

HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Tuesday, September 16, 2025 at 4:00 PM in the City Building, 220 North Hastings Avenue.

AGENDA:

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Motion to adopt the current agenda for the Planning Commission Meeting
5. Public Notice - Official Notice of the Regular Meeting was published in the Hastings Tribune on Saturday, September 6, 2025. Pursuant to Nebraska Revised Statute Section 84-1412, the public is advised that a copy of today's agenda and all reproducible written material which will be discussed at today's meeting is located at the back of the Council Chambers. Also, a current copy of the Nebraska Open Meetings Act is posted on the south wall of the Council Chambers, which is accessible to members of the public.
6. Citizen Communications: (Only for agenda items not related to a public hearing.)
7. Approval of Minutes
 - a. Meeting of August 19, 2025
8. Special Order of Business
 - a. Presentation of Heartbeat Creative District's Public Art & Creative Placemaking Plan
9. Public Hearings.
 - a. **2025-389.** Public hearing to consider the request from Mother Lake, LLC for a conditional use permit for medical clinic uses for property commonly addressed as 2120 N Kansas Avenue, City of Hastings, Adams County, Nebraska.

Motion to recommend approval of the request for a conditional use permit for medical clinic uses. The property is commonly addressed as 2120 N Kansas Avenue, City of Hastings, Adams County, Nebraska.
 - b. **2025-400.** Public hearing to consider the request from Timmy's RVs, LLC for a conditional use permit for recreational vehicle sales for property commonly addressed as 910 W L Street, City of Hastings, Adams County Nebraska.

Motion to recommend approval of the request for a conditional use permit for a recreational vehicle sales, storage, and repairs. The property is commonly addressed as 910 W L Street, City of Hastings, Adams County, Nebraska.
 - c. **2025-405.** Public hearing to consider a request for Plan Modification No. 2025-3 to Redevelopment Area #7 for the Ponderosa Park 2.0 redevelopment project. The area of redevelopment is approximately 1.55 acres and is generally located southeast of the intersection of W 22nd Street and N Kansas Avenue in the City of Hastings, Adams County, Nebraska.

Motion to recommend approval for Plan Modification No. 2025-3 to Redevelopment Area

Planning Commission Agenda

September 16, 2025

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#7 for the Ponderosa Park 2.0 redevelopment project. The area of redevelopment is approximately 1.55 acres and is generally located southeast of the intersection of W 22nd Street and N Kansas Avenue in the City of Hastings, Adams County, Nebraska.

10. Subdivisions

- a. **2025-404.** Preliminary Plat for Ponderosa Park Subdivision, generally located southeast of the intersection of N Kansas Avenue and W 22nd Street.

Motion to recommend approval of the Preliminary Plat for the Ponderosa Park Subdivision to the City Council.

11. Reports

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

Adjourn

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
TUESDAY, AUGUST 19, 2025

Pursuant to due call and notice thereof, a meeting of the Hastings Planning Commission was conducted at the Hastings Municipal Airport, 3300 W 12th Street, Hastings, Nebraska, on August 19, 2025

Chair Sinner called the meeting to order at 4:00 p.m. in Regular Session. The following members were present: Greg Sinner, Chuck Rosenberg, Craig Hubbard, Shawn Rossi, Michelle Lewis, Lou Kully, and Jody Stutzman. Absent: Shannon Adler, Rakesh Srivastava, and Joe Kindig.

The following City Officials were present: City Administrator Mark Funkey, City Attorney, Jesse Oswald, Paralegal, Ainsley Powell, Director/City Engineer, Lee Vrooman, Mayor Jay Beckby, Director of Development Services, Kevin Kubo, , Chief Building Official, Danny Graves, City Planner, Ember Batelaan, Community Risk Reduction Officer, Anthony Murphy, Public Information Manager, Tony Herrman, IT Director, Erik Nielsen, and Administrative Assistant, Melissa Woodard.

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 August 19, 2025, meeting. Moved by Kully, seconded by Rosenberg, to adopt the current agenda. Ayes: Stutzman, Lewis, Kully, Sinner, Rosenberg, Rossi, and Hubbard. Nays: None. Motion carried: 7-0.

PUBLIC NOTICE - Official Notice of the Regular Meeting was published in the Hastings Tribune on Saturday, June 7, 2025. Pursuant to Nebraska Revised Statutes 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 July 15, 2025

Chair Sinner called for a motion to approve the minutes from July 15, 2025. Moved by Rossi, seconded by Stutzman: Roll Call: Ayes: Lewis, Kully, Sinner, Rosenberg, Stutzman, and Hubbard. Nays: None. Abstain: Rossi. Motion Carried:6-0-1.

Public Hearings: None.

Citizen Communications: (Only for agenda items not related to a public hearing.): None.

Special Order of Business:

a. 2025-336 Presentation of One and Six-Year Street Improvement Plan.

Vrooman presented the one- and six-year street improvement plan. Starting off with the project, they have In Progress/Completed Projects in progress and will be done by the end of the calendar year. The Upcoming Projects in the proposed 2025-26 budget include Asphalt Resurfacing and Quiet Crossings, where five of the seven are now complete. There are Colorado and Elm Avenue left, but they will be completed in 2026. A couple of other Upcoming projects are the 12th Street Corridor Improvements. Restriping and improvements from Hastings Avenue to Baltimore Avenue. Intersection improvements at Laird and Crane Avenue to create left turn lanes. Looking at the flooding that happens with torrential rains. JEO is helping review that storm sewer, so it gets pushed back to next year. Central Hastings Drainage Improvement Design was one of the three FEMA projects, part of which is paid for by a grant. The design will be done this summer, and we are looking for a funding source. If we can't find the funding, it will move to next year. The last project is the Hastings Southeast Project, which is a three-lane design and will be bid in the Fall of 2025, with construction from 2026-2028.

Stutzman asked about the timeline for E Street. Vrooman said it is out for bid and opens to bids next week. They will ask that they not begin on E Street, as we don't want it torn up before snow season.

Chuck asked if we could ask the State about adding turn lanes on Burlington, even on 7th Street, with increased traffic. Lee said they sure can request that again. Sinner thanked Vrooman for his timely presentation.

b. 2025-344 Housing Report. Graves discussed the 2025 Housing Reports. Graves went through the new residential, commercial, and industrial permit numbers for May, June, and July, as well as overall building permits. Graves stated we had five demolition permits and explained the longer process, as well as how demos open new opportunities for rebuilds. The projects include Cedar Park, with 48 apartments and 10 townhomes. Trailside has its first buildings set, and there will be 28 townhomes. The first three units will be completed by the end of October. On 26th and Elm, the first building is being occupied, and the others will continue in a few weeks. Our City Planner, Ember Batelaan, along with others, moved from Grand Island into one of their new apartments, showing the need for residences. The 56 Plex at the Theatre District is complete and is being occupied. There are 2-3 lots for residential, available at Trailridge; everything else is full. At Lakeview, there are 8 lots, and they are currently filling up. The inspectors met today regarding Elm Meadows at 23rd and Elm, and the Lagunas will build on 18 lots. They are about three weeks away from breaking

ground. A lot of great progress for apartments, homes, and townhomes. Excited to see Cedar Park come in, bringing lower-income availability to the City of Hastings.

Stutzman asked Graves to explain why the demolitions took so long. Graves replied that most of the demos are from fires, or if a death is involved in the fire, or an insurance claim, and it becomes a long process. Stutzman said at one point, Chad Bunger said how in the past, the City Building Inspectors were quick to condemn properties, but then were able to find people to rehab buildings. Is that still happening? Oswald said the city doesn't have control over these properties. They are owned by private individuals, and the owners have found someone to rehab them. Oswald discussed the city's financial perspective with the demos. It's prudent to use taxpayers' dollars for an agreeable outcome for all involved. Graves said others were not total losses, and people are currently rehabbing those. Rosenberg also brought up the asbestos check and removal, which is time-consuming. He asked about the infrastructure on Elm and 23rd for all the housing. Graves said sewer and water are in. The road is starting to be paved on Friday. They hope to be completely done in three weeks, when Lagunas wanted to start. Sinner said Where is the nearest park or play area for kids at Trailside? Graves said over at Lake Hastings. Sinner asked if they plan on adding playground equipment. Kubo said the Parks Department has a long-term plan for South of Frahm Avenue to develop that into a common area. Graves said they do have a green space to the East Corner.

- c. **2025-345 Zoning Discussion.** Kubo said we have started the recodification process and are moving things around in the Municipal code. Oswald has started the recodification with Powell's help, taking on the task of rewriting some of our chapters in the planning and zoning. We will work on Chapter 34 (will be recodified as Chapter 54). The purpose of the rewrite is to address legal issues, consistency, and clarity. Kubo discussed the Zoning Chapter Proposed Outline, set up a general timeline, and will bring those articles to the Commission at stages. Discussed the Zoning Chapter proposed outline and the District Regulations Proposed Outline. We will build a code that works for us. We will start next month and work through the Fall of 2026. We will hold public meetings and work sessions with the City Council for input from citizens and the Planning Commission and will rely on your guidance.

Reports

- a. **Committee Reports:** None
- b. **Chairman Comments:** Sinner said that Rakesh Srivastava turned in his

resignation to Mayor Jay Beckby and himself earlier this month.

- c. **Staff Reports:** Oswald introduced Ainsley Powell, the new paralegal for his office, to help get more done. Mayor Beckby appreciated what he heard from Kubo about the recodification and said there is someone in the hopper for Rakesh's seat, he will be interviewing them, and the position will be filled. Funkey said budget talks continue, supporting the staff with their projects. Murphy has been working with the public and businesses on fire extinguisher training for their employees, and Travis did a great job with that. Kool-Aid Days, they took the Kool-Aid man in the parade. They continue to do their Lunch and Learns for educational opportunities. Working through the budget to get up to staffing. Sinner asked Batelaan what next month looks like. Batelaan said Ponderosa is likely coming back, and a Conditional Use Permit for RVs on L Street and South of Burlington. She gave an update for the Creative District that she and Lily are working on developing a Logo for the Creative District, as well as outreach to the public for the public Art plan they are currently working on. Also, the Nebraska Arts Council recently opened a grant application for \$100,000 grant they intend to apply for. Stutzman asked about Tommy's Car Wash on Burlington, and Batelaan said the owner of that property had reached out to ask about our sign codes, so it sounds like they will be moving forward.

Adjourn

Chair Sinner called for a motion to adjourn at 4:33 p.m. Motioned by Rosenberg, seconded by Rossi. Roll Call: Ayes: Rosenberg, Kully, Stutzman, Sinner, Lewis, Rossi, and Hubbard. Nays: None. Motion carried: 7-0

Chair Greg Sinner

Department: Development Services
Staff Contact: Ember Batelaan
Planning Commission Meeting Date: 9/16/2025
File No: 2025-416
Prepared By: Ember Batelaan, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

The Heartbeat Creative District has been developing a Public Art Plan, which identifies locations and procedures for public art projects downtown as the first step in implementing the District's Strategic Plan. The adoption of a Public Art Plan will streamline approval processes for public art projects as well as support future grant applications.

Names of People/Business affected by this action:

Why Planning Commission action is required:

Type of action requested:

No Action Required

Suggested motion:

Deadlines associated with action:

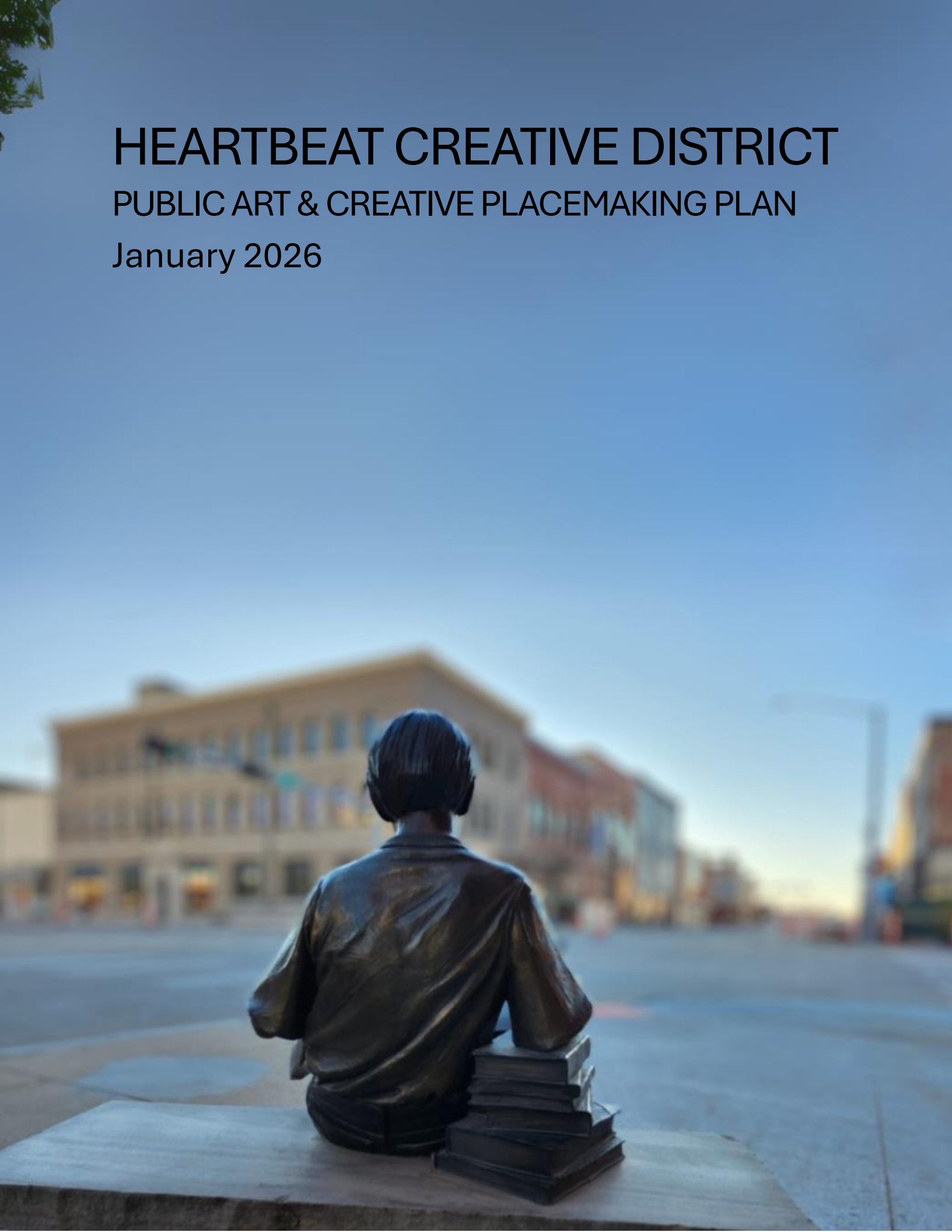
Department head comments:

Recommendation:

HEARTBEAT CREATIVE DISTRICT

PUBLIC ART & CREATIVE PLACEMAKING PLAN

January 2026



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HASTINGS
Heartbeat
 CREATIVE DISTRICT

