

HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Tuesday, July 16, 2024 at 4:00 PM at the Hastings Municipal Airport, 3300 W 12th Street.

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 Saturday, July 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.
6. Approval of Minutes
 - a. Meeting of June 18, 2024
7. Special Order of Business
8. Public Hearings.
 - a. **2024-133.** Public hearing to consider a request for Plan Modification No. 2024-4 to Redevelop Area # 7 for the Ponderosa Park Redevelopment. The area of redevelopment is approximately 2.44 acres and is generally located at the intersection of West 22nd Street and North Kansas Avenue in the City of Hastings, Adams County, Nebraska.

Motion to recommend approval for Plan Modification No. 2024-4 to Redevelop Area # 7 for the Ponderosa Park Redevelopment. The area of redevelopment is approximately 2.44 acres and is generally located at the intersection of West 22nd Street and North Kansas Avenue in the City of Hastings, Adams County, Nebraska.
 - b. **2024-183.** Public Hearing for a request by the owner, Johnson Imperial Home Co. of Hastings, to annex Lochland Meadows Subdivision Number 17. The area to be annexed is a 20.54-acre, undeveloped tract of land to the north of the deadends of Quail Ridge Avenue and Mallard Way Avenue.
9. Subdivisions
 - a. **2024-185.** Final Plat of Lochland Meadows Subdivision Number 17, a part of the North half of the Southeast quarter of Section 24, Township 8 North, Range 10 West of the Sixth P.M. Adams County, Nebraska
10. Reports
 - a. Committee Reports
 - b. Chairman Comments

Planning Commission Agenda

July 16, 2024

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c. Staff Reports

i. Discussion of Annexation Policy for the 2024 Comprehensive Plan Update

Adjourn

CITY OF HASTINGS,
NEBRASKA MINUTES OF
PLANNING COMMISSION
TUESDAY, JUNE 18, 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 June 18, 2024.

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

The following City Officials were present: City Administrator, Shawn Metcalf, Assistant City Administrator, Mark Funkey, 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, Public Information Manager, Tony Herrman, and Melissa Woodard, Administrative Assistant.

Chair Sinner led the Commission in the recital of the Pledge of Allegiance to the United States of America.

Chair Sinner called for a motion to adopt the current agenda for the June 18, 2024, meeting. Moved by Kully, seconded by Hinton, to adopt the current agenda. Ayes: Rosenberg, Kully, Hoffman, Sinner, Rossi, and Hinton. Nays: None. Abstain: Stutzman. Motion carried: 6-0-1.

PUBLIC NOTICE - Official Notice of the Regular Meeting was published in the Hastings Tribune on Saturday, June 8, 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

Meeting of May 21, 2024

Chair Sinner called for a motion to approve the May 21st, 2024, minutes. Moved by Rosenberg to approve the May 21, 2024, minutes, seconded by Hoffman. Roll Call: Ayes: Rosenberg, Kully, Hoffman, Hinton, and Kindig. Nays: None. Abstain: Stutzman and Rossi. Motion Carried: 5-0-2.

Public Hearings

Chair Sinner read The Public Hearing Rules Statement prior to the Public Hearings.

Chair Sinner opened the Public Hearing.

a. 2024-111 Public hearing to consider the request of Mother Lake, LLC for a Conditional Use Permit for a medical clinic for property commonly addressed as 2120 North Kansas Avenue, City of Hastings, Adams County, Nebraska. Batelaan gave the staff report on the applicant Mother Lake LLC where they wish to convert the old Ponderosa Bowling Alley at 2120 N Kansas Avenue into a medical clinic. Batelaan mentioned they will keep the same access points off Kansas and 22nd Street. Staff recommends the Planning Commission recommend approval of the Conditional Use Permit for a medical clinic at 2120 N Kansas Avenue.

Rossi asked about the bike path, pointing out it wasn't a sidewalk, and the access point on 22nd Street. Rossi said people use the bike path, asking for other options for another entry point for traffic. Vrooman said they have not looked at that issue but will work with the applicant to see if they can move a driveway. It would be a concern for the bike trail. Rossi said he thinks this would be a great improvement.

Hoffman suggested the Hastings Museum document some of the items inside Pastime and keep that sign for the history of Hastings. He said he is thankful for that property to be updated and renewed.

Chair Sinner declared the public hearing closed and called for a motion to recommend approval of the request of Mother Lake, LLC for a Conditional Use Permit for a medical clinic for approval to the City Council. Kully moved to approve the request of Mother Lake, LLC for a Conditional Use Permit, based on the findings of the staff report. Hoffman seconded. Roll Call: Ayes: Kully, Rosenberg, Rossi, Hoffman, Sinner, Kindig and Hinton. Nays: None. Motion carried: 7-0.

Subdivisions

a. 2024-112 Final Plat of the Fairway Subdivision, of part of the Northeast Quarter of Southwest Quarter of Section 13, Township 7 North, Range 10 West of the 6th P.M., in the City of Hastings, Adams County, Nebraska. Bunger stated staff had already presented the Preliminary Plat in May, and this Final Plat is identical and recommends approval of the Final Plat for Fairway Subdivision.

Chair Sinner called for a motion to approve the Final Plat of the Fairway Subdivision. Rosenberg moved to approve the Final Plat of the Fairway Subdivision, based on the findings of the staff report. Hoffman seconded. Roll Call: Ayes: Kully, Rosenberg, Rossi, Hoffman, Sinner, Kindig and Hinton. Nays: None. Motion carried: 7-0.

b. 2024-120 Final Plat of the Hastings College Second Subdivision, a replatting of Lot 1, Block 1, Hastings College First Subdivision, and Lots 1 through 12, Pine Knoll Place Subdivision, the adjacent private drives associated with Pine Knoll Place Subdivision, and the vacated Pine Knoll Road right-of-way, all in the City of Hastings, Adams County, Nebraska. Bunger stated it is an identical layout to the Preliminary Plat presented in May. The applicant has provided easements along Pine Knoll Rd, the Vacation of Easement was approved last week, and recommends approval of the Final Plat of the Hastings College Second Subdivision.

Chair Sinner called for a motion to approve the Final Plat of the Hastings College Second Subdivision. Kully moved to approve the Final Plat of the Hastings College Second Subdivision, based on the findings of the staff report. Hinton seconded. Roll Call: Ayes: Kully, Rosenberg, Rossi, Hoffman, Sinner, Kindig and Hinton. Nays: None. Motion carried: 7-0.

c. 2024-121. Final Plat of Elm 26 Subdivision, a part of Northeast Quarter of the North one-third of Fractional Section Six, Township 7 North, Range 9, West of the 6th P.M. in the City of Hastings, Adams County, Nebraska. Bunger stated it is very similar to the Preliminary Plat approved in May, and an addition of an existing easement running North to South, and it will be addressed to the City Council to Vacate the easement.

Sinner asked Vrooman where the outlet is to the East on 26th Street, that road is pretty wide, and if traffic counts merit, putting a turning lane both ways to go into the development. Lee stated it is wide enough to put a turn lane there, Olsson's determined through their traffic study that at this point, nothing is warranted. As it develops, the City will continue to look at this.

Rosenberg stated at the last Planning Committee, and City Council Meeting, he saw overwhelming support for this project. He heard some negative comments that didn't make sense and felt the Commission should approve this project.

Sinner called for a motion to recommend approval of the Preliminary Plat for Elm 26 Subdivision and recommend approval to the City Council. Rosenberg moved to approve the Final Plat Elm 26 Subdivision, based on the findings of the staff report. Hoffman seconded. Roll Call: Ayes: Kully, Rosenberg, Rossi, Hoffman, Sinner, Kindig and Hinton. Nays: None. Motion carried: 7-0.

Reports

a. Committee Reports: Kully asked Oswald about nominating a second alternate member for the Planning Commission, as the Commission used to have two. Bunger reviewed State Statute 19-926 which limits any Planning Commission to having only one alternate member to the Planning Commission. Kully thought it was cities decision, however, Oswald stated that if it's a State Statute, the State Legislature controls it.

b. Chairman Comments:

None

c. Staff Reports: Bunger was asked to discuss the smaller groups by Chair Sinner. This week, the Chair and Bunger discussed adding small committees to help staff and the community with upcoming projects.

1. The Comprehensive Plan Committee- The final edits for the Comprehensive Plan were sent to the consultants. Bunger stated it would be efficient to have a couple of Commissioners help review and offer guidance on engaging the community. Hoffman and Rosenberg volunteered.

2. Zoning Regulations Committee- Bunger said that staff is beginning to update the Zoning and Subdivision Regulations, the assistance from Commissioners to provide input, review staff drafts, and provide direction for public engagement. Hinton and

Sinner will assist with this committee.

3. Housing Committee- Bunger said there is a lot of work ahead with affordable and appropriate housing. Stutzman would like to help bring diverse voices and Rosenberg will also assist.

Sinner told Bunger, that any time he feels the Commission needs to be at a meeting or a gathering, please go through the Chair and ensure they are adequately represented.

Kubo stated they did issue a temporary Certificate of Occupancy for the Theatre District, the 78-plex, and people are moving in. They noticed that their coffee shop had six or more people waiting and had been a successful opening. The gymnasium going into the old K-Mart building has set the two new rooftop units and should come to fruition soon. We worked with the YMCA and it is now open. New homes and new duplexes are coming into West Laux. Only a few lots are left to be built in the Trail Ridge Addition. Alan Anderson is building in the Lakeview 10th Addition off 33rd Street. We have four homes started there.

Sinner said that sounded encouraging and acknowledged our City Administrator Shawn Metcalf. Metcalf expressed his excitement with what is going on in the City with these housing developments, and this presentation hits on every angle on housing. He feels confident we are going in the right direction.

1. Discussion of Annexation Policy for the 2024 Comprehensive Plan Update - Bunger apologized that the staff memo for the annexation policy was not provided in the Commission packet. He suggested that the item be discussed further at the next Commission meeting.

2. Discussion of Comprehensive Housing Plan- Bunger gave a presentation and an overview of the housing topic with many suggestions and ideas and gave this presentation to the City Council. Stutzman told Bunger she appreciated the presentation and was glad to hear that Development Services are working with people trying not to demo houses, but to assist the community with funding for other purposes. Bunger elaborated on that saying there is a Capital Fund of \$200,000.00 to address homes and commercial buildings that have not been taken care of. When that budget item was approved, it was to ticket them, and if they didn't get it fixed their property would get demolished. They have had two examples, days away from being demolished and the properties sold, and one entry-level home where a builder came in and completely rebuilt the house. We realized that maybe doing other programs with this fund and provide support.

Rosenberg asked how many new homes were built last year. Bunger stated he would e-mail everyone that information. Sinner complimented Bunger on the informative housing article in the Tribune.

Adjourn

Chair Sinner called for a motion to adjourn at 4:56 p.m. Moved by Hinton and seconded by Kully. Roll Call: Ayes: Kully, Rosenberg, Rossi, Hoffman, Sinner, Kindig and Hinton. Nays: None. Motion carried: 7-0.

Chair

Department: Development Services
Staff Contact: Ember Batelaan, Chad Bunker
Planning Commission Meeting Date: 7/16/2024
File No: 2024-133
Prepared By: Ember Batelaan, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

The Hastings Community Redevelopment Authority and Mother Lake, LLC have applied for a Redevelopment Plan Modification 2024-4 in Redevelopment Area #7 for the Ponderosa Park Redevelopment Project. The Redevelopment Plan Modification is to convert the old Ponderosa Bowling Alley into a medical clinic use.

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 August 12, 2024.

Department head comments:

Development Services staff have reviewed the application for the Ponderosa Park Redevelopment Project and Redevelopment Plan Modification of Area #7. 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 Ponderosa Park Redevelopment Project, generally located southeast of the intersection of West 22nd Street and North Kansas Avenue, based on the findings in the staff report and the Redevelopment Plan Modification materials.



City of Hastings Planning Commission

STAFF REPORT

Request to Modify Ponderosa Park Redevelopment Plan
Redevelopment Plan: (Plan Modification No. 2024-4)

Case No. 2024-133

Applicant Hastings Community Redevelopment Authority, on behalf of Mother Lake, LLC

Property Location: Southeast of the intersection of West 22nd Street and North Kansas Avenue, on the east side of North Kansas Avenue.

Lot Size: 2.44 acres

Date of Public Hearing: July 16, 2024

Current Zoning I-1, Light Industrial District

Adjacent Zoning:

North:	C-3 District
East:	C-3 District
South:	I-1 District
West:	I-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 #7 for the redevelopment of the old Ponderosa Bowling Alley into a medical clinic use. Mother Lake, LLC has requested the use of tax increment financing (TIF) to pay for eligible expenses for the development, which can include acquisition and rehabilitation of the property.

The property is within Redevelopment Area #7. The Blight and Substandard Determination and General Redevelopment Plan was approved in October 1994 (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;
- Code enforcement program for the clean up of areas in violation and detrimental to the health, safety, and general welfare of the community; and
- Public assemblage of the Union Pacific Rail Line proposed for abandonment for the development of passive recreation area.

The proposed redevelopment, named Ponderosa Park Redevelopment Project, would convert the old Ponderosa Bowling Alley into a medical clinic use. This medical clinic use will contain three bays and in conjunction with this development the parking lot and landscaping will be redone.

Redevelopment of the old Ponderosa Bowling Alley is slated to begin this fall. Completion of the project is planned for the end of 2025.

Property Description:

The property was vacated over 25 years ago and has been underutilized for storage. This redevelopment would convert the existing structure into medical clinic use and the parking lot and landscaping will be redone.

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 it 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 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 Employment/Industrial land use category. The policy statement for this use designation is:

Industrial, warehousing and consolidated office parks provide employment opportunities and are generally considered the most intensive use of land because of operational impacts or functions. Each type of use is allowed in the employment land use category. Light industrial uses include those uses that are typically related to warehousing, distribution, fabrication and parts assembly and rely on large land areas and large single-story buildings. Heavy industrial uses are typically those uses that are production or manufacturing related, such as assembly plants and more intense manufacturing uses, including animal slaughtering, grain processing, ethanol production and bio-diesel plants.

The existing zoning of the property is I-1, Light Industrial District, which permits medical clinic uses with a conditional use permit. The Conditional Use Permit for the medical clinic use was approved by City Council on July 8, 2024.

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 Ponderosa Park 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 \$6,133,000. The sources of funds used to pay for the project include bank financing (\$4,600,000), and owner equity (\$641,000). The total of these funds is \$5,241,000.

The developer is seeking \$892,000 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 on page 7 of the plan modification documents, the rate of return without TIF funding is an unacceptable return on investment in today's market. Without TIF financing, the proforma shows a -8.25% to -3.69% Cash on Cash Return. With TIF financing, the return is 5.62% to 10.19%.

ii. Would the redevelopment project not occur in the community redevelopment area without the use of tax-increment financing?

The former bowling alley was vacated over 25 years ago and has been underutilized for storage.

As previously stated, the proposed development, which will provide a medical clinic use, 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 redevelopment creates new valuation from the rehabilitation of a vacant building, which will support taxing entities after the project is paid off. Additionally, no public service needs have been identified. The property is served by existing water and wastewater facilities. The project will not have a negative impact on employers and employees of firms locating within the boundaries of the redevelopment area but will provide new opportunities to lease renovated medical clinic space. The development will not have an impact on the school system due to no increase in attendance.

- 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 Ponderosa Park Redevelopment Project, generally located southeast of the intersection of West 22nd Street and North Kansas Avenue, on the east side of North Kansas Avenue, based on the findings in the staff report and the Redevelopment Plan Modification materials.

PREPARED BY: Ember Batelaan, City Planner

DATE: July 9, 2024

ATTACHMENTS:

1. Redevelopment Plan Modification materials
2. 1994 Redevelopment Area Number 7 Blight and Substandard Determination Study and Redevelopment Plan

REDEVELOPMENT AREA #7
PLAN MODIFICATION NO. 2024-4
(Mother Lake, LLC – Ponderosa Park
Redevelopment Project)

The Community Redevelopment Authority (CRA) of the City of Hastings intends to amend the Redevelopment Plan for Area No. 7 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 #7.

Executive Summary:

Project Description

The project consists of the purchase and redevelopment of a 23,000 square foot, single story property located at 2120 N. Kansas Avenue in Hastings Nebraska. The property will be acquired and renovated for office and medical clinic uses, including fire/life safety improvements and building rehabilitation and remodeling. The parking lot will be reconstructed and landscaping added including the construction of a privacy fence on the south side of the property to screen the adjacent propane storage facility.

The use of Tax Increment Financing will aid in rehabilitation expenses associated with redevelopment of the existing building at 2120 N. Kansas Avenue into office and medical clinic space. The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project feasible. The project will result in the renovation of a building that has been vacant for over 25 years into a combination of office and medical clinic space. This project would not be possible without the use of TIF.

Mother Lake, LLC has a purchase agreement in place subject to the approval of TIF and plans to purchase the building at 2120 N. Kansas Avenue prior to construction. The building is currently vacant. The developer is in the process of finalizing development plans and will provide evidence that they have secured adequate debt financing and equity to cover the costs associated with the remodeling and rehabilitation of this building prior to the execution of a Redevelopment Contract. The Hastings Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over the 15-year period beginning January 1, 2025 towards the allowable costs and associated financing for rehabilitation.

TAX INCREMENT FINANCING TO PAY FOR ACQUISITION AND THE REHABILITATION OF THE PROPERTY WILL COME FROM THE FOLLOWING REAL PROPERTY:

Property Description (the "Redevelopment Project Area")

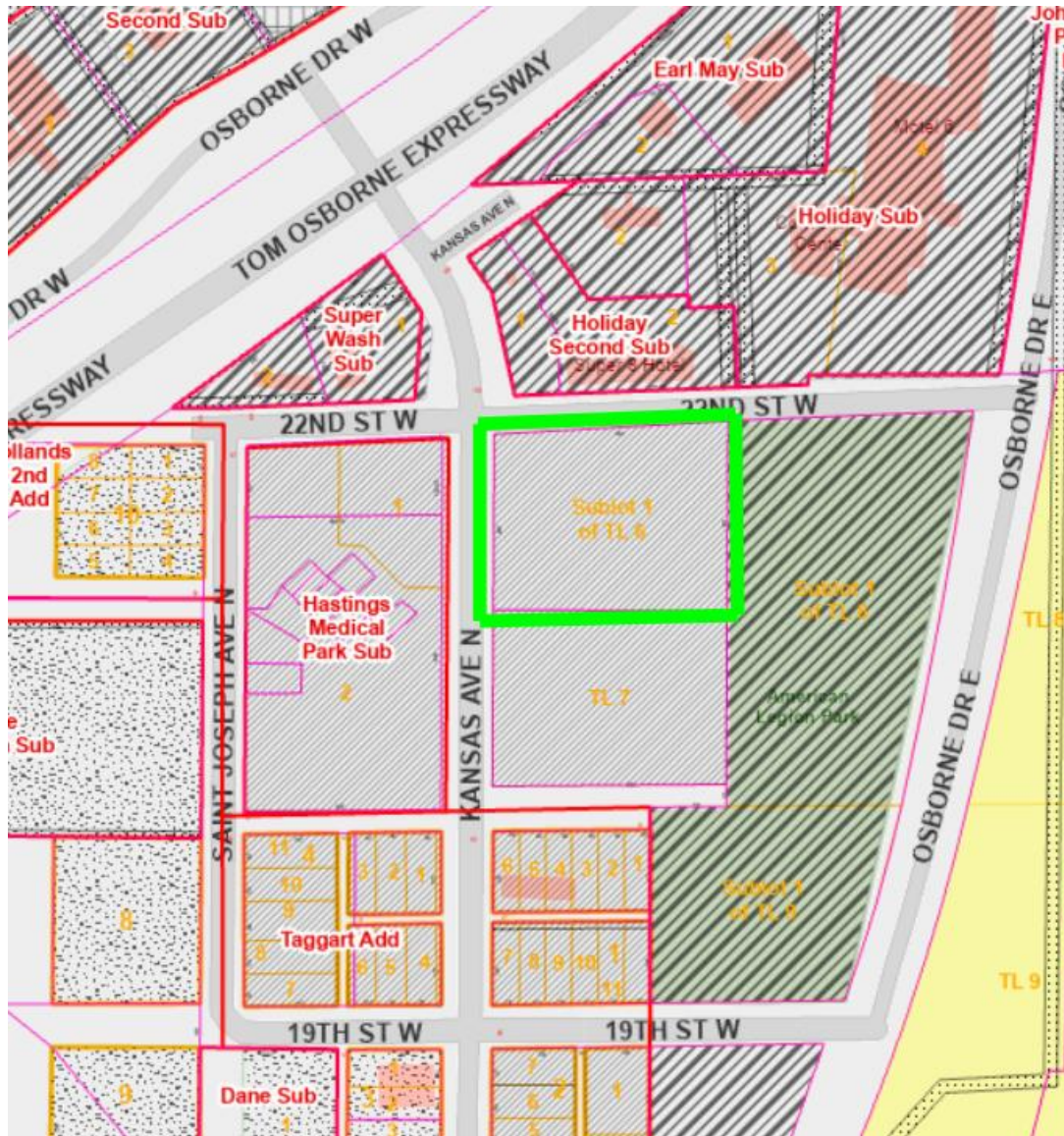
2120 N. Kansas Avenue in Hastings, Nebraska, a.k.a.;

Legal Description: A tract of land located in the Northwest Quarter of the Southeast Quarter of the Northeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$); and a part of the West One Hundred Twenty-five Feet (125') of the Northeast Quarter of the Southeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section One (1), Township Seven (7) North, Range Ten (10) West of the 6th P.M., City of Hastings, Adams County, Nebraska, more particularly described as follows: Commencing on the East property Line of Kansas Avenue, extended, and Two Hundred Eighty-three Feet (283') North of the Corporation line (North line of Taggart's Addition); thence North along the East property line of Kansas Avenue, extended, a distance of Two Hundred Eighty-six and Seven Tenths Feet (286.7') to the South line of 22nd Street; thence Easterly Three Hundred Sixty-one and Forty-eight Hundredths Feet (261.48') along said South line of 22nd Street; thence South Three Hundred One and Three Tenths Feet (301.3') to a point Two Hundred Eighty-three Feet (283') North of a corner of the State park; thence West Three Hundred Sixty-

one Foot (361') to the point of beginning.

Mother Lake, LLC will utilize Tax Increment Financing to aid in site acquisition, site preparation, interior demolition, rehabilitation of the structure, facade enhancements, architectural, engineering and planning costs, capitalized interest, legal fees, public parking 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



City Limits	R-3: Multiple-family	C-1: Local business
subdivision	R-1A: Single family large lot	C-2: Central business
A: Agricultural district	R-1S: Single family suburban	C-3: Commercial business
R-1: Urban single family	R-5: Urban single family undersized lot	C-4: Commercial office
R-2: Two-family	CMP: Campus Institutional	I-1: Light industrial
R-30: Garden apartment	CZ: Clear zone	I-2: Heavy industrial

**2120 N. Kansas Ave.
City of Hastings Zoning**

The tax increment will be captured for the tax years 2025 through 2039 inclusive.

