HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Tuesday, May 21, 2024 at 4:00 PM at the Hastings Municipal Airport 3300 W 12th Street, Hastings NE 68901.

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 May 11, 2024. 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 available for public review. Also, a current copy of the Nebraska Open Meetings Act is posted and accessible to members of the public.

6. Approval of Minutes

    a. Meeting of April 16, 2024

7. Public Hearings.

    a. **2024-57.** Public hearing to consider a request to adopt the Redevelopment Plan for an approximate 100.7-acre area generally bounded by North Cedar Avenue, East 6th Street, North 2nd Avenue, and East 9th Street in the City of Hastings, Adams County, Nebraska, known as Redevelopment Area #17.

        Motion to recommend approval of Resolution No. 2024-57, the adoption of Redevelopment Plan for Redevelopment Area #17.

    b. **2024-58.** Public hearing to consider a request to adopt the Redevelopment Plan for an approximate 161.57 acre area generally bounded by East 26th Street, Pioneer Spirit Trail, the Union Pacific Railroad, and North Elm Avenue in the City of Hastings, Adams County, Nebraska, known as Redevelopment Area #18.
        Motion to recommend approval of Resolution No. 2024-58, the adoption of Redevelopment Plan for Redevelopment Area #18.

    c. **2024-62.** Public hearing to consider a request for Plan Modification No. 2024-1 to Redevelop Area Number #5 for the Fairview Villas Development. The area of redevelopment is approximately 3.89 acres and is generally 400 feet to the south of the intersection of West F Street and Franklin Avenue in the City of Hastings, Adams County, Nebraska.

        Motion to recommend approval for Plan Modification No. 2024-1 to Redevelop Area Number #5, Fairview Villas Development. The area of redevelopment is approximately 3.89 acres and is generally 400 feet to the south of the intersection of West F Street and Franklin Avenue in the City of Hastings, Adams County, Nebraska.

    d. **2024-66.** Public hearing for a change of zoning for property commonly known as Hastings College, 710 N. Turner Avenue, City of Hastings, Adams County, Nebraska, including land adjacent to the campus that is owned by Hastings College from R-3,

Multiple-Family Residential District and R-2, Mixed-Density Residential District to CMP, Campus Institutional District, and to amend the Official Zoning District Map.

Motion to recommend approval for an ordinance and the amendment to the Official Zoning District Map to rezone property commonly known as Hastings College, 710 N. Turner Avenue, City of Hastings, Adams County, Nebraska, including land adjacent to the campus that is owned by Hastings College from R-3, Multiple-Family Residential District and R-2, Mixed-Density Residential District to CMP, Campus Institutional District.

e. **2024-59.** Public hearing to consider a request for Plan Modification No. 2024-2 to Redevelopment Area Number #17, for Hastings College Dormitory Project. The area of redevelopment is a 4.65-tract of land, generally to the north of the intersection of Pine Knoll Road and E. 9th Street in the City of Hastings, Adams County, Nebraska.

Motion to recommend approval for Plan Modification No. 2024-2 to Redevelopment Area Number #17, Hastings College Dormitory Project, for property generally to the north of the intersection of Pine Knoll Road and E. 9th Street in the City of Hastings, Adams County, Nebraska.

f. **2024-70.** Public hearing for a change of zoning for property generally located to the southwest of the intersection of East 26th Street and North Elm Street, City of Hastings, Adams County, Nebraska, from R-1A, Single-Family Residential Large Lot to R-3, Multiple-Family Residential District, and to amend the Official Zoning District Map.

Motion to recommend approval for an ordinance and the amendment to the Official Zoning District Map to rezone property generally located to the southwest of the intersection of East 26th Street and North Elm Street, City of Hastings, City of Hastings, Adams County, Nebraska, from R-1A, Single-Family Residential Large Lot to R-3, Multiple-Family Residential District, and to amend the Official Zoning District Map.

g. **2024-64.** Public hearing to consider a request for Plan Modification No. 2024-3 to Redevelop Area Number #18, for the Elm 26 Residential Project. The area to redevelop is approximately 44.31 acres and is generally to the southwest of the intersection of East 26th Street and North Elm Street in the City of Hastings, Adams County, Nebraska.

Motion to recommend approval for Plan Modification No. 2024-3 to Redevelop Area Number #18, for the Elm 26 Residential Project for the property generally to the southwest of the intersection of East 26th Street and North Elm Street in the City of Hastings, Adams County, Nebraska.

h. **2024-65.** Public Hearing to consider the request from Gibraltar Development, LLC for a conditional use permit for self-service storage facilities for property commonly addressed as 100 West J Street, City of Hastings, Adams County, Nebraska.

Motion to recommend approval of the request for a conditional use permit for a self-service storage facility. The property is commonly addressed as 100 West J Street, City of Hastings, Adams County, Nebraska.

8. Subdivisions

a. **2024-68.** Preliminary Plat for Fairway Subdivision, in the Northeast Quarter of Southwest One-Third of Section 13, Township 7 North, Range 10 West of the 6th P.M., in the City of Hastings, Adams County, Nebraska.

b. **2024-60.** Preliminary Plat for Hastings College First Subdivision Replat One, a replatting of Lot 1, Block 1, Hastings College First Subdivision and Lots 1 through 12, Pine Knoll Place Subdivision, in the City of Hastings, Adams County, Nebraska.

c. **2024-71.** Preliminary Plat for Elm 26 Subdivision, in the Northeast Quarter of the North Half of Fractional Section Six, ownership Seven North, Range Nine West of the 6th P.M. in the City of Hastings, Adams County, Nebraska.

d. **2024-82.** Final Plat for Hoss Subdivision, in the Southeast Quarter of Section 32, Township 8 North, Range 9 West of the 6th P.M., in Adams County, Nebraska

9. Reports

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

Adjourn

CITY OF HASTINGS,
NEBRASKA MINUTES OF
PLANNING COMMISSION
TUESDAY, APRIL 16, 2024

Pursuant to due call and notice thereof, a meeting of the Hastings Planning Commission was conducted in the Hastings Municipal Airport, 3300 W 12th Street, Hastings, Nebraska on April 16, 2024.

The meeting was called to order at 4:00 p.m. in Regular Session by the Second Vice-Chair Michelle Lewis with the following members present: Brian Hoffman, Jody Stutzman, Lou Kully, Michelle Lewis, and Chuck Rosenberg. Absent: Greg Sinner, Rakesh Srivastava, Ann Hinton, Joe Kindig and Shawn Rossi.

The following City Officials were present: City Attorney, Jesse Oswald, Director of Engineering, Lee Vrooman, Director of Development Services, Chad Bunger, City Planner, Ember Batelaan, Chief Building Official, Kevin Kubo, Community Risk Reduction Officer, Anthony Murphy, Information Technology Director, Erik Nielsen, City Clerk, Kim Jacobitz, and Permits Technician, Teri Schelkopf.

The Second Vice-Chair Lewis led the Commission in the recital of the Pledge of Allegiance to the United States of America.

The Second Vice-Chair Lewis called for a motion to adopt the current agenda for the April 16, 2024, meeting. Moved by Rosenberg, seconded by Hoffman, to adopt the current agenda. Ayes: Rosenberg, Lewis, Hoffman, Stutzman and Kully. Nays: None. Motion carried: 5-0.

PUBLIC NOTICE - Official Notice of the Regular Meeting was published in the Hastings Tribune on Saturday, April 6, 2024. 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 available for public review. Also, a current copy of the Nebraska Open Meetings Act is posted and accessible to members of the public.

APPROVAL OF MINUTES

a. Meeting of February 20, 2024

The Second Vice-Chair Lewis called for a motion to approve the minutes for the February 20, 2024, meeting. Moved by Rosenberg to approve the minutes of the February 20, 2024, meeting. Seconded by Kully. Ayes: Rosenberg, Lewis, Hoffman, Stutzman, and Kully. Nays: None. Motion carried: 5-0.

APPROVAL OF MINUTES

b. Meeting of March 19, 2024

The Second Vice-Chair Lewis called for a motion to approve the minutes for the March 19, 2024, meeting. Moved by Hoffman to approve the minutes of the March 19, 2024, meeting. Seconded by Stutzman. Ayes: Rosenberg, Lewis, Hoffman, Stutzman, and Kully. Nays: None. Motion carried: 5-0.

Joe Kindig arrived at 4:08 p.m.

Public Hearings

a. 2024-781 Public hearing for a change of zoning for property commonly addressed as 421 Emerson Avenue, City of Hastings, Adams County, Nebraska, from R-2, Mixed-Density Residential District to I-1, Light Industrial District, and to amend the Official Zoning District Map. Bunger provided a summary of the staff report requesting to rezone the property. Staff recommended the Planning Commission approve the request to rezone the property at 421 Emerson Avenue, from R-2, Mixed-Density Residential District to I-1, Light Industrial District. The staff report provided recommended findings of fact for the request.

Second Vice-Chair Lewis opened the public hearing. Rosenberg commented that since the applicant has the signatures from the adjacent property owners, he thinks it will be a good fit. Lewis then closed the public hearing. Lewis called for a motion to approve the change of zoning for property commonly addressed as 421 Emerson Avenue, City of Hastings, Adams County,Nebraska, from R-2, Mixed-Density Residential District, to I-1, Light Industrial District, and to amend the Official Zoning District Map. Kully moved to approve 2024-781. Seconded by Hoffman. Ayes: Rosenberg, Lewis, Kindig, Hoffman, Stutzman, and Kully. Nays: None. Motion carried: 6-0.

b. 2024-783 Public hearing for a change of zoning for property commonly addressed as 1325 E. 26th Street, City of Hastings, Adams County, Nebraska, from A, Agricultural District to R-1A, Single-Family Large Lot Residential District, and to amend the Official Zoning District Map. Batelaan provided a summary of the staff report requesting the rezoning of the property. The applicant intends to subdivide the home site from the agricultural land. The home is on private water and sewer. Staff recommended the Planning Commission approve the request to rezone the property at 1325 E 26th Street, from A, Agricultural District to R-1A, Single-Family Large Lot Residential District. The staff report provided recommended findings of fact for the request.

The Second Vice-Chair Lewis opened the Public Hearing. With no one speaking on the item, the Second Vice-Chair Lewis then closed the public hearing.

The Second Vice-Chair Lewis called for a motion to recommend approval of the rezoning request for property commonly addressed as 1325 E 26th Street, City of Hastings, Adams County, Nebraska, from A, Agricultural to R-1A, Single-Family Large Lot Residential District, and to amend the Official Zoning District map. Rosenberg moved to approve 2024-783. Kindig Seconded. Ayes: Rosenberg, Lewis, Kindig, Hoffman, Stutzman, and Kully. Nays: None. Motion carried: 6-0.

c. 2024-798 Public hearing for a change of zoning for property commonly addressed as 502 East D Street, City of Hastings, Adams County, from I-1, Light Industrial District to R-3, Multiple-Family Residential District, and to amend the Official Zoning District Map. Bunger provided a summary of the staff report requesting to rezone the property. There is an interested developer who would like to construct housing on this land and has asked in advance to be rezoned. The property is included in Area #5 of the Blight Study Area, so if they use Tax Increment Financing, it will need to come back through the Planning Commission, as a specific redevelopment plan amendment for the area, so the Commission will see the specifics. Staff recommended the Planning Commission approve the request to rezone the property at 502 East D Street, from I-1, Light Industrial District to

R-3, Multiple-Family Residential District. The staff report provided recommended findings of fact for the request.

The Second Vice-Chair Lewis asked for public comments for or against this item and the speakers came forward.

James Baldwin, 514 S Cedar Ave, Hastings. His property is directly to the Northwest corner of this property. James is asking for further information as it becomes available. He would not be in favor of a large apartment building on this site. He could understand Duplexes or something along those lines. Wishes it to stay Residential as opposed to being Industrial.

Randy Chick, Director of the Community Redevelopment Authority,520 W First St. #200, Hastings, Randy stated the CRA has accepted a preliminary proposal from Hoppe Development, located in Lincoln, Nebraska, for this site. They are seeking some low-income housing tax credits, as well as other types of affordable housing grants and loans, which can be a 4–5-month long process. The project would be contingent on the applicant receiving those. Hoppe Development will be seeking tax-increment financing for the project, and the Commission will receive a plan modification, and a plat before they can accomplish this. The project shows ten townhomes, facing Cedar Avenue, Single-Story, 2 bedrooms, 2 bath units with a single-car garage. Cedar Avenue would be paved with this project, and right now it's a gravel road. Then 48 units stacked flats. They are two-story, 2 bedrooms, 2 baths, and one flat, or a unit above the other. Like a duplex, only up and down. There are four buildings with twelve units in each. Also, 34 of the 48 units are going to be for 55-Plus, based on an individual's 60 percent median income or less. This is their plan if they receive all the financial items in place.

Christopher Heil, 1016 S Wabash Avenue, Hastings, spoke for his mother who lives at 614 S Cedar Avenue, Hastings. They have concerns about what is going on across the road, upkeep, maintenance, and paving costs. As his mother is battling cancer, he is there to speak for her, and they would appreciate the information on this application as well.

Lou Kully asked Randy Chick if this was the property he had spoken of. Randy Chick said this property is on the southeast corner of D Street and Cedar and stated again, that they will be brought before the Commission before moving forward. Kully said there will probably be more properties like this, in the future, which is wonderful. It's good for the City, good for the people and businesses.

Rosenberg asked Randy Chick if the house on that property would be leveled, and Randy said yes, it would be torn down.

Rosenberg asked Lee Vrooman about the traffic, which flows over to Elm Street, or back to Pine, and with Elm Street being busy due to Good Samaritan, will that be able to handle 58 residences? Vrooman stated when they get further plans, the city will have to take a look at that. Lee stated that is a valid point.

Rosenberg said that if Cedar will be paved, will the residents and businesses on the street need to contribute towards that? Chick said they would speak to the applicants to make certain there are no costs to the neighbors. They may do that the same time they pave their parking lot, and Chick said they will make sure that the cost is not assessed to other property owners, but as a part of this project.

Hoffman brought up the last Commission Meeting, where they were speaking of zones,

sewer, and water structures. Hoffman asked Vrooman if he saw any infrastructure needs. Vrooman stated water, and sewer is all available. They would need to look at the condition and check to see if the sewer needs replacement or, any of the streets as well.

Stutzman thanked the neighbors for attending, voicing their concerns, and asking for more information, and told them it does matter when they share their thoughts.

The Second Vice-Chair Lewis called for a motion to approve the change of zoning for property commonly addressed as 502 East D Street, City of Hastings, Adams County, Nebraska from I-1, Light Industrial District to R-3, Multiple-Family Residential District, and to amend the Official Zoning District Map. Rosenberg moved to approve 2024-798. Hoffman Seconded. Ayes: Rosenberg, Lewis, Kindig, Hoffman, Stutzman, and Kully. Nays: None. Motion carried: 6-0.

Subdivisions

a. 2024-784 Preliminary Plat for Hoss Subdivision, in the Southeast Quarter of Section 32, Township 8 North, Range 9 West of the 6th P.M., in Adams County, Nebraska. Batelaan provided a summary of the Preliminary Plat for Hoss Subdivision. Staff recommended the Planning Commission approve the request for the Preliminary Plat for Hoss Subdivision and send it to the City Council for approval.

The Second Vice-Chair Lewis opened the Public Hearing. With no one speaking on the item. Lewis called for a motion to approve the Preliminary Plat. Kully moved to approve the Preliminary Plat for Hoss Subdivision. Seconded by Stutzman. Ayes: Rosenberg, Lewis, Kindig, Hoffman, Stutzman, and Kully. Nays: None. Motion carried: 6-0.

b. 2024-744 Final Plat for Adam Subdivision. In the West Half of the Southwest Quarter of Section 29, Township 8 North, Range 9 West of the 6th P.M., in Adams County, Nebraska. Bunger provided a summary of the Final Plat for AdamsSubdivision. The City and the staff are recommending the Planning Commission approve the Final Plat for Adams Subdivision. and send it to the City Council for approval.

The Second Vice-Chair Lewis called to approve the Final Plat for Adam Subdivision. Rosenberg moved to approve the Final Plat for Adam Subdivision. Seconded by Kindig. Ayes: Hinton, Rosenberg, Lewis, Stutzman, Hoffman, and Kindig. Nays: None. Motion Carried: 6-0.

Work Session

a. Discussion of an Annexation Policy for the 2024 Comprehensive Plan Update. Bunger provided a memo last month of the draft annexation policy provided to the Commission. Bunger brought this back to the Commission this month, hoping to have a full board, which there wasn't. Bunger suggested getting the language to the consultant who is working on the Comprehensive Plan Update and having them insert the draft policy into the draft plan. Once the draft of the Comprehensive Plan is completed, this policy can be fully reviewed. Lewis asked if they needed to reference the future land use map. Bunger noted that this is a great suggestion, and he will incorporate it.

b. Discussion of Zoning and Subdivision Regulations Updates. Bunger explained that after doing a Comprehensive Plan, it's customary to make sure your zoning regulations are appropriately forwarding those goals and objectives. Bunger gave the Commission plans on

how the Development Services team has started working on updating the Zoning and Subdivision Chapters. Bunger provided an overview of the staff's review, research, and drafting process. He mentioned that would likely be asking a small number of Commissioners to sit on an ad hoc committee to provide input and support to staff, as they draft the regulation updates.

c. Discuss the Community's ReThink our Streets for Downtown Hastings effort. Bunger gave a presentation on to projects that have begun in the Downtown Area. The ReThink Our Streets project is a grassroots effort created by several organizations that recognize that more could occur in the public spaces Downtown and are working to create pilot projects that will create a vision for the area and experiment with different improvements in the public spaces Downtown.

d. Discuss the Creative District. Batelaan gave a presentation on the proposed Heartbeat Creative District in the Downtown area the program created by the Nebraska Arts Council. The program supports arts and culture in communities across the State through technical support and funding opportunities. The Downtown Business Improvement District, the City, and other community partners are nearing completion of the District designation application. More information about the District, including a community survey will be available soon.

Stutzman was excited to hear about this and asked if the surveys would be online and in paper versions as well as in another language besides English. Batelaan said they will be promoted in many ways, and are currently working with the Community Impact Network, to have a Spanish version also. Hoffman suggested remembering when discussing this with groups, to also include Code Enforcement. Hoffman had some contact with citizens who wanted to paint Utility Boxes in town, and they were rejected. Suggested maybe Involving the Fire Department, and our Code Enforcement Officers to get feedback on what ideas can be accomplished.

Reports

a. Committee Reports:

None

b. Chairman Comments:

None

c**. Staff Reports:** Second Vice-Chair Lewis asked Kubo about the dirt pile by the BioDiesel area. Kubo said their plan is for someone to buy the entire pile. They do not want multiple people entering their site. Once they reach full elevation, that pile should be gone.

Murphy stated they have been issuing several Certificate of Occupancy Certificates in the last couple of weeks. Between the Jail, the Athletic Center on West 2nd, and the Theatre District, we are seeing projects now coming to fruition.

Vrooman stated they are finishing up a study on the one-way to two-way possible conversion, and the traffic signals on Burlington. They are on the last one, which is 12th Street, and thanked the public for being patient with that process. Then in a couple of weeks, they will work on the timing to get them synchronized.

Hoffman asked Vrooman for the timeline for the Quiet Crossings and the Railroad. Vrooman said right now, Werner is working at the Lincoln Avenue crossing. They will wait until the work is done on that intersection before moving to the Denver Avenue and California Avenue Crossing. Additionally, the city will need to coordinate the completion of the work with the railroad, which may take some time. He mentioned that Colorado and Elm still need to be bid out. Those will most likely be next year.

Adjourn

The Second Vice-Chair Lewis called for a motion to adjourn at 5:18 p.m. Moved by Rosenberg. Seconded by Hoffman. Ayes: Hoffman, Stutzman, Kindig, Kully, Lewis and Rosenberg. Nays: None. Motion Carried: 6-0.

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Chair

Department: Development Services
Staff Contact: Ember Batelaan, Chad Bunger
Planning Commission Meeting Date: 5/21/2024
File No: 2024-57
Prepared By: Chad Bunger, Director of Development Services

AGENDA ITEM SUMMARY SHEET

Description of Item:

A public hearing to consider a request to adopt the Redevelopment Plan for an approximate 100.7 acre area generally bounded by North Cedar Avenue, East 6th Street, North 2nd Avenue, and East 9th Street in the City of Hastings, Adams County, Nebraska, known as Redevelopment Area #17.

Names of People/Business affected by this action:

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

Why Planning Commission action is required:

From N.R.S 18-2110: Plan; submission or recommendation; requirement.
A redevelopment plan shall not be submitted or recommended to the governing body of the city in which the redevelopment project area is located until a general plan for the development of the city has been prepared.

Type of action requested:

Motion

Suggested motion:

Deadlines associated with action:

This case will be presented for review at the City Council Regular Meeting to be held on June 10, 2024.

Department head comments:

Development Services staff have reviewed the application for the Area 17 Redevelopment Plan Modification. The complete details of the staff review and recommendation are in the attached staff report.

Recommendation:

City staff recommends to the Planning Commission to recommend approval to the City Council to adopt the Redevelopment Plan for Redevelopment Area 17 by Resolution.

HASTINGS
DEVELOPMENT SERVICES

STAFF REPORT

General Redevelopment Plan:	Redevelopment Area 17
Applicant:	Hastings Community Redevelopment Authority
Redevelopment Area Location:	Generally bounded by North Cedar Avenue, East 6th Street, North 2nd Avenue, and East 9th Street.
Date of Public Hearing:	May 21, 2024

City of Hastings Planning Commission

Redevelopment Area 17

Redevelopment_Area_Boundary

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SECTION AND REQUIREMENT OF NEBRASKA STATE STATUTES ALLOWING FOR A GENERAL REDEVELOPMENT PLAN

- **Statute 18-2109:** Redevelopment plan; preparation;
    - **(1)** A redevelopment plan for a redevelopment project area shall not be prepared and the governing body of the city in which such area is located shall not approve a redevelopment plan unless the governing body has, by resolution adopted after the public hearings required under this section, declared such area to be a substandard and blighted area in need of redevelopment.
- **Statute 18-2110:** Plan; submission or recommendation; requirement.
    - A redevelopment plan shall not be submitted or recommended to the governing body of the city in which the redevelopment project area is located until a general plan for the development of the city has been prepared.
- **Statute 18-2111:** Plan; who may prepare; contents.
    - The authority may itself prepare or cause to be prepared a redevelopment plan or any person or agency, public or private, may submit such a plan to an authority. A redevelopment plan shall be sufficiently complete to indicate its relationship to definite local objectives as to appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements, and the proposed land uses and building requirements in the redevelopment project area, and shall include without being limited to:
        i. The boundaries of the redevelopment project area with a map showing the existing uses and condition of the real property therein;
        ii. A land-use plan showing proposed uses of the area;
        iii. Information showing the standards of population density, land coverage, and building intensities in the area after redevelopment;
        iv. A statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, or building codes and ordinances;
        v. A site plan of the area;
        vi. 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.

BLIGHT STUDY ADOPTION:

The Blight and Substandard Study for Redevelopment Area # 17 was heard at the April 22, 2024, City Council meeting and passed with a vote of 7-1-0. Redevelopment Area #17 was designated as a substandard and blighted area in need of redevelopment with Resolution No. 2024-24.

DESCRIPTION OF GENERAL REDEVELOPMENT PLAN FINDINGS:

The CRA completed the General Redevelopment Plan on April 30, 2024. The General Redevelopment Plan is intended to serve as a comprehensive guide for the implementation of development and redevelopment activities within Redevelopment Area #17. Redevelopment and development activities should be utilized to promote the general welfare and enhance the tax base, as well as promote the economic and social well-being of the Community.

The General Redevelopment Plan identifies five general development/redevelopment initiatives and two infrastructure and utility systems initiatives. Each initiative identifies ways in which the area should be redeveloped throughout the next seven to fifteen years.

The General Redevelopment Plan also identifies the existing and future land uses of the Area. Redevelopment Area #17 currently consists of residential, private college facilities, and vacant/undeveloped land use types. The blight study also identified properties and structures classified as being in deteriorating condition or dilapidated. The tracts of undeveloped land are ideally suited for future residential development. The future land use map follows the vision of the comprehensive plan and promotes the Area as a location for a mix of campus institutional and residential development.

The future zoning in the Area remains mostly the same with the majority of the properties being zoned for either single or multi-family residential. The study recommends the Hastings College properties be rezoned to Campus Institutional District to better reflect the existing and future uses. This rezoning would be in line with the comprehensive plan which shows Hastings College as Public/Semi-Public Land Use.

Additionally, the General Redevelopment Plan identifies recommended public improvements for the Area. These improvements could include streets, water, sanitary sewer and storm sewer systems, sidewalks, open space and recreational uses. According to the Blight and Substandard Study, the primary concern in the Area are the aging infrastructure systems and the need to expand the infrastructure system to vacant/undeveloped land areas.

In conclusion, the General Redevelopment Plan for Redevelopment Area #17 should guide the redevelopment and development opportunities. The major components will be accomplished as individual projects that will be proposed as plan modifications upon adoption of this General Redevelopment Plan.

CONFORMANCE WITH COMPREHENSIVE PLAN:

The 2009, Imagine Hastings Comprehensive Plan identifies Redevelopment Area #17 as "Urban Residential" and "Public/Semi-Public" on Hastings College campus grounds. Urban Residential is defined as a higher density residential development typically in the 4 to 10 units per acre range with lots ranging in size from 7,000 to 10,750 square feet in size.

It should be noted that the Imagine Hastings Plan is fifteen years old and its vision for this area and others across the community may not reflect the current development realities. The community is in the process of updating the Comprehensive Plan. The Plan update is anticipated to be completed this year in the late Spring or Summer.

Additionally, the subsequent redevelopment plan modifications may likely take on a more intense residential use or a different type of use altogether. The Community Redevelopment Authority and developers should work with the City to review the forthcoming redevelopment plan modifications and specific development projects for conformance with the Comprehensive Plan and request amendments and rezonings as needed.

STANDARDS TO ADOPT GENERAL REDEVELOPMENT PLAN:

The provisions of Nebraska State Statutes, 18-2109, regulate the redevelopment of areas within blighted and substandard areas.

The City Council, by recommendation from the City Planning Commission, will declare an area as blighted and substandard prior to the development of a redevelopment plan.

STAFF COMMENTS: Staff concurs with the CRA's findings. Staff recommends the Planning Commission recommend **APPROVAL** to adopt the **GENERAL REDEVELOPMENT PLAN**, as written, for Redevelopment Area #17 to the City Council, as it meets the provisions of Nebraska State Statutes 18-2109.

PREPARED BY: Ember Batelaan

DATE: May 10, 2024

ATTACHMENTS:

1. General Redevelopment Plan for Redevelopment Area #17
2. Blight and Substandard Study for Proposed Redevelopment Area #17

GENERAL REDEVELOPMENT PLAN
REDEVELOPMENT AREA #17
APRIL 24, 2024

Purpose of Plan

The purpose of this General Redevelopment Plan is to serve as a comprehensive guide for the implementation of development and redevelopment activities within Redevelopment Area #17 in the City of Hastings, Nebraska. Redevelopment and development activities associated with the Nebraska Community Development Law, State Statutes 18-2101 through 18-2154, should be utilized to promote the general welfare and enhance the tax base, as well as promote the economic and social well-being of the Community.

A General Redevelopment Plan 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

The referenced Hastings, Nebraska Redevelopment Area #17 is situated in the eastern portion of the City of Hastings, Nebraska, generally bound by the 9th Street (North) N. 3rd Avenue (East), 5th Street (South) and Cedar Avenue (West). The Area is comprised of an estimated 100.7 acres. Key development features include the Hastings College Campus structures and several small undeveloped land parcels. This Redevelopment Area has been identified for future development activities, due to the existence of aging and deteriorating structures, aging and deteriorating sidewalks and streets, pedestrian safety, and aging and undersized water mains.

Redevelopment Area #17 includes the following parcels of record on file with the Adams County Assessor:

Parcel ID Numbers Within Proposed Redevelopment Area 17							
010011977	010011614	010012784	010013815	010012825	010012803	010012622	010014462
010011677	010011615	010012627	010013814	010012785	010011603	010011984	010014465
010013942	010012799	010011981	010013805	010012792	010011678	010016843	010017196
010011978	010011631	010011423	010013806	010016930	010011638	010013946	010014466
010011966	010012793	010011424	010013807	010012617	010011422	010011666	010014464
010011655	010012801	010014360	010013808	010011426	010011647	010011669	010013949
010013943	010012783	010012788	010013804	010016844	010011646	010012619	010018034
010011979	010016931	010011986	010011667	010011676	010012782	010011672	010013802
010011974	010011643	010012790	010011645	010014361	010011644	010011671	010011635
010012629	010011627	010012613	010013811	010011427	010011632	010011657	010012820
010011982	010011604	010011662	010013801	010012796	010011637	010011630	010018971
010011983	010011605	010012786	010013950	010012789	010011628	010011634	010018972
010011969	010011606	010012787	010016864	010011665	010011648	010012620	010018973
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010011971	010011608	010011626	010013809	010012624	010011659	010013947	010014467
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010011976	010011613	010011425	010013812	010011650	010011663	010011673	010018970
010011967	010012625	010011633	010014460	010011602	010011656	010011675	010016870
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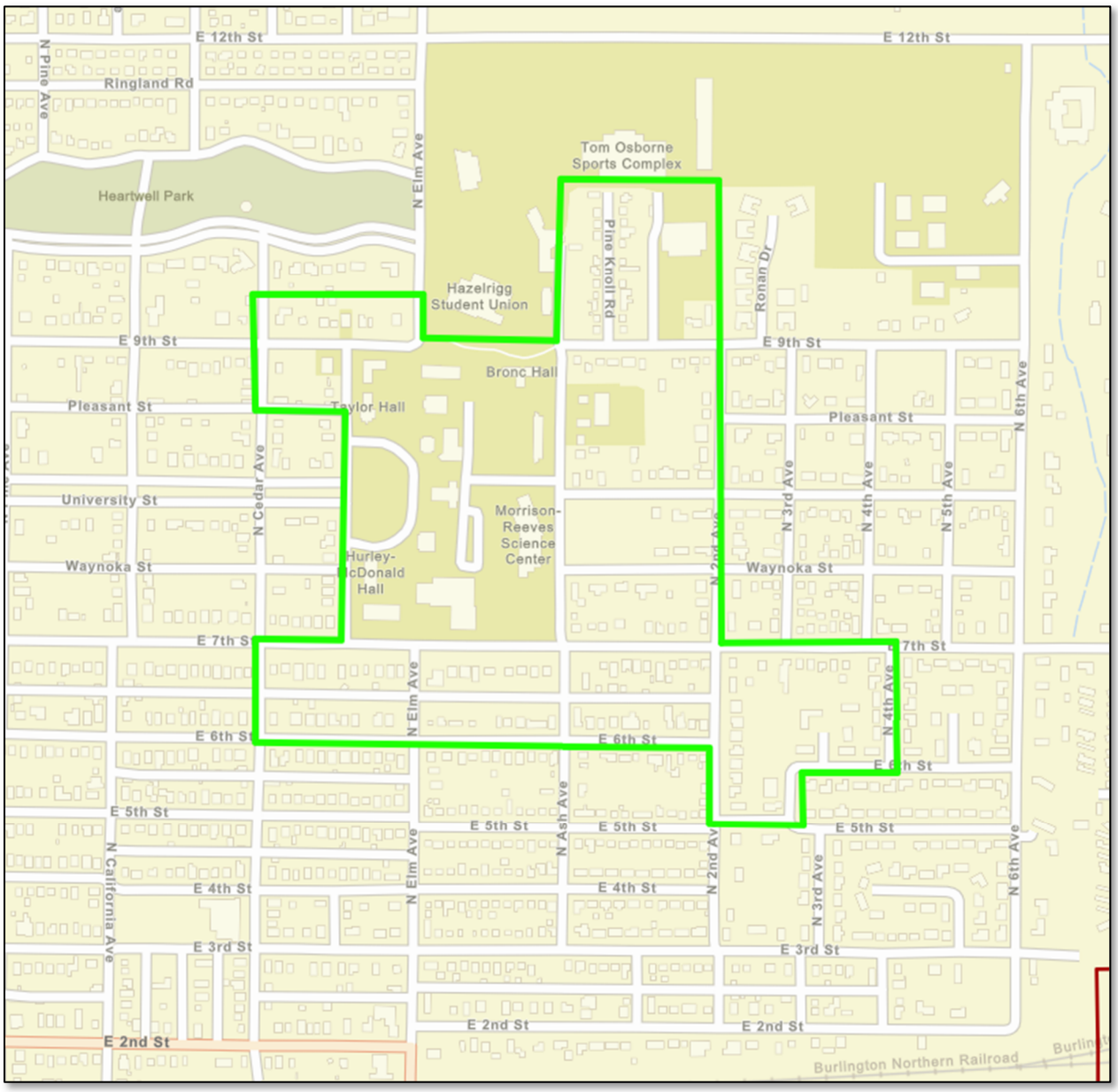
010012823	010011649	010011670	010013948	010012798	010008124	010011642	010011641
010012824	010011640	010012795	010014463	010012800	010011968	010011629	010011639
010011668	010016851	010016850	010012802	010016854	010011612		

The following map (Exhibit 1) and other maps in this Redevelopment Plan identify the entire Redevelopment Area #17 that has been declared blighted and substandard and in need of redevelopment pursuant to this General Redevelopment Plan.

EXHIBIT #1



Project Planning and Implementation Recommendations.

The planning process for Redevelopment Area #17 has resulted in a listing of general planning and implementation recommendations. As discussed in the Blight and Substandard Determination Study, the existence of aging and deteriorating structures, aging and deteriorating sidewalks and streets, pedestrian safety, and aging and undersized water mains are a sufficient basis for designation of Redevelopment Area #17 as blighted and substandard.

To eliminate blight and substandard conditions and enhance private development and redevelopment activities throughout Redevelopment Area #17, the City of Hastings will need to consider the following general development and redevelopment initiatives. Tax Increment Financing (TIF) will need to be considered as a tool to assist in financing both development and redevelopment projects. Micro TIF, or the expedited review of smaller, single redevelopment projects should be adopted by City Council resolution and utilized in the Redevelopment Area.

General Development/Redevelopment Initiatives.

- Develop public and private partnerships with funding entities and property developers to attract residential development to Redevelopment Area #17 to address the specific needs of Hastings College students and faculty, and the rehabilitation and preservation of existing housing stock in the Redevelopment Area. Partnerships can include, but are not limited to the Hastings CRA, South Central Economic Development District, Housing Development Corporation, Hastings Economic Development Corporation, Hastings Chamber of Commerce, Hastings College, the Suzanne and Walter Scott Foundation and other private foundations. Utilize the Hastings Comprehensive Development Plan, Hastings 2021 Housing Needs Assessment and any other local, relevant planning documents to provide direction for Community development projects.

- Create an "Economic Development Initiative" for Redevelopment Area #17 directed at increasing the property tax base via new development activities. Utilize TIF, Micro-TIF, the Rural Workforce Housing Fund and other available sources of economic development funding, including State, Federal and Private Foundation Grants, as well as private investment, for the expansion of both existing and new residential developments. Such development activity must be in conformance with the City's *Comprehensive Plan* and current *Zoning and Subdivision Regulations,* pending changes or amendments to both documents.

- Promote the development of vacant/undeveloped land areas within the Redevelopment Area by targeting parcels that are, currently, both functionally and economically obsolete. Smaller, vacant/undeveloped tracts of land in the eastern portion of the Area should be planned for residential development, while infill development in residential areas should be planned for expansion of residential land uses. Modern street and water/sewer systems should be put in place to attract development/redevelopment opportunities to the Area.

- Establish a program of new residential development to address the specific needs of Hastings College students and faculty, and the rehabilitation and preservation of existing housing stock in the Redevelopment Area. TIF, Micro-TIF, Rural Workforce Housing Fund, Community Development Block Grants, HOME funds and the Nebraska Affordable Housing Trust Fund could assist with both new housing development and housing preservation programs.

- Through the CRA, acquire dilapidated and functionally and economically obsolescent buildings or land within the Redevelopment Area and retain or hold these tracts for future development.

Infrastructure & Utility Systems Initiatives.

- Repair and replace, as needed, deteriorated and dilapidated or undersized municipal water, sewer and storm sewer mains throughout Redevelopment Area #17, to support both existing and future residential development and redevelopment. Hastings Utilities Staff estimate that segments of water and sewer mains were identified to be undersized by today's demand and development standards and are in need of replacement.

- Establish a program to improve existing sidewalks and install new sidewalks where necessary, as well as rehabilitate and resurface existing streets, new street lighting, and parking areas in the Redevelopment Area, identified as being in a state of deterioration and in substandard condition.

Implementation.

Both a timeline and budget should be developed for the implementation of this General Redevelopment Plan. Each of these processes should be designed in conformance with the resources and time available by the city. A reasonable timeline to complete the redevelopment activities identified in the Plan would be seven to fifteen 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 and Micro-TIF for development and redevelopment projects in Redevelopment Area #17 is deemed to be an essential and integral element. The use of TIF and Micro-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 to determine if the project would be economically feasible without the use of TIF and whether the project would occur in the area without the use of TIF.

Land Use Patterns.

The existing land use patterns are shown in Exhibit #2 below. Redevelopment Area #17 consists of residential, private college facilities, and vacant/undeveloped land use types. The substandard and blight study identified properties and structures classified as being in deteriorating condition or dilapidated. The tracts of undeveloped land are ideally suited for future residential development.

EXHIBIT #2 – EXISTING LAND USE

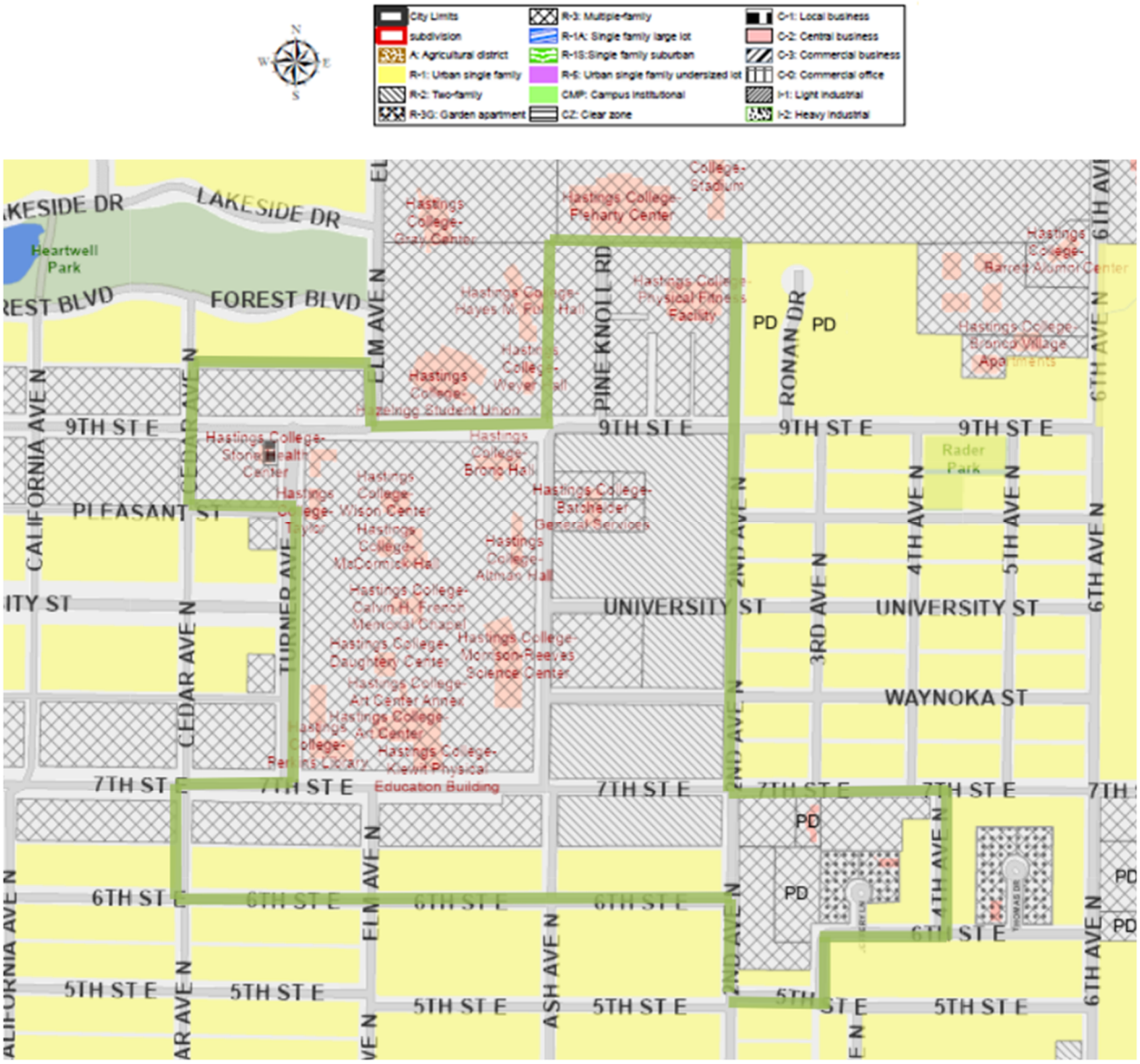
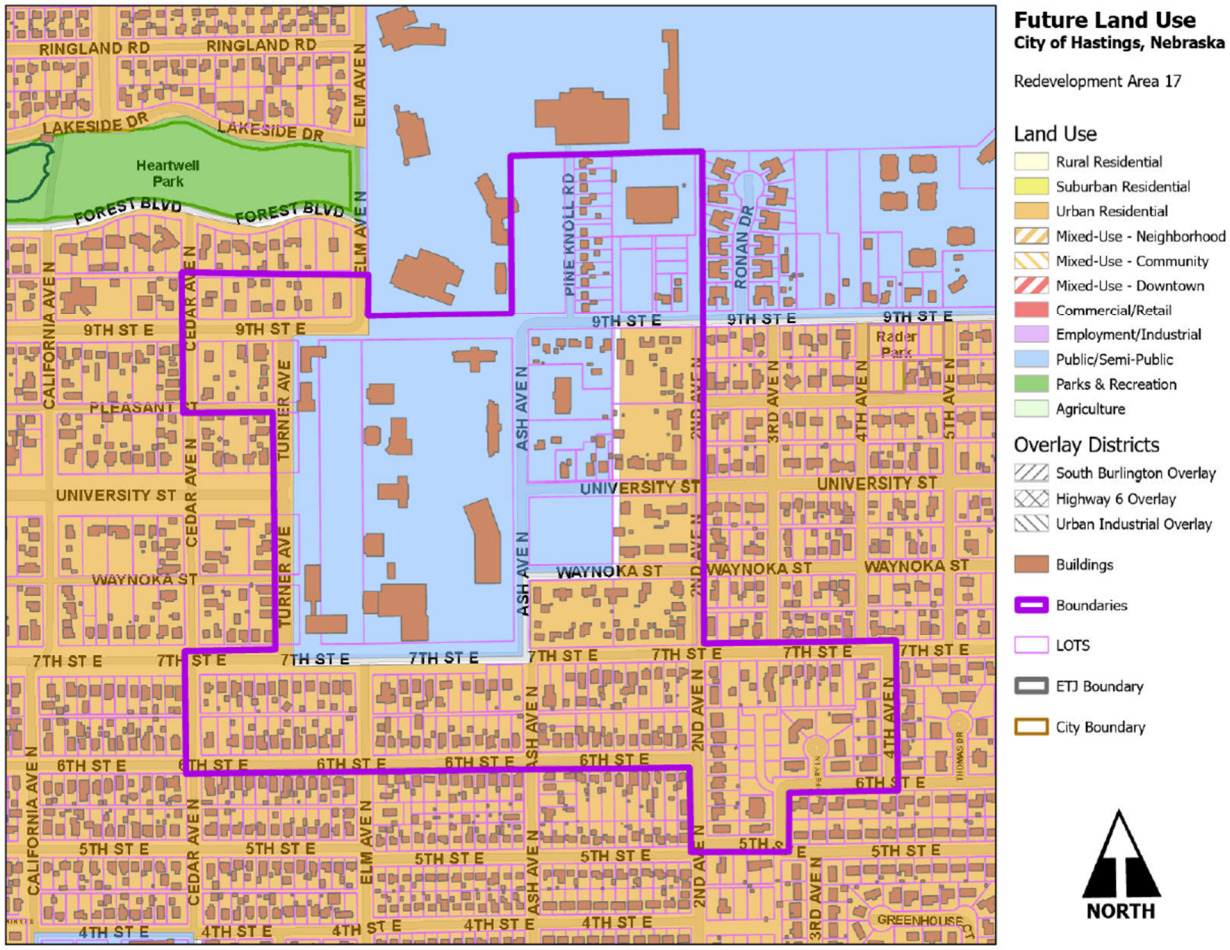


Exhibit #3, Future Land Use Map, represents the land use density and coverage, as well as a general site plan for Redevelopment Area #17. The *Hastings Comprehensive Plan* and Future Land Use Map promote the Area to support a mix of campus institutional and residential development.

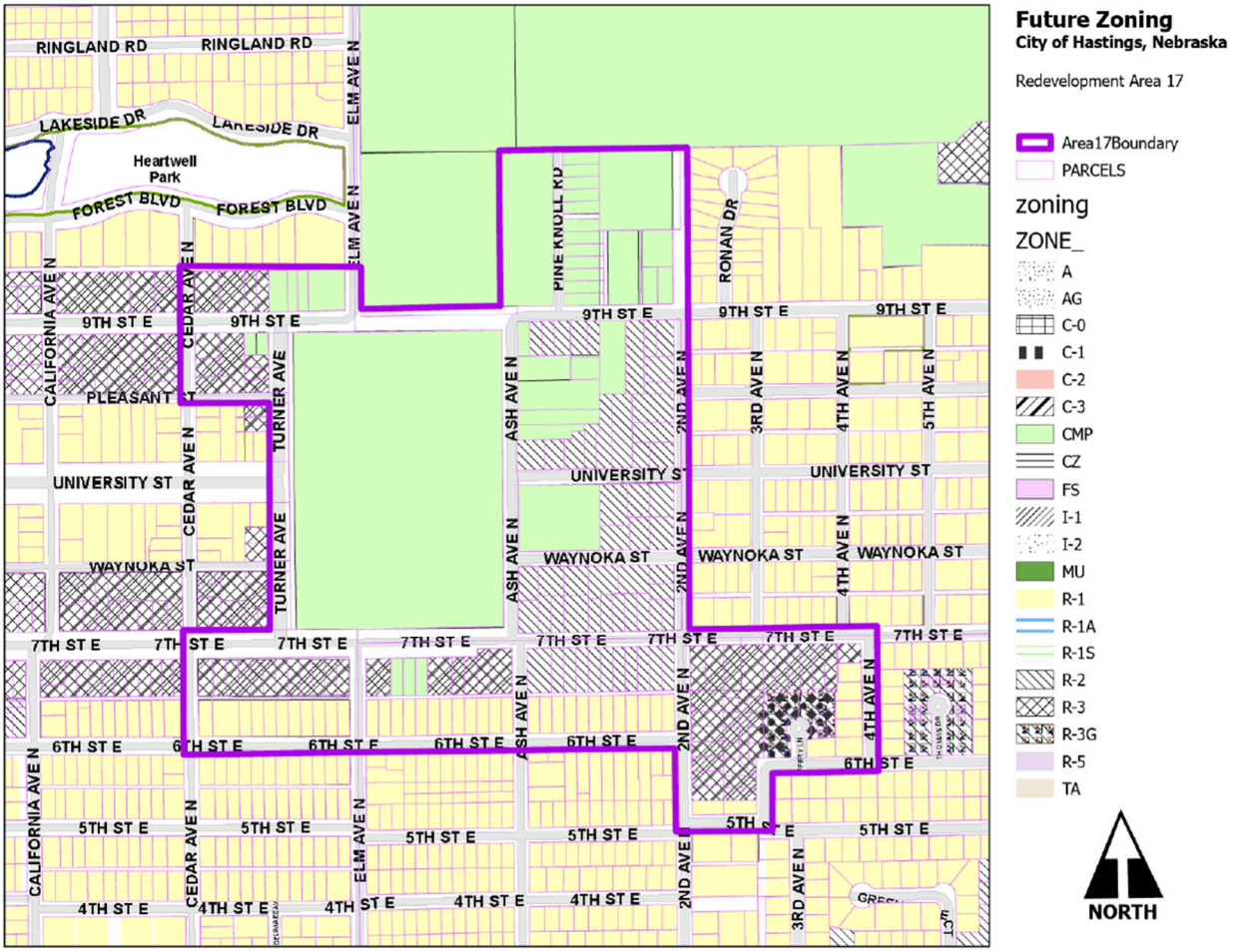
EXHIBIT #3 - FUTURE LAND USE MAP



Future Zoning Districts.

The City of Hastings Future Zoning Map for Redevelopment Area #17 is identified in Exhibit #4. This represents allowed land development densities, land coverage and potential building intensities of Redevelopment Area #17. Currently, most of the vacant/under developed parcels of land in the Redevelopment Area are zoned residential including single family and multi family. The Areas around Hastings College Campus are zoned R-3 Residential - Planned District" and this study recommends that the zoning for all Hastings College properties be changed to Campus Master Plan to better reflect the existing and future uses.

EXHIBIT #4 - FUTURE ZONING MAP



3. Recommended Public Improvements.

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

The Blight and Substandard Determination Study focused on the condition of existing structures and sites, as well as improvement needs for deteriorated and dilapidated infrastructure systems to service developed and vacant/undeveloped land throughout the Redevelopment Area. It is recommended the City of Hastings work closely with developers to ensure that future public

roads and private driveways and parking areas within Redevelopment Area #17 are constructed in conformance with City development standards. New or redeveloped streets, sidewalks, alleys, municipal water and sewer mains and privately owned service lines should be designed to meet the provisions of the City of Hastings Subdivision Regulations.

Conclusions.

A successful General Redevelopment Plan for Redevelopment Area #17 should guide redevelopment and development opportunities. All new construction activities should include building materials compatible with similar types exhibited by existing structures within, and adjacent the Redevelopment Area.

The City of Hastings CRA and City Staff should seek funding sources to create a revolving loan and/or grant program for the rehabilitation and improvement of buildings and public uses in Redevelopment Area #17. Prior to transportation network improvements, the CRA and the City of Hastings should develop a plan to accommodate efficient infrastructure development and improvements.

This General Redevelopment Plan addresses numerous community and economic development activities for Redevelopment Area #17, 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.

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

CITY OF HASTINGS, NEBRASKA

Blight & Substandard Study – Proposed Redevelopment Area 17

Bobbi Pettit, AICP

February 13, 2024

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PROPOSED REDEVELOPMENT AREA 17
BLIGHT & SUBSTANDARD STUDY

COMMUNITY REDEVELOPMENT LAW

The State of Nebraska has established Community Redevelopment Law to correct conditions of blight within the State's municipalities and provide guidance for remedying conditions of blight, thereby encouraging redevelopment projects to take place in areas that would be considered otherwise undevelopable.

(NRS 18-2102):

It is hereby found and declared that there exist in cities of all classes and villages of this state areas which have deteriorated and become substandard and blighted because of the unsafe, insanitary, inadequate, or overcrowded condition of the dwellings therein, or because of inadequate planning of the area, or excessive land coverage by the buildings thereon, or the lack of proper light and air and open space, or because of the defective design and arrangement of the buildings thereon, or faulty street or lot layout, or congested traffic conditions, or economically or socially undesirable land uses.

Such conditions or a combination of some or all of them have resulted and will continue to result in making such areas economic or social liabilities harmful to the social and economic well-being of the entire communities in which they exist, needlessly increasing public expenditures, imposing onerous municipal burdens, decreasing the tax base, reducing tax revenue, substantially impairing or arresting the sound growth of municipalities, aggravating traffic problems, substantially impairing or arresting the elimination of traffic hazards and the improvement of traffic facilities, and depreciating general community-wide values.

The existence of such areas contributes substantially and increasingly to the spread of disease and crime, necessitating excessive and disproportionate expenditures of public funds for the preservation of the public health and safety, for crime prevention, correction, prosecution, punishment, and the treatment of juvenile delinquency, and for the maintenance of adequate police, fire, and accident protection and other public services and facilities. These conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids herein provided. The elimination of such conditions and the acquisition and preparation of land in or necessary to the renewal of substandard and blighted areas and its sale or lease for development or redevelopment in accordance with general plans and redevelopment plans of communities and any assistance which may be given by any state public body in connection therewith are public uses and purposes for which public money may be expended and private property acquired. The necessity in the public interest for the provisions of the Community Development Law is hereby declared to be a matter of legislative determination.

It is further found and declared that the prevention and elimination of blight is a matter of state policy, public interest, and statewide concern and within the powers and authority inhering in and reserved to the state, in order that the state and its municipalities shall not continue to be endangered by areas which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of their revenue.

It is further found and declared that certain substandard and blighted areas, or portions thereof, may require acquisition, clearance, and disposition, subject to use restrictions, as provided in the Community Development Law, since the prevailing conditions of decay may make impracticable the reclamation of the area by conservation or rehabilitation; that other areas or portions thereof may, through the means provided in the Community Development Law, be susceptible of conservation or rehabilitation in such a manner that the conditions and evils, hereinbefore enumerated, may be eliminated, remedied, or prevented; and that salvageable substandard and blighted areas can be conserved and rehabilitated through appropriate public action and the cooperation and voluntary action of the owners and tenants of property in such areas.

PURPOSE

The purpose of the study is to assist in following the guidance set forth by the Nebraska State Legislature regarding the definition of blighted and substandard and to identify new target areas in the community for redevelopment and workforce housing development and to propose a general redevelopment plan for these areas.

The area in question was compared to the definition of a substandard and blighted area as defined by Nebraska Revised Statute 18-2103.31, which explicitly defines a substandard area as:

> [A]n area in which there is a predominance of buildings or improvements, whether non-residential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;

Section 18-2103:03 also defines a blighted area as:

> [A]n area, which (a) by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or 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 is detrimental to the public health, safety, morals, or welfare in its present condition and use and (b) in which there is at least one of the following conditions: (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average; (ii) the average age of the residential or commercial units in the area is at least forty years; (iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time; (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or (v) the area has had either stable or decreasing population based on the last two decennial censuses.

Section 18-2103:03 also states the amount of area that a city can designate as blighted and substandard. Thus, Hastings, a city of the first class, shall not declare more than 35% of the land within the city's corporate limits as blighted & substandard, and in need of redevelopment:

> In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred percent of the village as blighted.

Area Description:

Hastings Proposed Redevelopment Area 17 encompasses approximately 100.7 acres and is described as follows:

Beginning at a point on the northwest corner of Parcel ID (PID) #010013923, then moving south in a straight line until reaching the southwest corner of PID #010012754, then moving east along the northern right-of-way (ROW) line of East 7th Street until reaching a point on the northern ROW line of East 7th Street directly north of the northwest corner of PID #010013821, then moving south in a straight line along the eastern ROW line of North 4th Avenue until reaching the southern ROW line of East 6th Street, then moving west along the southern ROW line of East 6th Street until reaching the northwest corner of PID #010013789, then moving south along the eastern ROW line until reaching a point directly east of the northeast corner of PID #010008125, then moving west along the southern ROW line of East 5th Street until reaching the western ROW line of North 2nd Avenue, then moving north along the western ROW line of North 2nd Avenue until reaching the northeast corner of PID #010012806, then moving west along the southern ROW line of East 6th Street until reaching the northeast corner of PID #010012013, then moving north along the western ROW line of North Cedar Avenue until reaching the northeast corner of PID #010011989, then moving east along the south ROW line of East 7th Street until reaching a point on the south ROW line of East 7th Street directly south of the southeast corner of PID #010011835, then moving north along the western ROW line of Turner Avenue until reaching the northeast corner of PID #010011686, then moving west along the south ROW line of Pleasant Street until reaching the northeast corner of PID #010011713, then moving north along the along the western ROW line of North Cedar Avenue until reaching the southeast corner of PID #010011594, then moving east in a straight line until reaching the eastern ROW line of North Elm Avenue, then moving south along the eastern ROW line of North Elm Avenue until reaching the northern ROW line of East 9th Street, then moving east in a straight line until reaching the intersecting corner of the northern ROW line of East 9th Street and the western ROW line of North Ash Avenue, then moving north in a straight line until reaching a point directly west of the northernmost point of Pine Knoll Road, then moving east in a straight line until reaching the northwest corner of PID #010013923, which is the point of beginning, approximately 100.7 acres.

Parcel ID Numbers Within Proposed Redevelopment Area 17							
010011977	010011614	010012784	010013815	010012825	010012803	010012622	010014462
010011677	010011615	010012627	010013814	010012785	010011603	010011984	010014465
010013942	010012799	010011981	010013805	010012792	010011678	010016843	010017196
010011978	010011631	010011423	010013806	010016930	010011638	010013946	010014466
010011966	010012793	010011424	010013807	010012617	010011422	010011666	010014464
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010011983	010011605	010012786	010013950	010012789	010011628	010011634	010018972
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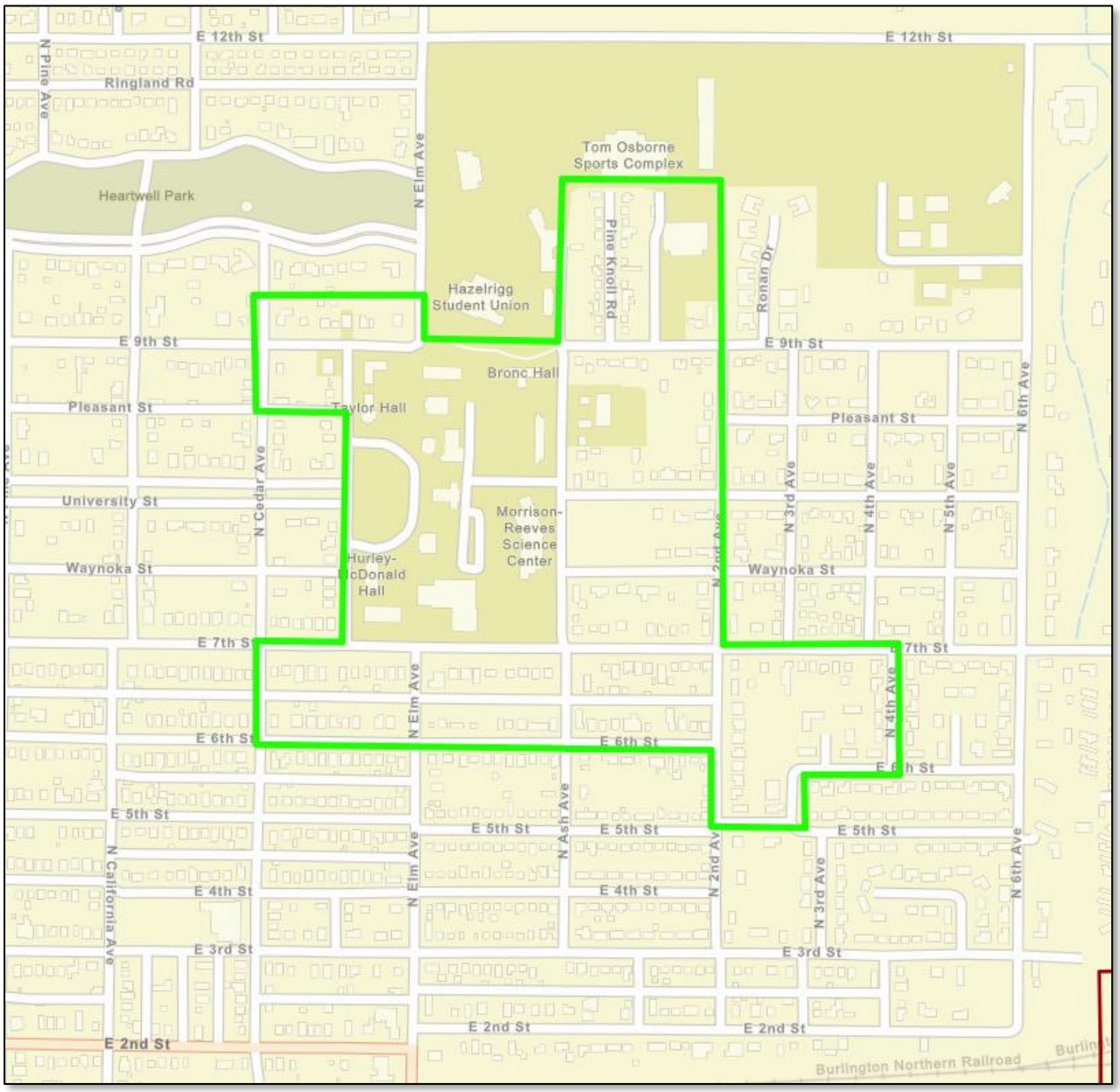
010012824	010011640	010012795	010014463	010012800	010011968	010011629	010011639
010011668	010016851	010016850	010012802	010016854	010011612		

Area Map:


E 12th St
N Pine Ave
Ringland Rd
Heartwell Park
N Elm Ave
Tom Osborne Sports Complex
Pine Knoll Rd
Ronan Dr
Hazelrigg Student Union
E 9th St
Bronc Hall
Pleasant St
Taylor Hall
N Cedar Ave
University St
Morrison-Reeves Science Center
Waynoka St
Hurley-McDonald Hall
N 2nd Ave
N 3rd Ave
N 4th Ave
N 5th Ave
N 6th Ave
E 7th St
E 6th St
E 5th St
N Ash Ave
N California Ave
E 4th St
E 3rd St
E 2nd St
Burlington Northern Railroad

BLIGHT & SUBSTANDARD CRITERIA

SUBSTANDARD CRITERIA

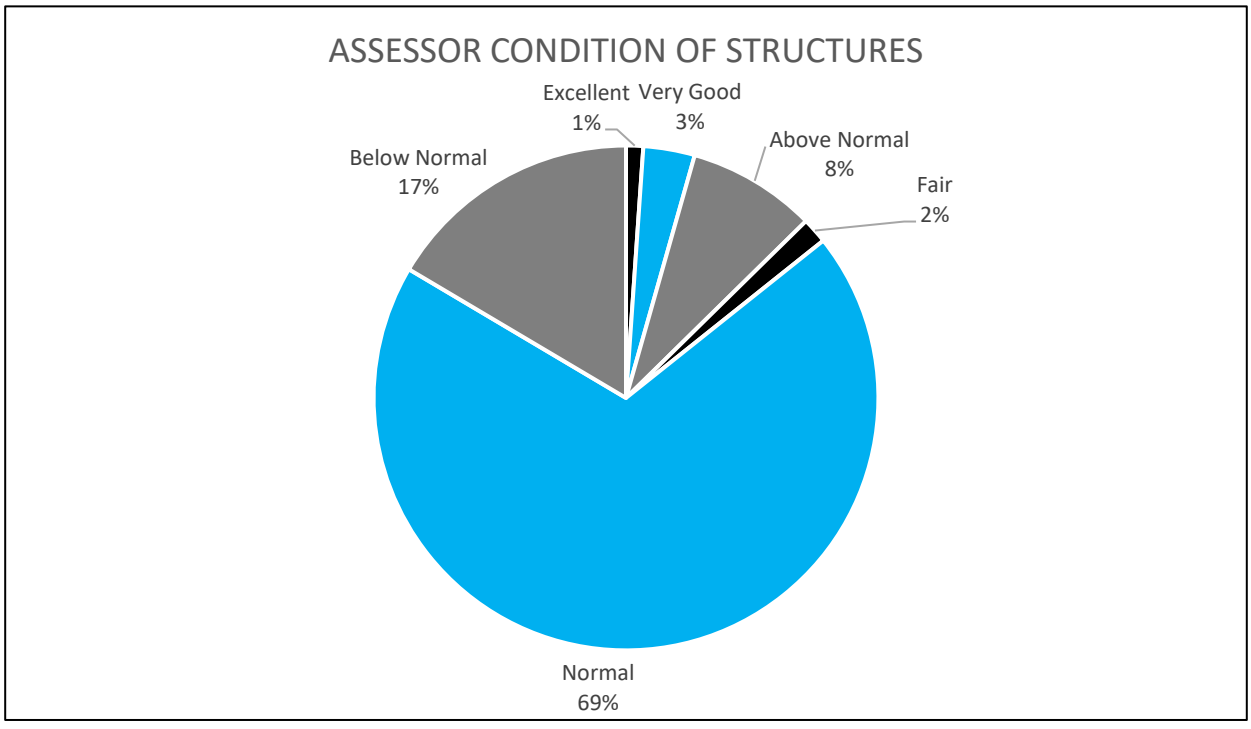
An area with the presence of any combination of such factors can be deemed substandard:

1. Dilapidation;
2. Deterioration;
3. Age or Obsolescence;
4. Conditions that endanger life or property by fire and other causes;
5. Inadequate provision for ventilation, light, air, sanitation, or open spaces; and
6. High density of population or overcrowding.

Dilapidation:

Condition of Structures

The Adams County Assessor provides a condition rating for the residential structures in Adams County ranging from Below Normal to Excellent. Based on the information collected from Hastings County Assessor property records (gis.adamscounty.org), the condition of more than **17% of the structures** in Proposed Redevelopment Area 17 is rated as having "Below Normal" condition. To be considered substantial, the percentage of dilapidated structures must be at least 10% of the total number of structures. Thus, 17% deteriorated structures meets the criteria of deterioration. Structures classified as Below Normal were considered deteriorated. Examples of dilapidated structures located within the proposed redevelopment area are shown on the following page. The photos displayed on the following page were taken in January 2024.



Examples of Deteriorated Structures are displayed by the photos below:

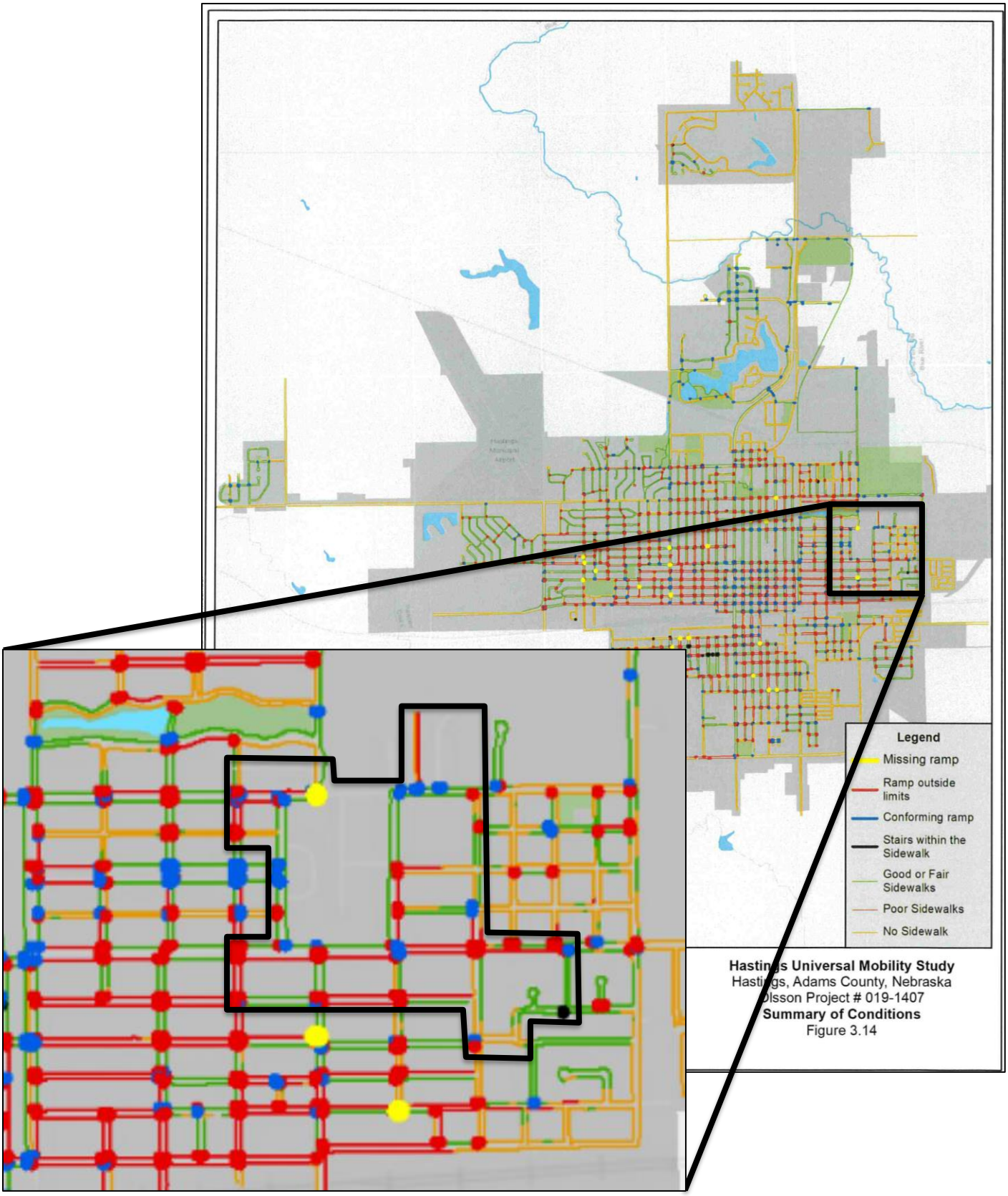
Deterioration:

Sidewalks and Streets

The sidewalks within Proposed Redevelopment Area 17 are showing signs of deterioration. In many places along the sidewalks within Proposed Redevelopment Area 17, the sidewalks are either lacking or there are fractures in the concrete. The streets within Proposed Redevelopment Area 17 have also exhibited signs of deterioration. This can be caused by the expansion of moisture as the temperatures freeze and fluctuate. The sidewalks within Proposed Redevelopment Area 17 have also experienced deterioration resulting from the growth of trees next to the sidewalk, displacing the concrete panels of the sidewalk. As displayed by the map on the following page, taken from the *Hastings Barriers to Universal Mobility* prepared in 2019, there are segments of sidewalks that are either lacking or are in Poor Condition as represented by orange and red respectively.

Examples of deterioration along the sidewalks and streets within Proposed Redevelopment Area 17 are displayed by the photos on the following pages:

Sidewalks

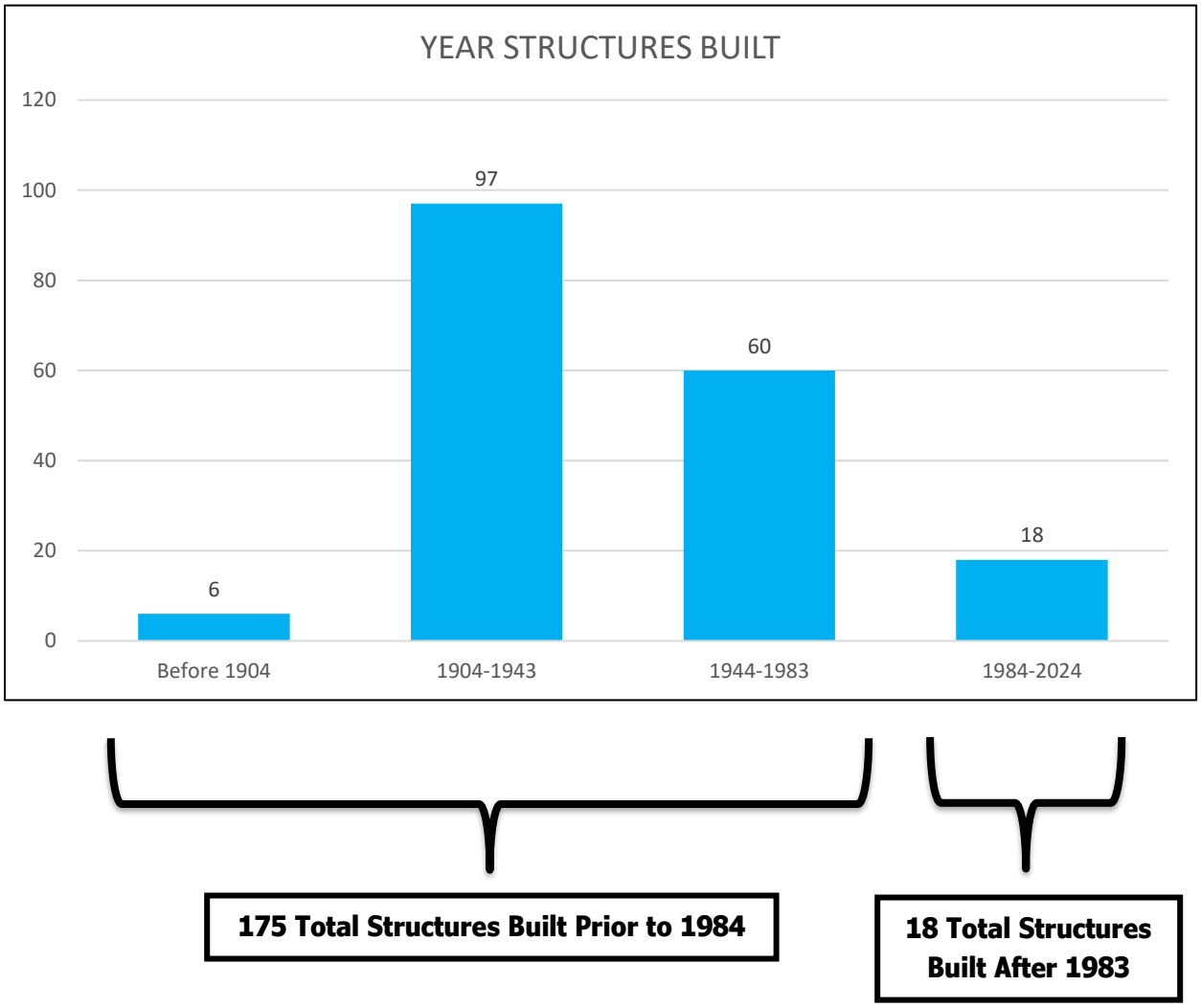

Legend
Missing ramp
Ramp outside limits
Conforming ramp
Stairs within the Sidewalk
Good or Fair Sidewalks
Poor Sidewalks
No Sidewalk
Hastings Universal Mobility Study
Hastings, Adams County, Nebraska
Olsson Project # 019-1407
Summary of Conditions
Figure 3.14

Streets

Age or Obsolescence:

Age of Structures

To be considered aged, the average age of structures within the proposed redevelopment area must be at least 40 years old. Most of the structures within Proposed Redevelopment Area 17 were built prior to 1980. The average age of the structures in Proposed Redevelopment Area 17 is 80 years old. This means that the average year of construction for the structures within this redevelopment area is 1944. Because the average age of buildings in Proposed Redevelopment Area 17 is more than 40 years old (built prior to 1984), these structures are considered aged.



Obsolete Platting

According to the Nebraska Revised Statutes (NRS) 9-916, parcels of land are located within Proposed Redevelopment Area 17 that were platted through methods that are currently considered obsolete.

Per NRS 19-916:

> *The local legislative body shall have power by ordinance to provide the manner, plan, or method by which land within the corporate limits of any such municipality, or land within the area designated by... a city of the second class or village pursuant to subsection (1) of section 17-1002, may be subdivided, platted, or laid out, including a plan or system for the avenues, streets, or alleys to be laid out within or across such land, and to compel the owners of any such land that are subdividing, platting, or laying out such land to conform to the requirements of the ordinance and to lay out and dedicate the avenues, streets, and alleys in accordance with the ordinance as provided in sections 16-901 to 16-905 and sections 17-1001 to 17-1004.*

The images below display a "landlocked" parcel that was platted in the City of Hastings that does not have adequate street access or rights of way (Parcel ID #010011635). As displayed by the map taken from the Adams County Land Use GIS website (gis.adamscounty.org/map/landuse/), this parcel is prevented from street right-of-way access by the adgacent parcel (Parcel ID #010016856).

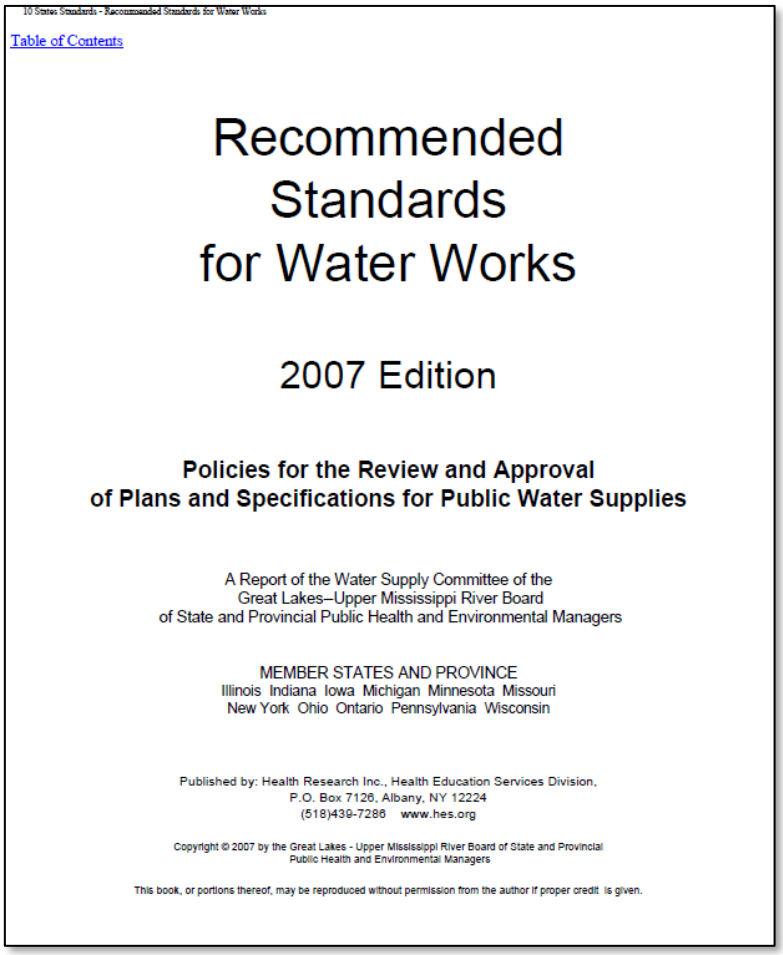
Size of Water Mains

Recommended Standards for Water Works is a document that was created in 1953 and is continuously updated. The document provides best practices for public water systems and is commonly relied upon by the civil engineering profession. According to the latest revision, the recommended minimum size of a water main must be no less than 6" in diameter to provide adequate fire protection.

The image on the following page is provided by the City of Hastings and is taken from the city water system map. This map shows the presence of water mains that were previously installed within Proposed to Redevelopment Area 17 that have a diameter of 4". These water mains are highlighted in blue on the map on the following page.

Also included is the outline of Proposed Redevelopment Area 17 to show the obsolete water lines within the redevelopment area.

Water mains that are 4" are smaller than the recommendation of 6". Therefore, the size of these mains would be considered obsolete by current development standards and practices.



10 States Standards - Recommended Standards for Water Works

Table of Contents

Recommended Standards for Water Works

2007 Edition

Policies for the Review and Approval of Plans and Specifications for Public Water Supplies

A Report of the Water Supply Committee of the
Great Lakes–Upper Mississippi River Board
of State and Provincial Public Health and Environmental Managers

MEMBER STATES AND PROVINCE
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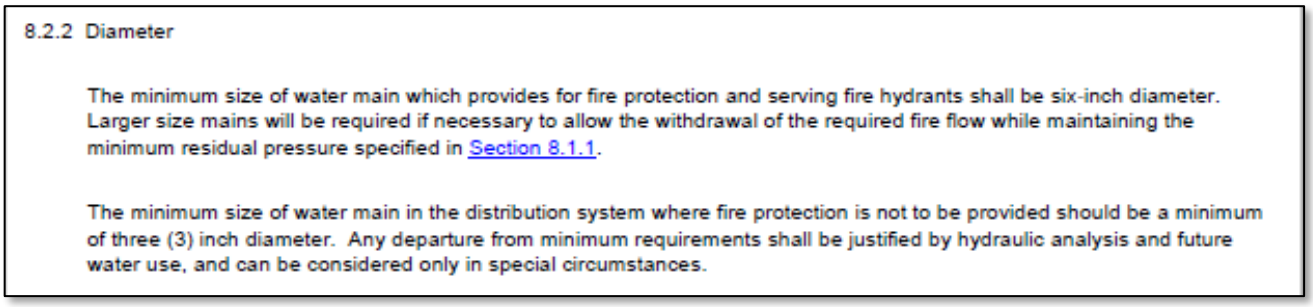
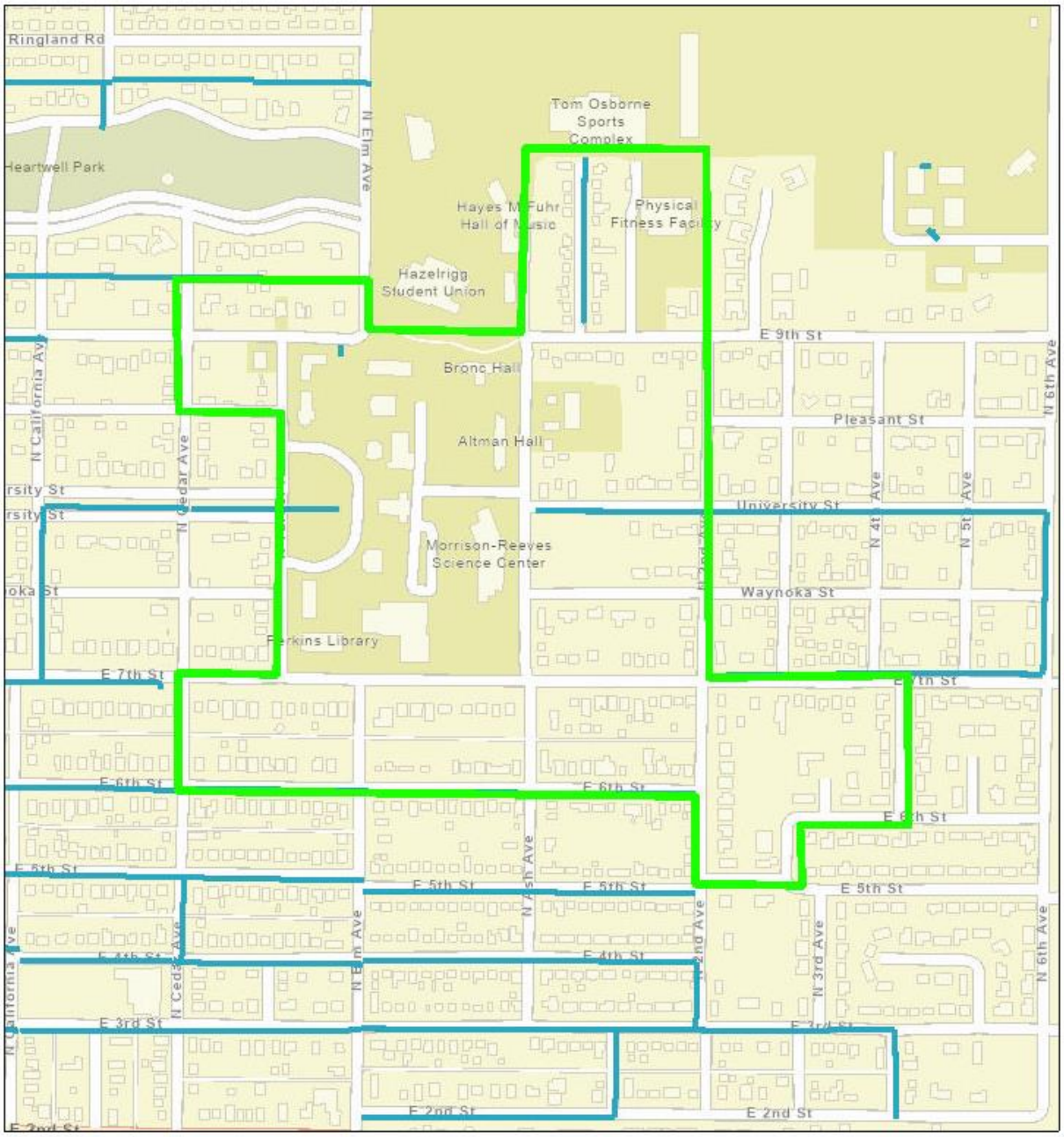


8.2.2 Diameter

The minimum size of water main which provides for fire protection and serving fire hydrants shall be six-inch diameter. Larger size mains will be required if necessary to allow the withdrawal of the required fire flow while maintaining the minimum residual pressure specified in Section 8.1.1.

The minimum size of water main in the distribution system where fire protection is not to be provided should be a minimum of three (3) inch diameter. Any departure from minimum requirements shall be justified by hydraulic analysis and future water use, and can be considered only in special circumstances.

Proposed Redevelopment Area 17 4" Water Mains



Conditions that endanger life or property by fire and other causes:

Fire Protection

Recommended Standards for Water Works recommends that to provide adequate fire protection, the minimum size of a water main must be no less than six inches in diameter. As noted in the previous section, Proposed Redevelopment Area 17 lacks an adequate water main distribution system that meets the minimum six-inch requirement for adequate protection. Therefore, conditions also exist within the proposed area that may damage property by fire.

Pedestrian Safety

Additionally, the sidewalk system within Proposed Redevelopment Area 17 is inconsistent and offers little safe refuge for pedestrian transportation. There are segments of street that are lacking sidewalks and segments of existing sidewalks that are significantly deteriorated. Examples of the inadequate sidewalk system within Proposed Redevelopment Area 17 are shown by the photos on the following page.

Examples of deteriorated sidewalks or street lengths lacking sidewalks:

Inadequate provision for ventilation, light, air, sanitation, or open spaces:

This factor is not a substantial factor within Proposed Redevelopment Area 17.

High density of population or overcrowding:

This factor is not a substantial factor within Proposed Redevelopment Area 17

Substandard Factors Present

Four out of six substandard factors are substantial within *Proposed Redevelopment Area 17*.

Substandard Criteria	Area 17
Dilapidation	X
Deterioration	X
Age or Obsolescence	X
Conditions that endanger life or property by fire and other causes	X
Inadequate provision for ventilation, light, air, sanitation, or open spaces	
High density of population or overcrowding	

Substandard Determination

Proposed Redevelopment Area 17 meets the definition of a substandard area in need of redevelopment projects that should be completed and encouraged by the Hastings Planning Commission, Hastings City Council, and Hastings Community Redevelopment Authority.

BLIGHT CRITERIA

In accordance with Community Redevelopment Law, a blighted area must have a strong presence of the following factors:

Subjective Factors are defined as any combination of:

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

Objective Factors are identified as at least one of the following factors:

1. Unemployment in the redevelopment 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 an 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 area is lower than the average per capita income of the city in which the redevelopment area is located; and the
5. Area has had either stable or decreasing population based on the last two decennial censuses.

SUBJECTIVE FACTORS:

Substantial number of deteriorated or deteriorating structures:

As described in the substandard portion of this study, the Adams County Assessor website (gis.adamscounty.org) classified the structures in Adams County on a scale ranging from "Below Normal" to "Excellent". 17% of the structures within Proposed Redevelopment Area 17 were classified as "Below Normal" and were considered to be deteriorated. To be considered a substantial factor, the number of deteriorated structures must be at least 10% of the total number of structures. Thus, with 17% of structures considered deteriorated, Proposed Redevelopment Area 17 meets the criteria to be considered substantial.

Deterioration of site or other improvements:

Streets & Sidewalks

As mentioned previously in the substandard portion of this study, the sidewalks and the streets within Proposed Redevelopment Area 17 display deterioration. In multiple locations, the sidewalks and the streets have fractured as moisture has expanded as the temperatures have fluctuated over the years. There are also locations where the sidewalk concrete panels have been displaced as the nearby trees have grown.

The *Hastings Barriers to Universal Mobility* document created in 2019 defines sidewalks in poor condition as exhibiting "cracking and/or displacement of the slabs that would inhibit the use of a wheelchair or potentially become a trip hazard" (p. 19).

Existence of defective or inadequate street layout:

This factor is not a substantial factor within Proposed Redevelopment Area 17.

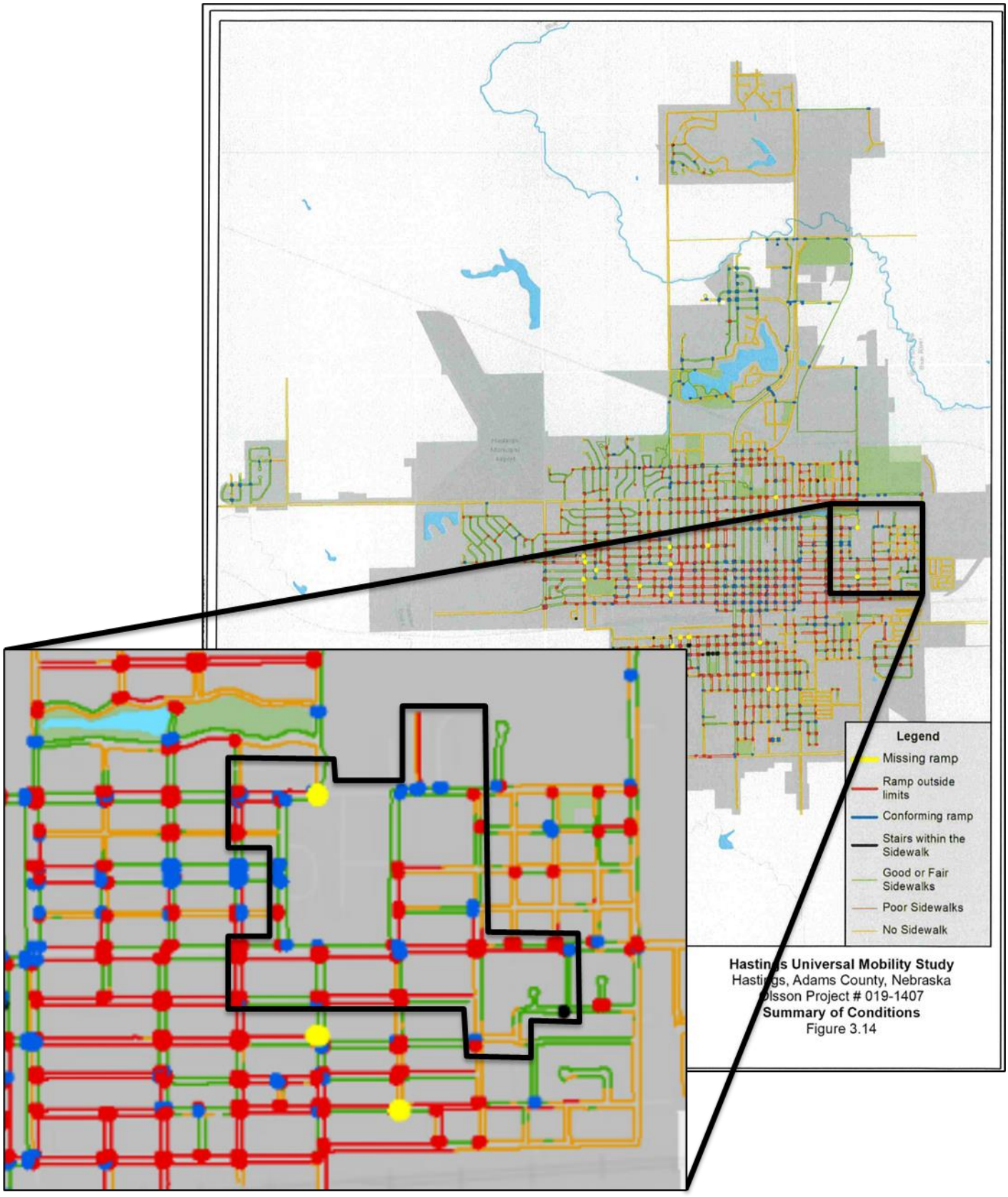
Faulty lot layout in relation to size, adequacy, accessibility, or usefulness:

ADA Accessible Sidewalks

The sidewalk network is inconsistent throughout the redevelopment area. In addition to missing sidewalk links, many intersections in the Proposed Redevelopment Areas lack ADA (Americans with Disabilities Act) accessible curb ramps. Per the Code of Federal Regulations (C.F.R. §§ 35.150(d)(2), 35.151(2 (e)), Title II of the ADA requires "state and local governments to make pedestrian crossings accessible to people with disabilities by providing curb ramps."

The map on pg. 24, taken from the *Hastings Barriers to Universal Mobility* document prepared in 2019, displays intersections with missing or non-conforming ADA curb ramps.

The photos below document examples of intersections within Proposed Redevelopment Area 17 that lack adequate ADA accessible curb ramps.


Legend
Missing ramp
Ramp outside limits
Conforming ramp
Stairs within the Sidewalk
Good or Fair Sidewalks
Poor Sidewalks
No Sidewalk
Hastings Universal Mobility Study
Hastings, Adams County, Nebraska
Olsson Project # 019-1407
Summary of Conditions
Figure 3.14

Parcel Accessibility

As mentioned in the *Age or Obsolescence* section in the Substandard portion of this study, a parcel within Proposed Redevelopment Area 17 is prevented from street access by the adjacent parcel. As described in the Substandard portion of this study, Parcel ID #010011635 is prevented from accessing adequate street right-of-way by PID #010016856. This lot was platted in a faulty manner in that it is not provided adequate accessibility.

Improper subdivision or obsolete platting:

As stated in the substandard portion of this study (*Age or Obsolescence*), a parcel is located within Proposed Redevelopment Area 17 that was not properly platted to preserve right of way that would enable these properties to be developed with adequate street access. That parcel, identified in the *Age or Obsolescence* section of the Substandard portion of this study, is prevented by a separate and adjacent parcel from street access right-of-way.

Insanitary or unsafe conditions:

Sidewalks

As mentioned before in the substandard portion of this study, the sidewalk system within Proposed Redevelopment Area 17 is inconsistent and provides little refuge for pedestrians seeking to travel along the road by foot. In multiple locations, the proposed redevelopment area contains deteriorated sidewalks, lacks sidewalks, or lacks ADA compliant access curb ramps. This creates unsafe conditions by not providing safe conditions for pedestrian travel within the redevelopment area.

Diversity of ownership:

This factor is not a substantial factor within Proposed Redevelopment Area 17.

Tax or special assessment delinquency exceeding the fair value of the land:

This factor is not a substantial factor within Proposed Redevelopment Area 17.

Defective or unusual conditions of title:

This factor is not a substantial factor within Proposed Redevelopment Area 17.

Existence of conditions that endanger life or property by fire and other causes:

Recommended Standards for Water Works recommends that to provide adequate fire protection, the minimum size of a water main must be no less than 6" in diameter. As noted in the substandard section of this study, water mains are located throughout Proposed Redevelopment Area 17 that do not meet the minimum six-inch recommendation for adequate protection.

Additionally, as mentioned before, the sidewalk system is inconsistent and provides little refuge for pedestrians seeking to travel along the road by foot. In multiple locations, the proposed redevelopment area contains deteriorated sidewalks, lacks sidewalks, or lacks ADA compliant access curb ramps. This creates unsafe conditions by not providing safe conditions for pedestrian travel within the redevelopment area.

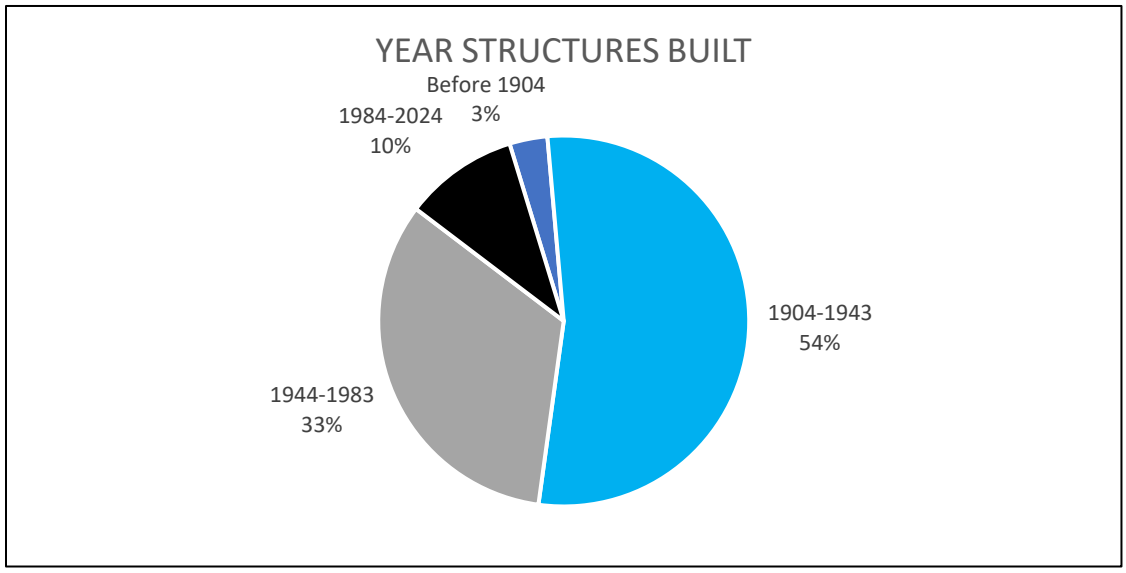
Objective Factors:

Unemployment in the redevelopment area is at least one hundred twenty percent of the state or national average:

This factor is not substantial within Proposed Redevelopment Area 17.

The average age of the residential or commercial units in the area is at least forty years:

As demonstrated in the substandard section of this study, the average age of structures in Proposed Redevelopment Area 17 is 80 years old (Built prior to 1944). This meets the 40-year threshold required to meet this objective factor criteria (Built prior to 1984).



More than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time:

This factor is not substantial within Proposed Redevelopment Area 17.

The per capita income of the area is lower than the average per capita income of the city in which the redevelopment area is located:

This factor is not substantial within Proposed Redevelopment Area 17.

The Proposed Redevelopment Area has had either stable or decreasing population based on the last two decennial censuses:

According to the US Census Bureau, the population of Proposed Redevelopment Area 17 in the 2010 US Census was 1251 residents.

In 2020, the population of Proposed Redevelopment Area 17 was 1061 residents. This represents a decreasing population within the proposed redevelopment area.

Presence of Subjective Factors

The presence of **six** subjective factors was identified in *Proposed Redevelopment Area 17*.

Blight Subjective Criteria	Area 17
Substantial number of deteriorated or deteriorating structures	X
Deterioration of site or other improvements	X
Existence of defective or inadequate street layout	
Faulty lot layout in relation to size, adequacy, accessibility, or usefulness	X
Improper subdivision or obsolete platting	X
Insanitary or unsafe conditions	X
Diversity of ownership	
Tax or special assessment delinquency exceeding the fair value of the land	
Defective or unusual conditions of title	
Existence of conditions that endanger life or property by fire and other causes	X

Presence of Objective Factors

The presence of **two** objective factors was identified in *Proposed Redevelopment Area 17*.

Blight Objective Criteria	Area 17
Unemployment in the redevelopment area is at least one hundred twenty percent of the state or national average	
The average age of the residential or commercial units in the area is at least forty years	X
More than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time	
The per capita income of the area is lower than the average per capita income of the city in which the redevelopment area is located	
Area has had either stable or decreasing population based on the last two decennial censuses	X

Blight Determination

Proposed Redevelopment Area 17 meets the definition of a blighted area in need of redevelopment projects that should be completed and encouraged by the Hastings Planning Commission, Hastings City Council, and Community Redevelopment Authority.

Department: Development Services
Staff Contact: Ember Batelaan, Chad Bunger
Planning Commission Meeting Date: 5/21/2024
File No: 2024-58
Prepared By: Chad Bunger, Director of Development Services

AGENDA ITEM SUMMARY SHEET

Description of Item:

A public hearing to consider a request to adopt the Redevelopment Plan for an approximate 161.57-acre area generally bounded by East 26th Street, Pioneer Spirit Trail, Union Pacific Railroad, and North Elm Avenue in the City of Hastings, Adams County, Nebraska, known as Redevelopment Area #18.

Names of People/Business affected by this action:

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

Why Planning Commission action is required:

From N.R.S 18-2110: Plan; submission or recommendation; requirement.
A redevelopment plan shall not be submitted or recommended to the governing body of the city in which the redevelopment project area is located until a general plan for the development of the city has been prepared.

Type of action requested:

Motion

Suggested motion:

Deadlines associated with action:

This case will be reviewed by the City Council Regular Meeting to be held on June 10, 2024.

Department head comments:

Development Services staff have reviewed the application for the Area 18 Redevelopment Plan Modification. The complete details of the staff review and recommendation are in the attached staff report.

Recommendation:

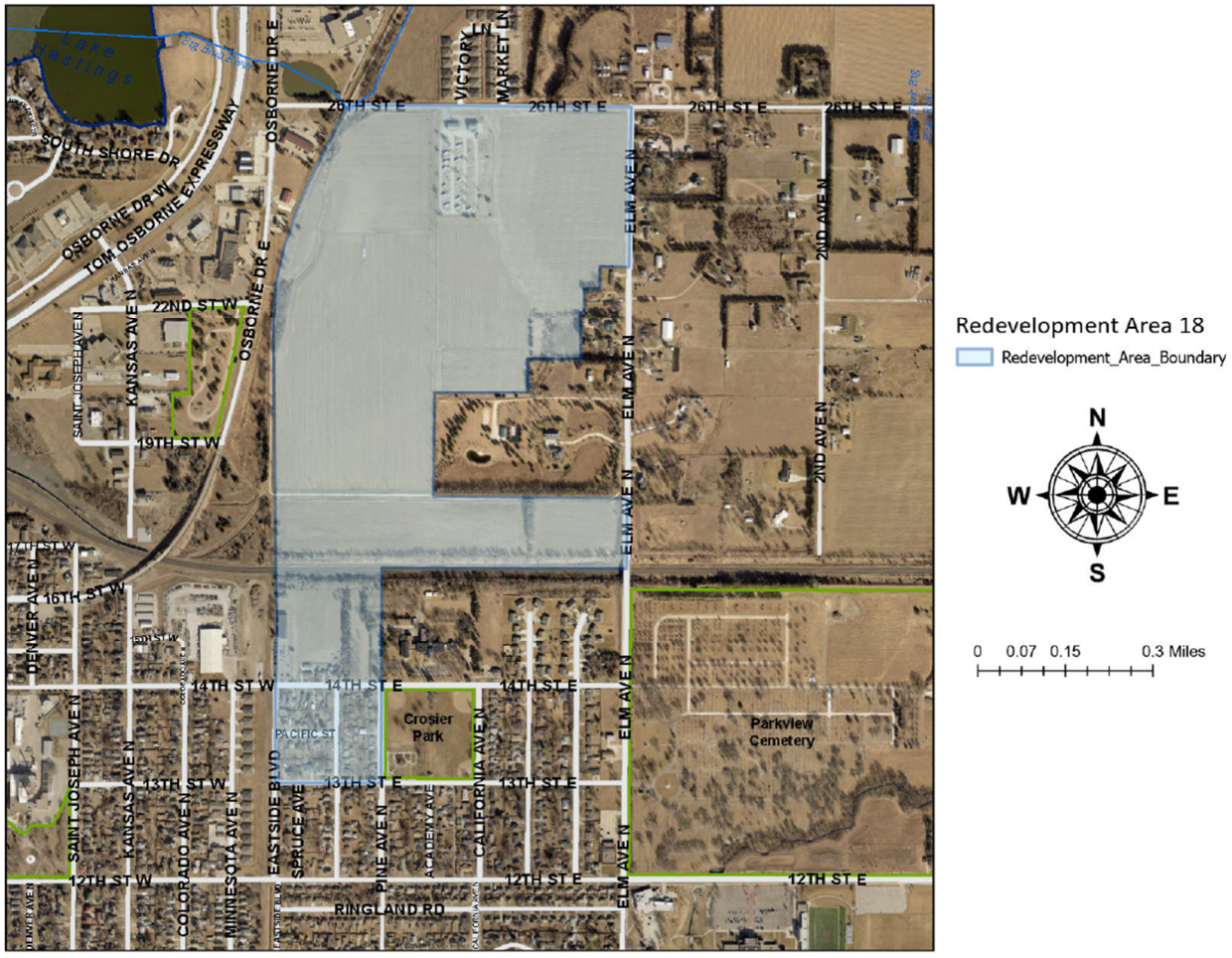
City staff recommends to the Planning Commission to recommend approval to the City Council to adopt the Redevelopment Plan for Redevelopment Area 18 by Resolution.

City of Hastings Planning Commission

HASTINGS
DEVELOPMENT SERVICES

STAFF REPORT

General Redevelopment Plan:	Redevelopment Area 18
Applicant:	Hastings Community Redevelopment Authority
Redevelopment Area Location:	Generally bounded by East 26th Street, Pioneer Spirit Trail, Union Pacific Railroad, and North Elm Avenue.
Date of Public Hearing:	May 21, 2024



SECTION AND REQUIREMENT OF NEBRASKA STATE STATUTES ALLOWING FOR A GENERAL REDEVELOPMENT PLAN

- **Statute 18-2109:** Redevelopment plan; preparation;
    - (1) A redevelopment plan for a redevelopment project area shall not be prepared and the governing body of the city in which such area is located shall not approve a redevelopment plan unless the governing body has, by resolution adopted after the public hearings required under this section, declared such area to be a substandard and blighted area in need of redevelopment.
- **Statute 18-2110:** Plan; submission or recommendation; requirement.
    - A redevelopment plan shall not be submitted or recommended to the governing body of the city in which the redevelopment project area is located until a general plan for the development of the city has been prepared.
- **Statute 18-2111:** Plan; who may prepare; contents.
    - The authority may itself prepare or cause to be prepared a redevelopment plan or any person or agency, public or private, may submit such a plan to an authority. A redevelopment plan shall be sufficiently complete to indicate its relationship to definite local objectives as to appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements, and the proposed land uses and building requirements in the redevelopment project area, and shall include without being limited to:
        i. The boundaries of the redevelopment project area with a map showing the existing uses and condition of the real property therein;
        ii. A land-use plan showing proposed uses of the area;
        iii. Information showing the standards of population density, land coverage, and building intensities in the area after redevelopment;
        iv. A statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, or building codes and ordinances;
        v. A site plan of the area;
        vi. 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.

BLIGHT STUDY ADOPTION:

The Blight and Substandard Study for Redevelopment Area # 18 was heard at the April 22, 2024, City Council meeting and passed with a vote of 5-2-1. Redevelopment Area #18 was designated as a substandard and blighted area in need of redevelopment with Resolution No. 2024-25.

DESCRIPTION OF GENERAL REDEVELOPMENT PLAN FINDINGS:

The CRA completed the General Redevelopment Plan on April 30, 2024. The General Redevelopment Plan is intended to serve as a comprehensive guide for the implementation of development and redevelopment activities within Redevelopment Area #18. Redevelopment and development activities should be utilized to promote the general welfare and enhance the tax base, as well as promote the economic and social well-being of the Community.

The General Redevelopment Plan identifies four general development/redevelopment initiatives and three infrastructure and utility systems initiatives. Each initiative identifies ways in which the area should be redeveloped throughout the next ten to fifteen years.

The General Redevelopment Plan also identifies the existing and future land uses of the Area. Redevelopment Area #18 currently consists of residential, commercial campground, and vacant/undeveloped land use types. The blight study also identified properties and structures classified as being in deteriorating condition or dilapidated. The tracts of undeveloped land are ideally suited for future residential development. The future land use map follows the vision of the comprehensive plan and promotes the Area as a location for a mix of commercial and residential development. The General Redevelopment Plan recommends the future commercial and single-family residential land use be buffered with multi-family residential development.

The future zoning in the Area is recommended to be commercial and residential zoned areas. The undeveloped land within Area #18 will most likely be required to be rezoned and subdivided to meet the needs of the community and to reach the highest and best use for the property. In addition to complying with the City's adopted Comprehensive Plan's Future Land Use Map and applicable policies, the redevelopment should meet sound engineering and planning principles, match the general character of the surrounding areas, and provide quality residential uses that help address the City's affordable housing needs.

Additionally, the General Redevelopment Plan identifies recommended public improvements for the Area. These improvements could include streets, water, sanitary sewer and storm sewer systems, sidewalks, open space, and recreational uses. According to the Blight and Substandard Study, the primary concerns in the Area are the condition of existing structures and sites, as well as improvement needs for deteriorated and dilapidated infrastructure systems to serve developed and undeveloped land throughout the Redevelopment Area. Future development should meet the City's development standards and new or redeveloped infrastructure should be designed to meet the provisions of the Subdivision Regulations of Hastings.

In conclusion, the General Redevelopment Plan for Redevelopment Area #18 should guide the redevelopment and development opportunities. The major components will be accomplished as individual projects that will be proposed as plan modifications upon adoption of this General Redevelopment Plan.

CONFORMANCE WITH COMPREHENSIVE PLAN:

The 2009, Imagine Hastings Comprehensive Plan identifies Redevelopment Area #18 as "Urban Residential" and "Suburban Residential". Urban Residential is defined as a higher density residential development typically in the 4 to 10 units per acre range with lots ranging in size from 7,000 to 10,750 square feet. Suburban Residential is defined as the most common development standard in housing and neighborhood design in Hastings and is typically in the 2 to 5 units per acre range with lots ranging in size from 8,750 to 20,000 square feet.

It should be noted that the Imagine Hastings Plan is fifteen years old and its vision for this area and others across the community may not reflect the current development realities. The community is in the process of updating the Comprehensive Plan. The Plan update is anticipated to be completed this year in the late Spring or Summer.

Additionally, the subsequent redevelopment plan modifications may likely take on a more intense residential use or a different type of use altogether. The 2009 Imagine Hastings Comprehensive Plan does include a number of land use policies that support a mix of residential uses and densities within a single development, especially if those developments maximize use of existing infrastructure. The Community Redevelopment Authority and developers should work with the City to review the forthcoming redevelopment plan modifications and specific development projects for conformance with the Comprehensive Plan and request amendments and rezonings as needed.

STANDARDS TO ADOPT GENERAL REDEVELOPMENT PLAN:

The provisions of Nebraska State Statutes, 18-2109, regulate the redevelopment of areas within blighted and substandard areas.

The City Council, by recommendation from the City Planning Commission, will declare an area as blighted and substandard prior to the development of a redevelopment plan.

STAFF COMMENTS: Staff concurs with the CRA's findings. Staff recommends the Planning Commission recommend **APPROVAL** to adopt the **GENERAL REDEVELOPMENT PLAN**, as written, for Redevelopment Area #18 to the City Council, as it meets the provisions of Nebraska State Statutes 18-2109.

PREPARED BY: Ember Batelaan

DATE: May 10, 2024

ATTACHMENTS:

1. General Redevelopment Plan for Redevelopment Area #18
2. Blight and Substandard Study for Proposed Redevelopment Area #18

GENERAL REDEVELOPMENT PLAN
FOR REDEVELOPMENT AREA #18
APRIL 24, 2024

Purpose of the Plan

The purpose of the General Redevelopment Plan is to serve as a comprehensive guide for implementation of development and redevelopment activities within Redevelopment Area #18 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.

The General Redevelopment Plan prepared by 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."

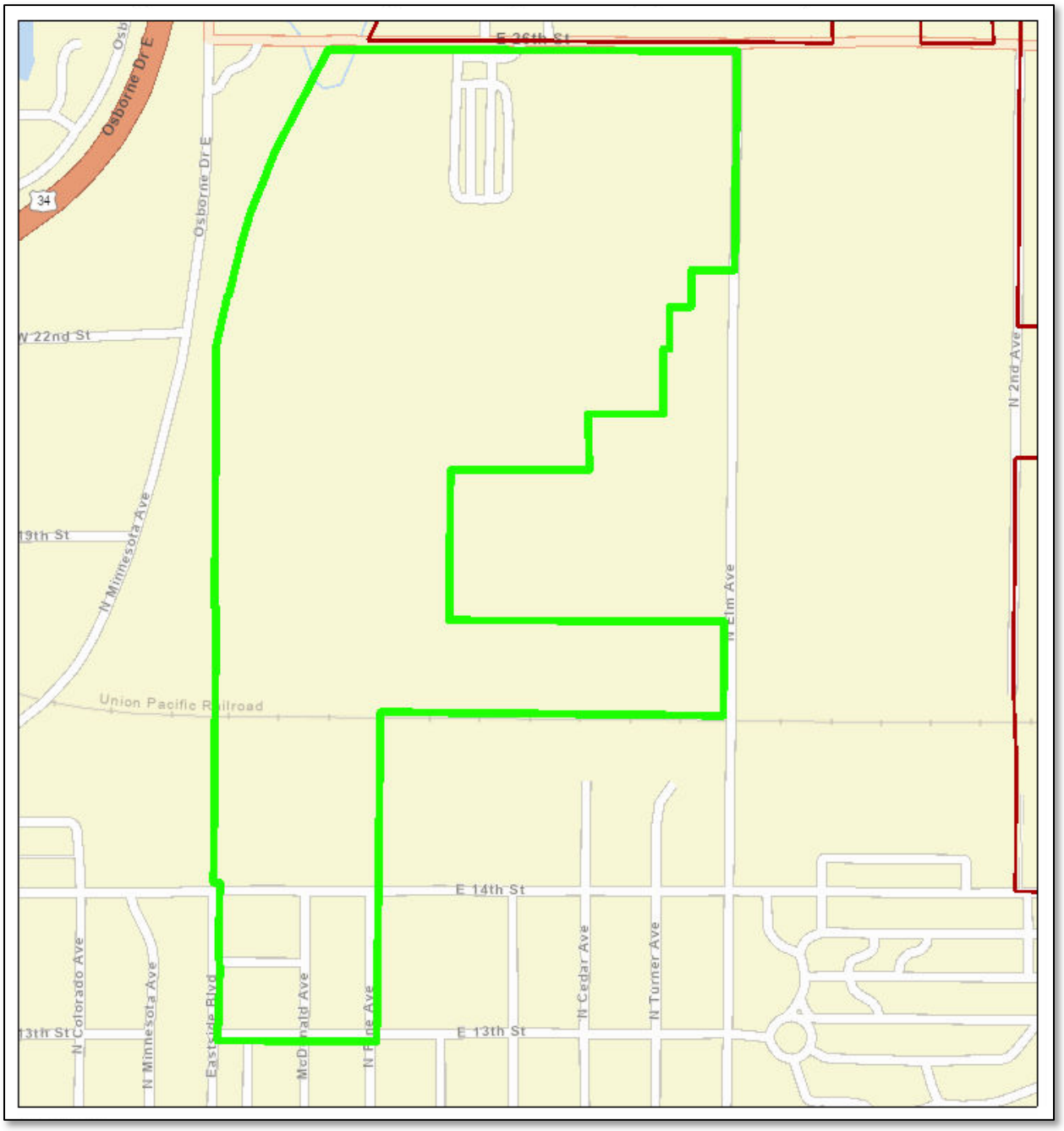
Location.

Redevelopment Area #18 is located in the northeast section of the City of Hastings, Nebraska, generally bounded by East 26th Street to the north, Pioneer Spirit Trail to the west, East 13th Street to the south and North Elm Avenue to the east. The Area is comprised of an estimated 161.57 acres. Key development features in Area #18 include the Hastings Campground and RV Park, three large tracts of undeveloped land, one small track of undeveloped land and one square block of single-family homes. This Redevelopment Area has been identified for future development activities, due to the existence of aging and deteriorating structures, aging and deteriorating sidewalks and streets, pedestrian safety, aging and undersized water mains, and obsolete platting. The referenced Redevelopment Area #18, in the City of Hastings, Nebraska, includes the following Adams County Parcel ID #s:

Parcel ID Numbers Within Proposed Redevelopment Area 18							
010011225	010011315	010011346	010011224	010011313	010011328	010011349	010013899
010011324	010011337	010011338	010014336	010011327	010011319	010011335	010016834
010011332	010011309	010011343	010011312	010011311	010011336	010011342	010016830
010011333	010011334	010011347	010014334	010011316	010011320	010011330	010016832
010011323	010011348	010011345	010014335	010011325	010011322	010011310	010016833
010011331	010011341	010011344	010014457	010011339	010011318	010011329	010011321
010011326	010011340	010011314	010013900	010011317			

The following map (Exhibit 1) and other maps in this Redevelopment Plan identify the entire Redevelopment Area #18 that has been declared blighted and substandard and in need of redevelopment pursuant to this General Redevelopment Plan.

EXHIBIT #1



Project Planning and Implementation Recommendations.

The planning process for Redevelopment Area #18 has resulted in a listing of general planning and implementation recommendations. As discussed in the Blight and Substandard Determination Study, existence of aging and deteriorating structures, aging and deteriorating sidewalks and streets, pedestrian safety, aging and undersized water mains, obsolete platting and the existence of conditions

which endanger life or property by fire or other causes are a sufficient basis for designation of Redevelopment Area #18 as blighted and substandard.

To eliminate blight and substandard conditions and enhance private development and redevelopment activities within Redevelopment Area #18, 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. Micro TIF, or the expedited review of smaller, single redevelopment projects should be adopted by City Council resolution and utilized in the Redevelopment Area.

General Development/Redevelopment Initiatives.

- Create an "Economic Development Initiative" for Redevelopment Area #18 directed at increasing the property tax base. Utilize TIF, Micro-TIF, the Rural Workforce Housing Fund and other available sources of economic development funding, including State, Federal and Private Foundation Grants, as well as private investment, for the expansion of existing and the development of new residential uses in the Area in conformance with the City's *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, and commercial development to Redevelopment Area #18. Partnerships can include, but are not limited to the Hastings Economic Development Corporation, Hastings Area Chamber of Commerce, Hastings Community Redevelopment Authority (CRA), Housing Development Corporation, Hastings Housing Authority and South-Central Economic Development District. Utilize the Hastings Comprehensive Development Plan, Hastings 2021 Housing Needs Assessment 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 #18 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.

- Through the CRA, acquire dilapidated and functionally and economically obsolescent buildings or land within the Redevelopment Area and retain or hold these tracts for future development.

Infrastructure & Utility Systems Initiatives.

- Replace, as needed, deteriorated, dilapidated and undersized municipal water, sewer and storm sewer mains throughout Redevelopment Area #18, to support both existing and new residential developments.

- Work with developers to install modern water, storm sewer, sanitary sewer and transportation systems in undeveloped tracts of land in Redevelopment Area #18 to support future development opportunities.

- Establish a program to improve the existing sidewalks, streets, street lighting, landscaping, private driveways, and access roads 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 and Micro-TIF for development and redevelopment projects in Redevelopment Area #18 is deemed to be an essential and integral element. The use of TIF and Micro-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.

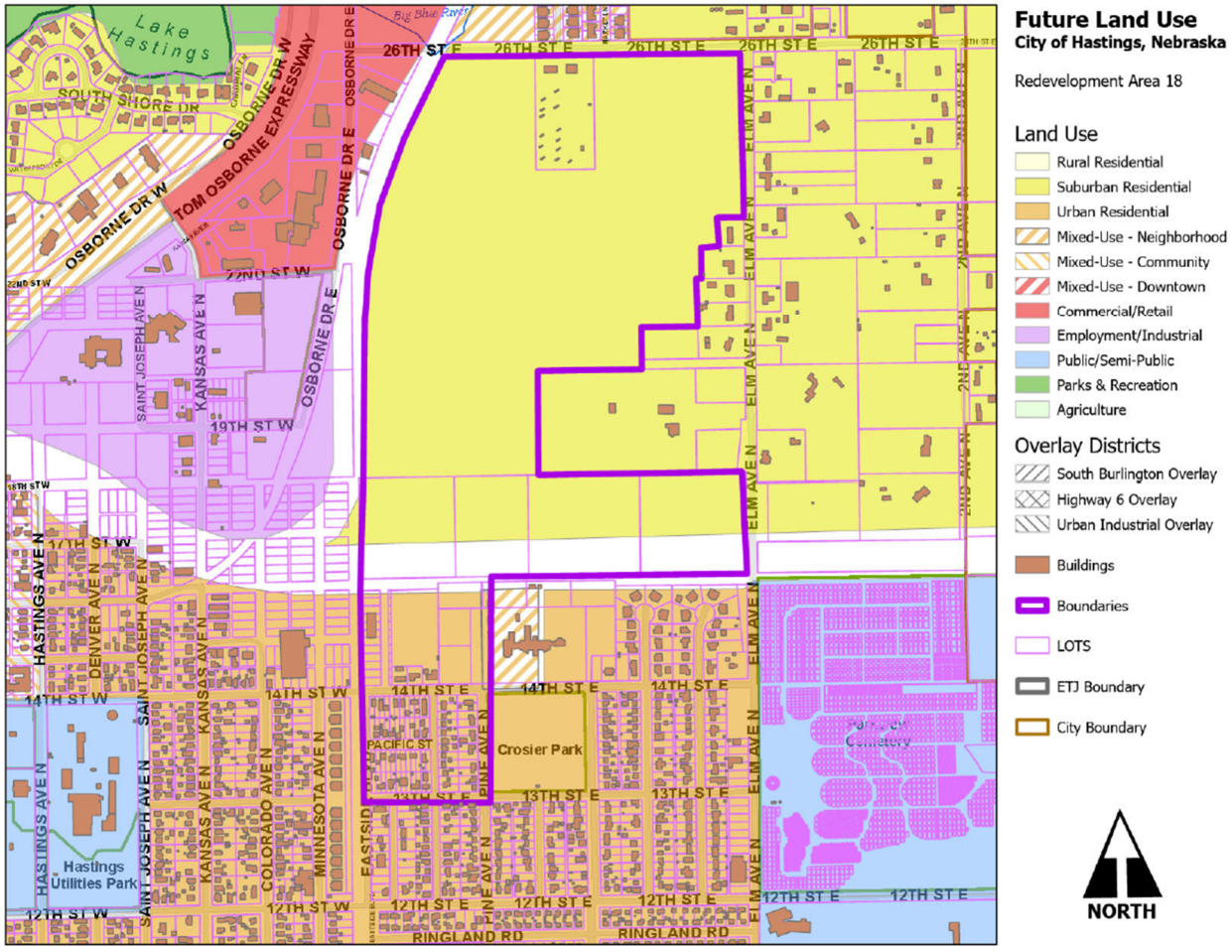
The City agrees, when approving this General Redevelopment Plan, to the utilization of TIF for appropriate development and redevelopment projects and agrees to pledge the taxes generated from such projects for such purposes in accordance with the Act. Any redevelopment project receiving TIF is subject to a Cost Benefit Analysis to determine if the project would be economically feasible without the use of TIF and whether the project would occur in the area without the use of TIF.

1. Land Use Patterns.

In general, the Redevelopment Area consists of single-family homes, a developed commercial campground and undeveloped land. The substandard and blight study 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.

Exhibit #2, Future Land Use Map, represents the land use density and coverage, as well as a general site plan for Redevelopment Area #18. The *Hastings Comprehensive Plan* and Future Land Use Map promote the Area 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.

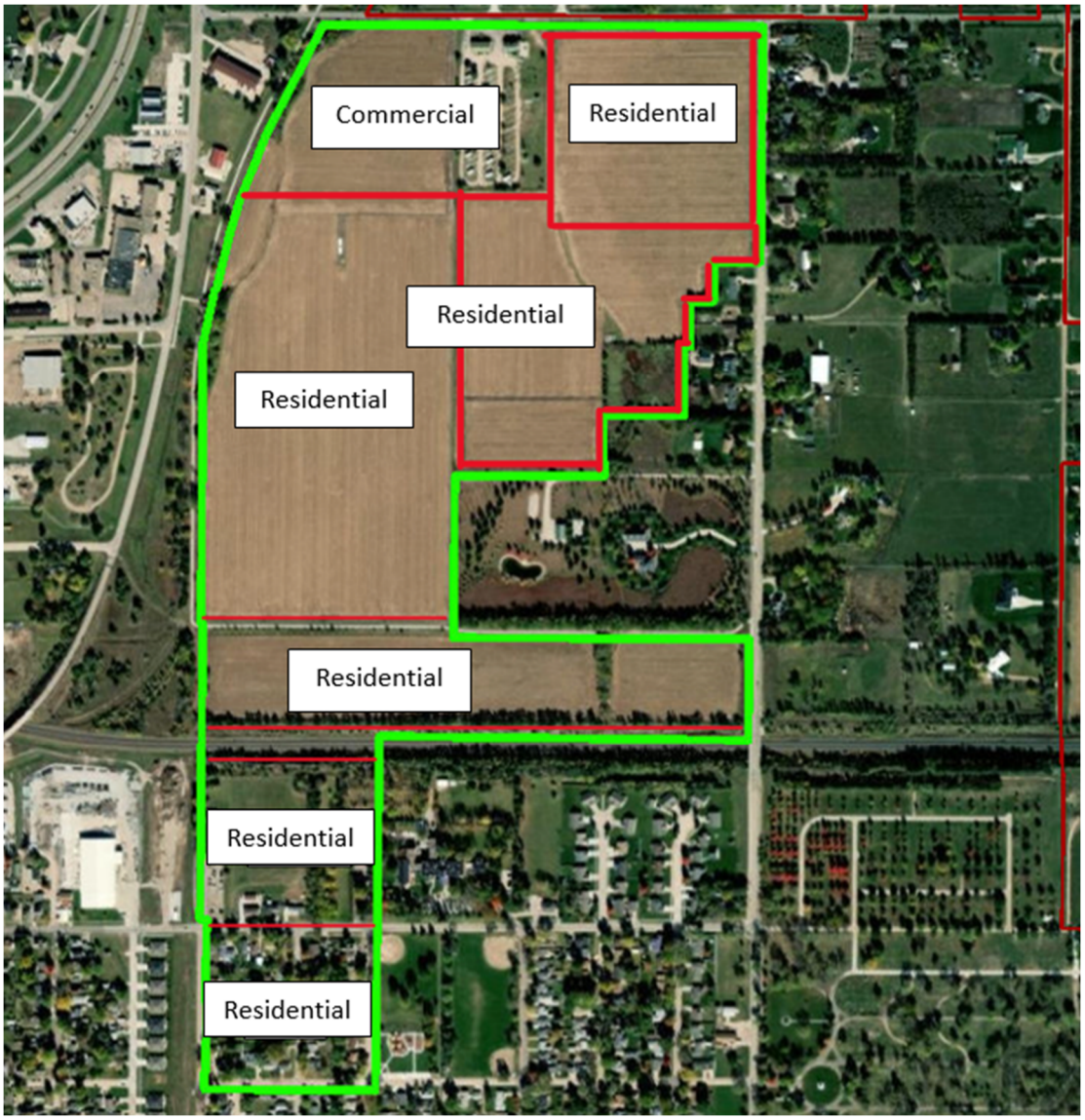
FUTURE LAND USE MAP – EXHIBIT #2



2. Future Zoning Districts.

The recommended Future Zoning Map for Redevelopment Area #18 is identified in Exhibit #3. The land within Area #18 will most likely be required to be rezoned and subdivided to meet the needs of the community and to reach the highest and best use for the property. In addition to complying with the City's adopted Comprehensive Plan's Future Land Use Map and applicable policies, the redevelopment should meet sound engineering and planning principles, match the general character of the surrounding areas, and provide quality residential uses that help address the City's affordable housing needs.

FUTURE ZONING MAP – EXHIBIT #3



3. Recommended Public Improvements.
The primary purpose of a 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 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 #18 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.

Conclusions.

A successful Redevelopment Plan for Redevelopment Area #18 should guide redevelopment and development opportunities, while supporting adjacent uses. New construction should be compatible with similar materials exhibited by existing structures within, and adjacent to 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 #18. Prior to transportation network improvements, the City and the CRA should develop a plan to accommodate efficient infrastructure development and improvements.

This General Redevelopment Plan addresses numerous community and economic development activities for Redevelopment Area #18, 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.

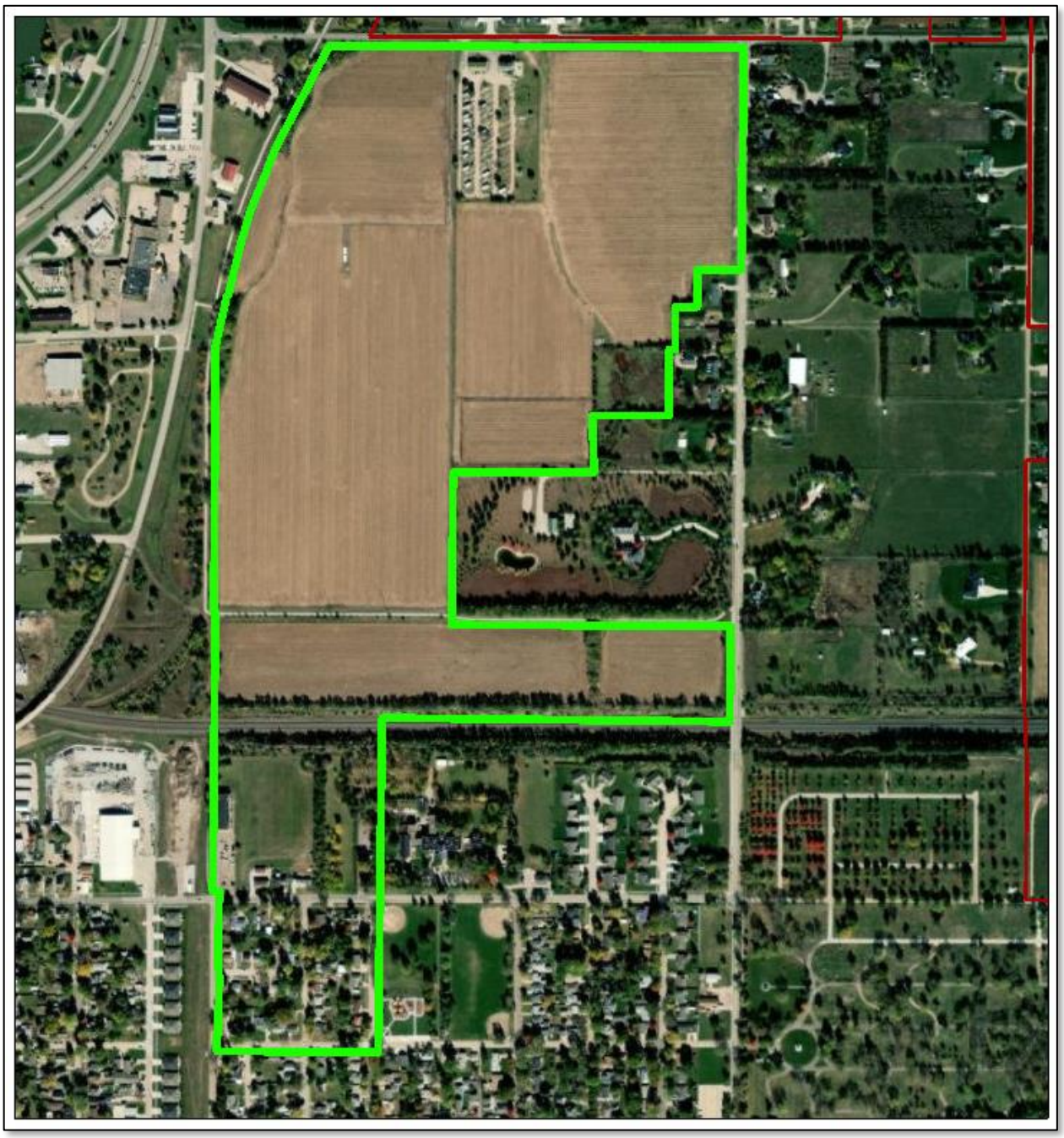
Public Funding Sources
Tax Increment Financing
LB 840, LB 1240
Historic Preservation Tax Credits (State & Federal)
Low Income Housing Tax Credits
Sales Tax
Community Development Block Grants - Re-Use Funds
HOME Funds
Nebraska Affordable Housing Trust Fund
Rural Workforce Housing Investment Fund
Community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

CITY OF HASTINGS, NEBRASKA

Blight & Substandard Study – Proposed Redevelopment Area 18

Bobbi Pettit, AICP

February 13, 2024



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PROPOSED REDEVELOPMENT AREA 18
BLIGHT & SUBSTANDARD STUDY

COMMUNITY REDEVELOPMENT LAW

The State of Nebraska has established Community Redevelopment Law to correct conditions of blight within the State's municipalities and provide guidance for remedying conditions of blight, thereby encouraging redevelopment projects to take place in areas that would be considered otherwise undevelopable.

(NRS 18-2102):

> It is hereby found and declared that there exist in cities of all classes and villages of this state areas which have deteriorated and become substandard and blighted because of the unsafe, insanitary, inadequate, or overcrowded condition of the dwellings therein, or because of inadequate planning of the area, or excessive land coverage by the buildings thereon, or the lack of proper light and air and open space, or because of the defective design and arrangement of the buildings thereon, or faulty street or lot layout, or congested traffic conditions, or economically or socially undesirable land uses.
>
> Such conditions or a combination of some or all of them have resulted and will continue to result in making such areas economic or social liabilities harmful to the social and economic well-being of the entire communities in which they exist, needlessly increasing public expenditures, imposing onerous municipal burdens, decreasing the tax base, reducing tax revenue, substantially impairing or arresting the sound growth of municipalities, aggravating traffic problems, substantially impairing or arresting the elimination of traffic hazards and the improvement of traffic facilities, and depreciating general community-wide values.
>
> The existence of such areas contributes substantially and increasingly to the spread of disease and crime, necessitating excessive and disproportionate expenditures of public funds for the preservation of the public health and safety, for crime prevention, correction, prosecution, punishment, and the treatment of juvenile delinquency, and for the maintenance of adequate police, fire, and accident protection and other public services and facilities. These conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids herein provided. The elimination of such conditions and the acquisition and preparation of land in or necessary to the renewal of substandard and blighted areas and its sale or lease for development or redevelopment in accordance with general plans and redevelopment plans of communities and any assistance which may be given by any state public body in connection therewith are public uses and purposes for which public money may be expended and private property acquired. The necessity in the public interest for the provisions of the Community Development Law is hereby declared to be a matter of legislative determination.

It is further found and declared that the prevention and elimination of blight is a matter of state policy, public interest, and statewide concern and within the powers and authority inhering in and reserved to the state, in order that the state and its municipalities shall not continue to be endangered by areas which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of their revenue.

It is further found and declared that certain substandard and blighted areas, or portions thereof, may require acquisition, clearance, and disposition, subject to use restrictions, as provided in the Community Development Law, since the prevailing conditions of decay may make impracticable the reclamation of the area by conservation or rehabilitation; that other areas or portions thereof may, through the means provided in the Community Development Law, be susceptible of conservation or rehabilitation in such a manner that the conditions and evils, hereinbefore enumerated, may be eliminated, remedied, or prevented; and that salvageable substandard and blighted areas can be conserved and rehabilitated through appropriate public action and the cooperation and voluntary action of the owners and tenants of property in such areas.

PURPOSE

The purpose of the study is to assist in following the guidance set forth by the Nebraska State Legislature regarding the definition of blighted and substandard and to identify new target areas in the community for redevelopment and workforce housing development and to propose a general redevelopment plan for these areas.

The area in question was compared to the definition of a substandard and blighted area as defined by Nebraska Revised Statute 18-2103.31, which explicitly defines a substandard area as:

> [A]n area in which there is a predominance of buildings or improvements, whether non-residential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;

Section 18-2103:03 also defines a blighted area as:

> [A]n area, which (a) by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or 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 is detrimental to the public health, safety, morals, or welfare in its present condition and use and (b) in which there is at least one of the following conditions: (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average; (ii) the average age of the residential or commercial units in the area is at least forty years; (iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time; (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or (v) the area has had either stable or decreasing population based on the last two decennial censuses.

Section 18-2103:03 also states the amount of area that a city can designate as blighted and substandard. Thus, Hastings, a city of the first class, shall not declare more than 35% of the land within the city's corporate limits as blighted & substandard, and in need of redevelopment:

> In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred percent of the village as blighted.

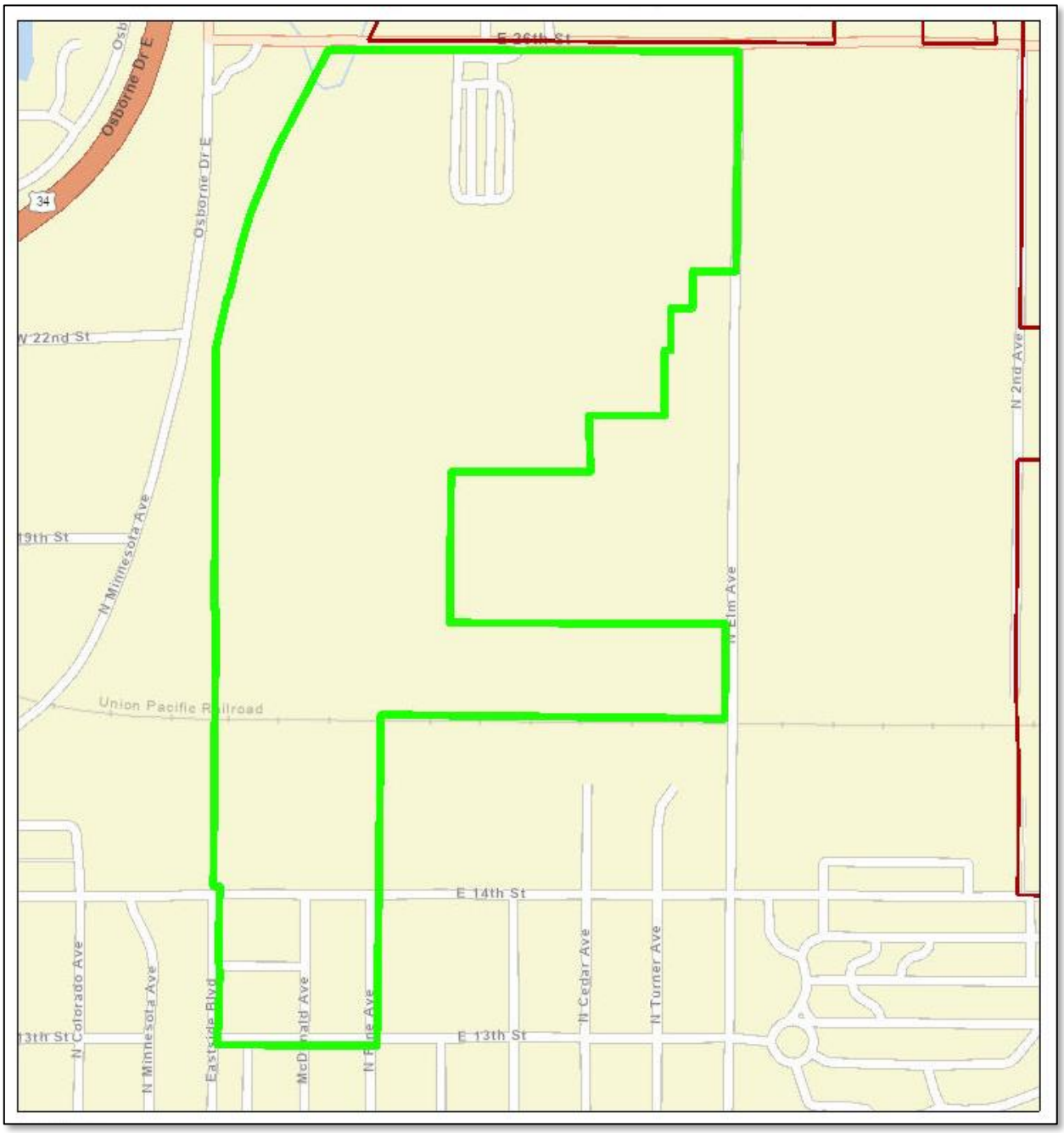
Area Description:

Hastings Proposed Redevelopment Area 18 encompasses approximately 161.57 acres and is described as follows:

From a point beginning at the northwest corner of Parcel ID (PID) #010011396, then moving north along the eastern right-of-way (ROW) line of North Pine Avenue and then continuing north in a straight line beyond the northern ROW line of East 4th Street until reaching the northern ROW line of Union Pacific Railroad, then moving east along the northern ROW line of Union Pacific Railroad until reaching the western ROW line of North Elm Avenue, then moving north along the west ROW line of North Elm Avenue until reaching the northeast corner of PID #010016830, then moving west in a straight line until reaching a point on the northern property line of PID #010016832 directly south of the southwest corner of PID #010013906, then moving north until reaching the northwest corner of PID #010013906, then moving east until reaching a point on the northern property line of PID #010013906 directly south of the southwest corner of PID #010013903, then moving north in a straight line until reaching the northwest corner of PID #010013903, then moving east until reaching the southwest corner of PID #010013902, then moving north in a straight line until reaching the northwest corner of PID #010013904, then moving east until reaching the southwest corner of PID #010013901, then moving north until reaching the northwest corner of PID #010013901, then moving east until reaching the southwest corner of PID #010017658, then moving north until reaching the northwest corner of PID #010017658, then moving east until reaching the northeast corner of PID #010017658, then moving north along the western ROW line of North Elm Avenue until reaching the northeast corner of PID #010013900, then moving west along the southern ROW line of East 26th Street until reaching the northwest corner of PID #010013899, then moving south along the western property line of PID #010013899 and continuing south in a straight line beyond the southwestern corner of PID #010013899 until reaching the northern ROW line of East 14th Street, then moving east along the northern ROW line of East 14th Street until reaching a point on the northern ROW line directly north of the northwest corner of PID #010011326, then moving south along the eastern ROW line of Eastside Boulevard until reaching the northwestern corner of PID #010011363, then moving east along the southern ROW line of East 13th Street until reaching the northwest corner of PID #010011396, which is the point of beginning, approximately 161.57 acres.

Parcel ID Numbers Within Proposed Redevelopment Area 18							
010011225	010011315	010011346	010011224	010011313	010011328	010011349	010013899
010011324	010011337	010011338	010014336	010011327	010011319	010011335	010016834
010011332	010011309	010011343	010011312	010011311	010011336	010011342	010016830
010011333	010011334	010011347	010014334	010011316	010011320	010011330	010016832
010011323	010011348	010011345	010014335	010011325	010011322	010011310	010016833
010011331	010011341	010011344	010014457	010011339	010011318	010011329	010011321
010011326	010011340	010011314	010013900	010011317			

Area Map:


E 26th St
Osborne Dr E
34
W 22nd St
N Minnesota Ave
19th St
N Elm Ave
N 2nd Ave
Union Pacific Railroad
E 14th St
E 13th St
13th St
N Colorado Ave
N Minnesota Ave
Eastside Blvd
McDonald Ave
N Pine Ave
N Cedar Ave
N Turner Ave

BLIGHT & SUBSTANDARD CRITERIA

SUBSTANDARD CRITERIA

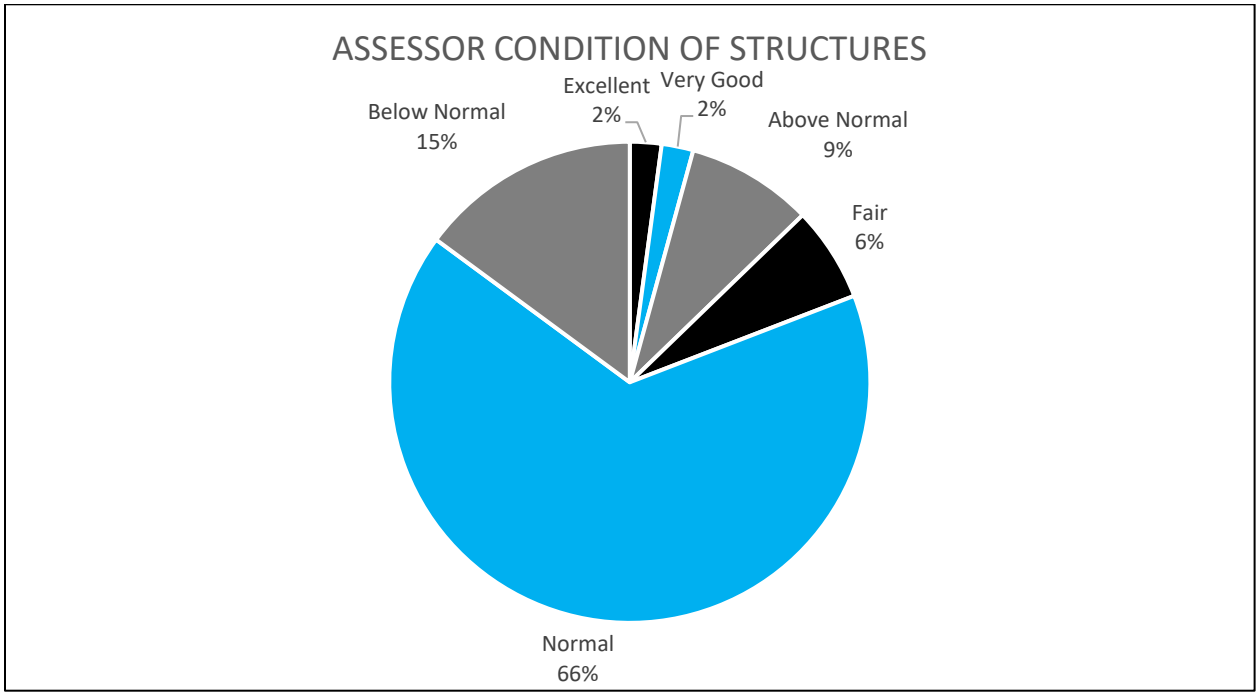
An area with the presence of any combination of such factors can be deemed substandard:

1. Dilapidation;
2. Deterioration;
3. Age or Obsolescence;
4. Conditions that endanger life or property by fire and other causes;
5. Inadequate provision for ventilation, light, air, sanitation, or open spaces; and
6. High density of population or overcrowding.

Dilapidation:

Condition of Structures

The Adams County Assessor provides a condition rating for the residential structures in Adams County ranging from Below Normal to Excellent. Based on the information collected from Hastings County Assessor property records (gis.adamscounty.org), the condition of more than **15% of the structures** in Proposed Redevelopment Area 18 is rated as having "Below Normal" condition. To be considered substantial, the percentage of dilapidated structures must be at least 10% of the total number of structures. Thus, 15% deteriorated structures meets the criteria of deterioration. Structures classified as Below Normal were considered deteriorated. Examples of dilapidated structures located within the proposed redevelopment area are shown on the following page. The photos displayed on the following page were taken in January 2024.



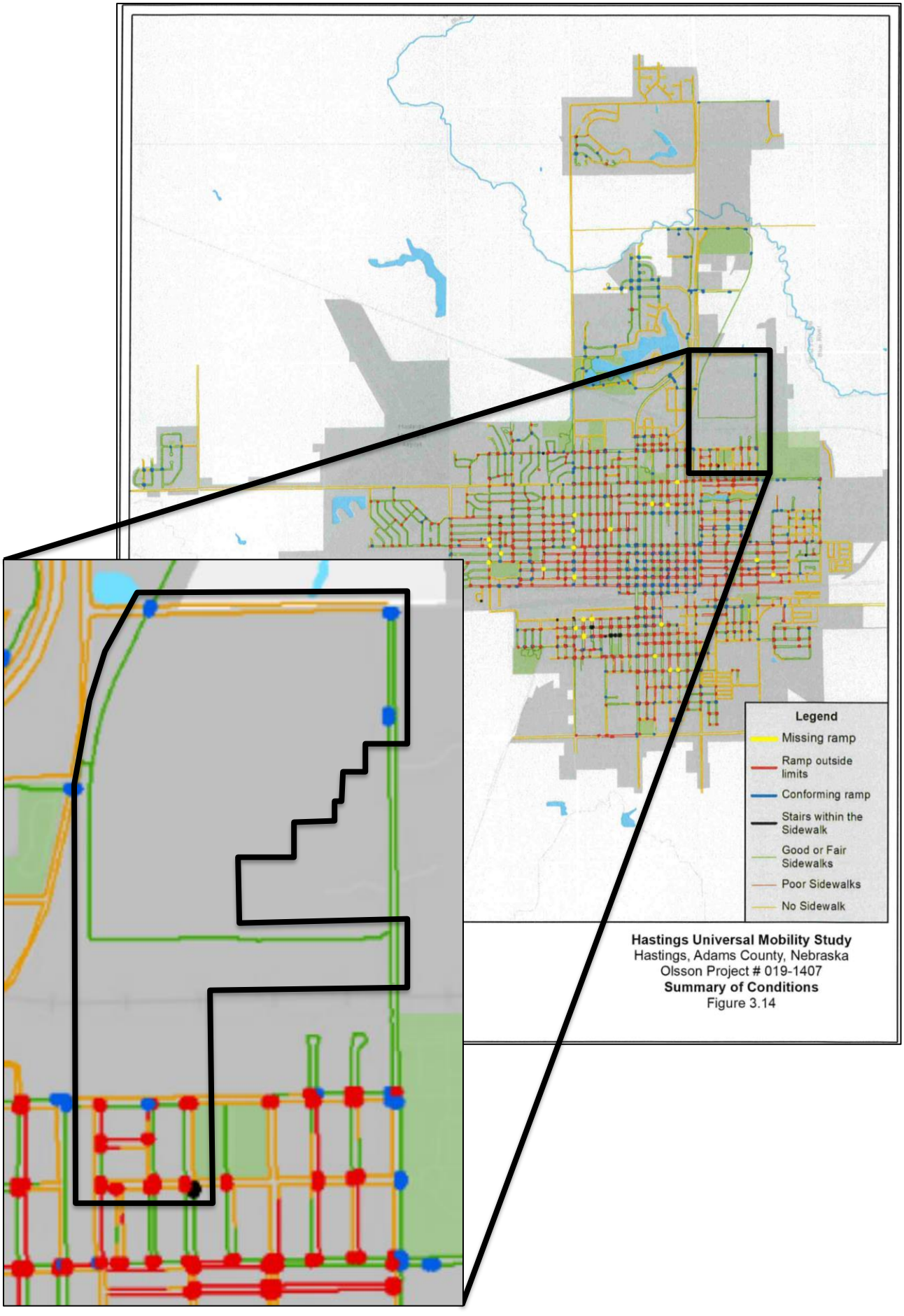
Examples of deteriorated/dilapidated structures are displayed below.

Deterioration:

Sidewalks and Streets

The sidewalks within Proposed Redevelopment Area 18 are showing signs of deterioration. In many places within Proposed Redevelopment Area 18, the sidewalks are either lacking or there are fractures in the concrete. The streets within Proposed Redevelopment Area 18 have also exhibited signs of deterioration. This can be caused by the expansion of moisture as the temperatures freeze and fluctuate. The sidewalks within Proposed Redevelopment Area 18 have also experienced deterioration resulting from the growth of trees next to the sidewalk, displacing the concrete panels of the sidewalk. As displayed by the map on page 13, taken from the *Hastings Barriers to Universal Mobility* prepared in 2019, there are segments of sidewalks that are either lacking or are in Poor Condition as represented by orange and red respectively. This document defines sidewalks in poor condition as exhibiting "cracking and/or displacement of the slabs that would inhibit the use of a wheelchair or potentially become a trip hazard" (p. 19).

Examples of deterioration along the sidewalks and streets within Proposed Redevelopment Area 18 are displayed by the photos on the following page:

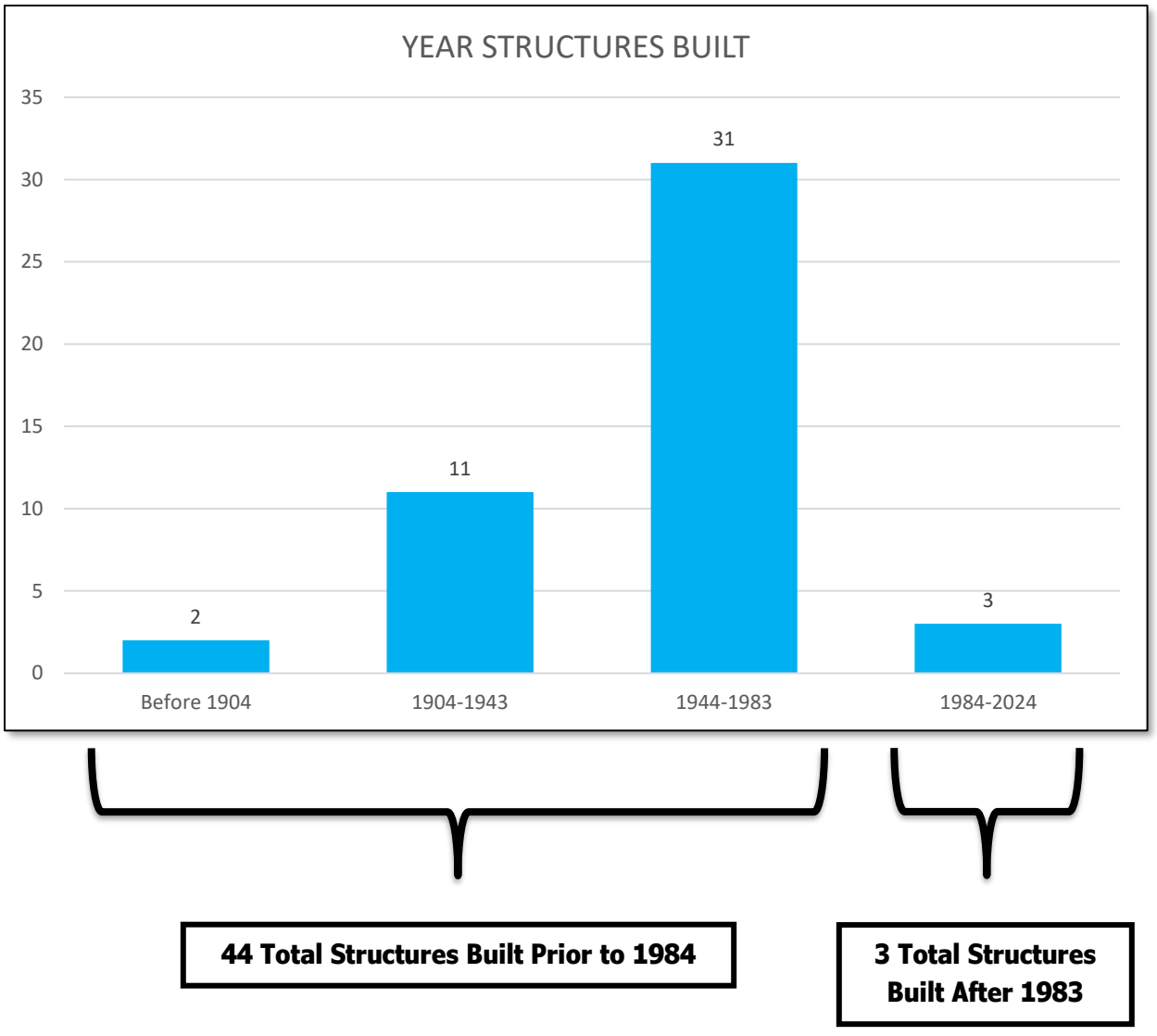

Legend
Missing ramp
Ramp outside limits
Conforming ramp
Stairs within the Sidewalk
Good or Fair Sidewalks
Poor Sidewalks
No Sidewalk
Hastings Universal Mobility Study
Hastings, Adams County, Nebraska
Olsson Project # 019-1407
Summary of Conditions
Figure 3.14

Streets

Age or Obsolescence:

Age of Structures

To be considered aged, the average age of structures within the proposed redevelopment area must be at least 40 years old. Most of the structures within Proposed Redevelopment Area 18 were built prior to 1980. The average age of the structures in Proposed Redevelopment Area 18 is 74 years old. This means that the average year of construction for the structures within this redevelopment area is 1950. Because the average age of buildings in Proposed Redevelopment Area 18 is more than 40 years old (built prior to 1984), these structures are considered aged.



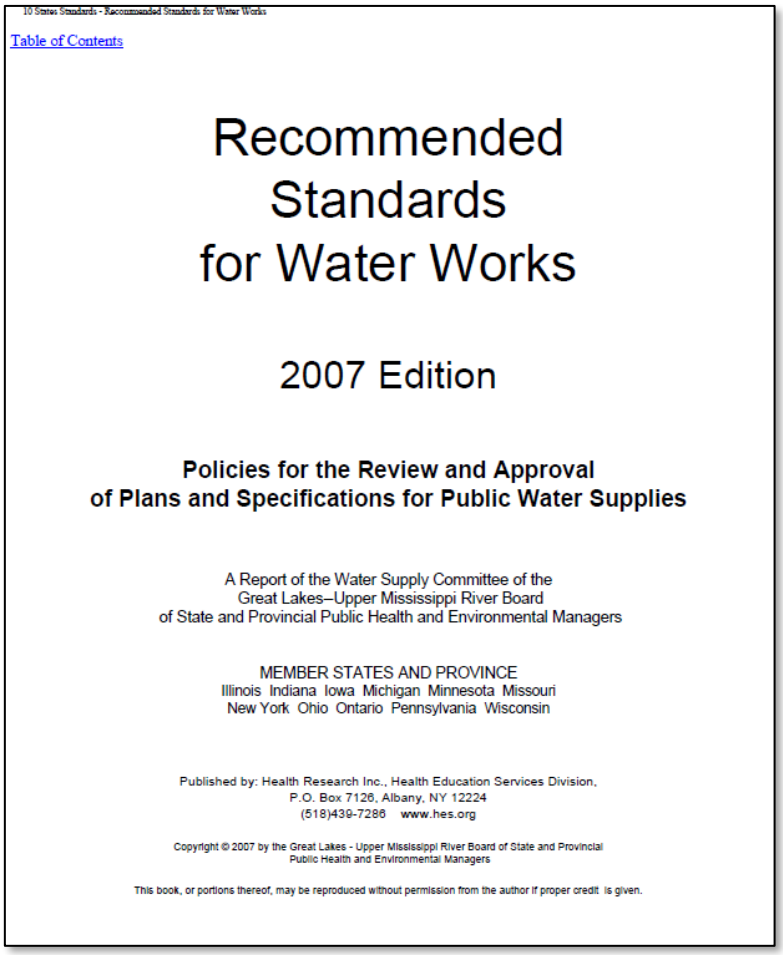
Size of Water Mains

Recommended Standards for Water Works is a document that was created in 1953 and is continuously updated. The document provides best practices for public water systems and is commonly relied upon by the civil engineering profession. According to the latest revision, the recommended minimum size of a water main must be no less than 6" in diameter to provide adequate fire protection.

The image on the following page is provided by the City of Hastings and is taken from the city water system map. This map shows the presence of water mains that were previously installed within Proposed Redevelopment Area 18 that have a diameter of 4". These water mains are highlighted in purple in the utility map on the following page.

Also included is the outline of Proposed Redevelopment Area 18 to show the obsolete water lines within the redevelopment area.

Water mains that are 4" are smaller than the recommendation of 6". Therefore, the size of these mains would be considered obsolete by current development standards and practices.



10 States Standards - Recommended Standards for Water Works

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Recommended Standards for Water Works

2007 Edition

Policies for the Review and Approval of Plans and Specifications for Public Water Supplies

A Report of the Water Supply Committee of the
Great Lakes–Upper Mississippi River Board
of State and Provincial Public Health and Environmental Managers

MEMBER STATES AND PROVINCE
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New York Ohio Ontario Pennsylvania Wisconsin

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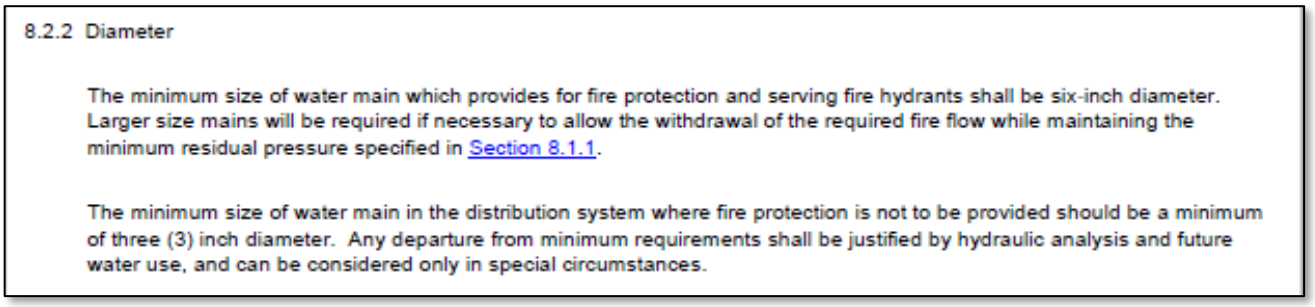
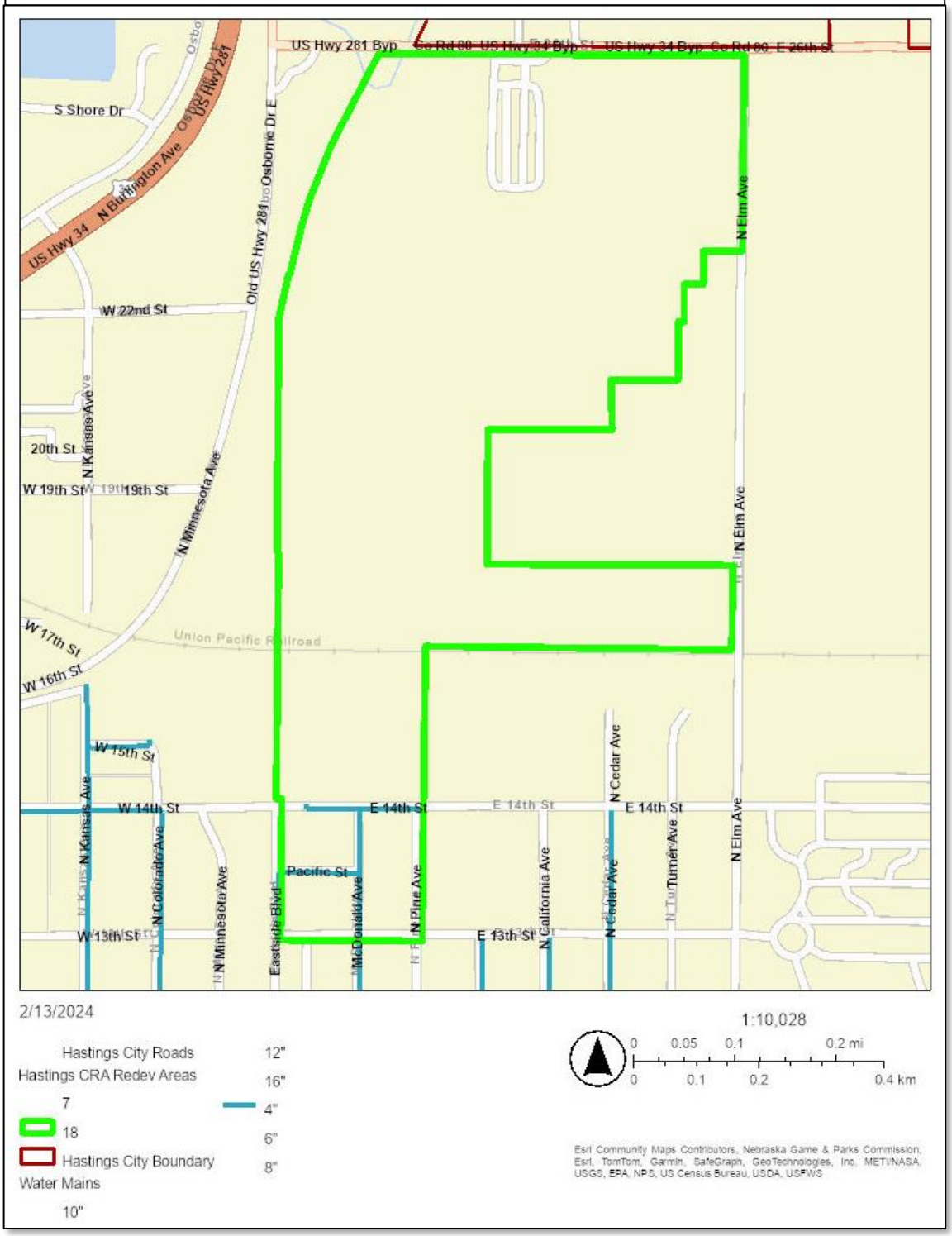


8.2.2 Diameter

The minimum size of water main which provides for fire protection and serving fire hydrants shall be six-inch diameter. Larger size mains will be required if necessary to allow the withdrawal of the required fire flow while maintaining the minimum residual pressure specified in Section 8.1.1.

The minimum size of water main in the distribution system where fire protection is not to be provided should be a minimum of three (3) inch diameter. Any departure from minimum requirements shall be justified by hydraulic analysis and future water use, and can be considered only in special circumstances.

Proposed Redevelopment Area 18 4" Water Mains



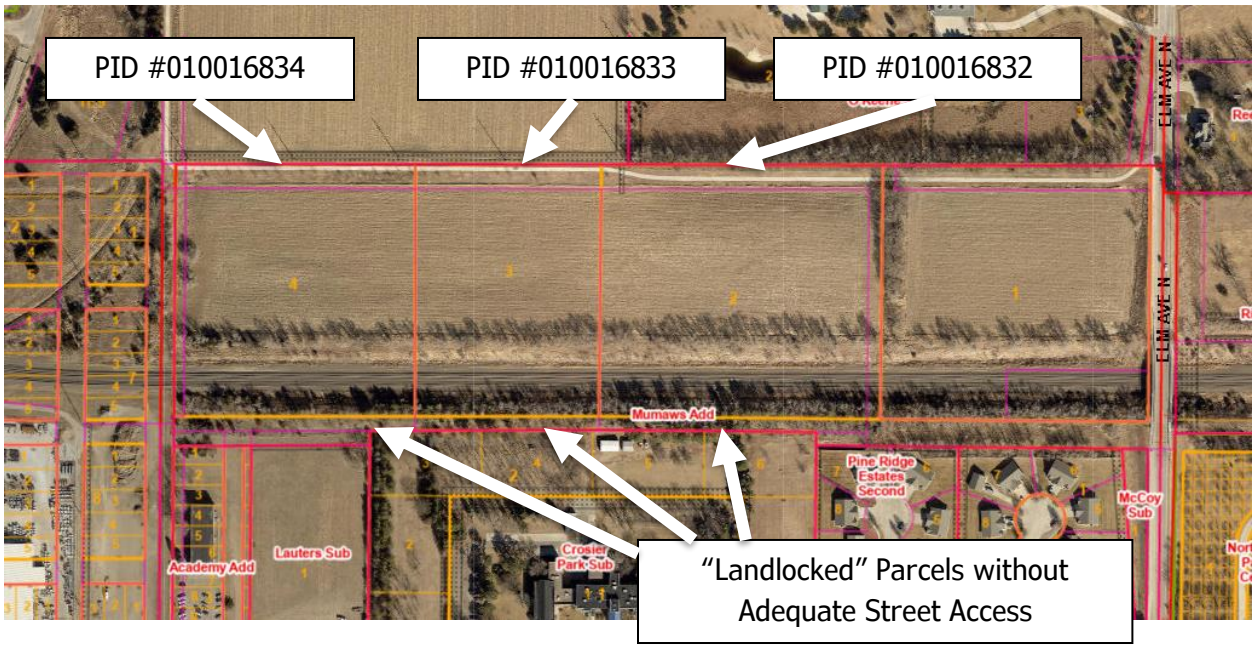
Obsolete Platting

According to the Nebraska Revised Statutes (NRS) 9-916, parcels of land are located within Proposed Redevelopment Area 18 that were platted through methods that are currently considered obsolete.

Per NRS 19-916:

> *The local legislative body shall have power by ordinance to provide the manner, plan, or method by which land within the corporate limits of any such municipality, or land within the area designated by... a city of the second class or village pursuant to subsection (1) of section 17-1002, may be subdivided, platted, or laid out, including a plan or system for the avenues, streets, or alleys to be laid out within or across such land, and to compel the owners of any such land that are subdividing, platting, or laying out such land to conform to the requirements of the ordinance and to lay out and dedicate the avenues, streets, and alleys in accordance with the ordinance as provided in sections 16-901 to 16-905 and sections 17-1001 to 17-1004.*

The image below displays "landlocked" parcels that were platted in the City of Hastings that do not have adequate street access or rights of way (Parcel ID #010016834, #010016833, #010016832). As displayed by the map taken from the Adams County Land Use GIS website (gis.adamscounty.org/map/landuse/), this parcel is prevented from street right-of-way access and must be replatted to facilitate further development in the area.



Conditions that endanger life or property by fire and other causes:

Fire Protection

Recommended Standards for Water Works recommends that to provide adequate fire protection, the minimum size of a water main must be no less than six inches in diameter. As noted in the previous section, Proposed Redevelopment Area 18 lacks an adequate water main distribution system that meets the minimum six-inch requirement for adequate protection. Therefore, conditions also exist within the proposed area that may damage property by fire.

Pedestrian Safety

Additionally, as mentioned previously in the Deterioration section of this study, the sidewalk system within Proposed Redevelopment Area 18 is inconsistent and offers little safe refuge for pedestrian transportation. There are segments of street that are lacking sidewalks and segments of existing sidewalks that are significantly deteriorated. Examples of the inadequate sidewalk system within Proposed Redevelopment Area 18 are shown by the photos on the following page.

Examples of deteriorated sidewalks or street lengths lacking sidewalks:

Inadequate provision for ventilation, light, air, sanitation, or open spaces:

This factor is not a substantial factor within Proposed Redevelopment area 18.

High density of population or overcrowding:

This factor is not a substantial factor within Proposed Redevelopment Area 18.

Substandard Factors Present

Four out of six substandard factors are substantial within *Proposed Redevelopment Area 18*.

Substandard Criteria	Area 18
Dilapidation	X
Deterioration	X
Age or Obsolescence	X
Conditions that endanger life or property by fire and other causes	X
Inadequate provision for ventilation, light, air, sanitation, or open spaces	
High density of population or overcrowding	

Substandard Determination

Proposed Redevelopment Area 18 meets the definition of a substandard area in need of redevelopment projects that should be completed and encouraged by the Hastings Planning Commission, Hastings City Council, and Community Redevelopment Authority.

BLIGHT CRITERIA

In accordance with Community Redevelopment Law, a blighted area must have a strong presence of the following factors:

Subjective Factors are defined as any combination of:

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

Objective Factors are identified as at least one of the following factors:

1. Unemployment in the redevelopment 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 an 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 area is lower than the average per capita income of the city in which the redevelopment area is located; and the
5. Area has had either stable or decreasing population based on the last two decennial censuses.

Subjective Factors:

Substantial number of deteriorated or deteriorating structures:

As described in the substandard portion of this study, the Adams County Assessor website (gis.adamscounty.org) classified the structures in Adams County on a scale ranging from "Below Normal" to "Excellent". 15% of the structures within Proposed Redevelopment Area 18 were classified as "Below Normal" and were considered to be deteriorated. To be considered a substantial factor, the number of deteriorated structures must be at least 10% of the total number of structures. Thus, with 15% of structures considered deteriorated, Proposed Redevelopment Area 18 meets the criteria to be considered substantial.

Deterioration of site or other improvements:

Streets & Sidewalks

As mentioned previously in the substandard portion of this study, the sidewalks and the streets within Proposed Redevelopment Area 18 display deterioration. In multiple locations, the sidewalks and the streets have fractured as moisture has expanded as the temperatures have fluctuated over the years. There are also locations where the sidewalk concrete panels have been displaced as the nearby trees have grown.

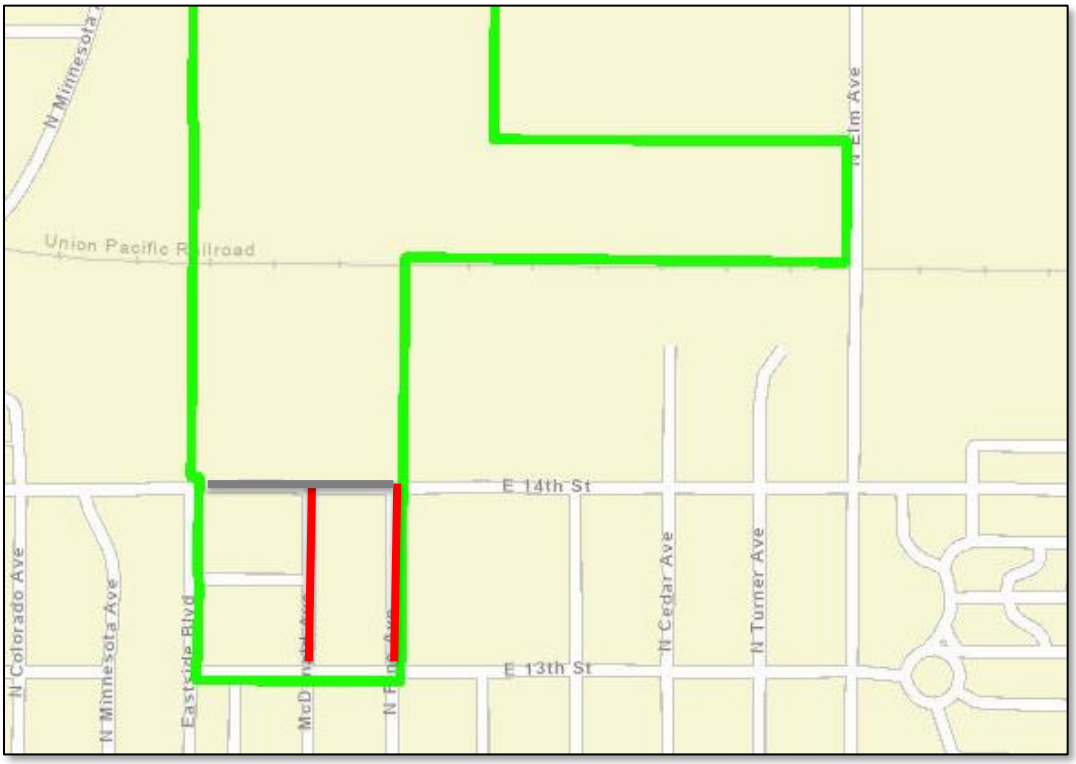
Existence of defective or inadequate street layout:

Properties located within Proposed Redevelopment Area 18 were not properly platted to preserve right of way that would enable these properties to be developed with adequate street access. Lack of proper connectivity and public access will negatively impact these potential neighborhoods. Without intervention, these will continue to be underdeveloped.

Per NRS 19-916:

> *The local legislative body shall have power by ordinance to provide the manner, plan, or method by which land within the corporate limits of any such municipality, or land within the area designated by... a city of the second class or village pursuant to subsection (1) of section 17-1002, may be subdivided, platted, or laid out, including a plan or system for the avenues, streets, or alleys to be laid out within or across such land, and to compel the owners of any such land that are subdividing, platting, or laying out such land to conform to the requirements of the ordinance and to lay out and dedicate the avenues, streets, and alleys in accordance with the ordinance as provided in sections 16-901 to 16-905 and sections 17-1001 to 17-1004.*

The maps below document instances of inadequate platting and obsolete platting in Proposed Redevelopment Area 18.



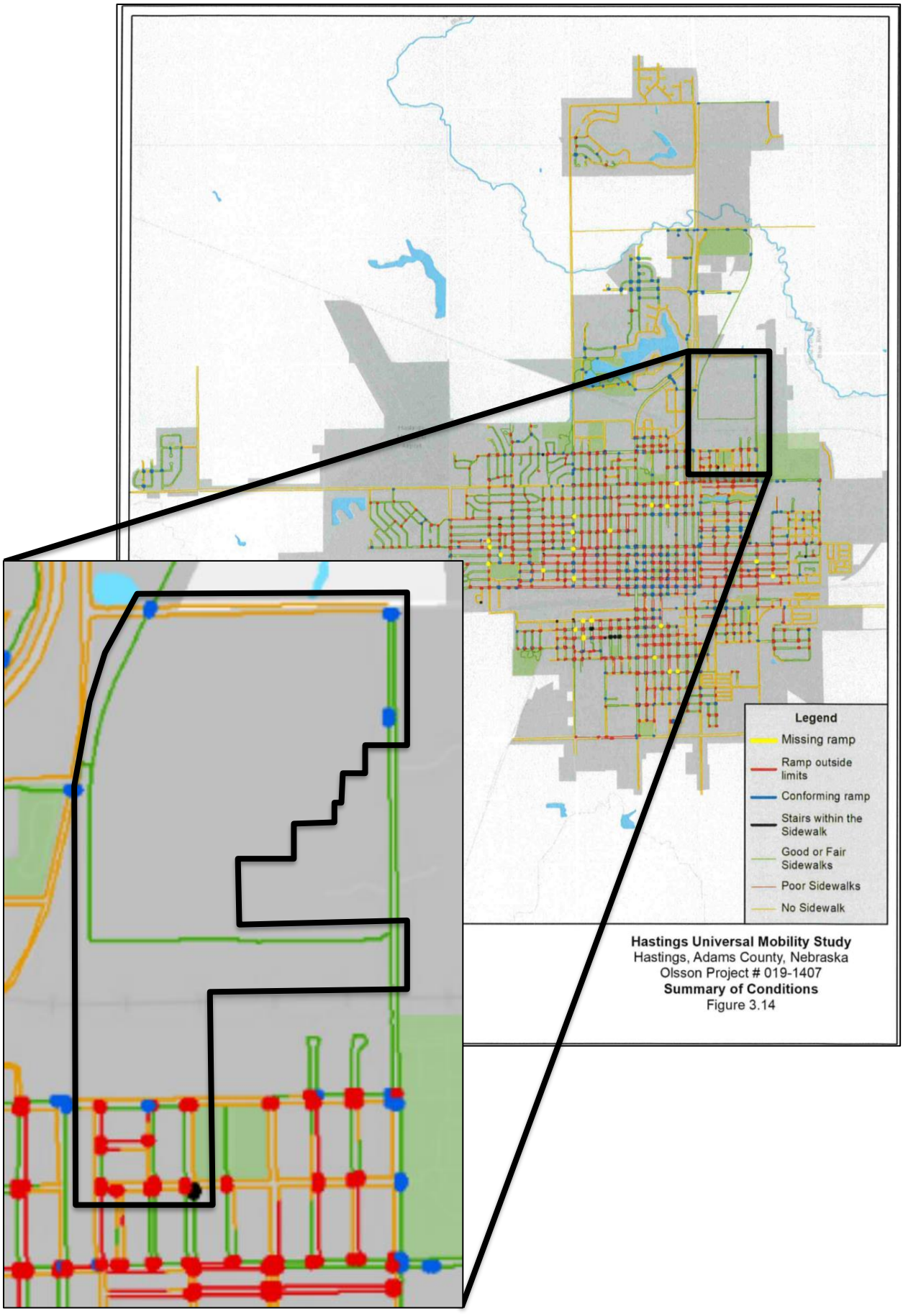
Faulty lot layout in relation to size, adequacy, accessibility, or usefulness:

ADA Accessible Sidewalks

The sidewalk network is inconsistent throughout the redevelopment area. In addition to missing sidewalk links, many intersections in the Proposed Redevelopment Area 18 lack ADA (Americans with Disabilities Act) accessible curb ramps. Per the Code of Federal Regulations (C.F.R. §§ 35.150(d)(2), 35.151(2 (e)), Title II of the ADA requires "state and local governments to make pedestrian crossings accessible to people with disabilities by providing curb ramps."

The map on the following page, taken from the *Hastings Barriers to Universal Mobility* document prepared in 2019, displays intersections with missing or non-conforming ADA curb ramps.

The photos below and on the following page document examples of intersections within Proposed Redevelopment Area 18 that lack adequate ADA accessible curb ramps.



Hastings Universal Mobility Study
Hastings, Adams County, Nebraska
Olsson Project # 019-1407
Summary of Conditions
Figure 3.14

Preservation of Through-Streets

The Union Pacific Railroad that runs through Proposed Redevelopment Area 18 creates a barrier that prevents the extension of through streets to facilitate access to developments north of the railroad. Because of the presence of such a barrier, any development that takes place in the parcels north of the railroad will be required to develop from the north without providing the through-street via railroad crossing.

As displayed by the aerial map below, the cul-de-sacs immediately south of the railroad are evidence of the fact that the railroad presents an accessibility challenge to the streets. The railroad presented too costly a barrier to extend the through-streets across, so the development ended at a cul-de-sac.

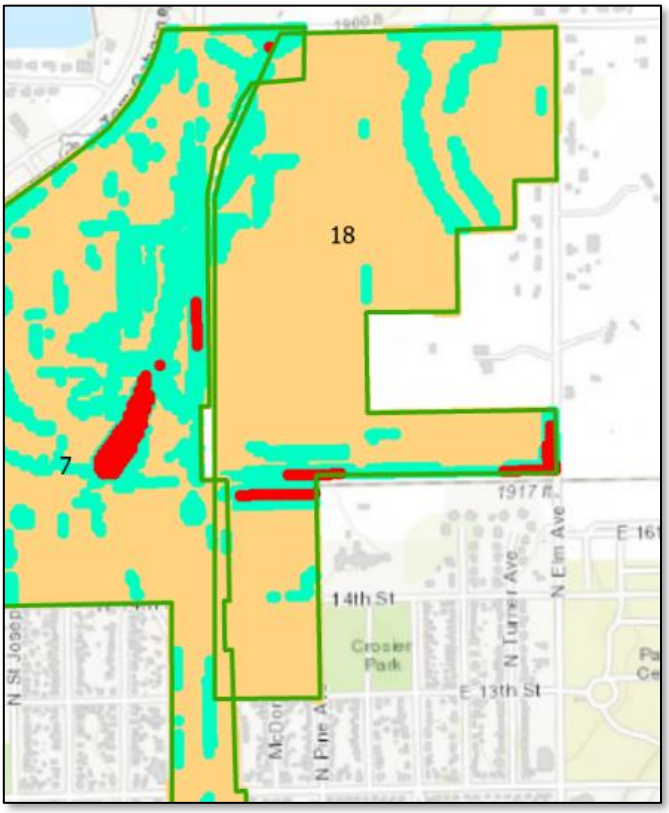
Parcel Accessibility

As described in the *Age or Obsolescence* section of the Substandard portion of this study, there are parcels within the Proposed Redevelopment Area 18 that lack adequate accessibility to street rights-of-way. PID #010016834, 010016833, and 010016832 were not platted to preserve street rights-of-way, and therefore lack adequate accessibility.