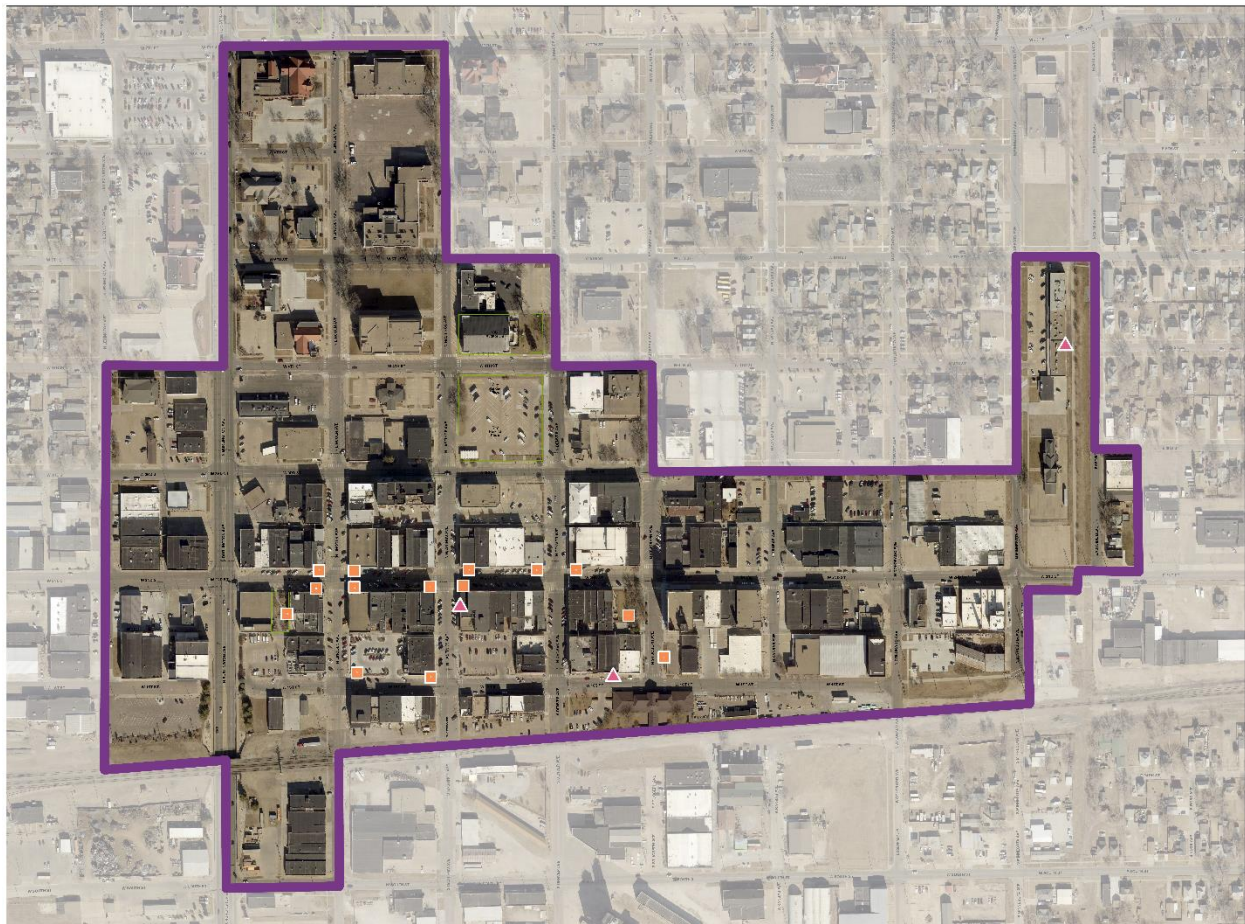


Introduction

Heartbeat Creative District

The Heartbeat Creative District, also known as the Hastings Art and Beat District, is a Certified Nebraska Creative District as identified by the Nebraska Arts Council. It is intended to promote the arts as an economic driver through the support of existing and creation of new creative projects and events.

The District is located in Downtown Hastings due to the centralized location and existence of sculptures, murals, events, and creative local businesses. As shown below, the District boundaries are generally from Burlington Avenue to Eastside Boulevard and the BNSF railroad tracks to 7th Street.



Legend

- Certified Creative District
- Sculptures
- ▲ Murals

Mission Statement

The mission of the Heartbeat Creative District is to support artists, businesses, and visitors alike, through being a place where creativity and community merge to inspire, engage, and enhance the vitality of Downtown Hastings.

Vision Statement

The Heartbeat Creative District's vision is to enliven connection to the community through creative enterprise by enhancing and inspiring artistic and cultural programming and opportunities for people in an inclusive and accessible manner.

Values

The Heartbeat Creative District's core values are intended to be the SEED that takes root in the heart of the city to foster creative expression and economic development.

1. **Strengthen Connection:** Collaboration is key.
We value our community's, stakeholders', and visitors' ideas to strengthen connection, create inspiration, and promote growth.
2. **Explore Creativity:** Creativity is contagious.
We value exploring the world through a creative lens where all ideas are welcomed and encouraged to create a downtown environment for all.
3. **Enhance Equity:** Equity is caring.
We value diversity, inclusion, and differing ideas to identify and eliminate barrier to the involvement in, and the creation of, art.
4. **Drive Action:** Action is the answer.
We value taking steps toward enhancing the visitor experience and the creative atmosphere to provide people with an opportunity to fall in love with the Heartbeat Creative District over and over again.

Strategic Plan's Goals

Six goals were developed to serve as a roadmap for the District based on public feedback. These goals are focused on the operation of the Creative District, marketing, creative projects, events, district cohesiveness, and pedestrian experience.

The development of a public art & creative placemaking plan is identified in Goal #3, Artistic/Creative Projects and Goal #4, Annual Events. The plan is intended to provide clarity on the development of future creative projects and events by facilitating collaboration between various entities including the City, Business Improvement District, and Community Redevelopment Authority.

Public Art

Importance of Public Art

Public art is art intended for public spaces, accessible to everyone and often reflecting community values, cultural identity, or historical events. It encompasses a variety of forms of art, from traditional sculptures and murals to music, theater, dance, and literary arts. Unlike art housed in galleries or museums, public art is found in shared spaces—on sidewalks, buildings, parks, and stages—where it becomes part of the community. Its presence not only beautifies the physical environment but also offers a powerful tool for connection, identity, and growth.

In rural communities like those across Nebraska, public art plays an especially vital role. It creates opportunities for residents to connect through shared experiences, helping to build relationships and strengthen a collective identity. The arts can also encourage interaction among residents and provide common ground for individuals who might not otherwise engage with one another. In rural towns, where amenities may be fewer and population more dispersed, public art can serve as a vibrant and unifying force.

One of the most visible impacts of public art in rural communities is the sense of pride it fosters. When art reflects local stories, values, and history, it reminds people of what makes their community special.

Nancy Wiese, Holdrege resident/art teacher, shared her experience of a new mural in the Iron Horse Arts District:

“As I enter Holdrege on Highway 6 from the east and see the huge mural of a cornfield, I always slow down. Somehow, that beautiful mural has made me proud of my town. I’m also planning dates with my friends to get a treat at the downtown coffee shop and sit in our sculpture garden. Since we’ve formed the Arts District, I’ve enjoyed meeting others in our community who love the arts. Holdrege has become a much nicer place to live.”



Public art also has clear economic benefits. Murals, sculptures, performances, and festivals all have the power to attract visitors and draw residents into business districts. This increased foot traffic supports local shops and restaurants, adds life to public spaces, and creates new opportunities for tourism. In Alliance, for example, the Alliance Creative District organized a Summer Solstice event that featured eight artists painting vehicles at the city's iconic Carhenge site.



This event not only drew regional attention but also included art workshops throughout the city, offering residents hands-on opportunities to engage with the arts while supporting the local economy. According to local coverage, the event elevated Alliance's visibility and connected its historic landmark with contemporary creativity in a meaningful and lasting way.

As more rural towns across Nebraska develop Certified Creative Districts, the long-term benefits of public art continue to grow. In Ogallala, the Western Trails Creative District supports *Sounds on the Square*, a summer outdoor concert series held downtown. These live music events are often free to the public and have become a beloved tradition helping to energize downtown spaces and bring neighbors together.



In Kearney, the Bricks District has successfully integrated murals and public events, reportedly generating significant economic activity in the surrounding area. These projects do more than beautify public spaces, they create reasons for people to gather, support local businesses, and feel proud of where they live.

For Hastings, the Heartbeat Creative District has already begun to lay the foundation for community-driven growth through artistic engagement. Public art in Hastings has the potential to celebrate local identity, highlight shared stories, and strengthen the connections that make our community vibrant, welcoming, and uniquely our own.

Public art is not just decoration, it is a part of community identity. For rural towns in Nebraska, it offers a way to honor the past, celebrate the present, and inspire a more creative and connected future. It can transform a place into something more connected, more vibrant, and more deeply loved by those who call it home.

Public Art in Hastings

Hastings, Nebraska, is a city where creativity and culture thrive at the heart of community life. While originally founded as a 19th-century railroad hub, today Hastings is just as well known for its flourishing arts scene and vibrant downtown district.

For over 20 years, the Community Redevelopment Authority (CRA) has helped shape the downtown landscape with public sculptures and art installations, transforming the area into a gallery that reflects Hastings' imagination, history, and commitment to the arts.

Downtown Hastings also serves as the stage for many longstanding community traditions. Kool-Aid Days, which originally took place downtown, celebrates Hastings as the birthplace of the iconic drink. The Hastings Farmers Market, held downtown for over five years, brings people together weekly for local produce, handmade goods, and live entertainment. The annual Celebration of Lights, a downtown holiday tradition for more than a decade, fills the streets with festive décor, music, and cheer.

Hastings is also home to several institutions such as the Hastings Museum, Hastings Symphony Orchestra, and Hastings Community Theatre, all of which showcase local talent and serve as pillars of artistic expression. Additionally, The Listening Room at The Lark, has been providing live music and fostering the arts in Hastings for over a decade.

With its blend of artistic innovation, historic preservation, and strong civic pride, Hastings continues to evolve as a cultural destination—one where heritage and creativity walk hand in hand. It's a city that honors its past while always looking ahead, making it a uniquely vibrant place to live, visit, and be inspired.



Objectives

The Public Art & Creative Placemaking Plan is intended to serve as a roadmap for future public art projects and events through the development of guidelines and processes to strategically plan, implement, and maintain public art in Hastings. The Plan identifies requirements for elements including artist selection, public engagement, and maintenance for projects funded by the Creative District, as well as recommendations for these elements for any other public art projects within the Creative District boundaries.

The objectives of the Plan are as follows:

- Develop a process for creative projects/events to facilitate cooperation between the City, Hastings Arts Council, and other private and public entities in acquisition, locating, and maintaining public art.
- Celebrate and promote local creativity and talent.
- Enhance the visual and cultural experience of downtown through accessible public art.
- Engage residents of all backgrounds and ages in the creative process.
- Reflect and celebrate the city's diverse cultural heritage.
- Support economic vitality through arts-driven community development.
- Identify priority locations for future creative projects

Priority Locations

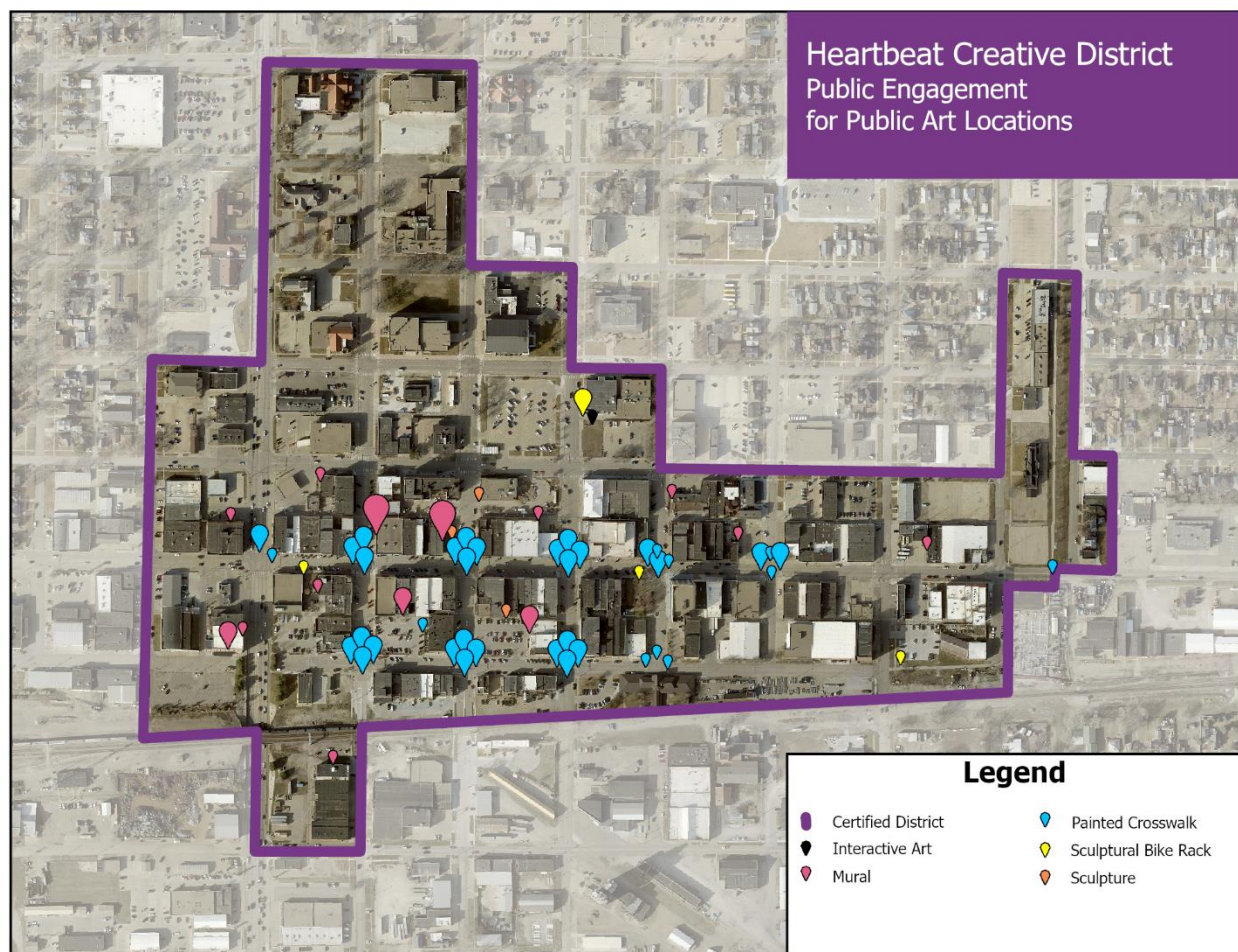
Priority locations for public art are identified in this Plan to ensure that future public art projects are accessible to the public, connect the district into a cohesive whole, and support implementation of the Creative District's strategic plan. The City and BID gathered public input through a series of open houses and online to gather diverse feedback. The public open houses were advertised through various media channels including the city's website, Facebook, and a press release.

The first public open house was on June 25th and had 17 participants. This open house included a presentation by City and BID staff followed by the opportunity to provide thoughts and comments, as well as leave a pin on the map. The pins on the map were color-coded for specific types of public art projects including sculptures, murals, painted crosswalks, wrapped utility boxes, and sculptural bike racks. Following the open house, the map was provided online for public comment as well. The online map also allowed participants to vote on pins left by other participants.