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 office and medical clinic space as permitted by Conditional Use Permit in the I-1 Light Industrial 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, site improvements, facade, and renovation of the office/medical space are estimated to be \$6,133,000. The anticipated project valuation when completed is \$4,800,000 and the developer projects an incremental valuation increase of approximately \$4,567,456.

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 current redevelopment project area 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 October 24, 1994. 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 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 preserve a vacant and dilapidated building for office and medical clinic uses on this property

as defined by the current and effective zoning regulations. The Hastings Planning Commission will hold a public hearing at their meeting on July 16, 2024 to approve Plan Modification No. 2024-4 to Redevelopment Plan #7 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 #7 provides for real property acquisition and this plan amendment does not prohibit such acquisition. Hastings HVAC, LLC is the current owner of the building a 2120 N. Kansas Avenue and Mother Lake, LLC plans to acquire the building prior to the start of construction of the Project.

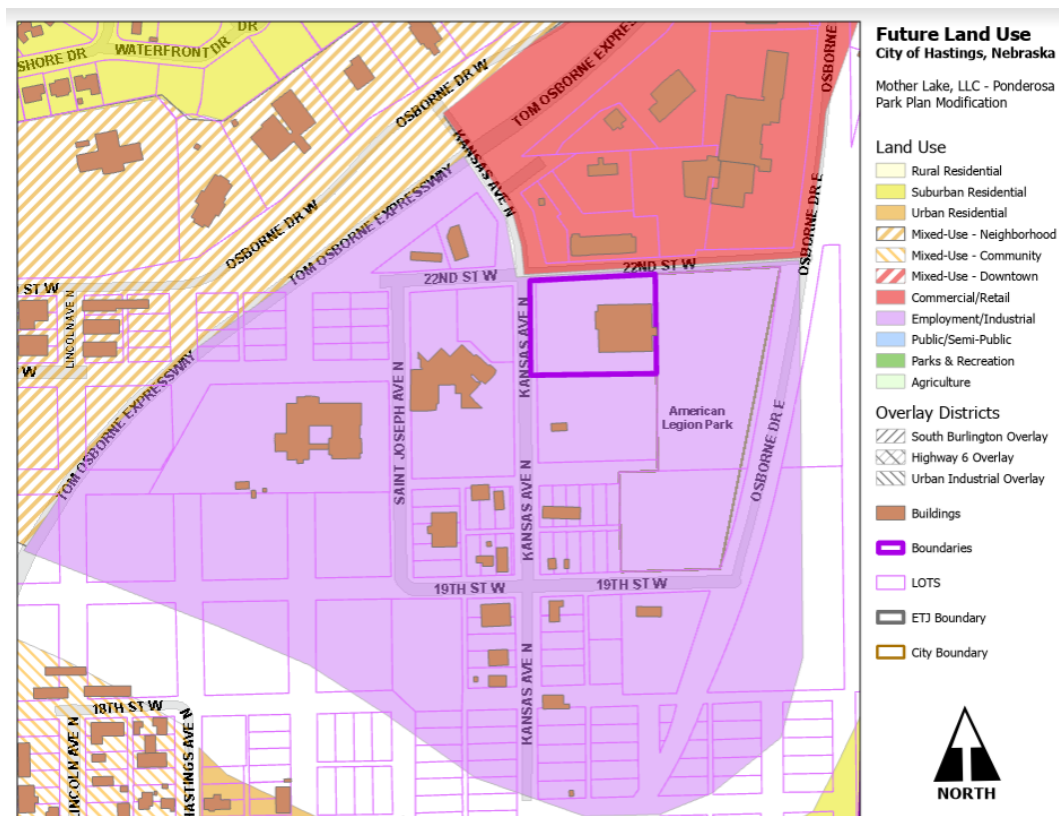
b. Demolition and Removal of Structures:

The project to be implemented with this plan does not provide for the demolition and removal of any structures on this property.

c. Future Land Use Plan

See the attached map from the 2009 Hastings Comprehensive Development Plan. All of the area around the site in private ownership is planned for commercial or industrial development; this includes medical clinic uses with a Conditional Use Permit. The properties will be acquired prior to the start of construction. [§18-2103(b) and §18-2111] The attached map also is an accurate site plan of the area after redevelopment. [§18-2111(5)]

Future Land Use Map



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

The area is zoned I-1 Light Industrial District and no zoning changes are anticipated with this project. Medical clinic uses are allowed by Conditional Use Permit. No changes are anticipated in street layouts or grades. No changes are anticipated in building codes or ordinances nor are any other planning changes contemplated. [§18-2103(b) and §18-2111]

e. Site Coverage and intensity of Use

The developer plans to rehabilitate the existing building and the current building meets the applicable regulations regarding site coverage and intensity of use. [§18-2103(b) and §18-2111]

f. Additional Public Facilities or Utilities

Sewer, water, gas and electric are available to support this development. The developer may be required to extend a water line capable of providing sufficient water for a sprinkler system required to convert this building into the proposed uses.

4. **The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation.** This property has previously been utilized for commercial related uses and no relocation is contemplated or necessary. [§18-2103.02]
5. **No member of the Authority, nor any employee thereof holds any interest in any property in this Redevelopment Project Area. [§18-2106]**
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 has plans to purchase the property and acquisition is part of the request for tax increment financing. The CRA has been asked to provide \$892,000 in TIF funding to this project to offset the cost of TIF eligible expenditures. The CRA has identified the following developer TIF eligible expenses for the developers' proposed improvements;

- a) site acquisition - \$540,000
- b) site preparation - \$214,000
- c) abatement and interior demolition - \$94,000
- d) planning related & engineering services - \$270,000
- e) structure repair and rehabilitation costs - \$4,400,000

The total TIF eligible expenses for this project are \$5,518,000. The property will be purchased by the developer and the developer will provide and secure all necessary financing.

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

The developer will provide all necessary financing for the project. The Authority will assist the project by granting the sum of \$892,000 from the proceeds of the TIF. 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 1, 2025 through December 2039.

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. This will have the intended result of preventing recurring elements of unsafe buildings and blighting conditions. This will accomplish the goal the Hastings City Council and Community Redevelopment Authority of the prevention of the recurrence of insanitary or unsafe dwelling accommodations or conditions of blight.

8. Time Frame for Development

Development of this project is anticipated to be completed between Fall of 2024 and fall of 2025. Excess valuation should be available for this project for 15 years beginning with the 2025 tax year.

9. Justification of Project

A building that has been vacant for 25+ years will be preserved with this project. The renovated main floor space will provide for upgraded office/medical bays for a minimum of two businesses. The renovation of this building will help to prevent the reoccurrence of blight and substandard conditions in the area.

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 \$892,000 in public funds from tax increment financing provided by the Hastings Community Redevelopment Authority will be required to complete the project. This investment by the Authority and the City will leverage \$5,241,000 in private and public sector financing; a private investment of \$5.87 for every public/TIF dollar of investment.

USE OF FUNDS		SOURCE OF FUNDS	
Site Acquisition	\$540,000	Bank Financing	\$4,600,000
Site preparation	\$214,000	Owner Equity	\$641,000
Abatement & interior demolition	\$94,000	TIF Loan	\$892,000
Planning, Engineering & architecture	\$270,000		
Repair & rehabilitation	\$4,400,000		
Other construction costs	\$615,000		
TOTALS	\$6,133,000	TOTALS	\$6,133,000

Tax Revenue. The property to be redeveloped is anticipated to have a January 1, 2023, valuation of approximately \$440,000. Based on the 2023 levy of .02174723 this would result in real property taxes of approximately \$9,570.00 which will be paid out to all the existing taxing entities. It is anticipated that the assessed value will increase by \$4,360,000 upon full completion, as a result of the building redevelopment. This development will result in an additional estimated tax increase of over \$94,612 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 private redevelopment costs to enable this project to be realized.

Estimated 2023 assessed value:	\$440,000
Estimated value after completion	\$4,800,000
Increment value	\$4,360,000
Annual TIF generated (estimated)	\$94,612
TIF bond issue	\$892,000

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 other financing of \$5,241,000 and TIF funding is intended to fill the remaining gap, making this project feasible. The project is asking for \$892,000 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 -8.25% to -3.69% without TIF funding which is an unacceptable return on investment in today's market.

Proforma Operating Statement w/o TIF					
			Year 1	Year 2	Year 3
Rent Revenue			\$ 719,031	\$ 737,406	\$ 756,285
Expenses			\$ (238,331)	\$ (242,285)	\$ (246,311)
NOI Without TIF			\$ 480,700	\$ 495,121	\$ 509,974
Debt Service			\$ (533,596)	\$ (533,596)	\$ (533,596)
Cash Flow Without TIF			\$ (52,896)	\$ (38,475)	\$ (23,622)
Cash on Cash Return			-8.25%	-6.00%	-3.69%
Owner Equity			\$ 641,000	\$ 641,000	\$ 641,000

Proforma with TIF

Proforma Operating Statement with TIF					
			<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>
Rent Revenue			\$ 719,031	\$ 737,406	\$ 756,285
Expenses			\$ (238,331)	\$ (242,285)	\$ (246,311)
NOI With TIF			\$ 480,700	\$ 495,121	\$ 509,974
Debt Service			\$ (444,663)	\$ (444,663)	\$ (444,663)
Cash Flow With TIF			\$ 36,037	\$ 50,458	\$ 65,311
Cash on Cash Return			5.62%	7.87%	10.19%
Owner Equity			\$ 641,000	\$ 641,000	\$ 641,000

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

The redevelopment project area currently has an estimated valuation of \$440,000. The proposed redevelopment will create additional valuation of \$4,360,000. No tax shifts are anticipated from the project. The project creates new valuation from the rehabilitation a vacant building which 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;

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. The addition of life safety elements to this building possibly including fire sprinklers, rated separations and proper exits actually reduce the chances of negative impacts to the fire department.

(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 but will create new opportunities for these same firms to lease renovated office/medical clinic space.

(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.

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

This development will have no impact on the Hastings area school systems as it will not result in any increased attendance.

(e) 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 eliminate blight and substandard conditions with the renovation of this vacant building. The project may create additional jobs which will benefit local businesses.

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

This former bowling alley was vacated over 25 years ago and has been underutilized for storage. This project will bring a 23,000 square foot building back to life and cleanup a property long considered to be an eyesore.

Time Frame for Development

Development of this project is anticipated to be completed between September 2024 and September 2025. The base tax year should be calculated on the value of the property as of January 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 \$892,000 the projected amount of increment based upon the anticipated value of the project and current tax rate.

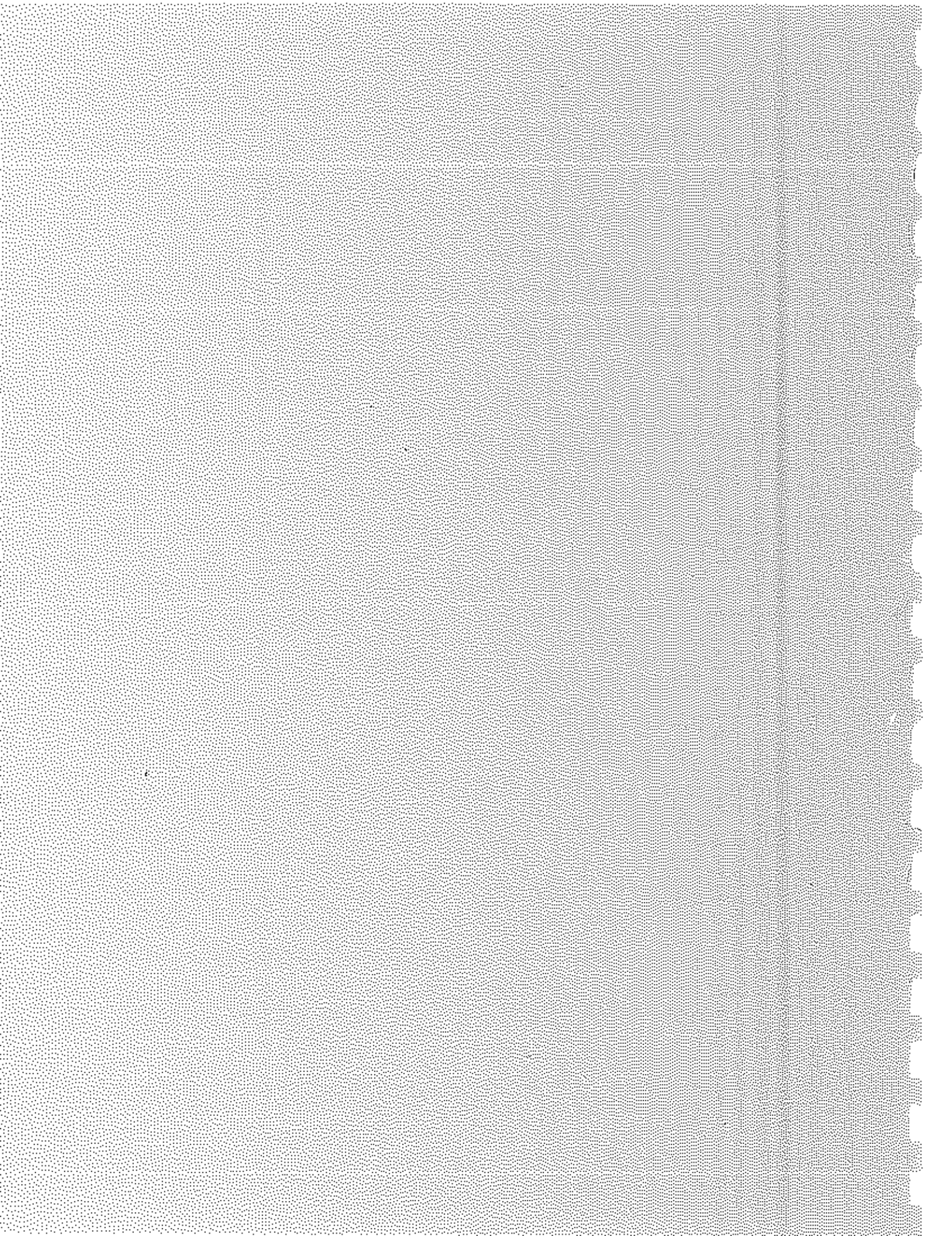
**HASTINGS
REDEVELOPMENT AREA NUMBER 7**

**BLIGHT AND SUBSTANDARD
DETERMINATION STUDY**

MARCH 1993

Prepared for:
City of Hastings, Nebraska
Community Redevelopment Authority

HANNA:KEELAN ASSOCIATES, P.C.



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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: east on 14th Street from Bellevue Avenue to Burlington Avenue/U.S. Highway 281; thence northeasterly along the U.S. Highway 281 to the U.S. Highways 281 and 6 bypass road extended westerly; east on Highways 281 and 6 bypass approximately 700 feet; south approximately 400 feet; west to the railroad right-of-way; thence southwesterly along the railroad right-of-way to approximately 22nd Street extended east; south on said railroad right-of-way to 16th Street vacated; thence east approximately 100 feet; thence southerly to alley south of University Street (Waynoka) all including Block 3 of Academy Addition, Ingrahams Subdivision Block 3 Lots 12-14, Block 4 Lots 11-14, Dunlap Subdivision Lots 13-24, Country Club Addition Lots 31-34, Lots 101 and 102, Heartwell Addition Lot 109, Heartwell Park Addition, Block 4, Lot 5 and College Addition Block 4, Lots 5 and 6 and Block 5, Lot 5; west to centerline of East Side Boulevard; north to University Avenue; west Minnesota Avenue; thence northerly to 14th Street all including Buswell's Addition Block 1, Lots 1-5, Hillside Addition Block 8, Lots 1 and 2, Block 9, Lots 1 and 2, Wemple's Subdivision Block 1, Lots 1-11, L.B. Palmers Second Addition Block 1, Lots 1-12 and Poehlers Addition Block 1, Lots 1-12; west on 14th Street to Hastings Avenue; thence south approximately 700 feet; west to Burlington Avenue and 13th Street; north on Burlington Avenue approximately 560 feet; thence westerly to Bellevue Avenue; and north on Bellevue Avenue to point of beginning, all in Hastings, Adams County, Nebraska.

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 227 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 Law, 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 aged or obsolescence.

Strong Presence of Factor

Age and obsolescence is prevalent throughout the Study Area. A total of 84.1 percent of the structures were built over twenty (20) years ago, and of these structures 62.8 percent were built over forty (40) years ago.

Reasonable Presence of Factor

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.

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.

Blighted Factors

Of the twelve factors set forth in the Nebraska Community Development Law, four (4) are present to a significant extent and six (6) 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 78.4 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 210, more or less.

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.

Improper subdivision or obsolete platting is reasonably 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.

The Nebraska Community Development Law includes in its statement of purpose¹ 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.

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 | ○ |

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 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 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 Seven 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 233.4 acres, more or less. As identified in Illustration 1 (Location Map), the Study Area is bounded as follows: east on 14th Street from Bellevue Avenue to Burlington Avenue/U.S. Highway 281; thence northeasterly along the U.S. Highway 281 to the U.S. Highways 281 and 6 bypass road extended westerly; east on Highways 281 and 6 bypass approximately 700 feet; south approximately 400 feet; west to the railroad right-of-way; thence southwesterly along the railroad right-of-way to approximately 22nd Street extended east; south on said railroad right-of-way to 16th Street vacated; thence east approximately 100 feet; thence southerly to alley south of University Street (Waynoka) all including Block 3 of Academy Addition, Ingrahams Subdivision Block 3 Lots 12-14, Block 4 Lots 11-14, Dunlap Subdivision Lots 13-24, Country Club Addition Lots 31-34, Lots 101 and 102, Heartwell Addition Lot 109, Heartwell Park Addition, Block 4, Lot 5 and College Addition Block 4, Lots 5 and 6 and Block 5, Lot 5; west to centerline of East Side Boulevard; north to University Avenue; west Minnesota Avenue; thence northerly to 14th Street all including Buswell's Addition Block 1, Lots 1-5, Hillside Addition Block 8, Lots 1 and 2, Block 9, Lots 1 and 2, Wemple's Subdivision Block 1, Lots 1-11, L.B. Palmers Second Addition Block 1, Lots 1-12 and Poehlers Addition Block 1, Lots 1-12; west on 14th Street to Hastings Avenue; thence south approximately 700 feet; west to Burlington Avenue and 13th Street; north on Burlington Avenue approximately 560 feet; thence westerly to Bellevue Avenue; and north on Bellevue Avenue to point of beginning, all in Hastings, Adams County, Nebraska.

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.

3. THE RESEARCH APPROACH

The research approach implemented for the Hastings Redevelopment Area Seven 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 227 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 227 primary buildings within the Study Area was determined based on the findings of detailed surveys. These surveys indicated the following:

- Forty-Nine (49) structures are classified as structurally sound;
- One Hundred and Forty-Five (145) structures are classified as minor defects;
- Twenty-Eight (28) structures are classified as deteriorating major defects; and
- Five (5) structures are classified as substandard, dilapidated/deteriorated critical defects.

The survey indicates 33 (14.5%) of the 227 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 NUMBER 7

<u>Activity</u>	<u>Sound</u>	Deficient (Minor)	<u>Structural Rating</u>		<u>Structures</u>	<u>Substandard</u>
			Deficient Deteriorating (Major)	Sub standard Dilapidated		
Residential	23	108	24	4	159	28/17.6%
Commercial	17	23	1	0	41	1/2.9%
Public/Semi Public	1	1	0	0	2	0/0.0%
Industrial	8	13	3	1	25	4/16.0%
Total	49	145	28	5	227	33/14.5%
Percent	21.6%	63.9%	12.3%	2.2%	100.0%	

Source: Hanna:Keelan Associates, P.C., 1993

(2) Age or Obsolescence

According to the field survey conducted by the Consultant in March, 1993, 84.1 percent of the structures within the Study Area were built over twenty (20) years ago and 52.8 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 strongly present and predominantly distributed throughout the Study Area 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 fourteen percent (14%) 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 are twenty-eight (28) wood framed single and two-story residential buildings which are in need of structural repair or fire protection. The field analysis indicated five (5) commercial and industrial buildings or 8.0 percent were substandard.

Within the Study Area, there are eight (8) 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 37 (15.0%) of the 246 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 reasonably sufficient to constitute a substandard factor.

(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 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 some 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 several 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 reasonably distributed throughout the Study Area.

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 "good" condition. These areas are utilized for storage of railroad materials, etc.

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 104 (42.3%) land parcels did not have sidewalks. Approximately 88 (35.8%) 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.

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 21.7 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 industrial, 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 72.0 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.

Approximately 53.0 percent of the commercial and industrial buildings in the Study Area are over 20 years of age, 6.0 percent are between 40 to 100 years of age. Problem conditions found to exist 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 eight (8) 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 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.

(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 4 of 89 (4.5%) 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 246 parcels studied, it is estimated only 10, or 4.0% 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 reasonable 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 seven (7) zoning districts. These include three (3) residential districts, R-1, R-2, R-3, two (2) commercial districts, C-1, 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.

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 21.7 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 platted 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 March, 1993, 72.3 percent of the residential structures within the Study Area were identified as being built prior to 1953.

An age estimation for all structures in the study area revealed 84.1 percent of the structures were constructed 20+ years ago and of these 62.8 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 predominance of one of the four factors to constitute substandard and a reasonable distribution of at least ten of the twelve factors present in the 233.4 acre Study Area to constitute a blighted area.