Area Elevation

Due to level grade throughout the Proposed Redevelopment Area 18, the property cannot be developed or served with sanitary sewer without significant dirt work to provide the proper conditions for development.

The map on the right represents the grade within the Proposed Redevelopment Area. The area highlighted by the green represents area that has an ideal slope for efficient development (2-8% grade). The area in orange represents area that is too level for cost-effective development (0-2% grade). The area in red represents area that is too steep for cost-effective development (>8% grade).



As the graphic on the right displays, 88.2% of the area withing the Proposed Redevelopment Area is too level to provide cost-effective development (0-2%). Significant dirt work is required to create ideal conditions necessary for the sanitary sewer services and further development.

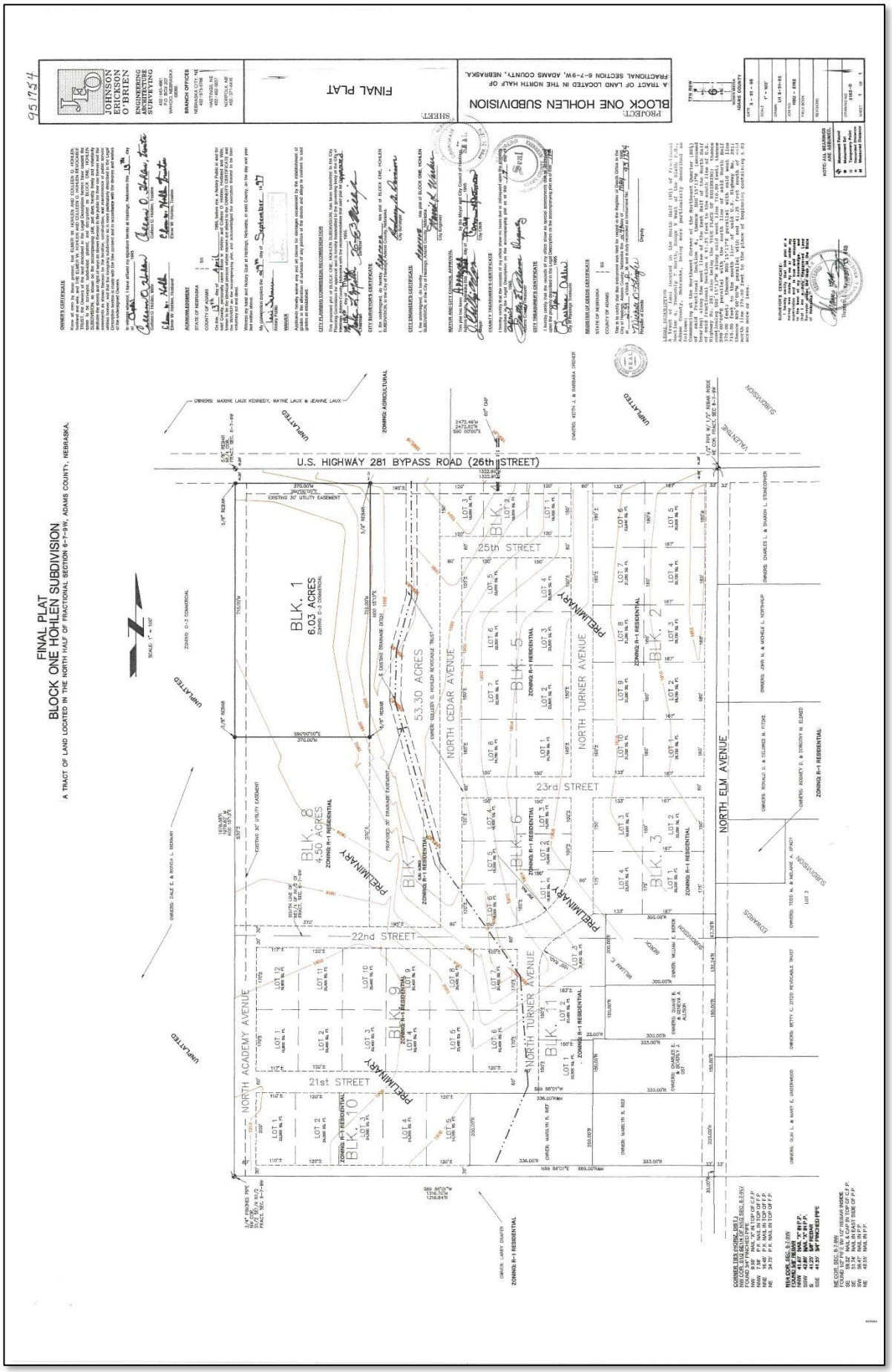
Improper subdivision or obsolete platting:

Portions of the land within Proposed Redevelopment Area 18 were annexed and platted by the City of Hastings decades ago, yet the proposed plans in those preliminary plats were never implemented. The preliminary plat maps, displayed on the following pages, show plans for subdivision development as well as the development of multiple through-streets facilitating this development. One such preliminary plat map was created more than three decades ago, while the

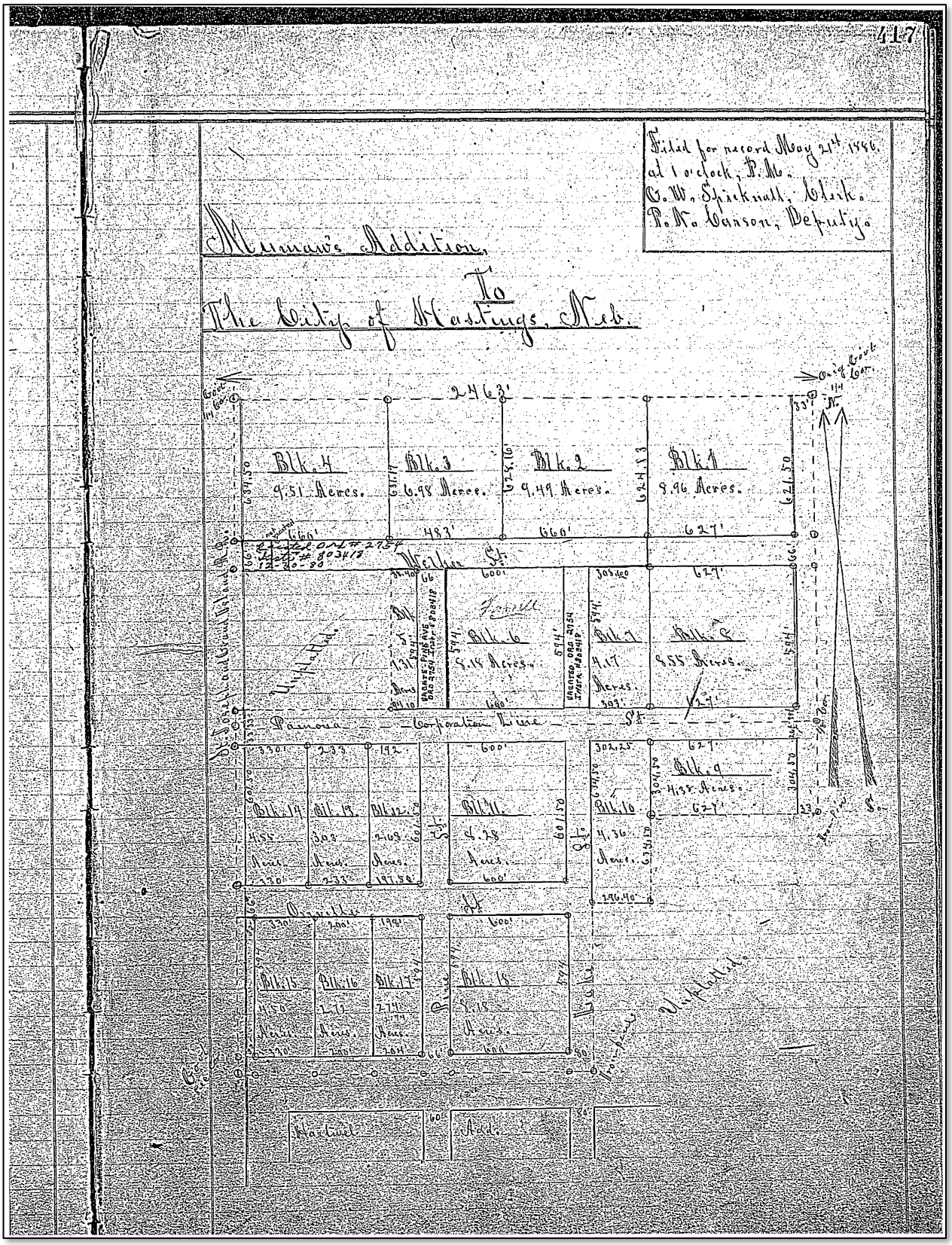
other was created more than thirteen decades ago, yet the developments that these maps portray have not materialized since it was platted.

Shown on the following pages is a current aerial view of Proposed Redevelopment Area 18 with the portion that is represented by the preliminary plat maps outlined in white. Because the plans depicted in the preliminary plat map have not been developed since its creation many years ago, the platting is considered obsolete.

FINAL PLAT – BLOCK ONE HOHLEN SUBDIVISION


FINAL PLAT
BLOCK ONE HOHLEN SUBDIVISION
A TRACT OF LAND LOCATED IN THE NORTH HALF OF FRACTIONAL SECTION 6-7-9W, ADAMS COUNTY, NEBRASKA.
U.S. HIGHWAY 281 BYPASS ROAD (26th STREET)
NORTH ACADEMY AVENUE
NORTH CEDAR AVENUE
NORTH TURNER AVENUE
NORTH ELM AVENUE
25th STREET
23rd STREET
22nd STREET
21st STREET
BLK. 1
6.03 ACRES
BLK. 8
4.50 ACRES
53.30 ACRES
BLK. 2
BLK. 3
BLK. 5
BLK. 6
BLK. 7
BLK. 9
BLK. 10
BLK. 11
PRELIMINARY
UNPLATTED
ZONING: R-1 RESIDENTIAL
ZONING: AGRICULTURAL
JOHNSON ERICKSON O'BRIEN
ENGINEERING ARCHITECTURE SURVEYING
FINAL PLAT
BLOCK ONE HOHLEN SUBDIVISION
A TRACT OF LAND LOCATED IN THE NORTH HALF OF FRACTIONAL SECTION 6-7-9W, ADAMS COUNTY, NEBRASKA.

MUMAW'S ADDITION TO THE CITY OF HASTINGS, NEB


417
Filed for record May 21st 1886
at 1 o'clock, P.M.
C. W. Spicknall, Clerk.
P. M. Carson, Deputy.
Murnan's Addition
To
The City of Hastings, Neb.
Blk. 4
9.51 Acres.
Blk. 3
6.98 Acres.
Blk. 2
9.49 Acres.
Blk. 1
8.96 Acres.
Blk. 6
9.19 Acres.
Blk. 7
9.17 Acres.
Blk. 8
8.85 Acres.
Blk. 9
8.98 Acres.
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Insanitary or unsafe conditions:

Sidewalks

As mentioned in the substandard portion of this study, the sidewalk system within Proposed Redevelopment Area 18 is inconsistent and provides little refuge for pedestrians seeking to travel along the road by foot. In multiple locations, the proposed redevelopment area contains deteriorated sidewalks, lacks sidewalks, or lacks ADA compliant access curb ramps. This creates unsafe conditions by not providing safe conditions for pedestrian travel within the redevelopment area.

Diversity of ownership:

This factor is not a substantial factor within Proposed Redevelopment Area 18.

Tax or special assessment delinquency exceeding the fair value of the land:

This factor is not a substantial factor within Proposed Redevelopment Area 18.

Defective or unusual conditions of title:

This factor is not a substantial factor within Proposed Redevelopment Area 18.

Existence of conditions that endanger life or property by fire and other causes:

Recommended Standards for Water Works recommends that to provide adequate fire protection, the minimum size of a water main must be no less than 6" in diameter. As noted in the substandard section of this study, water mains are located throughout Proposed Redevelopment Area 18 that do not meet the minimum six-inch recommendation for adequate protection.

Additionally, As mentioned before, the sidewalk system is inconsistent and provides little refuge for pedestrians seeking to travel along the road by foot. In multiple locations, the proposed redevelopment area contains deteriorated sidewalks, lacks sidewalks, or lacks ADA compliant access curb ramps. This creates unsafe conditions by not providing safe conditions for pedestrian travel within the redevelopment area.

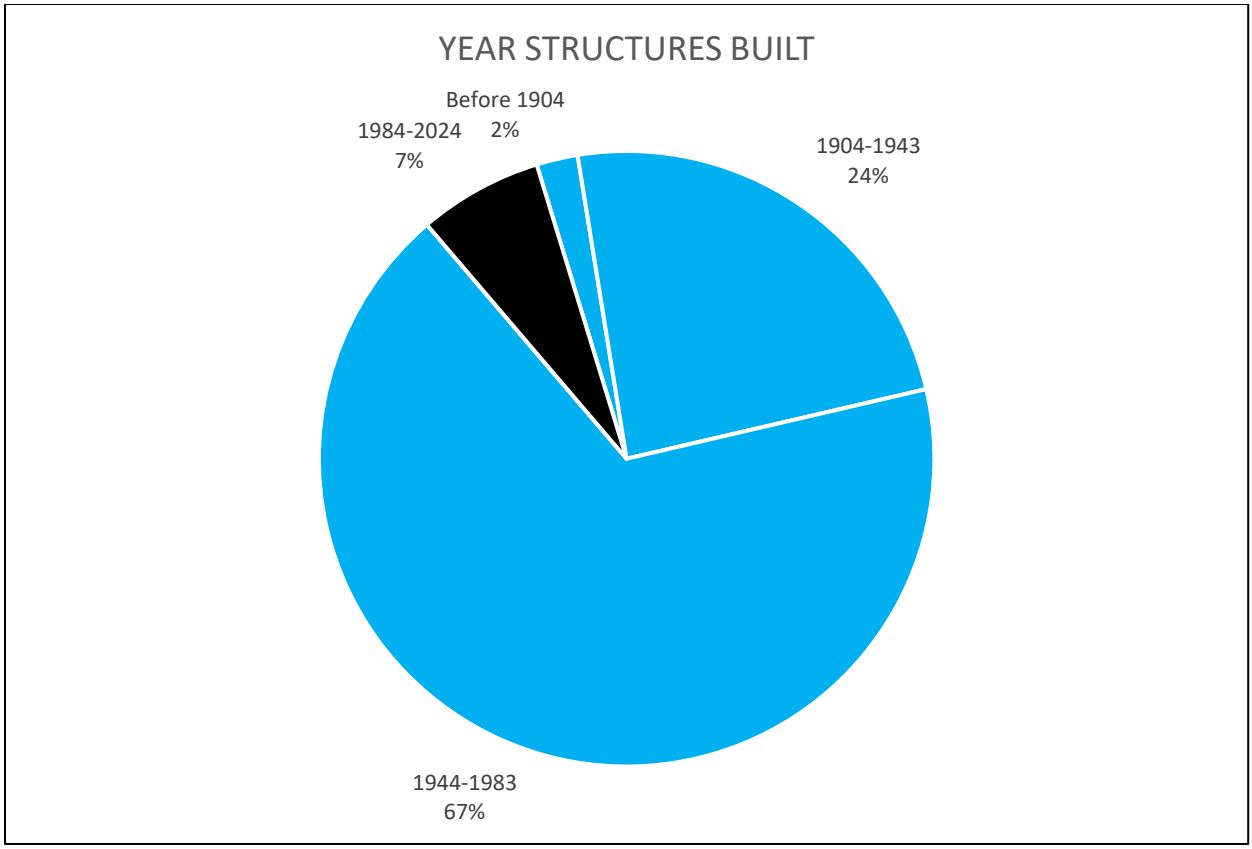
Objective Factors:

Unemployment in the redevelopment area is at least one hundred twenty percent of the state or national average:

This factor is not substantial within Proposed Redevelopment Area 18.

The average age of the residential or commercial units in the area is at least forty years:

As demonstrated in the substandard section of this study, the average age of structures in Proposed Redevelopment Area 18 is 80 years old (Built prior to 1944). This meets the 40-year threshold required to meet this objective factor criteria (Built prior to 1984).



More than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time:

This factor is not substantial within Proposed Redevelopment Area 18.

The per capita income of the area is lower than the average per capita income of the city in which the redevelopment area is located:

This factor is not substantial within Proposed Redevelopment Area 18.

The Proposed Redevelopment Area has had either stable or decreasing population based on the last two decennial censuses:

This factor is not substantial within Proposed Redevelopment Area 18.

Presence of Subjective Factors

The presence of **seven** subjective factors was identified in Proposed Redevelopment Area 18.

Blight Subjective Criteria	Area 18
Substantial number of deteriorated or deteriorating structures	X
Deterioration of site or other improvements	X
Existence of defective or inadequate street layout	X
Faulty lot layout in relation to size, adequacy, accessibility, or usefulness	X
Improper subdivision or obsolete platting	X
Insanitary or unsafe conditions	X
Diversity of ownership	
Tax or special assessment delinquency exceeding the fair value of the land	
Defective or unusual conditions of title	
Existence of conditions that endanger life or property by fire and other causes	X

Presence of Objective Factors

The presence of **one** objective factor was identified in Proposed Redevelopment Area 18.

Blight Objective Criteria	Area 18
Unemployment in the redevelopment area is at least one hundred twenty percent of the state or national average	
The average age of the residential or commercial units in the area is at least forty years	X
More than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time	
The per capita income of the area is lower than the average per capita income of the city in which the redevelopment area is located	
Area has had either stable or decreasing population based on the last two decennial censuses	

Blight Determination

Proposed Redevelopment Area 18 meets the definition of a blighted area in need of redevelopment projects that should be completed and encouraged by the Hastings Planning Commission, Hastings City Council, and Community Redevelopment Authority.

Department: Development Services
Staff Contact: Chad Bunger
Planning Commission Meeting Date: 5/21/2024
File No: 2024-62
Prepared By: Chad Bunger, Director of Development Services

AGENDA ITEM SUMMARY SHEET

Description of Item:

The Hastings Community Redevelopment Authority and the developer, Mesner Development have applied for a Redevelopment Plan Modification 2024-1 in Area #5 for the Fairview Villas Development. The Redevelopment Plan Modification is to create a 14-lot subdivision to construct 28 semi-attached (duplex) homes generally 400 feet to the south of the intersection of West F Street and Franklin Avenue, on the east side of Franklin Avenue.

The developer has requested the use of tax increment financing (TIF) to pay for eligible expenses for the development, which can include acquisition, site preparation, water and sanitary sewer infrastructure installation, and paving.

Names of People/Business affected by this action:

The applicant, the people of Hastings, the Community Redevelopment Authority, and the City.

Why Planning Commission action is required:

Prior to recommending a redevelopment plan to the governing body for approval, an authority shall submit such plan to the planning commission or board of the city in which the redevelopment project area is located for review and recommendations as to its conformity with the general plan for the development of the city as a whole. The planning commission or board shall submit its written recommendations with respect to the proposed redevelopment plan to the authority within thirty days after receipt of the plan for review. Upon receipt of the recommendations of the planning commission or board or, if no recommendations are received within such thirty days, then without such recommendations, an authority may recommend the redevelopment plan to the governing body of the city for approval (N.R.S. 18-2112).

Type of action requested:

Motion

Suggested motion:

Deadlines associated with action:

The City Council is scheduled to review this Redevelopment Plan Modification on June 10, 2024.

Department head comments:

Development Services staff have reviewed the application for the Fairview Villas Development and Redevelopment Plan Modification of Area #5. The complete details of the staff review and recommendation are in the attached staff report.

Recommendation:

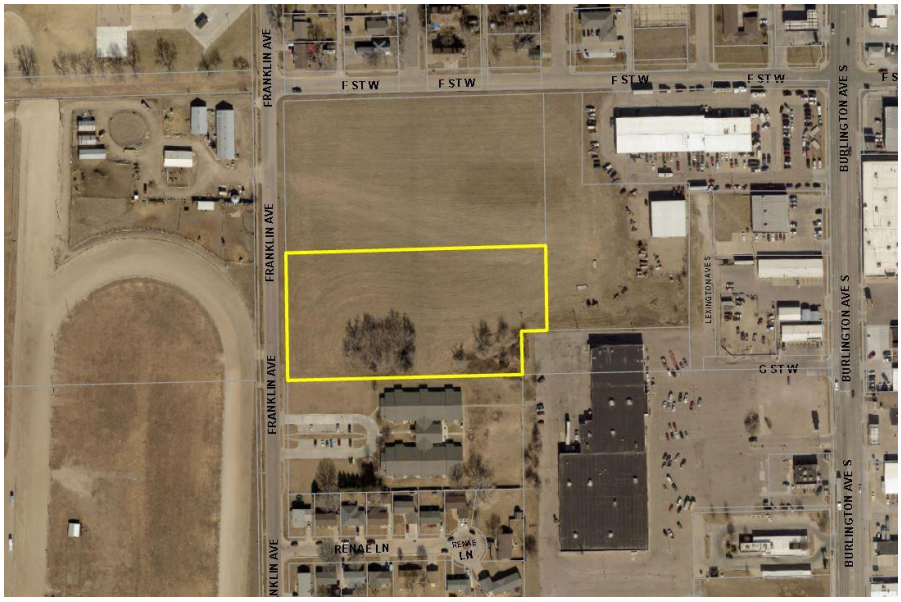
Staff recommends the Planning Commission recommend **APPROVAL** to the City Council for the request for a **REDEVELOPMENT PLAN MODIFICATION** for the Fairview Villas Redevelopment Project, generally located approximately 400 feet to the south of the intersection of West F Street and Franklin Avenue, on the east side of Franklin Avenue, based on the findings in the staff report and the Redevelopment Plan Modification materials.

City of Hastings Planning Commission

HASTINGS
DEVELOPMENT SERVICES

STAFF REPORT

Request to Modify Redevelopment Plan:	**Fairview Villas Redevelopment Plan (Plan Modification No. 2024-1)**
Case No.	2024-62
Applicant	Hastings Community Redevelopment Authority, on behalf of the developer, Fairview Villas, LLC
Property Location:	Approximately 400 feet to the south of the intersection of West F Street and Franklin Avenue, on the east side of Franklin Avenue.
Lot Size:	3.89 acres
Date of Public Hearing:	May 21, 2024
Current Zoning	C-3, Commercial Business District
Adjacent Zoning:	North: C-3 District and R-1, Urban Single-Family Residential District
	East: C-3 District
	South: R-3, Multiple-Family Residential District and R-2, Mixed Density Neighborhood District
	West: C-3 District



DESCRIPTION OF PROPOSED REDEVELOPMENT PLAN MODIFICATION REQUESTS:

The Hastings Community Redevelopment Authority (CRA) has made an application for the Redevelopment Plan Modification of Area #5 for a semi-attached dwelling (duplex) development in the C-3, Commercial Business District. The developer is Fairview Villas, LLC. The developer has requested the use of tax increment financing (TIF) to pay for eligible expenses for the development, which can include acquisition, site preparation, water and sanitary sewer infrastructure installation, and paving.

The property is within Redevelopment Area #5. The Blight and Substandard Determination and General Redevelopment Plan was approved in May 1992 (see attached). The redevelopment plan, which begins on page 50 of the attached document, proposes the following planning and redevelopment actions:

- An official reclassification of both land use and zoning districts to produce an appropriate, acceptable land use pattern, whereby each land use composition is complementary and is not detrimental to the next;
- Systematic removal of substandard and dilapidated structures within the area;
- Rehabilitation of both owner and renter occupied single-family structures in areas experiencing stable, low density residential conditions;
- Consideration for planned open space, in the form of small scale neighborhood parks;
- Improved, planned off-street parking;
- Scattered street development and improvements within the area, accompanied with storm sewer, curbing, street lighting and sidewalk improvements;
- Public assemblage of land to allow for both planned multi-family residential and commercial development;
- Increased density development for residential areas
- Consideration for screening and/or buffering of commercial areas from residential uses;
- Improve planned streetscapes within the areas; and
- Code enforcement program for the clean up of areas in violation and detrimental to the health, safety, and general welfare of the community.
- Public assemblage of the Union Pacific Rail Line proposed for abandonment for the development of passive recreation area.

The proposed development, named Fairview Villas Redevelopment Project, would construct 14 new single-story structures, each built as a semi-attached (duplex) style, for a total of 28 new homes. A new street, West G Street, and needed infrastructures will be installed to support the new homes.

Of the 28 homes, 22 homes will be income-restricted for individuals earning 60% of the Area Median Income or less. The monthly rent should range from $575 to $685 per month. The other six units will be market-rate units anticipated to rent for approximately $1,000 per month. The rent will include services such as snow removal, trash removal, and lawn care. The development plans to have a targeted tenant that is 55+ years of age.

Construction of the development is slated to begin as soon as the approvals are completed. Completion of the project is planned for the end of 2025.

An application for the preliminary plat for the proposed development, titled Fairway Subdivision, has been submitted. The preliminary plat provides the details of the roadway and infrastructure intended to serve the residential development.

Property Description:

The property generally slopes from the north to the south. It is currently vacant land with grassland cover. The property has been vacant for over 10 years.

The CRA acquired the land in 2022 to encourage residential development on the land using the financial incentive available to the redevelopment authority.

STANDARDS TO PROPOSED REDEVELOPMENT PLAN MODIFICATION:

The provisions of N.R.E 18-2116 regulate the process of modifying a redevelopment plan within the City and its extraterritorial jurisdiction for a proposed development.

The City Council, by recommendation from the City Planning Commission, will base its decision on the following:

a) **Is the proposed redevelopment plan modification feasible and in conformity with the Comprehensive Plan (general plan) for the development of the City of Hastings, as a whole, and is in conformity with the legislation declarations and determinations?**
   Based on the application materials provided by the Hastings CRA, the proposed redevelopment project appears to be feasible. The developer has a track record of developing these types of projects within Hastings and the surrounding communities.

   The proforma documented in the application appears to be reasonable, using appropriate expenses and revenue for the development.

   The City of Hastings “Imagine Hastings” Comprehensive Plan, adopted in 2009, shows the site as the Urban Residential land use category. The policy statement for this use designation is:

The urban residential category allows higher density residential development, typically in the 4 to 10 units per acre range with lots ranging in size from 7,000 to 10,750 square feet in size. The original development areas of the city consisting of smaller lots and blocks, defined by a gridded street network, are good examples of this type of residential development. This category may include a mixture of housing styles and types including single family, duplexes, townhomes and multi-family of both rental and ownership types. Such residential uses may be integrated into neighborhoods or neighborhood centers, community centers, and regional centers per specified location guidelines outlined. To maintain the viability of these types of neighborhoods community services such as churches, schools and parks are also allowed in this land use category.

The existing zoning of the property is C-3, Commercial Business District, which permits, by right, residential uses, including the proposed semi-attached (duplex) dwellings.

Based on the City staff's review, the proposed redevelopment plan modification is feasible and conforms with the City's Comprehensive Plan.

b) If the proposed redevelopment plan is to use tax increment financing (TIF):

i. Would the redevelopment project in the plan be economically feasible without the use of tax-increment financing?

Based on the information in the Fairview Villas Project Redevelopment Plan Modification application materials, the proposed development would not be economically feasible without the use of tax-increment financing.

The developer's project financial plan shows the total expenses to be $7,051,057. The sources of funds used to pay for the project include deferred developer fees and bank financing ($903,500), and Federal and State Tax Credits, and State HOME Funds ($5,987,557). The total of these funds is $6,891,057.

The developer is seeking $160,000 in TIF funding, which will be in the form of a loan amortized over 15 years. These funds will cover the gap in financing and other funding sources for the development.

As stated in the Proforma Operating statement on page 8 of the plan modification documents, "In order to qualify for Low Income Housing Tax Credits, the projects Debt Service Coverage Ratio must be 1.205% or greater." Without TIF financing, the proforma shows a 1.0884% - 1.111% Debt Service Coverage Ratio. With TIF financing, the ratio is 1.3089% – 1.3361%.

ii. **Would the redevelopment project not occur in the community redevelopment area without the use of tax-increment financing?**
The property has been vacant since at least 2011. The CRA purchased the property with hopes of incentivizing development that meets the community's affordable housing needs.

As previously stated, the proposed development, which will provide 22 single-family homes for households that make 60% or below the Area Median Income, needs the financial support from TIF to make the development feasible.

Based on the amount of time that the property has remained vacant and the financial plans, it appears that without the tax-increment financing, the proposed development project would not occur.

iii. **Is the costs and benefits of the redevelopment project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services in the long-term best interest of the community impacted by the redevelopment project?**
Based on the information in the redevelopment plan modification documentation, the proposed development will be in the long-term best interest of the community.

The proposed development will provide 22 new houses for low-income households, which is an identified need in the community. Additionally, the proposed development will not displace any current residents or require additional public investments in infrastructure or services, such as fire or police protection. Because the target tenant is 55+ years old and has a relatively small number of homes, the public schools should not be adversely impacted by an unsustainable increase in enrollment.

The current real estate property taxes for the site are $2,199.70. This tax revenue will continue to be paid to the existing taxing entities (Adams County, City of Hastings, Hastings Public School District, etc.). It is anticipated that the new assessed value will increase to $819,000, upon completion of the project. This will increase tax revenue by $17,700 per year (based on the current tax rate). These taxing entities will receive this added revenue once the TIF bond is paid, which is intended to be 15 years.

c) **Is the proposed redevelopment plan within a designated enhanced employment area? If so, will the new investments proposed with the redevelopment plan modification increase employment in the area by five new employees and new investment of $250,000?** This standard does not apply, as the area is not in a designated enhanced employment area.

STAFF COMMENTS: Staff recommends the Planning Commission recommend **APPROVAL** to the City Council for the request for a **REDEVELOPMENT PLAN MODIFICATION** for the Fairview Villas Redevelopment Project, generally located approximately 400 feet to the south of the intersection of West F Street and Franklin Avenue, on the east side of Franklin Avenue, based on the findings in the staff report and the Redevelopment Plan Modification materials.

PREPARED BY: Chad Bunger, AICP, CFM Director of Development Services

DATE: May 6, 2024

ATTACHMENTS:

1. Redevelopment Plan Modification materials
2. Proposed Fairway Subdivision Preliminary Plat
3. 2009 Imagine Hastings Future Land Use Map
4. 1992 Redevelopment Area Number 5 Blight and Substandard Determination Study and Redevelopment Plan

HASTINGS
Nebraska

Zoning Application

Date: 04/26/2024

Project

Permit Type:	Plan Modification	Existing Zoning:	C-3, General Business
Project Name:	Fairview Villas Redevelopment Project	Proposed Zoning:	C-3, General Business
		Comprehensive Plan:	C-3
Project Address:	Franklin Avenue 350' south of F Street	Gross Area:	188179
		# of Lots:	1
City, State, Zip:	HASTINGS, NE 68901	Proposed Use:	Multi family residential
In City Limits:	Yes		
Legal:			

Reason for Request: Modify existing Redevelopment Plan for Area #5

Applicant / Owner

Applicant Name:	Randal Chick	Owner Name:	COMMUNITY REDEVELOPMENT AUTHORITY
Company:	Community Redevelopment Authority of the City of Hastings	Address:	301 S BURLINGTON
Address:	301 S Burlington Ave	City, State, Zip:	HASTINGS, NE 68901-0000
City, State, Zip:	Hastings, NE 68901	Phone:	
Phone:	402-461-8415	Email:	
Email:	cra@redevelophastings.com		

Key Contact

Key Contact:	Ashley Solt	Address:	1415 16th Street
Company:	Mesner Development	City, State, Zip:	Central City, NE 68826
Phone:	402-889-0678	Email:	Ashley@mesnerlaw.com

I do hereby certify that the information contained herein is true and correct.

Randal A Chick	04/26/2024
Applicant	Date
	04/26/2024
Owner	Date

REDEVELOPMENT PLAN #5
PLAN MODIFICATION NO. 2024-1
(Fairview Villas Redevelopment Project)

The Community Redevelopment Authority (CRA) of the City of Hastings intends to amend the Redevelopment Plan for Area #5 within the city, pursuant to the Nebraska Community Development Law (the "Act") and provide for the financing of a specific redevelopment related project in Area #5.

Executive Summary:

Project Description
THE PROJECT CONSISTS OF THE REDEVELOPMENT OF LAND 350 FEET SOUTH OF "F" STREET AND EAST OF FRANKLIN AVENUE LOCATED IN THE SOUTHWEST SECTION OF THE CITY. THE DEVELOPER INTENDS TO ACQUIRE THE PROPERTY, PREPARE THE SITE FOR INFRASTRUCTURE INCLUDING, STREETS, WATER AND SEWER. THE PROJECT WILL BE A MIXED INCOME HOUSING PROJECT BUILT IN DUPLEX DESIGN AND CONSIST OF 28 SINGLE FAMILY RENTAL UNITS.

Fairview Villas, LLC will utilize Tax Increment Financing to pay for acquisition, site preparation, water, sewer and paving and other TIF eligible expenses associated with the development of the site. The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project economically feasible. The project will result in the construction of 28 single story, two-bedroom homes built in duplex style. Twenty-two (22) of the units will be income restricted for individuals earning 60% of the Area Median Income or less and the monthly rent range will be from $575 to $685 per month. Six (6) of the units will be market rate units anticipated to rent for approximately $1,000 per month. The monthly rent on all units will include snow removal, trash service and lawn care. The addition of affordable housing and market rate housing is consistent with the 2021 Hastings Housing Needs Assessment Study and this project would not be possible without the use of TIF.

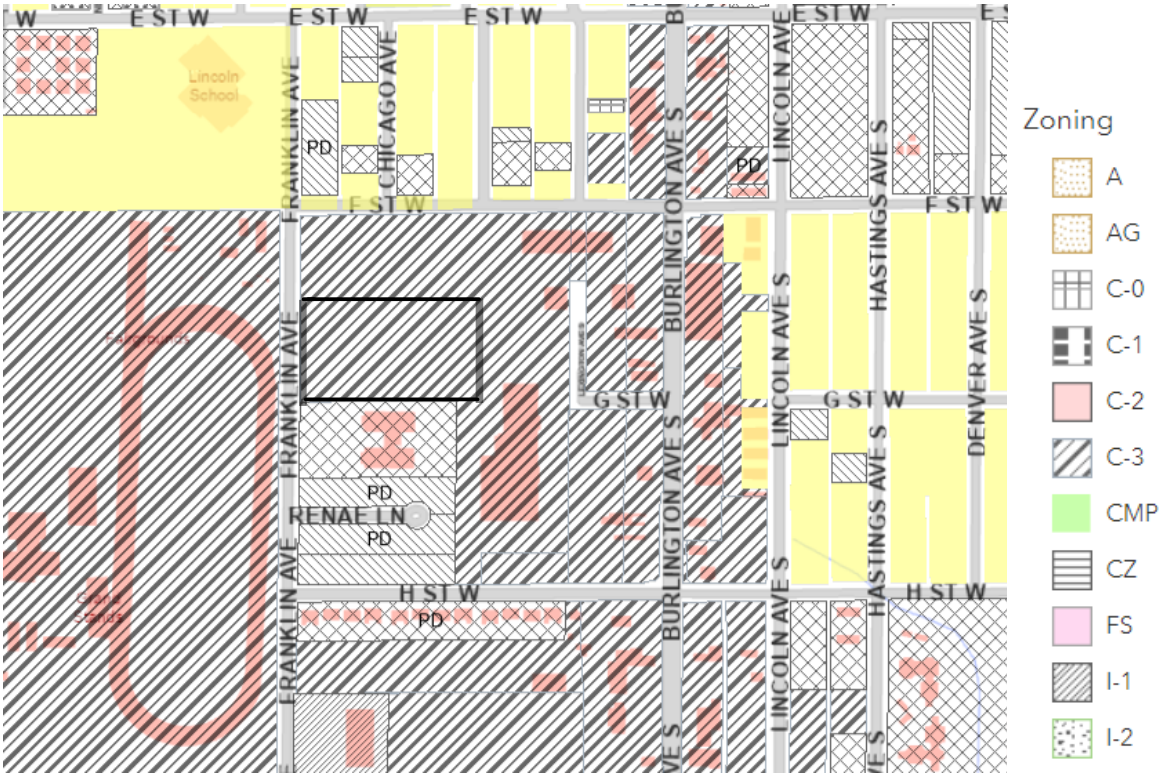
TAX INCREMENT FINANCING TO PAY FOR TIF ELIGIBLE EXPENSES INCLUDING THE INSTALLATION OF SEWER, WATER AND PAVING ON THE PROPERTY WILL COME FROM THE FOLLOWING REAL PROPERTY:

Property Description (the "Redevelopment Project Area")

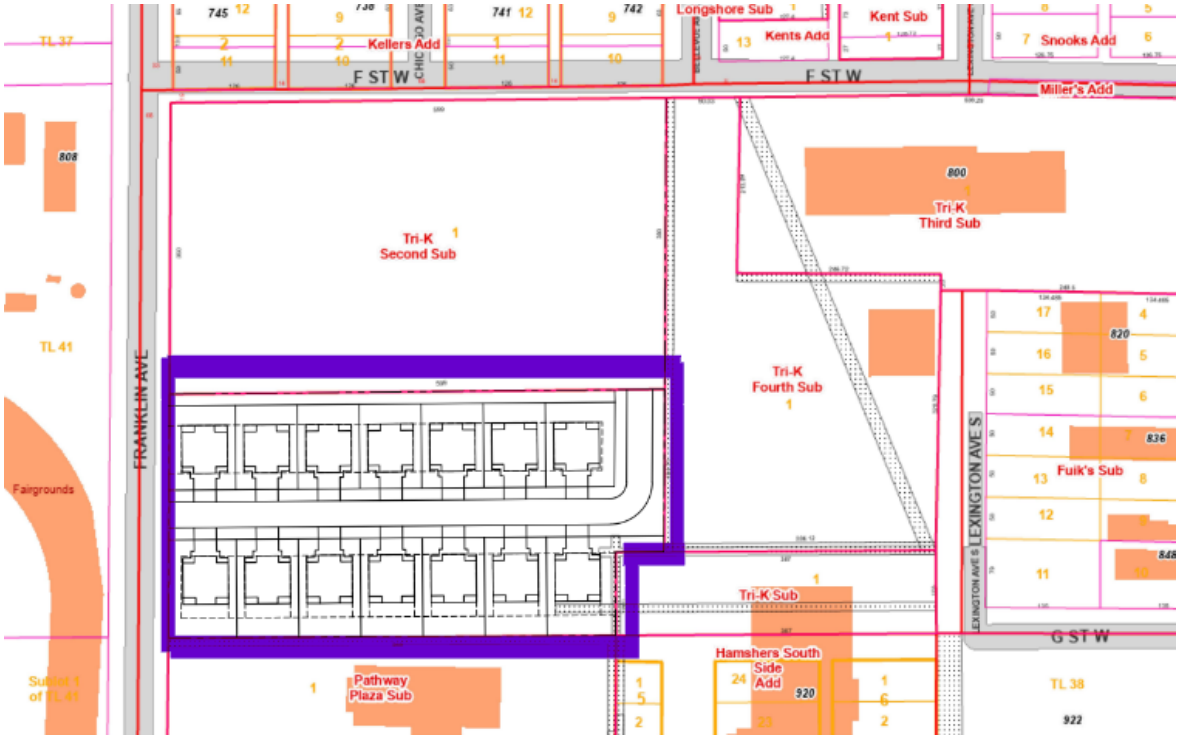
Legal Description: Lot 1, Tri-K Second Subdivision to the Southeast corner of Lot 1, Tri-K Second Subdivision which is also on the West line of Lot 1, Tri-K Fourth Subdivision; thence S00°26'09"W along the West line of Lot 1, Tri-K Fourth Subdivision a distance of 191.73 Feet to the Southwest corner of Lot 1, Tri-K Fourth Subdivision which is also the North line of Lot 1, Tri-K Subdivision; thence S89°50'37"W along the North line of Lot 1, Tri-K Subdivision a distance of 50.53 Feet to the Northwest corner of Lot 1, Tri-K Subdivision; thence S00°31'06"W along the West line of Lot 1, Tri-K Subdivision a distance of 100 Feet to the Southwest corner of Lot 1, Tri-K Subdivision; thence S89°47'05"W a distance of 548.47 Feet along the North line of Lot 1, Pathway Plaza Subdivision to a point on the East Right-of-Way line of Franklin Avenue; thence N00°16'05"E a distance of 291.88 Feet to the Southwest corner of Lot 1, Tri-K Second Subdivision, that also being the point of beginning in Hastings, Adams County, Nebraska.

Fairview Villas, LLC will utilize Tax Increment Financing to aid in TIF eligible costs including acquisition, site preparation, sewer, water and paving, architectural, engineering and planning costs, capitalized interest, and legal fees, and any other eligible public improvements essential for public uses in accordance with the Redevelopment Plan.

Map of Existing Land Use and Proposed Redevelopment Site



Proposed Redevelopment Site



The real property ad valorem taxes on the current valuation will continue to be paid to the normal taxing entities. The increase in value will come from the construction of up to 28 single family homes in duplex style buildings as permitted in the C-3 Commercial Business Zoning District. The tax increment will be captured for the tax years 2025 through 2039 inclusive. Provided, however, if there is no increase in valuation for the 2025 tax year, the increment will be captured beginning in the year when an increase in value is available for capture and ending fifteen years later.

Project costs for the acquisition, preparation of the site and the installation of water, sewer and paving are estimated to be in excess of $511,000. The developer intends to construct 28 single family homes built in a duplex style. When site improvements and the 28 single family homes are completed the total project costs are anticipated to be $7,051,057. The project valuation when completed is estimated to be $925,000 and the developer projects an incremental valuation increase of approximately $819,000. The final assessed value is significantly less than the construction cost which is due to the way County Assessors are required to value Low Income Housing Tax Credit (LIHTC) projects. By statute, the county assessor is required to value these types of housing projects by the income method rather than cost or sales comparison approach to value.

Statutory Pledge of Taxes.

In accordance with Section 18-2147 of the Act and the terms of the Resolution providing for the issuance of the TIF Note, the Authority hereby provides that any ad valorem tax on the Redevelopment Project Area for the benefit of any public body be divided for a period of fifteen years after the effective date of this provision as set forth in the Redevelopment Contract, consistent with this Redevelopment Plan, said taxes shall be divided as follows:

a) That portion of the ad valorem tax which is produced by levy at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds, of each such public body in the same proportion as all other taxes collected by or for the bodies; and

b) That portion of the ad valorem tax on real property in the redevelopment project in excess of such amount, if any, shall be allocated to and, when collected, paid into a special fund of the Authority to pay the principal of; the interest on, and any premiums due in connection with the bonds, loans, notes, or advances on money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such Authority for financing or refinancing, in whole or in part, a redevelopment project. When such bonds, loans, notes, advances of money, or indebtedness including interest and premium due have been paid, the Authority shall so notify the County Assessor and County Treasurer and all ad valorem taxes upon real property in such redevelopment project shall be paid into the funds of the respective public bodies.

Pursuant to Section 18-2150 of the Act, the ad valorem tax so divided is hereby pledged to the repayment of loans or advances of money, or the incurring of any indebtedness, whether funded, refunded, assumed, or otherwise, by the CRA to finance or refinance, in whole or in part, the redevelopment project, including the payment of the principal of, premium, if any, and interest on such bonds, loans, notes, advances, or indebtedness.

Redevelopment Plan Amendment Complies with the Act:

The Community Development Law requires that a Redevelopment Plan and Project consider and comply with a number of requirements. This Plan Amendment meets the statutory qualifications as set forth below.

1. **The Redevelopment Project Area was first declared blighted and substandard by action of the Hastings City Council on the 27th of May, 1992. Such declaration was made after a public hearing with full compliance with the public notice requirements of §18-2115 of the Act.**

2. Conformation to the General Plan for the Municipality as a whole.

Hastings adopted a Comprehensive Plan on February 24, 2009. This redevelopment plan amendment and project are consistent with the Comprehensive Development Plan, in that no changes in the Comprehensive Development Plan elements are intended. This plan merely provides funding for the developer to construct affordable housing for residential uses on this property as defined by the current and effective zoning regulations. The Hastings Planning Commission held a public hearing at their meeting on May 21, 2024 and approved Plan Modification No. 2024-1 to Redevelopment Area #5 confirming that this project is consistent with the Comprehensive Development Plan for the City of Hastings.

3. The Redevelopment Plan must be sufficiently complete to address the following items:

a. Land Acquisition:

The Redevelopment Plan for Area #5 provides for real property acquisition and this plan amendment does not prohibit such acquisition. The Community Redevelopment Authority is the current owner of the property on which the Project will be constructed and the developer plans to acquire the property.

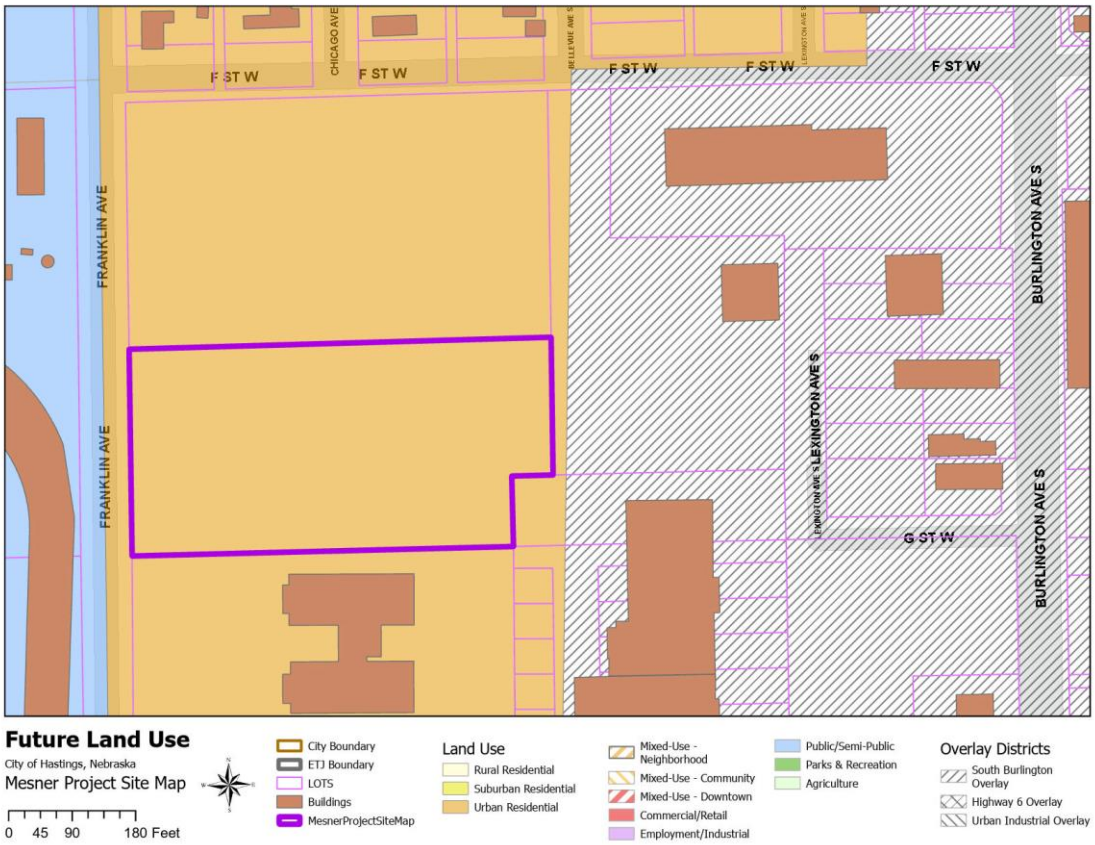
b. Demolition and Removal of Structures:

The project to be implemented will not require demolition or removal of any structures as the land is vacant.

c. Future Land Use Plan

See the attached map from the 2009 Hastings Comprehensive Development Plan. The area to the north of the project site is owned by the Community Redevelopment Authority and is planned for residential development. The balance of the area around the site is in private and public ownership and is planned for housing and commercial development. The attached map also is an accurate site plan of the area after redevelopment.

Map of Future Land Use



d. Changes to zoning, street layouts and grades or building codes or ordinances or other planning changes

This area is currently zoned C-3 Commercial Business and no zoning changes are anticipated with this project as this existing zoning district allows for a wide range of residential development including single-family detached, duplexes (semi-attached dwellings) and multi-family housing, including triplexes (attached dwellings). The property will be graded and a new street will be constructed in conjunction with a final plat to be approved and filed with the City of Hastings. No changes are anticipated in building codes or ordinances, nor are any other planning changes contemplated.

e. Site Coverage and Intensity of Use

The developer is proposing to construct up to 28 single family homes in a duplex style and plans to meet the applicable regulations regarding site coverage and intensity of use.

f. Additional Public Facilities or Utilities

Sewer, water and paving will be installed by the developer to support this development. Sufficient electric utilities and gas lines will also be installed by the developer for the proposed construction of these single-family, duplex style homes. The developer will be responsible for installing any sidewalks required for the project. No other utilities would be impacted by the development.

4. **The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation.** This property is vacant land with no structures on the site and no relocation is necessary.

5. **No member of the Authority, nor any employee thereof holds any interest in any property in this Redevelopment Project Area.** No members of the authority or staff of the CRA have any interest in this property.

6. **Section 18-2114 of the Act requires that the Authority consider:**

    1. **Method and cost of acquisition and preparation for redevelopment and estimated proceeds from disposal to redevelopers.**

The developer intends to purchase the property from the Authority for $100,000 and acquisition is part of the request for tax increment financing. The CRA has been asked to provide $160,000 in TIF funding to this project to offset the cost of TIF eligible expenditures. The CRA has identified the following TIF eligible expenses for the developers' proposed improvements;

a) site acquisition - $100,000
b) site preparation - $20,000
c) infrastructure including sewer, water and paving - $230,000
d) planning related & engineering services - $161,000

The total TIF eligible expenses for this project are $511,000. The property will be transferred to the redevelopers by the Authority and the developer will provide and secure all necessary financing.

    2. **Statement of proposed method of financing the redevelopment project.**

Financing for the construction of the 28 single-family homes for rent will be secured by the developer and is anticipated to be in the form of tax credit equity, state and federal grants, TIF funding and a permanent conventional loan. Based on current projections, the Developer is seeking $160,000 in TIF to make the Project economically viable and the project is not feasible without the assistance of TIF. The Authority will assist the project by providing $160,000 from the proceeds of tax increment financing which after TIF loan interest is paid will result in approximately $262,900 of direct aid to the project. This indebtedness will be repaid from the Tax Increment Revenues generated from the project. TIF revenues shall be made available to repay the original debt and associated interest after January 2025 provided, however, if there is no increase in valuation for the 2025 tax year, TIF Revenues will be available beginning twelve months after the year in which an increase in value is available for capture.

    3. **Statement of feasible method of relocating displaced families.**

No families will be displaced as a result of this plan.

7. **Section 18-2113 of the Act requires:**

Prior to recommending a redevelopment plan to the governing body for approval, an authority shall consider 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, sewerage, 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.
The Authority has considered these elements in proposing this Plan Amendment. This amendment, in and of itself will promote consistency with the Hastings Comprehensive Development Plan and the 2021 Hastings Housing Needs Assessment by providing quality housing that will help meet the needs of 55+ families within the community and those moving into the community.

8. Time Frame for Development

Development of this project is anticipated to be completed between June of 2024 and December of 2025. Excess valuation should be available for this project for 15 years beginning with the 2025 tax year, provided, however, if there is no increase in valuation for the 2025 tax year, the excess valuation will be available beginning in the year when an increase in value is available for capture.

9. Justification of Project

Extension of utilities, site grading and installation of streets are necessary to facilitate redevelopment of this site. The redevelopment of this property will result in increased housing opportunities and increased sales tax and is another step in the creation of housing opportunities for the Hastings community. The Community Redevelopment Authority and the Hastings City Council have made it clear with previous decisions that they support development that will increase additional housing opportunities.

10. Cost Benefit Analysis

Section 18-2113 of the Act, further requires the Authority conduct a cost benefit analysis of the plan amendment in the event that Tax Increment Financing will be used. This analysis must address specific statutory issues.

As authorized in the Nebraska Community Development Law, §18-2147, Neb. Rev. Stat. (2012), the City of Hastings has analyzed the costs and benefits of the proposed Redevelopment Project, including:

Project Sources and Uses.

Approximately $160,000 in public funds from tax increment financing will be provided by the Hastings Community Redevelopment Authority. This investment by the Authority and the City will leverage $7,051,057 in private/public sector financing; a private investment of $44.07 for every public/TIF dollar of investment.

USE OF FUNDS			SOURCES OF FUNDS	
Description				
Site Acquistion	$ 100,000		Federal Tax Credit	$ 3,704,158
Site Prep	$ 20,000		State Tax Credit	$ 1,633,399
Sewer, water & paving	$ 230,000		HOME Funds	$ 650,000
Engineering & Architecture	$ 161,000		Deferred Developer Fee	$ 113,500
Construction costs	$ 6,540,057		TIF	$ 160,000
			First Mortgage Loan	$ 790,000
TOTALS	**$ 7,051,057**			**$ 7,051,057**

Tax Revenue. The property to be redeveloped has a January 1, 2024, valuation of $106,604. Based on the 2024 levy of 0.0217 this would result in real property taxes of approximately $2,199.70 which will continue to be paid out to all the existing taxing entities. It is anticipated that the assessed value

will increase by $819,000 upon full completion, as a result of the construction of 28 single family homes. This development will result in an additional estimated tax increase of over $17,770 annually. This tax increment gained from the Redevelopment Project Area would not be available for use as city general tax revenues, for a period of 15 years, or such shorter time as may be required to amortize the TIF bond, but would be used for eligible redevelopment costs to enable this project to be realized.

2024 assessed value:	$106,604
Estimated value after completion	$925,000
Increment value	$819,000
Annual TIF generated (estimated)	$17,770
TIF bond issue	$160,000

Statement Identifying Financial Gap and Necessity for use of Tax Increment Financing for proposed Project:

A large financial gap exists on this project after conventional financing, tax credits and other state incentives are utilized. A combination of federal and state incentives and TIF are needed to make the project feasible. The developer is contributing a deferred developer fee of $113,500, bank financing of $790,000 and TIF funding of $160,000 is intended to fill the remaining gap, making this project feasible. The project is asking for $160,000 in a TIF loan amortized over 15 years. Without the availability of TIF funding for the project it would not be feasible for the developer to proceed with this redevelopment. Without the availability of TIF funding for the project, it would not be feasible for the developer to proceed with this redevelopment. In order to qualify for Low Income Housing Tax Credits, the projects Debt Service Coverage Ratio must be 1.205% or greater. Please see the table below which shows the **debt coverage ratios are below the required amount without TIF funding.**

Proforma Operating Statement w/o TIF				
	Year 1	**Year 2**	**Year 3**	**Year 4**
Rent Revenue	223,848	$ 228,324	$ 232,891	$ 237,549
Expenses	-139,202	$ (143,066)	$ (147,045)	$ (151,144)
NOI Without TIF	84,646	$ 85,258	$ 85,846	$ 86,405
Debt Service	-77,768	$ (77,768)	$ (77,768)	$ (77,768)
Cash Flow Without TIF	6,878	$ 7,490	$ 8,078	$ 8,637
Debt Service Coverage Ratio	1.0884	1.0963	1.1039	1.1111

Proforma Operating Statement with TIF				
	Year 1	**Year 2**	**Year 3**	**Year 4**
Rent Revenue	$ 223,848	$ 228,324	$ 232,891	$ 237,549
Expenses	$ (139,202)	$ (143,066)	$ (147,045)	$ (151,144)
Net Operating Income	$ 84,646	$ 85,258	$ 85,846	$ 86,405
Debt Service	$ (64,670)	$ (64,670)	$ (64,670)	$ (64,670)
Cash Flow With TIF	$ 19,976	$ 20,588	$ 21,176	$ 21,735
Debt Service Coverage Ratio	**1.3089**	**1.3184**	**1.3274**	**1.3361**

(a) Tax shifts resulting from the approval of the use of Tax Increment Financing;

The redevelopment project area currently has an estimated valuation of $106,604. The proposed redevelopment will create additional valuation of $819,000. No tax shifts are anticipated from the project. The project creates new valuation from the construction of 28 single family affordable rentals for those age 55+.

(b) Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project;

No additional public service needs have been identified. Existing water and waste water facilities will not be impacted by this development. The electric utility has sufficient capacity to support the development. Fire and police protection are available and should not be negatively impacted by this development.

(c) ***Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project; and***

This project will not have a negative impact on employers and employees of firms locating within the boundaries of the redevelopment area. The project will provide additional opportunities for affordable housing which should have a positive impact on local employers.

(d) ***Impacts on other employers and employees within the city or village and the immediate area that are located outside of the boundaries of the area of the redevelopment project; and***

This project will have a positive impact on local employers as many local companies have indicated that over 50% of their workforce lives outside the city and commutes daily from surrounding communities. The addition of 55+ housing should open up other housing in the community and be a benefit to local employees by providing more housing options.

(e) Impacts on student populations of school districts within the City or Village:

This development will not have an impact on the Hastings school system as the target tenant for this project is 55+. The Community Redevelopment Authority has reviewed this development with local school superintendents and school officials are in support of the project.

(f) Any other impacts determined by the authority to be relevant to the consideration of costs and benefits arising from the redevelopment project.

This project is consistent with the goals of the City Council, and the Community Redevelopment Authority to create additional housing units. The project will create additional housing opportunities for Hastings' area residents. This project is consistent with the goals of the City's Comprehensive Plan, and the Hastings Housing Needs Assessment Study of 2021.

Time Frame for Development

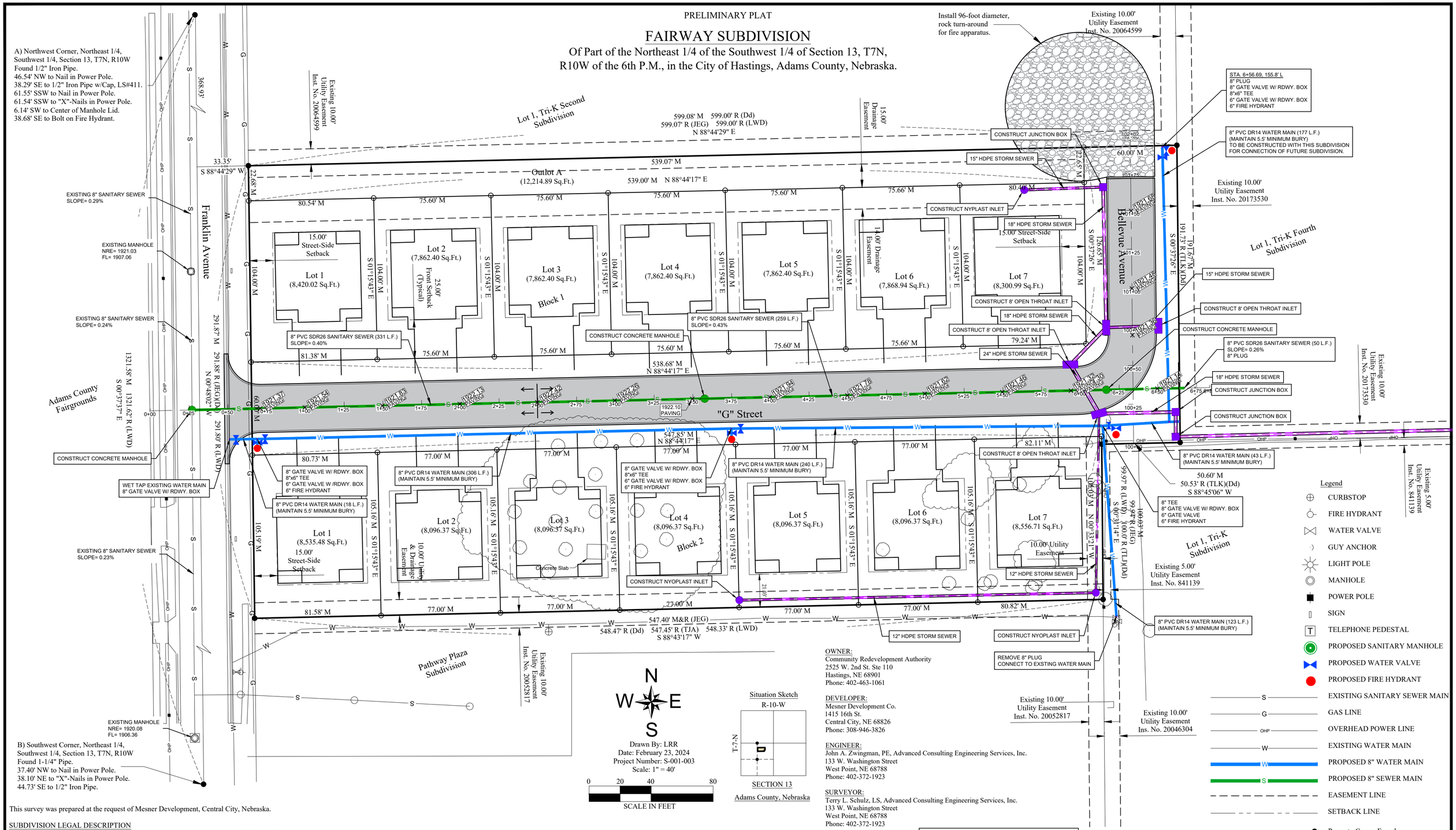
Development of this project is anticipated to be completed between June of 2024 and December of 2025. The base tax year should be calculated on the value of the property as of January 1, 2024. Excess valuation should be available for this project for 15 years beginning in 2025 with taxes due in 2026. Excess valuation will be used to pay the TIF Indebtedness issued by the CRA per the contract between the CRA and the developer for a period not to exceed 15 years on an amount not to exceed $160,000, the projected amount of increment based upon the anticipated value of the project and

current tax rate. Excess valuation should be available for this project for 15 years beginning with the 2025 tax year, provided, however, if there is no increase in valuation for the 2025 tax year, the excess valuation will be available beginning in the year when an increase in value is available for capture.

PRELIMINARY PLAT

FAIRWAY SUBDIVISION

Of Part of the Northeast 1/4 of the Southwest 1/4 of Section 13, T7N, R10W of the 6th P.M., in the City of Hastings, Adams County, Nebraska.



N
W E
S

Drawn By: LRR
Date: February 23, 2024
Project Number: S-001-003
Scale: 1" = 40'

0 20 40 80
SCALE IN FEET

Situation Sketch
R-10-W
T-7-N
SECTION 13
Adams County, Nebraska

This survey was prepared at the request of Mesner Development, Central City, Nebraska.

SUBDIVISION LEGAL DESCRIPTION

A tract of land located in the Northeast 1/4 of the Southwest 1/4 of Section 13, T7N, R10W of the 6th P.M., in the City of Hastings, Adams County, Nebraska, more particularly described as follows:

Beginning at the Southwest corner of Lot 1, Tri-K Second Subdivision to the City of Hastings, Adams County, Nebraska; thence N 88°44'29" E on the South line of said Lot 1, Tri-K Second Subdivision, 599.08 feet to the Southeast corner of said Lot 1, Tri-K Second Subdivision, said Southeast corner being on the West line of Lot 1, Tri-K Fourth Subdivision to the City of Hastings, Adams County, Nebraska; thence S 00°37'26" E on said West line of Lot 1, Tri-K Fourth Subdivision, 191.67 feet to the Southwest corner of said Lot 1, Tri-K Fourth Subdivision, said Southwest corner being on the North line of Lot 1, Tri-K Subdivision to the City of Hastings, Adams County, Nebraska; thence S 88°45'06" W on said North line, 50.60 feet to the Northwest corner of said Lot 1, Tri-K Subdivision; thence S 00°31'14" E on the West line of said Lot 1, Tri-K Subdivision, 100.03 feet to the Northeast corner of Pathway Plaza Subdivision to the City of Hastings, Adams County, Nebraska; thence S 88°43'17" W on the North line of said Pathway Plaza Subdivision, 547.40 feet to the Northwest corner of said Pathway Plaza Subdivision; thence N 00°48'02" W on the East Right-of-Way line of Franklin Avenue, 291.87 feet to the Point of Beginning, containing 3.89 acres more or less.

OUTLOT A LEGAL DESCRIPTION

A tract of land located in the Northeast 1/4 of the Southwest 1/4 of Section 13, T7N, R10W of the 6th P.M., in the City of Hastings, Adams County, Nebraska, more particularly described as follows:

Beginning at the Southwest corner of Lot 1, Tri-K Second Subdivision to the City of Hastings, Adams County, Nebraska; thence N 88°44'29" E on the South line of said Lot 1, Tri-K Second Subdivision, 539.07 feet to a point on the West Right-of-Way line of Bellevue Avenue; thence S 00°37'26" E on said West Right-of-Way line, 26.65 feet to the Northeast corner of Lot 7, Block 1, Fairview Subdivision to the City of Hastings, Adams County, Nebraska; thence S 88°44'17" W, 538.99 feet to a point on the East Right-of-Way line of Franklin Avenue; thence N 00°48'02" W on said East Right-of-Way line, 26.68 feet to the Point of Beginning, containing 14,374.38 square feet, more or less.

SURVEYOR'S CERTIFICATE

I, Terry L. Schulz, Nebraska Registered Land Surveyor No. 550, duly registered under the Land Surveyor's Regulation Act, do hereby state that I have performed a survey of the land depicted on the accompanying plat; that said plat is a true delineation of said survey performed personally or under my direct supervision; that said survey was made with reference to known and recorded monuments marked as shown, and to the best of my knowledge and belief is true, correct, and in accordance with the Land Surveyors Regulation Act in effect at the time of this survey.

NEBRASKA REGISTERED LS-550 LAND SURVEYOR TERRY L. SCHULTZ

Terry L. Schulz, Nebraska Registered LS #550 Date

OWNER:
Community Redevelopment Authority
2525 W. 2nd St. Ste 110
Hastings, NE 68901
Phone: 402-463-1061

DEVELOPER:
Mesner Development Co.
1415 16th St.
Central City, NE 68826
Phone: 308-946-3826

ENGINEER:
John A. Zwingman, PE, Advanced Consulting Engineering Services, Inc.
133 W. Washington Street
West Point, NE 68788
Phone: 402-372-1923

SURVEYOR:
Terry L. Schulz, LS, Advanced Consulting Engineering Services, Inc.
133 W. Washington Street
West Point, NE 68788
Phone: 402-372-1923

OWNER'S CERTIFICATE

Know all men by these present, that Community Redevelopment Authority of the City of Hastings, Nebraska, owner of the record of the land shown on the plat and described in the legal description hereon, has caused the same to be surveyed, subdivided, platted, and designated as FAIRWAY SUBDIVISION, in the City of Hastings, Adams County, Nebraska, and that said surveying, subdividing, platting and designation was done with the free consent and in accordance with the desires and wishes of the undersigned owner(s). Be it further known, that said owner does hereby dedicate all streets and easements shown on this plat to the City of Hastings, Adams County, Nebraska.

Signed this _____ day of _____ , 2024.

_____
Representative,
Community Redevelopment Authority of the City of Hastings, Nebraska

ACKNOWLEDGEMENT
State of Nebraska)
) SS
County of Adams)

The foregoing instrument was acknowledged before me on the ____ day of _____ , 2024 by _____, Representative of Community Redevelopment Authority of the City of Hastings, Nebraska.

My Commission expires the ____ day of _____ , 20_____

_____
Notary

Existing Zone C3
- Front Setback: 25'
- Street Side Setback: 15'
- Interior Side Setback: 10% Lot Width, > 7', < 25'
- Rear Setback: 20% Lot Depth, < 30'

Note
On-Street parking shall be limited to one side only to allow for a minimum unobstructed width of 20 feet for fire apparatus as per 13-101 (2018 IFC 503.2.1).

HASTINGS, NEBRASKA PLANNING COMMISSION
This Preliminary Plat of FAIRWAY SUBDIVISION to the City of Hastings, Nebraska

approved by the Planning Commission on this _____day of _____ , 2024.

_____
Chairman

HASTINGS, NEBRASKA CITY COUNCIL
This Preliminary Plat of FAIRWAY SUBDIVISION to the City of Hastings, Nebraska

approved by the City Council on this _____ day of _____ , 2024.

_____ _____
Mayor City Clerk

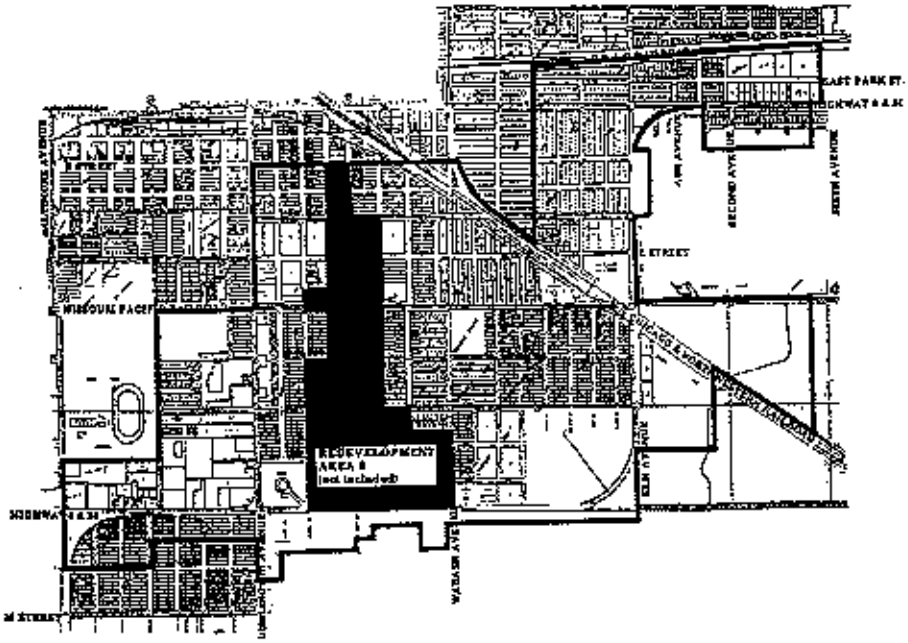
ADVANCED CONSULTING ENGINEERING SERVICES
West Point & Columbus
Phone: (402) 372-1923

HASTINGS
REDEVELOPMENT AREA NUMBER 5

BLIGHT AND SUBSTANDARD

DETERMINATION STUDY

MAY 1992



HANNA:KEELAN ASSOCIATES, P.C.

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

PRINCIPALS:

Becky J. Hanna
Timothy M. Keelan

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COMPREHENSIVE PLANNING & ZONING • STRATEGIC PLANNING • HOUSING MARKET STUDIES • HOUSING DEVELOPMENT
ECONOMIC DEVELOPMENT RESEARCH & ANALYSIS • PUBLIC FACILITY PLANNING & IMPLEMENTATION
HUMAN RESOURCE PLANNING • STATE & FEDERAL GRANT WRITING & ADMINISTRATION

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BLIGHT AND SUBSTANDARD DETERMINATION STUDY

EXECUTIVE SUMMARY

Purpose of Study/Conclusion

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

The findings presented in this Study are based on surveys and analysis conducted for an area referred to as the "Study Area" bounded as follows: North on Baltimore Avenue from "L" Street approximately 610 feet north of Highway 6/34; East to Franklin Avenue; thence North to "F" Street; East on "F" Street to Burlington Avenue; thence North to "B" Street; thence East on "B" Street to approximately Wabash Avenue; thence Southeasterly to California Avenue; North on California Avenue to the Southern edge of the Burlington Northern Railroad Right-of-Way; thence East along the B.N.R.R. to Sixth Avenue; South on Sixth Avenue to Highway 6/34; thence West to Fifth Avenue; South on Fifth Avenue to "B" Street; thence West on "B" Street to First Avenue; North on First Avenue to Highway 6/34; thence West to Southwesterly along Highway 6/34 to "B" Street; thence East approximately 250 feet; South to "D" Street; thence West to Highway 6/34 (Elm Street); South on Highway 6/34 (Elm Street) to "F" Street; thence East approximately 2,681 feet; thence South to the Union Pacific Railroad Right-of-Way; Northwesterly along the U.P.R.R. approximately 1,600 feet; thence South approximately 1,050 feet; thence West to Highway 6/34 (Elm Street) to Corporate Limits; thence Westerly along the Corporate Limits to Burlington Avenue; North on Burlington Avenue to "K" Street; thence West on "K" Street to Garfield Avenue; South on Garfield Avenue to "L" Street; and West on "L" Street to Baltimore Avenue.

Substandard Area

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

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.

This evaluation included a detailed exterior structural survey of 909 structures within the Study Area; a parcel-by-parcel land use inventory; a field reconnaissance of the entire area, conversations with city department staff members and a review of pertinent reports and documents containing information which could substantiate the existence of blight and substandard conditions.

Blighted Area

As set forth in the Section 18-2103 (11) Nebraska Revised Statutes (reissue 1991), a blighted area shall mean "an area, which by reason of the presence of:

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

11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability;

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;

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 forty years;

3. More than half of the plotted and subdivided property in an 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 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."

The mere presence of a majority of the stated factors may be sufficient to make a finding of blighted and substandard, however, this evaluation was made on the basis existing blighted 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 redevelopment activities. Secondly, the distribution of blighted and substandard factors throughout the Study Area must be reasonable so basically good areas are not arbitrarily found to be blighted simply because of proximity to areas which are blighted.

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

Substandard Factors

Of the four factors set forth in the Nebraska Community Development, one (1) is present to a significant/predominant extent and three (3) are present to a reasonable, but more limited extent.

The substandard factors which are present are reasonably distributed throughout the Study Area. The significant/predominant factor is the existence of conditions which endanger life or property by fire and other causes.

Strong Presence of Factor

The conditions which endanger life or property by fire and other causes were strong in presence and were sufficiently distributed throughout the Study Area to warrant a classification as a predominant factor.

The prevailing conditions evident in the buildings from the field survey included:

1. Inadequate provisions for or lack of means of egress;
2. Excessive debris;
3. Frame buildings; and
4. Vacant and partially vacant buildings.

Reasonable Presence of Factor

Age and obsolescence is prevalent throughout the Study Area. A total of 75.4 percent of the structures were built over twenty (20) years ago, and of these structures 67.5 percent were built over forty (40) years ago.

Dilapidated and deteriorating structures were present to a reasonable extent throughout the Study Area. A total of 16.8 percent of the structures were deteriorating with major deficiencies and 4.7 percent were deteriorated/dilapidated.

The conditions which provide inadequate provisions for ventilation, light, air, sanitation, or open spaces were present to a reasonable extent throughout the Study Area. The prevailing conditions evident during the field survey indicated over 21 percent of the structures were dilapidated or deteriorating.

Blighted Factors

Of the twelve factors set forth in the Nebraska Community Development Law, five (5) are present to a significant extent and five (5) are present to a reasonable, but more limited extent. The factors, tax or special assessment exceeding the fair value of land and defective or unusual condition of title had little or no presence.

The blighting factors which are present are reasonably distributed throughout the Study Area.

Strong Presence of Factor

Deteriorating or deteriorated structures are evident to a significant extent throughout the Study Area. A total of 87.1 percent of the structures inspected were found to be blighted and substandard.

Existence of defective or inadequate street layout is present to a significant extent throughout the Study Area. The street system presently limits the development potential of the available land. The remainder of the land is "land locked", devoted to streets and railroad right-of-ways. This condition limits development for commercial, industrial and residential land uses.

Diversity of ownership is present throughout the Study Area. This condition complicates land assembly and can substantially arrest potential for sound growth and development. The total number of owners in the Study Area is 453, more or less.

Improper subdivision or obsolete platting is strongly present throughout the Study Area. Conditions contributing to this factor include: resubdivided lots, lots of irregular size and lot sizes incompatible to desired land uses.

Conditions which endanger life or property by fire and other causes are present to some extent throughout the Study Area. Conditions contributing to this factor include: lack of adequate egress, excessive debris, inappropriate frame construction (buildings) and vacant/partially vacant buildings.

Reasonable Presence of Factor

Faulty lot layout exists to a reasonable extent throughout the Study Area. Conditions contributing to the presence of this factor include: underutilization of land and lack of accessibility/usefulness.

Insanitary and unsafe conditions exist throughout the Study Area. Conditions contributing to this factor include: vacant buildings, surface of parking lots, excessive debris, and evidence of vagrants.

Deterioration of site improvements is present to a reasonable extent throughout the Study Area. Contributing conditions include: absence of sidewalks, excessive debris, and unpaved and poorly maintained parking lots.

The Nebraska Community Development Law includes in its statement of purpose[1] an additional criterion for a finding of blight, viz., "economically or socially undesirable land-uses". Conditions which are considered to be economically and/or socially undesirable include (a) functional obsolescence, (b) economic obsolescence, (c) incompatible uses or mixed-use relationships, and (d) excessive dwelling unit density. Economically and/or socially undesirable land-uses are present to a significant extent throughout the Study Area.

In addition, one (1) of the required five (5) additional blight factors has a reasonable presence in the Study Area.

Conclusion

It is the conclusion of the Consultant retained by the City of Hastings C.R.A., the number, degree and distribution of blighting factors as documented in this report are beyond remedy and control solely by regulatory processes in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids provided in the Nebraska Community Development Law. It is also the opinion of the Consultant, the findings of this Blight and Substandard Determination Study warrant designating the Study Area both "substandard" and "blighted".

The conclusions presented in this report are those of the Consultant to examine whether conditions of blight/substandard exist. The local governing body should review this report and, if satisfied with the summary of findings contained herein, may adopt a resolution making a finding of blight/substandard and this report a part of the public record.

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[1] Community Development Law, Nebraska Revised Statutes Reissue, 1991 Section 18-2101.

TABLE 1
CITY OF HASTINGS
SUBSTANDARD FACTORS
COMMUNITY REDEVELOPMENT AUTHORITY
STUDY AREA

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. ■

Strong Presence of Factor ■
Reasonable Presence of Factor ◘
No Presence of Factor o

TABLE 2
CITY OF HASTINGS
BLIGHT FACTORS
COMMUNITY REDEVELOPMENT AUTHORITY
STUDY AREA

BLIGHT FACTORS

1.	A substantial number of deteriorated or deteriorating structures.	■
2.	Existence of defective or inadequate 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 exceeding the fair value of land.	○
8.	Defective or unusual condition of title.	○
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 ◘
No Presence of Factor ○

1. BASIS FOR REDEVELOPMENT

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

As set forth in Section 18-2103 (10) Neb. Rev. Stat. (reissue 1991), 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;

is detrimental to the public health, safety, morales or welfare.

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

1. A substantial number of deteriorated or deteriorating structures;

2. Existence of defective or inadequate street layout;

3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;

4. Insanitary or unsafe conditions;

5. Deterioration of site or other improvements;

6. Diversity of ownership;

7. Tax or special assessment delinquency exceeding the fair value of the land;

8. Defective or unusual conditions of title;

9. Improper subdivision or obsolete platting;

10. The existence of conditions which endanger life or property by fire or other causes;

11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability;

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

Also, these deficiencies should be reasonably distributed throughout the Study Area. Such a "reasonable distribution of deficiencies test" would preclude localities from taking concentrated areas of blight and expanding them arbitrarily into non-blighted 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, inclusion of such areas should be minimal and related to an area otherwise meeting the reasonable distribution of deficiencies test.

2. THE STUDY AREA

The blight and substandard determination Study Area is comprised of 719.93 acres, more or less. As identified in Illustration 1 (Location Map), the Study Area is bounded as follows: North on Baltimore Avenue from "L" Street approximately 610 feet north of Highway 6/34; East to Franklin Avenue; thence North to "F" Street; East on "F" Street to Burlington Avenue; thence North to "B" Street; thence East on "B" Street to approximately Wabash Avenue; thence Southeasterly to California Avenue; North on California Avenue to the Southern edge of the Burlington Northern Railroad Right-of-Way; thence East along the B.N.R.R. to Sixth Avenue; South on Sixth Avenue to Highway 6/34; thence West to Fifth Avenue; South on Fifth Avenue to "B" Street; thence West on "B" Street to First Avenue; North on First Avenue to Highway 6/34; thence West to Southwesterly along Highway 6/34 to "B" Street; thence East approximately 250 feet; South to "D" Street; thence West to Highway 6/34 (Elm Street); South on Highway 6/34 (Elm Street) to "F" Street; thence East approximately 2,681 feet; thence South to the Union Pacific Railroad Right-of-Way; Northwesterly along the U.P.R.R. approximately 1,600 feet; thence South approximately 1,050 feet; thence West to Highway 6/34 (Elm Street); South on Highway 6/34 (Elm Street) to Corporate Limits; thence Westerly along the Corporate Limits to Burlington Avenue; North on Burlington Avenue to "K" Street; thence West on "K" Street to Garfield Avenue; South on Garfield Avenue to "L" Street; and West on "L" Street to Baltimore Avenue.

Illustration 2 identifies the existing land uses within the Study Area. The Study Area consist of five land uses: residential, commercial, industrial, public/semi-public, and vacant land. The most predominant uses are vacant and residential land.

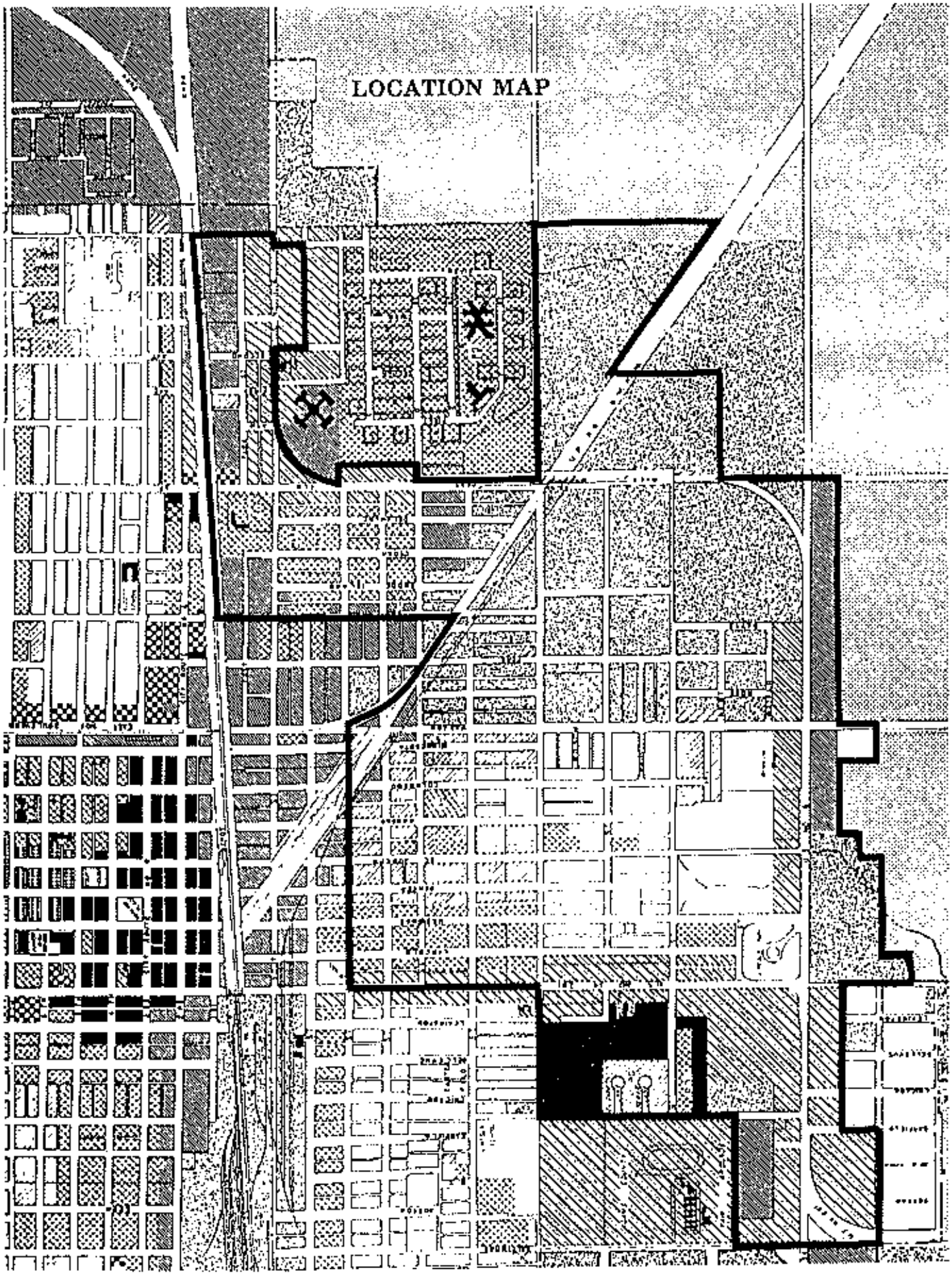


ILLUSTRATION 1

ILLUSTRATION 2

Residential land usage, as identified in Illustration 2, is located throughout the Study Area. The residential properties are predominantly single family. The housing stock is comprised of masonry, brick, and frame construction, with the majority of structures ranging in age from 40 to 100 years.

The commercial land use and building types, as identified in Illustration 2, exists primarily along both sides of Highway 6-34 and Burlington Avenue. These commercial uses tend to be the type of use associated with Highway Commercial Districts. The commercial buildings are predominantly over 20 years of age (72.2%) and are constructed from brick, steel and frame.

Industrial land use and building types exist on either side of the Railroad Right-of-Ways and along Highway 6-34 located in the southern portion of the Study Area. Over 73.9 percent of these buildings are over 20 years of age.

The Study Area contains both new and refurbished buildings. A high percentage of the structures in the Study Area (30.9%) have major structural deficiencies, functional and economic obsolescence and problems difficult to correct related to current code requirements.

Table 3 statistically identifies the existing land use patterns within the Study Area, in terms of number of acres and percentage of total for all existing land uses.

TABLE 3
CITY OF HASTINGS
EXISTING LAND USE
COMMUNITY REDEVELOPMENT AUTHORITY
STUDY AREA

Land Use	Acres/Percent
Residential	164.96/22.9%
Commercial	78.87/11.0%
Industrial	53.73/7.5%
Public/Quasi Public	10.44/1.5%
Streets and Alleys	171.51/23.8%
Total Developed	479.51/66.6%
Vacant	240.42/33.4%
Total Acreage	719.93/100.0%

Source: Hanna:Keelan Associates, P.C., 1991

Illustration 3 identifies the existing zoning districts within the Study Area. The present zoning classification is compatible to existing uses.

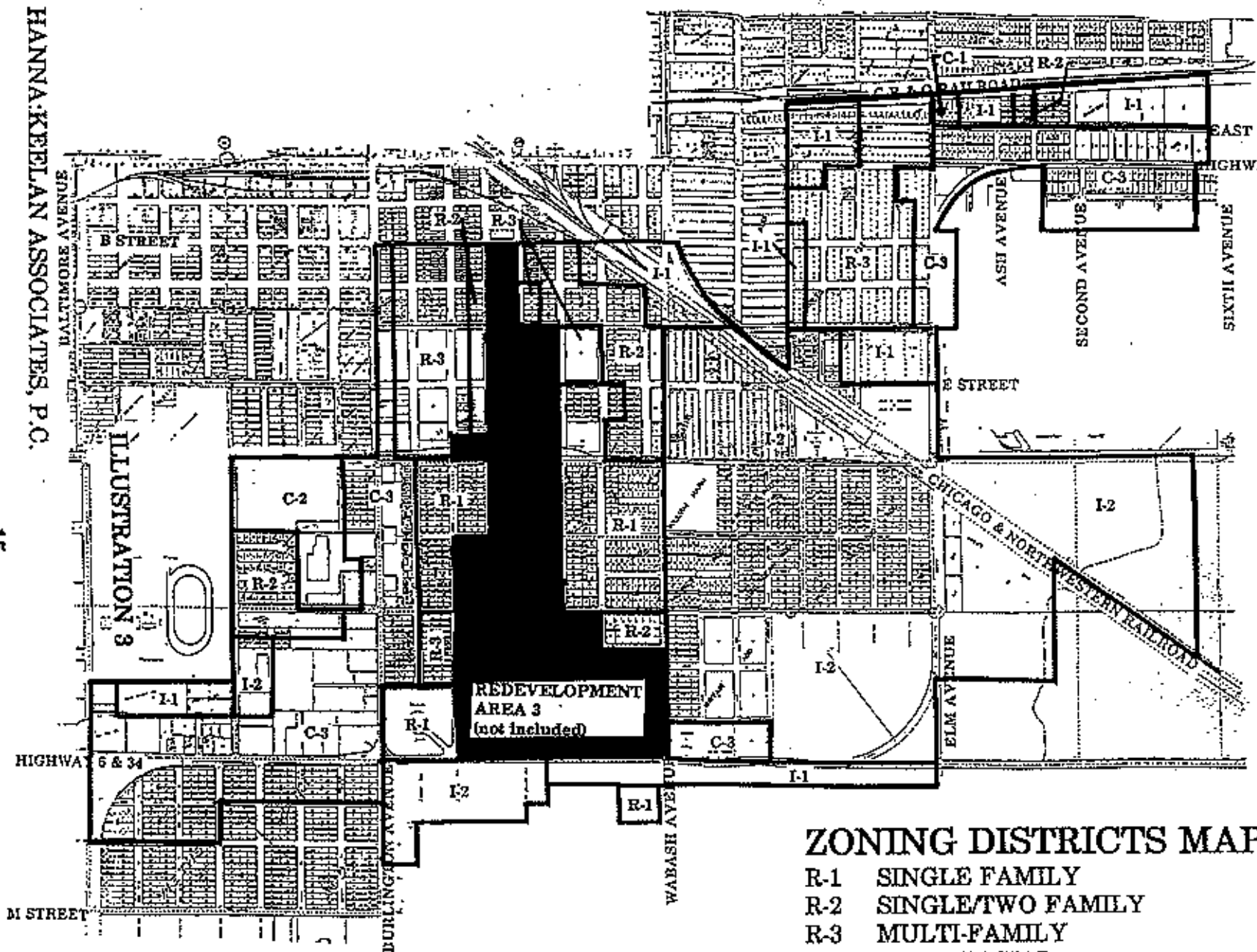


ILLUSTRATION 3

ZONING DISTRICTS MAP

R-1	SINGLE FAMILY
R-2	SINGLE/TWO FAMILY
R-3	MULTI-FAMILY
C-1	COMMERCIAL
C-2	COMMERCIAL
C-3	COMMERCIAL
I-1	INDUSTRIAL
I-2	INDUSTRIAL

3. THE RESEARCH APPROACH

The research approach implemented for the Hastings Redevelopment Area Five Blight and Substandard Determination Study included an assessment of the blight and substandard determination factors identified in the Nebraska Community Development Law. In brief, factors which were general in nature and existed in a continuous fashion, area wide, such as streets, alleys, sidewalks, driveways and other transportation systems, open spaces, parking areas, exterior structural condition, individual structures and properties and property ownership were investigated on an area-wide basis. Taxation status was investigated on a random-sampling basis excluding tax exempt properties.

The assessment of the aforementioned factors, excluding taxation status, was implemented utilizing an area-wide examination process as opposed to a random-sampling process, in an attempt to reduce errors associated with conducting a random-sampling method. In addition, an area-wide assessment provides the consultant with a more accurate understanding of the Study Area and allows for more informed conclusions and recommendations about the area.

4. ELIGIBILITY SURVEY AND ANALYSIS FINDINGS

An analysis was made of each of the blighted and substandard factors listed in the legislation to determine whether each or any are present in the Study Area, 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 their 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.

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

The building condition analysis is based on exterior inspections of all 909 structures within the Study Area, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the Study Area. The Structural Site Condition Survey Form is identified in Appendix 1.

1. Building Components Evaluated

   During the field survey, each component of a subject building was examined to determine whether it was in sound condition or had minor, major, or critical defects. Building components examined were of two types:

   Primary Components. These include the basic elements of any building: foundation walls and girders, load bearing walls and columns, roof and roof structure, and floor structure.

   Secondary Components. These are components generally added to the primary structural components and are necessary parts of the building, including exterior curtain walls, non-bearing walls and ceilings, interior stairs, porches and steps, fire escapes, etc.

2. Criteria for Classifying Defects for Building Components

   Primary and secondary components were evaluated separately as a basis for determining the overall condition of individual structures. This evaluation considered the relative importance of specific components on the exterior of the building, and the effect that deficiencies in components will have on the remainder of the structure.

3. Building Component Classifications

The four categories used in classifying building components and systems and the criteria used in evaluating structural deficiencies are described below.

Sound. Building components which contain no defects, are adequately maintained, and require no treatment outside of normal ongoing maintenance.

Minor - Requiring Minor Repair. Building components which contain defects (loose or missing material or holes and cracks over a limited area) which often can be corrected through the course of normal maintenance. Minor defects have no real effects on either structural or architectural components and the correction of such defects may be accomplished by the owner or occupants, such as pointing masonry joints over a limited area or replacement of less complicated components. Minor defects are not considered in rating a building as structurally substandard.

Major - Requiring Major Repair (Deteriorating). Building components which contain major defects over a widespread area and would be difficult to correct through normal maintenance. Buildings in the major deficient category would require replacement or rebuilding of components by people skilled in the building trades.

Substandard (Dilapidated/Deteriorated). Building components which contain major defects (bowing, sagging, or settling to any or all exterior components 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.

4. Final Building Rating

After completion of the building condition surveys, each individual building was placed in one of four categories based on the combination of defects found in various structural and architectural building components, each final rating is described below.

Sound. Sound buildings can be kept in a standard condition with normal maintenance. Buildings so classified have less than four minor defects.

Deficient-Minor. Buildings classified as deficient - requiring minor repairs- have more than three minor defects, but less than one critical defect.

Deficient-Major (Deteriorating). Buildings classified as deficient - requiring major repairs - have at least one critical defect, but less than two critical defects.

Substandard (Dilapidated/Deteriorated). Structurally substandard buildings contain defects which are so serious and so extensive the building must be removed. Buildings classified as structurally substandard have two or more critical defects. Critical defects are as follows:

> Structural. Each of four primary structural components can receive a rating of one critical defect. Two primary structural components, each receiving a rating of major defects, equals one critical defect.
>
> Building Systems. Two building systems, each receiving a rating of a major defect, equals one critical defect.
>
> Architectural. Four architectural components, each receiving a rating of a major defect, equals one critical defect.

The following combinations of major defects is equivalent to one critical defect.

> One major defect in the structural components plus one major defect in the building systems equals one critical defect.
>
> Two major defects in the architectural components plus one major defect in either structural components or the building systems equals one critical defect.

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 words building and structure are presumed to be interchangeable.

5. Field Survey Conclusions

The condition of the 909 primary buildings within the Study Area was determined based on the findings of detailed surveys. These surveys indicated the following:

- Ninety-eight (98) structures are classified as structurally sound;
- Six Hundred and Fifteen (615) structures are classified as minor defects;
- One Hundred and Fifty-Three (153) structures are classified as deteriorating major defects; and
- Forty-Three (43) structures are classified as substandard, dilapidated/deteriorated critical defects.

The survey indicates 196 (21.6%) of the 909 structures in the Study Area are either deteriorating or dilapidated.

Conclusion

The results of the structural condition survey for the study indicates deteriorating structures are present to a reasonable extent throughout the Study Area. Table 4 identifies the results of the structural rating process per building type.

TABLE 4
CITY OF HASTINGS
EXTERIOR SURVEY FINDINGS
COMMUNITY REDEVELOPMENT AUTHORITY
STUDY AREA

		Structural Rating				
Activity	Sound	Deficient (Minor)	Deficient Deteriorating (Major)	Sub standard Dilapidated	Structures	Substandard
Residential	72	512	129	27	740	156/21.1%
Commercial	21	77	13	3	114	16/14.0%
Public/Semi Public	2	6	2	0	10	2/20.0%
Industrial	3	20	9	13	45	22/48.9%
Total	98	615	153	43	909	196/21.6%
Percent	10.8%	67.7%	16.8%	4.7%	100.0%	

Source: Hanna:Keelan Associates, P.C., 1991

(2) Age or Obsolescence

According to the field survey conducted by the Consultant in November and December of 1991, 71.1 percent of the structures within the Study Area were built over twenty (20) years ago. Of these structures 45.9 percent were built over forty (40) years ago.

Conclusion

The result of the field surveys indicated the age and obsolescence of the structures in the Study Area is reasonably sufficient to constitute a substandard factor.

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

The results from the exterior structural survey, along with other field data, provided the basis for the identification of insanitary and unsafe conditions. Factors contributing to insanitary and unsafe conditions are discussed below.

Over twenty-one percent (21%) of the structures in the Study Area are deteriorating or dilapidated. When not adequately maintained or upgraded to present day occupancy standards, buildings which are deteriorating or dilapidated pose special safety and sanitary problems. There is a significant number (156) of wood framed single and two-story residential buildings which are in need of structural repair or fire protection. The field analysis indicated thirty-eight (38) commercial and industrial buildings or 23.9 percent were substandard.

Within the Study Area, there are forty (40) parking lots on commercial, industrial and public/semi-public land parcels which are unpaved. These are characterized by irregular gravel and dirt surfaces with many depressions. The lack of maintenance and the ambient dust conditions of these areas are detrimental to abutting properties and represent an insanitary and unsafe condition.

Evidence of vagrants was found in 117 (11.8%) of the 992 land parcels in the Study Area, especially in areas in close proximity to railroads or industrial docks. Vagrants have created problems through vandalism, breaking into vacant structures and leaving debris strewn about.

Conclusion

The inadequate provision for ventilation, light, air, sanitation or open spaces is predominantly distributed throughout the Study Area.

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

1. Inadequate Provisions for or Lack of Means of Egress.

   Potential life threatening conditions exist in some buildings which lack adequate means of egress.

2. Excessive Debris.

   Debris located on several sites poses as a fire hazard as well as an area to harbor pest which are detrimental to the public's safety.

3. Frame Buildings.

   There are wood framed buildings throughout the Study Area which are in need of structural repair or fire protection. In several cases, industrial and commercial building framing has been left exposed and should be protected by a sprinkler system or covered with proper fire-resistive materials. There are significant wood framed single and two-story residential buildings which are in need of structural repair or fire protection. These buildings have been determined to be deteriorating or dilapidated.

4. Vacant Buildings and Partially Vacant Buildings.

   The Study Area contains a minimal amount of vacant and partially vacant buildings as determined by the visual field inspection. Many of the conditions cited in this section are prevalent in these structures. These structures also promote vandalism, vermin, insect infestation, and other hazards which, because of the lack of proper maintenance, endanger adjacent properties.

Conclusion

The conditions which endanger life or property by fire and other causes, while strong in presence, is predominantly distributed throughout the Study Area.

BLIGHT FACTORS

(1) Deteriorated or Deteriorating Structures

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

This section summarizes the process used for assessing building conditions in the Study Area, the standards and criteria used for evaluation, and the findings as to the existence of deteriorating or deteriorated structures.

The building condition analysis is based on the exterior inspections of 909 structures within the Study Area, to note structural deficiencies in individual buildings and to identify related environmental deficiencies for individual sites or parcels within the Study Area. The Structural Site Conditions Survey Form is identified in Appendix I.

1. Building Components Evaluated

Each component of a subject building was examined to determine whether it was in sound condition or had minor, major, or critical defects. Building components examined were of two types:

Primary Components. These include the basic elements of any building: foundation walls and girders, load bearing walls and columns, roof and roof structure, and floor structure.

Secondary Components. These are components generally added to the primary structural components and are necessary parts of the building, including exterior curtain walls, non-bearing walls and ceilings, interior stairs, porches and steps, fire escapes, etc.

2. Criteria for Classifying Defects for Building Components

Primary and secondary components were evaluated separately as a basis for determining the overall condition of individual structures. This evaluation considered the relative importance of specific components on the exterior of the building, and the effect that deficiencies in components will have on the remainder of the structure.

3. Building Component Classifications

The four categories used in classifying building components and systems and the criteria used in evaluating structural deficiencies are described below.

Sound. Building components which contain no defects, are adequately maintained, and require no treatment outside of normal ongoing maintenance.

Minor - Requiring Minor Repair. Building components which contain defects (loose or missing material or holes and cracks over a limited area) which often can be corrected through the course of normal maintenance. Minor defects have no real effects on either structural or architectural components and the correction of such defects may be accomplished by the owner or occupants, such as pointing masonry joints over a limited area or replacement of less complicated components. Minor defects are not considered in rating a building as structurally substandard.

Major - Requiring Major Repair. Building components which contain major defects over a widespread area and would be difficult to correct through normal maintenance. Buildings in the major deficient category would require replacement or rebuilding of components by people skilled in the building trades.

Substandard - (Dilapidated/Deteriorated). Building components which contain major defects (bowing, sagging, or settling to any or all exterior components 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.

4. Final Building Rating

After completion of the building condition surveys, each individual building was placed in one of four categories based on the combination of defects found in various structural and architectural building components, each final rating is described below.

Sound. Sound buildings can be kept in a standard condition with normal maintenance. Buildings so classified have less than four minor defects.

Deficient-Minor. Buildings classified as deficient - requiring minor repairs - have more than three minor defects, but less than one critical defect.

Deficient-Major. Buildings classified as deficient - requiring major repairs - have at least one critical defect, but less than two critical defects.

Substandard. Structurally substandard buildings contain defects which are so serious and so extensive the building must be removed. Buildings classified as structurally substandard have two or more critical defects. Critical defects are as follows:

> Structural. Each of four primary structural components can receive a rating of one critical defect. Two primary structural components, each receiving a rating of major defects, equals one critical defect.
>
> Building Systems. Two building systems, each receiving a rating of a major defect, equals one critical defect.
>
> Architectural. Four architectural components, each receiving a rating of a major defect, equals one critical defect.

The following combinations of major defects is equivalent to one critical defect.

> One major defect in the structural components plus one major defect in the building systems equals one critical defect.
>
> Two major defects in the architectural components plus one major defect in either structural components or the building systems equals one critical defect.

Minor deficient and major deficient buildings are considered to be the same as deteriorating buildings as referenced in the Nebraska legislation; substandard buildings are the same as deteriorated buildings. The words building and structure are presumed to be interchangeable.

5. Field Survey Conclusions

The condition of the 909 primary buildings within the Study Area was determined based on the findings of detailed survey of each building. These surveys indicated the following:

- Ninety-Eight (98) structures are classified as structurally sound;
- Six Hundred Fifteen (615) structures are classified as deteriorating minor defects;
- One Hundred Fifty Three (153) structures are classified as deteriorating major defects; and
- Forty-Three (43) structures are classified as substandard, dilapidated/deteriorated critical defects.

The survey clearly indicates 811 of 909 (89.2%), of the structures throughout the Study Area are either deteriorating or dilapidated.

Conclusion

The results of the structural condition survey indicates deteriorating or deteriorated structures are evident to a significant extent throughout the Study Area. Table 5 identifies the results of the structural rating process per building type.

TABLE 5
CITY OF HASTINGS
EXTERIOR SURVEY FINDINGS
COMMUNITY REDEVELOPMENT AUTHORITY
STUDY AREA

		Structural Rating			
Activity	Sound	Deficient (Minor)	Deficient Deteriorating (Major)	Sub standard Dilapidated	Structures	Blighted
Residential	75	512	129	27	740	668/90.3%
Commercial	21	77	13	3	114	93/81.6%
Public/Semi Public	2	6	2	0	10	8/80.0%
Industrial	3	20	9	13	45	42/93.3%
Total	98	615	153	43	909	811/89.2%
Percent	10.8%	67.7%	16.8%	4.7%	100.0%	

Source: Hanna:Keelan Associates, P.C., 1991

(2) Existence of Defective or Inadequate Street Layout

The street pattern within the Study Area consists of a grid system which is used throughout the City of Hastings. Street Right-of-Way widths range from 60 to 80 feet within and bordering the Study Area.

Existing streets provide a high level of accessibility to the majority of the Study Area. However, problem conditions exist in the Study Area. The western and southwestern portions of the Study Area lack appropriate access and street development. Basic problem conditions include:

1. Limited Vehicular Accessibility

The principle vehicular circulation system linkage of the Study Area with the majority of other points in Hastings are Baltimore Avenue, Burlington Avenue, Wabash Avenue and Elm Street all of which are north-south arterials dissecting the Study Area from west to east. In addition, Highway 6-34 traffic travels through the southern and eastern areas of the Study Area. Other streets in the Study Area provide less direct linkages to other parts of the City due to existing barriers.

The northeast portion of the Study Area is bisected by railroad lines in an east and west alignment and a southeast and northwest alignment. The existence of these rail lines creates a hazard for vehicular and pedestrian traffic in the Study Area while also disrupting the grid street system used for vehicular circulation throughout Hastings. The existing street layout in this Study Area limits vehicular movement, north and south bound traffic is interrupted periodically by railroad traffic. Two uninterrupted crossings are easily accessed from streets within the Study Area, the Burlington Avenue underpass and the Highway 6-34 (Elm Street) overpass.

An uninterrupted grid street system provides ready access from all directions to specific locations within the City. However, as is evident in the Study Area, where built barriers interrupt the continuity of the grid, or where restrictions are placed upon the direction of traffic flows, accessibility to locations in the vicinity of these constraints can be seriously impaired. Good vehicular accessibility is important for most commercial and industrial enterprises and is desirable for residential development.

The railroad right-of-ways are located approximately 30 feet both sides of the railroad tracks. These railroad right-of-ways serve at least two purposes: (1) act as a safety mechanism; and (2) act as a sound buffer zone to adjacent sites.

Throughout the Study Area, the composition of the railroad right-of-way was considered to be in "fair" to "poor" condition. This area is utilized in several ways, including storage, warehousing and also a place for excessive debris to collect, including numerous abandoned cars.

There appears to be minimal enforcement of the municipal code provisions in these railroad right-of-ways within the industrial districts of the project area.

2. Inadequate Provision of Pedestrian Movement

Sidewalks to provide for pedestrian flow throughout the Study Area are lacking. Since a large portion of land in the Study Area is vacant, sidewalks have not been developed. According to the field survey conducted by the consultant, an estimated 557 (56.1%) land parcels did not have sidewalks. Approximately 269 (27.1%) of the land parcels in the Study Area had sidewalks which were in "excellent" or "good" condition.

3. Lack of Adequate Parking

With the increased use of the automobile as a mode of transportation, a strain has been placed on the urban infrastructure to accommodate not only car movement, but car parking as well. Because street layout and block development in the Study Area preceded this trend toward widespread use of the private automobile, an adequate provision for parking is a major concern, not only for the present time, but also for the future, sound growth of the area.

Available on and off street parking areas are inadequately defined and subject to inconsistent public use.

Conclusion

One or more of the discussed conditions are strongly present throughout the Study Area.

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

Building use and condition surveys, property ownership and sub-division records and field surveys have resulted in the identification of several problem conditions associated with faulty lot layout in relation to size, adequacy, accessibility, or usefulness of land within the Study Area. The size and arrangement of lots within the Study Area has resulted in conditions which adversely affect the sound growth and development of the area. These problem conditions include:

1. Underutilization of land.

   There are numerous large vacant land parcels in the Study Area as indicated in Illustration 2, existing land use. The vacant land parcels comprise 33.4 percent of the total land area. The underutilization of vacant land does little to contribute to the viability of the Study Area and surrounding areas. In fact, such conditions can result in making the area a liability to the overall economic and social well-being of the entire community.

2. Lack of Accessibility/Usefulness.

   The current lot layout and lack of the development has left large vacant parcels "landlocked". Other vacant lots lack interior street systems to provide access throughout the land parcel. Land which is "landlocked" is deprived of economic potential since no reasonable vehicular access is obtainable.

3. Lack of Planned Open Space.

   With a shift in land use in portions of the area towards office, commercial and both high and low density residential uses, planning of open space becomes a concern. Because of excessive land use and lot coverage, courtyards, plazas and mini-parks are generally lacking in the area. These spaces provide a retreat from the normal work environment during lunch hours and break periods, and are generally a welcome attraction in the urban environment. Modern planning generally requires certain amounts of open space, addressing both current and future use.

Conclusion

Problems relating to faulty lot layout are present to a reasonable extent in the majority of the Study Area.

(4) Insanitary and Unsafe Conditions

The results of the field survey (structural condition analysis, along with other field data) provided the basis for this identification of insanitary and unsafe conditions in the Study Area. Factors contributing to insanitary and unsafe conditions are discussed below.

1. Residential Buildings.

   Over 36.0 percent of the single family residential buildings are 40 to 100 years of age. This results in sub-standard living units in need of rehabilitation services.

2. Commercial and Industrial Buildings.

   The majority (64.1%) of the commercial and industrial buildings in the Study Area are over 20 years of age, 31.4 percent are between 40 to 100 years of age. Problem conditions found to exists include lack of egress, natural ventilation and lack of adequate storage of materials. In some cases the lack of maintenance has posed safety hazards for occupants.

3. Vacant Buildings.

   Vacant or partially vacant structures exist to a minimal degree throughout the Study Area. Apart from the many structural deficiencies prevalent in the vacant buildings, these properties evidence neglect and deferred maintenance.

   Insanitary and unsafe conditions associated with vacant structures are found to exist, including improper means of lack of egress from upper floors; widespread infestation of pigeons and associated debris; and general lack of maintenance. These conditions impact occupied floors of partially vacant buildings due to water seepage, rodents or insects, and dust and dirt accumulation.

4. Surface parking lots.

   Within the Study Area there are forty (40) parking lots on commercial, industrial and public/semi-public land parcels which are unpaved. These are characterized by irregular shaped gravel and dirt surfaces with many depressions. The lack of maintenance and the ambient dust conditions of these areas are detrimental to abutting properties and represent an insanitary and unsafe condition.

5. Excessive Debris.

Debris is present in the form of discarded materials in the commercial and industrial areas and abandoned cars along the U.P.R.R. Right-of-Way. The vacant land and other structures contain litter to a lesser degree. The debris is not only unsightly, but also promotes certain safety hazards.

6. Vagrants.

The evidence of vagrants was found in portions of the Study Area, especially in areas in close proximity to railroads or industrial docks. Vagrants have created problems through vandalism, breaking into vacant structures and leaving debris at the properties.

Conclusion

Insanitary and unsafe conditions are present to a reasonable extent in the majority of the Study Area.

(5) Deterioration of Site Improvements

Field observations were performed to determine the condition of site improvements within the Study Area, including streets, alleys, sidewalks, curbs and gutters, traffic control devices and off-street parking. Appendix 2 documents the present condition of these improvements.

There are several unpaved streets in the blocks which are adjacent the north side of the east-west railroad alignment. These streets exists in areas where warehousing and industrial uses are predominate, however, residential areas are interspersed among these uses in areas with unpaved streets. A total of 17.8 percent of the parcels in the Study Area have unpaved and/or substandard or major deficient streets.

The absence of sidewalks contributes significantly to the blighted conditions of the Study Area. The absence of sidewalks is evident throughout the Study Area. The total percentage of parcels within the Study Area having no sidewalks is 56.1 percent.

The total percentage of parcels having debris within the Study Area is 47.1 percent.

A total of four hundred and fourteen (414) or 57.3 percent of the parcels within the Study Area received an overall site condition rating of "fair" or "poor", as per the results of the field survey.

Conclusion

Deterioration of site improvements is present to a reasonable extent in the majority of the Study Area.

(6) Diversity of Ownership

The majority of the Study Area contains blocks which have been platted into smaller lots to originally accommodate residential development. The areas to the southeastern and southwestern portions of the Study Area have been platted into larger lots to accommodate commercial and industrial development.

This diversity of ownership makes redevelopment difficult. The assemblage of larger sites is difficult to accomplish when a number of property owners are involved.

The total number of owners in the Study Area is estimated to be 453. The situation is excaberated by the fact several of those blocks with only one or two owners are public or institutional users, or are owned by and utilized for activities associated with the railroad systems. The remaining properties, which are privately held and which would be the most likely candidates for redevelopment, rarely have fewer than four owners in one block.

The blocks with unusually large numbers of owners are scattered throughout the residential districts of the Study Area. The majority of the one and two ownerships are generally located within the industrial and commercial district areas adjacent Highway 6-34.

Land assemblage is a necessity for major redevelopment. Without it, only small, individual renovation activities of existing buildings is possible. In order for the kinds of redevelopment to occur which are currently desirable, economically feasible, which will attract financial support and public patronage required to repay such financial support; it is necessary to assemble larger parcels of property. Such assemblage is most difficult without public intervention and constitutes one of the greatest deterrents to significant redevelopment within the Study Area.

Conclusion

Diversity of Ownership in the Study Area is strongly present as a Blight Factor.

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

A random sampling of public records was undertaken to determine the status of real estate taxes of properties located within the Study Area.

1. Delinquent Taxes.
   Public records have been examined for the purpose of determining the extent of delinquent taxes currently outstanding on parcels within the Study Area. Approximately 9 of 102 (8.8%) of the properties examined had delinquent taxes.

2. Real Estate Taxes.
   The tax values within the Study Area generally appear to be appropriate in relation to market values of the properties.

   Of the 909 parcels studied, it is estimated 54, or 5.9% are exempt from taxation. The majority of the tax exempt properties are owned by governmental subdivisions.

Conclusion

There are some indications of problems, however, financial burdens upon properties in the overall Study Area would not appear to be sufficient to constitute a blighted factor.

(8) Defective or Unusual Condition of Title

Examination of individual deeds and encumbrances has been undertaken as part of this blight and substandard determination study. The study of property ownership data did not provide any basis for identifying any defective or unusual conditions of title.

Conclusion

Defective or unusually condition of title is not found to be prevalent as a blighting factor within the Study Area.

(9) Improper Subdivision or Obsolete Platting

Improper subdivision and obsolete platting is a constraint throughout the Study Area.

The majority of blocks in the Study Area have experienced some degree of subdividing, since original platting. The present platting of lots or lack of, in these blocks, can be considered improper and obsolete for the type of commercial, industrial and residential land uses desired.

Efforts to overcome problems of inadequate subdivision and obsolete platting and to secure sites of reasonably adequate size and shape for modern development purposes, require the assemblage of adjacent parcels. This assemblage of parcels is complicated due to the numerous subdivisions and property owners within the Study Area. Improper subdivision or obsolete platting exist throughout the Study Area.

Conclusion

Improper subdivision or obsolete platting inhibits sound growth and development in the Study Area. There exists a strong presence of improper subdivision or obsolete platting throughout the Study Area.

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

1. Inadequate Provisions for or Lack of Means of Egress.

   Potential life threatening conditions exist in some buildings which lack adequate means of egress.

2. Excessive Debris.

   Debris located on several sites poses as a fire hazard as well as an area to harbor pest which are detrimental to the public's safety.

3. Frame Buildings.

   Some of the commercial, industrial and retail buildings within the area are of wood frame or partial wood frame construction. In many cases, the framing should be protected by a sprinkler system or covered with proper fire-resistive materials. There are significant wood framed single and two-story residential buildings which are in need of structural repair or fire protection, as well. These buildings have been determined to be deficient or substandard, in all instances.

4. Vacant Buildings and Partially Vacant Buildings.

   The Study Area contains a minimal amount of vacant and partially vacant buildings as determined by the visual field inspection. Many of the conditions cited in this section are prevalent in these structures. These structures also promote vandalism, vermin, insect infestation, and other hazards which, because of the lack of proper maintenance, endanger adjacent properties.

Conclusion

The conditions which endanger life or property by fire and other causes is strong in presence throughout the Study Area.

(11) Other Environmental and Blighting Factors

The Nebraska Community Development Law includes in its statement of purpose 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.

Substantial public improvements have occurred throughout the Study Area over the last ten plus years. A few of these include street and sidewalk improvement, commercial and industrial development and residential development. Private development has been undertaken on a piecemeal basis. The opportunity for redevelopment capable of carrying its own financial weight has already been accomplished within the Study Area. Without some type of public assistance and coordination of effort, a difficult challenge will be rendered for future private projects to be successful ventures. Numerous problems or obstacles exist for comprehensive redevelopment efforts by the private sector in the project area; problems that only public assistance programs can help remedy. These include removal of dilapidated structures, excessive debris and upgrading or development of streets, sidewalks and railroad crossings. These types of programs are proven stimulants to the creation of successful private developments.

1. Incompatible Uses or Mixed Use Relations.

   The Study Area is divided into eight (8) zoning districts. These include three (3) residential districts, R-1, R-2, R-3, three (3) commercial districts, C-1, C-2, C-3, and two (2) industrial districts, I-1, I-2.

   Within the Study Area, conditions exist in which structures and sites have uses that are incompatible with the zoning district in which they are located. For example, residential zones adjacent industrial zones. This type of incompatible land use is apparent throughout the Study Area.

   The Study Area in its entirety contains mixed and incompatible land uses and undesirable mixed uses. The industrial districts include non-compatible commercial establishments and residential properties, whereas the commercial districts include non-compatible industrial and residential uses. This is particularly evident of properties east of Wabash Avenue

2. Economic and Functional Obsolescence

The Study Area contains a significant amount of vacant land as indicated in Illustration 2, Existing Land Use. A total of approximately 33.4 percent of the Study Area consist of vacant land. Vacant land is one of the indications of both functional and economic obsolescence.

Conclusion

Other Environmental, Blighted Factors are present to a reasonable extent throughout the Study Area.

(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 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.

One of the aforementioned criteria is prevalent within the designated blighted area.

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

According to the field survey conducted by the consultant in November and December of 1991, 34.6 percent of the residential structures within the Study Area were identified as being built prior to 1950.

An age estimation for all structures in the study area revealed 71.7 percent of the structures were constructed 20+ years ago and of these 46.0 percent were built 40+ years ago.

The average age of the residential and commercial structures within the Study Area meets and exceeds the forty (40) years average age requirement set forth for blight determination eligibility.

Conclusion

One of the five blight determination criteria is prevalent within the Study Area.

5. DETERMINATION OF STUDY AREA ELIGIBILITY

The Study Area meets the requirements of the Nebraska Community Development Law for designation as both a "blighted and substandard area". There is a reasonable distribution of at least ten of the twelve factors present in the 720 acre Study Area to constitute a blighted area and a predominance of one of the four factors to constitute substandard.

Substandard Factors

1. Inadequate provision for ventilation, light, air, sanitation, or open spaces; and

2. Existence of conditions which endanger life or property by fire and other causes.

Blighted 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. Improper subdivision or obsolete platting;

8. Existence of conditions which endanger life or property by fire or other causes;

9. Other environmental and blighting factors; and

10. The average age of the residential and commercial units in the area is at least forty years.

Although all of the previously listed factors are reasonably present within the Study Area, the conclusion of the Consultant is the substantial number and distribution of deteriorated and deteriorating structures and the average age of buildings, as documented in this report, is in itself a sufficient basis for designation of the area as a blighted and substandard area.

In addition to the above, other environmental, blighting and substandard factors were found to be present throughout the 720 acre Study Area.

The extent of blight and substandard for each of the factors addressed in this study are presented in Tables 1 and 2. The eligibility findings indicate the Study Area is in need of revitalization and strengthening to ensure it will contribute to the physical, economic and social well-being of the City of Hastings. Indications are, the area, 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.

It is also the conclusion of the Consultant, after careful study of the Study Area, the entire area is appropriate for inclusion into one continuous area contiguous with other approved blighted and substandard areas.

APPENDICES I AND II

APPENDIX I

Parcel # _____

Address _____

_____

STRUCTURAL/SITE CONDITIONS SURVEY FORM

Section I:

1. Type of Unit: _____SF _____MF _____Mixed Use _____Duplex _____No. of Units
2. Unit: _____Under construction/rehab _____For Sale _____Both
3. Vacant Unit: _____Inhabitable _____Uninhabitable
4. Vacant Parcel: _____Developable _____Undevelopable
5. Non-residential Use: _____Commercial _____Industrial _____Public
   _____Other/Specify _____

Section II: Structural Components

Primary Components	(Substandard) Critical	(Major) Substandard	Minor	None (sound)
1. Roof	C	S	M	N
2. Wall Foundation	C	S	M	N
3. Foundation	C	S	M	N

_____Concrete _____Stone _____Rolled Asphalt _____Brick _____Other

Secondary Components	Critical	Substandard	Minor	None (sound)
4. Roof	C	S	M	N
5. Chimney	C	S	M	N
6. Gutters, Downspouts	C	S	M	N
7. Wall Surface	C	S	M	N
8. Paint	C	S	M	N
9. Doors	C	S	M	N
10. Windows	C	S	M	N
11. Porches, Steps, Fire Escapes	C	S	M	N
12. Driveway, Side Condition	C	S	M	N

_____Asphalt Shingles _____Rolled Asphalt _____Cedar _____Combination _____Other

_____Frame _____Masonry _____Siding _____Combination _____Stucco _____Other

Final Rating

_____Sound _____Deficient-Minor _____Deficient-Major _____Substandard

Built Within: _____1 year _____1-5 years _____5-10 years _____10-20 years _____20-40years _____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. Railroad Track/Right-of-Way Composition _____N _____E _____G _____F _____P
7. Existance of Debris _____MA _____MI _____N
8. Existance of Vagrants _____MA _____MI _____N
9. Overall Site Condition _____E _____G _____F _____P

NOTE: E=Excellent, G=Good, F=Fair, P=Poor, N=None or No, Y=Yes, MA=Major, MI=Minor

Appendix II

CITY OF HASTINGS
FIELD SURVEY RESULTS
COMMUNITY REDEVELOPMENT AUTHORITY STUDY AREA

	Total	Residential*	Commercial	Industrial	Public/ Quasi-Public	Vacant
Age of Structure						
1 - 5 years	12	7	2	2	1	NA
5 - 10 years	50	34	15	1	0	NA
10 - 20 years	201	166	24	9	2	NA
20 - 40 years	349	288	44	13	4	NA
40 - 100 years	290	238	29	21	2	NA
100+ years	7	7	0	0	0	NA
Final Structural Rating						
Sound	918	72	21	3	2	NA
Deficient Minor	615	512	77	20	6	NA
Deficient Major	153	129	13	9	2	NA
Sub-Standard	43	27	3	13	0	NA
Street Condition						
None	0	0	0	0	0	0
Excellent	66	39	16	6	0	5
Good	536	402	61	20	7	46
Fair	265	198	31	11	2	23
Poor	119	101	3	7	1	7
Sidewalk Condition						
None	583	416	67	35	5	60
Excellent	87	73	2	1	0	11
Good	163	119	30	4	3	7
Fair	132	113	11	4	2	2
Poor	22	19	2	0	0	1
Debris						
Major	141	93	12	22	0	14
Minor	459	377	42	16	1	23
None	389	270	60	6	9	44
Vagrants						
Yes	31	14	2	7	0	8
Probable	86	50	7	19	0	10
No	875	680	105	17	10	62
Overall Site Condition						
Excellent	49	26	0	0	2	21
Good	256	156	58	6	4	32
Fair	502	426	41	15	4	16
Poor	181	131	15	23	0	12
Developable (Vacant Only)						80
Nondevelopable (Vacant Only)						3
Parking Spaces (Ranges)		0-70	1-150	0-20	5-15	NA

*Includes Multi-Family Residential

Source: Hanna:Keelan Associates, P.C., Field Survey, 1992

REDEVELOPMENT PLAN

EXECUTIVE SUMMARY

Purpose of Plan/Conclusion

The purpose of this Plan is to serve as a redevelopment guide for implementation, by the Community Redevelopment Authority (CRA), of the previously designated Study Area. All Community Development Law State Statutes, 18-2101 thru 18-2154, and any to follow in this general section, should be utilized to promote the general welfare, the enhancement of the tax base, the economic and social well being, the development of any public activities and promotion of public events in the Study Area, along with any and all other purposes, as outlined in the Community Development Law.

A CRA Redevelopment Plan must contain the general planning elements required by Nebraska State Revised Statues, Section 18-211 re-issue 1991 items (1) through (6). A description of these items are 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 CRA redevelopment plan must further address the items required under Section 18-2113,"Plan; considerations", which the CRA must consider prior to recommending a redevelopment plan to the City 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."

Conclusion

The planning process for the CRA Study Area has resulted in a comprehensive listing of planning recommendations. As previously discussed in the blight and substandard determination study, there are many existing land uses, structural and substandard conditions which are nonconforming in nature, detrimental to the health, safety and general welfare of the community and generally obsolete in respective to the development and living environment norms of today's Nebraska community and the City of Hastings. To eliminate these conditions and enhance private development activities within the Study Area, the City of Hastings will need to consider the following planning and redevelopment actions:

* an official reclassification of both land use and zoning districts to produce an appropriate, acceptable land use pattern, whereby each land use composition is complementary and is not detrimental to the next;

* systematic removal of substandard and dilapidated structures within the area;

* rehabilitation of both owner and renter occupied single family structures in areas experiencing stable, low density residential conditions;

* consideration for planned open space, in the form of small scale neighborhood parks;

* improved, planned off-street parking;

* scattered street development and improvements within the area, accompanied with storm sewer, curbing, street lighting and sidewalk improvements;

* public assemblage of land to allow for both planned multi-family residential and commercial development;

* increased density development for residential areas;

* consideration for screening and/or buffering of commercial areas from residential uses;

* improved planned streetscapes within the area; and

* code enforcement program for the clean up of areas in violation and detrimental to the health, safety and general welfare of the community.

* public assemblage of the Union Pacific Rail Line proposed for abandonment for the development of passive recreation uses.

Both a timeline and budget should be developed for the Redevelopment Plan. Each of these processes should be designed in conformance with the resources and time available with the City. A reasonable timeline to complete those redevelopment activities identified in the plan would be seven (7) to ten (10) years.

Various funding sources exist for the preparation and implementation of a capital improvement budget designed to meet the funding needs of proposed redevelopment activities. These include, in addition to city and federal funds commonly utilized to finance street improvement funding, community development grant funding, special assessments and general obligation bonds.

1. Future Land Use Patterns

The existing land use patterns within the Study Area were described in detail in the blight and substandard determination study portion of this document. In general, the 720 acre Study Area, more or less, consists of five (5) land uses. The primary land uses are streets and alleys, vacant land, industrial, commercial and residential. It appeared from the field survey incompatible land uses exist in the Study Area.

Illustration 4, Future Land Use, represents a long term effort to remedy the problem of incompatible land uses within the Study Area as well as provide for future business and residential opportunities of the area.

It can be observed in Illustration 4, primary medium density residential land uses are reserved generally for the following areas: an area between Burlington and Pine Avenue and Highway 6/34 and "B" Street, this area excluding previous redevelopment area 3; area between the Union Pacific and Burlington Rail Lines between California and Second Avenue; and a small area adjacent to the east of the Adams County Fairgrounds. The existing residential types in these areas is predominately single family homes and multiple family structures generally less than 8 units. High density residential areas are between the Burlington Rail Line and "B" Street and approximately 2nd and 6th Avenues, a block bounded by Cedar and Elm Avenues and "E" and "D" Streets and an area generally bounded by Wabash and Rhode Island Avenues and "F" and "H" Streets. These areas are predominately vacant land and mobile home parks. It is recommended these areas be developed through a transitional process to produce higher density residential uses. In some areas this transitional process can occur as development demand necessitates, in other areas a gradual transition of the area may have to occur for several years. Public involvement by the City of Hastings, assembling and offering the redevelopment, vacant properties and properties having vacant/dilapidated housing and infrastructure development can be first steps in this transitional process. These high density residential areas in close proximity to commercial and industrial nodes of the city including the central business district, where pertinent services exist, should to the public's best interest be developed for high density residential uses.

Future commercial land uses are identified in Illustration 4 as being in close proximity to Highway 6/34 (Elm Street) and Burlington Avenue, arterial streets. The commercial land uses can serve as a buffer between residential and industrial land uses. Special attention should be given for commercial land uses along Elm Street as the U.P.R.R. Rail Line is abandoned and Highway 6/34 west of Burlington Avenue. Commercial redevelopment efforts along Burlington Avenue should focus on improved streetscape, attracting general retail instead of highway commercial/light industry typical uses and creating a corridor commercial plan to facilitate development.

Within the commercial areas, it is recommended, the existing single family dwellings in poor condition be razed and reverted to commercial land uses. This would allow for opportunities of expansion of existing commercial uses as well as the assemblage and offering of land by the City of Hastings for commercial development.

Future industrial land usage within the Study Area should be concentrated in areas adjacent to Highway 6/34. The proposed abandoning of the U.P.R.R. Rail Line which dissects the area, will have a significant influence on the type of future industrial uses which will locate in the area. In comparison to the existing land use pattern, Illustration 4 identifies some future industrial land use areas presently occupied by residential use or vacant properties. The City should give careful consideration to facilitating transitional land use activities in these areas, by assembling properties in capacity large enough in scale to accommodate future industrial park development.

The abandonment of the U.P.R.R. Rail Line in the Study Area creates an opportunity for the City of Hastings to expand recreational activities. The purchase and assemblage of the abandoned railroad is essential for redevelopment and coordination of a long-range recreational trail system in Hastings.

The greatest overall use of the trails facility is for recreational purposes with the majority of its users including walkers, joggers, runners and bicyclists of all ages. The primary function of trail use is to promote recreation and public health while adding to the network of greenspace in Hastings. This is a direct benefit to all citizens. Trails park space is for the enjoyment and education of all users and adds to the general quality of life in Hastings.

Future street usage is discussed in detail in Sections 3 and 4 of the Redevelopment Plan.

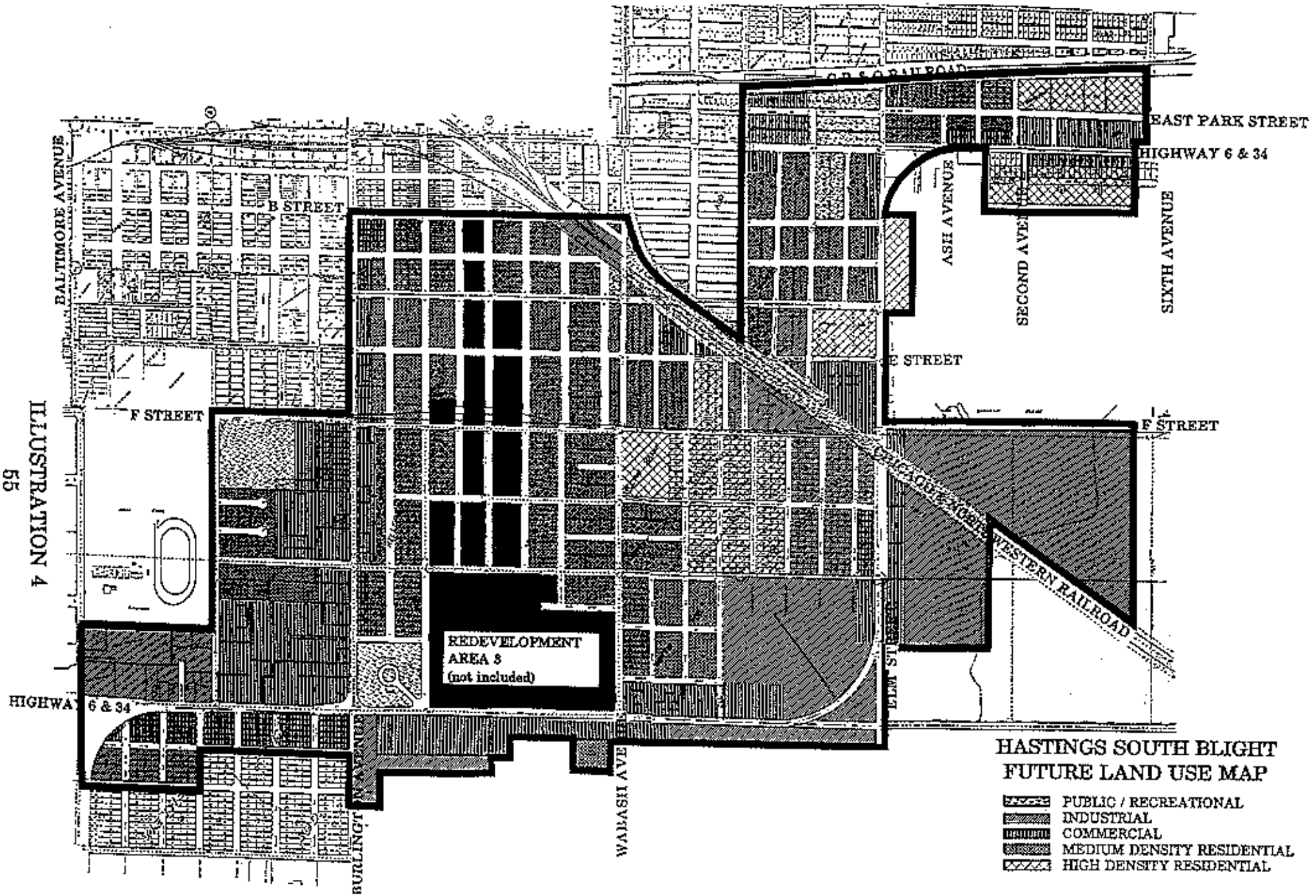


ILLUSTRATION 4

2. Future Zoning Districts

Future zoning districts for the Study Area are identified in Illustration 5. The Consultant utilized the current zoning district classifications available with the City of Hastings in designing future zoning districts. In turn, the permitted uses and development density allowed within the proposed future zoning districts are the same as those currently permitted in the respective zoning classifications identified in the City's official zoning ordinance. In general, future zoning districts overlay related future land use districts.

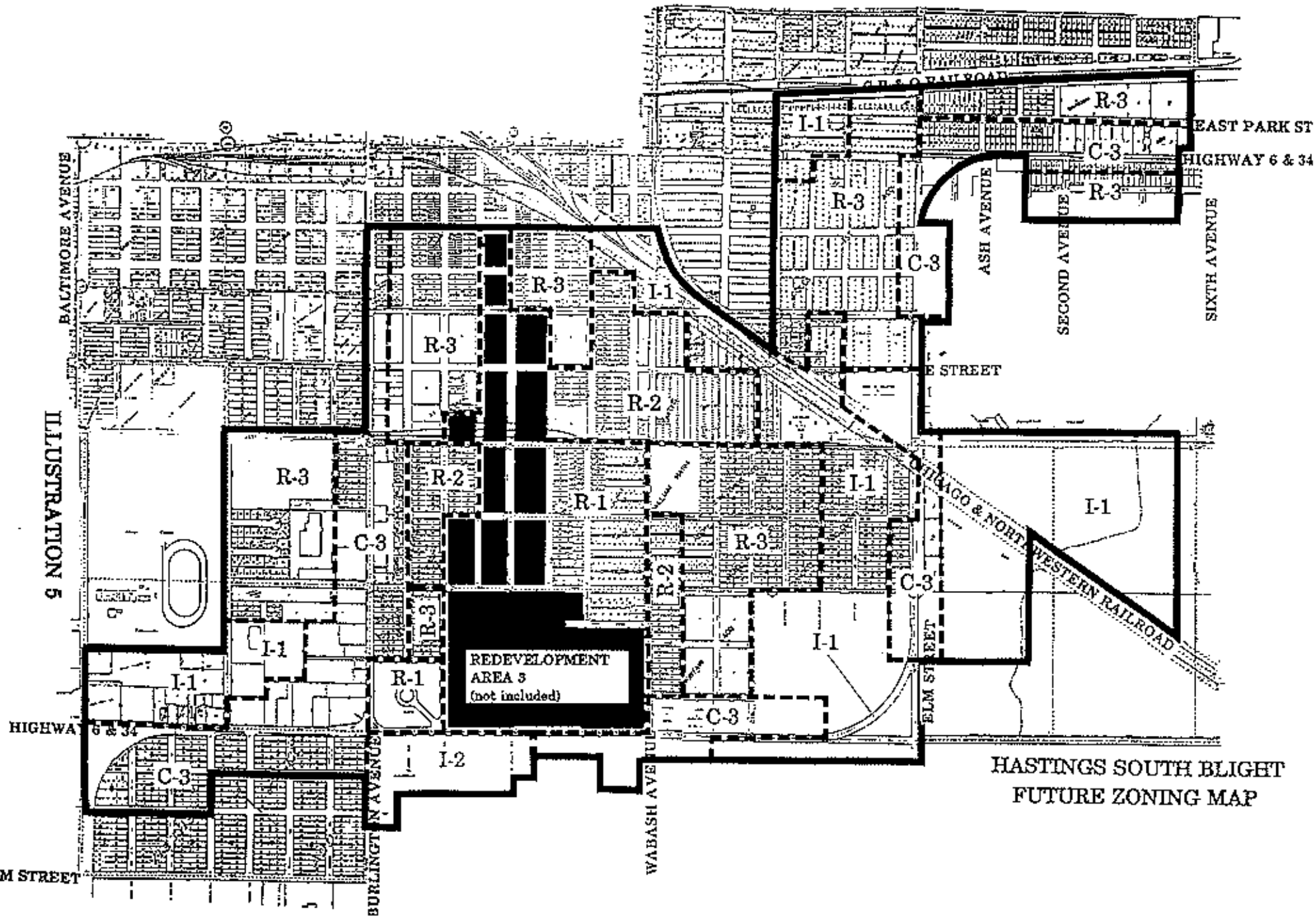
High density residential development has been designated for three parcels which are currently predominantly vacant land. The first parcel is bounded by "D" and "E" Streets and Elm and Cedar Streets, this is almost entirely vacant land. The third parcel is located between "F" and "H" Streets and adjacent to the east of the Adams County Fairgrounds. This parcel is predominately vacant, a few single family residences and multi-family dwellings exist in the southern portion of this area. The Consultant recommends development of multi-family dwellings be limited to the north side of "H" Street as the larger open space to the north should be reserved for recreational purposes. There are several additional high density residential districts throughout the Study Area. These districts represent mobile home parks and primarily high density uses.

The remainder of the residential districts (R-1 and R-2) overlay future residential land uses. The majority of the residential districts in the Study Area exemplify medium density development of vacant lots in established residential areas.

Commercial zoning districts are located on both sides of Highway 6/34, Elm Street and Burlington Avenue. A number of parcels in the C-3 zoning district are in transition. The areas in transition should remain or become commercial uses. The C-3 zoning district does provide a buffer for residential districts from a major arterial as well as including existing commercial uses and providing ample room for future commercial uses.

The proposed industrial zones in the study area reflect what currently exists except for a transition of I-2 industrial uses to a less extensive industrial zoning district of I-1. The majority of the I-1 zoning districts parallel the Union Pacific Rail Line and are located in the southeast and southwest portions of the Study Area. The industrial districts do have ample space for future industrial development.

Special attention was given to increasing the density of residential land usage, providing additional commercial areas and the buffering of proposed graduated land uses when determining future zoning districts for the Study Area. Overall, an estimated sixty-five (65%) of the Study Area has been recommended for a change in zoning classification.



HASTINGS SOUTH BLIGHT
FUTURE ZONING MAP

HANNA:KEELAN ASSOCIATES, P.C.

3. Recommended Public Improvements

The primary purpose for the creation of a Redevelopment Plan, accompanied with the preceding blight and substandard determination study, is to allow for the injection of public intervention into a specific area. This public intervention is planned and implemented to serve as a "first step" for redevelopment and encourage private development within the area. The most common form of public intervention is the improvement of the public infrastructure, specifically streets, water and sewer systems and sidewalks. Illustration 6 identifies the recommended public improvements for the area. The following narrative describes these improvements.

A. Relocation of Union Pacific Rail Line - The Union Pacific Railroad has proposed to construct a new rail line around Hastings, Nebraska and to abandon the present rail line through the city. A portion of the line to be abandoned is located in this redevelopment area. The line is located in the northeast portion of this Study Area. The relocation of this line will result in a net savings of 2 "at grade" crossings of the Union Pacific Mainline located at Pine and Wabash Avenues.

   The removal of the railline provides several options for the future use of the right-of-way. An appropriate use which would benefit the citizens of Hastings is the development of a trails system.

B. Grade Separation Removal - The relocation of the Union Pacific Rail Line will make the Elm Street overpass obsolete. The overpass is in need of repair. An option which will become available is the removal of the overpass. The removal of the overpass will benefit future improvements to Elm Street/Highway 6/34 for heavy traffic design capacities. The future "on grade" crossing of the abandoned railroad right-of-way will allow for access to land which previously was "land locked" due to the overpass.

C. Widening and Resurfacing of Elm Street to three lanes between Highway 6/34.

D. Resurfacing of Highway 6/34 between Sixth Avenue and Elm Street.

E. Development of interior street network for commercial and industrial uses located between Burlington and Baltimore Avenues and north of Highway 6/34.

F. Development of east-west local street east of Highway 6/34, "F" Street.

G. Continuation and Paving Development of grid street system between Wabash and Cedar Avenues and Highway 6/34 and "G" Street.

H. Resurfacing of Lincoln Avenue from "B" to "E" Street.

I. Resurfacing of Hastings Avenue from "B" to "F" Street.

J. Resurfacing of South Street from California Street to Elm Avenue.

K. Gap Paving of East Park Street from First Avenue to Sixth Avenue.

L. Gap Paving of Second Avenue from East Park Street to Highway 6/34.

M. Gap Paving of Rhode Island Street south from "D" Street to the railroad right-of-way.

N. Gap Paving of Ross Street from "F" to "E" Streets.

O. Gap Paving of "K" Street from Garfield to Burlington Avenues.

P. Paving Construction of street, curb and gutter of Wabash Avenue from Highway 6 to Kent Street.

Q. The development and repair of sidewalks in existing residential areas and areas adjacent arterial streets.

Each proposed resurfacing and paving proposal should include the improvement/ creation of curbs and gutter, drainage structures, sidewalks and public lighting.

ILLUSTRATION 6

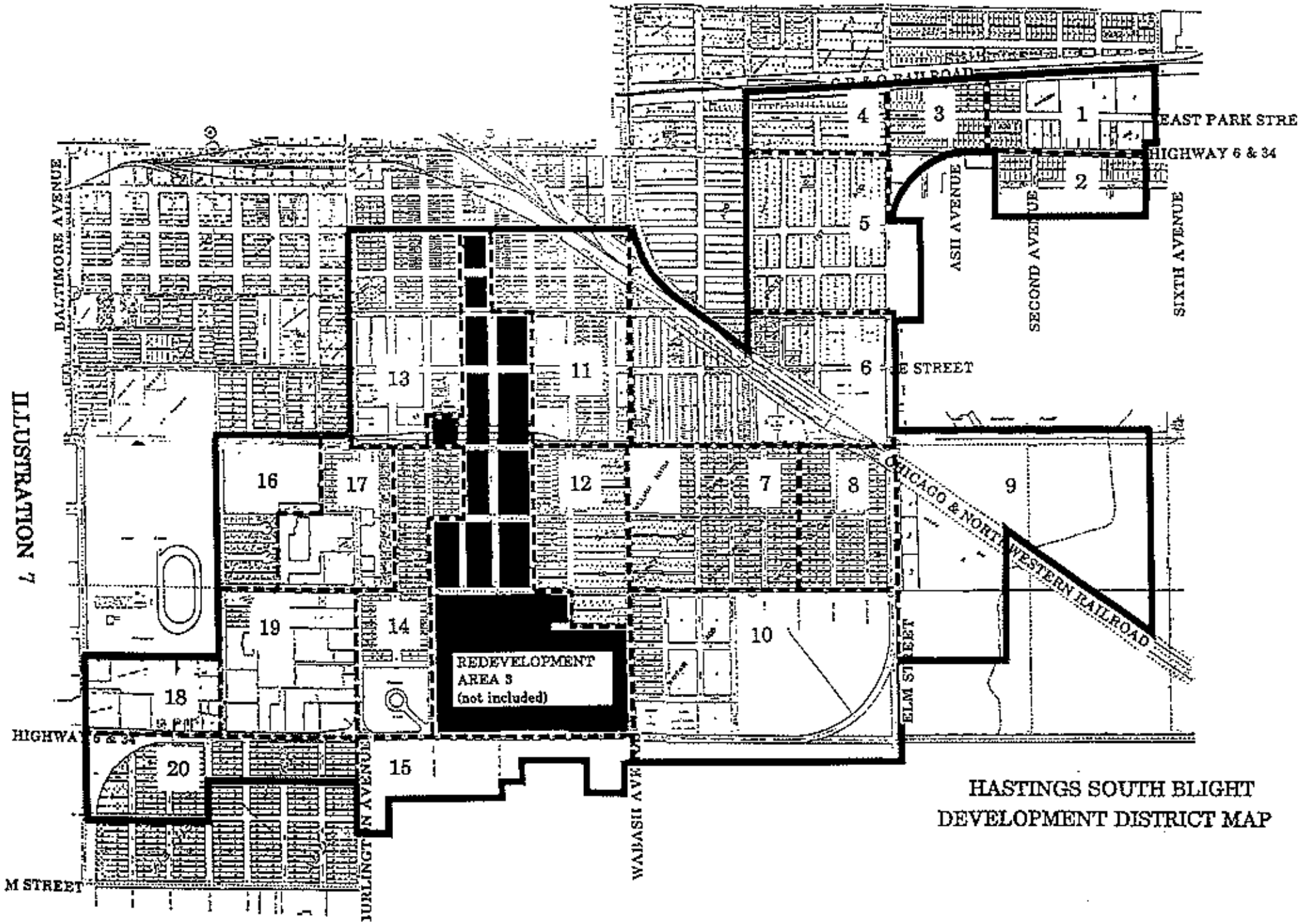


ILLUSTRATION 7

HASTINGS SOUTH BLIGHT DEVELOPMENT DISTRICT MAP

HANNA:KEELAN ASSOCIATES, P.C.

- District 10 - District should be reserved for mixed commercial and industrial uses and medium to high density residential uses. Currently the district is primarily vacant land. The northwest portion of the district which includes Wayfair Addition should be developed as medium to high residential uses. This would require further development of the adjacent street grid network. The areas adjacent Highway 6/34 should be developed into highway commercial areas to provide services for motorists who will travel Highways 6/34. Consideration should be given to keep ingress and egress locations at a minimum along the highway to reduce traffic hazards created by vehicles turning into and out of the commercial area. Between this district and the residential areas north and northwest, consideration should be given to non-retail uses. Special attention should be given the proper design of the site to allow for adequate off-street parking and screening (vegetation, earth berms, fencing) of the area from adjacent residential land uses.

- District 11 - District should be reserved for medium density residential development. Community development efforts should continue in the area to improve sidewalk network. The City should continue its effort of removing dilapidated structures, provide financial assistance in rehabilitation of homes, and general clean-up activities in the district. A concentrated effort should be made to plat individual lots for residential development consistent with surrounding residential land use. Light industrial uses should continue near the railroad line, the clean-up of debris in these areas is strongly encouraged.

- District 12 - District should be reserved for low to medium density residential development. Community efforts should continue to complete the sidewalk network in the district. The residential units in the southeast portion of the Study Area are relatively new and require few improvements. The City should continue its effort of removing dilapidated structures and general clean-up activities in the district.

  A concentrated effort should be made to infill the existing vacant lots with single and two family residential units.

- District 13 - District should be reserved for medium density residential uses and strip commercial development along Burlington Avenue. The city should continue its effort of removing dilapidated structures, provide financial assistance in rehabilitation of homes and general clean-up activities in the district. A concentrated effort should be made to plat individual lots for residential development consistent with surrounding residential land use. Residential uses along Burlington Avenue should be removed as residences become substandard. The residential uses should be replaced with commercial uses. Future public improvement efforts in the district include resurfacing of Lincoln Avenue from "E" to "B" Street and Hastings Avenue from "F" to "B" Street.

- District 14 - District should be reserved for medium density residential development, mixed commercial and industrial uses and Taylor Park. The mixed commercial and industrial uses should be located adjacent Burlington Avenue and provide off-street parking for vehicles to increase safety by reducing blind spots and limiting pedestrian and motor vehicle interaction, especially adjacent Taylor Park. Residential areas exist throughout the area. The city should continue its efforts of removing dilapidated structures and general clean-up activities in the district. Community development efforts should include continual maintenance and upgrading of facilities in Taylor Park, general clean-up activities, removal of dilapidated structures and continual improvement of streets and sidewalks.

- District 15 - District should remain commercial and light industry. The City should encourage the paving of driveways and parking lots and general clean-up of the existing uses.

- District 16 - This district should be reserved for medium density residential uses and park space. Residential development should occur on platted lots. The development of the north cul-de-sac would open up several more developable lots. The large open space to the north would make an excellent location for playing fields and other recreational facilities if land assemblage can be accomplished.

- District 17 - District should be transitioned into future strip commercial uses. The City should make a concentrated effort to relocate existing residential uses and assemblage of the land for commercial redevelopment. Special attention should be given the proper design of the sites to allow for adequate off-street parking and buffering of the area from adjacent industrial and residential land usage. Public improvement efforts should encourage the proper circulation system for maximum safety along Burlington Avenue.

- District 18 - District should remain commercial to industrial with future emphasis on light industrial land usage. The opportunity exists for the City to systematically acquire vacant and dilapidated properties for assemblage and resale for appropriate redevelopment. The district is in need of clean-up of debris and the removal of substandard buildings. Consideration should also be given the planned development of off-street parking areas and hard-surfaced streets to improve vehicular accessibility in the district;

- District 19 - District should remain commercial to industrial land uses. The opportunity exists for the city to systematically acquire vacant land for assemblage and resale for appropriate redevelopment. The district is in need of an interior street system, off-street parking, landscaping and general clean-up of debris. These public improvements will provide greater accessibility and increase usage of the property.

- District 20 - This area should be reserved for future commercial development. The City should concentrate on the securement, assemblage of vacant properties in the area for the resale of properties for commercial development. Consideration should be given to keep ingress and egress locations at a minimum along the highway to reduce traffic hazards created by vehicles turning into and out of commercial areas. Recommended public improvements would include hard surfacing of local streets as the area develops.

APPENDIX III

AUTHORIZATION

1. Purpose of Plan. This Redevelopment Plan has been adopted for the purpose of promoting the general welfare, the economic and social well being of the Hastings community, the development of any public activities and public events in the Hastings community, the enhancement of the tax base, and for any and all other purposes as otherwise described in this plan, and in the community development laws of the State of Nebraska, Neb, Rev. Stat. Sec. 18-2101 et seq., as amended from time to time.

2. Powers of Authority. In order to carry out the purposes and goals of this Redevelopment Plan, the Authority shall have the specific authority within the Community Redevelopment Area to clear areas and install public improvements, sell or retain land for public use, dispose of both real and personal property for fair value, acquire real property, and rehabilitate and resell it for dwelling purposes, and to provide grants, loans, or other means of financing to public or private parties in order to accomplish the rehabilitation or redevelopment in accordance with this Redevelopment Plan, subject however, to the provisions of Paragraph 4 which follows.

3. Activities Consistent With Plan. Any of the activities described in this Plan, when undertaken within the boundaries of the Community Redevelopment Area, and for one or more of the purposes set forth in this Plan, shall be deemed to be in accordance with the Redevelopment Plan notwithstanding the fact that the activities may not be entirely consistent with the Redevelopment Plan description of activities for any particular redevelopment project area. It is the understanding and intention of the Authority that the detailed description of activities in the Redevelopment Plan is included for the purpose of indicating the types of activities which are considered appropriate within the entire Community Redevelopment Area. The detail in the Redevelopment Plan description is conceptual only, and is not intended to establish or fix the specific type of redevelopment activities for any particular redevelopment project area. Accordingly, all powers afforded to community redevelopment authorities under Neb. Rev. Stat. Sec. 18-2101 et seq., as amended from time to time, may be exercised by the Authority without further amendment to the Redevelopment Plan, so long as the exercise of those powers is carried on within the Community Redevelopment Area, and is consistent with the concepts for redevelopment as shown in the Redevelopment Plan, subject however, to the provisions of Paragraph 4. The specific type of redevelopment activities for any particular redevelopment project area shall be established in the redevelopment contract between the Authority and the Redeveloper, or where there is no contract, then such specific activities shall be described in a resolution adopted by the Authority.

4. The powers of the CRA described herein are subject to the following:

a) Prior to incurring any debt, the CRA shall furnish details of the transaction to the City Administrator for review.

If such debt will be considered as "qualified tax exempt obligations" under Section 265(b)(3)(B)(i)(III) of the Internal Revenue Code of 1986, as amended, the CRA shall also submit to the City the following:

(i) a request for allocation of qualified tax exempt obligation pursuant to Section 148(f)(4)(C)(iv) of the Internal Revenue Code stating the principal amount of said qualified tax exempt obligation, and the calendar year the transaction will be accomplished; and

(ii) Any and all documentation requested by the governing body, the City Administrator, or the City Attorney pertaining to said transaction.

The CRA will incur no qualified tax exempt obligations without first obtaining the approval of the Hastings City Council, and the City's allocation of the obligation pursuant to Section 148(f)(4)(C)(iv) of the Internal Revenue Code.

b) The CRA will not enter into any transaction or group of transactions with respect to a redevelopment project, totaling $125,000.00 in the aggregate, or more, without first obtaining the approval of the Hastings City Council. For the purposes of this subparagraph, the term "transaction" shall mean any purchase, sale or lease of real or personal property by the CRA; any grant, loan or other means of financing provided by the CRA to a public or private party; or expenditure of any CRA funds for improvements to be made upon any property owned by the City; provided, the limitations of this subsection (b) shall apply only to transactions to the extent they are funded by revenues derived by the CRA's certification of a tax levy pursuant to Neb. Rev. Stat. § 18-2107(11).

5. In order to expedite the City's consideration of any requests made pursuant to paragraph 4 above, all staff reviews and City Council meetings shall be conducted as soon as its practical, and the City Council will call special meetings where appropriate.

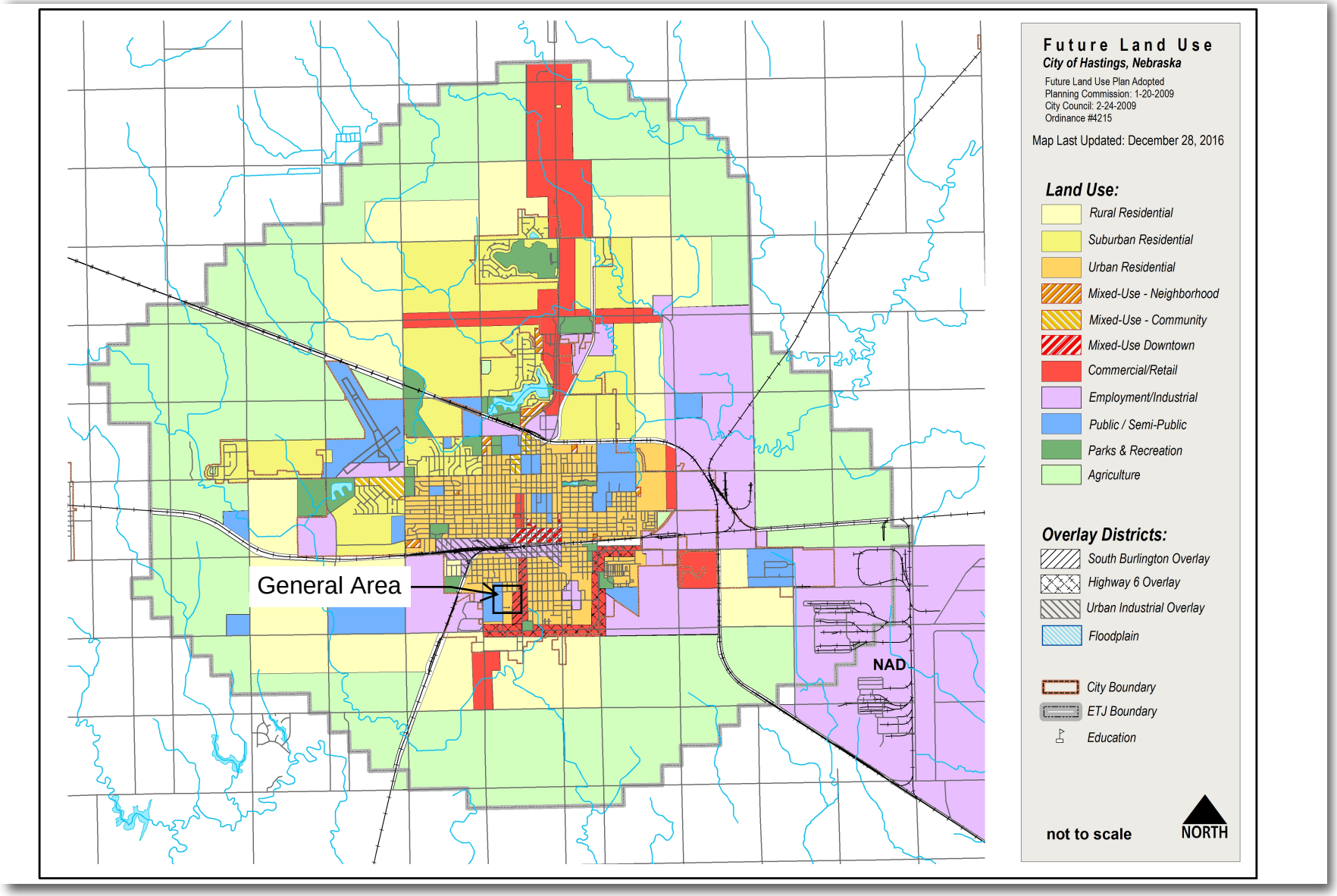


Figure 2.2: Future Land Use Plan

HASTINGS
Nebraska

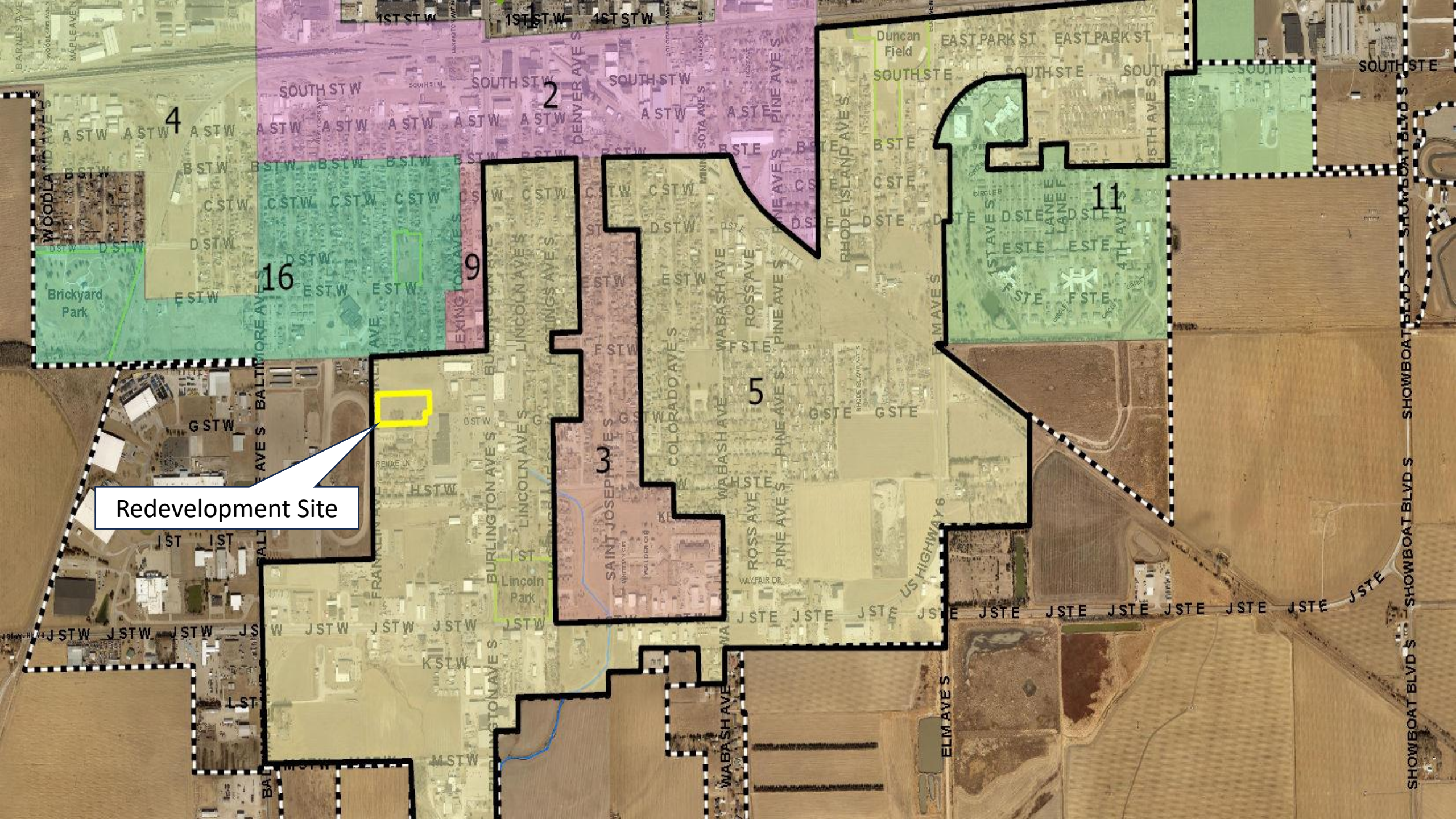
File Nos. 2024-62 and 2024-68

Projects <u>Fairview Villas Project</u>

- A public hearing to consider a request for a Plan Modification No. 2024-1 to Redevelopment Area #5 for the Fairview Villas development.
- Preliminary Plat of the Fairview Subdivision

Applicant Mesner Development

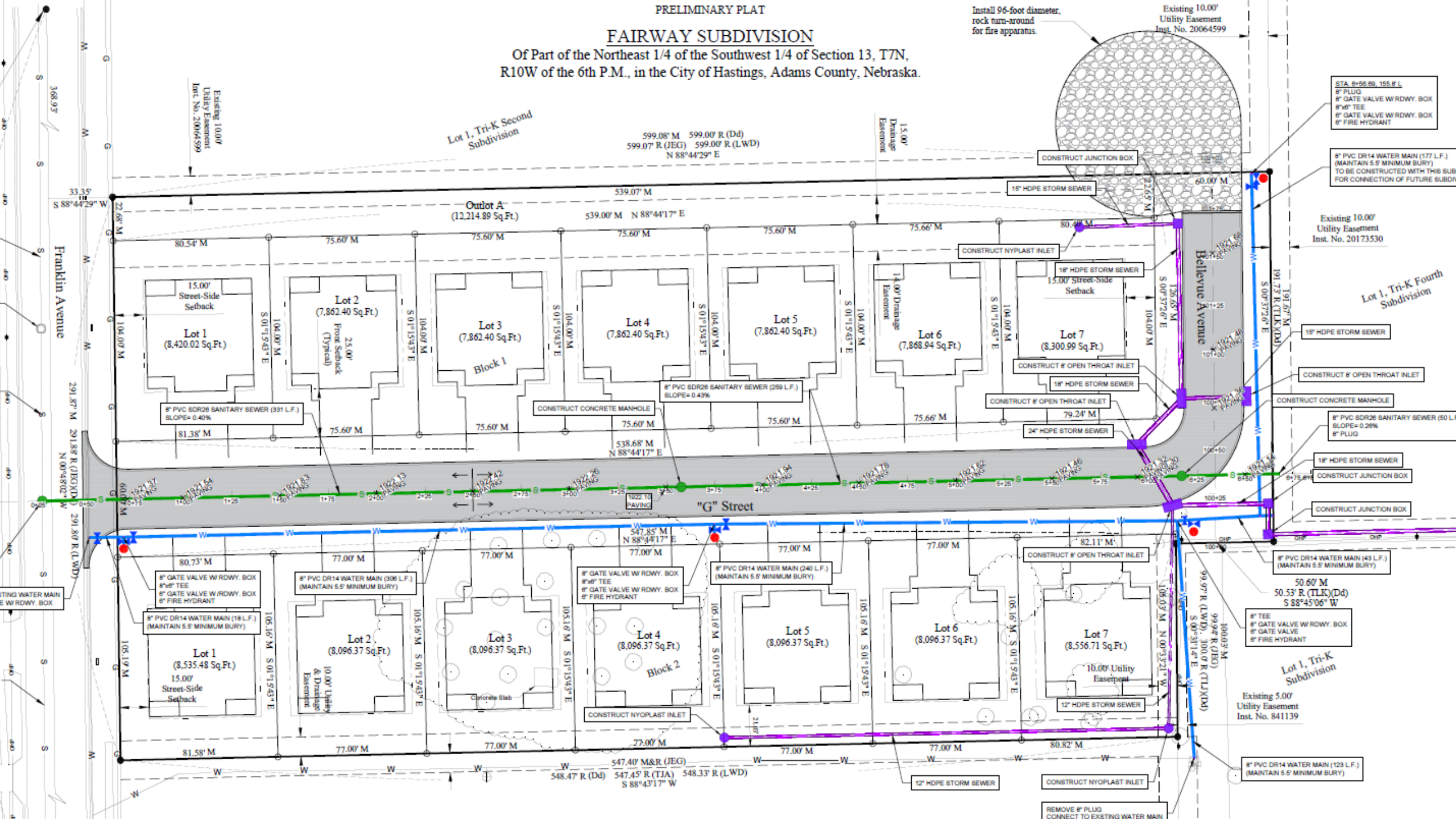
FRANKLIN AVE
FRANKLIN AVE
FRANKLIN
F ST W
F ST W
F ST W
LEXINGTON AVE S
C ST W
F ST W
BURLINGTON AVE S
BURLINGTON AVE S

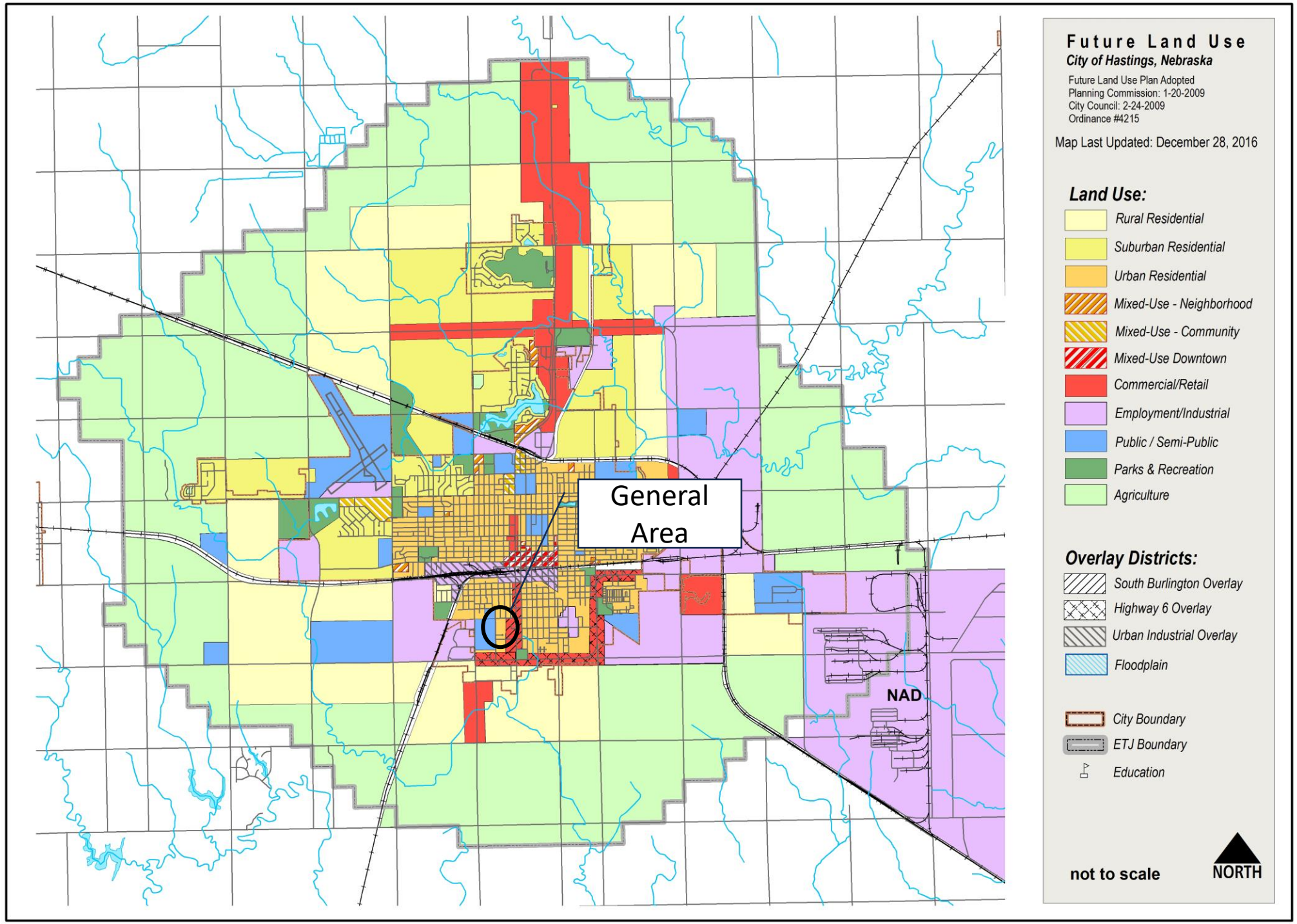

Redevelopment Site
1
2
3
4
5
9
11
16
Brickyard Park
Lincoln Park
Duncan Field
1ST ST W
SOUTH ST W
SOUTH ST E
EAST PARK ST
WOODLAND AVE S
DENVER AVE S
MINNESOTA AVE S
PINE AVE S
RHODE ISLAND AVE S
1ST AVE S
4TH AVE S
5TH AVE S
LANE E
EXINGTON AVE S
BALTIMORE AVE S
FRANKLIN AVE S
BURLINGTON AVE S
LINCOLN AVE S
HOLLINGS AVE S
SAINT JOSEPH AVE S
COLORADO AVE S
WABASH AVE
ROSS AVE
WAYFAIR DR
US HIGHWAY 6
ELM AVE S
SHOWBOAT BLVD S
RENAE LN

PRELIMINARY PLAT

FAIRWAY SUBDIVISION

Of Part of the Northeast 1/4 of the Southwest 1/4 of Section 13, T7N, R10W of the 6th P.M., in the City of Hastings, Adams County, Nebraska.




General Area
NAD
Future Land Use
City of Hastings, Nebraska
Future Land Use Plan Adopted
Planning Commission: 1-20-2009
City Council: 2-24-2009
Ordinance #4215
Map Last Updated: December 28, 2016
Land Use:
Rural Residential
Suburban Residential
Urban Residential
Mixed-Use - Neighborhood
Mixed-Use - Community
Mixed-Use Downtown
Commercial/Retail
Employment/Industrial
Public / Semi-Public
Parks & Recreation
Agriculture
Overlay Districts:
South Burlington Overlay
Highway 6 Overlay
Urban Industrial Overlay
Floodplain
City Boundary
ETJ Boundary
Education
not to scale
NORTH

FRANKLIN AVE
CHICAGO AVE
BELLEVUE AVE S
LEXINGTON AVE S
BURLINGTON AVE S
LINCOLN AVE S
HASTINGS AVE S
DENVER AVE S
F ST W
G ST W
H ST W
RENAE LN
PD

Project Costs and Funding Sources

USE OF FUNDS			SOURCES OF FUNDS	
Description				
Site Acquistion	$	100,000	Federal Tax Credit	$ 3,704,158
Site Prep	$	20,000	State Tax Credit	$ 1,633,399
Sewer, water & paving	$	230,000	HOME Funds	$ 650,000
Engineering & Architecture	$	161,000	Deferred Developer Fee	$ 113,500
Construction costs	$	6,540,057	TIF	$ 160,000
			First Mortgage Loan	$ 790,000
TOTALS	**$**	**7,051,057**		**$ 7,051,057**

Anticipated TIF Funding

2024 assessed value:	$106,604
Estimated value after completion	$925,000
Increment value	$819,000
Annual TIF generated (estimated)	$17,770
TIF bond issue	$160,000

Project Proforma

Proforma Operating Statement w/o TIF					
		Year 1	Year 2	Year 3	Year 4
Rent Revenue		223,848	$ 228,324	$ 232,891	$ 237,549
Expenses		-139,202	$ (143,066)	$ (147,045)	$ (151,144)
NOI Without TIF		84,646	$ 85,258	$ 85,846	$ 86,405
Debt Service		-77,768	$ (77,768)	$ (77,768)	$ (77,768)
Cash Flow Without TIF		6,878	$ 7,490	$ 8,078	$ 8,637
Debt Service Coverage Ratio		1.0884	1.0963	1.1039	1.1111

Tax Credit funding qualification requires 1.205%+

Proforma Operating Statement with TIF					
		Year 1	Year 2	Year 3	Year 4
Rent Revenue		$ 223,848	$ 228,324	$ 232,891	$ 237,549
Expenses		$ (139,202)	$ (143,066)	$ (147,045)	$ (151,144)
Net Operating Income		$ 84,646	$ 85,258	$ 85,846	$ 86,405
Debt Service		$ (64,670)	$ (64,670)	$ (64,670)	$ (64,670)
Cash Flow With TIF		$ 19,976	$ 20,588	$ 21,176	$ 21,735
Debt Service Coverage Ratio		**1.3089**	**1.3184**	**1.3274**	**1.3361**

Looking East into the Site
at Franklin Ave
NOTICE

Looking Southeast
at Franklin Ave

Looking Northeast
at Franklin Ave
EMERGENCY
SNOW
ROUTE

Staff Findings Summary for Plan Modification

- The project is feasible and conforms with the Comprehensive Plan
- The project would not be economically feasible without the use of TIF funding. A significant portion of the funding is low-income housing tax credits, which require a certain % of Debt Service Coverage Ratio. Without TIF funding, the project is infeasible.
- Because of the infeasibility of the project without TIF funding, which market target is low/moderate-income households, the project would most likely not happen without the use of the TIF tool.
- The cost/benefit of the project is in the long-term best interest of the community. The project provides for low/moderate income housing, does not displace current residents or adversely impact public services,

Staff Recommendation

Staff recommends the Planning Commission recommend **APPROVAL** to the City Council for the request for a **REDEVELOPMENT PLAN MODIFICATION** for the Fairview Villas Redevelopment Project, generally located approximately 400 feet to the south of the intersection of West F Street and Franklin Avenue, on the east side of Franklin Avenue, based on the findings in the staff report and the Redevelopment Plan Modification materials.

Staff Findings Summary for Preliminary Plat

- The request conforms with the 2009 Comprehensive Plan. The proposed design and density conform with the Urban Residential policies.
- The Preliminary Plat design conforms to the applicable zoning regulations. The property is zoned C-3, which permits semi-attached (duplex) use. Each lot conforms to the regulations.
- Adequate and Appropriate access is provided. The new G Street roadway will be constructed and a temporary fire access turnaround will be provided.
- The design of the public infrastructure meets the City's minimum standards.

Staff Recommendation

Staff recommends the Planning Commission recommend **APPROVAL** to the City Council for the **PRELIMINARY PLAT** of the Fairway Subdivision, generally located approximately 400 feet to the south of the intersection of West F Street and Franklin Avenue, on the east side of Franklin Avenue, with the following conditions:

1. A sidewalk along Franklin Avenue will be required to be installed by the developer.
2. Sidewalks along both sides of West G Street will be required to be installed.

HASTINGS
Nebraska

Department: Development Services
Staff Contact: Chad Bunger
Planning Commission Meeting Date: 5/21/2024
File No: 2024-66
Prepared By: Chad Bunger, Director of Development Services

AGENDA ITEM SUMMARY SHEET

Description of Item:

The applicant, Hastings College, has applied to rezone the Hastings College campus and adjacent land owned by the College from R-2, Mixed-Density Neighborhood District and R-3, Mulitple-Family Residential District to CMP, Campus Institutational District.

Names of People/Business affected by this action:

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

Why Planning Commission action is required:

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

Type of action requested:

Motion

Suggested motion:

Deadlines associated with action:

The request to rezone is scheduled to be heard at the City Council Regular meeting on June 10, 2024.

Department head comments:

Development Services staff has reviewed the application to rezone the property to CMP, Campus Institutional District. The complete details of the staff review and recommendation are in the attached staff report.

Recommendation:

Staff recommends the Planning Commission recommend **APPROVAL** of the Request to **REZONE** to the City Council for the property at Hastings College campus and adjacent land

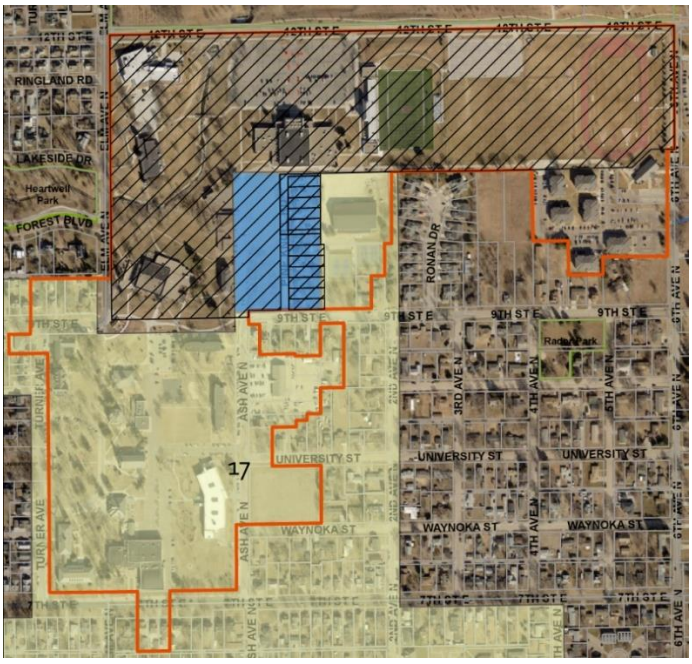
owned by Hastings College, generally bounded by and along East 12th Street, North 6th Avenue to the east, East 9th Street, North Ash Avenue, East 7th Street, North Turner Avenue, and North Elm Avenue, from R-2, Mixed-Density Neighborhood District, and R-3, Multiple-Family Residential District to CMP, Campus Institutional District.

City of Hastings Planning Commission

HASTINGS
DEVELOPMENT SERVICES

STAFF REPORT

Request to Rezone:	**Rezone to CMP, Campus Institutional District**
Case No.	2024-66
Applicant	Hastings College
Property Location:	Hastings College campus and adjacent land owned by Hastings College. This area is generally bounded by and along East 12th Street, North 6th Avenue to the east, East 9th Street, North Ash Avenue, East 7th Street, North Turner Avenue, and North Elm Avenue.
Lot Size:	92.77 acres
Date of Public Hearing:	May 21, 2024
Current Zoning	R-2, Mixed-Density Neighborhood District and R-3, Multiple-Family Residential District
Adjacent Zoning:	North: R-1, Urban Single-Family Residential District
	East: R-3 District and R-1 District
	South: R-2 District and R-3 District
	West: R-1 and R-3 District



DESCRIPTION OF REZONING REQUESTS: Hastings College has applied to rezone the college campus and adjacent land owned by the College from R-2, Mixed-Density Neighborhood District, and R-3, Multiple-Family Residential District to the CMP, Campus Institutional District. This is in part to better reflect the master-planned campus, with ample open space and pedestrian amenities, as well as accommodate the proposed Suzanne and Walter Scott Foundation Residence Hall.

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

By supporting the master-planned, open, landscaped, and pedestrian-focused environment, building setbacks and height requirements are relaxed as an appropriate trade-off. The complete set of permitted uses and District regulations are attached. These regulations will help accommodate the proposed Suzanne and Walter Scott Residence Hall.

The applicant's design team has provided the attached memorandum noting the conformance of the existing campus and proposed projects found in the Master Plan to the CMP District regulations.

The new residence hall is also part of a Redevelopment Plan Modification application and a Preliminary Plat application. Please see those staff reports for more detailed information.

Property Description: Hastings College, founded in 1882, is a private, four-year residential college. The campus is approximately 99 acres in area, including adjacent properties in the surrounding neighborhoods. The College is generally bordered by East 12th Street to the north, North 6th Avenue to the east, East 9th Street and East 7th Street to the south, and Turner Avenue and North Elm to the west.

The main campus has 35 buildings including academic buildings, athletic facilities, student life facilities, residence halls, and administrative buildings.

The land generally slopes to the center of campus towards Heartwell Creek.

STANDARDS TO REZONE PROPERTY:

The provisions of Article VIII regulate the process to rezone property within the City and its extraterritorial jurisdiction.

The City Council, by recommendation from the City Planning Commission, will base its decision on the following:

a) **The existing use of the property, its physical and environmental characteristics, its zoning history, and its suitability for the zoning district it currently is within.**
The use of the property is the Hastings College campus, founded in 1882 is a private four-year residential college. The campus has a mix of historic, brick and stone buildings and more modern, state-of-the-art facilities. Twelve buildings are on the National Register of

Historic Places and the campus is a local historic district. The campus has large open spaces with manicured lawns and landscaping. Heartwell Creek generally flows through the middle of the campus.

The main campus is zoned R-3, Multiple-Family Residential District, which was established in 1958 by Ordinance No. 1824. Hastings College also owns several properties adjacent to the campus for various administrative, academic, or residential purposes. Some of these properties are zoned R-2, Mixed-Density Neighborhood District. The R-2 District properties were established in 1964 by Ordinance No. 2040.

Schools, colleges, and universities are permitted use in the R-3 District. The ancillary uses on the R-2 District properties are also considered permitted uses.

