple structures and were evaluated separately for building conditions, only.**

The **Structural/Site Conditions Survey Form** is included in the **Appendix**, as well as the results of the Survey.

Research on Property Ownership and Financial Assessment of Properties

Public records and aerial photographs of all parcels in **Redevelopment Area #14** were analyzed to determine the number of property owners within **Area #14**.

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

ELIGIBILITY SURVEY AND ANALYSIS FINDINGS

An analysis was made of each of the **Blight and Substandard Factors** listed in the Nebraska legislation to determine whether each or any were present in **Redevelopment Area #14** and, if so, to what extent and in what locations. The following represents a summary evaluation of each **Blight and Substandard Factor** presented in the order of listing in the law.

SUBSTANDARD FACTORS

(1) Dilapidation/Deterioration of Structures

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

The following summarizes the process used for assessing building conditions in **Redevelopment Area #14**, the standards and criteria used for evaluation and the findings as to the existence of dilapidation/deterioration of structures.

The building condition analysis was based on an exterior inspection of all **23 existing structures**, within the **Area**, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the **Area**.

1. Structures/Building Systems Evaluation.

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

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

(Secondary Components)

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

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

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

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

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

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

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

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

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

3. Final Structure/Building Rating.

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

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

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

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

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

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

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

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

4. Field Survey Conclusions.

The conditions of the **23 structures** within the **Redevelopment Area** were determined based on the finding of the exterior survey. These surveys indicated the following:

- Two (2) structures was classified as structurally **sound**;
- Two (2) structures were classified as **deteriorating** with **minor** defects.
- Twelve (12) structures were classified as **deteriorating** with **major** defects; and
- Seven (7) structures was classified as **dilapidated**.

The results of the **Structural/Site Conditions Survey** recorded the condition of structures throughout **Redevelopment Area #14**. **Of the 23 total structures, 19 (83 percent) are estimated to be deteriorated, with major defects, or dilapidated.**

Conclusion.

The results of the **Structural/Site Conditions Survey** documented that both **deteriorated and dilapidated structures** are a strong presence within **Redevelopment Area #14**. **Table 4 identifies the results of the structural rating process per building type.**

TABLE 4
EXTERIOR SURVEY FINDINGS
REDEVELOPMENT AREA #14
HASTINGS, NEBRASKA

Exterior Structural Rating

<u>Activity</u>	<u>Sound</u>	<u>Deteriorating (Minor)</u>	<u>Deteriorating (Major)</u>	<u>Dilapidated</u>	<u>Number of Structures</u>	<u>Deteriorating (Major) and/or Dilapidated</u>
Residential	0	1	1	1	3	2
Commercial	2	1	0	0	3	0
<u>Other</u>	<u>0</u>	<u>0</u>	<u>11</u>	<u>6</u>	<u>17</u>	<u>17</u>
Totals	2	2	12	7	23	19
Percent	8.7%	8.7%	52.2%	30.4%	100.0%	82.6%

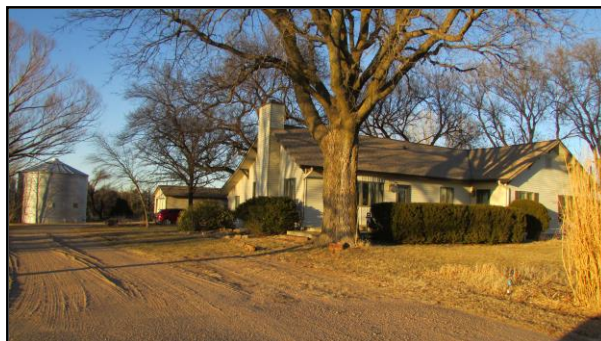
Source: Hanna:Keelan Associates, P.C., 2017.

(2) Age of Obsolescence.

As per the results of the **Structural/Site Conditions Survey** with confirmation from the Adams County Assessor office, a total of 20, or 87 percent of the 23 structures in the **Redevelopment Area** are 40+ years of age, or built prior to 1977. Additionally, the estimated “**average age of residential structures**” in the Area is 95 years of age.

Conclusion.

The age and obsolescence of the structures in Redevelopment Area #14 is a strong presence.



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

The results of the **Structural/Site Conditions Survey**, in addition to other important, pertinent field data, provided the basis for the identification of **insanitary and unsafe conditions** in **Redevelopment Area #14**. **Factors** contributing to these conditions are discussed below.

Eight, or **73 percent** of the **11 total parcels** in **Redevelopment Area #14** had site features, such as access roads or private driveways and yard and landscaping conditions that were noticeably deteriorating. **Seven parcels**, or **64 percent** of the **11 total parcels** were identified as having “fair” overall site conditions, while an additional parcel was in “poor” condition. These parcels combine for a total of **eight**, or **73 percent** of the **11 parcels** having “fair” to “poor” overall site conditions.

The City of Hastings Utility Staff reported that the portion of the **Redevelopment Area** that fronts Osborne Drive East and 26th Street East is adjacent water and sewer mains, while the undeveloped tracts of land would need extensions of these utility systems to support development opportunities. A large 24” diameter outfall sewer main extends from 26th Street East to the northeast along the West Fork of the Big Blue River that is 54 years of age.

The water mains in **Area #14**, include a 10” diameter water main within the Osborne Drive East right-of-way that is an estimated 30 years old and a 12” diameter sewer main that stops at the north line of the Wal-Mart Subdivision that is an estimated 27 years old. A 10” water and an 8” sewer main were both installed in 26th Street East in 1994, thus 23 years of age.

City Utility Staff stated that all mains in **Area #14** are in good condition and capable of being extended to service the entire **Redevelopment Area**. Staff did state that the 54 year old outfall sewer main is becoming aged and may need replacing in the near future. The extension of these utility mains to support development opportunities at the **Redevelopment Area** are costly and without public/private partnerships, future development in **Area #14** would not be cost effective.

Conclusion

The inadequate provision for ventilation, light, air, sanitation or open spaces in Redevelopment Area #14 is a reasonable presence.

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

1. **Building Elements that are Combustible.**

There are wood framed buildings containing combustible elements and fixtures in **Redevelopment Area #14**. **A total of 12 structures, or 52 percent of the 23 total buildings were recorded as deteriorated, with major defects, and seven, or 31 percent, additional structures were recorded as being dilapidated. Combined, these structures account for 83 percent of the structures being deteriorated or dilapidated.**

2. **Lack of Adequate Utilities.**

The City of Hastings Utility Staff reported that the portion of the **Redevelopment Area** that fronts Osborne Drive East and 26th Street East is adjacent water and sewer mains that are 27 to 30 years of age, while the mains along 26th Street East are an estimated 23 years of age. A large 24" diameter outfall sewer main extends from 26th Street East to the northeast along the West Folk of the Big Blue River that is an estimated 54 years of age. City Utility Staff stated that all mains are in good condition and capable of being extended to service the entire **Redevelopment Area**. Staff stated that the 54 year old outfall sewer main is becoming aged and may need replacing in the near future. The extension of these utility mains to support development opportunities throughout the undeveloped tracts of land in the **Redevelopment Area** are costly and without public/private partnerships, future development in **Area #14** would not be cost effective.

3. **Advanced Age of Structures.**

A total of 20 structures, or 87 percent of the 23 total structures in the **Redevelopment Area** were built prior to 1977, thus 40+ years of age. **The average age of the residential structures is estimated to be 95 years.**

4. **Overall Site Condition.**

The Structural/Site Conditions Survey identified seven parcels, or 64 percent of the total 11 parcels as being in "fair" condition and one additional structure as in "poor" condition. This determination included the evaluation of the general condition of structures, site improvements and adjacent right-of-way conditions. **These conditions combine for 73 percent of the total parcels having "fair" to "poor" overall site conditions.**

Conclusion.

The conditions which endanger life or property by fire and other causes are a strong presence throughout Redevelopment Area #14.

BLIGHT FACTORS

(1) Dilapidation/Deterioration of Structures.

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

This section summarizes the process used for assessing building conditions in **Redevelopment Area #14**, the standards and criteria used for evaluation and the findings as to the existence of dilapidation/deterioration of structures.

The building condition analysis was based on an exterior inspection of **5 existing buildings**, within the **Area**, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the **Redevelopment Area**.

1. Structures/Building Systems Evaluation.

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

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

(Secondary Components)

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

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

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

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

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

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

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

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

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

3. Final Structure/Building Rating.

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

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

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

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

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

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

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

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

4. Field Survey Conclusions.

The conditions of the total **23 buildings** within **Redevelopment Area #14** were determined based on the finding of the exterior survey. These surveys indicated the following:

- Two (2) structure was classified as structurally **sound**;
- Two (2) structures were classified as **deteriorating** with **minor** defects.
- Twelve (12) structures were classified as **deteriorating** with **major** defects; and
- Seven (7) structures was classified as **dilapidated**.

The results of the **Structural/Site Conditions Survey** recorded the condition of structures throughout **Redevelopment Area #14**. **Of the 23 total structures, 19 (83 percent) are estimated to be deteriorated, with major defects, or dilapidated.**

Conclusion.

The results of the **Structural/Site Conditions Survey** documented that both **deteriorated** and **dilapidated** structures are a strong presence within **Redevelopment Area #14**. **Table 4** identifies the results of the structural rating process per building type.



TABLE 5
EXTERIOR SURVEY FINDINGS
REDEVELOPMENT AREA #14
HASTINGS, NEBRASKA

Exterior Structural Rating

<u>Activity</u>	<u>Sound</u>	<u>Deteriorating (Minor)</u>	<u>Deteriorating (Major)</u>	<u>Dilapidated</u>	<u>Number of Structures</u>	<u>Deteriorating (Major) and/or Dilapidated</u>
Residential	0	1	1	1	3	2
Commercial	2	1	0	0	3	0
<u>Other</u>	<u>0</u>	<u>0</u>	<u>11</u>	<u>6</u>	<u>17</u>	<u>17</u>
Totals	2	2	12	7	23	19
Percent	8.7%	8.7%	52.2%	30.4%	100.0%	82.6%

Source: Hanna:Keelan Associates, P.C., 2017.



2) Existence of Defective or Inadequate Street Layout.

Streets, or County Roads within **Redevelopment Area #14** exist in a standard grid alignment. Streets in the **Area** include Osborne Drive East, 33rd Street East (as a platted right-of-way, currently) and 26th Street East, which make up the north, west and south boundaries of the **Redevelopment Area**. The lack of streets within the undeveloped tracts of land have prohibited development throughout the **Area**.

Conclusion.

The existence of defective or inadequate street layout in Redevelopment Area #14 is of reasonable presence of Factor.

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

Building use and condition surveys, the review of property ownership and subdivision records and field surveys resulted in the recording of conditions associated with **faulty lot layout in relation to size, adequacy and accessibility, or usefulness** of land within **Redevelopment Area #14**. Problem conditions include:

1. **Accessibility or Usefulness.**

Undeveloped tracts of land in **Redevelopment Area #14** are currently separated by a hiker/biker trail, which limits access to the northwest tract located by Osborne Drive East and to the eastern tract by only 26th Street East. The platted, but currently undeveloped 33rd Street East also prohibits access to these tracts of land. The lack of street networks throughout the undeveloped tracts of land render these areas both **functionally** and **economically obsolete**.

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

Irregular tracts of land exist in **Redevelopment Area #14**. The 1.03 acre “Tax Lot #2,” in the northwest corner of the **Area** was subdivided from a larger tract to the east to support a single family dwelling. “Tax Lot #3” consists of a 1.1 acre lot. Both tracts are adjacent, but beyond the current Corporate Limits of Hastings and are undeveloped, identified by metes and bounds description. Land parcels of large size promote incremental development, by splitting off tracts of land larger than 10 acres in size, thus being exempt from the Subdivision Regulations of the City of Hastings. Undeveloped land in close proximity to the Corporate Limits of Hastings are attractive for future development and should be planned as a phased subdivisions in support of future growth for the City.

Conclusion.

Faulty lot layout in relation to size, adequacy and usefulness is a reasonable presence throughout Redevelopment Area #14.

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

The results of the area-wide field survey, along with information obtained from City Officials provided the basis for the identification of **insanitary and unsafe conditions** within **Redevelopment Area #14**.

1. **Age of Structures.**

The evaluation of all 23 structures in the **Redevelopment Area** identified **83 percent**, or **19 structures as being 40+ years of age, or built prior to 1977**. The estimated average age of the residential dwellings is 95 years. The advanced age of the residential structure can result in the occurrence of a deteriorated building and other structures with deferred maintenance and, thus, create insanitary and unsafe conditions.

2. **Deteriorating/Dilapidated Buildings.**

The deteriorated conditions of structures in **Area #14**, as documented in this **Study**, were prevalent in an estimated 83 percent of the existing buildings. Structures in this condition can result in hazards that are detrimental to adjacent properties and, thus, create insanitary and unsafe conditions.