Substandard Factors

1. Age or obsolescence.

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 233 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

Parcel # _____
 Address _____

STRUCTURAL/SITE CONDITIONS SURVEY FORM

Section I:

1. Type of Unit: _____ RF _____ 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

	(Substandard)	(Major)		
Primary Components	Critical	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
_____ Asphalt Shingles _____ Rolled Asphalt _____ Cedar _____ Combination				
_____ Other _____				
5. Chimney	C	S	M	N
6. Gutters, Downspouts	C	S	M	N
7. Wall Surface	C	S	M	N
_____ Frame _____ Masonry _____ Siding _____ Combination _____ Stucco				
_____ Other _____				
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
13. Garage	C	S	M	N

Final Rating

_____ Sound _____ Deficient-Minor _____ Deficient-Major _____ Substandard

Built Within: _____ 1 year _____ 1-5 years _____ 5-10 years _____ 10-20 years _____ 20-40 years

_____ 40-100 years _____ 100+ years

Section III: Revitalization Area

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

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

CITY OF HASTINGS
FIELD SURVEY RESULTS
COMMUNITY REDEVELOPMENT AUTHORITY STUDY AREA

	<u>Total</u>	<u>Residential*</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Public/ Quasi-Public</u>	<u>Vacant</u>
<u>Age of Structure</u>						
1 - 5 years	6	2	2	1	1	NA
5 - 10 years	10	0	9	1	0	NA
10 - 20 years	20	2	9	9	0	NA
20 - 40 years	71	40	20	11	0	NA
40 - 100 years	120	115	1	3	1	NA
100+ years	0	0	0	0	0	NA
<u>Final Structural Rating</u>						
Sound	49	23	17	8	1	NA
Deficient Minor	145	108	23	13	1	NA
Deficient Major	28	24	1	3	0	NA
Sub-Standard	5	4	0	1	0	NA
<u>Street Condition</u>						
None	4	0	0	1	0	3
Excellent	9	1	1	0	1	6
Good	154	104	27	10	1	12
Fair	71	48	5	12	0	6
Poor	8	7	1	0	0	0
<u>Sidewalk Condition</u>						
None	104	34	21	22	1	26
Excellent	1	0	1	0	0	0
Good	87	74	12	0	0	1
Fair	54	52	0	1	1	0
Poor	0	0	0	0	0	0
<u>Debris</u>						
Major	24	10	3	10	0	1
Minor	81	48	13	9	0	11
None	139	100	18	4	2	15
<u>Vagrants</u>						
Yes	6	0	0	6	0	0
Probable	31	13	4	11	0	3
No	208	146	30	6	2	24
<u>Overall Site Condition</u>						
Excellent	23	10	7	0	2	4
Good	130	93	17	7	0	13
Fair	78	49	8	12	0	9
Poor	14	7	2	4	0	1
<u>Developable (Vacant Only)</u>						19
<u>Nondevelopable (Vacant Only)</u>						8
<u>Parking Spaces (Ranges)</u>		0-100	0-350	0-15	60-200	NA

*Includes Multi-Family Residential

Source: Hanna:Keelan Associates, P.C., Field Survey, 1993

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 through 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 Statutes, 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 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 respect 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 six (6) land uses. The primary land uses are streets and alleys, vacant land, industrial, commercial, residential and public. 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, residential land use areas are reserved for the following areas: medium density residential uses consisting of single and two family dwellings are located south of 14th Street and east of East Side Boulevard to 12th Street and on both sides of East Side Boulevard from 12th Street to University Avenue. The existing residential types in these areas is single family homes. High density residential areas for single family homes to multiple family dwellings are located north of 14th Street and East Side Boulevard. This area includes the existing Spruce Estates and vacant land to the west which could be developed with a similar project. A two block area west of East Side Boulevard between 12th and 14th Street. This area currently is in railroad use and contains vacant land, once the rail line is abandoned moderate multiple family dwellings such as townhouses could be constructed. A three block area located adjacent to 19th Street and Kansas Avenue is designated for high density residential, the area consists of single family homes and vacant land which could be developed into multiple residential units which are more appropriate for this area surrounded by commercial and industrial uses. The final area designated for high density residential uses is located generally bounded by 14th and 16th Streets and Colorado and Lincoln Avenues. The area is currently built up with primarily single family homes and the Sunnyside Nursing Home.

It is recommended these vacant areas and the dilapidated housing stock 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 areas 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 U.S. Highway 281 and 16th Street, 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 U.S. Highway 281 in proximity to 22nd Street. Vacant land in the northern section of the Study Area should be developed commercially to complement the existing commercial and industrial uses of the area. Commercial redevelopment efforts along 16th Street 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. In addition, special efforts should be made to attract a passive commercial use to the vacant building southwest of U.S. Highway 281/Burlington Avenue and 14th Street. This site has previously supported a commercial use and can be redeveloped into such a use again.

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 the U.P.R.R. rail lines and yard. The proposed abandoning of the U.P.R.R. Rail Line from 7th Street north to approximately 17th Street, 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 widen existing East Side Boulevard and expand recreational activities. The purchase and assemblage of the abandoned railroad is essential for redevelopment and coordination of a north to south arterial street and a long-range recreational trail system in Hastings.

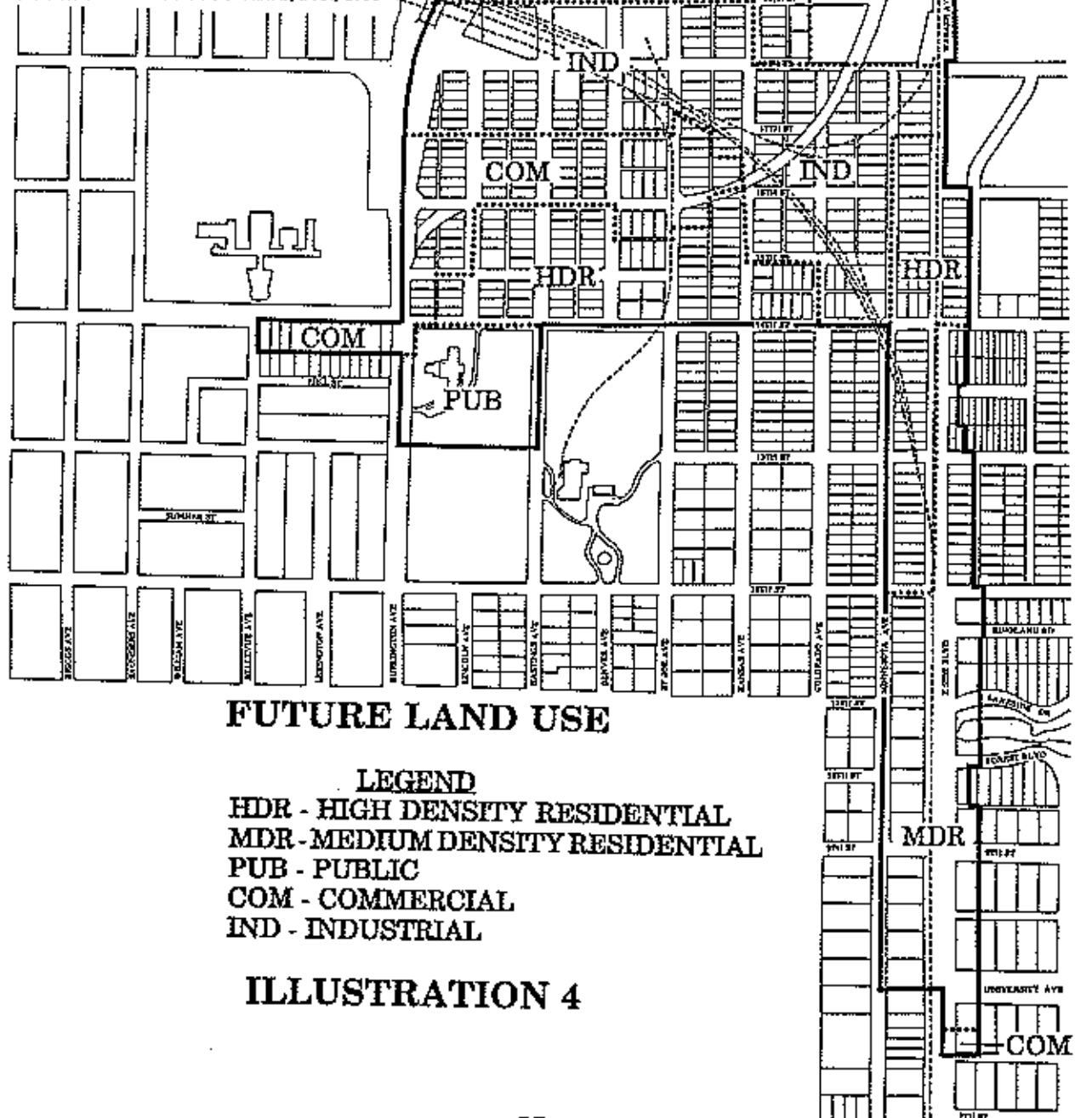
The greatest overall use of the trails facility is for recreational purposes with the majority of its users including walkers, joggers, runners and bicyclists of all ages. The primary function of trail use is to promote recreation and public health while adding to the network of greenspace in Hastings. 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.

CITY OF HASTINGS BLIGHT STUDY



HANNA-KEEZAN ASSOCIATES, P.C., 1993



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 district, R-3, have been designated for three areas. The first district area is generally bounded by 14th and 16th Streets and Lincoln and Colorado Avenues. This area is built-up with primarily single family dwellings and Sunnyside Nursing Home. The second area is generally bounded by 22nd and 19th Streets and U.S. Highway 281 and old U.S. Highway 6. The area contains existing public uses, a few single family homes and minimal vacant land. The third area is bounded by 16th and 12th Streets on either side of East Side Boulevard.

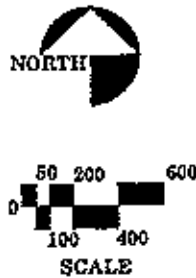
The remainder of the residential districts (R-1 and R-2) overlay public uses and existing residential land uses. The majority of the residential districts in the Study Area exemplify medium density development of vacant lots in established residential areas.

Commercial zoning districts are located adjacent U.S. Highway 281. 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 designated C-1 Districts reflect existing zoning districts and commercial areas which do not front upon an arterial street.

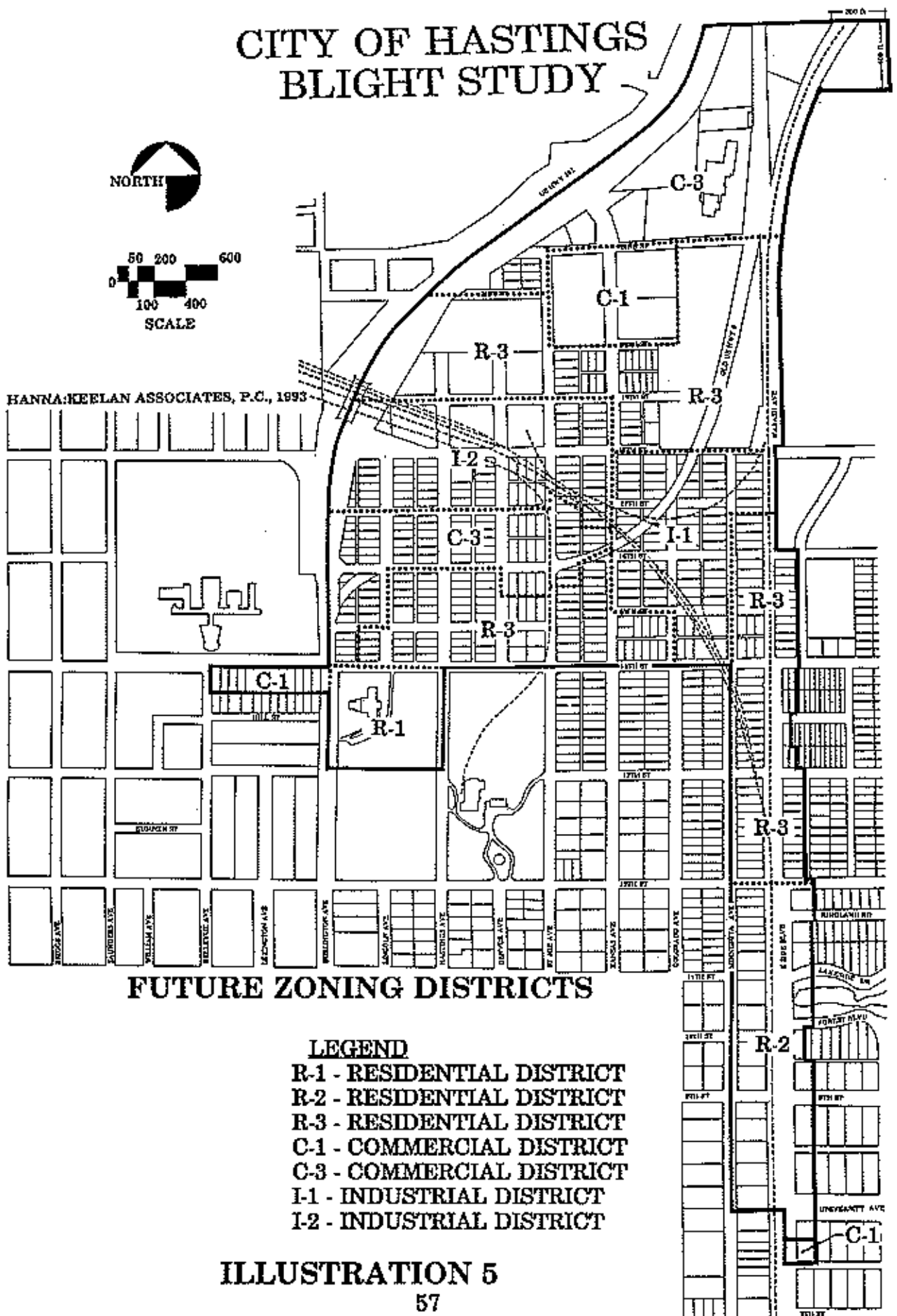
The proposed industrial zones in the study area reflect what currently exists except for a transition of I-2 industrial uses to a less extensive industrial zoning district of I-1. The majority of the I-1 zoning district parallel the Union Pacific Rail Line which is to be abandoned in the future. The 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 eighty (80%) of the Study Area has been recommended for a change in zoning classification.

CITY OF HASTINGS BLIGHT STUDY



HANNA-KEELAN ASSOCIATES, P.C., 1993



FUTURE ZONING DISTRICTS

LEGEND

- R-1 - RESIDENTIAL DISTRICT
- R-2 - RESIDENTIAL DISTRICT
- R-3 - RESIDENTIAL DISTRICT
- C-1 - COMMERCIAL DISTRICT
- C-3 - COMMERCIAL DISTRICT
- I-1 - INDUSTRIAL DISTRICT
- I-2 - INDUSTRIAL DISTRICT

ILLUSTRATION 5

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 eastern portion of this Study Area. The relocation of this line will result in a net savings of 3 "at grade" crossings of the Union Pacific Mainline located at 9th, 12th and 14th Streets.

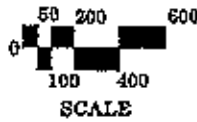
The removal of the rail line provides several options for the future use of the right-of-way. An appropriate use which would benefit the citizens of Hastings is the development of a transportation corridor including the widening of East Side Boulevard and a trail system.

- B. Upgrade electrical, telephone and cable systems north of 19th Street to support future commercial development.
- C. Widening and Resurfacing of East Side Boulevard to four lanes between 7th and 14th Streets.
- D. Development of interior street network for vacant land bounded by 16th and 14th Streets and Kansas Avenue and East Side Boulevard. This land will become available when the U.P.R.R. line is removed.
- E. Development of access streets for future commercial development occurring north of 22nd Street.
- F. Development of a paving district for all aggregate and temporary road surfaces north of 18th Street
- G. Gap Paving of 17th Street from St. Joe Avenue to Denver Avenue.
- H. Gap Paving of Denver Avenue from 17th Street to Railroad R.O.W.

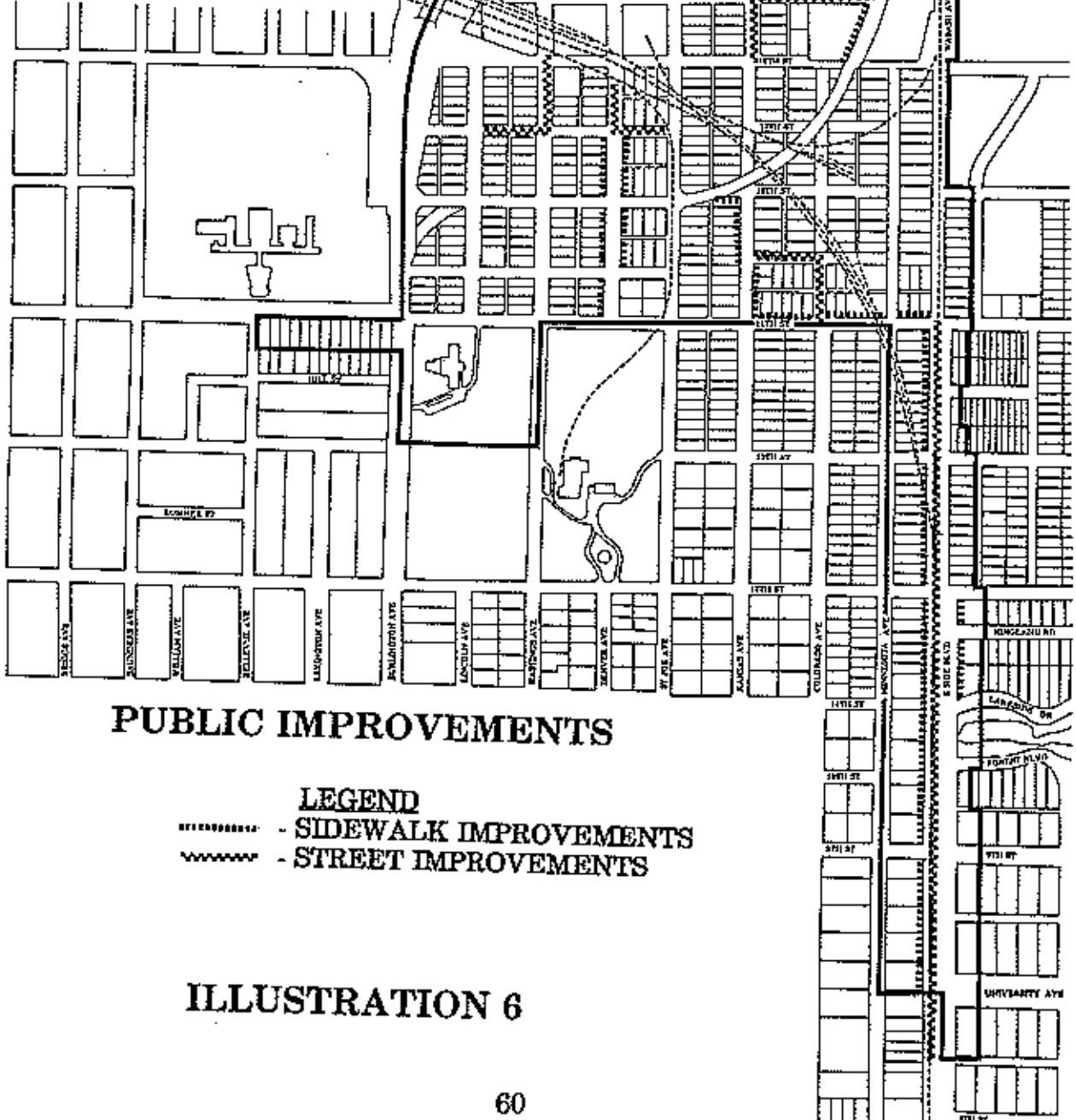
- I. Gap Paving of 17th Street from Hastings Avenue to Lincoln Avenue.
- J. Gap Paving of Hastings Avenue from 17th Street to Railroad R.O.W.
- K. Gap Paving of 15th Street from Colorado Avenue to Kansas Avenue.
- L. Gap Paving of Colorado Avenue from 14th Street to 15th Street.
- M. The development and repair of sidewalks in existing residential areas, areas adjacent arterial streets and commercial areas developed for overnight travelers.

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

CITY OF HASTINGS BLIGHT STUDY



HANNA-KEELAN ASSOCIATES, P.C., 1993



PUBLIC IMPROVEMENTS

LEGEND

- SIDEWALK IMPROVEMENTS
- STREET IMPROVEMENTS

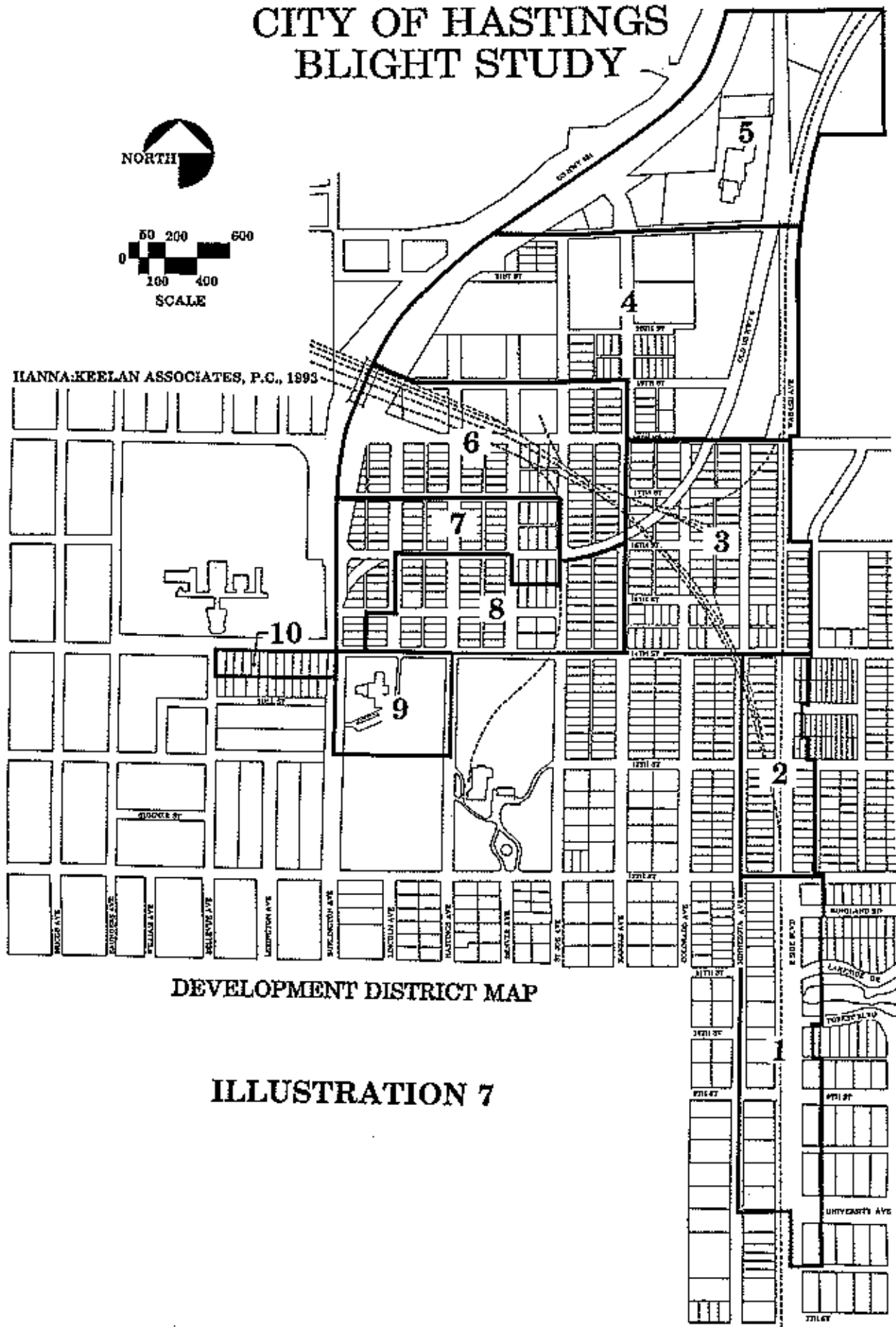
ILLUSTRATION 6

4. Recommended Redevelopment Activities

Illustration 7 identifies special districts within the Study Area the Consultant recommends for redevelopment activities. A description of recommended redevelopment activities per district is as follows:

- District 1 - District should remain residential in nature with long term usage being medium density residential. The systematic removal of dilapidated and substandard structures should be encouraged. Public improvements include the development of sidewalks west of East Side Boulevard in the residential areas and the widening of East Side Boulevard.
- District 2 - This district should be reserved for future medium and high density residential uses. The area currently includes primarily single family homes on the east side of East Side Boulevard. The primarily vacant parcel in the western portion of this district should be developed as medium density residential uses, such as townhouses. Community development efforts should include the widening of East Side Boulevard and development of sidewalks along East Side Boulevard. This improved transportation corridor could include a passive trail system.
- District 3 - District should be reserved for high density residential uses and industrial development. A concentrated effort should be encouraged to develop a multiple family complex in the eastern portion of the district. Light industrial uses should be developed in the western and northern areas in proximity to the railroad and old U.S. Highway 6 overpass. An internal street network should be developed as needed.
- District 4 - District should be reserved for mixed commercial and industrial uses, medium to high density residential uses and public uses. Currently the district is primarily public uses and vacant land. The three block area in the vicinity of 19th and Kansas in the district includes single family homes and vacant land, this area should be developed as medium to high residential uses. Consideration should be given for non-retail uses in the district. Public improvements can include hard surfacing of streets, additional parking lot space for public and office uses and upgrading park facilities. Development east of the old U.S. Highway 6 is limited due to the lack of access and low lying land which is subject to periodic flooding.