As previously stated, the rezoning request is to recognize the master-planned campus and to take advantage of the development standards allowed by the district.

b) Conformity of the proposed change with the Comprehensive Plan.

The City of Hastings "Imagine Hastings" Comprehensive Plan, adopted in 2009, shows the site in the Public/Semi-Public land use category. The policy statement for this use designation is:

The public/semi-public land use category consists of those institutional land uses including government centers and facilities, educational facilities, and other public or semi-public uses and places like "places of worship", hospitals, private schools, libraries and cemeteries. New uses in this category may be integrated with residential neighborhoods or as part of neighborhood or community mixed-use centers as specified in the location guidelines.

The proposed rezoning is in conformance with the Comprehensive Plan.

c) Adequacy of sewer, water, streets, and other needed facilities and services for permitted uses in the proposed zoning district.

There is adequate sanitary sewer, water, street access, and other public infrastructure to serve the campus. The new Suzanne and Walter Scott Foundation Residence Hall is proposed on the southeast side of the campus. Adequate infrastructure is available to serve this new 100-unit, 318-bed residence hall.

d) The character of the neighborhood, including the zoning and uses of nearby property.

The character of the residential neighborhood is a mix of single-family homes, two-family and multi-family homes ranging in size, quality, and character. Some of the multi-family homes are structures that have been converted to apartments. Others were originally built as apartments. To the north of the campus is the Parkview Cemetery.

The zoning of the surrounding neighborhood is a mix of R-1, Urban Single-Family Residential District, R-2, Mixed-Density Neighborhood District, and R-3, Multiple-Family Residential District.

e) Compatibility of the proposed zoning district with nearby property.

The rezoning request to CMP District will largely reflect the current campus setting of Hastings College. No substantial changes are proposed to the campus that should adversely affect the surrounding property or neighborhood.

A new residence hall is proposed to the north of the intersection of Pine Knoll Road and East 9th Street. This new residence hall will allow the majority of Hastings College students to live on campus. This should help provide more homes and apartments in the surrounding area to be rented or owned by current and future Hastings residents.

By rezoning to the CMP District, more focus is required to maintain open space and the pedestrian environment on and adjacent to campus, and on the high-quality built environment.

The campus and surrounding neighborhoods are compatible with each other and the larger community.

f) Additional matters as might apply in individual cases.

As stated, Hastings College and their partner, the Suzanne and Walter Scott Foundation have proposed a Redevelopment Plan Modification for the new Redevelopment Area #17 and a Preliminary Plat to accommodate the new Suzanne and Walter Scott Foundation Residence Hall. These items are being considered concurrently.

STAFF COMMENTS: Staff recommends the Planning Commission recommend **APPROVAL** of the Request to **REZONE** to the City Council for the property at Hastings College campus and adjacent land owned by Hastings College, generally bounded by and along East 12th Street, North 6th Avenue to the east, East 9th Street, North Ash Avenue, East 7th Street, North Turner Avenue, and North Elm Avenue, from R-2, Mixed-Density Neighborhood District, and R-3, Multiple-Family Residential District to CMP, Campus Institutional District.

PREPARED BY: Chad Bunger, AICP, CFM, Director of Development Services

DATE: May 7, 2024

ATTACHMENTS:

1. Application materials
2. Hastings College Second Subdivision Preliminary Plat
3. 2009 Comprehensive Plan Future Land Use
4. Uses and district table (CMP District highlighted)
5. CMP District Regulations
6. Staff summary presentation

HASTINGS
Nebraska

Zoning Application

Date: 03/10/2024

Project

Permit Type:	Change of Use Zoning Change (Rezone)	Existing Zoning:	R-3, Multiple Family Residential
Project Name:	Hastings College	Proposed Zoning:	CMP, Institutional Campus
Project Address:	Hastings College	Comprehensive Plan:	
City, State, Zip:	HASTINGS, NE 68901	Gross Area:	96
In City Limits:	Yes	# of Lots:	26
Legal:		Proposed Use:	school, college or university

Reason for Request:

Applicant / Owner

Applicant Name:	Stephanie Ourada	Owner Name:	HASTINGS COLLEGE
Company:	Hastings College	Address:	710 N TURNER AVE
Address:	710 Turner Ave	City, State, Zip:	HASTINGS, NE 68901-0000
City, State, Zip:	Hastings, NE 68901	Phone:	
Phone:	402-461-7725	Email:	
Email:	stephanie.ourada@hastings.edu		

Key Contact

Key Contact:	Samantha Tessier	Address:	119 S 49th Ave
Company:	Holland Basham Architects	City, State, Zip:	Omaha, NE 68132
Phone:	531.215.1461	Email:	szeek@hollandbasham.com

I do hereby certify that the information contained herein is true and correct.

Stephanie Ourada	03/10/2024
Applicant	Date
	03/10/2024
Owner	Date

Holland Basham Architects

SRM

CAMPUS IN 0-10 YEARS

HASTINGS COLLEGE

CAMPUS DEVELOPMENT

2-19-2024

EXISTING

NEW CONSTR.

RENOVATE

Holland Basham Architects

SRM

CAMPUS - FUTURE DEVELOPMENT

HASTINGS COLLEGE

CAMPUS ENHANCEMENTS ANALYSIS

5-13-2024

Holland Basham
Architects

119 South 49th Avenue
Omaha, NE 68132
402. 551. 0800
HollandBasham.com

May 13, 2024

Chad Bunger
Director of Development Services
Development Services
3505 Yost Ave
Hastings, Nebraska 68901

Subject: Hastings College CMP Campus Institutional District Rezoning Narrative
HBA Project Number: 23182

Mr. Bunger,

Please see our responses to your questions below regarding the Hastings College Master Planning efforts and how they interact with the proposed CMP Zoning for the Hastings College Campus. We are happy to discuss this in further detail as well.

Project Description:

The new Hastings College Student Housing project is located at the intersection of E 9th street and N Ash Avenue in the geographical center of Hastings College's Campus adjacent to the Hazelrigg Student Union and the Fuhr Music Hall. A majority of the site was previously single-family residential houses that have already been demolished. Weyer Hall currently sits on the west end of the site and is slated for demolition, as well as the existing houses on the east side of Pine Knoll road which will be demolished to make way for surface parking to help support the new residence hall.

The residence hall building is a 4-story wood frame structure that consists of 112 units made up of 4-bedroom, 2-bedroom, and studio units. The 4-bedroom and 2-bedroom units are a "suite style" student housing typology which consist of private sleeping bedrooms, a shared kitchenette, a bathroom shared by 2 students, and shared living room space. The Studios are "apartment style" units and have full kitchens that include an over and range. The building also includes shared common social lounges and private study areas strategically located around building entry locations and major circulation paths to help encourage spontaneous interactions between students and give them the opportunity to get outside of their units and encourage strong student life initiatives.

The list of questions and responses are broken down as follows by zoning regulation section:

Sec. 34-212. CMP Campus Institutional Districts.

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

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

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

City of Hastings Question / Request: No specific request.

Holland Basham Architects Response: There was no specific request, but Holland Basham Architects wanted to note that the zoning regulations under the CMP Campus Institution District align very well with the current Hastings College campus. The zoning classification allows for a flexible built environment, placemaking, and walkability which is ideal for campus planning and campus design elements.

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

City of Hastings Question / Request: Confirm that the uses in the Table for the CMP district is appropriate. Provide a simple statement, if that is the case.

Holland Basham Architects Response: Table 200-1 in Section 34-200 of the Hastings Municipal Code states that a College or University is a permitted Civic use for a CMP District.

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(4) *Minimum yard requirements.*

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

(b) *Side yard*—Ten feet.

(c) *Rear yard*—Ten feet.

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

City of Hastings Question / Request: Please show the front yard setbacks along all street frontages on campus and satellite properties.

Holland Basham Architects Response: Please see attached Master Planning Exhibit that adds front yard setbacks along street frontages of main campus as well as satellite properties proposed to be rezoned.

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

City of Hastings Question / Request: Please provide a statement of the lot coverage of the existing and proposed campus.

Holland Basham Architects Response: Hastings College, including the new residential building, is approximately 38.5% impervious coverage.

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

City of Hastings Question / Request: Please provide a statement of the tallest existing and proposed buildings

Holland Basham Architects Response: The new residential hall is proposed to be a 4-story building. Typically, residential floor to floor heights are 11' per floor, with commercial and educational building being higher at approximately 15' per floor. Per Hastings zoning code building height definitions, the top of the new residence hall's parapet is 49' and the mid-point height of the residential style gables are 52'. Currently, the tallest building on campus is the chapel that is estimated to be approximately 60' to the top of the spire.

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

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

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

City of Hastings Question / Request: Please provide a statement of the pedestrian experience on and immediately adjacent to campus.

Holland Basham Architects Response: Hastings College's campus is currently set up for a high level of pedestrian connectivity. Perimeter vehicular streets are configured with back of curb sidewalks with ample landscaping. Interior concrete walking paths between educational, administrative, athletic, and residential buildings are organic in nature and contour with the landscape that allude to a park-like setting. The vacation of 9th street that originally bisected campus further enforces this policy of a pedestrian environment first and a vehicular environment second.

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

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

(ii) A minimum of 20 percent of formal open space of the campus area is required if the floor area ratio is above 2.0.

(iii) A minimum of 25 percent of the campus area is required if the campus is organized around a system of natural open spaces, such as trails, gardens, wooded areas or other similar natural areas.

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

City of Hastings Question / Request: Please provide a statement describing the amount of open space and that it meets the requirement.

Holland Basham Architects Response: Hastings College Campus is approximately 26% contiguous formal open space of substantial size. For example, the 26% does not include the smaller landscaped areas between back-of-sidewalk and building frontages, but does include the larger plazas and open greenspace between academic buildings. The 26% includes the new residence hall and associated parking. If just looking at pervious/impervious coverage, 61.5% of campus is pervious coverage.

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

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

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

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

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

City of Hastings Question / Request: Provide a very basic description of the current buildings (e.g. uses, architectural styles, exterior materials, etc.) and that any new buildings will generally conform to the building element requirements.

Holland Basham Architects Response: The predominant architectural style on campus is Georgian Revival which is a very common architectural style across collegiate institutions spanning the entire United States. The style commonly consists of red brick, buff limestone ornamentation, as well as pitched roofs with dormers and cupulas, all of which can be found at Hastings College.

The proposed residence hall utilizes brick as the dominant exterior building material at the first three levels and balances the exterior building materials through the use of buff precast products and metal panels. The building form is also broken up through the use of a variety of parapet heights and gable roofs to match much of the campus aesthetic and also signal that it is a residential student housing building. Building

entries are treated differently with much more glass that acts as a wayfinding beacon to see the activity within the building as well as views out of social areas to the exterior campus surroundings.

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

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

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

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

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

City of Hastings Question / Request: Generally, describe existing screening and that you will comply with the screening requirements of future projects, as applicable.

Holland Basham Architects Response: The proposed residence hall will utilize existing screened trash collection areas. The roof parapet and gables will also act as a screening element for the roof mounted condensing units. No loading dock is provided at the new building. The surface parking lot will have sufficient street trees to meet application design regulations.

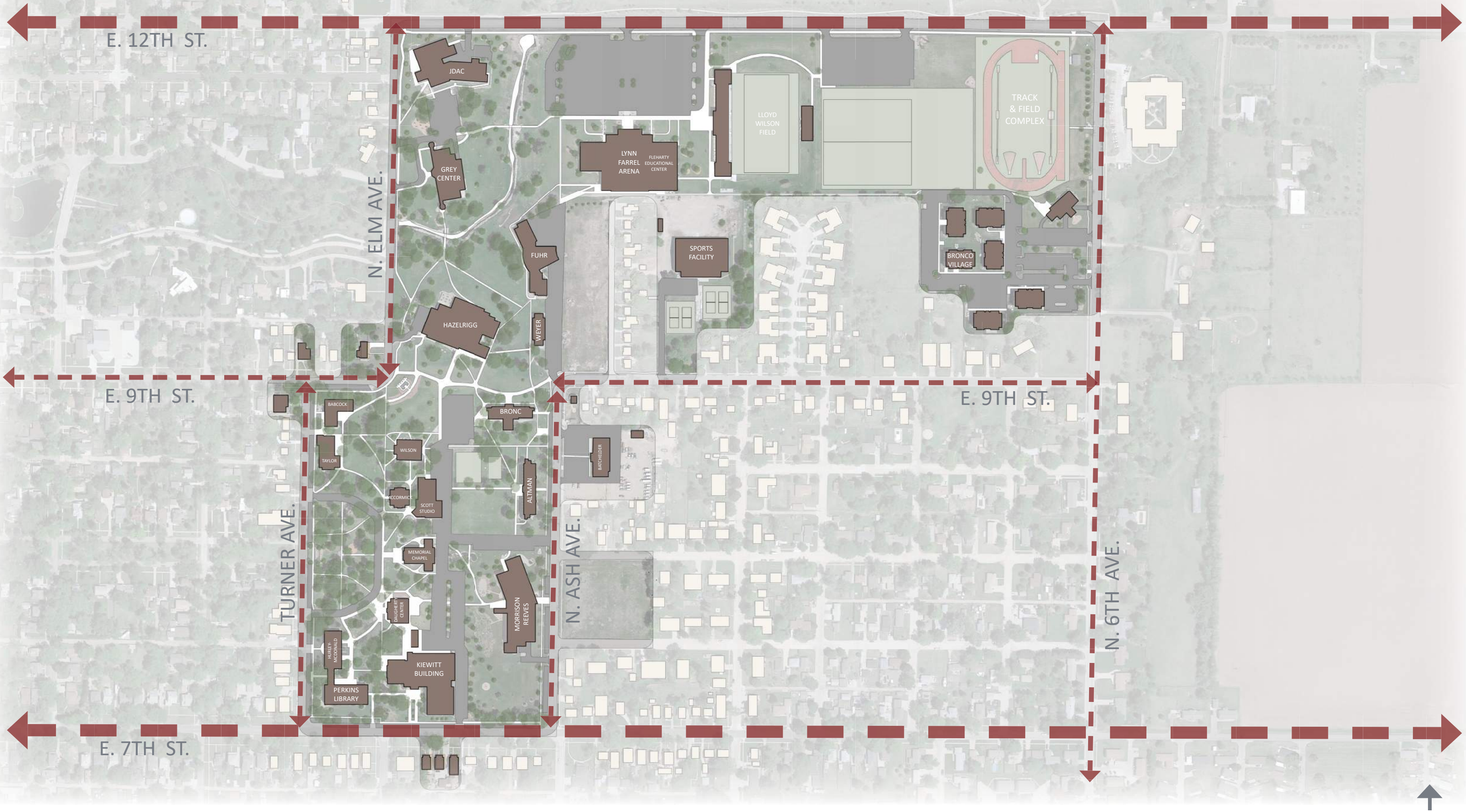
HASTINGS COLLEGE

Holland Basham Architects

SCOTT RESIDENTIAL MANAGEMENT LLC

DESIGN REVIEW

4-23-2024



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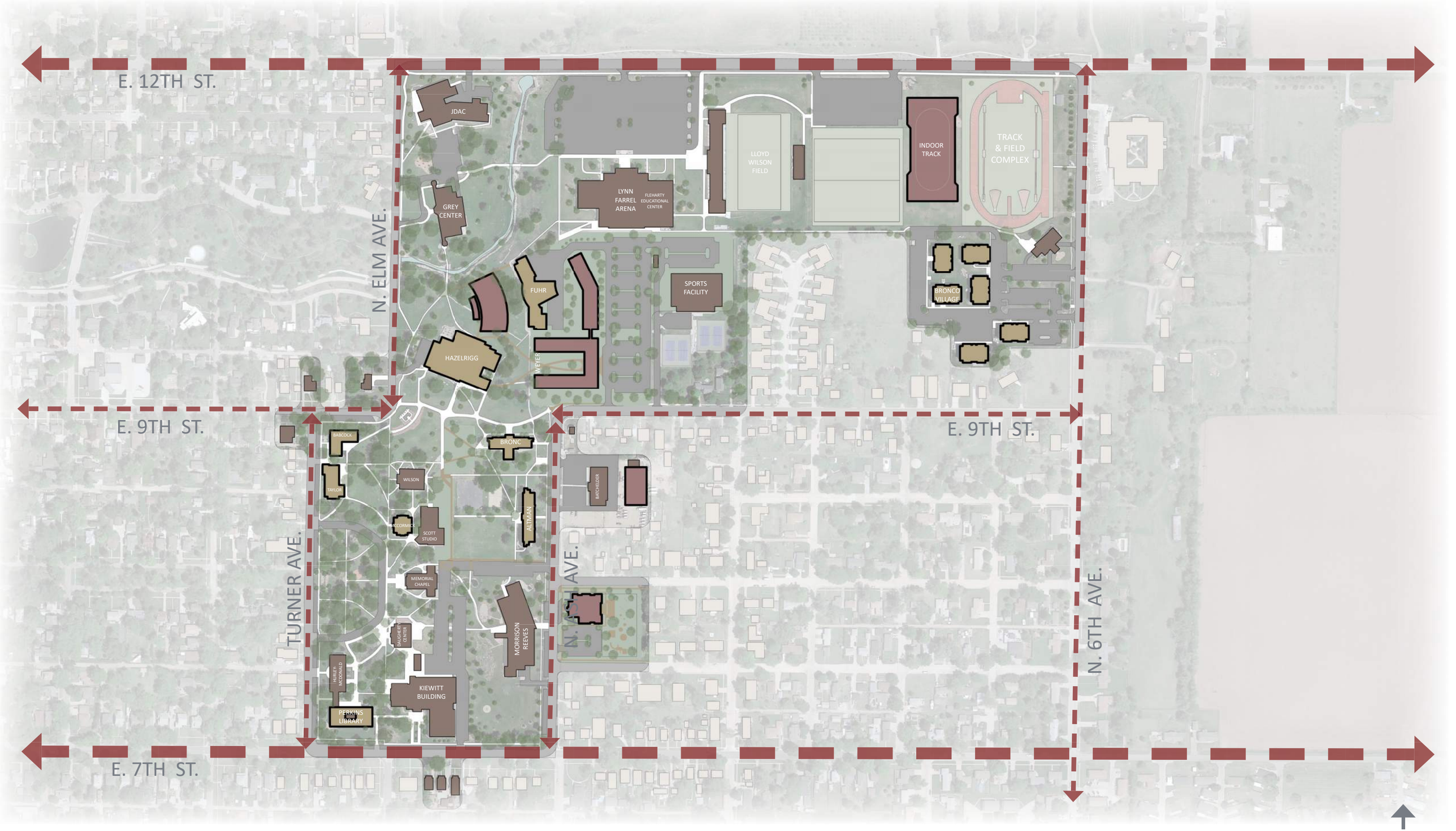
EXISTING CAMPUS

HASTINGS COLLEGE

02-12-2024



Holland Basham Architects | SRM

FUTURE CAMPUS

HASTINGS COLLEGE

02-12-2024

NEW RESIDENCE HALL

480 BEDS

213,000 GSF

GENERAL NOTES

SITE WORK

- NEW LANDSCAPING TO INCLUDE PARKING LOT WITH DRAINAGE AREAS, SIDEWALKS, AND PAVER SYSTEM AT ALL OUTDOOR LOUNGE AREAS
- OUTDOOR FIREPITS, VARIOUS LOUNGE FURNITURE, AND STAND ALONE SHADE STRUCTURES WITH POWER SUPPLIED FOR STUDY SPACES
- MANICURED PLANTINGS AROUND BASE OF BUILDING AND ADJACENT TO ALL OUTDOOR LOUNGE SPACES AND BUILDING ENTRY POINTS
- JUVENILE TREES TO BE PLANTED AS SHOWN IN SITE PLAN
- RELOCATE EXISTING UTILITY EASEMENT AND ALL ASSOCIATED EQUIP
- BURY OR REMOVE OVERHEAD POWER LINES ALONG PINE KNOLL

BUILDING INTERIOR

- COMMON SPACE HALLWAYS AND LOUNGES TO BE CARPETED AND HAVE SMOOTH FINISH DRYWALL CEILINGS
- PROVIDE LIGHTING TIMEOUT SHUTOFFS IN ALL COMMON SPACES
- ALL COMMON SPACE LIGHTING TO BE RECESSED IN THE CEILING

BED COUNT

	PRE RENO	POST RENO
BRONCO VILLAGE	288	288
BABCOCK	79	80
BRONC	120	120
ALTMAN	139	0
TAYLOR	100	88
NEW RES HALLS	0	480
TOTAL	726	1056

APARTMENT STYLE

	ST. APT	2BR.APT	4BR.APT	TOTAL
1 LVL.				
UNITS	5	4	6	15
BEDS	5	8	24	37
2 LVL.				
UNITS	5	2	8	15
BEDS	5	4	32	41
3 LVL.				
UNITS	5	2	8	15
BEDS	5	4	32	41
4 LVL.				
UNITS	5	2	8	15
BEDS	5	4	32	41
UNITS	**20**	**10**	**30**	**60**
BEDS	**20**	**20**	**120**	**160**
TARGET	20	20	120	160

TRADITIONAL STYLE

ST. APT	2BR.APT	2BR.TRAD	4BR.TRAD	TOTAL
3	1	8	15	27
3	2	16	60	81
3	0	9	15	27
3	0	18	60	81
3	0	8	15	26
3	0	16	60	79
3	0	8	15	26
3	0	16	60	79
12	**1**	**33**	**60**	**106**
12	**2**	**66**	**240**	**320**
12	2	66	240	320

Holland Basham Architects | SRM

SITE PLAN

HASTINGS COLLEGE
NEW RESIDENCE HALL
04-23-2024

Holland Basham Architects

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PERSPECTIVES

HASTINGS COLLEGE

NEW RESIDENCE HALL

04-23-2024

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FROM CAMPUS VIEW

HASTINGS COLLEGE

NEW RESIDENCE HALL

04-23-2024

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ENTRY LOBBY

HASTINGS COLLEGE

NEW RESIDENCE HALL

04-23-2024

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COURTYARD VIEW

HASTINGS COLLEGE

NEW RESIDENCE HALL

04-23-2024

Holland Basham Architects

SRM

COURTYARD VIEW

HASTINGS COLLEGE

NEW RESIDENCE HALL

04-23-2024

HASTINGS COLLEGE

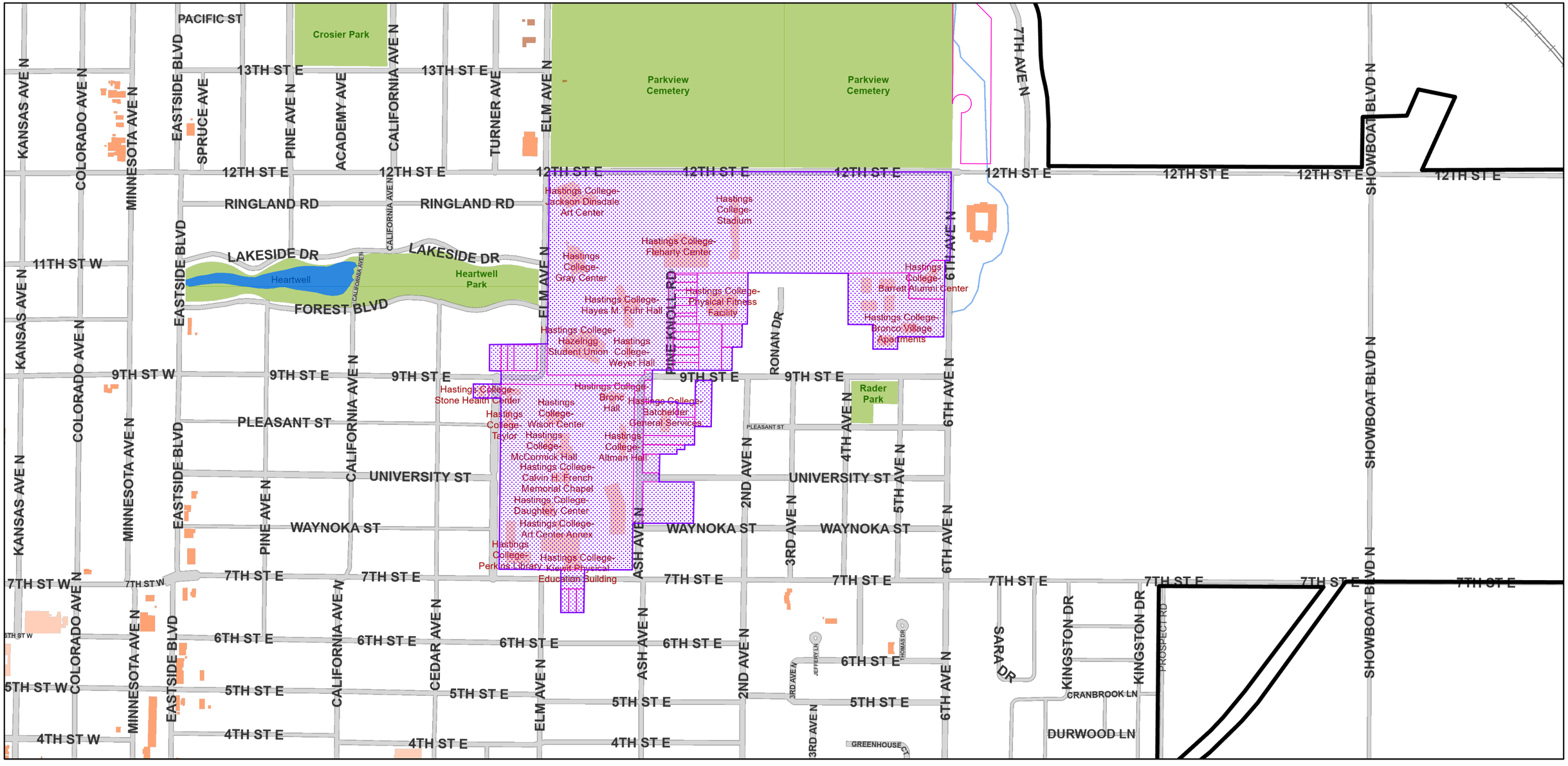
Holland Basham Architects

SCOTT RESIDENTIAL MANAGEMENT LLC

DESIGN REVIEW

4-23-2024

Hastings College - Rezone



3/6/2024, 3:21:35 PM

BLOCKS Easements Parcels Limits

LOTS Subdivisions TwoMile

1:10,033

0 0.07 0.15 0.3 mi

0 0.13 0.25 0.5 km

Adams County, City of Hastings & Hastings Utilities GIS Mapping - This map is not to be used for precise location.

Lot 1, Block 1, Hastings College First subdivision, together with lots 1 thru 12, Lot 26 and private drives, Pine Knoll Place, together with Lots 7, 8, 9, 11, 18 and 19, Miles Pleasant Hill addition, together with Lot 1, Barrett Center subdivision, together with Lot 1, Maples Third Addition, together with part of Blocks 1, 2 and 3, all of Block 6, Eastwood addition, together with Lot 1, Ash subdivision, together with Lots 5 thru 7, Bonnewell's addition, together with part of lots 1 and 8, block 1 and part of lots 1 and 8, block 8 and all of blocks 9 and 10, College Addition, together with the north 90.00 feet of Lot 2, Block 1, College Addition, together with Lots 1 thru 3, Heartwell Park Addition, and together with Pine Knoll road and private drives lying adjacent to Said lots 1 thru 12, Pine Knoll Place, all in Adams County, Nebraska more particularly described as follows:

Beginning at the NE corner of said lot 1, Block 1, Hastings College First Subdivision;

Thence West on the north line of said lot 1, Block 1, Hastings College First Subdivision to the NW corner thereof;

Thence East on the east line of Elm Avenue North to the easterly extension of the north line of said lots 1 thru 3, Heartwell Park addition;

Thence West on the westerly extension of the north line of said lots 1 thru 3, Heartwell Park addition to the NW corner of lot 3, said Heartwell Park addition;

Thence South on the west line of said lot 3, Heartwell Park addition to the south line of 9th street east;

Thence east on said south line of 9th street east to the NW corner of said lot 2, block 1, College addition;

Thence south on the west line of said lot 2, block 1, College addition to the south line of the north 90.00 feet of lot 2, block 1, said College addition;

Thence east on said south line of the North 90.00 of lot 2, block 1, College addition to the east line of Turner Avenue;

Thence south on the east line of said Turner Avenue to the north line of 7th street east;

Thence east on said north line of 7th street east to the northerly extension of the west line of lot 7, said Bonnewell's addition;

Thence south on the northerly extension of said west line of Lot 7, Bonnewell's addition to the SW corner thereof;

Thence east on the south line of said lots 5 thru 7, Bonnewell's addition to the SE corner of Lot 5, said Bonnewell's addition;

Thence north on the northerly extension of the east line of said lot 5, Bonnewell's addition to said north line of 7th street east;

Thence east on said north line of 7th street east to the west line of Ash Avenue north;

Thence north on said west line of Ash Avenue north to the north line of Waynoka Street;

Thence east on said north line of Waynoka Street to the SE corner of Block 6, said Eastwood Addition;

Thence on the east line of said block 6, Eastwood Addition to the south line of University Street;

Thence west on the said south line of University Street to the southerly extension of the west line of Lot 1, Hamburger Subdivision, a subdivision in said Adams County;

Thence North on the southerly extension of the west line of said lot 1, Hamburger Subdivision to the NW corner thereof;

Thence east on the north line of said Hamburger Subdivision to the west line of Lot 1A, Eastwood Addition Replat, a subdivision in said Adams County;

Thence north on said west line of Lot 1A, Eastwood addition Replat to the north line thereof;

Thence east on said north line of Lot 1A, Eastwood addition Replat to the west line of Block 4, said Eastwood addition;

Thence north of the west line of said Block 4, Eastwood addition to the south line of block 1, said Eastwood addition;

Thence east 108.80 feet on said south line of block 1, Eastwood addition;

Thence north to the south line of said 9th street east;

Thence west to on said south line of 9th street east to the west line of said block 1, Eastwood addition;

Thence south 150.00 feet on said west line of Block 1, Eastwood addition;

Thence west 116.90 feet to the east line of lot 1, said Ash Subdivision;

Thence north on said east line of lot 1, Ash Subdivision to the NE corner thereof;

Thence west on the north line of said Lot 1, Ash Subdivision to the east line of Ash Avenue north;

Thence north on said east line of Ash Avenue to the north line of said 9th street east;

Thence east on said north line of 9th street east to the SE corner of said lot 11, Miles Pleasant Hill addition;

Thence north on the east line of said lot 11, Miles Pleasant Hill addition to the NE corner thereof;

Thence east to the SE corner of said lot 9, Miles Pleasant Hill addition;

Thence north to the NE corner of said lot 7, Miles Pleasant Hill addition;

Thence east to the SE corner of said lot 26, Pine Knoll Place;

Thence north to the south line of said lot 1, Block 1, Hastings College First subdivision;

Thence east on said south line of said lot 1, Block 1, Hastings College First subdivision to the west line of said Lot 1, Maples Third subdivision;

Thence south on said west line of Lot 1, maples Third subdivision to the north line of KMA subdivision, a subdivision in said Adams County;

Thence east on said north line of KMA subdivision to the east line of said KMA subdivision;

Thence south on said east line of KMA subdivision to the north line of Maples Subdivision, a subdivision in said Adams County;

Thence east on said south line of Maples Subdivision to the NE corner of Lot 2, said Maples subdivision;

Thence north to the north line of Lot 2, said Maples Third subdivision;

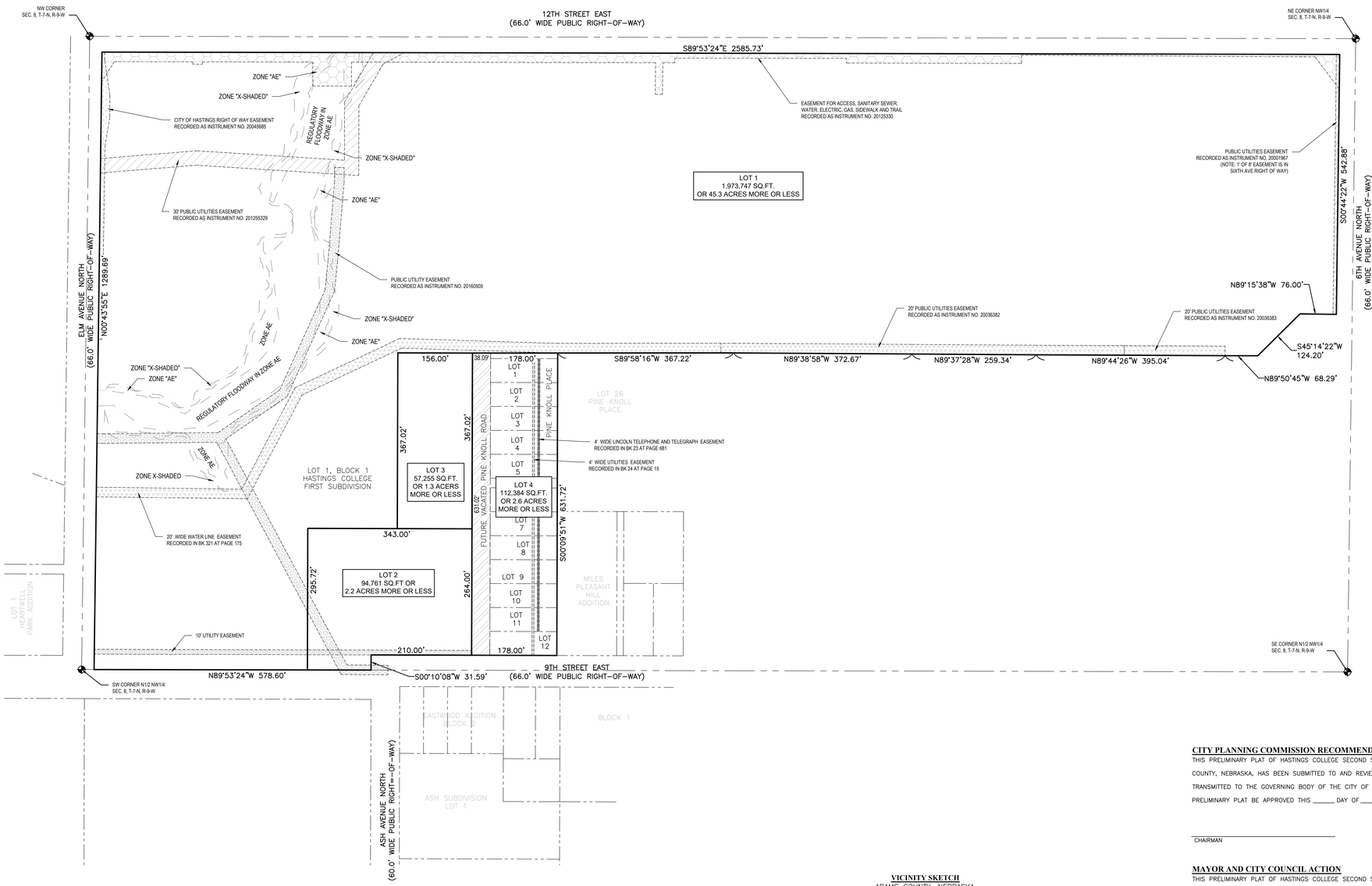
Thence east on said north line of Lot 2, Maples Third subdivision to the west line of 6th avenue north;

Thence north on said west line of 6th avenue north to the point of beginning.

Containing approximately 92.77 acres.

HASTINGS COLLEGE SECOND SUBDIVISION
LOTS 1 THROUGH 4
PRELIMINARY PLAT

BEING A REPLATTING OF LOT 1, BLOCK 1, HASTINGS COLLEGE FIRST SUBDIVISION, A SUBDIVISION IN CITY OF HASTINGS OF ADAMS COUNTY, NEBRASKA, TOGETHER WITH LOTS 1 THROUGH 12, PINE KNOLL PLACE, A SUBDIVISION IN SAID CITY OF HASTINGS OF SAID ADAMS COUNTY, ALSO TOGETHER WITH PINE KNOLL ROAD AND PRIVATE DRIVES LYING ADJACENT TO LOTS 1 THROUGH 12, SAID PINE KNOLL PLACE.



LEGAL DESCRIPTION

LOT 1, BLOCK 1, HASTINGS COLLEGE FIRST SUBDIVISION, A SUBDIVISION IN CITY OF HASTINGS OF ADAMS COUNTY, NEBRASKA, TOGETHER WITH LOTS 1 THROUGH 12, PINE KNOLL PLACE, A SUBDIVISION IN SAID CITY OF HASTINGS OF SAID ADAMS COUNTY, ALSO TOGETHER WITH PINE KNOLL ROAD AND PRIVATE DRIVES LYING ADJACENT TO LOTS 1 THROUGH 12, SAID PINE KNOLL PLACE

APPLICANT

Hastings College
710 North Turner Avenue
Hastings, NE 68901

Stephanie Ourada

ENGINEER

Thompson, Dreessen & Dorner, Inc.
10836 Old Mill Road
Omaha, NE 68154

Joe Dethlefs, P.E.

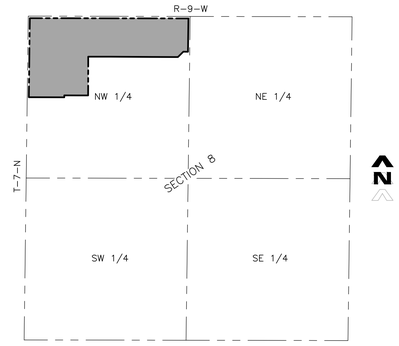
NOTES

1. CURRENT ZONING IS R3 AND PROPOSED REZONING IS CAMPUS INSTITUTIONAL DISTRICTS.
2. PROPOSED LOT 4, WILL INCLUDE THE VACATION OF PINE KNOLL ROAD & 2 PRIVATE DRIVES ADJACENT TO LOTS 1-12 PINE KNOLL PLACE.
3. THE VACATION OF PINE KNOLL ROAD IS SUBJECT TO THE RIGHTS RESERVED TO THE CITY OF HASTINGS TO MAINTAIN, OPERATE, REPAIR AND RENEW EXISTING SEWERS AND FACILITIES, AND TO AUTHORIZE OTHER UTILITIES AND CABLE TELEVISION SYSTEMS TO MAINTAIN, OPERATE, REPAIR AND RENEW THEIR EXISTING FACILITIES.
4. THE VACATED PINE KNOLL ROAD ROW SHALL BE RETAINED AS AN ACCESS EASEMENT.
5. ALL EXISTING UTILITIES WITHIN LOTS 2 & 3 SHALL BE REROUTED TO THE VACATED PINE KNOLL ROAD EASEMENT.
6. THE EXISTING EASEMENTS IN LOTS 1-12, PINE KNOLL PLACE SHALL BE VACATED.

FLOOD ZONE CLASSIFICATION

THE SURVEYED PROPERTY LIES WITHIN A DESIGNATED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE ADAMS COUNTY, NEBRASKA AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP NUMBERS 31001C0176C AND 31001C0180C BOTH DATED JULY 5, 2018.

VICINITY SKETCH
ADAMS COUNTY, NEBRASKA



CITY PLANNING COMMISSION RECOMMENDATION

THIS PRELIMINARY PLAT OF HASTINGS COLLEGE SECOND SUBDIVISION, WITHIN THE JURISDICTION OF 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 PRELIMINARY PLAT BE APPROVED THIS _____ DAY OF _____, 20____.

_____ CHAIRMAN

_____ DIRECTOR

MAYOR AND CITY COUNCIL ACTION

THIS PRELIMINARY PLAT OF HASTINGS COLLEGE SECOND SUBDIVISION, WITHIN THE JURISDICTION OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, IS HEREBY APPROVED THIS _____ DAY OF _____, 20____.

_____ MAYOR

_____ CLERK

SURVEYOR'S CERTIFICATE

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

_____
JON L. CARRELL
NEBRASKA RLS #693

TD2 engineering & surveying
thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com
dba: TD2 Engineering and Surveying
NE CA-0199

Project Name
Hastings College Second Subdivision

Project Location
923 Pine Knoll Road
Hastings, NE 68901

Client Name
Hastings College

N
0' 50' 100'

Professional Seal

Revision Dates

No.	Description	MM-DD-YY
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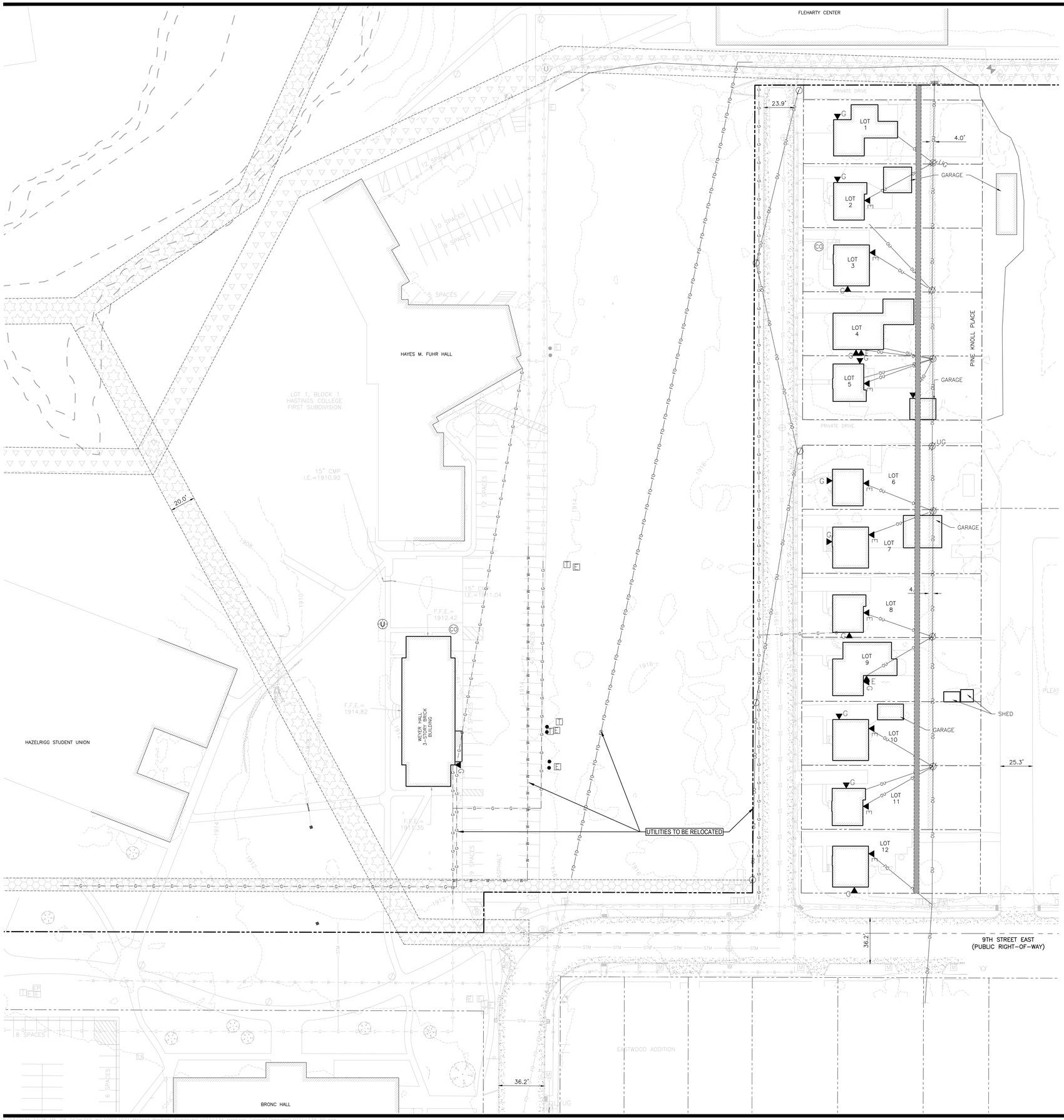
Drawn By: ZAS Reviewed By: JAD
Job No.: 1071-134 Date: 05-13-24

Sheet Title
Preliminary Plat

Sheet Number
Exhibit A



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Stephanie Ourada

ENGINEER

Thompson, Dreessen & Dorner, Inc.
10836 Old Mill Road
Omaha, NE 68154

Joe Dethlefs, P.E.

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7. THE EXISTING EASEMENTS IN LOTS 1-12, PINE KNOLL PLACE SHALL BE VACATED.

LEGEND

- DECIDUOUS TREE WITH TRUNK SIZE
- CONIFEROUS TREE WITH TRUNK SIZE
- POWER POLE
- POWER POLE WITH UNDERGROUND DROP
- POWER POLE WITH LIGHT
- POWER POLE WITH LIGHT AND UNDERGROUND DROP
- LIGHT POLE
- GUY WIRE
- GUY POLE
- UTILITY PEDESTAL
- ELECTRICAL PEDESTAL
- TELEPHONE PEDESTAL
- ELECTRIC METER
- GAS METER
- DISABLED PARKING SPACE
- SIGN
- MAILBOX
- UTILITY VAULT
- FIBER OPTIC VAULT
- SEWER MANHOLE
- UTILITY MANHOLE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- POST INDICATOR VALVE
- WATER VALVE
- GAS VALVE
- BOLLARD
- IE — INVERT ELEVATION
- FFE — FINISHED FLOOR ELEVATION
- CURB INLET
- GRATE INLET
- FLOOD LIGHT
- GAS LINE
- WATER LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- FIBER OPTIC LINE
- OVERHEAD UTILITY LINE
- UNDERGROUND ELECTRICAL LINE
- WOODEN FENCE
- CHAIN LINK FENCE
- MODULAR BLOCK WALL
- TRUNCATED DOME PAD
- SANITARY SEWER CLEANOUT
- BOULDER
- FLAG POLE
- METAL POST
- BASKETBALL HOOP
- CP2 — CONTROL POINT
- HASTINGS COLLEGE UTILITY EASEMENT
- PUBLIC UTILITIES EASEMENT
- WATER EASEMENT

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NE CA-0199

Project Name

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Project Location

923 Pine Knoll Road
Hastings, NE 68901

Client Name

Hastings College

0' 15' 30'

Professional Seal

Revision Dates

No.	Description	MM-DD-YY
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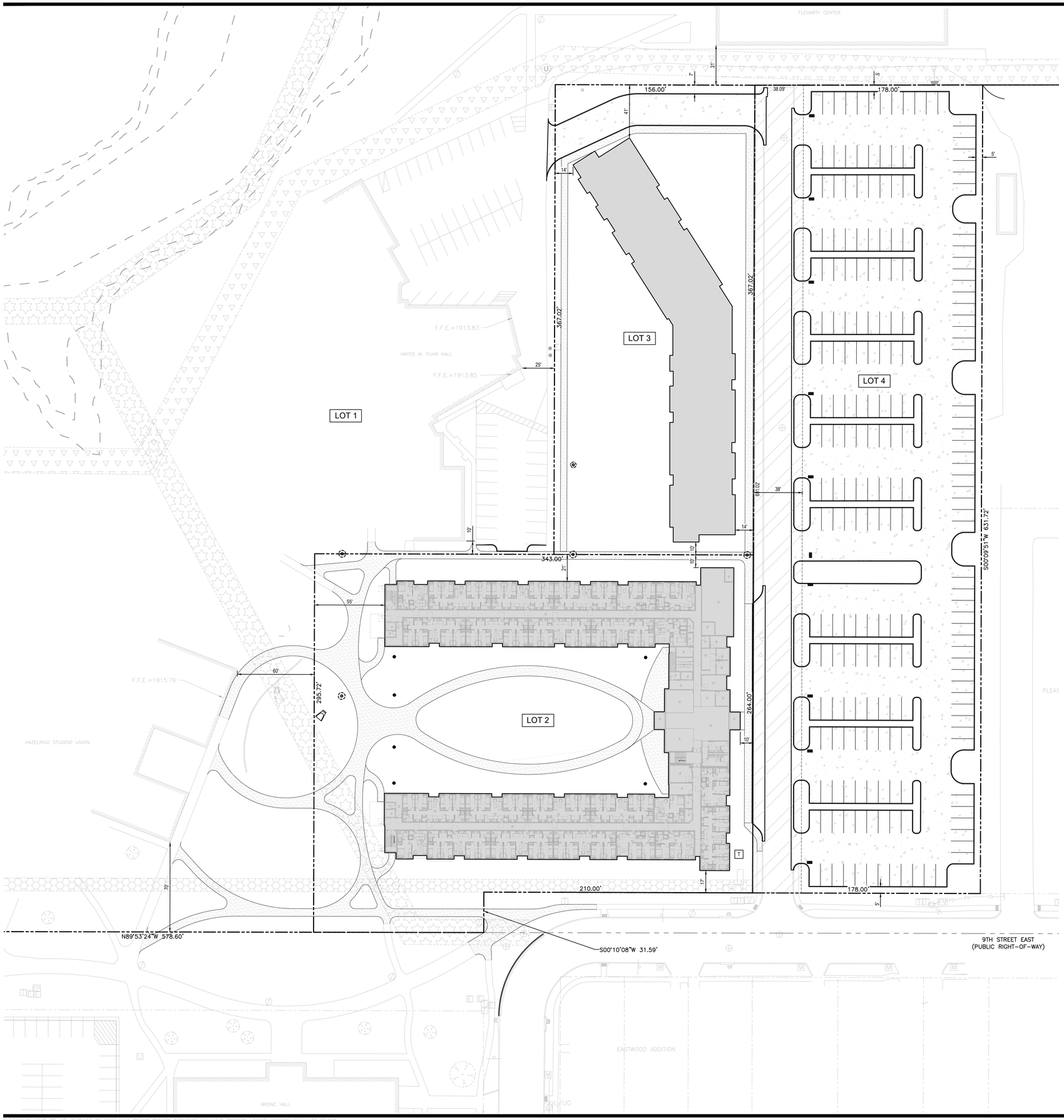
Drawn By: ZAS Reviewed By: JAD
Job No.: 1071-134 Date: 05-13-24

Sheet Title

Existing Conditions

Sheet Number

Exhibit B



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LEGEND

- PROPOSED 6" P.C.C. PAVEMENT W/ CURB & GUTTER
- PROPOSED 5" P.C.C. SIDEWALK
- PROPOSED UTILITY & ACCESS EASEMENT - VACATED PINE KNOLL ROAD
- HASTINGS COLLEGE UTILITY EASEMENT
- PUBLIC UTILITIES EASEMENT
- WATER EASEMENT

N

0' 15' 30'

TD2 engineering & surveying

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NE CA-0199

Project Name

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Project Location

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Client Name

Hastings College

Professional Seal

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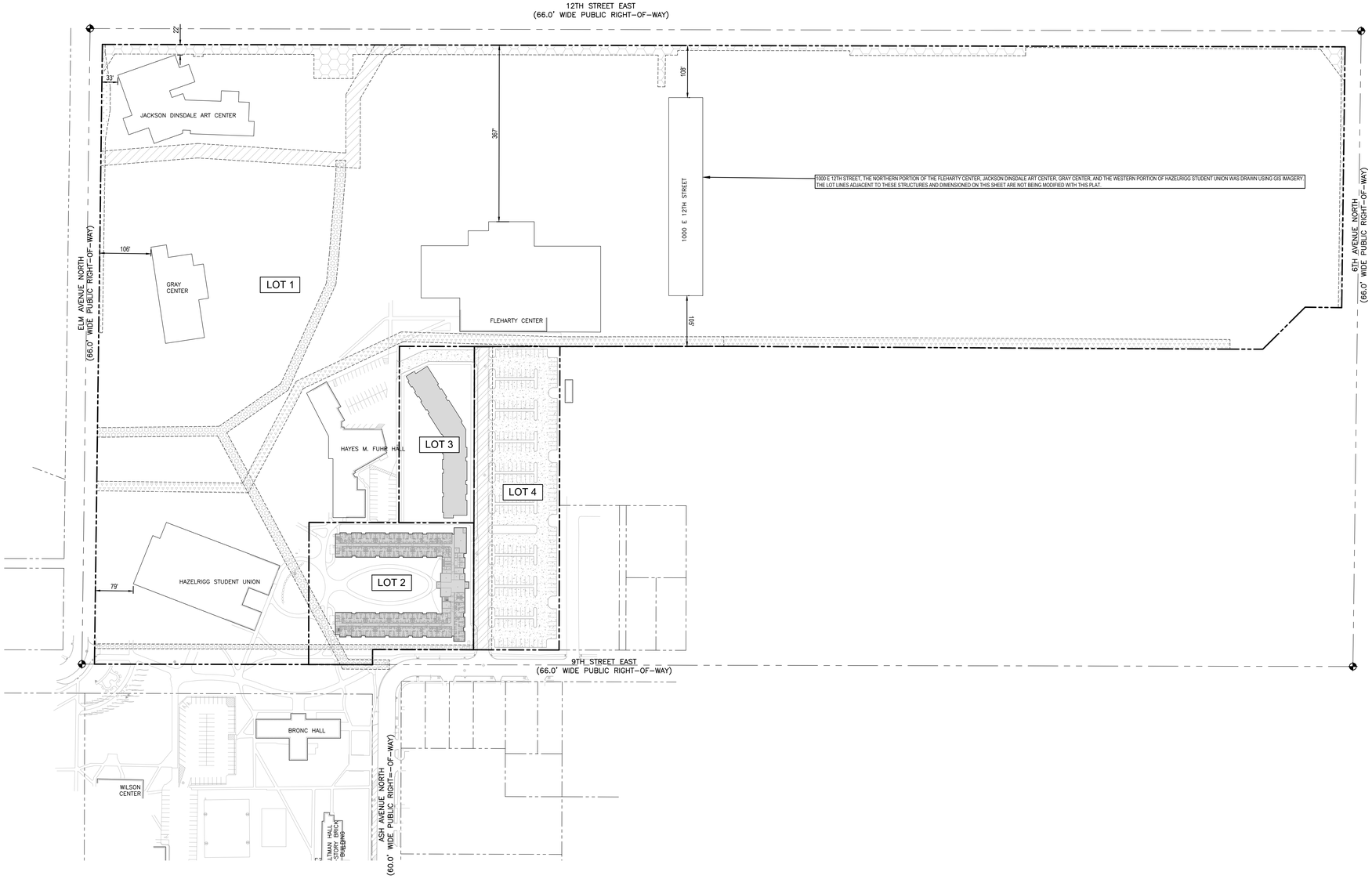
Drawn By: ZAS Reviewed By: JAD
Job No.: 1071-134 Date: 05-13-24

Sheet Title

Site Plan

Sheet Number

Exhibit C1



APPLICANT

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Stephanie Ourada

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- HASTINGS COLLEGE UTILITY EASEMENT
- PUBLIC UTILITIES EASEMENT
- WATER EASEMENT

N

0' 50' 100'

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Project Name

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Project Location

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Professional Seal

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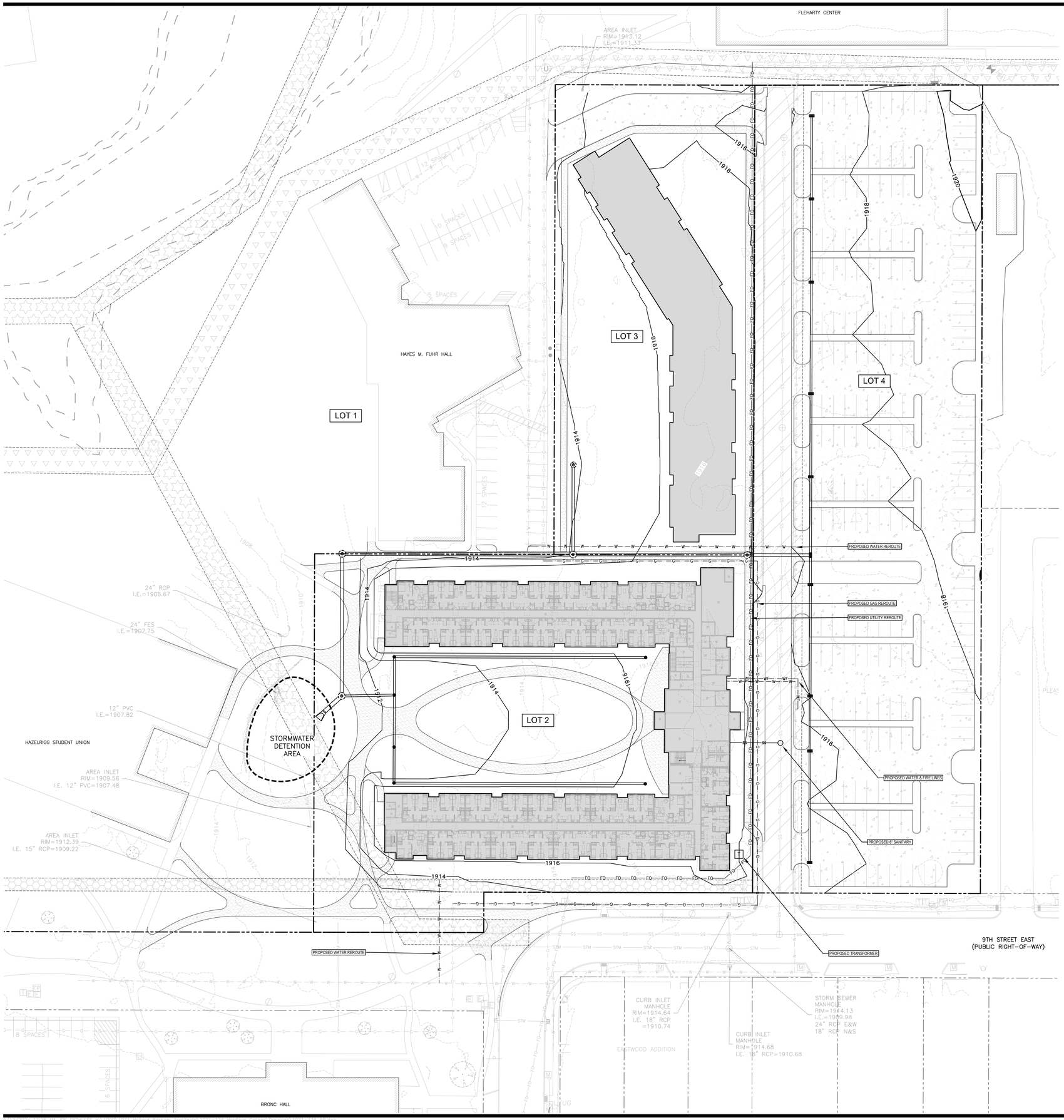
Drawn By: ZAS Reviewed By: JAD
Job No.: 1071-134 Date: 05-13-24

Sheet Title

Site Plan

Sheet Number

Exhibit C2



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LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING SANITARY
- PROPOSED SANITARY
- EXISTING WATER
- PROPOSED WATER
- PROPOSED FIRE LINE
- EXISTING GAS
- PROPOSED GAS
- EXISTING FIBER OPTICS
- PROPOSED FIBER OPTICS
- PROPOSED UTILITY & ACCESS EASEMENT - VACATED PINE KNOLL ROAD
- HASTINGS COLLEGE UTILITY EASEMENT
- PUBLIC UTILITIES EASEMENT
- WATER EASEMENT

0' 15' 30'

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NE CA-0199

Project Name

Hastings College Second Subdivision

Project Location

923 Pine Knoll Road
Hastings, NE 68901

Client Name

Hastings College

Professional Seal

Revision Dates

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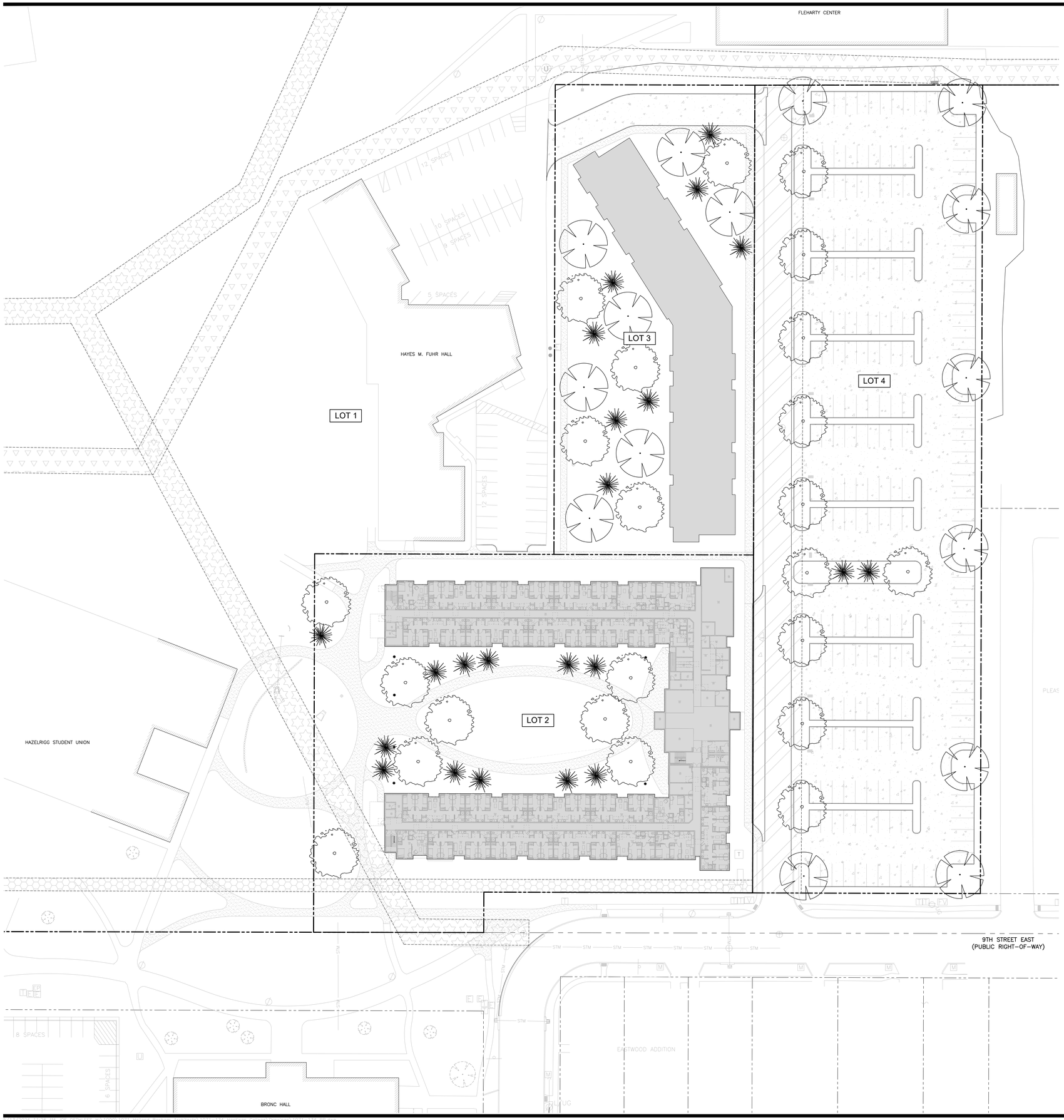
Drawn By: ZAS Reviewed By: JAD
Job No.: 1071-134 Date: 05-13-24

Sheet Title

Grading and Utility Plan

Sheet Number

Exhibit D



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LEGEND

- BUR OAK
- HONEY LOCUST
- AMUR MAPLE
- PROPOSED UTILITY & ACCESS EASEMENT – VACATED PINE KNOLL ROAD
- HASTINGS COLLEGE UTILITY EASEMENT
- PUBLIC UTILITIES EASEMENT
- WATER EASEMENT

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	MATURE HEIGHT	MATURE SPREAD	TOTAL QUANTITY
AM	ACER GINNALA	AMUR MAPLE	2" CAL. MIN.	B&B	20'	20'	22
HL	GLEDITSIA TRIACANTHOS	HONEY LOCUST	2" CAL. MIN.	B&B	70'	40'	23
BO	QUERCUS MACROCARPA	BUR OAK	2" CAL. MIN.	B&B	70'	50'	15

NOTE: PLANT SCHEDULE IS APPROXIMATE AND SUBJECT TO CHANGE; HOWEVER, ANY CHANGES MUST BE IN ACCORDANCE WITH THE CITY OF HASTING'S LANDSCAPE ORDINANCES AND REGULATIONS.

N

0' 15' 30'

TD2 engineering & surveying

thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com

dba: TD2 Engineering and Surveying
NE CA-0199

Project Name

Hastings College Second Subdivision

Project Location

923 Pine Knoll Road
Hastings, NE 68901

Client Name

Hastings College

Professional Seal

Revision Dates

No.	Description	MM-DD-YY
--	--	--

Drawn By: ZAS Reviewed By: JAD
Job No.: 1071-134 Date: 05-13-24

Sheet Title

Landscaping Plan

Sheet Number

Exhibit E

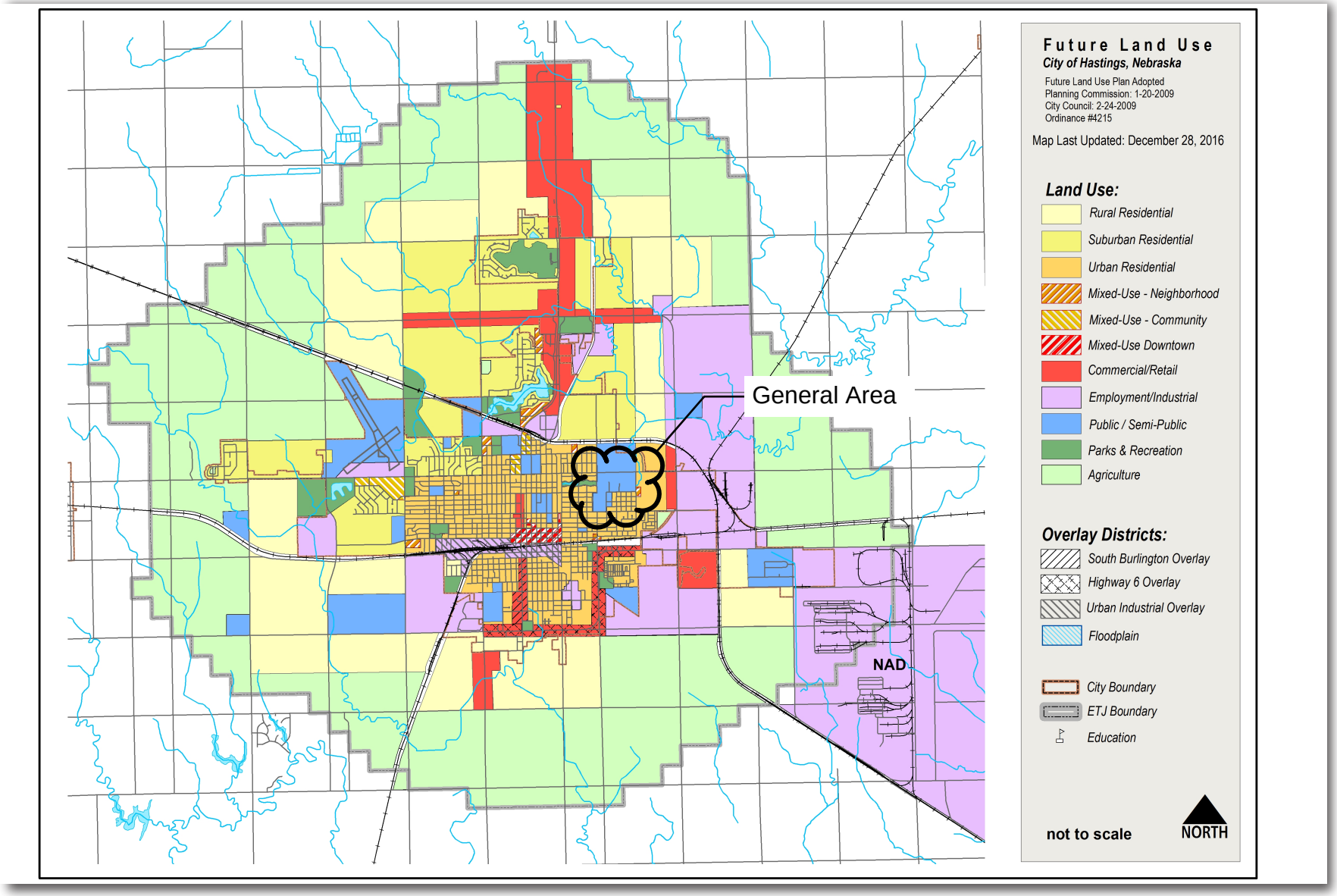


Figure 2.2: Future Land Use Plan

Sec. 34-200. Uses and districts table.

TABLE 200-1: USES AND DISTRICTS														
	A	R-1	R-1A	R-1S	R-2	R-3	R-4	C-O	C-1	C-2	C-3	CMP	I-1	I-2
Residential Uses														
Detached dwelling	P	P	P	P	P	P	P	P	P		P			
Semi-attached dwelling					P	P	P	P	P		P			
Attached dwelling						P	P	P	P		P			
Multi-dwelling building						P	P	P	P		P			
Live/Work units							P	P	P	P				
Mixed-use dwelling							C			P		P		
Group housing		C	C	C	C	C	C				C			
Type A & B manufactured housing	P	P	P	P	P	P	P	P	P		P			
Mobile home court	C												C	C
Mobile home, accessory	C													
Detached dwelling, accessory	C													
Civic Uses														
Assembly, neighborhood	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Assembly, community								C	C	C	C	C	C	C
Eleemosynary or philanthropic institution.						C		C	C	P	P	P		
Golf course/Clubhouse (non-business)	P	P	P	P		C						P		
Public park/Playground	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public museum or library	P	P	P	P	P	P	P	P	P	P	P	P	P	P
School, elementary	P	P	P	P	P	P	P	P	P			P		
School, secondary	R	R	R	R	R	R	R	R	R			P		
School, college or university	P					P						P		
Recreational vehicle park	C										C		C	C
Recreational vehicle, temporary use	R										R		R	R
Temporary structure, temporary use	P	R	R	R	R	R	R			P	P	P	P	P
Service Uses														
Adult care, home	C	C	C	C	C	C	C	C	C	C	C	P		
Adult care facility								P	P	P	P	P		
Automobile service station, limited								C	P	P	P	P	P	P
Automobile service station, general											P	P	P	P

Automobile service station, large-scale											P	P	P	P
Automobile repair, limited								C	C	C	P	P	P	P
Automobile repair, general										C	P		P	P
Bank								P	P	P	P	P	P	P
Child care, home	R	R	R	R	R	R	R	R	R	R	R	P		
Child care facility					R	R		P	P	P	P	P	P	P
Halfway house, quasi-institutional use													C	C
Kennel, commercial	C										C		C	C
Lodging, bed and breakfast	C	C	C	C	C	C	C	C	C	C				
Lodging, rooming house						C			P	P	P	P		
Lodging, hotel										P	P	P	P	P
Lodging, motel											P	P	P	P
Medical office	C							P	P	P	P	P		
Medical clinic	C							P	P		P	P	C	C
Medical hospital	C							P	P			P	C	C
Nursing home/Assisted living	C	C	C	C	C	C	C	P	P	C	P	P		
Professional services office								P	P	P	P	P	P	P
Self storage, storage areas								C		R	C		C	C
Veterinary office	P							P	P	P	P		P	P
Veterinary hospital	P										C		C	C
Employment Uses														
Home occupation	R	R	R	R	R	R	R	R	R	R	R			
Office, limited						C	C	P	P	P	P	P	P	P
Office, small							C	P	P	P	P	P	P	P
Office, general									C	P	P	P	P	P
Office complex/campus										C	P	P	P	P
Commercial and Retail Uses														
Convenience retail, automobile (< 5K s.f.)								C			P	P	P	P
Convenience retail, corner store (< 2K s.f.)							C	P	P	P	P	P	P	P
Neighborhood retail (< 5K s.f.)									P	P	P	P	P	P
General retail (5Ks.f.—20Ks.f.)										P	P	C	P	P
Large-scale retail (20K s.f.—100K s.f.)										C	P	C	P	P
Warehouse retail (> 100K s.f.)											P		P	P
Neighborhood grocery (< 45K s.f.)									P	P		P		
Supermarket (> 45K s.f.)											P	C	P	P
Indoor entertainment & Rec. business										P	P	C	P	P

Outdoor entertainment & Rec. business	C									C	C	C	C	C
Entertainment venue	C									C	C	C	C	C
Outdoor sales, limited									C	P	P	P	P	P
Outdoor sales, seasonal									C	C	C	C	C	C
Outdoor sales, yard											P		P	P
Mobile vendor, temporary use										R	R	R	R	R
Outdoor market (Farmers market)										P				
Restaurant									P	P	P	P	P	P
Industrial Uses														
Grain storage elevator	P												P	P
Manufacturing, limited								C	C	C	P	P	P	P
Manufacturing, light										C	C	C	P	P
Manufacturing, general													P	P
Manufacturing, heavy														P
Impound yard													C	C
Motorized Vehicle Racetracks														P
Recycling collection and processing													C	P
Salvage yard/Junkyard													C	C
Slaughterhouse/Meat packing	C													C
Storage or sale of liquid petroleum	C													P
Warehouse storage/Bulk storage	C												P	P
Wholesale													P	P
Agriculture and Natural Resource Uses														
Agriculture, limited	R		R											
Agriculture, general	P													
Aquaculture	C													
Feed lot	C													
Natural resource extraction	C													
Nursery	P	C	C								P		P	
Stable, public	P										P		P	
Public Service Users														
Airfield	C	C	C	C										C
Heli-stop	C	C	C	C				C	C				C	C
Public parking lot						C	C	C	C	C	C	C	C	C
Public recreation grounds	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Public utility plant	C												C	C
Public utility sub-station	C	C	C	C	C	C	C	C	C	C	C		C	C
Cemetery	C									C	C		C	

Small wind energy systems	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Large scale wind generator (Wind farms	C												C	C
Telecommunication facilities and support structures	C							C	C	C	C	C	R	R

Key:

P = Permitted, allowed subject to general district standards

R = Restricted, allowed subject to specific use standards

C = Conditional, allowed subject to discretionary review

* Permitted use within the A District outside the City Limits, conditional use within A District within the City Limits.

(Ord. No. 4342 -3/2013; Ord. No. 4674 , § 2, 11-8-2021; Ord. No. 4735 , § 2, 5-8-2023)

Sec. 34-212. CMP Campus Institutional Districts.

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

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

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

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

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

(4) *Minimum yard requirements.*

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

(b) *Side yard*—Ten feet.

(c) *Rear yard*—Ten feet.

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

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

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

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

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

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

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

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

(ii) A minimum of 20 percent of formal open space of the campus area is required if the floor area ratio is above 2.0.

(iii) A minimum of 25 percent of the campus area is required if the campus is organized around a system of natural open spaces, such as trails, gardens, wooded areas or other similar natural areas.

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

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

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

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

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

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

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

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

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

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

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

(Ord. No. 4233-11/2009 and 4398 -7/2014)

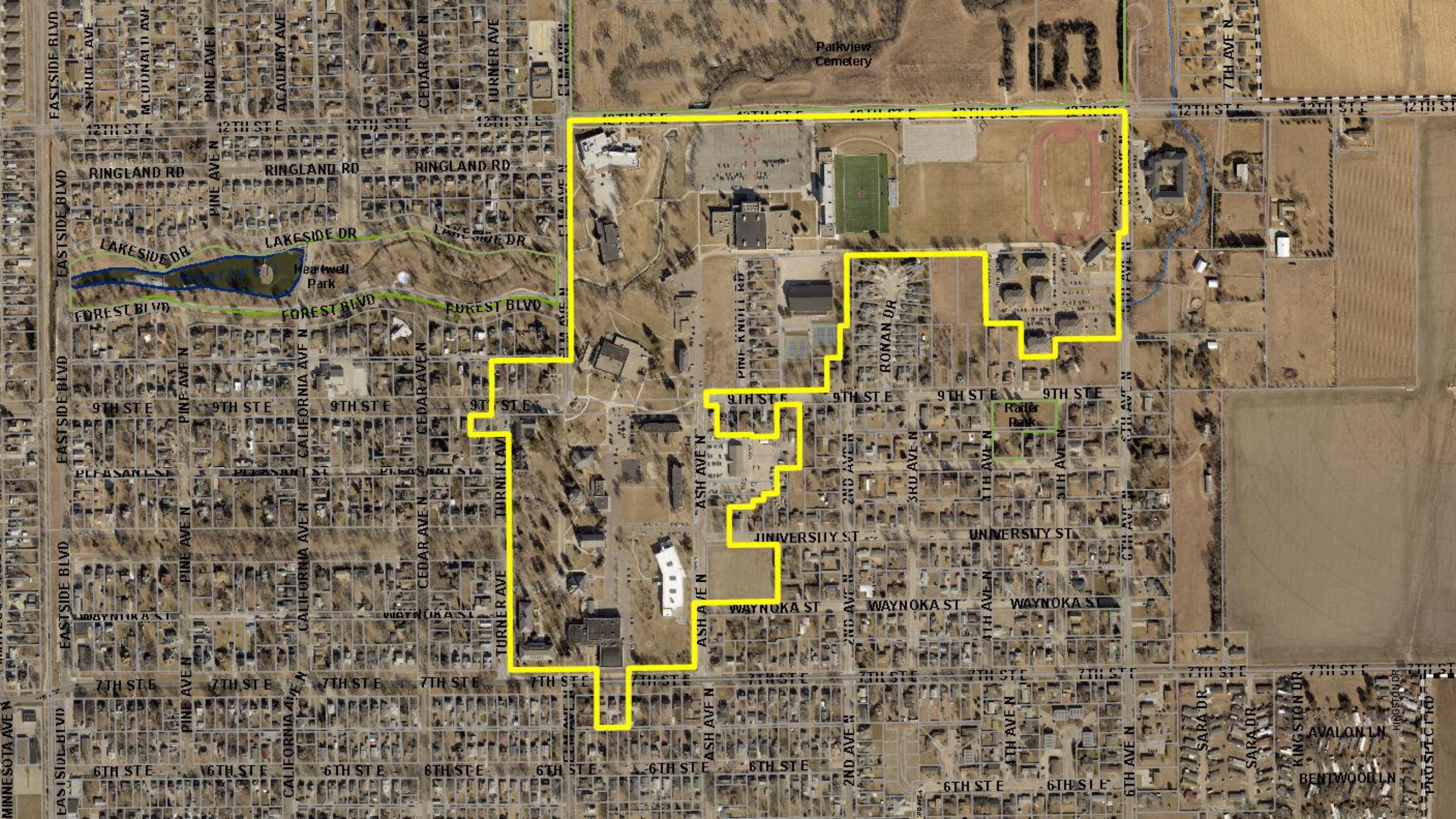
HASTINGS
Nebraska

File Nos. 2024-59, 2024-66, and 2024-60

Projects <u>Hastings College Project</u>

- A public hearing to consider a request for a Plan Modification No. 2024-2 to Redevelopment Area #17 for the Suzanne and Walter Scott Foundation Residence Hall development.
- A public hearing to consider a request to Rezone the College campus and adjacent properties to CMP District.
- Preliminary Plat of the Fairview Subdivision

Applicant Hastings College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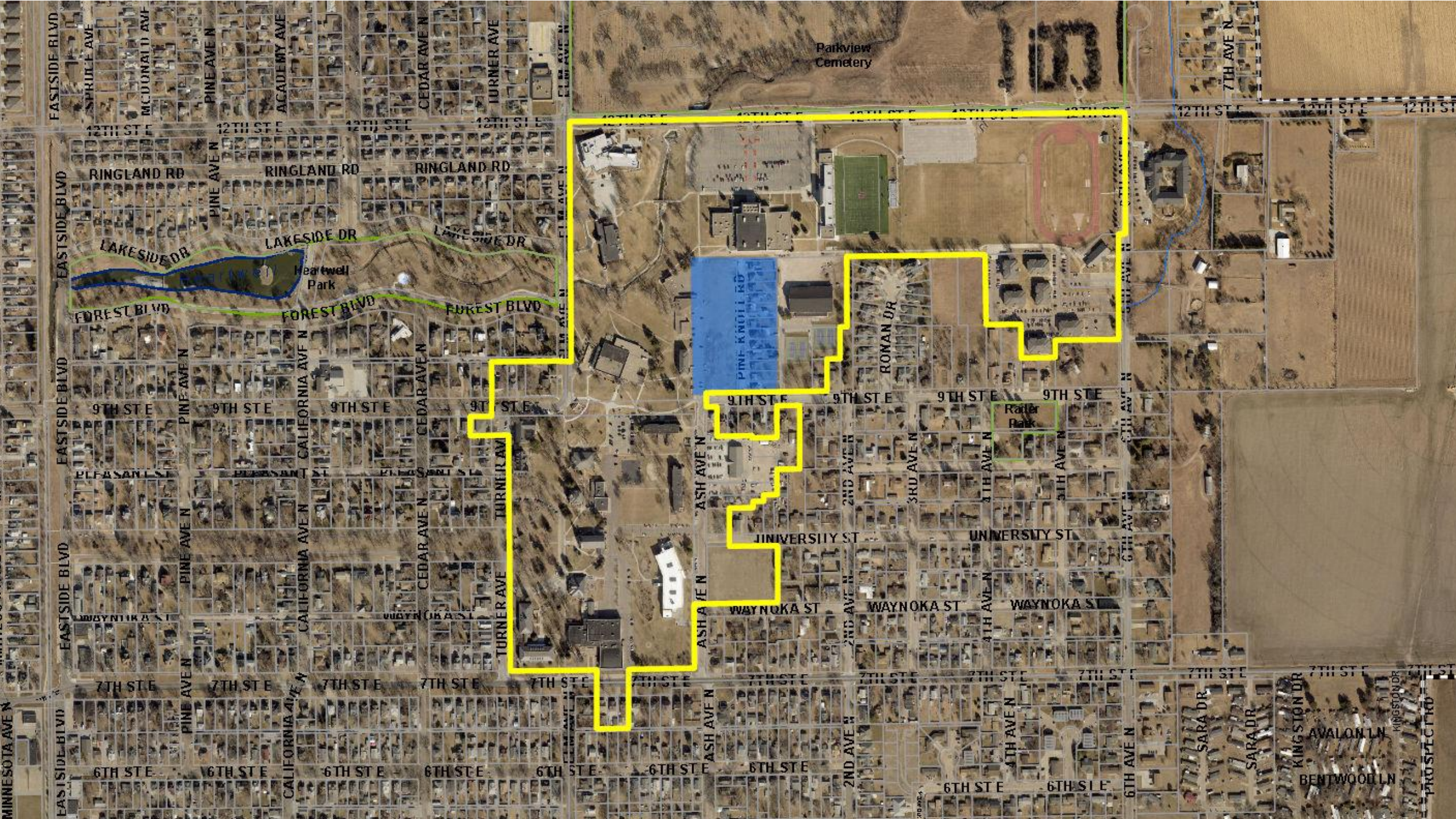
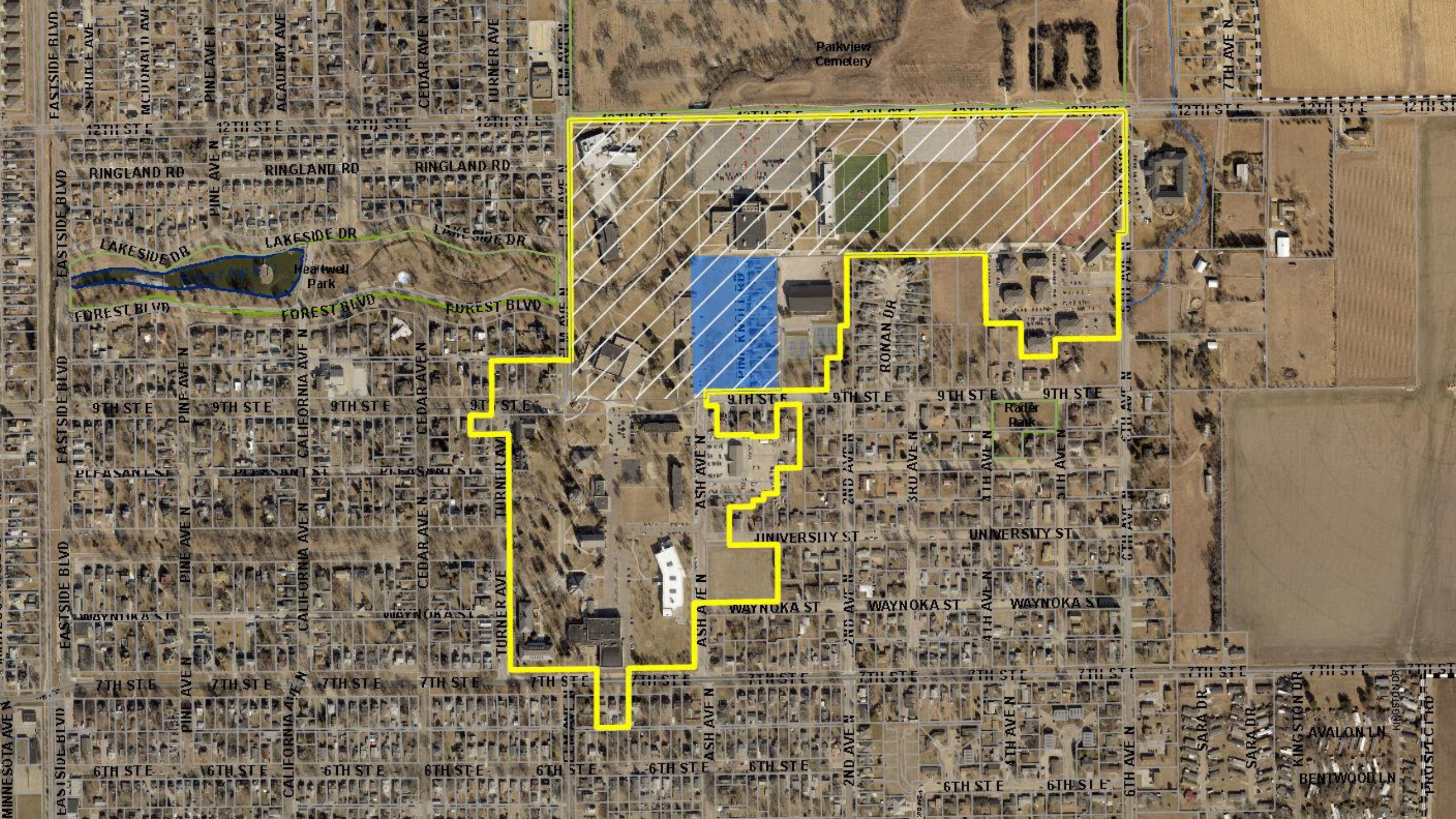
12TH ST E
RINGLAND RD
LAKESIDE DR
Heartwell Park
FOREST BLVD
9TH ST E
Rafer Park
UNIVERSITY ST
WAYNOKA ST
7TH ST E
6TH ST E
EASTSIDE BLVD
PINE AVE N
CEDAR AVE N
ASH AVE N
PINE KNOLL RD
ROMAN DR
SARA DR
AVALON LN
BENTWOOD LN
KINGSTON DR
PROSPECT RD


Parkview Cemetery
12TH ST E
RINGLAND RD
LAKESIDE DR
Heartwell Park
FOREST BLVD
EASTSIDE BLVD
PINE KNOLL RD
RONAN DR
9TH ST E
Rafer Park
ASH AVE N
UNIVERSITY ST
WAYNOKA ST
7TH ST E
6TH ST E
PLEASANT ST
PINE AVE N
CALIFORNIA AVE N
CEDAR AVE N
TURNER AVE
2ND AVE N
3RD AVE N
4TH AVE N
6TH AVE N
SARA DR
AVALON LN
BENTWOOD LN
KINGSTON DR
PROSPECT RD
MINNESOTA AVE N


Parkview Cemetery
12TH ST E
RINGLAND RD
LAKESIDE DR
Heartwell Park
FOREST BLVD
9TH ST E
Rafer Park
UNIVERSITY ST
WAYNOKA ST
7TH ST E
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EASTSIDE BLVD
PINE AVE N
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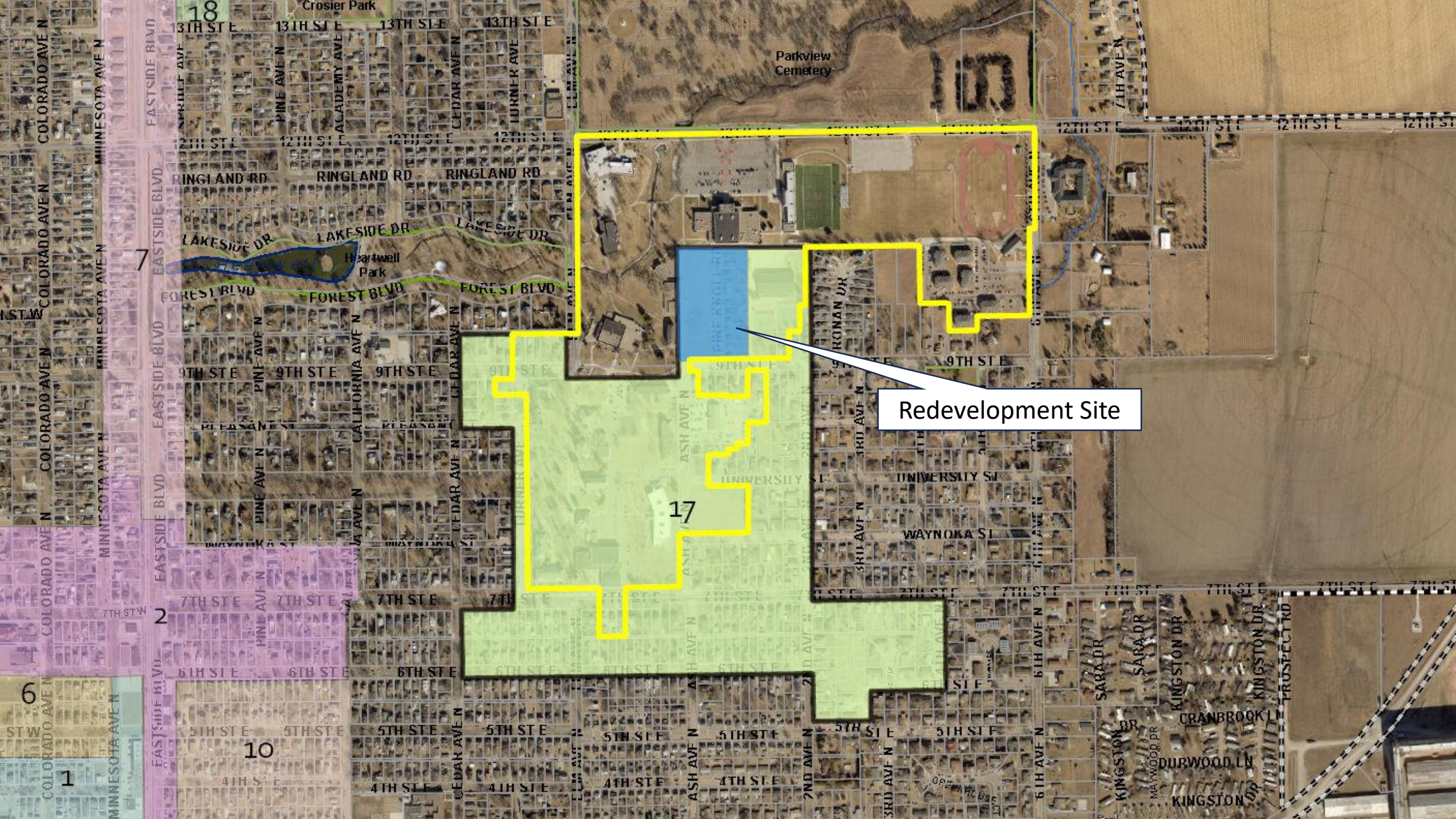
ASH AVE N
RONAN DR
AVALON LN
BENTWOOD LN
SARA DR
KINGSTON DR
PROSPECT RD


Redevelopment Site
Parkview Cemetery
Crosier Park
Heartwell Park
17
18
7
2
6
10
1
RINGLAND RD
LAKESIDE DR
FOREST BLVD
13TH ST E
12TH ST E
9TH ST E
7TH ST E
6TH ST E
5TH ST E
4TH ST E
UNIVERSITY ST
WAYNOKA ST
PLEASANT ST
EASTSIDE BLVD
COLORADO AVE N
MINNESOTA AVE N
PINE AVE N
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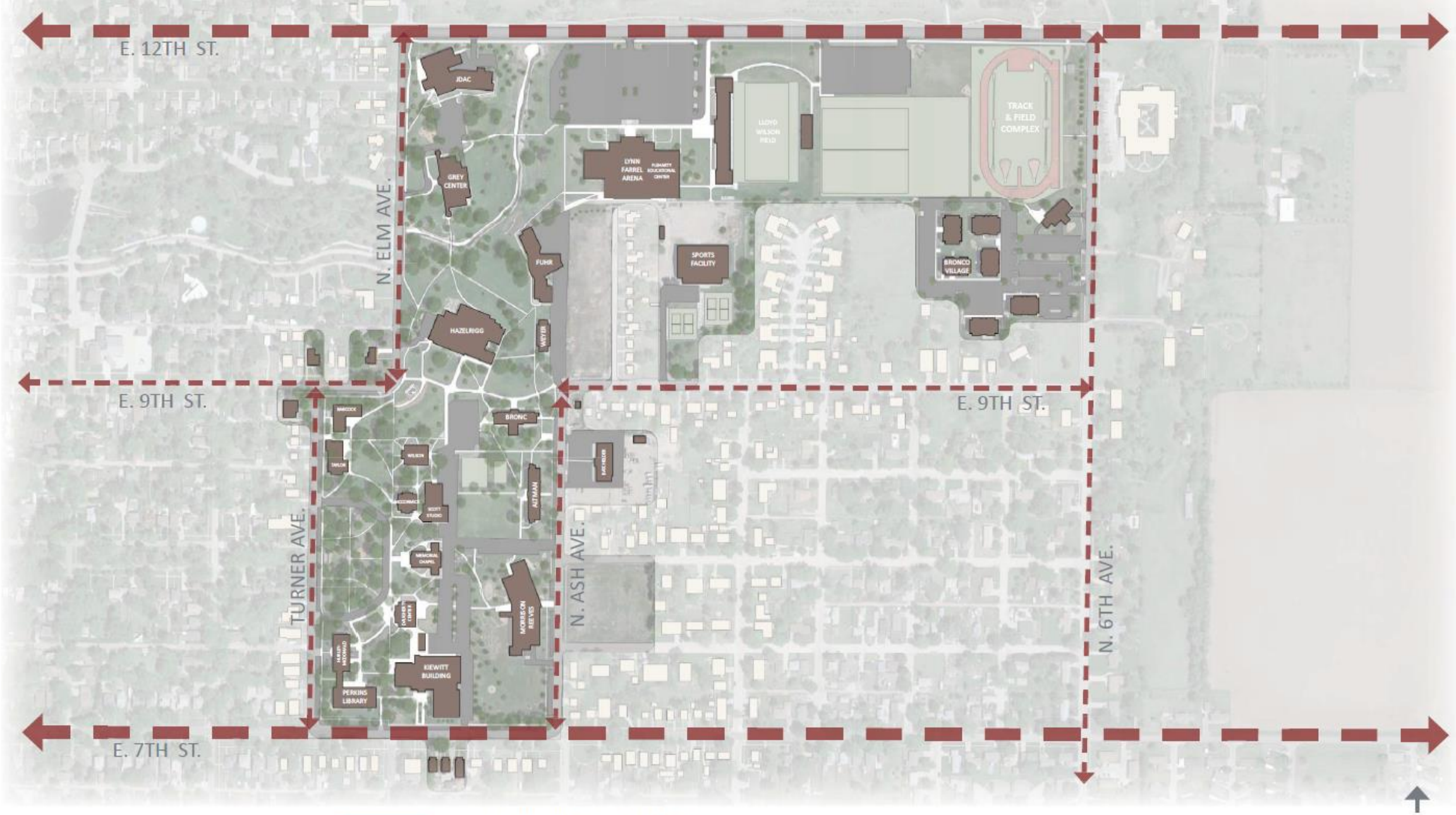
DURWOOD LN
PROSPECT RD



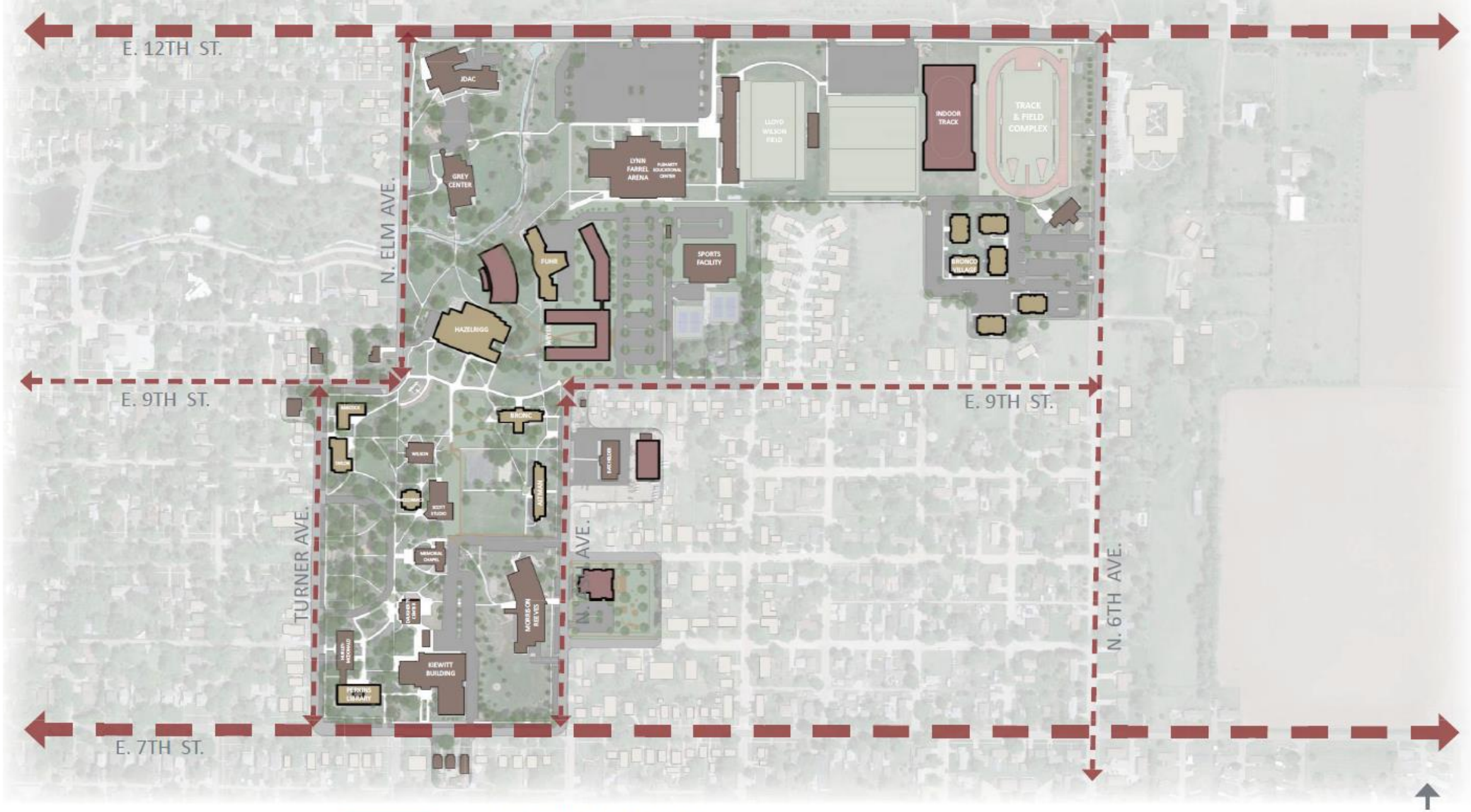
Holland Basham Architects

SRM

EXISTING CAMPUS

HASTINGS COLLEGE

02-12-2024



Holland Basham Architects

SRM

FUTURE CAMPUS

HASTINGS COLLEGE

02-12-2024

ARENA
PHYSICAL FITNESS FACILITY
FUHR HALL
PINE KNOLL
HAZELRIGG
E 9TH ST.

Holland Basham Architects

SRM

PERSPECTIVES

HASTINGS COLLEGE

NEW RESIDENCE HALL

04-23-2024

Holland Basham Architects | SRM

FROM CAMPUS VIEW

HASTINGS COLLEGE

NEW RESIDENCE HALL

04-23-2024

Holland Basham Architects

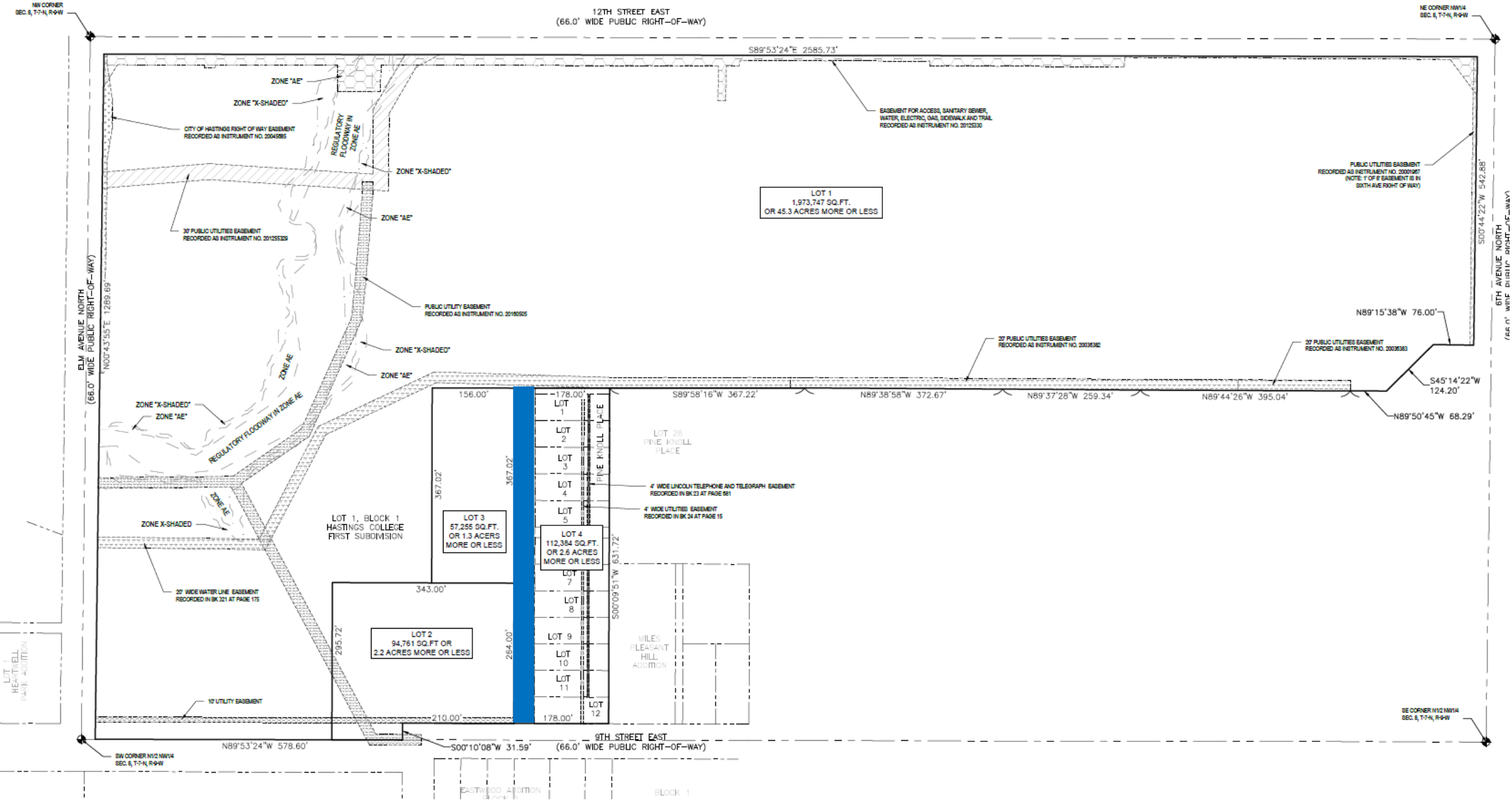
SRM

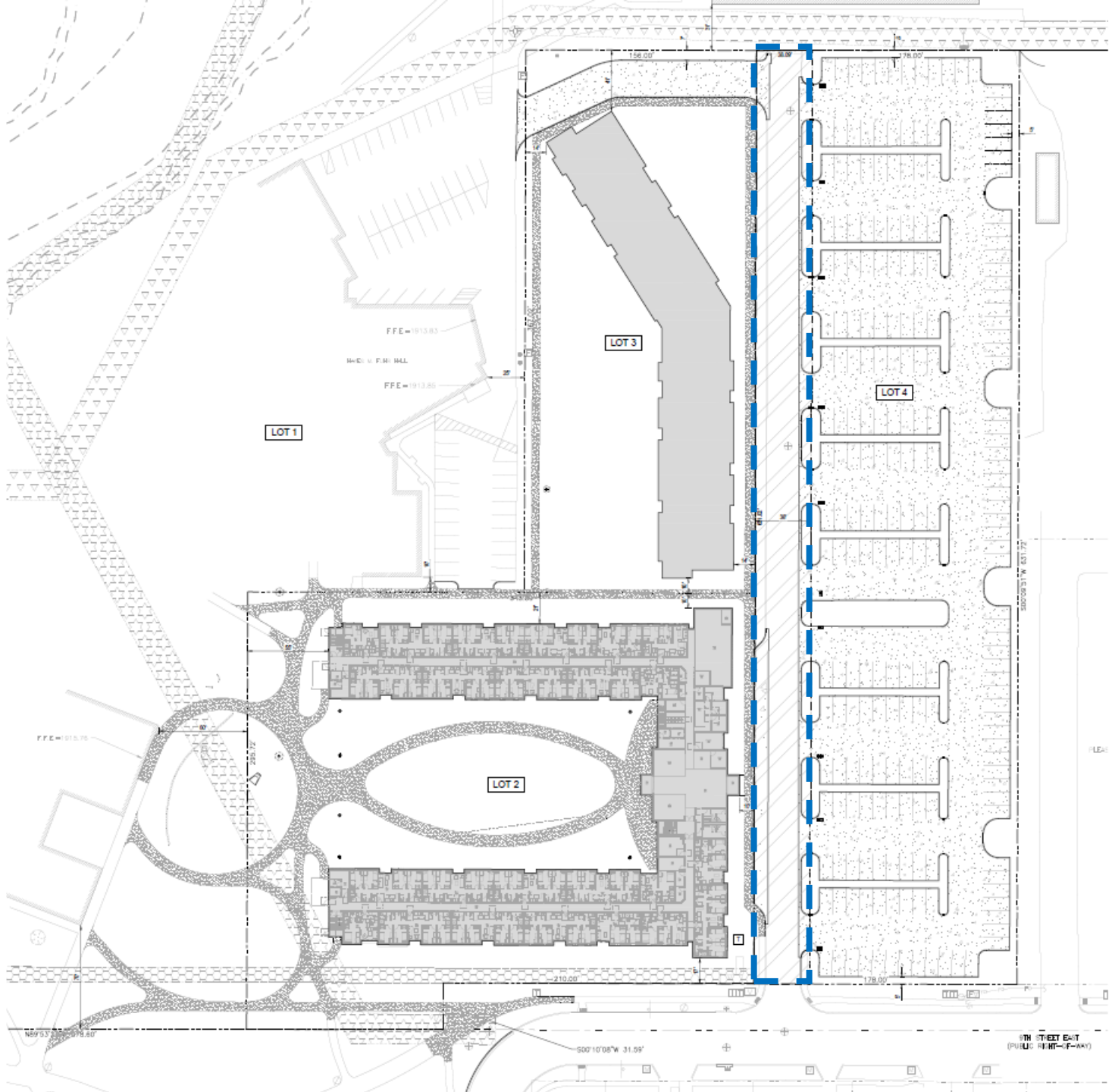
COURTYARD VIEW

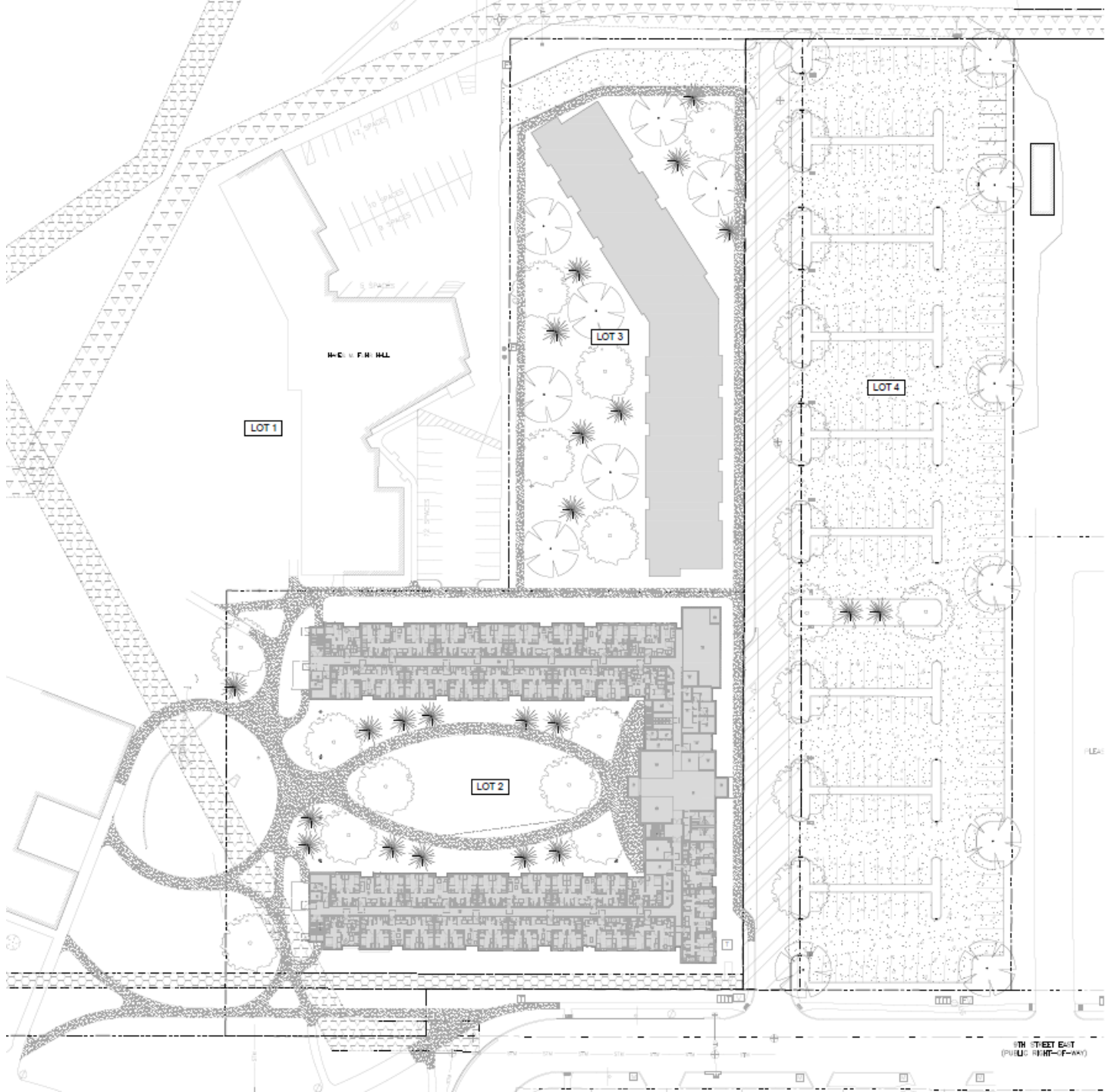
HASTINGS COLLEGE

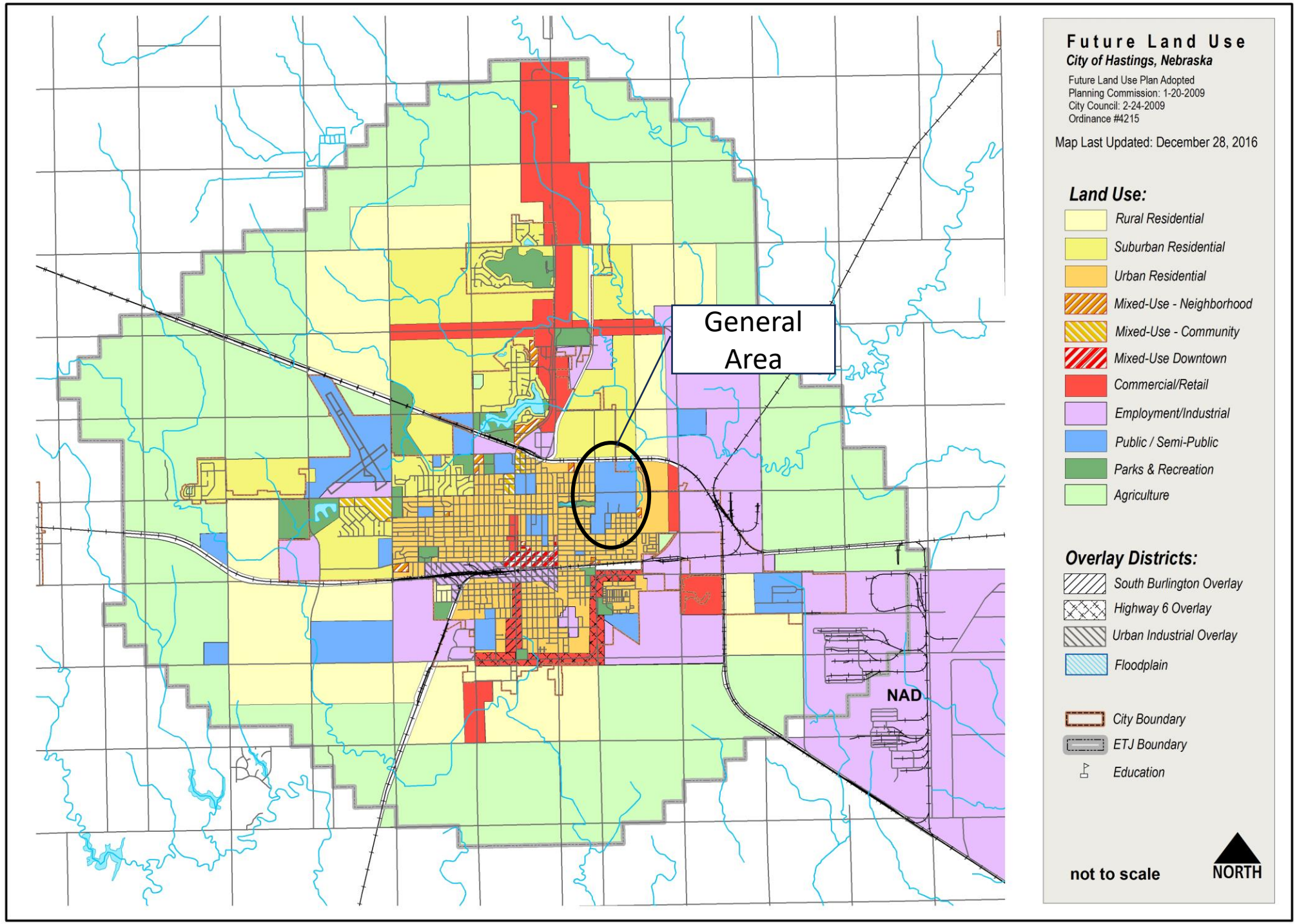
NEW RESIDENCE HALL

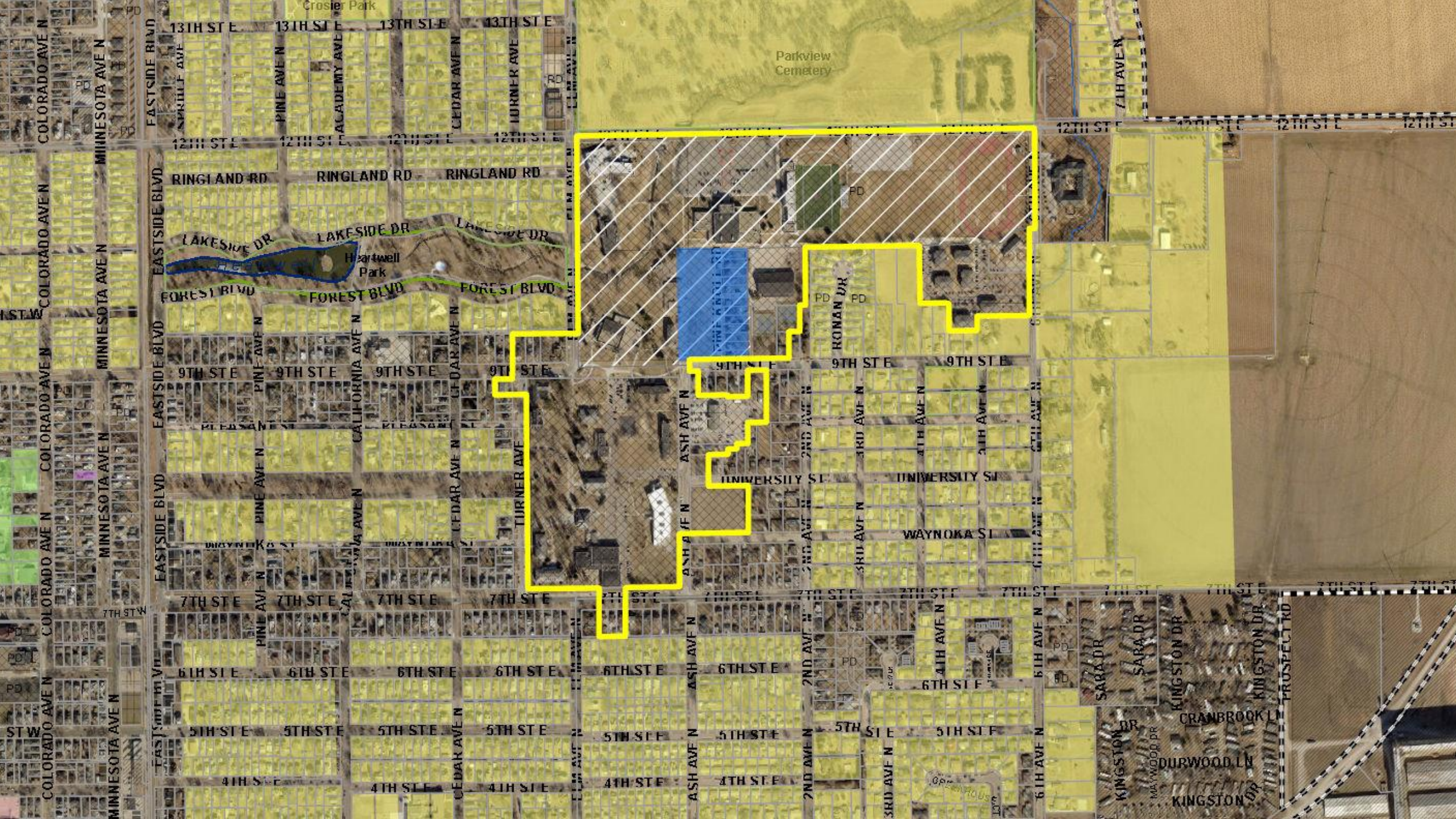
04-23-2024


NW CORNER SEC. 8, T-7-N, R-9-W
12TH STREET EAST (66.0' WIDE PUBLIC RIGHT-OF-WAY)
NE CORNER NW1/4 SEC. 8, T-7-N, R-9-W
S89°53'24"E 2585.73'
ZONE "AE"
ZONE "X-SHADED"
CITY OF HASTINGS RIGHT OF WAY EASEMENT RECORDED AS INSTRUMENT NO. 20045885
REGULATORY FLOODWAY IN ZONE AE
ZONE "X-SHADED"
ZONE "AE"
30' PUBLIC UTILITIES EASEMENT RECORDED AS INSTRUMENT NO. 20125329
EASEMENT FOR ACCESS, SANITARY SEWER, WATER, ELECTRIC, GAS, SIDEWALK AND TRAIL RECORDED AS INSTRUMENT NO. 20125330
PUBLIC UTILITIES EASEMENT RECORDED AS INSTRUMENT NO. 20001967 (NOTE: 1' OF 8' EASEMENT IS IN SIXTH AVE RIGHT OF WAY)
LOT 1
1,973,747 SQ.FT.
OR 45.3 ACRES MORE OR LESS
S00°44'22"W 542.88'
6TH AVENUE NORTH (66.0' WIDE PUBLIC RIGHT-OF-WAY)
ELM AVENUE NORTH (66.0' WIDE PUBLIC RIGHT-OF-WAY)
N00°43'55"E 1289.69'
PUBLIC UTILITY EASEMENT RECORDED AS INSTRUMENT NO. 20150505
ZONE "X-SHADED"
ZONE "AE"
N89°15'38"W 76.00'
20' PUBLIC UTILITIES EASEMENT RECORDED AS INSTRUMENT NO. 20036382
20' PUBLIC UTILITIES EASEMENT RECORDED AS INSTRUMENT NO. 20036383
S45°14'22"W 124.20'
ZONE "X-SHADED"
ZONE "AE"
REGULATORY FLOODWAY IN ZONE AE
S89°58'16"W 367.22'
N89°38'58"W 372.67'
N89°37'28"W 259.34'
N89°44'26"W 395.04'
N89°50'45"W 68.29'
156.00'
178.00'
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
PINE KNOLL PLACE
LOT 26 PINE KNOLL PLACE
4' WIDE LINCOLN TELEPHONE AND TELEGRAPH EASEMENT RECORDED IN BK 23 AT PAGE 581
4' WIDE UTILITIES EASEMENT RECORDED IN BK 24 AT PAGE 15
367.02'
367.02'
ZONE AE
ZONE X-SHADED
LOT 1, BLOCK 1 HASTINGS COLLEGE FIRST SUBDIVISION
LOT 3
57,255 SQ.FT.
OR 1.3 ACERS
MORE OR LESS
LOT 4
112,384 SQ.FT.
OR 2.6 ACRES
MORE OR LESS
S00°09'51"W 631.72'
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
20' WIDE WATER LINE EASEMENT RECORDED IN BK 321 AT PAGE 175
343.00'
LOT 2
94,761 SQ.FT OR
2.2 ACRES MORE OR LESS
295.72'
264.00'
MILES PLEASANT HILL ADDITION
LOT 1 HEARTHILL PARK ADDITION
10' UTILITY EASEMENT
210.00'
178.00'
N89°53'24"W 578.60'
S00°10'08"W 31.59'
9TH STREET EAST (66.0' WIDE PUBLIC RIGHT-OF-WAY)
SW CORNER N1/2 NW1/4 SEC. 8, T-7-N, R-9-W
SE CORNER N1/2 NW1/4 SEC. 8, T-7-N, R-9-W
EASTWOOD ADDITION
BLOCK 1


LOT 1
LOT 2
LOT 3
LOT 4
156.00'
78.00'
210.00'
178.00'
S00°10'08"W 31.59'
9TH STREET EAST
(PUBLIC RIGHT-OF-WAY)


LOT 1
LOT 2
LOT 3
LOT 4


General Area
NAD
Future Land Use
City of Hastings, Nebraska
Future Land Use Plan Adopted
Planning Commission: 1-20-2009
City Council: 2-24-2009
Ordinance #4215
Map Last Updated: December 28, 2016
Land Use:
Rural Residential
Suburban Residential
Urban Residential
Mixed-Use - Neighborhood
Mixed-Use - Community
Mixed-Use Downtown
Commercial/Retail
Employment/Industrial
Public / Semi-Public
Parks & Recreation
Agriculture
Overlay Districts:
South Burlington Overlay
Highway 6 Overlay
Urban Industrial Overlay
Floodplain
City Boundary
ETJ Boundary
Education
not to scale
NORTH


Crosier Park
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12TH ST E
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5TH ST E
4TH ST E
PINE AVE N
CEDAR AVE N
ASH AVE N
TURNER AVE
CALIFORNIA AVE N
COLORADO AVE N
MINNESOTA AVE N
KONAN DR
UNIVERSITY ST
WAYNOKA ST
SARA DR
KINGSTON DR
CRANBROOK LN
DURWOOD LN
PD

Project Costs and Funding Sources

USE OF FUNDS			SOURCES OF FUNDS	
Description				
Site Prep & Grading	$ 1,000,000.00		Owner Equity	$ 24,000,000.00
Utility Relocation, Sewer, Water & Paving	$ 1,000,000.00		Scott Foundation Loan	$ 13,000,000.00
Architecture & Engineering	$ 2,500,000.00		Tax Increment Financing	$ 3,000,000.00
Demolition & Abatement	$ 800,000.00			
Façade Enhancements	$ 1,500,000.00			
Construction Costs	$ 33,200,000.00			
TOTALS	**$40,000,000.00**		**TOTALS**	**$40,000,000.00**

Anticipated TIF Funding

Estimated 2025 assessed value:	$1,000,000
Estimated value after completion:	$15,000,000
Incremental value:	$14,000,000
Annual TIF generated:	$304,400
TIF Bond Issue:	$3,000,000

Project Proforma

Proforma Operating Statement w/o TIF	Year 1	Year 2	Year 3	Year 4
Rent Revenue	$ 2,502,103	$ 2,580,166	$ 2,660,721	$ 2,743,850
Expenses	$ (1,331,126)	$ (1,365,902)	$ (1,401,674)	$ (1,438,472)
NOI Without TIF	$ 1,170,977	$ 1,214,264	$ 1,259,047	$ 1,305,378
Debt Service	$ (1,334,511)	$ (1,334,511)	$ (1,334,511)	$ (1,334,511)
Cash Flow Without TIF	$ (163,534)	$ (120,247)	$ (75,464)	$ (29,133)
Cash on cash return wo/TIF	-0.68%	-0.50%	-0.31%	-0.12%
Equity Investment	$ 24,000,000	$ 24,000,000	$ 24,000,000	$ 24,000,000

Proforma Operating Statement with TIF	Year 1	Year 2	Year 3	Year 4
Rent Revenue	$ 2,502,103	$ 2,580,166	$ 2,660,721	$ 2,743,850
Expenses	$ (1,321,984)	$ (1,356,508)	$ (1,392,021)	$ (1,428,555)
NOI Without TIF	$ 1,180,119	$ 1,223,658	$ 1,268,700	$ 1,315,295
Debt Service	$ (1,113,482)	$ (1,113,482)	$ (1,113,482)	$ (1,113,482)
Cash Flow Without TIF	$ 66,637	$ 110,176	$ 155,218	$ 201,813
Cash on cash return with TIF	0.28%	0.46%	0.65%	0.84%
Equity Investment	$ 24,000,000	$ 24,000,000	$ 24,000,000	$ 24,000,000

Looking North at E. 7th into the Site
NOTICE

Looking Southwest E. 7th Street

Looking Southeast E. 7th Street

Looking Southeast E. 7th Street

Looking Northeast E. 7th Street
NO PARKING

Staff Findings Summary for Plan Modification

- The project is feasible and conforms with the Comprehensive Plan
- The project would not be economically feasible without the use of TIF funding. As shown in the Proforma, without the TIF funding, the project would have a negative return on the investment, which is unacceptable for more projects.
- Because of the infeasibility of the project without TIF funding, the project would not be feasible at the intended scale, which may not meet the objective of the College or its partner.
- The cost/benefit of the project is in the long-term best interest of the community. The project will provide housing for Hasting College students, which will in turn open more homes in the neighborhood for rent or sale. The Pine Knoll Rd. homes were purchased at market rate and the accommodations for current residents (including several students) have been provided.

Staff Recommendation

Staff recommends the Planning Commission recommend **APPROVAL** to the City Council for the request for a **Redevelopment Plan Modification** to Redevelopment Area #17 for the Suzanne and Walter Scott Foundation Residence Hall Redevelopment Project, generally located to the north of the intersection of East 9th Street and Pine Knoll Road, based on the findings in the staff report and the Redevelopment Plan Modification materials.

Staff Findings Summary for Rezoning

- The project is feasible and conforms with the Comprehensive Plan. The proposed design and density conform with the Public/Semi-Public policies.
- Adequate public utilities are available to serve the site and proposed development. New mains and lateral lines will need to be installed to serve the new building.
- The character of the surrounding neighborhood is a mix of residential uses, the Hastings College Campus, and Parkview Cemetery.
- The proposed rezoning largely reflects the current college campus setting. By rezoning to the CMP District, more focus is required to maintain open space and a pedestrian environment.

Staff Recommendation

Staff recommends the Planning Commission recommend **APPROVAL** of the Request to **REZONE** to the City Council for the property at Hastings College campus and adjacent land owned by Hastings College, generally bounded by and along East 12th Street, North 6th Avenue to the east, East 9th Street, North Ash Avenue, East 7th Street, North Turner Avenue, and North Elm Avenue, from R-2, Mixed-Density Neighborhood District, and R-3, Multiple-Family Residential District to CMP, Campus Institutional District.

Staff Findings Summary for Preliminary Plat

- The request conforms with the 2009 Comprehensive Plan. The proposed design and density conform with the Public/Semi-Public policies.
- If rezoned, the Preliminary Plat will ensure conformity to the design applicable zoning regulations.
- Adequate and Appropriate access is provided. Pine Knoll Road, a dead-end street has been requested to be vacated. This dead-end street only serves land under control by the College.
- The design of the public infrastructure meets the City's minimum standards.

Staff Recommendation

Staff recommends the Planning Commission recommend **APPROVAL** of the request to **PRELIMINARY PLAT** for the Hastings College Second Subdivision to City Council for the property generally bounded by and along East 12th Street, North 6th Avenue, East 9th Street, and North Elm Avenue, with the following conditions:

1. The proposed rezoning of the Hastings College campus and adjacent college-owned property must be rezoned to CMP, Campus Institutional District.
2. The Ordinance to vacate Pine Knoll Road must be approved by the City Council.

HASTINGS
Nebraska

Department: Development Services
Staff Contact: Chad Bunger
Planning Commission Meeting Date: 5/21/2024
File No: 2024-59
Prepared By: Chad Bunger, Director of Development Services

AGENDA ITEM SUMMARY SHEET

Description of Item:

The Hastings Community Redevelopment Authority and the developer, Hastings College, have submitted a request for Redevelopment Plan Modification No. 2024-2 to Redevelopment Area #17 for the Suzanne and Walter Scott Foundation Residence Hall Redevelopment Project.

The project, in partnership with the Suzanne and Walter Scott Foundation, would construct a 318-bed Residence Hall near the intersection of E 9th Street and Pine Knoll Road. The project intends to use tax increment financing (TIF) to help fund the project. The TIF funding will aid in the demolition, site preparation, engineering and architecture, infrastructure expenses, and related construction costs associated with the purchase and development of this project.

Names of People/Business affected by this action:

The applicant, the people of Hastings, the Community Redevelopment Authority, and the City.

Why Planning Commission action is required:

Prior to recommending a redevelopment plan to the governing body for approval, an authority shall submit such plan to the planning commission or board of the city in which the redevelopment project area is located for review and recommendations as to its conformity with the general plan for the development of the city as a whole. The planning commission or board shall submit its written recommendations with respect to the proposed redevelopment plan to the authority within thirty days after receipt of the plan for review. Upon receipt of the recommendations of the planning commission or board or, if no recommendations are received within such thirty days, then without such recommendations, an authority may recommend the redevelopment plan to the governing body of the city for approval (N.R.S. 18-2112).

Type of action requested:

Motion

Suggested motion:

Deadlines associated with action:

The City Council is scheduled to review this Redevelopment Plan Modification on June 10, 2024.

Department head comments:

Development Services staff have reviewed the application for the Fairview Villas Development and Redevelopment Plan Modification of Area #5. The complete details of the staff review and recommendation are in the attached staff report.

Recommendation:

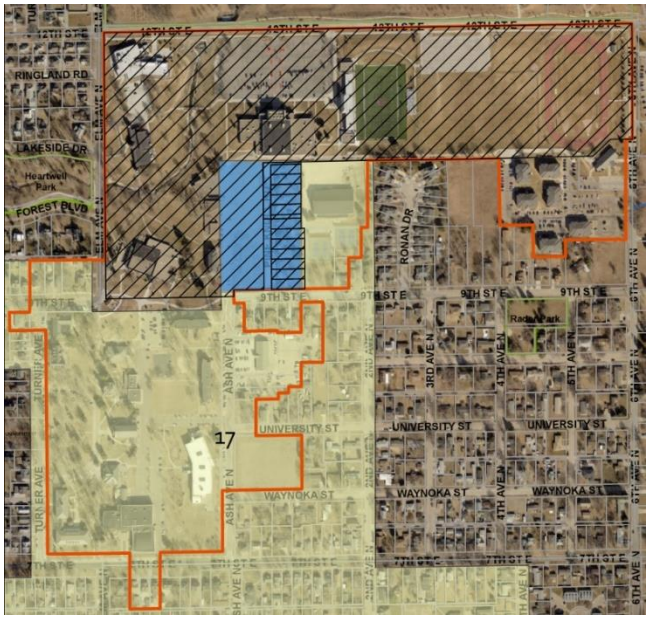
Staff recommends the Planning Commission recommend **APPROVAL** to the City Council for the request for a **Redevelopment Plan Modification** to Redevelopment Area #17 for the Suzanne and Walter Scott Foundation Residence Hall Redevelopment Project, generally located to the north of the intersection of East 9th Street and Pine Knoll Road, based on the findings in the staff report and the Redevelopment Plan Modification materials.

City of Hastings Planning Commission

HASTINGS
DEVELOPMENT SERVICES

STAFF REPORT

Request to Modify Redevelopment Plan:	**Suzanne and Walter Scott Foundation Residence Hall Redevelopment Plan (Plan Modification No. 2024-1)**
Case No.	2024-59
Applicant	Hastings Community Redevelopment Authority, on behalf of the developer, Suzanne and Walter Scott Foundation and Hastings College
Property Location:	Generally, to the north of the intersection of East 9th Street and Pine Knoll Road.
Lot Size:	6.02 acres
Date of Public Hearing:	May 21, 2024
Current Zoning	R-3, Multiple-Family Residential District
Adjacent Zoning:	North: R-3 District
	East: R-3 District and R-1, Single-Family Residential District
	South: R-2, Mixed Density Neighborhood District, and R-3, District
	West: R-3 District



DESCRIPTION OF PROPOSED REDEVELOPMENT PLAN MODIFICATION REQUESTS:

The Hastings Community Redevelopment Authority (CRA) has made an application for the Redevelopment Plan Modification of Area #17 for a proposed dormitory for Hastings College, which is currently zoned R-3, Multiple-Family Residential District. The developer is Suzanne and Walter Scott Foundation, which intends to construct and manage the new dormitory for the College.

Hastings College and the developer have also applied to rezone the campus and adjacent land that the college owns to CMP, Campus Institutional District, and for a Preliminary Plat.

The developer has requested the use of tax increment financing (TIF) to pay for eligible expenses for the development, which can include acquisition, site preparation, water and sanitary sewer infrastructure installation, and paving.

The property is within the Redevelopment Area #17. The Blight and Substandard Determination was approved by the City Council on April 22, 2024. The General Redevelopment Plan (see attached) is scheduled to be heard by the Planning Commission at the same meeting as this public hearing and by the City Council on June 10th. The state initiatives of the General Redevelopment Plan are:

General Development/Redevelopment Initiatives

- Develop public and private partnerships with funding entities and property developers to attract residential development to Redevelopment Area #17 to address the specific needs of Hastings College students and faculty, and the rehabilitation and preservation of existing housing stock in the Redevelopment Area. Partnerships can include, but are not limited to the Hastings CRA, South Central Economic Development District, Housing Development Corporation, Hastings Economic Development Corporation, Hastings Chamber of Commerce, Hastings College, the Suzanne and Walter Scott Foundation and other private foundations. Utilize the Hastings Comprehensive Development Plan, Hastings 2021 Housing Needs Assessment and any other local, relevant planning documents to provide direction for Community development projects.

- Create an “Economic Development Initiative” for Redevelopment Area #17 directed at increasing the property tax base via new development activities. Utilize TIF, Micro-TIF, the Rural Workforce Housing Fund and other available sources of economic development funding, including State, Federal and Private Foundation Grants, as well as private investment, for the expansion of both existing and new residential developments. Such development activity must be in conformance with the City’s Comprehensive Plan and

current Zoning and Subdivision Regulations, pending changes or amendments to both documents.

- Promote the development of vacant/undeveloped land areas within the Redevelopment Area by targeting parcels that are, currently, both functionally and economically obsolete. Smaller, vacant/undeveloped tracts of land in the eastern portion of the Area should be planned for residential development, while infill development in residential areas should be planned for expansion of residential land uses. Modern street and water/sewer systems should be put in place to attract development/redevelopment opportunities to the Area.

- Establish a program of new residential development to address the specific needs of Hastings College students and faculty, and the rehabilitation and preservation of existing housing stock in the Redevelopment Area. TIF, Micro-TIF, Rural Workforce Housing Fund, Community Development Block Grants, HOME funds and the Nebraska Affordable Housing Trust Fund could assist with both new housing development and housing preservation programs.

- Through the CRA, acquire dilapidated and functionally and economically obsolescent buildings or land within the Redevelopment Area and retain or hold these tracts for future development.

Infrastructure & Utility Systems Initiatives

- Repair and replace, as needed, deteriorated and dilapidated or undersized municipal water, sewer and storm sewer mains throughout Redevelopment Area #17, to support both existing and future residential development and redevelopment. Hastings Utilities Staff estimate that segments of water and sewer mains were identified to be undersized by today's demand and development standards and are in need of replacement.

- Establish a program to improve existing sidewalks and install new sidewalks where necessary, as well as rehabilitate and resurface existing streets, new street lighting, and parking areas in the Redevelopment Area, identified as being in a state of deterioration and in substandard condition.

The proposed development would construct a new dormitory/residence hall for Hastings College that would house 318 students. The new hall would be a four-story, "U-shaped" building that will provide a mix of one-bedroom studio units, two-bedroom, and four-bedroom student housing. An interior courtyard will provide landscaping and amenities for the students and the surrounding campus. These amenities include firepits, lounge furniture, and shade structures.

The Redevelopment Plan Modification materials state "The project will help to secure Hastings College's viability and competitive position in the higher education market providing an attractive and affordable housing option for current and prospective students. The development will help meet the future housing needs of Hastings College while providing affordable housing for all of its students."

To accommodate this new residence hall, Hastings College has purchased or is in the process of purchasing the single-family homes to the east of Pine Knoll Road. These 12 homes will be demolished. This area of the redevelopment plan will be used for off-street parking for the new residence hall and landscaping/screening. Weyer Hall, an antiquated, vacant residence hall will also be demolished to make way for the proposed development.

A second phase is planned for a second residence hall that will provide a similar number of beds. No specific timeline for this phase has been provided. If constructed, this phase would most likely be considered for a subsequent redevelopment plan modification.

Construction of the development is slated to begin as soon as the approvals are completed. Completion of the project is planned for the end of 2026.

Property Description:

The property is generally flat. The area west of Pine Knoll Road is currently a vacant, grassed area. The single-family homes to the east of Pine Knoll Road were constructed in the 1940s.

Hastings College has requested to vacate the Pine Knoll Road right-of-way (ROW). Pine Knoll Road is a dead-end street that only serves the campus and these campus-owned homes. A utility easement will be retained in the location of the ROW to accommodate the existing and future utility infrastructure needed to serve the new buildings and campus.

STANDARDS TO PROPOSED REDEVELOPMENT PLAN MODIFICATION:

The provisions of N.R.E 18-2116 regulate the process of modifying a redevelopment plan within the City and its extraterritorial jurisdiction for a proposed development.

The City Council, by recommendation from the City Planning Commission, will base its decision on the following:

a) **Is the proposed redevelopment plan modification feasible and in conformity with the Comprehensive Plan (general plan) for the development of the City of Hastings, as a whole, and is in conformity with the legislation declarations and determinations.**
   Based on the application materials provided by the Hastings CRA, the proposed redevelopment project appears to be feasible. The developer has a track record of developing these types of projects at the University of Nebraska at Omaha.

The proforma documented in the application appears to be reasonable, using appropriate expenses and revenue for the development.

The City of Hastings "Imagine Hastings" Comprehensive Plan, adopted in 2009, shows the site in the Public/Semi-Public land use category. The policy statement for this use designation is:

The public/semi-public land use category consists of those institutional land uses including government centers and facilities, educational facilities, and other public or semi-public uses and places like "places of worship", hospitals, private schools, libraries and cemeteries. New uses in this category may be integrated with residential neighborhoods or as part of neighborhood or community mixed-use centers as specified in the location guidelines.

The existing zoning of the property is R-3, Multiple-Family Residential District. This district permits, by right, school, college, or university uses. Hastings College has applied to rezone the campus, including this redevelopment area to CMP, Campus Institutional District. The intent of this zoning district is as a "planned zoning district to assist and encourage the development of educational, institutional, and medical uses, and their complementary land uses, in a campus setting. This district should focus on organizing buildings and uses around distinct gathering places, and create a highly pedestrian or "park-once" environment within the campus. It is applicable to areas where improved pedestrian and civic amenities can coordinate the development of compatible uses and designs through a specific master plan."

The rezoning should match the campus and master planned setting of Hastings College and better accommodate this redevelopment plan modification and future plans of the campus while preserving the pedestrian environment, open space, and architectural character.

Based on the City staff's review, the proposed redevelopment plan modification is feasible and conforms with the City's Comprehensive Plan.

b) If the proposed redevelopment plan is to use tax increment financing (TIF):

i. Would the redevelopment project in the plan be economically feasible without the use of tax-increment financing?

Based on the information in the Suzanne and Walter Scott Foundation Residence Hall Redevelopment Plan Modification application materials, the proposed development would not be economically feasible without the use of tax-increment financing.

The developer's project financial plan shows the total expenses of the project to be $40,000,000. The sources of funds used to pay for the project include owner equity and a loan from the Suzanne and Walter Scott Foundation. The total of these funds is $37,000,000.

The developer is seeking $3,000,000 in TIF funding, which will be in the form of a loan amortized over 15 years. These funds will cover the gap in financing and other funding sources for the development.

As stated in the Proforma Operating statement on page 9 of the plan modification documents, without TIF, the project would operate at an annual loss on the investment, ranging from -0.68% to -.0.12%. These operating losses make the project infeasible.

With the TIF funding, the project will have a relative positive investment of 0.28% to 0.84%.

ii. Would the redevelopment project not occur in the community redevelopment area without the use of tax-increment financing?

Both Hastings College and their partner, Suzanne and Walter Scott Foundation, are making considerable investments in this project. The purpose of the project, as stated in the Redevelopment Plan Modification materials is to "help to secure Hastings College's viability and competitive position in the higher education market, providing an attractive and affordable housing option for current and prospective students. The development will help meet the future housing needs of Hastings College while providing affordable housing for all of its students."

Without the TIF funds, the project, at this scale, would not be viable. The project may occur on a small scale in size or character. However, this may not meet the objectives of the College or their partner.

iii. Is the costs and benefits of the redevelopment project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services in the long-term best interest of the community impacted by the redevelopment project?

Based on the information in the redevelopment plan modification documentation, the proposed development will be in the long-term best interest of the community.

The proposed development will provide a residence hall that will provide new living units for Hastings College students. This should keep students residing on campus, which in turn will allow for more homes adjacent to campus to be available for rent or purchase by other current and future Hastings residents.

The new residence hall will also add to the College's vibrant campus, which adds to the character of the Hastings community.

Twelve existing single-family homes are planned to be razed by the project. These homes were built in the 1940s and were predominately homes for Hastings College students. The College has purchased or is under contract for all of these homes through standard real estate transactions. According to the application materials, accommodations have been given to the residents of these homes, which include relocating several of the student tenants to other properties owned by Hastings College and providing up to four months' notice and full deposit refunds for month-to-month tenants.

The proposed project should create an additional valuation of $14,000,000 for the applicable taxing entities. No tax shifts are anticipated from this project based on the current ownership of the land and the plans for the project.

c) **Is the proposed redevelopment plan within a designated enhanced employment area? If so, will the new investments proposed with the redevelopment plan modification increase employment in the area by five new employees and new investment of $250,000?** This standard does not apply, as the area is not in a designated enhanced employment area.

STAFF COMMENTS: Staff recommends the Planning Commission recommend **APPROVAL** to the City Council for the request for a **Redevelopment Plan Modification** to Redevelopment Area #17 for the Suzanne and Walter Scott Foundation Residence Hall Redevelopment Project, generally located to the north of the intersection of East 9th Street and Pine Knoll Road, based on the findings in the staff report and the Redevelopment Plan Modification materials.

PREPARED BY: Chad Bunger, AICP, CFM Director of Development Services

DATE: May 6, 2024

ATTACHMENTS:

1. Redevelopment Plan Modification materials
2. Proposed Hastings College Second Subdivision Preliminary Plat
3. Redevelopment Area Number 17 General Redevelopment Plan
4. Redevelopment Area Number 17 Blight and Substandard Determination Study
5. 2009 Imagine Hastings Future Land Use Map

GENERAL REDEVELOPMENT PLAN
REDEVELOPMENT AREA #17
APRIL 24, 2024

Purpose of Plan

The purpose of this General Redevelopment Plan is to serve as a comprehensive guide for the implementation of development and redevelopment activities within Redevelopment Area #17 in the City of Hastings, Nebraska. Redevelopment and development activities associated with the Nebraska Community Development Law, State Statutes 18-2101 through 18-2154, should be utilized to promote the general welfare and enhance the tax base, as well as promote the economic and social well-being of the Community.

A General Redevelopment Plan 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

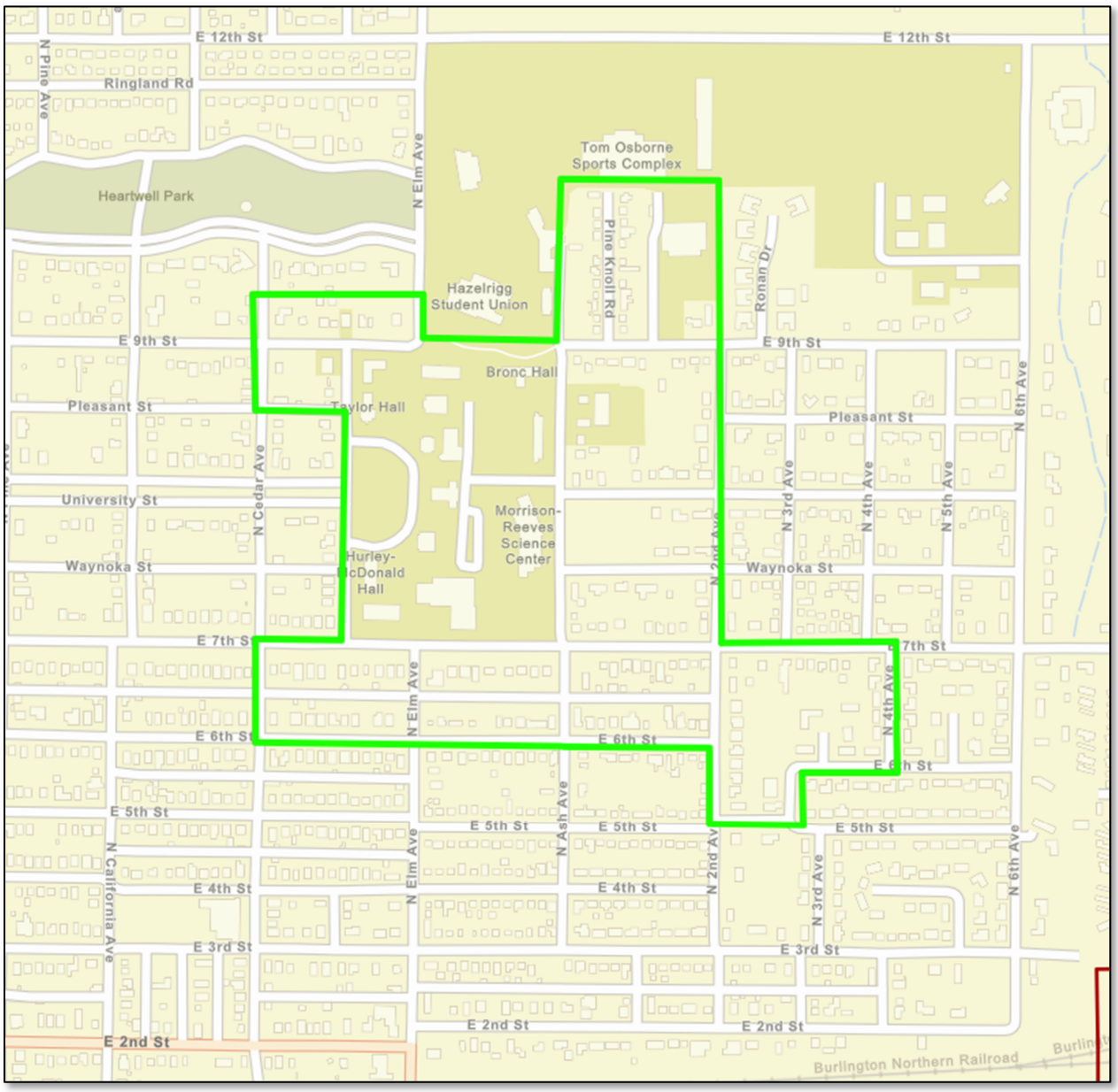
The referenced Hastings, Nebraska Redevelopment Area #17 is situated in the eastern portion of the City of Hastings, Nebraska, generally bound by the 9th Street (North) N. 3rd Avenue (East), 5th Street (South) and Cedar Avenue (West). The Area is comprised of an estimated 100.7 acres. Key development features include the Hastings College Campus structures and several small undeveloped land parcels. This Redevelopment Area has been identified for future development activities, due to the existence of aging and deteriorating structures, aging and deteriorating sidewalks and streets, pedestrian safety, and aging and undersized water mains.

Redevelopment Area #17 includes the following parcels of record on file with the Adams County Assessor:

Parcel ID Numbers Within Proposed Redevelopment Area 17							
010011977	010011614	010012784	010013815	010012825	010012803	010012622	010014462
010011677	010011615	010012627	010013814	010012785	010011603	010011984	010014465
010013942	010012799	010011981	010013805	010012792	010011678	010016843	010017196
010011978	010011631	010011423	010013806	010016930	010011638	010013946	010014466
010011966	010012793	010011424	010013807	010012617	010011422	010011666	010014464
010011655	010012801	010014360	010013808	010011426	010011647	010011669	010013949
010013943	010012783	010012788	010013804	010016844	010011646	010012619	010018034
010011979	010016931	010011986	010011667	010011676	010012782	010011672	010013802
010011974	010011643	010012790	010011645	010014361	010011644	010011671	010011635
010012629	010011627	010012613	010013811	010011427	010011632	010011657	010012820
010011982	010011604	010011662	010013801	010012796	010011637	010011630	010018971
010011983	010011605	010012786	010013950	010012789	010011628	010011634	010018972
010011969	010011606	010012787	010016864	010011665	010011648	010012620	010018973
010011970	010011607	010011975	010013810	010012626	010011652	010012618	010018974
010011971	010011608	010011626	010013809	010012624	010011659	010013947	010014467
010011972	010011609	010012614	010013813	010012623	010011658	010012791	010018967
010011636	010011610	010011987	010011988	010012624	010011651	010011980	010018968
010012804	010011611	010011985	010014459	010012616	010011653	010011973	010018969
010011976	010011613	010011425	010013812	010011650	010011663	010011673	010018970
010011967	010012625	010011633	010014460	010011602	010011656	010011675	010016870
010012821	010011674	010012615	010016856	010012794	010011664	010011660	010011679
010012822	010011654	010012628	010014461	010012797	010008123	010011661	010016859
010012823	010011649	010011670	010013948	010012798	010008124	010011642	010011641
010012824	010011640	010012795	010014463	010012800	010011968	010011629	010011639
010011668	010016851	010016850	010012802	010016854	010011612		

The following map (Exhibit 1) and other maps in this Redevelopment Plan identify the entire Redevelopment Area #17 that has been declared blighted and substandard and in need of redevelopment pursuant to this General Redevelopment Plan.

EXHIBIT #1



Project Planning and Implementation Recommendations.

The planning process for Redevelopment Area #17 has resulted in a listing of general planning and implementation recommendations. As discussed in the Blight and Substandard Determination Study, the existence of aging and deteriorating structures, aging and deteriorating sidewalks and streets, pedestrian safety, and aging and undersized water mains are a sufficient basis for designation of Redevelopment Area #17 as blighted and substandard.

To eliminate blight and substandard conditions and enhance private development and redevelopment activities throughout Redevelopment Area #17, the City of Hastings will need to consider the following general development and redevelopment initiatives. Tax Increment Financing (TIF) will need to be considered as a tool to assist in financing both development and redevelopment projects. Micro TIF, or the expedited review of smaller, single redevelopment projects should be adopted by City Council resolution and utilized in the Redevelopment Area.

General Development/Redevelopment Initiatives.

- Develop public and private partnerships with funding entities and property developers to attract residential development to Redevelopment Area #17 to address the specific needs of Hastings College students and faculty, and the rehabilitation and preservation of existing housing stock in the Redevelopment Area. Partnerships can include, but are not limited to the Hastings CRA, South Central Economic Development District, Housing Development Corporation, Hastings Economic Development Corporation, Hastings Chamber of Commerce, Hastings College, the Suzanne and Walter Scott Foundation and other private foundations. Utilize the Hastings Comprehensive Development Plan, Hastings 2021 Housing Needs Assessment and any other local, relevant planning documents to provide direction for Community development projects.

- Create an "Economic Development Initiative" for Redevelopment Area #17 directed at increasing the property tax base via new development activities. Utilize TIF, Micro-TIF, the Rural Workforce Housing Fund and other available sources of economic development funding, including State, Federal and Private Foundation Grants, as well as private investment, for the expansion of both existing and new residential developments. Such development activity must be in conformance with the City's *Comprehensive Plan* and current *Zoning and Subdivision Regulations,* pending changes or amendments to both documents.

- Promote the development of vacant/undeveloped land areas within the Redevelopment Area by targeting parcels that are, currently, both functionally and economically obsolete. Smaller, vacant/undeveloped tracts of land in the eastern portion of the Area should be planned for residential development, while infill development in residential areas should be planned for expansion of residential land uses. Modern street and water/sewer systems should be put in place to attract development/redevelopment opportunities to the Area.

- Establish a program of new residential development to address the specific needs of Hastings College students and faculty, and the rehabilitation and preservation of existing housing stock in the Redevelopment Area. TIF, Micro-TIF, Rural Workforce Housing Fund, Community Development Block Grants, HOME funds and the Nebraska Affordable Housing Trust Fund could assist with both new housing development and housing preservation programs.

- Through the CRA, acquire dilapidated and functionally and economically obsolescent buildings or land within the Redevelopment Area and retain or hold these tracts for future development.

Infrastructure & Utility Systems Initiatives.

- Repair and replace, as needed, deteriorated and dilapidated or undersized municipal water, sewer and storm sewer mains throughout Redevelopment Area #17, to support both existing and future residential development and redevelopment. Hastings Utilities Staff estimate that segments of water and sewer mains were identified to be undersized by today's demand and development standards and are in need of replacement.

- Establish a program to improve existing sidewalks and install new sidewalks where necessary, as well as rehabilitate and resurface existing streets, new street lighting, and parking areas in the Redevelopment Area, identified as being in a state of deterioration and in substandard condition.

Implementation.

Both a timeline and budget should be developed for the implementation of this General Redevelopment Plan. Each of these processes should be designed in conformance with the resources and time available by the city. A reasonable timeline to complete the redevelopment activities identified in the Plan would be seven to fifteen 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 and Micro-TIF for development and redevelopment projects in Redevelopment Area #17 is deemed to be an essential and integral element. The use of TIF and Micro-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 to determine if the project would be economically feasible without the use of TIF and whether the project would occur in the area without the use of TIF.

Land Use Patterns.

The existing land use patterns are shown in Exhibit #2 below. Redevelopment Area #17 consists of residential, private college facilities, and vacant/undeveloped land use types. The substandard and blight study identified properties and structures classified as being in deteriorating condition or dilapidated. The tracts of undeveloped land are ideally suited for future residential development.

EXHIBIT #2 – EXISTING LAND USE

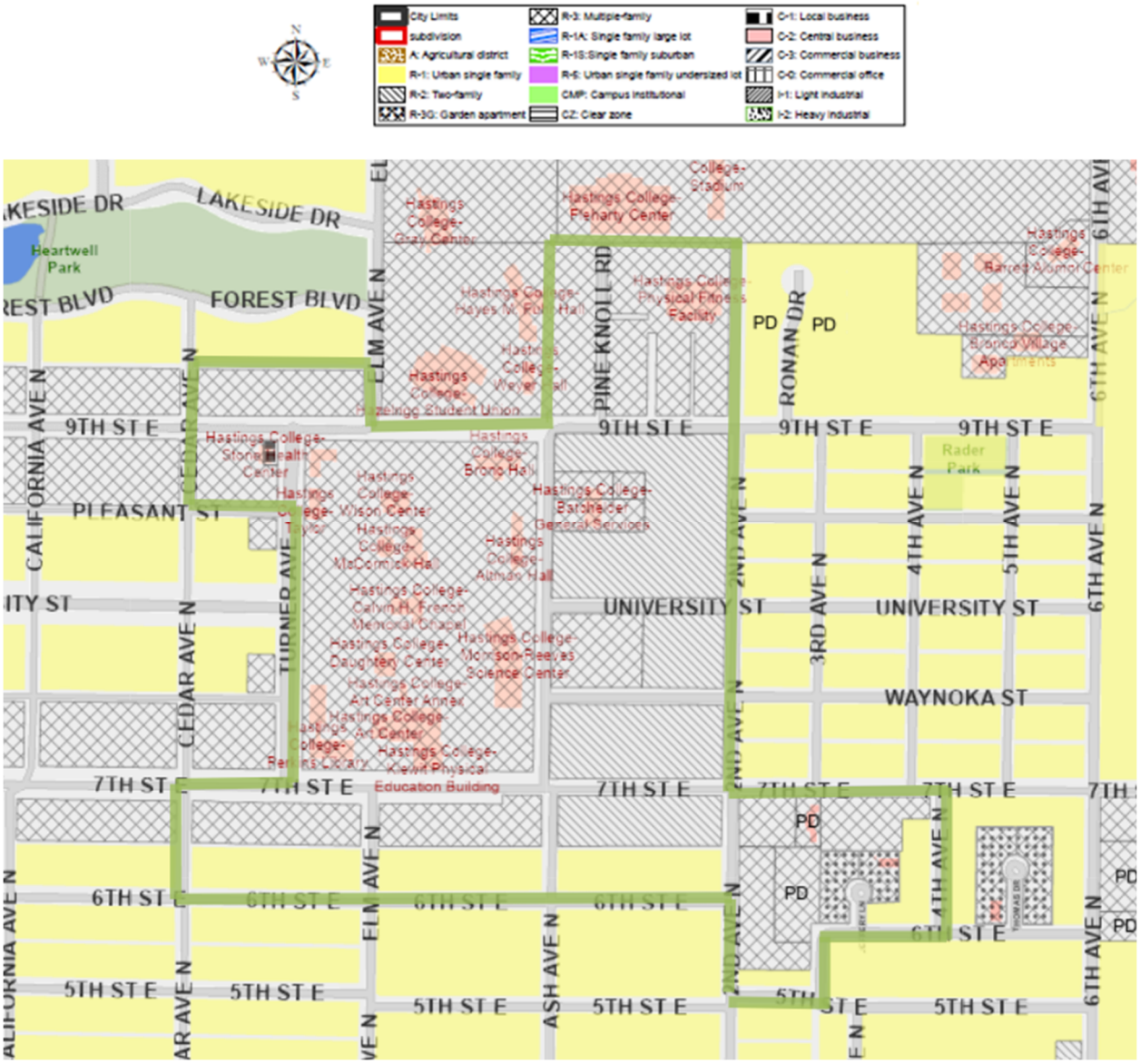
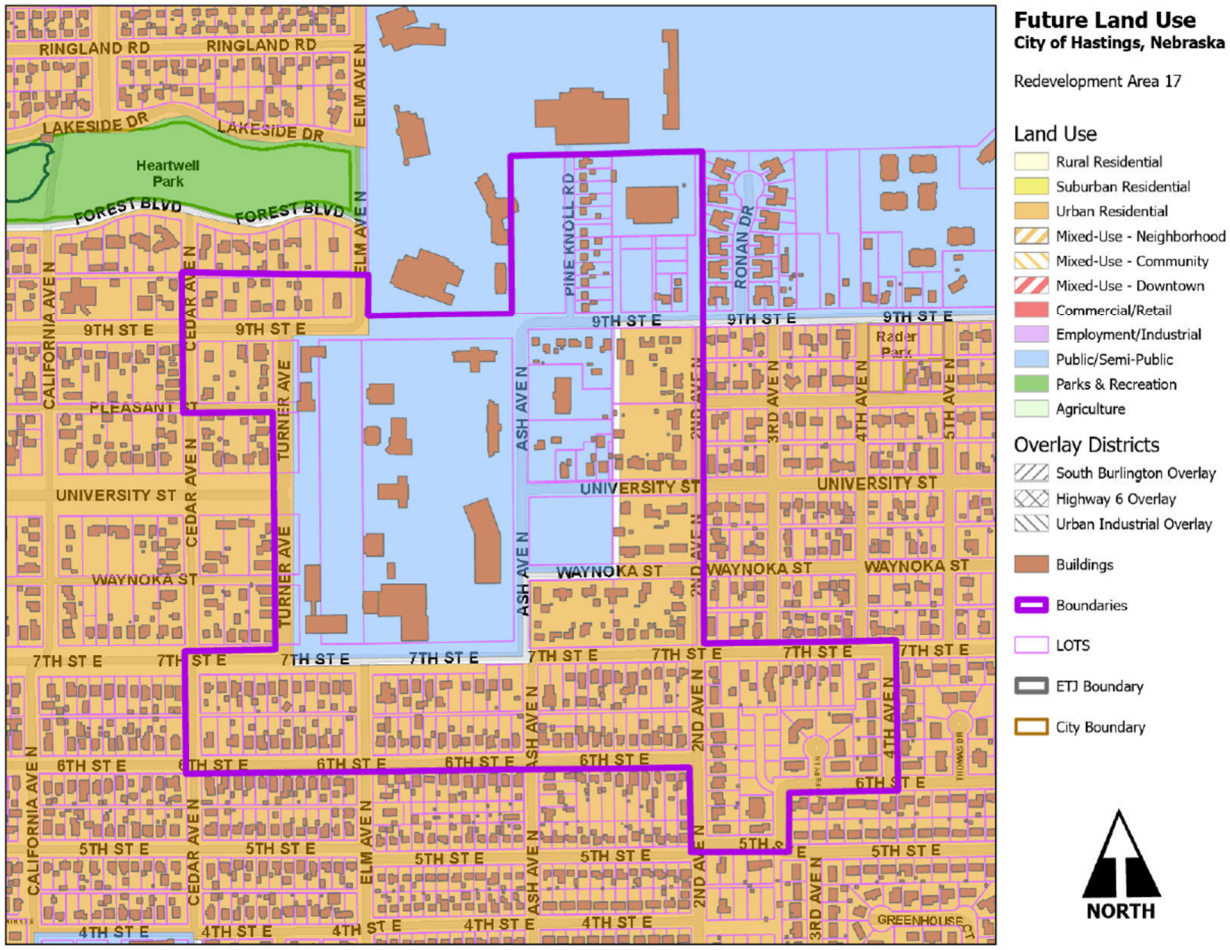


Exhibit #3, Future Land Use Map, represents the land use density and coverage, as well as a general site plan for Redevelopment Area #17. The *Hastings Comprehensive Plan* and Future Land Use Map promote the Area to support a mix of campus institutional and residential development.

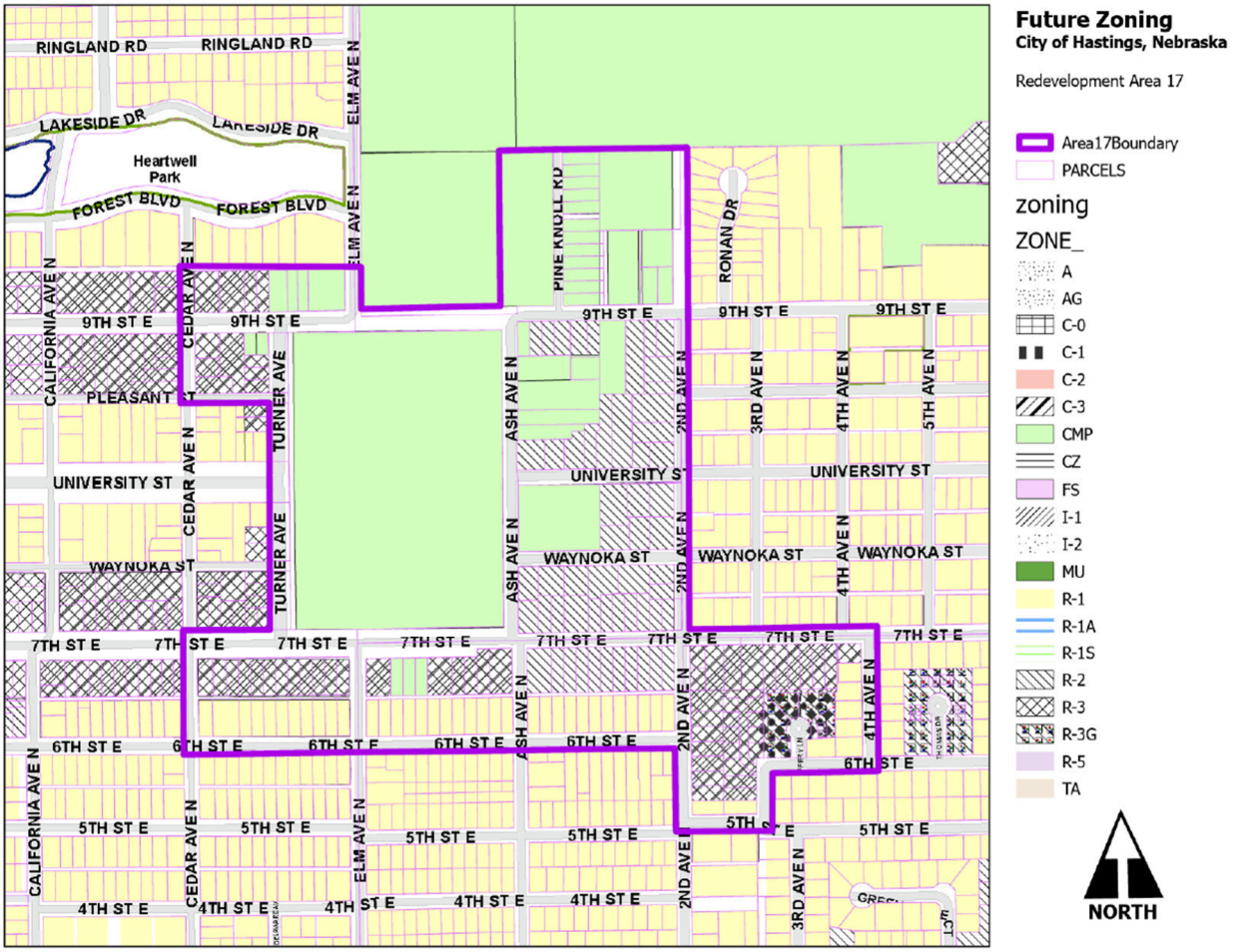
EXHIBIT #3 - FUTURE LAND USE MAP



Future Zoning Districts.

The City of Hastings Future Zoning Map for Redevelopment Area #17 is identified in Exhibit #4. This represents allowed land development densities, land coverage and potential building intensities of Redevelopment Area #17. Currently, most of the vacant/under developed parcels of land in the Redevelopment Area are zoned residential including single family and multi family. The Areas around Hastings College Campus are zoned R-3 Residential - Planned District" and this study recommends that the zoning for all Hastings College properties be changed to Campus Master Plan to better reflect the existing and future uses.

EXHIBIT #4 - FUTURE ZONING MAP



3. Recommended Public Improvements.

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

The Blight and Substandard Determination Study focused on the condition of existing structures and sites, as well as improvement needs for deteriorated and dilapidated infrastructure systems to service developed and vacant/undeveloped land throughout the Redevelopment Area. It is recommended the City of Hastings work closely with developers to ensure that future public

roads and private driveways and parking areas within Redevelopment Area #17 are constructed in conformance with City development standards. New or redeveloped streets, sidewalks, alleys, municipal water and sewer mains and privately owned service lines should be designed to meet the provisions of the City of Hastings Subdivision Regulations.

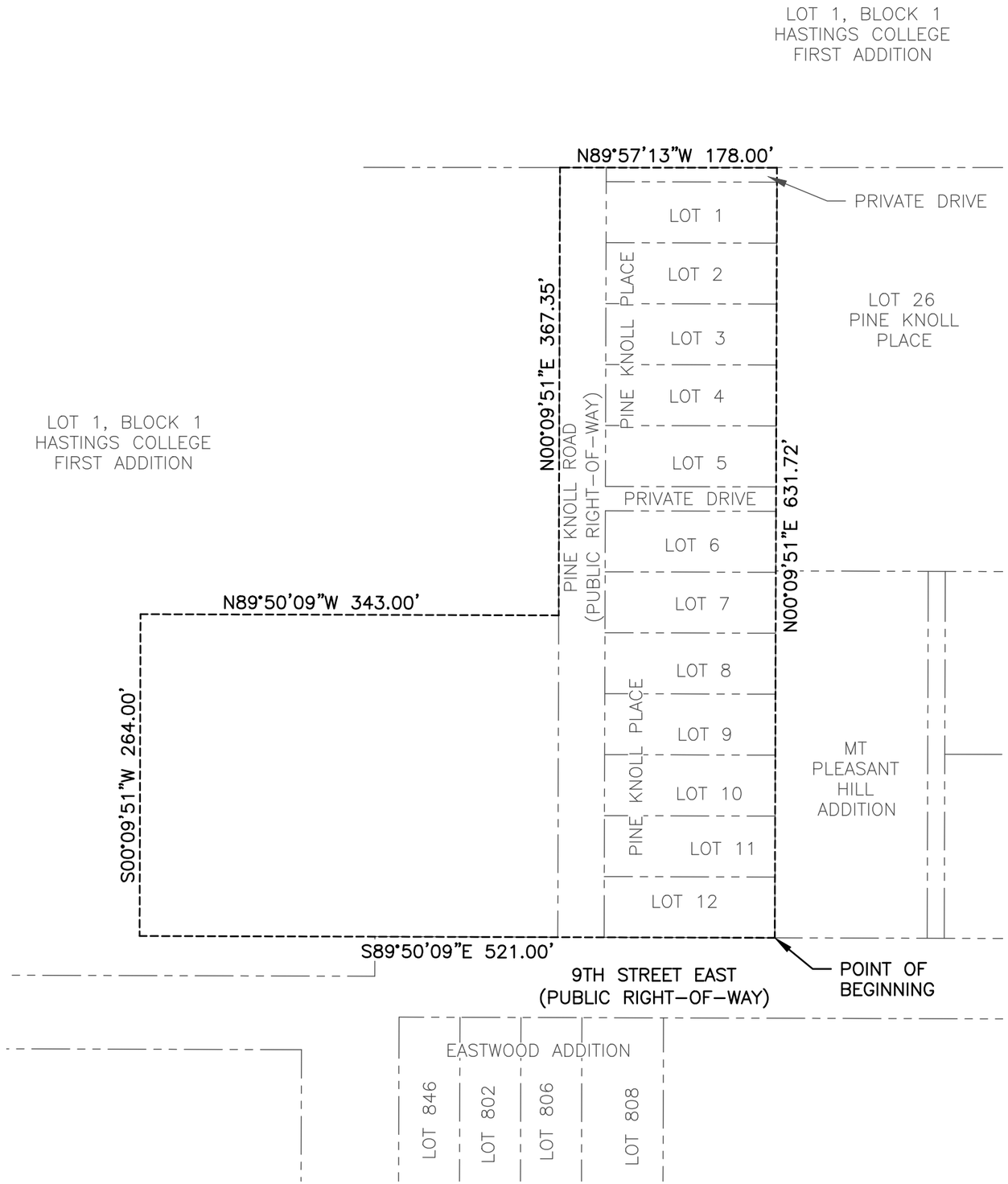
Conclusions.

A successful General Redevelopment Plan for Redevelopment Area #17 should guide redevelopment and development opportunities. All new construction activities should include building materials compatible with similar types exhibited by existing structures within, and adjacent the Redevelopment Area.

The City of Hastings CRA and City Staff should seek funding sources to create a revolving loan and/or grant program for the rehabilitation and improvement of buildings and public uses in Redevelopment Area #17. Prior to transportation network improvements, the CRA and the City of Hastings should develop a plan to accommodate efficient infrastructure development and improvements.

This General Redevelopment Plan addresses numerous community and economic development activities for Redevelopment Area #17, 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.

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



LEGAL DESCRIPTION

THAT PART OF LOT 1, BLOCK 1, HASTINGS COLLEGE FIRST SUBDIVISION, A SUBDIVISION IN ADAMS COUNTY, NEBRASKA, TOGETHER WITH LOTS 1 THROUGH 12, PINE KNOLL PLACE, A SUBDIVISION IN SAID ADAMS COUNTY, ALSO TOGETHER WITH PINE KNOLL ROAD AND PRIVATE DRIVES LYING ADJACENT TO SAID LOTS 1 THROUGH 12, PINE KNOLL PLACE, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SE CORNER OF SAID LOT 12, PINE KNOLL PLACE;

THENCE N00°09'51"E (ASSUMED BEARING) 631.72 FEET ON THE EAST LINE OF SAID LOTS 1 THROUGH 12, PINE KNOLL PLACE TO THE SOUTH LINE OF SAID LOT 1, BLOCK 1, HASTINGS COLLEGE FIRST SUBDIVISION;

THENCE N89°57'13"W 178.00 FEET ON THE SOUTH LINE OF SAID LOT 1, BLOCK 1, HASTINGS COLLEGE FIRST SUBDIVISION TO THE WEST RIGHT OF WAY OF SAID PINE KNOLL ROAD;

THENCE S00°09'51"W 367.35 FEET;

THENCE N89°50'09"W 343.00 FEET;

THENCE S00°09'51"W 264.00 FEET;

THENCE S89°50'09"E 521.00 FEET ON THE NORTH RIGHT OF WAY LINE OF 9TH STREET EAST TO THE POINT OF BEGINNING.

CONTAINS: 202,250 SQ.FT. OR 4.65 ACRES MORE OR LESS

TD2 engineering & surveying
thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5866
td2co.com
dba: TD2 Engineering & Surveying
NE CA-0199

SURVEY TYPE

EXHIBIT "A"

SITE DESCRIPTION

PART OF LOT 1, BLOCK 1, HASTING COLLEGE TOGETHER WITH LOTS 1 THROUGH 12, PINE KNOLL PLACE, A SUBDIVISION IN ADAMS COUNTY, NEBRASKA.

N

0' 50' 100'

Revision Dates

No.	Description	MM-DD-YY
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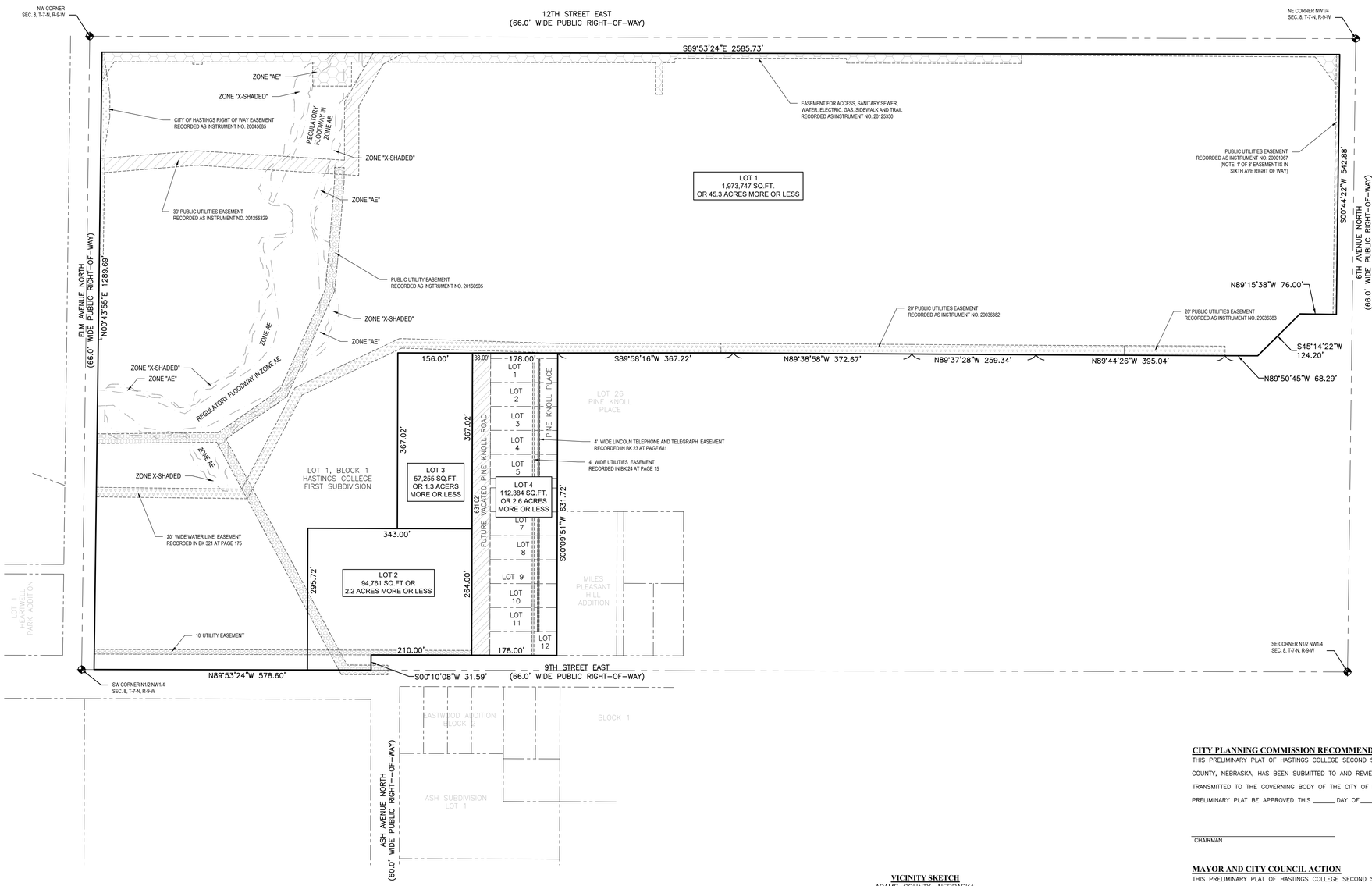
Job No.: 1071-134 EX2
Drawn By: MRS/BJH
Reviewed By: JLC
Date: 04/25/2024
Book:
Page:

Sheet Number

SHEET 1 OF 1

HASTINGS COLLEGE SECOND SUBDIVISION
LOTS 1 THROUGH 4
PRELIMINARY PLAT

BEING A REPLATTING OF LOT 1, BLOCK 1, HASTINGS COLLEGE FIRST SUBDIVISION, A SUBDIVISION IN CITY OF HASTINGS OF ADAMS COUNTY, NEBRASKA, TOGETHER WITH LOTS 1 THROUGH 12, PINE KNOLL PLACE, A SUBDIVISION IN SAID CITY OF HASTINGS OF SAID ADAMS COUNTY, ALSO TOGETHER WITH PINE KNOLL ROAD AND PRIVATE DRIVES LYING ADJACENT TO LOTS 1 THROUGH 12, SAID PINE KNOLL PLACE.



LEGAL DESCRIPTION

LOT 1, BLOCK 1, HASTINGS COLLEGE FIRST SUBDIVISION, A SUBDIVISION IN CITY OF HASTINGS OF ADAMS COUNTY, NEBRASKA, TOGETHER WITH LOTS 1 THROUGH 12, PINE KNOLL PLACE, A SUBDIVISION IN SAID CITY OF HASTINGS OF SAID ADAMS COUNTY, ALSO TOGETHER WITH PINE KNOLL ROAD AND PRIVATE DRIVES LYING ADJACENT TO LOTS 1 THROUGH 12, SAID PINE KNOLL PLACE

APPLICANT

Hastings College
710 North Turner Avenue
Hastings, NE 68901

Stephanie Ourada

ENGINEER

Thompson, Dreessen & Dorner, Inc.
10836 Old Mill Road
Omaha, NE 68154

Joe Dethlefs, P.E.