3. **Lack of Adequate Utilities.**

The City of Hastings Utility Staff reported that the portion of the **Redevelopment Area** that fronts Osborne Drive East and 26th Street East is adjacent water and sewer mains that are 27 to 30 years of age, while the mains along 26th Street East are an estimated 23 years of age. A large 24" diameter outfall sewer main extends from 26th Street East to the northeast along the West Folk of the Big Blue River that is an estimated 54 years of age. City Utility Staff stated that all mains are in good condition and capable of being extended to service the entire **Redevelopment Area**. Staff also stated that the 54 year old outfall sewer main is becoming aged and may need replacing in the near future. The extension of these utility mains to support development opportunities throughout the undeveloped tracts of land in the **Redevelopment Area** are costly and without public/private partnerships, future development in **Area #14** would not be cost effective.

Conclusion.

The existence of insanitary and unsafe conditions are a reasonable presence throughout Redevelopment Area #14.

(5) Deterioration of Site or Other Improvements.

The Structural/Site Conditions Survey documented the condition of site improvements within **Redevelopment Area #14**, including arterial and local streets, storm water drainage ditches, traffic control devices and off-street parking. The **Appendix** documents the present condition of these site features. The primary site problems in the **Redevelopment Area** include the condition of buildings and associated properties, streets and sidewalks and private parking areas.

Eight, or 73 percent of the 11 total parcels in Redevelopment Area #14 had site features, such as access roads or private driveways and yard and landscaping conditions that are noticeably deteriorating within the **Redevelopment Area**. **Seven parcels, or 64 percent of the 11 total parcels were identified as having “fair” overall site conditions, while an additional parcel was in “poor” condition.** These parcels combine for a total of **eight, or 73 percent of the 11 parcels having “fair” to “poor” overall site conditions.**

1. Both Osborne Drive East and 26th Street East are hard surfaced and in “good” condition. Gravel access driveways to three residential properties are gravel surfaced and in fair condition. Concrete access driveways into commercial properties in the **Area** were observed to be cracking and settling to a deteriorated.
2. Approximately **83 percent of the 23 total structures in Area #14** were observed to be deteriorated with major defects or dilapidated. Several of these structures should be considered for either rehabilitation or demolition. Many of the outbuildings were found to be no longer utilized for intended agricultural purposes and, thus, are functionally and economically obsolescent.
3. Storm water drainage ditches throughout **Redevelopment Area #14** are showing signs of deterioration. Storm water drainage ditches are becoming shallow and culverts at intersections and private driveways are deteriorated.
4. Properties within the **Redevelopment Area** include former farmsteads that have been split-off and sold as a non-farm dwellings with associated buildings that no longer support agricultural activities. These properties are showing signs of deterioration and, in present state, are a hindrance to future development opportunities in **Area #14**.

Conclusion.

Deterioration of site improvements are a strong presence in Redevelopment Area #14.

(6) Diversity of Ownership.

The total number of unduplicated owners within **Redevelopment Area #14** is estimated to be **eight private individuals, partnerships or corporations**. Publicly owned lands and local street public rights-of-way are also located adjacent the **Redevelopment Area**.

Conclusion.

The Factor “diversity of ownership” is of little or no presence in **Redevelopment Area #14**.

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

An examination of public records was conducted to determine the status of taxation of properties located in **Redevelopment Area #14**. It should be noted, real estate is typically taxed at approximately 98 percent of fair market value, rendering it almost impossible for a tax to exceed value in a steady real estate market. If a badly dilapidated property was assessed (or valued) too high, the public protest system is designed to give the owner appropriate relief and tax adjustment.

1. Real Estate Taxes.

Public records were examined for the purposes of determining if delinquent taxes were currently outstanding on parcels within the **Redevelopment Area**. The records indicated that **none** of the **parcels** were classified as “delinquent” by the Adams County Treasurer office.

2. Real Estate Values.

The tax values within **Redevelopment Area #14** generally appeared to be equal to or greater than the market value of the properties. The total estimated appraised valuation within **Area #14** is **\$4,327,490**.

3. Tax Exempt.

There is **one property** within the **Redevelopment Area**, identified by the Adams County Assessor and Treasurer offices, having full exemption from property taxes.

Conclusion.

Taxes or special assessments delinquency were of little to no presence in **Redevelopment Area #14**.

(8) **Defective or Unusual Condition of Title.**

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

Conclusion.

Examination of public records does not provide any basis for identifying any defective or unusual conditions of title. Such few conditions would contribute to neither any existing problems nor to difficulty in acquisition or redevelopment and are therefore not found to exist at a level large enough to constitute a Blight Factor in Redevelopment Area #14.

(9) **Improper Subdivision or Obsolete Platting.**

An analysis of the subdivision conditions in **Redevelopment Area #14** revealed that **improper subdivision** and **obsolete platting** is present. Two Tax Lots are approximately one acre in size, while a third has 12.5 acres, but only two acres are utilized by the former farmstead and associated outbuildings. Current Hastings Zoning Regulations would have required these agricultural zoned tracts to be comprised of at least five acres in size.

The undeveloped parcels of land include a 27.2 acre tract and a 55.3 acre tract, both identified by metes and bounds descriptions. Both tracts, which are adjacent, but outside the City of Hastings Corporate Limits, lack a modern interior street network, which is a detriment to future development opportunities. In order for redevelopment of these (currently) functionally and economically obsolete properties to occur, the platting or re-platting of land would be necessary.

Conclusion.

A strong presence of improper subdivision or obsolete platting exists throughout Redevelopment Area #14.

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

1. **Building Elements that are Combustible.**

Wood framed buildings containing combustible elements and fixtures exist in **Redevelopment Area #14**. A total of 12 structures, or 52 percent of the 23 total buildings were recorded as deteriorated, with major defects, and seven, or 31 percent of the total structures were recorded as being dilapidated. Combined, these structures account for 83 percent of the structures being deteriorated or dilapidated.

2. **Lack of Adequate Utilities.**

The City of Hastings Utility Staff reported that the portion of the **Redevelopment Area** that fronts Osborne Drive East and 26th Street East is adjacent water and sewer mains that are 27 to 30 years of age, while the mains along 26th Street East are an estimated 23 years of age. A large 24” diameter outfall sewer main extends from 26th Street East to the northeast along the West Fork of the Big Blue River that is an estimated 54 years of age. City Utility Staff stated that all mains are in good condition and capable of being extended to service the entire **Redevelopment Area**. Staff stated that the 54 year old outfall sewer main is becoming aged and may need replacing in the near future. The extension of these utility mains to support development opportunities throughout the undeveloped tracts of land in the **Redevelopment Area** are costly and without public/private partnerships, future development in **Area #14** would not be cost effective.

3. **Advanced Age of Structures.**

A total of 20 structures, or 87 percent of the 23 total structures in the **Redevelopment Area** were built prior to 1977, thus 40+ years of age. The average age of the residential structures is estimated to be 95 years.

4. **Overall Site Condition.**

Seven, or 64 percent of the total 11 parcels were identified as being in “fair” condition and one additional structure as in “poor” condition. This determination included the evaluation of the general condition of structures, site improvements and adjacent right-of-way conditions. These conditions combine for 73 percent of the total parcels having “fair” to “poor” overall site conditions.

Conclusion.

The conditions which endanger life or property by fire and other causes are a strong presence throughout Redevelopment Area #14.

(11) Other Environmental and Blighting Factors.

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

Functional and economic obsolescence is evident in the smaller Tax Lots split off from adjacent larger parcels, that now only include a former farmhouse and outbuildings. The outbuildings no longer support intended uses and are functionally obsolete and too deteriorated to be adapted for new uses. The former farmhouses remain as single family dwellings that are, as well, functionally and economically obsolescent, due to locations within the developed Highway 281 commercial corridor. These Tax Lots are one to two acres in size, but the "A" Agricultural District requires five acre minimum lot sizes. An additional Tax Lot is 12.5 acres, but only two acres include a house and outbuildings.

The undeveloped tracts of land in **Area #14**, including a 27 acre tract and a 55 acre tract, are both irregularly shaped due to an abandoned railroad corridor. The hiker/biker trail divides the tracts at an angle, resulting in limited future development opportunities

Infrastructure improvements are needed throughout the tracts of undeveloped land within **Redevelopment Area #14**. Without the extension or improvement of selected streets, water and sewer systems and storm systems, obstacles will continue to exist for the comprehensive redevelopment of **Redevelopment Area #14**.

Conclusion.

Other Environmental Blighting Factors are a strong presence throughout **Redevelopment Area #14**, containing functionally and economically obsolete parcels.

(12) Additional Blighting Conditions.

According to the definition set forth in the **Nebraska Community Development Law**, Section 18-2102, in order for an area to be determined "blighted" it must (1) meet the eleven criteria by reason of presence and (2) contain at least one of the five conditions identified below:

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

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

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

The estimated average age of the residential structures in **Redevelopment Area #14** is **95 years, based upon Adams County Assessor's parcel information.** Additionally, 87 percent, or 20 of the 23 total structures within the **Redevelopment Area** are at least 40+ years of age.

Conclusion.

The criteria of average age of residential units is over 40 years of age as one of five additional blighting conditions is a strong presence throughout Redevelopment Area #14.

DETERMINATION OF REDEVELOPMENT AREA ELIGIBILITY

Redevelopment Area #14 meets the requirements of the **Nebraska Community Development Law** for designation as both a "**Blighted and Substandard Area.**" All **four Factors** that constitute the **Area** as substandard are, at least, present to a reasonable extent. Of the **12** possible **Factors** that can constitute the **Area blighted**, **seven** are of a **strong presence** and an additional **two** are of a **reasonable presence** in the **Redevelopment Area**. **Factors** present in each of the criteria are identified below.

Substandard Factors

1. Dilapidated/deterioration.
2. Age or obsolescence.
3. Inadequate provision for ventilation, light, air, sanitation or open spaces.
4. Existence of conditions which endanger life or property by fire and other causes.

Blight Factors

1. A substantial number of deteriorated or dilapidated structures.
2. Existence of defective or inadequate street layout.
3. Faulty lot layout in relation to size, adequacy, accessibility or usefulness.
4. Insanitary or unsafe conditions.
5. Deterioration of site or other improvements.
6. Improper subdivision or obsolete platting.
7. The existence of conditions which endanger life or property by fire or other causes.
8. Other environmental and blighting factors.
9. One of the other five conditions.

Although all the previously listed **Factors** are at least reasonably present throughout **Redevelopment Area #14**, the conclusion is that the condition and age of structures, insanitary and unsafe conditions, lack of modern public utility and transportation systems other environmental and blighting factors and the existence of conditions which endanger life or property by fire or other causes are a sufficient basis for designation of **Redevelopment Area #14** as **blighted** and **substandard**.

The extent of **Blight** and **Substandard Factors** in **Redevelopment Area #14**, addressed in this **Study**, is presented in **Tables 1 and 2, Pages 5 and 7**. The eligibility findings indicate that **Redevelopment Area #14** is in need of revitalization and strengthening to ensure it will contribute to the physical, economic and social well-being of the City of Hastings and support any value-added developments. Indications are that **Area #14**, on the whole, has not been subject to comprehensive, sufficient growth and development through investment by the private sector nor would the areas be reasonably anticipated to be developed without public action or public intervention.



**Structural/Site Conditions
Survey Form**

Parcel # _____
Address: _____

Section I:

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

Section II: Structural Components

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

Final Rating:

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

Section III: Revitalization Area

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

HASTINGS REDEVELOPMENT AREA #14							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
AGE OF STRUCTURE							
1-5 Years	0	0.0%	0	0	0	N/A	0
5-10 Years	1	4.3%	0	1	0	N/A	0
10-20 Years	0	0.0%	0	0	0	N/A	0
20-40 Years	2	8.7%	0	2	0	N/A	0
40-100 Years	15	65.2%	2	0	0	N/A	13
100+ Years	5	21.7%	1	0	0	N/A	4
TOTAL	23	100.0%	3	3	0	N/A	17
		0					
FINAL STRUCTURAL RATING							
Sound	2	8.7%	0	2	0	N/A	0
Deteriorating-Minor	2	8.7%	1	1	0	N/A	0
Deteriorating-Major	12	52.2%	1	0	0	N/A	11
Dilapidated	7	30.4%	1	0	0	N/A	6
TOTAL	23	100.0%	3	3	0	N/A	17
STREET CONDITION							
None	0	0.0%	0	0	0	0	0
Excellent	0	0.0%	0	0	0	0	0
Good	10	90.9%	2	5	0	0	3
Fair	1	9.1%	1	0	0	0	0
Poor	0	0.0%	0	0	0	0	0
TOTAL	11	100.0%	3	5	0	0	3
SIDEWALK CONDITION							
None	6	54.5%	2	2	0	0	2
Excellent	2	18.2%	1	0	0	0	1
Good	1	9.1%	0	1	0	0	0
Fair	2	18.2%	0	2	0	0	0
Poor	0	0.0%	0	0	0	0	0
TOTAL	11	100.0%	3	5	0	0	3
DEBRIS							
None	11	100.0%	3	5	0	0	3
Major	0	0.0%	0	0	0	0	0
Minor	0	0.0%	0	0	0	0	0
TOTAL	11	100.0%	3	5	0	0	3
OVERALL SITE CONDITION							
Excellent	0	0.0%	0	0	0	0	0
Good	3	27.3%	0	2	0	0	1
Fair	7	63.6%	2	3	0	0	2
Poor	1	9.1%	1	0	0	0	0
TOTAL	11	100.0%	3	5	0	0	3
PARKING SPACES							
Ranges	0-300	0.0%	1-2	25-375	0-0	N/A	1-3
None	1	9.1%	0	1	0	0	0
Hard Surfaced	4	36.4%	0	4	0	0	0
Unimproved	6	54.5%	3	0	0	0	3
TOTAL	11	100.0%	3	5	0	0	3