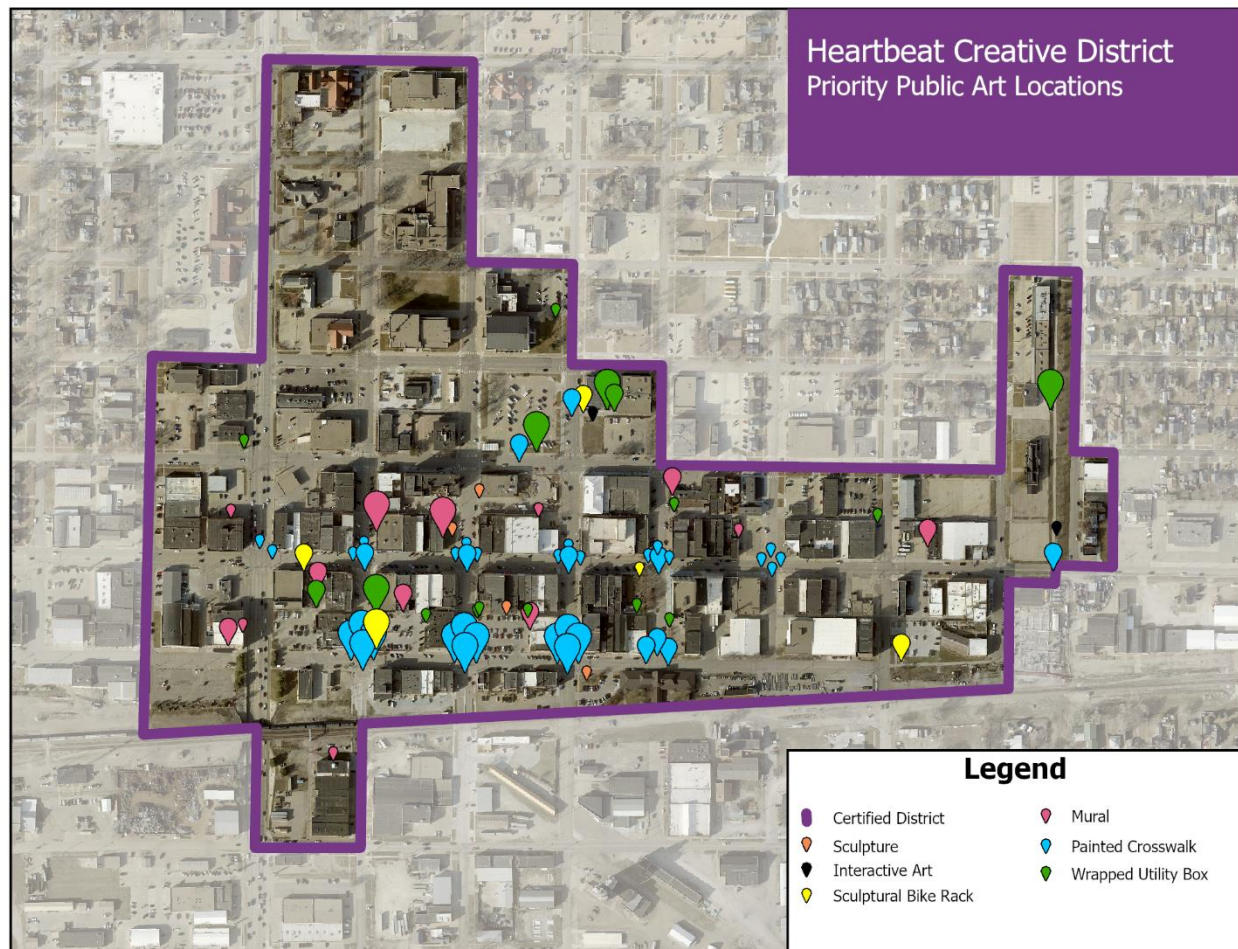
The second public open house was on August 4th and had nine participants. This open house was focused on the objectives and key components of the public art plan as well as informing the public of the opportunity to provide public comment on the online map to determine locations for public art. Both open houses were also streamed on Facebook Live and posted on YouTube with a total of approximately 40 views.

After concluding the public comment period, the map below was developed that identified locations for the various types of public art. The size of the points on the map correlates to the number of votes received for a pin on the map at that location with larger pins receiving more votes. The most votes were received for murals on the east wall of 710 W 2nd Street, which is in the vacant lot of the former Burt's Pharmacy building, and for the west wall of 742 W 2nd Street, which is the Nelson's Furniture Store. This was followed closely by votes for painted crosswalks on 2nd and 1st Streets between Lincoln and Denver Avenues. Other votes included interest in a sculptural bike rack and interactive art near the Library, as well as a sculpture near City Hall.



The City and BID used this information to identify priority locations for the different types of art. The map below identifies priority locations for the various types of art based on public feedback and conformance with the Creative District's strategic plan.

Following conversations with the City's Engineering Department, painted crosswalks were prioritized for 1st Street due to the lower volume of traffic and safety concerns for 2nd Street. Additionally, City and BID staff identified the location of utility boxes in the district for wrapped art treatments that would enhance the pedestrian experience of the district.



Additionally, artwork will be prioritized that is easily accessible to the public, such as in key downtown locations, including Central Park, Dutton Lainson Plaza, and the Hastings Public Library Greenspace. Other locations could include alleyways and blank walls, major intersections and pedestrian corridors, or underutilized spaces in new development. Moreover, art is intended to serve as an element that unifies the district through consistent applications and draws people in, such as on the eastern end of downtown to connect to existing art on Eastside Boulevard.

Public Art Process

The following sections for artistic installations, murals, crosswalk murals, wrapped utility boxes, and events/cultural & heritage celebrations identify key components and objectives, artwork/artist selection, project approval, and maintenance/conservation requirements/recommendations. All projects funded by the Creative District will be required to adhere to the following procedures, while projects not funded by the Creative District, but within the Creative District boundaries, will be strongly recommended to adhere to the following procedures. Any applications including imagery mimicking road signs, copyrighted work, or offensive language will be automatically denied.

Artistic Installations

(Ex. sculptures, interactive displays, 3D works, such as sculptural bike racks, temporary or permanent public art pieces)

Key Components & Objectives

- **Enhance Public Spaces:** Add vibrancy and identity to the area.
- **Support Local Artists:** Provide opportunities for creative expression and economic engagement.
- **Community Engagement:** Reflect local culture, history, or input.
- **Accessibility & Safety:** Ensure installations are inclusive, safe, and ADA-compliant.
- **Durability:** Materials and design should suit the intended lifespan (temporary vs. permanent).



Artwork & Artist Selection – When funded/sponsored by the creative district

- **Open Call or Invitation:** Use Two-Step process consisting of a Request for Qualifications (RFQ) with finalists continuing to a Request for Proposal (RFP) process for artist selection.
- **Selection Panel:** Include BID board, PULSE group (recommendation to BID Board)
- **Evaluation Criteria:** Artistic quality, relevance, community impact, feasibility, and experience.
- **Preference Policy:** Prioritize local/regional artists when possible.
- **Community Involvement:** May include input sessions or public voting.

Project Approval (BID & City) - When funded/sponsored by the creative district

- **Initial Concept Review:** Artists submit concept to BID utilizing funding application for creative projects.
- **Stakeholder Feedback:** Input from businesses, adjacent property owners, or community groups with at least 1 public open house/meeting session informing them of project.
- **City Permitting:** Required for installations on city property or rights-of-way.
- **Engineering or Safety Review:** For structural or large-scale works.



Maintenance / Conservation / Record-Keeping

- **Maintenance Plan:** Artist provides a care plan; BID/city outlines responsibility.
- **Ownership Agreement:**
 - **Privately Sponsored Installations:**

If a private individual, business, or organization contributes the majority of funds toward the creation or purchase of a public art installation, they shall be considered the owner of the piece—even if the artwork is placed in a public right-of-way or other public space—unless otherwise outlined in a formal agreement.
 - **Creative District/BID Commissioned Installations:**

If the Heartbeat Creative District or Business Improvement District (BID) fully commissions or funds an artwork, the Creative District/BID will retain ownership and be responsible for its care, maintenance, insurance (if applicable), and eventual decommissioning.
 - **Artist-Owned Temporary Installations:**

Temporary or loaned installations may remain the property of the artist and be displayed for a fixed period as agreed upon in writing.
- **Documentation:** Keep records of artist info, materials used, installation date, permits, and photos.
- **Insurance:** Determine liability and ensure proper coverage.

Murals

(Exterior wall art, painted or applied)

Key Components & Objectives

- **Visual Storytelling:** Reflect local history, diversity, or community values.
- **Blight Reduction:** Activate blank walls or underutilized spaces.
- **Place-Making:** Build identity and pride within neighborhoods or business districts.
- **Artist Exposure:** Feature emerging or established artists.
- **Property Owner Collaboration:** Secure buy-in and legal agreement.



Artwork & Artist Selection – When funded/sponsored by the Creative District

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Project Approval (BID & City) - When funded/sponsored by the Creative District

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Maintenance / Conservation / Record-Keeping

- **Weatherproofing & Anti-Graffiti Coating:** Required for longevity.
- **Touch-Up Responsibility:** Murals are expected to require touch-ups and maintenance approximately every 8 to 10 years, depending on environmental exposure and material durability. Responsibility for maintenance shall be determined as follows:
 - **Artist Responsibilities:** The original artist(s) may be invited to return for touch-up work if available and willing. However, unless explicitly stated in the original mural agreement, the artist is not automatically responsible for ongoing maintenance.
 - **Creative District/BID Responsibilities:** The Creative District/BID will be responsible for coordinating and funding maintenance and touch-ups for any mural they fully own or have accepted maintenance responsibilities for, including all community murals.
 - **Property Owner Responsibilities:** In cases where the property owner/business holds ownership of the mural, they are responsible for all future maintenance and restoration needs, unless otherwise stipulated in a contract with the Creative District/BID.
- **Documentation:** City/BID maintains digital records of all murals (artist, date, location, photo, theme).
- **Decommission Plan:** To preserve the integrity, cultural value, and investment of public art within the Creative District, this Decommission Plan outlines the process and conditions under which murals may be removed, altered, or replaced.
 - **Expected Mural Lifespan:**

Murals are intended to remain in place for a minimum of **8 to 10 years**, which aligns with the typical maintenance cycle for outdoor mural artwork. This timeframe serves as a baseline for evaluating when touch-ups, re-evaluation, or possible decommissioning may be considered.
 - **Privately-Owned Murals with Creative District Support:**

If a mural is owned by a private property owner but received **funding, sponsorship, or facilitation from the Creative District or BID**, the mural shall not be removed, covered, or altered within the first **8–10 years** of its installation, unless:

 - The mural suffers substantial and irreparable damage,
 - The building undergoes significant structural changes (e.g., demolition or renovation), or
 - The original agreement includes a different timeline.
 - Early removal requests must be reviewed by the Creative District/BID and must include written notice to the artist.

- **Community and Creative District/BID-Owned Murals:**

Murals that are considered community art or are fully owned by the Creative District/BID may only be decommissioned under the following conditions:

- A formal **vote by both the PULSE Committee and the BID Board** is required to authorize decommissioning.
- **Due notice** must be given to the original artist, ideally no less than 90 days in advance, allowing for input or involvement in the removal process when appropriate.
- The rationale for removal must be clearly documented (e.g., extensive wear beyond repair, graffiti/vandalism, irrelevance to the community, or upcoming redevelopment).

- **Artist Notification & Rights:**

- Artists will be notified of any decommissioning plans and provided the opportunity to document, archive, or participate in the mural's removal when feasible.
- Where applicable, credit must continue to be given to the artist in archival materials, signage, or digital documentation.
- The Creative District/BID will strive to honor the original artistic intent and legacy, even in removal.

- **Documentation Before Removal:**

Prior to decommissioning any mural, the following steps should be taken:

- Photographic documentation for historical and archival purposes;
- Written summary of the mural's significance, artist background, and community impact;
- If appropriate, **community input** may be gathered, especially in the case of landmark or iconic murals.

- **Murals on Redeveloping Properties:**

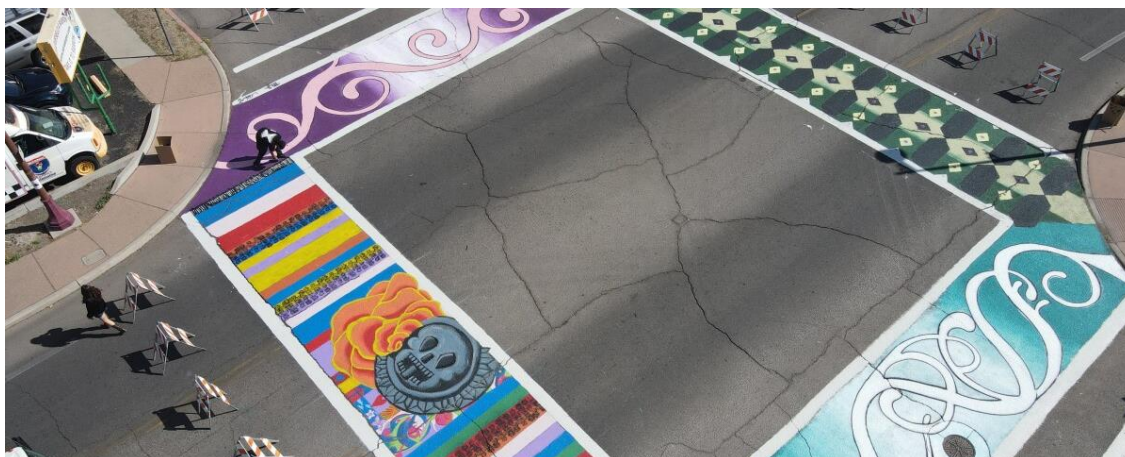
If a building is to be sold, renovated, or demolished, and contains a mural that falls under this policy:

- The property owner must notify the Creative District/BID with reasonable lead time;
- The Creative District/BID will work with the artist and owner to determine whether relocation, documentation, or artistic preservation efforts are feasible.

Crosswalk Murals

Key Components & Objectives

- **Enhance Visual Identity:** Use crosswalk murals to reinforce the unique cultural and artistic identity of the Heartbeat Creative District.
- **Promote Community Pride & Engagement:** Involve local artists, students, and community members in the design and painting process. Celebrate local history, values, and stories through accessible public art.
- **Increase Walkability & Safety:** Use bright, high-contrast, eye-catching designs to draw attention to pedestrian crossings, as per the Federal Highway Administration's Manual on Uniform Traffic Control Devices (MUTCD). Encourage drivers to slow down and be more aware of pedestrians in the district.



- **Support Wayfinding & Placemaking:** Use mural locations to mark gateways or transitions into key areas of the district.
- **Create Opportunities for Emerging Artists:** Use crosswalks as small-scale, high-visibility projects for early-career artists.

Artwork & Artist Selection – When funded/sponsored by the Creative District

- **Open Call or Invitation:** Use Two-Step process consisting of a Request for Qualifications (RFQ) with finalists continuing to a Request for Proposal (RFP) process for artist selection.
- **Selection Panel:** Include BID board, PULSE group (recommendation to BID Board)
- **Evaluation Criteria:** Artistic quality, relevance, community impact, feasibility, and experience.
- **Preference Policy:** Prioritize local/regional artists with less than five years of experience when possible.
- **Community Involvement:** May include input sessions or public voting.

Project Approval (BID & City) - When funded/sponsored by the Creative District

- **Initial Concept Review:** Artists submit concept to BID utilizing funding application for creative projects.
- **Stakeholder Feedback:** Input from businesses, adjacent property owners, or community groups with at least 1 public open house/meeting session informing them of project.
- **Final Concept Review:** Concept will be reviewed by BID and Hastings City Council

Maintenance / Conservation / Record-Keeping

- **Weatherproofing & Anti-Graffiti Coating:** All crosswalk murals must be installed using durable, traffic-grade, UV-resistant paint and sealed with a clear, weatherproof topcoat that includes a traction additive to ensure pedestrian and vehicular safety. Where feasible, an anti-graffiti coating should also be applied to protect the mural from vandalism and allow for easier cleaning without damaging the artwork.
- **Touch-Up Responsibility:** The primary funder of the mural (Creative District, BID, or private sponsor) is fiscally responsible for all touch-up and maintenance costs, unless otherwise specified in a formal agreement. The City will handle the physical maintenance and implementation of touch-ups in coordination with the funder.
 - In **high-traffic areas**, touch-ups must occur **at least every 6 months** to maintain visibility and safety.
 - In **lower-traffic areas**, touch-ups should be performed **annually**.
A maintenance plan and schedule must be documented prior to installation.
- **Documentation:** Each crosswalk mural must be fully documented upon completion by City/BID Staff, including:
 - High-resolution photographs (aerial and ground-level views)
 - Artist name and bio
 - Title and concept description
- **Decommission Plan:** Crosswalk murals may be considered for **decommissioning after one year** from their installation date. Decommissioning may occur for reasons such as:
 - Excessive wear or fading
 - Safety concerns
 - Scheduled street maintenance or resurfacing
 - Desire to rotate in new artwork

Decommissioning decisions should be made in consultation with the Creative District, BID, and, when possible, the original artist. A minimum **30-day notice** should be provided to the artist before removal, and all murals should be photographically archived before decommissioning.

Wrapped Utility Boxes

Key Components & Objectives

- **Blight Reduction:** Decrease visibility of necessary utility boxes
- **Place-Making:** Enhance the visual landscape of downtown
- **Utility Collaboration:** Collaborate with Utility providers and get legal agreement

Artwork & Artist Selection – When funded/sponsored by the Creative District

- **Open Call or Invitation:** Use Two-Step process consisting of a Request for Qualifications (RFQ) with finalists continuing to a Request for Proposal (RFP) process for artist selection.
- **Selection Panel:** Include BID board, PULSE group (recommendation to BID Board)
- **Evaluation Criteria:** Artistic quality, relevance, community impact, feasibility, and experience.
- **Preference Policy:** Prioritize local/regional artists when possible.
- **Community Involvement:** May include input sessions or public voting.