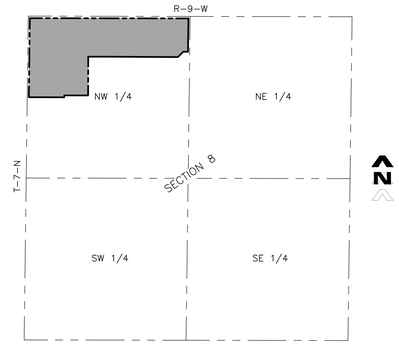
NOTES

1. CURRENT ZONING IS R3 AND PROPOSED REZONING IS CAMPUS INSTITUTIONAL DISTRICTS.
2. PROPOSED LOT 4, WILL INCLUDE THE VACATION OF PINE KNOLL ROAD & 2 PRIVATE DRIVES ADJACENT TO LOTS 1-12 PINE KNOLL PLACE.
3. THE VACATION OF PINE KNOLL ROAD IS SUBJECT TO THE RIGHTS RESERVED TO THE CITY OF HASTINGS TO MAINTAIN, OPERATE, REPAIR AND RENEW EXISTING SEWERS AND FACILITIES, AND TO AUTHORIZE OTHER UTILITIES AND CABLE TELEVISION SYSTEMS TO MAINTAIN, OPERATE, REPAIR AND RENEW THEIR EXISTING FACILITIES.
4. THE VACATED PINE KNOLL ROAD ROW SHALL BE RETAINED AS AN ACCESS EASEMENT.
5. ALL EXISTING UTILITIES WITHIN LOTS 2 & 3 SHALL BE REROUTED TO THE VACATED PINE KNOLL ROAD EASEMENT.
6. THE EXISTING EASEMENTS IN LOTS 1-12, PINE KNOLL PLACE SHALL BE VACATED.

FLOOD ZONE CLASSIFICATION

THE SURVEYED PROPERTY LIES WITHIN A DESIGNATED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE ADAMS COUNTY, NEBRASKA AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP NUMBERS 31001C0176C AND 31001C0180C BOTH DATED JULY 5, 2018.

VICINITY SKETCH
ADAMS COUNTY, NEBRASKA



CITY PLANNING COMMISSION RECOMMENDATION

THIS PRELIMINARY PLAT OF HASTINGS COLLEGE SECOND SUBDIVISION, WITHIN THE JURISDICTION OF 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 PRELIMINARY PLAT BE APPROVED THIS _____ DAY OF _____, 20____.

_____ CHAIRMAN

_____ DIRECTOR

MAYOR AND CITY COUNCIL ACTION

THIS PRELIMINARY PLAT OF HASTINGS COLLEGE SECOND SUBDIVISION, WITHIN THE JURISDICTION OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, IS HEREBY APPROVED THIS _____ DAY OF _____, 20____.

_____ MAYOR

_____ CLERK

SURVEYOR'S CERTIFICATE

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

_____
JON L. CARRELL
NEBRASKA RLS #693

TD2 engineering & surveying
thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com
dba: TD2 Engineering and Surveying
NE CA-0199

Project Name
Hastings College Second Subdivision

Project Location
923 Pine Knoll Road
Hastings, NE 68901

Client Name
Hastings College

N
0' 50' 100'

Professional Seal

Revision Dates

No.	Description	MM-DD-YY
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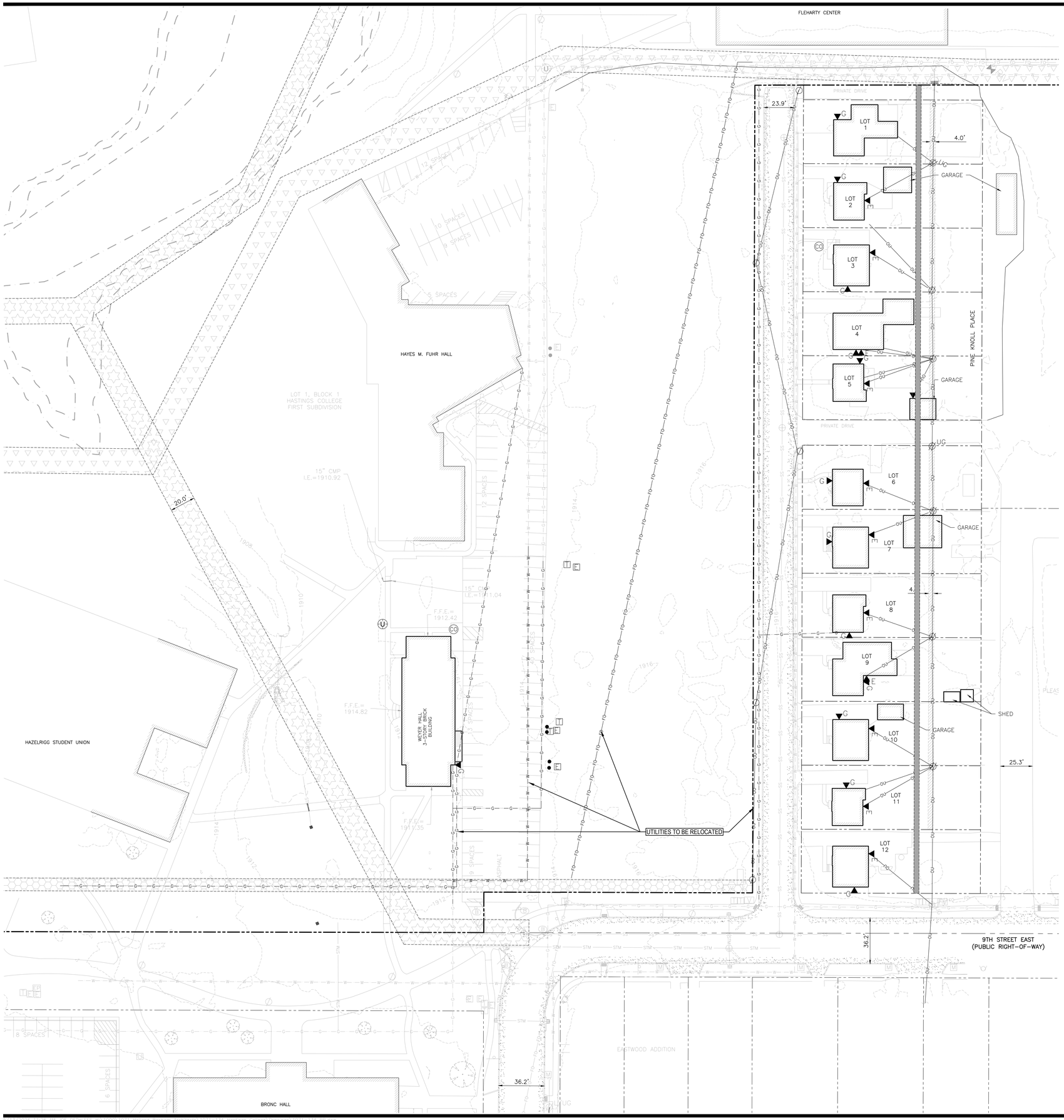
Drawn By: ZAS Reviewed By: JAD
Job No.: 1071-134 Date: 05-13-24

Sheet Title
Preliminary Plat

Sheet Number
Exhibit A



APPLICANT

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Stephanie Ourada

ENGINEER

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Omaha, NE 68154

Joe Dethlefs, P.E.

NOTES

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2. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2' INTERVALS.
3. PROPOSED LOT 4, WILL INCLUDE THE VACATION OF PINE KNOLL ROAD & 2 PRIVATE DRIVES ADJACENT TO LOTS 1-12 PINE KNOLL PLACE.
4. THE VACATION OF PINE KNOLL ROAD IS SUBJECT TO THE RIGHTS RESERVED TO THE CITY OF HASTINGS TO MAINTAIN, OPERATE, REPAIR AND RENEW EXISTING SEWERS AND FACILITIES, AND TO AUTHORIZE OTHER UTILITIES AND CABLE TELEVISION SYSTEMS TO MAINTAIN, OPERATE, REPAIR AND RENEW THEIR EXISTING FACILITIES.
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7. THE EXISTING EASEMENTS IN LOTS 1-12, PINE KNOLL PLACE SHALL BE VACATED.

LEGEND

- DECIDUOUS TREE WITH TRUNK SIZE
- CONIFEROUS TREE WITH TRUNK SIZE
- POWER POLE
- POWER POLE WITH UNDERGROUND DROP
- POWER POLE WITH LIGHT
- POWER POLE WITH LIGHT AND UNDERGROUND DROP
- LIGHT POLE
- GUY WIRE
- GUY POLE
- UTILITY PEDESTAL
- ELECTRICAL PEDESTAL
- TELEPHONE PEDESTAL
- ELECTRIC METER
- GAS METER
- DISABLED PARKING SPACE
- SIGN
- MAILBOX
- UTILITY VAULT
- FIBER OPTIC VAULT
- SEWER MANHOLE
- UTILITY MANHOLE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- POST INDICATOR VALVE
- WATER VALVE
- GAS VALVE
- BOLLARD
- IE — INVERT ELEVATION
- FFE — FINISHED FLOOR ELEVATION
- CURB INLET
- GRATE INLET
- FLOOD LIGHT
- GAS LINE
- WATER LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- FIBER OPTIC LINE
- OVERHEAD UTILITY LINE
- UNDERGROUND ELECTRICAL LINE
- WOODEN FENCE
- CHAIN LINK FENCE
- MODULAR BLOCK WALL
- TRUNCATED DOME PAD
- SANITARY SEWER CLEANOUT
- BOULDER
- FLAG POLE
- METAL POST
- BASKETBALL HOOP
- CP2 — CONTROL POINT
- HASTINGS COLLEGE UTILITY EASEMENT
- PUBLIC UTILITIES EASEMENT
- WATER EASEMENT

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NE CA-0199

Project Name

Hastings College Second Subdivision

Project Location

923 Pine Knoll Road
Hastings, NE 68901

Client Name

Hastings College

0' 15' 30'

Professional Seal

Revision Dates

No.	Description	MM-DD-YY
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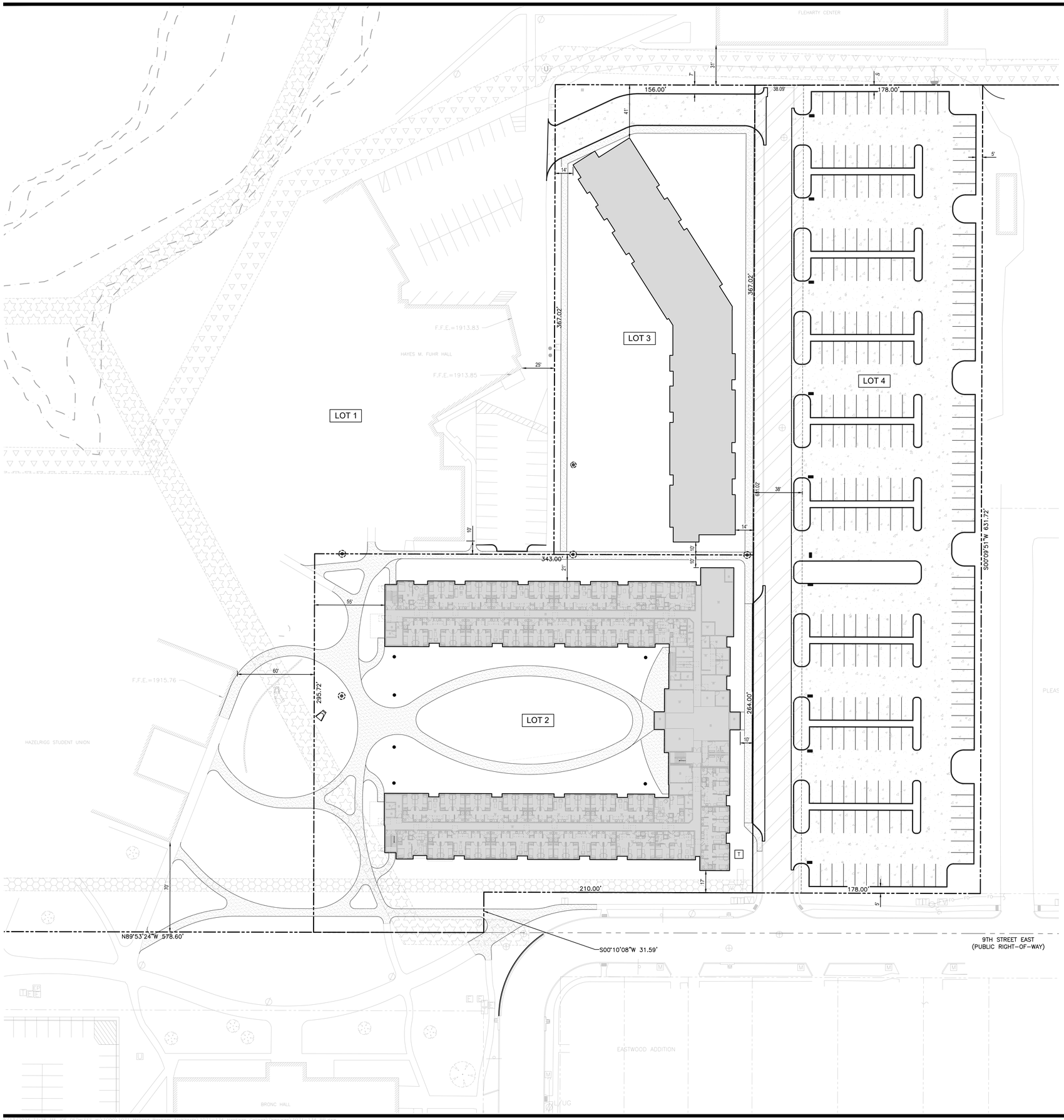
Drawn By: ZAS Reviewed By: JAD
Job No.: 1071-134 Date: 05-13-24

Sheet Title

Existing Conditions

Sheet Number

Exhibit B



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LEGEND

- PROPOSED 6" P.C.C. PAVEMENT W/ CURB & GUTTER
- PROPOSED 5" P.C.C. SIDEWALK
- PROPOSED UTILITY & ACCESS EASEMENT - VACATED PINE KNOLL ROAD
- HASTINGS COLLEGE UTILITY EASEMENT
- PUBLIC UTILITIES EASEMENT
- WATER EASEMENT

N

0' 15' 30'

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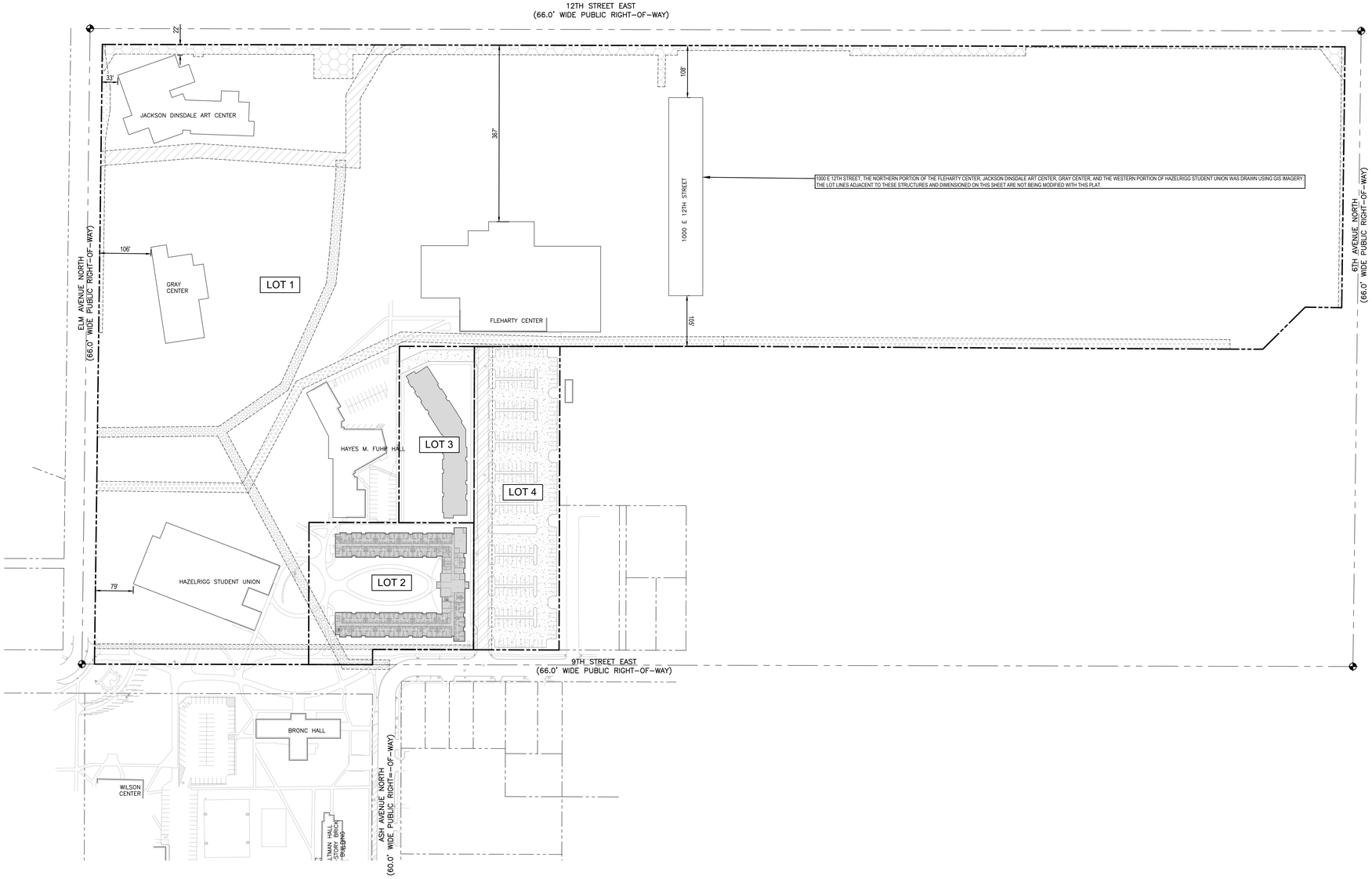
Drawn By: ZAS Reviewed By: JAD
Job No.: 1071-134 Date: 05-13-24

Sheet Title

Site Plan

Sheet Number

Exhibit C1



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- HASTINGS COLLEGE UTILITY EASEMENT
- PUBLIC UTILITIES EASEMENT
- WATER EASEMENT

N

0' 50' 100'

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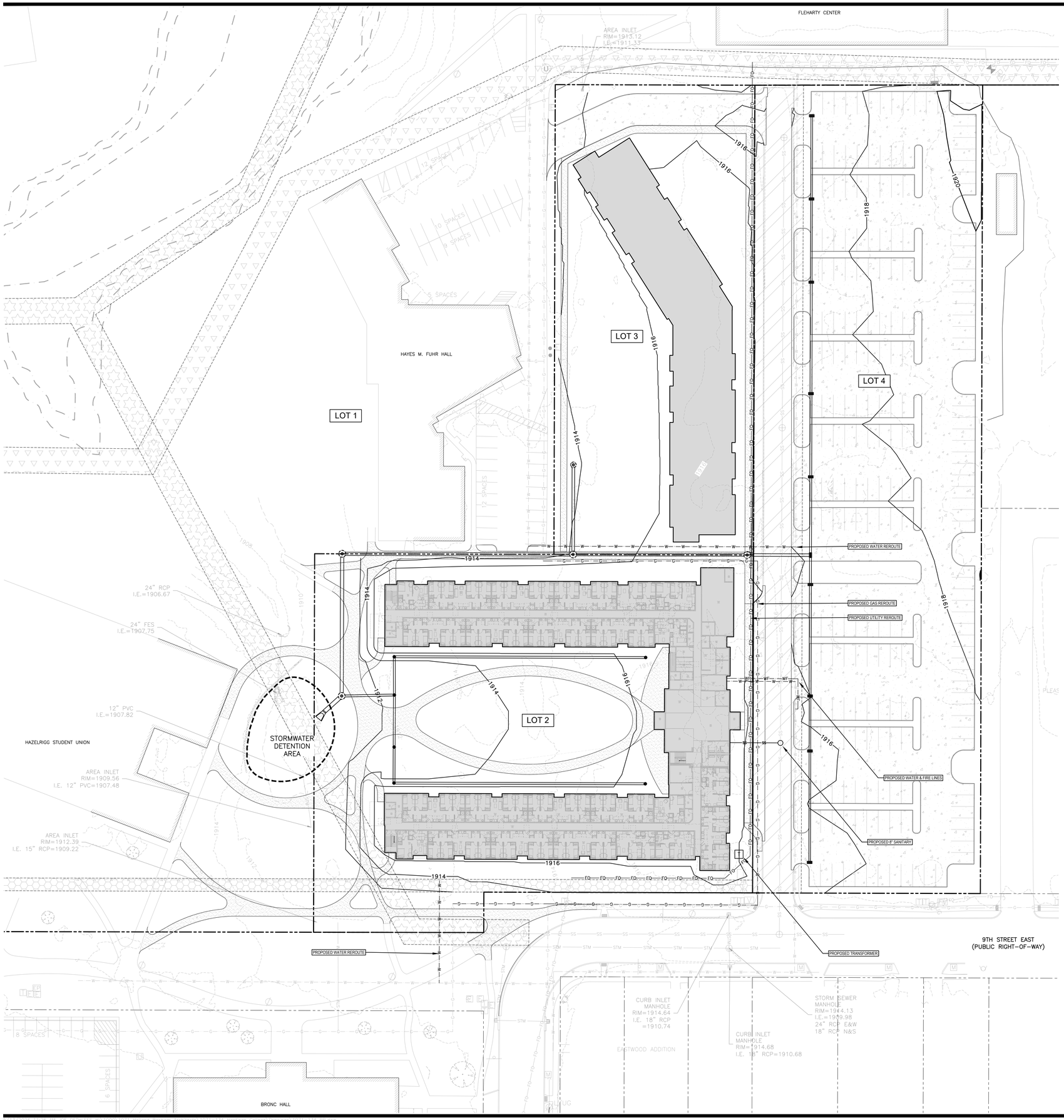
Drawn By: ZAS Reviewed By: JAD
Job No.: 1071-134 Date: 05-13-24

Sheet Title

Site Plan

Sheet Number

Exhibit C2



APPLICANT

Hastings College
710 North Turner Avenue
Hastings, NE 68901

Stephanie Ourada

ENGINEER

Thompson, Dreessen & Dorner, Inc.
10836 Old Mill Road
Omaha, NE 68154

Joe Dethlefs, P.E.

NOTES

1. CURRENT ZONING IS R3 AND PROPOSED REZONING IS CAMPUS INSTITUTIONAL DISTRICTS.
2. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2' INTERVALS.
3. PROPOSED LOT 4, WILL INCLUDE THE VACATION OF PINE KNOLL ROAD & 2 PRIVATE DRIVES ADJACENT TO LOTS 1-12 PINE KNOLL PLACE.
4. THE VACATION OF PINE KNOLL ROAD IS SUBJECT TO THE RIGHTS RESERVED TO THE CITY OF HASTINGS TO MAINTAIN, OPERATE, REPAIR AND RENEW EXISTING SEWERS AND FACILITIES, AND TO AUTHORIZE OTHER UTILITIES AND CABLE TELEVISION SYSTEMS TO MAINTAIN, OPERATE, REPAIR AND RENEW THEIR EXISTING FACILITIES.
5. THE VACATED PINE KNOLL ROAD ROW SHALL BE RETAINED AS AN ACCESS EASEMENT.
6. ALL EXISTING UTILITIES WITHIN LOTS 2 & 3 SHALL BE REROUTED TO THE VACATED PINE KNOLL ROAD EASEMENT.
7. THE EXISTING EASEMENTS IN LOTS 1-12, PINE KNOLL PLACE SHALL BE VACATED.

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING SANITARY
- PROPOSED SANITARY
- EXISTING WATER
- PROPOSED WATER
- PROPOSED FIRE LINE
- EXISTING GAS
- PROPOSED GAS
- EXISTING FIBER OPTICS
- PROPOSED FIBER OPTICS
- PROPOSED UTILITY & ACCESS EASEMENT - VACATED PINE KNOLL ROAD
- HASTINGS COLLEGE UTILITY EASEMENT
- PUBLIC UTILITIES EASEMENT
- WATER EASEMENT

0' 15' 30'

TD2 engineering & surveying

thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com

dba: TD2 Engineering and Surveying
NE CA-0199

Project Name

Hastings College Second Subdivision

Project Location

923 Pine Knoll Road
Hastings, NE 68901

Client Name

Hastings College

Professional Seal

Revision Dates

No.	Description	MM-DD-YY
--	--	--
--	--	--
--	--	--
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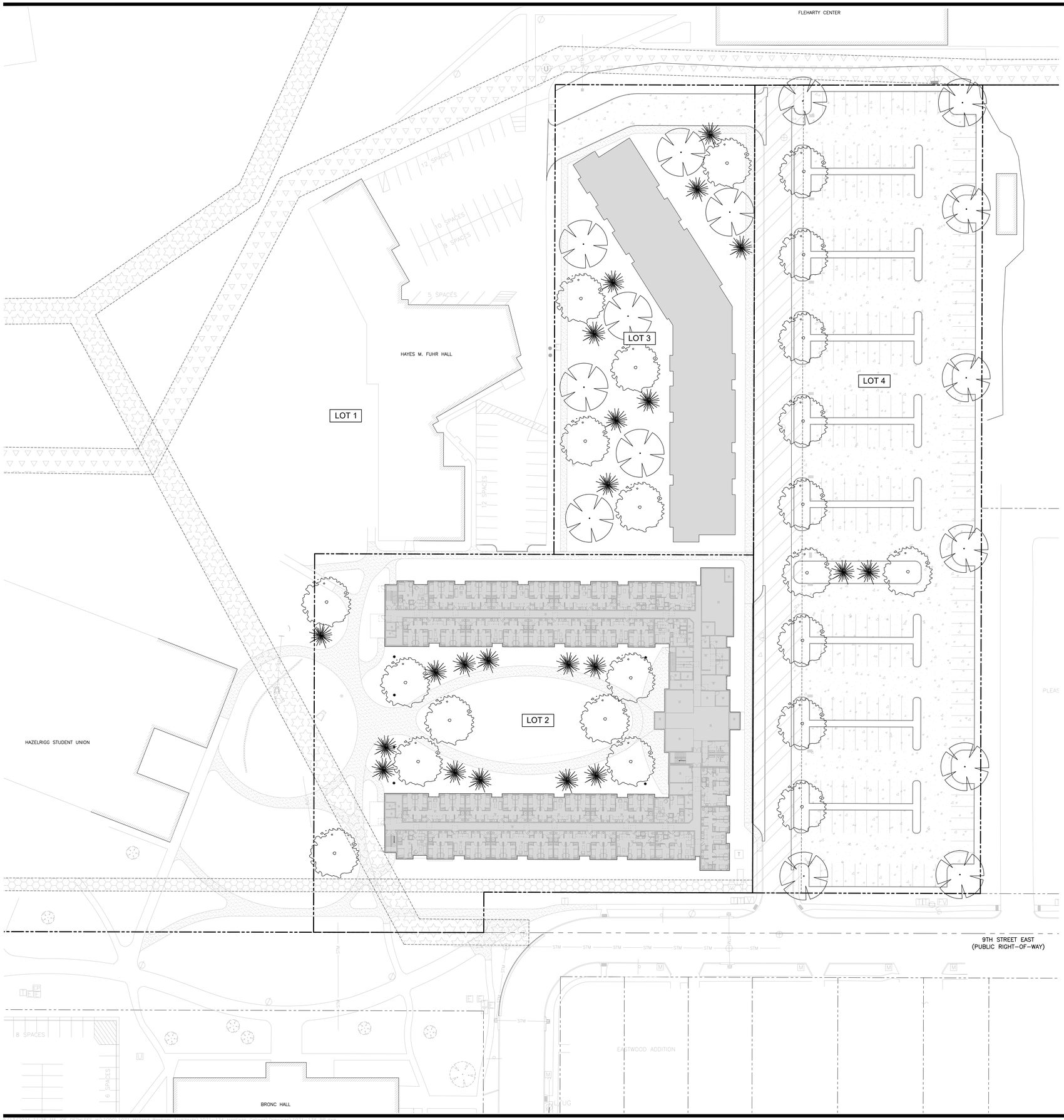
Drawn By: ZAS Reviewed By: JAD
Job No.: 1071-134 Date: 05-13-24

Sheet Title

Grading and Utility Plan

Sheet Number

Exhibit D



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LEGEND

- BUR OAK
- HONEY LOCUST
- AMUR MAPLE
- PROPOSED UTILITY & ACCESS EASEMENT – VACATED PINE KNOLL ROAD
- HASTINGS COLLEGE UTILITY EASEMENT
- PUBLIC UTILITIES EASEMENT
- WATER EASEMENT

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	MATURE HEIGHT	MATURE SPREAD	TOTAL QUANTITY
AM	ACER GINNALA	AMUR MAPLE	2" CAL. MIN.	B&B	20'	20'	22
HL	GLEDITSIA TRIACANTHOS	HONEY LOCUST	2" CAL. MIN.	B&B	70'	40'	23
BO	QUERCUS MACROCARPA	BUR OAK	2" CAL. MIN.	B&B	70'	50'	15

NOTE: PLANT SCHEDULE IS APPROXIMATE AND SUBJECT TO CHANGE; HOWEVER, ANY CHANGES MUST BE IN ACCORDANCE WITH THE CITY OF HASTING'S LANDSCAPE ORDINANCES AND REGULATIONS.

N

0' 15' 30'

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Revision Dates

No.	Description	MM-DD-YY
--	--	--

Drawn By: ZAS Reviewed By: JAD
Job No.: 1071-134 Date: 05-13-24

Sheet Title

Landscaping Plan

Sheet Number

Exhibit E

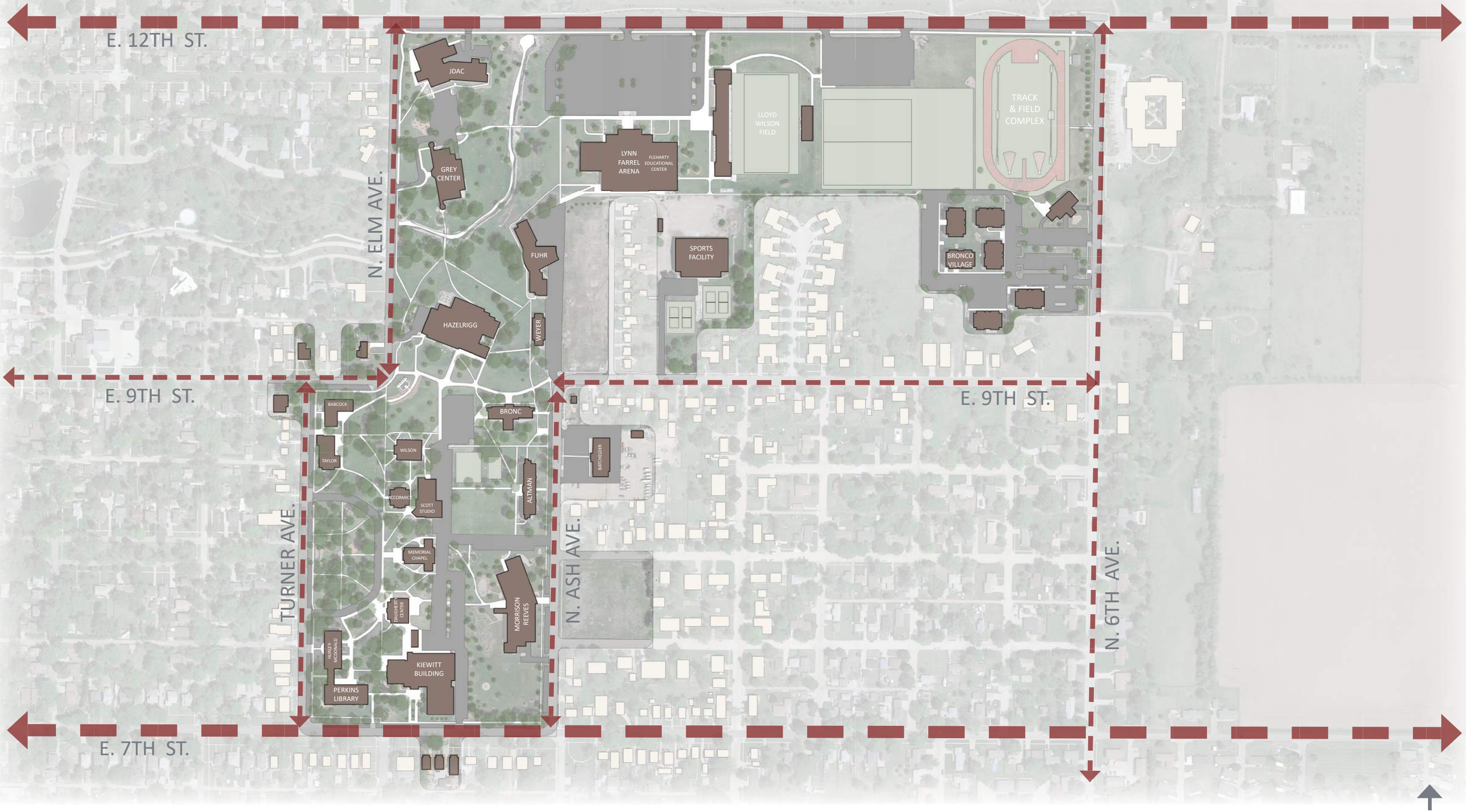
HASTINGS COLLEGE

Holland Basham Architects

SCOTT RESIDENTIAL MANAGEMENT LLC

DESIGN REVIEW

4-23-2024



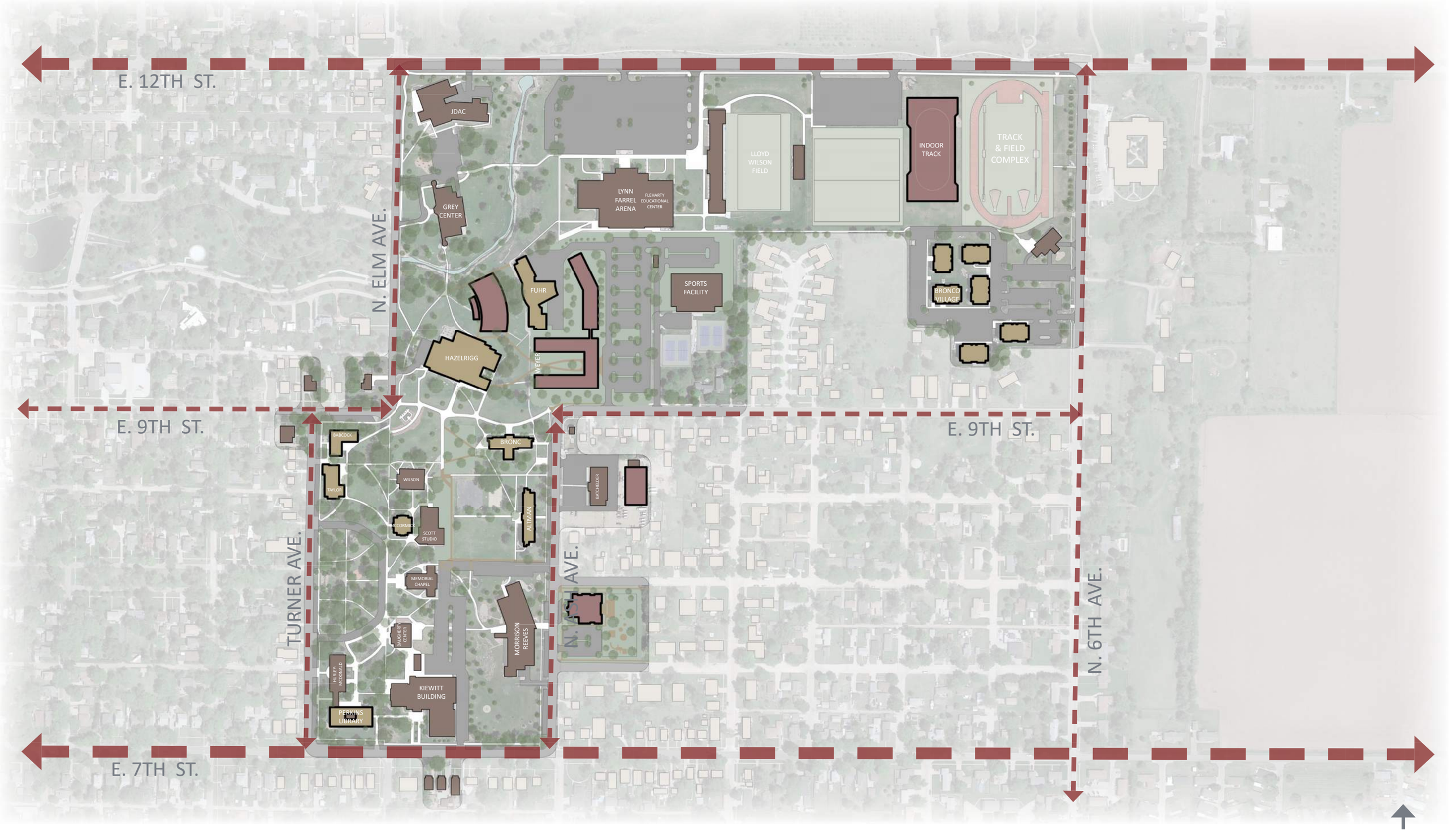
Holland Basham Architects

SRM

EXISTING CAMPUS

HASTINGS COLLEGE

02-12-2024



Holland Basham Architects | SRM

FUTURE CAMPUS

HASTINGS COLLEGE

02-12-2024

NEW RESIDENCE HALL

480 BEDS

213,000 GSF

GENERAL NOTES

SITE WORK

- NEW LANDSCAPING TO INCLUDE PARKING LOT WITH DRAINAGE AREAS, SIDEWALKS, AND PAVER SYSTEM AT ALL OUTDOOR LOUNGE AREAS
- OUTDOOR FIREPITS, VARIOUS LOUNGE FURNITURE, AND STAND ALONE SHADE STRUCTURES WITH POWER SUPPLIED FOR STUDY SPACES
- MANICURED PLANTINGS AROUND BASE OF BUILDING AND ADJACENT TO ALL OUTDOOR LOUNGE SPACES AND BUILDING ENTRY POINTS
- JUVENILE TREES TO BE PLANTED AS SHOWN IN SITE PLAN
- RELOCATE EXISTING UTILITY EASEMENT AND ALL ASSOCIATED EQUIP
- BURY OR REMOVE OVERHEAD POWER LINES ALONG PINE KNOLL

BUILDING INTERIOR

- COMMON SPACE HALLWAYS AND LOUNGES TO BE CARPETED AND HAVE SMOOTH FINISH DRYWALL CEILINGS
- PROVIDE LIGHTING TIMEOUT SHUTOFFS IN ALL COMMON SPACES
- ALL COMMON SPACE LIGHTING TO BE RECESSED IN THE CEILING

BED COUNT

	PRE RENO	POST RENO
BRONCO VILLAGE	288	288
BABCOCK	79	80
BRONC	120	120
ALTMAN	139	0
TAYLOR	100	88
NEW RES HALLS	0	480
TOTAL	726	1056

APARTMENT STYLE

	ST. APT	2BR.APT	4BR.APT	TOTAL
1 LVL.				
UNITS	5	4	6	15
BEDS	5	8	24	37
2 LVL.				
UNITS	5	2	8	15
BEDS	5	4	32	41
3 LVL.				
UNITS	5	2	8	15
BEDS	5	4	32	41
4 LVL.				
UNITS	5	2	8	15
BEDS	5	4	32	41
UNITS	**20**	**10**	**30**	**60**
BEDS	**20**	**20**	**120**	**160**
TARGET	20	20	120	160

TRADITIONAL STYLE

ST. APT	2BR.APT	2BR.TRAD	4BR.TRAD	TOTAL
3	1	8	15	27
3	2	16	60	81
3	0	9	15	27
3	0	18	60	81
3	0	8	15	26
3	0	16	60	79
3	0	8	15	26
3	0	16	60	79
12	**1**	**33**	**60**	**106**
12	**2**	**66**	**240**	**320**
12	2	66	240	320

Holland Basham Architects | SRM

SITE PLAN

HASTINGS COLLEGE
NEW RESIDENCE HALL
04-23-2024

Holland Basham Architects

SRM

PERSPECTIVES

HASTINGS COLLEGE

NEW RESIDENCE HALL

04-23-2024

Holland Basham Architects | SRM

FROM CAMPUS VIEW

HASTINGS COLLEGE

NEW RESIDENCE HALL

04-23-2024

Holland Basham Architects

SRM

ENTRY LOBBY

HASTINGS COLLEGE

NEW RESIDENCE HALL

04-23-2024

Holland Basham Architects | SRM

COURTYARD VIEW

HASTINGS COLLEGE

NEW RESIDENCE HALL

04-23-2024

Holland Basham Architects

SRM

COURTYARD VIEW

HASTINGS COLLEGE

NEW RESIDENCE HALL

04-23-2024

HASTINGS COLLEGE

Holland Basham Architects

SCOTT RESIDENTIAL MANAGEMENT LLC

DESIGN REVIEW

4-23-2024

CITY OF HASTINGS, NEBRASKA

Blight & Substandard Study – Proposed Redevelopment Area 17

Bobbi Pettit, AICP

February 13, 2024

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COMMUNITY REDEVELOPMENT LAW 2

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Substandard Conclusion 20

Blight Criteria 21

Blight Conclusion 29

PROPOSED REDEVELOPMENT AREA 17
BLIGHT & SUBSTANDARD STUDY

COMMUNITY REDEVELOPMENT LAW

The State of Nebraska has established Community Redevelopment Law to correct conditions of blight within the State's municipalities and provide guidance for remedying conditions of blight, thereby encouraging redevelopment projects to take place in areas that would be considered otherwise undevelopable.

(NRS 18-2102):

It is hereby found and declared that there exist in cities of all classes and villages of this state areas which have deteriorated and become substandard and blighted because of the unsafe, insanitary, inadequate, or overcrowded condition of the dwellings therein, or because of inadequate planning of the area, or excessive land coverage by the buildings thereon, or the lack of proper light and air and open space, or because of the defective design and arrangement of the buildings thereon, or faulty street or lot layout, or congested traffic conditions, or economically or socially undesirable land uses.

Such conditions or a combination of some or all of them have resulted and will continue to result in making such areas economic or social liabilities harmful to the social and economic well-being of the entire communities in which they exist, needlessly increasing public expenditures, imposing onerous municipal burdens, decreasing the tax base, reducing tax revenue, substantially impairing or arresting the sound growth of municipalities, aggravating traffic problems, substantially impairing or arresting the elimination of traffic hazards and the improvement of traffic facilities, and depreciating general community-wide values.

The existence of such areas contributes substantially and increasingly to the spread of disease and crime, necessitating excessive and disproportionate expenditures of public funds for the preservation of the public health and safety, for crime prevention, correction, prosecution, punishment, and the treatment of juvenile delinquency, and for the maintenance of adequate police, fire, and accident protection and other public services and facilities. These conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids herein provided. The elimination of such conditions and the acquisition and preparation of land in or necessary to the renewal of substandard and blighted areas and its sale or lease for development or redevelopment in accordance with general plans and redevelopment plans of communities and any assistance which may be given by any state public body in connection therewith are public uses and purposes for which public money may be expended and private property acquired. The necessity in the public interest for the provisions of the Community Development Law is hereby declared to be a matter of legislative determination.

It is further found and declared that the prevention and elimination of blight is a matter of state policy, public interest, and statewide concern and within the powers and authority inhering in and reserved to the state, in order that the state and its municipalities shall not continue to be endangered by areas which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of their revenue.

It is further found and declared that certain substandard and blighted areas, or portions thereof, may require acquisition, clearance, and disposition, subject to use restrictions, as provided in the Community Development Law, since the prevailing conditions of decay may make impracticable the reclamation of the area by conservation or rehabilitation; that other areas or portions thereof may, through the means provided in the Community Development Law, be susceptible of conservation or rehabilitation in such a manner that the conditions and evils, hereinbefore enumerated, may be eliminated, remedied, or prevented; and that salvageable substandard and blighted areas can be conserved and rehabilitated through appropriate public action and the cooperation and voluntary action of the owners and tenants of property in such areas.

PURPOSE

The purpose of the study is to assist in following the guidance set forth by the Nebraska State Legislature regarding the definition of blighted and substandard and to identify new target areas in the community for redevelopment and workforce housing development and to propose a general redevelopment plan for these areas.

The area in question was compared to the definition of a substandard and blighted area as defined by Nebraska Revised Statute 18-2103.31, which explicitly defines a substandard area as:

> [A]n area in which there is a predominance of buildings or improvements, whether non-residential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;

Section 18-2103:03 also defines a blighted area as:

> [A]n area, which (a) by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or 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 is detrimental to the public health, safety, morals, or welfare in its present condition and use and (b) in which there is at least one of the following conditions: (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average; (ii) the average age of the residential or commercial units in the area is at least forty years; (iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time; (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or (v) the area has had either stable or decreasing population based on the last two decennial censuses.

Section 18-2103:03 also states the amount of area that a city can designate as blighted and substandard. Thus, Hastings, a city of the first class, shall not declare more than 35% of the land within the city's corporate limits as blighted & substandard, and in need of redevelopment:

> In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred percent of the village as blighted.

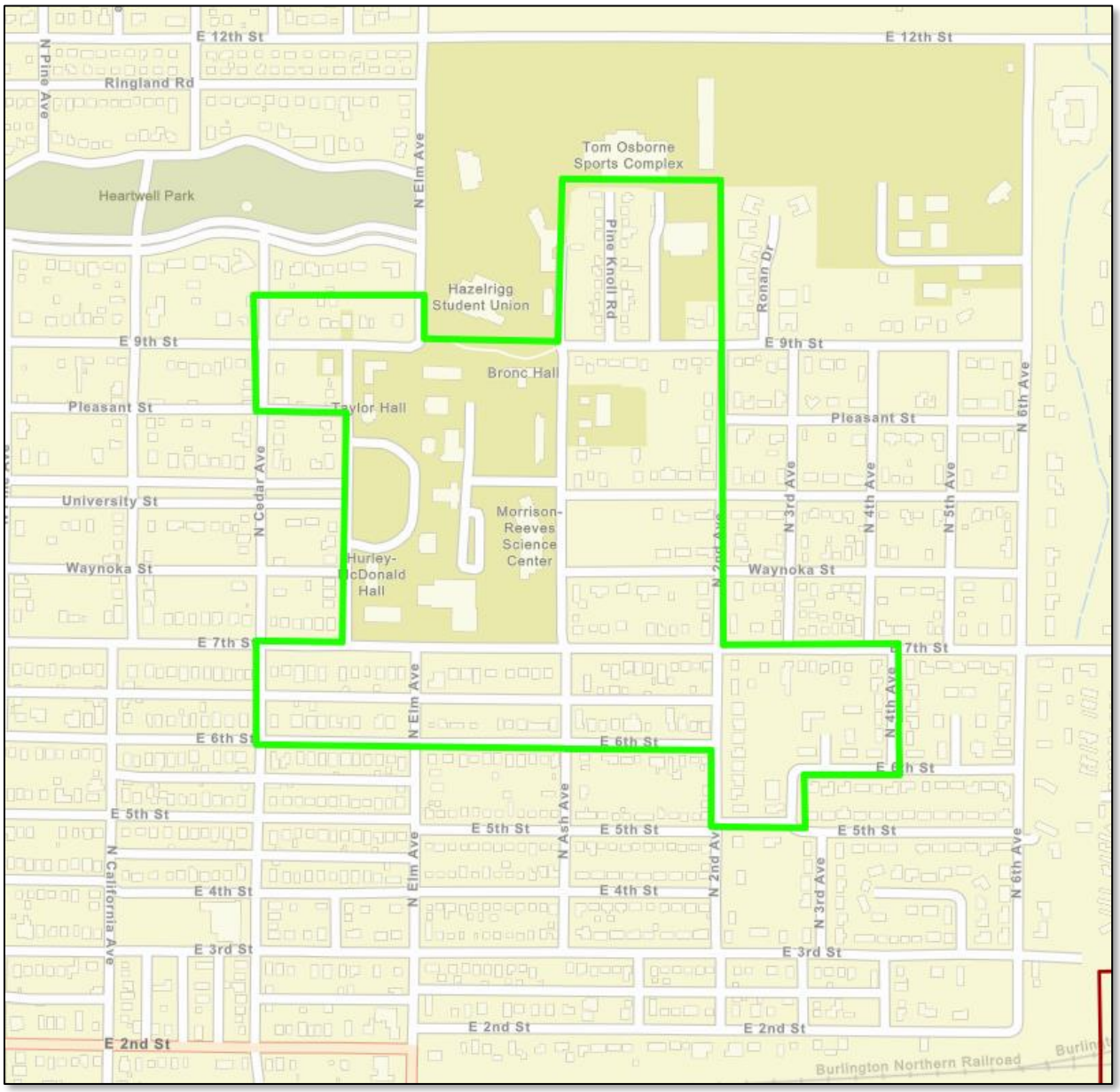
Area Description:

Hastings Proposed Redevelopment Area 17 encompasses approximately 100.7 acres and is described as follows:

Beginning at a point on the northwest corner of Parcel ID (PID) #010013923, then moving south in a straight line until reaching the southwest corner of PID #010012754, then moving east along the northern right-of-way (ROW) line of East 7th Street until reaching a point on the northern ROW line of East 7th Street directly north of the northwest corner of PID #010013821, then moving south in a straight line along the eastern ROW line of North 4th Avenue until reaching the southern ROW line of East 6th Street, then moving west along the southern ROW line of East 6th Street until reaching the northwest corner of PID #010013789, then moving south along the eastern ROW line until reaching a point directly east of the northeast corner of PID #010008125, then moving west along the southern ROW line of East 5th Street until reaching the western ROW line of North 2nd Avenue, then moving north along the western ROW line of North 2nd Avenue until reaching the northeast corner of PID #010012806, then moving west along the southern ROW line of East 6th Street until reaching the northeast corner of PID #010012013, then moving north along the western ROW line of North Cedar Avenue until reaching the northeast corner of PID #010011989, then moving east along the south ROW line of East 7th Street until reaching a point on the south ROW line of East 7th Street directly south of the southeast corner of PID #010011835, then moving north along the western ROW line of Turner Avenue until reaching the northeast corner of PID #010011686, then moving west along the south ROW line of Pleasant Street until reaching the northeast corner of PID #010011713, then moving north along the along the western ROW line of North Cedar Avenue until reaching the southeast corner of PID #010011594, then moving east in a straight line until reaching the eastern ROW line of North Elm Avenue, then moving south along the eastern ROW line of North Elm Avenue until reaching the northern ROW line of East 9th Street, then moving east in a straight line until reaching the intersecting corner of the northern ROW line of East 9th Street and the western ROW line of North Ash Avenue, then moving north in a straight line until reaching a point directly west of the northernmost point of Pine Knoll Road, then moving east in a straight line until reaching the northwest corner of PID #010013923, which is the point of beginning, approximately 100.7 acres.

Parcel ID Numbers Within Proposed Redevelopment Area 17							
010011977	010011614	010012784	010013815	010012825	010012803	010012622	010014462
010011677	010011615	010012627	010013814	010012785	010011603	010011984	010014465
010013942	010012799	010011981	010013805	010012792	010011678	010016843	010017196
010011978	010011631	010011423	010013806	010016930	010011638	010013946	010014466
010011966	010012793	010011424	010013807	010012617	010011422	010011666	010014464
010011655	010012801	010014360	010013808	010011426	010011647	010011669	010013949
010013943	010012783	010012788	010013804	010016844	010011646	010012619	010018034
010011979	010016931	010011986	010011667	010011676	010012782	010011672	010013802
010011974	010011643	010012790	010011645	010014361	010011644	010011671	010011635
010012629	010011627	010012613	010013811	010011427	010011632	010011657	010012820
010011982	010011604	010011662	010013801	010012796	010011637	010011630	010018971
010011983	010011605	010012786	010013950	010012789	010011628	010011634	010018972
010011969	010011606	010012787	010016864	010011665	010011648	010012620	010018973
010011970	010011607	010011975	010013810	010012626	010011652	010012618	010018974
010011971	010011608	010011626	010013809	010012624	010011659	010013947	010014467
010011972	010011609	010012614	010013813	010012623	010011658	010012791	010018967
010011636	010011610	010011987	010011988	010012624	010011651	010011980	010018968
010012804	010011611	010011985	010014459	010012616	010011653	010011973	010018969
010011976	010011613	010011425	010013812	010011650	010011663	010011673	010018970
010011967	010012625	010011633	010014460	010011602	010011656	010011675	010016870
010012821	010011674	010012615	010016856	010012794	010011664	010011660	010011679
010012822	010011654	010012628	010014461	010012797	010008123	010011661	010016859
010012823	010011649	010011670	010013948	010012798	010008124	010011642	010011641
010012824	010011640	010012795	010014463	010012800	010011968	010011629	010011639
010011668	010016851	010016850	010012802	010016854	010011612		

Area Map:


E 12th St
N Pine Ave
Ringland Rd
Heartwell Park
N Elm Ave
Tom Osborne Sports Complex
Pine Knoll Rd
Ronan Dr
Hazelrigg Student Union
E 9th St
Bronc Hall
Pleasant St
Taylor Hall
N Cedar Ave
University St
Morrison-Reeves Science Center
Waynoka St
Hurley-McDonald Hall
N 2nd Ave
N 3rd Ave
N 4th Ave
N 5th Ave
N 6th Ave
E 7th St
E 6th St
E 5th St
N Ash Ave
N California Ave
E 4th St
E 3rd St
E 2nd St
Burlington Northern Railroad

BLIGHT & SUBSTANDARD CRITERIA

SUBSTANDARD CRITERIA

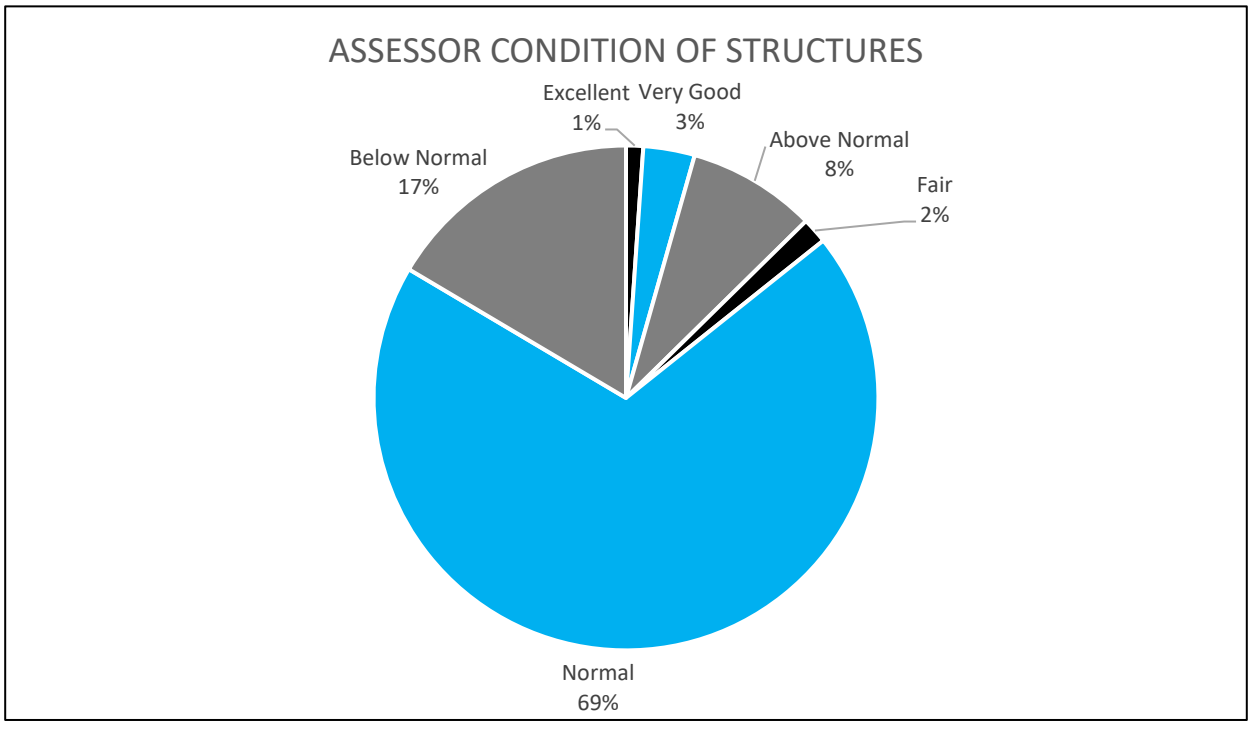
An area with the presence of any combination of such factors can be deemed substandard:

1. Dilapidation;
2. Deterioration;
3. Age or Obsolescence;
4. Conditions that endanger life or property by fire and other causes;
5. Inadequate provision for ventilation, light, air, sanitation, or open spaces; and
6. High density of population or overcrowding.

Dilapidation:

Condition of Structures

The Adams County Assessor provides a condition rating for the residential structures in Adams County ranging from Below Normal to Excellent. Based on the information collected from Hastings County Assessor property records (gis.adamscounty.org), the condition of more than **17% of the structures** in Proposed Redevelopment Area 17 is rated as having "Below Normal" condition. To be considered substantial, the percentage of dilapidated structures must be at least 10% of the total number of structures. Thus, 17% deteriorated structures meets the criteria of deterioration. Structures classified as Below Normal were considered deteriorated. Examples of dilapidated structures located within the proposed redevelopment area are shown on the following page. The photos displayed on the following page were taken in January 2024.



Examples of Deteriorated Structures are displayed by the photos below:

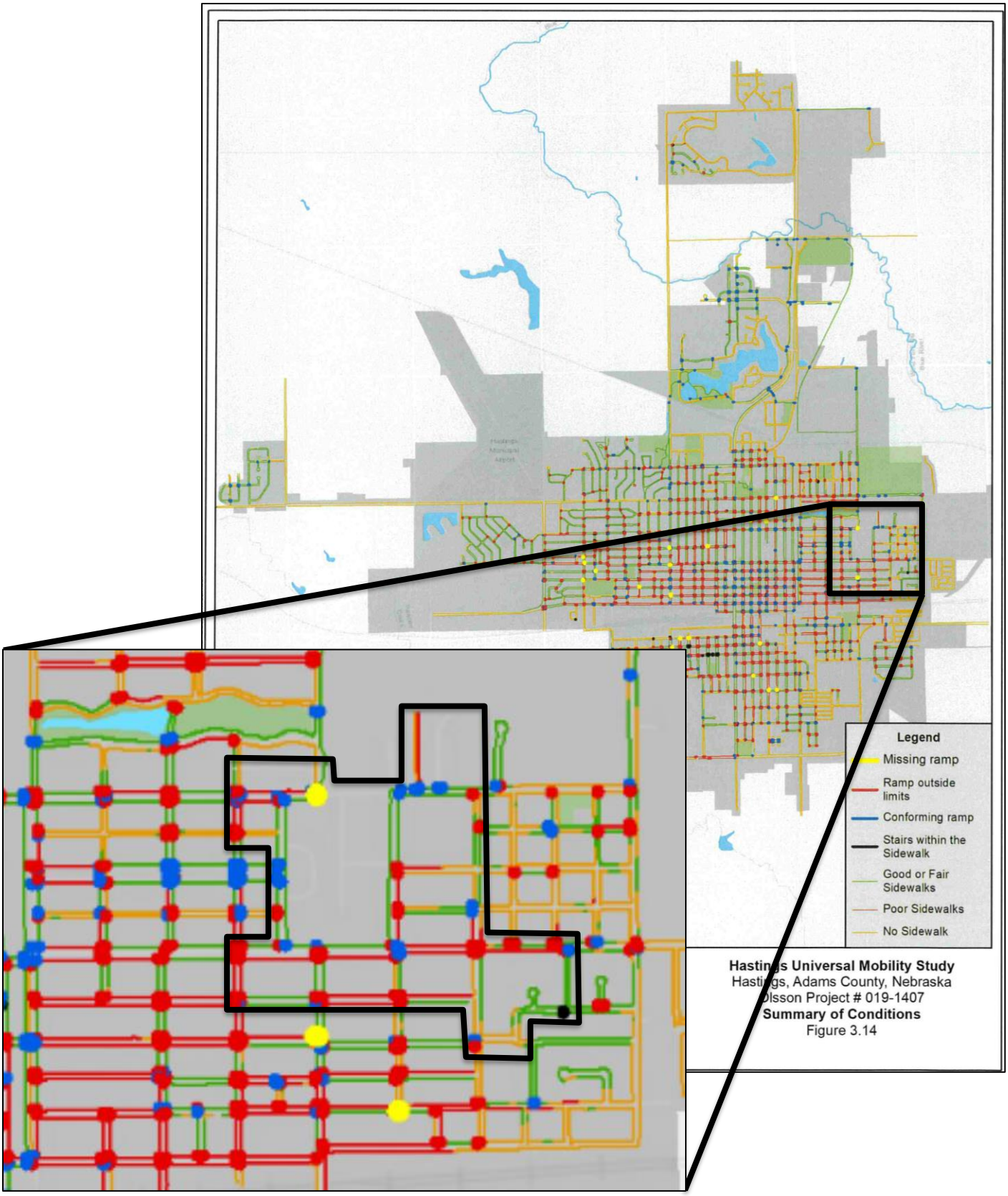
Deterioration:

Sidewalks and Streets

The sidewalks within Proposed Redevelopment Area 17 are showing signs of deterioration. In many places along the sidewalks within Proposed Redevelopment Area 17, the sidewalks are either lacking or there are fractures in the concrete. The streets within Proposed Redevelopment Area 17 have also exhibited signs of deterioration. This can be caused by the expansion of moisture as the temperatures freeze and fluctuate. The sidewalks within Proposed Redevelopment Area 17 have also experienced deterioration resulting from the growth of trees next to the sidewalk, displacing the concrete panels of the sidewalk. As displayed by the map on the following page, taken from the *Hastings Barriers to Universal Mobility* prepared in 2019, there are segments of sidewalks that are either lacking or are in Poor Condition as represented by orange and red respectively.

Examples of deterioration along the sidewalks and streets within Proposed Redevelopment Area 17 are displayed by the photos on the following pages:

Sidewalks

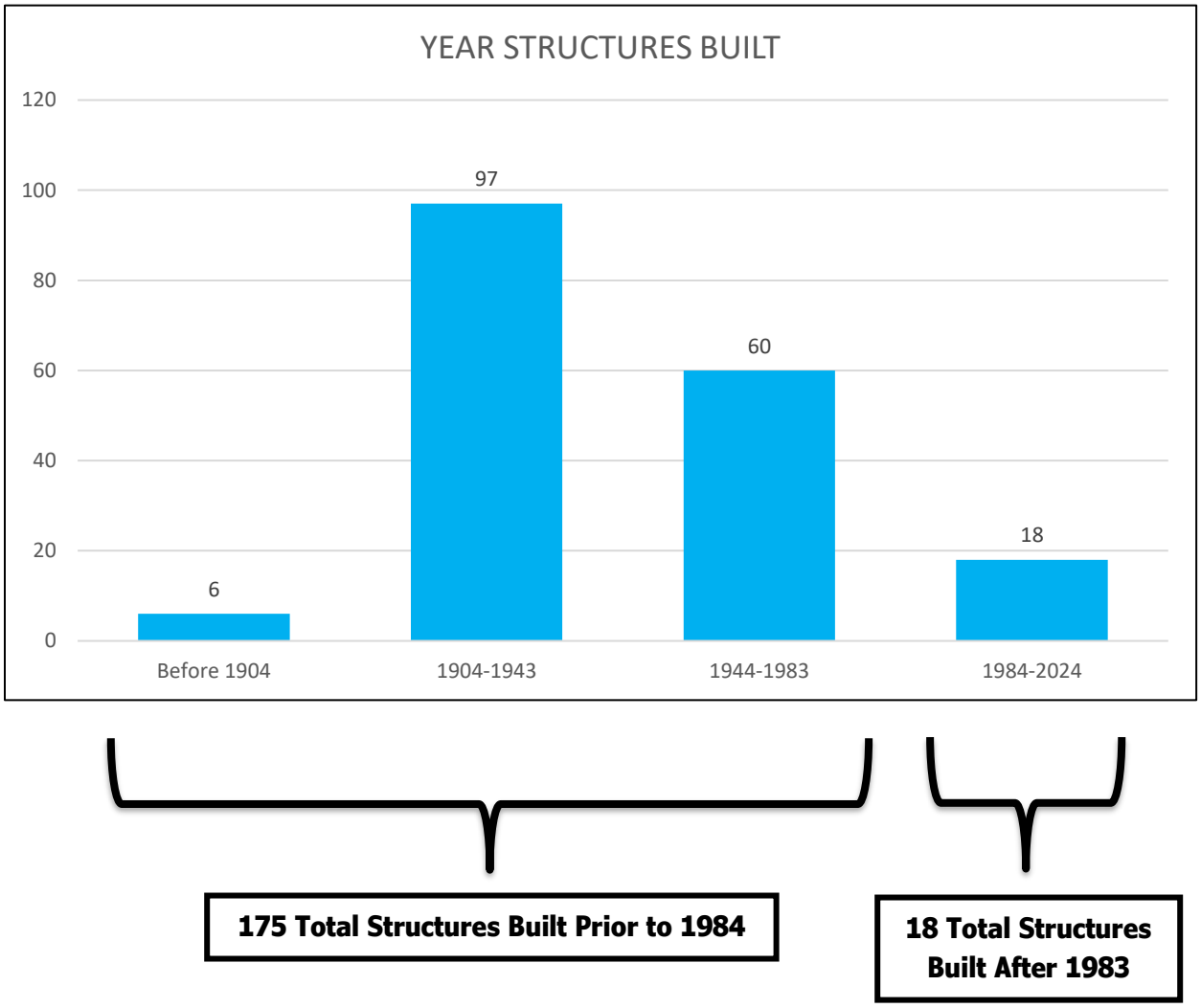

Legend
Missing ramp
Ramp outside limits
Conforming ramp
Stairs within the Sidewalk
Good or Fair Sidewalks
Poor Sidewalks
No Sidewalk
Hastings Universal Mobility Study
Hastings, Adams County, Nebraska
Olsson Project # 019-1407
Summary of Conditions
Figure 3.14

Streets

Age or Obsolescence:

Age of Structures

To be considered aged, the average age of structures within the proposed redevelopment area must be at least 40 years old. Most of the structures within Proposed Redevelopment Area 17 were built prior to 1980. The average age of the structures in Proposed Redevelopment Area 17 is 80 years old. This means that the average year of construction for the structures within this redevelopment area is 1944. Because the average age of buildings in Proposed Redevelopment Area 17 is more than 40 years old (built prior to 1984), these structures are considered aged.



Obsolete Platting

According to the Nebraska Revised Statutes (NRS) 9-916, parcels of land are located within Proposed Redevelopment Area 17 that were platted through methods that are currently considered obsolete.

Per NRS 19-916:

> *The local legislative body shall have power by ordinance to provide the manner, plan, or method by which land within the corporate limits of any such municipality, or land within the area designated by... a city of the second class or village pursuant to subsection (1) of section 17-1002, may be subdivided, platted, or laid out, including a plan or system for the avenues, streets, or alleys to be laid out within or across such land, and to compel the owners of any such land that are subdividing, platting, or laying out such land to conform to the requirements of the ordinance and to lay out and dedicate the avenues, streets, and alleys in accordance with the ordinance as provided in sections 16-901 to 16-905 and sections 17-1001 to 17-1004.*

The images below display a "landlocked" parcel that was platted in the City of Hastings that does not have adequate street access or rights of way (Parcel ID #010011635). As displayed by the map taken from the Adams County Land Use GIS website (gis.adamscounty.org/map/landuse/), this parcel is prevented from street right-of-way access by the adgacent parcel (Parcel ID #010016856).

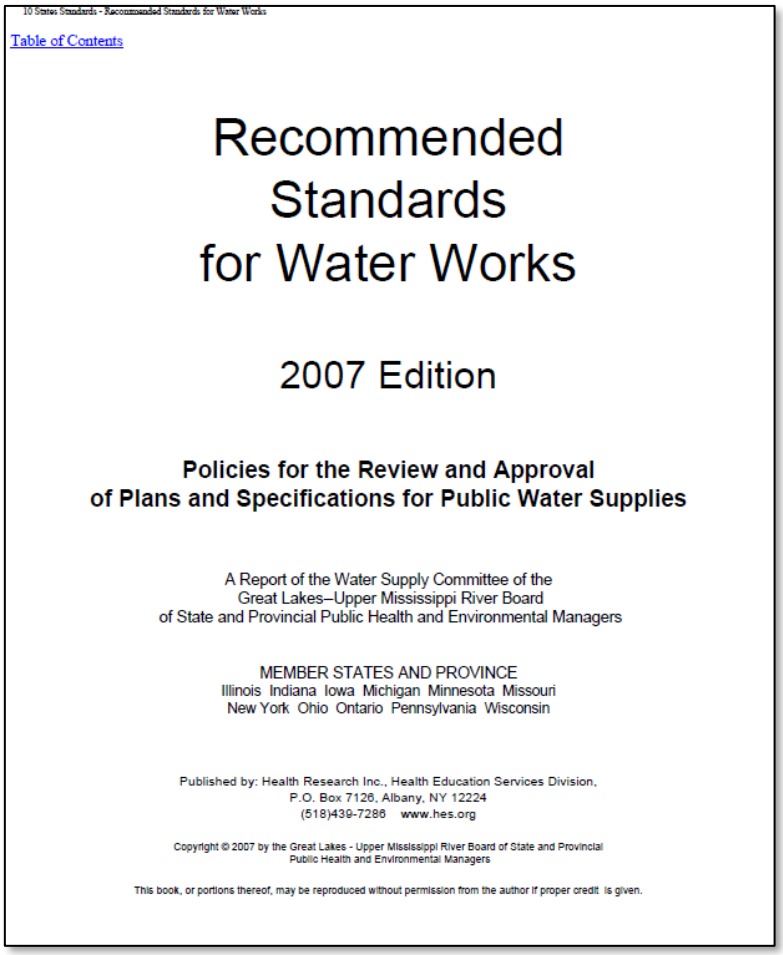
Size of Water Mains

Recommended Standards for Water Works is a document that was created in 1953 and is continuously updated. The document provides best practices for public water systems and is commonly relied upon by the civil engineering profession. According to the latest revision, the recommended minimum size of a water main must be no less than 6" in diameter to provide adequate fire protection.

The image on the following page is provided by the City of Hastings and is taken from the city water system map. This map shows the presence of water mains that were previously installed within Proposed to Redevelopment Area 17 that have a diameter of 4". These water mains are highlighted in blue on the map on the following page.

Also included is the outline of Proposed Redevelopment Area 17 to show the obsolete water lines within the redevelopment area.

Water mains that are 4" are smaller than the recommendation of 6". Therefore, the size of these mains would be considered obsolete by current development standards and practices.



10 States Standards - Recommended Standards for Water Works

Table of Contents

Recommended Standards for Water Works

2007 Edition

Policies for the Review and Approval of Plans and Specifications for Public Water Supplies

A Report of the Water Supply Committee of the
Great Lakes–Upper Mississippi River Board
of State and Provincial Public Health and Environmental Managers

MEMBER STATES AND PROVINCE
Illinois Indiana Iowa Michigan Minnesota Missouri
New York Ohio Ontario Pennsylvania Wisconsin

Published by: Health Research Inc., Health Education Services Division,
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(518)439-7286 www.hes.org

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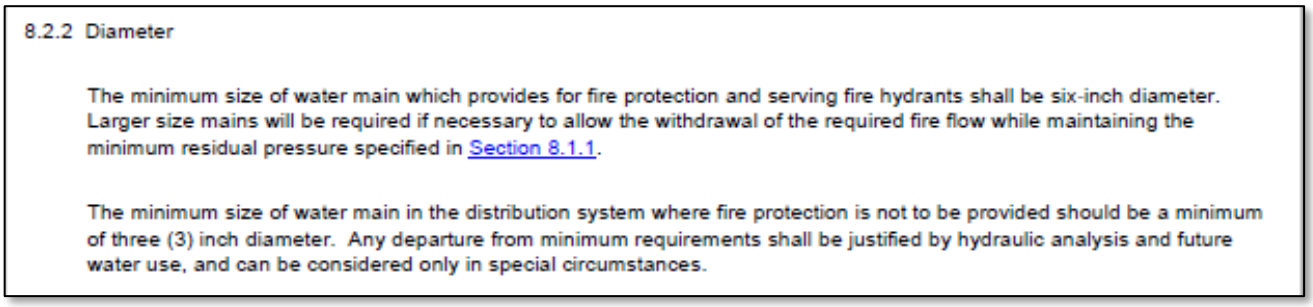
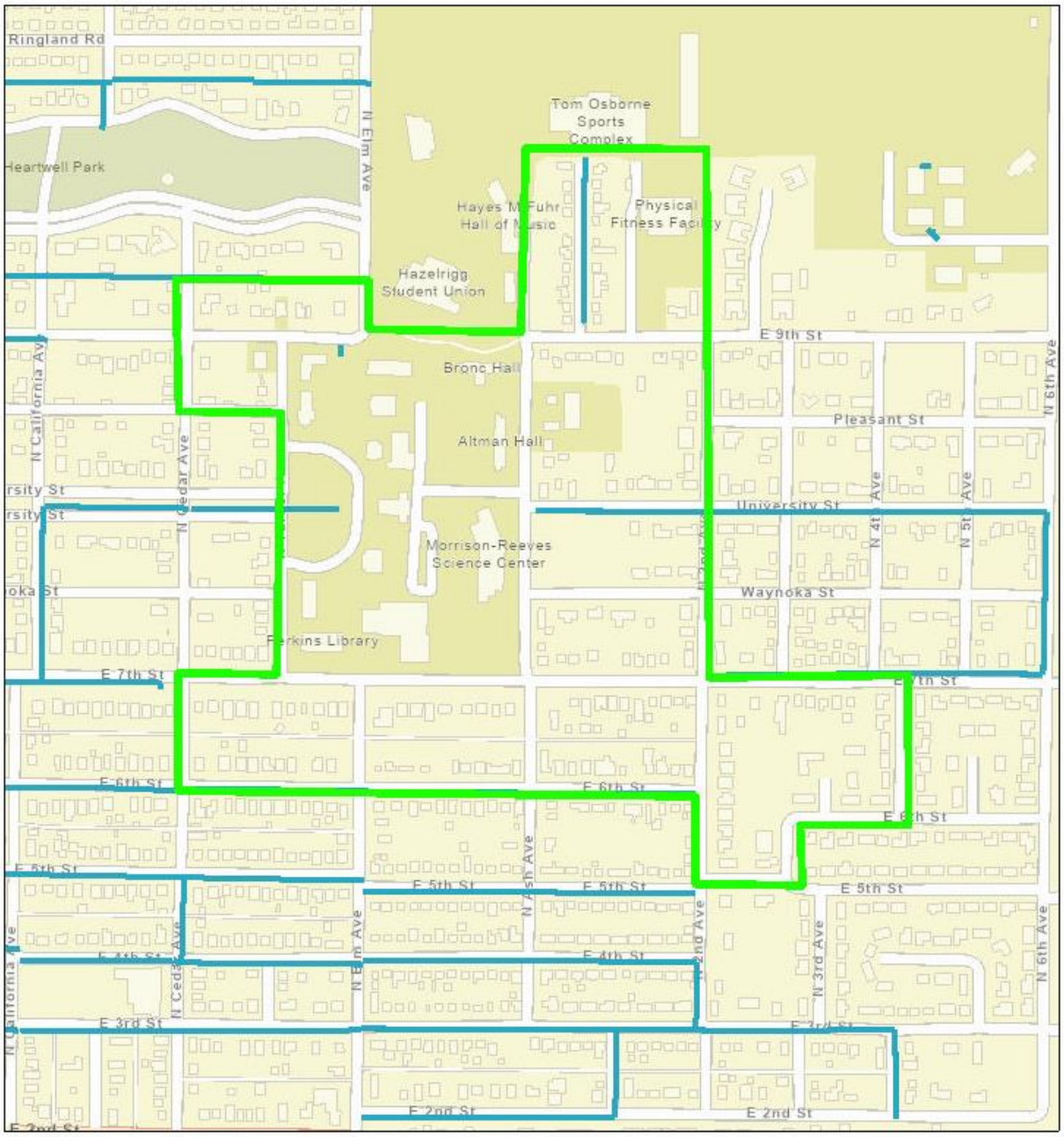


8.2.2 Diameter

The minimum size of water main which provides for fire protection and serving fire hydrants shall be six-inch diameter. Larger size mains will be required if necessary to allow the withdrawal of the required fire flow while maintaining the minimum residual pressure specified in Section 8.1.1.

The minimum size of water main in the distribution system where fire protection is not to be provided should be a minimum of three (3) inch diameter. Any departure from minimum requirements shall be justified by hydraulic analysis and future water use, and can be considered only in special circumstances.

Proposed Redevelopment Area 17 4" Water Mains



Conditions that endanger life or property by fire and other causes:

Fire Protection

Recommended Standards for Water Works recommends that to provide adequate fire protection, the minimum size of a water main must be no less than six inches in diameter. As noted in the previous section, Proposed Redevelopment Area 17 lacks an adequate water main distribution system that meets the minimum six-inch requirement for adequate protection. Therefore, conditions also exist within the proposed area that may damage property by fire.

Pedestrian Safety

Additionally, the sidewalk system within Proposed Redevelopment Area 17 is inconsistent and offers little safe refuge for pedestrian transportation. There are segments of street that are lacking sidewalks and segments of existing sidewalks that are significantly deteriorated. Examples of the inadequate sidewalk system within Proposed Redevelopment Area 17 are shown by the photos on the following page.

Examples of deteriorated sidewalks or street lengths lacking sidewalks:

Inadequate provision for ventilation, light, air, sanitation, or open spaces:

This factor is not a substantial factor within Proposed Redevelopment Area 17.

High density of population or overcrowding:

This factor is not a substantial factor within Proposed Redevelopment Area 17

Substandard Factors Present

Four out of six substandard factors are substantial within *Proposed Redevelopment Area 17*.

Substandard Criteria	Area 17
Dilapidation	X
Deterioration	X
Age or Obsolescence	X
Conditions that endanger life or property by fire and other causes	X
Inadequate provision for ventilation, light, air, sanitation, or open spaces	
High density of population or overcrowding	

Substandard Determination

Proposed Redevelopment Area 17 meets the definition of a substandard area in need of redevelopment projects that should be completed and encouraged by the Hastings Planning Commission, Hastings City Council, and Hastings Community Redevelopment Authority.

BLIGHT CRITERIA

In accordance with Community Redevelopment Law, a blighted area must have a strong presence of the following factors:

Subjective Factors are defined as any combination of:

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

Objective Factors are identified as at least one of the following factors:

1. Unemployment in the redevelopment 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 an 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 area is lower than the average per capita income of the city in which the redevelopment area is located; and the
5. Area has had either stable or decreasing population based on the last two decennial censuses.

SUBJECTIVE FACTORS:

Substantial number of deteriorated or deteriorating structures:

As described in the substandard portion of this study, the Adams County Assessor website (gis.adamscounty.org) classified the structures in Adams County on a scale ranging from "Below Normal" to "Excellent". 17% of the structures within Proposed Redevelopment Area 17 were classified as "Below Normal" and were considered to be deteriorated. To be considered a substantial factor, the number of deteriorated structures must be at least 10% of the total number of structures. Thus, with 17% of structures considered deteriorated, Proposed Redevelopment Area 17 meets the criteria to be considered substantial.

Deterioration of site or other improvements:

Streets & Sidewalks

As mentioned previously in the substandard portion of this study, the sidewalks and the streets within Proposed Redevelopment Area 17 display deterioration. In multiple locations, the sidewalks and the streets have fractured as moisture has expanded as the temperatures have fluctuated over the years. There are also locations where the sidewalk concrete panels have been displaced as the nearby trees have grown.

The *Hastings Barriers to Universal Mobility* document created in 2019 defines sidewalks in poor condition as exhibiting "cracking and/or displacement of the slabs that would inhibit the use of a wheelchair or potentially become a trip hazard" (p. 19).

Existence of defective or inadequate street layout:

This factor is not a substantial factor within Proposed Redevelopment Area 17.

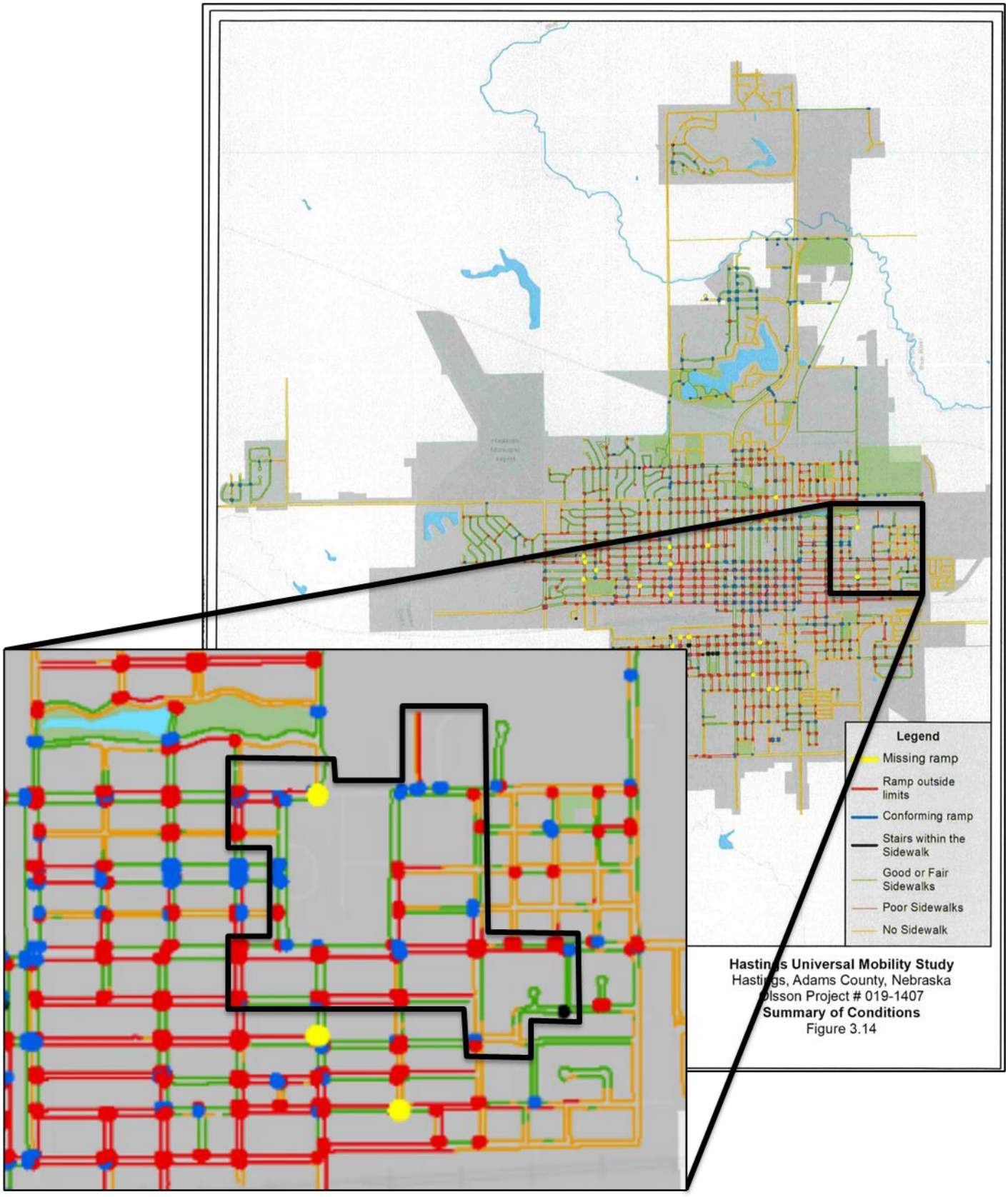
Faulty lot layout in relation to size, adequacy, accessibility, or usefulness:

ADA Accessible Sidewalks

The sidewalk network is inconsistent throughout the redevelopment area. In addition to missing sidewalk links, many intersections in the Proposed Redevelopment Areas lack ADA (Americans with Disabilities Act) accessible curb ramps. Per the Code of Federal Regulations (C.F.R. §§ 35.150(d)(2), 35.151(2 (e)), Title II of the ADA requires "state and local governments to make pedestrian crossings accessible to people with disabilities by providing curb ramps."

The map on pg. 24, taken from the *Hastings Barriers to Universal Mobility* document prepared in 2019, displays intersections with missing or non-conforming ADA curb ramps.

The photos below document examples of intersections within Proposed Redevelopment Area 17 that lack adequate ADA accessible curb ramps.


Legend
Missing ramp
Ramp outside limits
Conforming ramp
Stairs within the Sidewalk
Good or Fair Sidewalks
Poor Sidewalks
No Sidewalk
Hastings Universal Mobility Study
Hastings, Adams County, Nebraska
Olsson Project # 019-1407
Summary of Conditions
Figure 3.14

Parcel Accessibility

As mentioned in the *Age or Obsolescence* section in the Substandard portion of this study, a parcel within Proposed Redevelopment Area 17 is prevented from street access by the adjacent parcel. As described in the Substandard portion of this study, Parcel ID #010011635 is prevented from accessing adequate street right-of-way by PID #010016856. This lot was platted in a faulty manner in that it is not provided adequate accessibility.

Improper subdivision or obsolete platting:

As stated in the substandard portion of this study (*Age or Obsolescence*), a parcel is located within Proposed Redevelopment Area 17 that was not properly platted to preserve right of way that would enable these properties to be developed with adequate street access. That parcel, identified in the *Age or Obsolescence* section of the Substandard portion of this study, is prevented by a separate and adjacent parcel from street access right-of-way.

Insanitary or unsafe conditions:

Sidewalks

As mentioned before in the substandard portion of this study, the sidewalk system within Proposed Redevelopment Area 17 is inconsistent and provides little refuge for pedestrians seeking to travel along the road by foot. In multiple locations, the proposed redevelopment area contains deteriorated sidewalks, lacks sidewalks, or lacks ADA compliant access curb ramps. This creates unsafe conditions by not providing safe conditions for pedestrian travel within the redevelopment area.

Diversity of ownership:

This factor is not a substantial factor within Proposed Redevelopment Area 17.

Tax or special assessment delinquency exceeding the fair value of the land:

This factor is not a substantial factor within Proposed Redevelopment Area 17.

Defective or unusual conditions of title:

This factor is not a substantial factor within Proposed Redevelopment Area 17.

Existence of conditions that endanger life or property by fire and other causes:

Recommended Standards for Water Works recommends that to provide adequate fire protection, the minimum size of a water main must be no less than 6" in diameter. As noted in the substandard section of this study, water mains are located throughout Proposed Redevelopment Area 17 that do not meet the minimum six-inch recommendation for adequate protection.

Additionally, as mentioned before, the sidewalk system is inconsistent and provides little refuge for pedestrians seeking to travel along the road by foot. In multiple locations, the proposed redevelopment area contains deteriorated sidewalks, lacks sidewalks, or lacks ADA compliant access curb ramps. This creates unsafe conditions by not providing safe conditions for pedestrian travel within the redevelopment area.

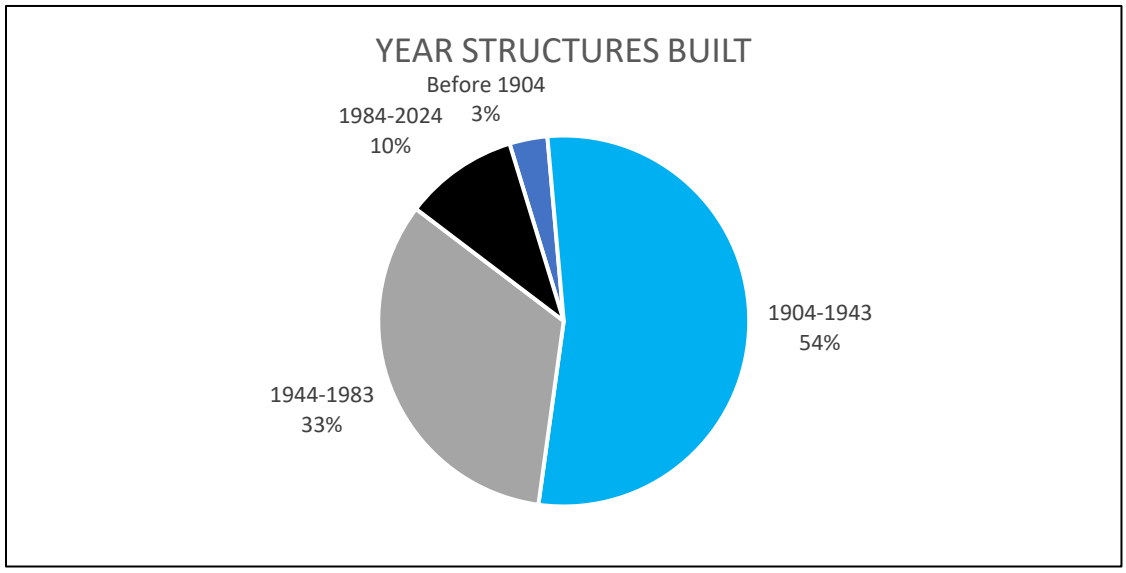
Objective Factors:

Unemployment in the redevelopment area is at least one hundred twenty percent of the state or national average:

This factor is not substantial within Proposed Redevelopment Area 17.

The average age of the residential or commercial units in the area is at least forty years:

As demonstrated in the substandard section of this study, the average age of structures in Proposed Redevelopment Area 17 is 80 years old (Built prior to 1944). This meets the 40-year threshold required to meet this objective factor criteria (Built prior to 1984).



More than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time:

This factor is not substantial within Proposed Redevelopment Area 17.

The per capita income of the area is lower than the average per capita income of the city in which the redevelopment area is located:

This factor is not substantial within Proposed Redevelopment Area 17.

The Proposed Redevelopment Area has had either stable or decreasing population based on the last two decennial censuses:

According to the US Census Bureau, the population of Proposed Redevelopment Area 17 in the 2010 US Census was 1251 residents.

In 2020, the population of Proposed Redevelopment Area 17 was 1061 residents. This represents a decreasing population within the proposed redevelopment area.

Presence of Subjective Factors

The presence of **six** subjective factors was identified in *Proposed Redevelopment Area 17*.

Blight Subjective Criteria	Area 17
Substantial number of deteriorated or deteriorating structures	X
Deterioration of site or other improvements	X
Existence of defective or inadequate street layout	
Faulty lot layout in relation to size, adequacy, accessibility, or usefulness	X
Improper subdivision or obsolete platting	X
Insanitary or unsafe conditions	X
Diversity of ownership	
Tax or special assessment delinquency exceeding the fair value of the land	
Defective or unusual conditions of title	
Existence of conditions that endanger life or property by fire and other causes	X

Presence of Objective Factors

The presence of **two** objective factors was identified in *Proposed Redevelopment Area 17*.

Blight Objective Criteria	Area 17
Unemployment in the redevelopment area is at least one hundred twenty percent of the state or national average	
The average age of the residential or commercial units in the area is at least forty years	X
More than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time	
The per capita income of the area is lower than the average per capita income of the city in which the redevelopment area is located	
Area has had either stable or decreasing population based on the last two decennial censuses	X

Blight Determination

Proposed Redevelopment Area 17 meets the definition of a blighted area in need of redevelopment projects that should be completed and encouraged by the Hastings Planning Commission, Hastings City Council, and Community Redevelopment Authority.

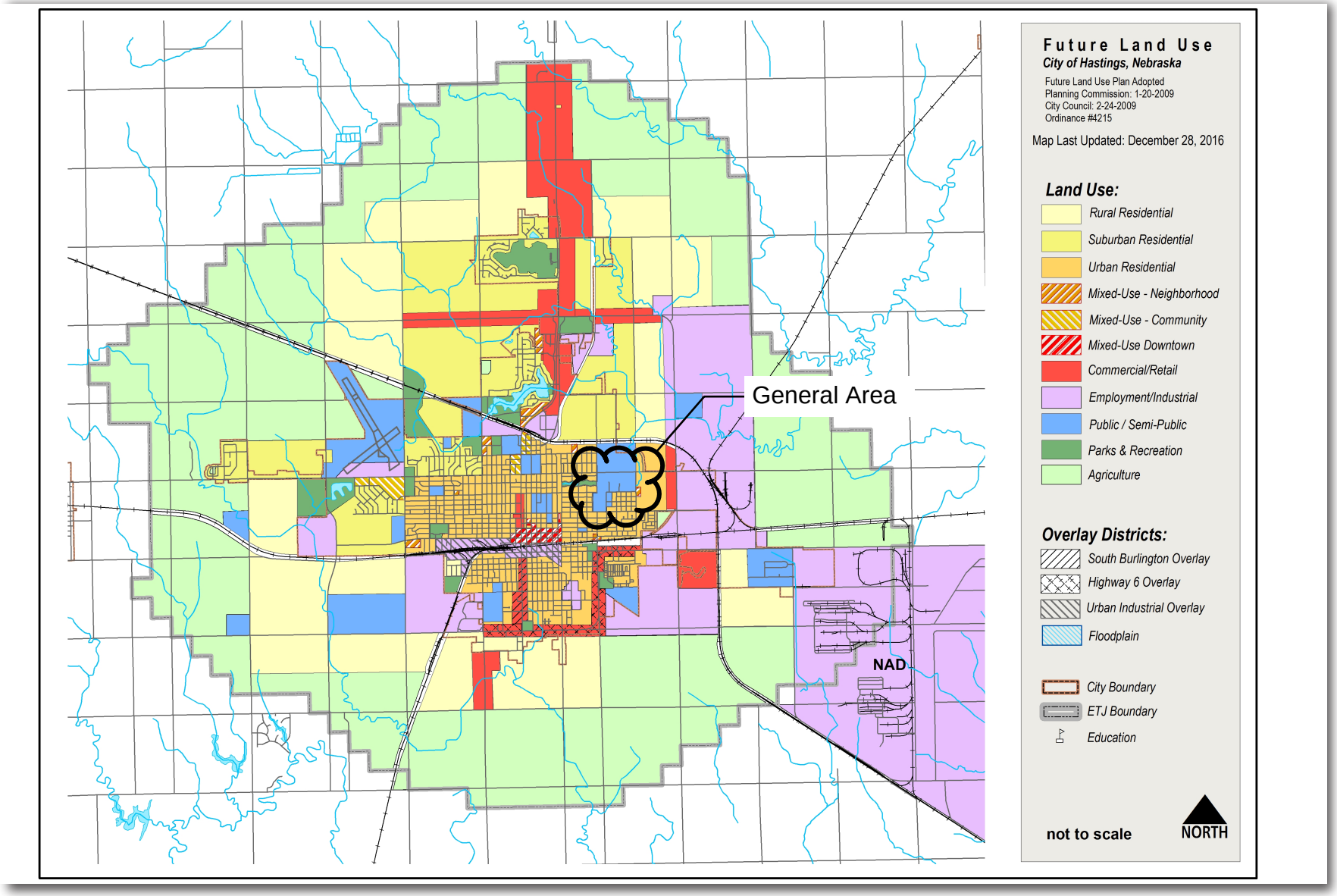


Figure 2.2: Future Land Use Plan

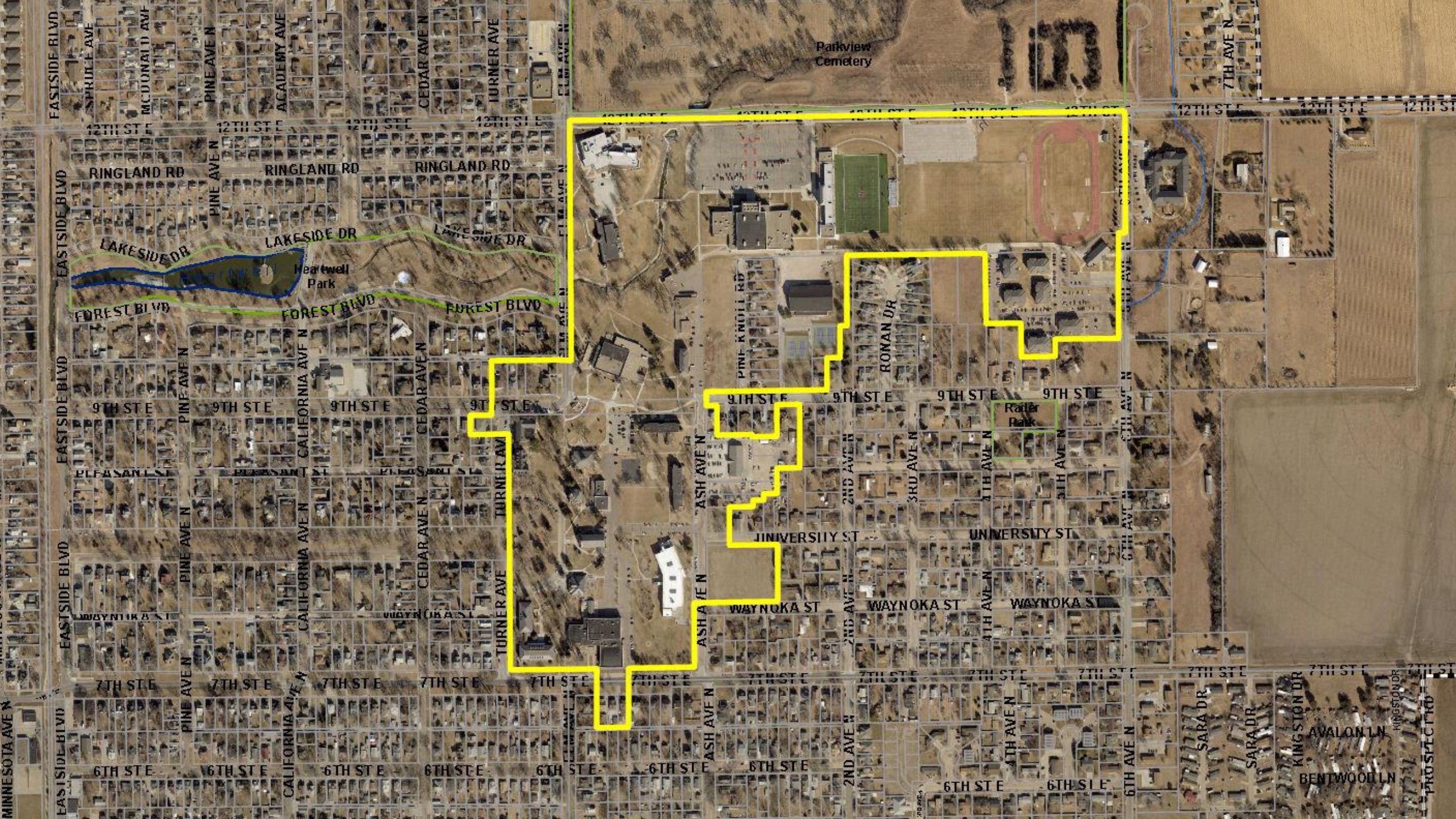
HASTINGS
Nebraska

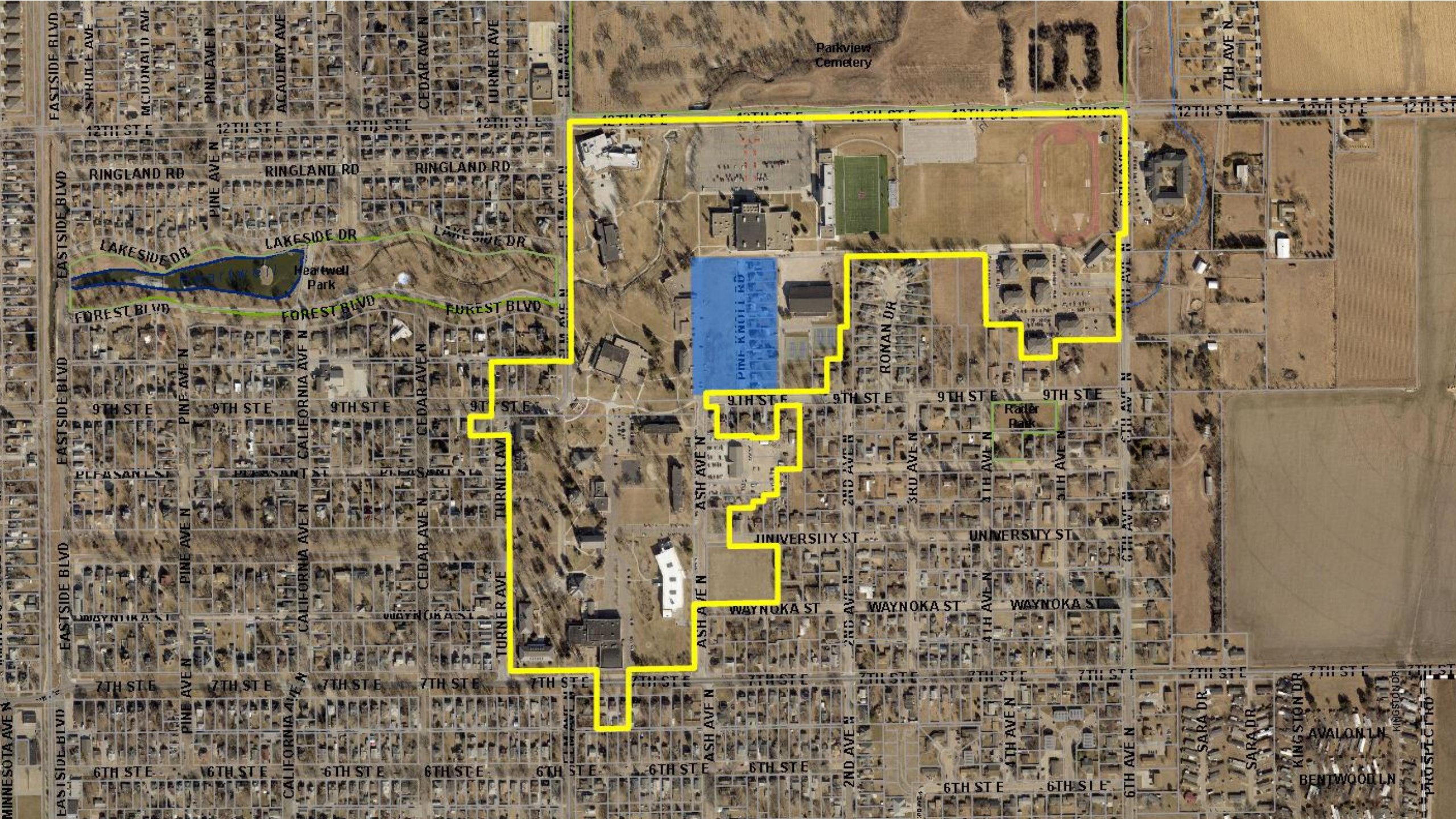
File Nos. 2024-59, 2024-66, and 2024-60

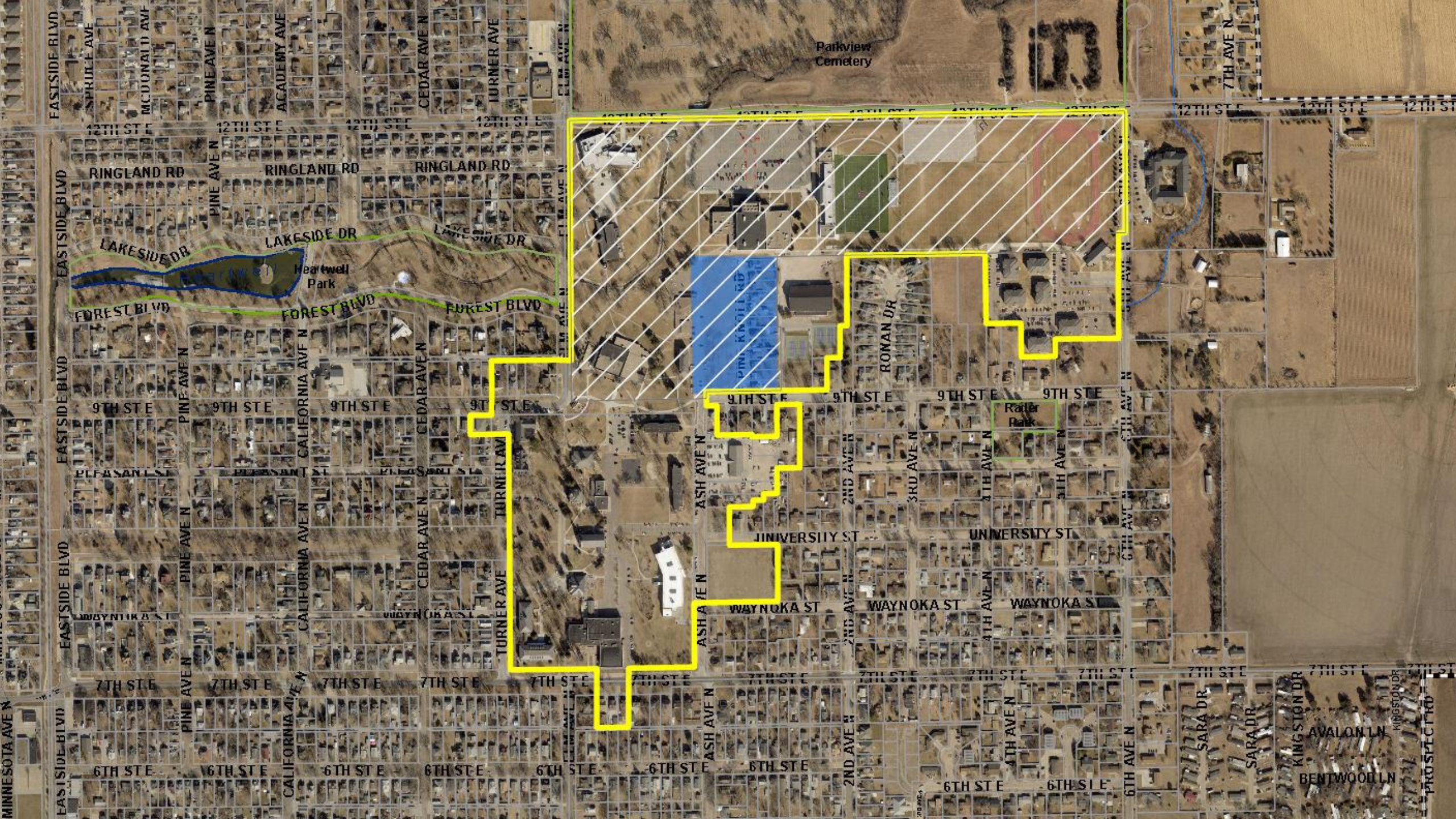
Projects <u>Hastings College Project</u>

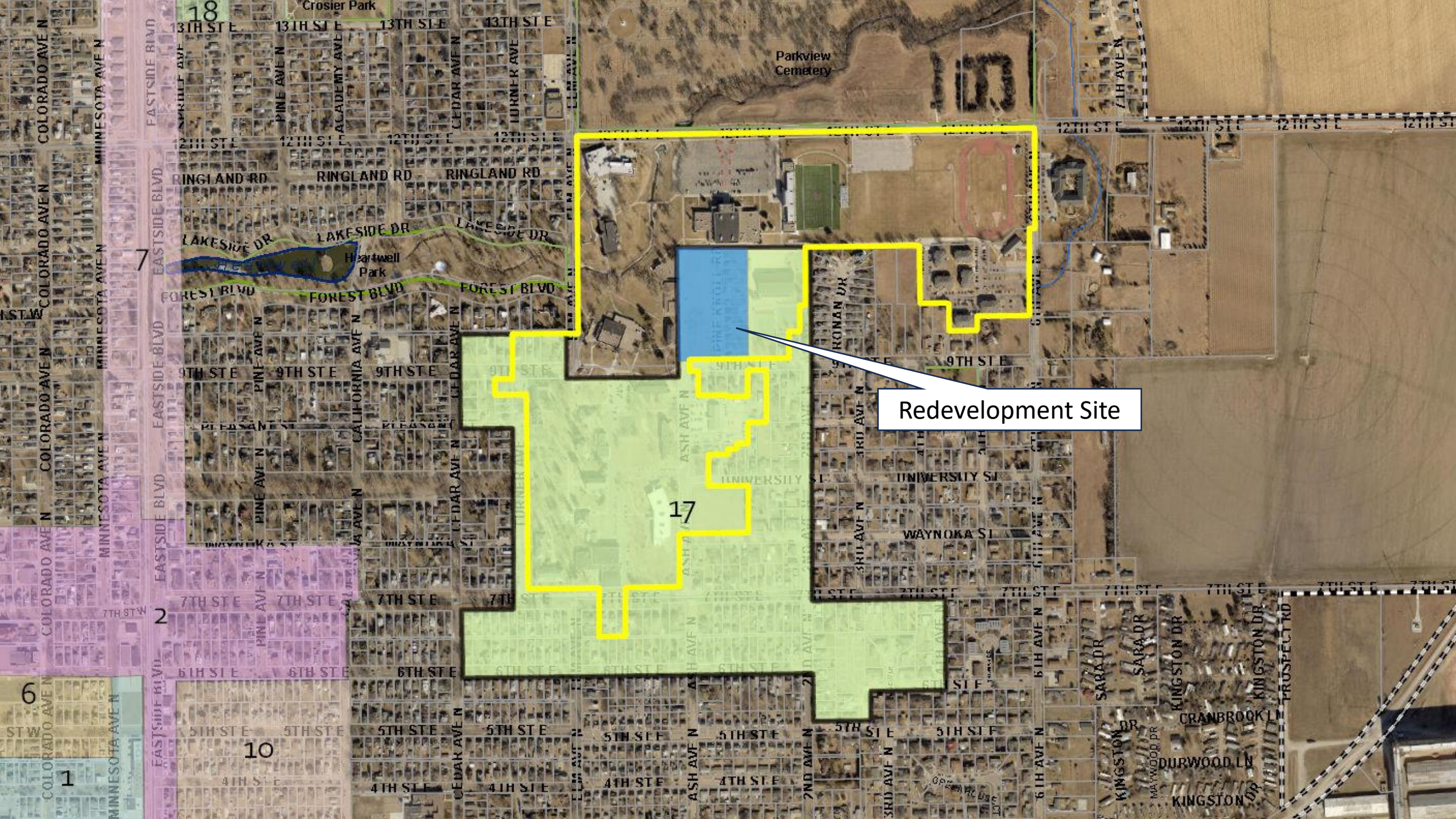
- A public hearing to consider a request for a Plan Modification No. 2024-2 to Redevelopment Area #17 for the Suzanne and Walter Scott Foundation Residence Hall development.
- A public hearing to consider a request to Rezone the College campus and adjacent properties to CMP District.
- Preliminary Plat of the Fairview Subdivision

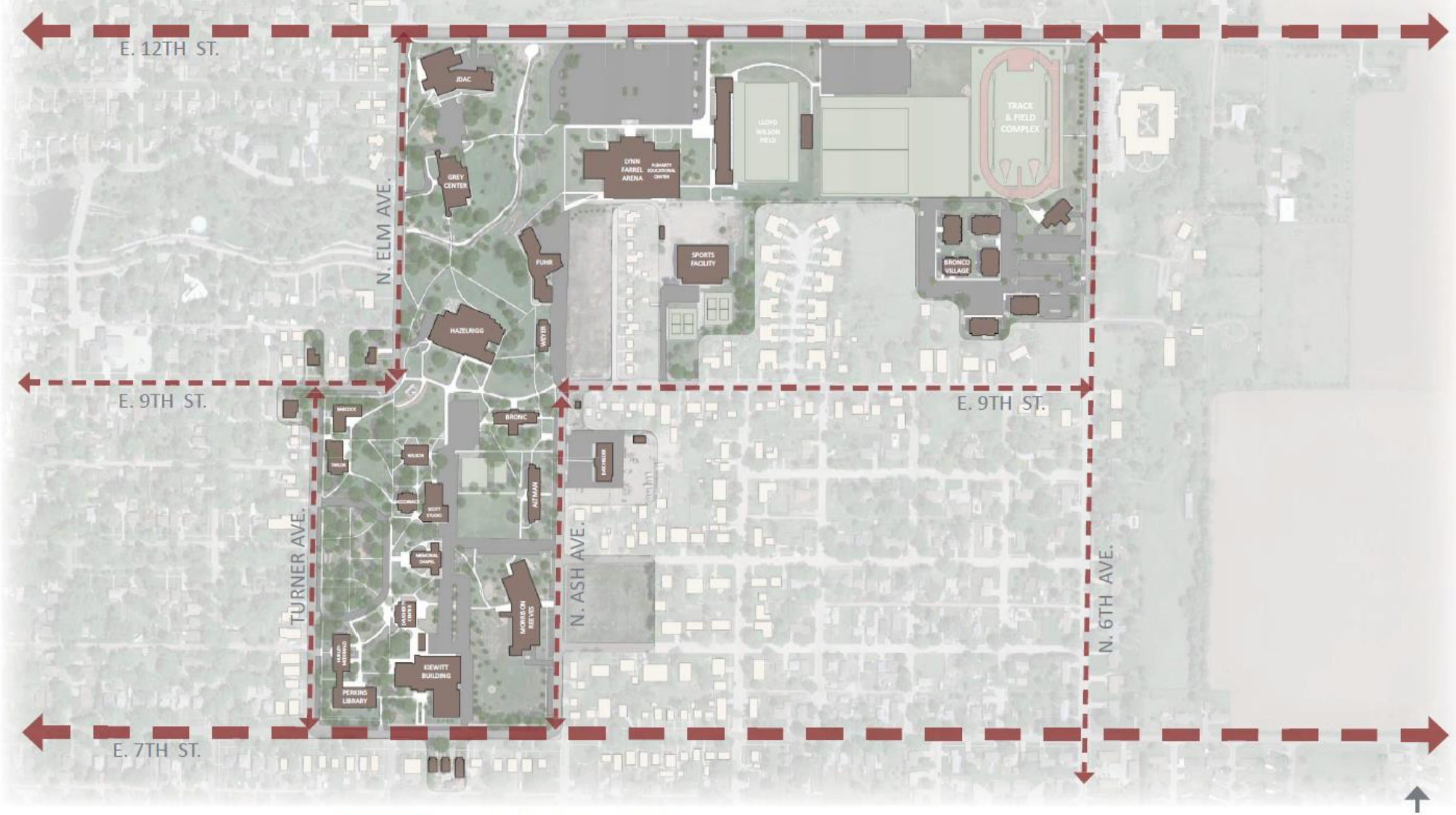
Applicant Hastings College


Parkview Cemetery
12TH ST E
RINGLAND RD
LAKESIDE DR
Heartwell Park
FOREST BLVD
9TH ST E
Rafer Park
UNIVERSITY ST
WAYNOKA ST
7TH ST E
6TH ST E
EASTSIDE BLVD
PINE AVE N
CEDAR AVE N
ASH AVE N
PINE KNOLL RD
ROMAN DR
SARA DR
AVALON LN
BENTWOOD LN
KINGSTON DR
PROSPECT RD


Parkview Cemetery
12TH ST E
RINGLAND RD
LAKESIDE DR
Heartwell Park
FOREST BLVD
EASTSIDE BLVD
PINE KNOLL RD
RONAN DR
9TH ST E
Rafer Park
ASH AVE N
UNIVERSITY ST
WAYNOKA ST
7TH ST E
6TH ST E
PLEASANT ST
PINE AVE N
CALIFORNIA AVE N
CEDAR AVE N
TURNER AVE
2ND AVE N
3RD AVE N
4TH AVE N
6TH AVE N
SARA DR
AVALON LN
BENTWOOD LN
KINGSTON DR
PROSPECT RD
MINNESOTA AVE N


Parkview Cemetery
12TH ST E
RINGLAND RD
LAKESIDE DR
Heartwell Park
FOREST BLVD
9TH ST E
Rafer Park
UNIVERSITY ST
WAYNOKA ST
7TH ST E
6TH ST E
EASTSIDE BLVD
PINE AVE N
CEDAR AVE N
TURNER AVE
ASH AVE N
RONAN DR
AVALON LN
BENTWOOD LN
SARA DR
KINGSTON DR
PROSPECT RD


Redevelopment Site
Parkview Cemetery
Crosier Park
Heartwell Park
17
18
7
2
6
10
1
RINGLAND RD
LAKESIDE DR
FOREST BLVD
13TH ST E
12TH ST E
9TH ST E
7TH ST E
6TH ST E
5TH ST E
4TH ST E
UNIVERSITY ST
WAYNOKA ST
PLEASANT ST
EASTSIDE BLVD
COLORADO AVE N
MINNESOTA AVE N
PINE AVE N
CEDAR AVE N
ASH AVE N
CALIFORNIA AVE N
KONAN DR
SARA DR
KINGSTON DR
CRANBROOK LN
DURWOOD LN
PROSPECT RD



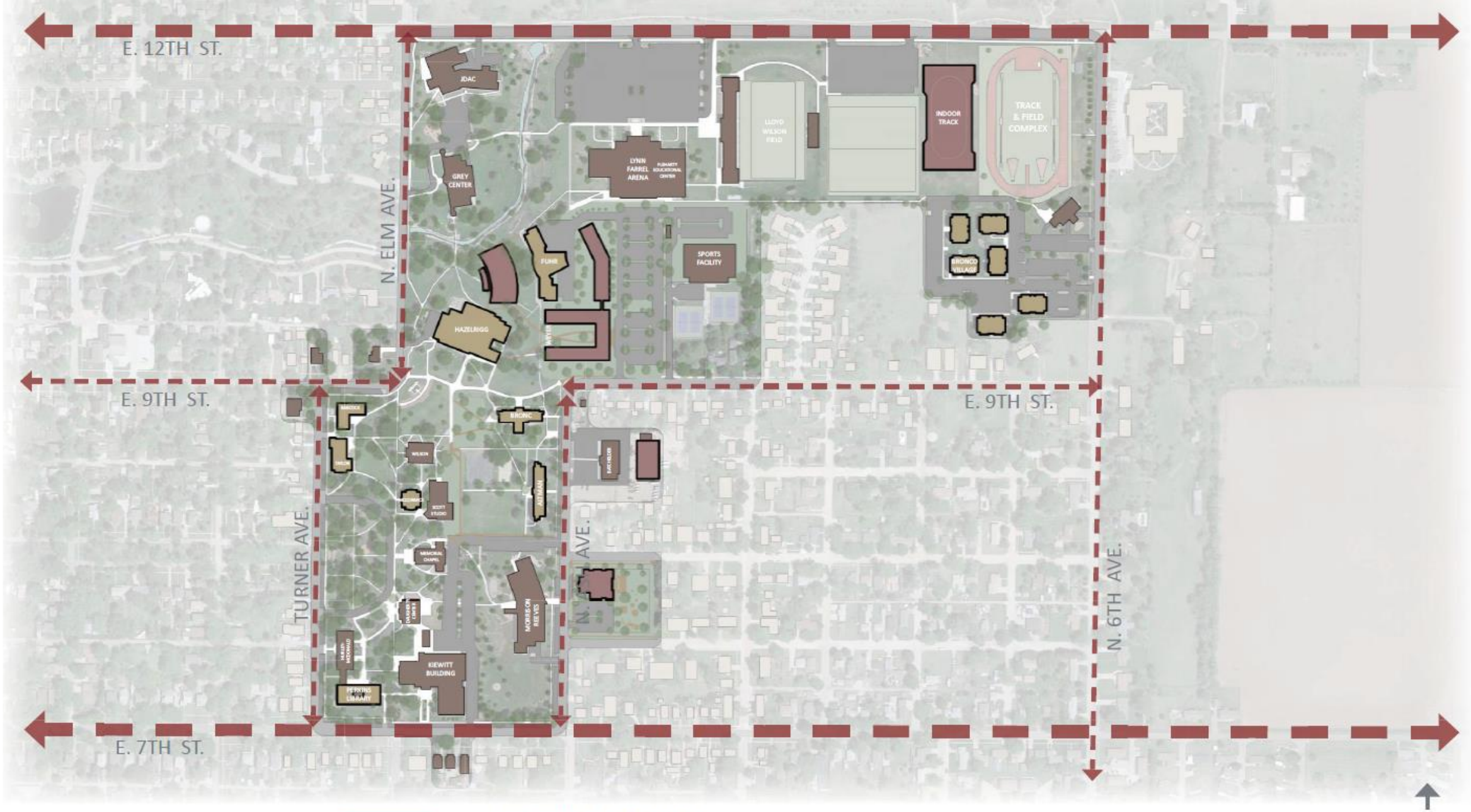
Holland Basham Architects

SRM

EXISTING CAMPUS

HASTINGS COLLEGE

02-12-2024



Holland Basham Architects

SRM

FUTURE CAMPUS

HASTINGS COLLEGE

02-12-2024

ARENA
PHYSICAL FITNESS FACILITY
FUHR HALL
PINE KNOLL
HAZELRIGG
E 9TH ST.

Holland Basham Architects

SRM

PERSPECTIVES

HASTINGS COLLEGE

NEW RESIDENCE HALL

04-23-2024

Holland Basham Architects | SRM

FROM CAMPUS VIEW

HASTINGS COLLEGE

NEW RESIDENCE HALL

04-23-2024

Holland Basham Architects

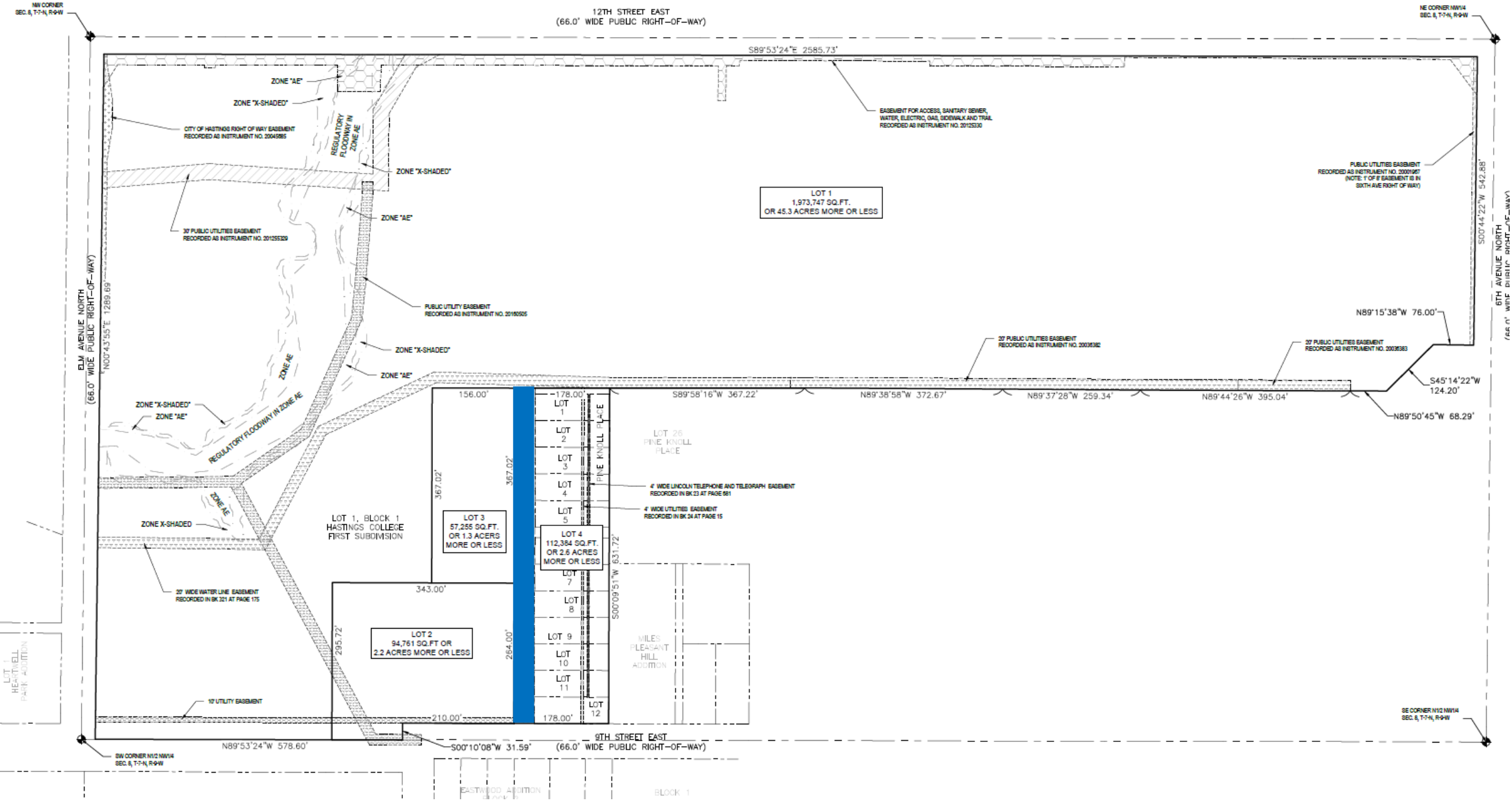
SRM

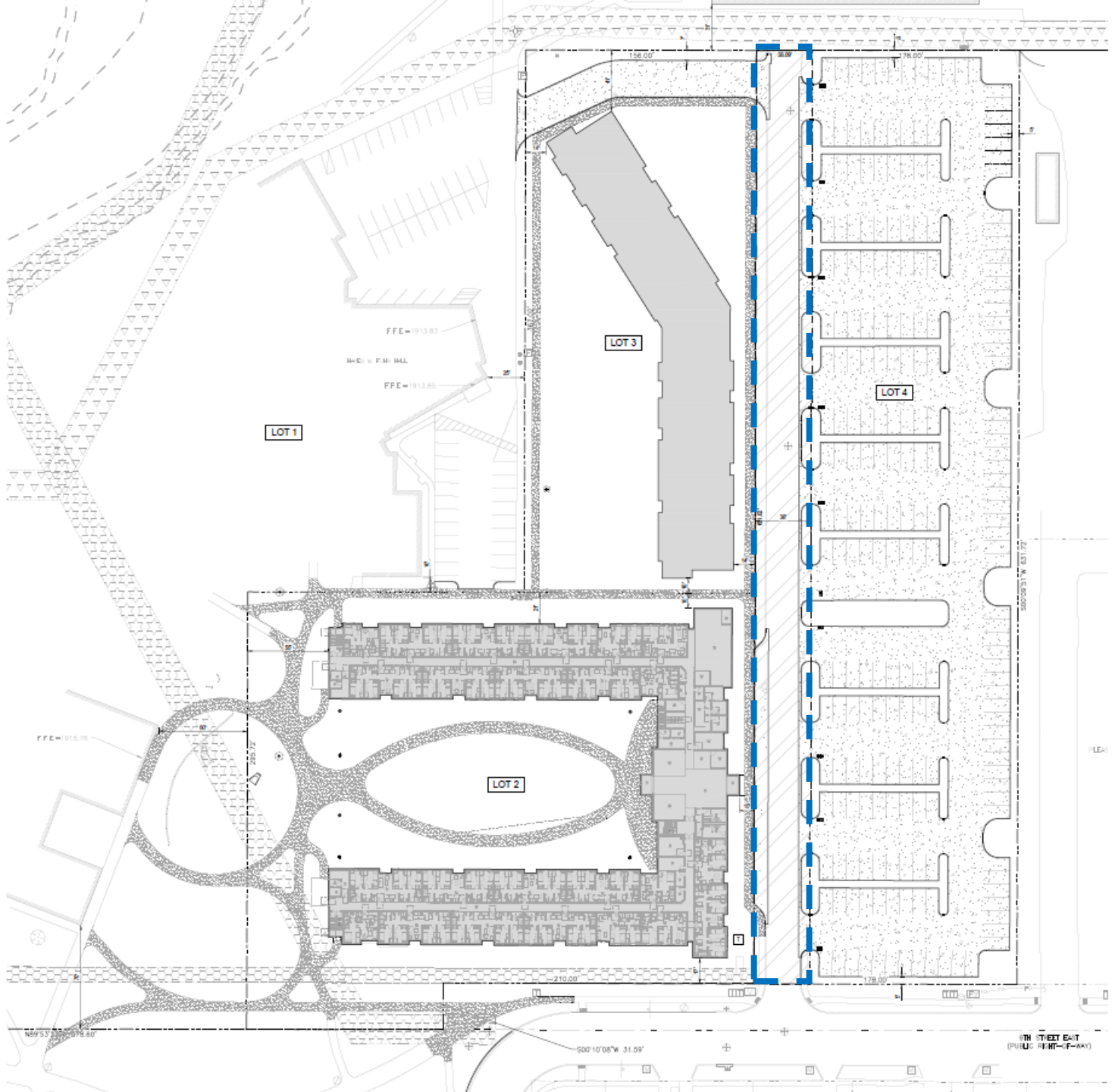
COURTYARD VIEW

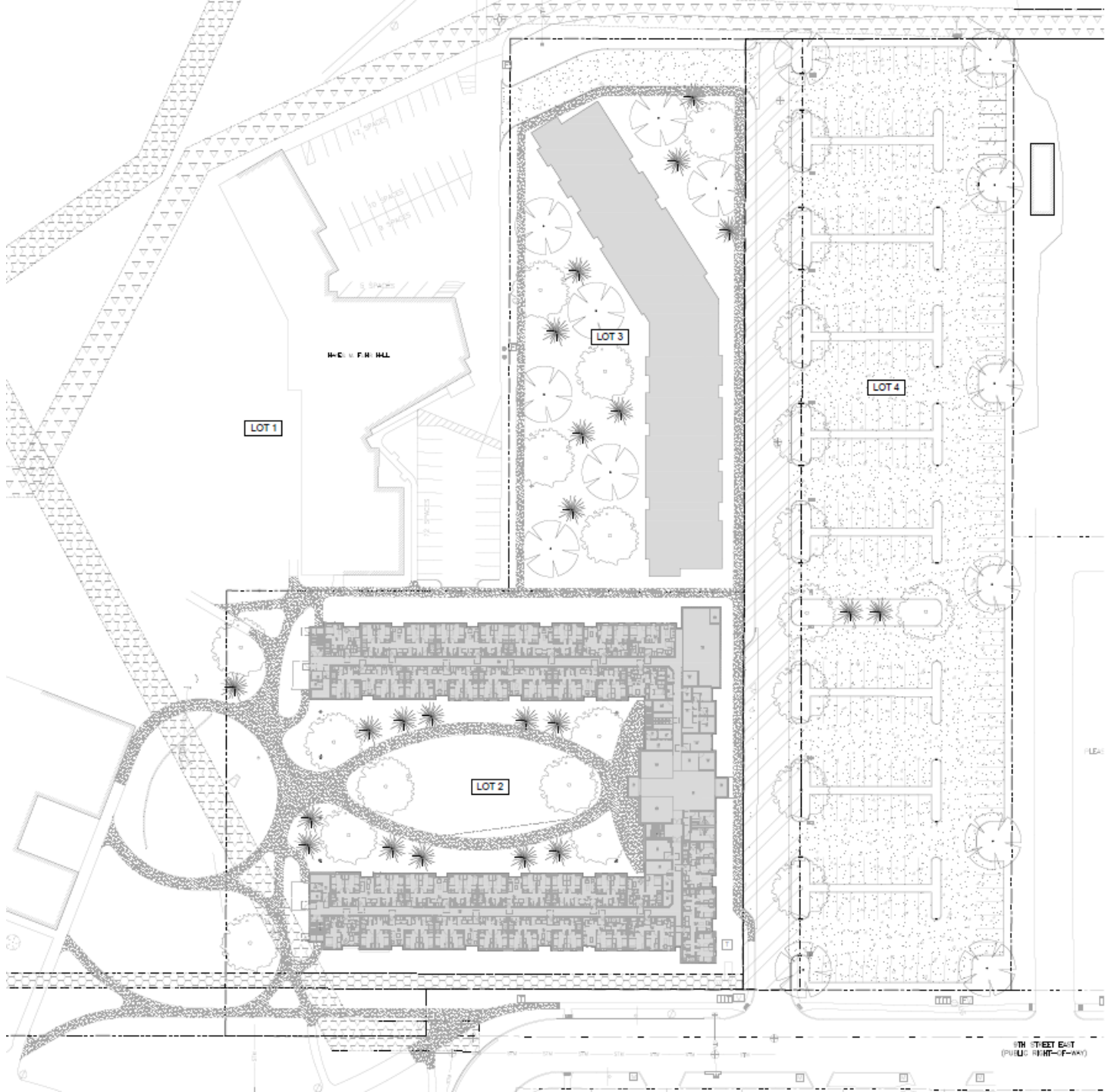
HASTINGS COLLEGE

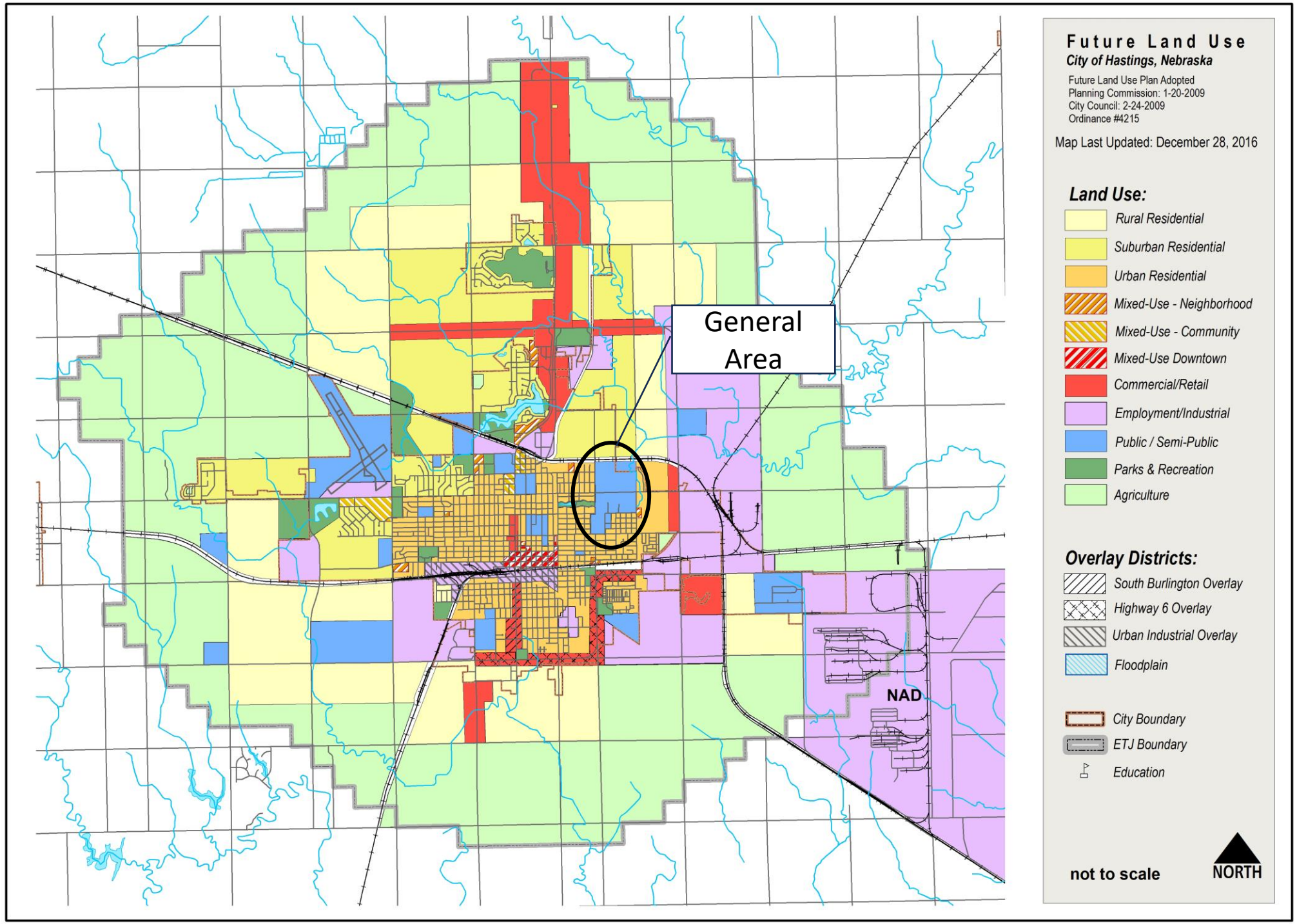
NEW RESIDENCE HALL

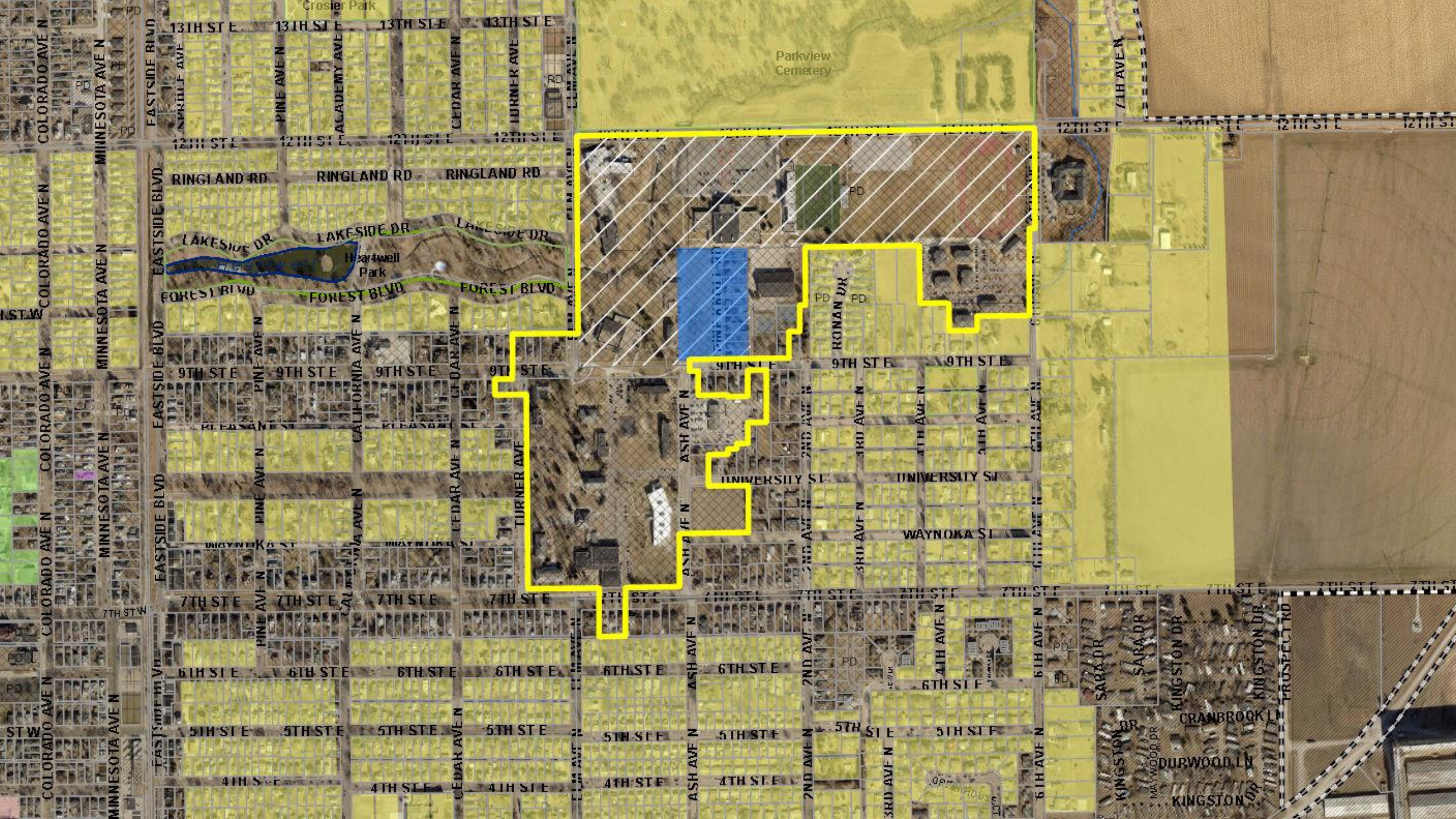
04-23-2024


NW CORNER SEC. 8, T-7-N, R-9-W
12TH STREET EAST (66.0' WIDE PUBLIC RIGHT-OF-WAY)
NE CORNER NW1/4 SEC. 8, T-7-N, R-9-W
S89°53'24"E 2585.73'
ZONE "AE"
ZONE "X-SHADED"
CITY OF HASTINGS RIGHT OF WAY EASEMENT RECORDED AS INSTRUMENT NO. 20045885
REGULATORY FLOODWAY IN ZONE AE
ZONE "X-SHADED"
ZONE "AE"
30' PUBLIC UTILITIES EASEMENT RECORDED AS INSTRUMENT NO. 20125329
EASEMENT FOR ACCESS, SANITARY SEWER, WATER, ELECTRIC, GAS, SIDEWALK AND TRAIL RECORDED AS INSTRUMENT NO. 20125330
PUBLIC UTILITIES EASEMENT RECORDED AS INSTRUMENT NO. 20001967 (NOTE: 1' OF 8' EASEMENT IS IN SIXTH AVE RIGHT OF WAY)
LOT 1
1,973,747 SQ.FT.
OR 45.3 ACRES MORE OR LESS
S00°44'22"W 542.88'
6TH AVENUE NORTH (66.0' WIDE PUBLIC RIGHT-OF-WAY)
ELM AVENUE NORTH (66.0' WIDE PUBLIC RIGHT-OF-WAY)
N00°43'55"E 1289.69'
PUBLIC UTILITY EASEMENT RECORDED AS INSTRUMENT NO. 20150505
ZONE "X-SHADED"
ZONE "AE"
N89°15'38"W 76.00'
20' PUBLIC UTILITIES EASEMENT RECORDED AS INSTRUMENT NO. 20036382
20' PUBLIC UTILITIES EASEMENT RECORDED AS INSTRUMENT NO. 20036383
S45°14'22"W 124.20'
ZONE "X-SHADED"
ZONE "AE"
REGULATORY FLOODWAY IN ZONE AE
S89°58'16"W 367.22'
N89°38'58"W 372.67'
N89°37'28"W 259.34'
N89°44'26"W 395.04'
N89°50'45"W 68.29'
156.00'
178.00'
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
PINE KNOLL PLACE
LOT 26 PINE KNOLL PLACE
4' WIDE LINCOLN TELEPHONE AND TELEGRAPH EASEMENT RECORDED IN BK 23 AT PAGE 581
4' WIDE UTILITIES EASEMENT RECORDED IN BK 24 AT PAGE 15
367.02'
367.02'
ZONE AE
ZONE X-SHADED
LOT 1, BLOCK 1 HASTINGS COLLEGE FIRST SUBDIVISION
LOT 3
57,255 SQ.FT.
OR 1.3 ACERS
MORE OR LESS
LOT 4
112,384 SQ.FT.
OR 2.6 ACRES
MORE OR LESS
S00°09'51"W 631.72'
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
20' WIDE WATER LINE EASEMENT RECORDED IN BK 321 AT PAGE 175
343.00'
LOT 2
94,761 SQ.FT OR
2.2 ACRES MORE OR LESS
295.72'
264.00'
MILES PLEASANT HILL ADDITION
LOT 1 HEARTHILL PARK ADDITION
10' UTILITY EASEMENT
210.00'
178.00'
N89°53'24"W 578.60'
S00°10'08"W 31.59'
9TH STREET EAST (66.0' WIDE PUBLIC RIGHT-OF-WAY)
SW CORNER N1/2 NW1/4 SEC. 8, T-7-N, R-9-W
SE CORNER N1/2 NW1/4 SEC. 8, T-7-N, R-9-W
EASTWOOD ADDITION
BLOCK 1


LOT 1
LOT 2
LOT 3
LOT 4
156.00'
78.00'
210.00'
178.00'
S00°10'08"W 31.59'
9TH STREET EAST
(PUBLIC RIGHT-OF-WAY)


LOT 1
LOT 2
LOT 3
LOT 4


General Area
NAD
Future Land Use
City of Hastings, Nebraska
Future Land Use Plan Adopted
Planning Commission: 1-20-2009
City Council: 2-24-2009
Ordinance #4215
Map Last Updated: December 28, 2016
Land Use:
Rural Residential
Suburban Residential
Urban Residential
Mixed-Use - Neighborhood
Mixed-Use - Community
Mixed-Use Downtown
Commercial/Retail
Employment/Industrial
Public / Semi-Public
Parks & Recreation
Agriculture
Overlay Districts:
South Burlington Overlay
Highway 6 Overlay
Urban Industrial Overlay
Floodplain
City Boundary
ETJ Boundary
Education
not to scale
NORTH


Crosier Park
Parkview Cemetery
13TH ST E
12TH ST E
RINGLAND RD
LAKESIDE DR
Heartwell Park
FOREST BLVD
EASTSIDE BLVD
9TH ST E
7TH ST E
6TH ST E
5TH ST E
4TH ST E
PINE AVE N
CEDAR AVE N
ASH AVE N
TURNER AVE
CALIFORNIA AVE N
COLORADO AVE N
MINNESOTA AVE N
KONAN DR
UNIVERSITY ST
WAYNOKA ST
SARA DR
KINGSTON DR
CRANBROOK LN
DURWOOD LN
PD

Project Costs and Funding Sources

USE OF FUNDS			SOURCES OF FUNDS	
Description				
Site Prep & Grading	$ 1,000,000.00		Owner Equity	$ 24,000,000.00
Utility Relocation, Sewer, Water & Paving	$ 1,000,000.00		Scott Foundation Loan	$ 13,000,000.00
Architecture & Engineering	$ 2,500,000.00		Tax Increment Financing	$ 3,000,000.00
Demolition & Abatement	$ 800,000.00			
Façade Enhancements	$ 1,500,000.00			
Construction Costs	$ 33,200,000.00			
TOTALS	**$40,000,000.00**		**TOTALS**	**$40,000,000.00**

Anticipated TIF Funding

Estimated 2025 assessed value:	$1,000,000
Estimated value after completion:	$15,000,000
Incremental value:	$14,000,000
Annual TIF generated:	$304,400
TIF Bond Issue:	$3,000,000

Project Proforma

Proforma Operating Statement w/o TIF	Year 1	Year 2	Year 3	Year 4
Rent Revenue	$ 2,502,103	$ 2,580,166	$ 2,660,721	$ 2,743,850
Expenses	$ (1,331,126)	$ (1,365,902)	$ (1,401,674)	$ (1,438,472)
NOI Without TIF	$ 1,170,977	$ 1,214,264	$ 1,259,047	$ 1,305,378
Debt Service	$ (1,334,511)	$ (1,334,511)	$ (1,334,511)	$ (1,334,511)
Cash Flow Without TIF	$ (163,534)	$ (120,247)	$ (75,464)	$ (29,133)
Cash on cash return wo/TIF	-0.68%	-0.50%	-0.31%	-0.12%
Equity Investment	$ 24,000,000	$ 24,000,000	$ 24,000,000	$ 24,000,000

Proforma Operating Statement with TIF	Year 1	Year 2	Year 3	Year 4
Rent Revenue	$ 2,502,103	$ 2,580,166	$ 2,660,721	$ 2,743,850
Expenses	$ (1,321,984)	$ (1,356,508)	$ (1,392,021)	$ (1,428,555)
NOI Without TIF	$ 1,180,119	$ 1,223,658	$ 1,268,700	$ 1,315,295
Debt Service	$ (1,113,482)	$ (1,113,482)	$ (1,113,482)	$ (1,113,482)
Cash Flow Without TIF	$ 66,637	$ 110,176	$ 155,218	$ 201,813
Cash on cash return with TIF	0.28%	0.46%	0.65%	0.84%
Equity Investment	$ 24,000,000	$ 24,000,000	$ 24,000,000	$ 24,000,000

Looking North at E. 7th into the Site
NOTICE

Looking Southwest E. 7th Street

Looking Southeast E. 7th Street

Looking Southeast E. 7th Street

Looking Northeast E. 7th Street
NO PARKING

Staff Findings Summary for Plan Modification

- The project is feasible and conforms with the Comprehensive Plan
- The project would not be economically feasible without the use of TIF funding. As shown in the Proforma, without the TIF funding, the project would have a negative return on the investment, which is unacceptable for more projects.
- Because of the infeasibility of the project without TIF funding, the project would not be feasible at the intended scale, which may not meet the objective of the College or its partner.
- The cost/benefit of the project is in the long-term best interest of the community. The project will provide housing for Hasting College students, which will in turn open more homes in the neighborhood for rent or sale. The Pine Knoll Rd. homes were purchased at market rate and the accommodations for current residents (including several students) have been provided.

Staff Recommendation

Staff recommends the Planning Commission recommend **APPROVAL** to the City Council for the request for a **Redevelopment Plan Modification** to Redevelopment Area #17 for the Suzanne and Walter Scott Foundation Residence Hall Redevelopment Project, generally located to the north of the intersection of East 9th Street and Pine Knoll Road, based on the findings in the staff report and the Redevelopment Plan Modification materials.

Staff Findings Summary for Rezoning

- The project is feasible and conforms with the Comprehensive Plan. The proposed design and density conform with the Public/Semi-Public policies.
- Adequate public utilities are available to serve the site and proposed development. New mains and lateral lines will need to be installed to serve the new building.
- The character of the surrounding neighborhood is a mix of residential uses, the Hastings College Campus, and Parkview Cemetery.
- The proposed rezoning largely reflects the current college campus setting. By rezoning to the CMP District, more focus is required to maintain open space and a pedestrian environment.

Staff Recommendation

Staff recommends the Planning Commission recommend **APPROVAL** of the Request to **REZONE** to the City Council for the property at Hastings College campus and adjacent land owned by Hastings College, generally bounded by and along East 12th Street, North 6th Avenue to the east, East 9th Street, North Ash Avenue, East 7th Street, North Turner Avenue, and North Elm Avenue, from R-2, Mixed-Density Neighborhood District, and R-3, Multiple-Family Residential District to CMP, Campus Institutional District.

Staff Findings Summary for Preliminary Plat

- The request conforms with the 2009 Comprehensive Plan. The proposed design and density conform with the Public/Semi-Public policies.
- If rezoned, the Preliminary Plat will ensure conformity to the design applicable zoning regulations.
- Adequate and Appropriate access is provided. Pine Knoll Road, a dead-end street has been requested to be vacated. This dead-end street only serves land under control by the College.
- The design of the public infrastructure meets the City's minimum standards.

Staff Recommendation

Staff recommends the Planning Commission recommend **APPROVAL** of the request to **PRELIMINARY PLAT** for the Hastings College Second Subdivision to City Council for the property generally bounded by and along East 12th Street, North 6th Avenue, East 9th Street, and North Elm Avenue, with the following conditions:

1. The proposed rezoning of the Hastings College campus and adjacent college-owned property must be rezoned to CMP, Campus Institutional District.
2. The Ordinance to vacate Pine Knoll Road must be approved by the City Council.

HASTINGS
Nebraska

Department: Development Services
Staff Contact: Chad Bunger
Planning Commission Meeting Date: 5/21/2024
File No: 2024-70
Prepared By: Chad Bunger, Director of Development Services

AGENDA ITEM SUMMARY SHEET

Description of Item:

The applicant, Innate Concepts, has applied to rezone a 17.92-acre portion of the unplatted 43.52-acre tract to the southwest of the East 26th Street and North Elm Avenue intersection from R-1A, Single-Family Large Lot Residential District to R-3, Multiple-Family Residential District as part of a proposed residential development.

Accompanying this rezoning request is an application for a Redevelopment Plan Modification of Redevelopment Area #18 and the Elm 26 Subdivision Preliminary Plat.

Names of People/Business affected by this action:

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

Why Planning Commission action is required:

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

Type of action requested:

Motion

Suggested motion:

Deadlines associated with action:

The request to rezone is scheduled to be heard at the City Council Regular meeting on June 10, 2024.

Department head comments:

Development Services staff has reviewed the application to rezone a portion of the property to R-3, Multiple-Family Residential District. The complete details of the staff review and recommendation are in the attached staff report.

Recommendation:

Staff recommends that the Planning Commission recommend **APPROVAL** to the City Council the Request to Rezone the Elm 26 development, generally located to the southwest of the intersection of East 26th Street and North Elm Street, from R-1A, Single-Family Large Lot Residential District to R-3, Multiple-Family Residential District.

City of Hastings Planning Commission

HASTINGS
DEVELOPMENT SERVICES

STAFF REPORT

Request to Rezone:	**Rezone to R-3, Multiple-Family Residential District.**
Case #	2024-70
Applicant	Innate Concepts
Property Location:	Generally located to the southwest of the intersection of East 26th Street and North Elm Street.
Lot Size:	17.92 acres
Date of Public Hearing:	May 21, 2024
Current Zoning	R-1A, Single-Family Large Lot Residential District
Adjacent Zoning:	North: A, Agriculture District and R-3, Multiple-Family Residential District
	East: R-1A District and R-1, Urban Single-Family Residential District
	South: R-1A District and R-1 District
	West: C-3, Commercial Business District and R-1 District

DESCRIPTION OF REZONING REQUESTS:

The developer, Innate Concepts, has proposed to develop the 43.52-acre, undeveloped agricultural land to the southwest of the intersection of East 26th Street and North Elm Avenue for a single-family and multiple-family residential development.

The proposed development, named Elm 26 Redevelopment Project, would construct 11 new apartment buildings, each with 22 homes, eight semi-attached (duplex) units (a total of 16 homes), and 55 single-family detached homes. A community center, located amongst the apartment buildings is also proposed. New streets, private drives, sidewalks, landscaping, and needed infrastructure will be installed to support the new homes.

The property is currently zoned R-1A, Single-Family Large Lot Residential District. The majority of the 43.52-acre tract will remain as R-1A District and be developed as single-family detached homes. The 17.92 acres of land near the intersection of East 26th Street and North Elm Avenue is to be rezoned to R-3, Multiple-Family Residential District for the multiple-family portion of the development. *Please note, that the public notice listed the area to be rezoned as 19.85 acres. The applicant has proposed to reduce the rezoning area to 17.92 acres.*

The development is to occur in several phases, with the eastern apartment buildings to be constructed first. It is anticipated to begin in the fall of 2024. The second phase will consist of the remaining apartment buildings and the duplex units. The third phase will be the single-family homes. These phases will begin as the housing market dictates.

An application for a Preliminary Plat has been made by the applicant. The applicant is also participating in an application for a Redevelopment Plan Modification with the Hastings Community Redevelopment Authority to utilize TIF Financing.

Property Description:

The property fronts onto East 26th Street and North Elm Avenue. The land has historically been used for row-crop agriculture. The land gently slopes to the west towards a natural drainage way. This drainage way flows from south to north, towards the West Branch of the Little Blue River. This area is not in a mapped floodplain. The land to the north of East 26th is in a mapped, 100-year floodplain.

STANDARDS TO REZONE PROPERTY:

The provisions of Article VIII regulate the process to rezone property within the City and its extraterritorial jurisdiction.

The City Council, by recommendation from the City Planning Commission, will base its decision on the following:

a) The existing use of the property, its physical and environmental characteristics, its zoning history, and its suitability for the zoning district it currently is within.

The property is currently and was historically used for row crop agriculture.

The land slopes towards a natural drainage way on the western edge of the property. Stormwater runoff from the residential and the ag land, to the south and west, drains to this drainage way as it flows north to the Western Fork of the Little Blue River, which is to the north of East 26th Street.

The property is currently zoned R-1A, Single-Family Large Lot Residential District. The property was rezoned from R-1, Urban Single-Family Residential District, to R-1A District in 2013 (Ord. No. 4343).

Agriculture is a restricted use in the R-1A District, which reflects the transitional nature of the zoning district from vacant, agricultural land to a developed state. The restricted use also relates to the application of restrictions for livestock feeding operations (Sec. 34-404(15)).

b) Conformity of the proposed change with the Comprehensive Plan.

The City of Hastings "Imagine Hastings" Comprehensive Plan, adopted in 2009, shows the site in the Suburban Residential land use category. The policy statement for this use designation is:

This residential category represents the most common development standards in housing and neighborhood design in Hastings. Development in this category is typically in the 2 to 5 units per acre range with lots ranging in size from 8,750 to 20,000 square feet. Suburban residential development is primarily reserved for single family uses, but may include a mixture of housing types subject to the residential location guidelines listed below. In areas of suburban residential development where sensitive land forms or environmental constraints exist, cluster developments are encouraged. (Clustering is defined in the Development Section of this Chapter.) Like urban neighborhoods, suburban neighborhoods are strengthened by the presence of community services (churches, schools and parks) that are permitted in this category.

The existing zoning of the property is R-1A, Single-Family Large Lot District, which permits single-family detached residential uses, and other civic uses commonly found in residential neighborhoods, such as parks, schools, and churches.

The majority of the redevelopment area will remain R-1A. The single-family detached homes portion of the development will have a density of 2.3 dwellings per acre. The 17.92-acre area to be rezoned will have a density of 14.4 dwellings per acre. The overall density of the proposed development is 7.2 dwellings per acre.

There are a number of land use policies found in the 2009 Imagine Hastings Comprehensive Plan that support this mix of residential uses and density within a single development. These policies include:

Future Land Use Goal (page 2.15)

FLU.2 Provide opportunities to mix compatible uses within a single development and better integrate supporting uses among adjacent developments. The proposed development mixes single-family detached homes, semi-attached (duplex) homes, and homes within apartment buildings. This mix of compatible residential types meets the goal/policy statement.

FLU.3 Encourage efficient development patterns that promote alternative modes of mobility such as walking, bicycling and transit. The Preliminary Plat notes sidewalk connectivity internally throughout the development and also connections to the existing sidewalk on North Elm Street. This sidewalk connects to the Pioneer Spirit Trail to the south, which is an expanding trail network throughout the City.

Having a mix of housing types and densities within the development is advantageous for future transit routes, as any fixed route would naturally focus on denser areas of the community. By having the apartments near the corner of East 26th Street and North Elm Street, a future bus stop could potentially exist.

Growth Goals (pages 2-26 and 2-27)

G.2 Maximize use of existing infrastructure, public investments and resources through infill development and redevelopment. All public utilities are present adjacent to the redevelopment site. A 10-inch sanitary sewer line exists to serve the property and the surrounding neighborhood. Water mains are present along North Elm Avenue and East 26th Street. Developing this property, especially at a marginally higher density maximizes this past public investment of the infrastructure.

G.5 Support strategic growth of Hastings that accommodates new growth and expansion opportunities. The proposed residential redevelopment is located on land that had previously been designed for residential development and, as previously mentioned, the community has invested in extending utilities to the area to support growth in the area. The proposed rezoning strategically facilitates new growth and expands housing opportunities for the community with a variety of housing types.

Development Goals

D.2 Encourage a mix of residential and commercial development types including urban, suburban and rural development patterns with new, infill and rehabilitation opportunities throughout Hastings. As stated, the proposed project would be a mix of residential uses within one subdivision. The residential development will follow a customary suburban pattern of having higher-density residential uses closer to higher-order roadways (e.g. collector and arterial roads) and lesser-dense residential uses within the subdivision and away from the higher-order streets.

Neighborhood and Housing Goals

NH.2 Diversity and Stabilize the housing stock in Hastings. As stated in the 2021 Hastings Housing Needs Assessment, the housing market has very few vacant homes and apartments for rent or purchase. That report stated that the City needs anywhere from 1,095 to 1,321 new homes to meet the community's demand for housing. Adding 300+ new homes would help address the tight housing market by providing a variety of homes that assist in diversifying and stabilizing the City's housing market.

Although the proposed rezoning area exceeds the upper limits of the Suburban Residential land use category, the overall development, including the semi-attached (duplex) homes and single-family homes, meets the intent of the land use category. Specifically, the category recognizes the importance of mixing housing types in the suburban areas of the City. Additionally, the supporting goals and objectives, listed above, that are found throughout the Comprehensive Plan recognize and support the need for having a mix of housing types throughout the City to maximize the use of existing infrastructure, provide more efficient and well-designed neighborhoods, and provide needed housing in the community.

c) Adequacy of sewer, water, streets, and other needed facilities and services for permitted uses in the proposed zoning district.

The sanitary sewer, water, streets, and other infrastructure are present within or adjacent to the site to serve the uses throughout the proposed subdivision, including the rezoning site.

As part of the preliminary plat application, the applicant's engineering team has submitted a summary of the trips generated by the proposed development and any impacts, if any on the surrounding road network.

According to the analysis, a total of 1,729 daily trips can be anticipated, with 103 trips in the AM peak hour and 131 trips in the PM peak hour. Based on the anticipated trips to be created by the development and the relatively low traffic volumes on the roadways, improvements to the roadway network, including at the intersection of East 26th Street and North Elm Avenue, are not warranted at this time.

The City's Lead Engineer, Steven P. Riehle has reviewed the proposed development, its street access, trips anticipated to be generated from uses, and their effects on the surrounding roadway network. Attached is the memo from Riehle.

The memo summary is "The crash rates for the roadways adjacent to the proposed development are not expected to increase because of the development. The roadway classification and roadside environment support the proposed development. The current roadway, speeds, street accesses, and traffic counts are reasonable and appropriate for today and any changes from the proposed development are not expected to have a significant impact on the operational safety of the roadways."

d) The character of the neighborhood, including the zoning and uses of nearby property.

The surrounding neighborhood is a transitional area with a mix of agricultural land, large lot single-family residential, suburban residential, and commercial uses.

To the west of the site is agricultural land, similar to the existing use on the subject property. Further to the west (approximately one mile) are highway commercial uses, such as a motel, drive-thru restaurants, car dealerships, and big box retail stores.

To the north are semi-attached (duplex) homes within the Osborne View Estates subdivision, which was approved in 2018, and homes were occupied, beginning in 2019. Also to the north are large lot, single-family homes and agricultural land. Some of these large lot homes are associated with the agricultural land.

To the east and south are large lot, single-family homes. A neighborhood assembly/event space is located to the east of the subject site. Also to the east of the site is an in-home scale retail store.

e) Compatibility of the proposed zoning district with nearby property.

The proposed rezoning is generally compatible with the nearby properties. This area is recognized as a growth area of Hastings. The site has been within the City limits of Hastings since 1988. The proposed residential development is typical of a suburban development pattern that combines a mix of apartment homes, semi-attached (duplex) homes, and single-family

homes. The overall residential density of the proposed development is 7.0 dwellings per acre, which is in line with the vision of the Comprehensive Plan for this area.

Although the density of the rezoning site is higher than the surrounding properties to the north and east, the amount of density is not so great as to impact the surrounding area. Additionally, the proposed apartment buildings will be adequately setback from the property line, creating a buffer to the surrounding residential properties to the north and east. The buildings along North Elm Street will be as close as 26 feet to this property line. Buildings along East 26th Street will be as close as 32 feet. The roadways will add another 60 to 80 feet of separation from these surrounding homes.

The homes to the south will be buffered from the apartment buildings by proposed single-family homes, which is an appropriate transition from the denser use along major roads to the less dense use further into the subdivision.

f) Additional matters as might apply in individual cases.

As previously stated, the developer has proposed a Redevelopment Plan Modification for the new Redevelopment Area #18 and a Preliminary Plat for the residential subdivision. These items are being considered concurrently.

STAFF COMMENTS: Staff recommends that the Planning Commission recommend **APPROVAL** to the City Council the Request to Rezone the Elm 26 development, generally located to the southwest of the intersection of East 26th Street and North Elm Street, from R-1A, Single-Family Large Lot Residential District to R-3, Multiple-Family Residential District.

PREPARED BY: Chad Bunger, AICP, CFM, Director of Development Services

DATE: May 13, 2024

ATTACHMENTS:

1. Application materials
2. Proposed Elm 26 Subdivision Preliminary Plat
3. 2009 Comprehensive Plan Future Land Use Map
4. Uses and district table
5. R-3 District Regulations
6. Engage Hastings Public Comments
7. Staff summary presentation

HASTINGS
Nebraska

Zoning Application

Date: 04/29/2024

Project

Permit Type:	Zoning Change (Rezone)	Existing Zoning:	R-1A, Single Family Large Lot Residential
Project Name:	Elm 26		
Project Address:	2205 N Elm Ave	Proposed Zoning:	R-3, Multiple Family Residential
City, State, Zip:	HASTINGS, NE 68901		
In City Limits:	Yes	Comprehensive Plan:	
Legal:		Gross Area:	20
		# of Lots:	19
		Proposed Use:	Apartment Buildings

Reason for Request: New development

Applicant / Owner

Applicant Name:	Andrew Toupin	Owner Name:	HOHLEN COLLEEN O TRUSTEE & CO TRUSTEES E HOHLEN CR TR
Company:	Innate Concepts		
Address:	1201 Allen Dr #240		
City, State, Zip:	Grand Island, NE 68803-3333	Address:	7210 N BALTIMORE AVE
Phone:	308-384-8750	City, State, Zip:	HASTINGS, NE 68901-0000
Email:	atoupin@innateconcepts.com	Phone:	
		Email:	

Key Contact

Key Contact:		Address:	
Company:		City, State, Zip:	
Phone:		Email:	

I do hereby certify that the information contained herein is true and correct.

Andrew Toupin	04/29/2024
Applicant	Date
	04/29/2024
Owner	Date

Elm 26

04/29/2024

Project Narrative

This tract of land borders 26th Street on the north and Elm Street on the east, located on the east of Hastings Campground & RV Park. The property contains approximately 43.52 acres and is currently used primarily for agriculture. The proposed development is planned for both multi-family and single family residential. The vision of Innate H1 LLC is to provide high quality, middle income multi-family housing option in Hastings.

The proposed plan is to subdivide it into 19 multi-family lots, 55 single-family lots and 5 outlots used for access, drainage, and utilities. The multi-family development will consist of eleven 22-plex buildings and eight duplexes with a total of 256 units. The multi-family development will include amenities such as clubhouse with swimming pool, dog park, and landscaping consisting of turf, landscape beds and trees.

There are two phases planned for the multi-family construction. Phase 2 will begin when the market dictates additional unites are needed.

Phase 1 – Multi-Family East Side (Lots 1 thru 6)

- Six 22-plex buildings with appropriate parking lots will be built.
- Grading will be done for the proposed buildings.
- Water main will be looped from 26th street to the existing main at Elm and 23rd.
- Sidewalks
- Landscaping
- Detention Cell (Lots 1 thru 19)

Phase 2 – Multi-Family West Side (Lots 7 thru 19)

- Five 22-plex buildings and Eight Duplexes with appropriate parking lots will be built.
- Grading will be done for the lots west of the proposed north-south access drive.
- Water main will be looped tying back to the water main in Phase 1.
- Public Sanitary Sewer extension
- Clubhouse and pool.
- Sidewalks
- Landscaping

Single family phase (Lots 20 thru 74) will begin when market dictates and single-family builder partners are identified.

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DATE: May 09, 2024 4:18pm USER: kgangstad

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE NORTHEAST QUARTER OF THE NORTH HALF (NE1/4 N1/2) OF FRACTIONAL SECTION SIX (6), TOWNSHIP SEVEN (7) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

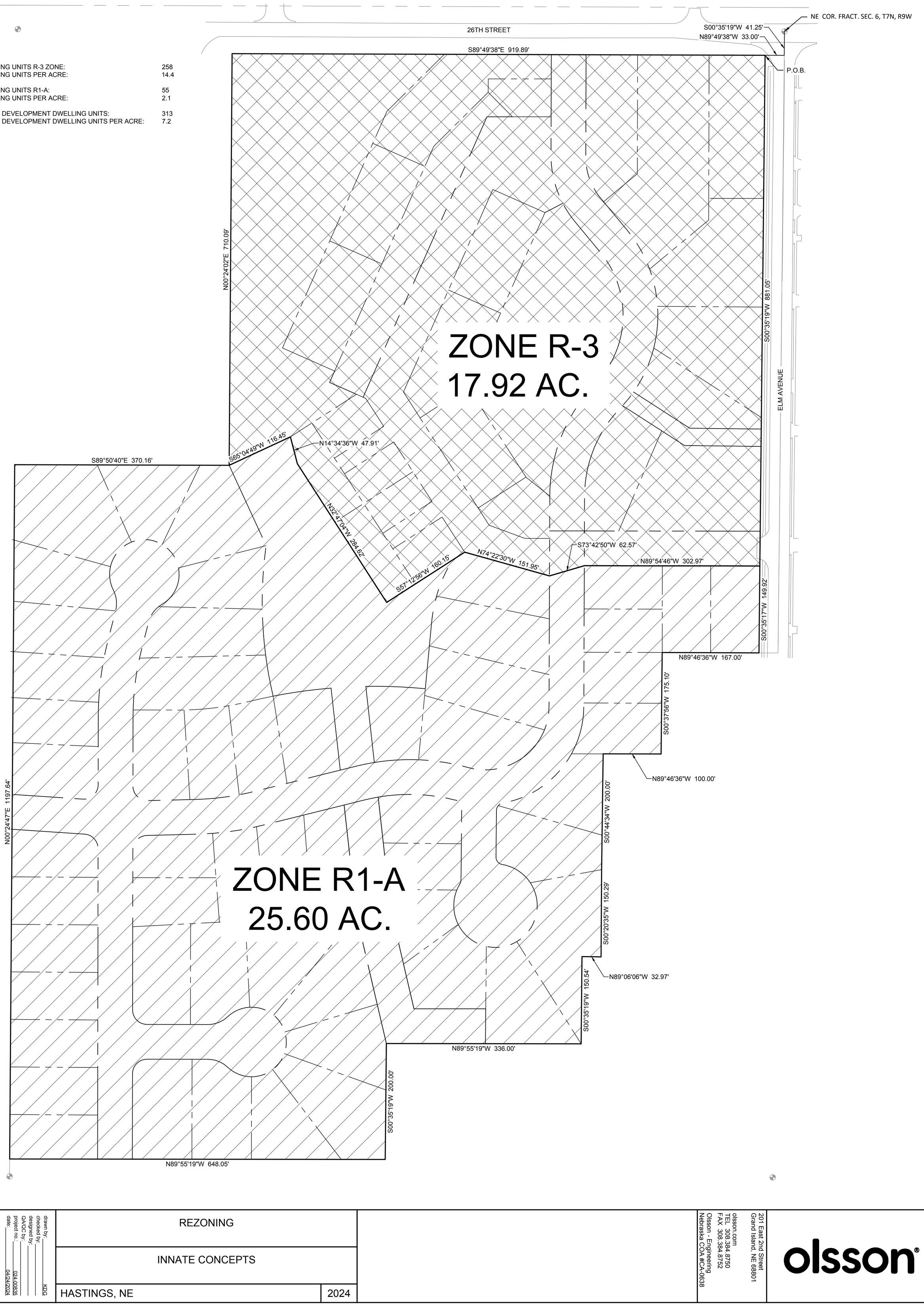
COMMENCING AT THE NORTHEAST CORNER, FRACTIONAL SECTION 6, T7N, R9W; THENCE ON AN ASSUMED BEARING OF S00°35'19"W, ALONG THE EAST LINE OF THE NE1/4, N1/2, A DISTANCE OF 41.25 FEET; THENCE N89°49'38"W A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE S00°35'19"W ALONG THE WEST R.O.W. LINE OF ELM AVENUE A DISTANCE OF 881.05 FEET; THENCE N89°54'46"W A DISTANCE OF 302.97 FEET; THENCE S73°42'50"W A DISTANCE OF 62.57 FEET; THENCE N74°22'30"W A DISTANCE OF 151.95 FEET; THENCE S57°12'56"W A DISTANCE OF 160.15 FEET; THENCE N32°47'04"W A DISTANCE OF 284.62 FEET; THENCE N14°34'36"W A DISTANCE OF 47.91 FEET; THENCE S65°04'49"W A DISTANCE OF 116.45 FEET; THENCE N00°24'02"E A DISTANCE OF 710.09 FEET TO A POINT ON THE SOUTH R.O.W. LINE OF 26TH STREET; THENCE S89°49'38"E, ALONG SAID SOUTH R.O.W. LINE, A DISTANCE OF 919.89 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 780803.80 SQUARE FEET OR 17.92 ACRES MORE OR LESS.

N

0' 50' 100' 200'
SCALE IN FEET

DWELLING UNITS R-3 ZONE:	258
DWELLING UNITS PER ACRE:	14.4
DWELLING UNITS R1-A:	55
DWELLING UNITS PER ACRE:	2.1
ENTIRE DEVELOPMENT DWELLING UNITS:	313
ENTIRE DEVELOPMENT DWELLING UNITS PER ACRE:	7.2



SHEET 1

drawn by: KDG
checked by:
designed by:
QA/QC by:
project no.: 024-00835
date: 04/24/2024

REZONING

INNATE CONCEPTS

HASTINGS, NE 2024

Olsson - Engineering
Nebraska COA #CA-0638
olsson.com
TEL 308.384.8750
FAX 308.384.8752
201 East 2nd Street
Grand Island, NE 68801

olsson®

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DATE: May 14, 2024 1:23pm USER: kgangstad

ELM 26 APARTMENTS
PRELIMINARY PLAT

DWELLING UNITS R-3 ZONE:	258
DWELLING UNITS PER ACRE:	14.4
DWELLING UNITS R1-A:	55
DWELLING UNITS PER ACRE:	2.1
ENTIRE DEVELOPMENT DWELLING UNITS:	313
ENTIRE DEVELOPMENT DWELLING UNITS PER ACRE:	7.2

OWNER
INNATE H1, LLC
PO BOX 2006
GRAND ISLAND, NE 68802

_____
OWNER

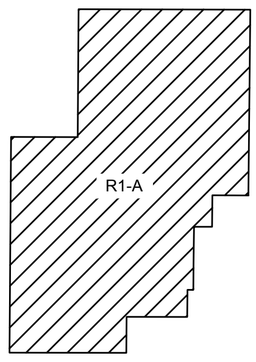
_____
DATE

ENGINEER/LAND SURVEYOR
OLSSON
201 E. 2ND ST.
GRAND ISLAND, NE 68801

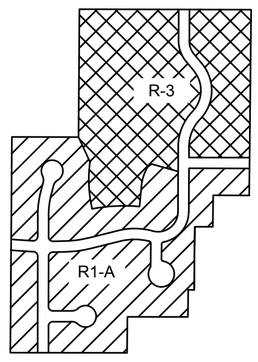
SUBDIVISION AREA
44.309± ACRES

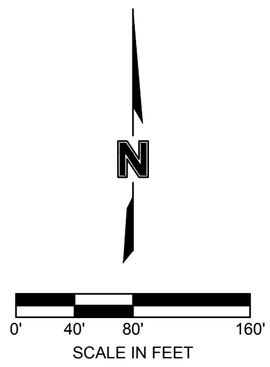
LOT USAGE
55 - RESIDENTIAL
19 - MULTI-FAMILY RESIDENTIAL
5 - OUTLOT

EXISTING ZONING

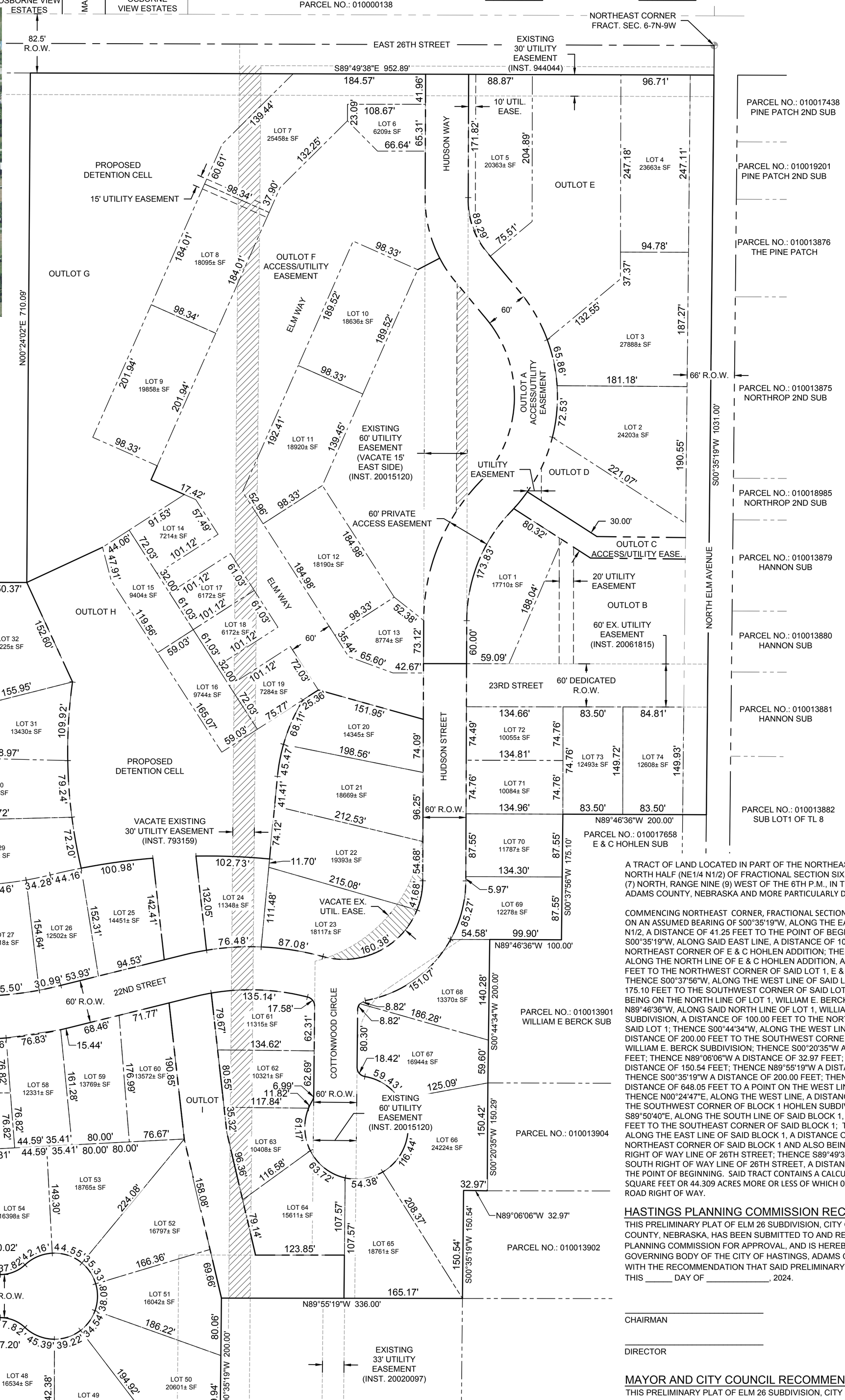


PROPOSED ZONING





VICINITY MAP
NOT TO SCALE



A TRACT OF LAND LOCATED IN PART OF THE NORTHEAST QUARTER OF THE NORTH HALF (NE1/4 N1/2) OF FRACTIONAL SECTION SIX (6), TOWNSHIP SEVEN (7) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING NORTHEAST CORNER, FRACTIONAL SECTION 6, T7N, R9W; THENCE ON AN ASSUMED BEARING OF S00°35'19"W, ALONG THE EAST LINE OF THE NE1/4, N1/2, A DISTANCE OF 41.25 FEET TO THE POINT OF BEGINNING; THENCE S00°35'19"W, ALONG SAID EAST LINE, A DISTANCE OF 1031.00 FEET TO THE NORTHEAST CORNER OF E & C HOHLEN ADDITION; THENCE N89°46'36"W, ALONG THE NORTH LINE OF E & C HOHLEN ADDITION, A DISTANCE OF 200.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, E & C HOHLEN ADDITION; THENCE S00°37'56"W, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 175.10 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 AND POINT ALSO BEING ON THE NORTH LINE OF LOT 1, WILLIAM E. BERCK SUBDIVISION; THENCE N89°46'36"W, ALONG SAID NORTH LINE OF LOT 1, WILLIAM E. BERCK SUBDIVISION, A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE S00°44'34"W, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 200.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, WILLIAM E. BERCK SUBDIVISION; THENCE S00°20'35"W A DISTANCE OF 150.29 FEET; THENCE N89°06'06"W A DISTANCE OF 32.97 FEET; THENCE S00°35'19"W A DISTANCE OF 150.54 FEET; THENCE N89°55'19"W A DISTANCE OF 336.00 FEET; THENCE S00°35'19"W A DISTANCE OF 200.00 FEET; THENCE N89°55'19"W A DISTANCE OF 648.05 FEET TO A POINT ON THE WEST LINE OF SAID NE1/4; THENCE N00°24'47"E, ALONG THE WEST LINE, A DISTANCE OF 1197.64 FEET TO THE SOUTHWEST CORNER OF BLOCK 1 HOHLEN SUBDIVISION; THENCE S89°50'40"E, ALONG THE SOUTH LINE OF SAID BLOCK 1, A DISTANCE OF 370.16 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 1; THENCE N00°24'02"E, ALONG THE EAST LINE OF SAID BLOCK 1, A DISTANCE OF 710.09 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 1 AND ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF 26TH STREET; THENCE S89°49'38"E, ALONG SAID SOUTH RIGHT OF WAY LINE OF 26TH STREET, A DISTANCE OF 952.89 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 1930112 SQUARE FEET OR 44.309 ACRES MORE OR LESS OF WHICH 0.781 ACRES ARE COUNTY ROAD RIGHT OF WAY.

HASTINGS PLANNING COMMISSION RECOMMENDATION

THIS PRELIMINARY PLAT OF ELM 26 SUBDIVISION, 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 PRELIMINARY PLAT BE APPROVED THIS _____ DAY OF _____, 2024.

_____
CHAIRMAN

_____
DIRECTOR

MAYOR AND CITY COUNCIL RECOMMENDATION

THIS PRELIMINARY PLAT OF ELM 26 SUBDIVISION, CITY OF HASTINGS, ADAMS, COUNTY, NEBRASKA IS HEREBY APPROVED THIS _____ DAY OF _____, 2024.