CITY OF HASTINGS BLIGHT STUDY



- District 5 - 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 and to develop internal access routes to vacant parcels. Recommended public improvements would include hard surfacing of local streets as the area develops and public utility improvements as needed.
- District 6 - District should remain as mixed industrial/commercial uses. The industrial and commercial types should remain as uses which generate minimal traffic and encourage uses contained within the structure to have minimal impact on adjacent residential areas. The City should encourage systematic removal of dilapidated structures, relocation of residential tenants and assemblage of properties for industrial and commercial use. The City should give special consideration to hard surfacing of streets and adequate off-street parking facilities in this district.
- District 7 - District should be transitioned into future 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. Community development efforts should encourage the proper circulation system for maximum safety along U.S. Highway 281 and 16th Street.
- District 8 - 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 Sunnyside Nursing Home require few improvements. The City should continue its effort of removing dilapidated structures and general clean-up activities in the district.
- District 9 - This district includes the Hastings Museum and City facilities. Emphasis should be placed on any improvements associated with the development of the IMAX Theatre and related museum projects.
- District 10 - District should be reserved for commercial and professional service uses. Community development efforts should include the building redevelopment of the vacant structure in the eastern half of the district. The City of Hastings should encourage potential tenants to locate in vacant space which is available. This potential site provides off-street parking. Landscaping of the district should be encouraged.

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.





HASTINGS

Nebraska



File Nos.

2024-133

Projects

Ponderosa Park Redevelopment Project

- A public hearing to consider a request for a Plan Modification No. 2024-4 to Redevelopment Area #7 for the Ponderosa Park redevelopment.

Applicant

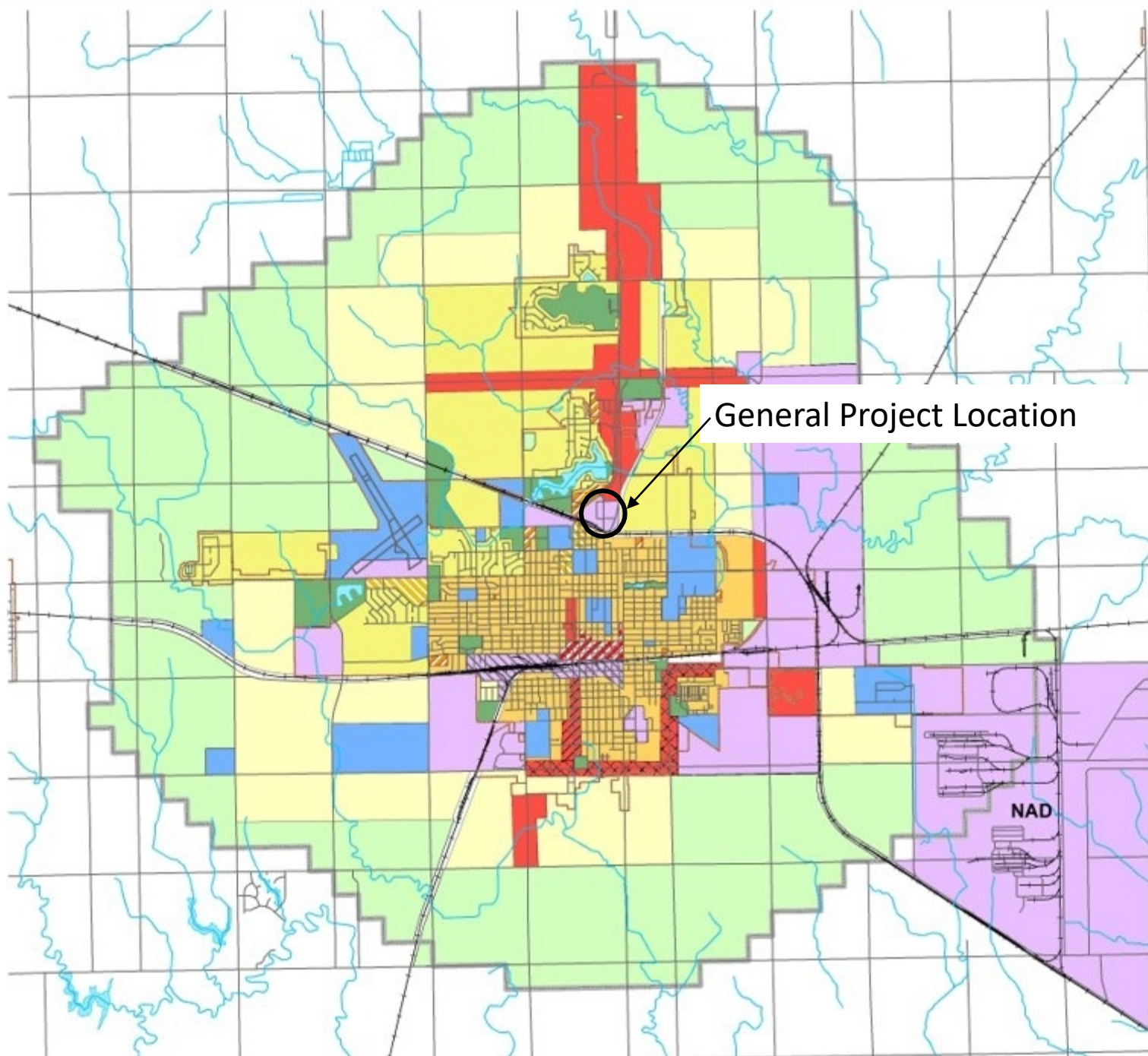
CRA on behalf of Mother Lake, LLC





Ponderosa Park
Project

Redevelopment
Area #7



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

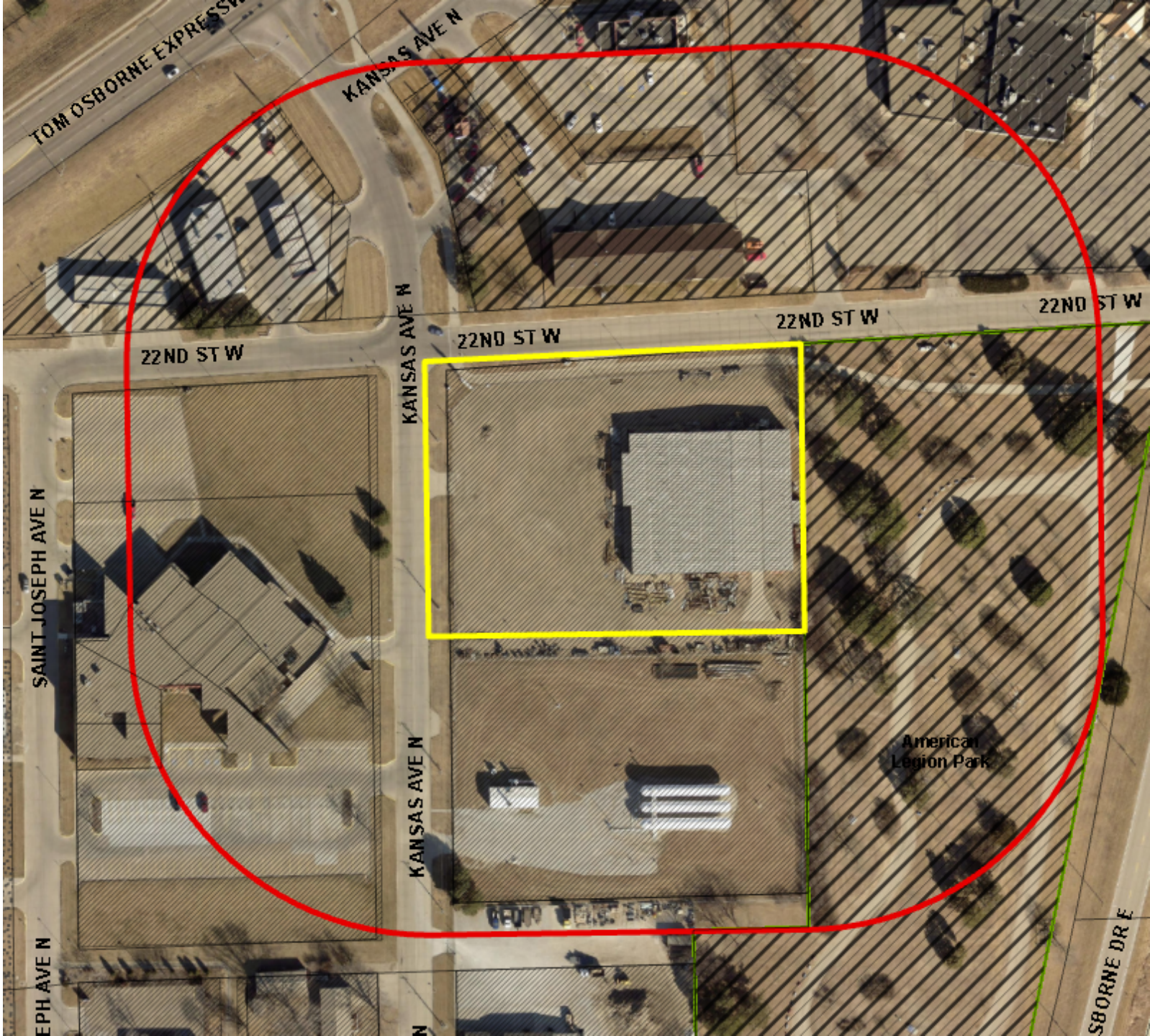
Overlay Districts:

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

- City Boundary
- ETJ Boundary
- Education

not to scale





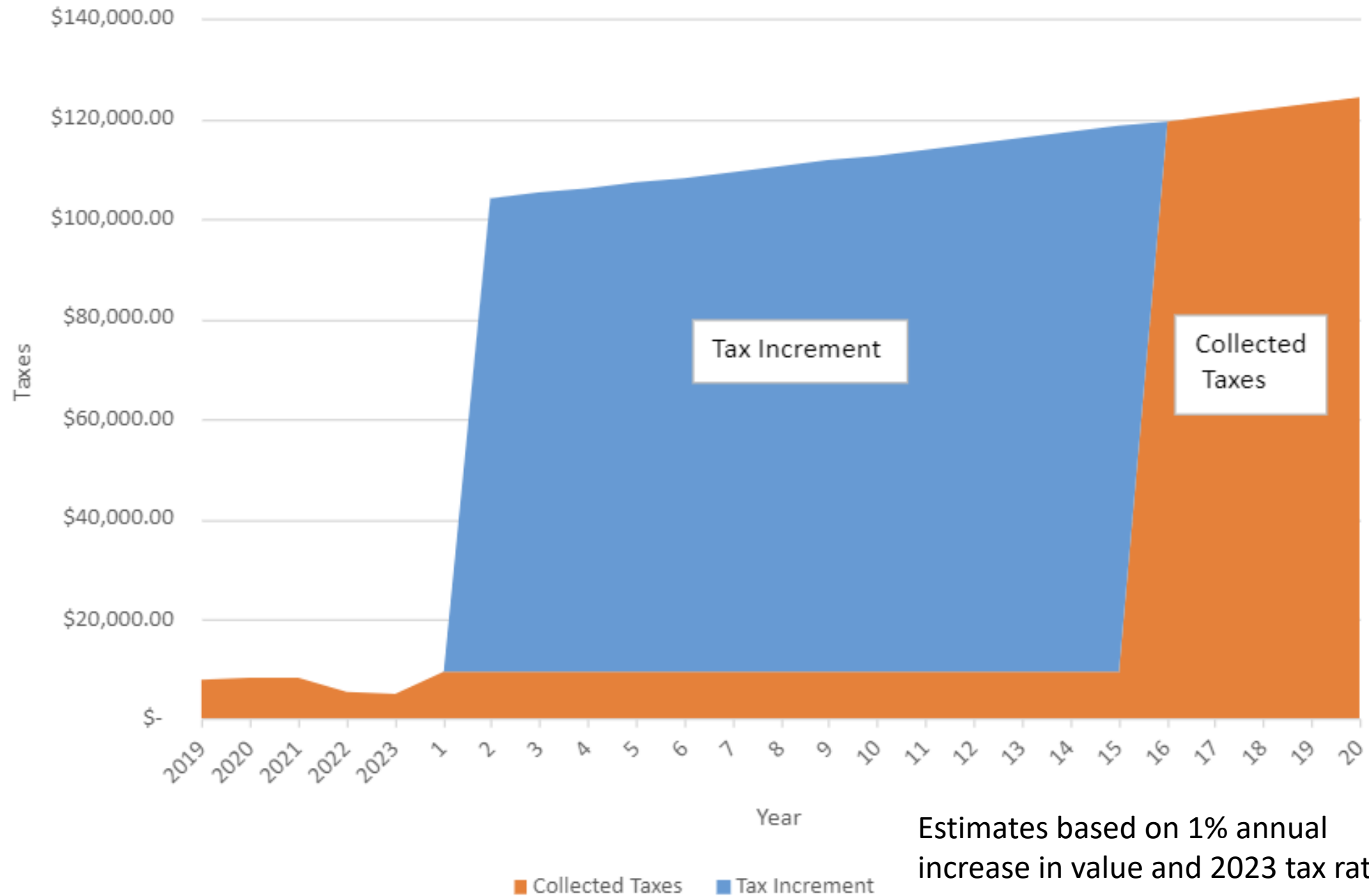
Project Costs and Funding Sources

USE OF FUNDS		SOURCE OF FUNDS	
Site Acquisition	\$540,000	Bank Financing	\$4,600,000
Site preparation	\$214,000	Owner Equity	\$641,000
Abatement & interior demolition	\$94,000	TIF Loan	\$892,000
Planning, Engineering & architecture	\$270,000		
Repair & rehabilitation	\$4,400,000		
Other construction costs	\$615,000		
TOTALS	\$6,133,000	TOTALS	\$6,133,000

Anticipated TIF Funding

Estimated 2023 assessed value:	\$440,000
Estimated value after completion	\$4,800,000
Increment value	\$4,360,000
Annual TIF generated (estimated)	\$94,612
TIF bond issue	\$892,000

Ponderosa Park Tax Increment Financing



Project Proforma

Proforma Operating Statement w/o TIF					
			<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>
Rent Revenue			\$ 719,031	\$ 737,406	\$ 756,285
Expenses			\$ (238,331)	\$ (242,285)	\$ (246,311)
NOI Without TIF			\$ 480,700	\$ 495,121	\$ 509,974
Debt Service			\$ (533,596)	\$ (533,596)	\$ (533,596)
Cash Flow Without TIF			\$ (52,896)	\$ (38,475)	\$ (23,622)
Cash on Cash Return			-8.25%	-6.00%	-3.69%
Owner Equity			\$ 641,000	\$ 641,000	\$ 641,000

Proforma Operating Statement with TIF					
			<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>
Rent Revenue			\$ 719,031	\$ 737,406	\$ 756,285
Expenses			\$ (238,331)	\$ (242,285)	\$ (246,311)
NOI With TIF			\$ 480,700	\$ 495,121	\$ 509,974
Debt Service			\$ (444,663)	\$ (444,663)	\$ (444,663)
Cash Flow With TIF			\$ 36,037	\$ 50,458	\$ 65,311
Cash on Cash Return			5.62%	7.87%	10.19%
Owner Equity			\$ 641,000	\$ 641,000	\$ 641,000



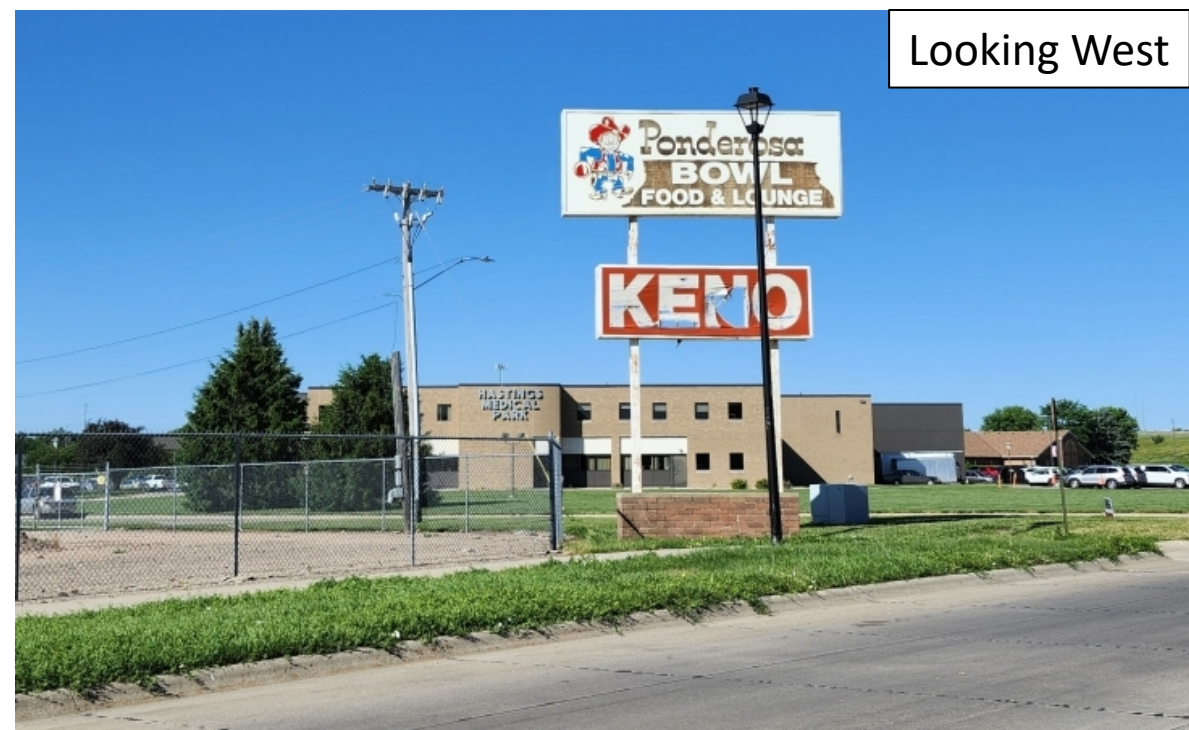
Looking North



Looking East



Looking South



Looking West

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. The project has a negative return on investment without TIF. Without TIF funding, the project is infeasible.
- Because of the infeasibility of the project without TIF funding, 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 rehabilitates a property that has been vacant/underutilized for a number of years.

Staff Recommendation

Staff recommends the Planning Commission recommend **APPROVAL** to the City Council for the request for a **REDEVELOPMENT PLAN MODIFICATION** for the Ponderosa Park Redevelopment Project, generally located southeast of the intersection of West 22nd Street and North Kansas Avenue, on the east side of North Kansas Avenue, based on the findings in the staff report and the Redevelopment Plan Modification materials.



HASTINGS

Nebraska

Department: Development Services
Staff Contact: Chad Bunger
Planning Commission Meeting Date: 7/16/2024
File No: 2024-183
Prepared By: Chad Bunger, Director of Development Services

AGENDA ITEM SUMMARY SHEET

Description of Item:

The applicant has requested the City annex the 20.54-acre tract of land into the Hastings corporate limits to continue the next phase of Lochland Meadows development. The next phase will occur with the Final Plat of Lochland Meadows Subdivision, Number 17.

Names of People/Business affected by this action:

The property owner requesting annexation, the people of Hastings, and the City.

Why Planning Commission action is required:

[Sec. 38-104 of the City Code](#) gives the City the authority to annex land adjacent to the City limits. The Planning Commission should review the annexation request to ensure conformance with City development policies.

Type of action requested:

Motion

Suggested motion:

Motion to recommend to the City Council approval to annex Lochland Meadows Subdivision Number 17.

Deadlines associated with action:

The City Council will consider adopting an Ordinance to annex the site at their August 8, 2024, regular meeting.

Department head comments:

Development Service staff reviewed the annexation request with applicable policies in the adopted Comprehensive Plan.

Recommendation:

Staff recommends a motion to recommend to the Mayor and City Council to annex Lochland Meadows Subdivision Number 17 based on applicable development policies of the City.



2727 West 2nd Street

Landmark Office Center
Hastings, Nebraska 68901

Phone 402-461-4100

To Whom It May Concern –

Johnson Imperial Home Co. of Hastings is requesting that Lochland Meadows Subdivision #17 being annexed into the City of Hastings, Nebraska. See attached final plat from JEO Consulting Group dated June 26, 2024 for a legal description of Lochland Meadows Subdivision #17.