Project Approval (BID & City) - When funded/sponsored by the Creative District

- **Initial Concept Review:** Artist/sponsor submit concept to BID utilizing funding application for creative projects
- **City/Utility Board Review:** BID Director submits concept to City/utility board for review dependent on the ownership of the infrastructure
- **Stakeholder Feedback:** Input from businesses, adjacent property owners, or community groups with at least 1 public open house/meeting session informing them of project.



Maintenance / Conservation / Record-Keeping

- **Weatherproofing & Anti-Graffiti Coating:** All utility box wraps must be designed and installed using materials that are rated for long-term outdoor exposure. Vinyl wraps should be UV-resistant and weatherproof to withstand Nebraska's climate, including temperature fluctuations, sun exposure, rain, snow, and wind. An anti-graffiti laminate or coating must be applied to all wrapped surfaces to allow for easy cleaning of vandalism (e.g., permanent marker or spray paint) without damaging the artwork. This ensures the wrap retains its original appearance for the intended lifespan of the installation.
- **Touch-Up Responsibility:** City/BID
- **Documentation:** Each wrapped utility box must be fully documented upon completion by City/BID Staff, including:
 - High-resolution photographs
 - Artist name and bio
 - Title and concept description
- **Decommission Plan:** Utility box wraps are typically temporary installations, with a lifespan of 5 years. A formal decommission plan ensures transparency and accountability when a wrap reaches the end of its usable life.
 - **Timeline:** Each wrap will be reviewed annually, with a full assessment by year 5.
 - **Decision-Making:** The Creative District, in coordination with the BID and city (when applicable), will decide whether to:
 - Rewrap with the same design
 - Commission a new design
 - Remove and leave the box unwrapped
 - **Artist Notification:** If the artwork is to be removed or replaced, the original artist will be notified with the option to be involved in the rewrap or new call for art.
 - **Sustainability:** When possible, wraps should be responsibly recycled or reused in exhibits or public displays highlighting past projects.



Events / Cultural and Heritage Celebrations

Key Components & Objectives

- **Authentic Representation:** celebrate and honor cultural identities and traditions present throughout Hastings and the surrounding areas
- **Diverse Programming:** promote inclusion and cross-cultural understanding
- **Community Engagement:** attract visitors and enhance the community's reputation as a welcoming place, encourage participation from community stakeholders
- **Accessible & Inclusive:** removing barriers to participation and creating a welcoming environment for people of all ages, abilities, and backgrounds.

Project Approval (BID & City) - When funded/sponsored by the Creative District

- **Initial Concept Review:** submit concept to BID utilizing funding application for community/cultural events
- **Permit Requirements:**
 - Street closures
 - Food Vendor/health permits
 - Alcohol permits (if applicable)
 - Insurance

Record Keeping - When funded/sponsored by the Creative District

- **Attendance & Demographic Tracking:** Track number of attendees and if they are from Hastings or out of town
- **Documentation:** Maintain records of budget and receipts and photos & videos



Funding

Funding Applications

The following funding application for creative projects and cultural events will be used to approve projects for receiving funds through the Creative District. These applications will go to the PULSE advisory committee for recommendation and to the BID Board for approval.

Request for Funding Application for Creative Projects

This application for Request for Funding for Creative Projects is intended to support creative projects such as sculptures, murals, etc. through providing funding from grants or donations received by the Creative District. The applicant/sponsor could be a local artist or business owner.

Project Title: _____
[Provide the name of the creative project]

Amount of Funding Requested: _____

Project Description:

[Include whether the project is temporary or permanent and describe its anticipated lifespan/maintenance requirements]

Applicant/Sponsor: _____
[Name of individual, organization, or business applying for funding]

Applicant/Sponsor Contact Information:

- **Phone #:** _____
- **Email Address:** _____

Ownership:

- **Building Owner:** _____
[Identify the owner of the property where the project will be located]
- **Owner of Art Piece/Mural:** _____
[Identify the individual or entity responsible for the artwork]
- **Owner of Design:** _____
[Specify who retains the intellectual property rights to the design]

Location: _____
[Specify the address or general location of the project]

Required Forms/Permits:

_____ [List all necessary permits and approvals required for project completion]

- Owner Authorization Form
- Use of Right-of-Way Permit
- Insurance
- Other:

Additional Funding Sources:

[List potential and secured funding sources, including grants, sponsorships, donations, and in-kind contributions]

Timeline to Completion:

[Provide a projected timeline outlining key milestones and estimated completion date]

Public Engagement:

[Describe how the project will engage and benefit the public, including outreach strategies, accessibility, and community involvement]

Additional Information:

[Include any other relevant details or considerations. Please attach two examples of previously completed work]

Applicant Signature:

_____ [Signature of the applicant or sponsor]

Date:

_____ [Date of submission]

Approval:

Approved

Denied

Date:

_____ [Date of approval/denial]

Request for Funding Application for Community/Cultural Events

This application for Request for Funding for Community/Cultural Events is intended to support community/cultural events such as farmers markets, block parties, concerts, etc. through providing funding from grants or donations received by the Creative District. The applicant/sponsor could be a local nonprofit or business owner.

Event Title: _____
[Provide the name of the cultural event]

Amount of Funding Requested: _____

Event Description: [Include intended audience of the event, number of expected visitors, and ticket information]

Applicant/Sponsor: _____
[Name of individual, organization, or business applying for funding]

Applicant/Sponsor Contact Information:

- **Phone #:** _____
- **Email Address:** _____

Location: _____
[Specify the address or general location of the event]

Required Forms/Permits:

[List all necessary permits and approvals required for the event, such as city, state, or federal permits]

- Read City of Hastings Event Guide (City-Departments-Engineering-Event Guide)
- Use of Right-of-Way Permit – submit at least 30 days prior to event
- Special Designated Liquor License(\$80/day) / Alcohol Fencing (\$300)
- Parks Facility Rental (cost dependent on facility and day of week)
- Insurance
- Other:

Additional Funding Sources:

[List potential and secured funding sources, including grants, sponsorships, donations, and in-kind contributions]

Timeline (Set-up, Days, Annually, etc.):

[Provide a projected timeline outlining key milestones, event dates, and whether it is a recurring event]

Additional Information:

[Include any other relevant details or considerations. Please include two examples of previous events hosted.]

Applicant Signature: _____
[Signature of the applicant or sponsor]

Date: _____
[Date of submission]

Approval:
Approved Denied

Date: _____
[Date of approval/denial]

Additional Funding Sources

Local

Percent for Art Program

A Percent for Art Program could be adopted by the Hastings City Council as an ordinance. This program typically uses a fee on large scale development projects to fund and install public art. The State of Nebraska has had a 1% for Art law that has been in effect since 1978 and has generated more than \$5 million in artwork for Nebraska's state buildings, state colleges, and the University of Nebraska System.

Hastings Business Improvement District (BID)

The Business Improvement District (BID) plays a vital role in sustaining and promoting the creative life of downtown Hastings. Their commitment includes dedicated funding for the ongoing care and maintenance of public art, such as the downtown bronze sculptures, ensuring these installations remain vibrant and welcoming for years to come. In addition, the BID actively invests in community programming by supporting cornerstone events like the Downtown Farmers Market, summer concert series, parades, and Junk Street. They also provide marketing resources and exposure that help amplify a wide range of creative activities, strengthening the visibility and impact of Hastings' cultural offerings.

Hastings Community Foundation

The Hastings Community Foundation has a non-invested fund to support arts initiatives within the Creative District. It will be the responsibility of the Heartbeat Creative District team to promote and grow the fund. The Foundation will manage the dollars, ensuring that all contributions are held and distributed in accordance with donor intent. Opportunities such as Hastings Give Day provide additional avenues to generate community support, dollars, and develop long-term sustainability for the arts.

Hastings Community Redevelopment Authority (CRA)

?

Hastings Arts Council?

Grants?

State

Creative District Development Grant

The Nebraska Arts Council provides funds through a competitive grant program for projects that focus on significant cultural tourism projects. These funds can be used for construction, marketing, operational support, physical enhancements, planning, and programming. The grant award is up to \$100,000. The Nebraska Arts Council also has many other grant opportunities for artists and communities. For more information, visit artscouncil.nebraska.gov/apply/creative-district-development-grant/



Civic and Community Center Financing Fund (CCCFF)

The Nebraska Department of Economic Development (NDED) administers this fund to support an array of project types that promote economic opportunity and higher quality of life. Construction grants can be used to building and/or improve community facilities such as libraries, recreation and wellness centers, gathering spaces, convention centers, town squares, and cultural centers. Planning grants can be used for preliminary planning efforts related to the development of eligible projects. For more information, visit opportunity.nebraska.gov/programs/community/cccff/

Community Development Block Grant (CDBG)

The Nebraska Department of Economic Development (NDED) administers this program and provides funding for community and economic development projects to provide safe and sanitary housing, a suitable living environment, and expanded economic opportunities. Funding categories include economic development, tourism development, public works – infrastructure, public works – facilities, planning, and downtown revitalization. For more information, visit opportunity.nebraska.gov/programs/community/cdbg

National

Asphalt Art Initiative Grant Program

Bloomberg Philanthropies established this grant program to support projects that demonstrate the impact of asphalt art and encourages cities to develop their own processes for implementing these low-cost activations effectively. Eligible projects include visual art interventions on roadways, pedestrian spaces, and public infrastructure with the goal of improving street and pedestrian safety, revitalizing and activating underutilized public space, and promoting collaboration and civic engagement in local communities. For more information, visit asphaltart.bloomberg.org



AARP Community Challenge Grant Program

The American Association for Retired Persons (AARP) established this program to help communities become great places to live for residents of all ages. The program is intended to help communities make immediate improvements and jump-start long term progress. For more information, visit communitychallenge.aarp.org/2025

Grants for Arts (GAP) Project

The National Endowment for the Arts administers these grants which provide funding for public engagement with the arts and arts education, integration of the arts with strategies promoting the health and well-being of people and communities, and for the improvement of overall capacity and capabilities within the arts sector. For more information, visit arts.gov/grants/grants-for-arts-projects

Department: Development Services
Staff Contact: Kevin Kubo
Planning Commission Meeting Date: 9/16/2025
File No: 2025-389
Prepared By: Ember Batelaan, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing to consider the request from Mother Lake, LLC for a conditional use permit for medical clinic uses for property commonly addressed as 2120 N Kansas Avenue.

Names of People/Business affected by this action:

The applicant, the people of Hastings, and the City

Why Planning Commission action is required:

Sec. 34-401 states that Conditional uses may be approved by the Hastings City Council following a public hearing and receipt of a recommendation from the Planning Commission in accordance with the required finding set forth in this Chapter and the additional standards set forth in this article. In considering an application for a conditional use, the Commission and the Council shall require the applicant to produce satisfactory evidence of compliance with both the general and applicable specific standards set forth in this Article. The Commission may recommend and the Council may impose any conditions they deem reasonable and necessary to further the purposes and intent of this Article, to protect the public health, safety and welfare, and to meet the planning goals set forth in the City's Comprehensive Plan.

Type of action requested:

Motion

Suggested motion:

Deadlines associated with action:

The case is scheduled to be heard at the City Council Regular meeting on October 13, 2025.

Department head comments:

Development Services staff has reviewed the application for the Conditional Use Permit for medical clinic uses on the property. The complete details of the staff review and recommendation are in the attached staff report.

Recommendation:

Staff recommends the Planning Commission recommend approval of the Conditional Use Permit for property commonly addressed as 2120 N Kansas Avenue.



Request for Conditional Use Permit: **Conditional Use Permit for a medical clinic**

West: I-1, Light Industrial District



**SECTION AND REQUIREMENT OF HASTINGS CODE OF ORDINANCE ALLOWING FOR
CONDITIONAL USE:**

- **Sec. 34-200. Uses and District Table: Service Uses – Medical Clinic**

DESCRIPTION OF CONDITIONAL USE REQUESTED:

The applicant, Mother Lake, LLC is requesting a conditional use permit to construct new medical clinic uses. The existing structure will be demolished, and three new medical clinic buildings are proposed. The parking lot will also be redone, and landscaping will be added.

Property description:

The property is currently vacant. The entire property is surrounded by a chain link fence.

STANDARDS FOR CONDITIONAL USE PERMITS:

The provisions of [Article IV](#) are applicable to all uses that are designated as “conditional” as set out in [Sec. 34-200](#). The designation of a conditional use means that it is only allowed in a proposed location if all of the conditions applicable to the use, as set out in [Sec. 34-404](#), as may be amended, and if all of the other applicable requirements of this Chapter or conditions of the Hastings City Council and Planning Commission are met.

Pursuant to Sec. [34-402](#) of the City Code of Ordinance, the City Council, by recommendation from the City Planning Commission, will base its decision on the following:

(a) Pedestrian and vehicular traffic circulation and safety.

The site layout of the new structures will account for pedestrian traffic and parking for the three new structures. Public access has been accounted for. Vehicle circulation has been accounted for with three access points to the site layout. Two access points are existing and the third will be added off of 22nd Street.

The parking lot will be redone, with new paving and landscaped islands. This change would not have a negative impact on traffic circulation or safety. The proposed medical clinic will cause a minimal increase in vehicular traffic; however, this would not negatively impact the area.

The site currently has a bike trail on the north side of the site, and this will be maintained. The other sides of the site are not proposed to have sidewalks, which is consistent with other developments in the area. Requiring a new sidewalk on the site would provide minimal improvement. A larger community effort is needed to address the deficiencies for pedestrian safety in the area.

(b) Reasonable and economic extension of public utilities and facilities.

This standard does not apply to the proposed Conditional Use Permit. Extension of public utilities and facilities has already been completed to serve the site. No new services are being requested for the proposed use.

(c) Noise, fumes, dust or other environmental pollution.

This standard has minimal impact on the area. The surrounding area can be classified as commercial or industrial businesses. These businesses have similar impacts to the area and are the predominant characteristic of the area. The proposed medical clinic use should not create any added noise, fumes, or dust.

(d) The maintenance of logical and efficient development patterns and land use mixtures.

As previously stated, the surrounding areas have been developed with commercial or industrial businesses with similar uses. There is an existing medical clinic use to the west of the proposed medical clinic. The development of this site into three lots for new medical clinics fits the development pattern of the area.

(e) The maintenance of property values in accordance with established and permitted land use.

The presence of a medical clinic, which is already present on the property to the west, has not appeared to directly impact property values on the surrounding properties. These properties have had their values increase regardless of that medical clinic.

STAFF COMMENTS: Staff recommends the Planning Commission recommend **APPROVAL** of the **CONDITIONAL USE PERMIT APPLICATION** to City Council for the medical clinic use at 2120 N. Kansas Ave, in the I-1, Light Industrial District, with the following conditions;

1. Provided the application for a building permit for the construction of a new medical clinic on lot one of the development has been applied for within 180 days of approval.
2. The following phases of this development must apply for a building permit within two years of the completion of building one.

PREPARED BY: Kevin Kubo, Director of Development Services

DATE: 08/28/2025

ATTACHMENTS:

1. Application Materials
2. Site Plan
3. Building Plan

PONDEROSA PARK

Project Description:

Mother Lake, LLC (ML), proposes to convert the old Ponderosa Bowling Alley property into a medical office development. The existing structure was found to be unsound for future use by a structural engineer and architect, thus ML plans to demolish the structure and replat the property into three separate lots. All three lots will likely be used for medical clinics. On Lot 1, a new 11,000 sq ft office building will be constructed. This will house Obstetricians & Gynecologists, PC. The parking lot will be completely redone and landscaping added. The other two lots will be available for future medical office space development.

The development calls for adding a second entrance on the north side of the lot to accommodate a staff parking lot. Without that entrance, the site does not work for the development.

This new Women's Health facility will increase access to healthcare for the citizens of Hastings and the surrounding communities. Modern medical office space is in short supply in Hastings. This project will help address that need.