_____
MAYOR

_____
CLERK

SHEET 1 of 4

drawn by: KDG
checked by: MMR
designed by: AST
QA/QC by: MMR
project no.: 024-00835
date: 04.29.2024

LOT LAYOUT

ELM 26
PRELIMINARY PLAT

HASTINGS, NEBRASKA | 2024

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

Olsson - Engineering
Nebraska COA #CA-0638
olsson.com
TEL 308.384.8750
FAX 308.384.8752
201 East 2nd Street
Grand Island, NE 68801

olsson®

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DATE: May 14, 2024 1:23pm USER: kgangstad

ELM 26 APARTMENTS
PRELIMINARY PLAT

NOTE:
SIDEWALKS WILL BE CONSTRUCTED ALONG ALL PUBIC STREETS. SIDEWALKS WILL BE CONSTRUCTED WITHIN THE MULTI-FAMILY DEVELOPMENT, MAKING CONNECTIONS TO PUBLIC SIDEWALKS.

N

0' 40' 80' 160'
SCALE IN FEET

PARCEL NO.: 010018899 OSBORNE VIEW ESTATES
MARKET LN
PARCEL NO.: 010018924 OSBORNE VIEW ESTATES
PARCEL NO.: 010000138
NORTHEAST CORNER FRACT. SEC. 6-7N-9W
82.5' R.O.W.
EAST 26TH STREET
EXISTING 30' UTILITY EASEMENT (INST. 944044)
S89°49'38"E 952.89'
PARCEL NO.: 010017438 PINE PATCH 2ND SUB
PARCEL NO.: 010019201 PINE PATCH 2ND SUB
PARCEL NO.: 010013876 THE PINE PATCH
PARCEL NO.: 010013875 NORTHROP 2ND SUB
PARCEL NO.: 010018985 NORTHROP 2ND SUB
PARCEL NO.: 010013879 HANNON SUB
PARCEL NO.: 010013880 HANNON SUB
PARCEL NO.: 010013881 HANNON SUB
PARCEL NO.: 010013882 SUB LOT1 OF TL 8
PARCEL NO.: 010017658 E & C HOHLEN SUB
PARCEL NO.: 010013901 WILLIAM E BERCK SUB
PARCEL NO.: 010013904
PARCEL NO.: 010013902
PARCEL NO.: 010013903
PARCEL NO.: 010013906 O'KEEFFE SUB
PARCEL NO.: 010013899
PARCEL NO.: 010014457 HOHLEN SUB BLK 1
N00°24'02"E 710.09'
N00°24'47"E 1197.64'
S00°35'19"W 1031.00'
S00°37'56"W 175.10'
S00°44'34"W 200.00'
S00°20'35"W 150.29'
S00°35'19"W 150.54'
S00°35'19"W 200.00'
N89°46'36"W 200.00'
N89°46'36"W 100.00'
N89°06'06"W 32.97'
N89°55'19"W 336.00'
N89°55'19"W 648.05'
EXISTING 30' UTILITY EASEMENT (INST. 944044)
S89°50'40"E 370.16'
NORTH ELM AVENUE
66' R.O.W.
HUDSON WAY
24.0'
26.0' B-B
10' UTIL. EASE.
LOT 4 23663± SF
LOT 5 20363± SF
LOT 6 6209± SF
LOT 7 25458± SF
OUTLOT E
PROPOSED DETENTION CELL
15' UTILITY EASEMENT
OUTLOT F ACCESS/UTILITY EASEMENT
OUTLOT G
ELM WAY
LOT 8 18095± SF
LOT 9 19858± SF
LOT 10 18636± SF
LOT 11 18920± SF
LOT 3 27888± SF
60'
CLUBHOUSE
OUTLOT A ACCESS/UTILITY EASEMENT
LOT 2 24203± SF
EXISTING 60' UTILITY EASEMENT (VACATE 15' EAST SIDE) (INST. 20015120)
UTILITY EASEMENT
OUTLOT D
30.00'
60' PRIVATE ACCESS EASEMENT
OUTLOT C ACCESS/UTILITY EASE.
LOT 1 17710± SF
20' UTILITY EASEMENT
OUTLOT B
60' EX. UTILITY EASEMENT (INST. 20061815)
LOT 12 18190± SF
LOT 13 8774± SF
LOT 14 7214± SF
LOT 15 9404± SF
LOT 17 6172± SF
LOT 18 6172± SF
LOT 16 9744± SF
LOT 19 7284± SF
OUTLOT H
23RD STREET
60' DEDICATED R.O.W.
36.0' B-B
LOT 20 14345± SF
LOT 72 10055± SF
LOT 73 12493± SF
LOT 74 12608± SF
LOT 71 10084± SF
LOT 70 11787± SF
LOT 69 12278± SF
LOT 68 13370± SF
LOT 67 16944± SF
LOT 66 24224± SF
LOT 65
PROPOSED 30' UTILITY EASEMENT
LOT 21 18669± SF
LOT 22 19393± SF
LOT 23 18117± SF
LOT 24 11348± SF
LOT 25 14451± SF
LOT 26 12502± SF
LOT 27 12618± SF
LOT 28 14374± SF
LOT 29 20009± SF
LOT 30 16959± SF
LOT 31 13430± SF
LOT 32 19225± SF
LOT 33 15321± SF
LOT 34 26698± SF
LOT 35 15414± SF
LOT 36 14020± SF
LOT 37 11835± SF
LOT 38 11354± SF
LOT 39 13259± SF
LOT 40 11408± SF
LOT 41 12227± SF
LOT 42 12270± SF
LOT 43 12309± SF
LOT 44 12348± SF
LOT 45 12386± SF
LOT 46 11564± SF
LOCUST CIRCLE
LOCUST STREET
ASPEN CIRCLE
22ND STREET
COTTONWOOD CIRCLE
HUDSON STREET
60' R.O.W.
36.0' B-B
VACATE EXISTING 30' UTILITY EASEMENT (INST. 793159)
PROPOSED DETENTION CELL
LOT 47 17571± SF
LOT 48 16534± SF
LOT 49 14509± SF
LOT 50 20601± SF
LOT 51 16042± SF
LOT 52 16797± SF
LOT 53 18765± SF
LOT 54 16398± SF
LOT 55 16971± SF
LOT 56 11829± SF
LOT 57 10287± SF
LOT 58 12331± SF
LOT 59 13769± SF
LOT 60 13572± SF
LOT 61 11315± SF
LOT 62 10321± SF
LOT 63 10408± SF
LOT 64 15611± SF
OUTLOT
EXISTING 60' UTILITY EASEMENT (INST. 20015120)
EXISTING 33' UTILITY EASEMENT (INST. 20020097)
20TH STREET
NW CORNER, S1/2, SE1/4, N1/2, FRACT. SEC. 6-7N-9W

SHEET 2 of 4

PAVING LAYOUT

ELM 26
PRELIMINARY PLAT

HASTINGS, NEBRASKA 2024

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

drawn by: KDG
checked by: MMR
designed by: AST
QA/QC by: MMR
project no.: 024-00835
date: 04.29.2024

201 East 2nd Street
Grand Island, NE 68801
olsson.com
TEL 308.384.8750
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Olsson - Engineering
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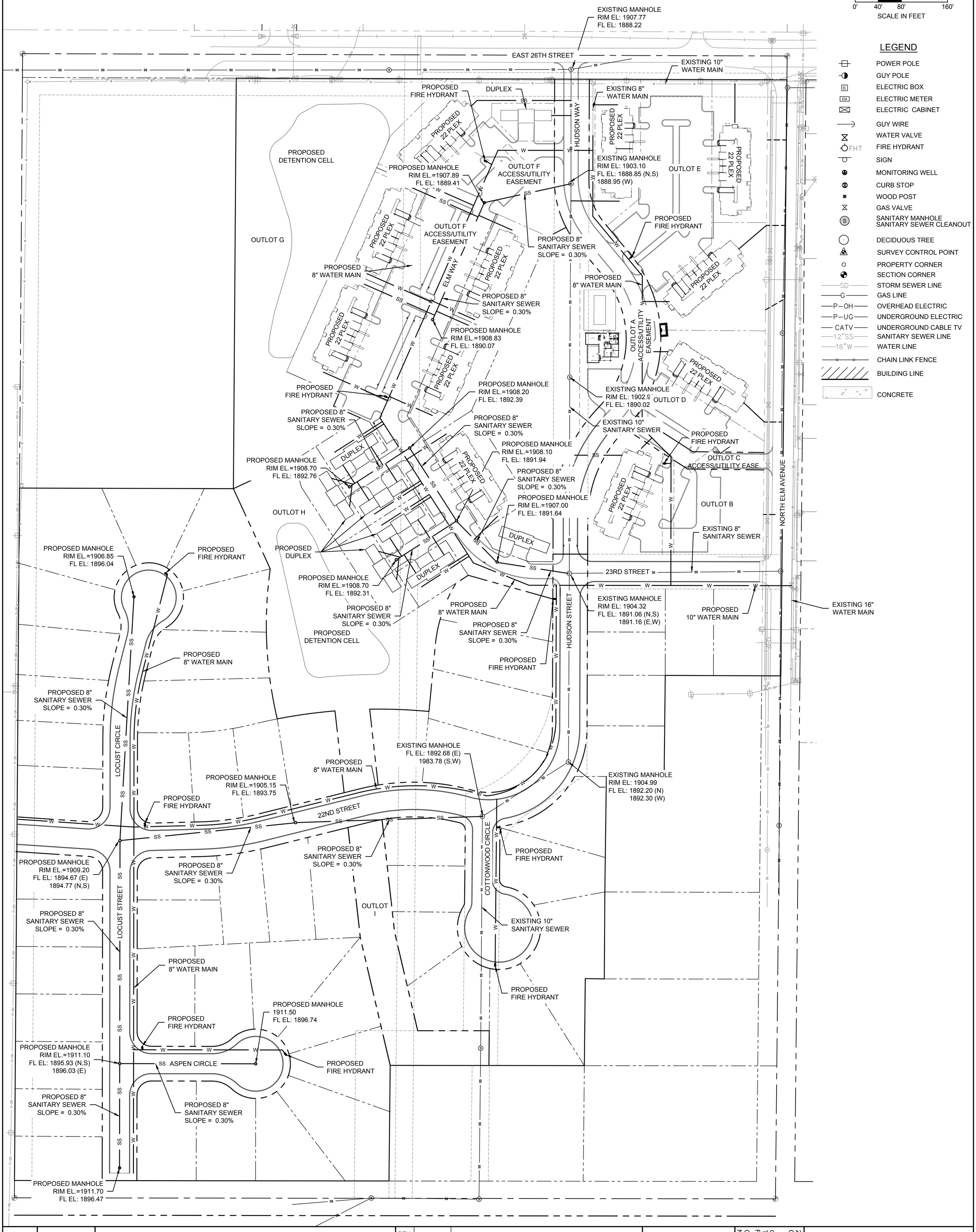
DATE: May 14, 2024 1:23pm USER: kgangstad

ELM 26 APARTMENTS
PRELIMINARY PLAT



SHEET 3 of 4

drawn by: KDG
checked by: MMR
designed by: AST
QA/QC by: MMR
project no.: 024-00835
date: 04.29.2024

UTILITY LAYOUT

ELM 26
PRELIMINARY PLAT

HASTINGS, NEBRASKA | 2024

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DATE: May 14, 2024 1:23pm USER: kgangstad

ELM 26 APARTMENTS
PRELIMINARY PLAT

LEGEND:

- 1860.00 EXISTING MAJOR CONTOUR
- 1860.50 EXISTING MINOR CONTOUR
- 1860.00 PROPOSED MAJOR CONTOUR
- 1860.50 PROPOSED MINOR CONTOUR
- 1.0% SURFACE SLOPE

N

0' 40' 80' 160'
SCALE IN FEET

DRAINAGE CALCULATIONS

STORM RUNOFF CALCULATED USING TR55, 10–YEAR STORM EVENT.

PRE–DEVELOPMENT CONDITION
AREA = 43.52
CN = 85
tc = 67.1 MIN.
Q(10) = 56.70 CFS

POST–DEVELOPMENT CONDITION
AREA 1 = 20.26 AC.
CN = 85
tc = 8.8 MIN.

AREA 2 = 23.26 AC.
CN = 85
tc = 20.8 MIN.

NORTH CELL (DEDICATED TO AREA 1)
TOP OF BERM ELEVATION = 1901.00
Q(10) = 23.96 CFS
Q(10) POND ELEVATION = 1897.32 FT
Q(10) STORAGE = 1.362 AF

SOUTH CELL (DEDICATED TO AREA 2)
TOP OF BERM ELEVATION = 1903.00
Q(10) = 27.55 CFS
Q(10) POND ELEVATION = 1901.12 FT
Q(10) STORAGE = 1.396 ACRE–FT

ENTIRE DEVELOPMENT Q(10) = 49.96 CFS

EX. 66" CULVERT
BIO-SWALE AREA FOR POST CONSTRUCTION STORM WATER TREATMENT
EAST 26TH STREET
DRAINAGE CHANNEL
TOP OF BERM
TOP OF BERM
PROPOSED DETENTION CELL
PROPOSED DETENTION CELL
AREA 1 20.26 AC.
AREA 2 23.26 AC.
PROPOSED 22 PLEX
PROPOSED DUPLEX
PROPOSED CLUBHOUSE
ELM WAY
HUDSON WAY
NORTH ELM AVENUE
HUDSON STREET
23RD STREET
22ND STREET
LOCUST CIRCLE
LOCUST STREET
COTTONWOOD CIRCLE
ASPEN CIRCLE
FL. EL.=1892.69

SHEET	drawn by: KDG
4 of 4	checked by: MMR
	designed by: AST
	QA/QC by: MMR
	project no.: 024-00835
	date: 04.29.2024

GRADING & DRAINAGE PLAN

ELM 26
PRELIMINARY PLAT

HASTINGS, NEBRASKA 2024

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

olsson
201 East 2nd Street
Grand Island, NE 68801
olsson.com
TEL 308.384.8750
FAX 308.384.8752
Olsson - Engineering
Nebraska COA #CA-0638

MEMO

To:	City of Hastings Attn: Steve Riehle
From:	Shane King, PE, PTOE
RE:	Elm 26 Apartments Trip Generation
Date:	May 10, 2024
Olsson Project #:	024-00835

Introduction

This memorandum provides an expected trip generation and documented traffic related characteristics for the proposed Elm 26 Apartments located southwest of the intersection of 26th Street and Elm Avenue in Hastings, Nebraska.

Existing Conditions

The development is proposed in a rural setting on agricultural land use with several residential lots on either side of the roadways. The major streets within this study area are 26th Street running East and West, and Elm Avenue that runs North and South through Northeast Hastings. Current street characteristics are summarized in **Table 1** below. Data for each street roadway was acquired from the Nebraska Department of Transportation (NDOT) functional classification maps by county. The existing intersection of 26th Street and Elm Avenue operates under stop-controlled with Elm Avenue having the stop sign. Average Daily Traffic (ADT) was provided from a speed study completed in 2021. The ADT on 26th Street is approximately 4,000 vehicles. Meanwhile, Elm Avenue has approximately 2,775 vehicles daily.

Table 1: Existing Street Characteristics

Street	Section	Median Type	Posted Speed	Functional Classification	Shoulder Type
26th Street	2-Lane	Undivided	50 mph	Major Collector	No shoulder
Elm Avenue	2-Lane	Undivided	35 mph	Local	No shoulder

Site Access

Initially Elm 26 Apartments would be accessible from a "Private Street" which would connect to 26th Street approximately 375' west of Elm Avenue, and a direct private drive access to Elm Avenue approximately 700' south of 26th Street. A future phase of the development plans to construct a connection to 23rd Street that will extend to Elm Avenue. This may result in movement restrictions at the direct apartment private drive access north of 23rd Street connection.

Trip Generation

To determine the impact of potential site traffic on the roadway network, trips expected to be associated with the proposed development were generated. The Institute of Transportation Engineers (ITE) provides methods or estimate traffic volumes of common land uses in the ITE Trip Generation Manual (11th

Edition). Common Land Uses Codes (LUC) are published with rates that can be applied to the values related to the size of the proposed site to estimate the anticipated entering and exiting trips. The proposed site most resembles LUS 221 Multifamily Housing (Low-Rise) with 258 proposed dwelling units.

The development is expected to produce 1,729 daily trips, 103 trips in the AM peak hour, and 131 trips in the PM peak hours. A summary of the daily, AM peak, and PM peak trips are shown in **Table 2**.

Table 2: Trip Generation

Daily Trips									
ITE Code	Land Use	Size	Units	Trip Gen. Avg. Rate/Eq.	Daily Trips	Trip Distribution		Total Daily Trips	
						Enter	Exit	Enter	Exit
220	Multifamily Housing (Low-Rise)	258	Dwelling Units	T=6.41(X)+75.31	1,729	50%	50%	182	182
AM Trips									
ITE Code	Land Use	Size	Units	Trip Gen. Avg. Rate/Eq.	AM Trips	Trip Distribution		Total AM Trips	
						Enter	Exit	Enter	Exit
220	Multifamily Housing (Low-Rise)	258	Dwelling Units	T=0.31(X)+22.85	103	24%	76%	25	78
PM Trips									
ITE Code	Land Use	Size	Units	Trip Gen. Avg. Rate/Eq.	PM Trips	Trip Distribution		Total PM Trips	
						Enter	Exit	Enter	Exit
220	Multifamily Housing (Low-Rise)	258	Dwelling Units	T=0.43(X)+20.55	131	63%	37%	83	48

Analysis

Due to low site trips that are produced from this land uses, if 75% of all entering trips in the PM peak hour enter either site drive that would result to less than one vehicle per minute. The NCHRP has developed guidelines for determining when to provide right-turn and left-turn bays on the major road of a two-way stop-controlled intersection. There guidelines are published in the NCHRP Report 457. Due to the low volume roadways and low site trips generated, the right-turn and left-turn warrant would not be satisfied. Therefore, the adjacent roadways operations are not expected to experience operational deficiencies or require improvements. All site drives will operate at stop-controlled intersections.

Summary

This memorandum documents the project site trips of a residential development located southwest of the intersection of 26th Street and Elm Avenue in Hastings, Nebraska. The proposed site would be accessible from a "Private Street" (connecting to 26th Street), and a drive onto Elm Avenue. A future connection is planned at 23rd Street. This study was conducted to identify the anticipated trips that would be generated and provide information about site traffic operations on the surrounding roadway network.

The adjacent roadways are not expected to experience operational deficiencies or require improvements as a result of this residential development.

HASTINGS
DEVELOPMENT SERVICES

Owner's Authorization Letter

I/we hereby certify that I/we are the owner(s) of the property described herein. I/we am/are respectfully requesting processing and approval of the application(s) referenced herein. I/we hereby authorize the Applicant(s) listed on this application to act on my/our behalf during the processing and presentation of the request. The person(s) identified as Applicant shall be the principal contact with the City in processing this application.

Project: Elm 26

Address/Location: 26th Street + Elm Avenue Parcel ID 010013900

Applicant(s): Innate H2, LLC

Elmer W. Hohlen Credit Trust

Owner: Owner's Signature

Colleen O. Hohlen Revocable Trust

Owner: Owner's Signature

State of Nebraska)

) ss:

County of Adams)

GENERAL NOTARY- State of Nebraska
TRAVIS AUGUSTIN
My Comm. Exp. April 11, 2026

The foregoing document was acknowledged before me this 9th day of May 2024, by John Hohlen

Notary Public

SITE LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN PART OF THE NORTHEAST QUARTER OF THE NORTH HALF (NE1/4 N1/2) OF FRACTIONAL SECTION SIX (6), TOWNSHIP SEVEN (7) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING NORTHEAST CORNER, FRACTIONAL SECTION 6, T7N, R9W; THENCE ON AN ASSUMED BEARING OF S00°35'19"W, ALONG THE EAST LINE OF THE NE1/4, N1/2, A DISTANCE OF 41.25 FEET TO THE POINT OF BEGINNING; THENCE S00°35'19"W, ALONG SAID EAST LINE, A DISTANCE OF 1031.00 FEET TO THE NORTHEAST CORNER OF E & C HOHLEN ADDITION; THENCE N89°46'36"W, ALONG THE NORTH LINE OF E & C HOHLEN ADDITION, A DISTANCE OF 200.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, E & C HOHLEN ADDITION; THENCE S00°37'56"W, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 175.10 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 AND POINT ALSO BEING ON THE NORTH LINE OF LOT 1, WILLIAM E. BERCK SUBDIVISION; THENCE N89°46'36"W, ALONG SAID NORTH LINE OF LOT 1, WILLIAM E. BERCK SUBDIVISION, A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE S00°44'34"W, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 200.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, WILLIAM E. BERCK SUBDIVISION; THENCE S00°20'35"W A DISTANCE OF 150.29 FEET; THENCE N89°06'06"W A DISTANCE OF 32.97 FEET; THENCE S00°35'19"W A DISTANCE OF 150.54 FEET; THENCE N89°55'19"W A DISTANCE OF 336.00 FEET; THENCE S00°35'19"W A DISTANCE OF 200.00 FEET; THENCE N89°55'19"W A DISTANCE OF 648.05 FEET TO A POINT ON THE WEST LINE OF SAID NE1/4; THENCE N00°24'47"E, ALONG THE WEST LINE, A DISTANCE OF 1197.64 FEET TO THE SOUTHWEST CORNER OF BLOCK 1 HOHLEN SUBDIVISION; THENCE S89°50'40"E, ALONG THE SOUTH LINE OF SAID BLOCK 1, A DISTANCE OF 370.16 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 1; THENCE N00°24'02"E, ALONG THE EAST LINE OF SAID BLOCK 1, A DISTANCE OF 710.09 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 1 AND ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF 26TH STREET; THENCE S89°49'38"E, ALONG SAID SOUTH RIGHT OF WAY LINE OF 26TH STREET, A DISTANCE OF 952.89 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 1930112 SQUARE FEET OR 44.309 ACRES MORE OR LESS OF WHICH 0.781 ACRES ARE COUNTY ROAD RIGHT OF WAY.

A TRACT OF LAND LOCATED IN PART OF THE NORTHEAST QUARTER OF THE NORTH HALF (NE1/4 N1/2) OF FRACTIONAL SECTION SIX (6), TOWNSHIP SEVEN (7) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER, FRACTIONAL SECTION 6, T7N, R9W; THENCE ON AN ASSUMED BEARING OF S00°35'19"W, ALONG THE EAST LINE OF THE NE1/4, N1/2, A DISTANCE OF 41.25 FEET; THENCE N89°49'38"W A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE S00°35'19"W ALONG THE WEST R.O.W. LINE OF ELM AVENUE A DISTANCE OF 881.05 FEET; THENCE N89°54'46"W A DISTANCE OF 302.97 FEET; THENCE S73°42'50"W A DISTANCE OF 62.57 FEET; THENCE N74°22'30"W A DISTANCE OF 151.95 FEET; THENCE S57°12'56"W A DISTANCE OF 160.15 FEET; THENCE N32°47'04"W A DISTANCE OF 284.62 FEET; THENCE N14°34'36"W A DISTANCE OF 47.91 FEET; THENCE S65°04'49"W A DISTANCE OF 116.45 FEET; THENCE N00°24'02"E A DISTANCE OF 710.09 FEET TO A POINT ON THE SOUTH R.O.W. LINE OF 26TH STREET; THENCE S89°49'38"E, ALONG SAID SOUTH R.O.W. LINE, A DISTANCE OF 919.89 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 780803.80 SQUARE FEET OR 17.92 ACRES MORE OR LESS.

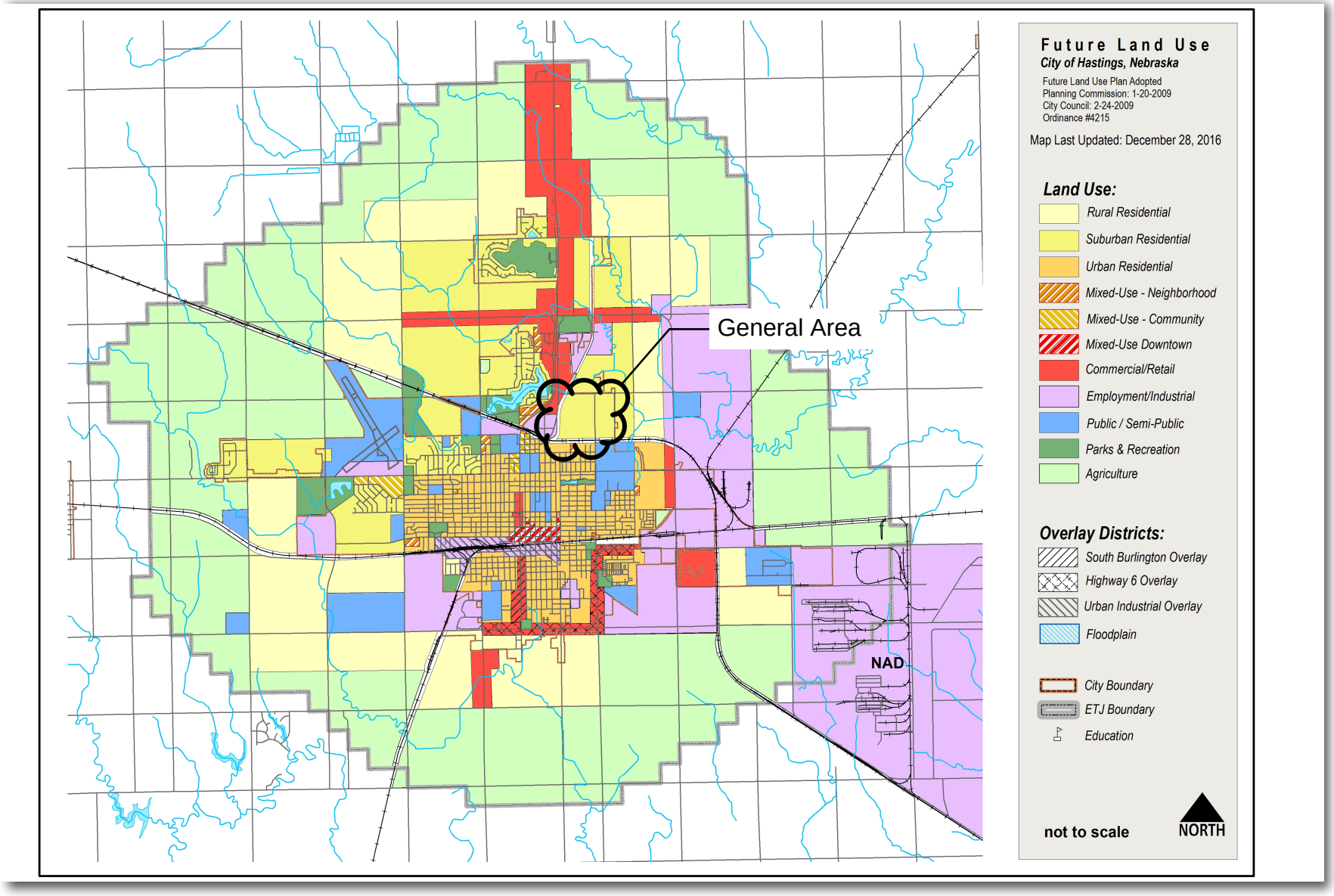


Figure 2.2: Future Land Use Plan

Sec. 34-200. Uses and districts table.

TABLE 200-1: USES AND DISTRICTS														
	A	R-1	R-1A	R-1S	R-2	R-3	R-4	C-O	C-1	C-2	C-3	CMP	I-1	I-2
Residential Uses														
Detached dwelling	P	P	P	P	P	P	P	P	P		P			
Semi-attached dwelling					P	P	P	P	P		P			
Attached dwelling						P	P	P	P		P			
Multi-dwelling building						P	P	P	P		P			
Live/Work units							P	P	P	P				
Mixed-use dwelling							C			P		P		
Group housing		C	C	C	C	C	C				C			
Type A & B manufactured housing	P	P	P	P	P	P	P	P	P		P			
Mobile home court	C												C	C
Mobile home, accessory	C													
Detached dwelling, accessory	C													
Civic Uses														
Assembly, neighborhood	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Assembly, community								C	C	C	C	C	C	C
Eleemosynary or philanthropic institution.						C		C	C	P	P	P		
Golf course/Clubhouse (non-business)	P	P	P	P		C						P		
Public park/Playground	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public museum or library	P	P	P	P	P	P	P	P	P	P	P	P	P	P
School, elementary	P	P	P	P	P	P	P	P	P			P		
School, secondary	R	R	R	R	R	R	R	R	R			P		
School, college or university	P					P						P		
Recreational vehicle park	C										C		C	C
Recreational vehicle, temporary use	R										R		R	R
Temporary structure, temporary use	P	R	R	R	R	R	R			P	P	P	P	P
Service Uses														
Adult care, home	C	C	C	C	C	C	C	C	C	C	C	P		
Adult care facility								P	P	P	P	P		
Automobile service station, limited								C	P	P	P	P	P	P
Automobile service station, general											P	P	P	P

Automobile service station, large-scale											P	P	P	P
Automobile repair, limited								C	C	C	P	P	P	P
Automobile repair, general										C	P		P	P
Bank								P	P	P	P	P	P	P
Child care, home	R	R	R	R	R	R	R	R	R	R	R	P		
Child care facility					R	R		P	P	P	P	P	P	P
Halfway house, quasi-institutional use													C	C
Kennel, commercial	C										C		C	C
Lodging, bed and breakfast	C	C	C	C	C	C	C	C	C	C				
Lodging, rooming house						C			P	P	P	P		
Lodging, hotel										P	P	P	P	P
Lodging, motel											P	P	P	P
Medical office	C							P	P	P	P	P		
Medical clinic	C							P	P		P	P	C	C
Medical hospital	C							P	P			P	C	C
Nursing home/Assisted living	C	C	C	C	C	C	C	P	P	C	P	P		
Professional services office								P	P	P	P	P	P	P
Self storage, storage areas								C		R	C		C	C
Veterinary office	P							P	P	P	P		P	P
Veterinary hospital	P										C		C	C
Employment Uses														
Home occupation	R	R	R	R	R	R	R	R	R	R	R			
Office, limited						C	C	P	P	P	P	P	P	P
Office, small							C	P	P	P	P	P	P	P
Office, general									C	P	P	P	P	P
Office complex/campus										C	P	P	P	P
Commercial and Retail Uses														
Convenience retail, automobile (< 5K s.f.)								C			P	P	P	P
Convenience retail, corner store (< 2K s.f.)							C	P	P	P	P	P	P	P
Neighborhood retail (< 5K s.f.)									P	P	P	P	P	P
General retail (5Ks.f.—20Ks.f.)										P	P	C	P	P
Large-scale retail (20K s.f.—100K s.f.)										C	P	C	P	P
Warehouse retail (> 100K s.f.)											P		P	P
Neighborhood grocery (< 45K s.f.)									P	P		P		
Supermarket (> 45K s.f.)											P	C	P	P
Indoor entertainment & Rec. business										P	P	C	P	P

Outdoor entertainment & Rec. business	C									C	C	C	C	C
Entertainment venue	C									C	C	C	C	C
Outdoor sales, limited									C	P	P	P	P	P
Outdoor sales, seasonal									C	C	C	C	C	C
Outdoor sales, yard											P		P	P
Mobile vendor, temporary use										R	R	R	R	R
Outdoor market (Farmers market)										P				
Restaurant									P	P	P	P	P	P
Industrial Uses														
Grain storage elevator	P												P	P
Manufacturing, limited								C	C	C	P	P	P	P
Manufacturing, light										C	C	C	P	P
Manufacturing, general													P	P
Manufacturing, heavy														P
Impound yard													C	C
Motorized Vehicle Racetracks														P
Recycling collection and processing													C	P
Salvage yard/Junkyard													C	C
Slaughterhouse/Meat packing	C													C
Storage or sale of liquid petroleum	C													P
Warehouse storage/Bulk storage	C												P	P
Wholesale													P	P
Agriculture and Natural Resource Uses														
Agriculture, limited	R		R											
Agriculture, general	P													
Aquaculture	C													
Feed lot	C													
Natural resource extraction	C													
Nursery	P	C	C								P		P	
Stable, public	P										P		P	
Public Service Users														
Airfield	C	C	C	C										C
Heli-stop	C	C	C	C				C	C				C	C
Public parking lot						C	C	C	C	C	C	C	C	C
Public recreation grounds	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Public utility plant	C												C	C
Public utility sub-station	C	C	C	C	C	C	C	C	C	C	C		C	C
Cemetery	C									C	C		C	

Small wind energy systems	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Large scale wind generator (Wind farms	C												C	C
Telecommunication facilities and support structures	C							C	C	C	C	C	R	R

Key:

P = Permitted, allowed subject to general district standards

R = Restricted, allowed subject to specific use standards

C = Conditional, allowed subject to discretionary review

* Permitted use within the A District outside the City Limits, conditional use within A District within the City Limits.

(Ord. No. 4342 -3/2013; Ord. No. 4674 , § 2, 11-8-2021; Ord. No. 4735 , § 2, 5-8-2023)

Sec. 34-206. R-3 Multiple-Family Residential Districts.

(1) *Intent.* This district is intended to include urban and suburban single-family, two-family and multiple-family residential uses with medium population densities, uses and structures required to serve governmental, educational, religious, non-commercial recreational and other needs of such areas. The regulations and restrictions in the R-3 District are intended to protect, preserve and enhance the primarily residential character of the district.

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

(3) *Minimum lot requirements.*

Use	Lot Area (sq. ft.)	Lot Width (lin. ft.)
Single-family dwelling	4.500	45
Two-family dwelling	6,000	50
Townhouses	2,500	20
3 and 4 family dwelling	7,000	70
5 or more family dwelling	8,000	75 (plus 1,000 sq. ft. for each dwelling unit in excess of 5)
Other uses	6,000	50

Multiple-family dwellings shall provide a usable yard area of 100 sq. ft. per dwelling unit.

(4) *Minimum yard requirements.*

(a) All permitted uses except townhouses.

(i) Front yard—25 ft.

(ii) Side yard—There shall be a side yard on each side of a building not less than ten percent of the width of the lot; except, that such side yard shall not be less than seven feet, and need not be more than 25 feet. In single-family dwellings with lots less than 50 feet in width, a side yard setback may be reduced to five feet on each side of the building.

Buildings on corner lots shall provide a side yard on the street side of not less than 15 feet, or a side yard on the street side of not less than ten feet on any lot less than 50 feet in width provided that this regulation shall not be so interpreted as to reduce the buildable width of a corner lot in separate ownership on August 26, 1968 to less than 35 feet.

(iii) Rear yard—The depth of the rear yard shall be at least 20 percent of the depth of the lot, but such depth need not be more than 30 feet, except that for a corner lot, the rear yard setback shall be the same as for the interior side yard, as described in the preceding subsection (b).

(b) *Townhouses.*

(i) *Front yard*—20 ft.

(ii) *Side yard at the common wall*—none.

(iii) *Side yard*—Ten ft.

(iv) *Rear yard*—Ten ft.

(5) *Minimum dwelling size.*

(a) *Single family*—650 sq. ft. of living floor area.

(b) *Multi-family*—None.

(6) *Maximum lot coverage by all buildings.*

(a) Maximum lot coverage by all buildings shall not exceed 50 percent.

(7) *Maximum height of structures.*

(a) Except as otherwise provided in this chapter, the maximum height of a principal structure shall be 35 feet above grade.

(b) The maximum height of an accessory structure shall not exceed the height of the principal structure by more than 25 percent.

(Code No. 3139-8/89, 3163-3/90, 3205-2/91, 3215-6/91, 3269-7/92, 3276-9/92, 3428-10/94, 3491-8/95, 3861-6/2002, 3879-11/2002, 4233-11/2009, 4595 -7/2019)

Public Comment | Questions

Case Nos. 2024-64, 2024-70, & 2024-71 Elm 26 Residential Project

Innate Concepts and the Hastings Community Redevelopment Authority have made applications related to a new residential development to the southwest of the intersection of East 26th Street and North Elm Street.

The applications are for a Redevelopment Plan Modification (Case No. 2024-64) in Redevelopment Area #18, Rezone a portion of the vacant tract from R-1A, Single-Family Large Lot District, to R-3, Multi-Family Residential District, and Preliminary Plat the property.

These applications are to facilitate the residential development, which will include eleven apartment buildings, each with 22 homes in them, accessory amenities like a swimming pool; 8 duplex homes, and 55 single-family homes. These homes will be built in phases, starting with the apartment buildings

The Hastings Planning Commission is scheduled to hear these requests during a public hearing on May 21, 2024, at 4:00 pm at the Hastings Municipal Airport, 3300 West 12th Street, Hastings, Nebraska. The Hastings City Council is also scheduled to hear these items during public hearings at their June 10, 2024 meeting, which starts at 5:30 pm. This meeting will also be at the Hastings Municipal Airport, 3300 West 12th Street, Hastings, Nebraska.

Leave your Feedback

SUBMIT

This is an excellent opportunity for the city of Hastings to cut into the housing shortage we have. Want to help Hastings grow and thrive? Want to be lessen road blocks for investment and create efficiency in bringing things to our community? Start by being open to things like this and not fighting back because you don't know where the streets are going to go yet. Myself and most people in town see this as a great opportunity.

RMS, 1 day ago

I think this looks like a whole lot of building in that area. If I read correctly, this amounts to 313 homes. Where will the streets go? If I was a home owner along Elm Street, I would not be pleased.

MLP, 8 days ago

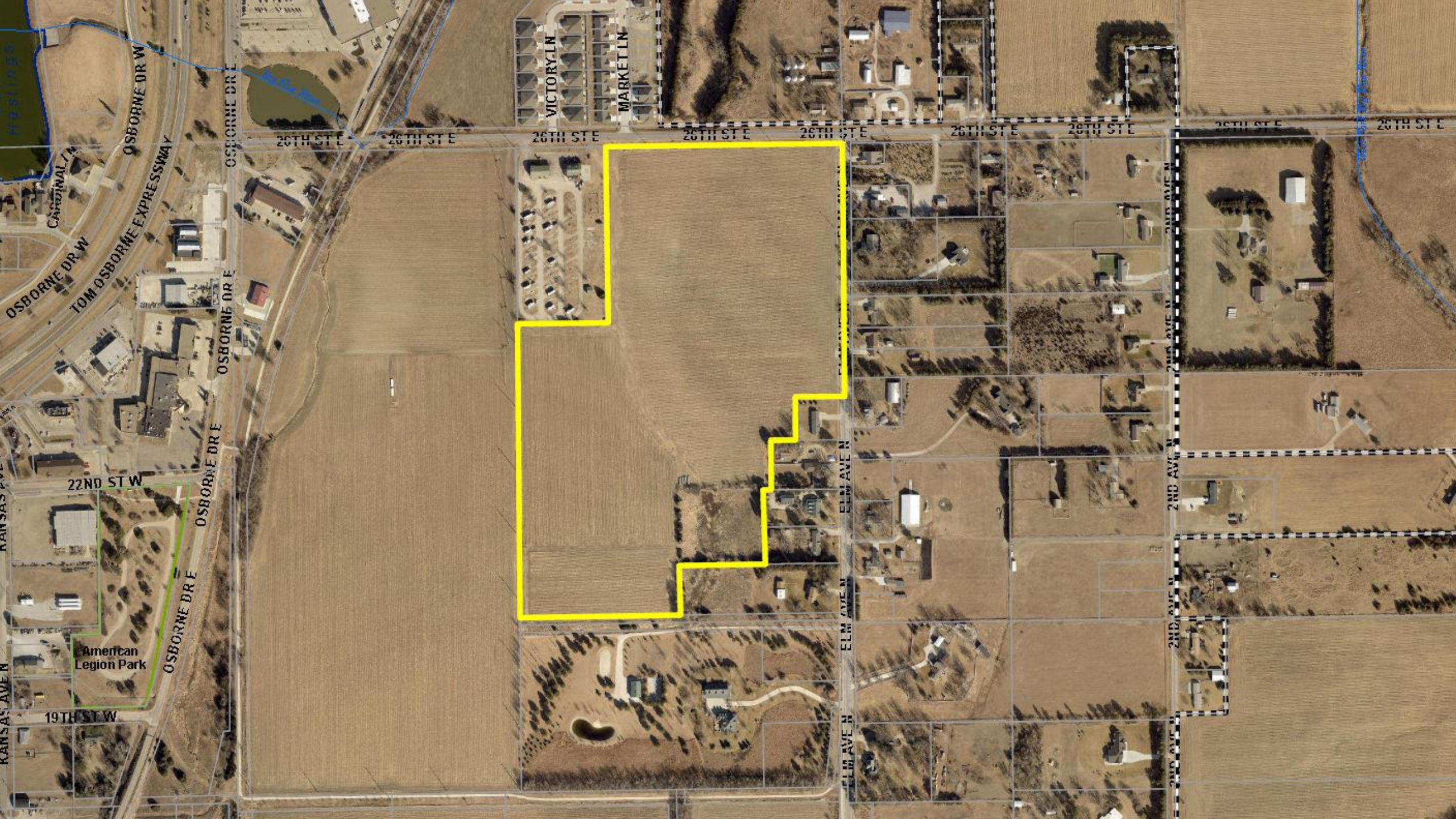
HASTINGS
Nebraska

File Nos. 2024-64, 2024-70, and 2024-71

Projects <u>Hastings College Project</u>

- A public hearing to consider a request for a Plan Modification No. 2024-3 to Redevelopment Area #18 for the residential development.
- A public hearing to consider a request to Rezone a portion of the subject site to R-3 District.
- Preliminary Plat of the Elm 26 Subdivision

Applicant Innate Concepts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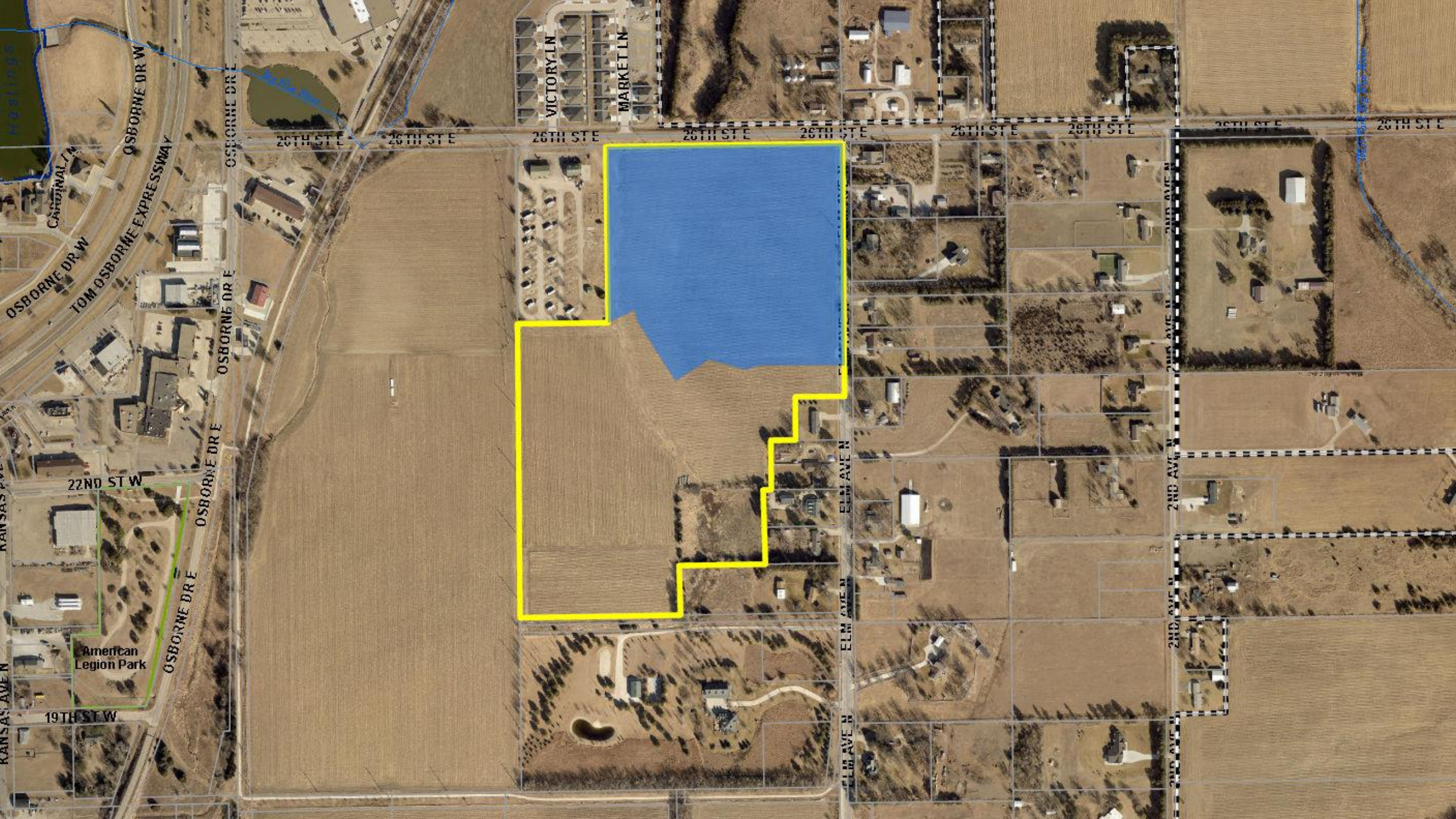
MARKET LN
26TH ST E
OSBORNE DR W
TOM OSBORNE EXPRESSWAY
CARDINAL LN
OSBORNE DR E
22ND ST W
KANSAS AVE N
American Legion Park
19TH ST W
ELM AVE N
2ND AVE N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OSBORNE DR W
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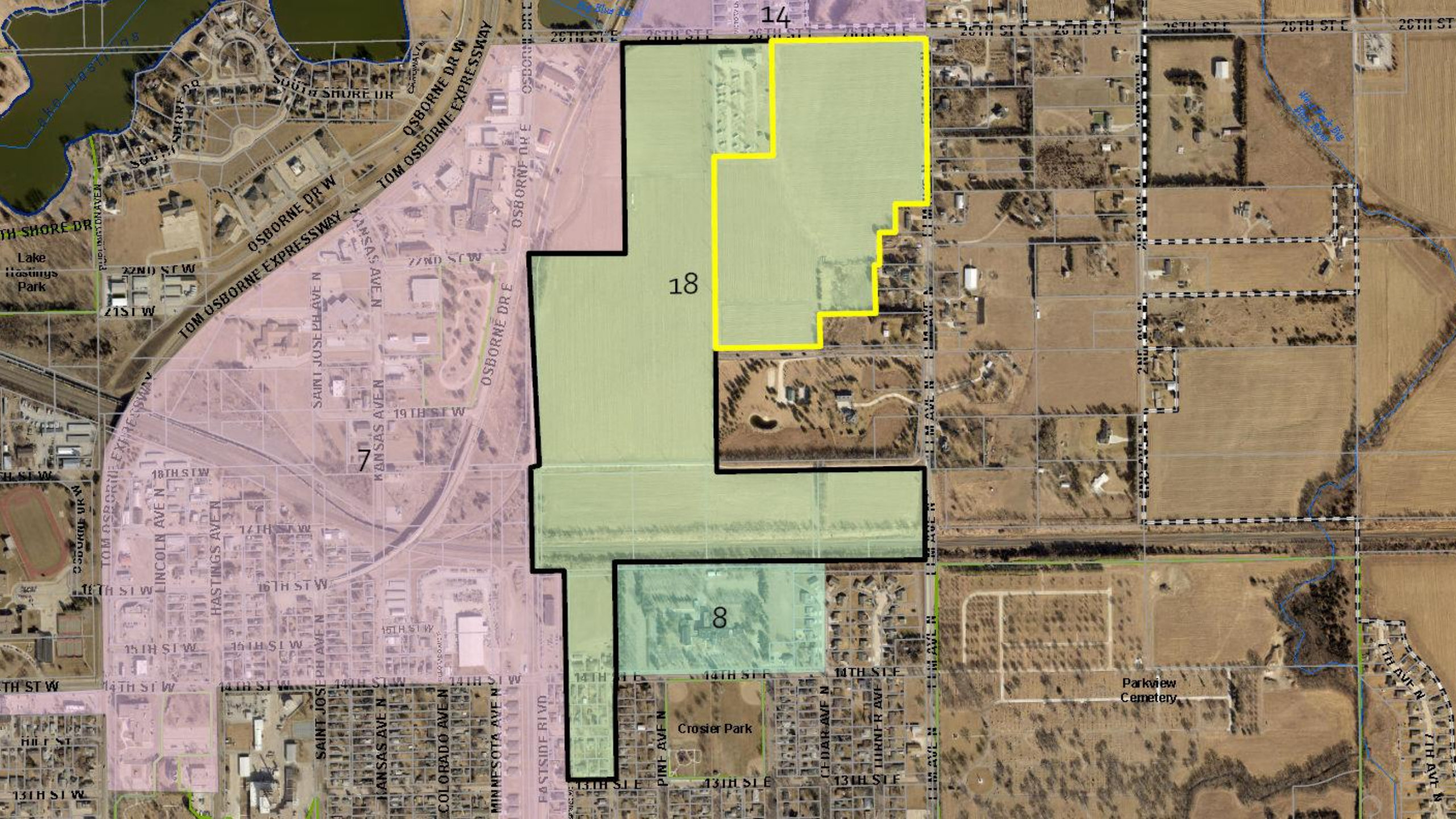
CARDINAL LN
OSBORNE DR E
22ND ST W
American Legion Park
19TH ST W
KANSAS AVE N
ELM AVE N
2ND AVE N


14
18
7
8
OSBORNE DR W
TOM OSBORNE EXPRESSWAY
SOUTH SHORE DR
Lake Hastings Park
OSBORNE DR E
KANSAS AVE N
SAINT JOSEPH AVE N
LINCOLN AVE N
HASTINGS AVE N
COLORADO AVE N
MINNESOTA AVE N
PINE AVE N
CEDAR AVE N
TURNER AVE
EASTSIDE RIVD
Crosier Park
Parkview Cemetery
26TH ST E
21ST W
22ND ST W
19TH ST W
18TH ST W
17TH ST W
16TH ST W
15TH ST W
14TH ST W
13TH ST W
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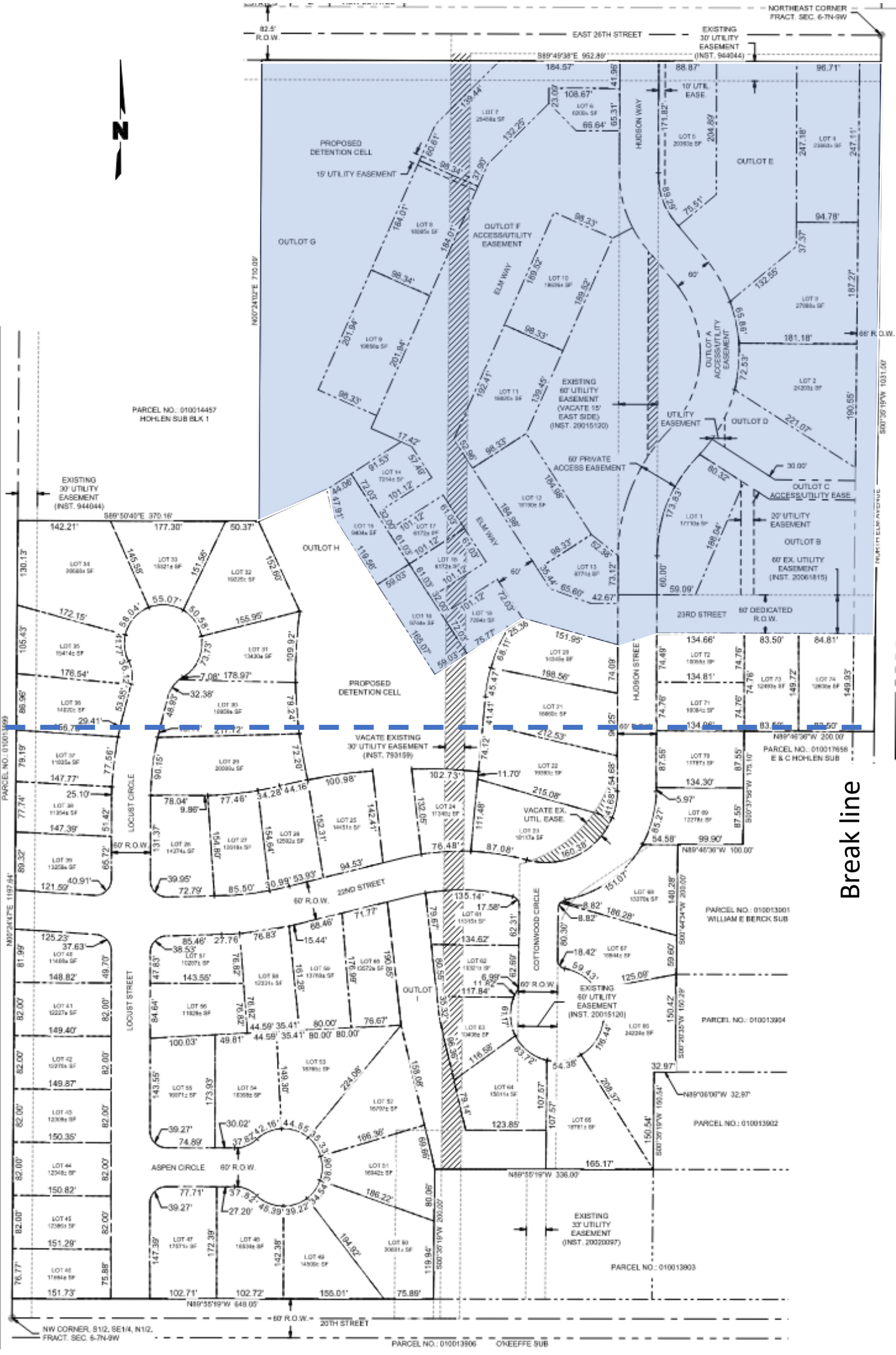
13TH ST E


NORTHEAST CORNER FRACT. SEC. 6-7N-9W
EAST 26TH STREET
82.5' R.O.W.
EXISTING 30' UTILITY EASEMENT (INST. 944044)
S89°49'38"E 952.89'
PROPOSED DETENTION CELL
15' UTILITY EASEMENT
OUTLOT G
OUTLOT F ACCESS/UTILITY EASEMENT
HUDSON WAY
ELM WAY
OUTLOT E
10' UTIL. EASE.
OUTLOT A ACCESS/UTILITY EASEMENT
OUTLOT D
OUTLOT C ACCESS/UTILITY EASE.
OUTLOT B
60' EX. UTILITY EASEMENT (INST. 20061815)
20' UTILITY EASEMENT
EXISTING 60' UTILITY EASEMENT (VACATE 15' EAST SIDE) (INST. 20015120)
60' PRIVATE ACCESS EASEMENT
UTILITY EASEMENT
PARCEL NO.: 010014457
HOHLEN SUB BLK 1
N00°24'02"E 790.69'
S00°26'19"W 1031.00'
66' R.O.W.
EXISTING 30' UTILITY EASEMENT (INST. 944044)
S89°50'40"E 370.16'
OUTLOT H
PROPOSED DETENTION CELL
VACATE EXISTING 30' UTILITY EASEMENT (INST. 793159)
VACATE EX. UTIL. EASE.
23RD STREET
60' DEDICATED R.O.W.
HUDSON STREET
HUNTLEY ELM AVENUE
PARCEL NO.: 010017656
E & C HOHLEN SUB
N89°46'36"W 200.00'
PARCEL NO.: 010013901
WILLIAM E BERCK SUB
N89°46'36"W 100.00'
LOCUST CIRCLE
60' R.O.W.
22ND STREET
COTTONWOOD CIRCLE
EXISTING 60' UTILITY EASEMENT (INST. 20015120)
PARCEL NO.: 010013904
PARCEL NO.: 010013902
N89°55'19"W 336.00'
ASPEN CIRCLE
EXISTING 33' UTILITY EASEMENT (INST. 20020097)
PARCEL NO.: 010013903
N89°55'19"W 648.05'
20TH STREET
NW CORNER, S1/2, SE1/4, N1/2, FRACT. SEC. 6-7N-9W
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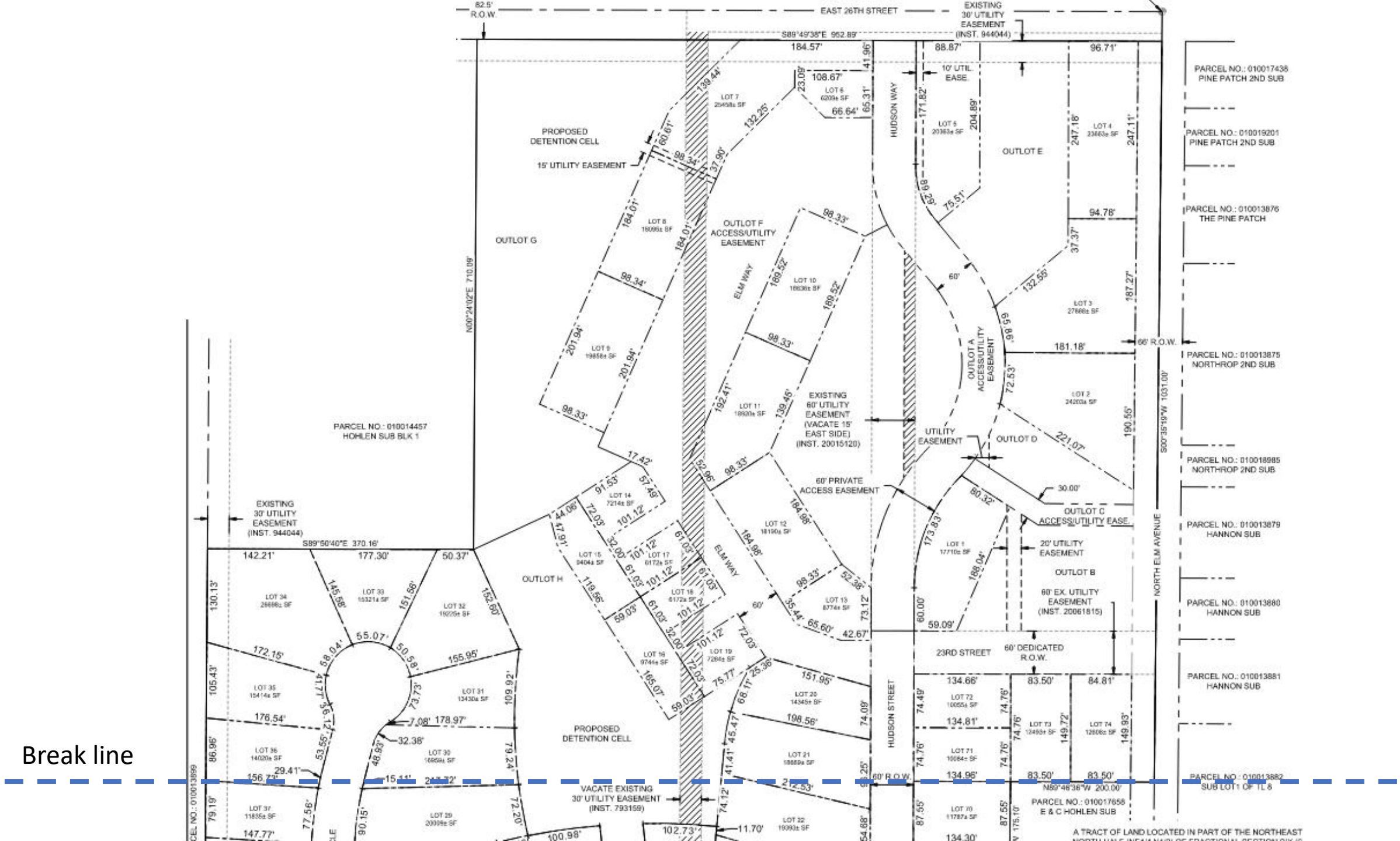
O'KEEFFE SUB
PARCEL NO.: 010013899
N89°24'47"E 1197.64'
Break line


EAST 26TH STREET
82.5' R.O.W.
EXISTING 30' UTILITY EASEMENT (INST. 944044)
S89°49'38"E 962.89'
184.57'
88.87'
96.71'
PARCEL NO.: 010017438 PINE PATCH 2ND SUB
PARCEL NO.: 010019201 PINE PATCH 2ND SUB
PARCEL NO.: 010013876 THE PINE PATCH
PARCEL NO.: 010013875 NORTHROP 2ND SUB
PARCEL NO.: 010018985 NORTHROP 2ND SUB
PARCEL NO.: 010013879 HANNON SUB
PARCEL NO.: 010013880 HANNON SUB
PARCEL NO.: 010013881 HANNON SUB
PARCEL NO.: 010013882 SUB LOT 1 OF TL 8
PARCEL NO.: 010017658 E & C HOHLEN SUB
PROPOSED DETENTION CELL
15' UTILITY EASEMENT
OUTLOT G
OUTLOT F ACCESS/UTILITY EASEMENT
HUDSON WAY
10' UTIL. EASE.
OUTLOT E
ELM WAY
OUTLOT A ACCESS/UTILITY EASEMENT
66' R.O.W.
NORTH ELM AVENUE
EXISTING 60' UTILITY EASEMENT (VACATE 15' EAST SIDE) (INST. 20015120)
UTILITY EASEMENT
OUTLOT D
60' PRIVATE ACCESS EASEMENT
OUTLOT C ACCESS/UTILITY EASE.
20' UTILITY EASEMENT
OUTLOT B
60' EX. UTILITY EASEMENT (INST. 20061815)
23RD STREET
60' DEDICATED R.O.W.
HUDSON STREET
60' R.O.W.
PARCEL NO.: 010014457 HOHLEN SUB BLK 1
OUTLOT H
EXISTING 30' UTILITY EASEMENT (INST. 944044)
S89°50'40"E 370.16'
PROPOSED DETENTION CELL
VACATE EXISTING 30' UTILITY EASEMENT (INST. 793159)
N00°24'02"E 710.09'
S00°35'19"W 1031.00'
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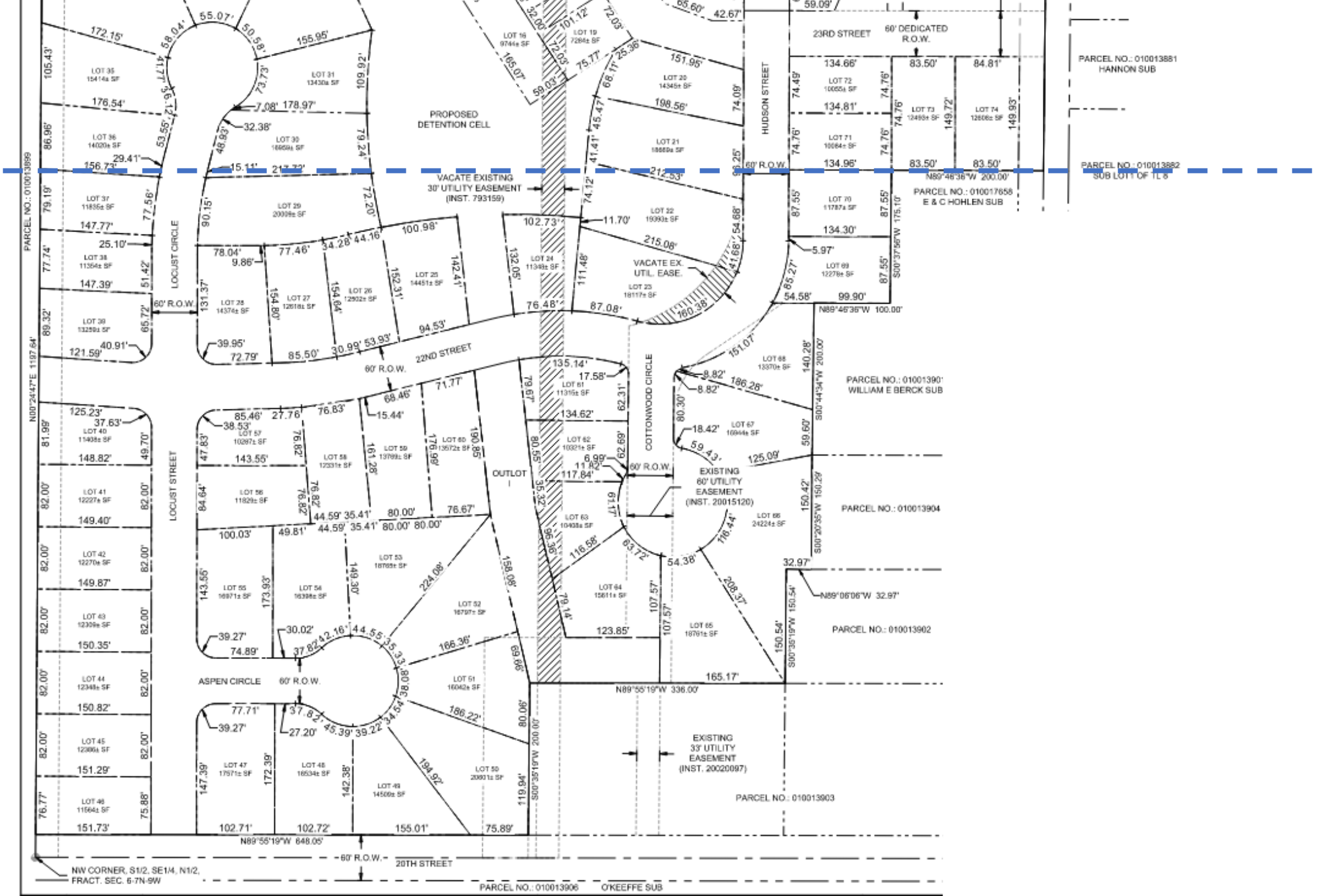
A TRACT OF LAND LOCATED IN PART OF THE NORTHEAST

Break line

Break line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VACATE EXISTING 30' UTILITY EASEMENT (INST. 793159)
VACATE EX. UTIL. EASE.
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OUTLOT
LOCUST CIRCLE
LOCUST STREET
COTTONWOOD CIRCLE
HUDSON STREET
ASPEN CIRCLE
22ND STREET
23RD STREET
20TH STREET
60' R.O.W.
60' DEDICATED R.O.W.
PARCEL NO.: 010013881 HANNON SUB
PARCEL NO.: 010013882 SUB LOT1 OF TL 8
PARCEL NO.: 010017658 E & C HOHLEN SUB
PARCEL NO.: 01001390 WILLIAM E BERCK SUB
PARCEL NO.: 010013904
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PARCEL NO.: 010013903
PARCEL NO.: 010013906 O'KEEFFE SUB
PARCEL NO.: 010013899
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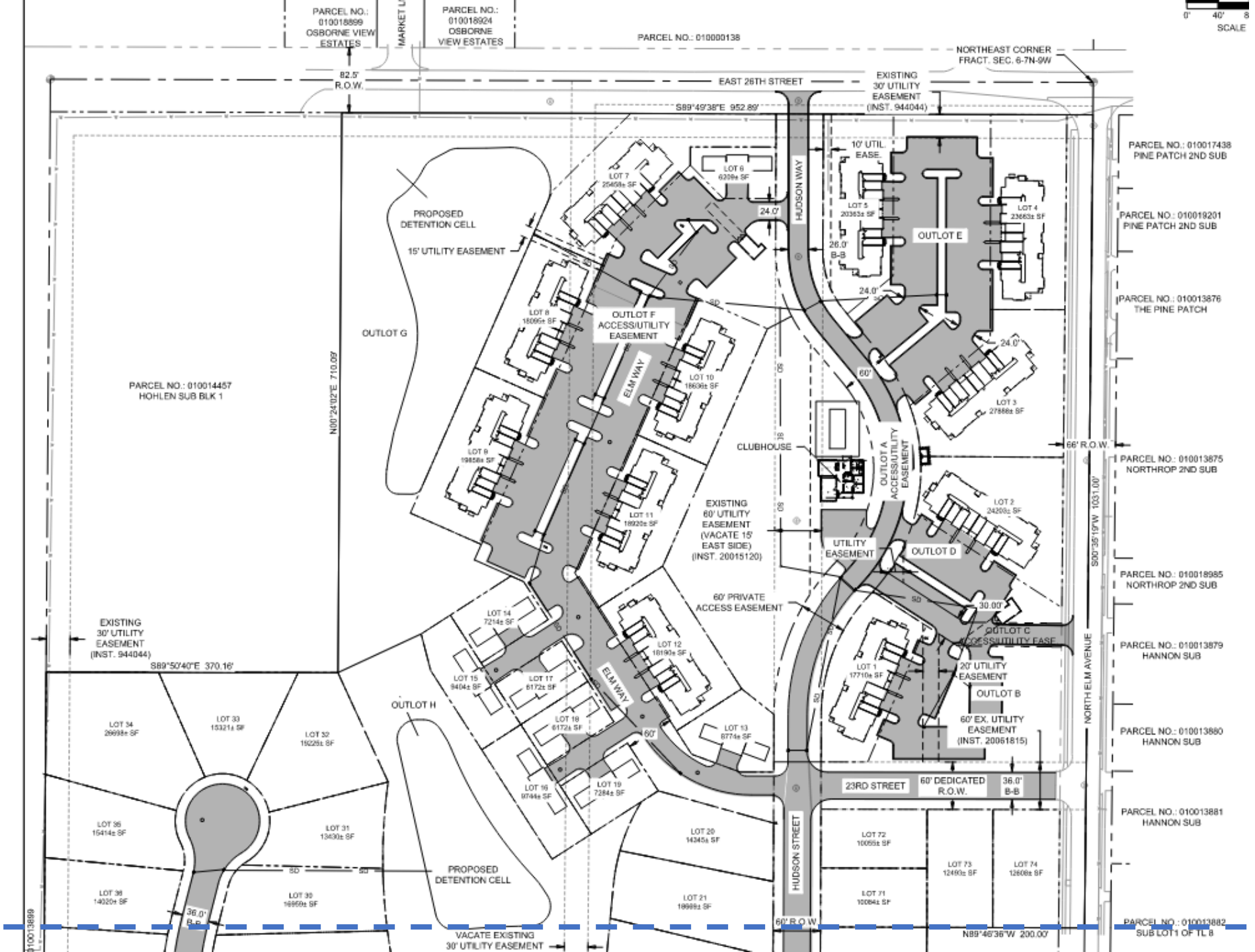
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PARCEL NO.: 010000138
NORTHEAST CORNER
FRACT. SEC. 6-7N-9W
82.5'
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PARCEL NO.: 010013876
THE PINE PATCH
PARCEL NO.: 010013875
NORTHROP 2ND SUB
PARCEL NO.: 010018985
NORTHROP 2ND SUB
PARCEL NO.: 010013879
HANNON SUB
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HUDSON WAY
10' UTIL.
EASE.
OUTLOT E
24.0'
26.0'
B-B
60'
66' R.O.W.
CLUBHOUSE
OUTLOT A
ACCESS/UTILITY
EASEMENT
EXISTING
60' UTILITY
EASEMENT
(VACATE 15'
EAST SIDE)
(INST. 20015120)
UTILITY
EASEMENT
OUTLOT D
60' PRIVATE
ACCESS EASEMENT
30.00'
OUTLOT C
ACCESS/UTILITY EASE.
20' UTILITY
EASEMENT
OUTLOT B
60' EX. UTILITY
EASEMENT
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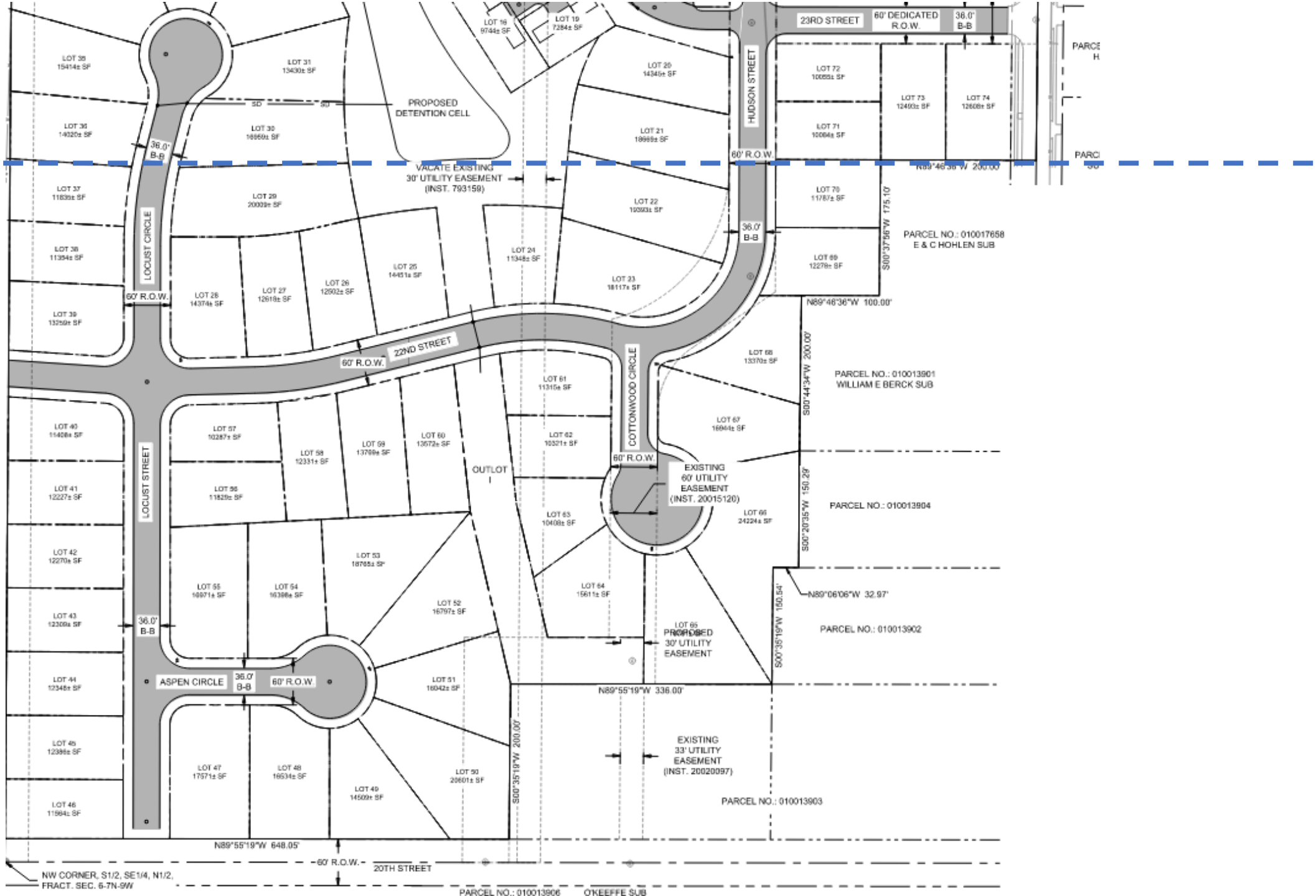
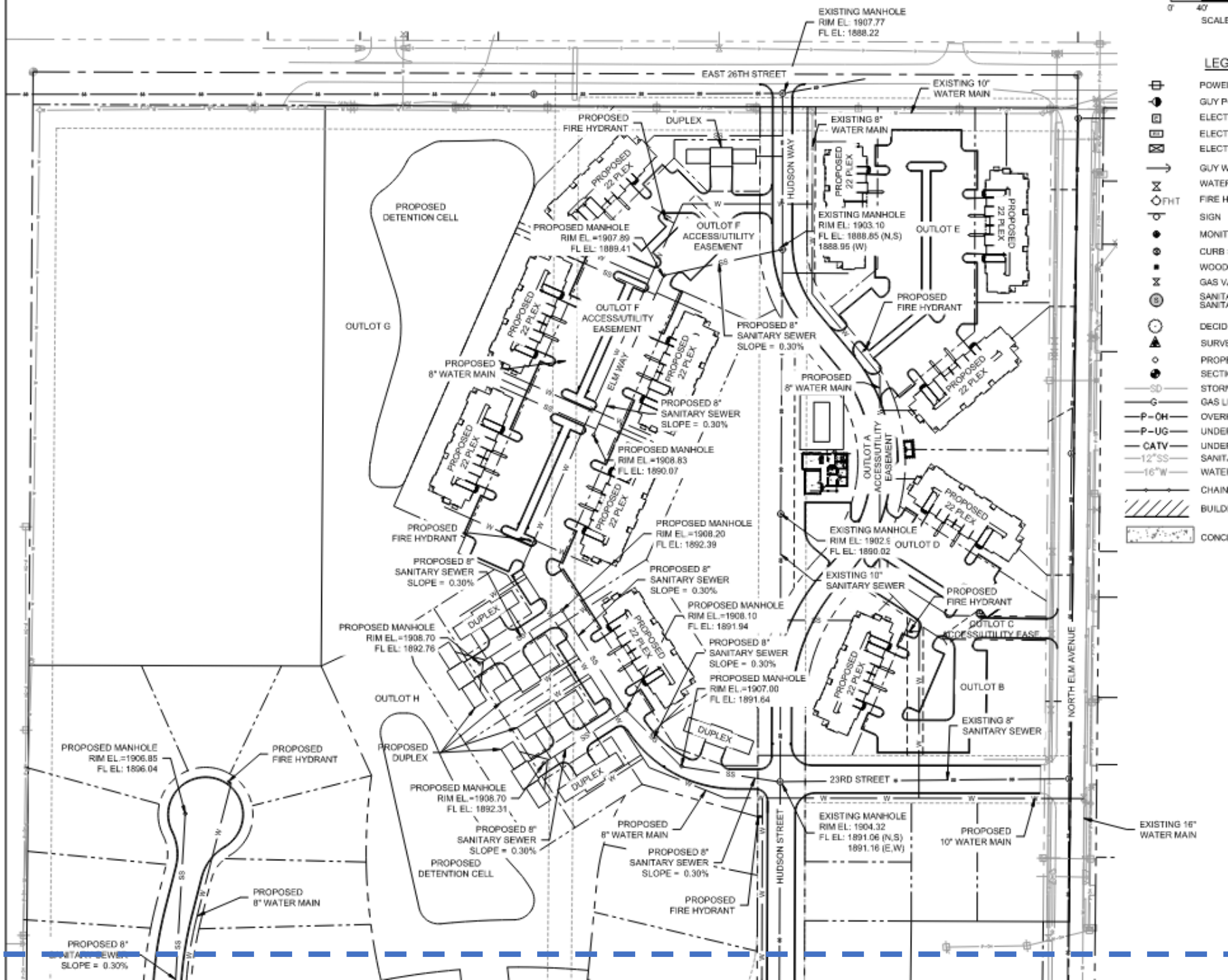
60' DEDICATED
R.O.W.
36.0'
B-B
HUDSON STREET
PROPOSED
DETENTION CELL
36.0'
B-B
VACATE EXISTING
30' UTILITY EASEMENT
60' R.O.W.
N89°46'36"W 200.00'
0'
40'
SCALE

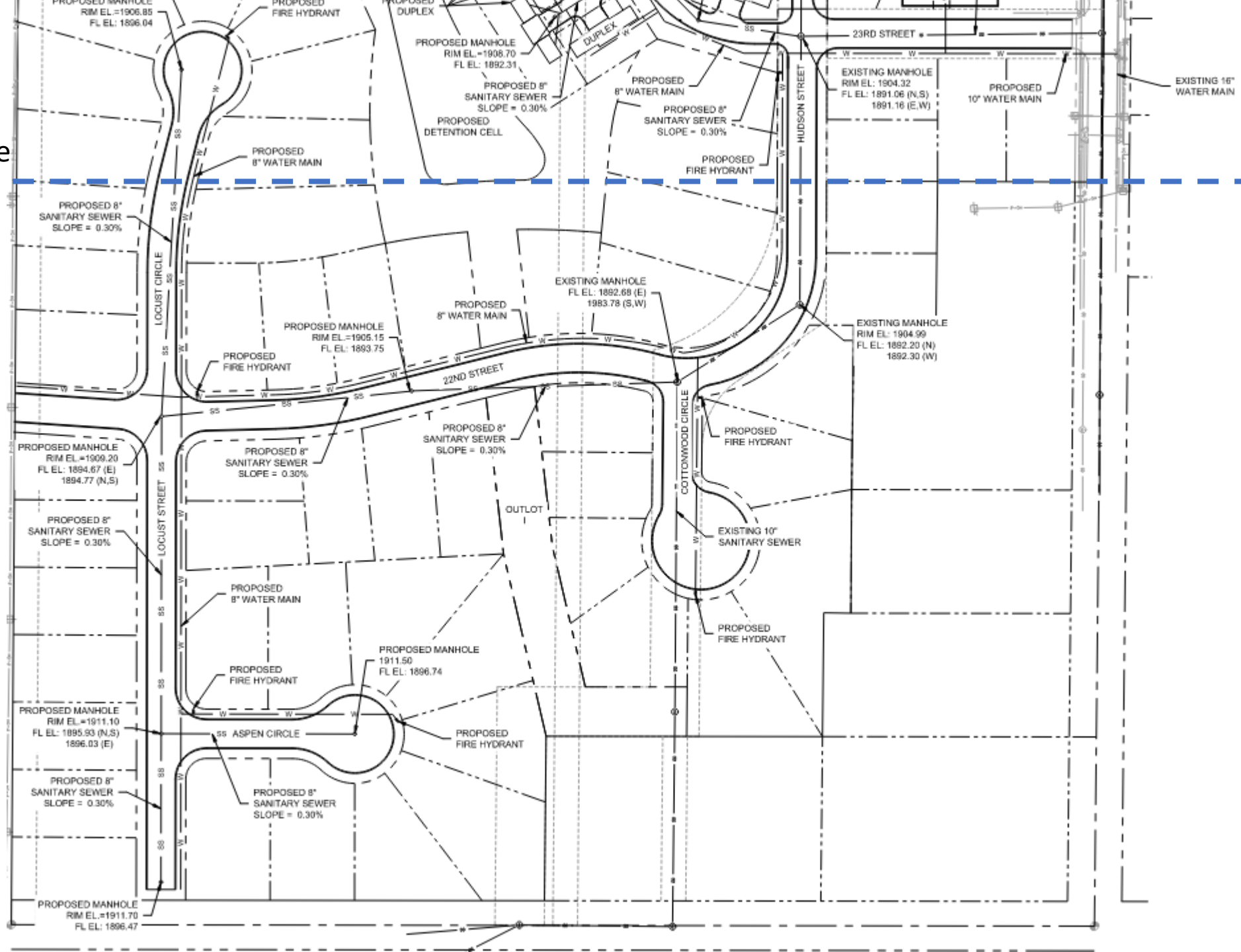
Break line

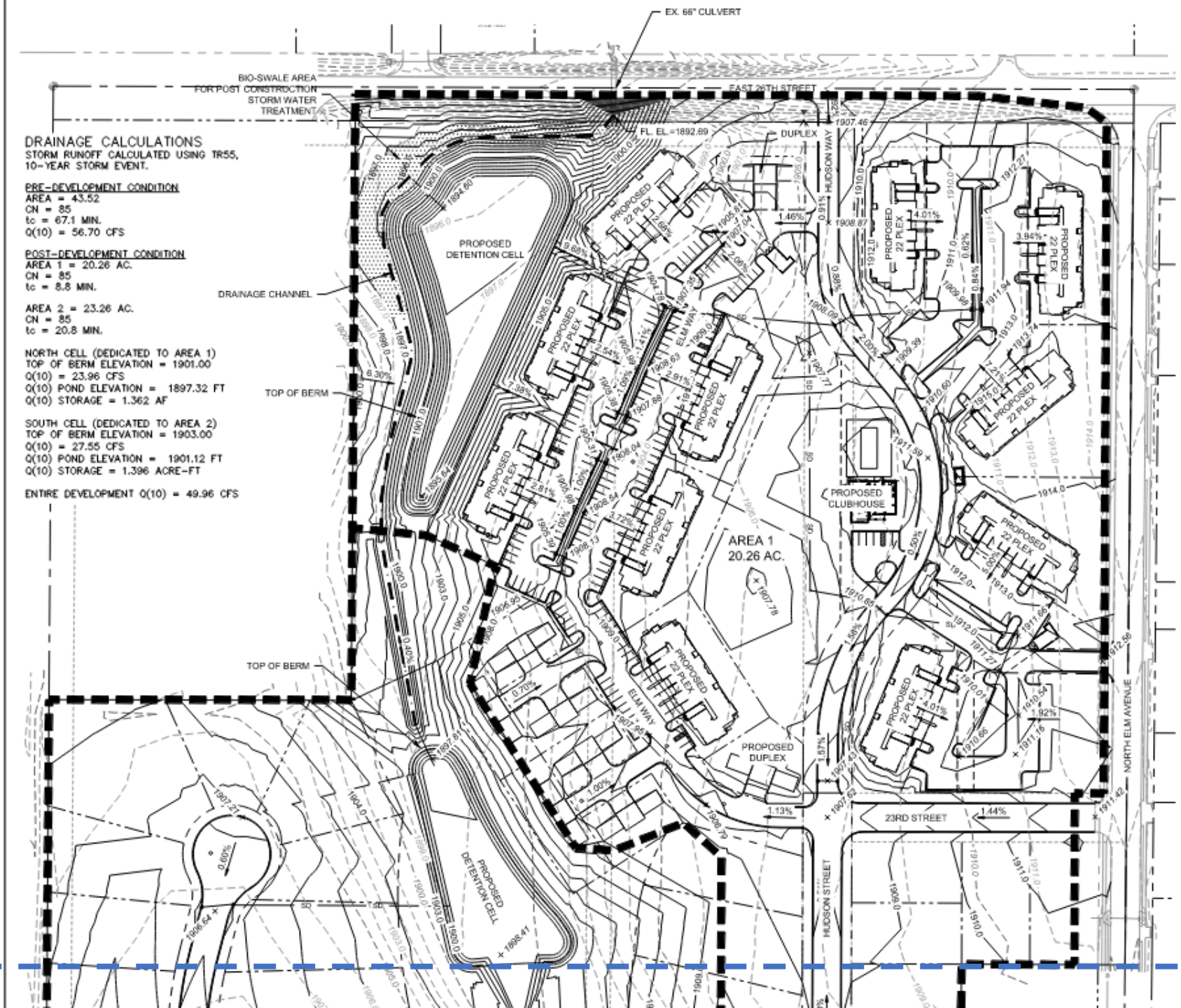
Break line


23RD STREET
60' DEDICATED R.O.W.
36.0' B-B
HUDSON STREET
60' R.O.W.
PROPOSED DETENTION CELL
VACATE EXISTING 30' UTILITY EASEMENT (INST. 793159)
LOCUST CIRCLE
22ND STREET
COTTONWOOD CIRCLE
LOCUST STREET
ASPEN CIRCLE
OUTLOT I
EXISTING 60' UTILITY EASEMENT (INST. 20015120)
PROPOSED 30' UTILITY EASEMENT
EXISTING 33' UTILITY EASEMENT (INST. 20020097)
PARCEL NO.: 010017658 E & C HOHLEN SUB
PARCEL NO.: 010013901 WILLIAM E BERCK SUB
PARCEL NO.: 010013904
PARCEL NO.: 010013902
PARCEL NO.: 010013903
N89°46'36"W 100.00'
S00°44'34"W 200.00'
S00°20'35"W 150.29'
N89°06'06"W 32.97'
S00°35'19"W 150.64'
N89°55'19"W 336.00'
S00°35'19"W 200.00'
N89°55'19"W 648.05'
S00°37'56"W 175.10'
N89°46'36"W 200.00'
20TH STREET
NW CORNER, S1/2, SE1/4, N1/2, FRACT. SEC. 6-7N-9W
PARCEL NO.: 010013906 O'KEEFFE SUB


EXISTING MANHOLE
RIM EL: 1907.77
FL EL: 1888.22
EAST 26TH STREET
EXISTING 10" WATER MAIN
PROPOSED FIRE HYDRANT
DUPLEX
EXISTING 8" WATER MAIN
HUDSON WAY
PROPOSED 22 PLEX
PROPOSED DETENTION CELL
PROPOSED MANHOLE
RIM EL =1907.89
FL EL: 1889.41
OUTLOT F ACCESS/UTILITY EASEMENT
EXISTING MANHOLE
RIM EL: 1903.10
FL EL: 1888.85 (N,S)
1888.95 (W)
OUTLOT E
OUTLOT G
PROPOSED 8" SANITARY SEWER
SLOPE = 0.30%
PROPOSED 8" WATER MAIN
ELM WAY
PROPOSED MANHOLE
RIM EL =1908.83
FL EL: 1890.07
OUTLOT A ACCESS/UTILITY EASEMENT
PROPOSED MANHOLE
RIM EL =1908.20
FL EL: 1892.39
EXISTING MANHOLE
RIM EL: 1902.5
FL EL: 1890.02
OUTLOT D
EXISTING 10" SANITARY SEWER
PROPOSED MANHOLE
RIM EL.=1908.10
FL EL: 1891.94
PROPOSED MANHOLE
RIM EL.=1908.70
FL EL: 1892.76
OUTLOT C ACCESS/UTILITY EASE
PROPOSED MANHOLE
RIM EL.=1907.00
FL EL: 1891.64
OUTLOT B
EXISTING 8" SANITARY SEWER
NORTH ELM AVENUE
OUTLOT H
PROPOSED MANHOLE
RIM EL.=1906.85
FL EL: 1896.04
PROPOSED DUPLEX
23RD STREET
PROPOSED MANHOLE
RIM EL.=1908.70
FL EL: 1892.31
PROPOSED 8" SANITARY SEWER
SLOPE = 0.30%
PROPOSED DETENTION CELL
EXISTING MANHOLE
RIM EL: 1904.32
FL EL: 1891.06 (N,S)
1891.16 (E,W)
PROPOSED 10" WATER MAIN
EXISTING 16" WATER MAIN
HUDSON STREET
PROPOSED 8" WATER MAIN
PROPOSED 8" SANITARY SEWER
SLOPE = 0.30%
PROPOSED FIRE HYDRANT
PROPOSED 8" SANITARY SEWER
SLOPE = 0.30%
SCALE
LEG
POWE
GUY P
ELECT
ELECT
ELECT
GUY W
WATE
FIRE H
SIGN
MONIT
CURB
WOOD
GAS V
SANITA
SANITA
DECID
SURVE
PROPI
SECTI
STORM
GAS L
OVERH
UNDER
UNDER
SANIT
WATE
CHAIN
BUILD
CONCI

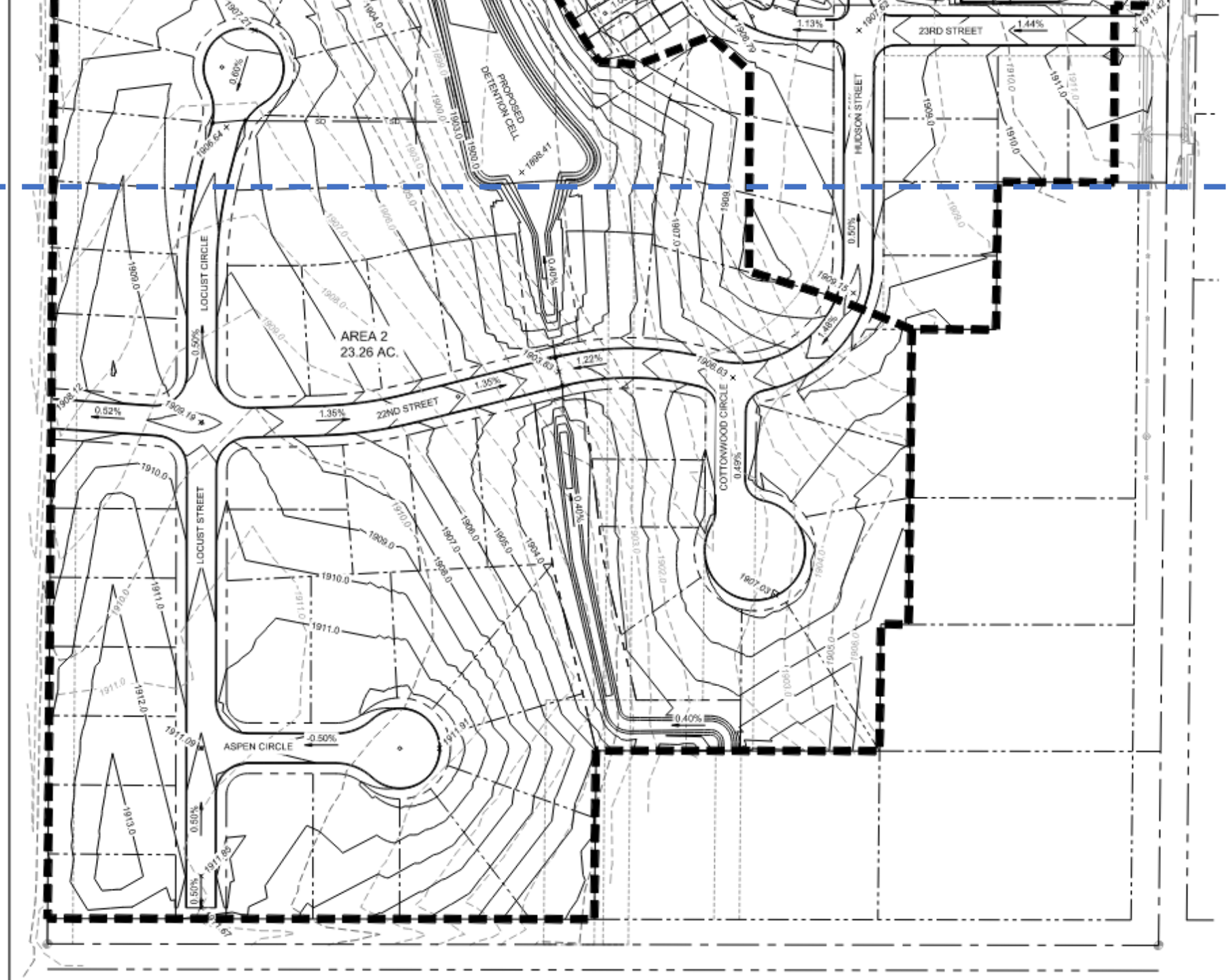
Break line


Break line
PROPOSED MANHOLE
RIM EL.=1906.85
FL EL: 1896.04
PROPOSED
FIRE HYDRANT
PROPOSED
DUPLEX
PROPOSED MANHOLE
RIM EL.=1908.70
FL EL: 1892.31
PROPOSED 8"
SANITARY SEWER
SLOPE = 0.30%
PROPOSED
DETENTION CELL
PROPOSED
8" WATER MAIN
PROPOSED 8"
SANITARY SEWER
SLOPE = 0.30%
PROPOSED
FIRE HYDRANT
HUDSON STREET
23RD STREET
EXISTING MANHOLE
RIM EL: 1904.32
FL EL: 1891.06 (N,S)
1891.16 (E,W)
PROPOSED
10" WATER MAIN
EXISTING 16"
WATER MAIN
PROPOSED 8"
SANITARY SEWER
SLOPE = 0.30%
LOCUST CIRCLE
PROPOSED
8" WATER MAIN
EXISTING MANHOLE
FL EL: 1892.68 (E)
1983.78 (S,W)
EXISTING MANHOLE
RIM EL: 1904.99
FL EL: 1892.20 (N)
1892.30 (W)
PROPOSED MANHOLE
RIM EL.=1905.15
FL EL: 1893.75
PROPOSED
FIRE HYDRANT
22ND STREET
PROPOSED MANHOLE
RIM EL.=1909.20
FL EL: 1894.67 (E)
1894.77 (N,S)
PROPOSED 8"
SANITARY SEWER
SLOPE = 0.30%
PROPOSED 8"
SANITARY SEWER
SLOPE = 0.30%
COTTONWOOD CIRCLE
PROPOSED
FIRE HYDRANT
LOCUST STREET
OUTLOT
EXISTING 10"
SANITARY SEWER
PROPOSED
8" WATER MAIN
PROPOSED
FIRE HYDRANT
PROPOSED MANHOLE
1911.50
FL EL: 1896.74
PROPOSED MANHOLE
RIM EL.=1911.10
FL EL: 1895.93 (N,S)
1896.03 (E)
ASPEN CIRCLE
PROPOSED
FIRE HYDRANT
PROPOSED 8"
SANITARY SEWER
SLOPE = 0.30%
PROPOSED 8"
SANITARY SEWER
SLOPE = 0.30%
PROPOSED MANHOLE
RIM EL.=1911.70
FL EL: 1896.47

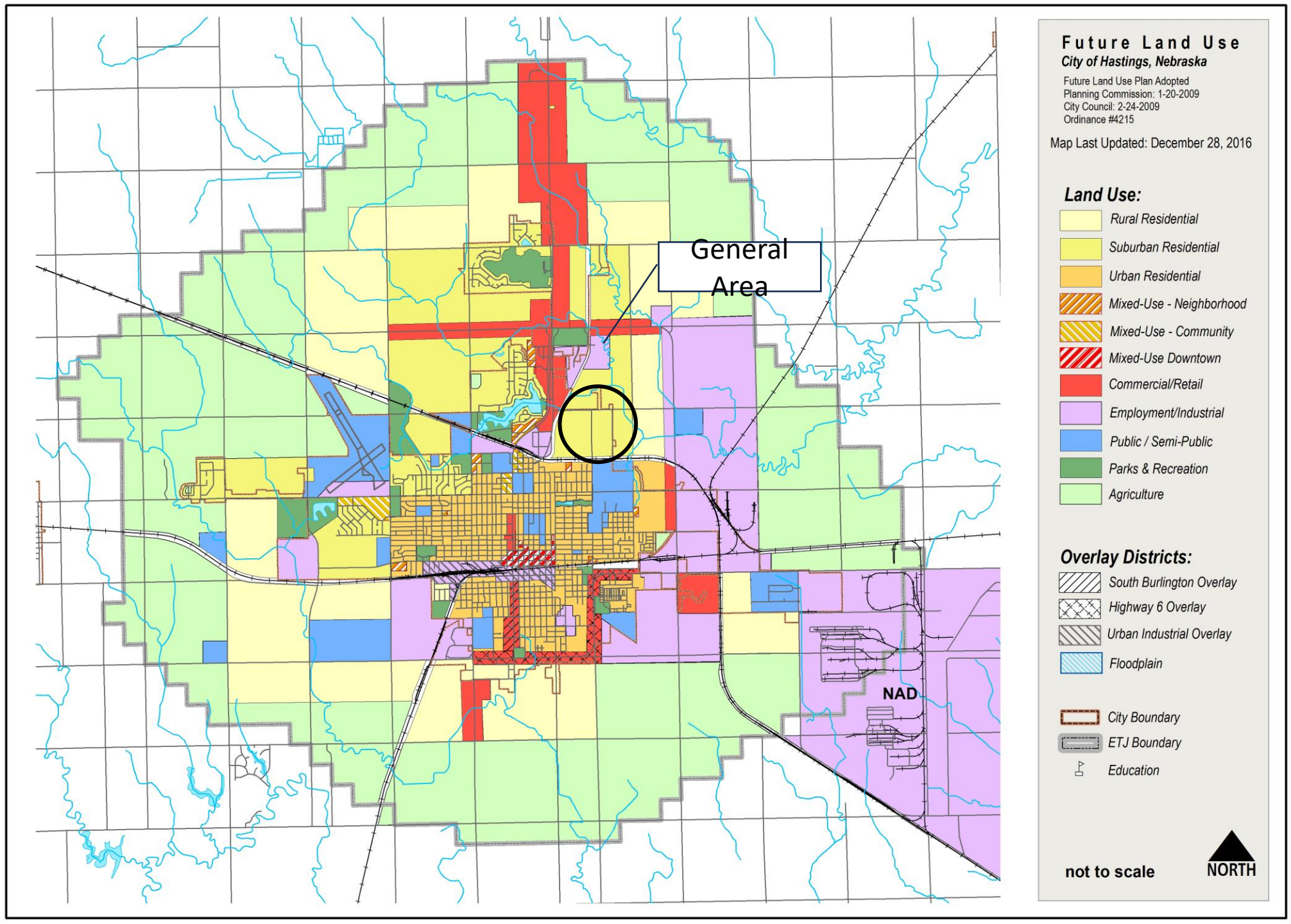

EX. 66" CULVERT
BIO-SWALE AREA FOR POST CONSTRUCTION STORM WATER TREATMENT
EAST 26TH STREET
DRAINAGE CALCULATIONS
STORM RUNOFF CALCULATED USING TR55, 10-YEAR STORM EVENT.
PRE-DEVELOPMENT CONDITION
AREA = 43.52
CN = 85
tc = 67.1 MIN.
Q(10) = 56.70 CFS
POST-DEVELOPMENT CONDITION
AREA 1 = 20.26 AC.
CN = 85
tc = 8.8 MIN.
AREA 2 = 23.26 AC.
CN = 85
tc = 20.8 MIN.
NORTH CELL (DEDICATED TO AREA 1)
TOP OF BERM ELEVATION = 1901.00
Q(10) = 23.96 CFS
Q(10) POND ELEVATION = 1897.32 FT
Q(10) STORAGE = 1.362 AF
SOUTH CELL (DEDICATED TO AREA 2)
TOP OF BERM ELEVATION = 1903.00
Q(10) = 27.55 CFS
Q(10) POND ELEVATION = 1901.12 FT
Q(10) STORAGE = 1.396 ACRE-FT
ENTIRE DEVELOPMENT Q(10) = 49.96 CFS
PROPOSED DETENTION CELL
DRAINAGE CHANNEL
TOP OF BERM
TOP OF BERM
AREA 1
20.26 AC.
PROPOSED CLUBHOUSE
PROPOSED DUPLEX
PROPOSED DETENTION CELL
DUPLEX
HUDSON WAY
ELM WAY
HUDSON STREET
23RD STREET
NORTH ELM AVENUE
PROPOSED 22 PLEX

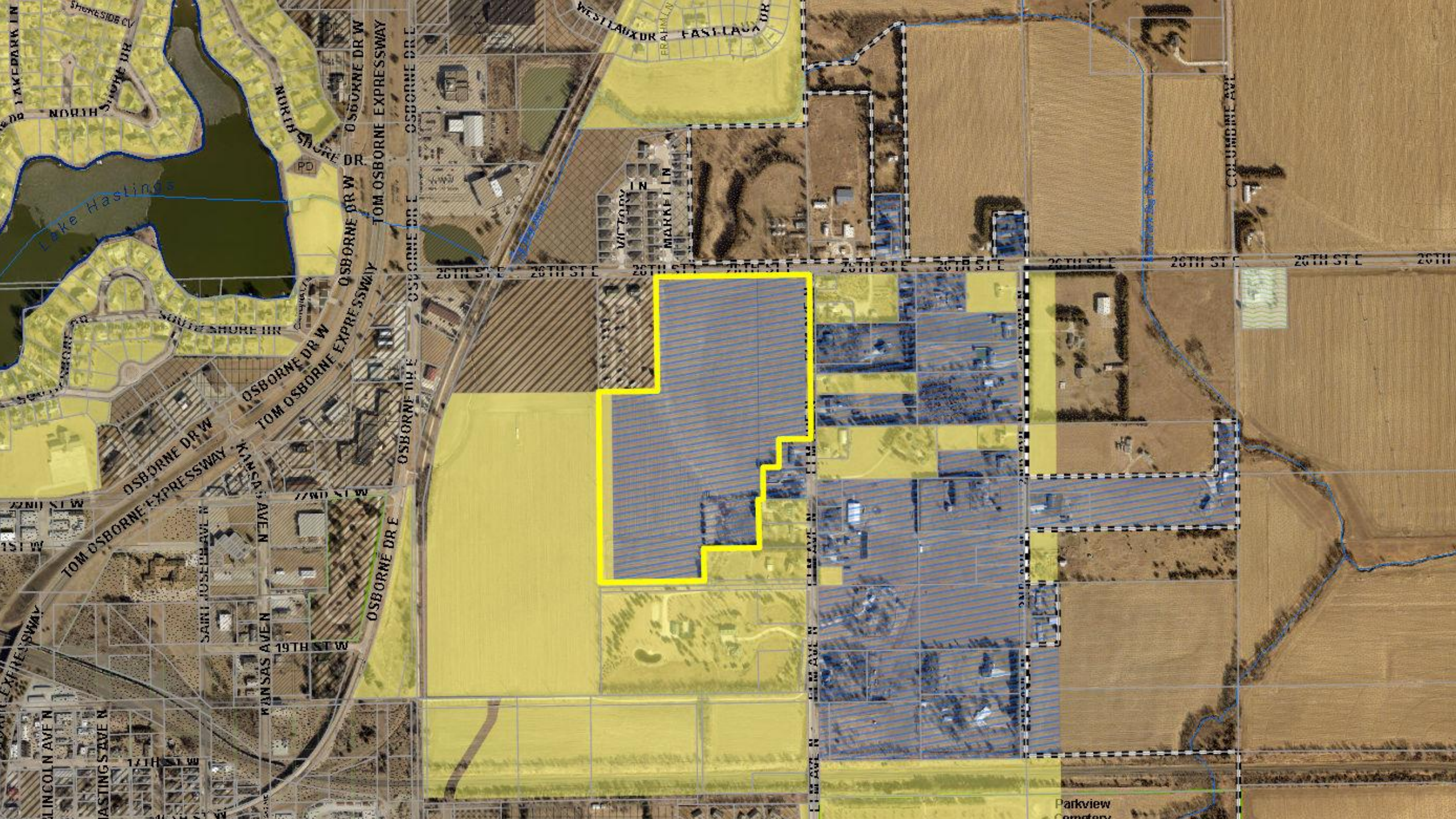
Break line

Break line



AREA 2
23.26 AC.
PROPOSED DETENTION CELL
LOCUST CIRCLE
LOCUST STREET
22ND STREET
23RD STREET
HUDSON STREET
COTTONWOOD CIRCLE
ASPEN CIRCLE


General Area
NAD
Future Land Use
City of Hastings, Nebraska
Future Land Use Plan Adopted
Planning Commission: 1-20-2009
City Council: 2-24-2009
Ordinance #4215
Map Last Updated: December 28, 2016
Land Use:
Rural Residential
Suburban Residential
Urban Residential
Mixed-Use - Neighborhood
Mixed-Use - Community
Mixed-Use Downtown
Commercial/Retail
Employment/Industrial
Public / Semi-Public
Parks & Recreation
Agriculture
Overlay Districts:
South Burlington Overlay
Highway 6 Overlay
Urban Industrial Overlay
Floodplain
City Boundary
ETJ Boundary
Education
not to scale
NORTH



Lake Hastings
NORTH SHORE DR
NORTH SHORE DR
SOUTH SHORE DR
OSBORNE DR W
TOM OSBORNE EXPRESSWAY
OSBORNE DR E
WEST LAUX DR
EAST LAUX DR
VICTORY LN
MARKET LN
20TH ST E
22ND ST W
19TH ST W
17TH ST W
KANSAS AVE N
SAINT JOSEPH AVE N
LINCOLN AVE N
HASTINGS AVE N
COLUMBINE AVE
Parkview

Project Costs and Funding Sources

USE OF FUNDS			SOURCES OF FUNDS	
Description				
Acquistion	$ 200,000		Owner Equity	$ 3,760,000
Site Prep, Grading & Landscaping	$ 650,000		Rural Workforce Housing Loan	$ 850,000
Utilities, Sewer, Water & Paving	$ 1,650,000		Tax Increment Financing	$ 4,500,000
Architecture, Engineering & Legal	$ 500,000		Permanent Financing	$ 13,975,000
Façade Enhancements	$ 950,000			
Capitalized Interest - TIF Loan	$ 550,000			
Construction Costs	$ 18,785,000			
TOTALS	**$ 23,085,000**		**TOTALS**	**$ 23,085,000**

Anticipated TIF Funding

Estimated 2020 assessed value:	$40,000
Estimated value after completion:	$23,040,000
Incremental value:	$23,000,000
Annual TIF generated:	$500,000
TIF Bond Issue:	$4,500,000

Project Proforma

Proforma Without TIF

	Year 1	Year 2	Year 3	Year 4
Rent Revenue	$2,420,305	$2,492,914	$2,567,701	$2,644,732
Expenses	-$919,716	-$947,307	-$975,486	-$1,004,998
NOI Without TIF	$1,500,589	$1,545,607	$1,592,215	$1,639,734
RWH Loan	-$85,000	-$85,000	-$85,000	-$85,000
Debt Service	-$1,172,328	-$1,172,328	-$1,172,328	-$1,172,328
Cash Flow Without TIF	$243,261	$288,279	$334,887	$382,406
Cash on cash return wo/TIF	2.94%	3.48%	4.05%	4.62%
Equity Investment	$ 8,272,485	$ 8,272,485	$ 8,272,485	$ 8,272,485

Proforma Operating Statement with TIF				
	Year 1	Year 2	Year 3	Year 4
Rent Revenue	$ 2,420,305	$ 2,492,914	$ 2,567,701	$ 2,644,732
Expenses	$ (919,716)	$ (947,307)	$ (975,486)	$ (1,004,998)
NOI Without TIF	$ 1,500,589	$ 1,545,607	$ 1,592,215	$ 1,639,734
RWH Loan	$ (85,000)	$ (85,000)	$ (85,000)	$ (85,000)
Debt Service	$ (416,795)	$ (416,795)	$ (416,795)	$ (416,795)
Cash Flow Without TIF	$ 998,794	$ 1,043,812	$ 1,090,420	$ 1,137,939
Cash on cash return with TIF	7.85%	8.28%	8.71%	9.14%
Equity Investment	$ 3,873,630	$ 3,873,630	$ 3,873,630	$ 3,873,630

Looking West at N. Elm Ave into Site

Looking South at N. Elm Ave

Looking East at N. Elm Ave

Looking Northeast at N. Elm Ave

Staff Findings Summary for Plan Modification

- The project is feasible and generally conforms with the Comprehensive Plan
- The project would not be economically feasible without the use of TIF funding. As shown in the Proforma, without the TIF funding, the project would have an unacceptable return on the investment for a “for profit” developer.
- Because of the infeasibility of the project without TIF funding, the project would most likely not occur.
- The cost/benefit of the project is in the long-term best interest of the community. The project will provide 313 new homes in the form of single-family homes, duplexes, and apartments. This is an identified need. No current residents will be displaced and no strain on public services should be realized.

Staff Recommendation

Staff recommends the Planning Commission recommend **APPROVAL** to the City Council for the request for a **REDEVELOPMENT PLAN MODIFICATION** for the Elm 26 Redevelopment Project, generally located to the southwest of the intersection of East 26th Street and North Elm Street, based on the findings in the staff report and the Redevelopment Plan Modification materials.

Staff Findings Summary for Rezoning

- The request generally conforms with the 2009 Comprehensive Plan. The rezoning site is in the Suburban Residential category. The rezoning site has a density of 14.4 DU/Acres. The overall development has a mixed residential development of 7.2 DU/Acres. A number of policies support the mixed of residential uses to provide quality neighborhoods and housing.
- Adequate public utilities are available to serve the site and proposed development. The amount of traffic generated by the development should not adversely impact the surrounding road network.
- The character of the surrounding neighborhood is a mix of residential uses, agricultural uses, and commercial uses.
- The proposed rezoning is generally compatible with the surrounding residential uses. Although the total density is greater than most of the surrounding residential uses, it is not significant.

Staff Recommendation

Staff recommends that the Planning Commission recommend **APPROVAL** to the City Council the Request to Rezone the Elm 26 development, generally located to the southwest of the intersection of East 26th Street and North Elm Street, from R-1A, Single-Family Large Lot Residential District to R-3, Multiple-Family Residential District.

Staff Findings Summary for Preliminary Plat

- The request generally conforms with the 2009 Comprehensive Plan. The rezoning site is in the Suburban Residential category. The rezoning site has a density of 14.4 DU/Acres. The overall development has a mixed residential development of 7.2 DU/Acres. A number of policies support the mixed of residential uses to provide quality neighborhoods and housing.
- If rezoned, the Preliminary Plat provides lots that conform with the appropriate zoning districts.
- Adequate and Appropriate access is provided. The amount of traffic generated by the development should not adversely impact the surrounding road network.
- The design of the public infrastructure meets the City's minimum standards.

Staff Recommendation

Staff recommends that the Planning Commission recommend **APPROVAL** of the **PRELIMINARY PLAT** for the Elm 26 Subdivision to the City Council for the proposed residential development generally located to the southwest of the intersection of East 26th Street and North Elm Street, with the following conditions:

1. The proposed rezoning of the 17.92-acre tract from R-1A, Single-Family Large Lot Residential District to R-3, Multiple-Family Residential District, must be approved.
2. Sidewalks along both sides of the new internal streets will be required to be installed.

HASTINGS
Nebraska

Department: Development Services
Staff Contact: Chad Bunger
Planning Commission Meeting Date: 5/21/2024
File No: 2024-64
Prepared By: Chad Bunger, Director of Development Services

AGENDA ITEM SUMMARY SHEET

Description of Item:

The Hastings Community Redevelopment Authority and the developer, Innate Concepts, have applied for a Redevelopment Plan Modification 2024-3 in Area #18 for Elm 26 Development. The Redevelopment Plan Modification is to proposed single-family and multiple-family residential development.

The developer has requested the use of tax increment financing (TIF) to pay for eligible expenses for the development, which can include acquisition, site preparation, water and sanitary sewer infrastructure installation, and paving.

Names of People/Business affected by this action:

The applicant, the people of Hastings, the Community Redevelopment Authority, and the City.

Why Planning Commission action is required:

Prior to recommending a redevelopment plan to the governing body for approval, an authority shall submit such plan to the planning commission or board of the city in which the redevelopment project area is located for review and recommendations as to its conformity with the general plan for the development of the city as a whole. The planning commission or board shall submit its written recommendations with respect to the proposed redevelopment plan to the authority within thirty days after receipt of the plan for review. Upon receipt of the recommendations of the planning commission or board or, if no recommendations are received within such thirty days, then without such recommendations, an authority may recommend the redevelopment plan to the governing body of the city for approval (N.R.S. 18-2112).

Type of action requested:

Motion

Suggested motion:

Deadlines associated with action:

The City Council is scheduled to review this Redevelopment Plan Modification on June 10, 2024.

Department head comments:

Development Services staff have reviewed the application for the Elm 26 Development and Redevelopment Plan Modification of Area #18. The complete details of the staff review and recommendation are in the attached staff report.

Recommendation:

Staff recommends the Planning Commission recommend **APPROVAL** to the City Council for the request for a Redevelopment Plan Modification for the Elm 26 Redevelopment Project, generally located to the southwest of the intersection of East 26th Street and North Elm Street, based on the findings in the staff report and the Redevelopment Plan Modification materials.

City of Hastings Planning Commission

HASTINGS
DEVELOPMENT SERVICES

STAFF REPORT

Request to Modify Redevelopment Plan:	**Elm 26 Redevelopment Plan (Plan Modification No. 2024-3)**
Case No.	2024-64
Applicant	Hastings Community Redevelopment Authority, on behalf of the developer, Innate Concepts
Property Location:	Generally located to the southwest of the intersection of East 26th Street and North Elm Street.
Lot Size:	44.31 acres
Date of Public Hearing:	May 21, 2024
Current Zoning	R-1A, Single-Family Large Lot Residential District
Adjacent Zoning:	North: A, Agriculture District and R-3, Multiple-Family Residential District
	East: R-1A District and R-1, Urban Single-Family Residential District
	South: R-1A District and R-1 District
	West: C-3, Commercial Business District and R-1 District

DESCRIPTION OF PROPOSED REDEVELOPMENT PLAN MODIFICATION REQUESTS:

The Hastings Community Redevelopment Authority (CRA) has made an application for the Redevelopment Plan Modification of Area #18 for a proposed single-family and multiple-family residential development. The developer is Innate Concepts. The developer has requested the use of tax increment financing (TIF) to pay for eligible expenses for the development, which can include acquisition, site preparation, water and sanitary sewer infrastructure installation, and paving.

The developer has also applied to rezone a portion of the property to R-3, Multiple-Family Residential District, and for a Preliminary Plat.

The property is within the Redevelopment Area #18. The Blight and Substandard Determination was approved by the City Council on April 22, 2024. The General Redevelopment Plan (see attached) is scheduled to be heard by the Planning Commission at the same meeting as this public hearing and by the City Council on June 10th. The state initiatives of the General Redevelopment Plan are:

General Development/Redevelopment Initiatives.

- Create an "Economic Development Initiative" for Redevelopment Area #18 directed at increasing the property tax base. Utilize TIF, Micro-TIF, the Rural Workforce Housing Fund and other available sources of economic development funding, including State, Federal and Private Foundation Grants, as well as private investment, for the expansion of existing and the development of new residential uses in the Area in conformance with the City's 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, and commercial development to Redevelopment Area #18. Partnerships can include, but are not limited to the Hastings Economic Development Corporation, Hastings Area Chamber of Commerce, Hastings Community Redevelopment Authority (CRA), Housing Development Corporation, Hastings Housing Authority and South-Central Economic Development District. Utilize the Hastings Comprehensive Development Plan, Hastings 2021 Housing Needs Assessment 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 #18 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.

- Through the CRA, acquire dilapidated and functionally and economically obsolescent buildings or land within the Redevelopment Area and retain or hold these tracts for future development.

Infrastructure & Utility Systems Initiatives.

- Replace, as needed, deteriorated, dilapidated and undersized municipal water, sewer and storm sewer mains throughout Redevelopment Area #18, to support both existing and new residential developments.

- Work with developers to install modern water, storm sewer, sanitary sewer and transportation systems in undeveloped tracts of land in Redevelopment Area #18 to support future development opportunities.

- Establish a program to improve the existing sidewalks, streets, street lighting, landscaping, private driveways, and access roads in the Area, identified as being in a state of deterioration and in substandard condition.

The proposed development, named Elm 26 Redevelopment Project, would construct 11 new apartment buildings, each with 22 homes, eight semi-attached (duplex) units (a total of 16 homes), and 55 single-family detached homes. A community center, located amongst the apartment buildings is also proposed. New streets, private drives, sidewalks, landscaping, and needed infrastructure will be installed to support the new homes.

The development is to occur in several phases, with the eastern apartment buildings to be constructed first. It is anticipated to begin in the fall of 2024. The second phase will consist of the remaining apartment buildings and the duplex units. The third phase will be the single-family homes. These phases will begin as the housing market dictates.

Property Description:

The property fronts onto East 26th Street and North Elm Avenue. The land has historically been used for row-crop agriculture. The land gently slopes to the west towards a natural drainage way. This drainage way flows from south to north, towards the West Branch of the Little Blue River. This area is not in a mapped floodplain. The land to the north of East 26th is in a mapped, 100-year floodplain.

STANDARDS TO PROPOSED REDEVELOPMENT PLAN MODIFICATION:

The provisions of N.R.E 18-2116 regulate the process of modifying a redevelopment plan within the City and its extraterritorial jurisdiction for a proposed development.

The City Council, by recommendation from the City Planning Commission, will base its decision on the following:

a) **Is the proposed redevelopment plan modification feasible and in conformity with the Comprehensive Plan (general plan) for the development of the City of Hastings, as a whole, and is in conformity with the legislation declarations and determinations.**

Based on the application materials provided by the Hastings CRA, the proposed redevelopment project appears to be feasible. The developer has a track record of developing these types of projects in the region, including Grand Island, Kearney, and Lexington.

The proforma documented in the application appears to be reasonable, using appropriate expenses and revenue for the development.

The City of Hastings "Imagine Hastings" Comprehensive Plan, adopted in 2009, shows the site in the Suburban Residential land use category. The policy statement for this use designation is:

This residential category represents the most common development standards in housing and neighborhood design in Hastings. Development in this category is typically in the 2 to 5 units per acre range with lots ranging in size from 8,750 to 20,000 square feet. Suburban residential development is primarily reserved for single family uses, but may include a mixture of housing types subject to the residential location guidelines listed below. In areas of suburban residential development where sensitive land forms or environmental constraints exist, cluster developments are encouraged. (Clustering is defined in the Development Section of this Chapter.) Like urban neighborhoods, suburban neighborhoods are strengthened by the presence of community services (churches, schools and parks) that are permitted in this category.

The existing zoning of the property is R-1A, Single-Family Large Lot District, which permits single-family detached residential uses, and other civic uses commonly found in residential neighborhoods, such as parks, schools, and churches.

The majority of the redevelopment area will remain R-1A. The single-family detached homes portion of the development will have a density of 2.3 dwellings per acre.

The applicant has applied to rezone approximately 19.85 acres of the site to R-3, Multiple-Family Residential Area to accommodate the proposed apartment buildings and semi-attached (duplex) homes. The density for the rezoning area will be 13.0

dwellings per acre. The overall density of the proposed development is 7.0 dwellings per acre, which conforms to the policy statement for the Suburban Residential category.

There are a number of land use policies found in the 2009 Imagine Hastings Comprehensive Plan that support this mix of residential uses and density. These policies include:

Future Land Use Goal (page 2.15)

FLU.2 Provide opportunities to mix compatible uses within a single development and better integrate supporting uses among adjacent developments.

FLU.3 Encourage efficient development patterns that promote alternative modes of mobility such as walking, bicycling and transit.

Growth Goals (pages 2-26 and 2-27)

G.2 Maximize use of existing infrastructure, public investments and resources through infill development and redevelopment.

G.5 Support strategic growth of Hastings that accommodates new growth and expansion opportunities.

Development Goals

D.2 Encourage a mix of residential and commercial development types including urban, suburban and rural development patterns with new, infill and rehabilitation opportunities throughout Hastings.

Neighborhood and Housing Goals

NH.2 Diversity and Stabilize the housing stock in Hastings.

Based on the City staff's review, the proposed redevelopment plan modification is feasible and conforms with the City's Comprehensive Plan.

b) If the proposed redevelopment plan is to use tax increment financing (TIF):

i. Would the redevelopment project in the plan be economically feasible without the use of tax-increment financing?

Based on the information in the Elm 26 Project Redevelopment Plan Modification application materials, the proposed development would not be economically feasible without the use of tax-increment financing.

The developer's project financial plan shows the total expenses to be $23,084,568 for Phase 1. The sources of funds used to pay for the project include first mortgage indebtedness ($13,971,983), Equity ($3,785,355), and Hastings Economic Development Corporation (HEDC) Rural Workforce funds ($850,000). The total of these funds is $18,580,338.

The developer is seeking $4,504,230 in TIF funding, which will be in the form of a loan amortized over 15 years. These funds will cover the gap in financing and other funding sources for the development.

As stated in the Proforma Operating statement on page 10 of the plan modification documents, "Without the availability of TIF funding for the project, it would not be feasible for the developer to proceed with this redevelopment." The rate of return for the developer without TIF funding is 2.94% to 4.62%, which is an unacceptable return on investment in today's market. With the available TIF funding, the return on investment is 7.85% - 9.14%, which the developer has deemed acceptable.

ii. **Would the redevelopment project not occur in the community redevelopment area without the use of tax-increment financing?**

The redevelopment site is vacant and historically has been used for row crop agriculture. However, in 1995, the landowner at the time had intended to develop the land as single-family homes. When the adjacent RV Park was subdivided from this tract of land in 1995, this tract was Preliminarily Platted as 55 single-family lots. Easements for future utilities were publicly dedicated and a large sewer main was installed in the location of the North Turner Road roadway shown on the 1995 Preliminary Plat.

Considering that a considerable amount of effort to design a subdivision on the property, dedicate of easements, and installation of some public utilities was completed in anticipation of developing the property, but the residences were never created should be a significant sign that the redevelopment project would not occur in the redevelopment area without the use of tax increment financing.

iii. **Is the costs and benefits of the redevelopment project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services in the long-term best interest of the community impacted by the redevelopment project?**

Based on the information in the redevelopment plan modification documentation, the proposed development will be in the long-term best interest of the community.

The proposed development will provide 313 new houses, which is an identified need in the community. Additionally, the proposed development will not displace any current residents or require additional public investments in infrastructure or services, such as fire or police protection.

The current real estate property taxes for the site are approximately $870. This tax revenue will continue to be paid to the existing taxing entities (Adams County, City of Hastings, Hastings Public School District, etc.). It is anticipated that the new assessed value will increase to $23,000,000, upon completion of Phase 1 of the project. This will result in an increase in tax revenue of over $500,000 per year (based on the current tax rate). These taxing entities will receive this added revenue once the TIF bond is paid, which is intended to be 15 years.

c) **Is the proposed redevelopment plan within a designated enhanced employment area? If so, will the new investments proposed with the redevelopment plan modification increase employment in the area by five new employees and new investment of $250,000?** This standard does not apply, as the area is not in a designated enhanced employment area.

STAFF COMMENTS: Staff recommends the Planning Commission recommend **APPROVAL** to the City Council for the request for a Redevelopment Plan Modification for the Elm 26 Redevelopment Project, generally located to the southwest of the intersection of East 26th Street and North Elm Street, based on the findings in the staff report and the Redevelopment Plan Modification materials.

PREPARED BY: Chad Bunger, AICP, CFM Director of Development Services

DATE: May 8, 2024

ATTACHMENTS:

1. Redevelopment Plan Modification materials
2. Proposed Fairway Subdivision Preliminary Plat
3. 2009 Imagine Hastings Future Land Use Map
4. 2024 Redevelopment Area Number 18 Blight and Substandard Determination Study
5. 2024 Redevelopment Area Number 18 General Redevelopment Plan
6. 1995 Preliminary Plat of the Redevelopment Area

HASTINGS
Nebraska

Zoning Application

Date: 04/30/2024

Project

Permit Type:	Development Plan	Existing Zoning:	
Project Name:	General Redevelopment Plan for Redevelopment Area #18	Proposed Zoning:	
		Comprehensive Plan:	
		Gross Area:	162
Project Address:	2205 N Elm Ave	# of Lots:	various
City, State, Zip:	HASTINGS, NE 68901	Proposed Use:	Residential and commercial
In City Limits:	Yes		
Legal:			

Reason for Request: Adopt General Redevelopment Plan for Blighted & substandard Area #18

Applicant / Owner

Applicant Name:	Randal Chick	Owner Name:	HOHLEN COLLEEN O TRUSTEE & CO TRUSTEES E HOHLEN CR TR
Company:	Community Redevelopment Authority of the City of Hastings	Address:	7210 N BALTIMORE AVE
Address:	301 S Burlington Ave	City, State, Zip:	HASTINGS, NE 68901-0000
City, State, Zip:	Hastings, NE 68901	Phone:	
Phone:	402-461-8415	Email:	
Email:	atoupin@innateconcepts.com		

Key Contact

Key Contact:		Address:	
Company:		City, State, Zip:	
Phone:		Email:	

I do hereby certify that the information contained herein is true and correct.

Randal Chick	04/30/2024
Applicant	Date
	04/30/2024
Owner	Date

REDEVELOPMENT AREA #18
PLAN MODIFICATION NO. 2024-3
(Innate H1, LLC - Elm 26 Redevelopment Project)

The Community Redevelopment Authority (CRA) of the City of Hastings intends to amend the Redevelopment Plan for Area #18 within the city, pursuant to the Nebraska Community Development Law (the "Act") and provide for the financing of the phasing of a specific redevelopment project in Area #18.

Executive Summary:

Project Description
THE PROJECT CONSISTS OF THE REDEVELOPMENT OF A 44.309 ACRE SITE LOCATED SOUTH OF 26TH STREET, WEST OF NORTH ELM AVENUE AND EAST OF THE HASTINGS CAMPGROUND AND RV PARK. THE PROPOSED DEVELOPMENT IS PLANNED FOR BOTH MULTI FAMILY AND SINGLE FAMILY RESIDENTIAL. THE PROPERTY WILL BE ACQUIRED, INFRASTRUCTURE INSTALLED AND THE REDEVELOPER WILL CONSTRUCT A MULTI-PHASE MIXED-USE RESIDENTIAL PROJECT.

The proposed plan is to subdivide the site into 19 multi-family lots, 55 single-family lots and 5 out lots used for access, drainage, and utilities. The multi-family development will consist of eleven 22-plex buildings and eight duplexes for a total of 258 units. The multi-family development will include amenities such as a clubhouse with swimming pool, dog park, and landscaping consisting of turf, landscape beds and trees. There are two phases planned for the multi-family construction.

a. The First Phase of the Redevelopment Project shall include:

    - The construction of a new public street with sidewalks traversing the project site to provide access as depicted on the Site Plan;
    - The development of a 132-unit multifamily housing project with six (6) buildings (on Lots 1 thru 6) containing 22-unit market rate apartments for workforce housing along with the installation of sewer and water lines, a detention cell and landscaping.

b. The Second Phase is envisioned to be a 126-unit multifamily housing project consisting of five (5) 22-unit apartment buildings and 8 duplexes (16 units), the timing and size of which will depend on the absorption and stabilization of the occupancy of the building developed in Phase One and general housing market conditions.

c. The Third Phase of the Project will include the development of approximately 55 residential lots for single family homes on the south side of the subdivision (Lots 20 thru 74) and will begin when the market dictates and single-family builder partners are identified.

The Redeveloper envisions some flexibility on the timing of the implementation of the various phases and components of the Project. Such an approach may require the establishment of staggered or varied Effective Dates for the Tax Increment Financing of the phases and subphases of the Project in the Redevelopment Agreement.

The Project shall utilize the benefits of the Nebraska Community Development Law, including the use of tax increment financing for eligible costs of the Project which shall include site acquisition, demolition, site preparation, infrastructure expenses, engineering and architectural costs, façade

enhancements, development of workforce housing and other TIF eligible expenses associated with the purchase and development of this mixed-use residential project.

The Project will encounter these costs at this Redevelopment Area and this Project is not financially feasible without the use of tax increment financing. This Project will not occur as presently designed without the use of tax increment financing.

Legal Description

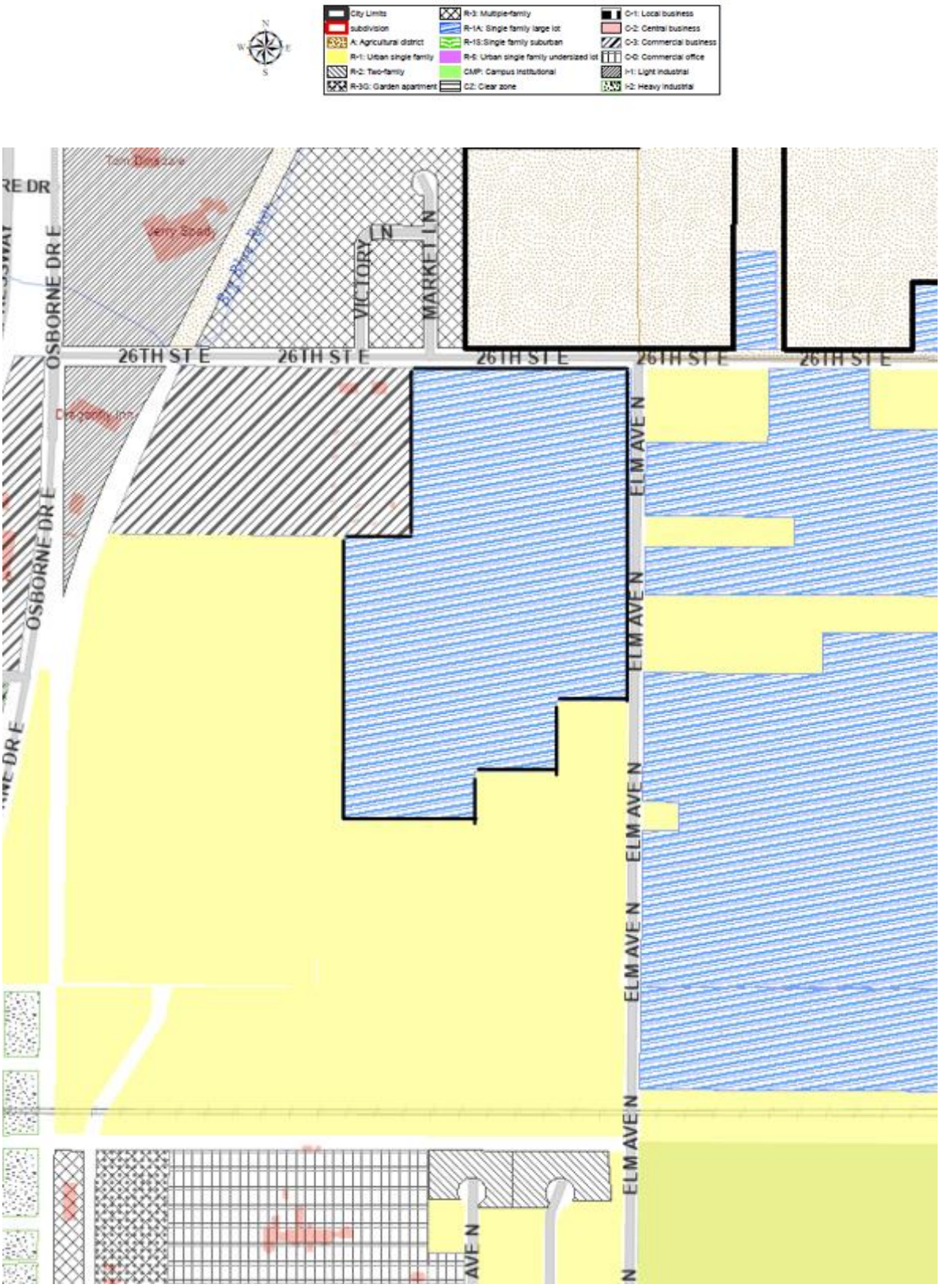
A TRACT OF LAND LOCATED IN PART OF THE NORTHEAST QUARTER OF THE NORTH HALF (NE1/4 N1/2) OF FRACTIONAL SECTION SIX (6), TOWNSHIP SEVEN (7) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING NORTHEAST CORNER, FRACTIONAL SECTION 6, T7N, R9W; THENCE ON AN ASSUMED BEARING OF S00°35'19"W, ALONG THE EAST LINE OF THE NE1/4, N1/2, A DISTANCE OF 41.25 FEET TO THE POINT OF BEGINNING; THENCE S00°35'19"W, ALONG SAID EAST LINE, A DISTANCE OF 1031.00 FEET TO THE NORTHEAST CORNER OF E & C HOHLEN ADDITION; THENCE N89°46'36"W, ALONG THE NORTH LINE OF E & C HOHLEN ADDITION, A DISTANCE OF 200.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, E & C HOHLEN ADDITION; THENCE S00°37'56"W, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 175.10 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 AND POINT ALSO BEING ON THE NORTH LINE OF LOT 1, WILLIAM E. BERCK SUBDIVISION; THENCE N89°46'36"W, ALONG SAID NORTH LINE OF LOT 1, WILLIAM E. BERCK SUBDIVISION, A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE S00°44'34"W, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 200.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, WILLIAM E. BERCK SUBDIVISION; THENCE S00°20'35"W A DISTANCE OF 150.29 FEET; THENCE N89°06'06"W A DISTANCE OF 32.97 FEET; THENCE S00°35'19"W A DISTANCE OF 150.54 FEET; THENCE N89°55'19"W A DISTANCE OF 336.00 FEET; THENCE S00°35'19"W A DISTANCE OF 200.00 FEET; THENCE N89°55'19"W A DISTANCE OF 648.05 FEET TO A POINT ON THE WEST LINE OF SAID NE1/4; THENCE N00°24'47"E, ALONG THE WEST LINE, A DISTANCE OF 1197.64 FEET TO THE SOUTHWEST CORNER OF BLOCK 1, HOHLEN SUBDIVISION; THENCE S89°50'40"E, ALONG THE SOUTH LINE OF SAID BLOCK 1, A DISTANCE OF 370.16 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 1; THENCE N00°24'02"E, ALONG THE EAST LINE OF SAID BLOCK 1, A DISTANCE OF 710.09 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 1 AND ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF 26TH STREET; THENCE S89°49'38"E, ALONG SAID SOUTH RIGHT OF WAY LINE OF 26TH STREET, A DISTANCE OF 952.89 FEET TO THE POINT OF BEGINNING.

Site Plan: Attached below is the Site Plan prepared by the Project Engineers which depicts the location of the multifamily structures and the single-family lots. The Site Plan also depicts the new public streets contemplated for the site to improve and facilitate access to the mix of uses envisioned for the Project Site.

Proposed Mixed-Use Residential Project

Map of Existing Land Use and Proposed Redevelopment Site



The tax increment for Phase One will be captured for the tax years 2025 through 2039 inclusive. Provided, however, if there is no increase in valuation for the 2025 tax year, the increment will be captured beginning in the year when an increase in value is available for capture and ending fifteen years later.

The real property ad valorem taxes on the current or base valuation will continue to be paid to the usual taxing entities. The increase in value will come from the new construction of up to approximately 132 apartment dwellings unit.

Total project costs for the Phase One project are in excess of $23,000,000 which includes the costs of site preparation/grading, sidewalk and street construction, underground utilities and construction of the multi family structures.

The Phase Two Project is anticipated to consist of a second multifamily project containing approximately 126 dwelling units. The timing of the Phase Two project will depend on the stabilization of the occupancy of the Phase One project. It is anticipated that the multifamily project of Phase Two will cost in the neighborhood of $20,000,000 and will generate approximate $4,000,000 to $4,500,000 of tax increment financing.

Subsequent phases will include the buildout of the residential subdivision with lots for single family homes. It is anticipated that this Redevelopment Plan will need to be supplemented with additional detail as those subsequent phases are solidified.

Statutory Pledge of Taxes.

In accordance with Section 18-2147 of the Act and the terms of the Resolution providing for the issuance of the TIF Note, the Authority hereby provides that any ad valorem tax on the Redevelopment Project Area for the benefit of any public body be divided for a period of up to fifteen years after the effective date of this provision as set forth in the Redevelopment Contract, consistent with this Redevelopment Plan, said taxes shall be divided as follows:

a) That portion of the ad valorem tax which is produced by levy at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds, of each such public body in the same proportion as all other taxes collected by or for the bodies; and

b) That portion of the ad valorem tax on real property in the redevelopment project in excess of such amount, if any, shall be allocated to and, when collected, paid into a special fund of the Authority to pay the principal of; the interest on, and any premiums due in connection with the bonds, loans, notes, or advances on money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such Authority for financing or refinancing, in whole or in part, a redevelopment project. When such bonds, loans, notes, advances of money, or indebtedness including interest and premium due have been paid, the Authority shall so notify the County Assessor and County Treasurer and all ad valorem taxes upon real property in such redevelopment project shall be paid into the funds of the respective public bodies.

Pursuant to Section 18-2150 of the Act, the ad valorem tax so divided is hereby pledged to the repayment of loans or advances of money, or the incurring of any indebtedness, whether funded, refunded, assumed, or otherwise, by the CRA to finance or refinance, in whole or in part, the redevelopment project, including the payment of the principal of, premium, if any, and interest on such bonds, loans, notes, advances, or indebtedness.

Redevelopment Plan Amendment Complies with the Act:

The Community Development Law requires that a Redevelopment Plan and Project consider and comply with a number of requirements. This Plan Amendment meets the statutory qualifications as set forth below.

1. **The Redevelopment Project Area was first declared blighted and substandard by action of the Hastings City Council on April 22, 2024 based on the "Blight and Substandard Study for Redevelopment Area #18 dated February 13, 2024 as prepared by Five Rule Rural Planning. (§18-2109) Such declaration was made after a public hearing with full compliance with the public notice requirements of §18-2115 of the Act,**

2. **Conformation to the General Plan for the Municipality as a whole. (§18-2103 (13) (a) and §18-2110)**

Hastings adopted a Comprehensive Plan on February 24, 2009. This Redevelopment Plan Amendment and Project require a zoning change in order to be consistent with the Comprehensive Development Plan, and the Redeveloper is concurrently seeking to change the zoning of the Phase One and Phase Two sites to R-3 Multi-family to allow the mix of uses contemplated herein. This plan merely provides funding for the redeveloper to construct housing for residential uses on this property as defined by the current and effective zoning regulations. The Hastings Planning Commission held a public hearing at their meeting on May 21, 2024 to approve the zoning change and to approve Plan Modification 2024-3 to Redevelopment Plan #18 confirming that this project is consistent with the Comprehensive Development Plan for the City of Hastings.

3. **The Redevelopment Plan must be sufficiently complete to address the following items: (§18-2103/13) (b)**

    a. **Land Acquisition:**

The Redevelopment Plan for Area #18 provides for real property acquisition and this plan amendment does not prohibit such acquisition. Innate H1, LLC has an option to acquire the project site and plans to close on the sale if the Plan Modification and use of TIF is approved by the Planning Commission, City Council and Community Redevelopment Authority. This Project is not financially feasible without the use of tax increment financing.

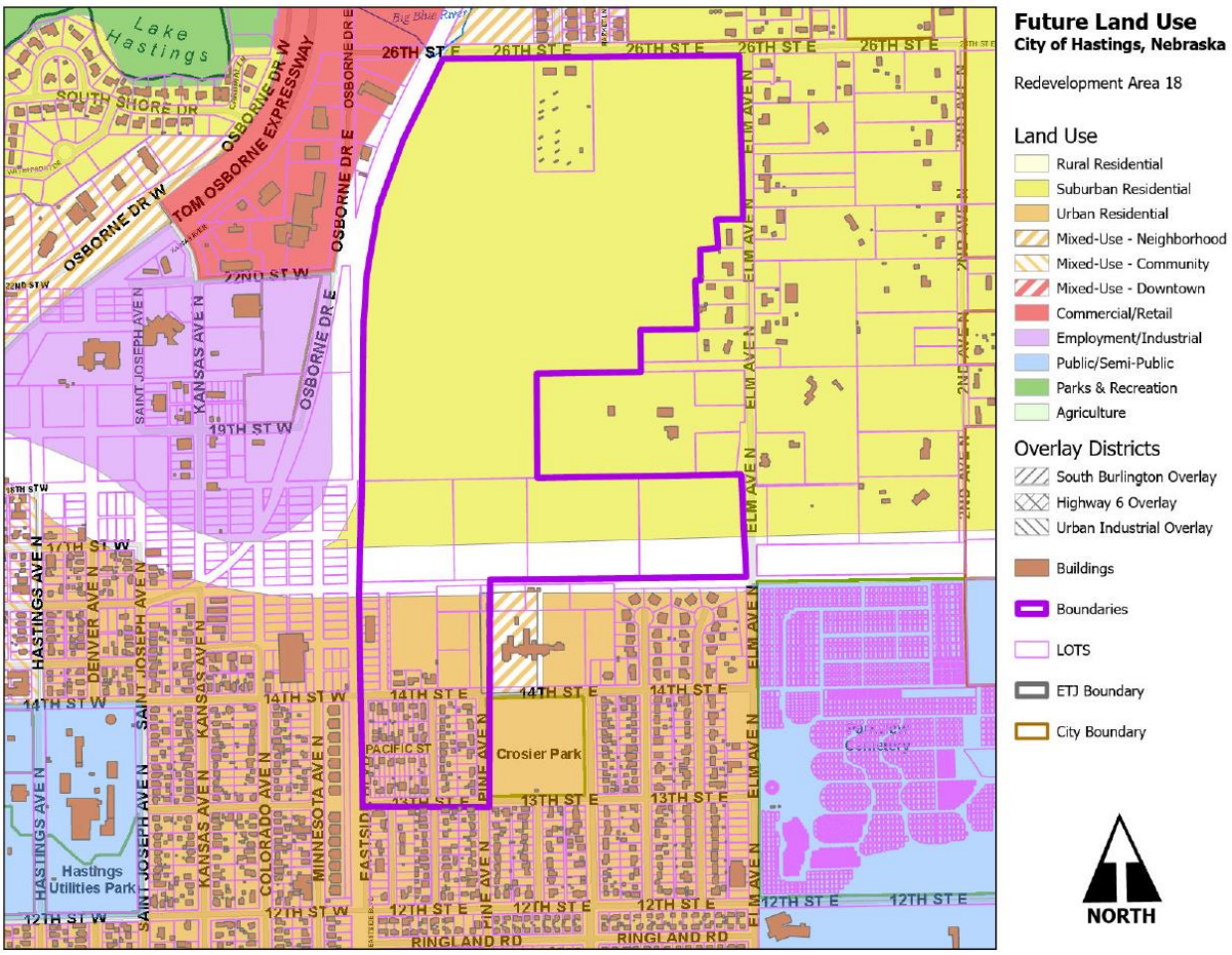
    b. **Demolition and Removal of Structures:**

The project to be implemented will not require demolition and removal of any structures as the land is vacant.

    c. **Future Land Use Plan**

See the attached map from the 2009 Hastings Comprehensive Development Plan. The Project Site is identified as "Suburban Residential" in the Comprehensive Development Plan which use is not consistent with this Amendment. The Redeveloper is concurrently seeking to change the zoning of the Phase One and Phase Two sites to R-3 Multi-family to allow the mix of uses contemplated herein. The site in private ownership is planned for residential development and ancillary uses of the area after redevelopment as required by Section 18-2111(5) of the Nebraska Community Development Law.

Future Land Use Map



d. Changes to zoning, street layouts and grades or building codes or ordinances or other planning changes

The project area is currently zoned for residential use under the R-1A district. The Redeveloper is concurrently seeking to change the zoning of the Phase One and Phase Two sites to R-3 Multi-family to allow the mix of uses contemplated herein. The Site Plan reflects the dedication of a new public street which will be constructed in conjunction with the plat to be filed with the City of Hastings. No changes are anticipated in building codes or ordinances, nor are any other planning changes contemplated [§18-2103(b) and §18-2111] other than as described herein.

e. Site Coverage and intensity of Use

The redeveloper is proposing to construct six multifamily structures containing 22 dwelling units per structure, related amenities and parking. The redeveloper plans to meet the applicable regulations regarding site coverage and intensity of use. [§18-2103(b) and §18-2111]

f. Additional Public Facilities or Utilities

Sewer, water and street paving will be installed by the redeveloper to support this development. Sufficient electric utilities and gas lines will also be installed by the redeveloper for the proposed construction of all uses reflected on the Site Plans. The redeveloper will be responsible for installing any sidewalks required for the project. No other utilities would be impacted by the development. [§18-

2103(b) and§18-2111]

4. **The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation.** This project site has previously been utilized as farm ground and agriculture related uses and no relocation is contemplated or necessary.

5. **No member of the Authority, nor any employee thereof holds any interest in any property in this Redevelopment Project Area. [§18-2106].** No members of the authority or staff of the CRA have any interest in this property.

6. **Section 18-2114 of the Act requires that the Authority consider:**

    1. **Method and cost of acquisition and preparation for redevelopment and estimated proceeds from disposal to redevelopers.**

The redeveloper anticipates that the multifamily structures which are part of the Phase One project will have land acquisition costs of approximately $200,000. It is anticipated that the aggregate development cost of the first multifamily buildings, including all hard and soft costs will be approximately $23,084,568. In addition, the redeveloper anticipates that the TIF eligible costs of the project shall include:

- Site Acquisition - $200,000
- Site Preparation and grading - $650,000
- Utilities and street and sidewalk construction - $1,650,000
- Engineering, planning & legal services - $500,000
- Façade Enhancements - $950,000
- Capitalized Interest TIF Loan - $550,000

    2. **Statement of proposed method of financing the redevelopment project.**

The redeveloper anticipates that the sources of financing for the multifamily portion of the Phase One of the Project shall be structured as follows:

• First mortgage indebtedness:	$13,971,983
• Tax Increment Financing:	$ 4,504,230
• Equity:	$ 3,758,355
• HEDC Rural Workforce funds:	$ 850,000
Total	**$23,084,568**

    3. **Statement of feasible method of relocating displaced families.**

No families will be displaced as a result of this plan.

7. **Section 18-2113 of the Act requires:**

Prior to recommending a redevelopment plan to the governing body for approval, an authority shall consider 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, sewerage, 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 insanita1y or unsafe dwelling accommodations or conditions of blight.

The Authority has considered these elements in proposing this Plan Amendment. This amendment, in and of itself will promote consistency with the Hastings Comprehensive Development Plan by providing quality workforce housing for current and prospective Hastings residents.

8. Time Frame for Development

Development of the first multifamily portion of Phase One of the Project is anticipated to be commenced in the Summer of 2024 and construction completion could occur in the Fall of 2026 with an anticipated construction schedule of 20-26 months. Excess valuation should be available for this project for 15 years beginning with the 2025 tax year, provided, however, if there is no increase in valuation for the 2025 tax year, the excess valuation will be available beginning in the year when an increase in value is available for capture.

9. Justification of Project

The 2021 Housing Needs Assessment study for the City of Hastings projected that by 2025 we would need an additional 1,321 new rental units. The current housing market, a combination of the cost of producing housing and the prevailing wages, has not created a situation that gives the markets sufficient incentive to build the number of housing units required to meet community needs. This lack of housing options impacts a variety of other areas within the community including work force development, overcrowding, and maintenance of residential units. This project will create new housing options for current and potential citizens of Hastings and will likely result in the sale of existing homes around the city. The redevelopment of this project site will result in increased workforce housing opportunities and increased sales tax and is the first step in the creation of affordable housing opportunities for the Hastings community. The Hastings Economic Development Corporation, the Hastings City Council and Community Redevelopment Authority have made it clear with previous decisions that they support development that will increase residential workforce opportunities.

10. Cost Benefit Analysis

Section 18-2113 of the Act, further requires the Authority conduct a cost benefit analysis of the plan amendment in the event that Tax Increment Financing will be used. This analysis must address specific statutory issues.

As authorized in the Nebraska Community Development Law, §18-2147, Neb. Rev. Stat. (2012), the City of Hastings has analyzed the costs and benefits of the proposed Redevelopment Project, including:

Project Sources and Uses for Phase 1

Approximately $4,500,000 in public funds from tax increment financing provided by the Hastings Community Redevelopment Authority will be required to complete the multifamily component of the Phase One project. This investment by the Authority will leverage approximately $18,584,000 in private/private sector or other non-local financing; a private investment of $4.13 for every TIF dollar investment.

USE OF FUNDS			SOURCES OF FUNDS	
Description				
Acquistion	$ 200,000		Owner Equity	$ 3,760,000
Site Prep, Grading & Landscaping	$ 650,000		Rural Workforce Housing Loan	$ 850,000
Utilities, Sewer, Water & Paving	$ 1,650,000		Tax Increment Financing	$ 4,500,000
Architecture, Engineering & Legal	$ 500,000		Permanent Financing	$ 13,975,000
Façade Enhancements	$ 950,000			
Capitalized Interest - TIF Loan	$ 550,000			
Construction Costs	$ 18,785,000			
TOTALS	**$ 23,085,000**		**TOTALS**	**$ 23,085,000**

Tax Revenue. The property to be redeveloped is anticipated to have a January 1, 2024, valuation of approximately $40,000. Based on the 2023 levy of .02174723 this would result in real property taxes of approximately $870.00 which will be paid out to all the existing taxing entities. It is anticipated that the assessed value will increase by $23,000,000 upon full completion, as a result of the site redevelopment. This development will result in an additional estimated tax increase of over $500,000 annually. This tax increment gained from the Redevelopment Project Area would not be available for use as city general tax revenues, for a period of 15 years, or such shorter time as may be required to amortize the TIF bond, but would be used for eligible redevelopment costs to enable this project to be realized.

Estimated 2020 assessed value:	$40,000
Estimated value after completion:	$23,040,000
Incremental value:	$23,000,000
Annual TIF generated:	$500,000
TIF Bond Issue:	$4,500,000

Statement Identifying Financial Gap and Necessity for use of Tax Increment Financing for proposed Project:

A large financial gap exists on this project after conventional financing is utilized. A combination of owner equity, TIF and other incentives are needed to make the project feasible. The developer is contributing owner equity and bank financing of $17,735,000, a Rural Workforce Housing Loan of $850,000 and TIF funding is intended to fill the remaining gap, making this project feasible. The project is asking for $4,500,000 in a TIF loan amortized over 15 years. Without the availability of TIF funding for the project, it would not be feasible for the developer to proceed with this redevelopment. Please see the table below which shows rate of returns from 2.94% to 4.62% without TIF funding which is an unacceptable return on investment in today's market.

Proforma Without TIF

	Year 1	Year 2	Year 3	Year 4
Rent Revenue	$2,420,305	$2,492,914	$2,567,701	$2,644,732
Expenses	-$919,716	-$947,307	-$975,486	-$1,004,998
NOI Without TIF	$1,500,589	$1,545,607	$1,592,215	$1,639,734
RWH Loan	-$85,000	-$85,000	-$85,000	-$85,000
Debt Service	-$1,172,328	-$1,172,328	-$1,172,328	-$1,172,328
Cash Flow Without TIF	$243,261	$288,279	$334,887	$382,406
Cash on cash return wo/TIF	2.94%	3.48%	4.05%	4.62%
Equity Investment	$ 8,272,485	$ 8,272,485	$ 8,272,485	$ 8,272,485

Proforma with TIF

Proforma Operating Statement with TIF	Year 1	Year 2	Year 3	Year 4
Rent Revenue	$ 2,420,305	$ 2,492,914	$ 2,567,701	$ 2,644,732
Expenses	$ (919,716)	$ (947,307)	$ (975,486)	$ (1,004,998)
NOI Without TIF	$ 1,500,589	$ 1,545,607	$ 1,592,215	$ 1,639,734
RWH Loan	$ (85,000)	$ (85,000)	$ (85,000)	$ (85,000)
Debt Service	$ (416,795)	$ (416,795)	$ (416,795)	$ (416,795)
Cash Flow Without TIF	$ 998,794	$ 1,043,812	$ 1,090,420	$ 1,137,939
Cash on cash return with TIF	7.85%	8.28%	8.71%	9.14%
Equity Investment	$ 3,873,630	$ 3,873,630	$ 3,873,630	$ 3,873,630

(a) Tax shifts resulting from the approval of the use of Tax Increment Financing;

The proposed redevelopment will create additional valuation of $23,000,000. No tax shifts are anticipated from the project. The project creates new valuation from the construction of 132 multifamily dwelling units that will support taxing entities long after the project is paid off.

(b) Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project;

The Project anticipates the installation of a new public street to be dedicated to the City of Hastings to improve access to the mix of uses contemplated for the Project. Existing water and waste water facilities will not be impacted by this development. The electric utility has sufficient capacity to support the development. Fire and police protection are available and should not be negatively impacted by this development.

(c.) Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project; and

This project will not have a negative impact on employers and employees of firms locating within the boundaries of the redevelopment and should provide for additional housing opportunities for employees and employers.

(d.) Impacts on other employers and employees within the city or village and the immediate area that are located outside of the boundaries of the area of the redevelopment project; and

This project will not have a negative impact on other employers in any manner different from any other expanding business within the Hastings area and should provide for additional housing opportunities for employees.

(e.) Impacts on student populations of school districts within the City or Village:

The average number of persons per household in Hastings according the US Census Bureau is 2.3 occupants. According to current census numbers less than 20% of the population of Hastings is between the ages of 5 and 18. If the averages hold it would be expected that a maximum of 304 people would be housed at this location and there would be a maximum of 61 school age children generated by this development. These children will likely be spread over the full school age population from elementary

to secondary school. These numbers are likely to be further mitigated based on the size and configuration of these units (60 two-bedroom and 72 one-bedroom units) that will make them less attractive to families with children. It is anticipated that there will be no adverse impact on the local school districts.

(f.) Any other impacts determined by the authority to be relevant to the consideration of costs and benefits arising from the redevelopment project.

This project is consistent with the goals of the City's Comprehensive Plan, the 2021 Hastings Housing Needs Assessment, HEDC's and the CRA's goal to increase workforce housing in the community.

Time Frame for Development

Development of the Phase One multifamily component containing 132 dwelling units is anticipated to be developed commencing in the summer of 2024 and substantially completing construction by Fall of 2026. Further, the Redeveloper envisions that the internal and other public improvements will be completed during this time period.

GENERAL REDEVELOPMENT PLAN
FOR REDEVELOPMENT AREA #18
APRIL 24, 2024

Purpose of the Plan

The purpose of the General Redevelopment Plan is to serve as a comprehensive guide for implementation of development and redevelopment activities within Redevelopment Area #18 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.

The General Redevelopment Plan prepared by 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."

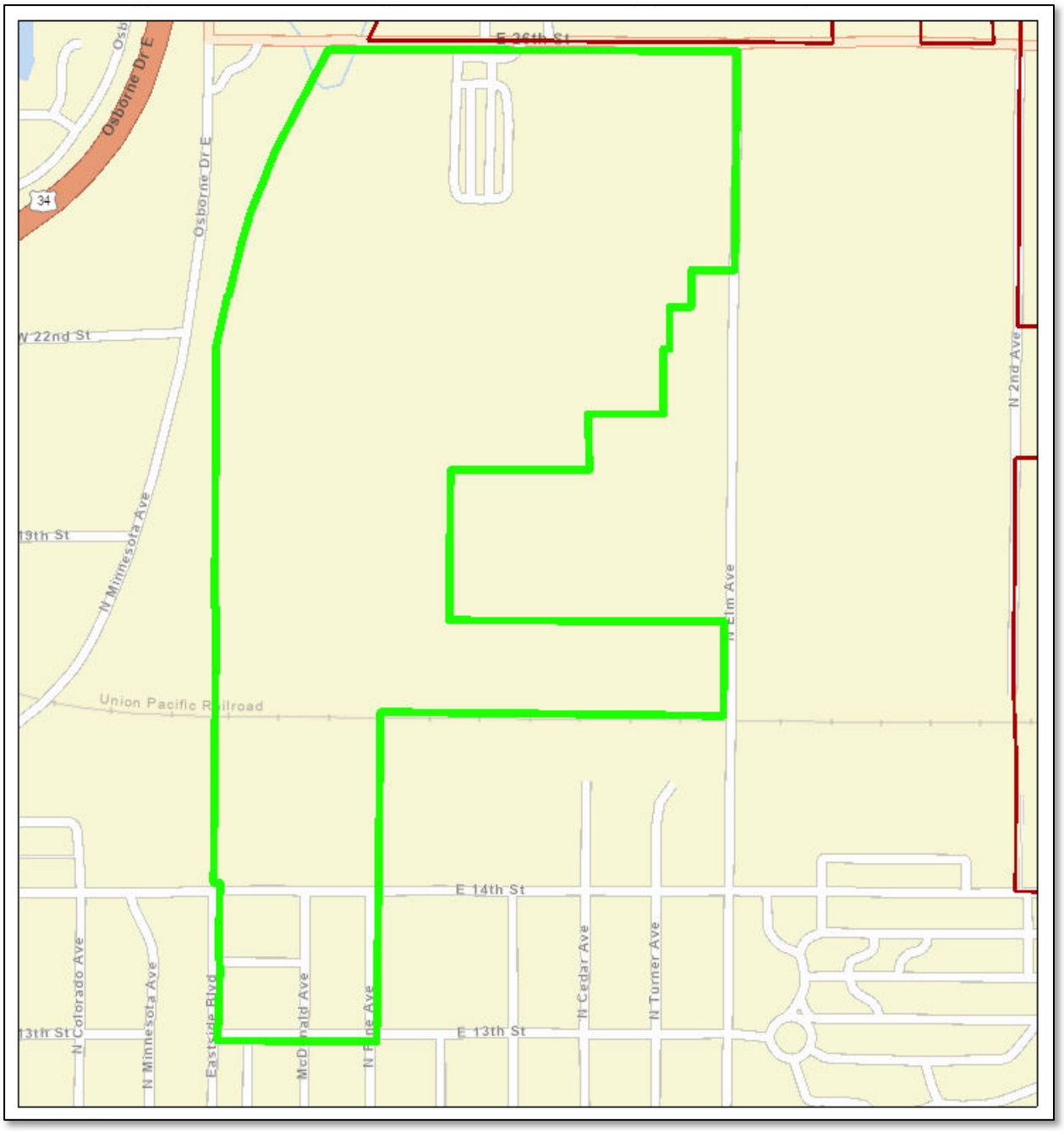
Location.

Redevelopment Area #18 is located in the northeast section of the City of Hastings, Nebraska, generally bounded by East 26th Street to the north, Pioneer Spirit Trail to the west, East 13th Street to the south and North Elm Avenue to the east. The Area is comprised of an estimated 161.57 acres. Key development features in Area #18 include the Hastings Campground and RV Park, three large tracts of undeveloped land, one small track of undeveloped land and one square block of single-family homes. This Redevelopment Area has been identified for future development activities, due to the existence of aging and deteriorating structures, aging and deteriorating sidewalks and streets, pedestrian safety, aging and undersized water mains, and obsolete platting. The referenced Redevelopment Area #18, in the City of Hastings, Nebraska, includes the following Adams County Parcel ID #s:

Parcel ID Numbers Within Proposed Redevelopment Area 18							
010011225	010011315	010011346	010011224	010011313	010011328	010011349	010013899
010011324	010011337	010011338	010014336	010011327	010011319	010011335	010016834
010011332	010011309	010011343	010011312	010011311	010011336	010011342	010016830
010011333	010011334	010011347	010014334	010011316	010011320	010011330	010016832
010011323	010011348	010011345	010014335	010011325	010011322	010011310	010016833
010011331	010011341	010011344	010014457	010011339	010011318	010011329	010011321
010011326	010011340	010011314	010013900	010011317			

The following map (Exhibit 1) and other maps in this Redevelopment Plan identify the entire Redevelopment Area #18 that has been declared blighted and substandard and in need of redevelopment pursuant to this General Redevelopment Plan.

EXHIBIT #1



Project Planning and Implementation Recommendations.

The planning process for Redevelopment Area #18 has resulted in a listing of general planning and implementation recommendations. As discussed in the Blight and Substandard Determination Study, existence of aging and deteriorating structures, aging and deteriorating sidewalks and streets, pedestrian safety, aging and undersized water mains, obsolete platting and the existence of conditions

which endanger life or property by fire or other causes are a sufficient basis for designation of Redevelopment Area #18 as blighted and substandard.

To eliminate blight and substandard conditions and enhance private development and redevelopment activities within Redevelopment Area #18, 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. Micro TIF, or the expedited review of smaller, single redevelopment projects should be adopted by City Council resolution and utilized in the Redevelopment Area.

General Development/Redevelopment Initiatives.

- Create an "Economic Development Initiative" for Redevelopment Area #18 directed at increasing the property tax base. Utilize TIF, Micro-TIF, the Rural Workforce Housing Fund and other available sources of economic development funding, including State, Federal and Private Foundation Grants, as well as private investment, for the expansion of existing and the development of new residential uses in the Area in conformance with the City's *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, and commercial development to Redevelopment Area #18. Partnerships can include, but are not limited to the Hastings Economic Development Corporation, Hastings Area Chamber of Commerce, Hastings Community Redevelopment Authority (CRA), Housing Development Corporation, Hastings Housing Authority and South-Central Economic Development District. Utilize the Hastings Comprehensive Development Plan, Hastings 2021 Housing Needs Assessment 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 #18 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.

- Through the CRA, acquire dilapidated and functionally and economically obsolescent buildings or land within the Redevelopment Area and retain or hold these tracts for future development.

Infrastructure & Utility Systems Initiatives.

- Replace, as needed, deteriorated, dilapidated and undersized municipal water, sewer and storm sewer mains throughout Redevelopment Area #18, to support both existing and new residential developments.

- Work with developers to install modern water, storm sewer, sanitary sewer and transportation systems in undeveloped tracts of land in Redevelopment Area #18 to support future development opportunities.

- Establish a program to improve the existing sidewalks, streets, street lighting, landscaping, private driveways, and access roads 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 and Micro-TIF for development and redevelopment projects in Redevelopment Area #18 is deemed to be an essential and integral element. The use of TIF and Micro-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.

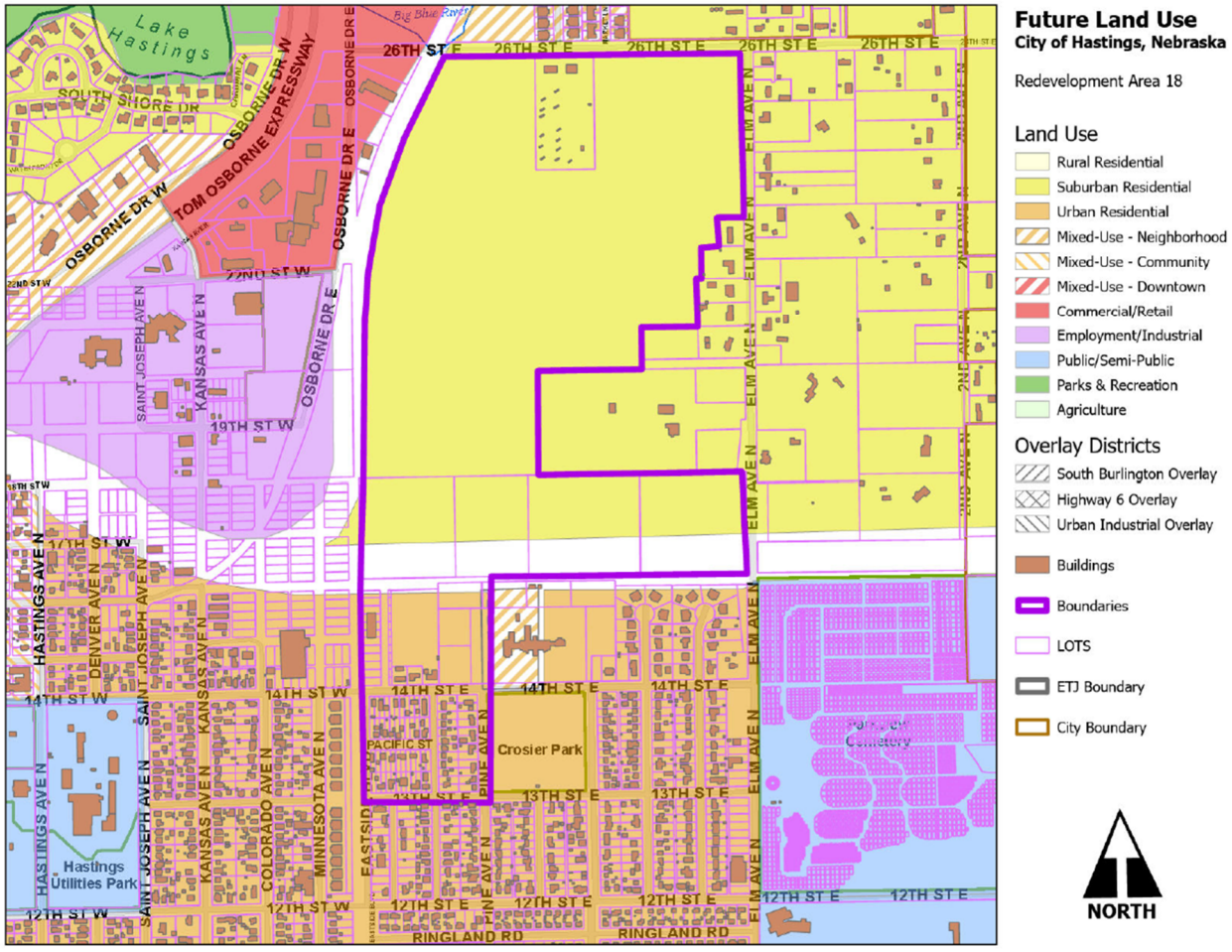
The City agrees, when approving this General Redevelopment Plan, to the utilization of TIF for appropriate development and redevelopment projects and agrees to pledge the taxes generated from such projects for such purposes in accordance with the Act. Any redevelopment project receiving TIF is subject to a Cost Benefit Analysis to determine if the project would be economically feasible without the use of TIF and whether the project would occur in the area without the use of TIF.

1. Land Use Patterns.

In general, the Redevelopment Area consists of single-family homes, a developed commercial campground and undeveloped land. The substandard and blight study 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.

Exhibit #2, Future Land Use Map, represents the land use density and coverage, as well as a general site plan for Redevelopment Area #18. The *Hastings Comprehensive Plan* and Future Land Use Map promote the Area 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.

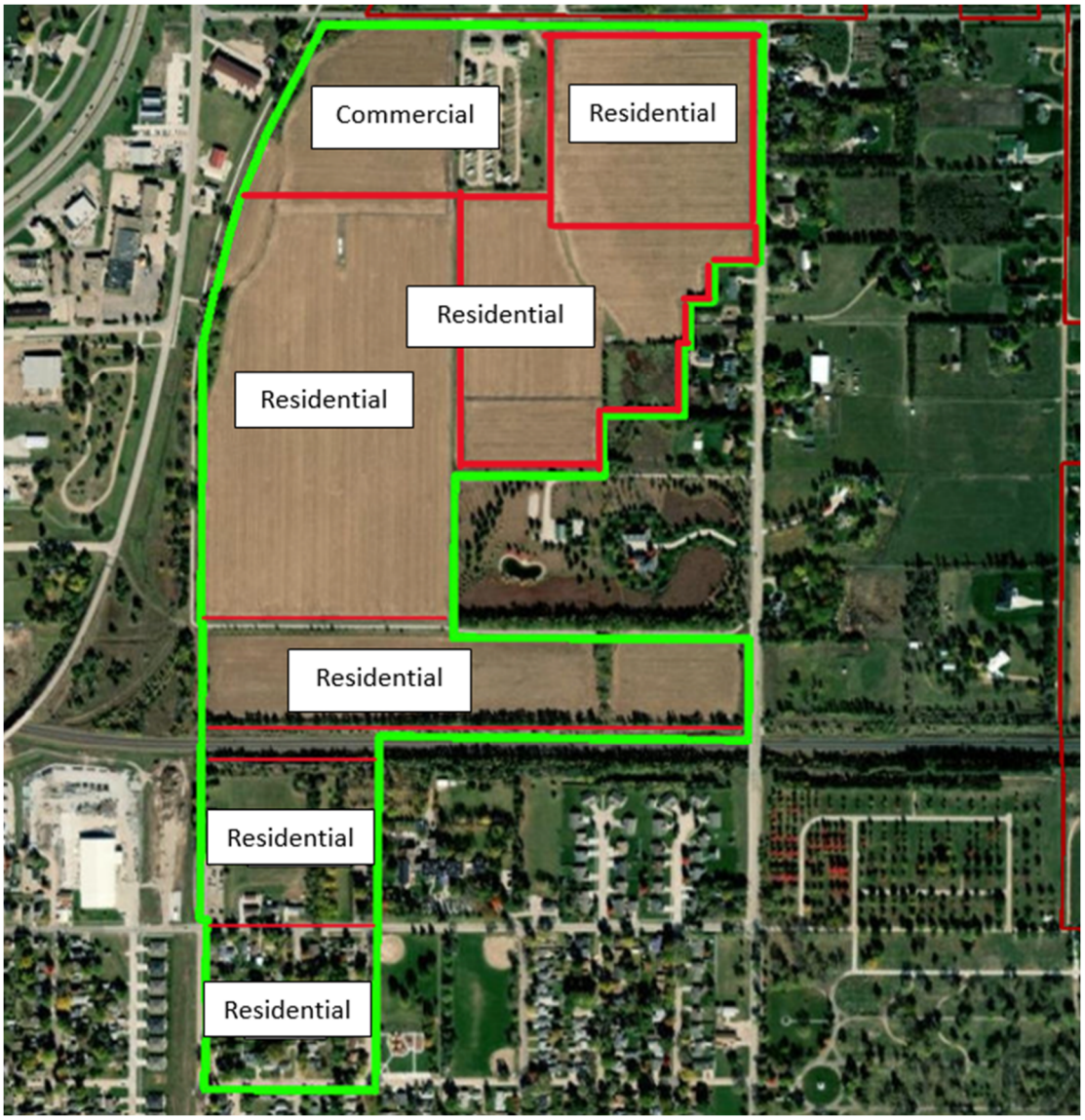
FUTURE LAND USE MAP – EXHIBIT #2



2. Future Zoning Districts.

The recommended Future Zoning Map for Redevelopment Area #18 is identified in Exhibit #3. The land within Area #18 will most likely be required to be rezoned and subdivided to meet the needs of the community and to reach the highest and best use for the property. In addition to complying with the City's adopted Comprehensive Plan's Future Land Use Map and applicable policies, the redevelopment should meet sound engineering and planning principles, match the general character of the surrounding areas, and provide quality residential uses that help address the City's affordable housing needs.

FUTURE ZONING MAP – EXHIBIT #3



3. Recommended Public Improvements.
The primary purpose of a 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 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 #18 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.

Conclusions.

A successful Redevelopment Plan for Redevelopment Area #18 should guide redevelopment and development opportunities, while supporting adjacent uses. New construction should be compatible with similar materials exhibited by existing structures within, and adjacent to 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 #18. Prior to transportation network improvements, the City and the CRA should develop a plan to accommodate efficient infrastructure development and improvements.

This General Redevelopment Plan addresses numerous community and economic development activities for Redevelopment Area #18, 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.

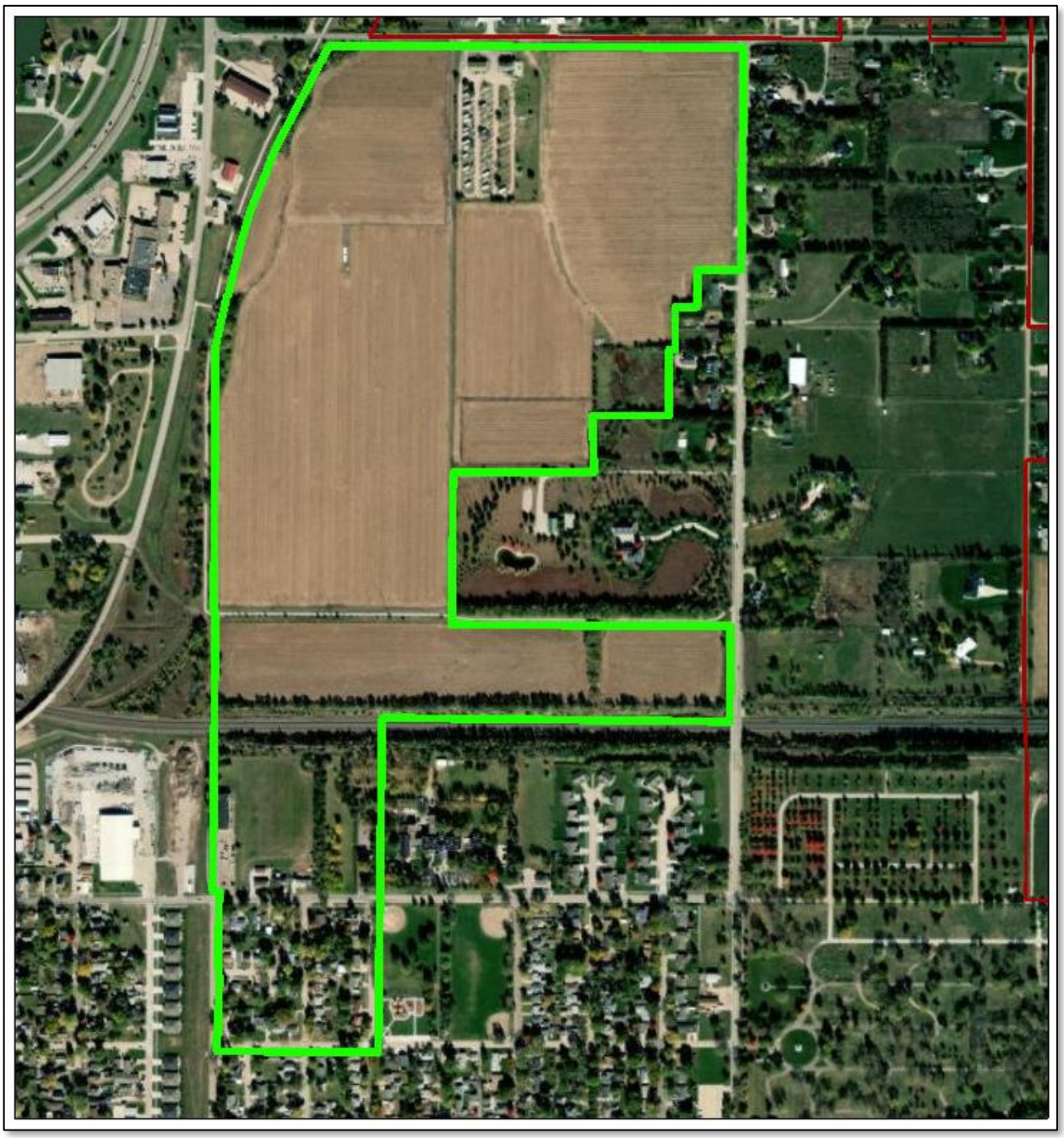
Public Funding Sources
Tax Increment Financing
LB 840, LB 1240
Historic Preservation Tax Credits (State & Federal)
Low Income Housing Tax Credits
Sales Tax
Community Development Block Grants - Re-Use Funds
HOME Funds
Nebraska Affordable Housing Trust Fund
Rural Workforce Housing Investment Fund
Community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

CITY OF HASTINGS, NEBRASKA

Blight & Substandard Study – Proposed Redevelopment Area 18

Bobbi Pettit, AICP

February 13, 2024



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PROPOSED REDEVELOPMENT AREA 18
BLIGHT & SUBSTANDARD STUDY

COMMUNITY REDEVELOPMENT LAW

The State of Nebraska has established Community Redevelopment Law to correct conditions of blight within the State's municipalities and provide guidance for remedying conditions of blight, thereby encouraging redevelopment projects to take place in areas that would be considered otherwise undevelopable.

(NRS 18-2102):

> It is hereby found and declared that there exist in cities of all classes and villages of this state areas which have deteriorated and become substandard and blighted because of the unsafe, insanitary, inadequate, or overcrowded condition of the dwellings therein, or because of inadequate planning of the area, or excessive land coverage by the buildings thereon, or the lack of proper light and air and open space, or because of the defective design and arrangement of the buildings thereon, or faulty street or lot layout, or congested traffic conditions, or economically or socially undesirable land uses.
>
> Such conditions or a combination of some or all of them have resulted and will continue to result in making such areas economic or social liabilities harmful to the social and economic well-being of the entire communities in which they exist, needlessly increasing public expenditures, imposing onerous municipal burdens, decreasing the tax base, reducing tax revenue, substantially impairing or arresting the sound growth of municipalities, aggravating traffic problems, substantially impairing or arresting the elimination of traffic hazards and the improvement of traffic facilities, and depreciating general community-wide values.
>
> The existence of such areas contributes substantially and increasingly to the spread of disease and crime, necessitating excessive and disproportionate expenditures of public funds for the preservation of the public health and safety, for crime prevention, correction, prosecution, punishment, and the treatment of juvenile delinquency, and for the maintenance of adequate police, fire, and accident protection and other public services and facilities. These conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids herein provided. The elimination of such conditions and the acquisition and preparation of land in or necessary to the renewal of substandard and blighted areas and its sale or lease for development or redevelopment in accordance with general plans and redevelopment plans of communities and any assistance which may be given by any state public body in connection therewith are public uses and purposes for which public money may be expended and private property acquired. The necessity in the public interest for the provisions of the Community Development Law is hereby declared to be a matter of legislative determination.

It is further found and declared that the prevention and elimination of blight is a matter of state policy, public interest, and statewide concern and within the powers and authority inhering in and reserved to the state, in order that the state and its municipalities shall not continue to be endangered by areas which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of their revenue.

It is further found and declared that certain substandard and blighted areas, or portions thereof, may require acquisition, clearance, and disposition, subject to use restrictions, as provided in the Community Development Law, since the prevailing conditions of decay may make impracticable the reclamation of the area by conservation or rehabilitation; that other areas or portions thereof may, through the means provided in the Community Development Law, be susceptible of conservation or rehabilitation in such a manner that the conditions and evils, hereinbefore enumerated, may be eliminated, remedied, or prevented; and that salvageable substandard and blighted areas can be conserved and rehabilitated through appropriate public action and the cooperation and voluntary action of the owners and tenants of property in such areas.

PURPOSE

The purpose of the study is to assist in following the guidance set forth by the Nebraska State Legislature regarding the definition of blighted and substandard and to identify new target areas in the community for redevelopment and workforce housing development and to propose a general redevelopment plan for these areas.

The area in question was compared to the definition of a substandard and blighted area as defined by Nebraska Revised Statute 18-2103.31, which explicitly defines a substandard area as:

> [A]n area in which there is a predominance of buildings or improvements, whether non-residential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;

Section 18-2103:03 also defines a blighted area as:

> [A]n area, which (a) by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or 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 is detrimental to the public health, safety, morals, or welfare in its present condition and use and (b) in which there is at least one of the following conditions: (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average; (ii) the average age of the residential or commercial units in the area is at least forty years; (iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time; (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or (v) the area has had either stable or decreasing population based on the last two decennial censuses.

Section 18-2103:03 also states the amount of area that a city can designate as blighted and substandard. Thus, Hastings, a city of the first class, shall not declare more than 35% of the land within the city's corporate limits as blighted & substandard, and in need of redevelopment:

> In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred percent of the village as blighted.