Respectfully,

Chris Wissing 7/2/2024

Chris Wissing, Vice-President

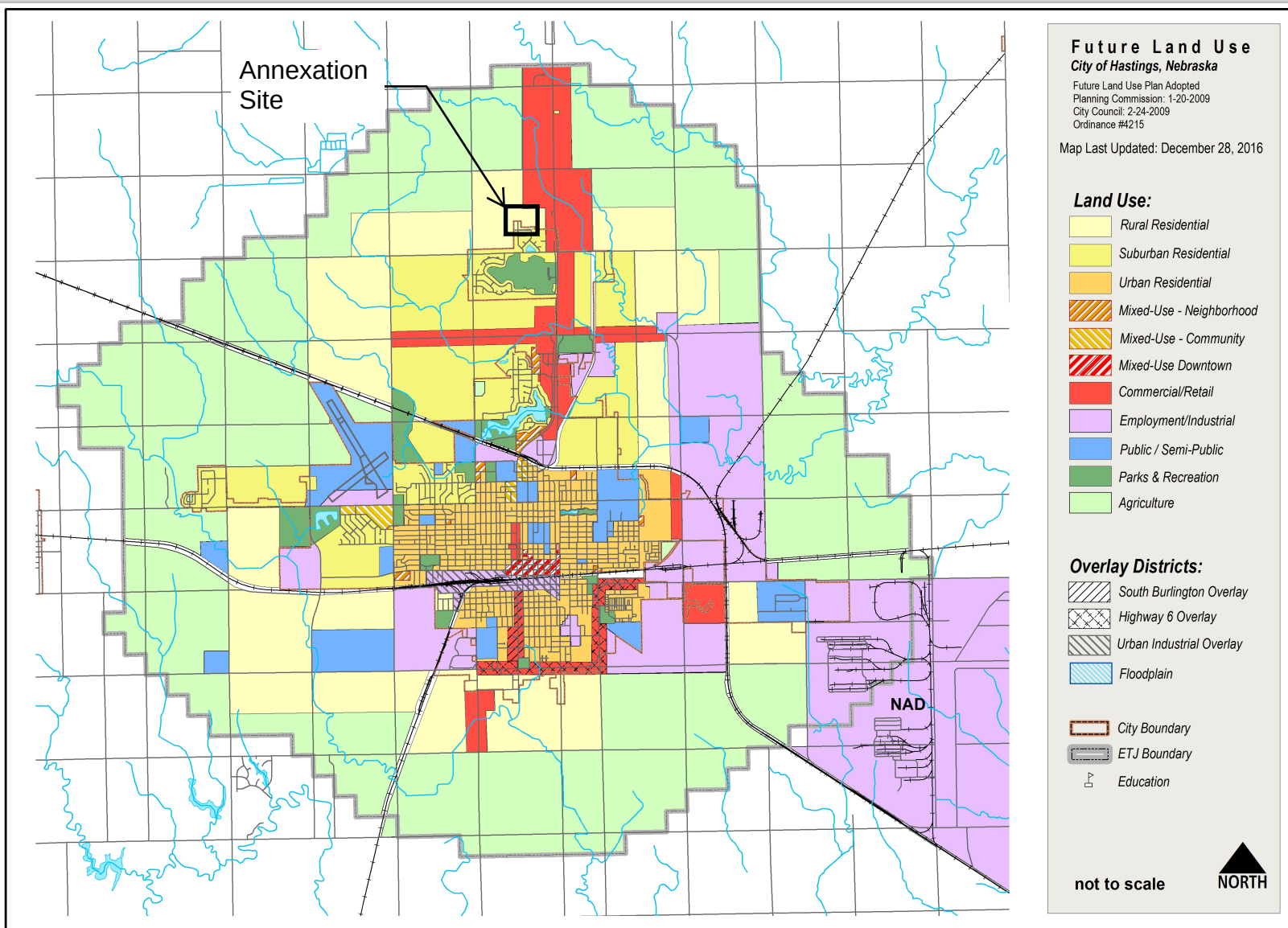
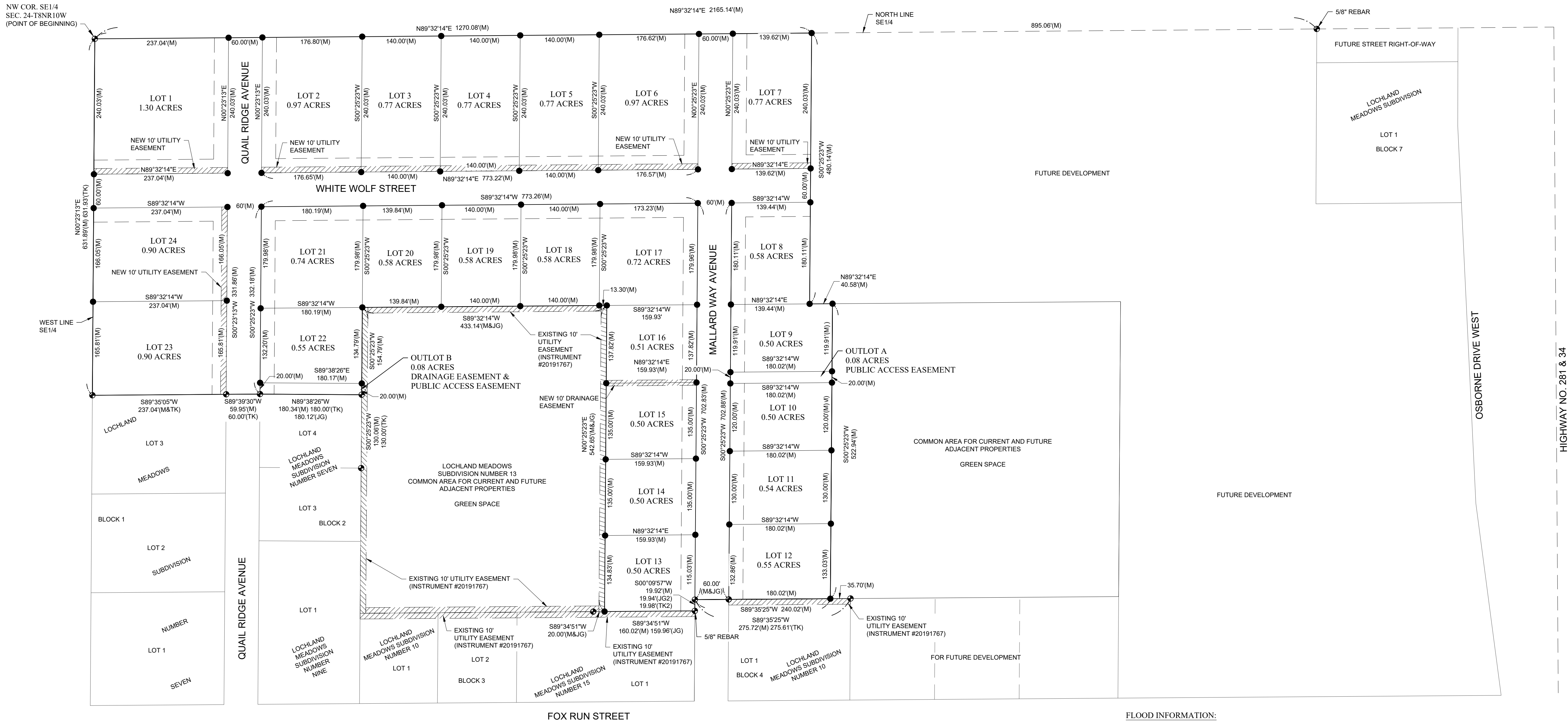


Figure 2.2: Future Land Use Plan

LOCHLAND MEADOWS SUBDIVISION NUMBER 17

FINAL PLAT

AN ADDITION TO HASTINGS CITY OF LIMITS LOCATED IN THE NORTH HALF OF THE
SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 8 NORTH, RANGE 10 WEST
OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA



LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 8 NORTH, RANGE 10 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER, THENCE N89°32'14"E (BASIS OF BEARING BEING THE ADAMS COUNTY LOW DISTORTION PROJECTION) ON THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1270.08 FEET; THENCE S00°25'23"W, A DISTANCE OF 480.15 FEET; THENCE N89°32'14"E, PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 40.58 FEET; THENCE S00°25'23"W, A DISTANCE OF 522.94 FEET TO THE NORTH LINE OF LOT 1, BLOCK 4 OF LOCHLAND MEADOWS SUBDIVISION NUMBER 10; THENCE S89°35'05"W ON THE NORTH LINE OF SAID LOT 1, BLOCK 4 OF LOCHLAND MEADOWS SUBDIVISION AND ITS WESTERLY EXTENSION, A DISTANCE OF 240.02 FEET TO THE WEST LINE OF MALLARD WAY AVENUE; THENCE S00°09'57"W ON SAID WEST LINE, A DISTANCE OF 19.92 FEET TO THE NORTHEAST CORNER OF LOT 1 OF LOCHLAND MEADOWS SUBDIVISION NUMBER 15; THENCE S89°34'51"W ON THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 160.02 FEET TO THE SOUTHEAST CORNER OF LOCHLAND MEADOWS SUBDIVISION NUMBER 13; THENCE N00°23'13"E ON THE EAST LINE OF SAID LOCHLAND MEADOWS SUBDIVISION NUMBER 13, A DISTANCE OF 542.65 FEET TO THE NORTHEAST CORNER OF SAID LOCHLAND MEADOWS SUBDIVISION NUMBER 13; THENCE S89°32'14"W ON THE NORTH LINE OF SAID LOCHLAND MEADOWS SUBDIVISION NUMBER 13, A DISTANCE OF 433.14 FEET TO THE NORTHWEST CORNER OF SAID LOCHLAND MEADOWS SUBDIVISION NUMBER 13; THENCE S00°25'23"W ON THE WEST LINE OF SAID LOCHLAND MEADOWS SUBDIVISION NUMBER 13, A DISTANCE OF 154.79 FEET TO THE NORTHEAST CORNER OF LOT 4, BLOCK 2 OF LOCHLAND MEADOWS SUBDIVISION NUMBER SEVEN; THENCE N89°39'30"W, A DISTANCE OF 59.95 FEET TO THE NORTHEAST CORNER OF LOT 3, BLOCK 1 OF SAID LOCHLAND MEADOWS SUBDIVISION NUMBER SEVEN; THENCE S89°35'05"W ON THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 237.04 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE N00°23'13"E ON THE WEST LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER, A DISTANCE OF 631.89 FEET THE POINT OF BEGINNING, CONTAINING 20.54 ACRES, MORE OR LESS.

NW CORNER SE1/4 SECTION 24-T8N-R10W

FOUND A 1/2" OPEN TOP PIPE, AS RECORDED IN A SURVEY BY THOMAS L. KRUEGER, LS 448, DATED 1/29/2008, 0.1' BELOW GRADE
ESE 26.99' TO A MAG NAIL WITH AN ALUMINUM WASHER STAMPED "A. GOERTZEN LS 704" SET IN THE SW FACE OF A 12" DECIDUOUS TREE (1' ABOVE GROUND)
SE 15.52' TO A MAG NAIL WITH AN ALUMINUM WASHER STAMPED "A. GOERTZEN LS 704" SET IN THE SW FACE OF A 12" DECIDUOUS TREE (1' ABOVE GROUND)
SSE 62.76' TO A 60D NAIL FOUND IN THE WEST FACE OF A 36" DECIDUOUS TREE (1' ABOVE GROUND)
WSW 115.09' TO THE NEAR FACE OF THE NORTHEAST GAS METER PIPE
E 8' TO A TREE LINE SOUTH
NORTHWEST CORNER OF TREE GROVE

FLOOD INFORMATION:

THE PROPERTY AS LEGALLY DESCRIBED ON THIS PLAT IS IN ZONE X, AND NO PORTION HEREON FALLS WITHIN THE SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FIRM MAP. COMMUNITY PANEL NO. 31001C0070C. EFFECTIVE JULY 5, 2018.

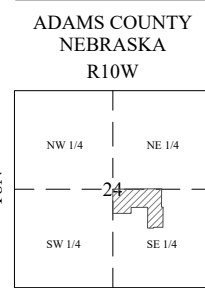
LEGEND

- MONUMENT FOUND
- MONUMENT SET
- CALCULATED POINT
- D DEED DISTANCE
- G GOVERNMENT DISTANCE
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE
- TK2 RECORDED DISTANCE (THOMAS KRUEGER 1/29/2008)
- JG2 RECORDED DISTANCE (JOSHUA GRUMMERT 5/1/2019)
- JG2 RECORDED DISTANCE (JOSHUA GRUMMERT 3/3/2022)

GRAPHIC SCALE



VICINITY SKETCH



NOTE: ALL BEARING ARE IN THE ADAMS COUNTY LOW DISTORTION PROJECTION

REPOSITORY STAMP

PROJECT NO.	240829
DATE	7/9/2024
DRAWN BY	MLD
FILE NAME	R240829 survey.dwg
FIELD BOOK	HASTINGS #58
FIELD CREW	BS
SURVEY FILE NO.	2024-107

FINAL PLAT

LOCHLAND MEADOWS SUBDIVISION
NUMBER 17
THE N1/2 SE1/4 OF SECTION 24,
TOWNSHIP 8 NORTH, RANGE 10 WEST
OF THE SIXTH P.M., ADAMS COUNTY, NE

LOCHLAND MEADOWS SUBDIVISION NUMBER 17
FINAL PLAT
AN ADDITION TO HASTINGS CITY OF LIMITS LOCATED IN THE NORTH HALF OF THE
SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 8 NORTH, RANGE 10 WEST
OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA

MAYOR AND CITY COUNCIL ACTION:

THIS PLAT OF LOCHLAND MEADOWS SUBDIVISION NUMBER 17 WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, IS HEREBY _____
DATED THIS _____ DAY OF _____, 2024.

MAYOR CITY CLERK

CITY PLANNING COMMISSION RECOMMENDATION:

THIS PLAT OF LOCHLAND MEADOWS SUBDIVISION NUMBER 17 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 _____, 2024.

CHAIRMAN DIRECTOR

OWNER'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENT, THAT JOHNSON IMPERIAL HOME CO. OF HASTINGS, A NEBRASKA CORPORATION, THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "LOCHLAND MEADOWS SUBDIVISION NUMBER 17", WITHIN THE EXTRATERRITORIAL JURISDICTION OF 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. BE IT FURTHER KNOWN, THAT SAID OWNER DOES HEREBY DEDICATE ANY STREETS OR EASEMENTS SHOWN ON THIS PLAT TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.
SIGNED THIS _____ DAY OF _____, 2024.

JOHNSON IMPERIAL HOME CO. OF HASTINGS,
A NEBRASKA CORPORATION

CHRIS A. JOHNSON, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF NEBRASKA }
COUNTY OF ADAMS } SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2024, BY
CHRIS A. JOHNSON, PRESIDENT OF THE JOHNSON IMPERIAL HOME CO. OF HASTINGS, A NEBRASKA CORPORATION.
MY COMMISSION EXPIRES THE _____ DAY OF _____, _____.

(SEAL) _____
NOTARY

WAIVER:

THE APPLICANT HEREBY WAIVES ANY AND ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE STREETS AND ALLEYS TO CONFORM TO SAID GRADES AS ESTABLISHED.
SIGNED THIS _____ DAY OF _____, 2024.

JOHNSON IMPERIAL HOME CO. OF HASTINGS,
A NEBRASKA CORPORATION

CHRIS A. JOHNSON, PRESIDENT

CITY SURVEYOR'S APPROVAL:

I, THE UNDERSIGNED, DO HEREBY _____ THIS PLAT OF THE LOCHLAND MEADOWS SUBDIVISION NUMBER 17,
WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.
DATED THIS _____ DAY OF _____, 2024.

CITY SURVEYOR

CITY ENGINEER'S APPROVAL:

I, THE UNDERSIGNED, DO HEREBY _____ THIS PLAT OF THE LOCHLAND MEADOWS SUBDIVISION NUMBER 17,
WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.
DATED THIS _____ DAY OF _____, 2024.

CITY ENGINEER

CITY TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO SPECIAL ASSESSMENTS ARE DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT.
DATED THIS _____ DAY OF _____, 2024.

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.
DATED THIS _____ DAY OF _____, 2024.

ADAMS COUNTY TREASURER

SURVEYOR'S REPORT:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF JOHNSON IMPERIAL HOME CO. OF HASTINGS. THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE BOUNDARY OF LOCHLAND MEADOWS SUBDIVISION NUMBER 17 TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA AND PLAT IT INTO TWENTY FOUR LOTS.
EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE 5/8" REBARS WITH A PLASTIC CAP STAMPED "LS 448", UNLESS NOTED OTHERWISE ON THIS PLAT. ALL MONUMENTS SET ARE A 5/8" BY 24" REBAR WITH A PLASTIC CAP STAMPED "GOERTZEN L.S. 704".
ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE R12i GNSS ROVER RECEIVER UTILIZING THE SEILER INSTRUMENTS REAL TIME NETWORK OR A TRIMBLE R10 GNSS BASE RECEIVER.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA; THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY; THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

ADAM J. GOERTZEN, LS 704

REGISTER OF DEEDS CERTIFICATE:

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

REGISTER OF DEEDS

THIS LAND WAS APPROVED TO BE ANNEXED INTO HASTINGS CITY LIMITS BY THE CITY COUNCIL ON

_____ DAY OF _____, 2024 BY THE PASSING OF RESOLUTIONS NO.
_____.

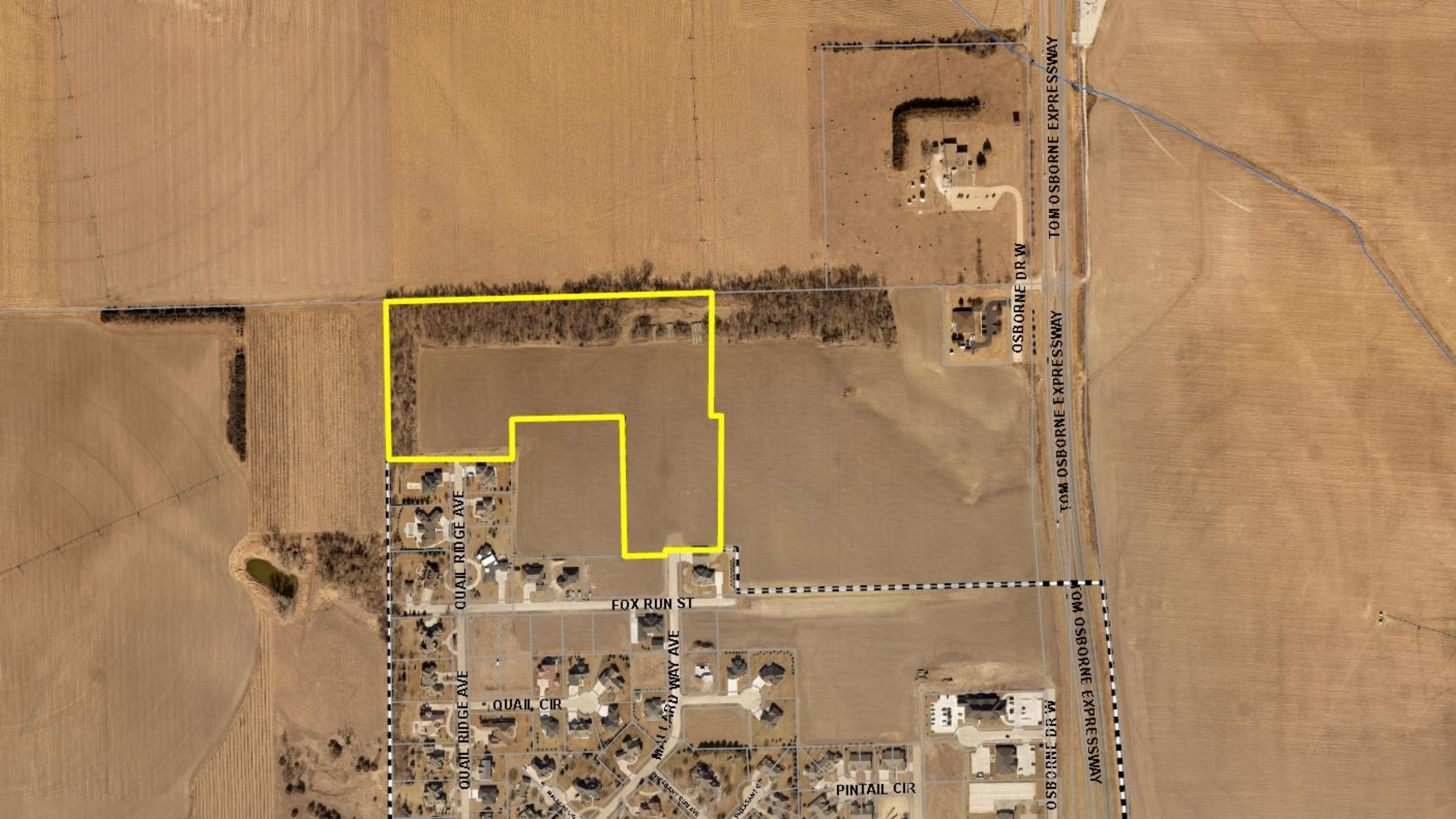


HASTINGS

Nebraska



File No.	2024-183
Project	Public hearing to consider a request to annex Lochland Meadows Subdivision Number 17, a 20.54-acre, undeveloped tract of land to the north of the deadends of Quail Ridge Avenue and Mallard Way Avenue.
Applicant	Johnson Imperial Home Co. of Hastings