HASTINGS REDEVELOPMENT AREA #14							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
DOORS							
None	2	8.7%	0	0	0	N/A	2
Sound	5	21.7%	0	3	0	N/A	2
Minor	13	56.5%	0	0	0	N/A	13
Substandard	2	8.7%	2	0	0	N/A	0
Critical	1	4.3%	1	0	0	N/A	0
TOTAL	23	100.0%	3	3	0	N/A	17
WINDOWS							
None	10	43.5%	0	0	0	N/A	10
Sound	3	13.0%	0	3	0	N/A	0
Minor	9	39.1%	3	0	0	N/A	6
Substandard	1	4.3%	0	0	0	N/A	1
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	23	100.0%	3	3	0	N/A	17
STREET TYPE							
None	0	0.0%	0	0	0	0	0
Concrete	8	72.7%	2	5	0	0	1
Asphalt	3	27.3%	1	0	0	0	2
Gravel	0	0.0%	0	0	0	0	0
Dirt	0	0.0%	0	0	0	0	0
Brick	0	0.0%	0	0	0	0	0
TOTAL	11	100.0%	3	5	0	0	3
PORCHES...							
None	0	0.0%	0	0	0	N/A	0
Sound	3	13.0%	0	3	0	N/A	0
Minor	13	56.5%	2	0	0	N/A	11
Substandard	7	30.4%	1	0	0	N/A	6
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	23	100.0%	3	3	0	N/A	17
PAINT							
None	10	43.5%	0	0	0	N/A	10
Sound	4	17.4%	1	2	0	N/A	1
Minor	2	8.7%	1	1	0	N/A	0
Substandard	7	30.4%	1	0	0	N/A	6
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	23	100.0%	3	3	0	N/A	17
DRIVEWAY							
None	0	0.0%	0	0	0	N/A	0
Sound	2	8.7%	0	2	0	N/A	0
Minor	1	4.3%	0	0	0	N/A	1
Substandard	20	87.0%	3	1	0	N/A	16
Critical	0	0.0%	0	0	0	N/A	0
TOTAL	23	100.0%	3	3	0	N/A	17

HASTINGS REDEVELOPMENT AREA #14							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
ROOF STRUCTURE							
None	0	0%	0	0	0	N/A	0
Sound	3	13%	1	2	0	N/A	0
Minor	15	65%	1	1	0	N/A	13
Substandard	5	22%	1	0	0	N/A	4
Critical	0	0%	0	0	0	N/A	0
TOTAL	23	100%	3	3	0	N/A	17
WALL FOUNDATION							
None	0	0%	0	0	0	N/A	0
Sound	5	22%	2	2	0	N/A	1
Minor	16	70%	1	1	0	N/A	14
Substandard	2	9%	0	0	0	N/A	2
Critical	0	0%	0	0	0	N/A	0
TOTAL	23	100%	3	3	0	N/A	17
FOUNDATION							
None	0	0%	0	0	0	N/A	0
Sound	15	65%	3	3	0	N/A	9
Minor	6	26%	0	0	0	N/A	6
Substandard	2	9%	0	0	0	N/A	2
Critical	0	0%	0	0	0	N/A	0
TOTAL	23	100%	3	3	0	N/A	17
FOUNDATION TYPE							
Concrete	23	100%	3	3	0	N/A	17
Stone	0	0%	0	0	0	N/A	0
Rolled Asphalt	0	0%	0	0	0	N/A	0
Brick	0	0%	0	0	0	N/A	0
Other/None	0	0%	0	0	0	N/A	0
TOTAL	23	100%	3	3	0	N/A	17
ROOF SURFACE							
None	0	0%	0	0	0	N/A	0
Sound	2	9%	0	2	0	N/A	0
Minor	16	70%	3	1	0	N/A	12
Substandard	5	22%	0	0	0	N/A	5
Critical	0	0%	0	0	0	N/A	0
TOTAL	23	100%	3	3	0	N/A	17
ROOF TYPE							
Asphalt Shingles	7	30%	3	0	0	N/A	4
Rolled Asphalt	3	13%	0	3	0	N/A	0
Cedar	0	0%	0	0	0	N/A	0
Combination	0	0%	0	0	0	N/A	0
Other	13	57%	0	0	0	N/A	13
TOTAL	23	100%	3	3	0	N/A	17

HASTINGS REDEVELOPMENT AREA #14							
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	VACANT	OTHER
CHIMNEY							
None	21	91%	1	3	0	N/A	17
Sound	0	0%	0	0	0	N/A	0
Minor	2	9%	2	0	0	N/A	0
Substandard	0	0%	0	0	0	N/A	0
Critical	0	0%	0	0	0	N/A	0
TOTAL	23	100%	3	3	0	N/A	17
GUTTER, DOWNSPOUTS							
None	18	78%	1	0	0	N/A	17
Sound	4	17%	1	3	0	N/A	0
Minor	0	0%	0	0	0	N/A	0
Substandard	0	0%	0	0	0	N/A	0
Critical	1	4%	1	0	0	N/A	0
TOTAL	23	100%	3	3	0	N/A	17
WALL SURFACE							
None	2	9%	0	2	0	N/A	0
Sound	3	13%	2	0	0	N/A	1
Minor	16	70%	0	1	0	N/A	15
Substandard	1	4%	0	0	0	N/A	1
Critical	1	4%	1	0	0	N/A	0
TOTAL	23	100%	3	3	0	N/A	17
WALL SURFACE TYPE							
Frame	3	13%	1	0	0	N/A	2
Masonry	4	17%	1	2	0	N/A	1
Siding	8	35%	1	0	0	N/A	7
Combination	2	9%	0	1	0	N/A	1
Stucco	0	0%	0	0	0	N/A	0
Other	6	26%	0	0	0	N/A	6
TOTAL	23	100%	3	3	0	N/A	17
PARKING SURFACE							
None	1	4%	0	1	0	N/A	0
Concrete	0	0%	0	0	0	N/A	0
Asphalt	2	9%	0	2	0	N/A	0
Gravel	17	74%	2	0	0	N/A	15
Dirt	3	13%	1	0	0	N/A	2
Brick	0	0%	0	0	0	N/A	0
TOTAL	23	100%	3	3	0	N/A	17
PARKING SPACES							
None	1	4%	0	1	0	N/A	0
1 to 2	20	87%	3	0	0	N/A	17
3 to 5	0	0%	0	0	0	N/A	0
6 to 10	0	0%	0	0	0	N/A	0
11 to 20	0	0%	0	0	0	N/A	0
21 or More	2	9%	0	2	0	N/A	0
TOTAL	23	100%	3	3	0	N/A	17

GENERAL REDEVELOPMENT PLAN.

Purpose of Plan/Conclusion.

The purpose of this **General Redevelopment Plan** is to serve as a comprehensive guide for implementation of development and redevelopment activities within **Redevelopment Area #14** 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 economic and social well-being of the Community.

A **General Redevelopment Plan** prepared for the 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 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.

Redevelopment Area #14 is located in the northeast corner of the City of Hastings, Nebraska, at the southeast corner of the intersection of East 33rd Street and Osborne Drive East. A portion of the **Redevelopment Area** adjacent Osborne Drive East is within the Corporate Limits of Hastings, with portions also adjacent, but beyond the current Corporate Limits of the City. **Illustration 1, Context Map**, identifies **Area #14** in relationship to the City of Hastings. Key development features in **Area #14** include the former Walmart commercial area, three former farmsteads with outbuildings and tracts of undeveloped land.

The right-of-way of portions of East 33rd Street, Osborne Drive East and 26th Street East are also included in the **Redevelopment Area**. Undeveloped tracts of land in **Area #14** are **functionally** and **economically obsolete** and in need of modern utility and transportation systems to promote future development opportunities.

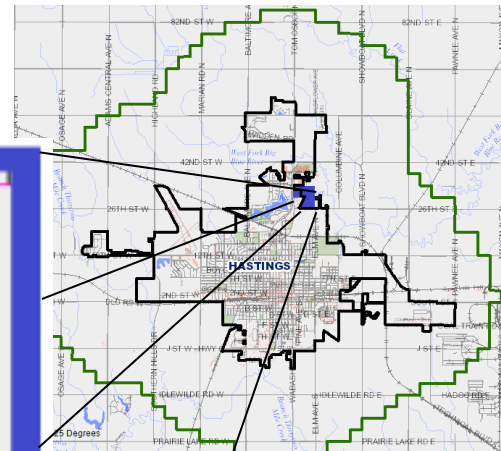
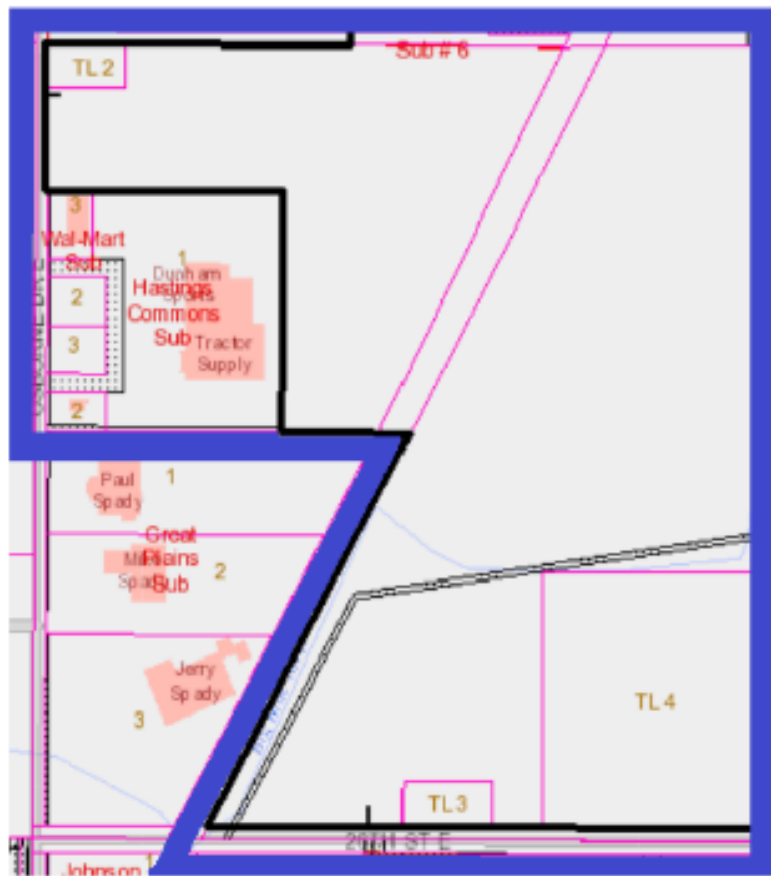
Portions of **Redevelopment Area #14** are located adjacent, but outside the Corporate Limits of Hastings. Land areas outside the Corporate Limits of the City will need to be annexed to be included in the CRA's area of operation and become eligible for Tax Increment Financing as specific projects make applications to the CRA for a redevelopment project. The **Context Map, Illustration 4**, and other maps in this **Redevelopment Plan** identify the entire **Redevelopment Area #14** that has been declared blighted and substandard and in need of redevelopment pursuant to this **General Redevelopment Plan**. This **General Redevelopment Plan** shall be amended when a specific redevelopment project moves forward which will necessitate the annexation of any of the blighted and substandard property currently located outside of the Corporate Limits of the City before such property shall be eligible for the use of tax increment financing as part of a redevelopment project.

The referenced **Redevelopment Area #14**, in the City of Hastings, Nebraska, includes the following Adams County Parcel ID #s:

1. #060001000. 3210 Osborne Drive East.
2. #010000008. East side of Osborne Drive East.
3. #010013898. Wal-Mart Subdivision Lot 3.
4. #010013896. Hastings Commons Subdivision Lot 1.
5. #010018600. Hastings Commons Subdivision Lot 2.
6. #010013897. Hastings Commons Subdivision Lot 3.
7. #010018601. Wal-Mart Subdivision Lot 2.
8. #010017957. 31-08-09 TR Land in S1/2 FR Sec 31-8-9 Abandoned RR (Tract 5).
9. #010000137. 31-08-09 Pt. FR S1/2 E of RR Ex Road & Ex. Tract 300x200 & 54 RDS
x 441/2 RDS.
10. #010000136. 31-08-09 Pt. SE1/4 Tax Lot 3.
11. #010000138. 31-08-09 Pt. SE1/4 Tax Lot 4.

REDEVELOPMENT AREA #14

HASTINGS, NEBRASKA



LEGEND

- **Redevelopment Area Boundary.***
 Hastings Corporate Limits.

ILLUSTRATION 4

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

*** Lincoln, Nebraska * 402.464.5383 ***

The planning process for **Redevelopment Area #14** has resulted in a listing of general planning and implementation recommendations. As discussed in the **Blight and Substandard Determination Study**, the average age of the structures, deterioration of site or other improvements and the existence of conditions which endanger life or property by fire or other causes are a sufficient basis for designation of **Redevelopment Area #14** as **blighted** and **substandard**.