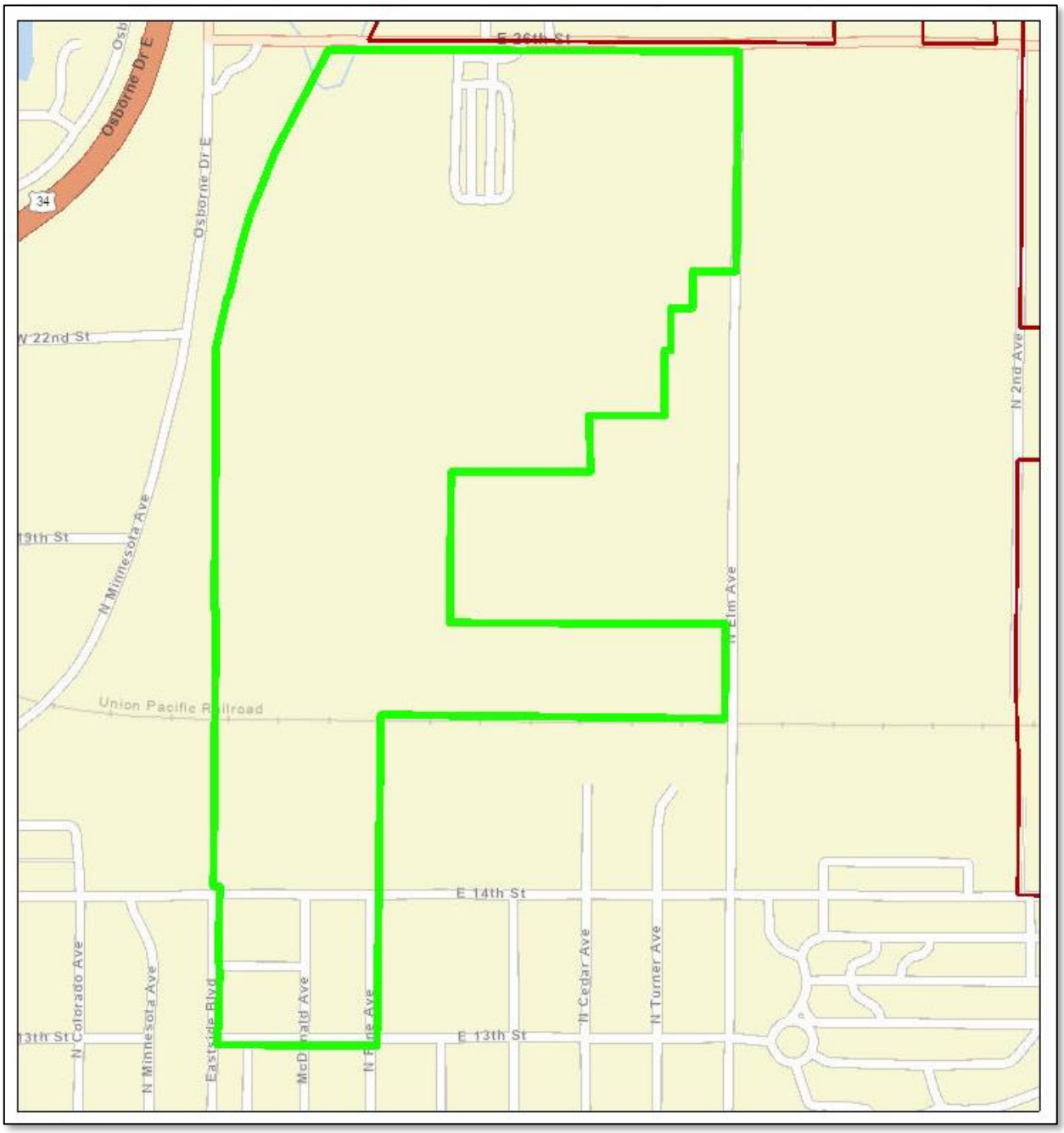
Area Description:

Hastings Proposed Redevelopment Area 18 encompasses approximately 161.57 acres and is described as follows:

From a point beginning at the northwest corner of Parcel ID (PID) #010011396, then moving north along the eastern right-of-way (ROW) line of North Pine Avenue and then continuing north in a straight line beyond the northern ROW line of East 4th Street until reaching the northern ROW line of Union Pacific Railroad, then moving east along the northern ROW line of Union Pacific Railroad until reaching the western ROW line of North Elm Avenue, then moving north along the west ROW line of North Elm Avenue until reaching the northeast corner of PID #010016830, then moving west in a straight line until reaching a point on the northern property line of PID #010016832 directly south of the southwest corner of PID #010013906, then moving north until reaching the northwest corner of PID #010013906, then moving east until reaching a point on the northern property line of PID #010013906 directly south of the southwest corner of PID #010013903, then moving north in a straight line until reaching the northwest corner of PID #010013903, then moving east until reaching the southwest corner of PID #010013902, then moving north in a straight line until reaching the northwest corner of PID #010013904, then moving east until reaching the southwest corner of PID #010013901, then moving north until reaching the northwest corner of PID #010013901, then moving east until reaching the southwest corner of PID #010017658, then moving north until reaching the northwest corner of PID #010017658, then moving east until reaching the northeast corner of PID #010017658, then moving north along the western ROW line of North Elm Avenue until reaching the northeast corner of PID #010013900, then moving west along the southern ROW line of East 26th Street until reaching the northwest corner of PID #010013899, then moving south along the western property line of PID #010013899 and continuing south in a straight line beyond the southwestern corner of PID #010013899 until reaching the northern ROW line of East 14th Street, then moving east along the northern ROW line of East 14th Street until reaching a point on the northern ROW line directly north of the northwest corner of PID #010011326, then moving south along the eastern ROW line of Eastside Boulevard until reaching the northwestern corner of PID #010011363, then moving east along the southern ROW line of East 13th Street until reaching the northwest corner of PID #010011396, which is the point of beginning, approximately 161.57 acres.

Parcel ID Numbers Within Proposed Redevelopment Area 18							
010011225	010011315	010011346	010011224	010011313	010011328	010011349	010013899
010011324	010011337	010011338	010014336	010011327	010011319	010011335	010016834
010011332	010011309	010011343	010011312	010011311	010011336	010011342	010016830
010011333	010011334	010011347	010014334	010011316	010011320	010011330	010016832
010011323	010011348	010011345	010014335	010011325	010011322	010011310	010016833
010011331	010011341	010011344	010014457	010011339	010011318	010011329	010011321
010011326	010011340	010011314	010013900	010011317			

Area Map:


E 26th St
Osborne Dr E
34
W 22nd St
N Minnesota Ave
19th St
N Elm Ave
N 2nd Ave
Union Pacific Railroad
E 14th St
E 13th St
13th St
N Colorado Ave
N Minnesota Ave
Eastside Blvd
McDonald Ave
N Pine Ave
N Cedar Ave
N Turner Ave

BLIGHT & SUBSTANDARD CRITERIA

SUBSTANDARD CRITERIA

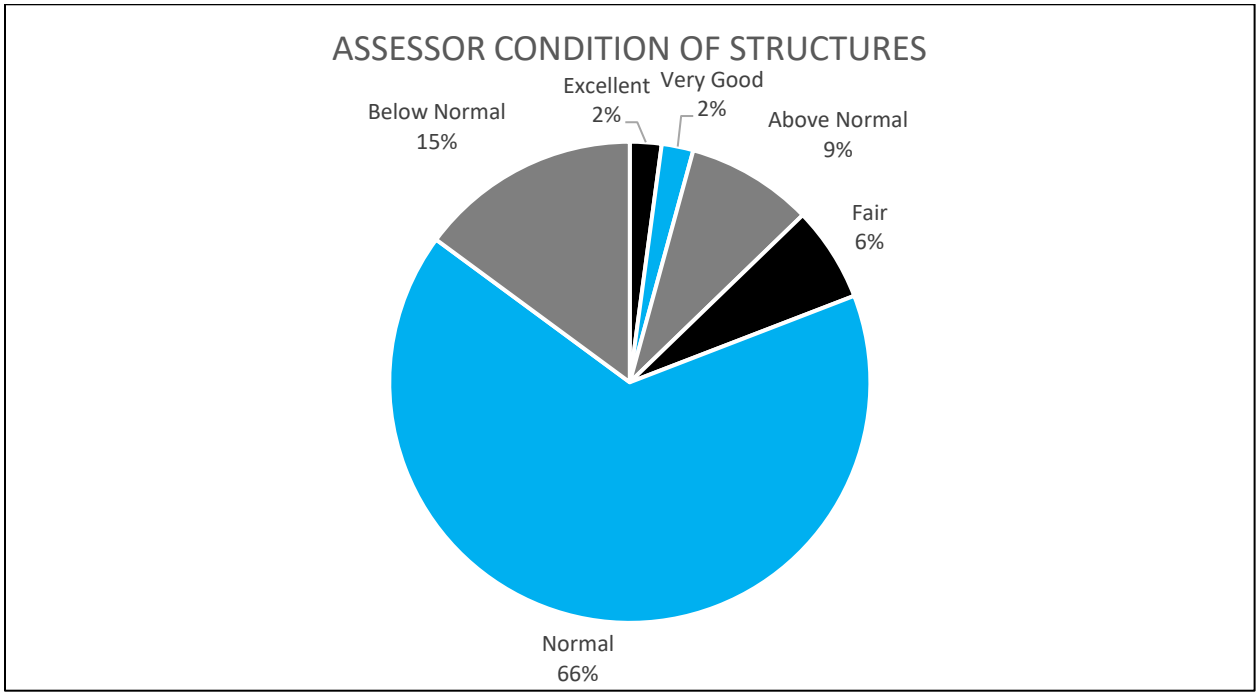
An area with the presence of any combination of such factors can be deemed substandard:

1. Dilapidation;
2. Deterioration;
3. Age or Obsolescence;
4. Conditions that endanger life or property by fire and other causes;
5. Inadequate provision for ventilation, light, air, sanitation, or open spaces; and
6. High density of population or overcrowding.

Dilapidation:

Condition of Structures

The Adams County Assessor provides a condition rating for the residential structures in Adams County ranging from Below Normal to Excellent. Based on the information collected from Hastings County Assessor property records (gis.adamscounty.org), the condition of more than **15% of the structures** in Proposed Redevelopment Area 18 is rated as having "Below Normal" condition. To be considered substantial, the percentage of dilapidated structures must be at least 10% of the total number of structures. Thus, 15% deteriorated structures meets the criteria of deterioration. Structures classified as Below Normal were considered deteriorated. Examples of dilapidated structures located within the proposed redevelopment area are shown on the following page. The photos displayed on the following page were taken in January 2024.



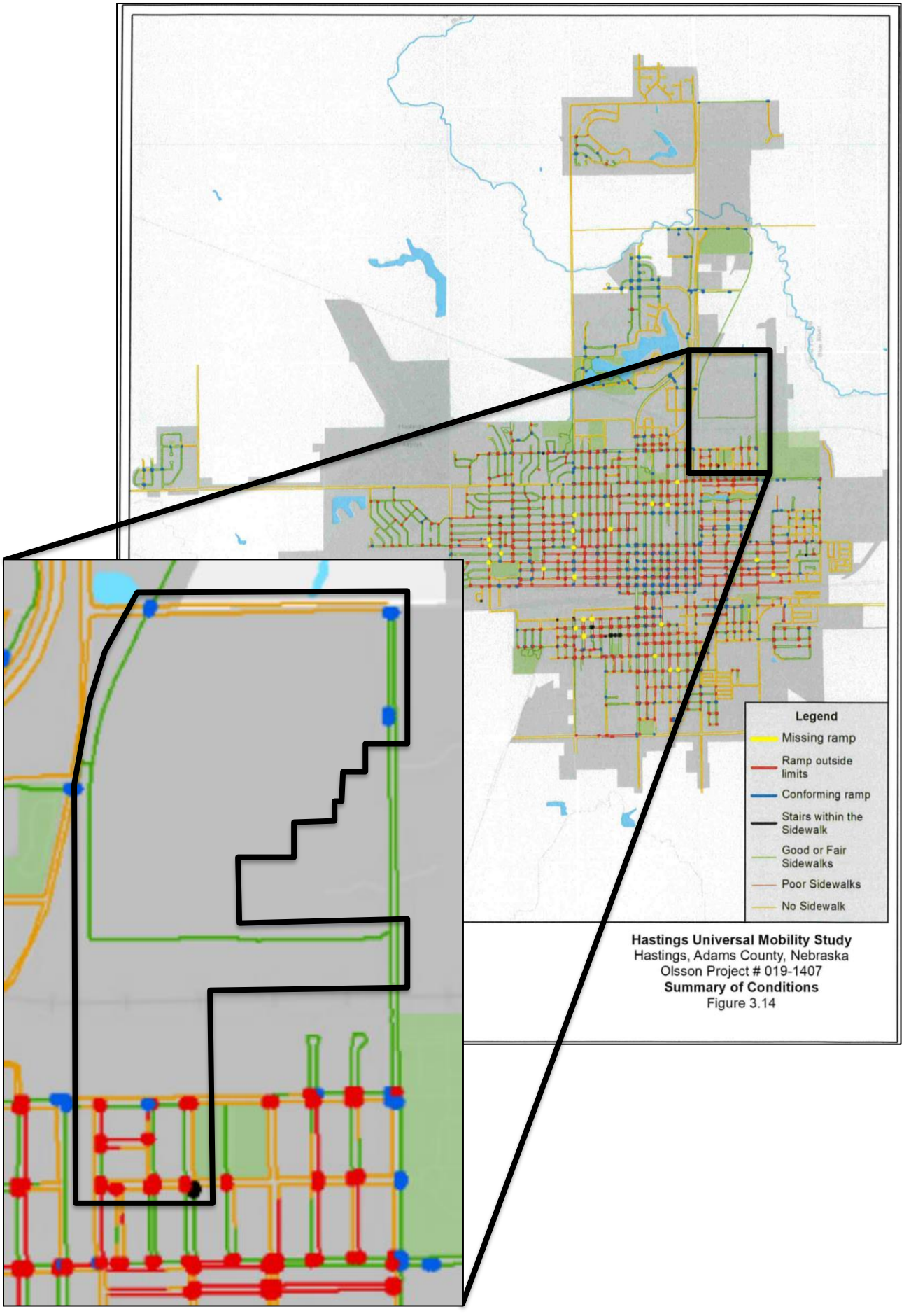
Examples of deteriorated/dilapidated structures are displayed below.

Deterioration:

Sidewalks and Streets

The sidewalks within Proposed Redevelopment Area 18 are showing signs of deterioration. In many places within Proposed Redevelopment Area 18, the sidewalks are either lacking or there are fractures in the concrete. The streets within Proposed Redevelopment Area 18 have also exhibited signs of deterioration. This can be caused by the expansion of moisture as the temperatures freeze and fluctuate. The sidewalks within Proposed Redevelopment Area 18 have also experienced deterioration resulting from the growth of trees next to the sidewalk, displacing the concrete panels of the sidewalk. As displayed by the map on page 13, taken from the *Hastings Barriers to Universal Mobility* prepared in 2019, there are segments of sidewalks that are either lacking or are in Poor Condition as represented by orange and red respectively. This document defines sidewalks in poor condition as exhibiting "cracking and/or displacement of the slabs that would inhibit the use of a wheelchair or potentially become a trip hazard" (p. 19).

Examples of deterioration along the sidewalks and streets within Proposed Redevelopment Area 18 are displayed by the photos on the following page:

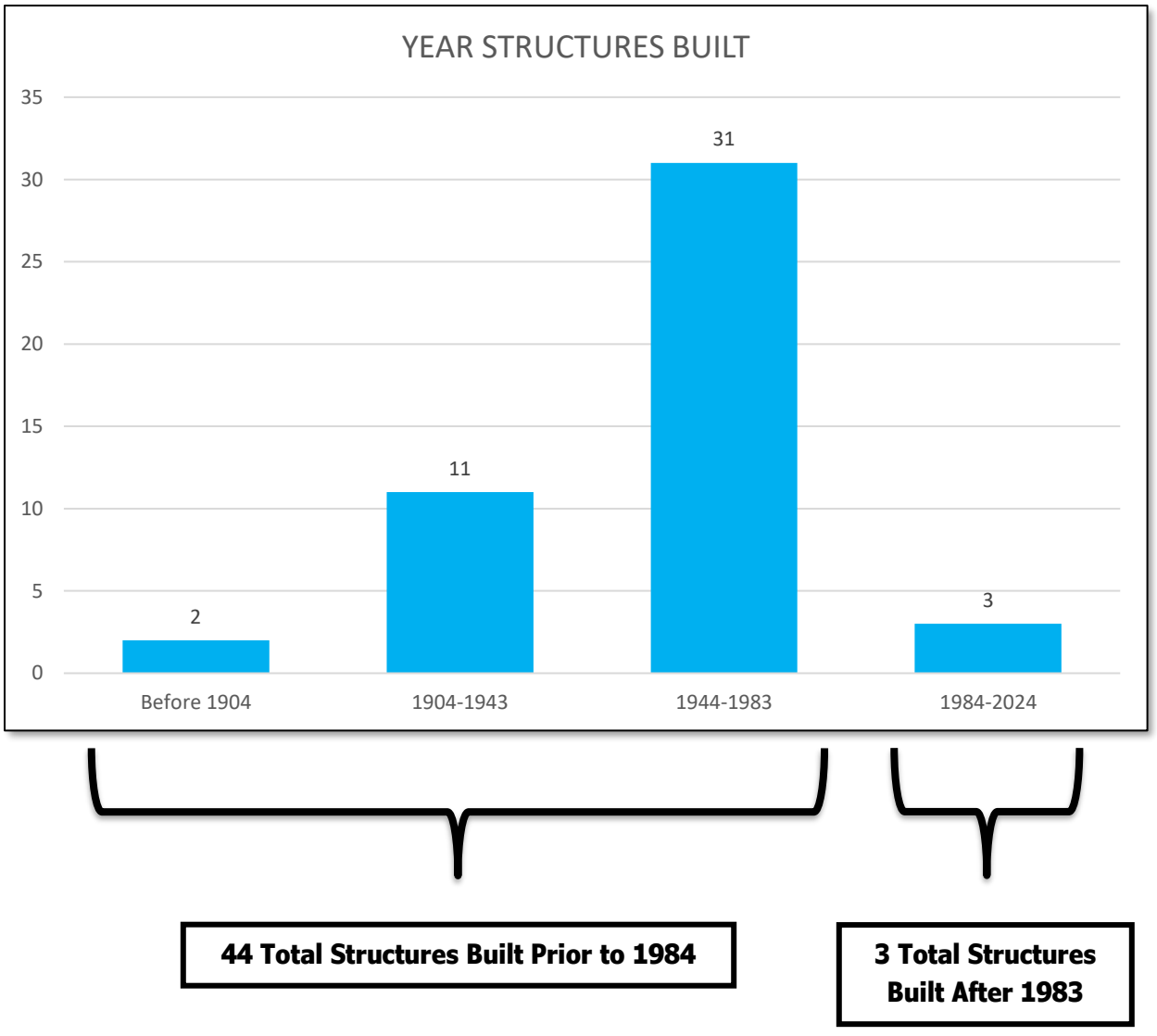

Legend
Missing ramp
Ramp outside limits
Conforming ramp
Stairs within the Sidewalk
Good or Fair Sidewalks
Poor Sidewalks
No Sidewalk
Hastings Universal Mobility Study
Hastings, Adams County, Nebraska
Olsson Project # 019-1407
Summary of Conditions
Figure 3.14

Streets

Age or Obsolescence:

Age of Structures

To be considered aged, the average age of structures within the proposed redevelopment area must be at least 40 years old. Most of the structures within Proposed Redevelopment Area 18 were built prior to 1980. The average age of the structures in Proposed Redevelopment Area 18 is 74 years old. This means that the average year of construction for the structures within this redevelopment area is 1950. Because the average age of buildings in Proposed Redevelopment Area 18 is more than 40 years old (built prior to 1984), these structures are considered aged.



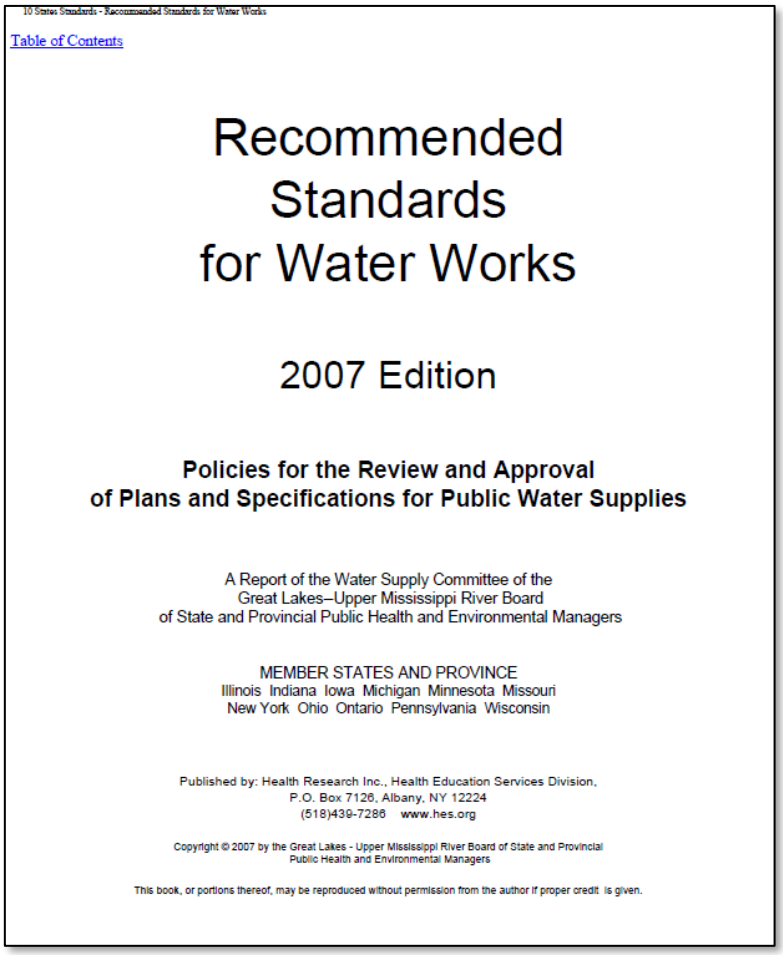
Size of Water Mains

Recommended Standards for Water Works is a document that was created in 1953 and is continuously updated. The document provides best practices for public water systems and is commonly relied upon by the civil engineering profession. According to the latest revision, the recommended minimum size of a water main must be no less than 6" in diameter to provide adequate fire protection.

The image on the following page is provided by the City of Hastings and is taken from the city water system map. This map shows the presence of water mains that were previously installed within Proposed Redevelopment Area 18 that have a diameter of 4". These water mains are highlighted in purple in the utility map on the following page.

Also included is the outline of Proposed Redevelopment Area 18 to show the obsolete water lines within the redevelopment area.

Water mains that are 4" are smaller than the recommendation of 6". Therefore, the size of these mains would be considered obsolete by current development standards and practices.



10 States Standards - Recommended Standards for Water Works

Table of Contents

Recommended Standards for Water Works

2007 Edition

Policies for the Review and Approval of Plans and Specifications for Public Water Supplies

A Report of the Water Supply Committee of the
Great Lakes–Upper Mississippi River Board
of State and Provincial Public Health and Environmental Managers

MEMBER STATES AND PROVINCE
Illinois Indiana Iowa Michigan Minnesota Missouri
New York Ohio Ontario Pennsylvania Wisconsin

Published by: Health Research Inc., Health Education Services Division,
P.O. Box 7126, Albany, NY 12224
(518)439-7286 www.hes.org

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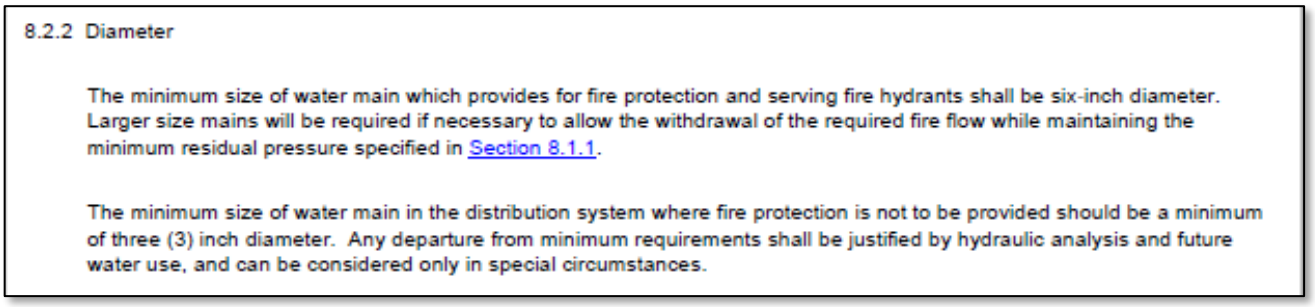
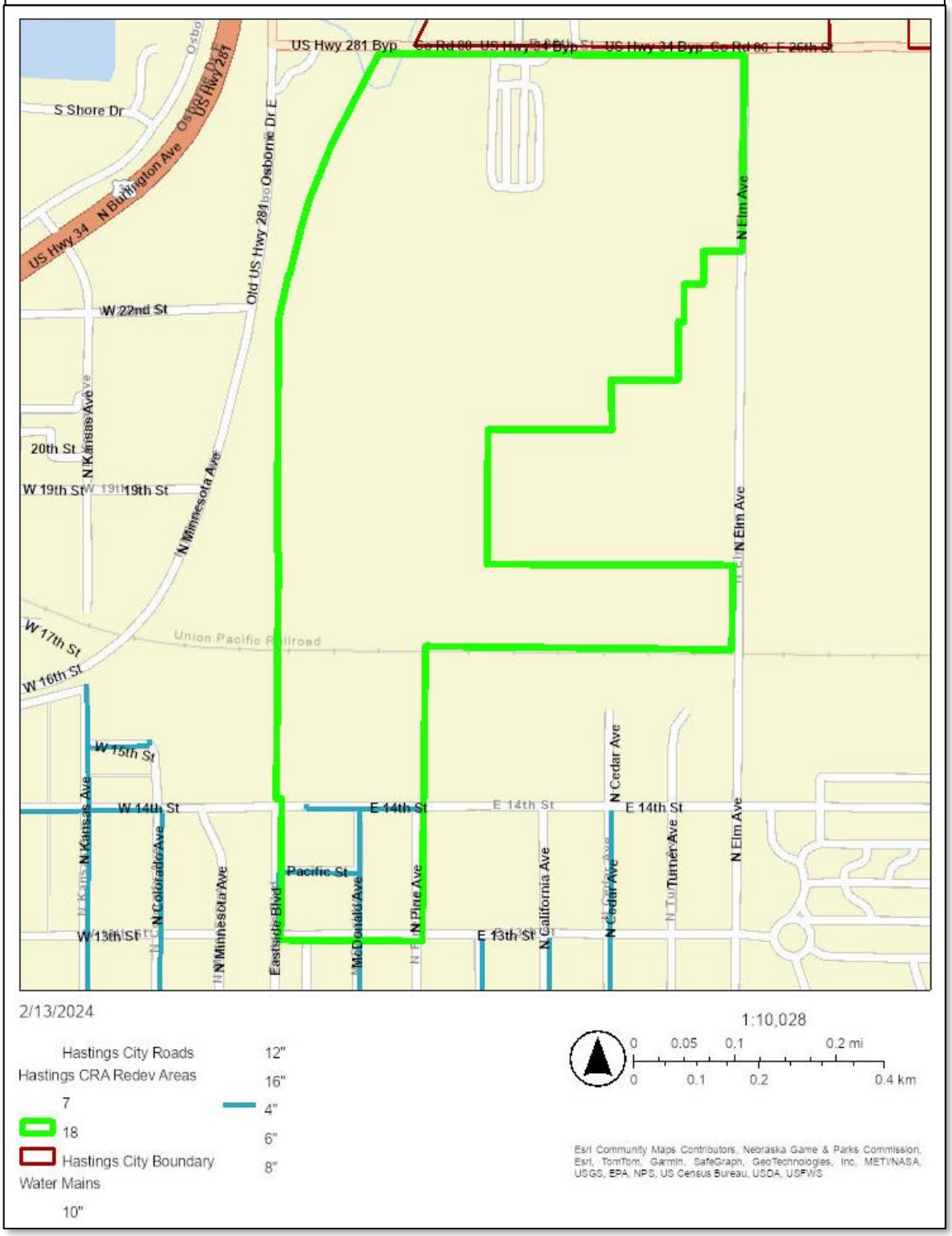


8.2.2 Diameter

The minimum size of water main which provides for fire protection and serving fire hydrants shall be six-inch diameter. Larger size mains will be required if necessary to allow the withdrawal of the required fire flow while maintaining the minimum residual pressure specified in Section 8.1.1.

The minimum size of water main in the distribution system where fire protection is not to be provided should be a minimum of three (3) inch diameter. Any departure from minimum requirements shall be justified by hydraulic analysis and future water use, and can be considered only in special circumstances.

Proposed Redevelopment Area 18 4" Water Mains



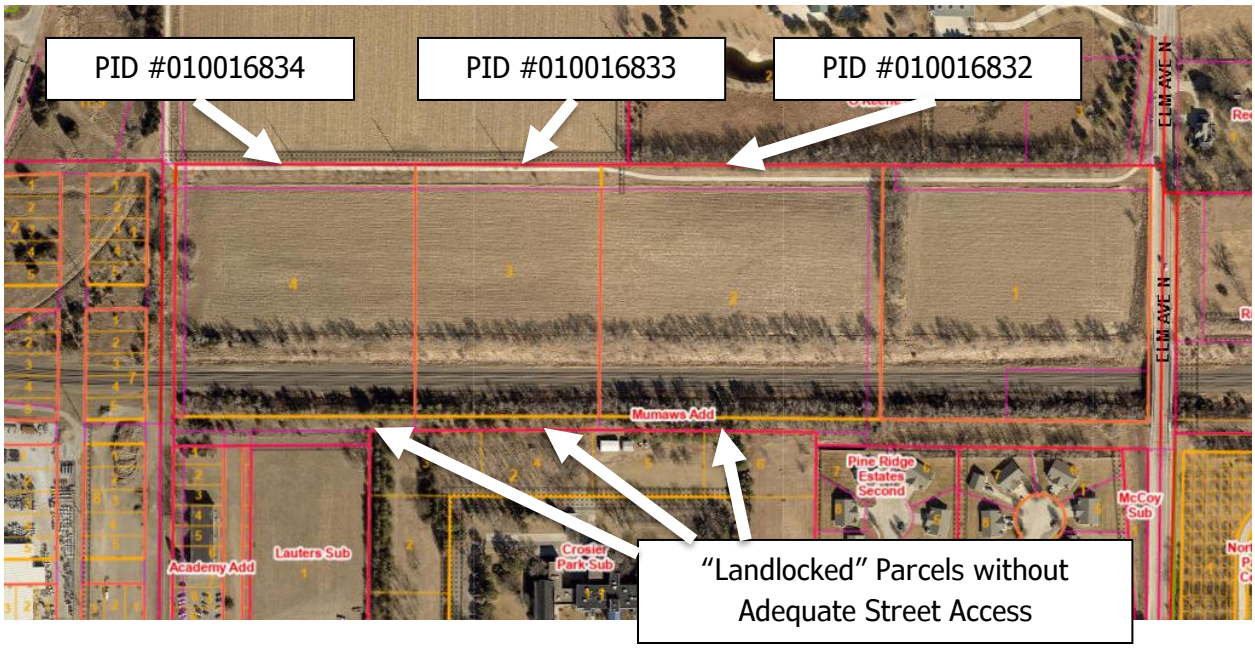
Obsolete Platting

According to the Nebraska Revised Statutes (NRS) 9-916, parcels of land are located within Proposed Redevelopment Area 18 that were platted through methods that are currently considered obsolete.

Per NRS 19-916:

> *The local legislative body shall have power by ordinance to provide the manner, plan, or method by which land within the corporate limits of any such municipality, or land within the area designated by... a city of the second class or village pursuant to subsection (1) of section 17-1002, may be subdivided, platted, or laid out, including a plan or system for the avenues, streets, or alleys to be laid out within or across such land, and to compel the owners of any such land that are subdividing, platting, or laying out such land to conform to the requirements of the ordinance and to lay out and dedicate the avenues, streets, and alleys in accordance with the ordinance as provided in sections 16-901 to 16-905 and sections 17-1001 to 17-1004.*

The image below displays "landlocked" parcels that were platted in the City of Hastings that do not have adequate street access or rights of way (Parcel ID #010016834, #010016833, #010016832). As displayed by the map taken from the Adams County Land Use GIS website (gis.adamscounty.org/map/landuse/), this parcel is prevented from street right-of-way access and must be replatted to facilitate further development in the area.



Conditions that endanger life or property by fire and other causes:

Fire Protection

Recommended Standards for Water Works recommends that to provide adequate fire protection, the minimum size of a water main must be no less than six inches in diameter. As noted in the previous section, Proposed Redevelopment Area 18 lacks an adequate water main distribution system that meets the minimum six-inch requirement for adequate protection. Therefore, conditions also exist within the proposed area that may damage property by fire.

Pedestrian Safety

Additionally, as mentioned previously in the Deterioration section of this study, the sidewalk system within Proposed Redevelopment Area 18 is inconsistent and offers little safe refuge for pedestrian transportation. There are segments of street that are lacking sidewalks and segments of existing sidewalks that are significantly deteriorated. Examples of the inadequate sidewalk system within Proposed Redevelopment Area 18 are shown by the photos on the following page.

Examples of deteriorated sidewalks or street lengths lacking sidewalks:

Inadequate provision for ventilation, light, air, sanitation, or open spaces:

This factor is not a substantial factor within Proposed Redevelopment area 18.

High density of population or overcrowding:

This factor is not a substantial factor within Proposed Redevelopment Area 18.

Substandard Factors Present

Four out of six substandard factors are substantial within *Proposed Redevelopment Area 18*.

Substandard Criteria	Area 18
Dilapidation	X
Deterioration	X
Age or Obsolescence	X
Conditions that endanger life or property by fire and other causes	X
Inadequate provision for ventilation, light, air, sanitation, or open spaces	
High density of population or overcrowding	

Substandard Determination

Proposed Redevelopment Area 18 meets the definition of a substandard area in need of redevelopment projects that should be completed and encouraged by the Hastings Planning Commission, Hastings City Council, and Community Redevelopment Authority.

BLIGHT CRITERIA

In accordance with Community Redevelopment Law, a blighted area must have a strong presence of the following factors:

Subjective Factors are defined as any combination of:

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

Objective Factors are identified as at least one of the following factors:

1. Unemployment in the redevelopment 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 an 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 area is lower than the average per capita income of the city in which the redevelopment area is located; and the
5. Area has had either stable or decreasing population based on the last two decennial censuses.

Subjective Factors:

Substantial number of deteriorated or deteriorating structures:

As described in the substandard portion of this study, the Adams County Assessor website (gis.adamscounty.org) classified the structures in Adams County on a scale ranging from "Below Normal" to "Excellent". 15% of the structures within Proposed Redevelopment Area 18 were classified as "Below Normal" and were considered to be deteriorated. To be considered a substantial factor, the number of deteriorated structures must be at least 10% of the total number of structures. Thus, with 15% of structures considered deteriorated, Proposed Redevelopment Area 18 meets the criteria to be considered substantial.

Deterioration of site or other improvements:

Streets & Sidewalks

As mentioned previously in the substandard portion of this study, the sidewalks and the streets within Proposed Redevelopment Area 18 display deterioration. In multiple locations, the sidewalks and the streets have fractured as moisture has expanded as the temperatures have fluctuated over the years. There are also locations where the sidewalk concrete panels have been displaced as the nearby trees have grown.

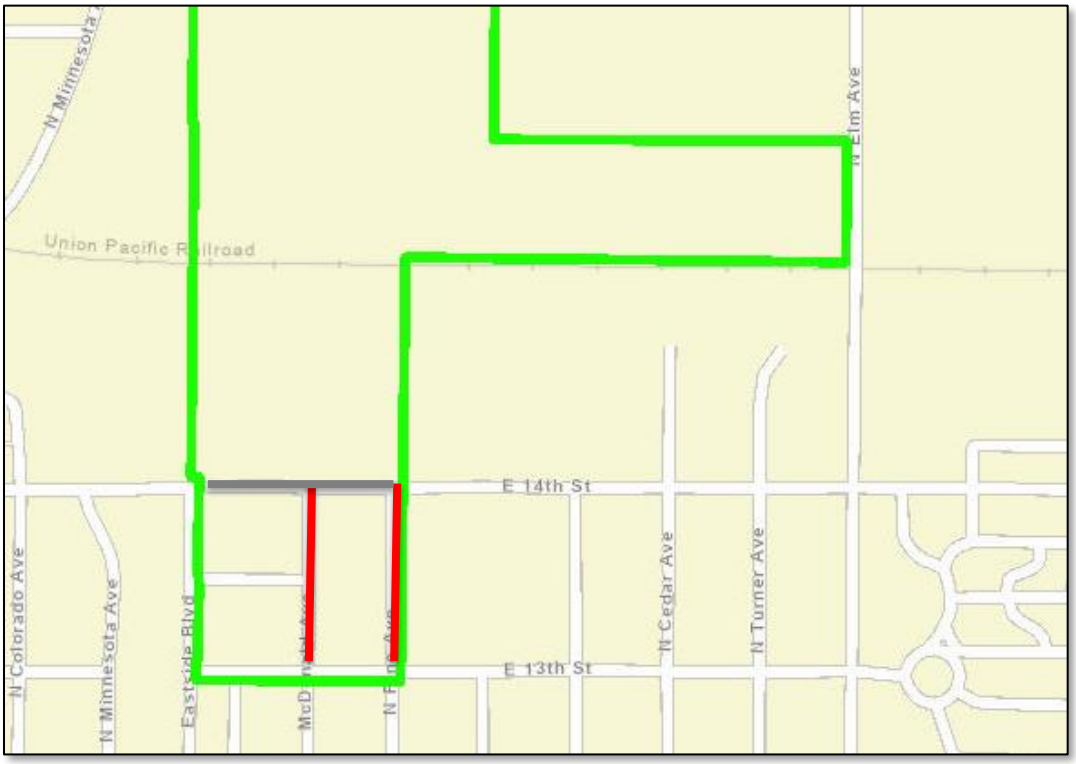
Existence of defective or inadequate street layout:

Properties located within Proposed Redevelopment Area 18 were not properly platted to preserve right of way that would enable these properties to be developed with adequate street access. Lack of proper connectivity and public access will negatively impact these potential neighborhoods. Without intervention, these will continue to be underdeveloped.

Per NRS 19-916:

> *The local legislative body shall have power by ordinance to provide the manner, plan, or method by which land within the corporate limits of any such municipality, or land within the area designated by... a city of the second class or village pursuant to subsection (1) of section 17-1002, may be subdivided, platted, or laid out, including a plan or system for the avenues, streets, or alleys to be laid out within or across such land, and to compel the owners of any such land that are subdividing, platting, or laying out such land to conform to the requirements of the ordinance and to lay out and dedicate the avenues, streets, and alleys in accordance with the ordinance as provided in sections 16-901 to 16-905 and sections 17-1001 to 17-1004.*

The maps below document instances of inadequate platting and obsolete platting in Proposed Redevelopment Area 18.



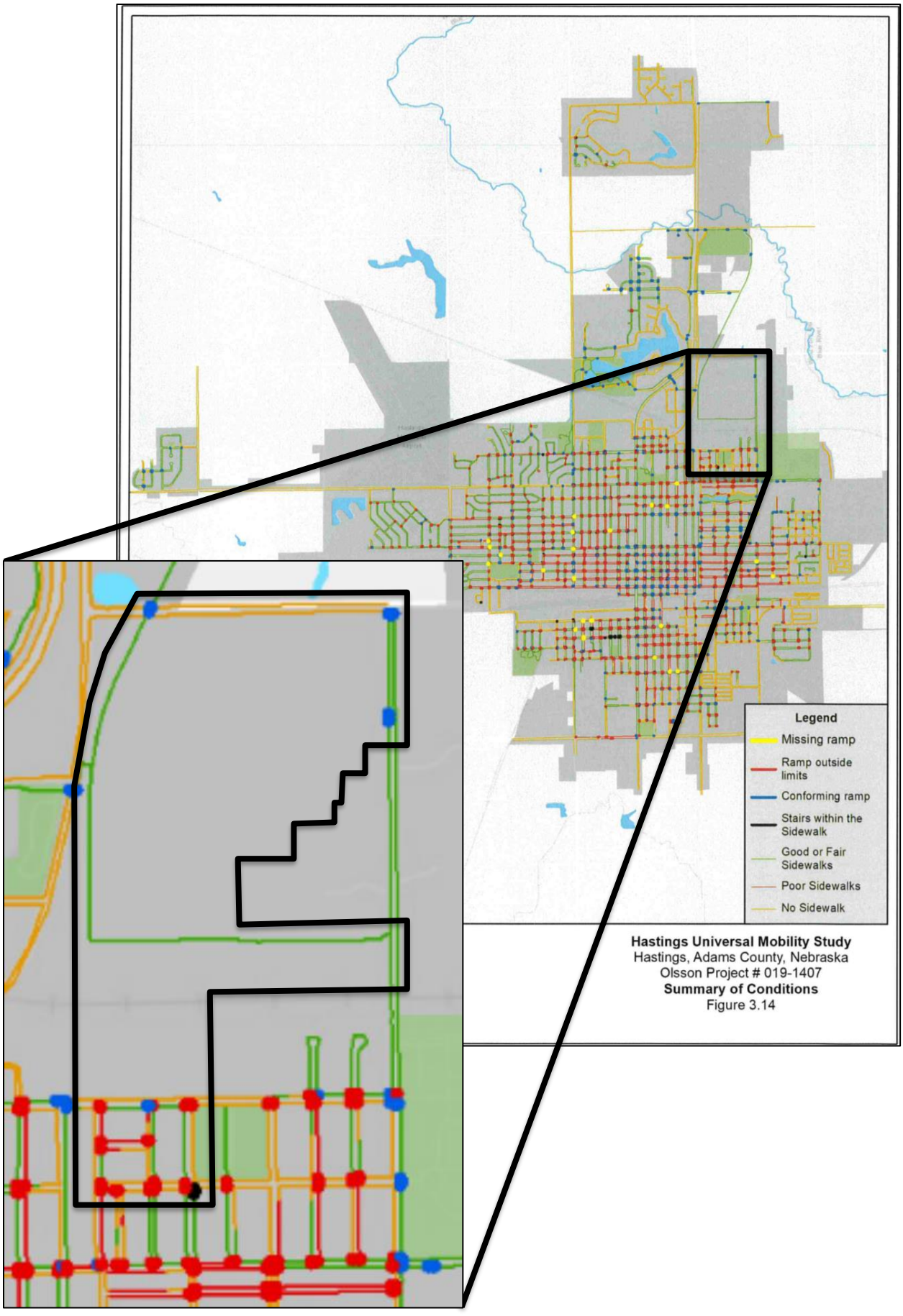
Faulty lot layout in relation to size, adequacy, accessibility, or usefulness:

ADA Accessible Sidewalks

The sidewalk network is inconsistent throughout the redevelopment area. In addition to missing sidewalk links, many intersections in the Proposed Redevelopment Area 18 lack ADA (Americans with Disabilities Act) accessible curb ramps. Per the Code of Federal Regulations (C.F.R. §§ 35.150(d)(2), 35.151(2 (e)), Title II of the ADA requires "state and local governments to make pedestrian crossings accessible to people with disabilities by providing curb ramps."

The map on the following page, taken from the *Hastings Barriers to Universal Mobility* document prepared in 2019, displays intersections with missing or non-conforming ADA curb ramps.

The photos below and on the following page document examples of intersections within Proposed Redevelopment Area 18 that lack adequate ADA accessible curb ramps.



Hastings Universal Mobility Study
Hastings, Adams County, Nebraska
Olsson Project # 019-1407
Summary of Conditions
Figure 3.14

Preservation of Through-Streets

The Union Pacific Railroad that runs through Proposed Redevelopment Area 18 creates a barrier that prevents the extension of through streets to facilitate access to developments north of the railroad. Because of the presence of such a barrier, any development that takes place in the parcels north of the railroad will be required to develop from the north without providing the through-street via railroad crossing.

As displayed by the aerial map below, the cul-de-sacs immediately south of the railroad are evidence of the fact that the railroad presents an accessibility challenge to the streets. The railroad presented too costly a barrier to extend the through-streets across, so the development ended at a cul-de-sac.

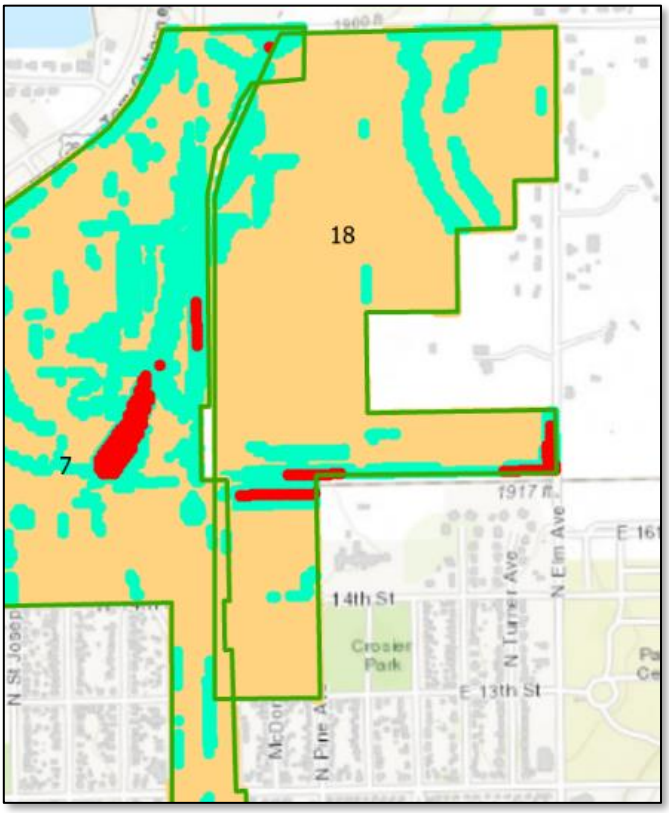
Parcel Accessibility

As described in the *Age or Obsolescence* section of the Substandard portion of this study, there are parcels within the Proposed Redevelopment Area 18 that lack adequate accessibility to street rights-of-way. PID #010016834, 010016833, and 010016832 were not platted to preserve street rights-of-way, and therefore lack adequate accessibility.

Area Elevation

Due to level grade throughout the Proposed Redevelopment Area 18, the property cannot be developed or served with sanitary sewer without significant dirt work to provide the proper conditions for development.

The map on the right represents the grade within the Proposed Redevelopment Area. The area highlighted by the green represents area that has an ideal slope for efficient development (2-8% grade). The area in orange represents area that is too level for cost-effective development (0-2% grade). The area in red represents area that is too steep for cost-effective development (>8% grade).



As the graphic on the right displays, 88.2% of the area withing the Proposed Redevelopment Area is too level to provide cost-effective development (0-2%). Significant dirt work is required to create ideal conditions necessary for the sanitary sewer services and further development.

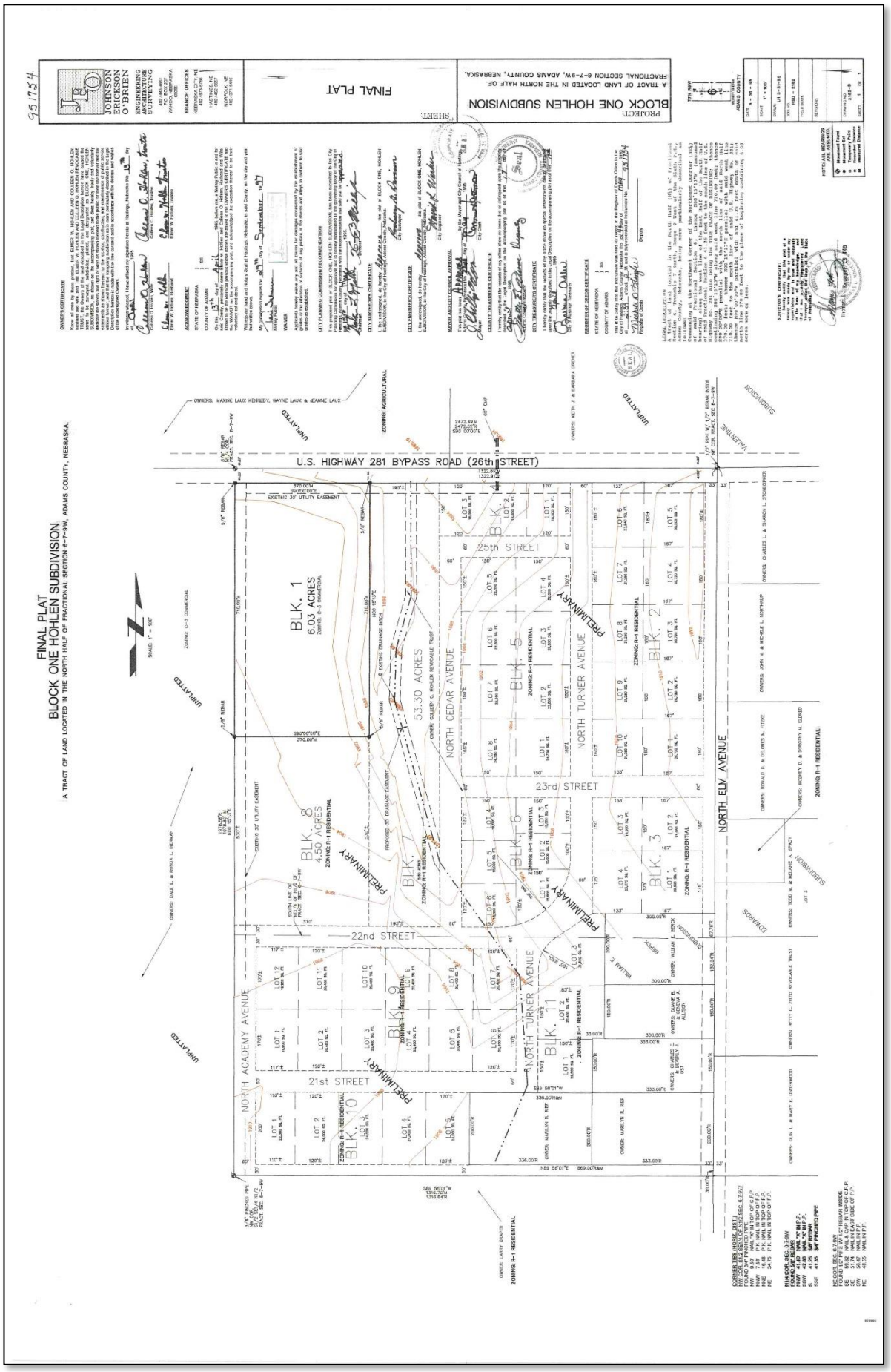
Improper subdivision or obsolete platting:

Portions of the land within Proposed Redevelopment Area 18 were annexed and platted by the City of Hastings decades ago, yet the proposed plans in those preliminary plats were never implemented. The preliminary plat maps, displayed on the following pages, show plans for subdivision development as well as the development of multiple through-streets facilitating this development. One such preliminary plat map was created more than three decades ago, while the

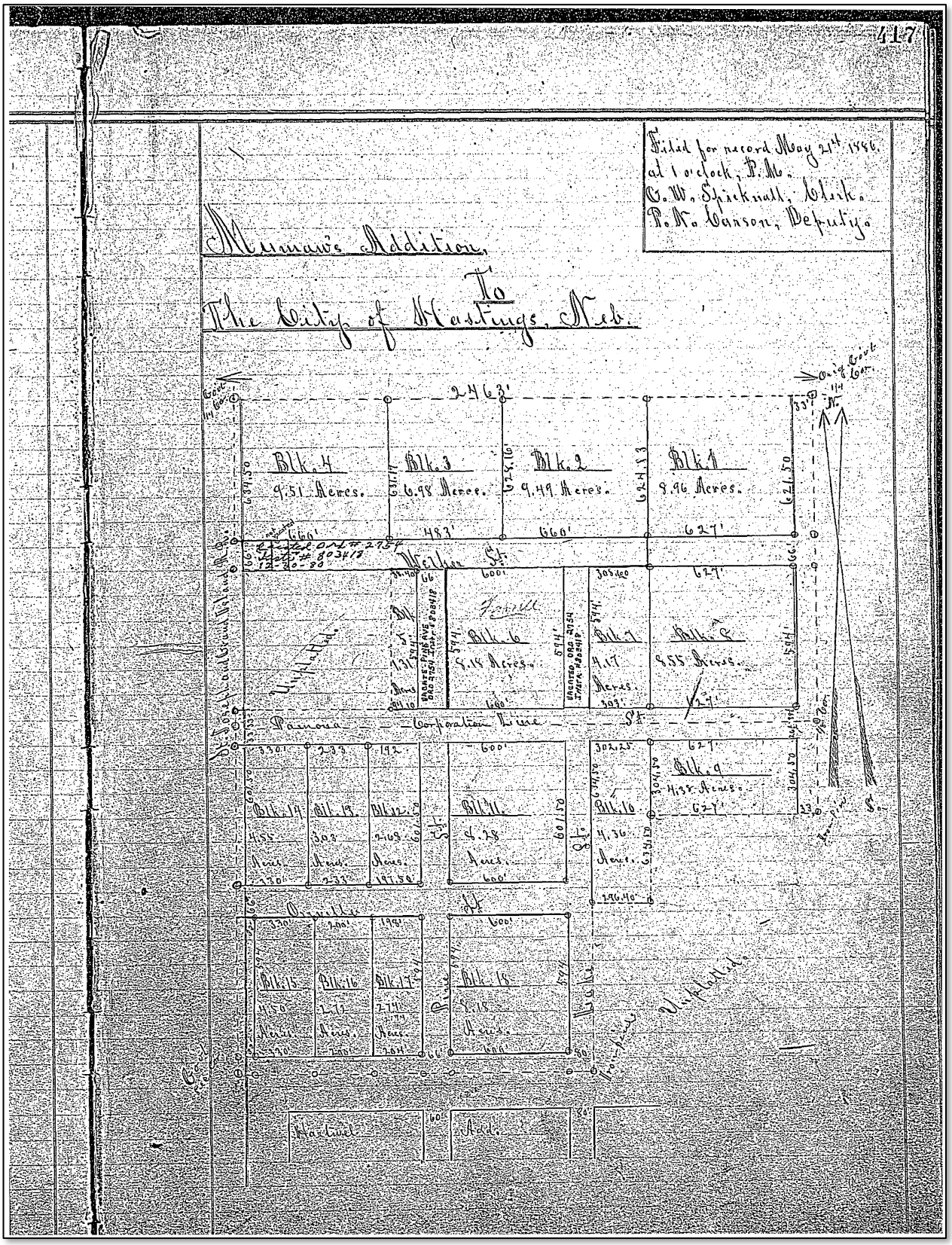
other was created more than thirteen decades ago, yet the developments that these maps portray have not materialized since it was platted.

Shown on the following pages is a current aerial view of Proposed Redevelopment Area 18 with the portion that is represented by the preliminary plat maps outlined in white. Because the plans depicted in the preliminary plat map have not been developed since its creation many years ago, the platting is considered obsolete.

FINAL PLAT – BLOCK ONE HOHLEN SUBDIVISION


FINAL PLAT
BLOCK ONE HOHLEN SUBDIVISION
A TRACT OF LAND LOCATED IN THE NORTH HALF OF FRACTIONAL SECTION 6-7-9W, ADAMS COUNTY, NEBRASKA.
U.S. HIGHWAY 281 BYPASS ROAD (26th STREET)
NORTH ACADEMY AVENUE
NORTH CEDAR AVENUE
NORTH TURNER AVENUE
NORTH ELM AVENUE
25th STREET
23rd STREET
22nd STREET
21st STREET
BLK. 1
6.03 ACRES
BLK. 8
4.50 ACRES
53.30 ACRES
BLK. 2
BLK. 3
BLK. 5
BLK. 6
BLK. 7
BLK. 9
BLK. 10
BLK. 11
PRELIMINARY
UNPLATTED
ZONING: R-1 RESIDENTIAL
ZONING: AGRICULTURAL
JOHNSON ERICKSON O'BRIEN
ENGINEERING ARCHITECTURE SURVEYING
FINAL PLAT
BLOCK ONE HOHLEN SUBDIVISION
A TRACT OF LAND LOCATED IN THE NORTH HALF OF FRACTIONAL SECTION 6-7-9W, ADAMS COUNTY, NEBRASKA.

MUMAW'S ADDITION TO THE CITY OF HASTINGS, NEB


417
Filed for record May 21st 1886
at 1 o'clock, P.M.
C. W. Spicknall, Clerk.
P. M. Carson, Deputy.
Murnan's Addition
To
The City of Hastings, Neb.
Blk. 4
9.51 Acres.
Blk. 3
6.98 Acres.
Blk. 2
9.49 Acres.
Blk. 1
8.96 Acres.
Blk. 6
9.19 Acres.
Blk. 7
9.17 Acres.
Blk. 8
8.85 Acres.
Blk. 9
8.98 Acres.
Blk. 14
Blk. 15
8.28 Acres.
Blk. 16
9.36 Acres.
Blk. 17
Blk. 18
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Blk. 26
Blk. 27
Blk. 28
Blk. 29
Blk. 30
Blk. 31
Blk. 32
Blk. 33
Blk. 34
Blk. 35
Blk. 36
Blk.

Insanitary or unsafe conditions:

Sidewalks

As mentioned in the substandard portion of this study, the sidewalk system within Proposed Redevelopment Area 18 is inconsistent and provides little refuge for pedestrians seeking to travel along the road by foot. In multiple locations, the proposed redevelopment area contains deteriorated sidewalks, lacks sidewalks, or lacks ADA compliant access curb ramps. This creates unsafe conditions by not providing safe conditions for pedestrian travel within the redevelopment area.

Diversity of ownership:

This factor is not a substantial factor within Proposed Redevelopment Area 18.

Tax or special assessment delinquency exceeding the fair value of the land:

This factor is not a substantial factor within Proposed Redevelopment Area 18.

Defective or unusual conditions of title:

This factor is not a substantial factor within Proposed Redevelopment Area 18.

Existence of conditions that endanger life or property by fire and other causes:

Recommended Standards for Water Works recommends that to provide adequate fire protection, the minimum size of a water main must be no less than 6" in diameter. As noted in the substandard section of this study, water mains are located throughout Proposed Redevelopment Area 18 that do not meet the minimum six-inch recommendation for adequate protection.

Additionally, As mentioned before, the sidewalk system is inconsistent and provides little refuge for pedestrians seeking to travel along the road by foot. In multiple locations, the proposed redevelopment area contains deteriorated sidewalks, lacks sidewalks, or lacks ADA compliant access curb ramps. This creates unsafe conditions by not providing safe conditions for pedestrian travel within the redevelopment area.

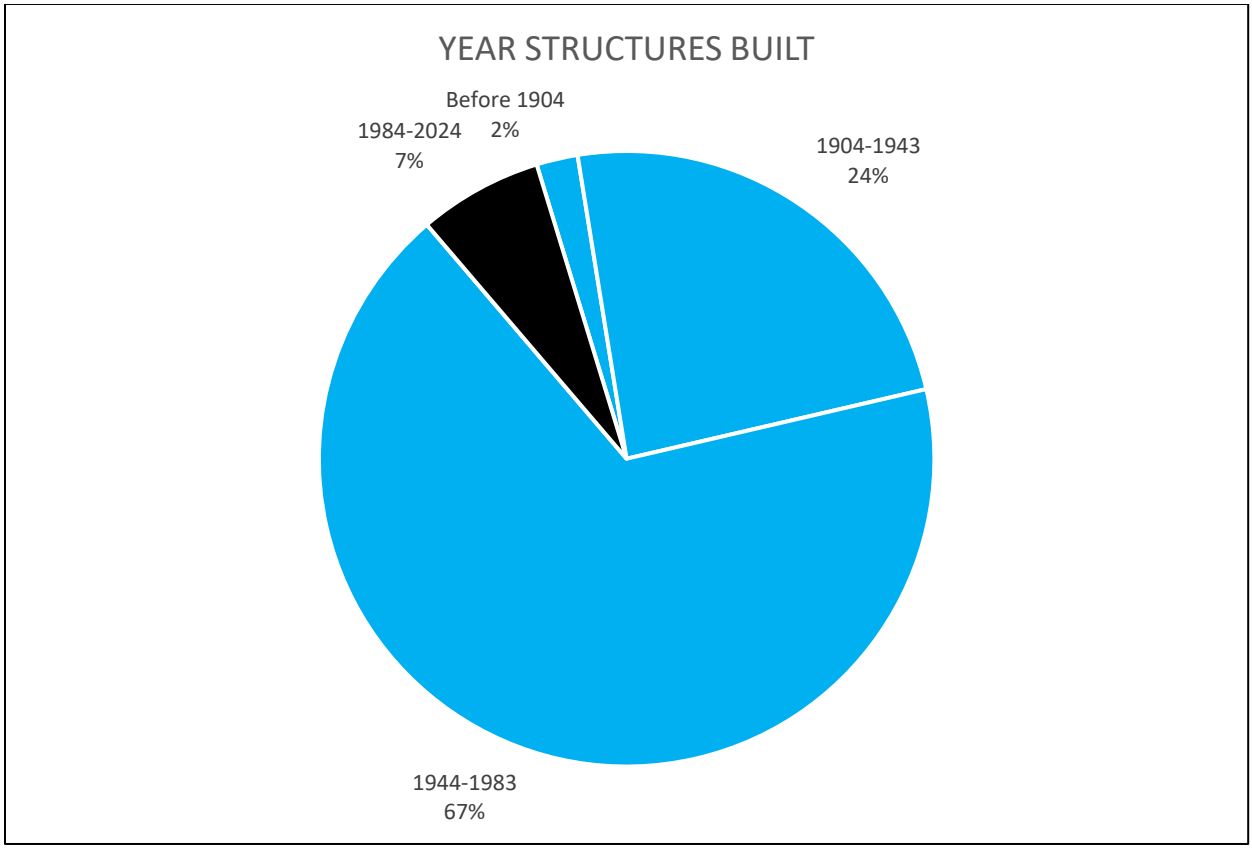
Objective Factors:

Unemployment in the redevelopment area is at least one hundred twenty percent of the state or national average:

This factor is not substantial within Proposed Redevelopment Area 18.

The average age of the residential or commercial units in the area is at least forty years:

As demonstrated in the substandard section of this study, the average age of structures in Proposed Redevelopment Area 18 is 80 years old (Built prior to 1944). This meets the 40-year threshold required to meet this objective factor criteria (Built prior to 1984).



More than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time:

This factor is not substantial within Proposed Redevelopment Area 18.

The per capita income of the area is lower than the average per capita income of the city in which the redevelopment area is located:

This factor is not substantial within Proposed Redevelopment Area 18.

The Proposed Redevelopment Area has had either stable or decreasing population based on the last two decennial censuses:

This factor is not substantial within Proposed Redevelopment Area 18.

Presence of Subjective Factors

The presence of **seven** subjective factors was identified in Proposed Redevelopment Area 18.

Blight Subjective Criteria	Area 18
Substantial number of deteriorated or deteriorating structures	X
Deterioration of site or other improvements	X
Existence of defective or inadequate street layout	X
Faulty lot layout in relation to size, adequacy, accessibility, or usefulness	X
Improper subdivision or obsolete platting	X
Insanitary or unsafe conditions	X
Diversity of ownership	
Tax or special assessment delinquency exceeding the fair value of the land	
Defective or unusual conditions of title	
Existence of conditions that endanger life or property by fire and other causes	X

Presence of Objective Factors

The presence of **one** objective factor was identified in Proposed Redevelopment Area 18.

Blight Objective Criteria	Area 18
Unemployment in the redevelopment area is at least one hundred twenty percent of the state or national average	
The average age of the residential or commercial units in the area is at least forty years	X
More than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time	
The per capita income of the area is lower than the average per capita income of the city in which the redevelopment area is located	
Area has had either stable or decreasing population based on the last two decennial censuses	

Blight Determination

Proposed Redevelopment Area 18 meets the definition of a blighted area in need of redevelopment projects that should be completed and encouraged by the Hastings Planning Commission, Hastings City Council, and Community Redevelopment Authority.

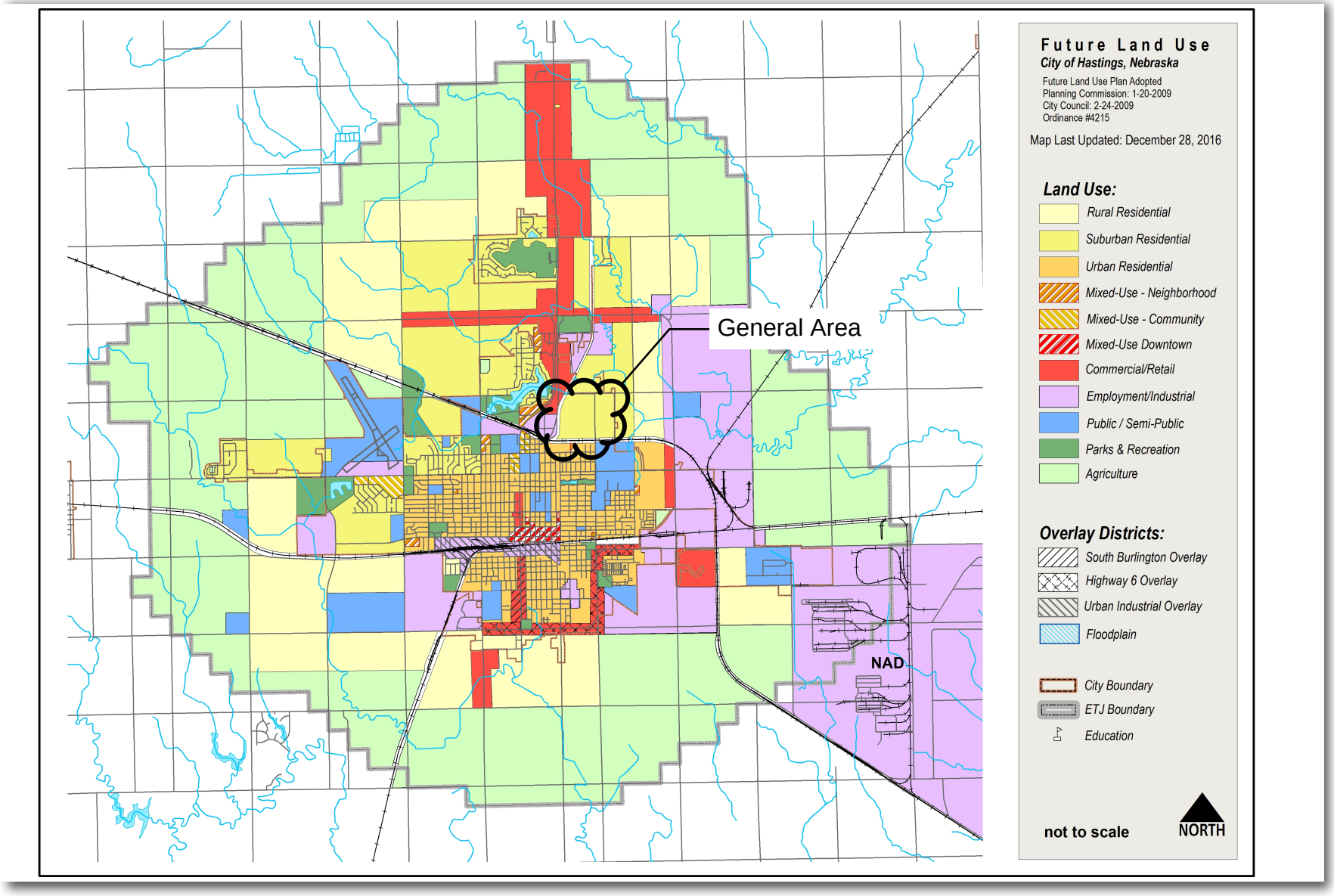


Figure 2.2: Future Land Use Plan

951754

OFFICE OF

REGISTER OF DEEDS

ADAMS COUNTY
P.O. BOX 203
HASTINGS, NEBRASKA 68902-0203

MICHELE D. KLINGLER
REGISTER OF DEEDS
JANICE D. JOHNSON
DEPUTY

Plat Name: Hohlen Sub Blk 1

FILING FEES: 37.00 LOTS Two (2) BLOCKS:

FILED BY: Rod - Hr Cityp Engineer

RETAIN PERMANENT RECORD DO NOT RETURN

1. Counter Fee Sheet
2. Counter Plat Listing
3. Assign computer code number for subdivision 1772
4. Add to "Codes information binder"
5. Computer input; computer index from _____ to _____
6. Add to front page of computer numericals & set up subdivision
7. Lindex panels-plat cabinet listing & numerical index listing
8. Assign plat cabinet sleeve; list inside plat cabinet door
9. Add to cadastral binder; determine book _____ page _____ in cadastral
10. Front page cadastral book & on actual page, draw in & list information
11. Microfilm and jacket; file plat in plat cabinet sleeve
12. Assessor's copy
13. PC computer-Plat program
14. File additional copies in file cabinet; add to existing plat listings

NUM _____
RD. COMP. _____
COMPARE _____
CADAS _____ AO ✓

ADAMS COUNTY, NE.
FILED
INST. NO. 951754
'95 MAY 24 PM 2 39
Michele D Klingler
REGISTER OF DEEDS

FILED BY: Rod - Hr Cityp Engineer

RETURN TO: Retain : Perm Record

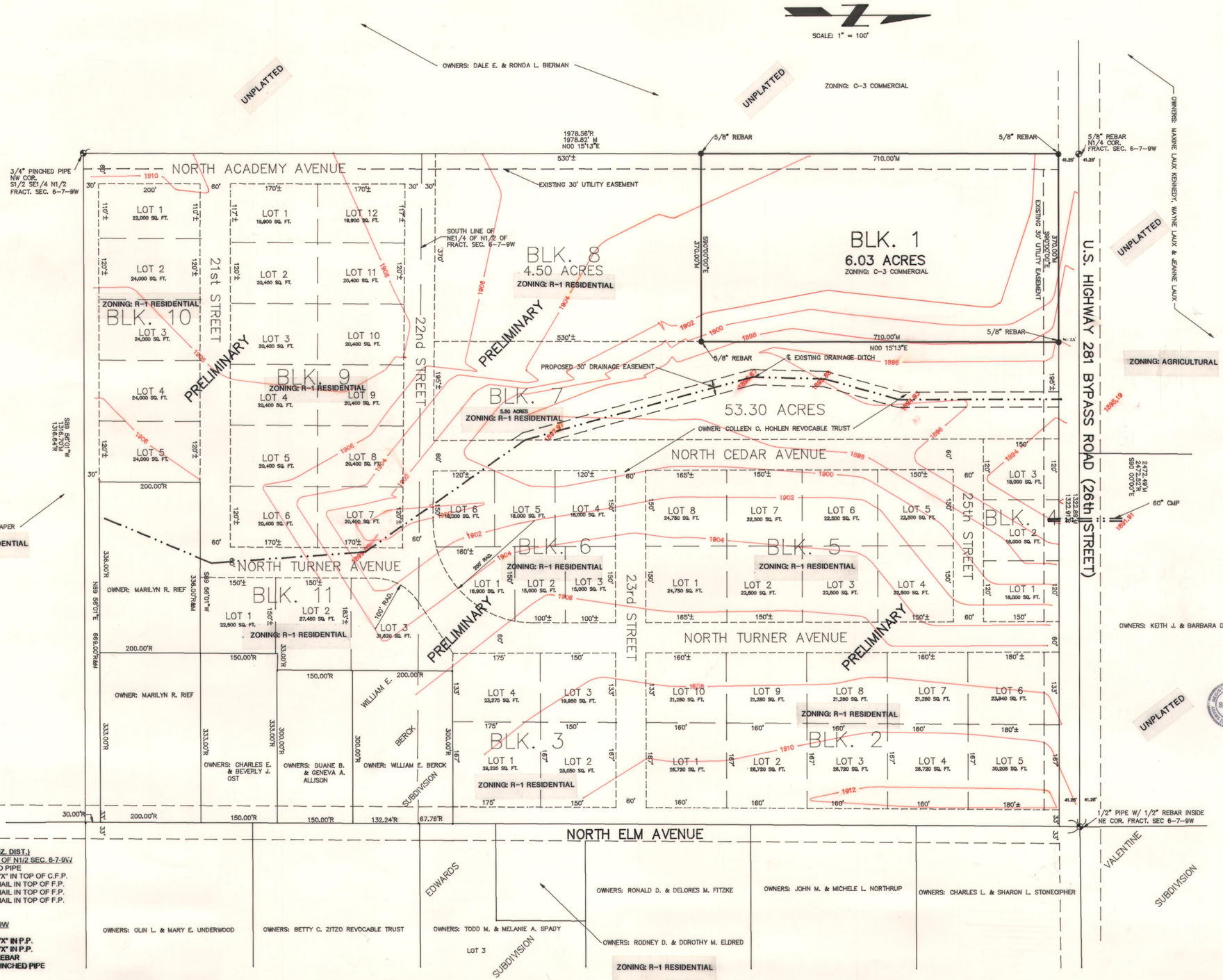
FEE 37.00 Acct # 012 (Community Devel) CHG/PAID

951754

FINAL PLAT
BLOCK ONE HOHLEN SUBDIVISION

A TRACT OF LAND LOCATED IN THE NORTH HALF OF FRACTIONAL SECTION 6-7-9W, ADAMS COUNTY, NEBRASKA.

SCALE: 1" = 100'



CORNER TIES (HORIZ. DIST.)
NW COR. S1/2 SE1/4 OF N1/2 SEC. 6-7-9W
FOUND 3/4" PINCHED PIPE
NW 9.50' NAIL "X" IN TOP OF C.F.P.
NNW 7.58' P.K. NAIL IN TOP OF F.P.
NNE 16.48' P.K. NAIL IN TOP OF F.P.
NE 34.75' P.K. NAIL IN TOP OF F.P.

N1/4 COR. SEC. 6-7-9W
FOUND 5/8" REBAR
NNW 41.40' NAIL "X" IN P.P.
SSW 42.86' NAIL "X" IN P.P.
S 41.25' 5/8" REBAR
SSE 41.35' 3/4" PINCHED PIPE

NE COR. SEC. 6-7-9W
FOUND 1/2" PIPE W/ 1/2" REBAR INSIDE
SE 59.32' NAIL & CAP IN TOP OF C.F.P.
SE 51.74' NAIL IN EAST SIDE OF P.P.
SW 56.47' NAIL IN P.P.
NE 48.55' NAIL IN P.P.

OWNER'S CERTIFICATE

Know all men by these present, that ELMER W. HOHLEN AND COLLEEN O. HOHLEN, husband and wife, and THE ELMER W. HOHLEN AND COLLEEN O. HOHLEN REVOCABLE TRUST, the Owners of the land described in the Legal Description hereon have caused the same to be surveyed, subdivided, platted, and designated as BLOCK ONE, HOHLEN SUBDIVISION, as shown on the accompanying plat, and does hereby freely and voluntarily dedicate the streets and right of ways as shown thereon to the public for their use forever and the easements as shown thereon for the location, construction, and maintenence of public service utilities forever, and that the foregoing subdivision as is more particularly described in the Legal Description hereon is made with the free consent and in accordance with the desires and wishes of the undersigned Owners.

In witness whereof, I have affixed my signature hereto at Hastings, Nebraska this 13th day of April, 1995

Colleen O. Hohlen
Colleen O. Hohlen, Wife

Colleen O. Hohlen, trustee
Colleen O. Hohlen, Trustee

Elmer W. Hohlen
Elmer W. Hohlen, Husband

Elmer W. Hohlen Trustee
Elmer W. Hohlen, Trustee

ACKNOWLEDGMENT

STATE OF NEBRASKA)
) SS
COUNTY OF ADAMS)

On this 13th day of April, 1995, before me, a Notary Public in and for said County, personally came Elmer w. Hohlen and Colleen O. Hohlen, Husband and Wife, known to be the identical persons whose names are afixed to the OWNER'S CERTIFICATE and the WAIVER as the accompanying plat, and acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and Notary Seal at Hastings, Nebraska, in said County, on the day and year last written above.

My commission expires the 29th day of September, 1997

Teri Salmen
Notary Public

GENERAL NOTARY-State of Nebraska TERI J. SALMEN My Comm. Exp. Sept. 29, 1997

WAIVER

Applicants hereby waive any and all claims for damages occasioned by the establishment of grades or the alteration of surfaces of any portion of the streets and alleys to conform to said grades as established.

CITY PLANNING COMMISSION RECOMMENDATION

This proposed plat of BLOCK ONE, HOHLEN SUBDIVISION, has been submitted to the City Planning Commision 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 approved this 15th day of May, 1995.

Chairman
Director

CITY SURVEYOR'S CERTIFICATE

I, the undersigned, do hereby Approve this plat of BLOCK ONE, HOHLEN SUBDIVISION, in the City of Hastings, Adams County, Nebraska.

City Surveyor

CITY ENGINEER'S CERTIFICATE

I, the undersigned, do hereby Approve this plat of BLOCK ONE, HOHLEN SUBDIVISION, in the City of Hastings, Adams County, Nebraska.

City Engineer

MAYOR AND CITY COUNCIL APPROVAL

This plat has been APPROVED by the Mayor and City Council of Hastings, Adams County, Nebraska this 22nd day of May, 1995

Mayor
City Clerk

COUNTY TREASURER'S CERTIFICATE

I hereby certify that the records of my office show no taxes due or delinquent upon the property described in the Legal Description on the accompanying plat as of this 17 day of April, 1995.

Adams County Treasurer

CITY TREASURER'S CERTIFICATE

I hereby certify that the records of my office show no special assessments due or delinquent upon the property described in the Legal Description on the accompanying plat as of this 7th day of April, 1995

City of Hastings Treasurer

REGISTER OF DEEDS CERTIFICATE

STATE OF NEBRASKA)
) SS
COUNTY OF ADAMS)

This is to certify that this instrument was filed for record in the Register of Deeds Office in the City of Hastings, Adams County, Nebraska this 24th day of May, 1995 at 2:39 o'clock P. M. and is duly recorded as Instrument No. 951754

Register of Deeds
Deputy

UNPLATTED

LEGAL DESCRIPTION

A tract of land located in the North Half (N½) of Fractional Section 6, Township 7 North, Range 9 West of the Sixth P.M., Adams County, Nebraska, being more particularly described as follows:
Commencing at the Northwest Corner of the Northeast Quarter (NE¼) of said Fractional Section 6, thence S00°15'13"W (assumed bearing) along the west line of the East Half of the North Half of said Fractional Section 6 41.25 feet to the south line of U.S. Highway No. 281 also being the TRUE PLACE OF BEGINNING; thence continuing S00°15'13"W along said west line 710.00 feet; thence S90°00'00"E parallel with the north line of said North Half 370.00 feet; thence N00°15'13"E parallel with said west line 710.00 feet to the south line of said U.S. Highway No. 281; thence N90°00'00"W parallel with and 41.25 feet south of said north line 370.00 feet to the place of beginning containing 6.03 acres more or less.

SURVEYOR'S CERTIFICATE:

I hereby certify that this plat of a survey was made by me or under my supervision and is true and accurate to the best of my knowledge, and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

Thomas L. Krueger, LS 448

NOTE: ALL BEARINGS ARE ASSUMED.

- Monument Found
- Monument Set
- O Temporary Point
- R Recorded Distance
- M Measured Distance

JOHNSON ERICKSON O'BRIEN
ENGINEERING ARCHITECTURE SURVEYING
402/443-4661
P.O. BOX 207
WAHOO, NEBRASKA 68066
BRANCH OFFICES
NEBRASKA CITY, NE 402/873-6766
HASTINGS, NE 402/462-5657
NORFOLK, NE 402/371-6416

FINAL PLAT

PROJECT: BLOCK ONE HOHLEN SUBDIVISION
A TRACT OF LAND LOCATED IN THE NORTH HALF OF FRACTIONAL SECTION 6-7-9W, ADAMS COUNTY, NEBRASKA.

T7N R9W
VICINITY SKETCH
ADAMS COUNTY

DATE	3 - 31 - 95
SCALE	1" = 100'
DRAWN	LH 3-31-95
JOB NO.	HSU - 2162
FIELD BOOK	
REVISIONS	
DRAWING NO.	2162-D
SHEET	1 OF 1

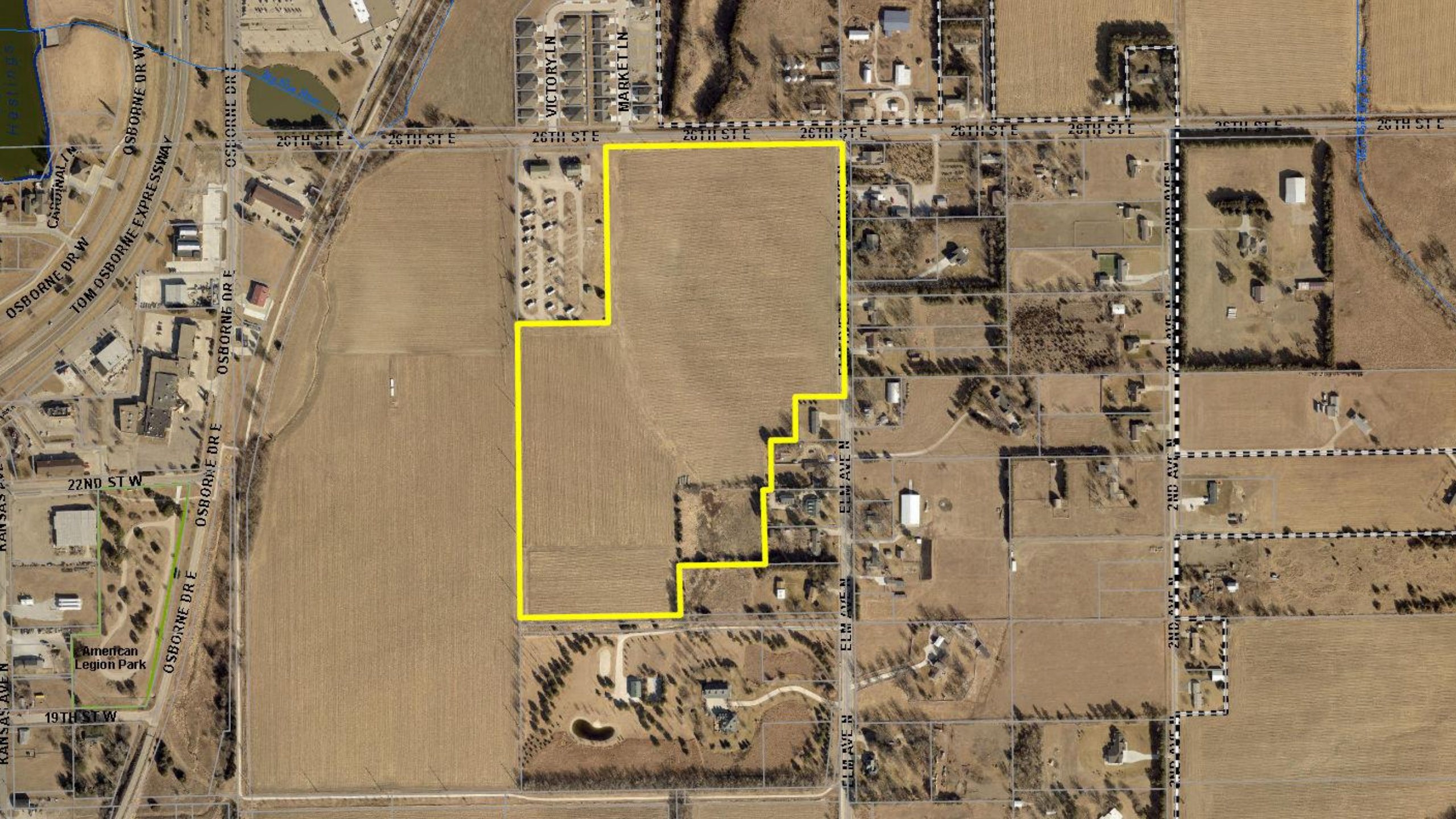
HASTINGS
Nebraska

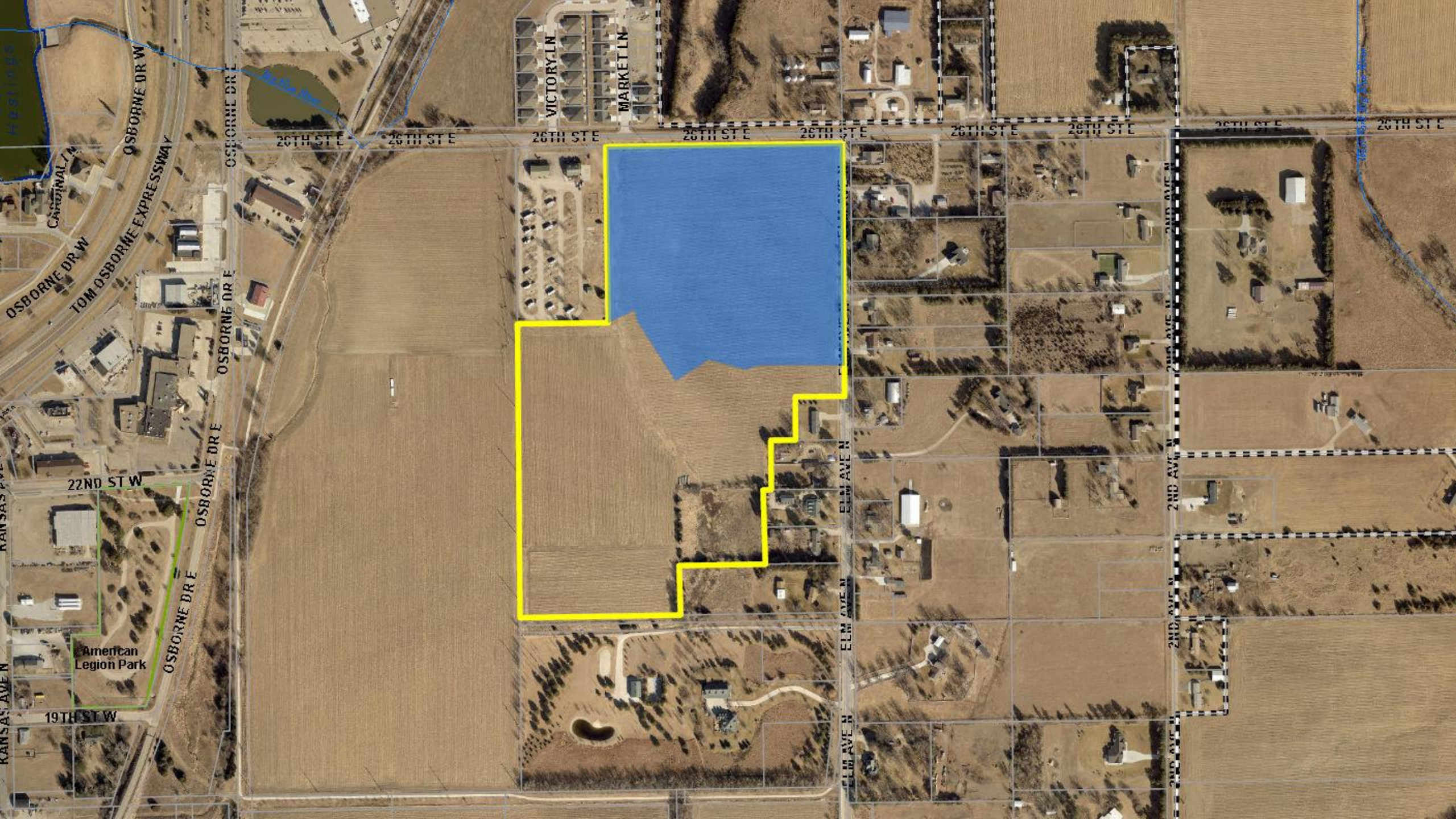
File Nos. 2024-64, 2024-70, and 2024-71

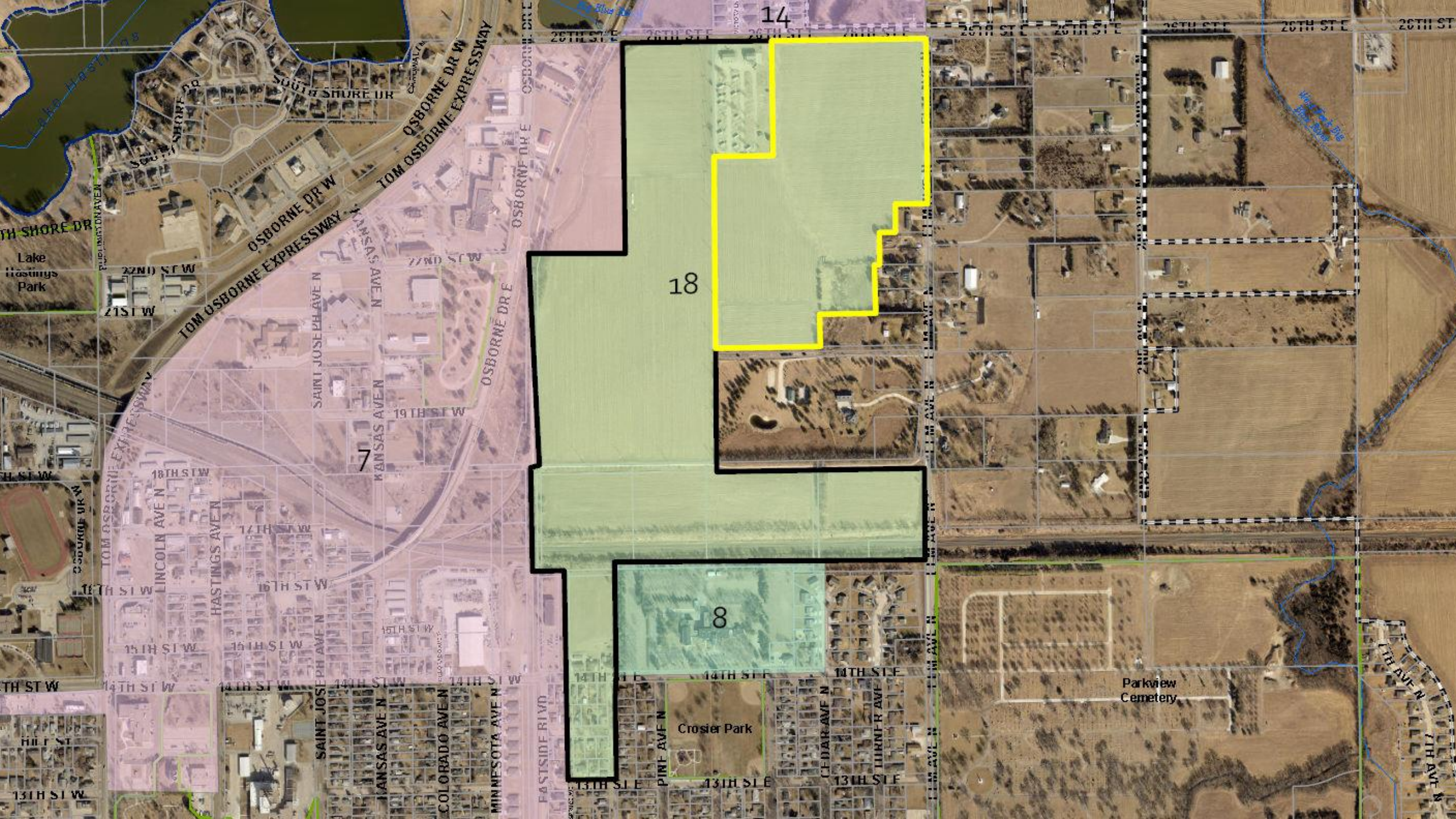
Projects <u>Hastings College Project</u>

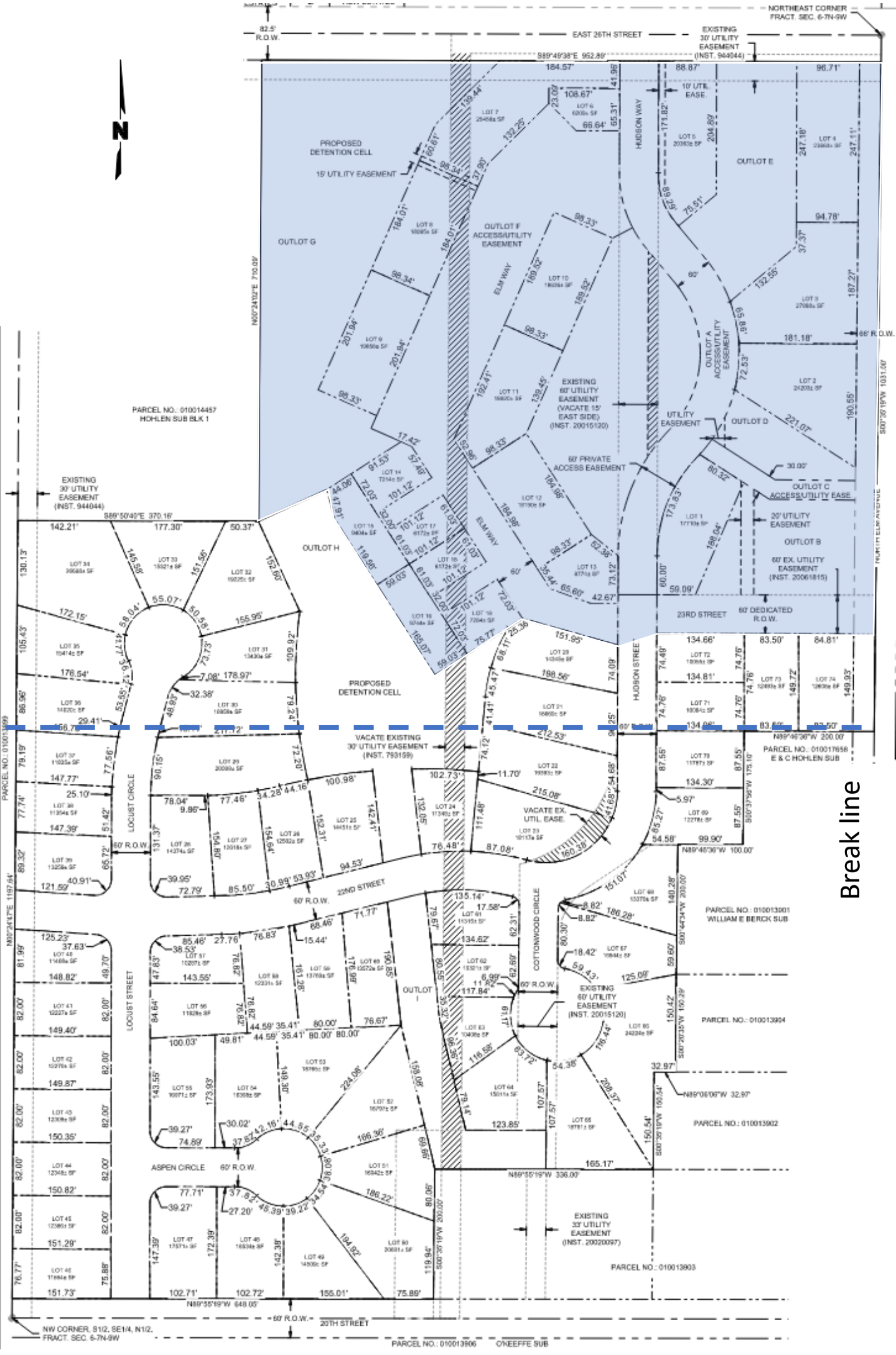
- A public hearing to consider a request for a Plan Modification No. 2024-3 to Redevelopment Area #18 for the residential development.
- A public hearing to consider a request to Rezone a portion of the subject site to R-3 District.
- Preliminary Plat of the Elm 26 Subdivision

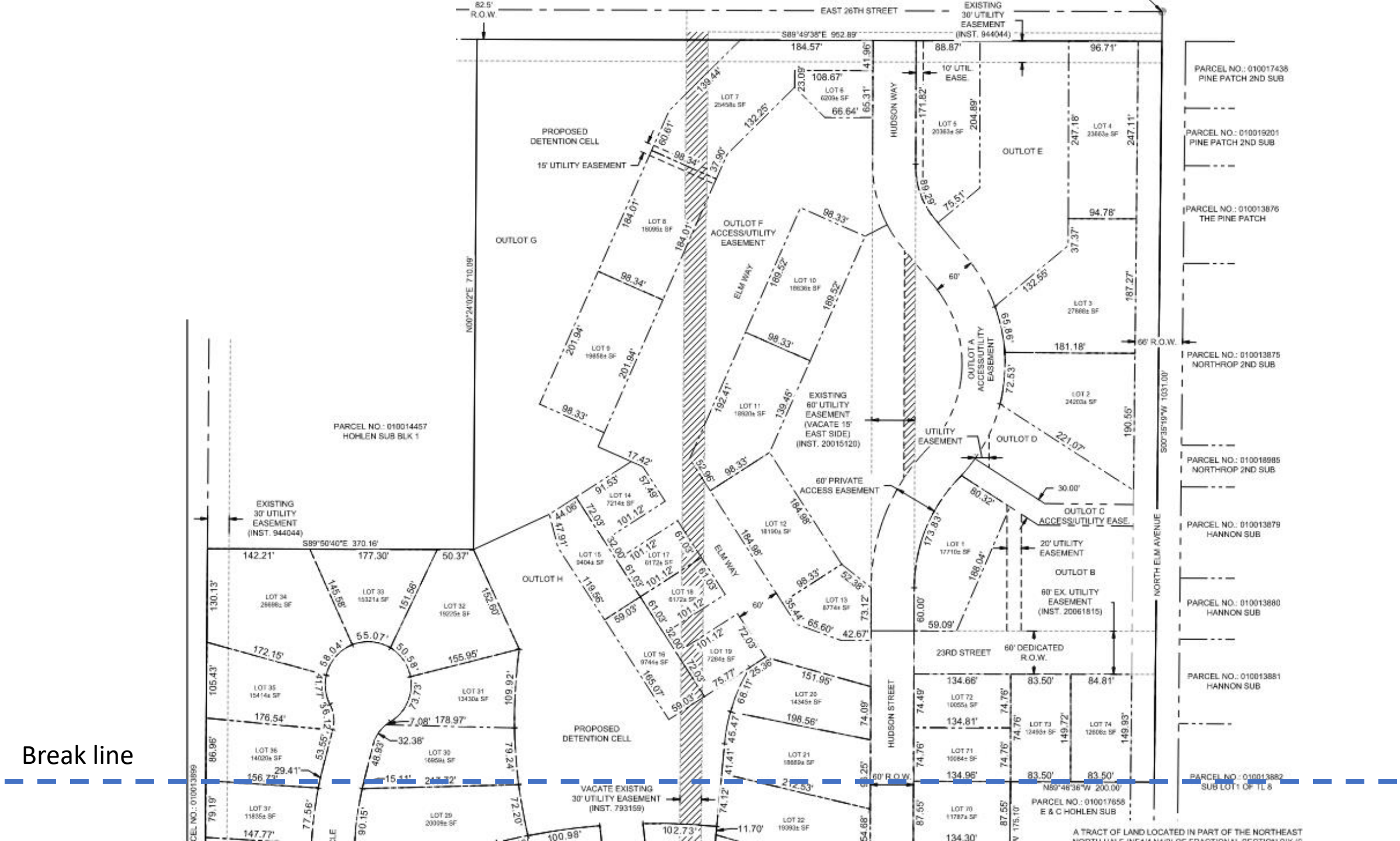
Applicant Innate Concepts


VICTORY LN
MARKET LN
26TH ST E
OSBORNE DR W
TOM OSBORNE EXPRESSWAY
CARDINAL LN
OSBORNE DR E
22ND ST W
KANSAS AVE N
American Legion Park
19TH ST W
ELM AVE N
2ND AVE N


VICTORY LN
MARKET LN
26TH ST E
OSBORNE DR W
TOM OSBORNE EXPRESSWAY
CARDINAL LN
OSBORNE DR E
22ND ST W
American Legion Park
19TH ST W
KANSAS AVE N
ELM AVE N
2ND AVE N

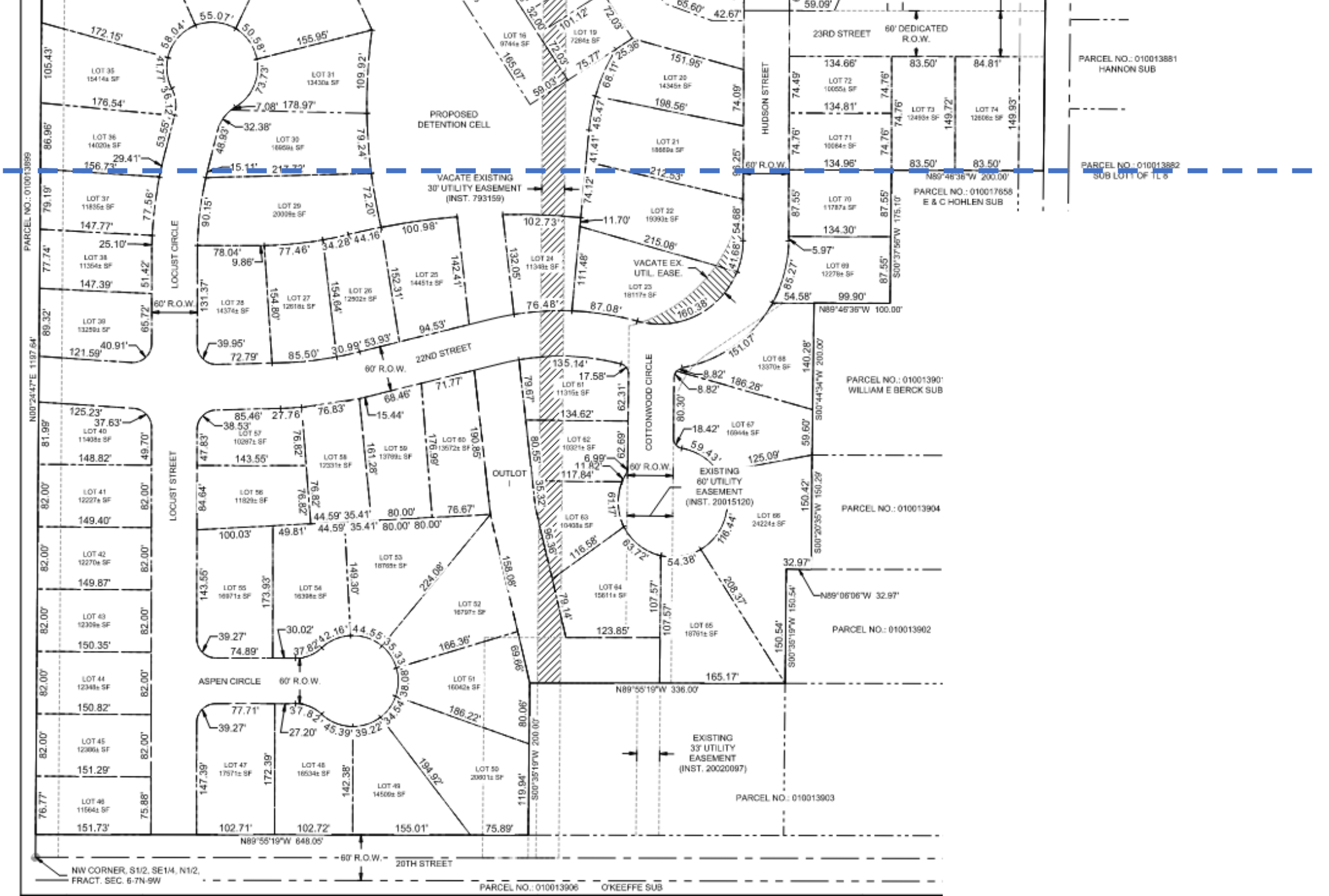

14
18
7
8
OSBORNE DR W
TOM OSBORNE EXPRESSWAY
SOUTH SHORE DR
Lake Hastings Park
OSBORNE DR E
KANSAS AVE N
SAINT JOSEPH AVE N
LINCOLN AVE N
HASTINGS AVE N
COLORADO AVE N
MINNESOTA AVE N
PINE AVE N
CEDAR AVE N
TURNER AVE
EASTSIDE RIVD
Crosier Park
Parkview Cemetery
26TH ST E
21ST W
22ND ST W
19TH ST W
18TH ST W
17TH ST W
16TH ST W
15TH ST W
14TH ST W
13TH ST W
14TH ST E
13TH ST E

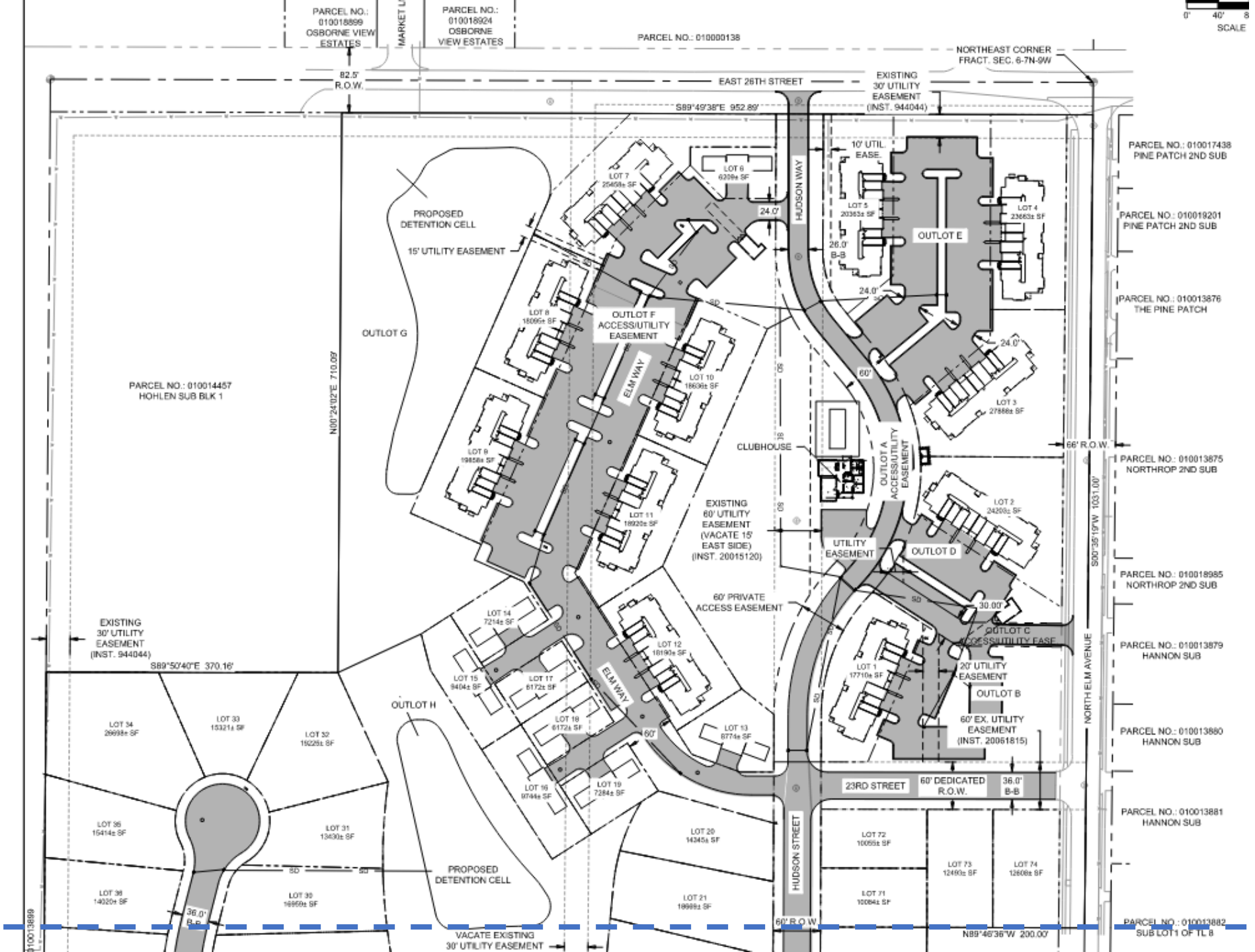

NORTHEAST CORNER FRACT. SEC. 6-7N-9W
EAST 26TH STREET
82.5' R.O.W.
EXISTING 30' UTILITY EASEMENT (INST. 944044)
S89°49'38"E 952.89'
PROPOSED DETENTION CELL
15' UTILITY EASEMENT
OUTLOT G
OUTLOT F ACCESS/UTILITY EASEMENT
HUDSON WAY
ELM WAY
OUTLOT E
10' UTIL. EASE.
OUTLOT A ACCESS/UTILITY EASEMENT
OUTLOT D
OUTLOT C ACCESS/UTILITY EASE.
OUTLOT B
60' EX. UTILITY EASEMENT (INST. 20061815)
20' UTILITY EASEMENT
EXISTING 60' UTILITY EASEMENT (VACATE 15' EAST SIDE) (INST. 20015120)
60' PRIVATE ACCESS EASEMENT
UTILITY EASEMENT
PARCEL NO.: 010014457
HOHLEN SUB BLK 1
N00°24'02"E 790.69'
S00°26'19"W 1031.00'
66' R.O.W.
EXISTING 30' UTILITY EASEMENT (INST. 944044)
S89°50'40"E 370.16'
OUTLOT H
PROPOSED DETENTION CELL
VACATE EXISTING 30' UTILITY EASEMENT (INST. 793159)
VACATE EX. UTIL. EASE.
23RD STREET
60' DEDICATED R.O.W.
HUDSON STREET
HUNTLEY ELM AVENUE
PARCEL NO.: 010017656
E & C HOHLEN SUB
N89°46'36"W 200.00'
PARCEL NO.: 010013901
WILLIAM E BERCK SUB
N89°46'36"W 100.00'
LOCUST CIRCLE
60' R.O.W.
22ND STREET
COTTONWOOD CIRCLE
EXISTING 60' UTILITY EASEMENT (INST. 20015120)
PARCEL NO.: 010013904
PARCEL NO.: 010013902
N89°55'19"W 336.00'
ASPEN CIRCLE
EXISTING 33' UTILITY EASEMENT (INST. 20020097)
PARCEL NO.: 010013903
N89°55'19"W 648.05'
20TH STREET
NW CORNER, S1/2, SE1/4, N1/2, FRACT. SEC. 6-7N-9W
PARCEL NO.: 010013906
O'KEEFFE SUB
PARCEL NO.: 010013899
N89°24'47"E 1197.64'
Break line


EAST 26TH STREET
82.5' R.O.W.
EXISTING 30' UTILITY EASEMENT (INST. 944044)
S89°49'38"E 962.89'
184.57'
88.87'
96.71'
PARCEL NO.: 010017438 PINE PATCH 2ND SUB
PARCEL NO.: 010019201 PINE PATCH 2ND SUB
PARCEL NO.: 010013876 THE PINE PATCH
PARCEL NO.: 010013875 NORTHROP 2ND SUB
PARCEL NO.: 010018985 NORTHROP 2ND SUB
PARCEL NO.: 010013879 HANNON SUB
PARCEL NO.: 010013880 HANNON SUB
PARCEL NO.: 010013881 HANNON SUB
PARCEL NO.: 010013882 SUB LOT 1 OF TL 8
PARCEL NO.: 010017658 E & C HOHLEN SUB
PROPOSED DETENTION CELL
15' UTILITY EASEMENT
OUTLOT G
OUTLOT F ACCESS/UTILITY EASEMENT
HUDSON WAY
10' UTIL. EASE.
OUTLOT E
ELM WAY
OUTLOT A ACCESS/UTILITY EASEMENT
66' R.O.W.
NORTH ELM AVENUE
EXISTING 60' UTILITY EASEMENT (VACATE 15' EAST SIDE) (INST. 20015120)
UTILITY EASEMENT
OUTLOT D
60' PRIVATE ACCESS EASEMENT
OUTLOT C ACCESS/UTILITY EASE.
20' UTILITY EASEMENT
OUTLOT B
60' EX. UTILITY EASEMENT (INST. 20061815)
23RD STREET
60' DEDICATED R.O.W.
HUDSON STREET
60' R.O.W.
PARCEL NO.: 010014457 HOHLEN SUB BLK 1
OUTLOT H
EXISTING 30' UTILITY EASEMENT (INST. 944044)
S89°50'40"E 370.16'
PROPOSED DETENTION CELL
VACATE EXISTING 30' UTILITY EASEMENT (INST. 793159)
N00°24'02"E 710.09'
S00°35'19"W 1031.00'
N89°46'36"W 200.00'
A TRACT OF LAND LOCATED IN PART OF THE NORTHEAST

Break line

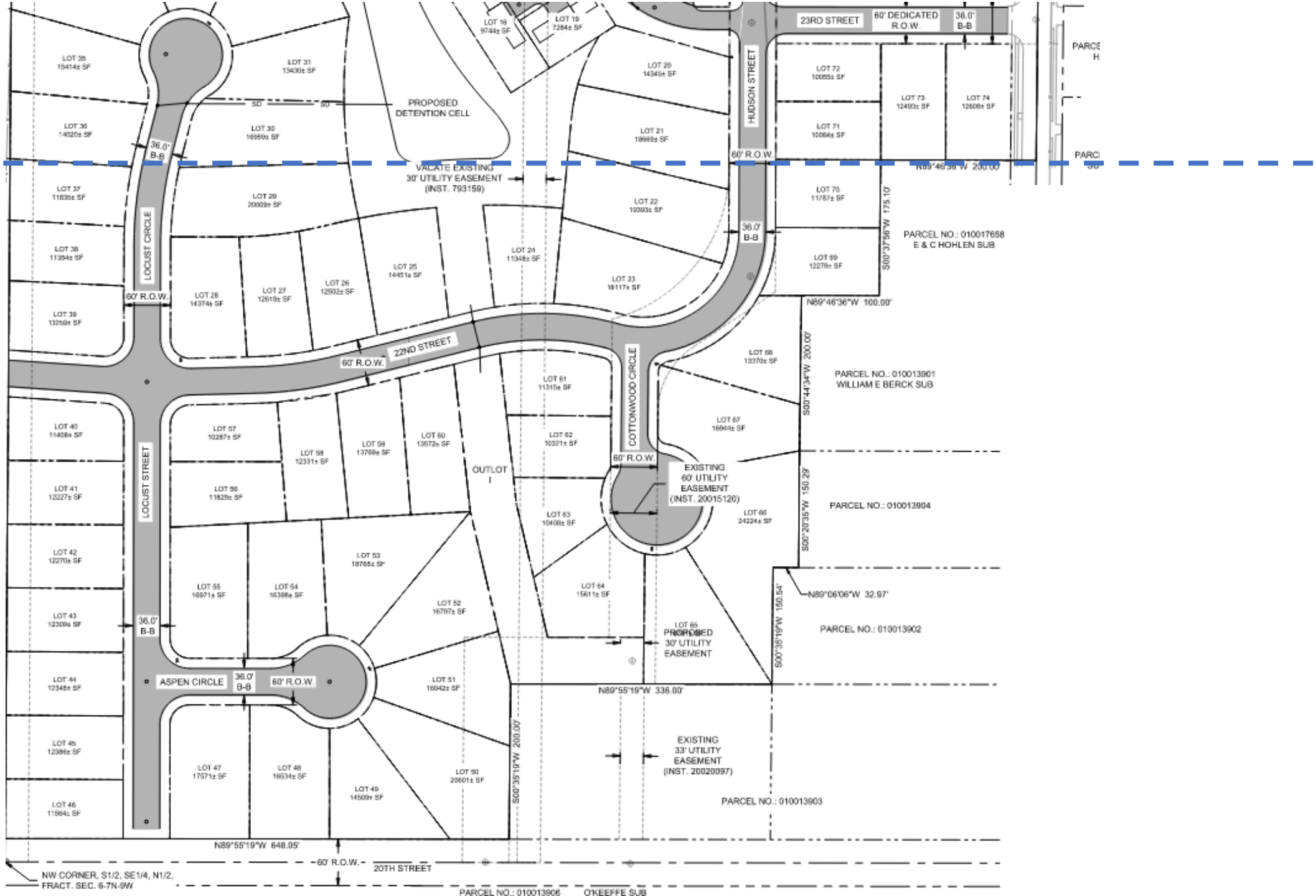
Break line

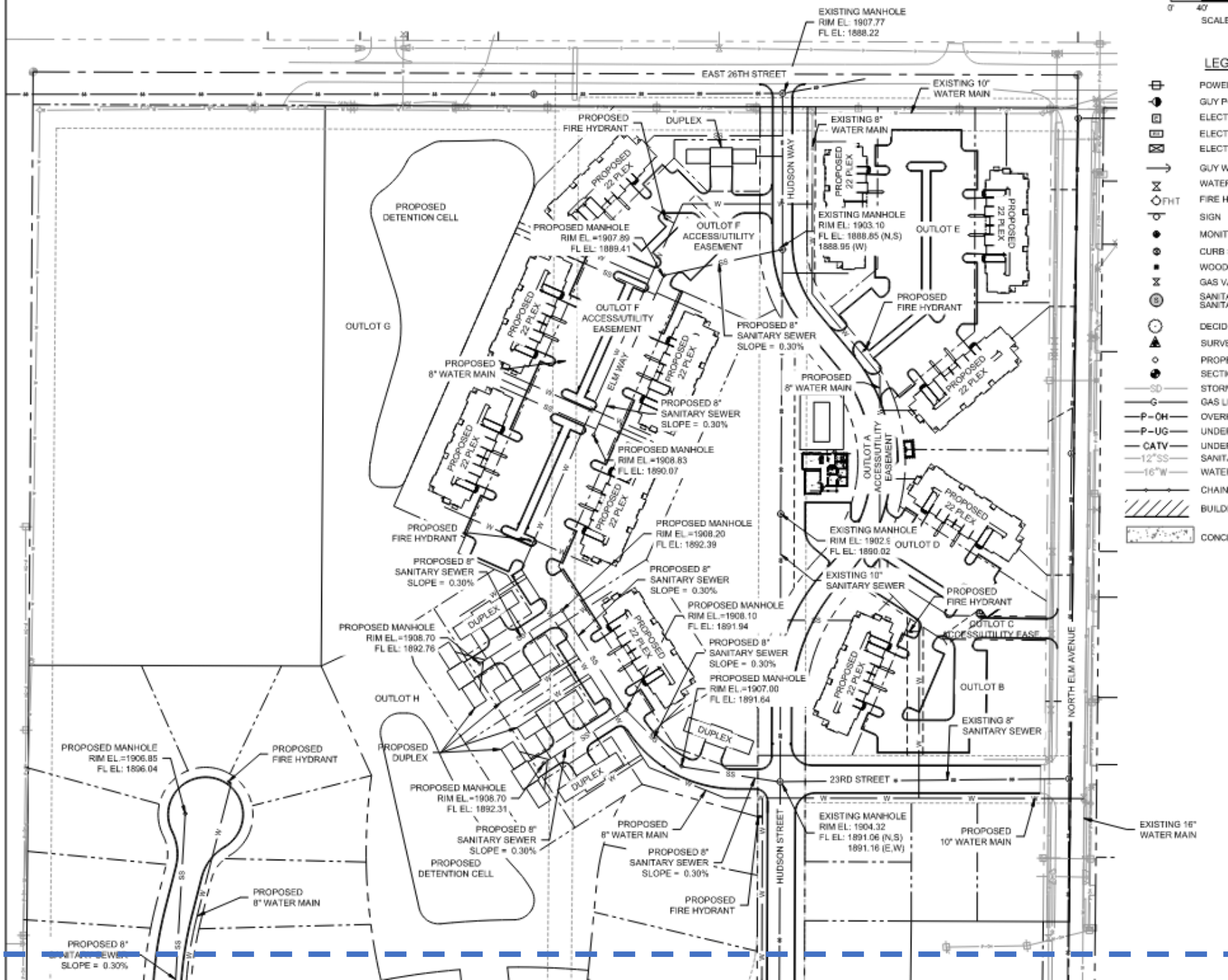

PROPOSED DETENTION CELL
VACATE EXISTING 30' UTILITY EASEMENT (INST. 793159)
VACATE EX. UTIL. EASE.
EXISTING 60' UTILITY EASEMENT (INST. 20015120)
EXISTING 33' UTILITY EASEMENT (INST. 20020097)
OUTLOT
LOCUST CIRCLE
LOCUST STREET
COTTONWOOD CIRCLE
HUDSON STREET
ASPEN CIRCLE
22ND STREET
23RD STREET
20TH STREET
60' R.O.W.
60' DEDICATED R.O.W.
PARCEL NO.: 010013881 HANNON SUB
PARCEL NO.: 010013882 SUB LOT1 OF TL 8
PARCEL NO.: 010017658 E & C HOHLEN SUB
PARCEL NO.: 01001390 WILLIAM E BERCK SUB
PARCEL NO.: 010013904
PARCEL NO.: 010013902
PARCEL NO.: 010013903
PARCEL NO.: 010013906 O'KEEFFE SUB
PARCEL NO.: 010013899
N89°46'36"W 200.00'
N89°46'36"W 100.00'
N89°06'06"W 32.97'
N89°55'19"W 336.00'
N89°55'19"W 648.05'
N00°24'47"E 1197.64'
NW CORNER, S1/2, SE1/4, N1/2, FRACT. SEC. 6-7N-9W


PARCEL NO.: 010018899
OSBORNE VIEW ESTATES
MARKET LN
PARCEL NO.: 010018924
OSBORNE VIEW ESTATES
PARCEL NO.: 010000138
NORTHEAST CORNER
FRACT. SEC. 6-7N-9W
82.5'
R.O.W.
EAST 26TH STREET
EXISTING
30' UTILITY
EASEMENT
(INST. 944044)
S89°49'38"E 952.89'
PARCEL NO.: 010017438
PINE PATCH 2ND SUB
PARCEL NO.: 010019201
PINE PATCH 2ND SUB
PARCEL NO.: 010013876
THE PINE PATCH
PARCEL NO.: 010013875
NORTHROP 2ND SUB
PARCEL NO.: 010018985
NORTHROP 2ND SUB
PARCEL NO.: 010013879
HANNON SUB
PARCEL NO.: 010013880
HANNON SUB
PARCEL NO.: 010013881
HANNON SUB
PARCEL NO.: 010013882
SUB LOT1 OF TL 8
PARCEL NO.: 010014457
HOHLEN SUB BLK 1
N00°24'02"E 710.09'
S00°35'19"W 1031.00'
PROPOSED
DETENTION CELL
15' UTILITY EASEMENT
OUTLOT G
OUTLOT F
ACCESS/UTILITY
EASEMENT
ELM WAY
HUDSON WAY
10' UTIL.
EASE.
OUTLOT E
24.0'
26.0'
B-B
60'
66' R.O.W.
CLUBHOUSE
OUTLOT A
ACCESS/UTILITY
EASEMENT
EXISTING
60' UTILITY
EASEMENT
(VACATE 15'
EAST SIDE)
(INST. 20015120)
UTILITY
EASEMENT
OUTLOT D
60' PRIVATE
ACCESS EASEMENT
30.00'
OUTLOT C
ACCESS/UTILITY EASE.
20' UTILITY
EASEMENT
OUTLOT B
60' EX. UTILITY
EASEMENT
(INST. 20051815)
NORTH ELM AVENUE
EXISTING
30' UTILITY
EASEMENT
(INST. 944044)
S89°50'40"E 370.16'
OUTLOT H
23RD STREET
60' DEDICATED
R.O.W.
36.0'
B-B
HUDSON STREET
PROPOSED
DETENTION CELL
36.0'
B-B
VACATE EXISTING
30' UTILITY EASEMENT
60' R.O.W.
N89°46'36"W 200.00'
0'
40'
SCALE

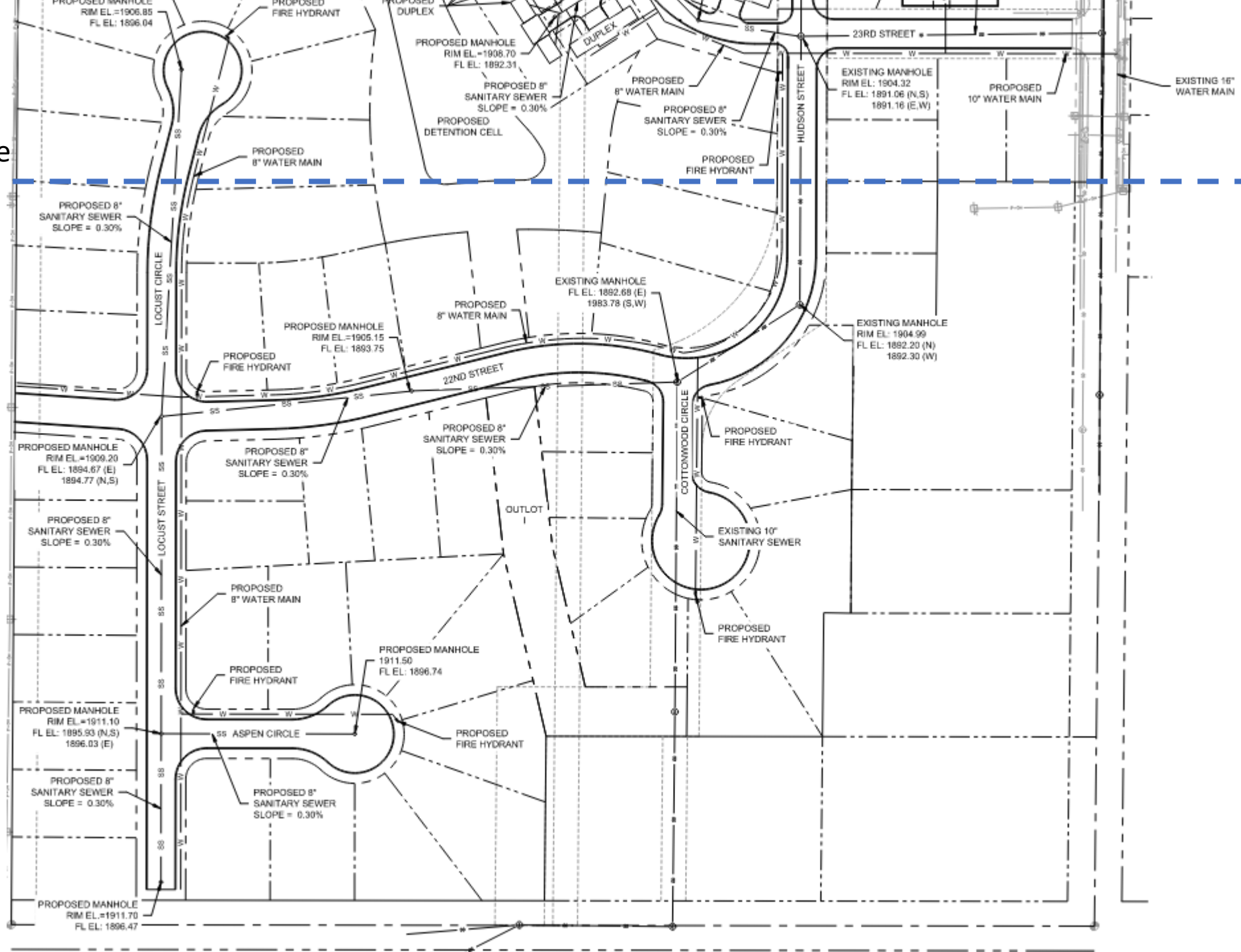
Break line

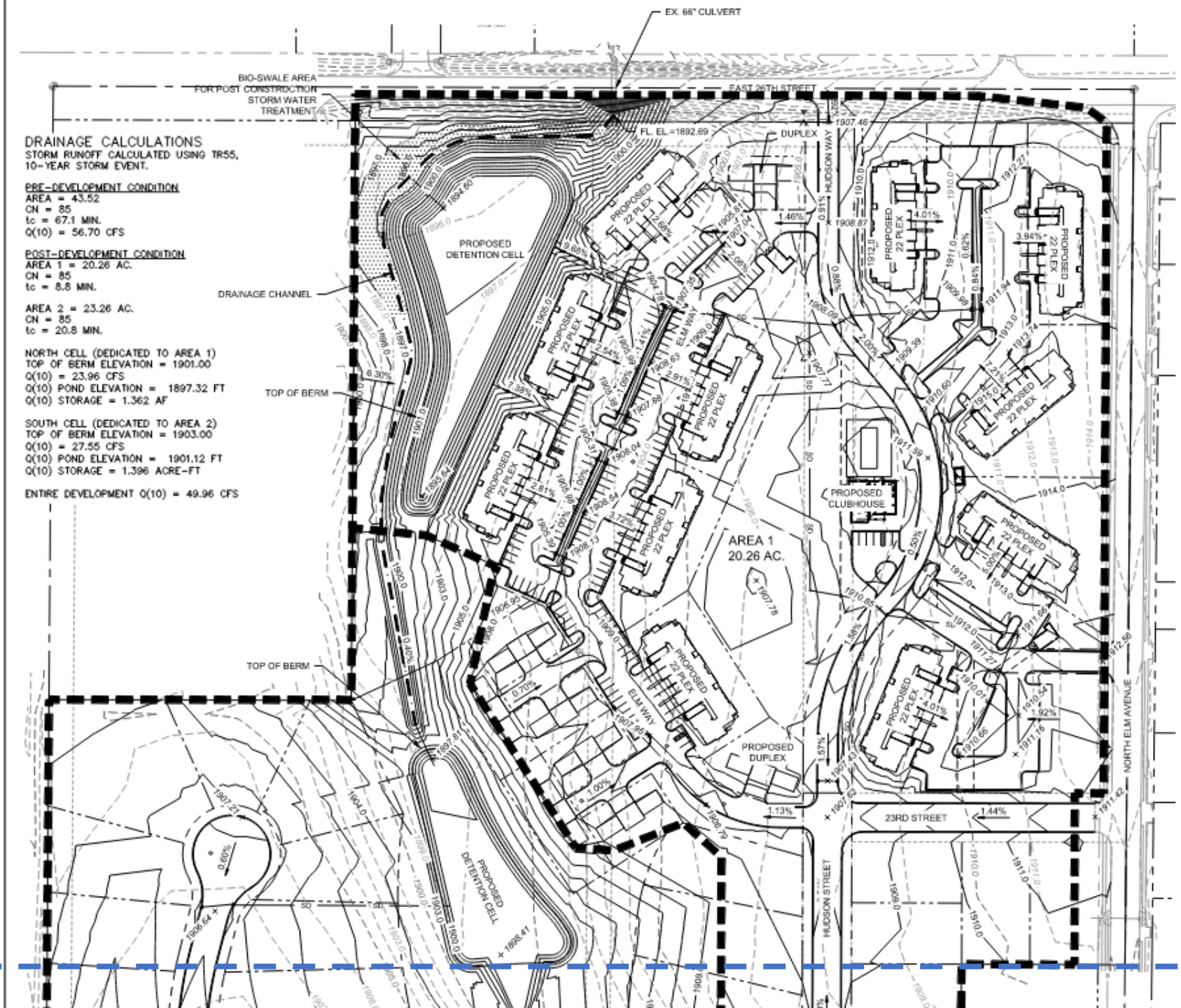
Break line


23RD STREET
60' DEDICATED R.O.W.
36.0' B-B
HUDSON STREET
60' R.O.W.
PROPOSED DETENTION CELL
VACATE EXISTING 30' UTILITY EASEMENT (INST. 793159)
LOCUST CIRCLE
22ND STREET
COTTONWOOD CIRCLE
LOCUST STREET
ASPEN CIRCLE
OUTLOT I
EXISTING 60' UTILITY EASEMENT (INST. 20015120)
PROPOSED 30' UTILITY EASEMENT
EXISTING 33' UTILITY EASEMENT (INST. 20020097)
PARCEL NO.: 010017658 E & C HOHLEN SUB
PARCEL NO.: 010013901 WILLIAM E BERCK SUB
PARCEL NO.: 010013904
PARCEL NO.: 010013902
PARCEL NO.: 010013903
N89°46'36"W 100.00'
S00°44'34"W 200.00'
S00°20'35"W 150.29'
N89°06'06"W 32.97'
S00°35'19"W 150.64'
N89°55'19"W 336.00'
S00°35'19"W 200.00'
N89°55'19"W 648.05'
S00°37'56"W 175.10'
N89°46'36"W 200.00'
20TH STREET
NW CORNER, S1/2, SE1/4, N1/2, FRACT. SEC. 6-7N-9W
PARCEL NO.: 010013906 O'KEEFFE SUB


EXISTING MANHOLE
RIM EL: 1907.77
FL EL: 1888.22
EAST 26TH STREET
EXISTING 10" WATER MAIN
PROPOSED FIRE HYDRANT
DUPLEX
EXISTING 8" WATER MAIN
HUDSON WAY
PROPOSED 22 PLEX
PROPOSED DETENTION CELL
PROPOSED MANHOLE
RIM EL =1907.89
FL EL: 1889.41
OUTLOT F ACCESS/UTILITY EASEMENT
EXISTING MANHOLE
RIM EL: 1903.10
FL EL: 1888.85 (N,S)
1888.95 (W)
OUTLOT E
OUTLOT G
PROPOSED 8" SANITARY SEWER
SLOPE = 0.30%
PROPOSED 8" WATER MAIN
ELM WAY
PROPOSED MANHOLE
RIM EL =1908.83
FL EL: 1890.07
OUTLOT A ACCESS/UTILITY EASEMENT
PROPOSED MANHOLE
RIM EL =1908.20
FL EL: 1892.39
EXISTING MANHOLE
RIM EL: 1902.5
FL EL: 1890.02
OUTLOT D
EXISTING 10" SANITARY SEWER
PROPOSED MANHOLE
RIM EL.=1908.10
FL EL: 1891.94
PROPOSED MANHOLE
RIM EL.=1908.70
FL EL: 1892.76
OUTLOT C ACCESS/UTILITY EASE
PROPOSED MANHOLE
RIM EL.=1907.00
FL EL: 1891.64
OUTLOT B
EXISTING 8" SANITARY SEWER
NORTH ELM AVENUE
OUTLOT H
PROPOSED MANHOLE
RIM EL.=1906.85
FL EL: 1896.04
PROPOSED DUPLEX
23RD STREET
PROPOSED MANHOLE
RIM EL.=1908.70
FL EL: 1892.31
PROPOSED 8" SANITARY SEWER
SLOPE = 0.30%
PROPOSED DETENTION CELL
EXISTING MANHOLE
RIM EL: 1904.32
FL EL: 1891.06 (N,S)
1891.16 (E,W)
PROPOSED 10" WATER MAIN
EXISTING 16" WATER MAIN
HUDSON STREET
PROPOSED 8" WATER MAIN
PROPOSED 8" SANITARY SEWER
SLOPE = 0.30%
PROPOSED FIRE HYDRANT
PROPOSED 8" SANITARY SEWER
SLOPE = 0.30%
SCALE
LEG
POWE
GUY P
ELECT
ELECT
ELECT
GUY W
WATE
FIRE H
SIGN
MONIT
CURB
WOOD
GAS V
SANITA
SANITA
DECID
SURVE
PROPI
SECTI
STORM
GAS L
OVERH
UNDER
UNDER
SANIT
WATE
CHAIN
BUILD
CONCI

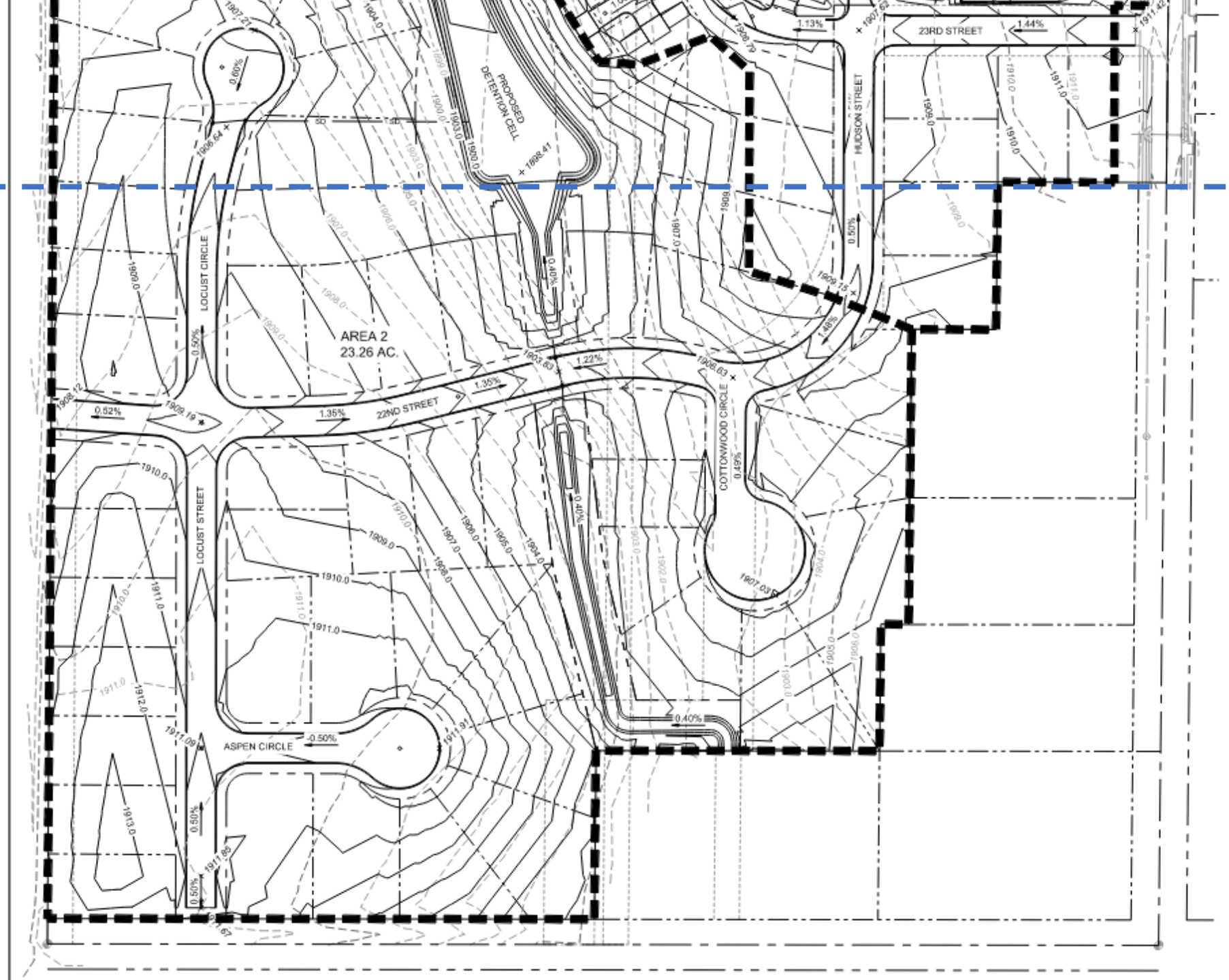
Break line


Break line
PROPOSED MANHOLE
RIM EL.=1906.85
FL EL: 1896.04
PROPOSED
FIRE HYDRANT
PROPOSED
DUPLEX
PROPOSED MANHOLE
RIM EL.=1908.70
FL EL: 1892.31
PROPOSED 8"
SANITARY SEWER
SLOPE = 0.30%
PROPOSED
DETENTION CELL
PROPOSED
8" WATER MAIN
PROPOSED 8"
SANITARY SEWER
SLOPE = 0.30%
PROPOSED
FIRE HYDRANT
HUDSON STREET
23RD STREET
EXISTING MANHOLE
RIM EL: 1904.32
FL EL: 1891.06 (N,S)
1891.16 (E,W)
PROPOSED
10" WATER MAIN
EXISTING 16"
WATER MAIN
PROPOSED 8"
SANITARY SEWER
SLOPE = 0.30%
LOCUST CIRCLE
PROPOSED
8" WATER MAIN
EXISTING MANHOLE
FL EL: 1892.68 (E)
1983.78 (S,W)
EXISTING MANHOLE
RIM EL: 1904.99
FL EL: 1892.20 (N)
1892.30 (W)
PROPOSED MANHOLE
RIM EL.=1905.15
FL EL: 1893.75
PROPOSED
FIRE HYDRANT
22ND STREET
PROPOSED MANHOLE
RIM EL.=1909.20
FL EL: 1894.67 (E)
1894.77 (N,S)
PROPOSED 8"
SANITARY SEWER
SLOPE = 0.30%
PROPOSED 8"
SANITARY SEWER
SLOPE = 0.30%
COTTONWOOD CIRCLE
PROPOSED
FIRE HYDRANT
LOCUST STREET
OUTLOT
EXISTING 10"
SANITARY SEWER
PROPOSED
8" WATER MAIN
PROPOSED
FIRE HYDRANT
PROPOSED MANHOLE
1911.50
FL EL: 1896.74
PROPOSED MANHOLE
RIM EL.=1911.10
FL EL: 1895.93 (N,S)
1896.03 (E)
ASPEN CIRCLE
PROPOSED
FIRE HYDRANT
PROPOSED 8"
SANITARY SEWER
SLOPE = 0.30%
PROPOSED 8"
SANITARY SEWER
SLOPE = 0.30%
PROPOSED MANHOLE
RIM EL.=1911.70
FL EL: 1896.47

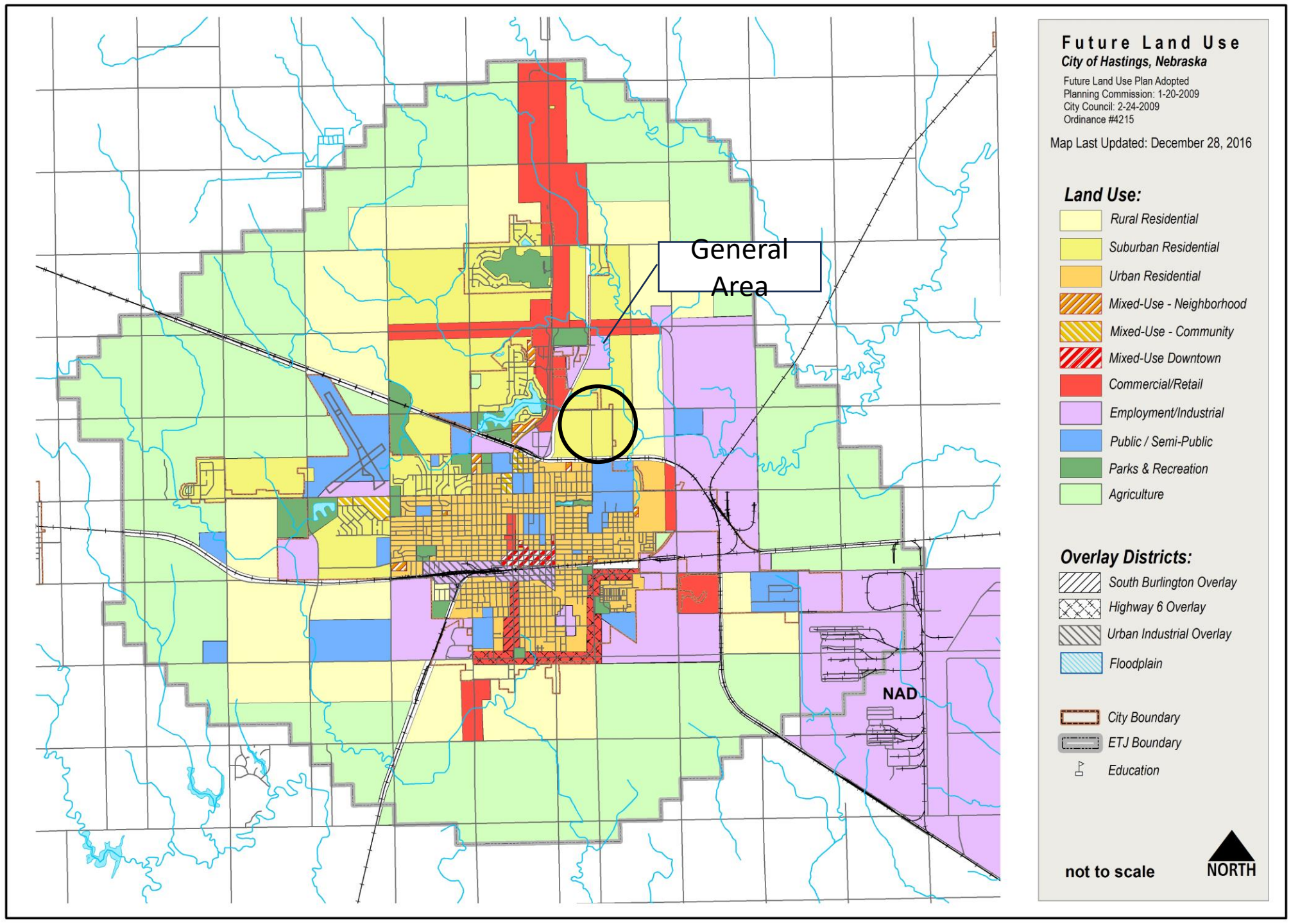

EX. 66" CULVERT
BIO-SWALE AREA FOR POST CONSTRUCTION STORM WATER TREATMENT
EAST 26TH STREET
DRAINAGE CALCULATIONS
STORM RUNOFF CALCULATED USING TR55, 10-YEAR STORM EVENT.
PRE-DEVELOPMENT CONDITION
AREA = 43.52
CN = 85
tc = 67.1 MIN.
Q(10) = 56.70 CFS
POST-DEVELOPMENT CONDITION
AREA 1 = 20.26 AC.
CN = 85
tc = 8.8 MIN.
AREA 2 = 23.26 AC.
CN = 85
tc = 20.8 MIN.
NORTH CELL (DEDICATED TO AREA 1)
TOP OF BERM ELEVATION = 1901.00
Q(10) = 23.96 CFS
Q(10) POND ELEVATION = 1897.32 FT
Q(10) STORAGE = 1.362 AF
SOUTH CELL (DEDICATED TO AREA 2)
TOP OF BERM ELEVATION = 1903.00
Q(10) = 27.55 CFS
Q(10) POND ELEVATION = 1901.12 FT
Q(10) STORAGE = 1.396 ACRE-FT
ENTIRE DEVELOPMENT Q(10) = 49.96 CFS
PROPOSED DETENTION CELL
DRAINAGE CHANNEL
TOP OF BERM
TOP OF BERM
AREA 1
20.26 AC.
PROPOSED CLUBHOUSE
PROPOSED DUPLEX
PROPOSED DETENTION CELL
DUPLEX
HUDSON WAY
ELM WAY
HUDSON STREET
23RD STREET
NORTH ELM AVENUE
PROPOSED 22 PLEX

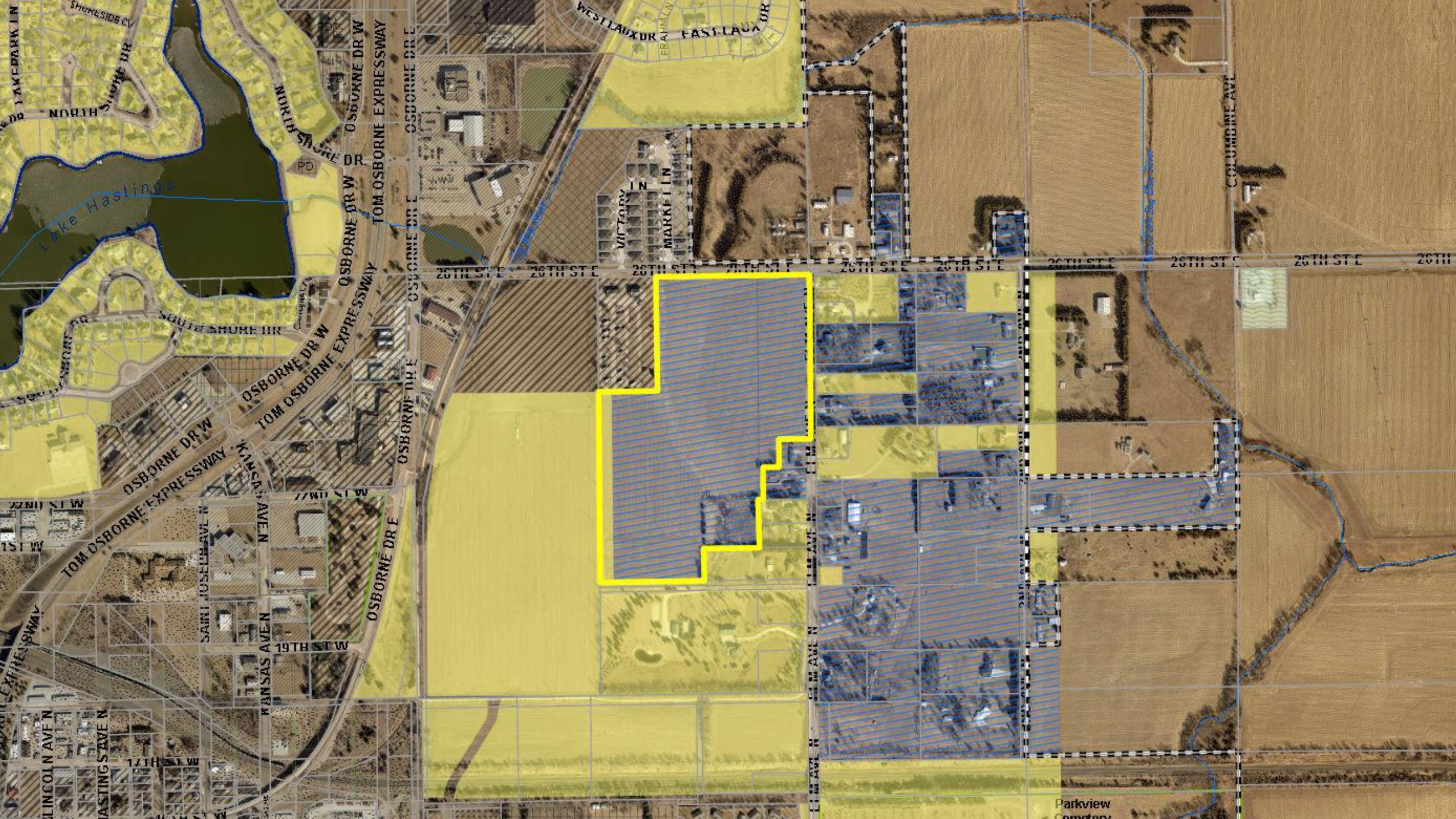
Break line

Break line



AREA 2
23.26 AC.
PROPOSED DETENTION CELL
LOCUST CIRCLE
LOCUST STREET
22ND STREET
23RD STREET
HUDSON STREET
COTTONWOOD CIRCLE
ASPEN CIRCLE


General Area
NAD
Future Land Use
City of Hastings, Nebraska
Future Land Use Plan Adopted
Planning Commission: 1-20-2009
City Council: 2-24-2009
Ordinance #4215
Map Last Updated: December 28, 2016
Land Use:
Rural Residential
Suburban Residential
Urban Residential
Mixed-Use - Neighborhood
Mixed-Use - Community
Mixed-Use Downtown
Commercial/Retail
Employment/Industrial
Public / Semi-Public
Parks & Recreation
Agriculture
Overlay Districts:
South Burlington Overlay
Highway 6 Overlay
Urban Industrial Overlay
Floodplain
City Boundary
ETJ Boundary
Education
not to scale
NORTH



Lake Hastings
NORTH SHORE DR
NORTH SHORE DR
SOUTH SHORE DR
OSBORNE DR W
TOM OSBORNE EXPRESSWAY
OSBORNE DR E
WEST LAUX DR
EAST LAUX DR
VICTORY LN
MARKET LN
20TH ST E
22ND ST W
19TH ST W
17TH ST W
KANSAS AVE N
SAINT JOSEPH AVE N
LINCOLN AVE N
HASTINGS AVE N
COLUMBINE AVE
Parkview

Project Costs and Funding Sources

USE OF FUNDS			SOURCES OF FUNDS	
Description				
Acquistion	$ 200,000		Owner Equity	$ 3,760,000
Site Prep, Grading & Landscaping	$ 650,000		Rural Workforce Housing Loan	$ 850,000
Utilities, Sewer, Water & Paving	$ 1,650,000		Tax Increment Financing	$ 4,500,000
Architecture, Engineering & Legal	$ 500,000		Permanent Financing	$ 13,975,000
Façade Enhancements	$ 950,000			
Capitalized Interest - TIF Loan	$ 550,000			
Construction Costs	$ 18,785,000			
TOTALS	**$ 23,085,000**		**TOTALS**	**$ 23,085,000**

Anticipated TIF Funding

Estimated 2020 assessed value:	$40,000
Estimated value after completion:	$23,040,000
Incremental value:	$23,000,000
Annual TIF generated:	$500,000
TIF Bond Issue:	$4,500,000

Project Proforma

Proforma Without TIF

	Year 1	Year 2	Year 3	Year 4
Rent Revenue	$2,420,305	$2,492,914	$2,567,701	$2,644,732
Expenses	-$919,716	-$947,307	-$975,486	-$1,004,998
NOI Without TIF	$1,500,589	$1,545,607	$1,592,215	$1,639,734
RWH Loan	-$85,000	-$85,000	-$85,000	-$85,000
Debt Service	-$1,172,328	-$1,172,328	-$1,172,328	-$1,172,328
Cash Flow Without TIF	$243,261	$288,279	$334,887	$382,406
Cash on cash return wo/TIF	2.94%	3.48%	4.05%	4.62%
Equity Investment	$ 8,272,485	$ 8,272,485	$ 8,272,485	$ 8,272,485

Proforma Operating Statement with TIF				
	Year 1	Year 2	Year 3	Year 4
Rent Revenue	$ 2,420,305	$ 2,492,914	$ 2,567,701	$ 2,644,732
Expenses	$ (919,716)	$ (947,307)	$ (975,486)	$ (1,004,998)
NOI Without TIF	$ 1,500,589	$ 1,545,607	$ 1,592,215	$ 1,639,734
RWH Loan	$ (85,000)	$ (85,000)	$ (85,000)	$ (85,000)
Debt Service	$ (416,795)	$ (416,795)	$ (416,795)	$ (416,795)
Cash Flow Without TIF	$ 998,794	$ 1,043,812	$ 1,090,420	$ 1,137,939
Cash on cash return with TIF	7.85%	8.28%	8.71%	9.14%
Equity Investment	$ 3,873,630	$ 3,873,630	$ 3,873,630	$ 3,873,630

Looking West at N. Elm Ave into Site

Looking South at N. Elm Ave

Looking East at N. Elm Ave

Looking Northeast at N. Elm Ave

Staff Findings Summary for Plan Modification

- The project is feasible and generally conforms with the Comprehensive Plan
- The project would not be economically feasible without the use of TIF funding. As shown in the Proforma, without the TIF funding, the project would have an unacceptable return on the investment for a “for profit” developer.
- Because of the infeasibility of the project without TIF funding, the project would most likely not occur.
- The cost/benefit of the project is in the long-term best interest of the community. The project will provide 313 new homes in the form of single-family homes, duplexes, and apartments. This is an identified need. No current residents will be displaced and no strain on public services should be realized.

Staff Recommendation

Staff recommends the Planning Commission recommend **APPROVAL** to the City Council for the request for a **REDEVELOPMENT PLAN MODIFICATION** for the Elm 26 Redevelopment Project, generally located to the southwest of the intersection of East 26th Street and North Elm Street, based on the findings in the staff report and the Redevelopment Plan Modification materials.

Staff Findings Summary for Rezoning

- The request generally conforms with the 2009 Comprehensive Plan. The rezoning site is in the Suburban Residential category. The rezoning site has a density of 14.4 DU/Acres. The overall development has a mixed residential development of 7.2 DU/Acres. A number of policies support the mixed of residential uses to provide quality neighborhoods and housing.
- Adequate public utilities are available to serve the site and proposed development. The amount of traffic generated by the development should not adversely impact the surrounding road network.
- The character of the surrounding neighborhood is a mix of residential uses, agricultural uses, and commercial uses.
- The proposed rezoning is generally compatible with the surrounding residential uses. Although the total density is greater than most of the surrounding residential uses, it is not significant.

Staff Recommendation

Staff recommends that the Planning Commission recommend **APPROVAL** to the City Council the Request to Rezone the Elm 26 development, generally located to the southwest of the intersection of East 26th Street and North Elm Street, from R-1A, Single-Family Large Lot Residential District to R-3, Multiple-Family Residential District.

Staff Findings Summary for Preliminary Plat

- The request generally conforms with the 2009 Comprehensive Plan. The rezoning site is in the Suburban Residential category. The rezoning site has a density of 14.4 DU/Acres. The overall development has a mixed residential development of 7.2 DU/Acres. A number of policies support the mixed of residential uses to provide quality neighborhoods and housing.
- If rezoned, the Preliminary Plat provides lots that conform with the appropriate zoning districts.
- Adequate and Appropriate access is provided. The amount of traffic generated by the development should not adversely impact the surrounding road network.
- The design of the public infrastructure meets the City's minimum standards.

Staff Recommendation

Staff recommends that the Planning Commission recommend **APPROVAL** of the **PRELIMINARY PLAT** for the Elm 26 Subdivision to the City Council for the proposed residential development generally located to the southwest of the intersection of East 26th Street and North Elm Street, with the following conditions:

1. The proposed rezoning of the 17.92-acre tract from R-1A, Single-Family Large Lot Residential District to R-3, Multiple-Family Residential District, must be approved.
2. Sidewalks along both sides of the new internal streets will be required to be installed.

HASTINGS
Nebraska

Department: Development Services
Staff Contact: Ember Batelaan
Planning Commission Meeting Date: 5/21/2024
File No: 2024-65
Prepared By: Ember Batelaan, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing to consider the request from Gibraltar Development, LLC for a conditional use permit for self-service storage facilities for property commonly addressed as 100 W J Street.

Names of People/Business affected by this action:

The applicant, the people of Hastings, and the City

Why Planning Commission action is required:

Sec. 34-401:

Conditional uses may be approved by the Hastings City Council following a public hearing and receipt of a recommendation from the Planning Commission in accordance with the required findings set forth in this Chapter and the additional standards set forth in this article. In considering an application for a conditional use, the Commission and the Council shall require the applicant to produce satisfactory evidence of compliance with both the general and applicable specific standards set forth in this Article. The Commission may recommend and the Council may impose any conditions they deem reasonable and necessary to further the purposes and intent of this Article, to protect the public health, safety and welfare, and to meet the planning goals set forth in the City's Comprehensive Plan.

Type of action requested:

Motion

Suggested motion:

Deadlines associated with action:

This case will be reviewed at the City Council Regular Meeting to be held on June 10, 2024.

Department head comments:

Development Services staff has reviewed the application for the Conditional Use Permit for the proposed self-storage units on the property. The complete details of the staff review and recommendation are in the attached staff report.

Recommendation:

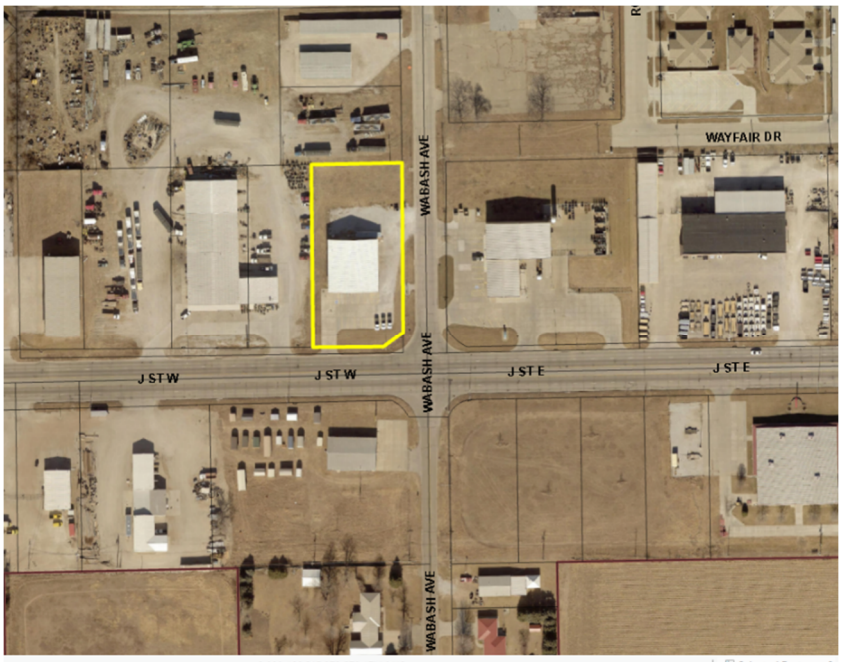
City Staff recommend approval of the Conditional Use Permit for property commonly addressed as 100 West J Street.

City of Hastings Planning Commission

HASTINGS DEVELOPMENT SERVICES

STAFF REPORT

Request for Conditional Use Permit:	**Conditional Use Permit for the development of self-service storage facilities**
File No.	2024-65
Applicant	Gibraltar Development LLC
Property Location:	100 W. J Street
Lot Size:	0.93 acres
Date of Public Hearing:	May 21, 2024
Zoning	C-3, Commercial Business District
Adjacent Zoning:	North: C-3, Commercial Business District
	East: C-3, Commercial Business District
	South: I-1, Light Industrial District
	West: C-3, Commercial Business District



SECTION AND REQUIREMENT OF HASTINGS CODE OF ORDINANCE ALLOWING FOR CONDITIONAL USE:

- **Sec. 34-200. Uses and District Table: Service Uses –** Self storage, storage areas

DESCRIPTON OF CONDITIONAL USE REQUESTED:

The applicant, Gibraltar Development LLC, is requesting a conditional use permit to develop 24 self-service storage units on the property. These units would be 10'x20' storage containers which are intended to be placed on the north side of the lot. The area will be covered with white rock to access the proposed units and the applicants are requesting another entrance off of Wabash Avenue. There will not be any paving, landscaping, or fencing done for this project and minimal grading to ensure proper drainage.

Property description:

The property currently contains one steel commercial building, which is leased to Fastenal. A paved parking lot, accommodating 14 vehicles, is located south of that commercial building. This parking lot gains access from West J Street. A secondary means of access to the site is provided off of Wabash Avenue. There is 0.25 acres on the north side of the lot that is currently not being utilized. This is the area where the applicant would like to develop the self-service storage units.

STANDARDS FOR CONDITONAL USE PERMITS:

The provisions of Article IV are appliable to all uses that are designated as "conditional" as set out in Sec. 34-200. The designation of a conditional use means that it is only allowed in a proposed location if all of the conditions applicable to the use, as set out in Sec. 34-404, as may be amended, and if all of the other applicable requirements of this Chapter or conditions of the Hastings City Council and Planning Commission are met.

Pursuant to Sec. 34-402 of the City Code of Ordinance, the City Council, by recommendation from the City Planning Commission, will base its decision on the following:

(a) Pedestrian and vehicular traffic circulation and safety.

The business use and site layout of the commercial use will not change and will not influence traffic circulation and safety. With the development of the storage units, the applicant is requesting an additional point of access off of Wabash Avenue. The proposed storage units will cause a minimal increase in vehicular traffic, however this would not negatively impact the area.

The site currently does not have sidewalks and this is consistent with the other developments in the area. Requiring a new sidewalk on the site would provide minimal improvement. A larger community effort is needed to address the deficiencies for pedestrian safety in the area.

(b) Reasonable and economic extension of public utilities and facilities.

This standard does not apply to the proposed Conditional Use Permit. Extension of public utilities and facilities has already been completed to serve the site. No new services are being requested for the proposed use.

(c) Noise, fumes, dust or other environmental pollution.

This standard has minimal impact on the Area. The surrounding area can be classified as commercial or industrial businesses. These businesses have similar impacts to the area and are the predominant characteristic of the area.

The new self-storage use should not create any added noise, fumes, or dust.

(d) The maintenance of logical and efficient development patterns and land use mixtures.

As previously stated, the surrounding areas have been developed with commercial or industrial businesses with similar uses. The development of storage units would fit into this development pattern.

(e) The maintenance of property values in accordance with established and permitted land use.

The presence of storage units, which are already present on the property to the north, has not appeared to directly impact property values on the surrounding properties. These properties have had their values increase regardless of those storage units.

STAFF COMMENTS: Staff recommends the Planning Commission recommend **APPROVAL** of the **CONDITIONAL USE PERMIT APPLICATION** to City Council for the use at 100 W. J Street, in the C-3, Commercial Business District, as self-service storage facilities.

PREPARED BY: Ember Batelaan

DATE: 05/02/2024

ATTACHMENTS:

1. Statement
2. Narrative

HASTINGS
Nebraska

HASTINGS
Nebraska

File No. 2024-65

Project Conditional Use Permit for 100 W. J Street

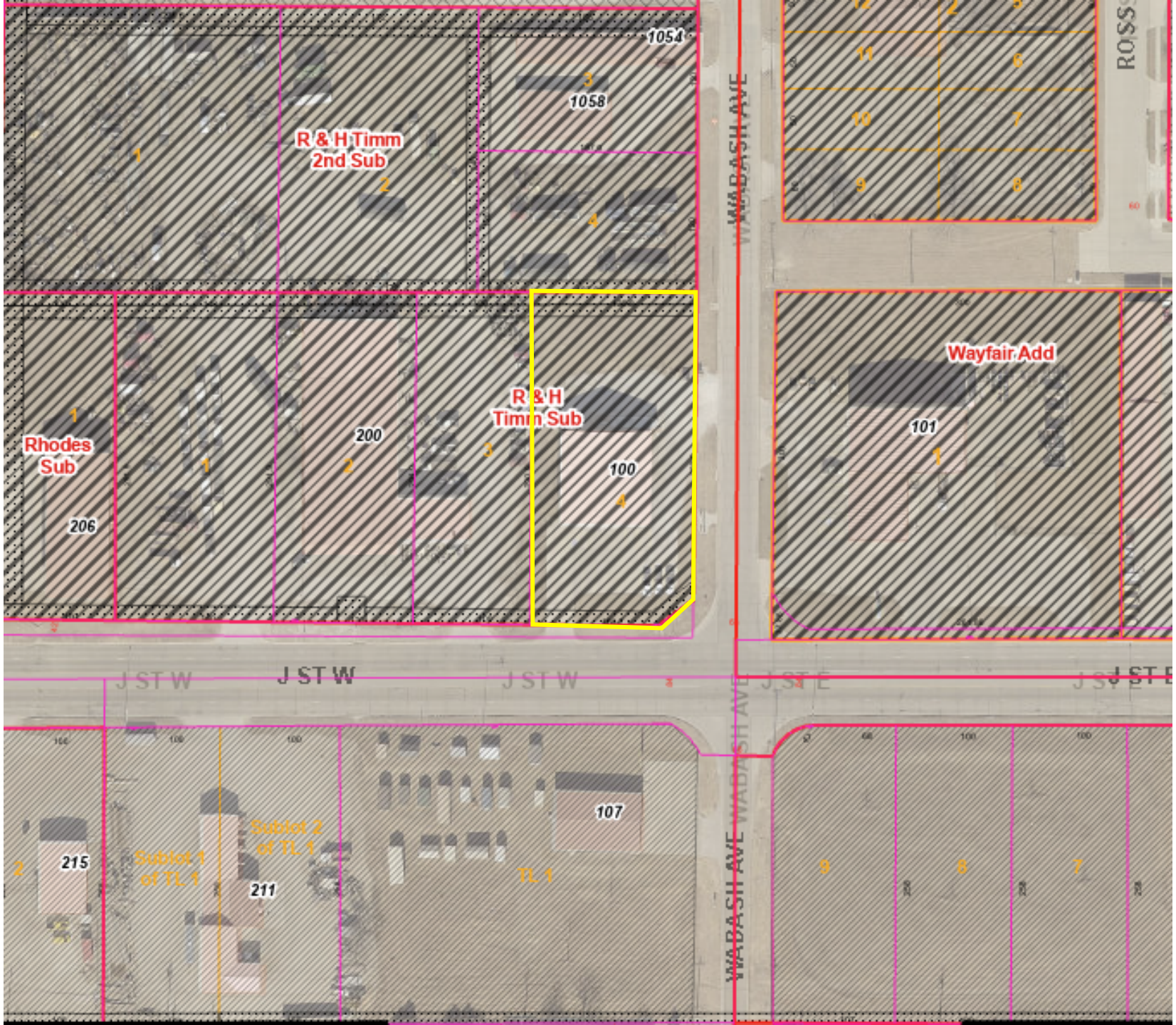
Applicant Gibraltar Development LLC

WAYFAIR DR
WABASH AVE
WABASH AVE
WABASH AVE
J ST W
J ST W
J ST E
J ST E

Commercial Building

Proposed Location for Storage Units

130.296 Feet
40.104 Feet
40.111 Feet
130.309 Feet


1054
3
1058
R & H Timm
2nd Sub
1
2
4
11
6
10
7
9
8
ROSS
WABASH AVE
1
Rhodes
Sub
206
1
200
2
3
R & H
Timm Sub
100
4
Wayfair Add
101
1
J ST W
J ST W
J ST W
J ST E
J ST E
107
Sublot 2
of TL 1
Sublot 1
of TL 1
215
211
TL 1
WABASH AVE
9
8
7

Looking North

Looking East

Looking South

Looking West

Staff Findings Summary

- Pedestrian & vehicular traffic circulation and safety: requesting additional point of access off of Wabash Avenue. Minimal additional vehicular traffic.
- Reasonable & economic extension of public utilities and facilities: does not apply. Existing utilities, no planned extension to storage facilities.
- Noise, fumes, dust, or other environmental pollution: similar impact as surrounding businesses. No additional noise, fumes, or dust.
- Maintenance of logical and efficient development patterns and land use mixtures: similar use as existing commercial and industrial businesses.
- Maintenance of property values in accordance with established and permitted land use: no impact.

Staff Recommendation

Staff recommends the Planning Commission **APPROVE** the **CONDITIONAL USE PERMIT** for property commonly addressed as 100 W. J Street.

HASTINGS
Nebraska

We recently purchased Parcel number 010014145, which consists of a steel commercial building that is leased to Fastenal. On the north side of this lot, there is .25 acres that is not being utilized. We would like to build a small row of storage units to utilize this property to its fullest extent. We would be looking at roughly 24, 10'x20' units.

Statement

In terms of the company providing the site plan, as long as they can show the location and measurements of the storage units, landscaping, paving (including material), and fencing then that would be great.

-Below is a site plan map showing the area the Conex Units will cover with the Measurements Labeled on it.
- We are also requesting another entrance from Wabash Ave marked with the red lines.
-There will be white rock covering the entire area for the ability to drive on all accessible sides of the Units.
- Grading will be done to raise the elevation level of the Conex units and to ensure that all precipitation runs to Wabash Ave
-There will be no paving, landscaping, or fencing for this project.

In terms of the other requirements, the natural resources map (https://gis.adamscounty.org/map/natres/) is where you will be able to find the contours for your site. Since you mentioned that not much would change in terms of the site, it would be fine if you just provided a statement that talks about the contours not changing and that the storage units would be slab-on-grade. Just make sure that your drainage is addressed and would preferably flow towards Wabash, as to not cause a negative effect on neighbors. The statement should describe what will happen on the site and if nothing changes for the items mentioned in the list below then just address that.

-The contours on this property will not change other than confirming grading that ensures precipitation will run to Wabash Ave. We will use Mid Nebraska Land developers to laser the property to ensure that grade is correct for proper water run off.

For the elevations that are required, it would be acceptable to provide pictures of what the storage containers would look like with dimensions.
-Below is a picture of a Conex Unit. All units will be new and will be the same color. Still need confirmation on color, but they will most likely all be a tan color. This shows the dimensions of them. We will be primarily using 20' units with a few 40' units as well. The yard will all stay uniform in the way they are set.

-This is a more accurate picture on the colors of the Conex units when they come in New.

-There will also be no Utilities for this project. It will be a very basic layout. We will only be adding rock and these units.

130.296 Feet
40.104 Feet
40.111 Feet
130.309 Feet

Department: Development Services
Staff Contact: Chad Bunger
Planning Commission Meeting Date: 5/21/2024
File No: 2024-68
Prepared By: Chad Bunger, Director of Development Services

AGENDA ITEM SUMMARY SHEET

Description of Item:

The proposed Fairway Subdivision Preliminary Plat is to subdivide the vacant, unplatted tract into 14 lots designed for semi-attached (duplex) homes. A total of 28 homes are planned for this development. Separate Outlot A is to be platted as a reserve for future development to the north, as well as for drainage and utility easements.

Names of People/Business affected by this action:

The applicant, the City of Hastings and Adams County.

Why Planning Commission action is required:

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

Type of action requested:

Motion

Suggested motion:

Deadlines associated with action:

The Preliminary Plat is scheduled to be reviewed by the City Council on June 10, 2024

Department head comments:

The Development Department and Plat Track review teams (to include County officials) have reviewed this subdivision plat and the applicant has incorporated all recommendations found to be relevant with subdivision design standards and regulations in City Code Section 38-203. All related utility easement locations have been reviewed and approved by the Utilities Coordinator as part of this plat process.

A complete review of the Preliminary Plat can be found in the attached Staff Report.

Recommendation:

Staff recommends the Planning Commission recommend **APPROVAL** to the City Council for the **PRELIMINARY PLAT** of the Fairway Subdivision, generally located approximately 400 feet to the south of the intersection of West F Street and Franklin Avenue, on the east side of Franklin Avenue, with the following conditions:

1. A sidewalk along Franklin Avenue will be required to be installed by the developer.
2. Sidewalks along both sides of West G Street will be required to be installed.

City of Hastings Planning Commission

HASTINGS
DEVELOPMENT SERVICES

STAFF REPORT

Preliminary Plat:	**Fairway Subdivision**
Case No.	2024-68
Applicant	Fairview Villas, LLC
Property Location:	Approximately 400 feet to the south of the intersection of West F Street and Franklin Avenue, on the east side of Franklin Avenue.
Lot Size:	3.89 acres
Date of Public Hearing:	May 21, 2024
Zoning	C-3, Commercial Business District
Adjacent Zoning:	North: C-3 District and R-1, Urban Single-Family Residential District
	East: C-3 District
	South: R-3, Multiple-Family Residential District and R-2, Mixed Density Neighborhood District
	West: C-3 District

SECTION AND REQUIREMENT OF HASTINGS CODE OF ORDINANCE CONSIDERATION OF A PRELIMINARY PLAT:

- **Sec. 38-201. – Approval of subdivision plats**
- **Sec. 38-202. – Preliminary Plat:** describes intent, submittal requirements and approval limitations.
- **Chapter 28, Article III. – Planning and Community Design Standards:** describes various plat, lot, and site design requirements.
- **Chapter 28, Article IV. – Engineering and Technical Standards:** describes technical standards of public infrastructure and other improvements.

DESCRIPTION OF PRELIMINARY PLAT REQUESTED:
The proposed preliminary plat application is part of the Fairview Villas Redevelopment Project in Redevelopment Area #5. The Preliminary Plat name is Fairway Subdivision and is designed to subdivide the vacant, unplatted tract into 14 lots designed for semi-attached (duplex) homes. A total of 28 homes are planned for this development. Separate Outlot A is to be platted as a reserve for future development to the north, as well as for drainage and utility easements.

Of the 28 homes, 22 homes will be income restricted. The target tenant is to be 55+ years of age. More specifics on the development plan can be found in the Fairview Villas Redevelopment Staff Report.

Property Description:
The property generally slopes from the north to the south. It is currently vacant land with grassland cover. The property has been vacant for over 10 years.

The CRA acquired the land in 2022 to encourage residential development on the land using the financial incentive available to the redevelopment authority.

CONSIDERATIONS OF THE PRELIMINARY PLAT:
Subsection 38-201(1). – Approval of subdivision plats states no plat 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 outlined in Section 34-106 of this code. The City Council shall hold no public meeting, nor take any action upon any plat or instrument affecting a subdivision until it has received the recommendation of the Hastings Planning Commission.

City staff reviews the following topics to ensure that the proposed preliminary plat conforms to the minimum standards of Chapter 28, Article III. – Planning and Community Design Standards and Chapter 38, Article IV. – Engineering and Technical Standards and to provide a recommendation to the City of Hastings Planning Commission and Hastings City Council.

Pursuant to Sec. 34-402 of the City Code of Ordinance, the City Council, by recommendation from the City Planning Commission, will base its decision on the following:

1. **Conformance to the Comprehensive Plan**
   The City of Hastings "Imagine Hastings" Comprehensive Plan, adopted in 2009, shows the site as the Urban Residential land use category. The policy statement for this use designation is:

   The urban residential category allows higher density residential development, typically in the 4 to 10 units per acre range with lots ranging in size from 7,000 to 10,750 square feet in size. The original development areas of the city consisting of smaller lots and blocks, defined by a gridded street network, are good examples of this type of residential development. This category may include a mixture of housing styles and types including single family, duplexes, townhomes and multi-family of both rental and ownership types. Such residential uses may be integrated into neighborhoods or neighborhood centers, community centers, and regional centers per specified location guidelines outlined. To maintain the viability of these types of neighborhoods community services such as churches, schools and parks are also allowed in this land use category.

   The proposed development is for 14 semi-attached (duplex) homes, which is an intended use in the Urban Residential land use Category. The development would create 28 dwellings on the 3.89 acre of land, which equates to a residential density of 7.2 dwellings per acre.

   The proposed Preliminary Plat conforms to the City's Comprehensive Plan.

2. **Conformance with the Applicable Zoning Regulations**
   The property is zoned C-3, Commercial Business District. The proposed use is permitted. Each lot meets the minimum lot area and the required setbacks. Other zoning requirements, such as off-street parking, screening, and landscaping will be addressed at the time of building permits. The proposed development is in conformance with the applicable zoning regulations.

3. **Adequate and Appropriate Access**
   The homes will gain access from a new public street, West G Street, that will intersect with Franklin Avenue. The road right-of-way will be 60 feet wide. Within that right-of-way, the roadway will be 31 feet wide. West G turns north to provide access to the adjacent vacant land, which is owned by the Hastings Community Redevelopment Authority. This will provide for future access to the property to the north.

A gravel turnaround is located to the north, on the CRA land, to provide for adequate fire apparatus and other large vehicle turnaround. This turnaround is required to be graded and compacted to the Hastings Fire Department specification.

There are sidewalks on both sides of Franklin Avenue along the properties that have been developed. This project will need to provide a similar sidewalk along Franklin Avenue. Also, sidewalks are required on both sides of West G Street to provide pedestrian access.

Franklin Avenue is a paved road designed to serve the adjacent commercial and residential zoned properties. This roadway is sufficient to handle the current traffic and future traffic.

Adequate and appropriate access will be provided.

4. **Design of Public Infrastructure**
    a. **Access to public right-of-way**
    As stated above, a new road is to be constructed to serve the lots. The roadway will provide legal access to each lot.

    b. **Public utilities**
    Public utilities are present in the immediate area. Sanitary sewer and water will be extended into the development to serve each lot.

    c. **Floodplain and stormwater management**
    The development will connect to existing stormwater infrastructure that is present to the east of the site or along Franklin Avenue. The site will be graded so that stormwater will flow either to the street where the curb and gutter system will direct the water to the stormwater infrastructure, or the stormwater will flow to the rear of the lots to detention bioswales to slow the flow and direct it to the underground infrastructure. The City's Engineering Department has reviewed the planned stormwater management for the development and agrees with the planned design.

STAFF COMMENTS: Staff recommends the Planning Commission recommend **APPROVAL** to the City Council for the **PRELIMINARY PLAT** of the Fairway Subdivision, generally located approximately 400 feet to the south of the intersection of West F Street and Franklin Avenue, on the east side of Franklin Avenue, with the following conditions:

1. A sidewalk along Franklin Avenue will be required to be installed by the developer.
2. Sidewalks along both sides of West G Street will be required to be installed.

PREPARED BY: Chad Bunger, AICP, CFM, Director of Development Services

DATE: May 6, 2024

ATTACHMENTS:

1. Fairway Subdivision Preliminary Plat
2. Application Materials
3. 2009 Imagine Hastings Future Land Use Map

HASTINGS
Nebraska

PRELIMINARY/FINAL PLAT – SUBMITTAL REQUIREMENTS

CHECK LIST

City of Hastings

Chapter 38-202 & 38-203 of the Zoning Code

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

38-203 (1): Intent. Final plat procedures are intended to create an accurate public record for the sale of lots, to guarantee construction of all public improvements according to the standards in the subdivision regulations, and to ensure that all lots are buildable lots according to the appropriate zoning prior to recording.

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

Applicant	City	Submittal Requirement
☑	☐	**Complete Application.** A completed application for Preliminary/Final plat review using forms supplied by the Planning Department.
☐	☐	**Application Fee.** See fee sheet available in City Planning or on City website under Planning/Fee Schedule.
☑	☐	**Warranty Deed or Title Policy.** A report of title given by an abstracter or attorney licensed to do business in the State of Nebraska certified to the date of the original consideration of the final plat by the Hastings City Council, specifying the names and addresses of all persons or entities owning or having any interest in the real estate included in the proposed plat, as shown in the records at the Adams County Courthouse. For the purposes of this subsection, the term "owner" shall include any ownership interest arising by virtue of a deed, lease, contract, lien, mortgage, deed of trust, court order, or other similar instrument, or arising by operation of law.
☑	☐	**Reference Chapter 34, Zoning.** The Commission shall not recommend the platting of a residential subdivision or an individual lot with a front foot width and square foot land area less than the requirements of Chapter 34, Zoning Ordinance.
☑	☐	**Chapter 38, Subdivision (make sure it meets definition):** Division of lot, tract, parcel or acreage into two (2) or more sites, or other divisions…except land shall not be considered a subdivision when the smallest parcel of land created is more than 10 acres in area or was previously subdivided.
☑	☐	**Plans:** A PDF submitted online with application
☑	☐	• All figures and letters shown shall be plain, distinct, and of sufficient size to be easily read, and shall be of sufficient density to make a lasting and permanent record.