QUAIL RIDGE AVE

QUAIL CIR

FOX RUN ST

WILLOW WAY AVE

PINTAIL CIR

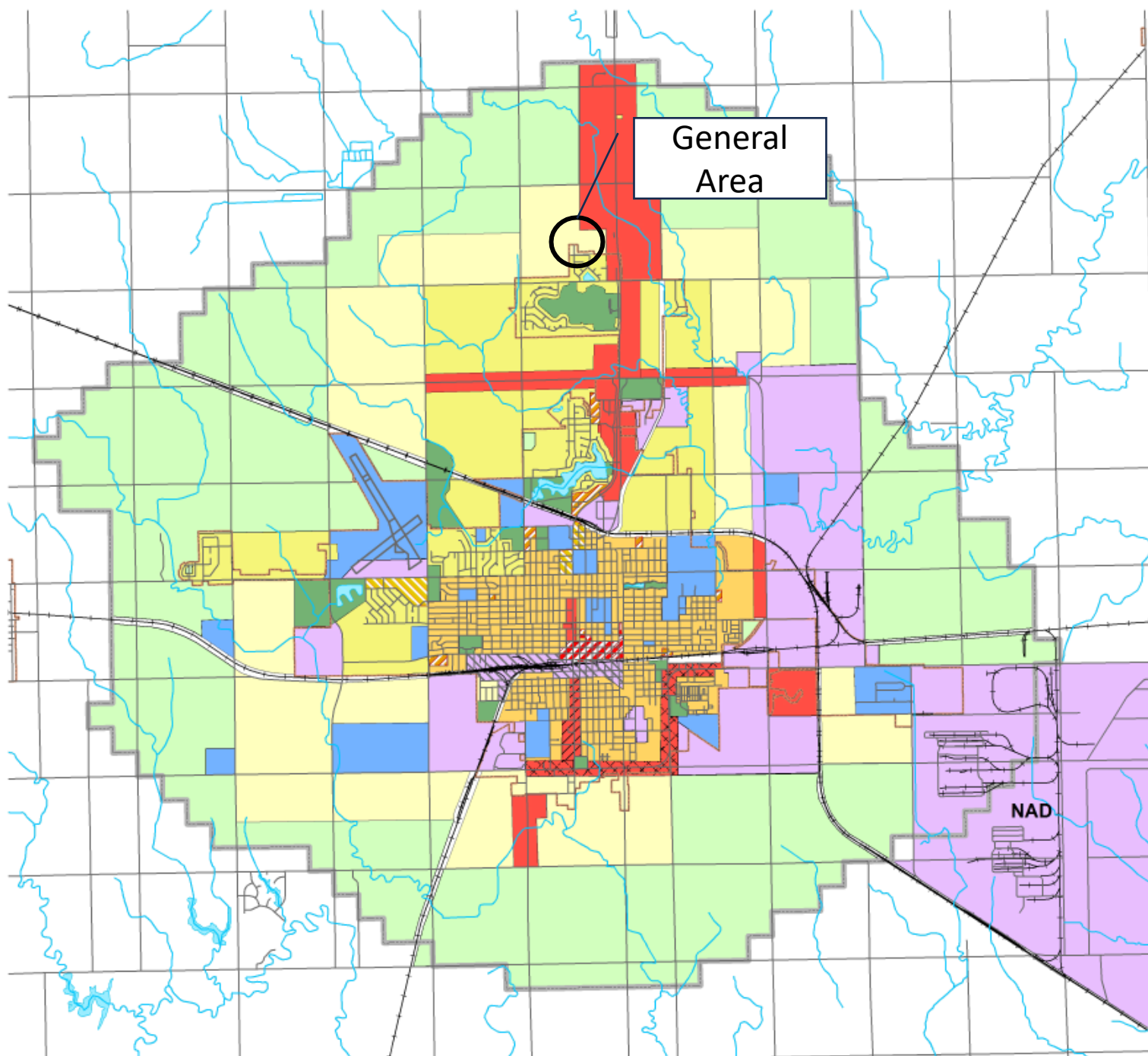
OSBORNE DR W

OSBORNE DR W

TOM OSBORNE EXPRESSWAY

TOM OSBORNE EXPRESSWAY

TOM OSBORNE EXPRESSWAY



General
Area

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

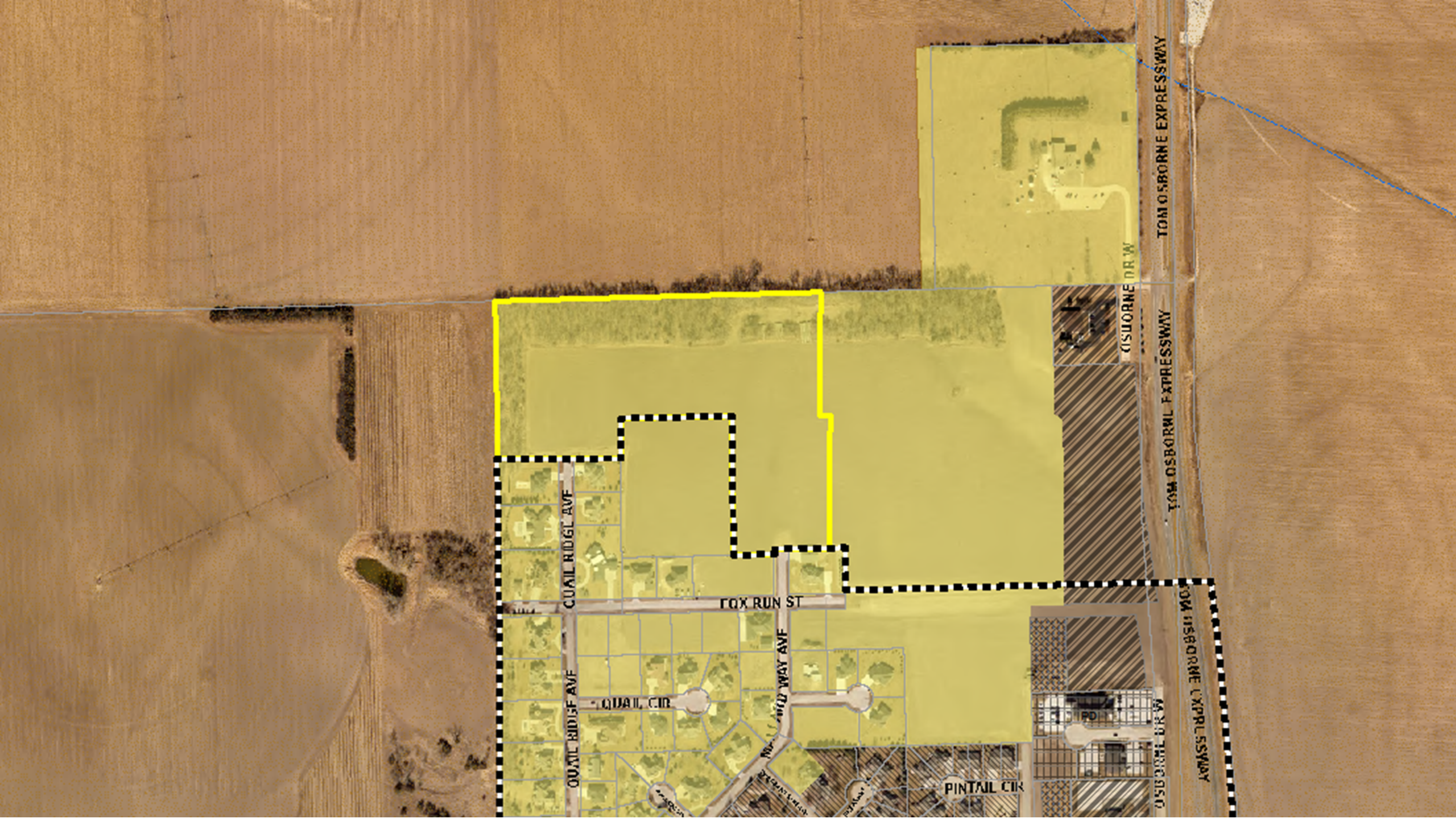
Overlay Districts:

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

- City Boundary
- ETJ Boundary
- Education

not to scale

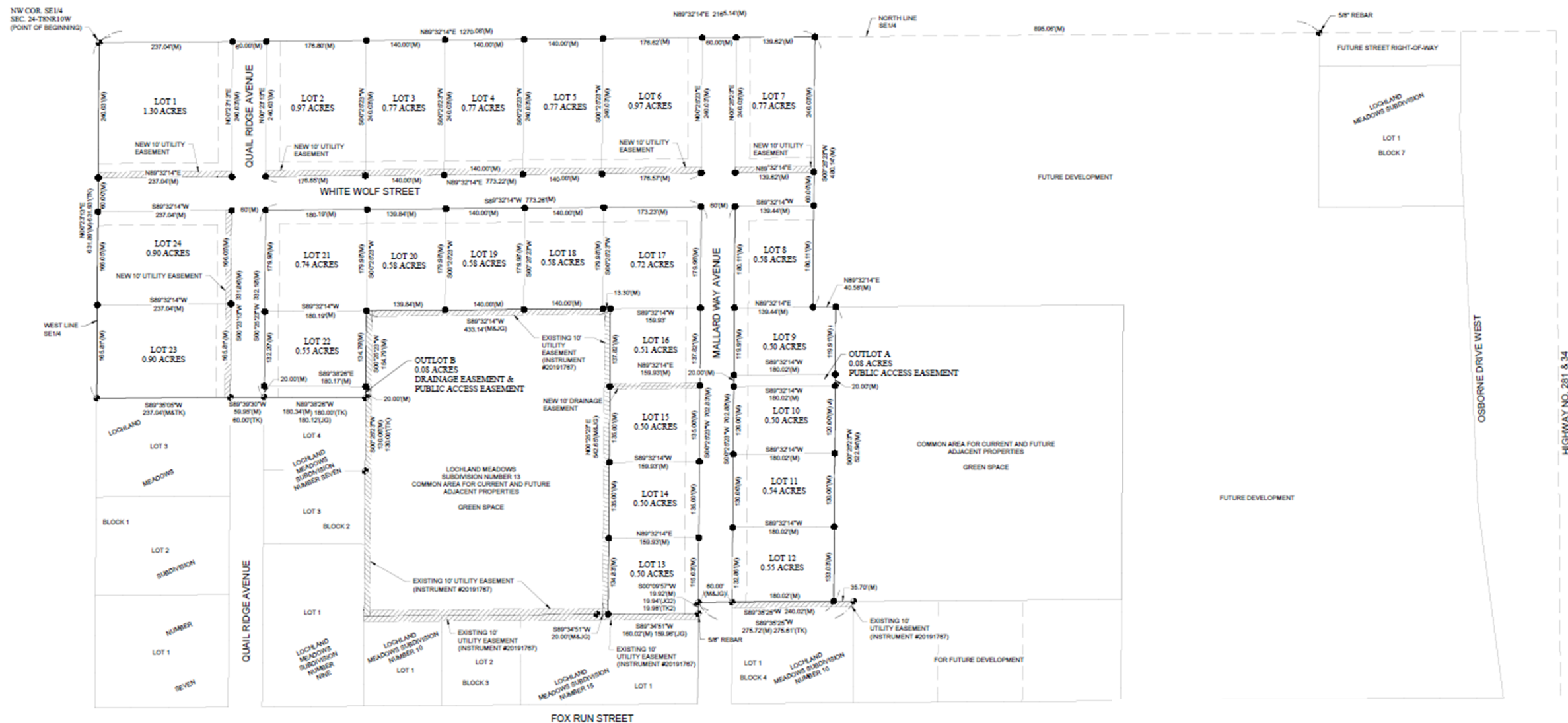




LOCHLAND MEADOWS SUBDIVISION NUMBER 17

FINAL PLAT

AN ADDITION TO HASTINGS CITY OF LIMITS LOCATED IN THE NORTH HALF OF THE
SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 8 NORTH, RANGE 10 WEST
OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA



Staff Findings Summary

1. The property is contiguous or adjacent to the corporate limits of Hastings and is suburban in character.
2. The site is designated as Rural Residential. The 2009 Comprehensive Plan appears to not account for the approved development through the past Rezoning and Preliminary Plats. The proposed annexation and subdivision generally conform to the Comprehensive Plan.
3. The site can be served by existing infrastructure in the area.

Staff Recommendation

Staff recommends **approval** of the request to annex the land adjacent to the City limits based on its general conformance with the adopted Comprehensive Plan and ability to be served by public utilities.



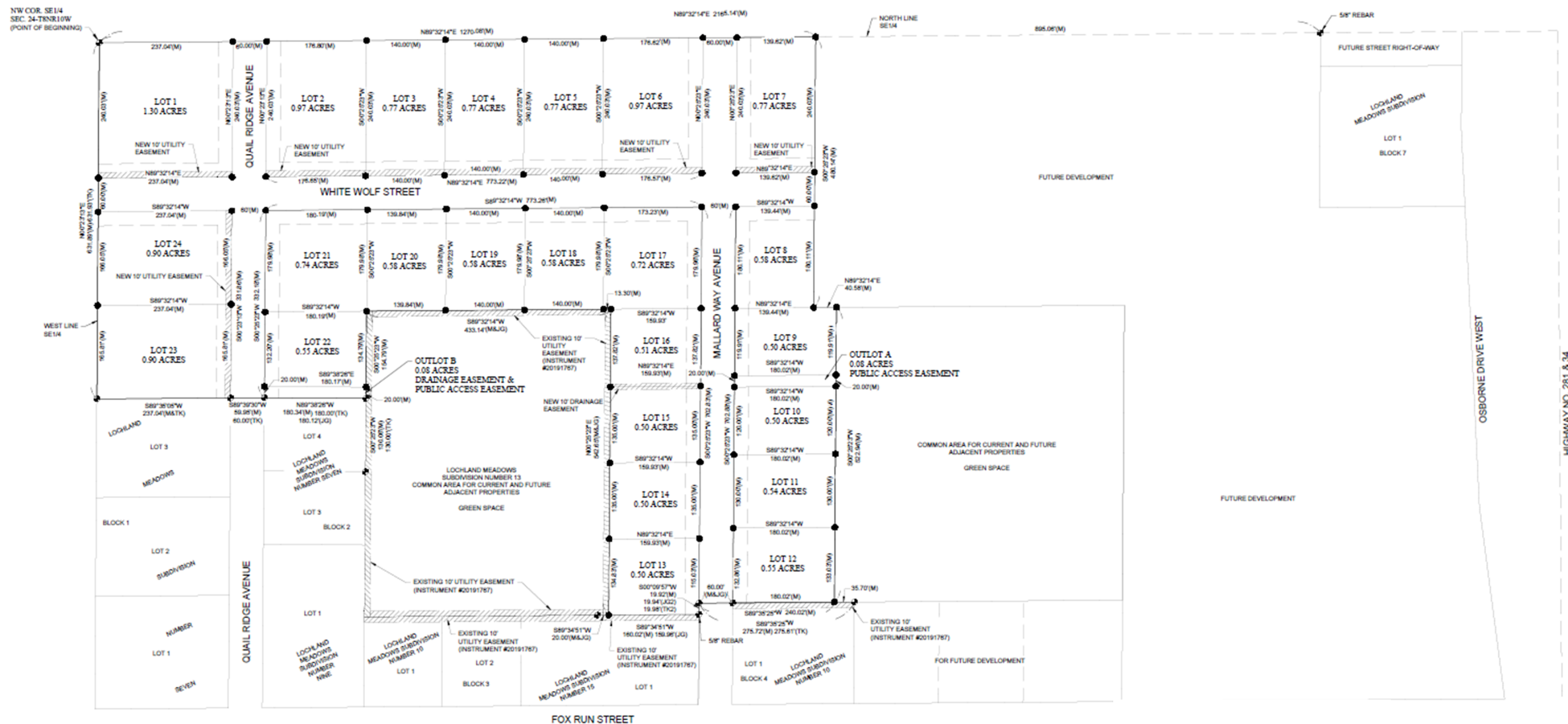


File No.	2024-185
Project	Final Plat of Lochland Meadows Subdivision Number 17
Applicant	Johnson Imperial Home Co. of Hastings

LOCHLAND MEADOWS SUBDIVISION NUMBER 17

FINAL PLAT

AN ADDITION TO HASTINGS CITY OF LIMITS LOCATED IN THE NORTH HALF OF THE
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OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA





HASTINGS

Nebraska

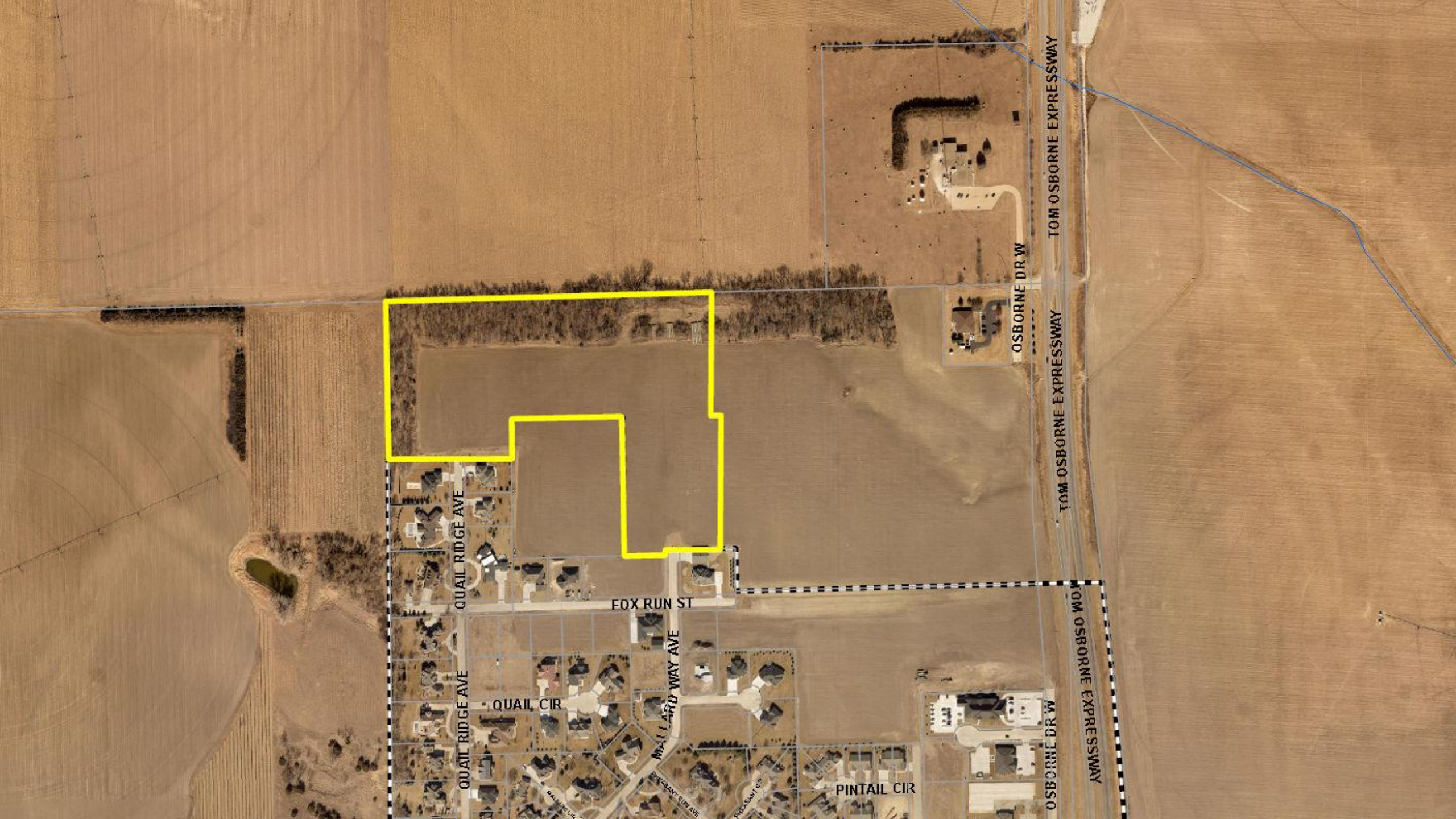


HASTINGS

Nebraska



File No.	2024-183
Project	Public hearing to consider a request to annex Lochland Meadows Subdivision Number 17, a 20.54-acre, undeveloped tract of land to the north of the deadends of Quail Ridge Avenue and Mallard Way Avenue.
Applicant	Johnson Imperial Home Co. of Hastings