The property is currently vacant and has been so since approximately 1996. The parking lot and building are in disrepair and the entire 2.3 acre property is surrounded by a chain link fence.

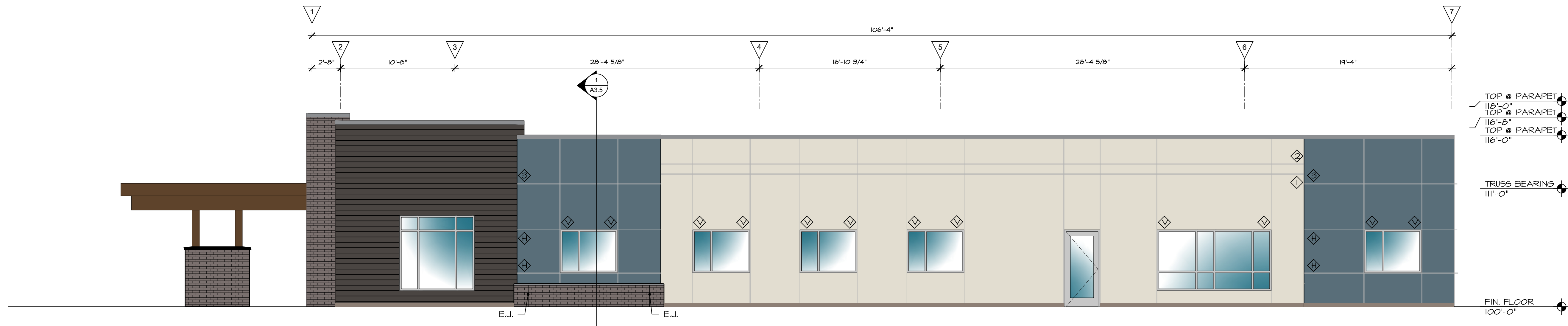
The renovated building will cure a long-standing, blighted area in the community and will also add significantly to the tax basis in Hastings. The new building will meet all city requirements for parking, water, utilities, etc. The site will have over 100 parking spots. ML hopes to begin construction this fall with completion in 12 months.

Reason for the CUP application:

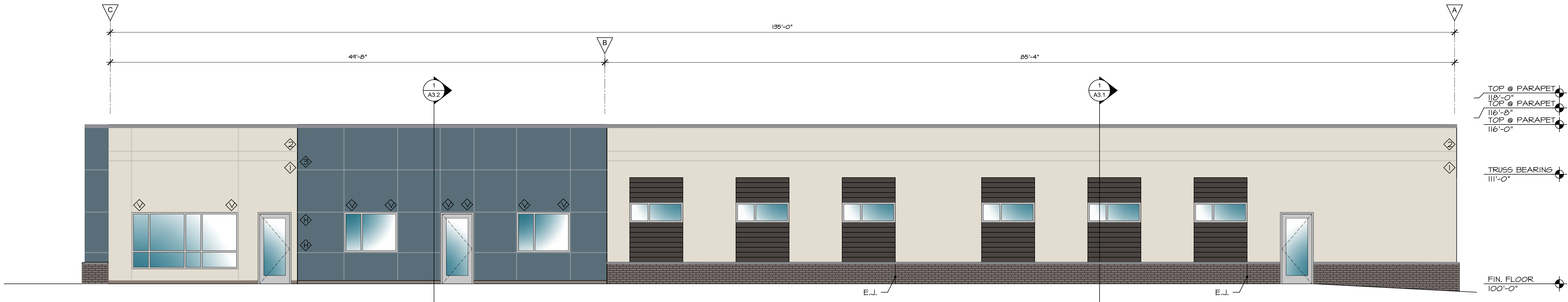
The zoning regulations state that medical clinics are a conditional use and medical offices are not allowed in the district. The proposed use will be similar to what is already in the area, including the Hastings Medical Park across the street. The medical offices will be for outpatient medical care. There will not be inpatient care nor major surgery. There will be no adverse impacts on neighboring properties.

Legal Description:

TOWNSHIP 7 NORTH, RANGE 10 WEST OF THE 6TH P.M., CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA SECTION 1: A TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 SOUTHEAST 1/4 NORTHEAST 1/4 AND A PART OF THE WEST 125 FEET OF THE NORTHEAST 1/4 SOUTHEAST 1/4 NORTHEAST 1/4, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING ON THE EAST PROPERTY LINE OF KANSAS AVENUE, EXTENDED, AND 283 FEET 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 286.7 FEET TO THE SOUTH LINE OF 22ND STREET; THENCE EASTERLY 261.48 FEET ALONG SAID SOUTH LINE OF 22ND STREET; THENCE SOUTH 301.3 FEET TO A POINT 283 FEET NORTH OF A CORNER OF THE STATE PARK; THENCE WEST 361 FEET TO THE POINT OF BEGINNING.

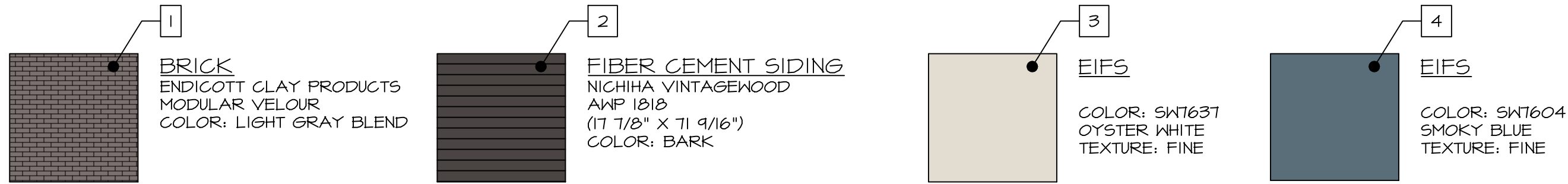


1. SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



2. EAST ELEVATION
SCALE: 3/16" = 1'-0"

MATERIAL LEGEND



REVEAL SCHEDULE:

- VERTICAL REVEAL. ALIGN SO CHAMFER OF REVEAL AND WINDOW JAMB ARE CONTINUOUS
- HORIZONTAL REVEAL. ALIGN SO CHAMFER OF REVEAL AND WINDOW HEAD/SILL ARE CONTINUOUS
- HORIZONTAL REVEAL. BOTTOM @ 12'-4" A.F.F.
- HORIZONTAL REVEAL. TOP @ 13'-4" A.F.F.
- HORIZONTAL REVEAL. BOTTOM @ 11'-5" A.F.F.

ADDITIONAL FINISHES:

WINDOWS AND STOREFRONT: CLEAR ANODIZED ALUMINUM
ALUMINUM BRAKE METAL: CLEAR ANODIZED ALUMINUM
METAL ROOF EDGE: 24 GA. CARLISLE SYNTec SILVER
HOLLOW METAL DOORS & FRAMES: SW6074 SPALDING GRAY
EXTERIOR BASE TRIM BOARD: BORAL TRUExTERIOR SMOOTH FINISHED TRIM, FILL NAIL HOLES W/ HIGH-GRADE CAULK. SW6074 SPALDING GRAY

- ALL ANODIZED ALUMINUM SHALL BE CLASS I.
- PROVIDE SAMPLES TO VERIFY ALL ANODIZED MATERIALS MATCH
- EXTERIOR LOUVERS, VENTS & PENETRATIONS TO RECEIVE WATERPROOFING SIMILAR TO WINDOW AND DOOR OPENINGS.

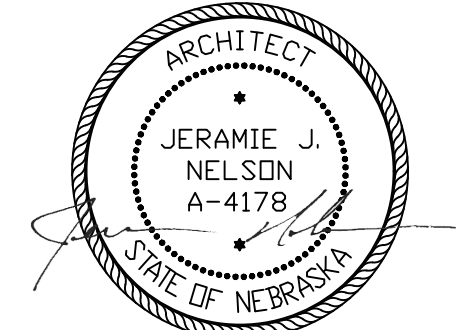
FINISH MATERIAL	MOISTURE/AIR BARRIER	SPEC. SECTION
BRICK	FLUID APPLIED MOISTURE / AIR BARRIER	072726
FIBER CEMENT SIDING	FLUID APPLIED MOISTURE / AIR BARRIER	072726
EIFS	FLUID APPLIED MOISTURE / AIR BARRIER	072726

REVISIONS

DATE

NO.

CERTIFICATE OF AUTHORIZATION: CA-2913



05-30-2025

OBSTETRICIANS &
GYNECOLOGISTS, PC
HASTINGS CLINIC

SE CORNER OF W 22ND ST
& N KANSAS AVENUE
HASTINGS, NEBRASKA

BUILDING
ELEVATIONS

Project:

Date: 30 MAY 2025

Revision Date:

A2.2

Department: Development Services
Staff Contact: Ember Batelaan
Planning Commission Meeting Date: 9/16/2025
File No: 2025-400
Prepared By: Ember Batelaan, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing to consider the request from Timmy's RVs, LLC for a conditional use permit for recreational vehicle sales, storage, and repair for property commonly addressed as 910 W L Street.

Names of People/Business affected by this action:

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

Why Planning Commission action is required:

Sec. 34-401 states that Conditional uses may be approved by the Hastings City Council following a public hearing and receipt of a recommendation from the Planning Commission in accordance with the required finding set forth in this Chapter and the additional standards set forth in this article. In considering an application for a conditional use, the Commission and the Council shall require the applicant to produce satisfactory evidence of compliance with both the general and applicable specific standards set forth in this Article. The Commission may recommend and the Council may impose any conditions they deem reasonable and necessary to further the purposes and intent of this Article, to protect the public health, safety and welfare, and to meet the planning goals set forth in the City's Comprehensive Plan.

Type of action requested:

Motion

Suggested motion:

Deadlines associated with action:

The case is scheduled to be heard at the City Council Regular meeting on October 13, 2025.

Department head comments:

Development Services staff has reviewed the application for the Conditional Use Permit for recreational vehicle sales, storage, and repair on the property. The complete details of the staff review and recommendation are in the attached staff report.

Recommendation:

Staff recommends the Planning Commission recommend approval of the Conditional Use Permit for property commonly addressed as 910 W L Street.



City of Hastings Planning Commission

STAFF REPORT

**Request for Conditional
Use Permit:**

**Conditional Use Permit for the sale, storage, and repair of
recreational vehicles**

File No.

2025-400

Applicant

Timmy's RVs, LLC

Property Location:

910 W. L Street

Lot Size:

2.07 acres

Date of Public Hearing:

September 16, 2025

Zoning

I-2, Heavy Industrial District

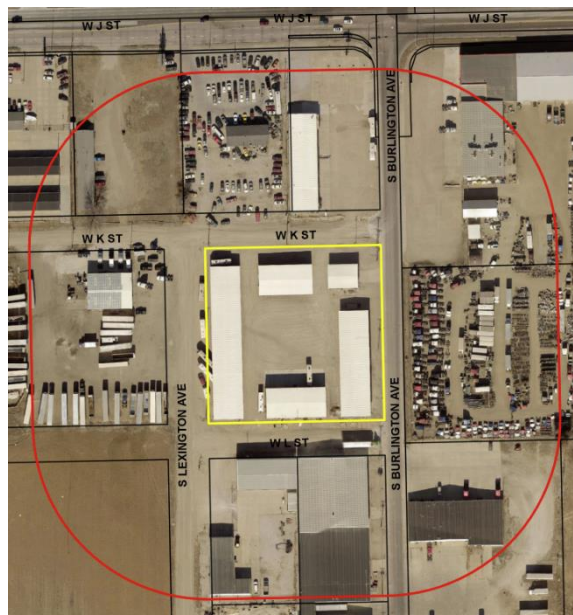
Adjacent Zoning:

North: R-1, Single-Family Residential District and C-3,
Commercial Business District

East: I-2, Heavy Industrial District

South: I-2, Heavy Industrial District

West: I-2, Heavy Industrial District



**SECTION AND REQUIREMENT OF HASTINGS CODE OF ORDINANCE ALLOWING FOR
CONDITIONAL USE:**

- **Sec. 34-103. General Definitions**
*Recreational Vehicle Park – A lot or parcel of land designated for legal use as a campground and/or recreation vehicle park on which two or more recreational vehicles are parked, or any lot or parcel of land on which **unoccupied recreational vehicles**, camping trailers, recreational vehicle park trailers or campers, whether new or used, are parked for purposes of inspection, **sale, storage, or repair.***
- **Sec. 34-200. Uses and District Table: Civic Uses – Recreational Vehicle Park**

DESCRIPTION OF CONDITIONAL USE REQUESTED:

The applicant, Timmy's RVs, LLC is requesting a conditional use permit for the selling and service of new and used fifth wheel campers, travel trailers, used vehicles, and trailers. These uses will occupy the existing structures and surrounding outdoor spaces.

Property description:

The property currently contains two metal structures and three canopies. The entire property is covered in gravel with access off of W K Street and W L Street. One metal structure has a driveway off of S Burlington Ave and the other metal structure has a paved slab of concrete in the back.

STANDARDS FOR CONDITIONAL USE PERMITS:

The provisions of [Article IV](#) are applicable to all uses that are designated as “conditional” as set out in [Sec. 34-200](#). The designation of a conditional use means that it is only allowed in a proposed location if all of the conditions applicable to the use, as set out in [Sec. 34-404](#), as may be amended, and if all of the other applicable requirements of this Chapter or conditions of the Hastings City Council and Planning Commission are met.

Pursuant to Sec. [34-402](#) of the City Code of Ordinance, the City Council, by recommendation from the City Planning Commission, will base its decision on the following:

(a) Pedestrian and vehicular traffic circulation and safety.

The existing structures and site layout of the property will not change and will not influence traffic circulation and safety. The proposed RV sales and service will cause a minimal increase in vehicular traffic, however this would not negatively impact the area.

The site currently does not have sidewalks, and this is consistent with the other developments in the area. Requiring a new sidewalk on the site would provide minimal improvement. A larger community effort is needed to address the deficiencies in pedestrian safety in the area.

(b) Reasonable and economic extension of public utilities and facilities.

This standard does not apply to the proposed Conditional Use Permit. Extension of public utilities and facilities has already been completed to serve the site. No new services are being requested for the proposed use.

(c) Noise, fumes, dust or other environmental pollution.

This standard has minimal impact on the Area. The surrounding area can be classified as commercial or industrial businesses. These businesses have similar impacts to the area and are the predominant characteristic of the area.

The new RV sales, storage, and repair use should not create any added noise, fumes, or dust.

(d) The maintenance of logical and efficient development patterns and land use mixtures.

As previously stated, the surrounding areas have been developed with commercial or industrial businesses. The development of a RV sales, storage, and repair use would fit into this development pattern.

(e) The maintenance of property values in accordance with established and permitted land use.

The presence of a RV sales, storage, and repair business had previously been located on the property to the north and has not had a negative impact on property values in the area. This new RV sales, storage, and repair business will likely also not have a negative impact on property values.