Project Planning and Implementation Recommendations.

To eliminate blight and substandard conditions and enhance private development and redevelopment activities within **Redevelopment Area #14**, the City of Hastings will need to consider the following **general development/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.

- Create an “**Economic Development Initiative**” for **Redevelopment Area #14** directed at increasing the property tax base. Utilize **TIF** and other available sources of economic development funding, including State and Federal and Private Foundation Grants, as well as private investment, for the expansion of existing and the development of new residential and commercial uses in the **Area** in conformance with the City’s recently completed ***Comprehensive Development Plan*** and current ***Zoning Regulations***, pending changes or amendments to both documents.
- Develop **public** and **private partnerships** with funding entities and property developers to attract residential, commercial and industrial development to **Redevelopment Area #14**. Partnerships can include, but are not limited to the Hastings Economic Development Corporation, Hastings Area Chamber of Commerce, Hastings Community Redevelopment Authority (CRA), Hastings Housing Authority, South Central Economic Development District and Community Action Partnership of Mid-Nebraska. Utilize the ***Hastings Comprehensive Development Plan***, ***Hastings Community Housing Study*** and any other local, relevant planning documents to provide direction for Community development projects.
- **Promote the development of undeveloped land areas within the Redevelopment Area, targeting tracts of land that are currently both functionally and economically obsolete.** Large, undeveloped tracts of land in **Redevelopment Area #14** should be planned for selected mixed uses of commercial and residential development. Modern street and water/sewer systems should be in place to allow for development to occur.
- Create new **commercial development opportunities** in and around the former Walmart building. This could include the renovation and rehabilitation of the former Walmart building, as well as additional commercial retail bays for small and large-scale commercial entities. This will also enhance the attractiveness of the **Area** and create a new and vibrant commercial node in the City of Hastings.

The City of Hastings and/or the Hastings CRA could designate an **Enhanced Employment Area** within the **Redevelopment Area** in accordance with Nebraska State Statutes 18-2142.02 through 18-2142.04. These Statutes allow for the City to levy a “general business occupation tax” to pay for any or all costs and expenses of a redevelopment project within the designated **Area**.

- **Acquire dilapidated and functionally and economically obsolescent buildings/properties within the Redevelopment Area and retain or “land bank” these tracts for future development.**
- Build and utilize **alternative energy systems** throughout **Redevelopment Area #14**. This would include the potential use of one or combinations of wind, solar, biomass, geothermal, hydropower and methane energy systems in both existing and new development areas and buildings.

Infrastructure & Utility Systems Initiatives.

- **Replace, as needed, deteriorated and dilapidated municipal water, sewer and storm sewer mains** throughout **Redevelopment Area #14**, to support both existing residential and commercial developments.
- **Install modern water, storm sewer, sanitary sewer and transportation systems** in undeveloped tracts of land in **Redevelopment Area #14** to support future development opportunities.
- Establish a **program to improve** the existing sidewalks, streets, street lighting, landscaping, private driveways, access roads and parking areas in the **Area**, identified as being in a state of deterioration and in substandard condition.

Implementation.

Both a time line 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 time-line to complete the redevelopment activities identified in the **Plan** would be 10 to 15 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 #14** 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 Community.

1. **Future Land Use Patterns.**

The existing land use patterns within **Redevelopment Area #14** are described in detail in the **Blight and Substandard Determination Study (Pages 15 and 16)**. In general, the **Redevelopment Area** consists of former farmsteads, commercial, trails and undeveloped land use types. The field survey identified properties and structures classified as being in deteriorating condition or dilapidated. The irregular tracts of undeveloped land are ideally suited for future residential and commercial development.

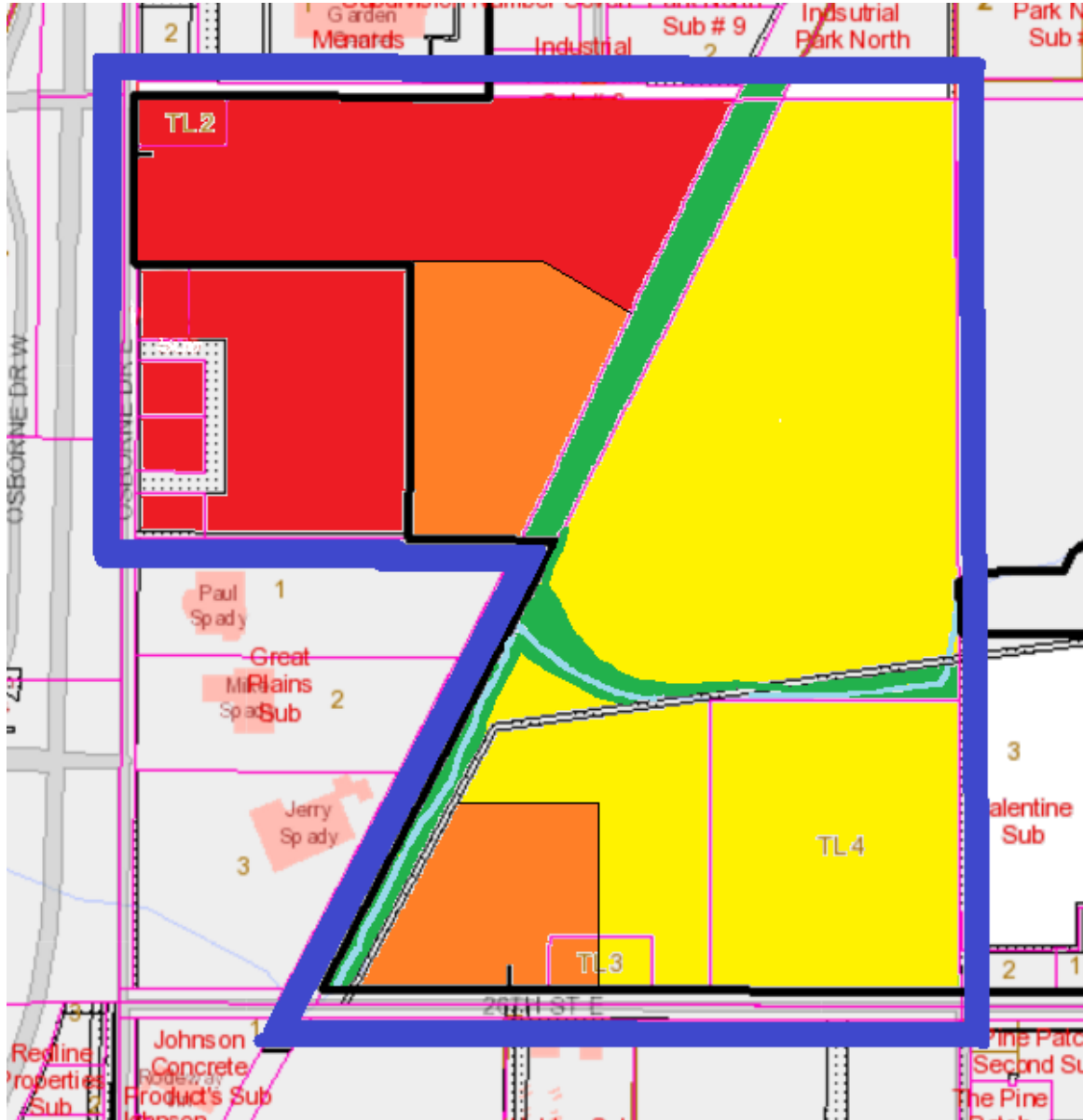
Illustration 5, Future Land Use Map, represents the land use density and coverage, as well as a **general site plan** for **Redevelopment Area #14**. The *Hastings Comprehensive Plan* and **Future Land Use Map** promote **Redevelopment Area #14** to support a mix of residential and commercial development. This **General Redevelopment Plan** recommends that future commercial and single family residential land uses be buffered with multifamily residential development.

2. **Future Zoning Districts.**

The recommended **Future Zoning Map** for **Redevelopment Area #14** is identified in **Illustration 6**. This also represents the **land development densities, land coverage and potential building intensities of Area #14**. A zoning recommendation for the **Redevelopment Area** is to extend the "C-3 – Commercial Business" District northward and eastward to allow for new commercial development. Additional zoning recommendations, regarding residential Districts, include designating the two land areas as "R-3 – Multiple Family Residential" districts, one located between the Tractor Supply Company Building and the hiker/biker trail, the other located along 26th Street in the southern portion of **Area #14**. An "R-2 – Mixed Density Neighborhood" District is proposed east of the trail.

FUTURE LAND USE MAP

REDEVELOPMENT AREA #14
HASTINGS, NEBRASKA



LEGEND

-  PARKS/OPEN SPACE
-  SINGLE FAMILY RESIDENTIAL
-  MULTIFAMILY RESIDENTIAL
-  COMMERCIAL
-  REDEVELOPMENT AREA #14 BOUNDARY
-  CITY OF HASTINGS CORPORATE LIMITS

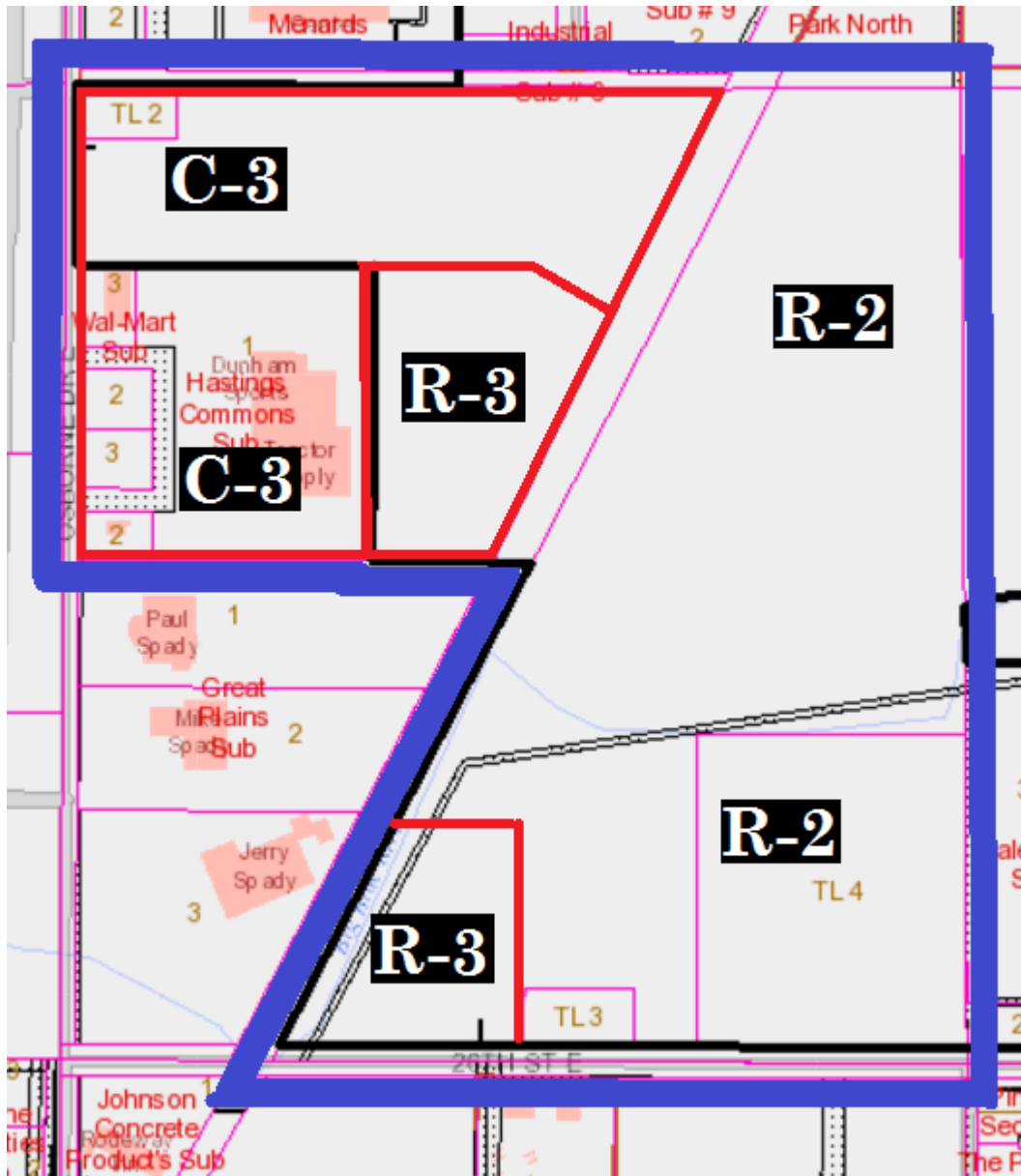
HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

* Lincoln, Nebraska * 402.464.5383 *

ILLUSTRATION 5

FUTURE ZONING MAP

REDEVELOPMENT AREA #14
HASTINGS, NEBRASKA



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

* Lincoln, Nebraska * 402.464.5383 *

LEGEND

- R-2 - MIXED-DENSITY NEIGHBORHOOD DISTRICT
- R-3 - MULTIPLE-FAMILY RESIDENTIAL DISTRICT
- C-3 - COMMERCIAL BUSINESS DISTRICT
- ZONING DISTRICT BOUNDARY
- REDEVELOPMENT AREA #14 BOUNDARY
- CITY OF HASTINGS CORPORATE LIMITS

ILLUSTRATION 6

3. Recommended Public Improvements.

The primary purpose of a **General Redevelopment Plan** is to allow for the use of public financing in a specific area. 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 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 undeveloped land throughout the **Redevelopment Area**. It is recommended that the City of Hastings work closely with developers to ensure that future public roads and private driveways and parking areas within the **Redevelopment Area #14** are constructed in conformance with City development standards. New or redeveloped streets, sidewalks, alleys, and privately owned water and sewer service lines should be designed to meet the provisions of the Subdivision Regulations of Hastings.