QUAIL RIDGE AVE

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FOX RUN ST

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PINTAIL CIR

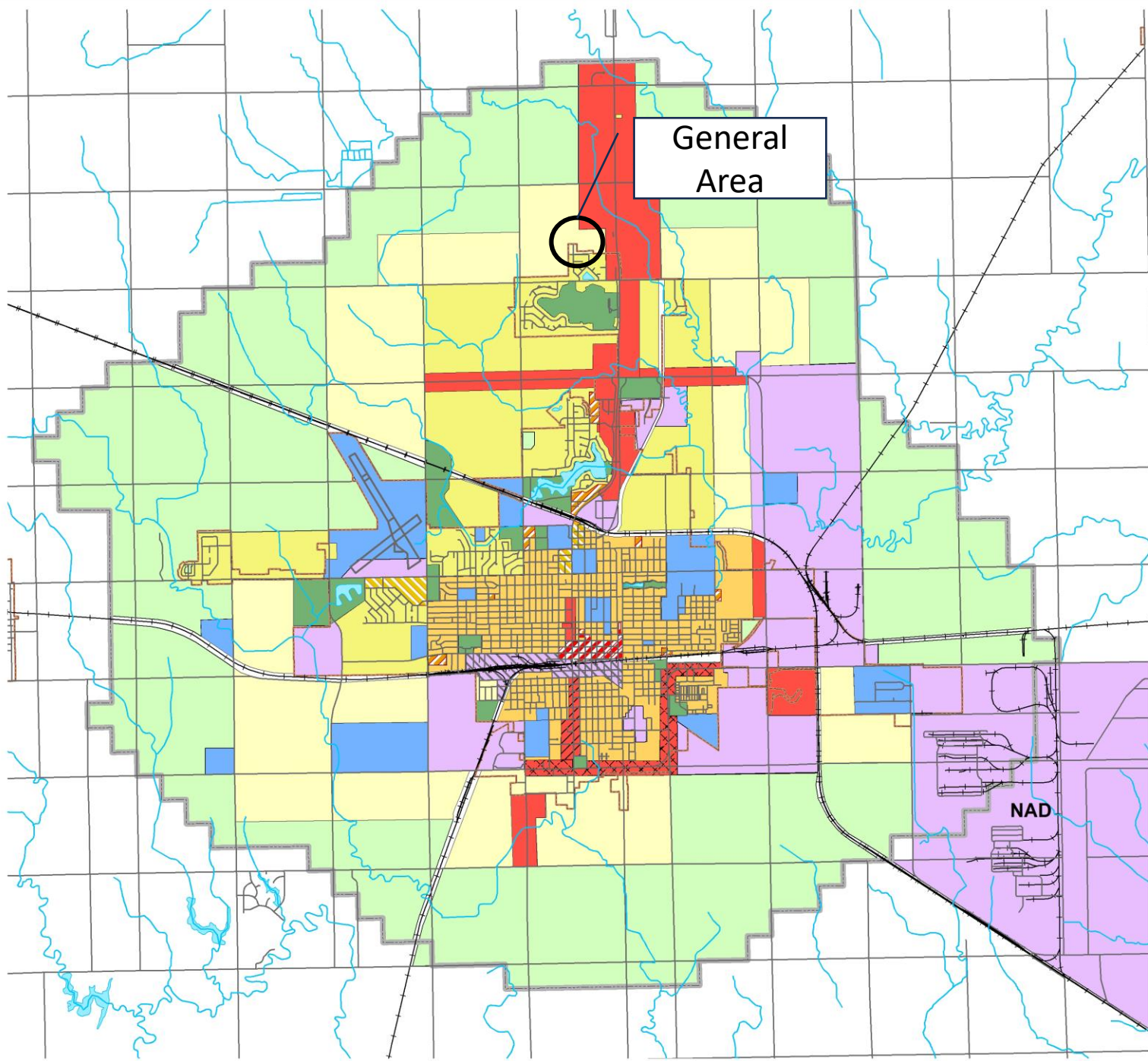
OSBORNE DR W

TOM OSBORNE EXPRESSWAY

TOM OSBORNE EXPRESSWAY

TOM OSBORNE EXPRESSWAY

OSBORNE DR W



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
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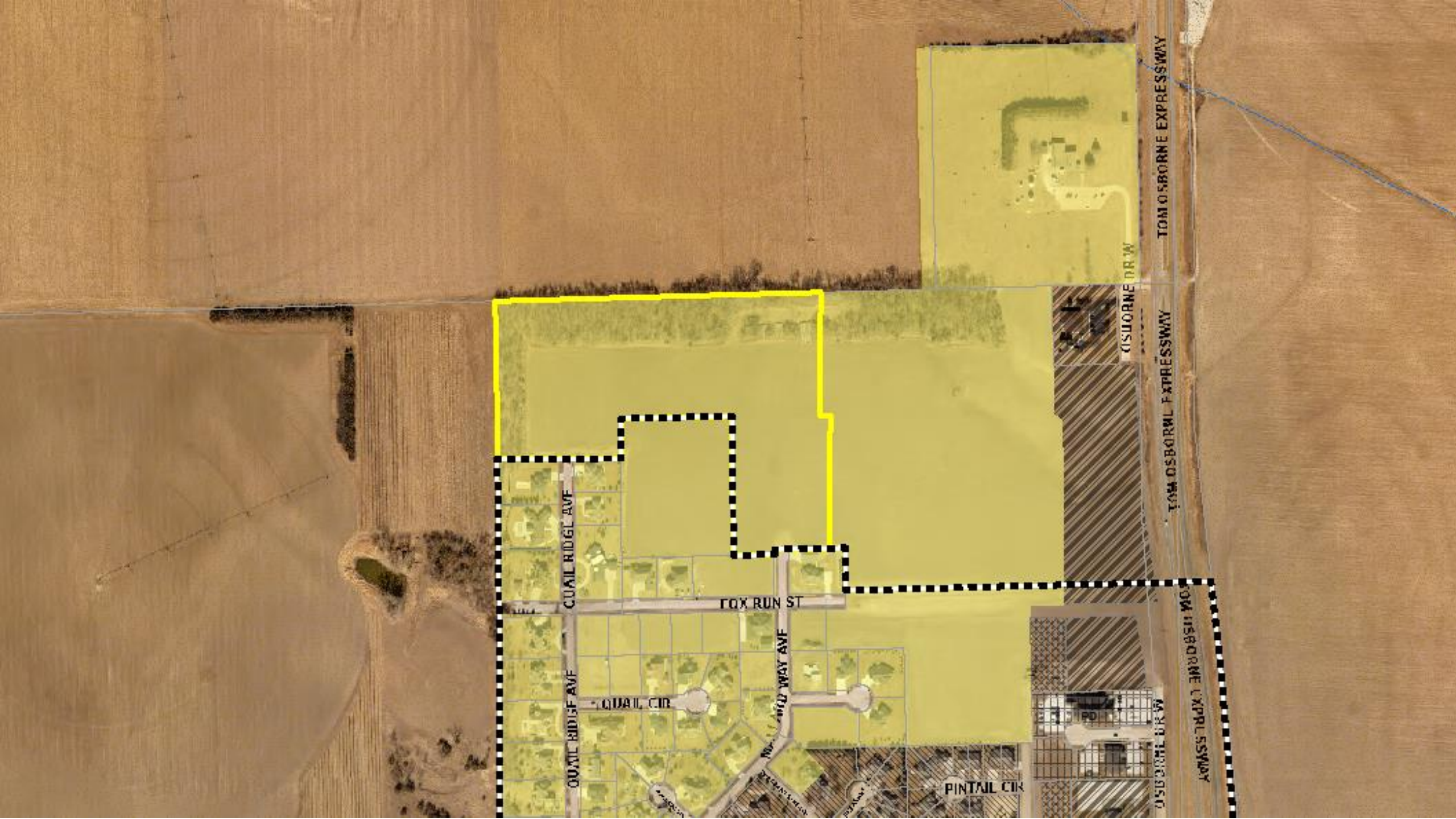
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- South Burlington Overlay
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not to scale

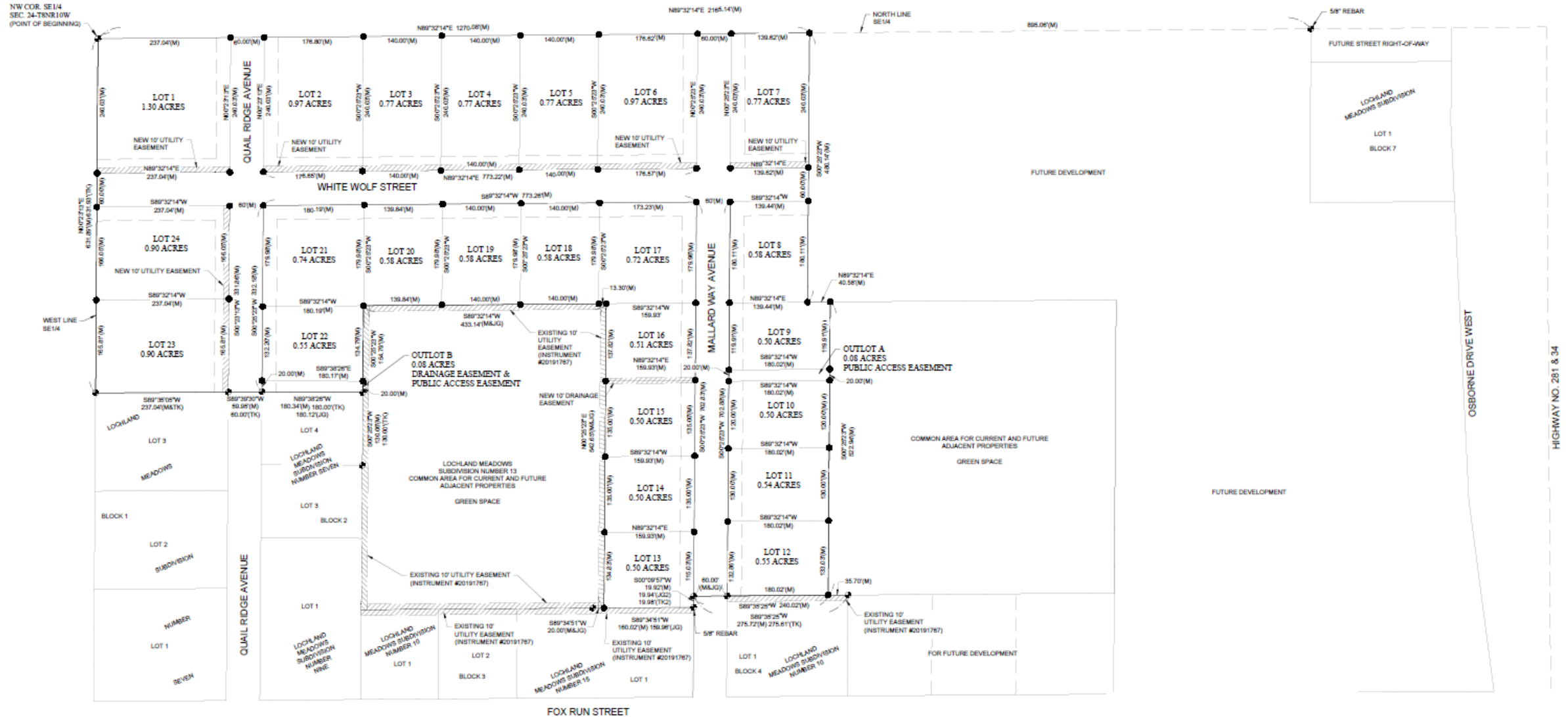




LOCHLAND MEADOWS SUBDIVISION NUMBER 17

FINAL PLAT

AN ADDITION TO HASTINGS CITY OF LIMITS LOCATED IN THE NORTH HALF OF THE
SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 8 NORTH, RANGE 10 WEST
OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA



Staff Findings Summary

1. The property is contiguous or adjacent to the corporate limits of Hastings and is suburban in character.
2. The site is designated as Rural Residential. The 2009 Comprehensive Plan appears to not account for the approved development through the past Rezoning and Preliminary Plats. The proposed annexation and subdivision generally conform to the Comprehensive Plan.
3. The site can be served by existing infrastructure in the area.

Staff Recommendation

Staff recommends **approval** of the request to annex the land adjacent to the City limits based on its general conformance with the adopted Comprehensive Plan and ability to be served by public utilities.



HASTINGS

Nebraska

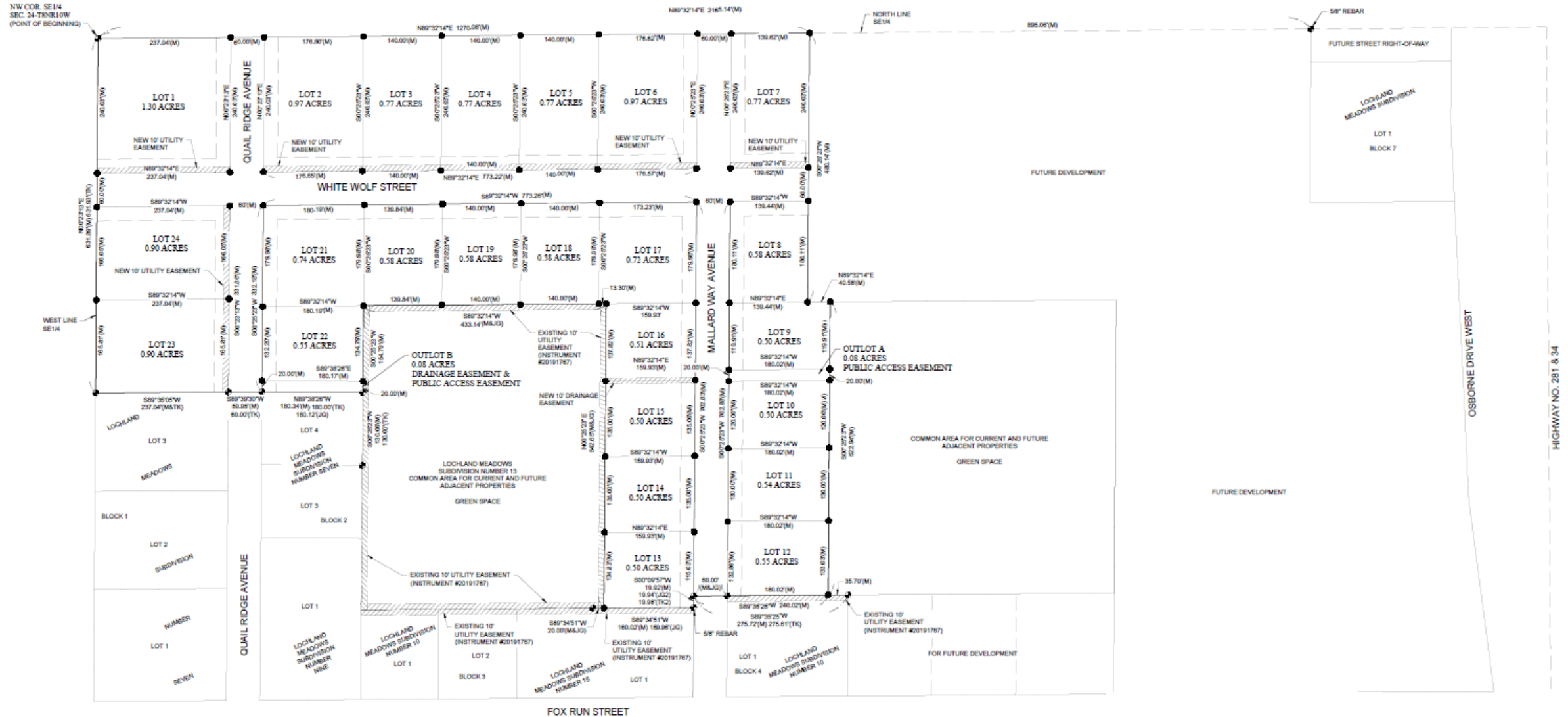


File No.	2024-185
Project	Final Plat of Lochland Meadows Subdivision Number 17
Applicant	Johnson Imperial Home Co. of Hastings

LOCHLAND MEADOWS SUBDIVISION NUMBER 17

FINAL PLAT

AN ADDITION TO HASTINGS CITY OF LIMITS LOCATED IN THE NORTH HALF OF THE
SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 8 NORTH, RANGE 10 WEST
OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA





HASTINGS

Nebraska



Staff Memorandum

To: Hastings Planning Commission

From: Chad Bunger, AICP, CFM Director of Development Services

Date: July 9, 2024

Meeting Date: July 16, 2024

Re: Public Hearing to consider annexing Lochland Meadows Subdivision Number 17
(Case No. 2024-183)

Background

The applicant, Johnson Imperial Housing Co. of Hastings, has requested the area to be Final Platted as Lochland Meadows Subdivision, Number 17 to be annexed into the Hastings city limits. The area to be annexed is 20.54 acres. The site is zoned R-1, Single-Family Residential District. The subdivision will create 24 new single-family residential lots in conformance with the zoning regulations. The lots will range in size from 0.50 acres (27,780 square feet) to 1.30 acres (56,628).

Please note: In the past, these requests were combined with the subdivision process to create an “annexation by plat” procedure where the approval of the Final Plat also annexed the land. However, the City has recently discovered that the “annexation by plat” process created some unintended consequences for land not within the City limits.

To address this potential issue in the future, City staff will concurrently follow the process established by [Sec. 38-104. Annexation of subdivided land - Authorized](#) that requires the Hastings Planning Commission and City Council to consider and pass an ordinance to annex the land. The approved ordinance will be filed with the Register of Deeds. This concurrent step will create documentation that will easily verify if land is annexed or not.

Property Descriptions

The site is a 20.54-acre, undeveloped tract of land. The land is relatively flat, with a gentle slope from the northeast to the southwest. A dense treelined area exists on the northern and western edges of the development. This treed area may be removed as the site develops with homes.

Analysis

- 1. The land is contiguous or adjacent to the corporate limits of Hastings and is urban or suburban in character.*

The land is contiguous to the Hastings corporate limits. This area is the next phase of the Lochland Meadows Subdivision. Previous phases of Lochland Meadows can be considered suburban in character. Once developed, it is anticipated that this phase will also be suburban.

2. *The location, circulation, and access to the property to be annexed align with the policy guidance of the adopted Comprehensive Plan and the Future Land Use Map.*

The site is shown on the Future Land Use Map of the 2009 Imagine Hastings as Rural Residential.

This category provides for large-lot and estate residential development. This category is intended to allow for flexibility of choice for individuals preferring a rural residential environment. Densities associated with this type of development are generally in the 1 unit per 5 acres and greater range. This category can be adjacent to the higher intensity residential uses including suburban and urban. Development in this area should not expect the full range of municipal services (water, sewer, paved streets, etc.) to be delivered, unless located adjacent to existing or planned services that can logically and cost-effectively be expanded in the future. Ultimately, the development pattern in this area is intended to retain its rural character and in areas close to urban services should not hinder the future growth and development of the city at greater intensities. A “build through” methodology to address currently rural areas that are identified for future suburban and/or urban development should be used. This methodology allows for interim residential development to occur until a property is ready for its ultimate development pattern as defined by this plan. Cluster development within rural areas can also be accommodated under the build through development methodology. (Clustering is defined in the Development section of this Chapter.) The build through development approach will be defined in the zoning ordinance.

The rural residential category can accommodate a higher intensity of residential development known as “cluster development.” Net densities of 1+ unit(s)/acre can be achieved through clustering residential units on a portion of land and leaving the remaining land undeveloped. Clustering can assist in protecting the natural and rural character of portions of Adams County through environmentally sensitive development. The key to clustering is the provision/availability of utilities to serve the development. This is a particularly useful practice in areas where the agricultural uses, floodplains, and other inherent environmental qualities impact the amount of developable land.

The current land use category appears to be related to existing and previous conditions of the site and does not consider the expansion of the Lochland Meadows Subdivision, which is designated as the Suburban Residential land use category. The site is currently zoned R-

1, Single-Family Residential District, which was established in 2009. Similarly, the Preliminary Plat of the area was approved in 2015.

This is largely a function of the Comprehensive Plan's age, which was adopted in 2009, and changing conditions in this area of the community.

It appears that the proposed annexation generally conforms to the Future Land Use Map. The lots within the subdivision will gain access to public streets with the extension of Quail Ridge Avenue and Mallard Ridge Avenue right-of-way (ROW) and a new ROW for White Wolf Street, which is to be dedicated with the Final Plat.

Access to the annexation area conforms with the policy guidance of the adopted Comprehensive Plan.

3. The site can be served by City utilities.

Existing utilities are in the general area to serve the site. The majority of the utilities will be extended from the south to serve the homes. A sewer main will be extended from the highway to the west. The needed sewer line will be in a dedicated utility easement to follow the future roadway extension. This new easement outside of the Final Plat will be dedicated by a separate instrument to be approved by the City Council.

Staff Recommendation

Staff recommends **approval** of the request to annex the land adjacent to the City limits based on its general conformance with the adopted Comprehensive Plan and ability to be served by public utilities.

Recommended Motion

Motion to recommend approval of the request to annex the 20.54-acre Lochland Meadows Subdivision Number 17

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

DATE: July 9, 2024

ATTACHMENTS:

1. Applicant's request to annex
2. Final Plat of Lochland Meadows Subdivision Number 17
3. 2009 Imagine Hastings Comprehensive Plan Future Land Use Map

Department: Development Services
Staff Contact: Chad Bunger
Planning Commission Meeting Date: 7/16/2024
File No: 2024-185
Prepared By: Chad Bunger, Director of Development Services

AGENDA ITEM SUMMARY SHEET

Description of Item:

The Final Plat of Lochland Meadows Subdivision Number 17 is the next phase of the development. The subdivision will create 24 single-family residential lots and two outlets. The Final Plat dedicates public rights-of-ways for the extension of Quail Ridge Avenue and Mallard Ridge Avenue, and the new street, White Wolf Street. Public utility and drainage easements will also be dedicated to serve the site.

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 the City Council shall not take final action on subdivision development matters without the recommendation of the Planning Commission.

Type of action requested:

Motion

Suggested motion:

Motion to recommend approval of the Lochland Meadows Subdivision Number 17 Final Plat to the City Council.

Deadlines associated with action:

This case will be presented for approval at the City Council Regular Meeting to be held on August 5, 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 to 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 Lochland Meadows Subdivision Number 17 to the City Council.



City of Hastings Planning Commission

STAFF REPORT

Final Plat: Lochland Meadows Subdivision Number 17

File No. 2024-185

Applicant Johnson Imperials Housing Co. of Hastings

Property Location: Generally located north of the dead ends of Quail Ridge Avenue and Mallard Way Avenue.

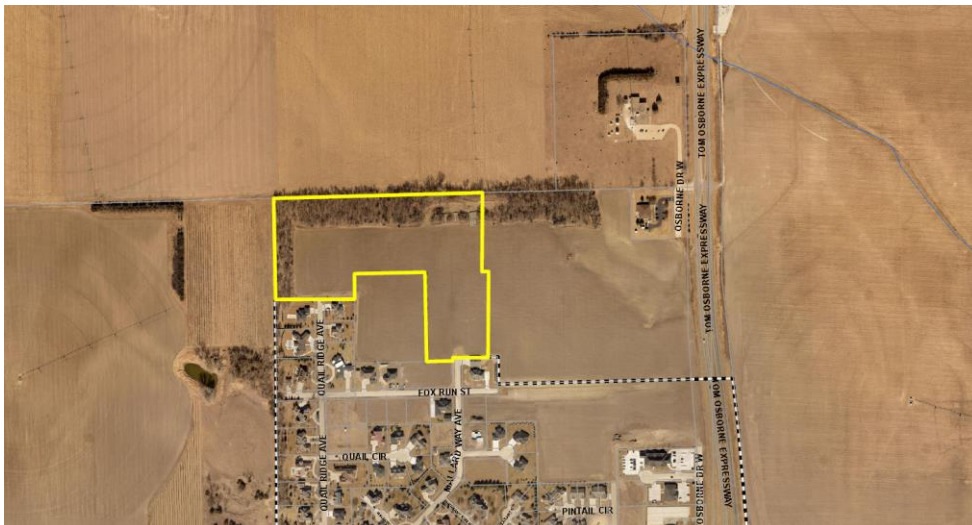
Lot Size: 20.54 acres

Date of Public Hearing: July 16, 2024

Zoning R-1, Single-Family Residential District

Adjacent Zoning:

- North: R-1 District and A, Agricultural District
- East: R-1 District and C-3, Commercial Business District
- South: R-1 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 developer has submitted the Final Plat of Lochland Meadows Subdivision Number 17 to provide for the next phase of the development. The subdivision will create 24 lots for single-family homes and two outlots. The lots will range from 0.50 acres (27,780 square feet) to 1.30 acres (56,628). The outlots are to provide access to the current and future common areas that are/will be in the center of the development. These common areas and outlots are owned and maintained by the development association.

Quail Ridge Avenue and Mallard Ridge Avenue right-of-way (ROW) will be extended to serve the new development. A new road right-of-way for White Wolf Street will be dedicated. These ROWs were planned with the preliminary plat, which was approved in 2015.

Public easements will be dedicated to serve the site. A sewer main will be extended from the highway to the west. The needed sewer line will be in a dedicated utility easement to follow the future roadway extension. This new easement outside of the Final Plat will be dedicated by a separate instrument to be approved by the City Council.

Property Description: The site is a 20.54-acre, undeveloped tract of land. The land is relatively flat, with a gentle slope from the northeast to the southwest. A dense tree-lined area exists on the northern and western edges of the development. This treed area may be removed as the site develops with homes.