STAFF COMMENTS: Staff recommends the Planning Commission recommend **APPROVAL** of the **CONDITIONAL USE PERMIT APPLICATION** to City Council for the sale, storage, and repair of recreational vehicles at 910 W. L Street, in the I-2, Heavy Industrial District, with the following conditions;

1. The business has begun operating within 180 days upon issuance of the Conditional Use Permit.

PREPARED BY: Ember Batelaan, City Planner

DATE: 08-29-2025

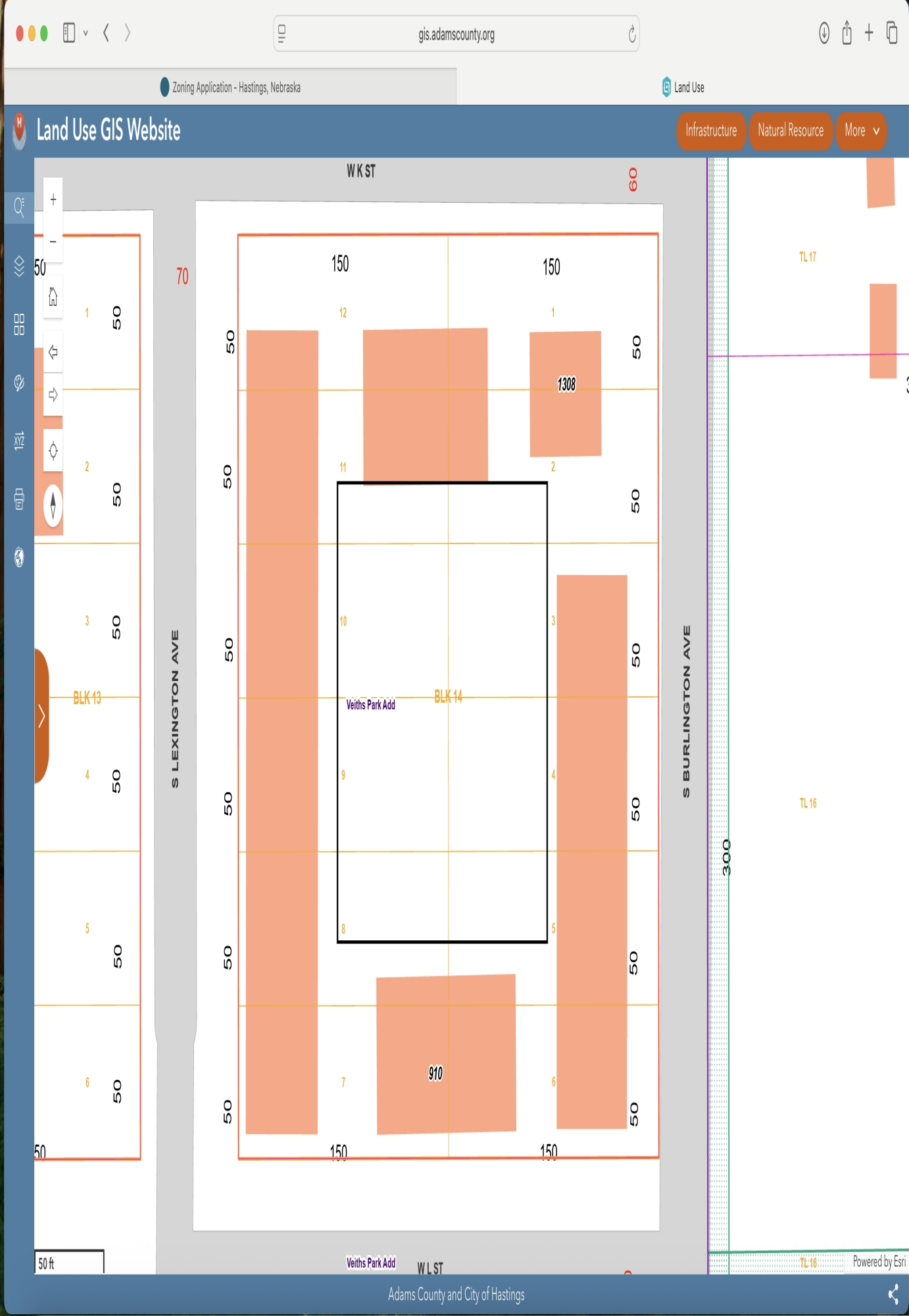
ATTACHMENTS:

1. Application Materials

To the City of Hastings, Nebraska. My name is Chad Timm with Timmy's RVs. We are taking over for Dykemans campers/Hastings motor sales. Our main building is located at 910 West L St in Hastings, Nebraska. We are planning on following their model of selling and service on new and used fifth wheel campers, travel trailers, used vehicles and trailers. Please consider this conditional use permit so we can obtain our dealers license in the State of Nebraska.

Thank you,

Chad Timm Owner of Timmy's RVs



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- Waiver
- Meyer Distributing
- Form 13.pdf

Department: Development Services
Staff Contact: Kevin Kubo
Planning Commission Meeting Date: 9/16/2025
File No: 2025-405
Prepared By: Ember Batelaan, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

The Hastings Community Redevelopment Authority, on behalf of Mother Lake, LLC, have applied for Plan Modification 2025-3 in Redevelopment Area #7 for the Ponderosa Park 2.0 redevelopment project. The Redevelopment Plan Modification is to create a three-lot subdivision to construct medical clinic offices generally located southeast of the intersection of W22nd Street and N Kansas Avenue. The developer has requested the use of tax increment financing (TIF) to pay for eligible expenses for the development, which can include site acquisition, site preparation, building enhancements, architectural, engineering, and planning costs, capitalized interest, legal fees, public parking, and other eligible public improvements.

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:

Neb. Rev. Stat. 18-2112 states that 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.

Type of action requested:

Motion

Suggested motion:

Deadlines associated with action:

The case is scheduled to be heard at the City Council Regular meeting on October 13, 2025.

Department head comments:

Development Services staff has reviewed the application for the Plan Modification 2025-3 in Redevelopment Area #7 for the Ponderosa Park 2.0 redevelopment project. The complete details of the staff review and recommendation are in the attached staff report.

Recommendation:

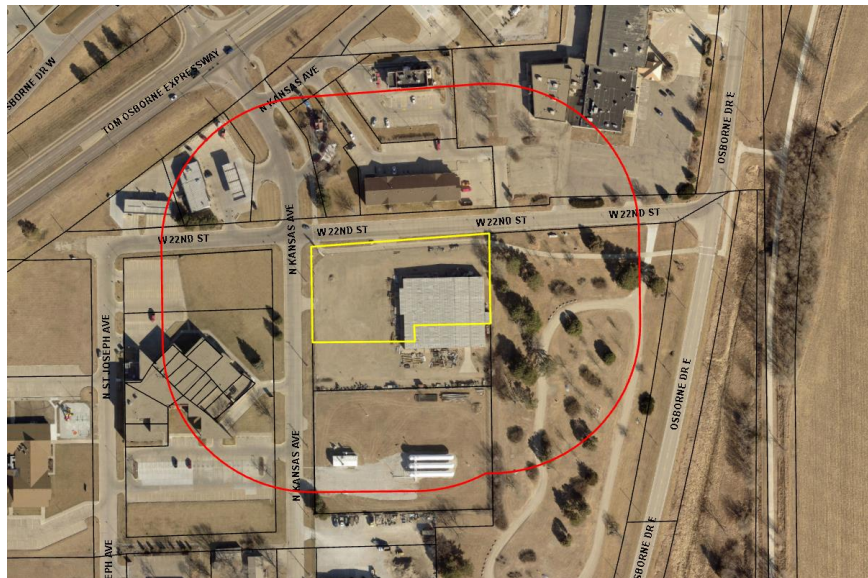
Staff recommends the Planning Commission recommend approval of the to the City Council for the request for a Plan Modification for the Ponderosa Park 2.0 Redevelopment Project, generally located southeast of the intersection of N Kansas Avenue and W 22nd Street, based on the findings in the staff report and the Redevelopment Plan Modification materials.



City of Hastings Planning Commission

STAFF REPORT

Request to Modify Redevelopment Plan:	Ponderosa Park 2.0 Redevelopment Plan (Plan Modification No. 2025-3)
Case No.	2025-405
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:	1.55 acres
Date of Public Hearing:	September 16, 2025
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 demolition of the structure and replat of the property into three lots for medical clinic buildings. Mother Lake, LLC has requested the use of tax increment financing (TIF) to pay for eligible expenses for the development, which can include site acquisition, site preparation, building enhancements, architectural, engineering, and planning costs, capitalized interest, legal fees, public parking, and any other eligible public improvements.

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 2.0 Redevelopment Project, would demolish the existing building and develop new medical clinic buildings. Completion of the project is anticipated between October 2025 and December 2026.

Property Description:

The property was vacated over 25 years ago and has been underutilized for storage. This redevelopment would demolish the existing building and develop new medical clinic uses.

STANDARDS TO PROPOSED REDEVELOPMENT PLAN MODIFICATION:

The provisions of N.R.S 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, Nebraska Comprehensive Plan 2025, adopted in March 2025, shows the site as the Highway Commercial land use category. The policy statement for this use designation is:

The Highway Commercial land use district provides for a variety of commercial uses serving the motoring public, typically located along arterials.

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 application is running concurrently with this plan modification application.

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 2.0 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 \$4,922,000. The sources of funds used to pay for the project include bank financing (\$3,692,000), and owner equity (\$371,000). The total of these funds is \$4,063,000.

The developer is seeking \$859,000 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 -12.28% to -8.71% Cash on Cash Return. With TIF financing, the return is 1.51% to 6.25%.

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 medical clinic uses, 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. Are 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 replacement of a vacant structure with new medical clinic offices, 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 new 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 by five new employees in the area and a 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 2.0 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: Kevin Kubo, Director of Development Services

DATE: August 28, 2025

ATTACHMENTS:

1. Application Materials
2. Redevelopment Plan Modification materials
3. 1994 Redevelopment Area Number 7 Blight and Substandard Determination Study and Redevelopment Plan

REDEVELOPMENT AREA #7
PLAN MODIFICATION NO. 2025-3
(Mother Lake, LLC – Ponderosa Park 2.0
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 of a 1.55-acre site located at 2120 N. Kansas Avenue in Hastings Nebraska and redevelopment of the property into a medical office development. The redeveloper plans to demolish the existing structure and replat the property into three separate lots. On Lot 1, a new 11,000 sq ft medical office building will be constructed. The parking lot will be reconstructed and landscaping added. The other two lots will be available for future medical office space development.

The use of Tax Increment Financing will aid in TIF eligible expenses associated with redevelopment of property 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 removal of a building that has been vacant for over 25 years and the construction of a new 11,000 square foot building with a combination of office and medical clinic space. This project would not be possible without the use of TIF.

Mother Lake, LLC has acquired the property and 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 demolition and construction of a new medical office 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, 2027 towards the allowable costs and associated financing for redevelopment.

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

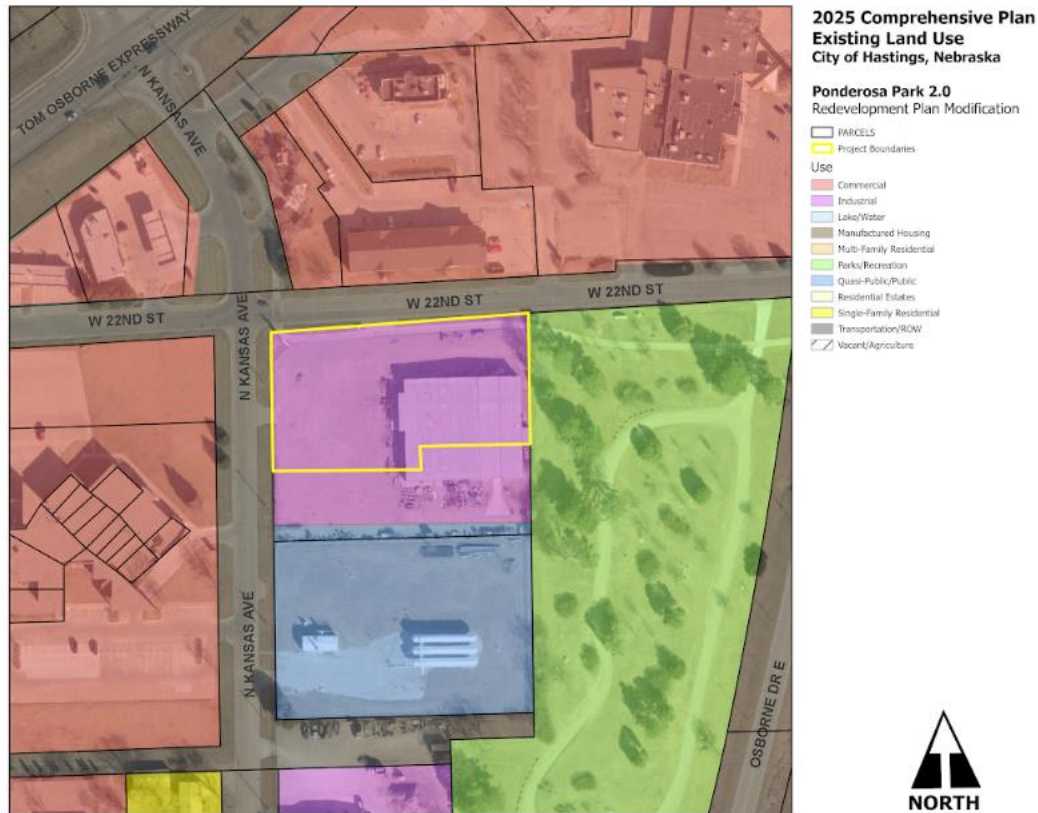
Property Description (the "Redevelopment Project Area")

LEGAL DESCRIPTION OF PROPOSED LOT 1, PONDEROSA PARK SUBDIVISION

COMMENCING 33.00 FEET NORTH OF THE NORTHWEST CORNER OF BLOCK ONE (1) OF TAGGART ADDITION TO THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA ; THENCE N00°41'03"E (ASSUMED BEARING) ON THE EAST LINE OF KANSAS AVENUE, A DISTANCE OF 283.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°41'03"E ON SAID EAST LINE, A DISTANCE OF 286.36 FEET TO THE SOUTH LINE OF WEST 22ND STREET; THENCE N87°48'55"E, ON SAID SOUTH LINE, A DISTANCE OF 361.48 FEET TO THE WEST LINE OF THE AMERICAN LEGION PARK; THENCE S00°33'29"W, ON SAID WEST LINE, A DISTANCE OF 177.35 FEET; THENCE N89°18'57"W, PERPENDICULAR TO THE EAST LINE OF SAID KANSAS AVENUE, A DISTANCE OF 155.18 FEET; THENCE S00°41'03"W, PARALLEL WITH THE EAST LINE OF SAID KANSAS AVENUE, A DISTANCE 32.79 FEET; THENCE N89°18'57"W, PERPENDICULAR TO THE EAST LINE OF SAID KANSAS AVENUE, A DISTANCE OF 206.25 FEET TO THE POINT OF BEGINNING CONTAINING 1.55 ACRES, MORE OR LESS.

Mother Lake, LLC will utilize Tax Increment Financing to aid in site acquisition, site preparation, building 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



The tax increment will be captured for the tax years 2027 through 2041 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 2027 through 2041. Provided, however, if there is no increase in valuation for the 2027 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 construction of the office/medical space are estimated to be \$4,922,000. The anticipated project valuation when completed is \$4,429,761 and the developer projects an incremental valuation increase of approximately \$4,348,761.