4. Alternative Energy Considerations.

Development within **Redevelopment Area #14** 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 and larger industrial business 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 #14** should guide redevelopment and development opportunities, while supporting adjacent industrial uses. New construction should be compatible with similar materials exhibited by existing structures within, and adjacent the **Redevelopment Area**.

The Hastings CRA and the City of Hastings 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 #14**. The demolition of one existing building will enhance the visual appearance of the **Area**, making it more attractive for future development. Prior to transportation network improvements, the City and the CRA 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 #14.

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 #14**, 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.

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

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

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. _____ \$ _____	_____

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 08/21/2017
File No: 2017-019
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

A public hearing for a change of zoning from "A-Agricultural" to "C-3 Commercial Business" and "A-P Agricultural Planned District" for a tract of land located in the South Half (S1/2) of Section 31, Township 8 North, Range 9 West of the 6th P.M., Adams County, Nebraska, commonly referred to as North Park Commons Addition to the City of Hastings.

Names of People/Business affected by this action:

The owner, the neighboring property owners and the City of Hastings.

Why Planning Commission action is required:

Re-zoning of property requires a public hearing by the Planning Commission, to make a recommendation to the City Council.

Type of action requested:

Suggested motion:

Motion to recommend approval of the change of zoning from "A Agricultural" to "C-3 Commercial Business" and "A-P Agricultural Planned District" for North Park Commons Addition to the City of Hastings.

Deadlines associated with action:

This action is scheduled to be heard at the regular meeting of City Council on September 11, 2017.

Department head comments:

This change of zoning request accompanies the Plat Addition and the Blight and Substandard Study associated with North Park Commons Addition.

Block 1 is consistent with the preliminary plat in layout and zoning. In light of the applicants' wishes to maximize flexibility for Blocks 2, 3, and 4, the designation of "A-P Agricultural Planned District" is recommended. The Planning Commission and City Council have approved a

Preliminary Plat which includes detailed drainage, utility, street, lot, and block layouts for Blocks 2 and 3. This preliminary plan is the only approved layout for the A-P district, and any changes or additions shall require an amended preliminary plat, final plat and a zone change prior to further development.

Recommendation:

Staff recommends approval for the change of zoning for the North Park Commons project.

Department: Development Services

Staff Contact:

Planning Commission Meeting Date: 08/21/2017

File No: 2017-020

Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

A public hearing to consider a Conditional Use Permit (CUP) for Neighborhood Assembly uses, for a portion of the South eighty feet (S 80') of Lot one (1) of the Kenyon-Ross Subdivision, specifically located at 235 S. Burlington, Suite D, Hastings, Adams County, Nebraska; by applicant Jean-Paul Escalera on behalf of Grace Baptist Church.

Names of People/Business affected by this action:

The staff and members of Grace Baptist Church and the City of Hastings.

Why Planning Commission action is required:

Neighborhood Assembly uses are allowed as a conditional use in all zone districts, and are not allowed by-right in any zone district.

Type of action requested:

Motion

Suggested motion:

Motion to recommend approval of the Conditional Use Permit for a Neighborhood Assembly use for Grace Baptist Church.

Deadlines associated with action:

A public hearing is scheduled during the regular meeting of City Council on Monday, September 11, 2017.

Department head comments:

Grace Baptist Church is requesting a CUP for a neighborhood assembly in suite D of the building at 235 South Burlington Avenue. The unit in which the church exists fronts onto A Street. The membership currently stands at ten members, with weekly attendance at services between 15-25. The total usable space of the unit is 2060 square feet divided into 4 small rooms, an ADA accessible restroom, and a large open area. The property is currently used between 9 A.M. and 12 P.M. on Sundays, and between 6 and 9 P.M. on Wednesdays. Occasional gatherings are scheduled outside these hours, and 2 additional services are contemplated in the future.

The subject property has held a CUP for neighborhood assembly use since August, 2014 under multiple different proprietors. Staff recommends a condition that the Development Services Office be notified on an annual basis by the applicant that the use and tenancy are still valid. It is further recommended that this use retains the "Group B" occupancy under the Building Code--limiting the occupancy to a maximum of 49 people, in order to retain the exemption from architectural requirements.

The specific standards for "Churches and other places of worship" in Section 34-404 (2) of Hastings City Code outline ten conditions, each of which the applicant has met. Any accessory uses, such as day nurseries or meal distribution, must be approved by subsequent amendment to the conditional use permit.

The church is located within the 150 foot buffer of an applicant for a liquor license, but the church has knowledge of and has supported the proposed use.

Recommendation:

Staff recommends that Planning Commission recommend approval of the Conditional Use Permit for Grace Baptist Church at 235 S. Burlington Avenue, Suite D, subject to the following conditions:

1. the permittee or property owner notify the Development Services office annually to verify the continuance of the use;
2. all signage be subject to the provisions of the City's sign code and reviewed by the Building Inspector for compliance;
3. assembly activities be limited to Sundays from 7 A.M. to 10 P.M. and Weekdays between 8 A.M. and 10 P.M.
4. the outside of the property shall be kept free of any nuisances as defined in Chapter 18 of the Hastings City Code;
5. prior to occupancy by the church, the site shall be re-inspected and re-approved by the Hastings Fire Inspector and the Building Inspector;
6. no accessory uses shall be permitted on site unless approved by a separate amendment action to this CUP;
7. noise shall be kept at a level so as not to create a nuisance to the adjacent neighborhood.



Growing Together In Grace

RE: Application for Conditional Use Permit

July 21, 2017

To Whom It May Concern:

This letter is submitted on behalf of Grace Baptist Church, in accordance with the requirements of Hastings City Zoning Manual, p. 34-103, for a church to meet publicly and receive a Conditional Use Permit.

The CUP is requested for the use of the storefront building located at 235 S. Burlington, Suite D.

The interior is primarily wide open with four smaller rooms and one handicap accessible restroom. The total useable space is roughly 2060 square feet.

Grace Baptist Church has a small congregation of about ten members and our weekly Sunday attendance is between 15-25.

Currently our services are held on Sunday mornings from 9-12AM and for Bible Study on Wednesdays from 6-9PM. A Sunday School and Sunday evening service may be added at a future date. Occasionally, throughout the year we will have special meetings such as Bible Conferences or Mission Conferences and fellowship pot-luck dinners.

The building has two entry/exits. There is adequate parking surrounding the building and across the street. There is also a handicap access ramp from the front parking area.

The following answers are given in response to the questions in the Hastings City Code Conditional Use Standards 34-404.2 (2) Churches and other places of religious worship.

- a) The building is located on the corner of Burlington and "A" street and has access to both streets.
- b) See attached drawing of building location and interior layout.
- c) As GBC has a small congregation (15-25) on Sundays, and the total useable space is roughly 2060 square feet, site will be adequate for the foreseeable future and should comfortably accommodate 50-70 people.
- d) There is a sidewalk around the whole perimeter of the building and there are no yards or shrubbery to maintain.
- e) See answer to (c)
- f) See answer to (c)
- g) The site has 19 parking spots directly in front. Also, there are 11 more across the street and additional spaces on the sides and back of building with a total of 99 spaces.
- h) See answer to (c)
- i) GBC has no plans for any kind of day care services or business activities. The building will only be used for religious teaching and worship services.
- j) Signage will be in compliance with city code. Only vinyl lettering and logos, by professional sign painters, will be used on windows.

Attached is our check of \$300 for the application fee.

Respectfully submitted by,



Jean-Paul Escalera
Pastor
Grace Baptist Church
Hastings, NE.
402-984-9487

Inside Our Location View

Several other businesses use these

N
↓
Barlinebor
Street

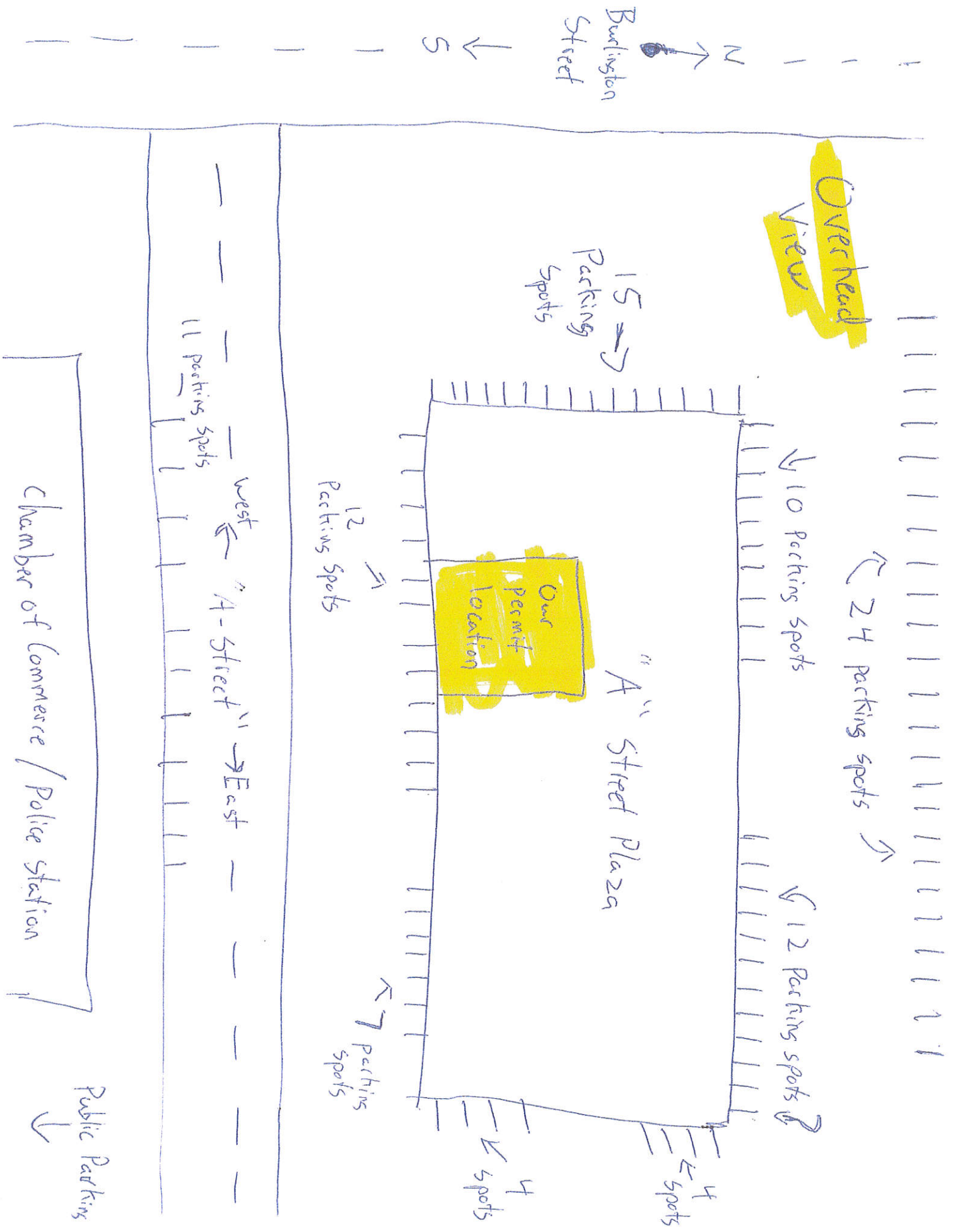
↓
S

PARKING LOT



Parking

Overhead View



RESOLUTION NO. 2017-XX

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, applicant Jean-Paul Escalera has submitted an application for the approval of a Conditional Use Permit to operate a Neighborhood Assembly on a portion of the property zoned C-3 Commercial Business, and legally described as the south 80 Feet of Lot 1 of the Kenyon-Ross Subdivision of the City of Hastings, Adams County, Nebraska, according to the recorded plat thereof, located at 235 South Burlington Avenue, Suite D, and

WHEREAS, the Planning Commission and City Council have conducted public hearings as required by law and recommended approval of the CUP with certain conditions to be attached to this Resolution;

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

BE IT RESOLVED by the Mayor and City Council of the City of Hastings, Nebraska, does hereby approve the Conditional Use Permit for a Neighborhood Assembly, located at 235 South Burlington Avenue, Suite D, Hastings, Nebraska, subject to the following conditions:

1. The permittee or property owner notify the Development Services office annually to verify the continuance of the use;
2. All signage be subject to the provisions of the City's sign code and reviewed by the Building Inspector for compliance;
3. Assembly activities be limited to Sundays from 7 A.M. to 10 P.M. and Weekdays between 8 A.M. and 10 P.M.
4. The outside of the property shall be kept free of any nuisances as defined in Chapter 18 of the Hastings City Code;
5. Prior to occupancy by the church, the site shall be re-inspected and re-approved by the Hastings Fire Inspector and the Building Inspector;
6. No accessory uses shall be permitted on site unless approved by a separate amendment action to this CUP;
7. Noise shall be kept at a level so as not to create a nuisance to the adjacent neighborhood.