☑	☐	• When more than one sheet is used, a key map, showing the entire subdivision at smaller scale with block numbers and street names, shall be shown on one of the sheets, or on a separate sheet of the same size.
☑	☐	• Drawn at a scale no smaller than one hundred (100) feet to the inch, unless otherwise specified. NOTE: Prefer projected in accordance with Nebraska State Plan NAD 88 coordinate system.
Preliminary/Final Plat. The Preliminary/Final Plat shall contain the following information		
☑	☐	a) Proposed subdivision name and names of adjacent subdivisions, and the legal description.
☑	☐	b) The names of the owner and the engineer, surveyor responsible for the survey and design.
☑	☐	c) Planning Commission and City Council approval block / signature block.
☑	☐	d) The names of streets (to conform wherever possible to existing street names), and the numbers of lots and blocks, in accordance with a systematic arrangement. NOTE: All public streets should state they are dedicated.
☑	☐	e) 38-202 - The location of boundary lines and their relation to established section lines and legal description of the parcel to be subdivided or fractional lines
☑	☐	f) An accurate boundary survey of the property with bearings and distances referenced to section or fractional section corner, and showing (in dotted lines) the lines of immediately adjacent streets and alleys with their width and names.
☑	☐	g) Location and width of existing & proposed easement of lots, streets, sidewalks, public highways, alleys, parks, trails and other features, with accurate dimensions in feet and decimals of feet, with the length and radii of all curves, and with all other information necessary to duplicate the plat on the ground.
☑	☐	h) 38-202 - A topographic survey showing physical features of the property, including watercourses, ravines, bridges, culverts, present structures and other features of importance to lot and street layout. The approximate acreage of the property shall be indicated. Topography of the tract may be required if deemed essential to the design of the subdivision and the location, method and system of surface water drainage. Sanitary sewer facilities and water distribution system shall be identified, including sewer and water pipe sizing to be identified on the preliminary plat.
☑	☐	i) Location and dimension of utility or other easements (new & existing).
☑	☐	j) Certification by a registered land surveyor to the effect that the plan represents a survey made by him, and that all the necessary boundary survey monuments are correctly shown thereon.
☑	☐	k) 38-202 - Designation of the proposed uses of land within the subdivision, whether for residential, commercial, industrial or public use, such as parks, schools, fire stations, churches, etc., plus zoning of adjacent tracts.

☐	☐	l) All plats when being submitted to the Planning Department shall bear the signatures of the individuals listed in the Warranty Deed or Title Report (submittal requirement). Said plats shall also bear the signatures of the Adams County Treasurer and the Hastings City Treasurer. The applicant shall at the time the plat is submitted advance to the Planning Department, the funds necessary to file the plat with the Adams County Register of Deeds.
☐	☐	m) Dedication of all streets, public highways, alleys, parks and other land intended for public use, signed by the owner, and by all other parties who have a mortgage or lien interest in the property, together with any restrictions or protective covenants which are to apply to lots, it being noted that restrictions or protective covenants exceeding zoning or subdividing standards are for the benefit of the subdivision and home owners. Compliance is therefore a responsibility of the subdivision ownership.
☐	☐	n) 38-202 - A landscape plan
☐	☐	o) A waiver of claim by the applicant 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 the grades as established.
☑	☐	p) North arrow, scale and date
☑	☐	q) Plat shall show an outline of adjacent properties for a distance of at least 200 feet and how streets, alleys, highways with connection to adjacent properties.
☑	☐	r) The location of building lines on front and side streets (not required for pre-application meeting but must be on final approved plat)
☑	☐	t) A grading plan identifying: • Grades of all lots and improvements in the subdivision. • The internal subdivision drainage and resulting runoff. • The drainage area and resulting runoff from land outside the subdivision area which discharges water into or through the subdivision. • Proposal as to how the computed quantities of surface water runoff will be handled, and detention areas. • A map showing internal drainage areas and resulting runoff. A copy of drainage calculations.
Supplemental Material. The Preliminary Plat shall be accompanied by the following supplemental material:		
☐	☐	A. A letter of intent addressed to the City Council and Planning Commission containing the following:
☐	☐	1. Purpose of subdivision, be it immediate or future. Is it for ownership reasons or building development?
☐	☐	2. A brief description of the tract, (i.e., general location, physical features of the land, total acreage). Proposed number of building sites and typical lot size, if applicable.

☐	☐	3. Proposed structures, if applicable.
☐	☐	4. A statement detailing how and when the sub-divider proposes to provide and install all required sewers, water mains, pavement, sidewalks, drainage ways, and other utilities, i.e., electric, gas, telephone, as required.
☐	☐	5. Any proposed variances from the subdivision regulations.
☐	☐	6. Any additional information deemed necessary by City Staff.
Final Steps. Any plat approved by the Hastings City Council shall be delivered to the Planning Director at the time of approval. The Planning Director shall there upon file the plat with the Adams County Register of Deeds		

PLEASE SEE THE NEXT PAGE FOR CONTINUATION OF THE SUBMITTAL REQUIREMENTS

Preliminary/Final Plat Checklist

The below items must be depicted on the submitted plat. All items will be reviewed after submittal for completeness and accuracy. Any items missing or inaccurate will be a requested revision.

Applicant	City	Submittal Requirement
☑	☐	The description "Preliminary/Final Plat" in the Title Block
☑	☐	Vicinity Map
☑	☐	North Arrow, Scale, Legend
☐	☐	Floodplain Statement
☑	☐	New Plat Outline must be bolder than lot lines
☑	☐	Location of lots, streets, sidewalks, public highways, alleys, parks, trails and other features, with accurate, bearings, dimensions in feet and decimals of feet, with the length and radii of all curves, and with all other information necessary to duplicate the plat on the ground
☑	☐	Street names may be proposed by the applicant. However, all Street Names shall be reviewed and approved by City staff in order to maintain conformity with current streets and to eliminate redundancy or conflicts for Emergency Services.
☐	☐	Plat utilizes State Plan Coordinate (NAD 83) System – Recommend not Required
☑	☐	Must depict existing platted/recorded measurements and lot numbers, and existing lot lines in a dashed line or different line type than the new lot lines and easements
☑	☐	Location and dimension of utility or other new easements *(If the easement does not follow the existing or new lot lines than the measurements/bearings should also be outlined)*
☑	☐	Any existing easements must be shown with width, type of easement, instrument number, and the word "Existing". *(If the easement does not follow the existing or new lot lines than the measurements/bearings should also be outlined)*
☑	☐	Any existing adjacent ROW should be outlined with the name and width
☑	☐	Existing Structures should be depicted
☑	☐	The plat shall show an outline of adjacent properties for a distance of at least 200 feet, and how the streets, alleys, sidewalks or highways in the proposed subdivision will connect with those adjacent, which are of record.
☑	☐	Consistent Font Style and Sizing across the plat and signature blocks
☑	☐	Ensure there is adequate spacing for all signatures, dates, seals and stamps to be placed at appropriate locations
☑	☐	New Plat Name is depicted the same in the following: • Title • Legal Description • Owner's Certificate • Lienholder's Consent • City Engineer's Approval • City Planning Commission Recommendation • Mayor and City Council Action • Any mention on the drawing of the plat
☑	☐	Owner's Name(s) is depicted as shown on the provided Title Report in the following: • Owner's Certificate & Acknowledgement • Waiver for Street Grades • Any mention on the drawing of the plat
☑	☐	Legal Description Block
☑	☐	Surveyor's Certificate Block

☑	☐	**Owner's Certificate Block – as shown on current Title Report – Per Below Outline** • *Ensure each owner is listed with the marital status OR Business Member and title* • *Each person shall have his or her own signature line.* • *There should be a different acknowledgement for each group of owner(s)* • *If outside city limits please update "IN THE CITY OF HASTINGS," to "WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HASTINGS,"* OWNER'S CERTIFICATE KNOW ALL MEN BY THESE PRESENT, THAT ***OWNER NAME(S), OWNER STATUS(S)***, OWNER(S) OF RECORD OF THE LAND SHOWN ON THE PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS ***PLAT NAME***, IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, AND THAT SAID SURVEYING, SUBDIVIDING, PLATTING AND DESIGNATION WAS DONE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNER(S). BE IT FURTHER KNOWN, THAT SAID OWNER(S) DOES HEREBY DEDICATE ALL STREETS AND EASEMENTS SHOWN ON THIS PLAT TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA. SIGNED THIS _____ DAY OF _____ 20__ _____ ***OWNER NAME, OWNER STATUS*** ACKNOWLEDGEMENT STATE OF NEBRASKA)) SS COUNTY OF ADAMS) THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____ 20__ BY ***OWNER NAME, OWNER STATUS*** MY COMMISSION EXPIRES THE _____ DAY OF _____ 20__ _____ NOTARY

☐	☐	**Lienholders Consent Block– as shown on current Title Report – Per Below Outline** • *If no Lienholder is present then this can be omitted* • *If Lienholder is not located in Adams County, NE, then update Acknowledgement County and State* CONSENT OF LIENHOLDER I, _____(PRINT NAME), _____ (TITLE) OF ***LIENHOLDER NAME,*** BEING LIENHOLDER OF THE DESCRIBED TRACT OF LAND, HEREBY APPROVE AND AGREE TO THE PLATTING OF THE ***PLAT NAME*** IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, ON THIS _____ DAY OF _____ 20__ ON BEHALF OF ***LIENHOLDER NAME.*** _____ (SIGNATURE) _____(PRINT NAME AND TITLE) ACKNOWLEDGEMENT STATE OF NEBRASKA)) SS COUNTY OF ADAMS) THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ___ DAY OF _____ 20 __ , BY _____ ON BEHALF OF ***LIENHOLDER NAME.*** MY COMMISSION EXPIRES THE ____ DAY OF _____, 20 __. _____ NOTARY
☐	☐	**City Treasurer's Certificate Block – Per Below Outline** CITY TREASURER'S CERTIFICATE I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO SPECIAL ASSESSMENTS ARE DUE OR DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT AS OF THIS _____DAY OF _____, 20 ___. _____ CITY OF HASTINGS TREASURER
☐	☐	**County Treasurer's Certificate Block – Per Below Outline** COUNTY TREASURER'S CERTIFICATE I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES ARE DUE OR DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT AS OF THIS _____ DAY OF _____, 20 ___. _____ ADAMS COUNTY TREASURER

☐	☐	**Waiver for Street Grades Block – Per Below Outline** • *If multiple owners than, each owner shall have a signature line* WAIVER FOR STREET GRADES APPLICANT(S) HEREBY WAIVE(S) ANY AND ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE STREETS AND ALLEYS TO CONFORM TO SAID GRADES AS ESTABLISHED. SIGNED THIS ___ DAY OF _____, 20__. _____ ***OWNER NAME***
☐	☐	**City Engineer's Approval Block – Per Below Outline** • *If outside city limits please update "IN THE CITY OF HASTINGS," to "WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HASTINGS,"* CITY ENGINEER'S APPROVAL THIS PLAT OF ***PLAT NAME***, IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA HAS BEEN RECEIVED AND REVIEWED BY ME AND IS IN COMPLIANCE WITH THE PROVISIONS OF CHAPTER 38 OF THE CITY CODE FOR THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, PROVIDING FOR THE APPROVAL OF SUBDIVISIONS AND PLATS BY THE CITY ENGINEER UNDER CERTAIN CIRCUMSTANCES. APPROVED THIS _____DAY OF _____, 20__. _____ CITY ENGINEER
☐	☐	**City Planning Commission Recommendation Block – Per Below Outline** • *If outside city limits please update "IN THE CITY OF HASTINGS," to "WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HASTINGS,"* CITY PLANNING COMMISSION RECOMMENDATION THIS PLAT OF ***PLAT NAME***, 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 APPROVED THIS _____DAY OF _____, 20__. _____ _____ CHAIRMAN DIRECTOR
☐	☐	**Mayor and City Council Action Block – Per Below Outline** • *If outside city limits please update "IN THE CITY OF HASTINGS," to "WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HASTINGS,"* MAYOR AND CITY COUNCIL ACTION THIS PLAT OF ***PLAT NAME***, IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA IS HEREBY APPROVED THIS _____DAY OF _____, 20__. _____ _____ MAYOR CLERK

☐	☐	**Register of Deeds Certificate – Per Below Outline** REGISTER OF DEEDS CERTIFICATE STATE OF NEBRASKA)) SS COUNTY OF ADAMS) THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE OF ADAMS COUNTY, NEBRASKA. DATE:_____TIME: _____ INSTRUMENT NO:_____ _____ REGISTER OF DEEDS

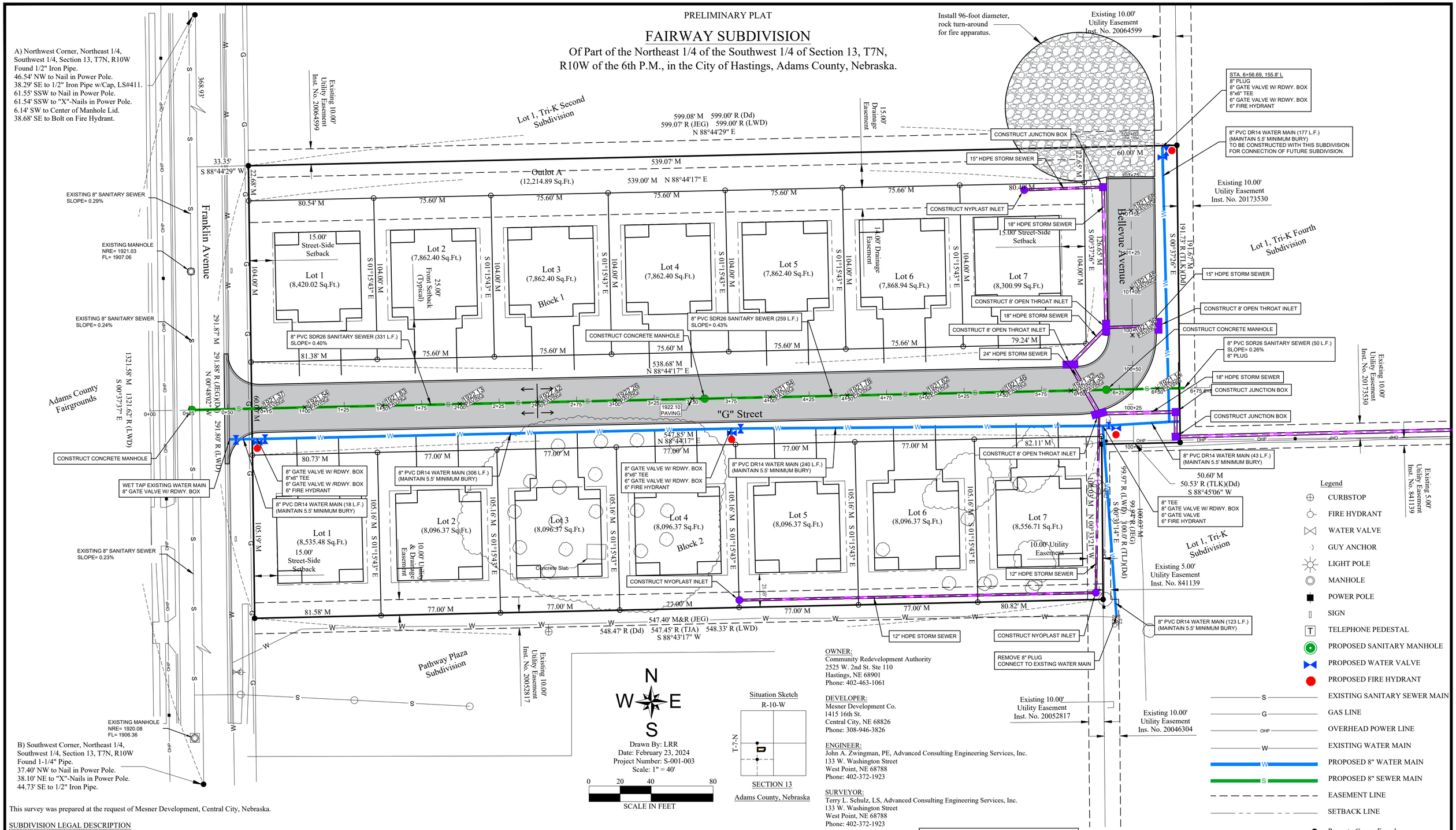
APPLICANT SIGNATURE: Jeanne K Ritter DATE: 4-17-24

PLANNING DIRECTOR SIGNATURE: _____ DATE: _____

PRELIMINARY PLAT

FAIRWAY SUBDIVISION

Of Part of the Northeast 1/4 of the Southwest 1/4 of Section 13, T7N, R10W of the 6th P.M., in the City of Hastings, Adams County, Nebraska.



N
W E
S

Drawn By: LRR
Date: February 23, 2024
Project Number: S-001-003
Scale: 1" = 40'

0 20 40 80
SCALE IN FEET

Situation Sketch
R-10-W
T-7-N
SECTION 13
Adams County, Nebraska

This survey was prepared at the request of Mesner Development, Central City, Nebraska.

SUBDIVISION LEGAL DESCRIPTION

A tract of land located in the Northeast 1/4 of the Southwest 1/4 of Section 13, T7N, R10W of the 6th P.M., in the City of Hastings, Adams County, Nebraska, more particularly described as follows:

Beginning at the Southwest corner of Lot 1, Tri-K Second Subdivision to the City of Hastings, Adams County, Nebraska; thence N 88°44'29" E on the South line of said Lot 1, Tri-K Second Subdivision, 599.08 feet to the Southeast corner of said Lot 1, Tri-K Second Subdivision, said Southeast corner being on the West line of Lot 1, Tri-K Fourth Subdivision to the City of Hastings, Adams County, Nebraska; thence S 00°37'26" E on said West line of Lot 1, Tri-K Fourth Subdivision, 191.67 feet to the Southwest corner of said Lot 1, Tri-K Fourth Subdivision, said Southwest corner being on the North line of Lot 1, Tri-K Subdivision to the City of Hastings, Adams County, Nebraska; thence S 88°45'06" W on said North line, 50.60 feet to the Northwest corner of said Lot 1, Tri-K Subdivision; thence S 00°31'14" E on the West line of said Lot 1, Tri-K Subdivision, 100.03 feet to the Northeast corner of Pathway Plaza Subdivision to the City of Hastings, Adams County, Nebraska; thence S 88°43'17" W on the North line of said Pathway Plaza Subdivision, 547.40 feet to the Northwest corner of said Pathway Plaza Subdivision; thence N 00°48'02" W on the East Right-of-Way line of Franklin Avenue, 291.87 feet to the Point of Beginning, containing 3.89 acres more or less.

OUTLOT A LEGAL DESCRIPTION

A tract of land located in the Northeast 1/4 of the Southwest 1/4 of Section 13, T7N, R10W of the 6th P.M., in the City of Hastings, Adams County, Nebraska, more particularly described as follows:

Beginning at the Southwest corner of Lot 1, Tri-K Second Subdivision to the City of Hastings, Adams County, Nebraska; thence N 88°44'29" E on the South line of said Lot 1, Tri-K Second Subdivision, 539.07 feet to a point on the West Right-of-Way line of Bellevue Avenue; thence S 00°37'26" E on said West Right-of-Way line, 26.65 feet to the Northeast corner of Lot 7, Block 1, Fairview Subdivision to the City of Hastings, Adams County, Nebraska; thence S 88°44'17" W, 538.99 feet to a point on the East Right-of-Way line of Franklin Avenue; thence N 00°48'02" W on said East Right-of-Way line, 26.68 feet to the Point of Beginning, containing 14,374.38 square feet, more or less.

SURVEYOR'S CERTIFICATE

I, Terry L. Schulz, Nebraska Registered Land Surveyor No. 550, duly registered under the Land Surveyor's Regulation Act, do hereby state that I have performed a survey of the land depicted on the accompanying plat; that said plat is a true delineation of said survey performed personally or under my direct supervision; that said survey was made with reference to known and recorded monuments marked as shown, and to the best of my knowledge and belief is true, correct, and in accordance with the Land Surveyors Regulation Act in effect at the time of this survey.

NEBRASKA REGISTERED LS-550 LAND SURVEYOR TERRY L. SCHULTZ

Terry L. Schulz, Nebraska Registered LS #550 Date

OWNER:
Community Redevelopment Authority
2525 W. 2nd St. Ste 110
Hastings, NE 68901
Phone: 402-463-1061

DEVELOPER:
Mesner Development Co.
1415 16th St.
Central City, NE 68826
Phone: 308-946-3826

ENGINEER:
John A. Zwingman, PE, Advanced Consulting Engineering Services, Inc.
133 W. Washington Street
West Point, NE 68788
Phone: 402-372-1923

SURVEYOR:
Terry L. Schulz, LS, Advanced Consulting Engineering Services, Inc.
133 W. Washington Street
West Point, NE 68788
Phone: 402-372-1923

OWNER'S CERTIFICATE

Know all men by these present, that Community Redevelopment Authority of the City of Hastings, Nebraska, owner of the record of the land shown on the plat and described in the legal description hereon, has caused the same to be surveyed, subdivided, platted, and designated as FAIRWAY SUBDIVISION, in the City of Hastings, Adams County, Nebraska, and that said surveying, subdividing, platting and designation was done with the free consent and in accordance with the desires and wishes of the undersigned owner(s). Be it further known, that said owner does hereby dedicate all streets and easements shown on this plat to the City of Hastings, Adams County, Nebraska.

Signed this _____ day of _____ , 2024.

_____
Representative,
Community Redevelopment Authority of the City of Hastings, Nebraska

ACKNOWLEDGEMENT
State of Nebraska)
) SS
County of Adams)

The foregoing instrument was acknowledged before me on the ____ day of _____ , 2024 by _____, Representative of Community Redevelopment Authority of the City of Hastings, Nebraska.

My Commission expires the ____ day of _____ , 20_____

_____
Notary

Existing Zone C3
- Front Setback: 25'
- Street Side Setback: 15'
- Interior Side Setback: 10% Lot Width, > 7', < 25'
- Rear Setback: 20% Lot Depth, < 30'

Note
On-Street parking shall be limited to one side only to allow for a minimum unobstructed width of 20 feet for fire apparatus as per 13-101 (2018 IFC 503.2.1).

HASTINGS, NEBRASKA PLANNING COMMISSION
This Preliminary Plat of FAIRWAY SUBDIVISION to the City of Hastings, Nebraska

approved by the Planning Commission on this _____day of _____ , 2024.

_____
Chairman

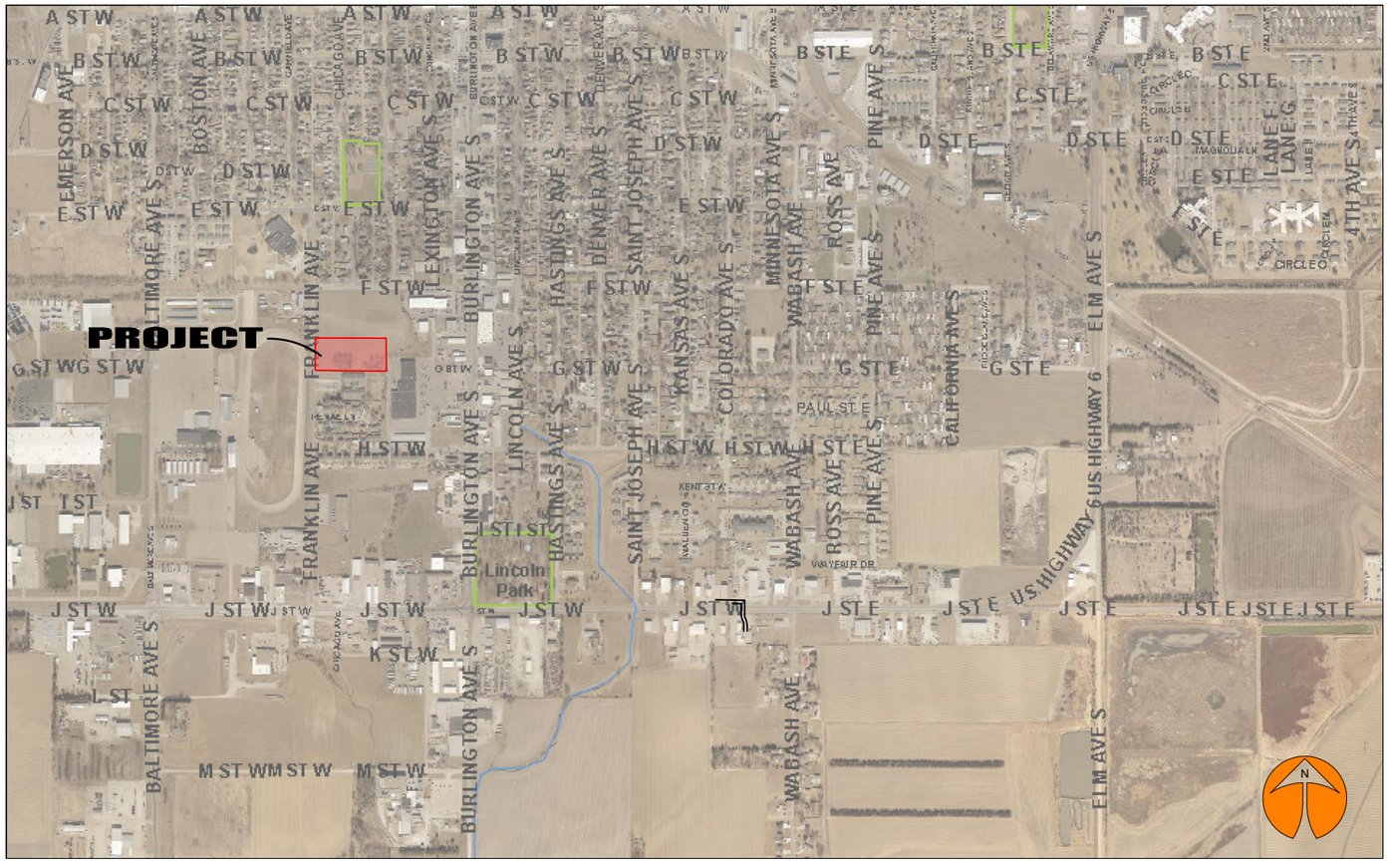
HASTINGS, NEBRASKA CITY COUNCIL
This Preliminary Plat of FAIRWAY SUBDIVISION to the City of Hastings, Nebraska

approved by the City Council on this _____ day of _____ , 2024.

_____ _____
Mayor City Clerk

ADVANCED CONSULTING ENGINEERING SERVICES
West Point & Columbus
Phone: (402) 372-1923

FAIRVIEW ADDITION
CITY OF HASTINGS, NEBRASKA
2024



ADVANCED CONSULTING ENGINEERING SERVICES
West Point & Columbus
Phone: (402) 372-1923

ENGINEER'S CERTIFICATE

I, JOHN A. ZWINGMAN HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF NEBRASKA.

PROFESSIONAL CIVIL ENGINEER
JOHN A. ZWINGMAN
E-9608
STATE OF NEBRASKA

JOHN A. ZWINGMAN, NEBRASKA PE NO. E-9608 DATE

EXISTING CONTOURS SHOWN THUS

PROPOSED CONTOURS SHOWN THUS

CLEAR & REMOVE ALL TREES AND SHRUBS (0.40 ACRES)

"G" STREET

FRANKLIN AVENUE

BELLEVUE AVENUE

ASPHALT

CONCRETE SURFACE

PRELIMINARY - FOR REVIEW ONLY

NO.	DATE	REVISIONS

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COMMENTS:

DIGGERS HOTLINE OF NEBRASKA: 1-800-331-5666

ADVANCED CONSULTING ENGINEERING SERVICES
West Point & Columbus
Phone: (402) 372-1923

DRAWN BY: LRR
DATE: MARCH 22, 2024
SCALE: 1"=40'

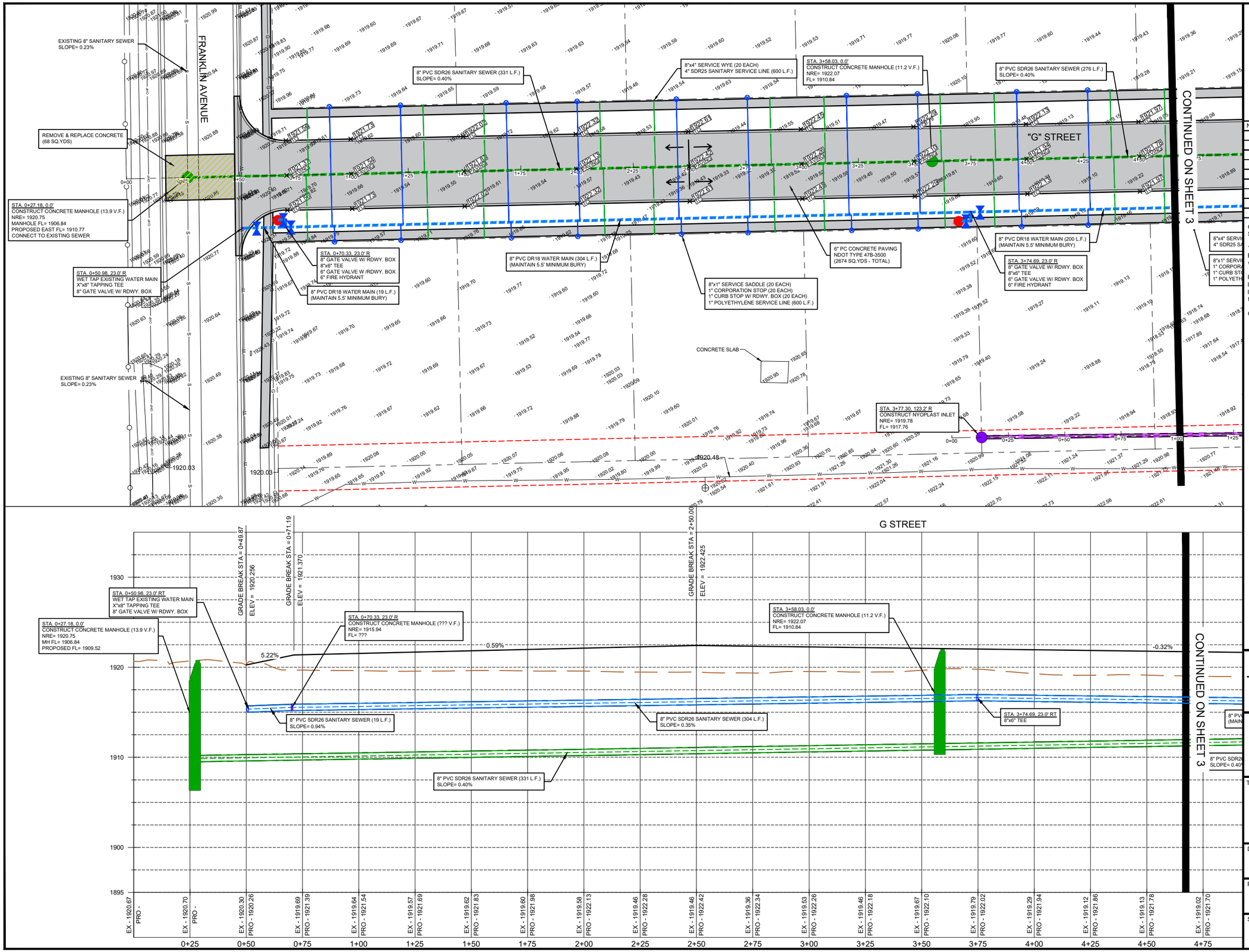
0 20 40 80

TITLE/LOCATION
FAIRVIEW ADDITION
CITY OF HASTINGS, NEBRASKA

DESCRIPTION
GRADING PLAN

PROJECT NO.
330-001

SHEET NO.
1 OF 9



PRELIMINARY - FOR REVIEW ONLY

NO.	DATE	REVISIONS

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COMMENTS:

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ADVANCED CONSULTING ENGINEERING SERVICES
West Point & Columbus
Phone: (402) 372-1923

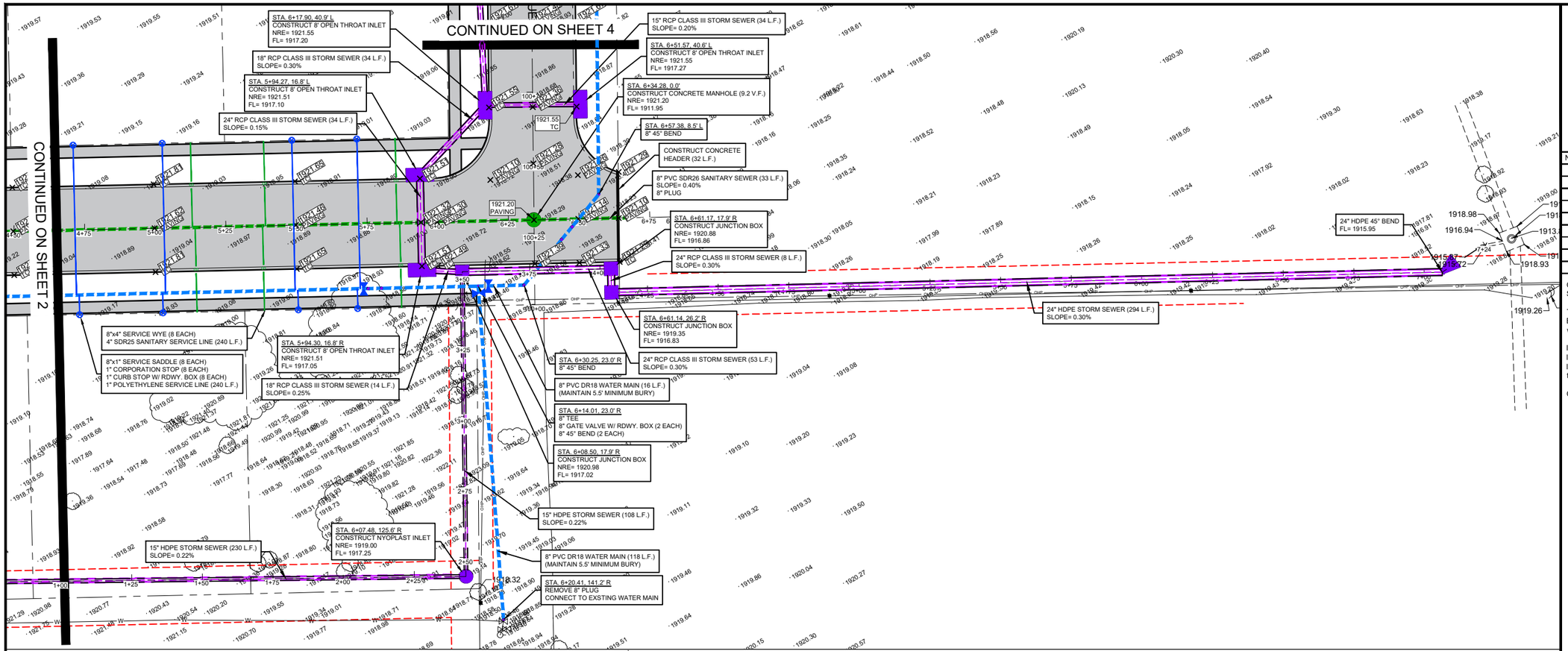
DRAWN BY: LRR
DATE: MARCH 22, 2024
SCALE: 1"=40'
0 20 40 80

TITLE/LOCATION
FAIRVIEW ADDITION
CITY OF HASTINGS, NEBRASKA

DESCRIPTION
PLAN & PROFILE

PROJECT NO.
330-001

SHEET NO.
2 OF 9



PRELIMINARY - FOR REVIEW ONLY

NO.	DATE	REVISIONS

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COMMENTS:

DIGGERS HOTLINE OF NEBRASKA: 1-800-331-5666

ADVANCED CONSULTING ENGINEERING SERVICES
West Point & Columbus
Phone: (402) 372-1923

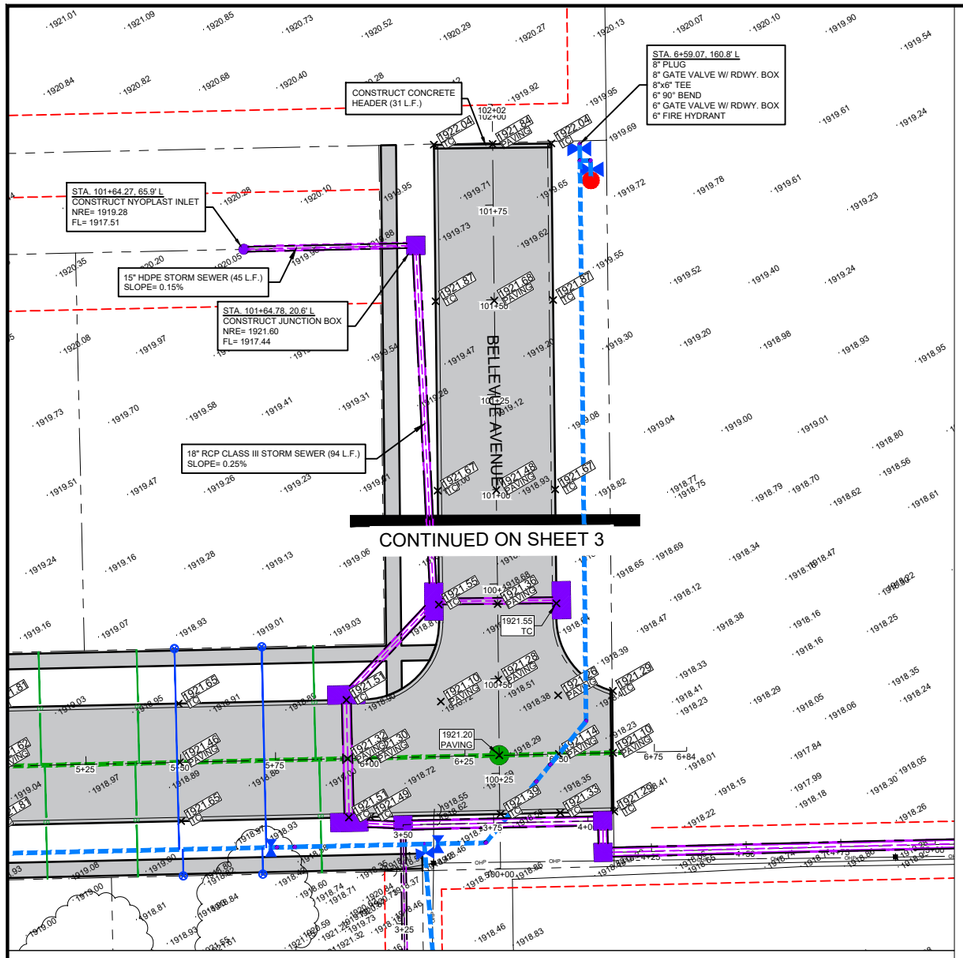
DRAWN BY: LRR
DATE: MARCH 22, 2024
SCALE: 1"=40'
0 20 40 80

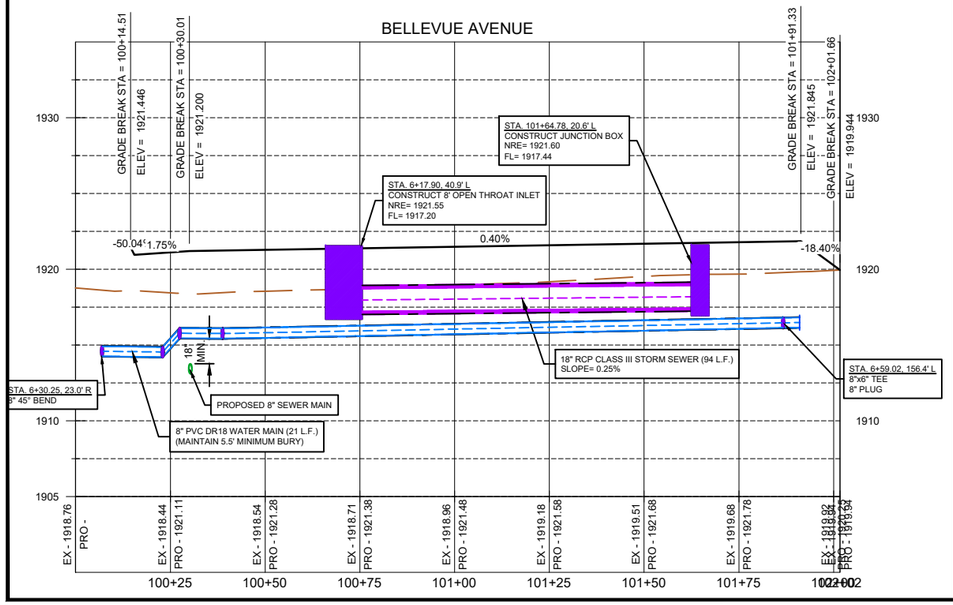
TITLE/LOCATION
FAIRVIEW ADDITION
CITY OF HASTINGS, NEBRASKA

DESCRIPTION
PLAN & PROFILE

PROJECT NO.
330-001

SHEET NO.
3 OF 9





PRELIMINARY - FOR REVIEW ONLY

NO.	DATE	REVISIONS

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COMMENTS:

DIGGERS HOTLINE OF NEBRASKA: 1-800-331-5666

ADVANCED CONSULTING ENGINEERING SERVICES
West Point & Columbus
Phone: (402) 372-1923

DRAWN BY: LRR
DATE: MARCH 22, 2024
SCALE: 1"=40'
0 20 40 80

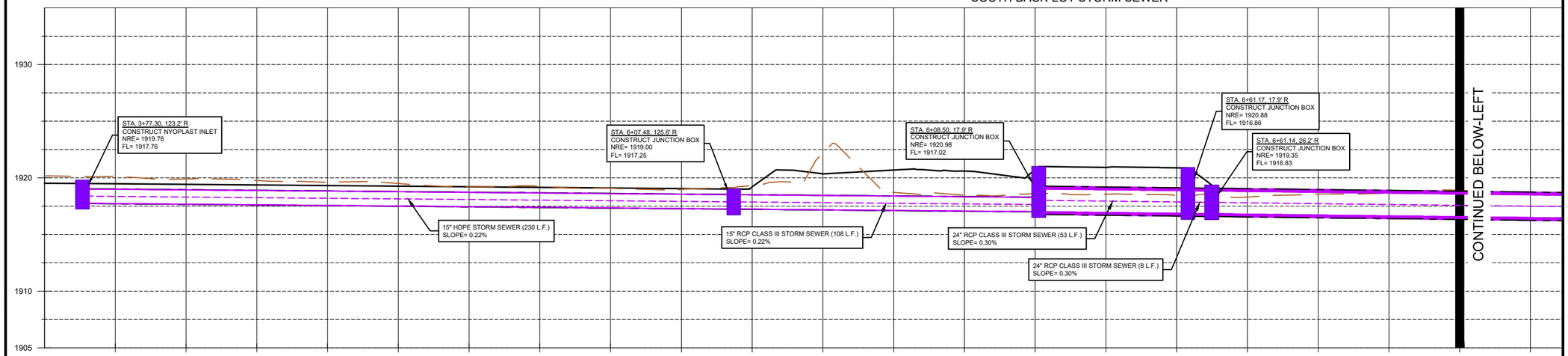
TITLE/LOCATION
FAIRVIEW ADDITION
CITY OF HASTINGS, NEBRASKA

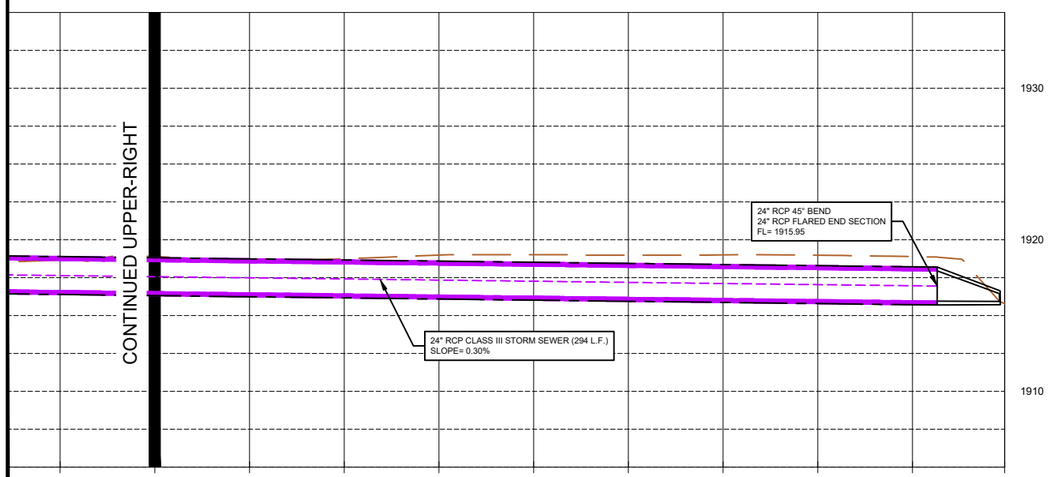
DESCRIPTION
PLAN & PROFILE

PROJECT NO.
330-001

SHEET NO.
4 OF 9

SOUTH BACK-LOT STORM SEWER





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West Point & Columbus
Phone: (402) 372-1923

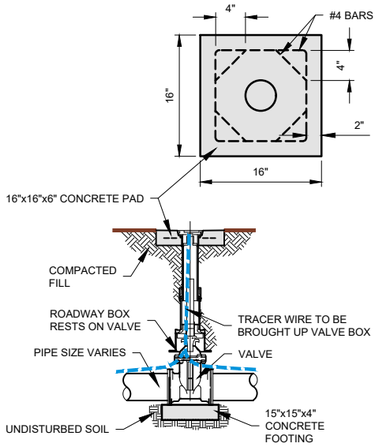
DRAWN BY: LRR
DATE: MARCH 22, 2024
SCALE: 1"=40'
0 20 40 80

TITLE/LOCATION
FAIRVIEW ADDITION
CITY OF HASTINGS, NEBRASKA

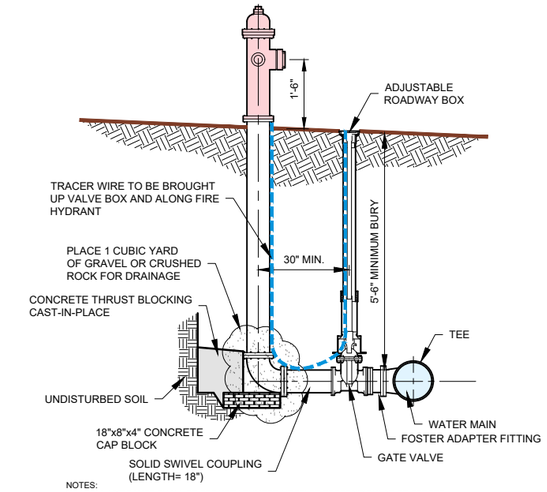
DESCRIPTION
STORM SEWER PROFILES

PROJECT NO.
330-001

SHEET NO.
5 OF 9

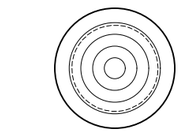


VALVE & ROADWAY BOX DETAIL

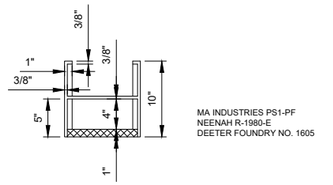


NOTES:
1. ALL HYDRANTS SHALL BE SET WITH PUMPER NOZZLES PERPENDICULAR TO STREET.
2. ALL HYDRANT EXTENSIONS SHALL BE FROM THE SAME MANUFACTURER AS THE HYDRANT.
3. CONTRACTOR SHALL ENSURE THE HYDRANT IS FREE DRAINING AND NOT PLUGGED BY THE CAST IN PLACE CONCRETE THRUST BLOCK.

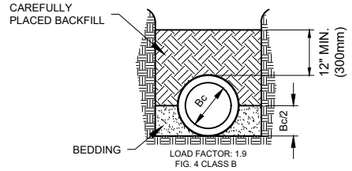
TYPICAL FIRE HYDRANT



300 LB. RING & COVER

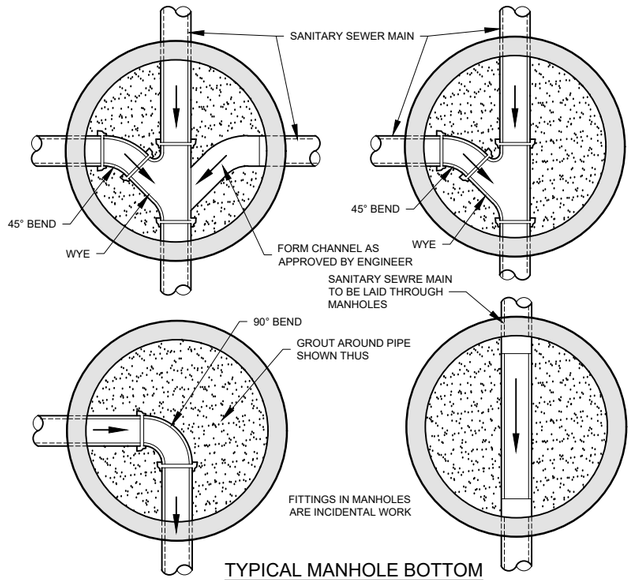


MANHOLE STEP DETAIL

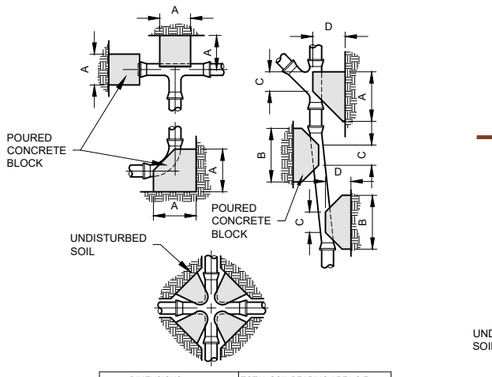


NOTE: GRAVEL SHALL BE USED AS BEDDING MATERIAL.

SANITARY SEWER PIPE BEDDING



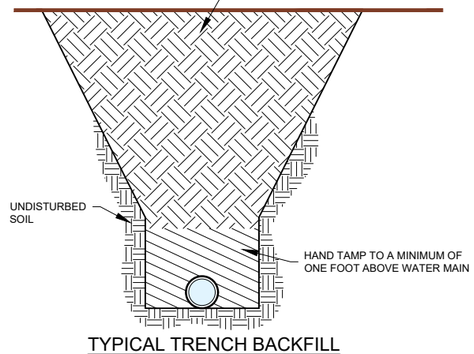
TYPICAL MANHOLE BOTTOM CONSTRUCTION DETAILS



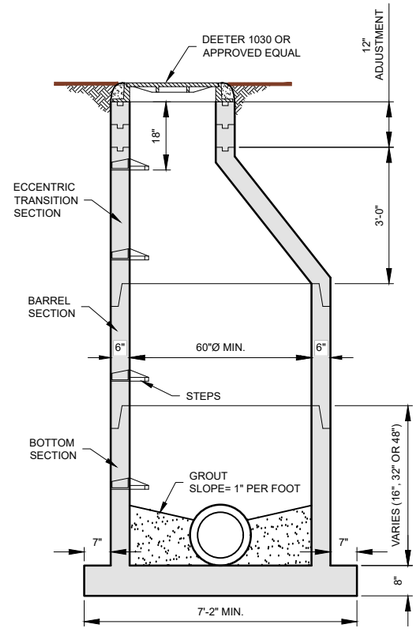
DIMENSIONS					TOTAL SOIL BEARING AREA S.F.				
PIPE SIZE	A	B	C	D	TEES	90°	45°	WYES	CROSSES
UP TO 8"Ø	12"	12"	12"	8"	2	4	4	2	2
10" TO 14"Ø	24"	24"	12"	10"	5	8	5	5	5
16" TO 20"Ø	42"	30"	18"	12"	6.5	12	6.5	6.5	6.5

NOTE: DIMENSIONS SHOWN ABOVE ARE MINIMUM DIMENSIONS. ALL THRUST BLOCKS SHALL EXTEND TO UNDISTURBED SOIL.

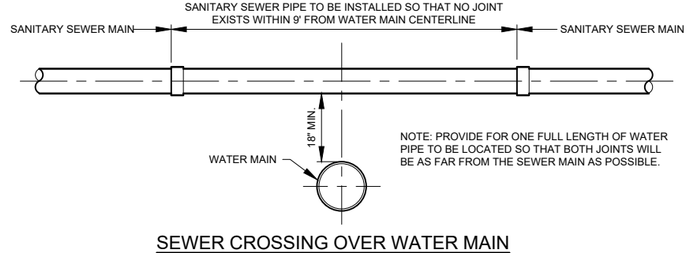
TYPICAL THRUST BLOCK DETAIL



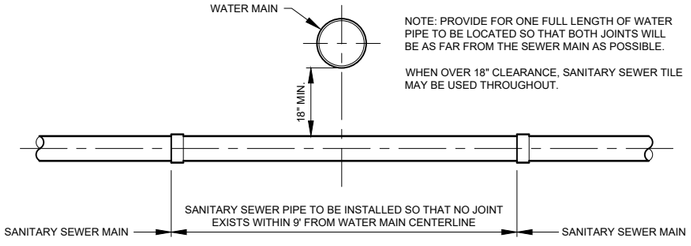
TYPICAL TRENCH BACKFILL



TYPICAL SANITARY SEWER MANHOLE

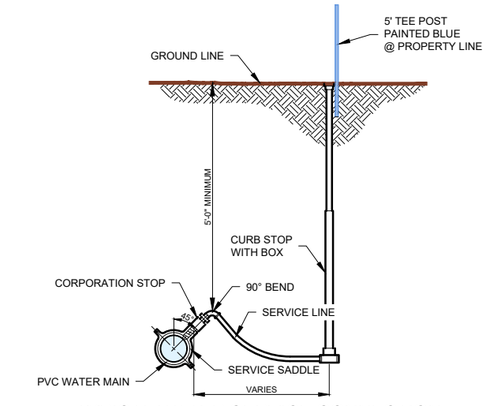


SEWER CROSSING OVER WATER MAIN

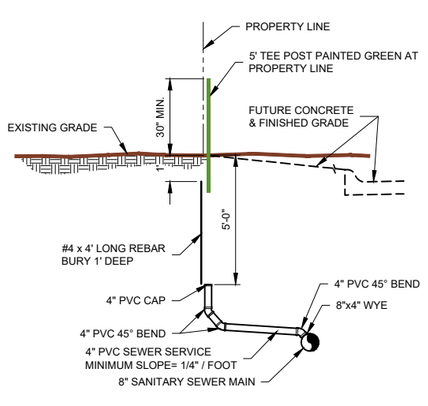


SEWER CROSSING UNDER WATER MAIN

SANITARY SEWER-WATER MAIN CROSSING



TYPICAL WATER SERVICE CONNECTION



TYPICAL SANITARY SERVICE CONNECTION

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DESCRIPTION
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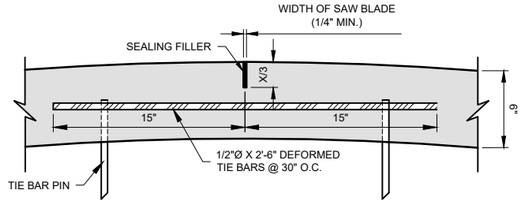
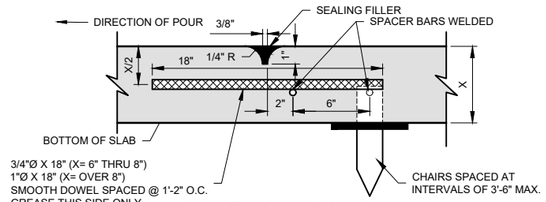
330-001

SHEET NO.
6 OF 9

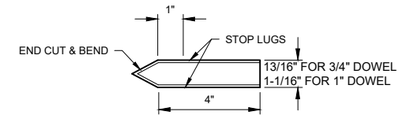


NOTE: WHEN TWO ADJACENT LANES ARE POURED AT THE SAME TIME LONGITUDINAL JOINT COMMON TO THE TWO LANES SHALL BE SAWED

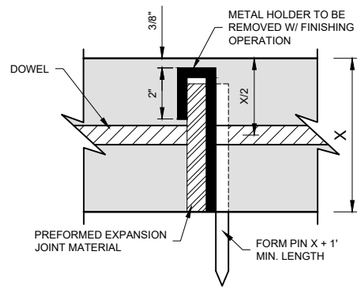
LONGITUDINAL JOINT



CONSTRUCTION JOINT

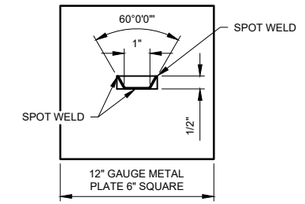


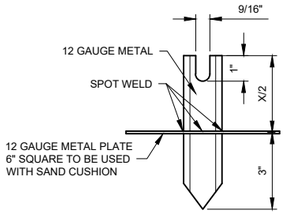
EXPANSION TUBE



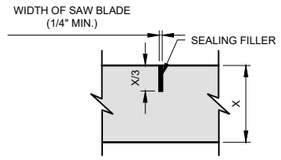
NOTE: SIMILAR DEVICES MAY BE USED IF APPROVED BY ENGINEER.

DETAIL SHOWING HOLDER IN PLACE



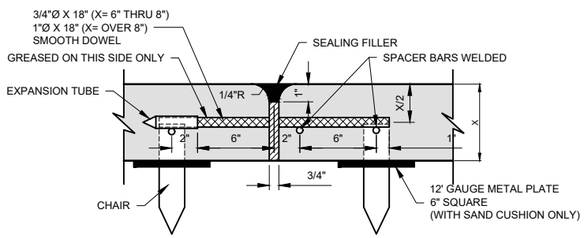


CHAIR DETAIL



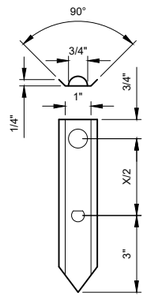
NOTE: CONTRACTION JOINTS SHALL BE SAWED AND SPACED AT A MAX. OF 1.25 THE WIDTH BETWEEN LONGITUDINAL JOINT

CONTRACTION JOINT

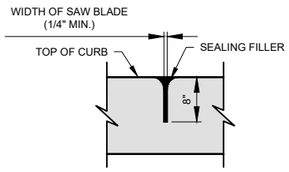


NOTE: PREMOLDED MATERIAL SHALL BE USED FOR EXPANSION JOINTS UNLESS OTHERWISE SPECIFIED.

DOWELED EXPANSION JOINT

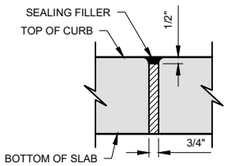


TIE BAR PIN



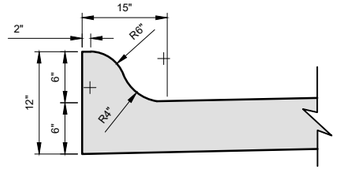
CONTRACTION JOINT THRU CURB

PAVING JOINT DETAILS

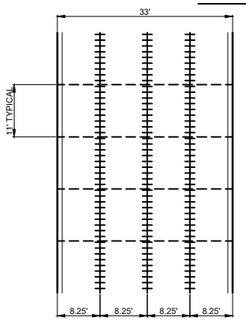


EXPANSION JOINT THRU CURB

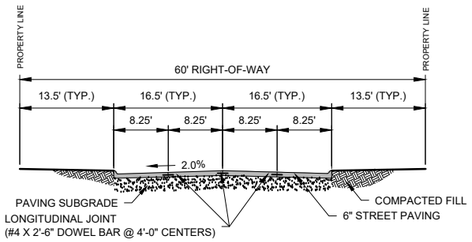
EXPANSION JOINT DETAILS



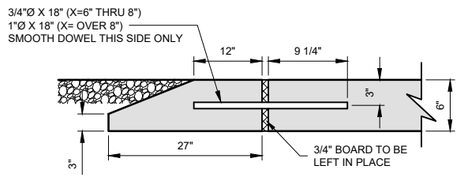
INTEGRAL CURB DETAIL



JOINT DETAIL



TYPICAL STREET CROSS SECTION



HEADER DETAIL

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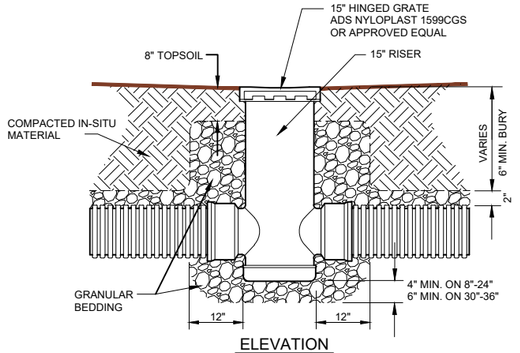
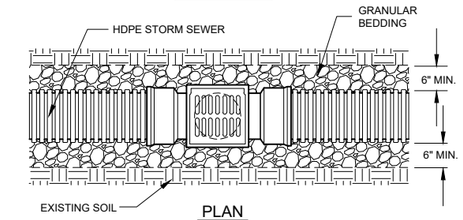
SHEET NO.
7 OF 9



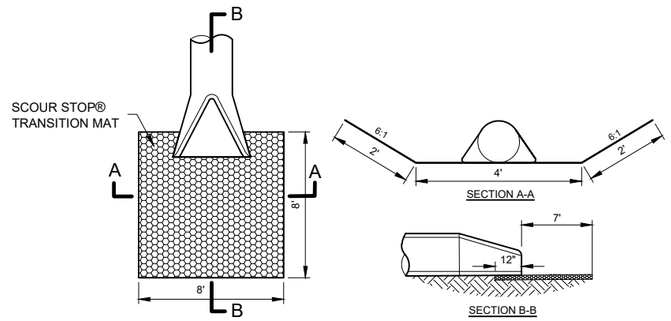
ELEVATION



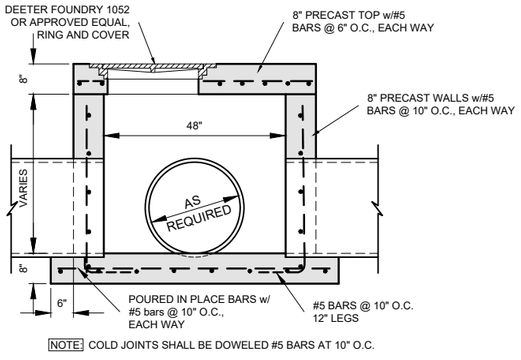
PLAN

HDPE AREA INLET

NO SCALE

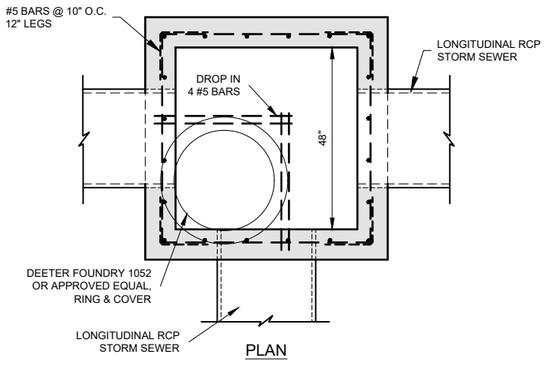


FLARED END SECTION DETAIL



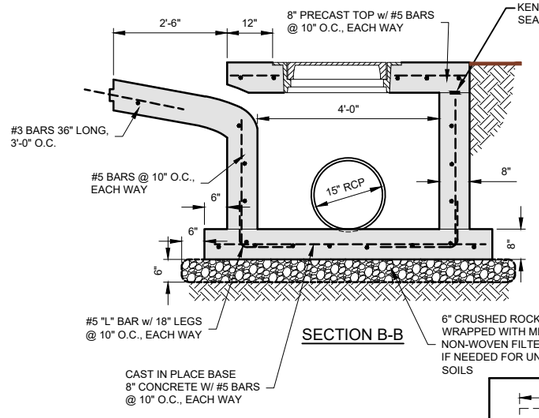
NOTE: COLD JOINTS SHALL BE DOWELED #5 BARS AT 10" O.C.

SECTION

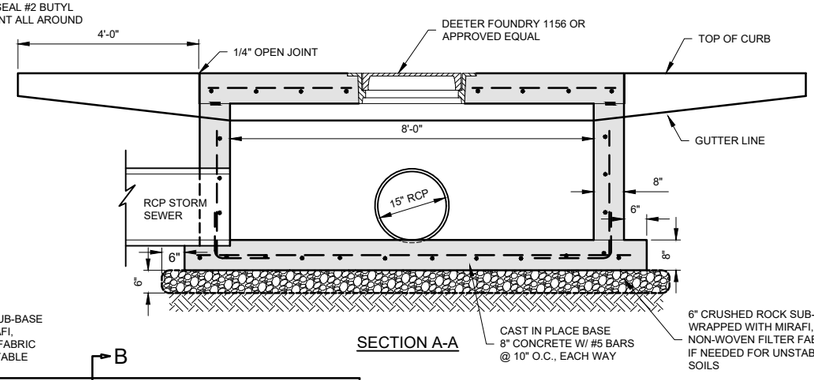


PLAN

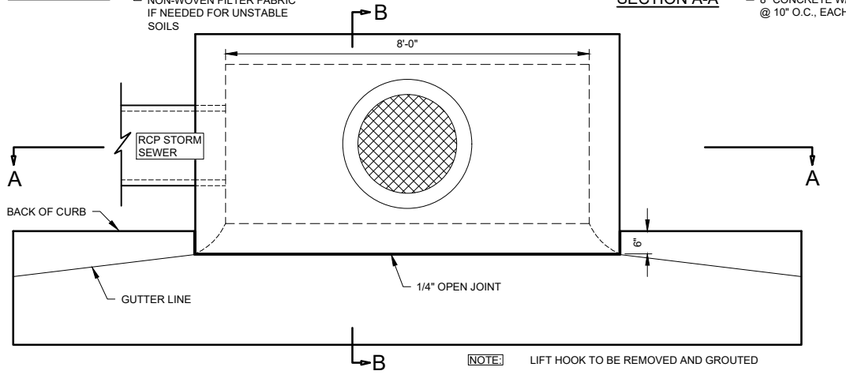
STORM SEWER JUNCTION BOX



SECTION B-B



SECTION A-A



NOTE: LIFT HOOK TO BE REMOVED AND GROUTED

PLAN VIEW

8' OPEN THROAT INLET

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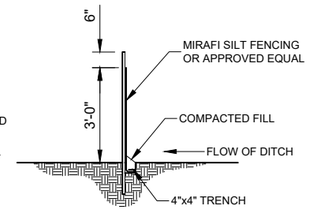
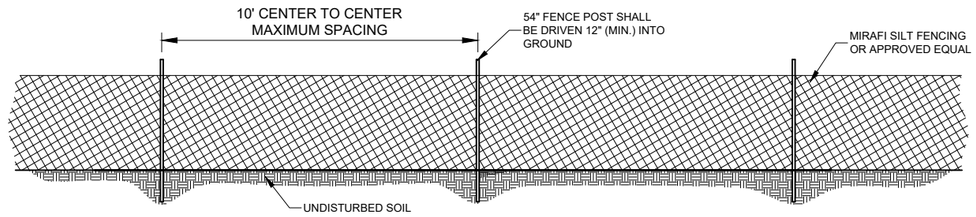
330-001

SHEET NO.
8 OF 9

NOTES:

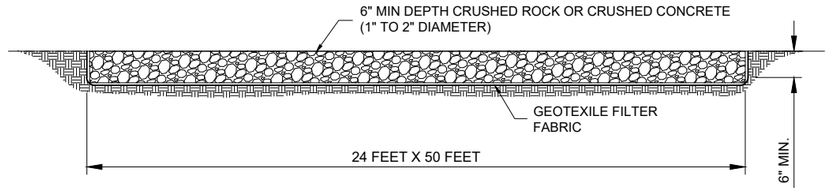
1. POSTS SHALL BE STEEL, EITHER "T" OR "U" TYPE SHALL BE ALLOWED.
2. SILT FENCING SHALL BE ATTACED TO THE POSTS WITH WIRE TIES AT THE TOP AND AT 15-INCH INTERVALS.
3. WHEN TWO SECTIONS OF SILT FENCE ADJOIN THEY SHALL BE OVERLAPPED A MINIMUM OF 1-FOOT.
4. INSPECTION OF SILT FENCING SHALL BE AT REGULAR INTERVALS AND ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.



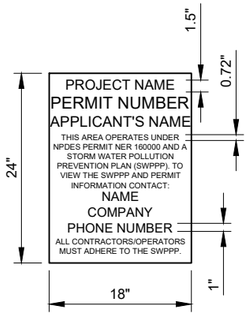


SILT FENCING DETAIL

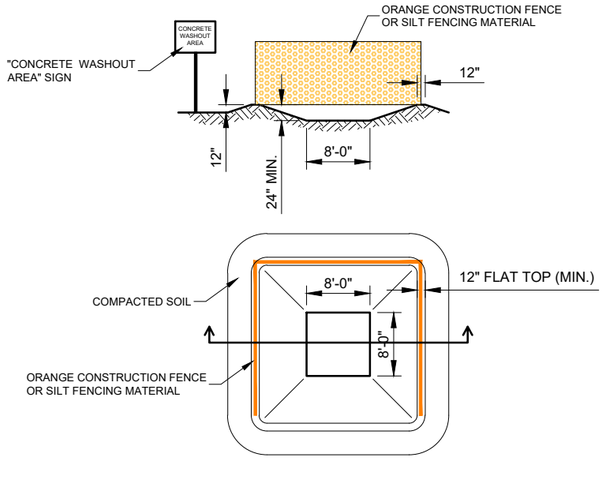
NOT TO SCALE



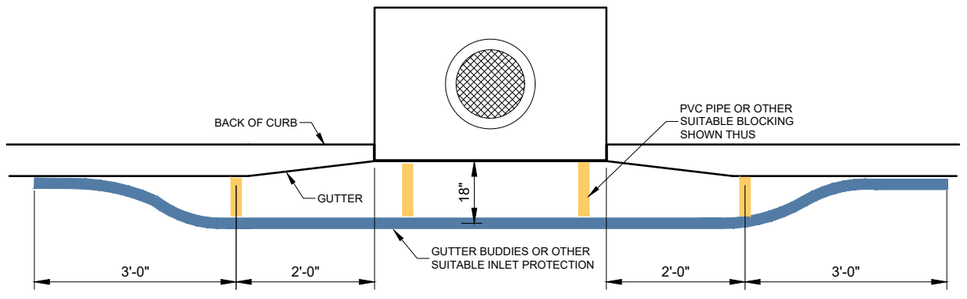
ROCK ENTRANCE DETAIL



SWPPP NOTIFICATION SIGN



CONCRETE WASHOUT



OPEN THROAT INLET PROTECTION

PRELIMINARY - FOR REVIEW ONLY

NO.	DATE	REVISIONS

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COMMENTS:

DIGGERS HOTLINE OF NEBRASKA: 1-800-331-5666

ADVANCED CONSULTING ENGINEERING SERVICES
West Point & Columbus
Phone: (402) 372-1923

DRAWN BY: LRR
DATE: MARCH 22, 2024
SCALE: 1"=40'
0 20 40 80

TITLE/LOCATION
FAIRVIEW ADDITION
CITY OF HASTINGS, NEBRASKA

DESCRIPTION
DETAILS

PROJECT NO.
330-001

SHEET NO.
9 OF 9

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:
Issuing Agent: First American Title Insurance Company National Commercial Services
Issuing Office: 4909 S 135th Street, Suite 207, Omaha, NE 68137
Issuing Office's ALTA® Registry ID: 1004997
Commitment Number: NCS-1200321-OMHA
Issuing Office File Number: NCS-1200321-OMHA
Property Address: Hastings, Adams county, Hastings, NE
Revision Number:

SCHEDULE A

1. Commitment Date: November 29, 2023 at 8:00 AM

2. Policy to be issued:
   a. ALTA® Extended Owner's Policy
      Proposed Insured: Mesner Development Co.
      Proposed Amount of Insurance: $100,000.00
      The estate or interest to be insured: See Item 3 below
   b. Endorsements to be issued:

3. The estate or interest in the Land at the Commitment Date is:

   Fee Simple

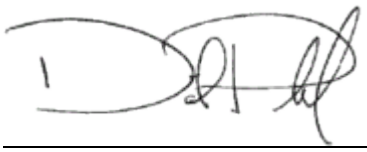
4. The Title is, at the Commitment Date, vested in:

   Community Redevelopment Authority of the City of Hastings, Nebraska

5. The Land is described as follows:

   See Exhibit A attached hereto and made a part hereof

First American Title Insurance Company

By: 

Authorized Signatory

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Commitment No. NCS-1200321-OMHA

SCHEDULE B, PART I—Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. Execution of an acceptable title affidavit by the titleholder(s).

6. Title Company must be notified prior to closing if the transaction will involve a construction loan. Additional requirements will be made for construction transactions. Failure to notify the company in writing before closing will invalidate any mechanic's lien coverage given in the policy.

7. In regard to Mesner Development Co., we require the following:

   A) Furnish a copy of the Certificate and Articles of Incorporation.
   B) Furnish a Certificate of Good Standing from the Nebraska Secretary of State's office.
   C) Furnish a resolution of the board of directors authorizing the proposed transaction and identifying the parties authorized to execute instruments necessary to close this transaction.

   Upon review of these items we reserve the right to make further requirements.

8. In regard to Community Redevelopment Authority of the City of Hastings, Nebraska, we require the following:

   Furnish a proper resolution authorizing the proposed transaction and identifying the parties authorized to execute instruments necessary to close this transaction.

   Upon review of these items we reserve the right to make further requirements.

9. We are informed by the Office of the Secretary of State of the State of Nebraska, that Community Redevelopment Authority of the City of Hastings, Nebraska, is not active and in good standing with

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said office. We must be furnished with proof satisfactory to us that said entity is active and in good standing with said office prior to closing.

NOTE: In order to delete the standard exceptions to survey as contained in this Commitment, the Company requires a comprehensive survey of the premises, in accordance with the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys as adopted in 2011, certified by a Nebraska Registered Land Surveyor in a manner acceptable to this Company.

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Commitment No. NCS-1200321-OMHA

SCHEDULE B, PART II—Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

3. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

4. Easements, or claims of parties in possession not shown by the Public Records.

5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

6. Any lien or right to a lien for services, labor, material or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein.

7. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.

8. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

9. The lien of the General Taxes for the year 2024, and thereafter.

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10. Taxes and Assessments not yet due or payable and special assessments not yet certified to the county treasurer's office:

    2023 County taxes total $2,199.70; First Half DUE; Second Half DUE
    Tax ID No: 0010007533
    Taxed As: BLK 1 ALL BLKS 2 & 3 HAMSHERS SOUTH SIDE ADD NOW VACATED

11. Terms and conditions of Ordinance No. 2072, vacating certain streets and alleys, filed February 2, 1965, in Book 34, Page 577, Official Records, Adams County, Nebraska.

12. Terms and conditions of Ordinance No. 2073 filed February 15, 1965, in Book 34, Page 595, Official Records, Adams County, Nebraska.

    Affidavit of Publication filed June 2, 1965, recorded in Book 35, Page 49, Official Records, Adams County, Nebraska.

13. Terms and conditions of Ordinance No. 2876, creating Street Improvement District No. 1983-35, filed December 22, 1983, as Document No. 833526, Official Records, Adams County, Nebraska.

14. Terms and conditions of Ordinance No. 2884, creating Water Extension District No. 1984-205, filed March 6, 1984, as Document No. 840576, Official Records, Adams County, Nebraska.

15. Terms and conditions of Ordinance No. 2890, vacating part of Hamsher's South Side Addition, filed May 3, 1984, as Document No. 841128, Official Records, Adams County, Nebraska.

16. Rights of the Public, State of Nebraska, County of Adams, in and to that portion of the land taken or used for road purposes, whether by easement or fee title or statutory section line right of way.

17. The rights or interest of tenants in possession, as tenants only, pursuant to unrecorded or recorded leases, contracts and/or verbal agreements.

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Commitment No. NCS-1200321-OMHA

EXHIBIT A

The Land referred to herein below is situated in the County of Adams, State of Nebraska, and is described as follows:

A TRACT OF LAND COMPRISING A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 10 WEST OF THE 6TH P.M., IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, TRI-K SECOND SUBDIVISION; THENCE NORTH 89°48'03" EAST A DISTANCE OF 599 FEET ALONG THE SOUTH LINE OF LOT 1, TRI-K SECOND SUBDIVISION TO THE SOUTHEAST CORNER OF LOT 1, TRI-K SECOND SUBDIVISION WHICH IS ALSO ON THE WEST LINE OF LOT 1, TRI-K FOURTH SUBDIVISION; THENCE SOUTH 00°26'09" WEST ALONG THE WEST LINE OF LOT 1, TRI-K FOURTH SUBDIVISION A DISTANCE OF 191.73 FEET TO THE SOUTHWEST CORNER OF LOT 1, TRI-K FOURTH SUBDIVISION WHICH IS ALSO THE NORTH LINE OF LOT 1, TRI-K SUBDIVISION; THENCE SOUTH 89°50'37" WEST ALONG THE NORTH LINE OF LOT 1, TRI-K SUBDIVISION A DISTANCE OF 50.53 FEET TO THE NORTHWEST CORNER OF LOT 1, TRI-K SUBDIVISION; THENCE SOUTH 00°31'06" WEST ALONG THE WEST LINE OF LOT 1, TRI-K SUBDIVISION A DISTANCE OF 100 FEET TO THE SOUTHWEST CORNER OF LOT 1, TRI-K SUBDIVISION; THENCE SOUTH 89°47'05" WEST A DISTANCE OF 548.47 FEET ALONG THE NORTH LINE OF LOT 1, PATHWAY PLAZA SUBDIVISION TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF FRANKLIN AVENUE; THENCE NORTH 00°16'05" EAST A DISTANCE OF 291.88 FEET TO THE SOUTHWEST CORNER OF LOT 1, TRI-K SECOND SUBDIVISION, THAT ALSO BEING THE POINT OF BEGINNING.

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ALTA COMMITMENT FOR TITLE INSURANCE
issued by
FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, First American Title Insurance Company, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: _____
Kenneth D. DeGiorgio, President

By: _____
Lisa W. Cornehl, Secretary

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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COMMITMENT CONDITIONS

1. DEFINITIONS

a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.

b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.

e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.

g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.

i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.

j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

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3. The Company's liability and obligation is limited by and this Commitment is not valid without:
   a. the Notice;
   b. the Commitment to Issue Policy;
   c. the Commitment Conditions;
   d. Schedule A;
   e. Schedule B, Part I—Requirements; and
   f. Schedule B, Part II—Exceptions; and
   g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND
The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY
   a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
      i. comply with the Schedule B, Part I—Requirements;
      ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
      iii. acquire the Title or create the Mortgage covered by this Commitment.
   b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
   c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
   d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
   e. The Company is not liable for the content of the Transaction Identification Data, if any.
   f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
   g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

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6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

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11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is $2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

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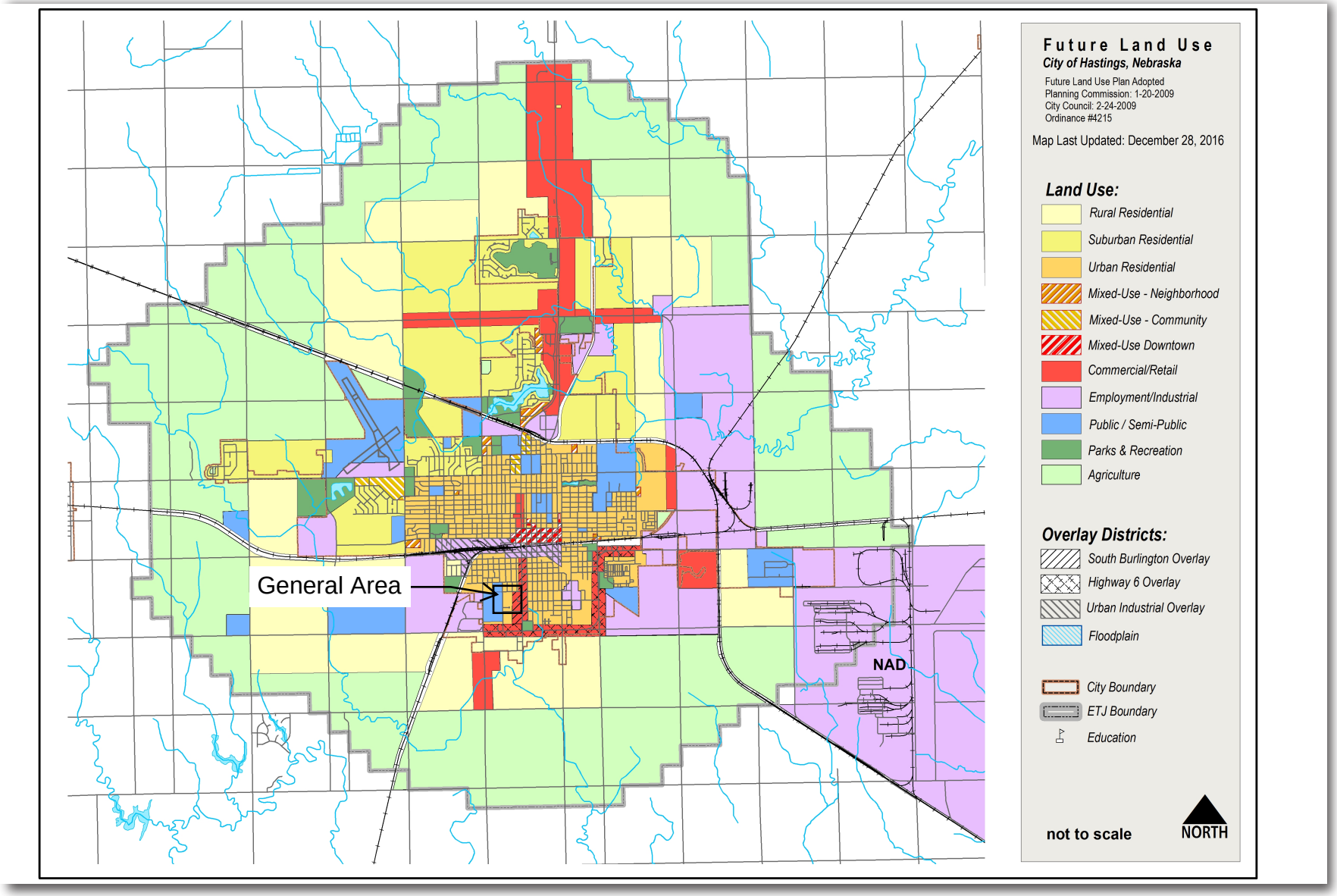


Figure 2.2: Future Land Use Plan

HASTINGS
Nebraska

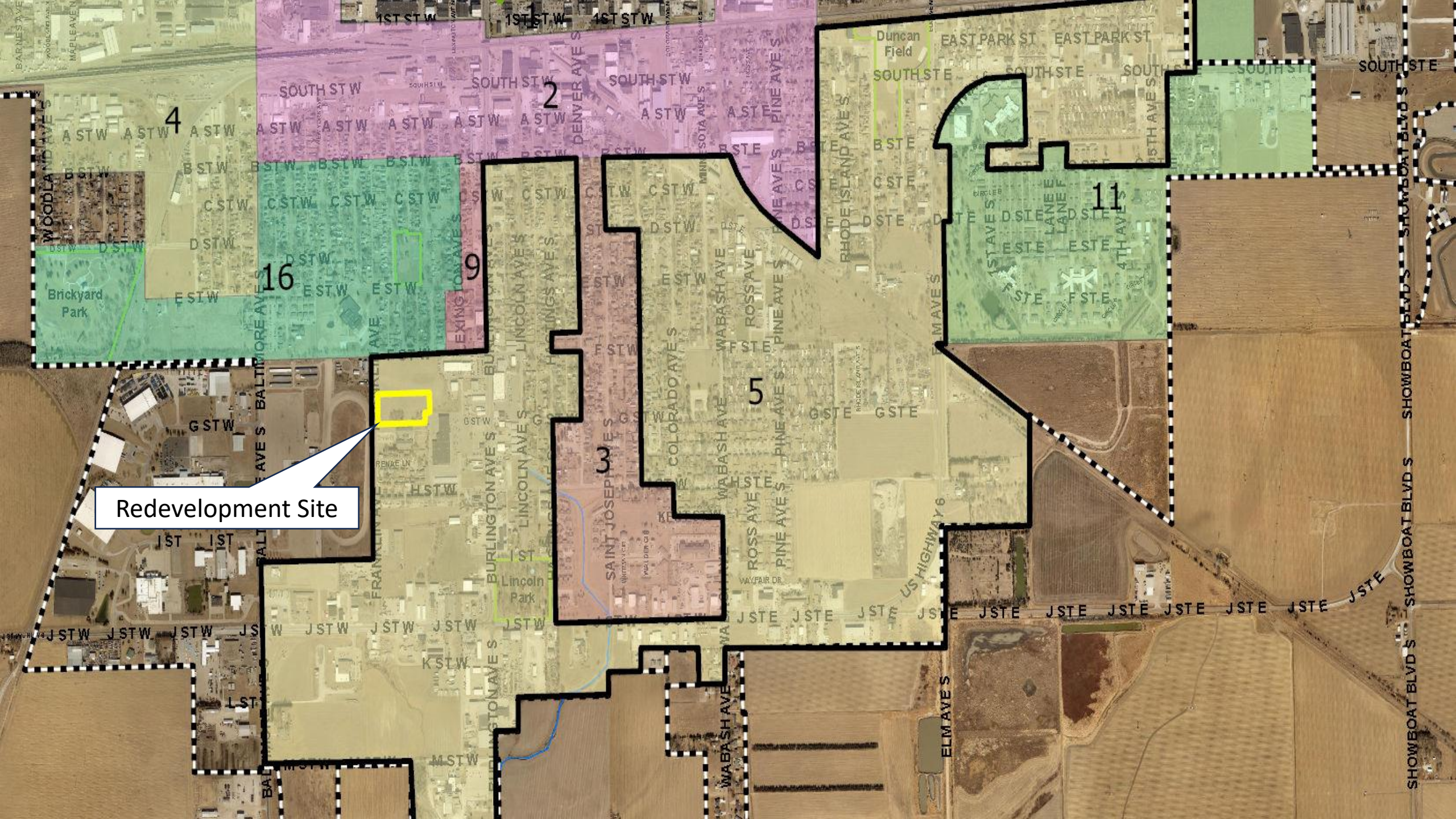
File Nos. 2024-62 and 2024-68

Projects <u>Fairview Villas Project</u>

- A public hearing to consider a request for a Plan Modification No. 2024-1 to Redevelopment Area #5 for the Fairview Villas development.
- Preliminary Plat of the Fairview Subdivision

Applicant Mesner Development

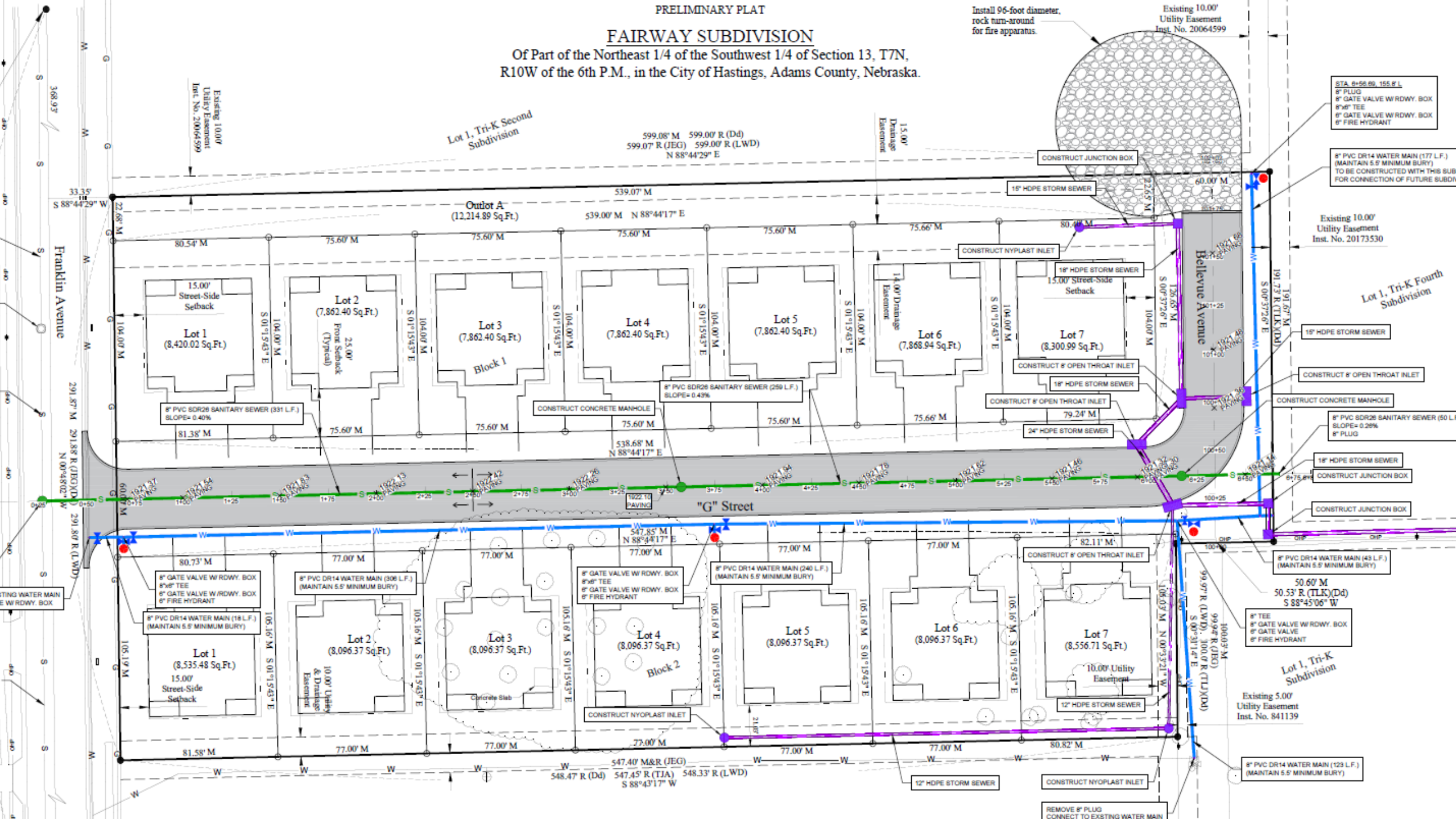
FRANKLIN AVE
FRANKLIN AVE
FRANKLIN
F ST W
F ST W
F ST W
LEXINGTON AVE S
C ST W
F ST W
BURLINGTON AVE S
BURLINGTON AVE S

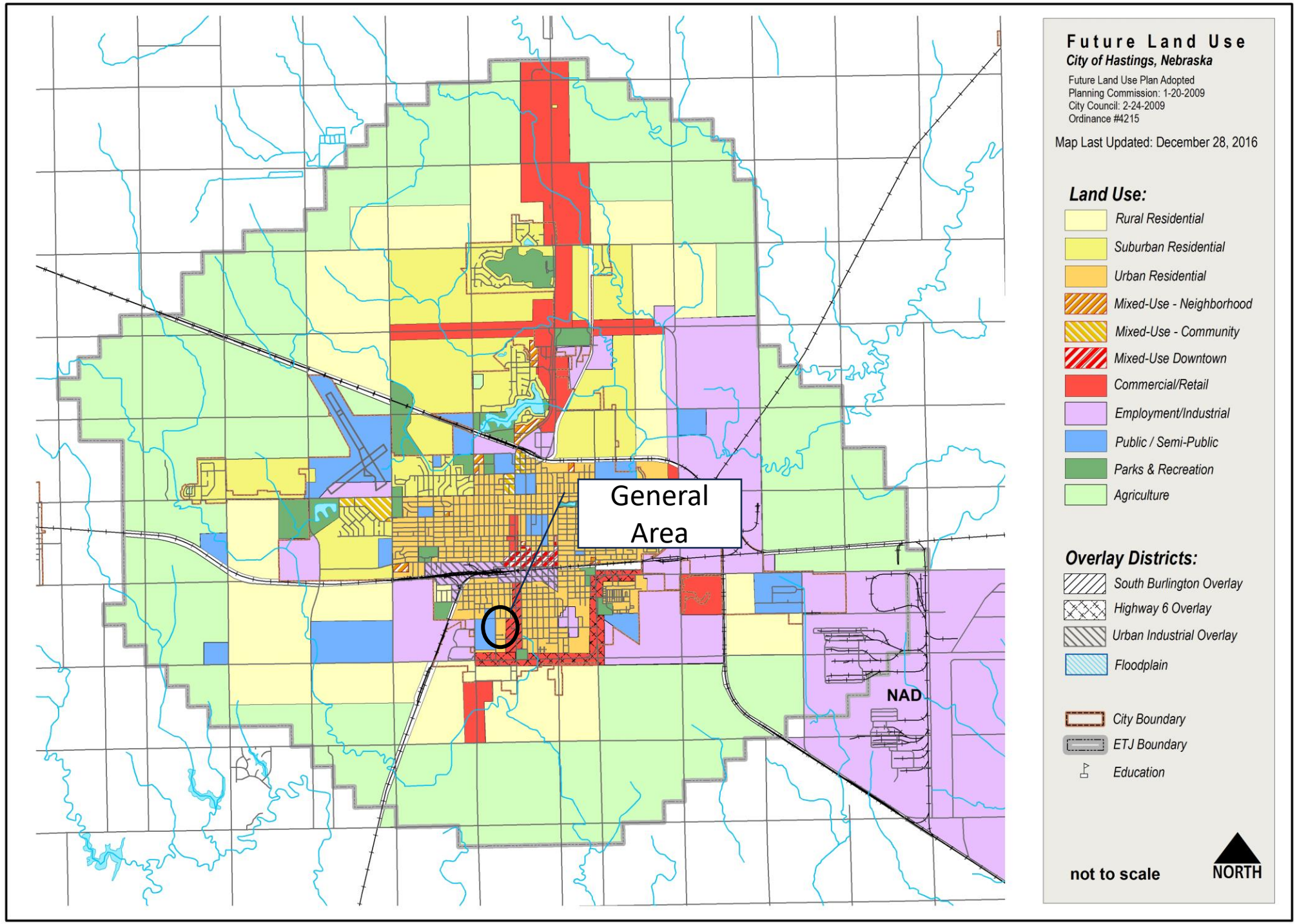

Redevelopment Site
1
2
3
4
5
9
11
16
Brickyard Park
Lincoln Park
Duncan Field
1ST ST W
SOUTH ST W
SOUTH ST E
EAST PARK ST
WOODLAND AVE S
DENVER AVE S
MINNESOTA AVE S
PINE AVE S
RHODE ISLAND AVE S
1ST AVE S
4TH AVE S
5TH AVE S
LANE E
EXINGTON AVE S
BALTIMORE AVE S
FRANKLIN AVE S
BURLINGTON AVE S
LINCOLN AVE S
HOLLINGS AVE S
SAINT JOSEPH AVE S
COLORADO AVE S
WABASH AVE
ROSS AVE
WAYFAIR DR
US HIGHWAY 6
ELM AVE S
SHOWBOAT BLVD S
RENAE LN

PRELIMINARY PLAT

FAIRWAY SUBDIVISION

Of Part of the Northeast 1/4 of the Southwest 1/4 of Section 13, T7N, R10W of the 6th P.M., in the City of Hastings, Adams County, Nebraska.




General Area
NAD
Future Land Use
City of Hastings, Nebraska
Future Land Use Plan Adopted
Planning Commission: 1-20-2009
City Council: 2-24-2009
Ordinance #4215
Map Last Updated: December 28, 2016
Land Use:
Rural Residential
Suburban Residential
Urban Residential
Mixed-Use - Neighborhood
Mixed-Use - Community
Mixed-Use Downtown
Commercial/Retail
Employment/Industrial
Public / Semi-Public
Parks & Recreation
Agriculture
Overlay Districts:
South Burlington Overlay
Highway 6 Overlay
Urban Industrial Overlay
Floodplain
City Boundary
ETJ Boundary
Education
not to scale
NORTH

FRANKLIN AVE
CHICAGO AVE
BELLEVUE AVE S
LEXINGTON AVE S
BURLINGTON AVE S
LINCOLN AVE S
HASTINGS AVE S
DENVER AVE S
F ST W
G ST W
H ST W
RENAE LN
PD

Project Costs and Funding Sources

USE OF FUNDS			SOURCES OF FUNDS	
Description				
Site Acquistion	$	100,000	Federal Tax Credit	$ 3,704,158
Site Prep	$	20,000	State Tax Credit	$ 1,633,399
Sewer, water & paving	$	230,000	HOME Funds	$ 650,000
Engineering & Architecture	$	161,000	Deferred Developer Fee	$ 113,500
Construction costs	$	6,540,057	TIF	$ 160,000
			First Mortgage Loan	$ 790,000
TOTALS	**$**	**7,051,057**		**$ 7,051,057**

Anticipated TIF Funding

2024 assessed value:	$106,604
Estimated value after completion	$925,000
Increment value	$819,000
Annual TIF generated (estimated)	$17,770
TIF bond issue	$160,000

Project Proforma

Proforma Operating Statement w/o TIF					
		Year 1	Year 2	Year 3	Year 4
Rent Revenue		223,848	$ 228,324	$ 232,891	$ 237,549
Expenses		-139,202	$ (143,066)	$ (147,045)	$ (151,144)
NOI Without TIF		84,646	$ 85,258	$ 85,846	$ 86,405
Debt Service		-77,768	$ (77,768)	$ (77,768)	$ (77,768)
Cash Flow Without TIF		6,878	$ 7,490	$ 8,078	$ 8,637
Debt Service Coverage Ratio		1.0884	1.0963	1.1039	1.1111

Tax Credit funding qualification requires 1.205%+

Proforma Operating Statement with TIF					
		Year 1	Year 2	Year 3	Year 4
Rent Revenue		$ 223,848	$ 228,324	$ 232,891	$ 237,549
Expenses		$ (139,202)	$ (143,066)	$ (147,045)	$ (151,144)
Net Operating Income		$ 84,646	$ 85,258	$ 85,846	$ 86,405
Debt Service		$ (64,670)	$ (64,670)	$ (64,670)	$ (64,670)
Cash Flow With TIF		$ 19,976	$ 20,588	$ 21,176	$ 21,735
Debt Service Coverage Ratio		**1.3089**	**1.3184**	**1.3274**	**1.3361**

Looking East into the Site
at Franklin Ave
NOTICE

Looking Southeast
at Franklin Ave

Looking Northeast
at Franklin Ave
EMERGENCY
SNOW
ROUTE

Staff Findings Summary for Plan Modification

- The project is feasible and conforms with the Comprehensive Plan
- The project would not be economically feasible without the use of TIF funding. A significant portion of the funding is low-income housing tax credits, which require a certain % of Debt Service Coverage Ratio. Without TIF funding, the project is infeasible.
- Because of the infeasibility of the project without TIF funding, which market target is low/moderate-income households, the project would most likely not happen without the use of the TIF tool.
- The cost/benefit of the project is in the long-term best interest of the community. The project provides for low/moderate income housing, does not displace current residents or adversely impact public services,

Staff Recommendation

Staff recommends the Planning Commission recommend **APPROVAL** to the City Council for the request for a **REDEVELOPMENT PLAN MODIFICATION** for the Fairview Villas Redevelopment Project, generally located approximately 400 feet to the south of the intersection of West F Street and Franklin Avenue, on the east side of Franklin Avenue, based on the findings in the staff report and the Redevelopment Plan Modification materials.

Staff Findings Summary for Preliminary Plat

- The request conforms with the 2009 Comprehensive Plan. The proposed design and density conform with the Urban Residential policies.
- The Preliminary Plat design conforms to the applicable zoning regulations. The property is zoned C-3, which permits semi-attached (duplex) use. Each lot conforms to the regulations.
- Adequate and Appropriate access is provided. The new G Street roadway will be constructed and a temporary fire access turnaround will be provided.
- The design of the public infrastructure meets the City's minimum standards.

Staff Recommendation

Staff recommends the Planning Commission recommend **APPROVAL** to the City Council for the **PRELIMINARY PLAT** of the Fairway Subdivision, generally located approximately 400 feet to the south of the intersection of West F Street and Franklin Avenue, on the east side of Franklin Avenue, with the following conditions:

1. A sidewalk along Franklin Avenue will be required to be installed by the developer.
2. Sidewalks along both sides of West G Street will be required to be installed.

HASTINGS
Nebraska

Department: Development Services
Staff Contact: Chad Bunger
Planning Commission Meeting Date: 5/21/2024
File No: 2024-60
Prepared By: Chad Bunger, Director of Development Services

AGENDA ITEM SUMMARY SHEET

Description of Item:

The proposed Hastings College Second Subdivision is to create four lots in the northern portion of the campus that would include the 12 single-family residential lots to the east of Pine Knoll Road. The proposed subdivision is designed to accommodate the development of the Suzanne and Water Scott Foundation Residences Hall, which is proposed to the north of the intersection of Pine Knoll Road and East 9th Street.

The vacation of Pine Knoll Road right-of-way is proposed with the Preliminary Plat.

Names of People/Business affected by this action:

The applicant, the City of Hastings and Adams County.

Why Planning Commission action is required:

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

Type of action requested:

Motion

Suggested motion:

Deadlines associated with action:

The Preliminary Plat is scheduled to be reviewed by the City Council on June 10, 2024

Department head comments:

The Development Department and Plat Track review teams (to include County officials) have reviewed this subdivision plat and the applicant has incorporated all recommendations found to be relevant with subdivision design standards and regulations in City Code Section 38-203. All related utility easement locations have been reviewed and approved by the Utilities Coordinator as part of this plat process.

A complete review of the Preliminary Plat can be found in the attached Staff Report.

Recommendation:

Staff recommends the Planning Commission recommend **APPROVAL** of the request to **PRELIMINARY PLAT** for the Hastings College Second Subdivision to City Council for the property generally bounded by and along East 12th Street, North 6th Avenue, East 9th Street, and North Elm Avenue, with the following conditions:

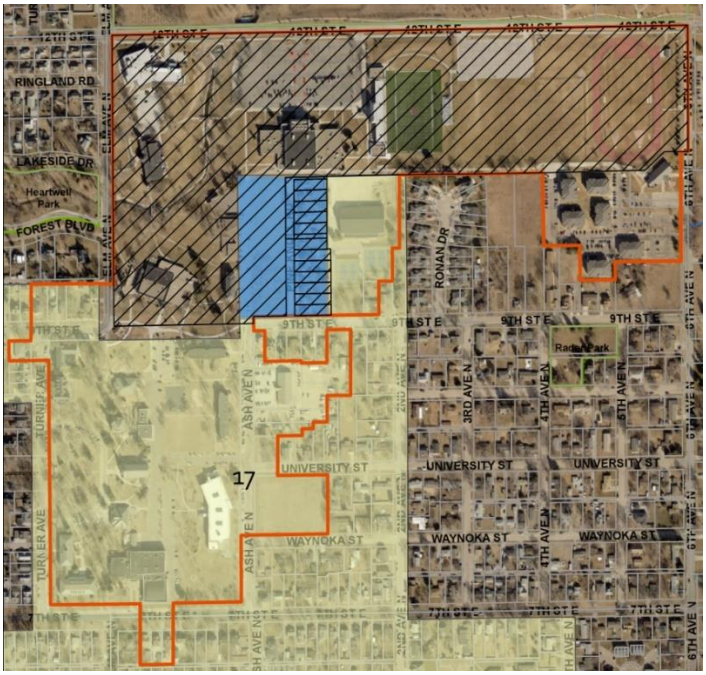
1. The proposed rezoning of the Hastings College campus and adjacent college-owned property must be rezoned to CMP, Campus Institutional District.
2. The Ordinance to vacate Pine Knoll Road must be approved by the City Council.

City of Hastings Planning Commission

HASTINGS
DEVELOPMENT SERVICES

STAFF REPORT

Preliminary Plat:	**Hastings College Second Subdivision**
Case No.	2024-60
Applicant	Hastings College
Property Location:	The Hastings College campus is generally bounded by and along East 12th Street, North 6th Avenue, East 9th Street, and North Elm Avenue.
Lot Size:	51.4
Date of Public Hearing:	May 21, 2024
Zoning	R-3, Multiple-Family Residential District
Adjacent Zoning:	North: R-1, Urban Single-Family Residential District
	East: R-3 District and R-1 District
	South: R-2, Mixed-Density Neighborhood District, and R-3 District
	West: R-1 and R-3 District



SECTION AND REQUIREMENT OF HASTINGS CODE OF ORDINANCE CONSIDERATION OF A PRELIMINARY PLAT:

- **Sec. 38-201. – Approval of subdivision plats**
- **Sec. 38-202. – Preliminary Plat:** describes intent, submittal requirements and approval limitations.
- **Chapter 28, Article III. – Planning and Community Design Standards:** describes various plat, lot, and site design requirements.
- **Chapter 28, Article IV. – Engineering and Technical Standards:** describes technical standards of public infrastructure and other improvements.

DESCRIPTION OF PRELIMINARY PLAT REQUESTED: Hastings College has applied for a Preliminary Plat for its northern campus and 12 single-family residential lots that the college has recently acquired. The Preliminary Plat, titled Hastings College Second Subdivision, is designed to accommodate the development of the Suzanne and Water Scott Foundation Residence Hall, which is proposed to the north of the intersection of Pine Knoll Road and East 9th Street.

The Preliminary Plat shows four lots. Lot 1 (45.3 acres) will be the main campus, which includes the existing academic buildings, athletic facilities, residence halls, and other campus buildings north of East 9th Street. Lot 2 will be 2.2 acres and the location of the new Suzanne and Water Scott Foundation Residence Hall. The new building will be U-shaped, approximately 33,500 square feet in area, and house 318 beds in a combination of 4-bedroom, 2-bedroom, and studio-style rooms. Lot 3 is 1.3 acres in area and reserved for a future residence hall. Lot 4 is 2.6 acres in area and will be the off-street parking lot for the new buildings.

The Preliminary Plat also proposes to vacate Pine Knoll Road. This roadway is 38 feet wide, dead-end street. This street only serves the residential lots to the east of the roadway and the college. Hastings College has or is in the process of acquiring these homes.

Property Description: Hastings College, founded in 1882, is a private, four-year residential college. The campus is approximately 99 acres in area, including adjacent properties in the surrounding neighborhoods.

This portion of the main campus has several academic buildings, athletic facilities, student life facilities, residence halls, and administrative buildings.

The land generally slopes to the center of campus towards Heartwell Creek.

CONSIDERATIONS OF THE PRELIMINARY PLAT:

Subsection 38-201(1). – Approval of subdivision plats states no plat 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 this 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 Commission.

City staff reviews the following topics to ensure that the proposed preliminary plat conforms to the minimum standards of Chapter 28, Article III. – Planning and Community Design Standards and Chapter 38, Article IV. – Engineering and Technical Standards and to provide a recommendation to the City of Hastings Planning Commission and Hastings City Council.

Pursuant to Sec. 34-402 of the City Code of Ordinance, the City Council, by recommendation from the City Planning Commission, will base its decision on the following:

1. **Conformance to the Comprehensive Plan**
   The City of Hastings "Imagine Hastings" Comprehensive Plan, adopted in 2009, shows the site in the Public/Semi-Public land use category. The policy statement for this use designation is:
   The public/semi-public land use category consists of those institutional land uses including government centers and facilities, educational facilities, and other public or semi-public uses and places like "places of worship", hospitals, private schools, libraries and cemeteries. New uses in this category may be integrated with residential neighborhoods or as part of neighborhood or community mixed-use centers as specified in the location guidelines.

   The proposed Preliminary Plat and uses are in conformance with the Comprehensive Plan.

2. **Conformance with the Applicable Zoning Regulations**
   The area to be subdivided is currently zoned R-3, Multiple-Family Residential District. The college is a permitted use in this District. Any buildings not conforming to the setback or height requirements of the R-3 District can be considered legally nonconforming, as most of these buildings likely were constructed before the R-3 District was established for the campus in 1958.

   Hastings College has submitted a rezoning application, occurring concurrently with this Preliminary Plat application, to change the zoning district for the campus and adjacent property owned by Hastings College to CMP, Campus Institutional District. This District is intended to be a planned zoning district to assist and encourage the development of educational, institutional, and medical uses, and their complementary land uses, in a campus setting. This zoning district has reduced setbacks and increased maximum

height standards to account for the master-planned nature of the zoning district. These reduced setbacks and increased building height standards are advantageous to the development of the new residence hall.

If rezoned, the Preliminary Plat would also comply with the applicable zoning regulations.

3. Adequate and Appropriate Access

Access to Hastings College is adequate and appropriate. There are several vehicular, pedestrian, and bicycle access points to campus from existing public streets, including off of North Ash Avenue, East 7th Street, Turner Avenue, North Elm Avenue, and East 12th Street.

As previously discussed, the College is proposing to vacate Pine Knoll Road. This road is a narrow right-of-way (ROW) for a dead-end street. With the College owning or nearing the completion of purchasing all of the homes along this road, there is no need for the public ROW. A public utility easement will be retained in this area to maintain existing utilities and to allow for new or upgraded utilities to serve the new development.

Also, a public access easement will be platted in the area to give all lots legal public access. This will generally be in the off-street parking lot proposed for the new residence halls.

4. Design of Public Infrastructure

- **a. Access to public right-of-way.** As mentioned, the campus and the proposed redevelopment areas have legal access to public rights-of-way. A public access easement will be platted in the proposed residence hall parking lots to give level access to Lot 3.
- **b. Public utilities.** All utilities are adequate and available to serve the campus and the proposed redevelopment area. New and upgraded utilities will be needed in the former Pine Knoll Road right-of-way to adequately serve the new development.
- **c. Floodplain and stormwater management.** A narrow floodplain and floodway exist along Heartwell Creek, that flows through the center of campus. Except for existing pedestrian crossings, these flood zones are unobstructed and do not directly impact any buildings.

  The land within the Preliminary Plat largely drains towards Heartwell Creek, which then flows to the West Fork of the Little Blue River. The new development will maintain this drainage pattern. A relatively small detention basin to the west of the proposed residence hall will be constructed to collect the stormwater runoff from the new buildings and adjacent off-street parking lot. This detention basin

will collect the stormwater runoff and slowly release the water towards the creek to better manage the stormwater runoff.

STAFF COMMENTS: Staff recommends the Planning Commission recommend **APPROVAL** of the request to **PRELIMINARY PLAT** for the Hastings College Second Subdivision to City Council for the property generally bounded by and along East 12th Street, North 6th Avenue, East 9th Street, and North Elm Avenue, with the following conditions:

1. The proposed rezoning of the Hastings College campus and adjacent college-owned property must be rezoned to CMP, Campus Institutional District.
2. The Ordinance to vacate Pine Knoll Road must be approved by the City Council.

PREPARED BY: Chad Bunger, AICP, CFM, Director of Development Services

DATE: May 13, 2024

ATTACHMENTS:

1. Application Materials
2. Hastings College Second Subdivision Administrative Plat
3. Applicant Request to Vacate Pine Knoll Road
4. 2009 Comprehensive Plan Future Land Use Map

HASTINGS
Nebraska

Plats Application

Date: 04/30/2024

Project

Permit Type:	Preliminary Plat	Existing Zoning:	R-3, Multiple Family Residential
Plat Name:	Hastings College Subdivision Replat One	Proposed Zoning:	CMP, Institutional Campus
Project Address:	913 N Ash Ave	In City Limits:	Yes
City, State, Zip:	Hastings, NE 68901	Proposed Use:	College Housing
Legal:			

Reason for Request: Replat to accommodate proposed improvements

Applicant / Owner

Applicant Name:	Stephanie Ourada	Owner Name:	HASTINGS COLLEGE
Company:	Hastings College	Company:	
Address:	710 N Turner Ave	Address:	710 N TURNER AVE
City, State, Zip:	Hastings, NE, 68901	City, State, Zip:	HASTINGS, NE 68901-0000
Phone:	402-461-7725	Phone:	
Email:	JDethlefs@TD2CO.COM	Email:	

Key Contact / Surveyor

Key Contact:	[Key Contact]	Surveyor:	Joe Dethlefs
Company:		Company:	Thompson, Dreessen & Dorner, Inc.
Address:	[Address]		
City, State, Zip:	Hastings, NE 68901	Address:	10836 Old Mill Road
Phone:	[Phone #]	City, State, Zip:	Omaha, NE, 68154
Email:	[Key Email]	Phone:	4023308860
		Email:	jdethlefs@td2co.com

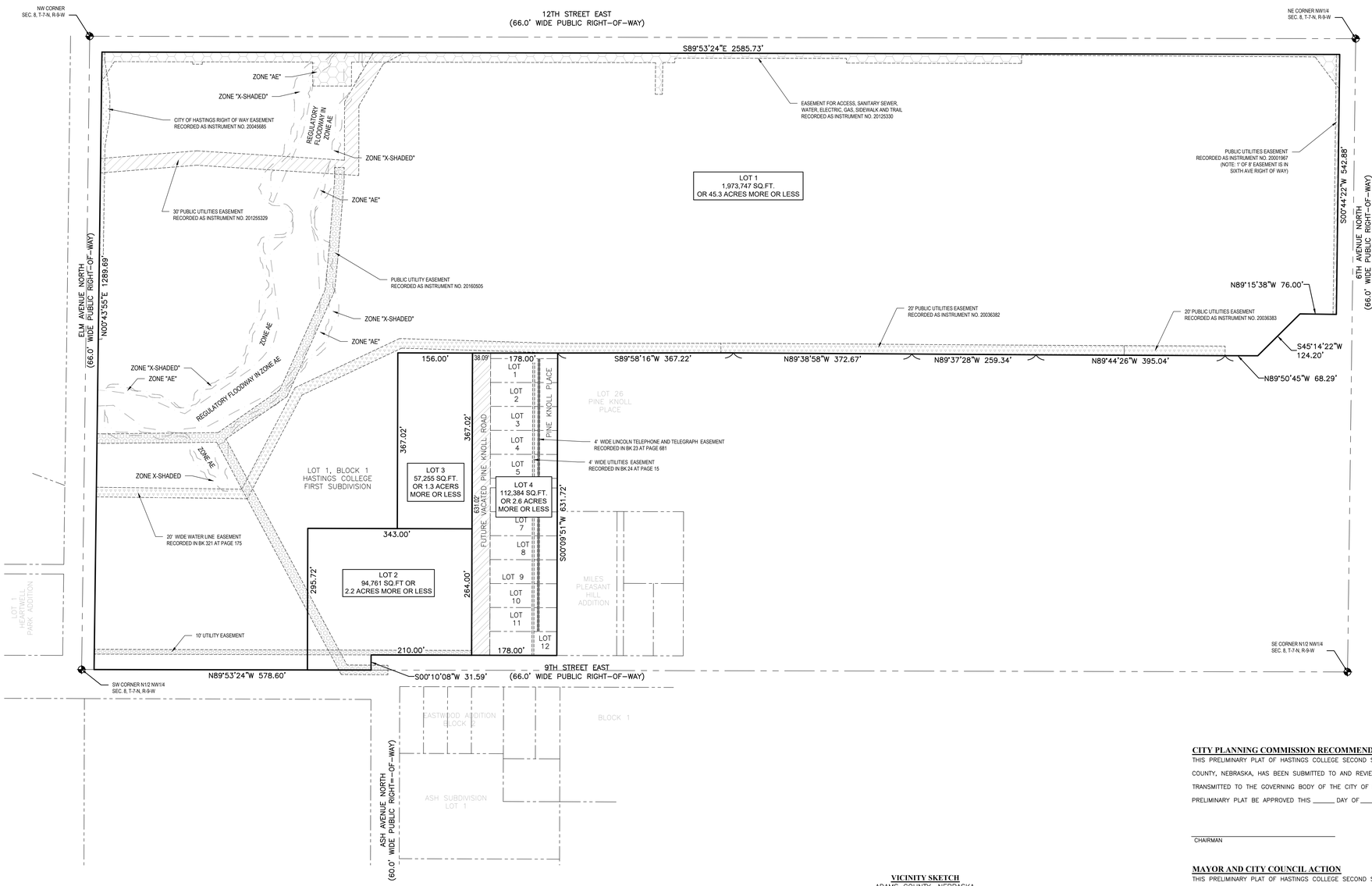
I do hereby certify that the information contained herein is true and correct.

Joe Dethlefs	04/30/2024
Applicant	Date

Joe Dethlefs	04/30/2024
Owner	Date

HASTINGS COLLEGE SECOND SUBDIVISION
LOTS 1 THROUGH 4
PRELIMINARY PLAT

BEING A REPLATTING OF LOT 1, BLOCK 1, HASTINGS COLLEGE FIRST SUBDIVISION, A SUBDIVISION IN CITY OF HASTINGS OF ADAMS COUNTY, NEBRASKA, TOGETHER WITH LOTS 1 THROUGH 12, PINE KNOLL PLACE, A SUBDIVISION IN SAID CITY OF HASTINGS OF SAID ADAMS COUNTY, ALSO TOGETHER WITH PINE KNOLL ROAD AND PRIVATE DRIVES LYING ADJACENT TO LOTS 1 THROUGH 12, SAID PINE KNOLL PLACE.



LEGAL DESCRIPTION

LOT 1, BLOCK 1, HASTINGS COLLEGE FIRST SUBDIVISION, A SUBDIVISION IN CITY OF HASTINGS OF ADAMS COUNTY, NEBRASKA, TOGETHER WITH LOTS 1 THROUGH 12, PINE KNOLL PLACE, A SUBDIVISION IN SAID CITY OF HASTINGS OF SAID ADAMS COUNTY, ALSO TOGETHER WITH PINE KNOLL ROAD AND PRIVATE DRIVES LYING ADJACENT TO LOTS 1 THROUGH 12, SAID PINE KNOLL PLACE

APPLICANT

Hastings College
710 North Turner Avenue
Hastings, NE 68901

Stephanie Ourada

ENGINEER

Thompson, Dreessen & Dorner, Inc.
10836 Old Mill Road
Omaha, NE 68154

Joe Dethlefs, P.E.

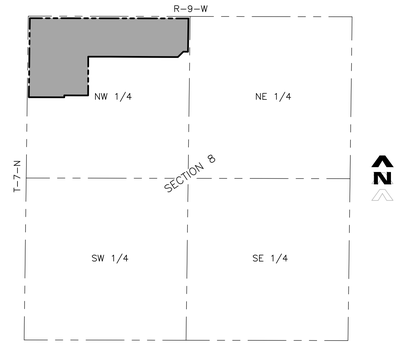
NOTES

1. CURRENT ZONING IS R3 AND PROPOSED REZONING IS CAMPUS INSTITUTIONAL DISTRICTS.
2. PROPOSED LOT 4, WILL INCLUDE THE VACATION OF PINE KNOLL ROAD & 2 PRIVATE DRIVES ADJACENT TO LOTS 1-12 PINE KNOLL PLACE.
3. THE VACATION OF PINE KNOLL ROAD IS SUBJECT TO THE RIGHTS RESERVED TO THE CITY OF HASTINGS TO MAINTAIN, OPERATE, REPAIR AND RENEW EXISTING SEWERS AND FACILITIES, AND TO AUTHORIZE OTHER UTILITIES AND CABLE TELEVISION SYSTEMS TO MAINTAIN, OPERATE, REPAIR AND RENEW THEIR EXISTING FACILITIES.
4. THE VACATED PINE KNOLL ROAD ROW SHALL BE RETAINED AS AN ACCESS EASEMENT.
5. ALL EXISTING UTILITIES WITHIN LOTS 2 & 3 SHALL BE REROUTED TO THE VACATED PINE KNOLL ROAD EASEMENT.
6. THE EXISTING EASEMENTS IN LOTS 1-12, PINE KNOLL PLACE SHALL BE VACATED.

FLOOD ZONE CLASSIFICATION

THE SURVEYED PROPERTY LIES WITHIN A DESIGNATED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE ADAMS COUNTY, NEBRASKA AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP NUMBERS 31001C0176C AND 31001C0180C BOTH DATED JULY 5, 2018.

VICINITY SKETCH
ADAMS COUNTY, NEBRASKA



CITY PLANNING COMMISSION RECOMMENDATION

THIS PRELIMINARY PLAT OF HASTINGS COLLEGE SECOND SUBDIVISION, WITHIN THE JURISDICTION OF 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 PRELIMINARY PLAT BE APPROVED THIS _____ DAY OF _____, 20____.

_____ CHAIRMAN

_____ DIRECTOR

MAYOR AND CITY COUNCIL ACTION

THIS PRELIMINARY PLAT OF HASTINGS COLLEGE SECOND SUBDIVISION, WITHIN THE JURISDICTION OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, IS HEREBY APPROVED THIS _____ DAY OF _____, 20____.

_____ MAYOR

_____ CLERK

SURVEYOR'S CERTIFICATE

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

_____
JON L. CARRELL
NEBRASKA RLS #693

TD2 engineering & surveying
thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com
dba: TD2 Engineering and Surveying
NE CA-0199

Project Name
Hastings College Second Subdivision

Project Location
923 Pine Knoll Road
Hastings, NE 68901

Client Name
Hastings College

N
0' 50' 100'

Professional Seal

Revision Dates

No.	Description	MM-DD-YY
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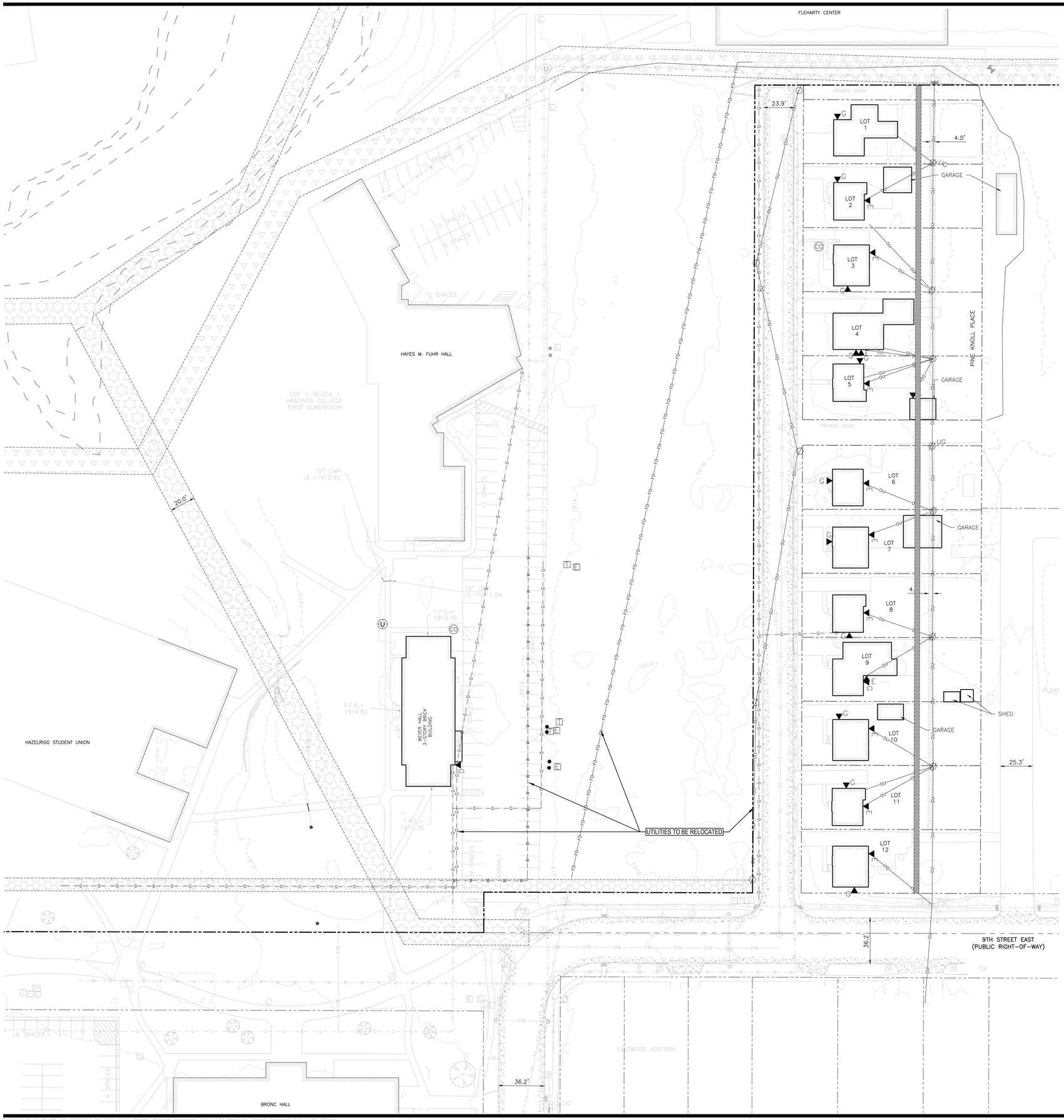
Drawn By: ZAS Reviewed By: JAD
Job No.: 1071-134 Date: 05-13-24

Sheet Title
Preliminary Plat

Sheet Number
Exhibit A



APPLICANT

Hastings College
710 North Turner Avenue
Hastings, NE 68901

Stephanie Ourada

ENGINEER

Thompson, Dreessen & Dorner, Inc.
10836 Old Mill Road
Omaha, NE 68154

Joe Dethlefs, P.E.

NOTES

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LEGEND

- DECIDUOUS TREE WITH TRUNK SIZE
- CONIFEROUS TREE WITH TRUNK SIZE
- POWER POLE
- POWER POLE WITH UNDERGROUND DROP
- POWER POLE WITH LIGHT
- POWER POLE WITH LIGHT AND UNDERGROUND DROP
- LIGHT POLE
- GUY WIRE
- GUY POLE
- UTILITY PEDESTAL
- ELECTRICAL PEDESTAL
- TELEPHONE PEDESTAL
- ELECTRIC METER
- GAS METER
- DISABLED PARKING SPACE
- SIGN
- MAILBOX
- UTILITY VAULT
- FIBER OPTIC VAULT
- SEWER MANHOLE
- UTILITY MANHOLE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- POST INDICATOR VALVE
- WATER VALVE
- GAS VALVE
- BOLLARD
- IE — INVERT ELEVATION
- FFE — FINISHED FLOOR ELEVATION
- CURB INLET
- GRATE INLET
- FLOOD LIGHT
- GAS LINE
- WATER LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- FIBER OPTIC LINE
- OVERHEAD UTILITY LINE
- UNDERGROUND ELECTRICAL LINE
- WOODEN FENCE
- CHAIN LINK FENCE
- MODULAR BLOCK WALL
- TRUNCATED DOME PAD
- SANITARY SEWER CLEANOUT
- BOULDER
- FLAG POLE
- METAL POST
- BASKETBALL HOOP
- CP2 — CONTROL POINT
- HASTINGS COLLEGE UTILITY EASEMENT
- PUBLIC UTILITIES EASEMENT
- WATER EASEMENT

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Project Name

Hastings College Second Subdivision

Project Location

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Hastings, NE 68901

Client Name

Hastings College

0' 15' 30'

Professional Seal

Revision Dates

No.	Description	MM-DD-YY
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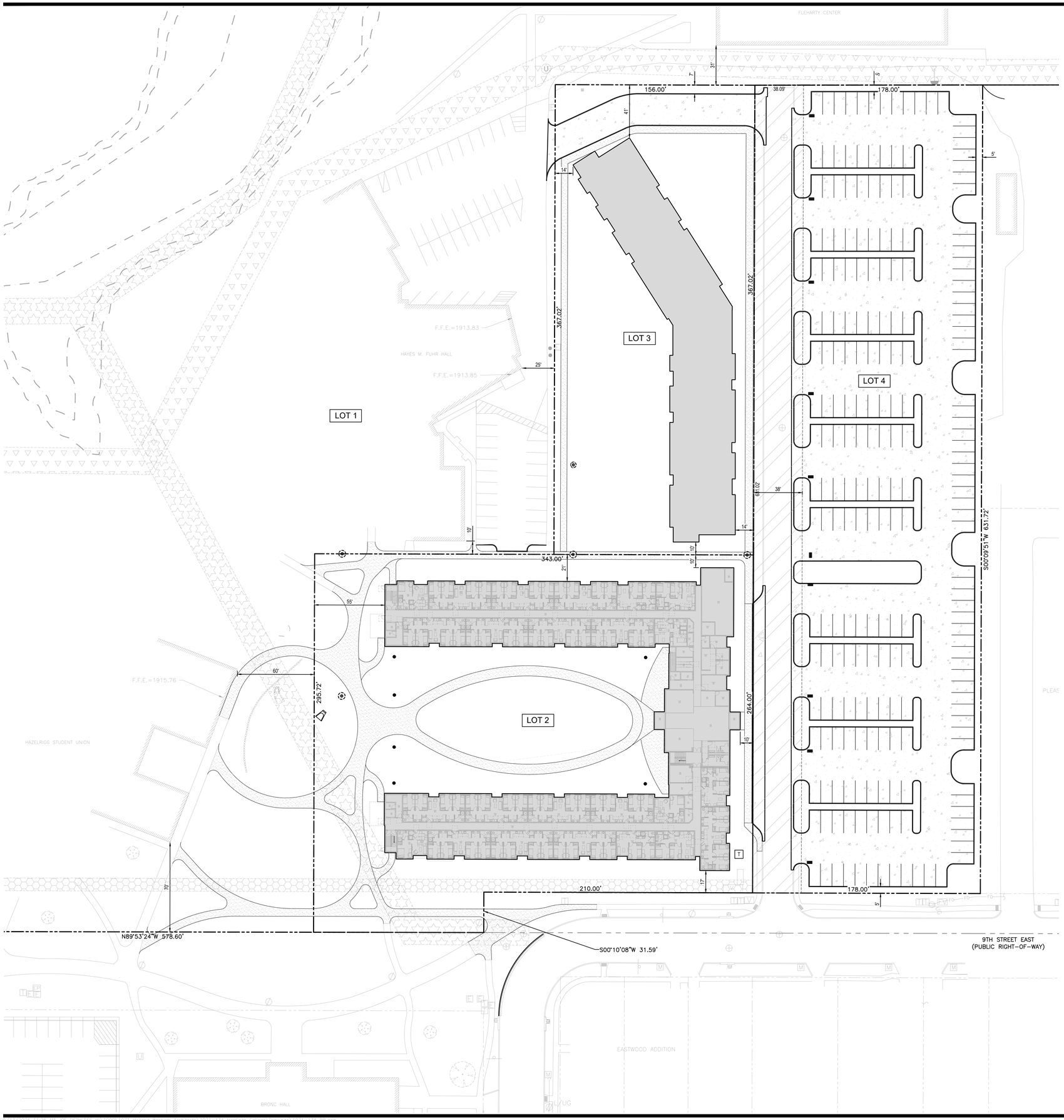
Drawn By: ZAS Reviewed By: JAD
Job No.: 1071-134 Date: 05-13-24

Sheet Title

Existing Conditions

Sheet Number

Exhibit B



APPLICANT

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LEGEND

- PROPOSED 6" P.C.C. PAVEMENT W/ CURB & GUTTER
- PROPOSED 5" P.C.C. SIDEWALK
- PROPOSED UTILITY & ACCESS EASEMENT - VACATED PINE KNOLL ROAD
- HASTINGS COLLEGE UTILITY EASEMENT
- PUBLIC UTILITIES EASEMENT
- WATER EASEMENT

N

0' 15' 30'

TD2 engineering & surveying

thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com

dba: TD2 Engineering and Surveying
NE CA-0199

Project Name

Hastings College Second Subdivision

Project Location

923 Pine Knoll Road
Hastings, NE 68901

Client Name

Hastings College

Professional Seal

Revision Dates

No.	Description	MM-DD-YY
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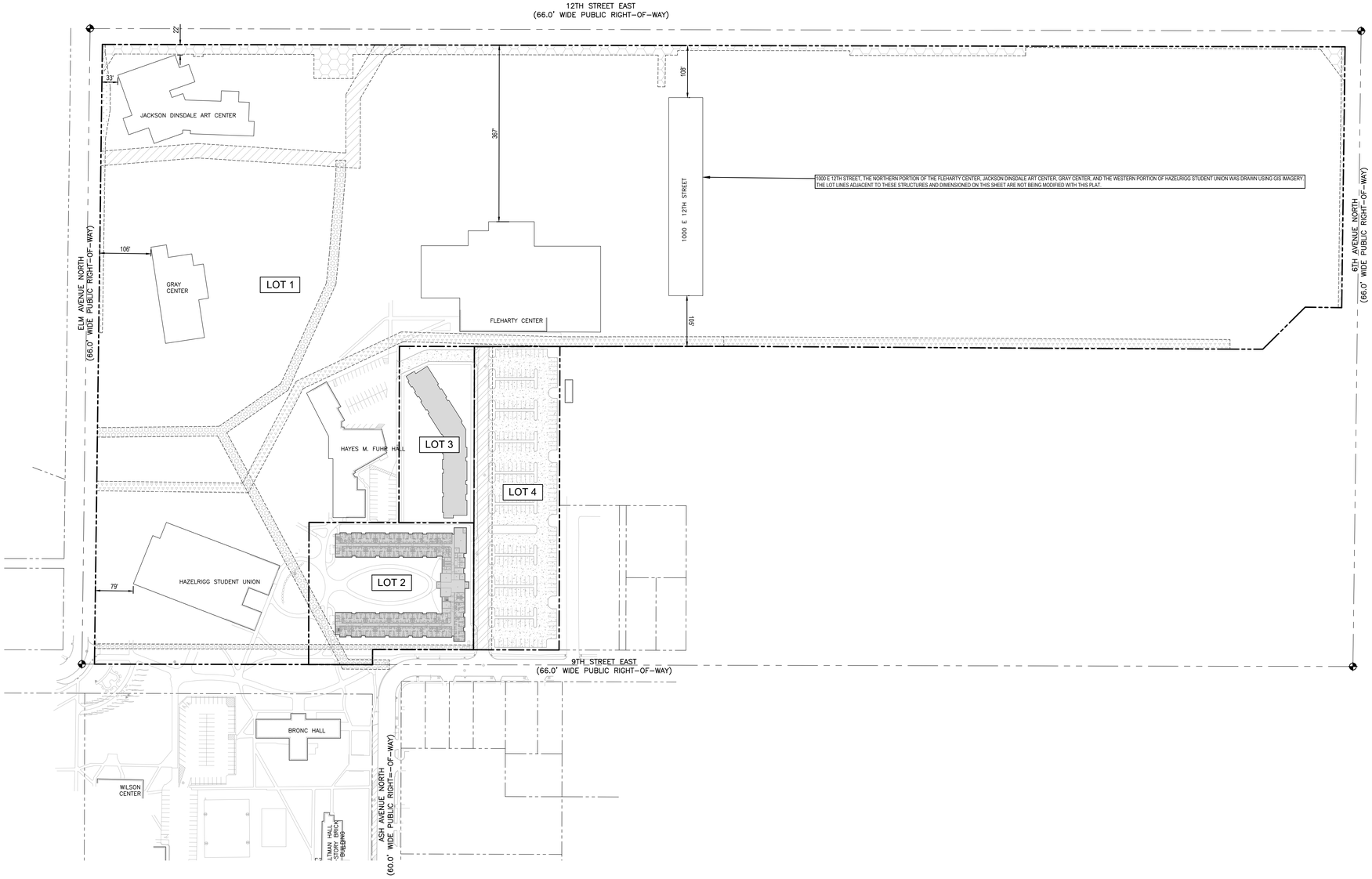
Drawn By: ZAS Reviewed By: JAD
Job No.: 1071-134 Date: 05-13-24

Sheet Title

Site Plan

Sheet Number

Exhibit C1



APPLICANT

Hastings College
710 North Turner Avenue
Hastings, NE 68901

Stephanie Ourada

ENGINEER

Thompson, Dreessen & Dorner, Inc.
10836 Old Mill Road
Omaha, NE 68154

Joe Dethlefs, P.E.

NOTES

1. CURRENT ZONING IS R3 AND PROPOSED REZONING IS CAMPUS INSTITUTIONAL DISTRICTS.
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- PROPOSED 5" P.C.C. SIDEWALK
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- HASTINGS COLLEGE UTILITY EASEMENT
- PUBLIC UTILITIES EASEMENT
- WATER EASEMENT

N

0' 50' 100'

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NE CA-0199

Project Name

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Project Location

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Client Name

Hastings College

Professional Seal

Revision Dates

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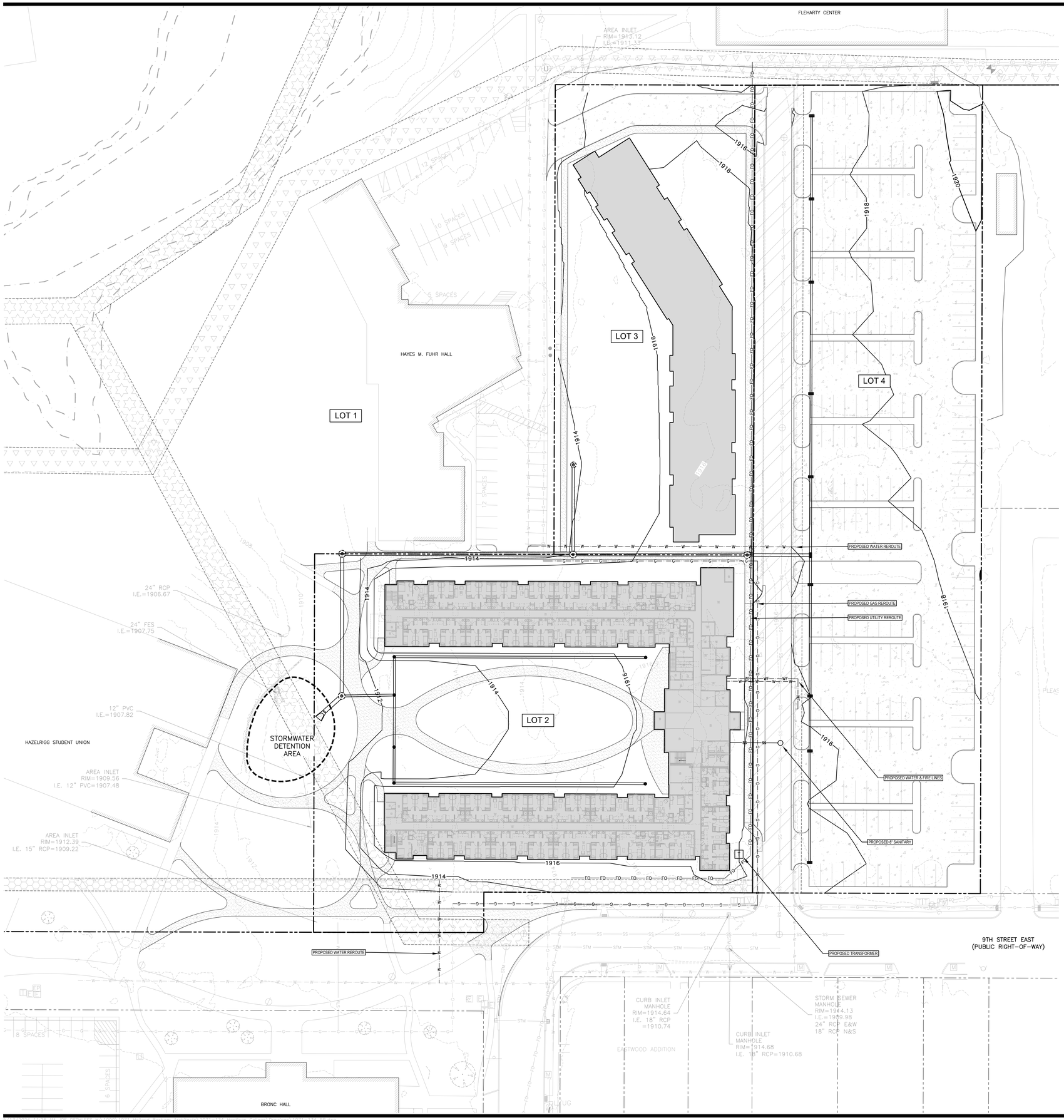
Drawn By: ZAS Reviewed By: JAD
Job No.: 1071-134 Date: 05-13-24

Sheet Title

Site Plan

Sheet Number

Exhibit C2



APPLICANT

Hastings College
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Hastings, NE 68901

Stephanie Ourada

ENGINEER

Thompson, Dreessen & Dorner, Inc.
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Joe Dethlefs, P.E.

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LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING SANITARY
- PROPOSED SANITARY
- EXISTING WATER
- PROPOSED WATER
- PROPOSED FIRE LINE
- EXISTING GAS
- PROPOSED GAS
- EXISTING FIBER OPTICS
- PROPOSED FIBER OPTICS
- PROPOSED UTILITY & ACCESS EASEMENT - VACATED PINE KNOLL ROAD
- HASTINGS COLLEGE UTILITY EASEMENT
- PUBLIC UTILITIES EASEMENT
- WATER EASEMENT

0' 15' 30'

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p.402.330.8860 www.td2co.com

dba: TD2 Engineering and Surveying
NE CA-0199

Project Name

Hastings College Second Subdivision

Project Location

923 Pine Knoll Road
Hastings, NE 68901

Client Name

Hastings College

Professional Seal

Revision Dates

No.	Description	MM-DD-YY
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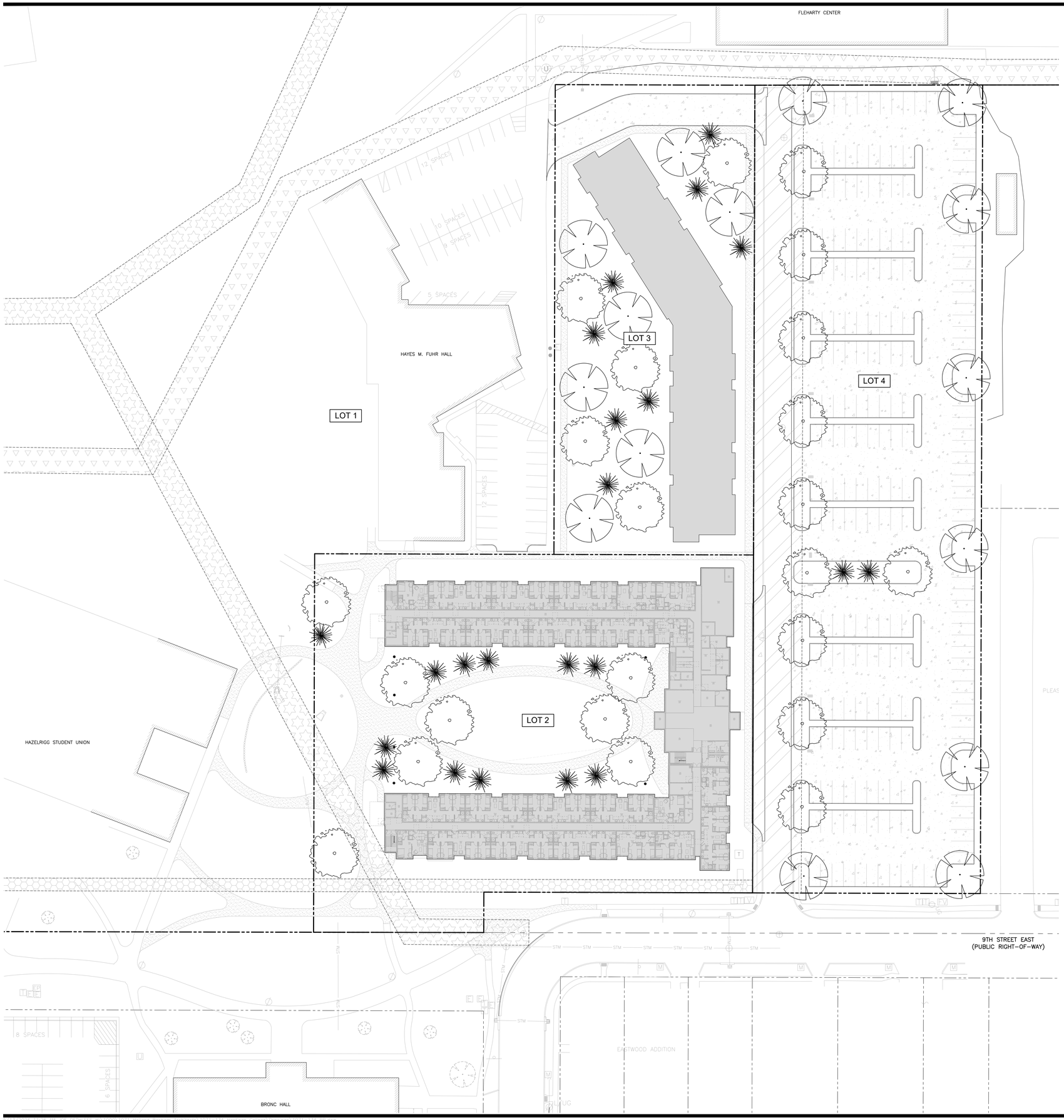
Drawn By: ZAS Reviewed By: JAD
Job No.: 1071-134 Date: 05-13-24

Sheet Title

Grading and Utility Plan

Sheet Number

Exhibit D



APPLICANT

Hastings College
710 North Turner Avenue
Hastings, NE 68901

Stephanie Ourada

ENGINEER

Thompson, Dreessen & Dorner, Inc.
10836 Old Mill Road
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LEGEND

- BUR OAK
- HONEY LOCUST
- AMUR MAPLE
- PROPOSED UTILITY & ACCESS EASEMENT – VACATED PINE KNOLL ROAD
- HASTINGS COLLEGE UTILITY EASEMENT
- PUBLIC UTILITIES EASEMENT
- WATER EASEMENT

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	MATURE HEIGHT	MATURE SPREAD	TOTAL QUANTITY
AM	ACER GINNALA	AMUR MAPLE	2" CAL. MIN.	B&B	20'	20'	22
HL	GLEDITSIA TRIACANTHOS	HONEY LOCUST	2" CAL. MIN.	B&B	70'	40'	23
BO	QUERCUS MACROCARPA	BUR OAK	2" CAL. MIN.	B&B	70'	50'	15

NOTE: PLANT SCHEDULE IS APPROXIMATE AND SUBJECT TO CHANGE; HOWEVER, ANY CHANGES MUST BE IN ACCORDANCE WITH THE CITY OF HASTING'S LANDSCAPE ORDINANCES AND REGULATIONS.

N

0' 15' 30'

TD2 engineering & surveying

thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com

dba: TD2 Engineering and Surveying
NE CA-0199

Project Name

Hastings College Second Subdivision

Project Location

923 Pine Knoll Road
Hastings, NE 68901

Client Name

Hastings College

Professional Seal

Revision Dates

No.	Description	MM-DD-YY
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Drawn By: ZAS Reviewed By: JAD
Job No.: 1071-134 Date: 05-13-24

Sheet Title

Landscaping Plan

Sheet Number

Exhibit E

May 2, 2024

Mr. Chad Bunger
Director of Development Services
City of Hastings
3505 Yost Avenue
Hastings, NE 68901

Mr. Bunger:

Please receive this letter as a formal request to vacate Pine Knoll Road and the public right of ways for private drives and accesses adjacent to Pine Knoll Road, as described below.

> All of Pine Knoll Road extending from the south line of Pine Knoll Place, a subdivision in Adams County, Nebraska, to the north line of said Pine Knoll Place.

Hastings College has or will have acquired all properties adjacent to the requested vacation and has previously provided documentation to the City of Hastings reflecting as much. In partnership with the Suzanne and Walter Scott Foundation, Hastings College intends to redevelop this property into parking for student housing.

The current road is a dead end road, servicing campus properties, which will be otherwise accessed via parking lots and/or other campus access points. Hastings College and the Suzanne and Walter Scott Foundation will work with Hastings Utilities to relocate all existing utilities near the road.

Should you have any additional questions, please do not hesitate to contact Hastings College.

Sincerely,

Stephanie Ourada
CFO, Hastings College

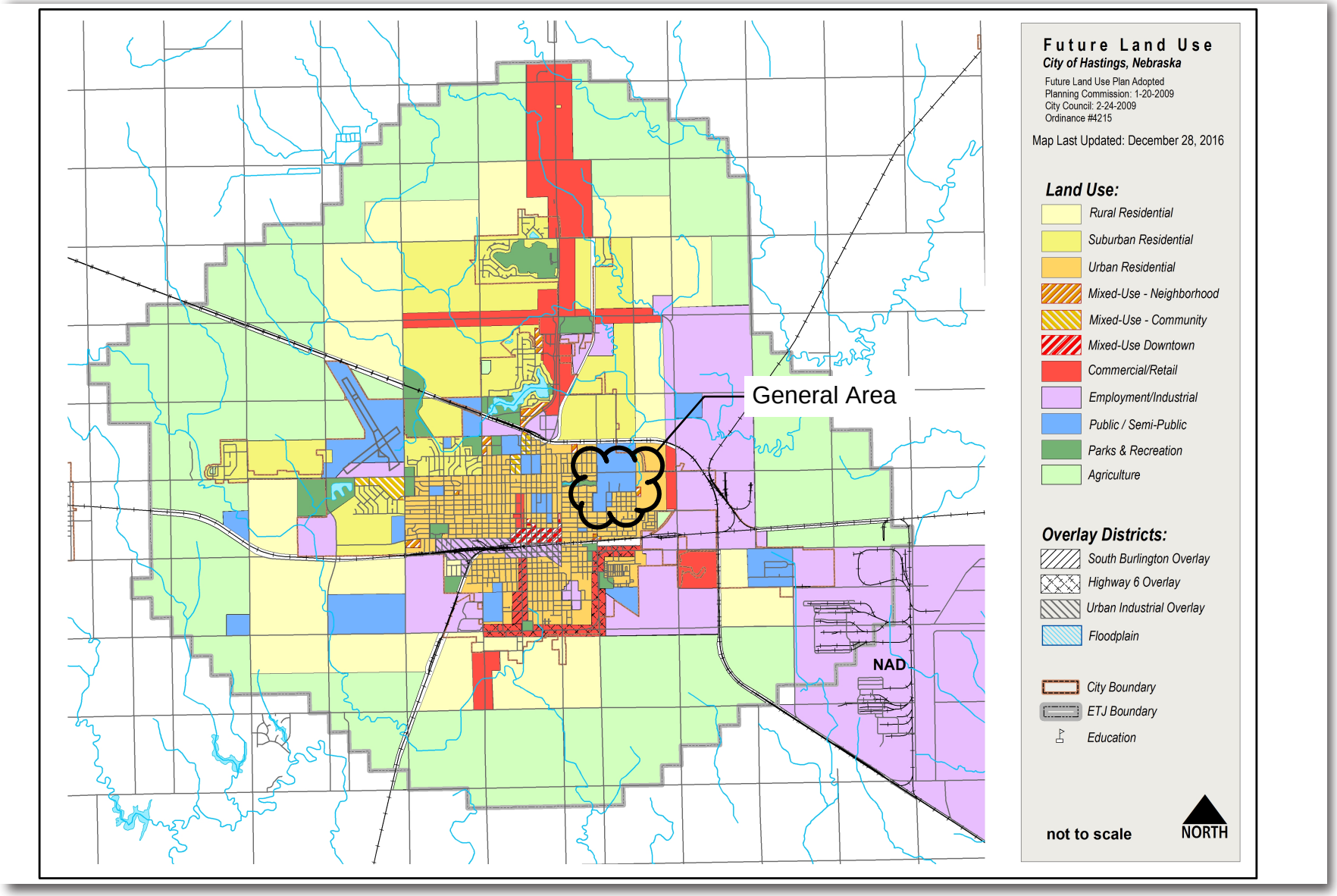


Figure 2.2: Future Land Use Plan

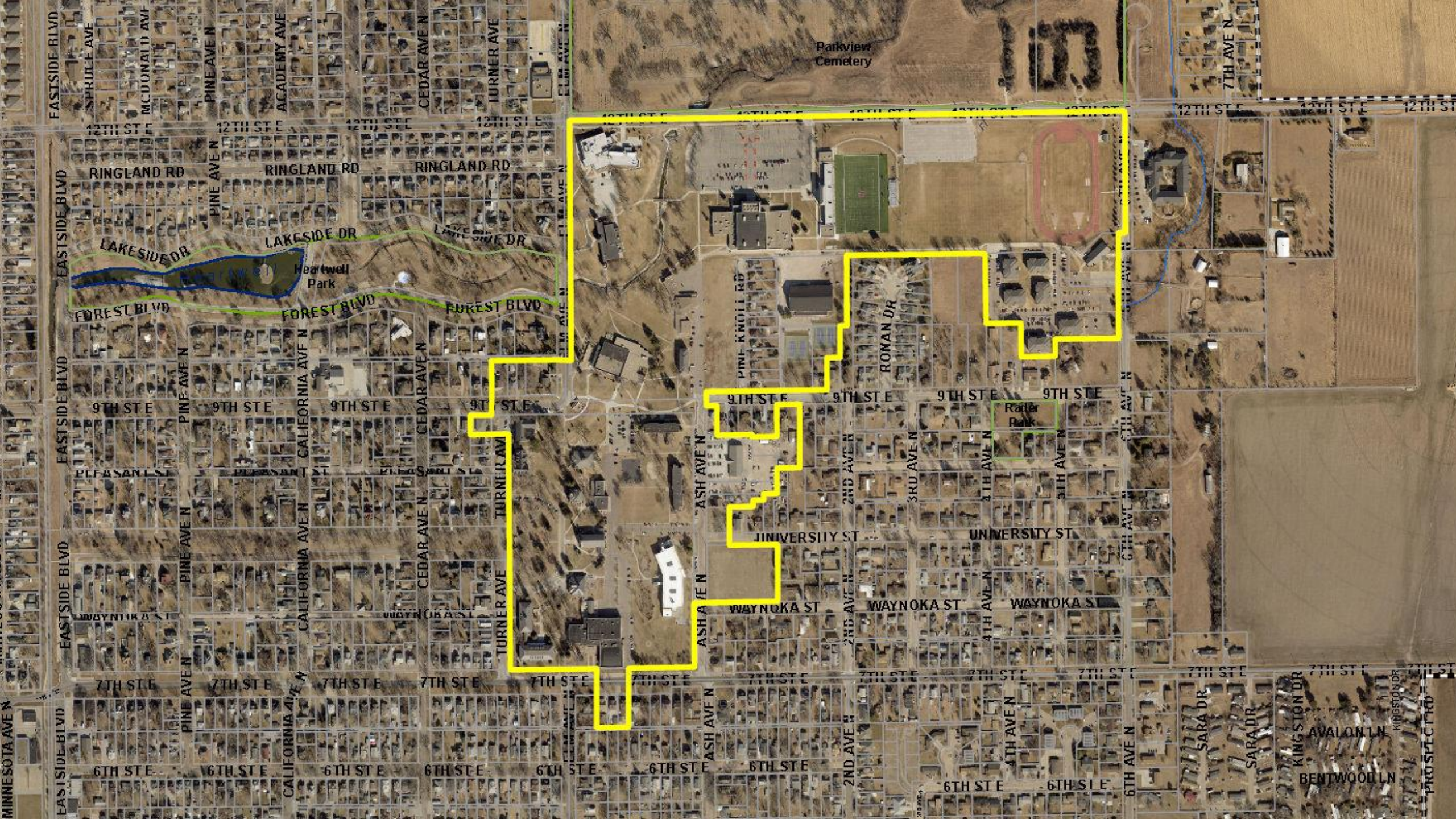
HASTINGS
Nebraska

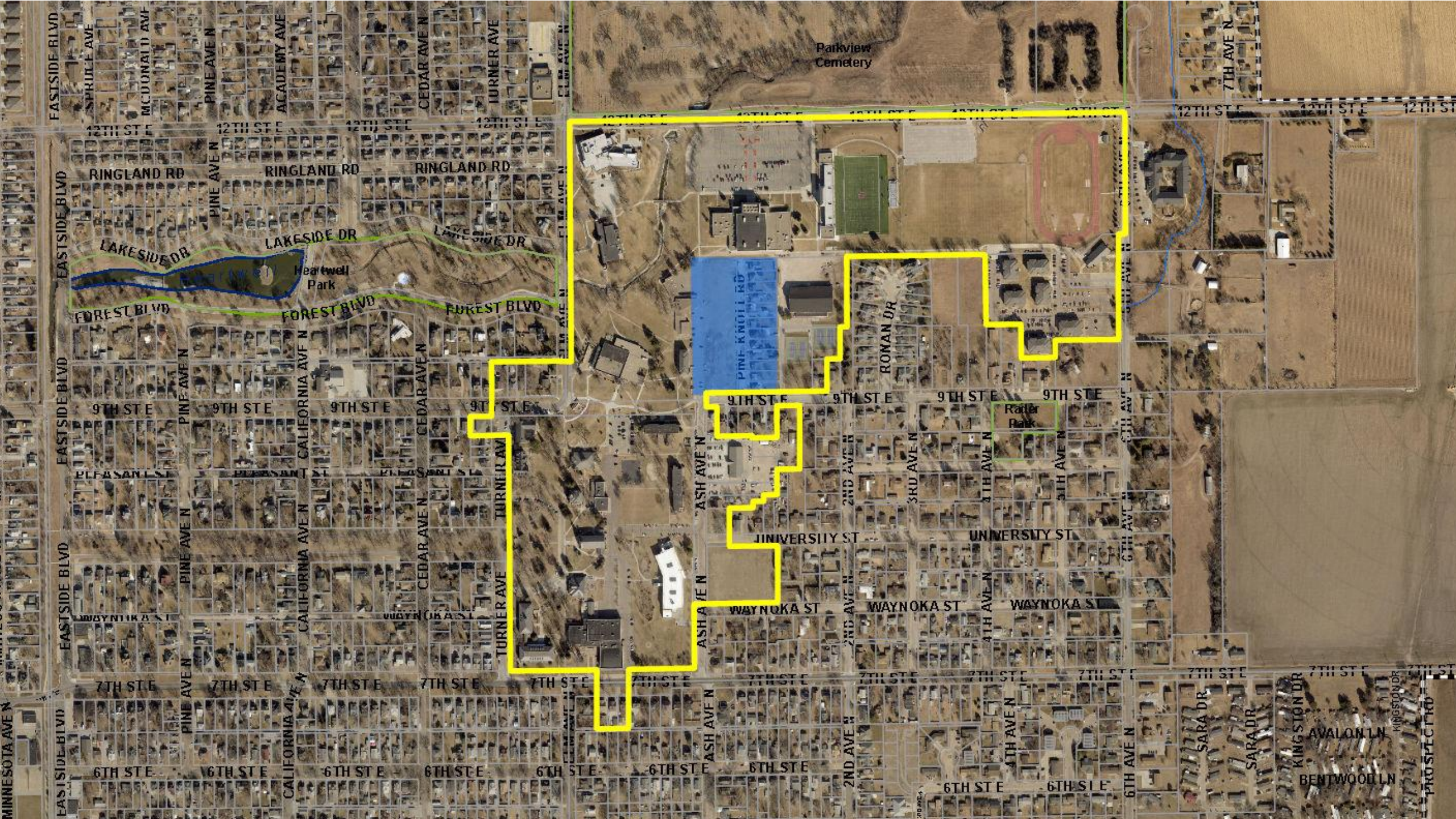
File Nos. 2024-59, 2024-66, and 2024-60

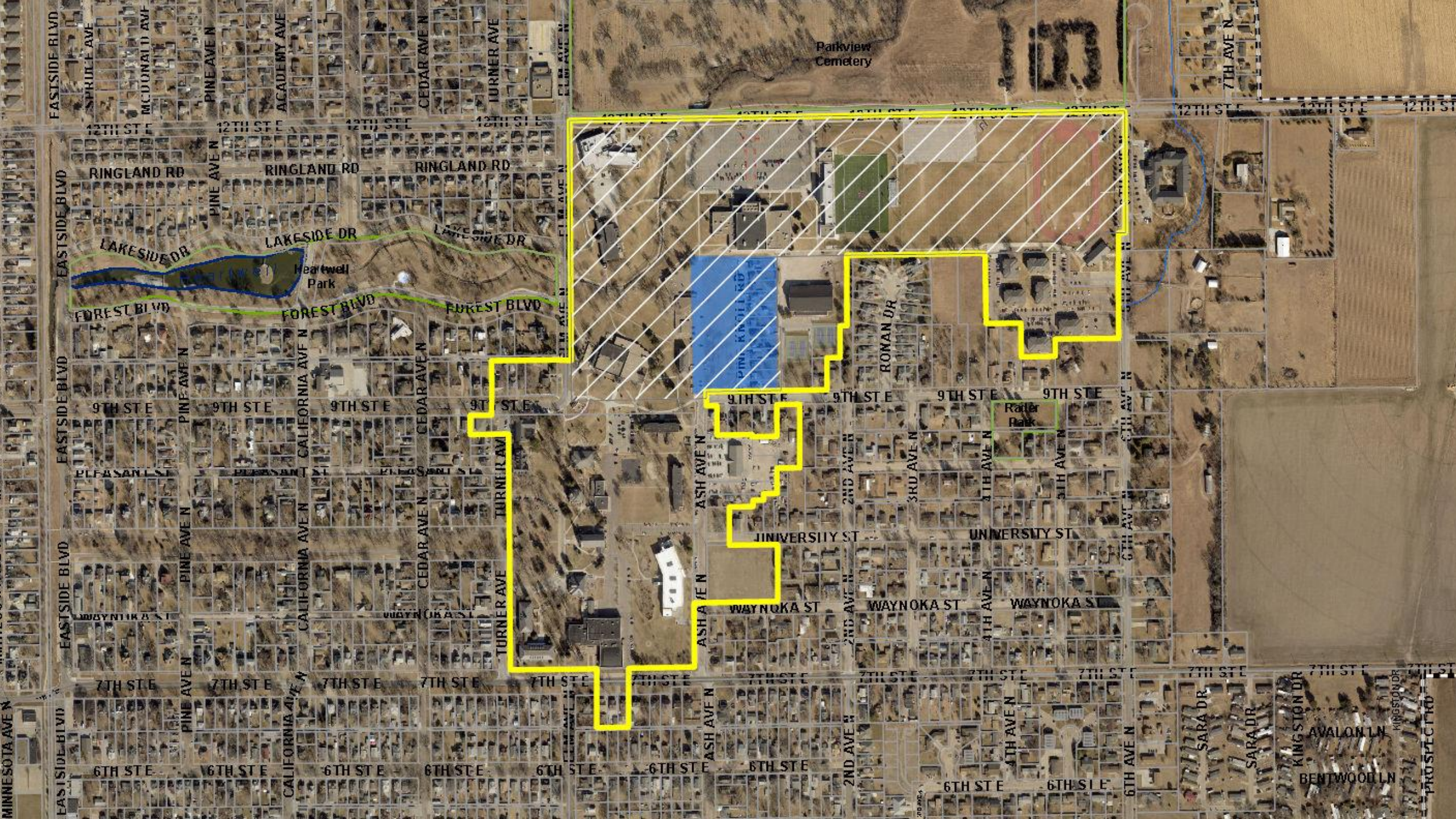
Projects <u>Hastings College Project</u>

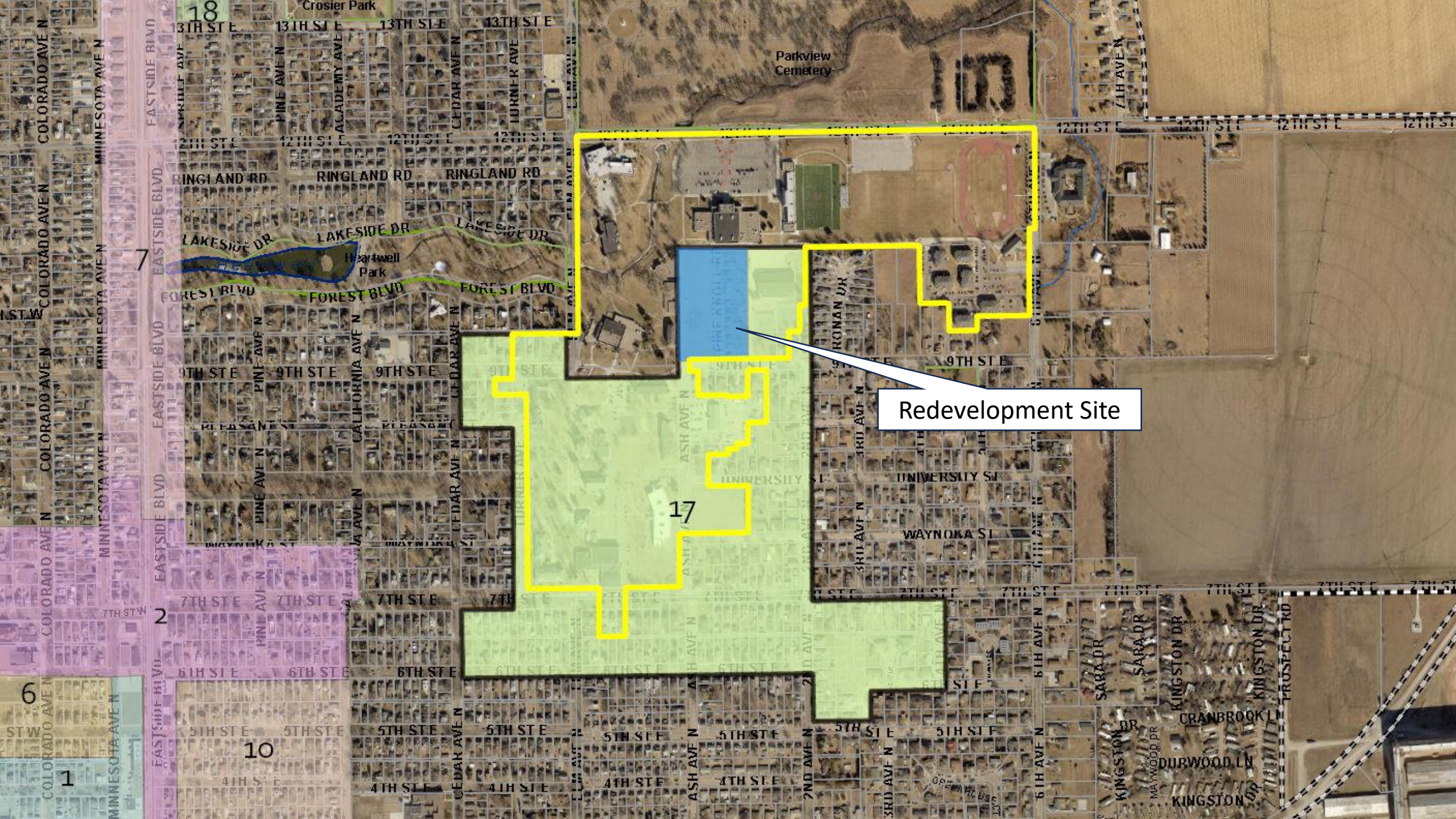
- A public hearing to consider a request for a Plan Modification No. 2024-2 to Redevelopment Area #17 for the Suzanne and Walter Scott Foundation Residence Hall development.
- A public hearing to consider a request to Rezone the College campus and adjacent properties to CMP District.
- Preliminary Plat of the Fairview Subdivision

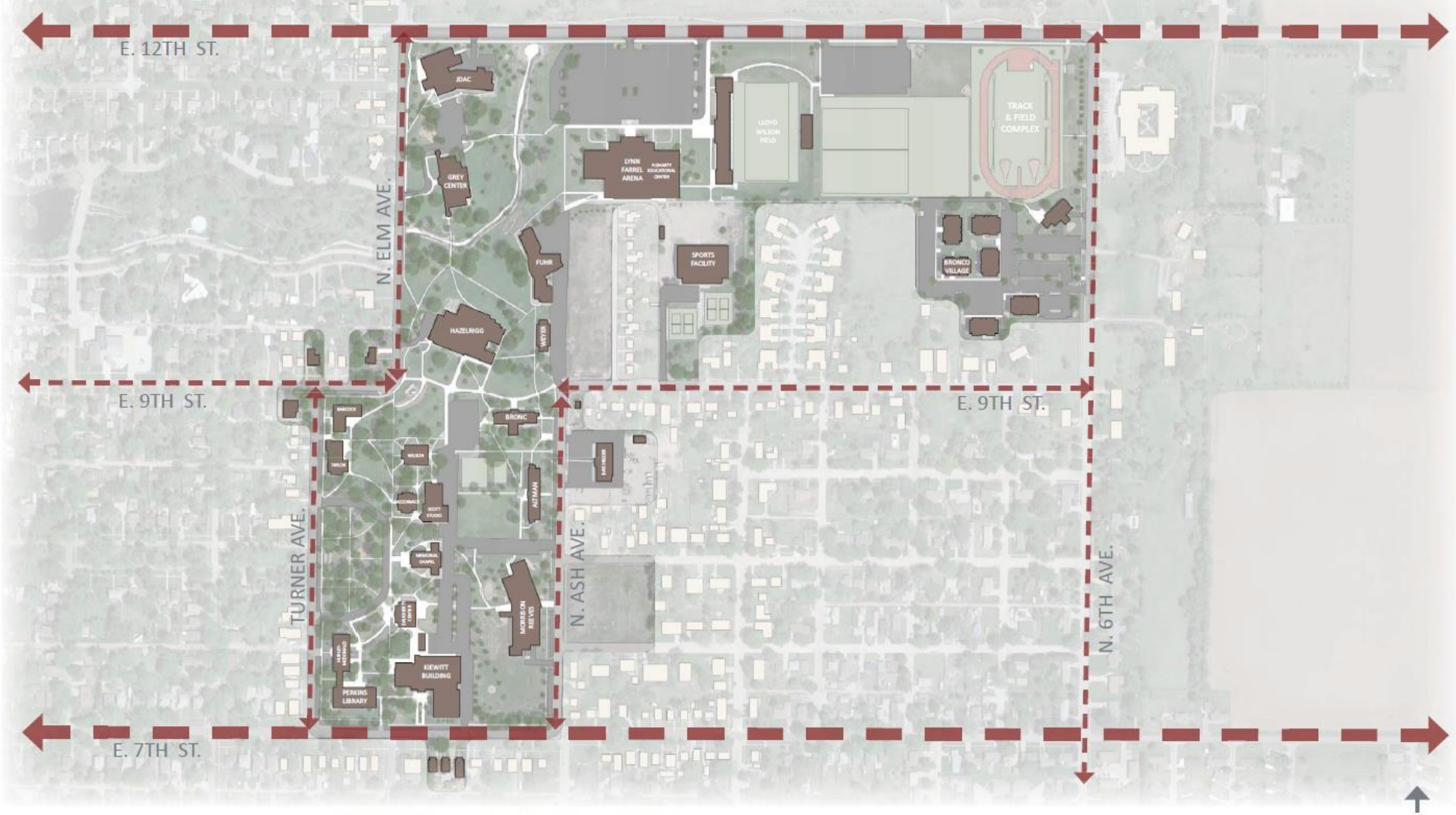
Applicant Hastings College


Parkview Cemetery
12TH ST E
RINGLAND RD
LAKESIDE DR
Heartwell Park
FOREST BLVD
9TH ST E
Rafer Park
UNIVERSITY ST
WAYNOKA ST
7TH ST E
6TH ST E
EASTSIDE BLVD
PINE AVE N
CEDAR AVE N
ASH AVE N
PINE KNOLL RD
ROMAN DR
SARA DR
AVALON LN
BENTWOOD LN
KINGSTON DR
PROSPECT RD


Parkview Cemetery
12TH ST E
RINGLAND RD
LAKESIDE DR
Heartwell Park
FOREST BLVD
EASTSIDE BLVD
PINE KNOLL RD
RONAN DR
9TH ST E
Rafer Park
ASH AVE N
UNIVERSITY ST
WAYNOKA ST
7TH ST E
6TH ST E
PLEASANT ST
PINE AVE N
CALIFORNIA AVE N
CEDAR AVE N
TURNER AVE
2ND AVE N
3RD AVE N
4TH AVE N
6TH AVE N
SARA DR
AVALON LN
BENTWOOD LN
KINGSTON DR
PROSPECT RD
MINNESOTA AVE N


Parkview Cemetery
12TH ST E
RINGLAND RD
LAKESIDE DR
Heartwell Park
FOREST BLVD
9TH ST E
Rafer Park
UNIVERSITY ST
WAYNOKA ST
7TH ST E
6TH ST E
EASTSIDE BLVD
PINE AVE N
CEDAR AVE N
TURNER AVE
ASH AVE N
RONAN DR
AVALON LN
BENTWOOD LN
SARA DR
KINGSTON DR
PROSPECT RD


Redevelopment Site
Parkview Cemetery
Crosier Park
Heartwell Park
17
18
7
2
6
10
1
RINGLAND RD
LAKESIDE DR
FOREST BLVD
13TH ST E
12TH ST E
9TH ST E
7TH ST E
6TH ST E
5TH ST E
4TH ST E
UNIVERSITY ST
WAYNOKA ST
PLEASANT ST
EASTSIDE BLVD
COLORADO AVE N
MINNESOTA AVE N
PINE AVE N
CEDAR AVE N
ASH AVE N
CALIFORNIA AVE N
KONAN DR
SARA DR
KINGSTON DR
CRANBROOK LN
DURWOOD LN
PROSPECT RD



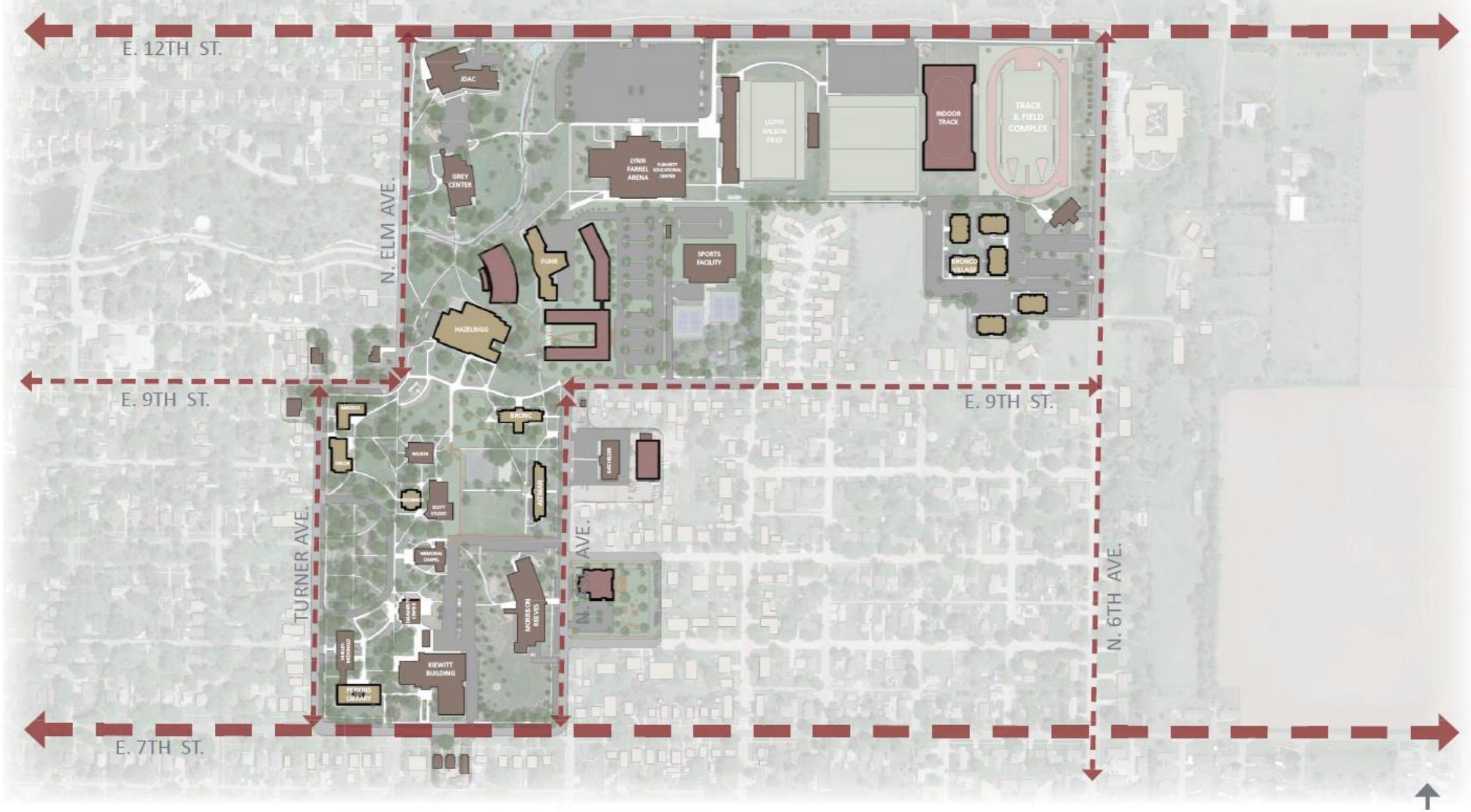
Holland Basham Architects

SRM

EXISTING CAMPUS

HASTINGS COLLEGE

02-12-2024



Holland Basham Architects

SRM

FUTURE CAMPUS

HASTINGS COLLEGE

02-12-2024

ARENA
PHYSICAL FITNESS FACILITY
FUHR HALL
PINE KNOLL
HAZELRIGG
E 9TH ST.