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:

- 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 March 24, 2025. 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 redevelop the property for office and medical clinic uses as defined by the current and effective zoning regulations. The Hastings Planning Commission will hold a public hearing at their meeting on September 16, 2025 to approve Plan Modification No. 2025-3 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:**

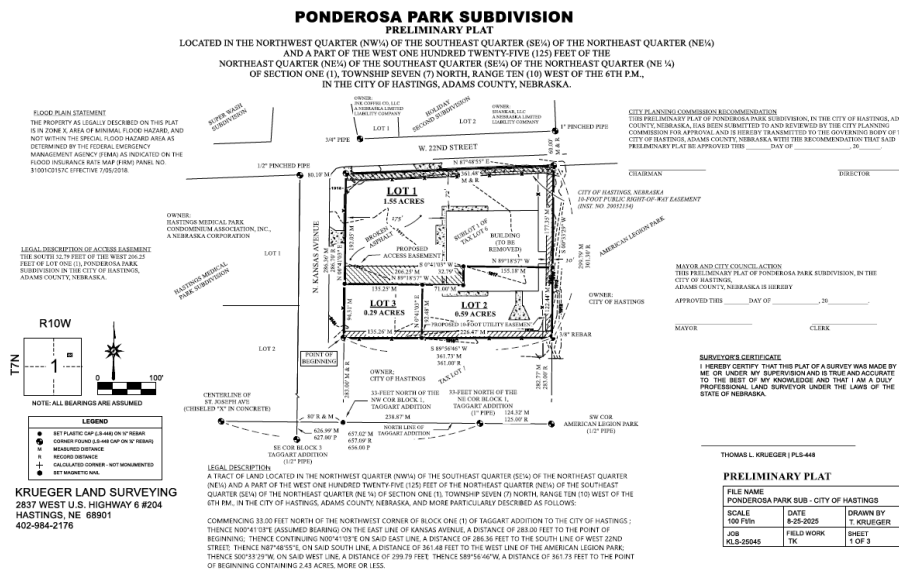
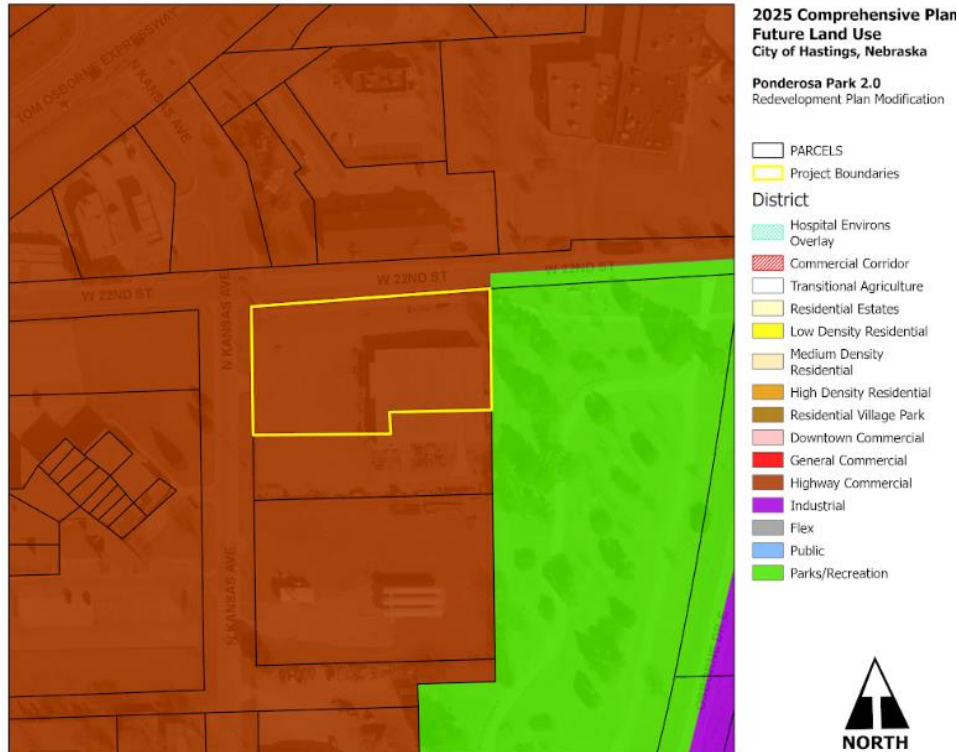
The Redevelopment Plan for Area #7 provides for real property acquisition and this plan amendment does not prohibit such acquisition. Mother Lake, LLC is the current owner of the property at 2120 N. Kansas Avenue.

b. Demolition and Removal of Structures:

The project to be implemented with this plan provides for the demolition and removal of all structures on this property.

c. Future Land Use Plan

See the attached map from the 2025 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. [§18-2103(b) and §18-2111] The attached map also is an accurate site plan of the area after redevelopment. [§18-2111(5)]



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 demolish the existing building and construct a new medical office building which will meet the applicable regulations regarding site coverage and intensity of use. [§18-2103(b) and §18-2111]

f. Additional Public Facilities or Utilities

Sewer, water, 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 construct a new building for 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 purchased the property and acquisition is part of the request for tax increment financing. The CRA has been asked to provide \$859,000 in TIF funding to this project to offset the cost of TIF eligible expenditures. The CRA has identified the following TIF eligible expenses for the developers' proposed improvements;

- a) site acquisition - \$347,000
- b) site preparation - \$77,000
- c) abatement and demolition - \$64,000
- d) planning related & engineering services - \$77,000
- e) infrastructure - \$70,000
- f) public parking and sidewalks - \$236,000
- g) enhancements to the structure exceeding minimum building standards - \$64,000

The total TIF eligible expenses for this project are \$935,000. The property has been acquired 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 \$859,000 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, 2027 through December 2041.

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 structures 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 structures or conditions of blight.

8. Time Frame for Development

Development of this project is anticipated to be completed between 4th quarter of 2025 and fall of 2026. Excess valuation should be available for this project for 15 years beginning with the 2027 tax year.

9. Justification of Project

A building that has been vacant for 25+ years will be demolished with this project. The newly constructed building will provide for upgraded office/medical space. The demolition of this substandard building and the redevelopment of the site 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 \$859,000 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 \$4,063,000 in private sector financing; a private investment of \$4.73 for every public/TIF dollar of investment.

USE OF FUNDS		SOURCE OF FUNDS	
Site Acquisition	\$347,000	Bank Financing	\$3,692,000
Site preparation	\$77,000	Owner Equity	\$371,000
Abatement and demolition	\$64,000	TIF Loan	\$859,000
Planning, Engineering & architecture	\$77,000		
Infrastructure	\$70,000		
Public Parking & Sidewalks	\$236,000		
Enhancements exceeding minimum standards	\$64,000		
Other Construction & Development Costs	\$3,987,000		

TOTALS	\$4,922,000	TOTALS	\$4,922,000
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Tax Revenue. The property to be redeveloped is anticipated to have a January 1, 2026, valuation of approximately \$81,000. Based on the 2024 levy of .01996872 this would result in real property taxes of approximately \$1,617.47 which will be paid out to all the existing taxing entities. It is anticipated that the assessed value will increase by \$4,348,761 upon full completion, as a result of the building redevelopment. This development will result in an additional estimated tax increase of over \$86,839.19 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 2026 assessed value:	\$81,000
Estimated value after completion	\$4,429,761
Increment value	\$4,348,761
Annual TIF generated (estimated)	\$86,839
TIF bond issue	\$859,000

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 \$4,063,000 and TIF funding is intended to fill the remaining gap, making this project feasible. The project is asking for \$859,000 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 -8.71% to -12.28% 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			\$ 477,047	\$ 488,433	\$ 500,094
Expenses			\$ (141,164)	\$ (143,876)	\$ (146,644)
NOI Without TIF			\$ 335,883	\$ 344,557	\$ 353,450
Debt Service			\$ (396,325)	\$ (396,325)	\$ (396,325)
Cash Flow Without TIF			\$ (60,442)	\$ (51,768)	\$ (42,875)
Cash on Cash Return			-12.28%	-10.52%	-8.71%
Owner Equity			\$ 492,200	\$ 492,200	\$ 492,200

Proforma Operating Statement with TIF					
			Year 1	Year 2	Year 3
Rent Revenue			\$ 477,047	\$ 488,433	\$ 500,094
Expenses			\$ (141,164)	\$ (143,876)	\$ (146,644)
NOI With TIF			\$ 335,883	\$ 344,557	\$ 353,450
Debt Service			\$ (330,271)	\$ (330,271)	\$ (330,271)
Cash Flow With TIF			\$ 5,612	\$ 14,286	\$ 23,179
Cash on Cash Return			1.51%	3.85%	6.25%
Owner Equity			\$ 371,000	\$ 371,000	\$ 371,000

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

The redevelopment project area will have an estimated valuation of \$81,000. The proposed redevelopment will create additional valuation of \$4,348,761. No tax shifts are anticipated from the project. The project creates new valuation from the demolition a vacant building and redevelopment of the site with a new medical office clinic 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 the new 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 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 demolition 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 cleanup a property long considered to be an eyesore and add new 11,000 square foot building for an expanding medical office clinic.

Time Frame for Development

Development of this project is anticipated to be completed between October 2025 and December

2026. The base tax year should be calculated on the value of the property as of January 2026. Excess valuation should be available for this project for 15 years beginning in 2027 with taxes due in 2028. 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 \$859,000 the projected amount of increment based upon the anticipated value of the project and current tax rate.

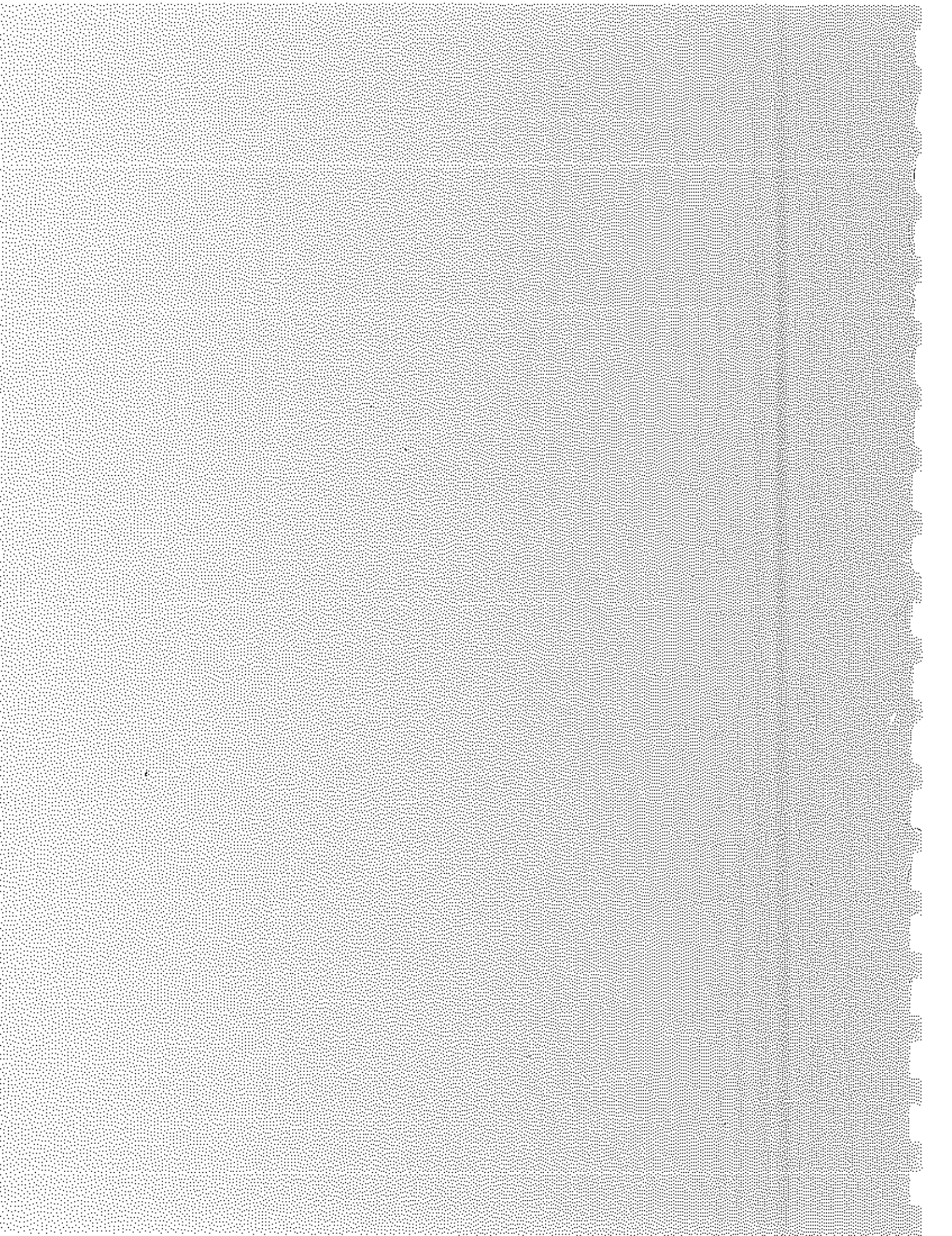
**HASTINGS
REDEVELOPMENT AREA NUMBER 7**

**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

Activity	Sound	Deficient (Minor)	Structural Rating			Structures	Substandard
			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 plotted and subdivided property in the area is unimproved land that has been within the City for forty years and has remained unimproved during that time;
4. The per capita income of the designated blighted and substandard area is lower than the average per capita income of the City or Village in which the area is designated; or
5. The area has had either stable or decreasing population based on the last two decennial censuses.

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

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

According to the field survey conducted by the consultant in 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.

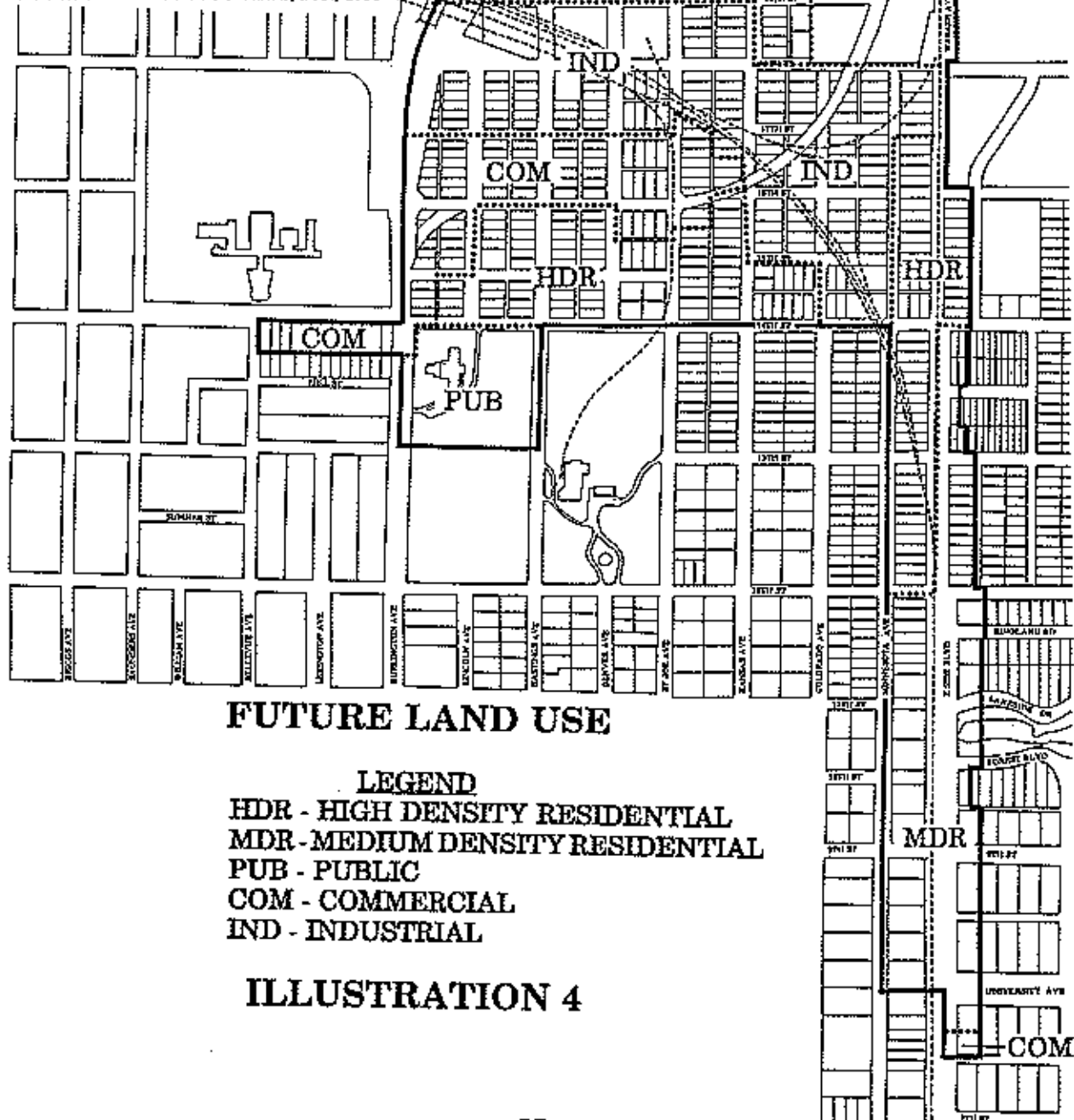
The greatest overall use of the trails facility is for recreational purposes with the majority of its users including walkers, joggers, runners and bicyclists of all ages. The primary function of trail use is to promote recreation and public health while adding to the network of greenspace in Hastings.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