PASSED AND APPROVED this _____ day of _____, 2017.

Mayor

ATTEST:

City Clerk

(S E A L)

Approved as to form: _____
City Attorney

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 08/21/2017
File No: 2017-021
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

A public hearing for a change of zoning from "R-1 Single Family Residential" to "R-3 Multiple Family Residential," for Lot 5 of Cornell Subdivision, a replat of Lot 11 of Cramer's Subdivision of the City of Hastings, Adams County, Nebraska, commonly referred to as 850 S. Kansas.

Names of People/Business affected by this action:

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

Why Planning Commission action is required:

Amendments to the zoning map, the text of or any part of the Comprehensive Plan, may be initiated...by motion and majority vote of the Planning Commission [34-804-(1)(b)].

Type of action requested:

Ordinance

Suggested motion:

Motion to recommend approval of the zone change ordinance. Motion to recommend approval with conditions.

Deadlines associated with action:

A public hearing to consider the zone change ordinance is scheduled for the regular meeting of City Council on September 11, 2017.

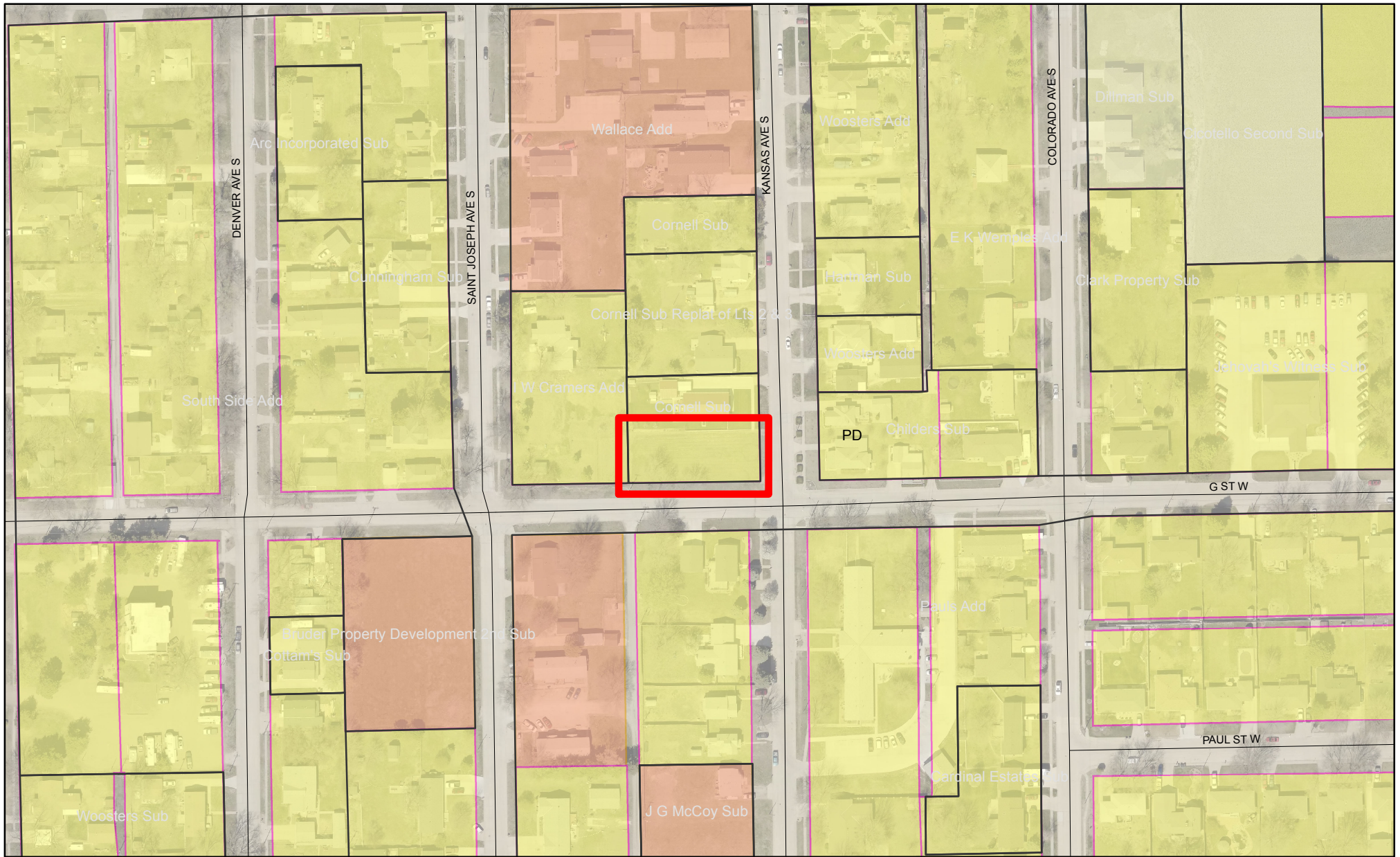
Department head comments:

The applicant has applied for a zone district change for this property to allow for a duplex unit on the property. The units will be rental housing only, and no separated ownership of the units is contemplated. Based on initial site design, the applicant intends to construct two separate driveways, one each on the east and west ends of the structure.

Recommendation:

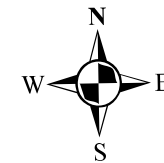
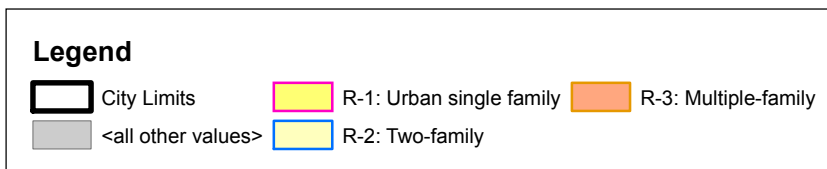
Staff recommends Planning Commission recommend approval of the zone change ordinance subject to the following conditions:

1. that concrete driveways are constructed no wider than 15', with a single width apron for each at G Street;
2. that a 4' wide concrete detached sidewalk be constructed along the property lines adjacent to South Kansas and G Street.



850 S. Kansas Rezone Request

Zoning Map



Department: Development Services

Staff Contact:

Planning Commission Meeting Date: 08/21/2017

File No: 2017-022

Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

A public hearing regarding an amendment to the Comprehensive Plan of the City of Hastings, Nebraska to change the future land use from "Agricultural" to "Suburban Residential" for portions of Westbrook Village 11th, 12th, 13th, 14th, and 15th Additions to the City of Hastings, Adams County, Nebraska.

Names of People/Business affected by this action:

The property owners, the people of Hastings, and the City.

Why Planning Commission action is required:

Amendments to the Comprehensive Plan shall be heard by the Commission, and 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.

Type of action requested:

Ordinance

Suggested motion:

Motion to recommend approval of the Ordinance to amend the Comprehensive Plan.

Deadlines associated with action:

The proposal is scheduled to be heard at the next regular meeting of City Council on September 11, 2017.

Department head comments:

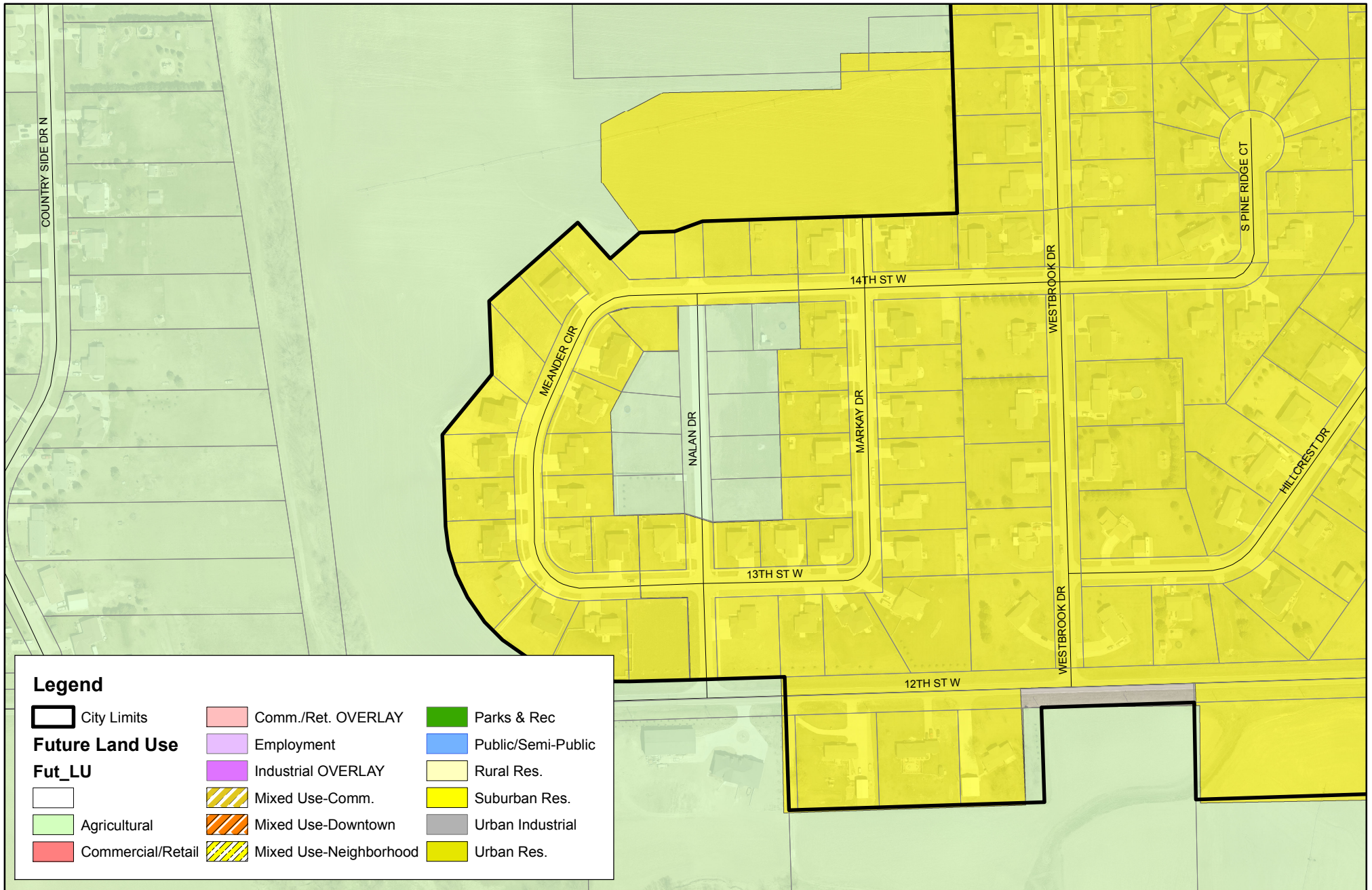
Previous plat filings in Westbrook Village had not included the requisite Comprehensive Plan amendments. This resulted in portions of each of the filings designated as Suburban Residential while other portions retained the Agricultural designation. All land included in this action has been developed to urban standards and some residential properties have been constructed.

The specific parcels of land included are as follows: The east half of Westbrook Village 11th subdivision; the east half of Westbrook Village 12th subdivision; the west two-thirds (2/3) of

Westbrook Village 13th Addition; the east two-thirds (2/3) of Westbrook Village 14th Addition; and all remaining portions of Westbrook Village 15th Addition that are not designated as Suburban Residential.

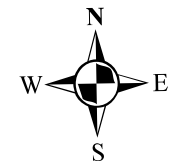
Recommendation:

Staff recommends approval of the recommendation to amend the Comprehensive Plan designation by Ordinance for portions of Westbrook Village herein described.



Westbrook Village Comprehensive Plan Amendment

Future Land Use Map



Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 08/21/2017
File No: 2017-023
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

Consideration of a final plat for Lakeview 7th Subdivision of the City of Hastings, a tract of land located in the Southwest Quarter (SW1/4) of Section 36, Township 8 North, Range 10 West of the 6th P.M., Adams County, Nebraska containing 4.09 acres more or less.

Names of People/Business affected by this action:

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

Why Planning Commission action is required:

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

Type of action requested:

Motion

Suggested motion:

Motion to approve the final plat. Motion to approve with conditions.

Deadlines associated with action:

This item is scheduled to be considered at the next regular meeting of City Council on September 11, 2017.

Department head comments:

This final plat is a revision and refinement of a portion of the Lakeview Preliminary plat filed in 2005 (#005-17). The street layout is substantially similar, and the main differences are lot dimensions; lots averaged 100 foot width in the original preliminary and have been reduced to an average of 90 foot in this iteration. Lot depths are identical in both filings.

Current Zoning: "R-1 Single Family Residential"

Proposed Zoning: No change.

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

Surrounding Land Uses are:

North: Adams County Agricultural uses, zoned "A-Agricultural."