Holland Basham Architects

SRM

PERSPECTIVES

HASTINGS COLLEGE

NEW RESIDENCE HALL

04-23-2024

Holland Basham Architects | SRM

FROM CAMPUS VIEW

HASTINGS COLLEGE

NEW RESIDENCE HALL

04-23-2024

Holland Basham Architects

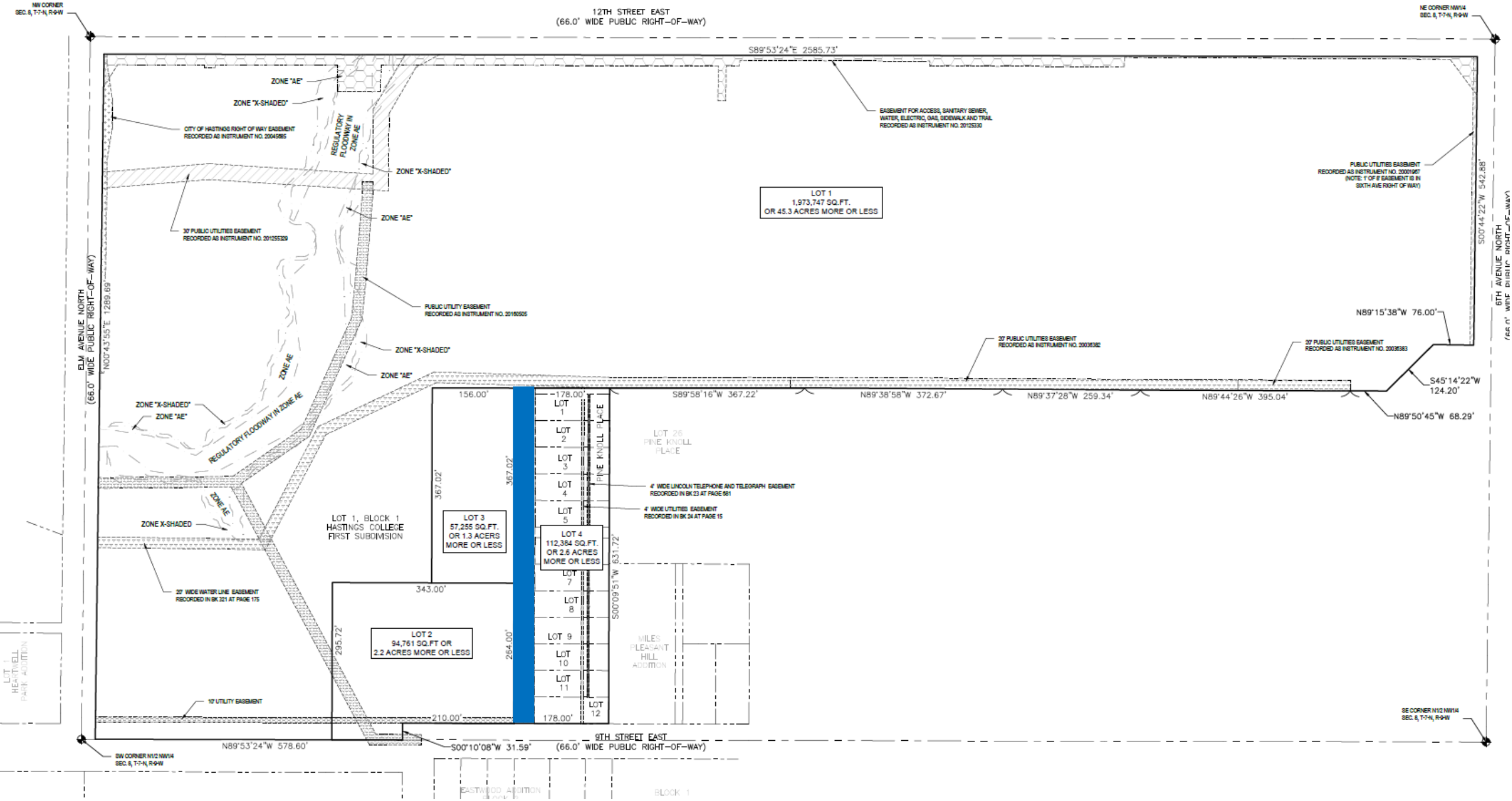
SRM

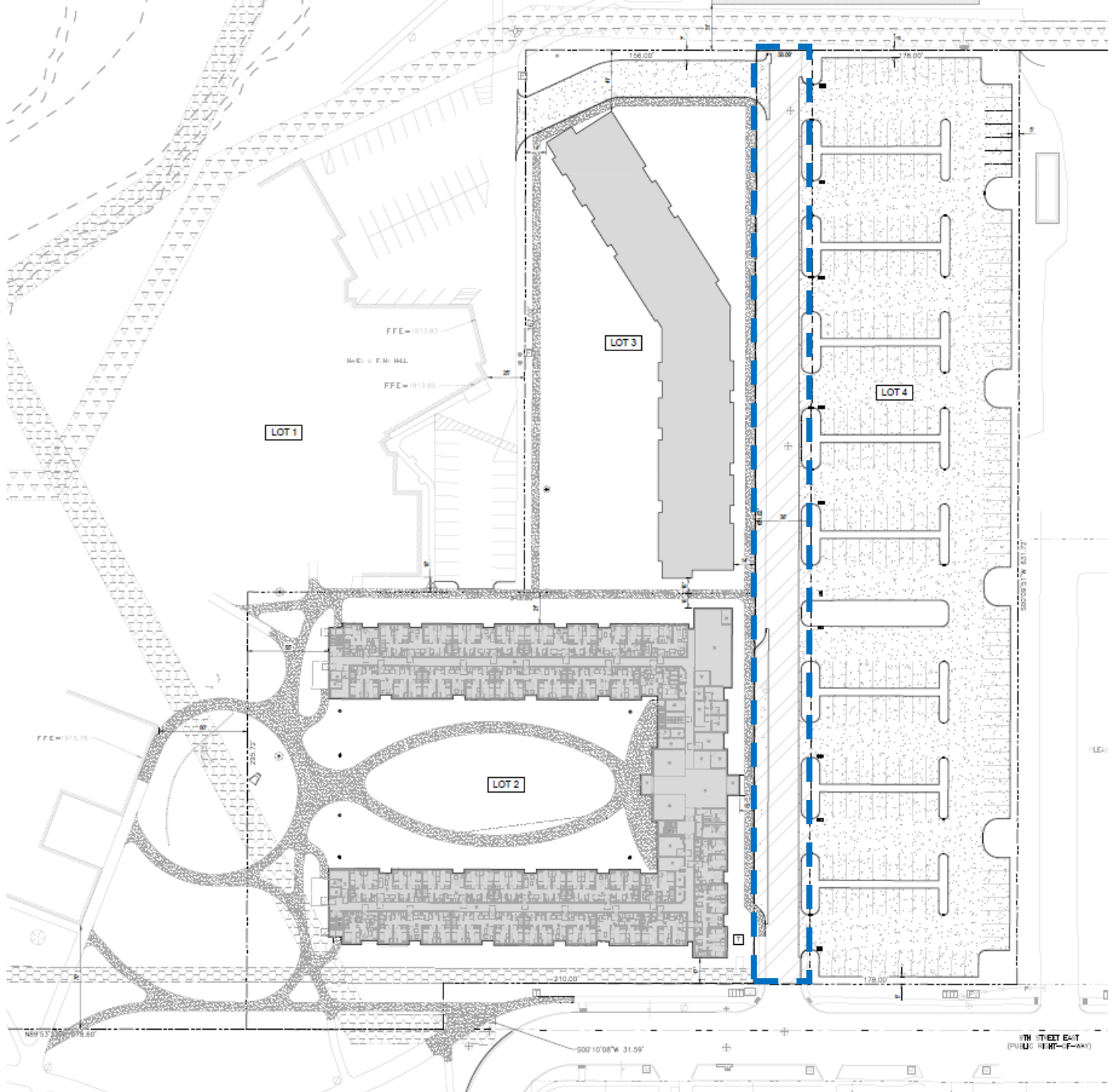
COURTYARD VIEW

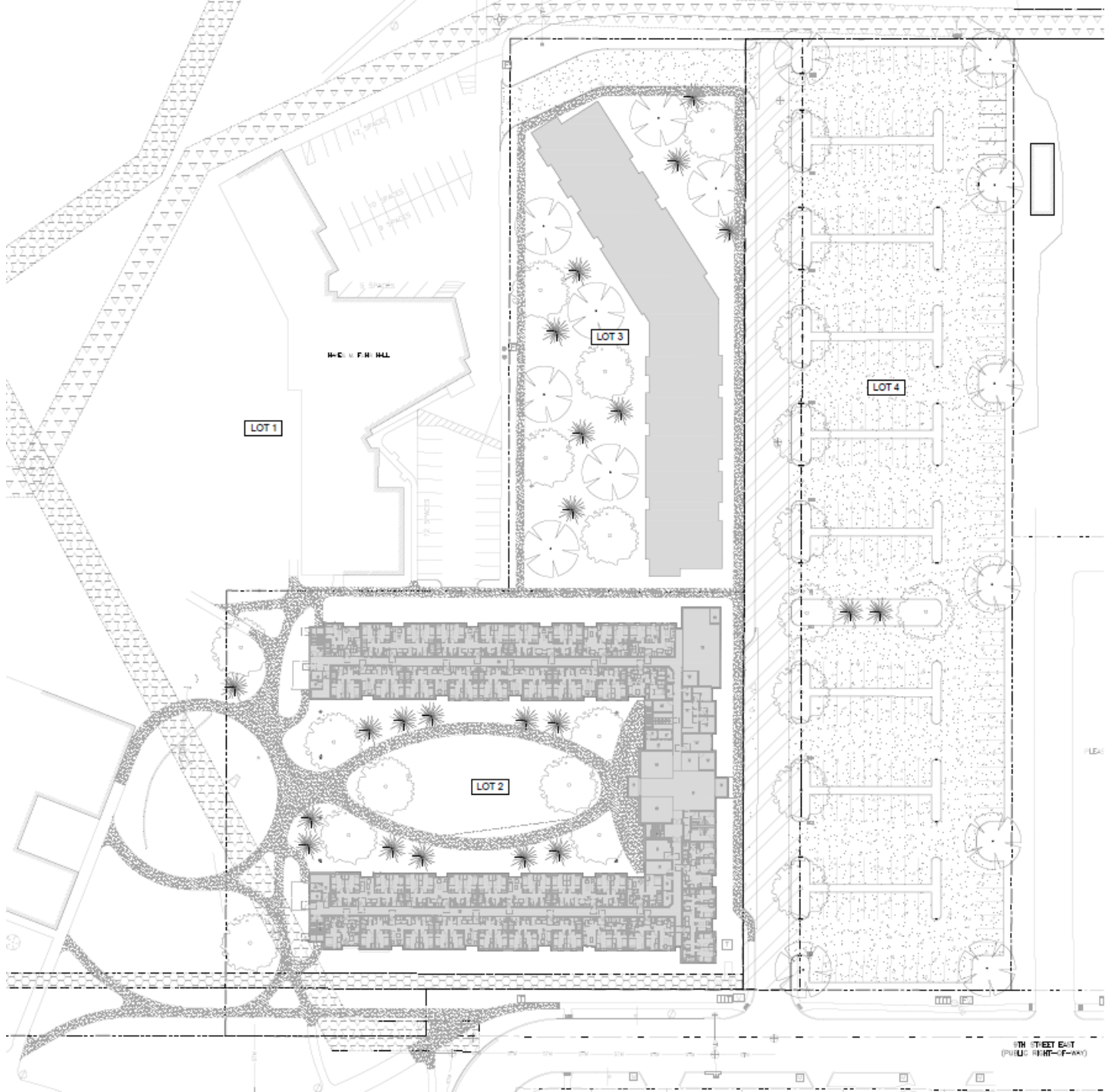
HASTINGS COLLEGE

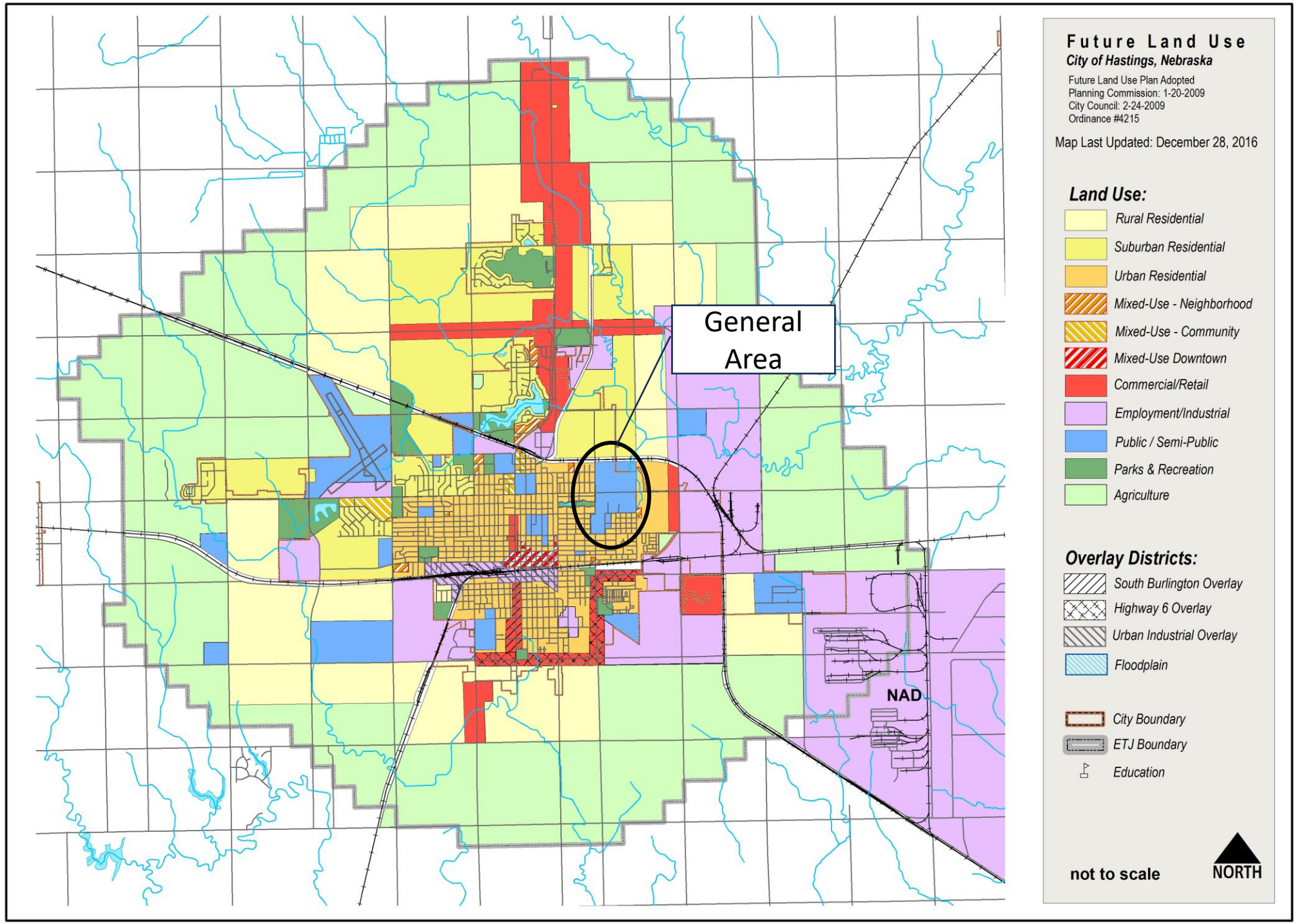
NEW RESIDENCE HALL

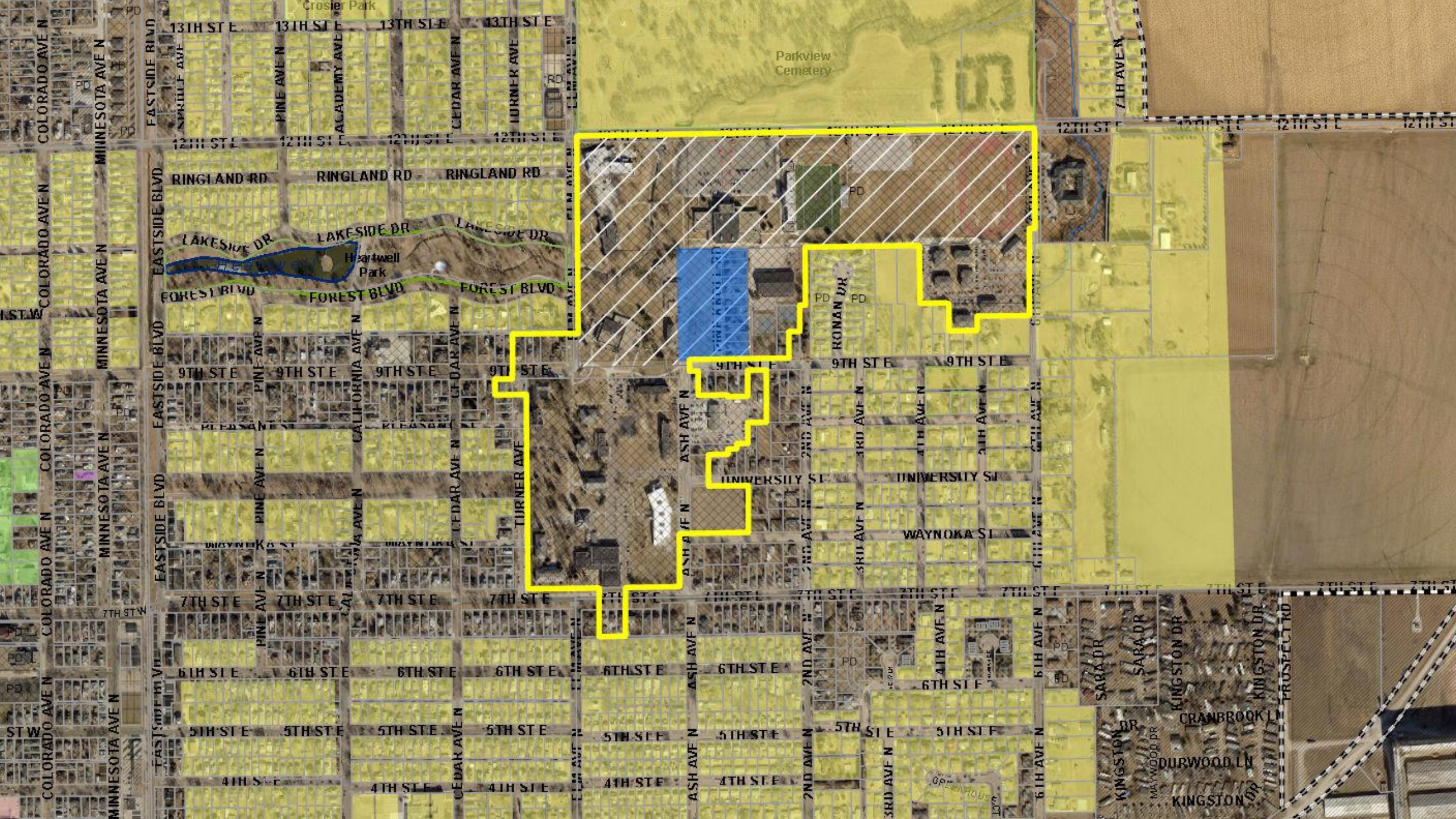
04-23-2024


NW CORNER SEC. 8, T-7-N, R-9-W
12TH STREET EAST (66.0' WIDE PUBLIC RIGHT-OF-WAY)
NE CORNER NW1/4 SEC. 8, T-7-N, R-9-W
S89°53'24"E 2585.73'
ZONE "AE"
ZONE "X-SHADED"
CITY OF HASTINGS RIGHT OF WAY EASEMENT RECORDED AS INSTRUMENT NO. 20045885
REGULATORY FLOODWAY IN ZONE AE
ZONE "X-SHADED"
ZONE "AE"
30' PUBLIC UTILITIES EASEMENT RECORDED AS INSTRUMENT NO. 20125329
EASEMENT FOR ACCESS, SANITARY SEWER, WATER, ELECTRIC, GAS, SIDEWALK AND TRAIL RECORDED AS INSTRUMENT NO. 20125330
PUBLIC UTILITIES EASEMENT RECORDED AS INSTRUMENT NO. 20001967 (NOTE: 1' OF 8' EASEMENT IS IN SIXTH AVE RIGHT OF WAY)
LOT 1
1,973,747 SQ.FT.
OR 45.3 ACRES MORE OR LESS
S00°44'22"W 542.88'
6TH AVENUE NORTH (66.0' WIDE PUBLIC RIGHT-OF-WAY)
ELM AVENUE NORTH (66.0' WIDE PUBLIC RIGHT-OF-WAY)
N00°43'55"E 1289.69'
PUBLIC UTILITY EASEMENT RECORDED AS INSTRUMENT NO. 20150505
ZONE "X-SHADED"
ZONE "AE"
N89°15'38"W 76.00'
20' PUBLIC UTILITIES EASEMENT RECORDED AS INSTRUMENT NO. 20036382
20' PUBLIC UTILITIES EASEMENT RECORDED AS INSTRUMENT NO. 20036383
S45°14'22"W 124.20'
ZONE "X-SHADED"
ZONE "AE"
REGULATORY FLOODWAY IN ZONE AE
S89°58'16"W 367.22'
N89°38'58"W 372.67'
N89°37'28"W 259.34'
N89°44'26"W 395.04'
N89°50'45"W 68.29'
156.00'
178.00'
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
PINE KNOLL PLACE
LOT 26 PINE KNOLL PLACE
4' WIDE LINCOLN TELEPHONE AND TELEGRAPH EASEMENT RECORDED IN BK 23 AT PAGE 581
4' WIDE UTILITIES EASEMENT RECORDED IN BK 24 AT PAGE 15
367.02'
367.02'
ZONE AE
ZONE X-SHADED
LOT 1, BLOCK 1 HASTINGS COLLEGE FIRST SUBDIVISION
LOT 3
57,255 SQ.FT.
OR 1.3 ACERS
MORE OR LESS
LOT 4
112,384 SQ.FT.
OR 2.6 ACRES
MORE OR LESS
S00°09'51"W 631.72'
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
20' WIDE WATER LINE EASEMENT RECORDED IN BK 321 AT PAGE 175
343.00'
LOT 2
94,761 SQ.FT OR
2.2 ACRES MORE OR LESS
295.72'
264.00'
MILES PLEASANT HILL ADDITION
LOT 1 HEARTHILL PARK ADDITION
10' UTILITY EASEMENT
210.00'
178.00'
N89°53'24"W 578.60'
S00°10'08"W 31.59'
9TH STREET EAST (66.0' WIDE PUBLIC RIGHT-OF-WAY)
SW CORNER N1/2 NW1/4 SEC. 8, T-7-N, R-9-W
SE CORNER N1/2 NW1/4 SEC. 8, T-7-N, R-9-W
EASTWOOD ADDITION
BLOCK 1


LOT 1
LOT 2
LOT 3
LOT 4
156.00'
78.00'
210.00'
178.00'
S00°10'08"W 31.59'
9TH STREET EAST
(PUBLIC RIGHT-OF-WAY)


LOT 1
LOT 2
LOT 3
LOT 4


General Area
NAD
Future Land Use
City of Hastings, Nebraska
Future Land Use Plan Adopted
Planning Commission: 1-20-2009
City Council: 2-24-2009
Ordinance #4215
Map Last Updated: December 28, 2016
Land Use:
Rural Residential
Suburban Residential
Urban Residential
Mixed-Use - Neighborhood
Mixed-Use - Community
Mixed-Use Downtown
Commercial/Retail
Employment/Industrial
Public / Semi-Public
Parks & Recreation
Agriculture
Overlay Districts:
South Burlington Overlay
Highway 6 Overlay
Urban Industrial Overlay
Floodplain
City Boundary
ETJ Boundary
Education
not to scale
NORTH


Crosier Park
Parkview Cemetery
13TH ST E
12TH ST E
RINGLAND RD
LAKESIDE DR
Heartwell Park
FOREST BLVD
EASTSIDE BLVD
9TH ST E
7TH ST E
6TH ST E
5TH ST E
4TH ST E
PINE AVE N
CEDAR AVE N
ASH AVE N
TURNER AVE
CALIFORNIA AVE N
COLORADO AVE N
MINNESOTA AVE N
KONAN DR
UNIVERSITY ST
WAYNOKA ST
SARA DR
KINGSTON DR
CRANBROOK LN
DURWOOD LN
PD

Project Costs and Funding Sources

USE OF FUNDS			SOURCES OF FUNDS	
Description				
Site Prep & Grading	$ 1,000,000.00		Owner Equity	$ 24,000,000.00
Utility Relocation, Sewer, Water & Paving	$ 1,000,000.00		Scott Foundation Loan	$ 13,000,000.00
Architecture & Engineering	$ 2,500,000.00		Tax Increment Financing	$ 3,000,000.00
Demolition & Abatement	$ 800,000.00			
Façade Enhancements	$ 1,500,000.00			
Construction Costs	$ 33,200,000.00			
TOTALS	**$40,000,000.00**		**TOTALS**	**$40,000,000.00**

Anticipated TIF Funding

Estimated 2025 assessed value:	$1,000,000
Estimated value after completion:	$15,000,000
Incremental value:	$14,000,000
Annual TIF generated:	$304,400
TIF Bond Issue:	$3,000,000

Project Proforma

Proforma Operating Statement w/o TIF	Year 1	Year 2	Year 3	Year 4
Rent Revenue	$ 2,502,103	$ 2,580,166	$ 2,660,721	$ 2,743,850
Expenses	$ (1,331,126)	$ (1,365,902)	$ (1,401,674)	$ (1,438,472)
NOI Without TIF	$ 1,170,977	$ 1,214,264	$ 1,259,047	$ 1,305,378
Debt Service	$ (1,334,511)	$ (1,334,511)	$ (1,334,511)	$ (1,334,511)
Cash Flow Without TIF	$ (163,534)	$ (120,247)	$ (75,464)	$ (29,133)
Cash on cash return wo/TIF	-0.68%	-0.50%	-0.31%	-0.12%
Equity Investment	$ 24,000,000	$ 24,000,000	$ 24,000,000	$ 24,000,000

Proforma Operating Statement with TIF	Year 1	Year 2	Year 3	Year 4
Rent Revenue	$ 2,502,103	$ 2,580,166	$ 2,660,721	$ 2,743,850
Expenses	$ (1,321,984)	$ (1,356,508)	$ (1,392,021)	$ (1,428,555)
NOI Without TIF	$ 1,180,119	$ 1,223,658	$ 1,268,700	$ 1,315,295
Debt Service	$ (1,113,482)	$ (1,113,482)	$ (1,113,482)	$ (1,113,482)
Cash Flow Without TIF	$ 66,637	$ 110,176	$ 155,218	$ 201,813
Cash on cash return with TIF	0.28%	0.46%	0.65%	0.84%
Equity Investment	$ 24,000,000	$ 24,000,000	$ 24,000,000	$ 24,000,000

Looking North at E. 7th into the Site
NOTICE

Looking Southwest E. 7th Street

Looking Southeast E. 7th Street

Looking Southeast E. 7th Street

Looking Northeast E. 7th Street
NO PARKING

Staff Findings Summary for Plan Modification

- The project is feasible and conforms with the Comprehensive Plan
- The project would not be economically feasible without the use of TIF funding. As shown in the Proforma, without the TIF funding, the project would have a negative return on the investment, which is unacceptable for more projects.
- Because of the infeasibility of the project without TIF funding, the project would not be feasible at the intended scale, which may not meet the objective of the College or its partner.
- The cost/benefit of the project is in the long-term best interest of the community. The project will provide housing for Hasting College students, which will in turn open more homes in the neighborhood for rent or sale. The Pine Knoll Rd. homes were purchased at market rate and the accommodations for current residents (including several students) have been provided.

Staff Recommendation

Staff recommends the Planning Commission recommend **APPROVAL** to the City Council for the request for a **Redevelopment Plan Modification** to Redevelopment Area #17 for the Suzanne and Walter Scott Foundation Residence Hall Redevelopment Project, generally located to the north of the intersection of East 9th Street and Pine Knoll Road, based on the findings in the staff report and the Redevelopment Plan Modification materials.

Staff Findings Summary for Rezoning

- The project is feasible and conforms with the Comprehensive Plan. The proposed design and density conform with the Public/Semi-Public policies.
- Adequate public utilities are available to serve the site and proposed development. New mains and lateral lines will need to be installed to serve the new building.
- The character of the surrounding neighborhood is a mix of residential uses, the Hastings College Campus, and Parkview Cemetery.
- The proposed rezoning largely reflects the current college campus setting. By rezoning to the CMP District, more focus is required to maintain open space and a pedestrian environment.

Staff Recommendation

Staff recommends the Planning Commission recommend **APPROVAL** of the Request to **REZONE** to the City Council for the property at Hastings College campus and adjacent land owned by Hastings College, generally bounded by and along East 12th Street, North 6th Avenue to the east, East 9th Street, North Ash Avenue, East 7th Street, North Turner Avenue, and North Elm Avenue, from R-2, Mixed-Density Neighborhood District, and R-3, Multiple-Family Residential District to CMP, Campus Institutional District.

Staff Findings Summary for Preliminary Plat

- The request conforms with the 2009 Comprehensive Plan. The proposed design and density conform with the Public/Semi-Public policies.
- If rezoned, the Preliminary Plat will ensure conformity to the design applicable zoning regulations.
- Adequate and Appropriate access is provided. Pine Knoll Road, a dead-end street has been requested to be vacated. This dead-end street only serves land under control by the College.
- The design of the public infrastructure meets the City's minimum standards.

Staff Recommendation

Staff recommends the Planning Commission recommend **APPROVAL** of the request to **PRELIMINARY PLAT** for the Hastings College Second Subdivision to City Council for the property generally bounded by and along East 12th Street, North 6th Avenue, East 9th Street, and North Elm Avenue, with the following conditions:

1. The proposed rezoning of the Hastings College campus and adjacent college-owned property must be rezoned to CMP, Campus Institutional District.
2. The Ordinance to vacate Pine Knoll Road must be approved by the City Council.

HASTINGS
Nebraska

Department: Development Services
Staff Contact: Chad Bunger
Planning Commission Meeting Date: 5/21/2024
File No: 2024-71
Prepared By: Chad Bunger, Director of Development Services

AGENDA ITEM SUMMARY SHEET

Description of Item:

The proposed Elm 26 Subdivision Preliminary Plat would subdivide 43.52 acre undeveloped tract for a single-family and multiple-family development. The proposed residential development would create 55 single-family lots, eight semi-attached (duplex) lots, 11 lots for multiple-family buildings, and nine outlot for stormwater infrastructure, public spaces, public access, and off-street parking.

The applicant has requested to rezone a portion of the property to R-3, Multiple-Family Residential District.

Names of People/Business affected by this action:

The applicant, the City of Hastings and Adams County.

Why Planning Commission action is required:

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

Type of action requested:

Motion

Suggested motion:

Deadlines associated with action:

The Preliminary Plat is scheduled to be reviewed by the City Council on June 10, 2024

Department head comments:

The Development Department and Plat Track review teams (to include County officials) have reviewed this subdivision plat and the applicant has incorporated all recommendations found to be relevant with subdivision design standards and regulations in City Code Section 38-203. All related utility easement locations have been reviewed and approved by the Utilities Coordinator as part of this plat process.

A complete review of the Preliminary Plat can be found in the attached Staff Report.

Recommendation:

Staff recommends that the Planning Commission recommend **APPROVAL** of the **PRELIMINARY PLAT** for the Elm 26 Subdivision to the City Council for the proposed residential development generally located to the southwest of the intersection of East 26th Street and North Elm Street, with the following conditions:

1. The proposed rezoning of the 17.92-acre tract from R-1A, Single-Family Large Lot Residential District to R-3, Multiple-Family Residential District, must be approved.
2. Sidewalks along both sides of the new internal streets will be required to be installed.

City of Hastings Planning Commission

HASTINGS
DEVELOPMENT SERVICES

STAFF REPORT

Preliminary Plat:	**Elm 26 Subdivision**
Case No.	2024-71
Applicant	Innate Concepts
Property Location:	Generally located to the southwest of the intersection of East 26th Street and North Elm Street.
Lot Size:	43.52 acres
Date of Public Hearing:	May 21, 2024
Zoning	R-1A, Single-Family Large Lot Residential District
Adjacent Zoning:	North: A, Agriculture District and R-3, Multiple-Family Residential District
	East: R-1A District and R-1, Urban Single-Family Residential District
	South: R-1A District and R-1 District
	West: C-3, Commercial Business District and R-1 District

SECTION AND REQUIREMENT OF HASTINGS CODE OF ORDINANCE CONSIDERATION OF A PRELIMINARY PLAT:

- **Sec. 38-201. – Approval of subdivision plats**
- **Sec. 38-202. – Preliminary Plat:** describes intent, submittal requirements and approval limitations.
- **Chapter 28, Article III. – Planning and Community Design Standards:** describes various plat, lot, and site design requirements.
- **Chapter 28, Article IV. – Engineering and Technical Standards:** describes technical standards of public infrastructure and other improvements.

DESCRIPTION OF PRELIMINARY PLAT REQUESTED:

The developer, Innate Concepts, has proposed to develop the 43.52-acre, undeveloped agricultural land to the southwest of the intersection of East 26th Street and North Elm Avenue for a single-family and multiple-family residential development.

The proposed development, named Elm 26 Redevelopment Project, would construct 11 new apartment buildings, each with 22 homes, eight semi-attached (duplex) units (a total of 16 homes), and 55 single-family detached homes. A community center, located amongst the apartment buildings, is also proposed. New streets, private drives, sidewalks, landscaping, and needed infrastructure will be installed to support the new homes.

The property is currently zoned R-1A, Single-Family Large Lot Residential District. The majority of the 43.52-acre tract will remain in the R-1A District and be developed as single-family detached homes. The 17.92 acres of land near the intersection of East 26th Street and North Elm Avenue, is to be rezoned to the R-3, Multiple-Family Residential District for the multiple-family portion of the development (rezoning application to run concurrently).

The development is to occur in several phases, with the eastern apartment buildings to be constructed first. It is anticipated to begin in the fall of 2024. The second phase will consist of the remaining apartment buildings and the duplex units. The third phase will be the single-family homes. These phases will begin as the housing market dictates.

The Elm 26 Subdivision Preliminary Plat shows 74 total lots and 9 outlots. Fifty-five lots will be for the single-family detached homes. Eight lots will be for the semi-attached (duplex) homes (a total of 16 homes). Eleven lots will be for multiple-family buildings (a total of 220 homes). The outlots will be for public open spaces, stormwater infrastructure, such as detention basins, common parking lots, and public access easements. The Preliminary Plat provides the details of the proposed development, including lot layouts and buildings, future road and public access

easement layouts, the location of public utilities and corresponding public easements, and the location of stormwater infrastructure, such as detention cells.

Property Description:

The property fronts onto East 26th Street and North Elm Avenue. The land has historically been used for row-crop agriculture. The land gently slopes to the west towards a natural drainage way. This drainage way flows from south to north, towards the West Branch of the Little Blue River. This area is not in a mapped floodplain. The land to the north of East 26th is in a mapped, 100-year floodplain.

CONSIDERATIONS OF THE PRELIMINARY PLAT:

Subsection 38-201(1). – Approval of subdivision plats state, "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 this 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 Commission."

City staff reviews the following topics to ensure that the proposed preliminary plat conforms to the minimum standards of Chapter 28, Article III. – Planning and Community Design Standards and Chapter 38, Article IV. – Engineering and Technical Standards and to provide a recommendation to the City of Hastings Planning Commission and Hastings City Council.

Pursuant to Sec. 34-402 of the City Code of Ordinance, the City Council, by recommendation from the City Planning Commission, will base its decision on the following:

1. *Conformance to the Comprehensive Plan*
   The City of Hastings "Imagine Hastings" Comprehensive Plan, adopted in 2009, shows the site in the Suburban Residential land use category. The policy statement for this use designation is:

   This residential category represents the most common development standards in housing and neighborhood design in Hastings. Development in this category is typically in the 2 to 5 units per acre range with lots ranging in size from 8,750 to 20,000 square feet. Suburban residential development is primarily reserved for single family uses, but may include a mixture of housing types subject to the residential location guidelines listed below. In areas of suburban residential development where sensitive land forms or environmental constraints exist, cluster developments are encouraged. (Clustering is defined in the Development Section of this Chapter.) Like urban neighborhoods, suburban neighborhoods are strengthened by the presence of community services (churches, schools and parks) that are permitted in this category.

The existing zoning of the property is R-1A, Single-Family Large Lot District, which permits single-family detached residential uses, and other civic uses commonly found in residential neighborhoods, such as parks, schools, and churches.

The majority of the redevelopment area will remain R-1A. The single-family detached homes portion of the development will have a density of 2.3 dwellings per acre. The 17.92-acre area to be rezoned will have a density of 14.4 dwellings per acre. The overall density of the proposed development is 7.2 dwellings per acre.

There are several land use policies found in the 2009 Imagine Hastings Comprehensive Plan that support this mix of residential uses and density within a single development. These policies include:

Future Land Use Goal (page 2.15)

FLU.2 Provide opportunities to mix compatible uses within a single development and better integrate supporting uses among adjacent developments. The proposed development mixes single-family detached homes, semi-attached (duplex) homes, and homes within apartment buildings. This mix of compatible residential types meets the goal/policy statement.

FLU.3 Encourage efficient development patterns that promote alternative modes of mobility such as walking, bicycling and transit. The Preliminary Plat notes sidewalk connectivity internally throughout the development and also connections to the existing sidewalk on North Elm Street. This sidewalk connects to the Pioneer Spirit Trail to the south, which is an expanding trail network throughout the City.

By having a mix of housing types and densities within the development is advantageous for future transit routes, as any fixed route would naturally focus on denser areas of the community. By having the apartments near the corner of East 26th Street and North Elm Street, a future bus stop could potentially exist.

Growth Goals (pages 2-26 and 2-27)

G.2 Maximize use of existing infrastructure, public investments and resources through infill development and redevelopment. All public utilities are present adjacent to within the redevelopment site. A 10-inch sanitary sewer line exists to serve the property and the surrounding neighborhood. Water mains are present along North Elm Avenue and East 26th Street. Developing this property, especially at a marginally higher density, maximizes this past public investment of the infrastructure.

G.5 Support strategic growth of Hastings that accommodates new growth and expansion opportunities. The proposed residential redevelopment is located on land that had previously been designed for residential development, and as previously mentioned, the community has invested in extending utilities to the area to support growth in the

area. The proposed rezoning strategically facilitates new growth and expands housing opportunities for the community with a variety of housing types.

Development Goals

D.2 Encourage a mix of residential and commercial development types including urban, suburban and rural development patterns with new, infill and rehabilitation opportunities throughout Hastings. As stated, the proposed project would be a mix of residential uses within one subdivision. The residential development will follow a customary suburban pattern of having higher-density residential uses closer to higher-order roadways (e.g. collector and arterial roads) and lesser-dense residential uses within the subdivision and away from the higher-order streets.

Neighborhood and Housing Goals

NH.2 Diversity and Stabilize the housing stock in Hastings. As stated in the 2021 Hastings Housing Needs Assessment, the housing market has very few vacant homes and apartments for rent or purchase. That report stated that the City needs anywhere from 1,095 to 1,321 new homes to meet the community's demand for housing. Adding 300+ new homes would help address the tight housing market by providing a variety of homes that assist in diversifying and stabilizing the City's housing market.

Although the proposed R-3 District rezoning area exceeds the upper limits of the Suburban Residential land use category, the overall development, including the semi-attached (duplex) homes and single-family homes, meets the intent of the land use category. Specifically, the category recognizes the importance of mixing housing types in the suburban areas of the City. Additionally, the supporting goals and objectives, listed above, that are found throughout the Comprehensive Plan recognize and support the need for having a mix of housing types throughout the City, to maximize the use of existing infrastructure, provide more efficient and well-designed neighborhoods, and provide needed housing in the community.

2. *Conformance with the Applicable Zoning Regulations*

The proposed Preliminary Plat provides lots throughout the subdivision that meet the minimum lot area requirements of the respective zoning districts and provide the required building setbacks. Site-specific requirements, such as building height, landscaping, screening, and parking requirements, will be confirmed at the time of building permits for each lot.

3. *Adequate and Appropriate Access*

East 26th Street is classified as an "Other Arterial" roadway and North Elm Avenue is classified as a "Major Collector" roadway by the Nebraska Department of Roads (see attached map). An existing curb cut is located along North Elm Avenue. This curb cut is

approximately 700 feet south of the intersection of East 26th Street and North Elm Avenue. A new curb cut along East 26th Street will be approximately 375 feet from the East 26th Street and North Elm Avenue intersection.

Access to the site is adequate and appropriate.

4. *Design of Public Infrastructure*
    a. *Access to public right-of-way.* The overall development will gain access to North Elm Avenue via an existing curb cut and East 26th Street from a proposed curb cut.

    Each lot will gain access from either a new, dedicated public street or a public access easement. Each of these roadways are temporarily named. The final names of each roadway, including the public access easement, will be created at the time of the Final Plat.

    Access to the adjacent, undeveloped properties to the west and south has been provided by extending the public rights-of-way to the edge of the property. The southern access connects to the East 20th Street ROW, which was platted by the O'Keeffe Subdivision. Future developments will need to align with these ROWs.

    The developer's engineers from Olsson analyzed the trip generated from the proposed development, and whether these new trips would adversely affect the surrounding road network. The analysis determined that both East 26th Street and North Elm have relatively low average daily trips (ADT), which was collected in 2021 by a speed study of the area. East 26th Street has approximately 4,000 ADT and North Elm Avenue has approximately 2,775 ADT.

    According to the analysis, a total of 1,729 daily trips can be anticipated, with 103 trips in the AM peak hour and 131 trips in the PM peak hour. Based on the anticipated trips to be created by the development and the relatively low traffic volumes on the roadways, improvements to the roadway network, including at the intersection of East 26th Street and North Elm Avenue, are not warranted at this time.

    The City's Lead Engineer, Steven P. Riehle has reviewed the proposed development, its street access, trips anticipated to be generated from uses, and their effects on the surrounding roadway network. Attached is the memo from Riehle.

The memo summary is "The crash rates for the roadways adjacent to the proposed development are not expected to increase because of the development. The roadway classification and roadside environment support the proposed development. The current roadway, speeds, street accesses, and traffic counts are reasonable and appropriate for today and any changes from the proposed development are not expected to have a significant impact on the operational safety of the roadways."

b. *Public utilities.* The sanitary sewer, water, and other infrastructure are present within or adjacent to the site, to serve the uses throughout the proposed subdivision, including the rezoning site. The City's subdivision review committee has reviewed the proposal and has not raised any issues with the location or capacity of the public utilities.

c. *Floodplain and stormwater management*. A natural drainage way is generally located in the center of the development. This drainageway collects stormwater runoff from the site and surrounding properties and guides it to the north towards the West Fork of the Little Blue River, which is to the north of East 26th Street.

No FEMA mapped high-risk flood zones are located on the property. The Floodway for the West Fork of the Little Blue River and the corresponding 1% Annual Chance Floodplain (100-year floodplain) are located to the north of East 26th Street (see attached floodplain information map).

The developer has proposed to manage stormwater runoff created onsite and also handle the runoff from adjacent properties naturally passing through the site by constructing a series of underground storm sewers, and a chain of bioswale and detention basins.

A bioswale will be located along the rear of the single-family lots to the southeast corner of the development. This water will collect, slow, and filter stormwater runoff from adjacent properties to the south, as well as adjacent single-family homes in the development.

This flow will then go into a proposed detention cell to the north, near the single-family homes and semi-attached (duplex) homes in the center of the development. This basin will further collect and slow the stormwater runoff from upstream and adjacent lots. This detention cell will have a design capacity that maintains at least one foot of freeboard for the 10-year storm.

Finally, a larger detention cell will collect the stormwater runoff from the upstream system and the nearby multiple-family area. This detention cell will also have a design capacity that maintains at least one foot of freeboard for the 10-year storm.

According to details on the Preliminary Plat and attached drainage report, the entire development will have a stormwater runoff rate of 49.96 cubic feet per second (CFS) for the 10-year storm, which is less the calculated runoff rate for the pre-development conditions of 56.70 CFS.

The development's stormwater management design was reviewed by the City's Engineering Department. The design meets the City's requirements.

STAFF COMMENTS: Staff recommends that the Planning Commission recommend **APPROVAL** of the **PRELIMINARY PLAT** for the Elm 26 Subdivision to the City Council for the proposed residential development generally located to the southwest of the intersection of East 26th Street and North Elm Street, with the following conditions:

1. The proposed rezoning of the 17.92-acre tract from R-1A, Single-Family Large Lot Residential District to R-3, Multiple-Family Residential District, must be approved.
2. Sidewalks along both sides of the new internal streets will be required to be installed.

PREPARED BY: Chad Bunger, AICP, CFM, Director of Development Services

DATE: May 13, 2024

ATTACHMENTS:

1. **Floodplain Map**
2. **General Redevelopment Plan for Redevelopment Area #18**
3. **Blight and Substandard Study for Redevelopment Area #18**

HASTINGS
ENGINEERING DEPT.

To: Lee Vrooman, Director of Engineering
From: Steve Riehle, Lead Engineer – Public Works
Date: May 15, 2024
Subject: Staff Review of Olsson Trip Generation Memo for 26th Elm Apartments (Innate H1 LLC)

Crash Review

26th Street

A review of crash records for 26th Street on the NDOT website showed seven (7) crashes in the ten (10) year period from January 2011 through December 2020. Five (5) of the above were at the intersection of 26th Street and Elm Avenue.

Elm Ave

A review of crash records on Elm Avenue for the same time frame showed 4 crashes. The current crash numbers are not concerning.

Summary

The crash rates for either section of roadway (and the intersection) are not expected to increase as a result of the development.

Roadway Classification

26th Street

The section of 26th Street from East Osborne Drive to 2nd Avenue is classified as a Major Collector on the National Functional Classification (NFC) system and as an Other Arterial on the State Functional (SFC) system. The SFC map pre-dates when the Hastings Northeast bypass was opened and 26th Street should be re-classified from Other Arterial to Collector when the Nebraska Department of Transportation (NDOT) updates the SFC map for Hastings.

Elm Avenue

Elm Avenue from 9th Street to 26th Street is classified as a Major Collector on the NFC system and a Collector on the SFC system.

Summary

The classifications of both roadways support the development of the property at the southwest corner of 26th Street and Elm Avenue.

Roadway Lighting

Discussion

The current lighting with a spacing of approx. 125' is more than adequate for the current roadways and adequate for a future 3-lane roadway on 26th Street. A review of crashes does not indicate a need to consider increasing the lighting levels along either street. We may adjust or add streetlights at new driveways or intersections.

Summary

Lighting is adequate for existing as well as proposed development.

Roadside Environment

Discussion

The roadside environment is typical for a former county mile section-line road becoming a city street in an expanding community. There is a mix of agricultural property, residential, large acreage residential and property that one would expect to develop as the community expands.

Summary

Development of property adjacent to the corridor should be expected and would be consistent with expectations for an expanding community.

Roadway Cross Section (3-lane)

Discussion

The current road width is adequate for the current traffic volumes. Roadway capacity is somewhat impacted by overall traffic counts, but more impacted by intersection or turning traffic counts. Right turning traffic has minimal impact on roadway capacity because the turn is largely uninterrupted. A left turning vehicle waits for an adequate gap in opposing traffic to make a safe turn. When there is not a safe gap in opposing traffic, they may take a chance. In addition, the longer a left turning vehicle waits to turn, the more traffic backs up behind the left turning vehicle, thereby making an impact on the safety of the roadway as well as the capacity of the road to carry traffic.

Summary

The increased traffic counts from the development are reasonable and the peak hourly counts are not expected to have much of an impact on the ability of the road to safely carry traffic.

Speeds

Discussion

26th Street

The current speed limit of 50 mph on 26th Street from East Osborne Drive to 2nd Avenue is appropriate for the current roadway, roadside environment, traffic counts, and accident history. The speed limit is also appropriate with the increased traffic volumes and turning movements expected by the development of the 26 Elm apartments. As the roadside environment changes with additional development, more driveways & intersections, more turning movements, and increased traffic, a future Traffic Engineering Study upon completion of the apartments might support lowering the speed limit to 40 mph, or possible down to 35 mph.

Elm Avenue

The current speed limit of 35 mph for Elm Avenue south of 26th Street is appropriate for the current and future.

Summary

The current speed limits on the roads adjacent to the proposed development are appropriate.

Street Accesses

26th Street

There are limited drives and intersections along 26th Street. The addition of a private street to serve the development will not have a significant impact on the safety of the roadway.

Elm Avenue

There are a number of driveway accesses to large acreage residential properties along Elm Street. The proposed development will add a private drive and a new intersection to the west side of Elm Avenue.

Summary

The additional accesses to 26th Street and to Elm Avenue are not expected to impact the operational safety of either street.

Traffic Counts

Traffic Counts from a traffic engineering speed study in 2021 showed 4,006 vehicles per day (VPD) on 26th Street and 2,770 vpd on Elm Avenue. Traffic count increases that are predicted for the development are what might be expected from development and are not expected to impact the operational safety of either roadway. Traffic counts on 26th Street and on Elm Avenue have decreased since the Hastings Northeast Bypass was opened.

Summary

The crash rates for the roadways adjacent to the proposed development are not expected to increase because of the development. The roadway classifications and roadside environment support the proposed development. The current roadway, speeds, street accesses, and traffic counts are reasonable and appropriate for today and any changes from the proposed development are not expected to have a significant impact on the operational safety of the roadways.

Steven P. Riehle

Lead Engineer – Public Works

HASTINGS
ENGINEERING DEPT.

To: Lee Vrooman, Director of Engineering
From: Steve Riehle, Lead Engineer – Public Works
Date: May 16, 2024
Subject: Staff Review Memo for Drainage at 26th Elm Apartments (Innate H1 LLC)

Design of Storm Sewer System

The design of the drainage system is consistent with city design practices. The design addresses stormwater quality, volume, and stormwater detention requirements using methodology consistent with the City's Drainage Criteria Manual. The proposed drainage system accommodates both historical and post-development flows. The BMPs are clearly shown on the drainage map, along with other stormwater infrastructure and drainage basin boundaries.

Detention Cells & Post-Construction BMP's

The plans show two (2) independent detention cells with grassed outlet swales. The design maintains existing drainage while using the detention cells to keep the post-development peak flow rate below the pre-development rate. The detention cells will work as a Best Management Practice (BMP) to help control silt (from suspended solids) which will also capture stormwater contaminants before being discharged downstream. The cells will also control suspended solids catch debris that may find its way into the drainage system.

Erosion & Sediment Control

The project design and slopes protect the property from erosion. Final erosion & sediment control measures will be designed into the Stormwater Pollution Prevention Plan that will be included with construction plans.

Existing Drainage Patterns

The proposed development plan accommodates existing drainage patterns into the design, shows planning and appears to be properly engineered.

Peak Flow Rates

Consistent with good practices, the City's Drainage Criteria Manual requires the post-development peak flow rate to be less than or equal to the pre-development peak flow rate. The post-development peak-flow rate for the proposed development is attenuated and less than pre-development (Q_P after < Q_P before). Both detention cells operate independently and have over 12" of freeboard.

Pervious Areas

The design incorporates quite a bit of open space. Many impervious areas are separated from the stormwater outflow by grassed buffer zones.

Water Quality

Detention cells will help improve water quality in the stormwater discharges from the property. There is a grass swale or ditch downstream of both detention cells that will also improve the quality of stormwater discharges. A lot of green space is designed into the apartment complex that will help reduce runoff, capture silt & help improve overall stormwater quality.

Summary

The plans use good engineering practices and effective planning for the runoff from the development. The design maintains existing drainage patterns and incorporates that drainage into the new drainage system. The proposed drainage system with a detention cell for the apartments and a separate future detention cell for the future residential development together provide adequate drainage for the proposed development. Post-development peak flows are less than pre-development. The design includes more than ample green space for lowering peak flows while assisting with water quality. It's a good design that allows for increased and responsible development that is good for an expanding community.

Steven P. Riehle
Lead Engineer – Public Works

HASTINGS
Nebraska

Plats Application

Date: 04/30/2024

Project

Permit Type:	Preliminary Plat	Existing Zoning:	R-1A, Single Family Large Lot Residential
Plat Name:	Elm 26		
Project Address:	2205 N Elm Ave	Proposed Zoning:	R-3, Multiple Family Residential
City, State, Zip:	HASTINGS, NE 68901		
Legal:		In City Limits:	Yes
		Proposed Use:	Multi-Family

Reason for Request: New Development

Applicant / Owner

Applicant Name:	Andrew Toupin	Owner Name:	HOHLEN COLLEEN O TRUSTEE & CO TRUSTEES E HOHLEN CR TR
Company:	Innate H1, LLC		
Address:	1201 Allen Dr #240		
City, State, Zip:	Grand Island, NE 68803-3333	Company:	Innate Concepts
Phone:	308-384-8750	Address:	7210 N BALTIMORE AVE
Email:	atoupin@innateconcepts.com	City, State, Zip:	HASTINGS, NE 68901-0000
		Phone:	
		Email:	

Key Contact / Surveyor

Key Contact:	[Key Contact]	Surveyor:	Jai Andrist
Company:		Company:	Olsson
Address:	[Address]	Address:	201 E 2nd Street
City, State, Zip:	Hastings, NE 68901	City, State, Zip:	Grand Island, NE 68801
Phone:	[Phone #]	Phone:	3083848750
Email:	[Key Email]	Email:	jandrist@olsson.com

I do hereby certify that the information contained herein is true and correct.

Andrew Toupin	04/30/2024
Applicant	Date
Scott Rief	04/30/2024
Owner	Date

Elm 26

04/29/2024

Project Narrative

This tract of land borders 26th Street on the north and Elm Street on the east, located on the east of Hastings Campground & RV Park. The property contains approximately 43.52 acres and is currently used primarily for agriculture. The proposed development is planned for both multi-family and single family residential. The vision of Innate H1 LLC is to provide high quality, middle income multi-family housing option in Hastings.

The proposed plan is to subdivide it into 19 multi-family lots, 55 single-family lots and 5 outlots used for access, drainage, and utilities. The multi-family development will consist of eleven 22-plex buildings and eight duplexes with a total of 256 units. The multi-family development will include amenities such as clubhouse with swimming pool, dog park, and landscaping consisting of turf, landscape beds and trees.

There are two phases planned for the multi-family construction. Phase 2 will begin when the market dictates additional unites are needed.

Phase 1 – Multi-Family East Side (Lots 1 thru 6)

- Six 22-plex buildings with appropriate parking lots will be built.
- Grading will be done for the proposed buildings.
- Water main will be looped from 26th street to the existing main at Elm and 23rd.
- Sidewalks
- Landscaping
- Detention Cell (Lots 1 thru 19)

Phase 2 – Multi-Family West Side (Lots 7 thru 19)

- Five 22-plex buildings and Eight Duplexes with appropriate parking lots will be built.
- Grading will be done for the lots west of the proposed north-south access drive.
- Water main will be looped tying back to the water main in Phase 1.
- Public Sanitary Sewer extension
- Clubhouse and pool.
- Sidewalks
- Landscaping

Single family phase (Lots 20 thru 74) will begin when market dictates and single-family builder partners are identified.

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DATE: May 14, 2024 1:23pm USER: kgangstad

ELM 26 APARTMENTS
PRELIMINARY PLAT

DWELLING UNITS R-3 ZONE:	258
DWELLING UNITS PER ACRE:	14.4
DWELLING UNITS R1-A:	55
DWELLING UNITS PER ACRE:	2.1
ENTIRE DEVELOPMENT DWELLING UNITS:	313
ENTIRE DEVELOPMENT DWELLING UNITS PER ACRE:	7.2

OWNER
INNATE H1, LLC
PO BOX 2006
GRAND ISLAND, NE 68802

_____
OWNER

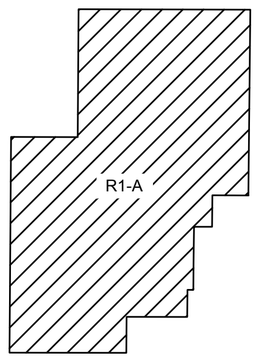
_____
DATE

ENGINEER/LAND SURVEYOR
OLSSON
201 E. 2ND ST.
GRAND ISLAND, NE 68801

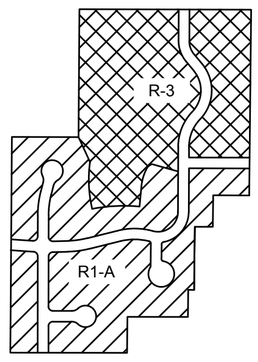
SUBDIVISION AREA
44.309± ACRES

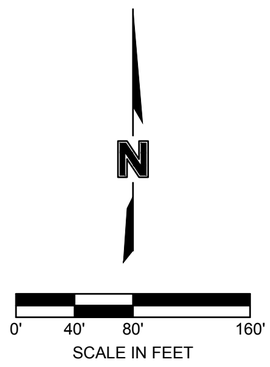
LOT USAGE
55 - RESIDENTIAL
19 - MULTI-FAMILY RESIDENTIAL
5 - OUTLOT

EXISTING ZONING

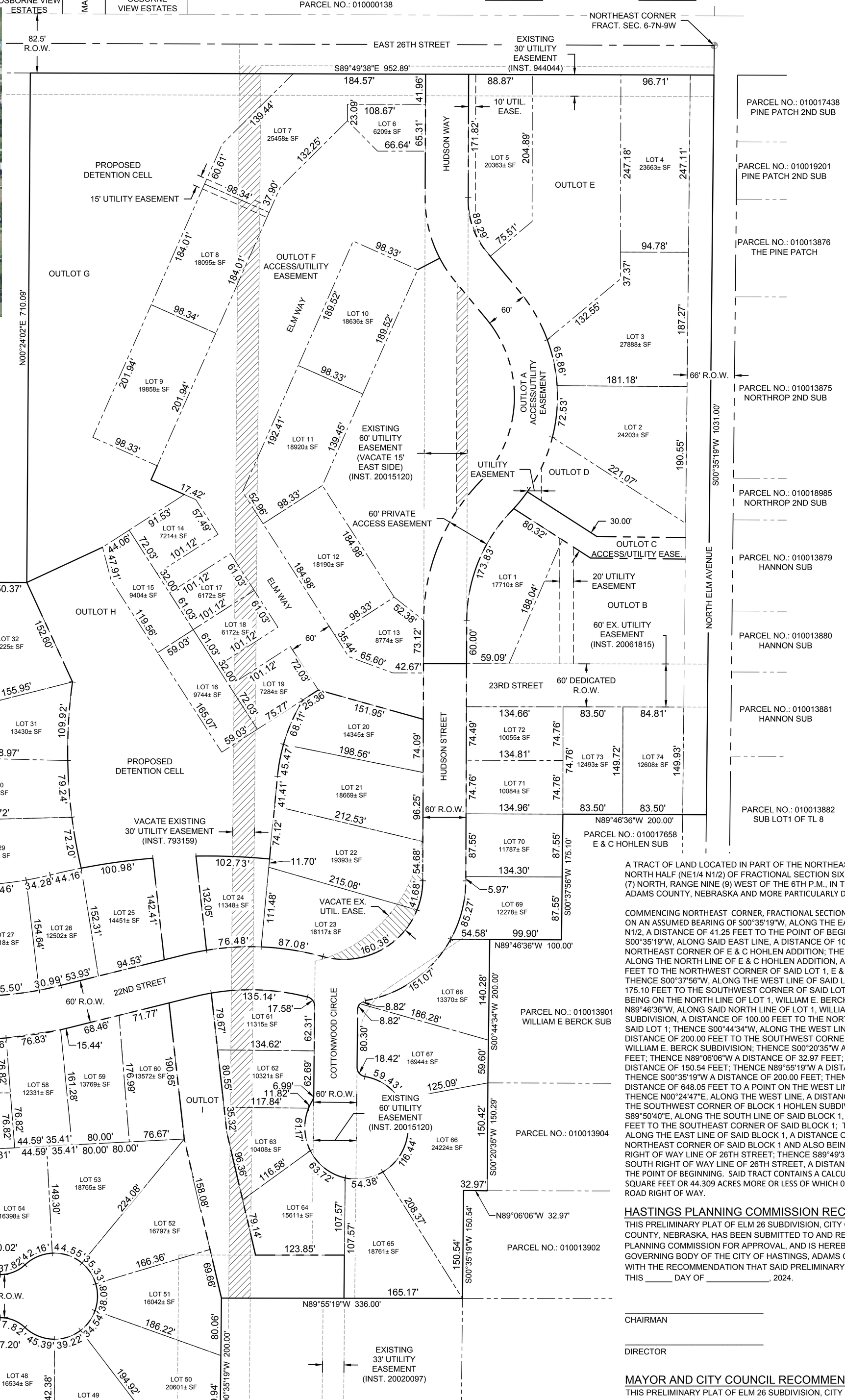


PROPOSED ZONING





VICINITY MAP
NOT TO SCALE



A TRACT OF LAND LOCATED IN PART OF THE NORTHEAST QUARTER OF THE NORTH HALF (NE1/4 N1/2) OF FRACTIONAL SECTION SIX (6), TOWNSHIP SEVEN (7) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING NORTHEAST CORNER, FRACTIONAL SECTION 6, T7N, R9W; THENCE ON AN ASSUMED BEARING OF S00°35'19"W, ALONG THE EAST LINE OF THE NE1/4, N1/2, A DISTANCE OF 41.25 FEET TO THE POINT OF BEGINNING; THENCE S00°35'19"W, ALONG SAID EAST LINE, A DISTANCE OF 1031.00 FEET TO THE NORTHEAST CORNER OF E & C HOHLEN ADDITION; THENCE N89°46'36"W, ALONG THE NORTH LINE OF E & C HOHLEN ADDITION, A DISTANCE OF 200.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, E & C HOHLEN ADDITION; THENCE S00°37'56"W, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 175.10 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 AND POINT ALSO BEING ON THE NORTH LINE OF LOT 1, WILLIAM E. BERCK SUBDIVISION; THENCE N89°46'36"W, ALONG SAID NORTH LINE OF LOT 1, WILLIAM E. BERCK SUBDIVISION, A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE S00°44'34"W, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 200.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, WILLIAM E. BERCK SUBDIVISION; THENCE S00°20'35"W A DISTANCE OF 150.29 FEET; THENCE N89°06'06"W A DISTANCE OF 32.97 FEET; THENCE S00°35'19"W A DISTANCE OF 150.54 FEET; THENCE N89°55'19"W A DISTANCE OF 336.00 FEET; THENCE S00°35'19"W A DISTANCE OF 200.00 FEET; THENCE N89°55'19"W A DISTANCE OF 648.05 FEET TO A POINT ON THE WEST LINE OF SAID NE1/4; THENCE N00°24'47"E, ALONG THE WEST LINE, A DISTANCE OF 1197.64 FEET TO THE SOUTHWEST CORNER OF BLOCK 1 HOHLEN SUBDIVISION; THENCE S89°50'40"E, ALONG THE SOUTH LINE OF SAID BLOCK 1, A DISTANCE OF 370.16 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 1; THENCE N00°24'02"E, ALONG THE EAST LINE OF SAID BLOCK 1, A DISTANCE OF 710.09 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 1 AND ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF 26TH STREET; THENCE S89°49'38"E, ALONG SAID SOUTH RIGHT OF WAY LINE OF 26TH STREET, A DISTANCE OF 952.89 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 1930112 SQUARE FEET OR 44.309 ACRES MORE OR LESS OF WHICH 0.781 ACRES ARE COUNTY ROAD RIGHT OF WAY.

HASTINGS PLANNING COMMISSION RECOMMENDATION

THIS PRELIMINARY PLAT OF ELM 26 SUBDIVISION, 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 PRELIMINARY PLAT BE APPROVED THIS _____ DAY OF _____, 2024.

_____
CHAIRMAN

_____
DIRECTOR

MAYOR AND CITY COUNCIL RECOMMENDATION

THIS PRELIMINARY PLAT OF ELM 26 SUBDIVISION, CITY OF HASTINGS, ADAMS, COUNTY, NEBRASKA IS HEREBY APPROVED THIS _____ DAY OF _____, 2024.

_____
MAYOR

_____
CLERK

SHEET 1 of 4

drawn by: KDG
checked by: MMR
designed by: AST
QA/QC by: MMR
project no.: 024-00835
date: 04.29.2024

LOT LAYOUT

ELM 26
PRELIMINARY PLAT

HASTINGS, NEBRASKA | 2024

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

Olsson - Engineering
Nebraska COA #CA-0638
olsson.com
TEL 308.384.8750
FAX 308.384.8752
201 East 2nd Street
Grand Island, NE 68801

olsson®

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ELM 26 APARTMENTS
PRELIMINARY PLAT

NOTE:
SIDEWALKS WILL BE CONSTRUCTED ALONG ALL PUBIC STREETS. SIDEWALKS WILL BE CONSTRUCTED WITHIN THE MULTI-FAMILY DEVELOPMENT, MAKING CONNECTIONS TO PUBLIC SIDEWALKS.

N

0' 40' 80' 160'
SCALE IN FEET

PARCEL NO.: 010018899 OSBORNE VIEW ESTATES
MARKET LN
PARCEL NO.: 010018924 OSBORNE VIEW ESTATES
PARCEL NO.: 010000138
NORTHEAST CORNER FRACT. SEC. 6-7N-9W
82.5' R.O.W.
EAST 26TH STREET
EXISTING 30' UTILITY EASEMENT (INST. 944044)
S89°49'38"E 952.89'
PARCEL NO.: 010017438 PINE PATCH 2ND SUB
PARCEL NO.: 010019201 PINE PATCH 2ND SUB
PARCEL NO.: 010013876 THE PINE PATCH
PARCEL NO.: 010013875 NORTHROP 2ND SUB
PARCEL NO.: 010018985 NORTHROP 2ND SUB
PARCEL NO.: 010013879 HANNON SUB
PARCEL NO.: 010013880 HANNON SUB
PARCEL NO.: 010013881 HANNON SUB
PARCEL NO.: 010013882 SUB LOT1 OF TL 8
PARCEL NO.: 010017658 E & C HOHLEN SUB
PARCEL NO.: 010013901 WILLIAM E BERCK SUB
PARCEL NO.: 010013904
PARCEL NO.: 010013902
PARCEL NO.: 010013903
PARCEL NO.: 010013906 O'KEEFFE SUB
PARCEL NO.: 010013899
PARCEL NO.: 010014457 HOHLEN SUB BLK 1
N00°24'02"E 710.09'
N00°24'47"E 1197.64'
S00°35'19"W 1031.00'
S00°37'56"W 175.10'
S00°44'34"W 200.00'
S00°20'35"W 150.29'
S00°35'19"W 150.54'
S00°35'19"W 200.00'
N89°46'36"W 200.00'
N89°46'36"W 100.00'
N89°06'06"W 32.97'
N89°55'19"W 336.00'
N89°55'19"W 648.05'
EXISTING 30' UTILITY EASEMENT (INST. 944044)
S89°50'40"E 370.16'
NORTH ELM AVENUE
66' R.O.W.
HUDSON WAY
24.0'
26.0' B-B
10' UTIL. EASE.
LOT 4 23663± SF
LOT 5 20363± SF
LOT 6 6209± SF
LOT 7 25458± SF
OUTLOT E
PROPOSED DETENTION CELL
15' UTILITY EASEMENT
OUTLOT F ACCESS/UTILITY EASEMENT
OUTLOT G
ELM WAY
LOT 8 18095± SF
LOT 9 19858± SF
LOT 10 18636± SF
LOT 11 18920± SF
LOT 3 27888± SF
60'
CLUBHOUSE
OUTLOT A ACCESS/UTILITY EASEMENT
LOT 2 24203± SF
EXISTING 60' UTILITY EASEMENT (VACATE 15' EAST SIDE) (INST. 20015120)
UTILITY EASEMENT
OUTLOT D
30.00'
60' PRIVATE ACCESS EASEMENT
OUTLOT C ACCESS/UTILITY EASE.
LOT 1 17710± SF
20' UTILITY EASEMENT
OUTLOT B
60' EX. UTILITY EASEMENT (INST. 20061815)
LOT 12 18190± SF
LOT 13 8774± SF
LOT 14 7214± SF
LOT 15 9404± SF
LOT 17 6172± SF
LOT 18 6172± SF
LOT 16 9744± SF
LOT 19 7284± SF
OUTLOT H
23RD STREET
60' DEDICATED R.O.W.
36.0' B-B
LOT 20 14345± SF
LOT 72 10055± SF
LOT 73 12493± SF
LOT 74 12608± SF
LOT 71 10084± SF
LOT 70 11787± SF
LOT 69 12278± SF
LOT 68 13370± SF
LOT 67 16944± SF
LOT 66 24224± SF
LOT 65
PROPOSED 30' UTILITY EASEMENT
LOT 21 18669± SF
LOT 22 19393± SF
LOT 23 18117± SF
LOT 24 11348± SF
LOT 25 14451± SF
LOT 26 12502± SF
LOT 27 12618± SF
LOT 28 14374± SF
LOT 29 20009± SF
LOT 30 16959± SF
LOT 31 13430± SF
LOT 32 19225± SF
LOT 33 15321± SF
LOT 34 26698± SF
LOT 35 15414± SF
LOT 36 14020± SF
LOT 37 11835± SF
LOT 38 11354± SF
LOT 39 13259± SF
LOT 40 11408± SF
LOT 41 12227± SF
LOT 42 12270± SF
LOT 43 12309± SF
LOT 44 12348± SF
LOT 45 12386± SF
LOT 46 11564± SF
LOCUST CIRCLE
LOCUST STREET
ASPEN CIRCLE
22ND STREET
COTTONWOOD CIRCLE
HUDSON STREET
60' R.O.W.
36.0' B-B
VACATE EXISTING 30' UTILITY EASEMENT (INST. 793159)
PROPOSED DETENTION CELL
LOT 47 17571± SF
LOT 48 16534± SF
LOT 49 14509± SF
LOT 50 20601± SF
LOT 51 16042± SF
LOT 52 16797± SF
LOT 53 18765± SF
LOT 54 16398± SF
LOT 55 16971± SF
LOT 56 11829± SF
LOT 57 10287± SF
LOT 58 12331± SF
LOT 59 13769± SF
LOT 60 13572± SF
LOT 61 11315± SF
LOT 62 10321± SF
LOT 63 10408± SF
LOT 64 15611± SF
OUTLOT
EXISTING 60' UTILITY EASEMENT (INST. 20015120)
EXISTING 33' UTILITY EASEMENT (INST. 20020097)
20TH STREET
NW CORNER, S1/2, SE1/4, N1/2, FRACT. SEC. 6-7N-9W

SHEET 2 of 4

PAVING LAYOUT

ELM 26
PRELIMINARY PLAT

HASTINGS, NEBRASKA 2024

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

drawn by: KDG
checked by: MMR
designed by: AST
QA/QC by: MMR
project no.: 024-00835
date: 04.29.2024

201 East 2nd Street
Grand Island, NE 68801
olsson.com
TEL 308.384.8750
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Olsson - Engineering
Nebraska COA #CA-0638

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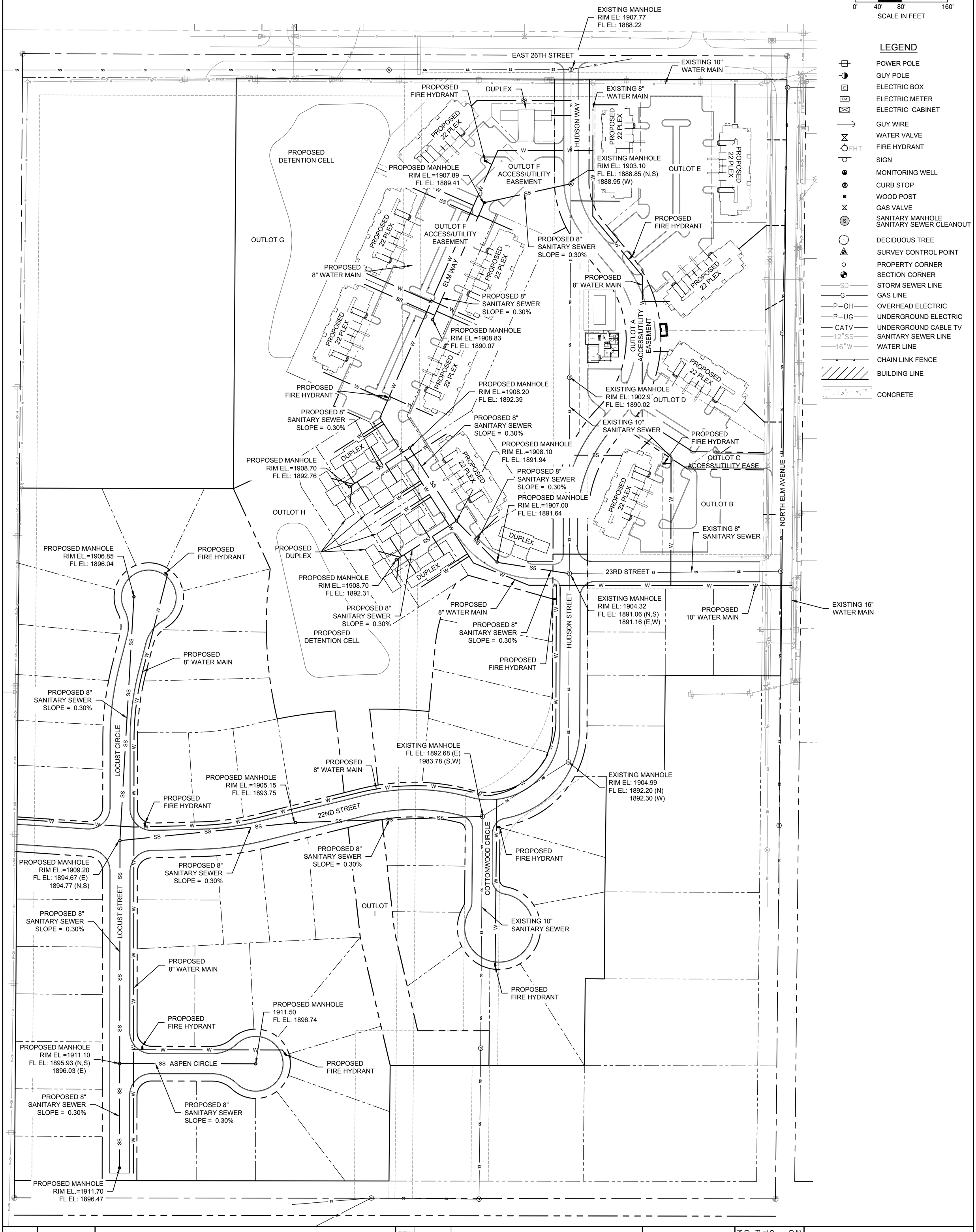
ELM 26 APARTMENTS
PRELIMINARY PLAT



SHEET 3 of 4

drawn by: KDG
checked by: MMR
designed by: AST
QA/QC by: MMR
project no.: 024-00835
date: 04.29.2024

UTILITY LAYOUT

ELM 26
PRELIMINARY PLAT

HASTINGS, NEBRASKA | 2024

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

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ELM 26 APARTMENTS
PRELIMINARY PLAT

LEGEND:

- 1860.00 EXISTING MAJOR CONTOUR
- 1860.50 EXISTING MINOR CONTOUR
- 1860.00 PROPOSED MAJOR CONTOUR
- 1860.50 PROPOSED MINOR CONTOUR
- 1.0% SURFACE SLOPE

N

0' 40' 80' 160'
SCALE IN FEET

DRAINAGE CALCULATIONS

STORM RUNOFF CALCULATED USING TR55, 10–YEAR STORM EVENT.

PRE–DEVELOPMENT CONDITION
AREA = 43.52
CN = 85
tc = 67.1 MIN.
Q(10) = 56.70 CFS

POST–DEVELOPMENT CONDITION
AREA 1 = 20.26 AC.
CN = 85
tc = 8.8 MIN.

AREA 2 = 23.26 AC.
CN = 85
tc = 20.8 MIN.

NORTH CELL (DEDICATED TO AREA 1)
TOP OF BERM ELEVATION = 1901.00
Q(10) = 23.96 CFS
Q(10) POND ELEVATION = 1897.32 FT
Q(10) STORAGE = 1.362 AF

SOUTH CELL (DEDICATED TO AREA 2)
TOP OF BERM ELEVATION = 1903.00
Q(10) = 27.55 CFS
Q(10) POND ELEVATION = 1901.12 FT
Q(10) STORAGE = 1.396 ACRE–FT

ENTIRE DEVELOPMENT Q(10) = 49.96 CFS

EX. 66" CULVERT
BIO-SWALE AREA FOR POST CONSTRUCTION STORM WATER TREATMENT
EAST 26TH STREET
DRAINAGE CHANNEL
TOP OF BERM
TOP OF BERM
PROPOSED DETENTION CELL
PROPOSED DETENTION CELL
AREA 1 20.26 AC.
AREA 2 23.26 AC.
PROPOSED 22 PLEX
PROPOSED DUPLEX
PROPOSED CLUBHOUSE
ELM WAY
HUDSON WAY
NORTH ELM AVENUE
HUDSON STREET
23RD STREET
22ND STREET
LOCUST CIRCLE
LOCUST STREET
COTTONWOOD CIRCLE
ASPEN CIRCLE
FL. EL.=1892.69

GRADING & DRAINAGE PLAN	REV. NO.	DATE	REVISIONS DESCRIPTION
ELM 26 PRELIMINARY PLAT			
HASTINGS, NEBRASKA 2024	REVISIONS		

SHEET 4 of 4

drawn by: KDG
checked by: MMR
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project no.: 024-00835
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Nebraska COA #CA-0638

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MEMO

To:	City of Hastings Attn: Steve Riehle
From:	Shane King, PE, PTOE
RE:	Elm 26 Apartments Trip Generation
Date:	May 10, 2024
Olsson Project #:	024-00835

Introduction

This memorandum provides an expected trip generation and documented traffic related characteristics for the proposed Elm 26 Apartments located southwest of the intersection of 26th Street and Elm Avenue in Hastings, Nebraska.

Existing Conditions

The development is proposed in a rural setting on agricultural land use with several residential lots on either side of the roadways. The major streets within this study area are 26th Street running East and West, and Elm Avenue that runs North and South through Northeast Hastings. Current street characteristics are summarized in **Table 1** below. Data for each street roadway was acquired from the Nebraska Department of Transportation (NDOT) functional classification maps by county. The existing intersection of 26th Street and Elm Avenue operates under stop-controlled with Elm Avenue having the stop sign. Average Daily Traffic (ADT) was provided from a speed study completed in 2021. The ADT on 26th Street is approximately 4,000 vehicles. Meanwhile, Elm Avenue has approximately 2,775 vehicles daily.

Table 1: Existing Street Characteristics

Street	Section	Median Type	Posted Speed	Functional Classification	Shoulder Type
26th Street	2-Lane	Undivided	50 mph	Major Collector	No shoulder
Elm Avenue	2-Lane	Undivided	35 mph	Local	No shoulder

Site Access

Initially Elm 26 Apartments would be accessible from a "Private Street" which would connect to 26th Street approximately 375' west of Elm Avenue, and a direct private drive access to Elm Avenue approximately 700' south of 26th Street. A future phase of the development plans to construct a connection to 23rd Street that will extend to Elm Avenue. This may result in movement restrictions at the direct apartment private drive access north of 23rd Street connection.

Trip Generation

To determine the impact of potential site traffic on the roadway network, trips expected to be associated with the proposed development were generated. The Institute of Transportation Engineers (ITE) provides methods or estimate traffic volumes of common land uses in the ITE Trip Generation Manual (11th

Edition). Common Land Uses Codes (LUC) are published with rates that can be applied to the values related to the size of the proposed site to estimate the anticipated entering and exiting trips. The proposed site most resembles LUS 221 Multifamily Housing (Low-Rise) with 258 proposed dwelling units.

The development is expected to produce 1,729 daily trips, 103 trips in the AM peak hour, and 131 trips in the PM peak hours. A summary of the daily, AM peak, and PM peak trips are shown in **Table 2**.

Table 2: Trip Generation

Daily Trips									
ITE Code	Land Use	Size	Units	Trip Gen. Avg. Rate/Eq.	Daily Trips	Trip Distribution		Total Daily Trips	
						Enter	Exit	Enter	Exit
220	Multifamily Housing (Low-Rise)	258	Dwelling Units	T=6.41(X)+75.31	1,729	50%	50%	182	182
AM Trips									
ITE Code	Land Use	Size	Units	Trip Gen. Avg. Rate/Eq.	AM Trips	Trip Distribution		Total AM Trips	
						Enter	Exit	Enter	Exit
220	Multifamily Housing (Low-Rise)	258	Dwelling Units	T=0.31(X)+22.85	103	24%	76%	25	78
PM Trips									
ITE Code	Land Use	Size	Units	Trip Gen. Avg. Rate/Eq.	PM Trips	Trip Distribution		Total PM Trips	
						Enter	Exit	Enter	Exit
220	Multifamily Housing (Low-Rise)	258	Dwelling Units	T=0.43(X)+20.55	131	63%	37%	83	48

Analysis

Due to low site trips that are produced from this land uses, if 75% of all entering trips in the PM peak hour enter either site drive that would result to less than one vehicle per minute. The NCHRP has developed guidelines for determining when to provide right-turn and left-turn bays on the major road of a two-way stop-controlled intersection. There guidelines are published in the NCHRP Report 457. Due to the low volume roadways and low site trips generated, the right-turn and left-turn warrant would not be satisfied. Therefore, the adjacent roadways operations are not expected to experience operational deficiencies or require improvements. All site drives will operate at stop-controlled intersections.

Summary

This memorandum documents the project site trips of a residential development located southwest of the intersection of 26th Street and Elm Avenue in Hastings, Nebraska. The proposed site would be accessible from a "Private Street" (connecting to 26th Street), and a drive onto Elm Avenue. A future connection is planned at 23rd Street. This study was conducted to identify the anticipated trips that would be generated and provide information about site traffic operations on the surrounding roadway network.

The adjacent roadways are not expected to experience operational deficiencies or require improvements as a result of this residential development.

SITE LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN PART OF THE NORTHEAST QUARTER OF THE NORTH HALF (NE1/4 N1/2) OF FRACTIONAL SECTION SIX (6), TOWNSHIP SEVEN (7) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING NORTHEAST CORNER, FRACTIONAL SECTION 6, T7N, R9W; THENCE ON AN ASSUMED BEARING OF S00°35'19"W, ALONG THE EAST LINE OF THE NE1/4, N1/2, A DISTANCE OF 41.25 FEET TO THE POINT OF BEGINNING; THENCE S00°35'19"W, ALONG SAID EAST LINE, A DISTANCE OF 1031.00 FEET TO THE NORTHEAST CORNER OF E & C HOHLEN ADDITION; THENCE N89°46'36"W, ALONG THE NORTH LINE OF E & C HOHLEN ADDITION, A DISTANCE OF 200.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, E & C HOHLEN ADDITION; THENCE S00°37'56"W, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 175.10 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 AND POINT ALSO BEING ON THE NORTH LINE OF LOT 1, WILLIAM E. BERCK SUBDIVISION; THENCE N89°46'36"W, ALONG SAID NORTH LINE OF LOT 1, WILLIAM E. BERCK SUBDIVISION, A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE S00°44'34"W, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 200.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, WILLIAM E. BERCK SUBDIVISION; THENCE S00°20'35"W A DISTANCE OF 150.29 FEET; THENCE N89°06'06"W A DISTANCE OF 32.97 FEET; THENCE S00°35'19"W A DISTANCE OF 150.54 FEET; THENCE N89°55'19"W A DISTANCE OF 336.00 FEET; THENCE S00°35'19"W A DISTANCE OF 200.00 FEET; THENCE N89°55'19"W A DISTANCE OF 648.05 FEET TO A POINT ON THE WEST LINE OF SAID NE1/4; THENCE N00°24'47"E, ALONG THE WEST LINE, A DISTANCE OF 1197.64 FEET TO THE SOUTHWEST CORNER OF BLOCK 1 HOHLEN SUBDIVISION; THENCE S89°50'40"E, ALONG THE SOUTH LINE OF SAID BLOCK 1, A DISTANCE OF 370.16 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 1; THENCE N00°24'02"E, ALONG THE EAST LINE OF SAID BLOCK 1, A DISTANCE OF 710.09 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 1 AND ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF 26TH STREET; THENCE S89°49'38"E, ALONG SAID SOUTH RIGHT OF WAY LINE OF 26TH STREET, A DISTANCE OF 952.89 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 1930112 SQUARE FEET OR 44.309 ACRES MORE OR LESS OF WHICH 0.781 ACRES ARE COUNTY ROAD RIGHT OF WAY.

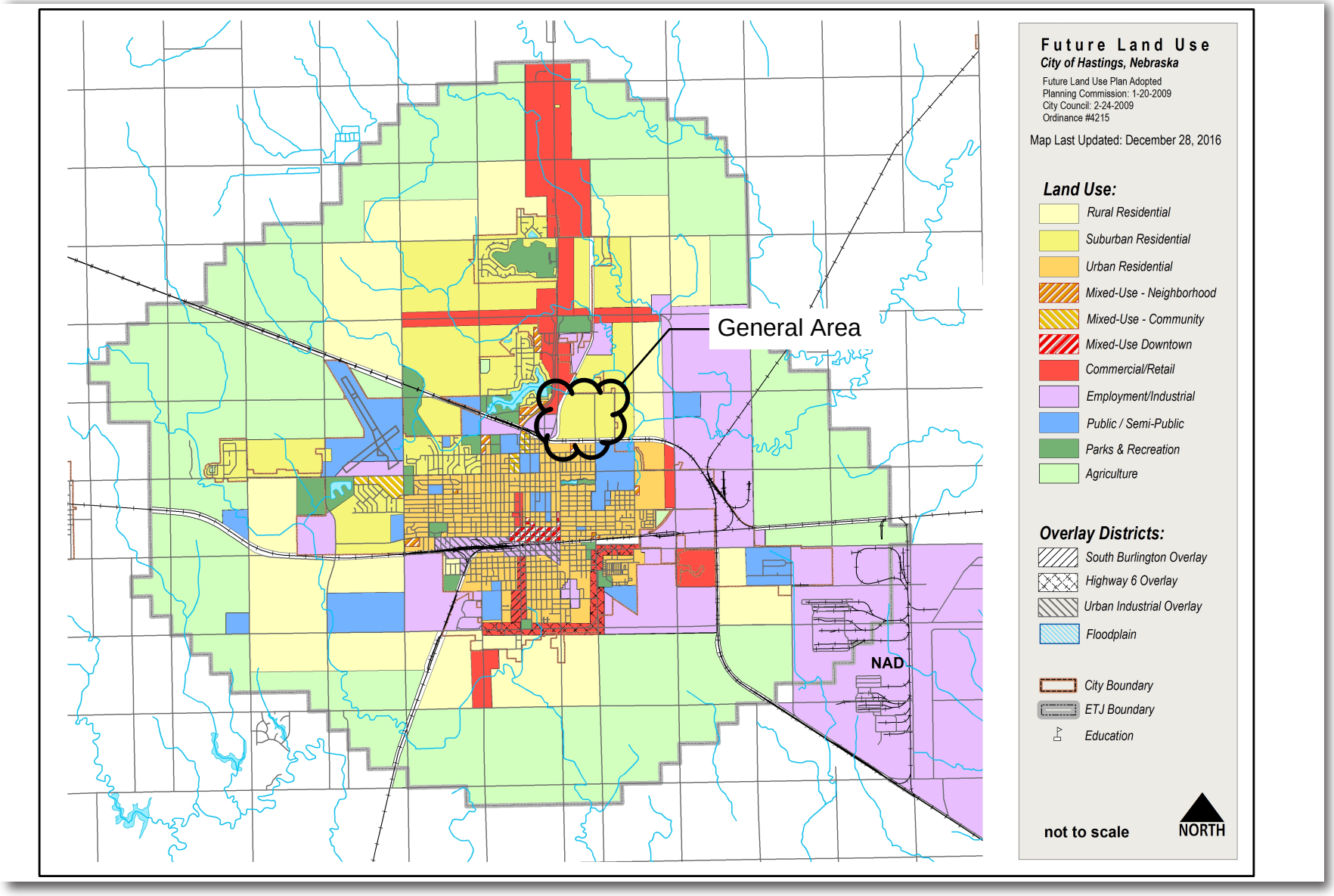


Figure 2.2: Future Land Use Plan

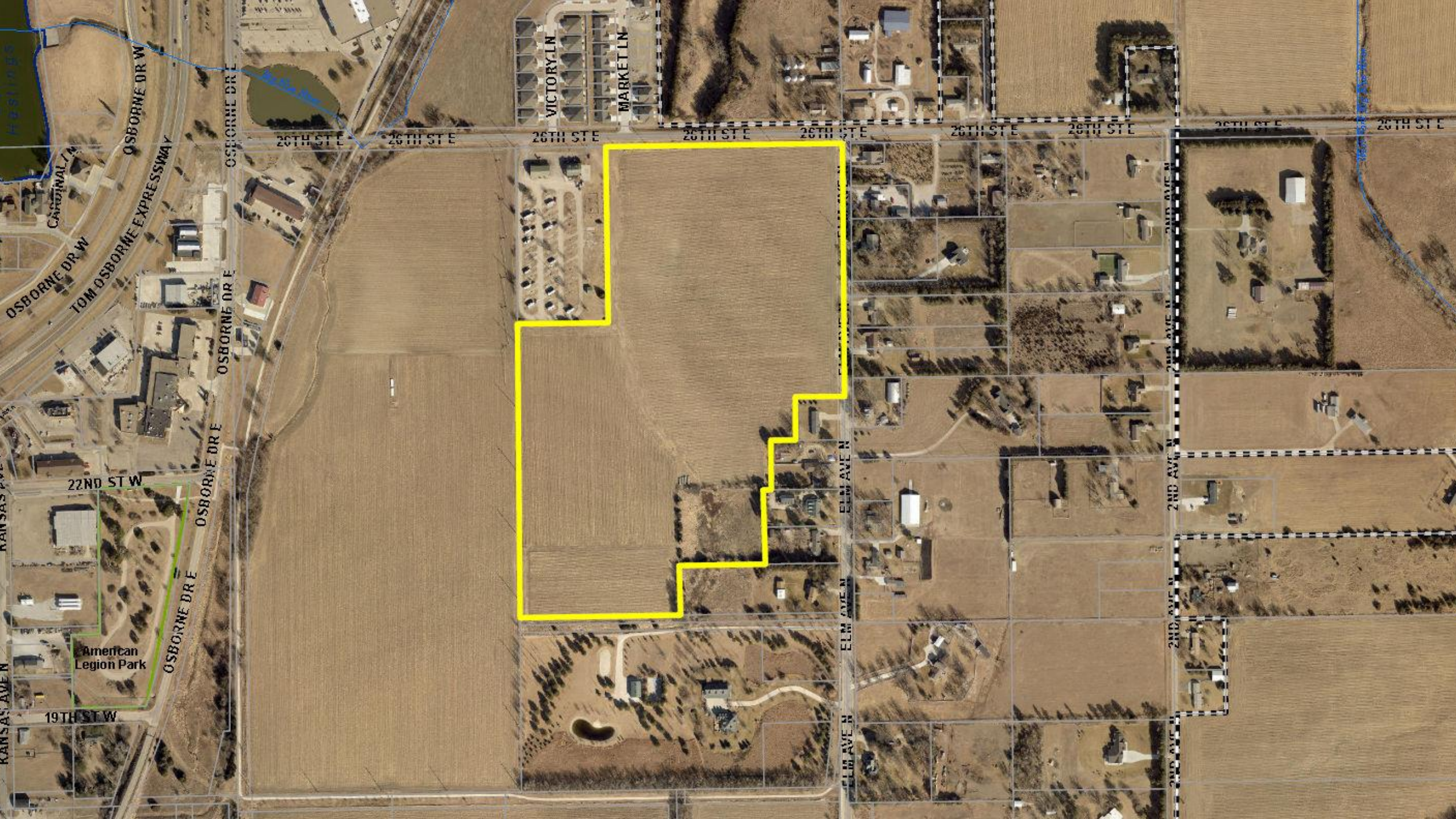
HASTINGS
Nebraska

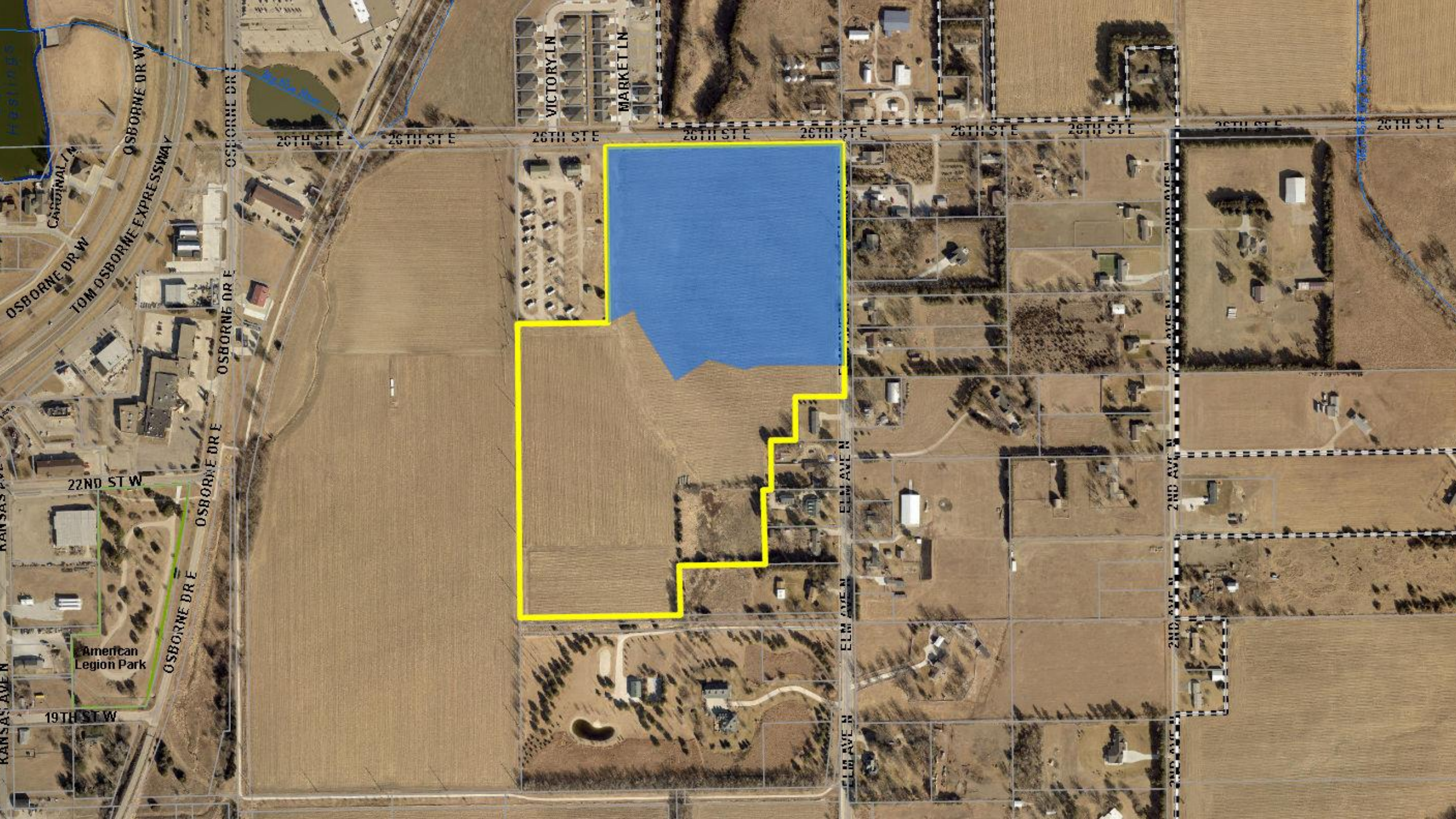
File Nos. 2024-64, 2024-70, and 2024-71

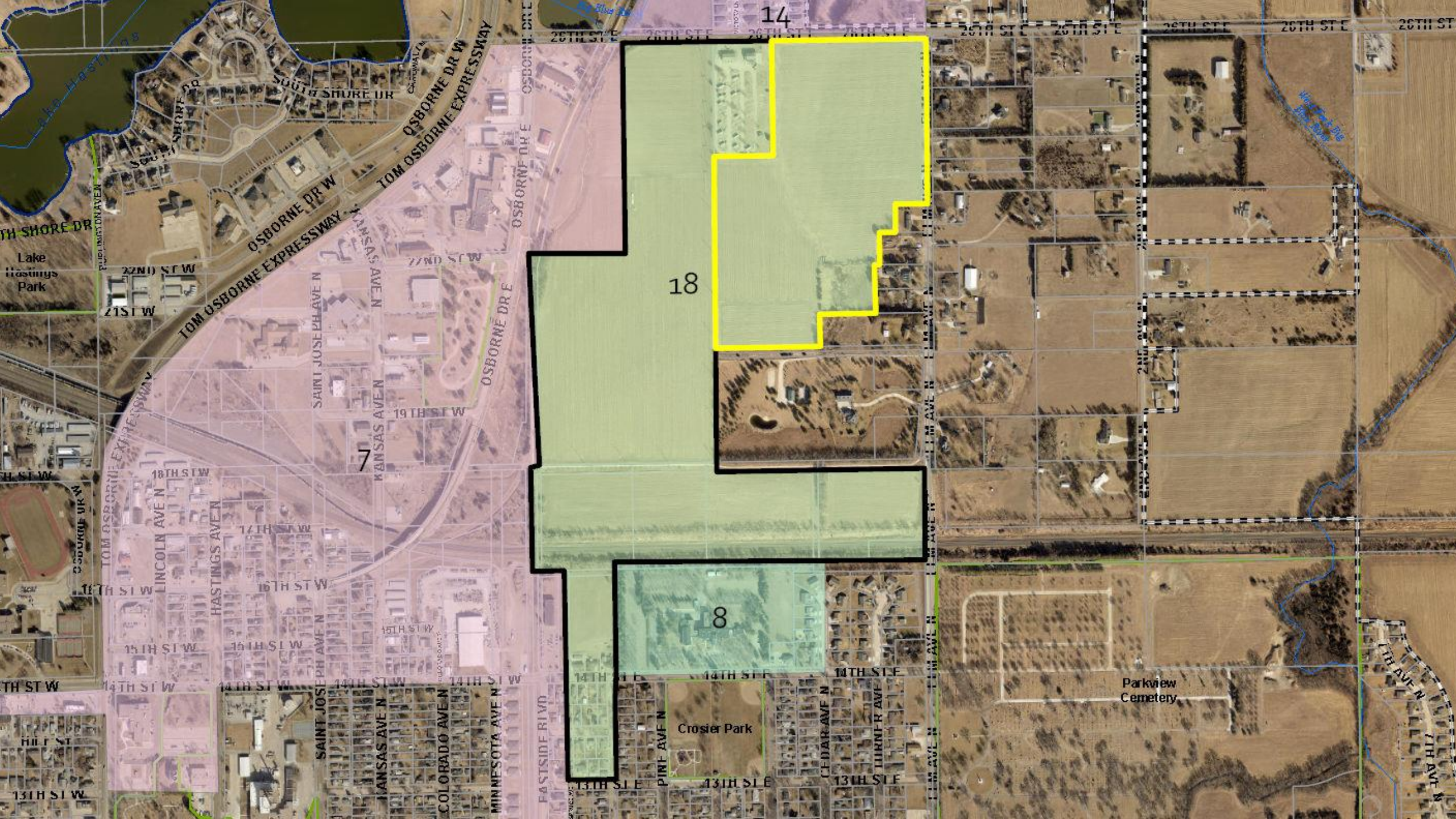
Projects <u>Hastings College Project</u>

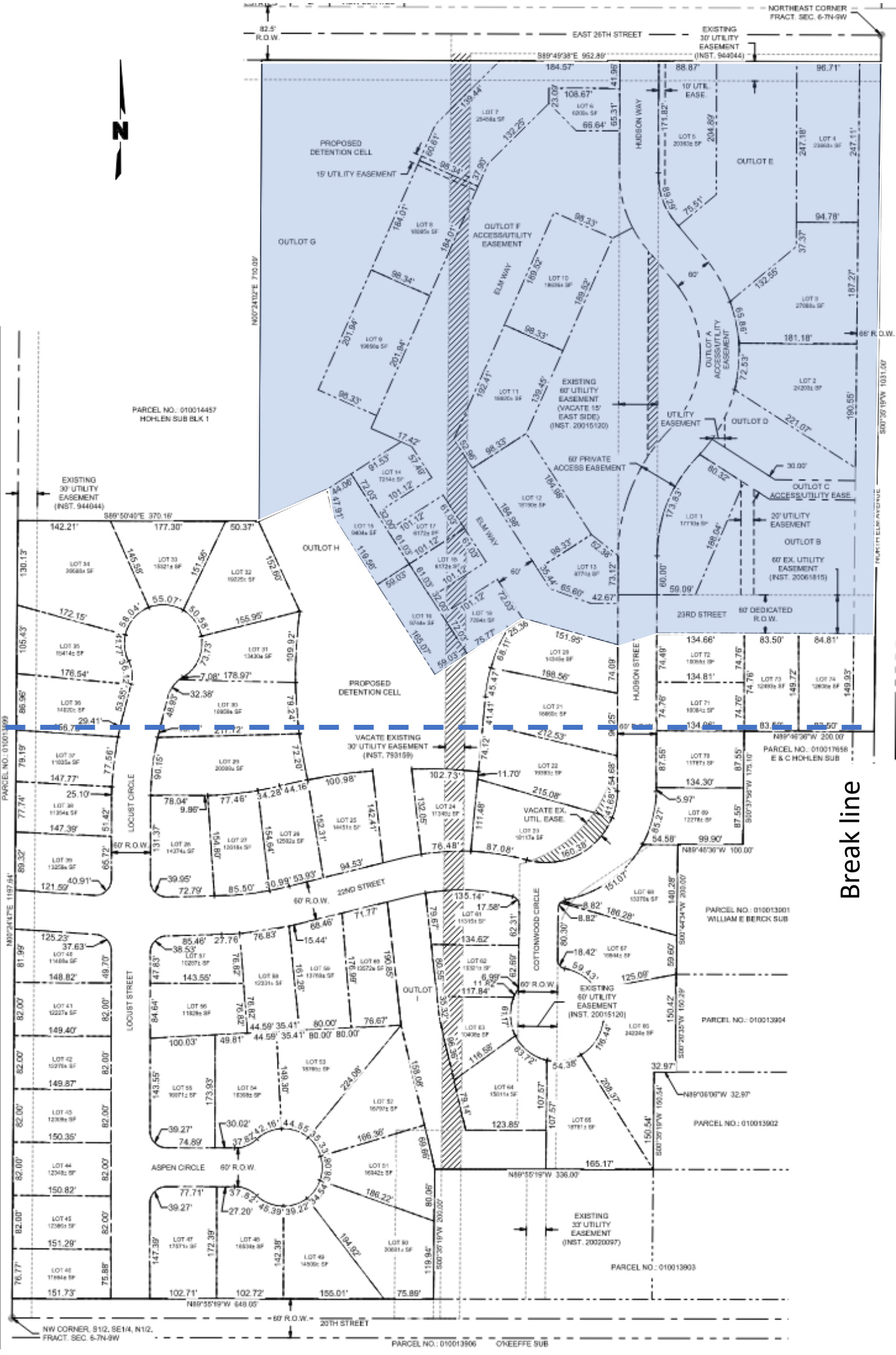
- A public hearing to consider a request for a Plan Modification No. 2024-3 to Redevelopment Area #18 for the residential development.
- A public hearing to consider a request to Rezone a portion of the subject site to R-3 District.
- Preliminary Plat of the Elm 26 Subdivision

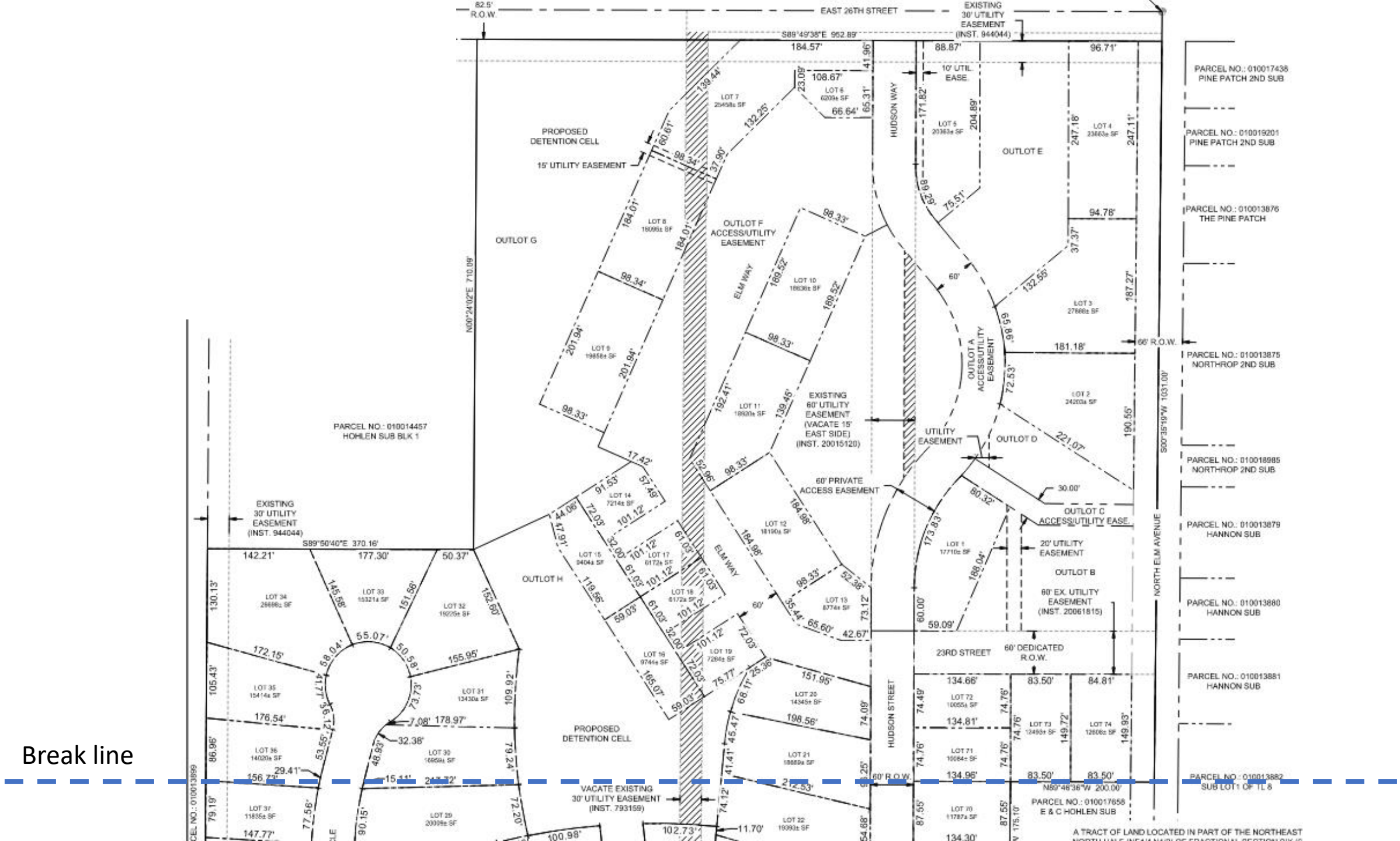
Applicant Innate Concepts


VICTORY LN
MARKET LN
26TH ST E
OSBORNE DR W
TOM OSBORNE EXPRESSWAY
CARDINAL LN
OSBORNE DR E
22ND ST W
KANSAS AVE N
American Legion Park
19TH ST W
ELM AVE N
2ND AVE N


VICTORY LN
MARKET LN
26TH ST E
OSBORNE DR W
TOM OSBORNE EXPRESSWAY
CARDINAL LN
OSBORNE DR E
22ND ST W
American Legion Park
19TH ST W
KANSAS AVE N
ELM AVE N
2ND AVE N

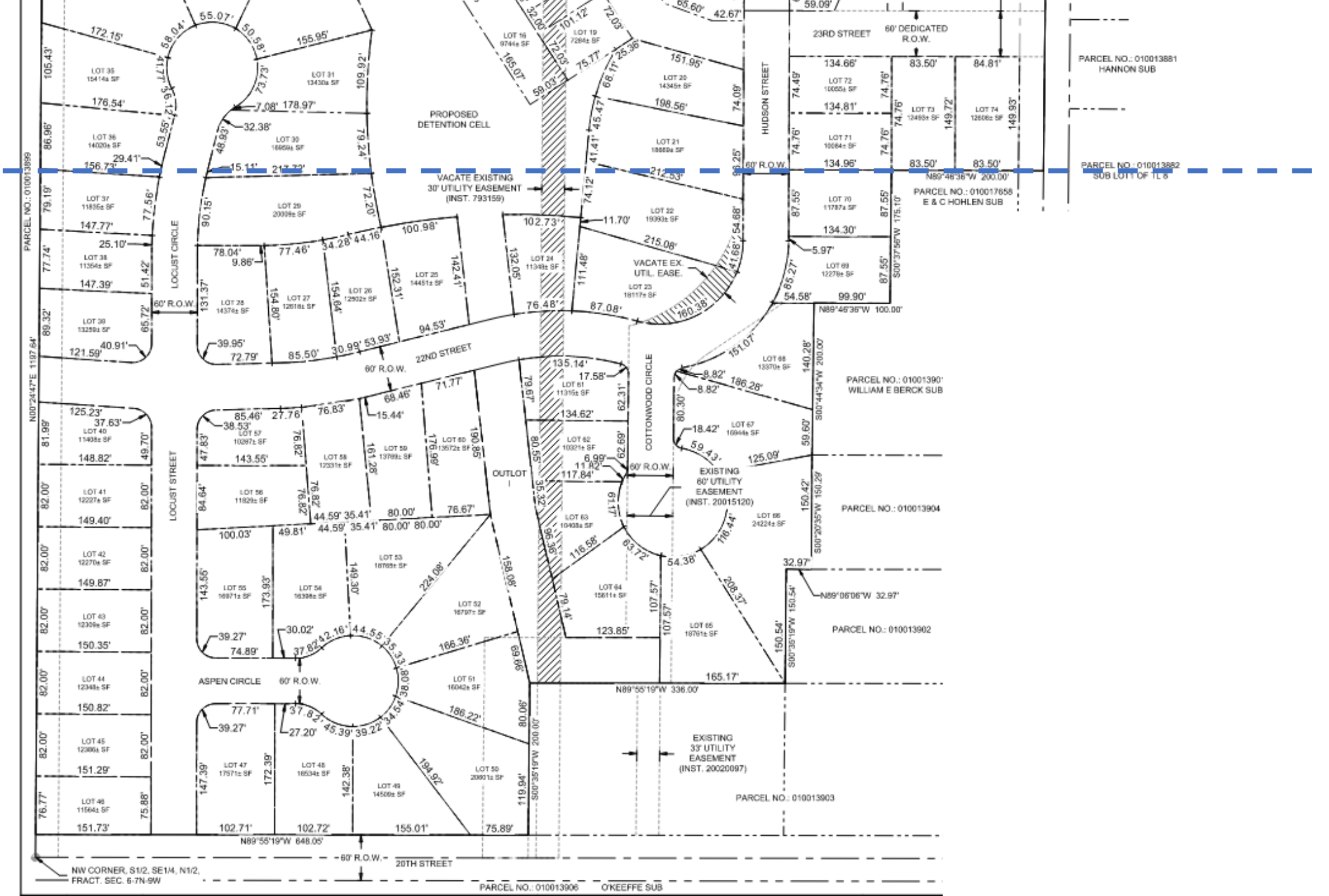

14
18
7
8
OSBORNE DR W
TOM OSBORNE EXPRESSWAY
SOUTH SHORE DR
Lake Hastings Park
OSBORNE DR E
KANSAS AVE N
SAINT JOSEPH AVE N
LINCOLN AVE N
HASTINGS AVE N
COLORADO AVE N
MINNESOTA AVE N
PINE AVE N
CEDAR AVE N
TURNER AVE
EASTSIDE RIVD
Crosier Park
Parkview Cemetery
26TH ST E
21ST W
22ND ST W
19TH ST W
18TH ST W
17TH ST W
16TH ST W
15TH ST W
14TH ST W
13TH ST W
14TH ST E
13TH ST E

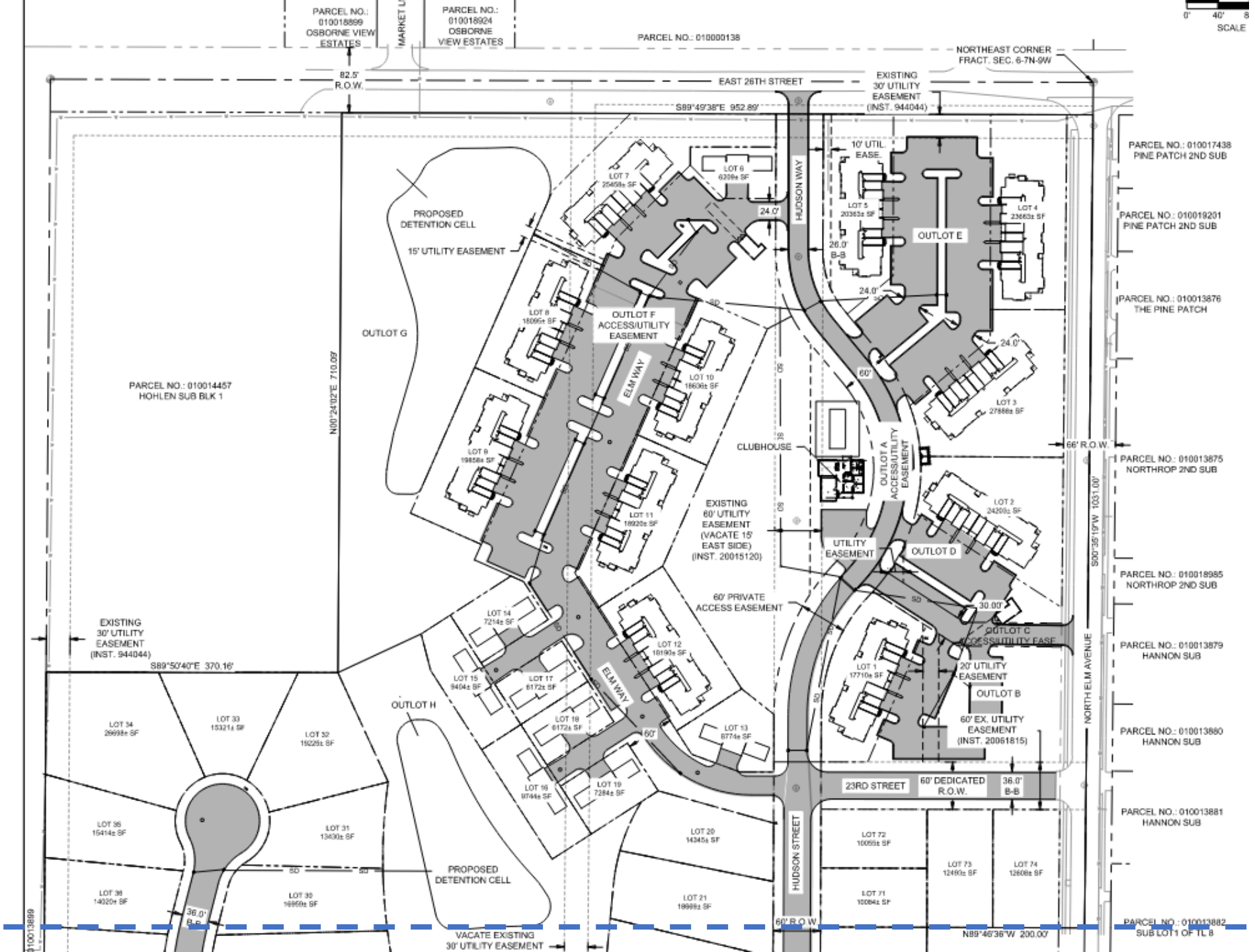

NORTHEAST CORNER FRACT. SEC. 6-7N-9W
EAST 26TH STREET
82.5' R.O.W.
EXISTING 30' UTILITY EASEMENT (INST. 944044)
S89°49'38"E 952.89'
PROPOSED DETENTION CELL
15' UTILITY EASEMENT
OUTLOT G
OUTLOT F ACCESS/UTILITY EASEMENT
HUDSON WAY
ELM WAY
OUTLOT E
10' UTIL. EASE.
OUTLOT A ACCESS/UTILITY EASEMENT
OUTLOT D
OUTLOT C ACCESS/UTILITY EASE.
OUTLOT B
60' EX. UTILITY EASEMENT (INST. 20061815)
20' UTILITY EASEMENT
EXISTING 60' UTILITY EASEMENT (VACATE 15' EAST SIDE) (INST. 20015120)
60' PRIVATE ACCESS EASEMENT
UTILITY EASEMENT
PARCEL NO.: 010014457
HOHLEN SUB BLK 1
N00°24'02"E 790.69'
S00°26'19"W 1031.00'
66' R.O.W.
EXISTING 30' UTILITY EASEMENT (INST. 944044)
S89°50'40"E 370.16'
OUTLOT H
PROPOSED DETENTION CELL
VACATE EXISTING 30' UTILITY EASEMENT (INST. 793159)
VACATE EX. UTIL. EASE.
23RD STREET
60' DEDICATED R.O.W.
HUDSON STREET
HUNTLEY ELM AVENUE
PARCEL NO.: 010017656
E & C HOHLEN SUB
N89°46'36"W 200.00'
PARCEL NO.: 010013901
WILLIAM E BERCK SUB
N89°46'36"W 100.00'
LOCUST CIRCLE
60' R.O.W.
22ND STREET
COTTONWOOD CIRCLE
EXISTING 60' UTILITY EASEMENT (INST. 20015120)
PARCEL NO.: 010013904
PARCEL NO.: 010013902
N89°55'19"W 336.00'
ASPEN CIRCLE
EXISTING 33' UTILITY EASEMENT (INST. 20020097)
PARCEL NO.: 010013903
N89°55'19"W 648.05'
20TH STREET
NW CORNER, S1/2, SE1/4, N1/2, FRACT. SEC. 6-7N-9W
PARCEL NO.: 010013906
O'KEEFFE SUB
PARCEL NO.: 010013899
N89°24'47"E 1197.64'
Break line


EAST 26TH STREET
82.5' R.O.W.
EXISTING 30' UTILITY EASEMENT (INST. 944044)
S89°49'38"E 962.89'
184.57'
88.87'
96.71'
PARCEL NO.: 010017438 PINE PATCH 2ND SUB
PARCEL NO.: 010019201 PINE PATCH 2ND SUB
PARCEL NO.: 010013876 THE PINE PATCH
PARCEL NO.: 010013875 NORTHROP 2ND SUB
PARCEL NO.: 010018985 NORTHROP 2ND SUB
PARCEL NO.: 010013879 HANNON SUB
PARCEL NO.: 010013880 HANNON SUB
PARCEL NO.: 010013881 HANNON SUB
PARCEL NO.: 010013882 SUB LOT 1 OF TL 8
PARCEL NO.: 010017658 E & C HOHLEN SUB
PROPOSED DETENTION CELL
15' UTILITY EASEMENT
OUTLOT G
OUTLOT F ACCESS/UTILITY EASEMENT
HUDSON WAY
10' UTIL. EASE.
OUTLOT E
ELM WAY
OUTLOT A ACCESS/UTILITY EASEMENT
66' R.O.W.
NORTH ELM AVENUE
EXISTING 60' UTILITY EASEMENT (VACATE 15' EAST SIDE) (INST. 20015120)
UTILITY EASEMENT
OUTLOT D
60' PRIVATE ACCESS EASEMENT
OUTLOT C ACCESS/UTILITY EASE.
20' UTILITY EASEMENT
OUTLOT B
60' EX. UTILITY EASEMENT (INST. 20061815)
23RD STREET
60' DEDICATED R.O.W.
HUDSON STREET
60' R.O.W.
PARCEL NO.: 010014457 HOHLEN SUB BLK 1
OUTLOT H
EXISTING 30' UTILITY EASEMENT (INST. 944044)
S89°50'40"E 370.16'
PROPOSED DETENTION CELL
VACATE EXISTING 30' UTILITY EASEMENT (INST. 793159)
N00°24'02"E 710.09'
S00°35'19"W 1031.00'
N89°46'36"W 200.00'
A TRACT OF LAND LOCATED IN PART OF THE NORTHEAST

Break line

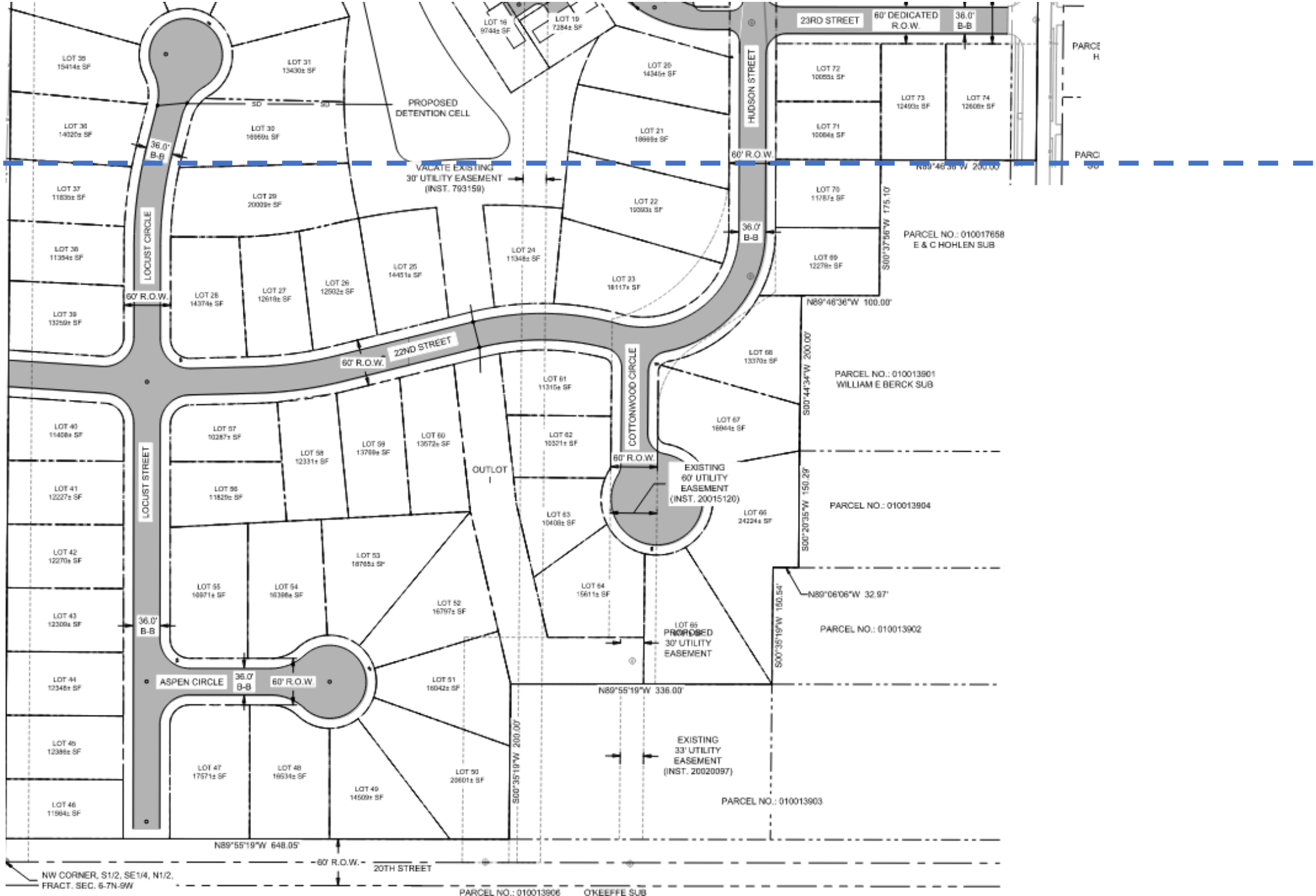
Break line

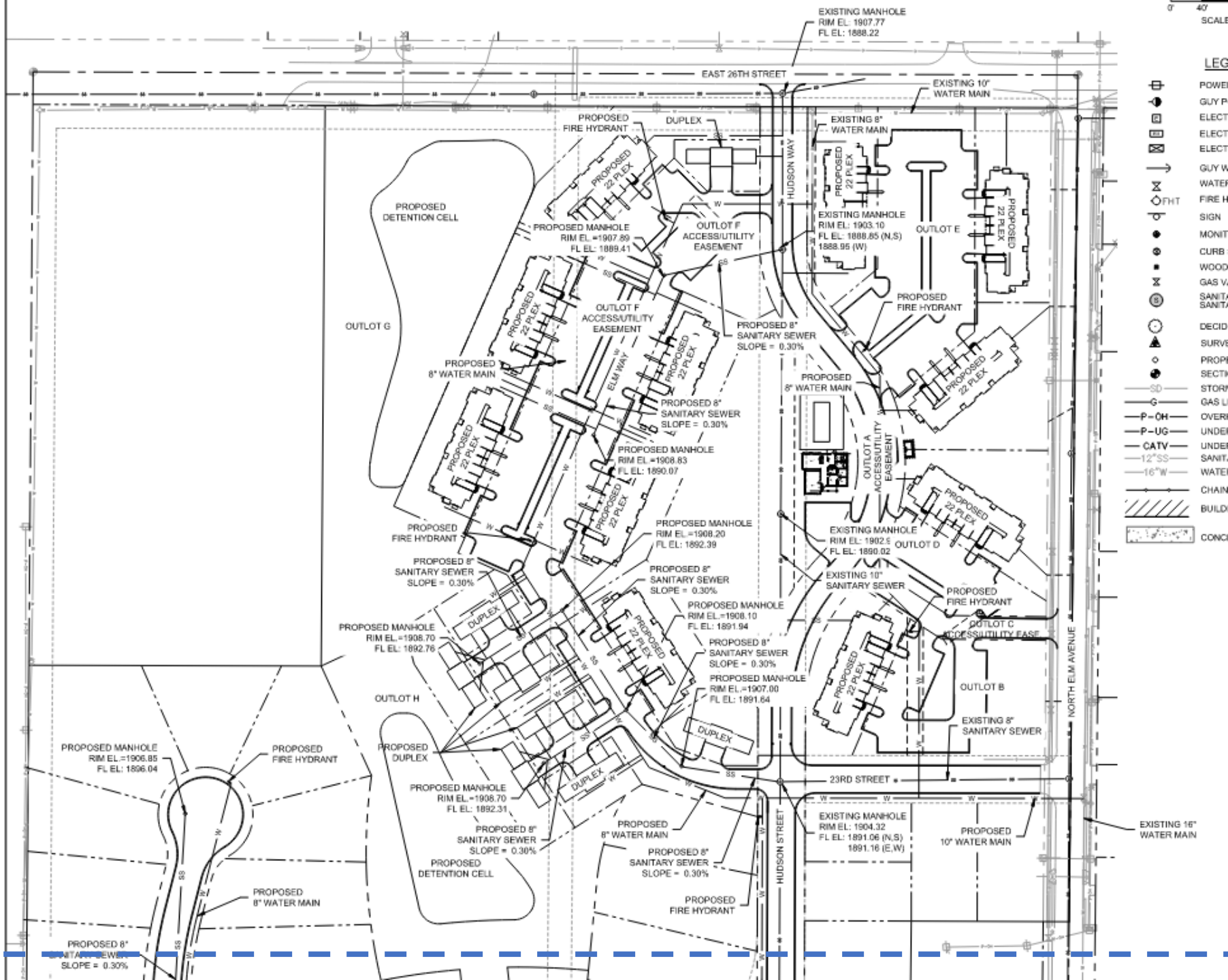

PROPOSED DETENTION CELL
VACATE EXISTING 30' UTILITY EASEMENT (INST. 793159)
VACATE EX. UTIL. EASE.
EXISTING 60' UTILITY EASEMENT (INST. 20015120)
EXISTING 33' UTILITY EASEMENT (INST. 20020097)
OUTLOT
LOCUST CIRCLE
LOCUST STREET
COTTONWOOD CIRCLE
HUDSON STREET
ASPEN CIRCLE
22ND STREET
23RD STREET
20TH STREET
60' R.O.W.
60' DEDICATED R.O.W.
PARCEL NO.: 010013881 HANNON SUB
PARCEL NO.: 010013882 SUB LOT1 OF TL 8
PARCEL NO.: 010017658 E & C HOHLEN SUB
PARCEL NO.: 01001390 WILLIAM E BERCK SUB
PARCEL NO.: 010013904
PARCEL NO.: 010013902
PARCEL NO.: 010013903
PARCEL NO.: 010013906 O'KEEFFE SUB
PARCEL NO.: 010013899
N89°46'36"W 200.00'
N89°46'36"W 100.00'
N89°06'06"W 32.97'
N89°55'19"W 336.00'
N89°55'19"W 648.05'
N00°24'47"E 1197.64'
NW CORNER, S1/2, SE1/4, N1/2, FRACT. SEC. 6-7N-9W


PARCEL NO.: 010018899
OSBORNE VIEW ESTATES
MARKET LN
PARCEL NO.: 010018924
OSBORNE VIEW ESTATES
PARCEL NO.: 010000138
NORTHEAST CORNER
FRACT. SEC. 6-7N-9W
82.5'
R.O.W.
EAST 26TH STREET
EXISTING
30' UTILITY
EASEMENT
(INST. 944044)
S89°49'38"E 952.89'
PARCEL NO.: 010017438
PINE PATCH 2ND SUB
PARCEL NO.: 010019201
PINE PATCH 2ND SUB
PARCEL NO.: 010013876
THE PINE PATCH
PARCEL NO.: 010013875
NORTHROP 2ND SUB
PARCEL NO.: 010018985
NORTHROP 2ND SUB
PARCEL NO.: 010013879
HANNON SUB
PARCEL NO.: 010013880
HANNON SUB
PARCEL NO.: 010013881
HANNON SUB
PARCEL NO.: 010013882
SUB LOT1 OF TL 8
PARCEL NO.: 010014457
HOHLEN SUB BLK 1
N00°24'02"E 710.09'
S00°35'19"W 1031.00'
PROPOSED
DETENTION CELL
15' UTILITY EASEMENT
OUTLOT G
OUTLOT F
ACCESS/UTILITY
EASEMENT
ELM WAY
HUDSON WAY
10' UTIL.
EASE.
OUTLOT E
24.0'
26.0'
B-B
60'
66' R.O.W.
CLUBHOUSE
OUTLOT A
ACCESS/UTILITY
EASEMENT
EXISTING
60' UTILITY
EASEMENT
(VACATE 15'
EAST SIDE)
(INST. 20015120)
UTILITY
EASEMENT
OUTLOT D
60' PRIVATE
ACCESS EASEMENT
30.00'
OUTLOT C
ACCESS/UTILITY EASE.
20' UTILITY
EASEMENT
OUTLOT B
60' EX. UTILITY
EASEMENT
(INST. 20051815)
NORTH ELM AVENUE
EXISTING
30' UTILITY
EASEMENT
(INST. 944044)
S89°50'40"E 370.16'
OUTLOT H
23RD STREET
60' DEDICATED
R.O.W.
36.0'
B-B
HUDSON STREET
PROPOSED
DETENTION CELL
36.0'
B-B
VACATE EXISTING
30' UTILITY EASEMENT
60' R.O.W.
N89°46'36"W 200.00'
0'
40'
SCALE

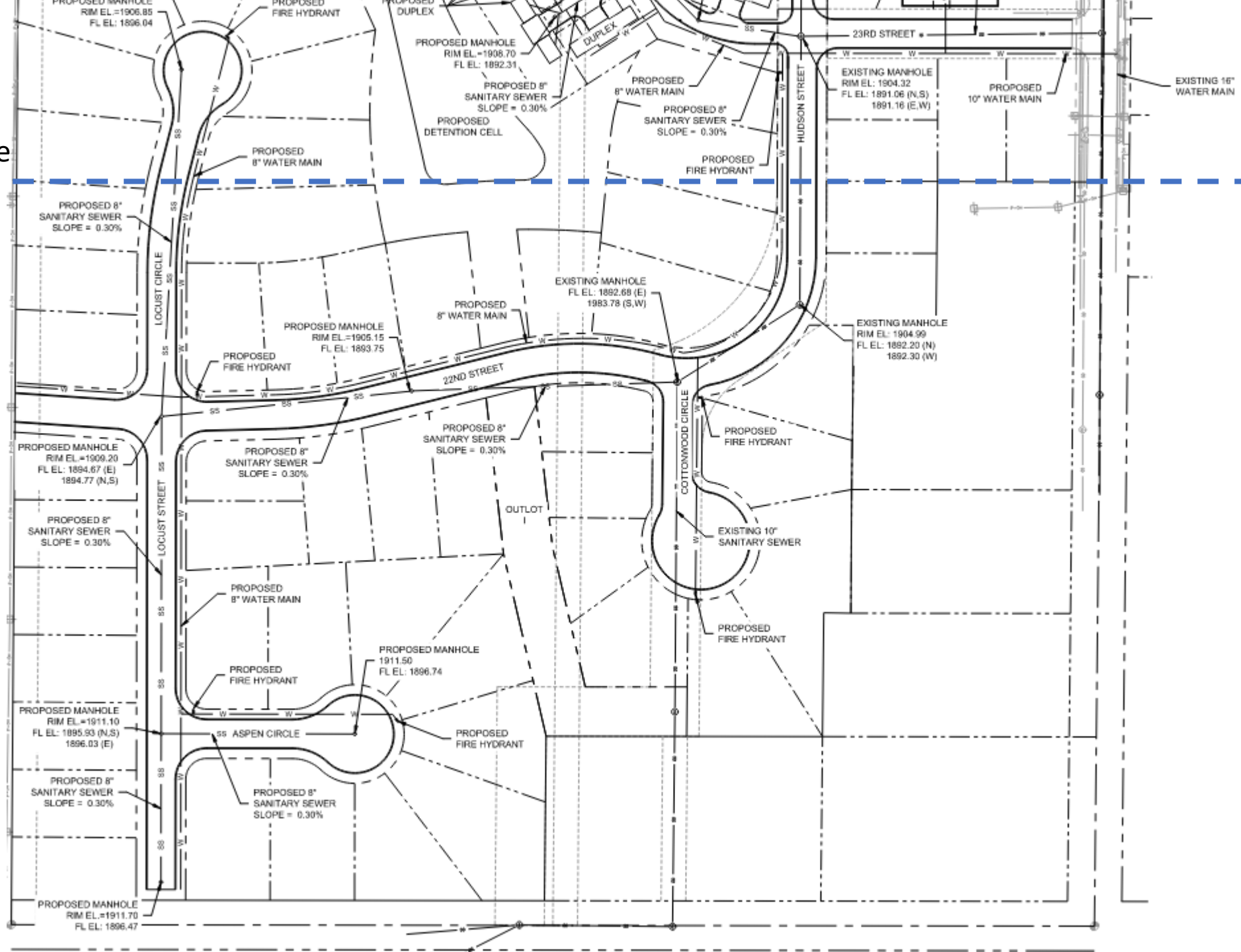
Break line

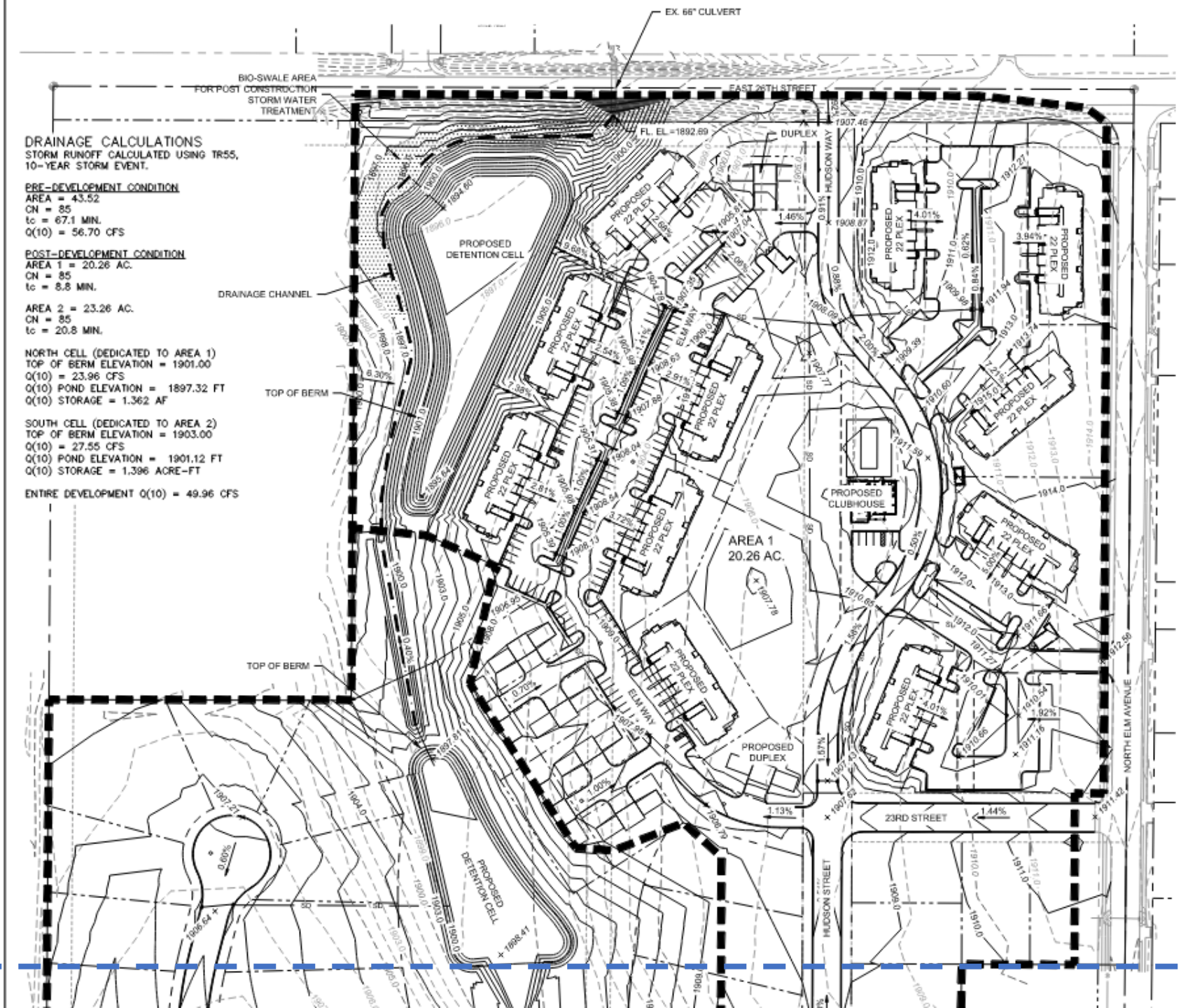
Break line


23RD STREET
60' DEDICATED R.O.W.
36.0' B-B
HUDSON STREET
60' R.O.W.
PROPOSED DETENTION CELL
VACATE EXISTING 30' UTILITY EASEMENT (INST. 793159)
LOCUST CIRCLE
22ND STREET
COTTONWOOD CIRCLE
LOCUST STREET
ASPEN CIRCLE
OUTLOT I
EXISTING 60' UTILITY EASEMENT (INST. 20015120)
PROPOSED 30' UTILITY EASEMENT
EXISTING 33' UTILITY EASEMENT (INST. 20020097)
PARCEL NO.: 010017658 E & C HOHLEN SUB
PARCEL NO.: 010013901 WILLIAM E BERCK SUB
PARCEL NO.: 010013904
PARCEL NO.: 010013902
PARCEL NO.: 010013903
N89°46'36"W 100.00'
S00°44'34"W 200.00'
S00°20'35"W 150.29'
N89°06'06"W 32.97'
S00°35'19"W 150.64'
N89°55'19"W 336.00'
S00°35'19"W 200.00'
N89°55'19"W 648.05'
S00°37'56"W 175.10'
N89°46'36"W 200.00'
20TH STREET
NW CORNER, S1/2, SE1/4, N1/2, FRACT. SEC. 6-7N-9W
PARCEL NO.: 010013906 O'KEEFFE SUB


EXISTING MANHOLE
RIM EL: 1907.77
FL EL: 1888.22
EAST 26TH STREET
EXISTING 10" WATER MAIN
PROPOSED FIRE HYDRANT
DUPLEX
EXISTING 8" WATER MAIN
HUDSON WAY
PROPOSED 22 PLEX
PROPOSED DETENTION CELL
PROPOSED MANHOLE
RIM EL =1907.89
FL EL: 1889.41
OUTLOT F ACCESS/UTILITY EASEMENT
EXISTING MANHOLE
RIM EL: 1903.10
FL EL: 1888.85 (N,S)
1888.95 (W)
OUTLOT E
OUTLOT G
PROPOSED 8" SANITARY SEWER
SLOPE = 0.30%
PROPOSED 8" WATER MAIN
ELM WAY
PROPOSED MANHOLE
RIM EL =1908.83
FL EL: 1890.07
OUTLOT A ACCESS/UTILITY EASEMENT
PROPOSED MANHOLE
RIM EL =1908.20
FL EL: 1892.39
EXISTING MANHOLE
RIM EL: 1902.5
FL EL: 1890.02
OUTLOT D
EXISTING 10" SANITARY SEWER
PROPOSED MANHOLE
RIM EL.=1908.10
FL EL: 1891.94
PROPOSED MANHOLE
RIM EL.=1908.70
FL EL: 1892.76
OUTLOT C ACCESS/UTILITY EASE
PROPOSED MANHOLE
RIM EL.=1907.00
FL EL: 1891.64
OUTLOT B
EXISTING 8" SANITARY SEWER
NORTH ELM AVENUE
OUTLOT H
PROPOSED MANHOLE
RIM EL.=1906.85
FL EL: 1896.04
PROPOSED DUPLEX
23RD STREET
PROPOSED MANHOLE
RIM EL.=1908.70
FL EL: 1892.31
PROPOSED 8" SANITARY SEWER
SLOPE = 0.30%
PROPOSED DETENTION CELL
EXISTING MANHOLE
RIM EL: 1904.32
FL EL: 1891.06 (N,S)
1891.16 (E,W)
PROPOSED 10" WATER MAIN
EXISTING 16" WATER MAIN
HUDSON STREET
PROPOSED 8" WATER MAIN
PROPOSED 8" SANITARY SEWER
SLOPE = 0.30%
PROPOSED FIRE HYDRANT
PROPOSED 8" SANITARY SEWER
SLOPE = 0.30%
SCALE
LEG
POWE
GUY P
ELECT
ELECT
ELECT
GUY W
WATE
FIRE H
SIGN
MONIT
CURB
WOOD
GAS V
SANITA
SANITA
DECID
SURVE
PROPI
SECTI
STORM
GAS L
OVERH
UNDER
UNDER
SANIT
WATE
CHAIN
BUILD
CONCI

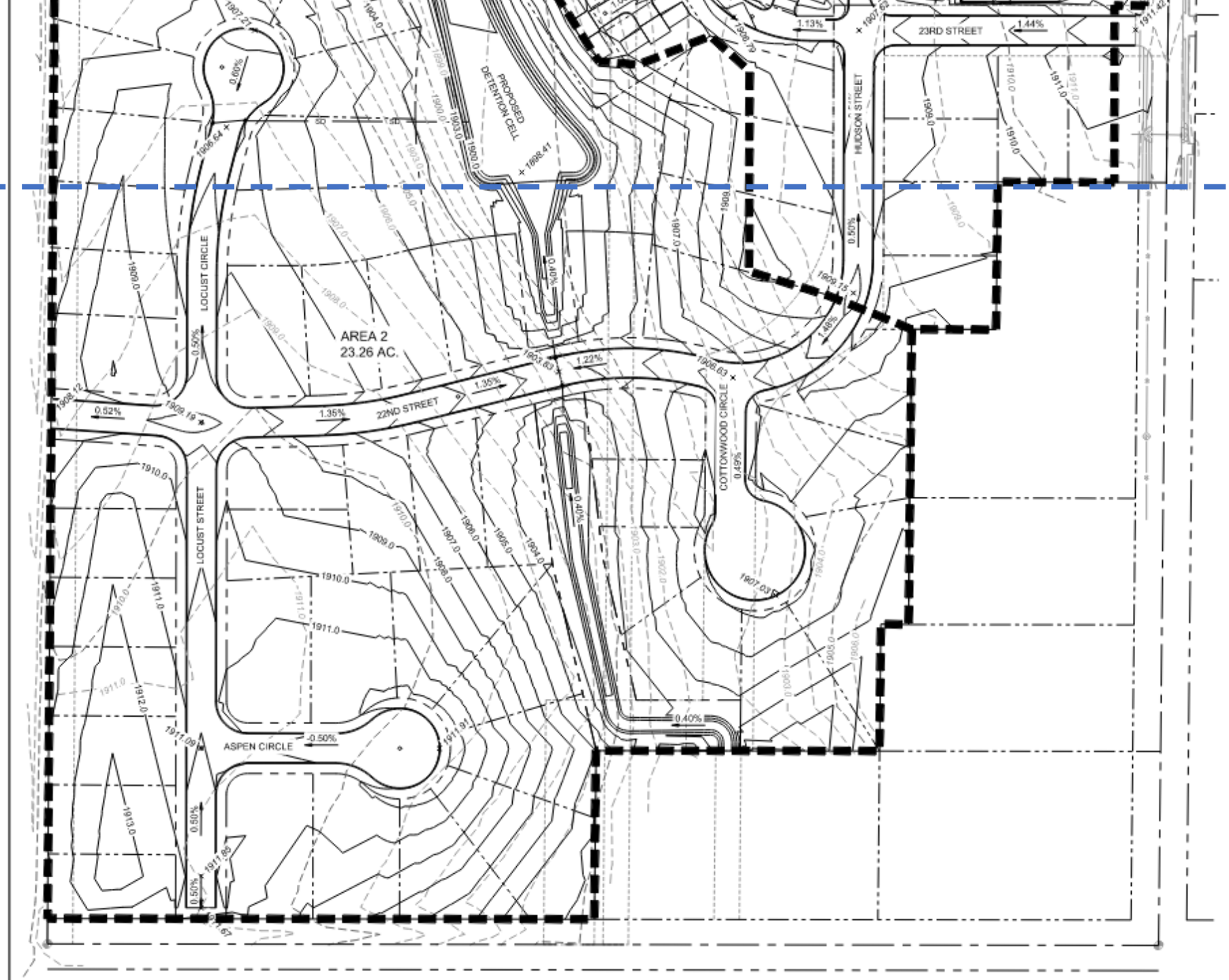
Break line


Break line
PROPOSED MANHOLE
RIM EL.=1906.85
FL EL: 1896.04
PROPOSED
FIRE HYDRANT
PROPOSED
DUPLEX
PROPOSED MANHOLE
RIM EL.=1908.70
FL EL: 1892.31
PROPOSED 8"
SANITARY SEWER
SLOPE = 0.30%
PROPOSED
DETENTION CELL
PROPOSED
8" WATER MAIN
PROPOSED 8"
SANITARY SEWER
SLOPE = 0.30%
PROPOSED
FIRE HYDRANT
HUDSON STREET
23RD STREET
EXISTING MANHOLE
RIM EL: 1904.32
FL EL: 1891.06 (N,S)
1891.16 (E,W)
PROPOSED
10" WATER MAIN
EXISTING 16"
WATER MAIN
PROPOSED 8"
SANITARY SEWER
SLOPE = 0.30%
LOCUST CIRCLE
PROPOSED
8" WATER MAIN
EXISTING MANHOLE
FL EL: 1892.68 (E)
1983.78 (S,W)
EXISTING MANHOLE
RIM EL: 1904.99
FL EL: 1892.20 (N)
1892.30 (W)
PROPOSED MANHOLE
RIM EL.=1905.15
FL EL: 1893.75
PROPOSED
FIRE HYDRANT
22ND STREET
PROPOSED MANHOLE
RIM EL.=1909.20
FL EL: 1894.67 (E)
1894.77 (N,S)
PROPOSED 8"
SANITARY SEWER
SLOPE = 0.30%
PROPOSED 8"
SANITARY SEWER
SLOPE = 0.30%
COTTONWOOD CIRCLE
PROPOSED
FIRE HYDRANT
LOCUST STREET
OUTLOT
EXISTING 10"
SANITARY SEWER
PROPOSED
8" WATER MAIN
PROPOSED
FIRE HYDRANT
PROPOSED MANHOLE
1911.50
FL EL: 1896.74
PROPOSED MANHOLE
RIM EL.=1911.10
FL EL: 1895.93 (N,S)
1896.03 (E)
ASPEN CIRCLE
PROPOSED
FIRE HYDRANT
PROPOSED 8"
SANITARY SEWER
SLOPE = 0.30%
PROPOSED 8"
SANITARY SEWER
SLOPE = 0.30%
PROPOSED MANHOLE
RIM EL.=1911.70
FL EL: 1896.47

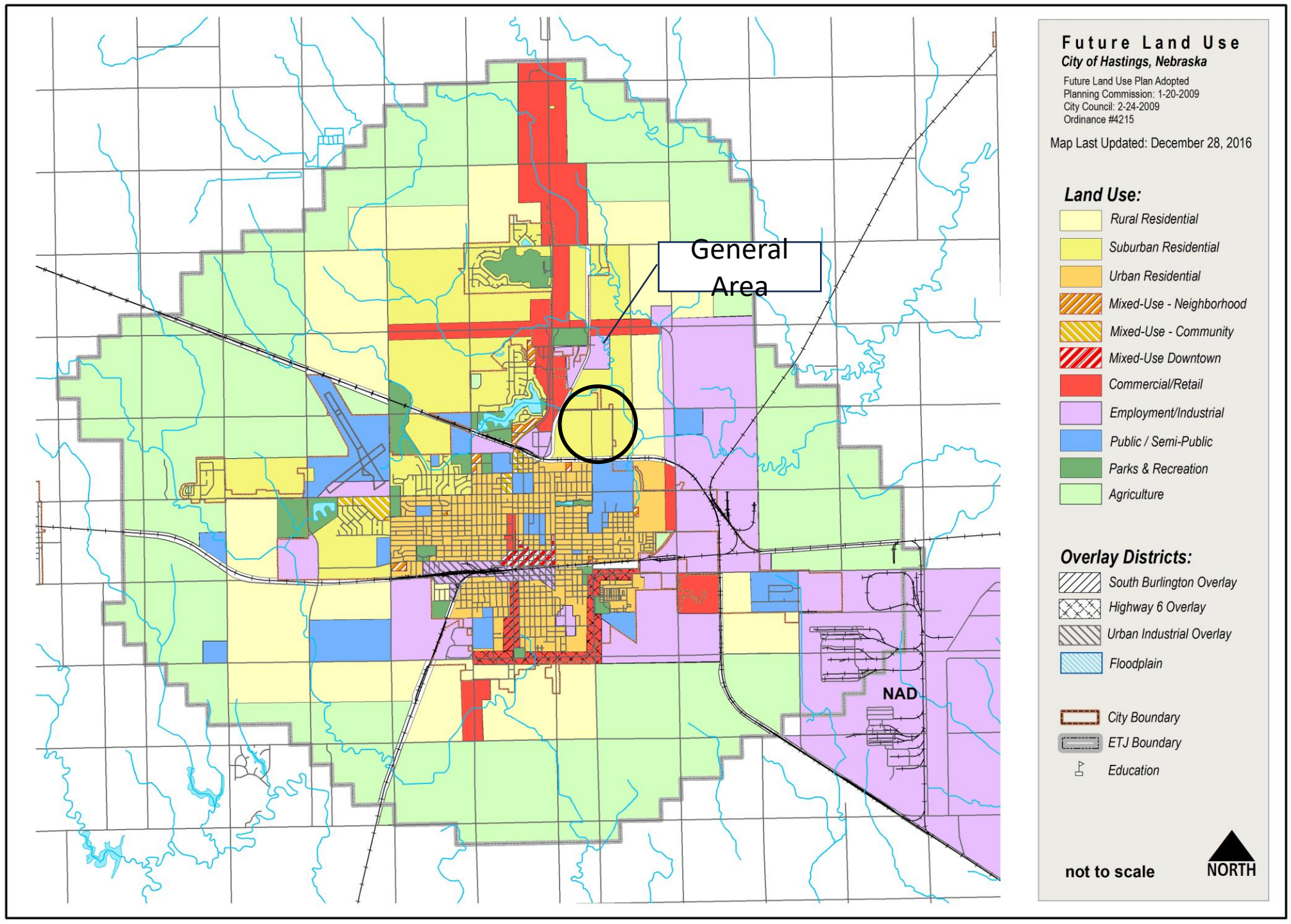

EX. 66" CULVERT
BIO-SWALE AREA FOR POST CONSTRUCTION STORM WATER TREATMENT
EAST 26TH STREET
DRAINAGE CALCULATIONS
STORM RUNOFF CALCULATED USING TR55, 10-YEAR STORM EVENT.
PRE-DEVELOPMENT CONDITION
AREA = 43.52
CN = 85
tc = 67.1 MIN.
Q(10) = 56.70 CFS
POST-DEVELOPMENT CONDITION
AREA 1 = 20.26 AC.
CN = 85
tc = 8.8 MIN.
AREA 2 = 23.26 AC.
CN = 85
tc = 20.8 MIN.
NORTH CELL (DEDICATED TO AREA 1)
TOP OF BERM ELEVATION = 1901.00
Q(10) = 23.96 CFS
Q(10) POND ELEVATION = 1897.32 FT
Q(10) STORAGE = 1.362 AF
SOUTH CELL (DEDICATED TO AREA 2)
TOP OF BERM ELEVATION = 1903.00
Q(10) = 27.55 CFS
Q(10) POND ELEVATION = 1901.12 FT
Q(10) STORAGE = 1.396 ACRE-FT
ENTIRE DEVELOPMENT Q(10) = 49.96 CFS
PROPOSED DETENTION CELL
DRAINAGE CHANNEL
TOP OF BERM
TOP OF BERM
AREA 1
20.26 AC.
PROPOSED CLUBHOUSE
PROPOSED DUPLEX
PROPOSED DETENTION CELL
DUPLEX
HUDSON WAY
ELM WAY
HUDSON STREET
23RD STREET
NORTH ELM AVENUE
PROPOSED 22 PLEX

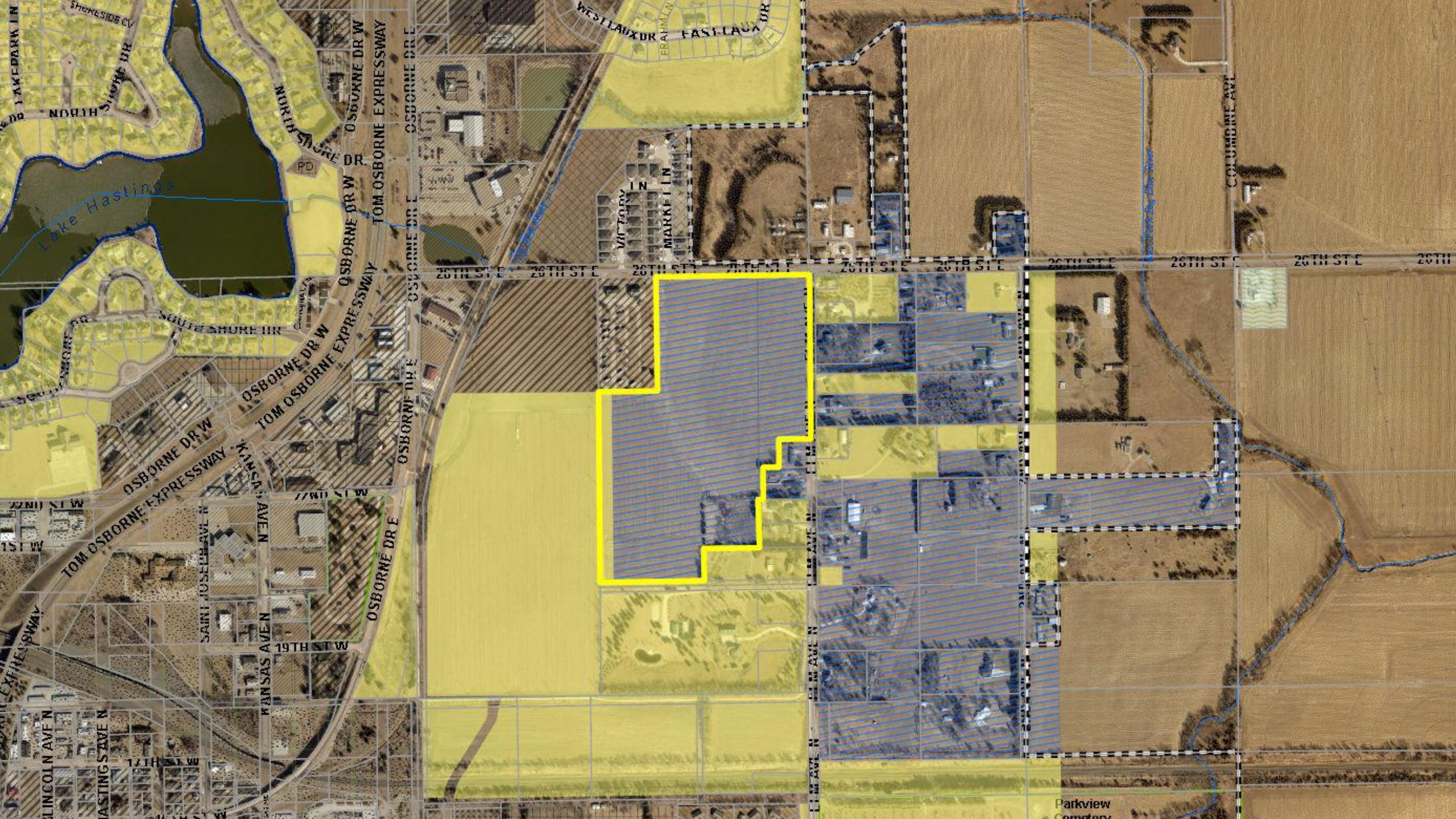
Break line

Break line



AREA 2
23.26 AC.
PROPOSED DETENTION CELL
LOCUST CIRCLE
LOCUST STREET
22ND STREET
23RD STREET
HUDSON STREET
COTTONWOOD CIRCLE
ASPEN CIRCLE


General Area
NAD
Future Land Use
City of Hastings, Nebraska
Future Land Use Plan Adopted
Planning Commission: 1-20-2009
City Council: 2-24-2009
Ordinance #4215
Map Last Updated: December 28, 2016
Land Use:
Rural Residential
Suburban Residential
Urban Residential
Mixed-Use - Neighborhood
Mixed-Use - Community
Mixed-Use Downtown
Commercial/Retail
Employment/Industrial
Public / Semi-Public
Parks & Recreation
Agriculture
Overlay Districts:
South Burlington Overlay
Highway 6 Overlay
Urban Industrial Overlay
Floodplain
City Boundary
ETJ Boundary
Education
not to scale
NORTH



Lake Hastings
NORTH SHORE DR
NORTH SHORE DR
SOUTH SHORE DR
OSBORNE DR W
TOM OSBORNE EXPRESSWAY
OSBORNE DR E
WEST LAUX DR
EAST LAUX DR
VICTORY LN
MARKET LN
20TH ST E
22ND ST W
19TH ST W
17TH ST W
KANSAS AVE N
SAINT JOSEPH AVE N
LINCOLN AVE N
HASTINGS AVE N
COLUMBINE AVE
Parkview

Project Costs and Funding Sources

USE OF FUNDS			SOURCES OF FUNDS	
Description				
Acquistion	$ 200,000		Owner Equity	$ 3,760,000
Site Prep, Grading & Landscaping	$ 650,000		Rural Workforce Housing Loan	$ 850,000
Utilities, Sewer, Water & Paving	$ 1,650,000		Tax Increment Financing	$ 4,500,000
Architecture, Engineering & Legal	$ 500,000		Permanent Financing	$ 13,975,000
Façade Enhancements	$ 950,000			
Capitalized Interest - TIF Loan	$ 550,000			
Construction Costs	$ 18,785,000			
TOTALS	**$ 23,085,000**		**TOTALS**	**$ 23,085,000**

Anticipated TIF Funding

Estimated 2020 assessed value:	$40,000
Estimated value after completion:	$23,040,000
Incremental value:	$23,000,000
Annual TIF generated:	$500,000
TIF Bond Issue:	$4,500,000

Project Proforma

Proforma Without TIF

	Year 1	Year 2	Year 3	Year 4
Rent Revenue	$2,420,305	$2,492,914	$2,567,701	$2,644,732
Expenses	-$919,716	-$947,307	-$975,486	-$1,004,998
NOI Without TIF	$1,500,589	$1,545,607	$1,592,215	$1,639,734
RWH Loan	-$85,000	-$85,000	-$85,000	-$85,000
Debt Service	-$1,172,328	-$1,172,328	-$1,172,328	-$1,172,328
Cash Flow Without TIF	$243,261	$288,279	$334,887	$382,406
Cash on cash return wo/TIF	2.94%	3.48%	4.05%	4.62%
Equity Investment	$ 8,272,485	$ 8,272,485	$ 8,272,485	$ 8,272,485

Proforma Operating Statement with TIF				
	Year 1	Year 2	Year 3	Year 4
Rent Revenue	$ 2,420,305	$ 2,492,914	$ 2,567,701	$ 2,644,732
Expenses	$ (919,716)	$ (947,307)	$ (975,486)	$ (1,004,998)
NOI Without TIF	$ 1,500,589	$ 1,545,607	$ 1,592,215	$ 1,639,734
RWH Loan	$ (85,000)	$ (85,000)	$ (85,000)	$ (85,000)
Debt Service	$ (416,795)	$ (416,795)	$ (416,795)	$ (416,795)
Cash Flow Without TIF	$ 998,794	$ 1,043,812	$ 1,090,420	$ 1,137,939
Cash on cash return with TIF	7.85%	8.28%	8.71%	9.14%
Equity Investment	$ 3,873,630	$ 3,873,630	$ 3,873,630	$ 3,873,630

Looking West at N. Elm Ave into Site

Looking South at N. Elm Ave

Looking East at N. Elm Ave

Looking Northeast at N. Elm Ave

Staff Findings Summary for Plan Modification

- The project is feasible and generally conforms with the Comprehensive Plan
- The project would not be economically feasible without the use of TIF funding. As shown in the Proforma, without the TIF funding, the project would have an unacceptable return on the investment for a “for profit” developer.
- Because of the infeasibility of the project without TIF funding, the project would most likely not occur.
- The cost/benefit of the project is in the long-term best interest of the community. The project will provide 313 new homes in the form of single-family homes, duplexes, and apartments. This is an identified need. No current residents will be displaced and no strain on public services should be realized.

Staff Recommendation

Staff recommends the Planning Commission recommend **APPROVAL** to the City Council for the request for a **REDEVELOPMENT PLAN MODIFICATION** for the Elm 26 Redevelopment Project, generally located to the southwest of the intersection of East 26th Street and North Elm Street, based on the findings in the staff report and the Redevelopment Plan Modification materials.

Staff Findings Summary for Rezoning

- The request generally conforms with the 2009 Comprehensive Plan. The rezoning site is in the Suburban Residential category. The rezoning site has a density of 14.4 DU/Acres. The overall development has a mixed residential development of 7.2 DU/Acres. A number of policies support the mixed of residential uses to provide quality neighborhoods and housing.
- Adequate public utilities are available to serve the site and proposed development. The amount of traffic generated by the development should not adversely impact the surrounding road network.
- The character of the surrounding neighborhood is a mix of residential uses, agricultural uses, and commercial uses.
- The proposed rezoning is generally compatible with the surrounding residential uses. Although the total density is greater than most of the surrounding residential uses, it is not significant.

Staff Recommendation

Staff recommends that the Planning Commission recommend **APPROVAL** to the City Council the Request to Rezone the Elm 26 development, generally located to the southwest of the intersection of East 26th Street and North Elm Street, from R-1A, Single-Family Large Lot Residential District to R-3, Multiple-Family Residential District.

Staff Findings Summary for Preliminary Plat

- The request generally conforms with the 2009 Comprehensive Plan. The rezoning site is in the Suburban Residential category. The rezoning site has a density of 14.4 DU/Acres. The overall development has a mixed residential development of 7.2 DU/Acres. A number of policies support the mixed of residential uses to provide quality neighborhoods and housing.
- If rezoned, the Preliminary Plat provides lots that conform with the appropriate zoning districts.
- Adequate and Appropriate access is provided. The amount of traffic generated by the development should not adversely impact the surrounding road network.
- The design of the public infrastructure meets the City's minimum standards.

Staff Recommendation

Staff recommends that the Planning Commission recommend **APPROVAL** of the **PRELIMINARY PLAT** for the Elm 26 Subdivision to the City Council for the proposed residential development generally located to the southwest of the intersection of East 26th Street and North Elm Street, with the following conditions:

1. The proposed rezoning of the 17.92-acre tract from R-1A, Single-Family Large Lot Residential District to R-3, Multiple-Family Residential District, must be approved.
2. Sidewalks along both sides of the new internal streets will be required to be installed.

HASTINGS
Nebraska

Department: Development Services
Staff Contact: Chad Bunger
Planning Commission Meeting Date: 5/21/2024
File No: 2024-82
Prepared By: Chad Bunger, Director of Development Services

AGENDA ITEM SUMMARY SHEET

Description of Item:

Final Plat for the Hoss Subdivision, in the southeast quarter of Section 32, Township 8 North, Range 9 West of the 6th p.m., Adams County, Nebraska

Names of People/Business affected by this action:

The applicant, the City of Hastings and Adams County.

Why Planning Commission action is required:

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

Type of action requested:

Motion

Suggested motion:

Deadlines associated with action:

The case will be presented for approval at the City Council Regular Meeting to be held on June 10, 2024.

Department head comments:

The Development Department and Plat Track review teams (to include County officials) have reviewed this subdivision plat and the applicant has incorporated all recommendations found to be relevant with subdivision design standards and regulations in City Code Section 38-203. All related utility easement locations have been reviewed and approved by the Utilities Coordinator as part of this plat process.

A complete review of the Final Plat can be found in the attached Staff Report.

Recommendation:

Staff recommends a motion to recommend approval of the Final Plat of the Hoss Subdivision.

City of Hastings Planning Commission

HASTINGS
DEVELOPMENT SERVICES

STAFF REPORT

Final Plat:	**Hoss Subdivision**
Case No.	2024-82
Applicant	Craig Schlachter
Property Location:	1325 E. 26th Street, Hastings, NE, Adams County A tract of land located in the west half of Section 29, Township 8 North, Range 9 West of the 6th p.m., Adams County, Nebraska
Lot Size:	2.97 acres
Date of Public Meeting:	May 21, 2024
Zoning	A, Agricultural District and R-1A, Single-Family Large Lot Residential District
Adjacent Zoning:	North: A District East: A District South: A District and R-1S, Single-Family Large Lot Residential District West: A District

SECTION AND REQUIREMENT OF HASTINGS CODE OF ORDINANCE CONSIDERATION OF A FINAL PLAT:

- **Sec. 38-201. – Approval of subdivision plats**
- **Sec. 38-203. – Final Plat:** describes intent and submittal requirements.
- **Chapter 28, Article III. – Planning and Community Design Standards:** describes various plat, lot, and site design requirements.
- **Chapter 28, Article IV. – Engineering and Technical Standards:** describes technical standards of public infrastructure and other improvements.

DESCRIPTION OF FINAL PLAT REQUESTED:

The applicant has requested to subdivide the 160.83-acre tract of land into two separate lots. Lot 1 will be 2.97 acres and is the location of a single-family home. Lot 2 would consist of the remaining land 157.86 acres that is dedicated to farmland. Lot 2 is zoned A, Agricultural District.

Property description: The parent tract is 160.83 acres and the majority of it is row-crop farmland. In the southwest corner of the tract is a home site with a single-family home. Both the agricultural land and the home site gain access from E. 26th Street.

The site is outside of the Hastings City Limits but within the Hastings Extra-territorial jurisdiction.

The grades have been established with the farmland and the house. No changes in the grades are proposed.

Final Plat Design: The layout of the Final Plat is similar to what was presented as the Preliminary Plat. No changes have been proposed to the layout of the lots or needed easements to serve the site for utilities and public access.

CONSIDERATIONS OF THE FINAL PLAT:

Subsection 38-201(1). – Approval of subdivision plats states 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 this 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 Commission.

City staff reviews the following topics to ensure that the proposed final plat conforms to the minimum standards of Chapter 28, Article III. – Planning and Community Design Standards and Chapter 38, Article IV. – Engineering and Technical Standards and to provide a recommendation to City of Hastings Planning Commission and Hastings City Council.

STAFF COMMENTS: Staff recommends the Planning Commission recommend **APPROVAL** of the **Final Plat of Hoss Subdivision** to the City Council.

PREPARED BY: Ember Batelaan, City Planner

DATE: May 14, 2024

ATTACHMENTS:

1. Final Plat of Adam Subdivision
2. Approved Preliminary Plat (May 13, 2024)

HOSS SUBDIVISION

FINAL PLAT
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32,
TOWNSHIP 8 NORTH, RANGE 9 WEST OF THE 6TH P.M.,
WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HASTINGS,
ADAMS COUNTY, NEBRASKA

NW COR SE ¼ SEC 32-T8N-R9W
FOUND A 3/8" REBAR 0.3' DEEP

W 33.12' TO A NAIL FOUND 2-FOOT ABOVE GROUND IN THE SOUTH FACE OF A FENCE POST
SE 64.34' TO A STEP NAIL FOUND 1-FOOT ABOVE GROUND IN THE WEST FACE OF A POWER POLE
SE 65.69' TO THE CENTER OF THE TOP NUT OF FIRE HYDRANT
E 32.82' TO A ¾" PIPE FOUND NEAR THE SURFACE
E 2' TO THE CENTERLINE OF A GRAVEL ROAD AS DRIVEN NORTH AND SOUTH

SW COR SE ¼ SEC 32-T8N-R9W
FOUND A SURVEY SPIKE IN THE ASPHALT

S 41.25' TO A PLASTIC CAP STAMPED "LS-448" ON A 5/8" REBAR
S 40.28' TO A ½" REBAR
SE 47.05' TO THE CENTER OF THE TOP NUT OF A FIRE HYDRANT
NW 57.93' TO A NAIL FOUND 3-FOOT ABOVE GROUND IN THE WEST FACE OF A GUARD POST FOR A TELEPHONE RISER
NE 63.82' TO A NAIL FOUND 1-FOOT ABOVE GROUND IN THE NORTHWEST FACE OF A POWER POLE
E 5' TO THE CENTERLINE OF A GRAVEL ROAD NORTH

NE COR SE 1/4 SEC 32-T8N-R9W
FOUND A DRILL HOLE IN CONCRETE

W 36.00' TO A NAIL "X" FOUND 1-FOOT ABOVE GROUND IN THE EAST FACE OFA RAILROAD TIE FENCE POST
SW 47.38' TO A 5/8" REBAR (BENT SOUTH)
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NW 48.36' TO A 5/8" REBAR
E 4.1' TO THE CENTERLINE JOINT OF CONCRETE

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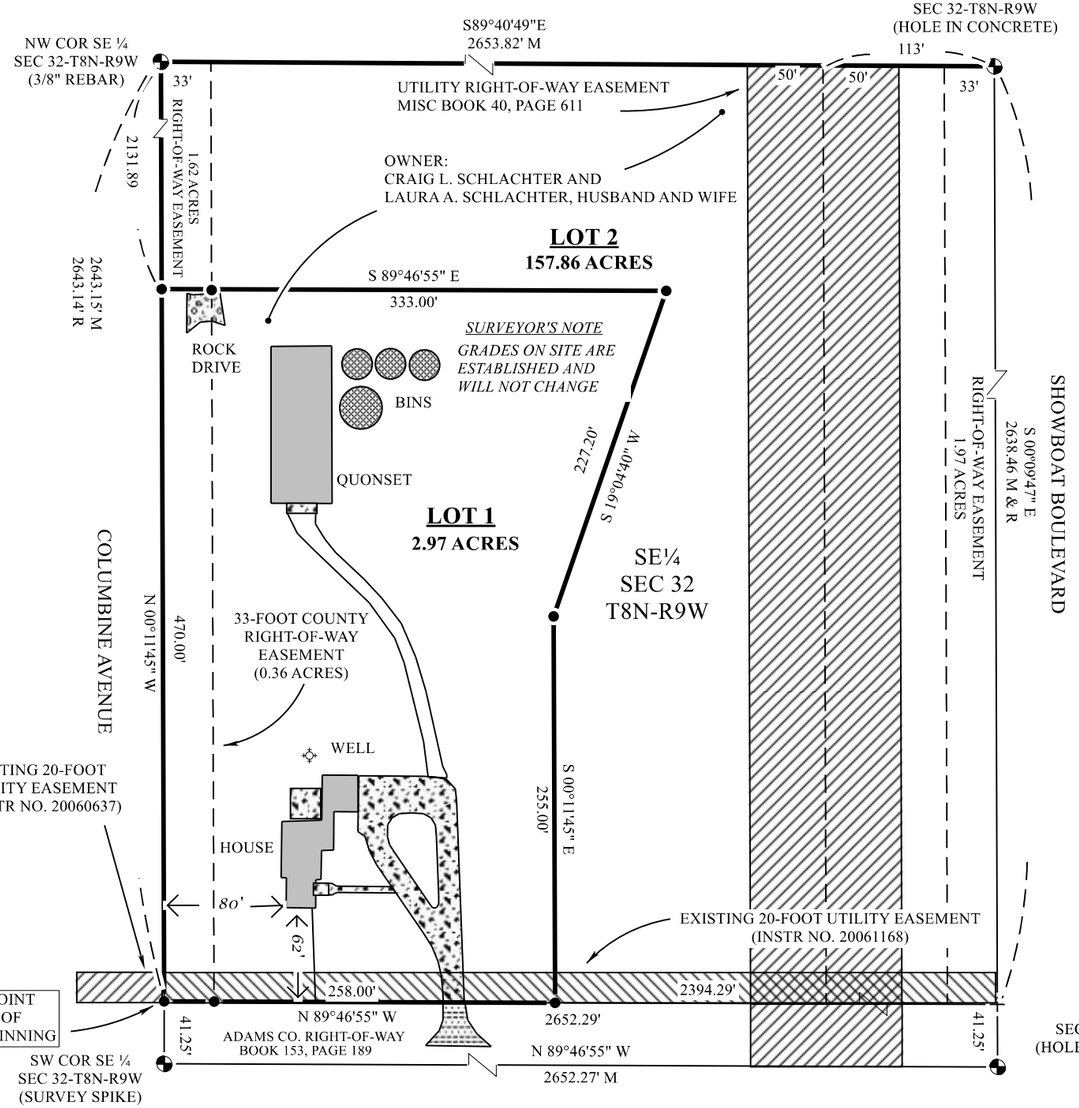
SE 94.00' TO THE CENTER OF THE TOP NUT OF A FIRE HYDRANT
SW 93.97' TO A NAIL FOUND 2.5-FOOT ABOVE GROUND IN THE NORTHWEST FACE OF A GUY POLE
NW 54.40' TO A NAIL "X" FOUND 3.5-FOOT ABOVE GROUND IN THE NORTHEAST FACE OF A POWER POLE



0 100'

NOTE: ALL BEARINGS ARE ASSUMED

R9W

T8N 32

LEGEND

◔	CORNER FOUND
M	MEASURED DISTANCE
R	RECORD DISTANCE
☼	WELL
●	SET 1/2" REBAR (LS-448 CAP)
+	CALCUALTED CORNER

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 8 NORTH, RANGE 9 WEST OF THE 6TH P.M., WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 32; THENCE N00°11'45"W (ASSUMED BEARING) ON THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 41.25 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST 26TH STREET AS RECORDED IN DEED BOOK 153, PAGE 189, THIS BEING THE POINT OF BEGINNING; THENCE CONTINUING N00° 11'45"W, ON SAID WEST LINE, DISTANCE OF 2643.15 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE S89°40'49"E, ON THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2653.82 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE S00°09'47"E, ON THE EAST LINE SAID SOUTHEAST QUARTER, A DISTANCE OF 2638.46 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF EAST 26TH STREET; THENCE N89°46'55"W, ON SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 2652.29 FEET TO THE POINT OF BEGINNING CONTAINING 160.83 ACRES, MORE OR LESS, INCLUDING 3.95 ACRES, MORE OR LESS, OF COUNTY RIGHT-OF-WAY EASEMENT.

FLOOD PLAIN STATEMENT

A PORTION OF LOT TWO (2) AS LEGALLY DESCRIBED ON THIS PLAT MAY BE WITHIN THE SPECIAL FLOOD HAZARD AREA ZONE AE AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 31001C176C EFFECTIVE 7/05/2018.

SURVEYOR'S CERTIFICATE

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

THOMAS L. KRUEGER | LS-448

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

FILE NAME ADAMS COUNTY SEC 32-T8N-R9W (SCHLACHTER)		
SCALE 100 Ft/In	DATE 03-04-2024	DRAWN BY T. KRUEGER
JOB KLS-24002	FIELD WORK TK	SHEET 1 OF 2

HOSS SUBDIVISION

FINAL PLAT
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32,
TOWNSHIP 8 NORTH, RANGE 9 WEST OF THE 6TH P.M.,
WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HASTINGS,
ADAMS COUNTY, NEBRASKA

OWNERS CERTIFICATE
KNOW ALL MEN BY THESE PRESENT, THAT CRAIG L. SCHLACHTER AND LAURA A. SCHLACHTER, HUSBAND AND WIFE, OWNER(S) OF THE LAND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS HOSS SUBDIVISION, WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, AND THAT THE FOREGOING ACTIONS ARE DONE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND BE IT FURTHER KNOWN THAT SAID OWNERS HEREBY DEDICATE ALL THE STREETS AND EASEMENTS SHOWN ON THE PLAT TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

SIGNED THIS _____ DAY OF _____, 20_____.

_____ _____
CRAIG L. SCHLACHTER, HUSBAND LAURA A. SCHLACHTER, WIFE

ACKNOWLEDGEMENT
STATE OF NEBRASKA)
)
COUNTY OF ADAMS)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____DAY OF _____, 2024, BY CRAIG L. SCHLACHTER AND LAURA A. SCHLACHTER, HUSBAND AND WIFE.

MY COMMISSION EXPIRES THE _____DAY OF_____, 20_____.

_____
NOTARY

CITY ENGINEER'S APPROVAL
THIS PLAT OF HOSS SUBDIVISION, WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA HAS BEEN RECEIVED AND REVIEWED BY ME AND IS IN COMPLIANCE WITH THE PROVISIONS OF CHAPTER 38 OF THE CITY CODE FOR THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, PROVIDING FOR THE APPROVAL OF SUBDIVISIONS AND PLATS BY THE CITY ENGINEER UNDER CERTAIN CIRCUMSTANCES.

APPROVED THIS _____DAY OF _____, 20_____.

_____
CITY ENGINEER

CITY PLANNING COMMISSION RECOMMENDATION
THIS PLAT OF HOSS SUBDIVISION, WITHIN THE EXTRATERRITORIAL JURISDICTION OF 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 APPROVED THIS _____DAY OF _____, 20_____.

_____ _____
CHAIRMAN DIRECTOR

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

CITY TREASURER'S CERTIFICATE
I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO SPECIAL ASSESSMENTS ARE DELINQUENT OR DUE UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT AS OF THIS _____DAY OF _____, 20 _____.

_____
CITY OF HASTINGS TREASURER

COUNTY TREASURER'S CERTIFICATE
I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES ARE DUE OR DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT AS OF THIS _____ DAY OF _____, 20 _____.

_____
ADAMS COUNTY TREASURER

WAIVER FOR STREET GRADES
APPLICANT(S) HEREBY WAIVE(S) ANY AND ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE STREETS AND ALLEYS TO CONFORM TO SAID GRADES AS ESTABLISHED.

SIGNED THIS _____ DAY OF _____, 20_____.

_____ _____
CRAIG L. SCHLACHTER LAURA A. SCHLACHTER

MAYOR AND CITY COUNCIL ACTION
THIS PLAT OF HOSS SUBDIVISION, WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA IS HEREBY APPROVED THIS _____DAY OF _____, 20_____.

_____ _____
MAYOR CLERK

REGISTER OF DEEDS CERTIFICATE
STATE OF NEBRASKA)
) SS
COUNTY OF ADAMS)

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

DATE:_____TIME: _____ INSTRUMENT NO:_____

_____
REGISTER OF DEEDS

FILE NAME ADAMS COUNTY SEC 32-T8N-R9W (SCHLACHTER)		
SCALE 200 Ft/In	DATE 03-04-2024	DRAWN BY T. KRUEGER
JOB KLS-24002	FIELD WORK TK	SHEET 2 OF 2

HASTINGS
Nebraska

File No. 2024-82

Project Final Plat of Hoss Subdivision

Applicant Craig Schlachter

HOSS SUBDIVISION

FINAL PLAT
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32,
TOWNSHIP 8 NORTH, RANGE 9 WEST OF THE 6TH P.M.,
WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HASTINGS,
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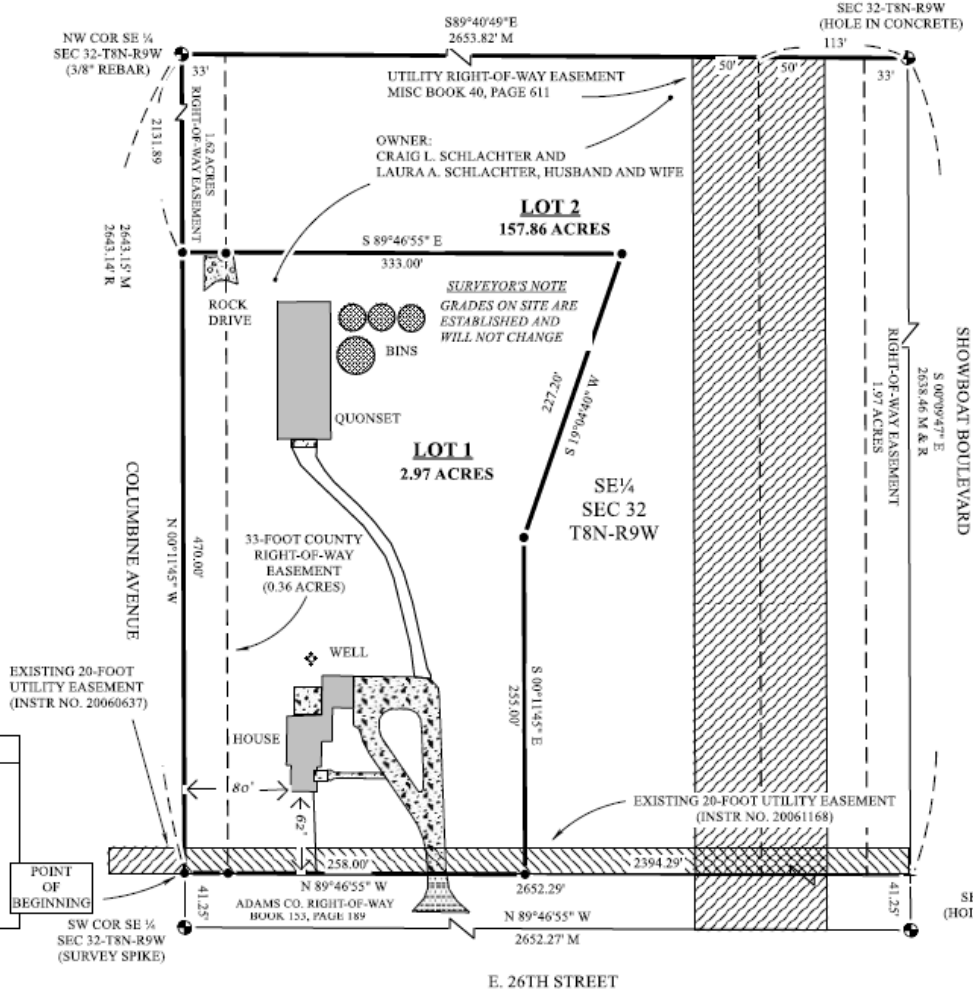

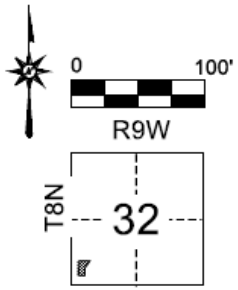

NOTE: ALL BEARINGS ARE ASSUMED

LEGEND

- CORNER FOUND
- M MEASURED DISTANCE
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- CALCUALTED CORNER

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

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 8 NORTH, RANGE 9 WEST OF THE 6TH P.M., WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 32; THENCE N00°11'45"W (ASSUMED BEARING) ON THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 41.25 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST 26TH STREET AS RECORDED IN DEED BOOK 153, PAGE 189, THIS BEING THE POINT OF BEGINNING; THENCE CONTINUING N00° 11'45"W, ON SAID WEST LINE, DISTANCE OF 2643.15 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE S89°40'49"E, ON THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2653.82 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE S00°09'47"E, ON THE EAST LINE SAID SOUTHEAST QUARTER, A DISTANCE OF 2638.46 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF EAST 26TH STREET; THENCE N89°46'55"W, ON SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 2652.29 FEET TO THE POINT OF BEGINNING CONTAINING 160.83 ACRES, MORE OR LESS, INCLUDING 3.95 ACRES, MORE OR LESS, OF COUNTY RIGHT-OF-WAY EASEMENT.

FLOOD PLAIN STATEMENT

A PORTION OF LOT TWO (2) AS LEGALLY DESCRIBED ON THIS PLAT MAY BE WITHIN THE SPECIAL FLOOD HAZARD AREA ZONE AE AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 31001C176C EFFECTIVE 7/05/2018.

SURVEYOR'S CERTIFICATE

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

THOMAS L. KRUEGER | LS-448

FILE NAME ADAMS COUNTY SEC 32-T8N-R9W (SCHLACHTER)		
SCALE 100 Ft/In	DATE 03-04-2024	DRAWN BY T. KRUEGER
JOB KLS-24002	FIELD WORK TK	SHEET 1 OF 2

HASTINGS
Nebraska