CONSIDERATIONS OF THE FINAL 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 and County 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 **APPROVE** the **FINAL PLAT** of **LOCHLAND MEADOWS SUBDIVISION, NUMBER SEVENTEEN.**

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

DATE: July 9, 2024

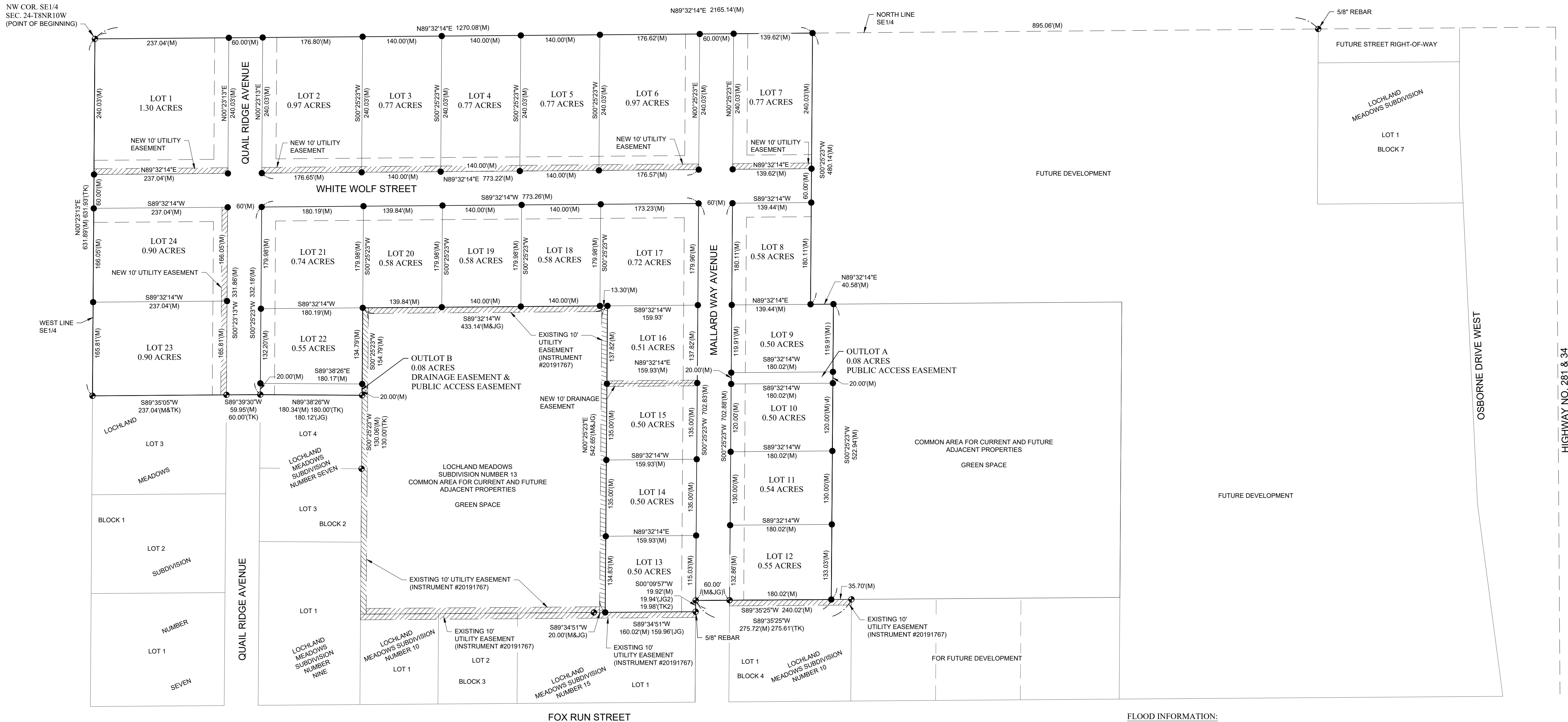
ATTACHMENTS:

1. Final Plat of Lochland Meadows Subdivision, Number 17
2. Memo documenting minor changes in traffic and drainage for the subdivision
3. Preliminary Plat of Lochland Meadows Subdivision, Number 10 (approved 2015)

LOCHLAND MEADOWS SUBDIVISION NUMBER 17

FINAL PLAT

AN ADDITION TO HASTINGS CITY OF LIMITS LOCATED IN THE NORTH HALF OF THE
SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 8 NORTH, RANGE 10 WEST
OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA



LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 8 NORTH, RANGE 10 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER, THENCE N89°32'14"E (BASIS OF BEARING BEING THE ADAMS COUNTY LOW DISTORTION PROJECTION) ON THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1270.08 FEET; THENCE S00°25'23"W, A DISTANCE OF 480.15 FEET; THENCE N89°32'14"E, PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 40.58 FEET; THENCE S00°25'23"W, A DISTANCE OF 522.94 FEET TO THE NORTH LINE OF LOT 1, BLOCK 4 OF LOCHLAND MEADOWS SUBDIVISION NUMBER 10; THENCE S89°35'25"W ON THE NORTH LINE OF SAID LOT 1, BLOCK 4 OF LOCHLAND MEADOWS SUBDIVISION AND ITS WESTERLY EXTENSION, A DISTANCE OF 240.02 FEET TO THE WEST LINE OF MALLARD WAY AVENUE; THENCE S00°09'57"W ON SAID WEST LINE, A DISTANCE OF 19.92 FEET TO THE NORTHEAST CORNER OF LOT 1 OF LOCHLAND MEADOWS SUBDIVISION NUMBER 15; THENCE S89°34'51"W ON THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 160.02 FEET TO THE SOUTHEAST CORNER OF LOCHLAND MEADOWS SUBDIVISION NUMBER 13; THENCE N00°23'13"E ON THE EAST LINE OF SAID LOCHLAND MEADOWS SUBDIVISION NUMBER 13, A DISTANCE OF 542.65 FEET TO THE NORTHEAST CORNER OF SAID LOCHLAND MEADOWS SUBDIVISION NUMBER 13; THENCE S89°32'14"W ON THE NORTH LINE OF SAID LOCHLAND MEADOWS SUBDIVISION NUMBER 13, A DISTANCE OF 433.14 FEET TO THE NORTHWEST CORNER OF SAID LOCHLAND MEADOWS SUBDIVISION NUMBER 13; THENCE S00°25'23"W ON THE WEST LINE OF SAID LOCHLAND MEADOWS SUBDIVISION NUMBER 13, A DISTANCE OF 154.79 FEET TO THE NORTHEAST CORNER OF LOT 4, BLOCK 2 OF LOCHLAND MEADOWS SUBDIVISION NUMBER SEVEN; THENCE N89°39'30"W, A DISTANCE OF 59.95 FEET TO THE NORTHEAST CORNER OF LOT 3, BLOCK 1 OF SAID LOCHLAND MEADOWS SUBDIVISION NUMBER SEVEN; THENCE S89°35'05"W ON THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 237.04 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE N00°23'13"E ON THE WEST LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER, A DISTANCE OF 631.89 FEET THE POINT OF BEGINNING, CONTAINING 20.54 ACRES, MORE OR LESS.

NW CORNER SE1/4 SECTION 24-T8N-R10W

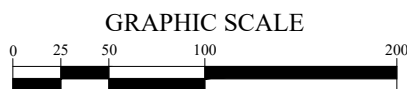
FOUND A 1/2" OPEN TOP PIPE, AS RECORDED IN A SURVEY BY THOMAS L. KRUEGER, LS 448, DATED 1/29/2008, 0.1' BELOW GRADE
ESE 26.99' TO A MAG NAIL WITH AN ALUMINUM WASHER STAMPED "A. GOERTZEN LS 704" SET IN THE SW FACE OF A 12" DECIDUOUS TREE (1' ABOVE GROUND)
SE 15.52' TO A MAG NAIL WITH AN ALUMINUM WASHER STAMPED "A. GOERTZEN LS 704" SET IN THE SW FACE OF A 12" DECIDUOUS TREE (1' ABOVE GROUND)
SSE 62.76' TO A 60D NAIL FOUND IN THE WEST FACE OF A 36" DECIDUOUS TREE (1' ABOVE GROUND)
WSW 115.09' TO THE NEAR FACE OF THE NORTHEAST GAS METER PIPE
E 8' TO A TREE LINE SOUTH
NORTHWEST CORNER OF TREE GROVE

FLOOD INFORMATION:

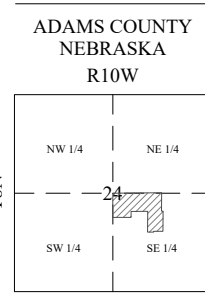
THE PROPERTY AS LEGALLY DESCRIBED ON THIS PLAT IS IN ZONE X, AND NO PORTION HEREON FALLS WITHIN THE SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FIRM MAP. COMMUNITY PANEL NO. 31001C0070C. EFFECTIVE JULY 5, 2018.

LEGEND

- MONUMENT FOUND
- MONUMENT SET
- CALCULATED POINT
- D DEED DISTANCE
- G GOVERNMENT DISTANCE
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE
- TK2 RECORDED DISTANCE (THOMAS KRUEGER 1/29/2008)
- JG2 RECORDED DISTANCE (JOSHUA GRUMMERT 5/1/2019)
- JG2 RECORDED DISTANCE (JOSHUA GRUMMERT 3/3/2022)



VICINITY SKETCH



NOTE: ALL BEARING ARE IN THE ADAMS COUNTY LOW DISTORTION PROJECTION

REPOSITORY STAMP

FINAL PLAT

LOCHLAND MEADOWS SUBDIVISION
NUMBER 17
THE N1/2 SE1/4 OF SECTION 24,
TOWNSHIP 8 NORTH, RANGE 10 WEST
OF THE SIXTH P.M., ADAMS COUNTY, NE

PROJECT NO. 240829
DATE 7/9/2024
DRAWN BY MLD
FILE NAME R240829 survey.dwg
FIELD BOOK HASTINGS #58
FIELD CREW BS
SURVEY FILE NO. 2024-107

LOCHLAND MEADOWS SUBDIVISION NUMBER 17
FINAL PLAT
AN ADDITION TO HASTINGS CITY OF LIMITS LOCATED IN THE NORTH HALF OF THE
SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 8 NORTH, RANGE 10 WEST
OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA

MAYOR AND CITY COUNCIL ACTION:

THIS PLAT OF LOCHLAND MEADOWS SUBDIVISION NUMBER 17 WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, IS HEREBY _____
DATED THIS _____ DAY OF _____, 2024.

MAYOR CITY CLERK

CITY PLANNING COMMISSION RECOMMENDATION:

THIS PLAT OF LOCHLAND MEADOWS SUBDIVISION NUMBER 17 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 _____, 2024.

CHAIRMAN DIRECTOR

OWNER'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENT, THAT JOHNSON IMPERIAL HOME CO. OF HASTINGS, A NEBRASKA CORPORATION, THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "LOCHLAND MEADOWS SUBDIVISION NUMBER 17", WITHIN THE EXTRATERRITORIAL JURISDICTION OF 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. BE IT FURTHER KNOWN, THAT SAID OWNER DOES HEREBY DEDICATE ANY STREETS OR EASEMENTS SHOWN ON THIS PLAT TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.
SIGNED THIS _____ DAY OF _____, 2024.

JOHNSON IMPERIAL HOME CO. OF HASTINGS,
A NEBRASKA CORPORATION

CHRIS A. JOHNSON, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF NEBRASKA }
COUNTY OF ADAMS } SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2024, BY CHRIS A. JOHNSON, PRESIDENT OF THE JOHNSON IMPERIAL HOME CO. OF HASTINGS, A NEBRASKA CORPORATION.
MY COMMISSION EXPIRES THE _____ DAY OF _____, _____.

(SEAL) _____
NOTARY

WAIVER:

THE APPLICANT HEREBY WAIVES ANY AND ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE STREETS AND ALLEYS TO CONFORM TO SAID GRADES AS ESTABLISHED.
SIGNED THIS _____ DAY OF _____, 2024.

JOHNSON IMPERIAL HOME CO. OF HASTINGS,
A NEBRASKA CORPORATION

CHRIS A. JOHNSON, PRESIDENT

CITY SURVEYOR'S APPROVAL:

I, THE UNDERSIGNED, DO HEREBY _____ THIS PLAT OF THE LOCHLAND MEADOWS SUBDIVISION NUMBER 17, WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.
DATED THIS _____ DAY OF _____, 2024.

CITY SURVEYOR

CITY ENGINEER'S APPROVAL:

I, THE UNDERSIGNED, DO HEREBY _____ THIS PLAT OF THE LOCHLAND MEADOWS SUBDIVISION NUMBER 17, WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.
DATED THIS _____ DAY OF _____, 2024.

CITY ENGINEER

CITY TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO SPECIAL ASSESSMENTS ARE DELINQUENT UPON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT.
DATED THIS _____ DAY OF _____, 2024.

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.
DATED THIS _____ DAY OF _____, 2024.

ADAMS COUNTY TREASURER

SURVEYOR'S REPORT:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF JOHNSON IMPERIAL HOME CO. OF HASTINGS. THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE BOUNDARY OF LOCHLAND MEADOWS SUBDIVISION NUMBER 17 TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA AND PLAT IT INTO TWENTY FOUR LOTS.
EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE 5/8" REBARS WITH A PLASTIC CAP STAMPED "LS 448", UNLESS NOTED OTHERWISE ON THIS PLAT. ALL MONUMENTS SET ARE A 5/8" BY 24" REBAR WITH A PLASTIC CAP STAMPED "GOERTZEN L.S. 704".
ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE R12I GNSS ROVER RECEIVER UTILIZING THE SEILER INSTRUMENTS REAL TIME NETWORK OR A TRIMBLE R10 GNSS BASE RECEIVER.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA; THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY; THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

ADAM J. GOERTZEN, LS 704

REGISTER OF DEEDS CERTIFICATE:

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

REGISTER OF DEEDS

THIS LAND WAS APPROVED TO BE ANNEXED INTO HASTINGS CITY LIMITS BY THE CITY COUNCIL ON

_____ DAY OF _____, 2024 BY THE PASSING OF RESOLUTIONS NO. _____



MEMO

To: Mr. Chad Bunger, Development Services Director, City of Hastings, Nebraska
From: Ryan C. Kavan, PE
Date: May 10, 2024
Subject: Lochland Meadows Subdivision Number 17: Addressing traffic and drainage related to minor changes in proposed plat, JEO No. 240829

Mr. Bunger,

Proposed Plat:

The following memo is regarding the proposed plat of Lochland Meadows Subdivision Number 17, in the City of Hastings. The proposed plat is for approximately 24 large residential lots (over 20,000 square feet), generally north of Fox Run Street and includes extensions of Mallard Way, Quail Ridge Avenue and proposed White Tail Street. The proposed improvements include maintaining a large open green space as platted in Lochland Meadows Subdivision Number 13, and a second large open green space as a part of this plat.

Traffic Impacts:

The proposed improvements are proposed to connect to the existing urban street network which currently provides two (2) connection points to Lochland Road West, and from there connects to the rest of the City, County and State roadway and highway networks. With the proposed subdivision situated approximately 1,600 feet due north of Lochland Road West, and the traveled path of nearly 1,900 feet, two connections are recommended, specifically for if one roadway were blocked for any reason (i.e. construction, accident, etc.), there is still a second route for residents and emergency services to access the properties of the proposed subdivision.

The existing roadways connecting to Lochland Road West are generally 32-feet wide, two-lane with parking permitted. The 88 existing lots, are mostly developed with single family homes. With this proposed plat there would be a total of 112 single family homes in the subdivision. It is anticipated that each single family home will generate 5-10 trips per day. The total projected traffic from the total subdivision onto Lochland Road West is 1,120 vehicles per day through two access roads. Based on observations, I believe this count to be conservative for this subdivision. Assuming they are approximately evenly distributed between the two connections to Lochland Road West of Quail Ridge Avenue and Pheasant Run Avenue, there would be approximately 560 vehicles per day at each roadway intersection with Lochland Road West. Based on traffic count data from other residential areas of the City of Hastings, this is inline or even below many other streets in residential areas within the City, which are approximately 1,100 vehicles per day (Data from the 12th Street Corridor Study completed by JEO Consulting Group).

In summary, the proposed development is not anticipated to have a significant impact to existing traffic.

Mr. Chad Bunger, Development Services Director
May 13, 2024
RE: Lochland Meadows Subdivision Number 17
Page 2 of 2

Drainage Impacts:

The proposed improvements are in line with the original preliminary drainage design for large lot residential properties. As the overall development has occurred on the quarter section of ground, the lots have generally been getting larger and less dense than originally planned, with some lots originally proposed between 10,000 SF to 15,000 SF in the original proposed subdivisions drainage study. Many of these lots exist today as larger lots in the, between 15,000 and 20,000 SF, with some even larger than that. Large Lots typically have larger green spaces, reducing the amount of rainfall that flows off of the lot, potentially reducing the anticipated run-off from the original drainage study.

Additionally, the proposed green spaces between the homes will act as natural detention/retention, remaining green space, further reducing the anticipated volume of storm water run-off.

In summary, the proposed development is anticipated to have a marginal change in drainage from the previous preliminary plat.

Conclusion:

The proposed development is not anticipated to have a significant impact on traffic volumes or drainage from the subdivision.

If there are further questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Ryan C. Kavan". The signature is written in a cursive, flowing style.

Ryan C. Kavan, PE
Project Engineer

LOCHLAND MEADOWS SUBDIVISION NUMBER TEN

PRELIMINARY PLAT

THE N 1/2 SE 1/4 SECTION 24, T8N, R10W WEST OF U.S. HIGHWAY NUMBER 281 IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA



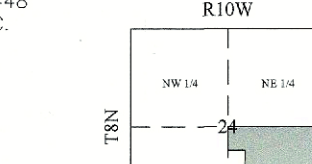
JEO CONSULTING GROUP INC
Ph: 402.462.5657
2837 West Hwy 6, Ste 204
Hastings, NE 68901

PRELIMINARY PLAT

LOCHLAND MEADOWS SUBDIVISION
NUMBER TEN
THE N1/2 SE1/4 SECTION 24, T8N, R10W
WEST OF U.S. HIGHWAY NO 281 IN THE
CITY OF HASTINGS, ADAMS COUNTY, NE

PROJECT NO. R150809
DATE 6/11/2015
DRAWN BY AJG
FILE NAME 150809 Prelim Plat.dwg
FIELD BOOK
FIELD CROW
SURVEY FILE NO
REVIEW BY
REVIEW DATE
REVISIONS

VICINITY SKETCH
ADAMS COUNTY
NEBRASKA
R10W
T8N



NOTE: ALL BEARINGS ARE ASSUMED.

GRAPHIC SCALE
0 20 40 60 80 100 120 140 160 180 200



CITY PLANNING COMMISSION RECOMMENDATION
THIS PRELIMINARY PLAT OF LOCHLAND MEADOWS SUBDIVISION NUMBER TEN 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 THIS PLAT BE _____ AS PROPOSED, DATED THIS _____ DAY OF _____

CHAIRMAN _____ DIRECTOR _____

MAYOR AND CITY COUNCIL ACTION
THIS PRELIMINARY PLAT OF LOCHLAND MEADOWS SUBDIVISION NUMBER TEN IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, IS HEREBY _____ ON THIS _____ DAY OF _____

MAYOR _____ ATTEST: CITY CLERK _____

LEGAL DESCRIPTION
A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 8 NORTH, RANGE 10 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 24; THENCE N88°52'48"E (ASSUMED BEARING) ALONG THE NORTH LINE SAID SOUTHEAST QUARTER, A DISTANCE OF 2475.01 FEET TO THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NUMBER 281 AND 34 AS DESCRIBED IN ADAMS COUNTY DEED RECORD 822110; THENCE S00°31'25"E ON SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 171.69 FEET; THENCE S03°24'38"E ON SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 667.22 FEET; THENCE S08°09'34"E ON SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 408.70 FEET; THENCE S88°55'44"W, A DISTANCE OF 2091.21 FEET TO THE SOUTHEAST CORNER OF LOCHLAND MEADOWS SUBDIVISION NUMBER SEVEN; THENCE N01°16'36"W ON THE EAST LINE OF SAID LOCHLAND MEADOWS SUBDIVISION NUMBER SEVEN, A DISTANCE OF 607.51 FEET TO THE NORTHEAST CORNER OF SAID LOCHLAND MEADOWS SUBDIVISION NUMBER SEVEN; THENCE S89°43'24"W ON THE NORTH LINE OF LOT 4 OF SAID LOCHLAND MEADOWS SUBDIVISION NUMBER SEVEN, A DISTANCE OF 180.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE S88°55'44"W ON THE NORTH LINE OF SAID LOCHLAND MEADOWS SUBDIVISION NUMBER SEVEN, A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF LOT 3 OF SAID LOCHLAND MEADOWS SUBDIVISION NUMBER SEVEN; THENCE S88°55'44"W ON THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 237.04 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE N00°16'36"W ON THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 631.93 FEET TO THE POINT OF BEGINNING, EXCEPT LOT 1, BLOCK 7, OF LOCHLAND MEADOWS SUBDIVISION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, CONTAINING 64.84 ACRES HEREINAFTER KNOWN AS LOCHLAND MEADOWS SUBDIVISION NUMBER NINE.

THIS PLAT WAS PREPARED BY
THOMAS L. KRUEGER, RLS 448
JEO CONSULTING GROUP INC.
2837 WEST HWY 6
HASTINGS, NE 68901

Staff Memorandum



To: City of Hastings Planning Commission

From: Chad Bunger, AICP, CFM Director of Development Services

Date: March 11, 2024

Re: Discussion of Draft Annexation Policy

At the February 20, 2024, Planning Commission meeting, the Commission asked staff to draft an annexation policy to be considered as part of the 2024 Comprehensive Plan update. The annexation policy would provide direction to City staff, the Planning Commission, the City Council, property owners, and developers on when to anticipate the City will accept voluntary annexation requests or initiate annexation of land adjacent to corporate limits of Hastings.

This draft is intended to create input and conversation. **It is not a final draft.** City staff welcomes comments and suggestions to the draft annexation policy.

City of Hastings Annexation Policy

Annexation of land adjacent to the City limits is important and necessary to the future growth and health of Hastings. Developers and landowners routinely ask to be voluntarily annexed into the City as part of the regular development process. This allows these properties to be supplied with City services as they are needed, and the City benefits from property taxes, utilities, and other fees that City residents and businesses pay, as well as the overall comprehensive growth of the community.

Policy: The City will encourage annexation of land adjacent to the City limits, as it prepares to be developed.

Some property owners at the edge of the City may not want to develop in the foreseeable future, nor want to be within Hastings City limits. However, in certain circumstances, it makes sense for the City to initiate annexation of adjacent land that is already developed and requires minimal public investment to provide public infrastructure and services.

Policy: The City may initiate annexation of adjacent land for the following reasons:

- Equity for taxpayers. Properties at the edge of the City limits benefit from many of the City's services, including streets, parks, trails, the library, snow removal on nearby streets, some or all public utilities, and in some cases emergency services, without paying City

taxes and fees. Annexation balances providing appropriate and reliable services with the “fair share” payment for those services.

- Clarity of service areas for maintenance of roads and providing emergency services.
- Allowing Hastings to continually grow in an efficient and orderly manner.
- The City of Hastings will require that properties receiving public infrastructure be located within the City limits, as allowed for by State Statute. Annexation should occur before any property is provided with water or sanitary sewer.
- Annexation must occur before a property receives an urban zoning designation or is prepared for development.

The character of existing residential areas should be respected as much as possible during the annexation process. When low-density residential areas are proposed for annexation due to the City’s annexation policy, additional steps should be taken to ease the transition as much as possible. In general, many aspects of the low-density residential areas may remain unchanged, such as zoning or covenants. However, any annexation of existing land will result in some costs to the property owners.

Additionally, the City-initiated annexation process should take additional steps to inform those proposed to be annexed, including City-hosted public meetings, advanced notice, and written explanations of potential changes as a result of the annexation.