South: Partially developed "R-1 Single Family Residential;"

East: Undeveloped "R-1 Single Family Residential" leading eastward into fully developed "R-1 Single Family Residential;"

West: Large lot residential immediately west zoned "R-1 Single Family Residential", then Adams County Agricultural uses, zoned "A-Agricultural."

Recommendation:

Staff recommends Planning Commission to approve the final plat for Lakeview 7th Subdivision.

FINAL PLAT

LAKEVIEW 7th SUBDIVISION

A REPLAT OF LOT 4, LAKEVIEW 5TH
ADDITION, TO THE CITY OF HASTINGS,
ADAMS COUNTY, NEBRASKA, AND A
TRACT OF LAND LOCATED IN THE SW 1/4
OF SECTION 36, T8N, R10W, IN THE CITY
OF HASTINGS, ADAMS COUNTY, NEBRASKA.

OWNER NAME AND ADDRESS:

WESTBROOK VILLAGE L.L.C.
ALAN M. ANDERSON, MANAGING MEMBER
701 NORTH SHORE DRIVE
HASTINGS, NE 68901

CURRENTLY ZONED: 05-AGRICULTURAL

PROPOSED: R-1 SINGLE FAMILY RESIDENT

FLOOD PLAIN NOTE:

NO PORTION OF THE PROPERTY SHOWN ON THIS
FINAL PLAT IS LOCATED WITHIN THE 100 YEAR FLOOD
HAZARD ZONE "A" ACCORDING TO THE FLOOD HAZARD
BOUNDARY MAPS AS PROVIDED BY THE U.S. DEPARTMENT
OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE
ADMINISTRATION.. COMMUNITY PANEL NO. 3100010005B.

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 10 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 5 LAKEVIEW 5TH ADDITION, LOCATED IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, THENCE S62°32'35"W (ASSUMED BEARING) A DISTANCE OF 67.64 FEET TO THE WEST RIGHT OF WAY OF PLATTED MERLE AVENUE, THENCE S00°00'42"W ALONG SAID WEST RIGHT OF WAY OF MERLE AVENUE A DISTANCE OF 126.33 FEET TO THE NORTH RIGHT OF WAY OF PLATTED LAKERIDGE DRIVE, THENCE S88°44'26"W ALONG SAID NORTH RIGHT OF WAY OF LAKERIDGE DRIVE A DISTANCE OF 161.61 FEET, TO THE EAST LINE OF NORTHSORE HEIGHTS ADDITION, THENCE N00°02'38"E ALONG SAID EAST LINE OF NORTHSORE HEIGHTS ADDITION AND THE EAST LINE OF NORTHSORE HEIGHTS SUBDIVISION A DISTANCE OF 553.68 FEET, THENCE S89°57'22"E A DISTANCE OF 161.51 FEET, THENCE N00°02'38"E A DISTANCE OF 201.12 FEET TO THE BEGINNING OF A CURVE THAT IS CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 230.00 FEET, A CHORD BEARING OF N19°47'59"E, AN ARC LENGTH OF 158.61 FEET, (155.49 FEET CHORD DISTANCE), THENCE N39°33'21"E A DISTANCE OF 182.87 FEET, THENCE S24°41'48"E A DISTANCE OF 66.61 FEET, THENCE S39°33'21"W A DISTANCE OF 153.93 FEET TO THE BEGINNING OF A CURVE THAT IS CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 170.00 FEET, A CHORD BEARING OF S19°47'59"W, AN ARC LENGTH OF 117.23 FEET, (114.92 FEET CHORD DISTANCE), THENCE S00°02'38"W A DISTANCE OF 169.59 FEET, THENCE S89°57'22"E A DISTANCE OF 150.00 FEET, THENCE S00°02'38"W PARALLEL WITH THE SAID EAST LINE OF NORTHSORE HEIGHTS ADDITION AND NORTHSORE HEIGHTS SUBDIVISION A DISTANCE OF 423.70 FEET TO THE NORTH LINE OF LAKEVIEW 5TH ADDITION, THENCE S89°56'31"W ALONG SAID NORTH LINE OF LAKEVIEW 5TH ADDITION A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING, CONTAINING 4.77 ACRES MORE OR LESS.

CURVE DATA	
CURVE 1	CURVE 2
R=230.00'	R=170.00'
L=158.61'	L=117.23'
CHD=155.49'	CHD=114.92'
CHB=N19°47'59"E	CHB=S19°47'59"W

SURVEYORS CERTIFICATE:

I, JOSHUA EUGENE GRUMMERT, A LICENSED PROFESSIONAL
LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA,
DO HEREBY CERTIFY THIS PLAT OF A SURVEY WAS MADE BY
ME OR UNDER MY SUPERVISION, ON _____, 2017.

JOSHUA E. GRUMMERT | LS-783

VICINITY SKETCH

SHEET 1 OF 3

100'

SCALE 1: 100

LEGEND :

- M-MEASURED DISTANCE
- R-RECORD DISTANCE
- G-GOVERNMENT DISTANCE
- P-PLATTED DISTANCE
- D-DEED DISTANCE
- ⊕ CORNER FOUND
- TEMPORARY POINT
- SET 1/2" X 24" REBAR WITH BLUE LS-783 CAP UNLESS NOTED OTHERWISE

DETAIL B
NOT TO SCALE

LOT 1
NORTH
SHORE
HEIGHTS
ADD.

LOT 3
LAKEVIEW
5TH. ADD.

60.0' M-F

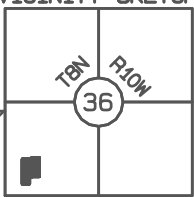
1.63' 25/50

G.P.S. PROJECT # 013-2017



G. P. S.
website
www.grummertsurveying.com

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



OWNERS CERTIFICATE AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WESTBROOK VILLAGE, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, THE OWNERS OF RECORD OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREIN, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "LAKEVIEW 7TH SUBDIVISION", A SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, LOCATED IN THE SOUTH ONE HALF OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 10 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA, AND THAT SAID SURVEYING, SUBDIVIDING, PLATTING AND DESIGNATION WAS DONE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNERS. BE IT FURTHER KNOWN, THAT SAID OWNERS DO HEREBY DEDICATE ALL STREETS AND EASEMENTS SHOWN ON THE PLAT TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA,

SIGNED THIS _____ DAY OF _____, 2017.

WESTBROOK VILLAGE, L.L.C.

ALAN M. ANDERSON, MANAGING MEMBER

WAIVER:

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

SIGNED THIS _____ DAY OF _____, 2017.

WESTBROOK VILLAGE, L.L.C.

ALAN M. ANDERSON, MANAGING MEMBER

ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2017, BY ALAN M. ANDERSON, MANAGING MEMBER OF WESTBROOK VILLAGE, L.L.C. MY COMMISSION EXPIRES THE _____ DAY OF _____.

(SEAL)

NOTARY

MAYOR AND CITY COUNCIL ACTION

THIS PLAT OF LAKEVIEW 7TH SUBDIVISION, A SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, IS HEREBY _____, DATED THIS _____ DAY OF _____, _____.

MAYOR

CITY CLERK

LAKEVIEW 7 TH SUBDIVISION

SHEET 2 OF 3

A REPLAT OF LOT 4, LAKEVIEW 5TH ADDITION, TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, AND A TRACT OF LAND LOCATED IN THE SW 1/4 OF SECTION 36, T8N, R10W, IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

G.P.S

website

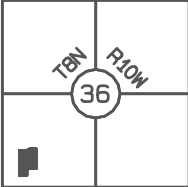
www.grummertsurveying.com

GRUMMERT PROFESSIONAL SERVICES, LLC

PO BOX 37, 501 N. FORBES AVE, KENESAW, NE 68956

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

VICINITY SKETCH



G.P.S. PROJECT # 013-2017

COUNTY TREASURER'S CERTIFICATE

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

ADAMS COUNTY TREASURER

CITY ENGINEER'S APPROVAL

I, THE UNDERSIGNED, DO HEREBY _____ THIS PLAT OF LAKEVIEW 7TH SUBDIVISION, A SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

CITY ENGINEER

CITY PLANNING COMMISSION RECOMMENDATION

THIS PLAT OF LAKEVIEW 7TH SUBDIVISION, A SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, HAS BEEN SUBMITTED TO AND REVIEWED BY THE CITY PLANNING COMMISSION FOR APPROVAL AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, WITH THE RECOMMENDATION THAT SAID PLAT BE _____AS PROPOSED DATED THIS _____ DAY OF _____ , _____ .

CHAIRMAN

DIRECTOR

CITY TREASURER'S CERTIFICATE

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

CITY OF HASTINGS TREASURER

REGISTER OF DEEDS CERTIFICATE

STATE OF NEBRASKA }
COUNTY OF ADAMS } } SS
}

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

REGISTER OF DEEDS

LAKEVIEW 7 TH SUBDIVISION

SHEET 3 OF 3

A REPLAT OF LOT 4, LAKEVIEW 5TH ADDITION, TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, AND A TRACT OF LAND LOCATED IN THE SW 1/4 OF SECTION 36, T8N, R10W, IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

G. P. S

website

www.grummert

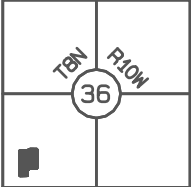
surveying.com

GRUMMERT PROFESSIONAL SERVICES, LLC

PO BOX 37, 501 N. FORBES AVE, KENESAW, NE 68956

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

VICINITY SKETCH



G.P.S. PROJECT # 013-2017

Department: Development Services
Staff Contact: Donald Threewitt
Planning Commission Meeting Date: 08/21/2017
File No: 2017-024
Prepared By: Donald Threewitt, Development Services Director

AGENDA ITEM SUMMARY SHEET

Description of Item:

A preliminary plat for Shadow Ridge 7th Addition to the City of Hastings located in the Northwest Quarter (NW1/4) of Section 36, Township 8 North, Range 10 West of the 6th P.M., Adams County, Nebraska containing 9.13 acres more or less.

Names of People/Business affected by this action:

The applicant, the people of Adams County, and the City.

Why Planning Commission action is required:

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

Type of action requested:

Motion

Suggested motion:

Motion to approve Shadow Ridge 7th Addition preliminary plat. Motion to approve with conditions.

Deadlines associated with action:

This item is scheduled for consideration at the regular City Council meeting on September 11, 2017.

Department head comments:

Current Zoning: "A- Agricultural"
Proposed Zoning: "R-1 Residential"

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

Surrounding Land Uses are:

North: Adams County Agricultural uses, zoned "A-Agricultural."

South: Agricultural and rural residential uses, zoned "R-1 Single Family Residential;"

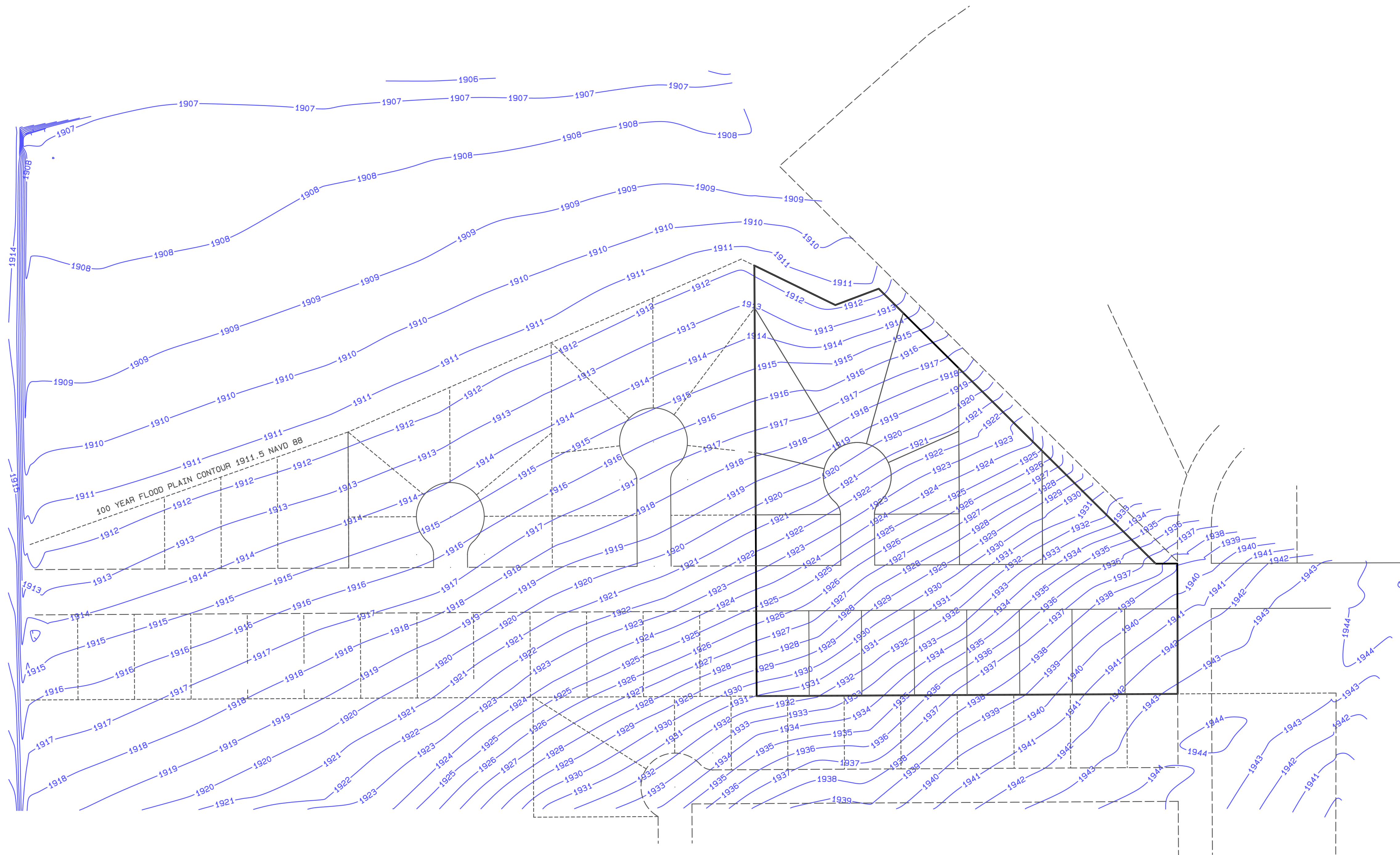
East: Developed residential uses, zoned "R-1 Single Family Residential;"

West: Adams County Agricultural uses, zoned "A-Agricultural."

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

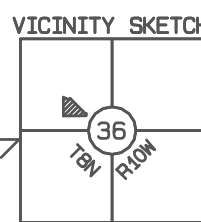
Recommendation:

Staff recommends approval of the preliminary plat for Shadow Ridge 7th Addition to the City of Hastings.



SURVEYORS CERTIFICATE:
I, JOSHUA EUGENE GRUMMERT, A LICENSED PROFESSIONAL
LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA,
DO HEREBY CERTIFY THIS PLAT OF A SURVEY WAS MADE BY
ME OR UNDER MY SUPERVISION, THIS ____TH DAY OF JULY, 2017.

JOSHUA E. GRUMMERT | LS-783



LEGEND :
M-MEASURED DISTANCE
R-RECORD DISTANCE
G-GOVERNMENT DISTANCE
P-PLATTED DISTANCE
D-DEED DISTANCE
● CORNER FOUND
○ TEMPORARY POINT
● SET 1/2" X 24" REBAR
WITH LS-783 CAP
UNLESS NOTED OTHERWISE

SHEET 1 OF 3
100'
SCALE 1:100

G.P.S. PROJECT # 016-2017

G.P.S. GRUMMERT PROFESSIONAL SERVICES, LLC
PO BOX 37, 501 N. FORBES AVE, KENESAW, NE 68066
WWW.GRUMMERTSURVEYING.COM PHONE 402-678-5701 EMAIL jmgrummert@yahoo.com

PRELIMINARY PLAT

SHADOW RIDGE 7th ADDITION

A 9.13 ACRE ADDITION TO THE CITY OF HASTINGS,
ADAMS COUNTY, NEBRASKA, LOCATED IN THE
NORTHWEST ONE-QUARTER OF SECTION 36, T8N-R10W,
OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA.

OWNERS NAME AND ADDRESS:

WESTBROOK VILLAGE L.L.C.
ALAN M. ANDERSON, (MANAGING MEMBER)
MARY K. ANDERSON
701 NORTH SHORE DRIVE
HASTINGS, NE 68901

CURRENTLY ZONED: 05-AGRICULTURAL

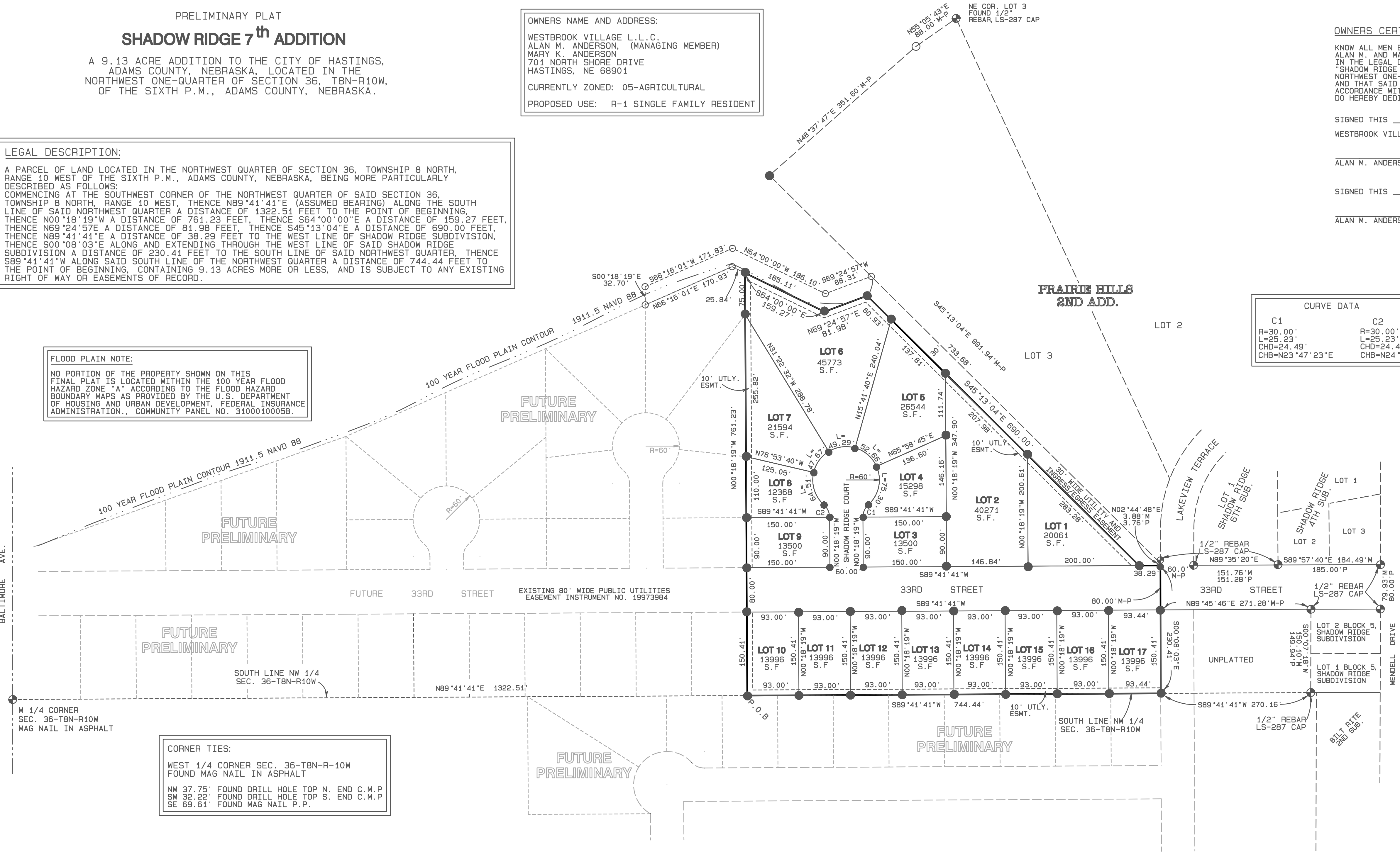
PROPOSED USE: R-1 SINGLE FAMILY RESIDENT

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 10 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 36, TOWNSHIP 8 NORTH, RANGE 10 WEST, THENCE N89°41'41"E (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1322.51 FEET TO THE POINT OF BEGINNING, THENCE N00°18'19"W A DISTANCE OF 761.23 FEET, THENCE S64°00'00"E A DISTANCE OF 159.27 FEET, THENCE N69°24'57"E A DISTANCE OF 81.98 FEET, THENCE S45°13'04"E A DISTANCE OF 690.00 FEET, THENCE N89°41'41"E A DISTANCE OF 38.29 FEET TO THE WEST LINE OF SHADOW RIDGE SUBDIVISION, THENCE S00°08'03"E ALONG AND EXTENDING THROUGH THE WEST LINE OF SAID SHADOW RIDGE SUBDIVISION A DISTANCE OF 230.41 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER, THENCE S89°41'41"W ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER A DISTANCE OF 744.44 FEET TO THE POINT OF BEGINNING, CONTAINING 9.13 ACRES MORE OR LESS, AND IS SUBJECT TO ANY EXISTING RIGHT OF WAY OR EASEMENTS OF RECORD.

FLOOD PLAIN NOTE:

NO PORTION OF THE PROPERTY SHOWN ON THIS FINAL PLAT IS LOCATED WITHIN THE 100 YEAR FLOOD HAZARD ZONE "A" ACCORDING TO THE FLOOD HAZARD BOUNDARY MAPS AS PROVIDED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, COMMUNITY PANEL NO. 3100010005B.



OWNERS CERTIFICATE AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WESTBROOK VILLAGE, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, AND ALAN M. AND MARY K. ANDERSON HUSBAND AND WIFE, THE OWNERS OF RECORD OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREIN, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "SHADOW RIDGE 7TH ADDITION", AN ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 8 NORTH, RANGE 10 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA, AND THAT SAID SURVEYING, SUBDIVIDING, PLATTING AND DESIGNATION WAS DONE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNERS. BE IT FURTHER KNOWN, THAT SAID OWNERS DO HEREBY DEDICATE ALL STREETS AND EASEMENTS SHOWN ON THE PLAT TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

SIGNED THIS _____ DAY OF _____, 2017.

WESTBROOK VILLAGE, L.L.C.

ALAN M. ANDERSON, MANAGING MEMBER

SIGNED THIS _____ DAY OF _____, 2017

ALAN M. ANDERSON

MARY K. ANDERSON

WAIVER:

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

SIGNED THIS _____ DAY OF _____, 2017.

WESTBROOK VILLAGE, L.L.C.

ALAN M. ANDERSON, MANAGING MEMBER

WAIVER:

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

SIGNED THIS _____ DAY OF _____, 2017.

ALAN M. ANDERSON

MARY K. ANDERSON

ACKNOWLEDGEMENT

STATE OF _____ } SS
COUNTY OF _____ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2017, BY ALAN M. ANDERSON, MANAGING MEMBER OF WESTBROOK VILLAGE, L.L.C., MY COMMISSION EXPIRES THE _____ DAY OF _____.

(SEAL)

NOTARY

ACKNOWLEDGEMENT

STATE OF _____ } SS
COUNTY OF _____ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2017, BY ALAN M. ANDERSON AND MARY K. ANDERSON HUSBAND AND WIFE, MY COMMISSION EXPIRES THE _____ DAY OF _____.

(SEAL)

NOTARY

MAYOR AND CITY COUNCIL ACTION

THIS PLAT OF SHADOW RIDGE 7TH ADDITION, AN ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, IS HEREBY _____, DATED THIS _____ DAY OF _____.

MAYOR

CITY CLERK

COUNTY TREASURER'S CERTIFICATE

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

ADAMS COUNTY TREASURER

CITY PLANNING COMMISSION RECOMMENDATION

THIS PLAT OF SHADOW RIDGE 7TH ADDITION, AN ADDITION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, HAS BEEN SUBMITTED TO AND REVIEWED BY THE CITY PLANNING COMMISSION FOR APPROVAL AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, WITH THE RECOMMENDATION THAT SAID PLAT BE _____ AS PROPOSED DATED THIS _____ DAY OF _____.

CHAIRMAN

DIRECTOR

CITY TREASURER'S CERTIFICATE

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

CITY OF HASTINGS TREASURER

REGISTER OF DEEDS CERTIFICATE

STATE OF NEBRASKA

COUNTY OF ADAMS } SS

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

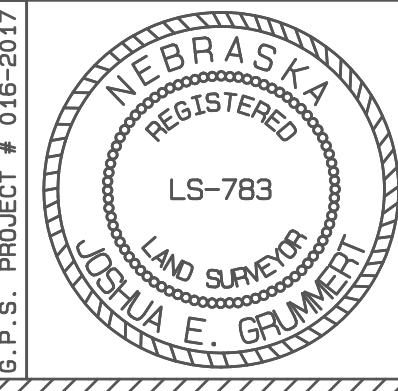
REGISTER OF DEEDS

CITY ENGINEER'S APPROVAL

I, THE UNDERSIGNED, DO HEREBY _____ THIS PLAT OF SHADOW RIDGE 7TH ADDITION, AN ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

CITY ENGINEER

G.P.S. PROJECT # 016-2017



SURVEYOR'S CERTIFICATE:

I, JOSHUA EUGENE GRUMMERT, A LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA, DO HEREBY CERTIFY THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION, THIS _____TH DAY OF AUGUST, 2017.

JOSHUA E. GRUMMERT | LS-783

VICINITY SKETCH



G.P.S. GRUMMERT PROFESSIONAL SERVICES, LLC
WEBSITE: WWW.GPSSURVEYING.COM
PO BOX 37, 501 N. FORBES AVE, KENESAW, NE 68856
PHONE 402-879-5701 EMAIL jnggrummert@yahoo.com

LEGEND :
M-MEASURED DISTANCE
R-RECORD DISTANCE
G-GOVERNMENT DISTANCE
P-PLATTED DISTANCE
D-DEED DISTANCE
● CORNER FOUND
○ TEMPORARY POINT
● SET 1/2" X 24" REBAR WITH LS-783 CAP UNLESS NOTED OTHERWISE

SHEET 1 OF 1
SCALE 1:100