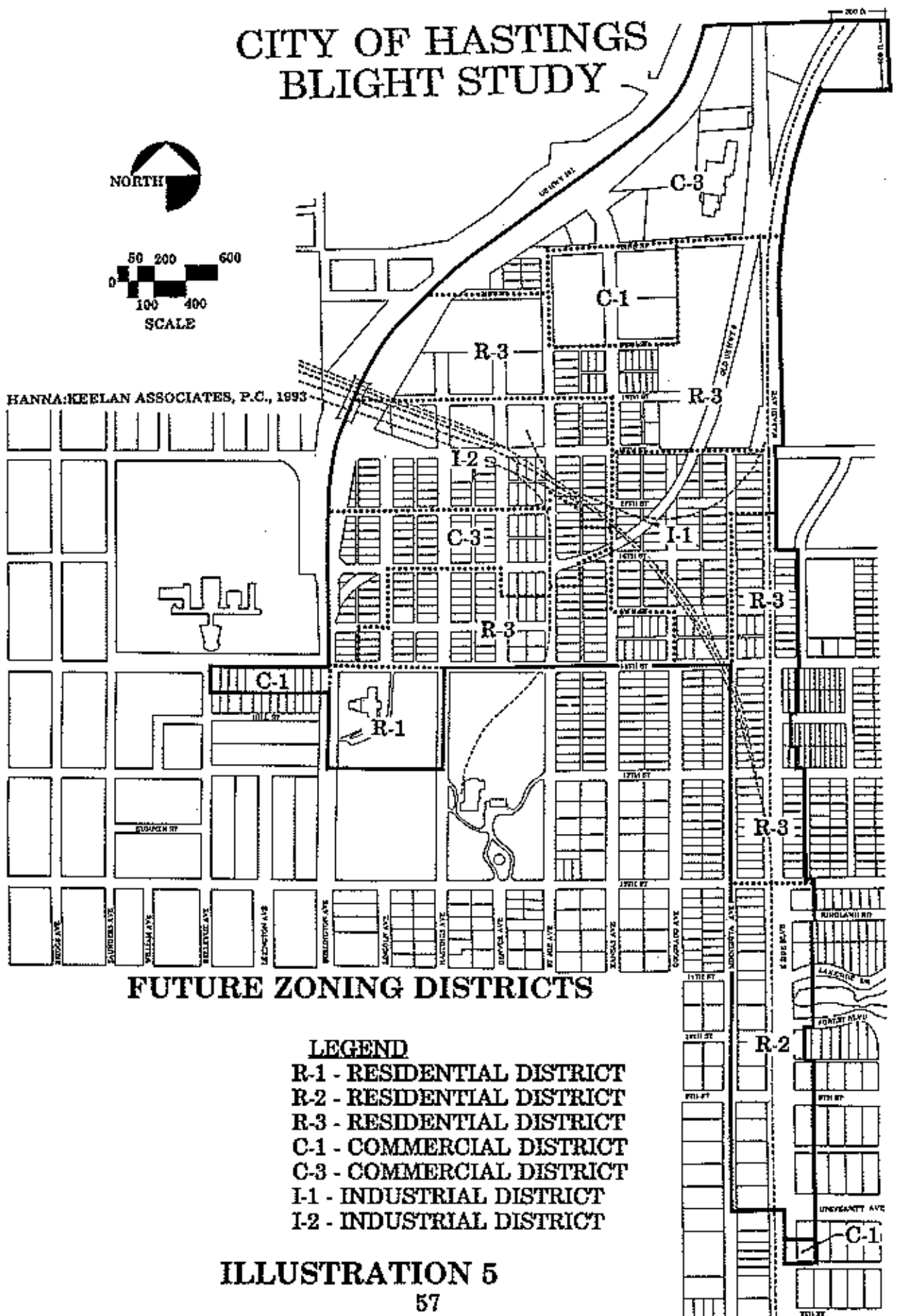
The proposed industrial zones in the study area reflect what currently exists except for a transition of I-2 industrial uses to a less extensive industrial zoning district of I-1. The majority of the I-1 zoning district parallel the Union Pacific Rail Line which is to be abandoned in the future. The 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



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.

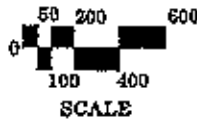
The removal of the rail line provides several options for the future use of the right-of-way. An appropriate use which would benefit the citizens of Hastings is the development of a transportation corridor including the widening of East Side Boulevard and a trail system.

- 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.

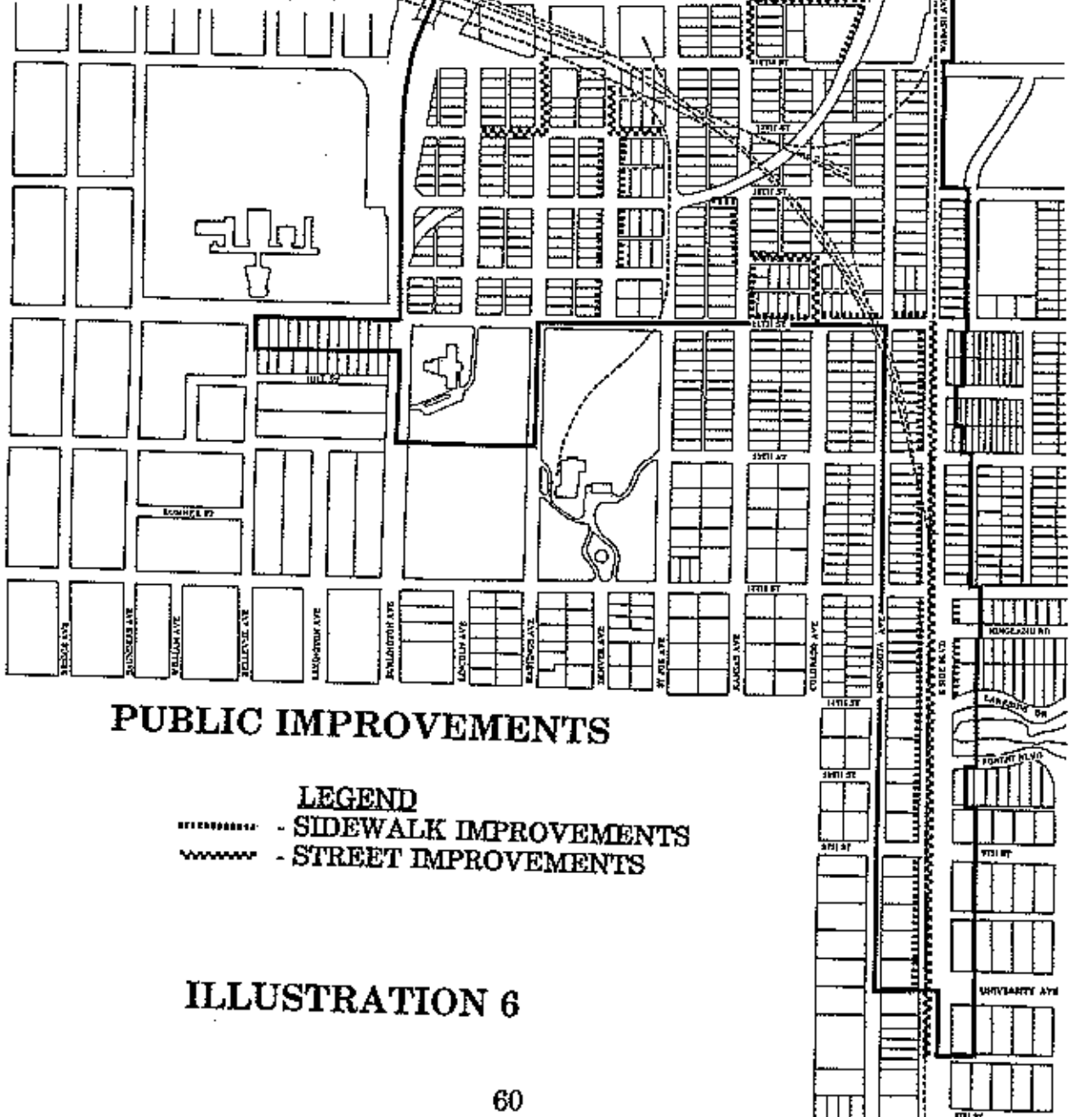
- I. Gap Paving of 17th Street from Hastings Avenue to Lincoln Avenue.
- J. Gap Paving of Hastings Avenue from 17th Street to Railroad R.O.W.
- K. Gap Paving of 15th Street from Colorado Avenue to Kansas Avenue.
- L. Gap Paving of Colorado Avenue from 14th Street to 15th Street.
- M. The development 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

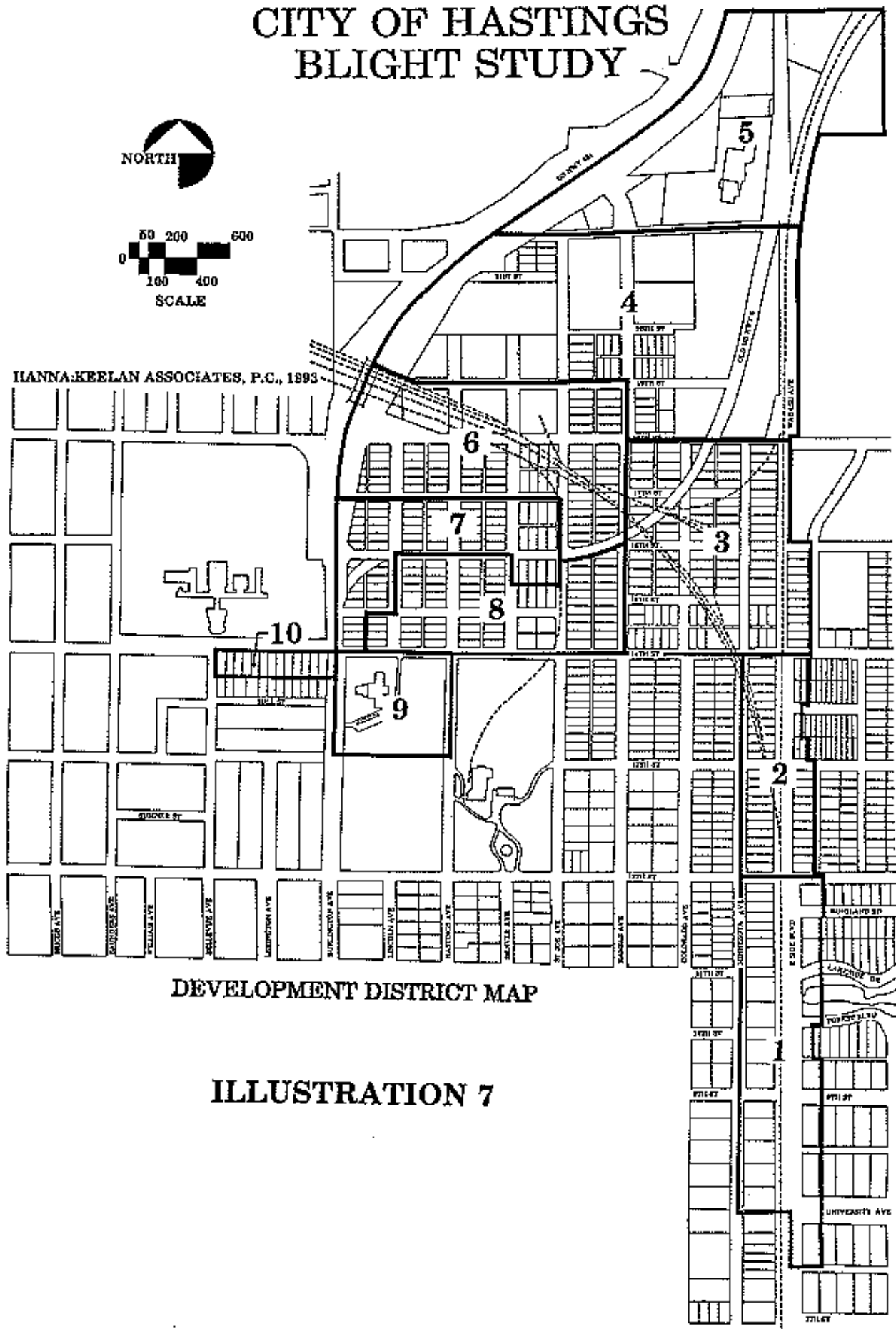
ILLUSTRATION 6

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.



Department: Development Services
Staff Contact: Kevin Kubo
Planning Commission Meeting Date: 9/16/2025
File No: 2025-404
Prepared By: Ember Batelaan, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

The proposed Ponderosa Park Subdivision Preliminary Plat is to subdivide the tract of land into three lots for the proposed medical clinic uses.

Names of People/Business affected by this action:

The applicant, the City of Hastings, and Adams County

Why Planning Commission action is required:

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

Type of action requested:

Motion

Suggested motion:

Deadlines associated with action:

The Preliminary Plat is scheduled to be reviewed by the City Council on October 13, 2025.

Department head comments:

The Development Services Department and Plat Track review teams (to include County officials) have reviewed this subdivision plat and the applicant has incorporated all recommendations found to be relevant with subdivision design standards and regulations in City Code Section 46-203. All related utility easement locations have been reviewed and approved by the Utilities Coordinator as part of this plat process.

A complete review of the Preliminary Plat can be found in the attached Staff Report.

Recommendation:

City staff recommends approval of the Preliminary Plat.



City of Hastings Planning Commission

STAFF REPORT

Preliminary Plat: Ponderosa Park Subdivision

Case No. 2025-404

Applicant Mother Lake, LLC.

Property Location: Generally located southeast of the intersection of West 22nd Street and North Kansas Avenue.

Lot Size: 2.44 Acres

Date of Public Hearing: September 16, 2025

Zoning I-1 Light Industrial

Adjacent Zoning:

- North: C-3, Commercial Business District
- East: C-3, Commercial Business District
- South: I-1, Light Industrial District
- West: I-1, Light Industrial District



SECTION AND REQUIREMENT OF HASTINGS CODE OF ORDINANCE CONSIDERATION OF A PRELIMINARY PLAT:

- **Sec. 46-201. – Approval of subdivision plats**
- **Sec. 46-202. – Preliminary Plat:** describes intent, submittal requirements and approval limitations.
- **Chapter 46, Article III. – Planning and Community Design Standards:** describes various plat, lot, and site design requirements.
- **Chapter 46, Article IV. – Engineering and Technical Standards:** describes technical standards of public infrastructure and other improvements.

DESCRIPTION OF PRELIMINARY PLAT REQUESTED:

Mother Lake LLC, has requested to subdivide this parcel into three lots for future construction of Medical Clinic structures. The preliminary Plat will run concurrently with the application for a Conditional Use Permit and a Plan Modification for the Redevelopment of Area #7.

Property Description:

This property is located at the intersection of West 22nd Street and North Kansas Avenue with existing access points off of Kansas Ave and West 22nd Street. The site is generally flat and not located in a flood plain.

CONSIDERATIONS OF THE PRELIMINARY PLAT:

Subsection 46-201(a). – Approval of subdivision plats state, "No plat of or instruments effecting the subdivision of real property shall be recorded or have any force and effect unless the same be approved by the City Council. 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 Planning Commission."

City staff reviews the following topics to ensure that the proposed preliminary plat conforms to the minimum standards of Chapter 46, Article III. – Planning and Community Design Standards and Chapter 46, Article IV. – Engineering and Technical Standards and to provide a recommendation to the City of Hastings Planning Commission and Hastings City Council.

Pursuant to Sec. 46-202 of the City Code of Ordinance, the City Council, by recommendation from the City Planning Commission, will base its decision on the following:

1. *Conformance to the Comprehensive Plan*

The City of Hastings, Comprehensive Plan, shows the site in the Highway Commercial land use category. The policy statement for this use designation is:

The Highway Commercial land use district provides for a variety of commercial uses serving the motoring public, typically located along arterials.

2. *Conformance with the Applicable Zoning Regulations*

The proposed Preliminary Plat provides lots throughout the subdivision that meet the minimum lot area requirements of the respective zoning districts and provide the required building setbacks. Site-specific requirements, such as building height, landscaping, screening, and parking requirements, will be confirmed at the time of building permits for each lot.

3. *Adequate and Appropriate Access*

The proposed site layout will include an access point off of North Kansas Avenue and two access points off of West 22nd Street. The existing parking lot and landscaping will be redesigned upon redevelopment of the three lots.

1. **STAFF COMMENTS:** Staff recommends that the Planning Commission recommend **APPROVAL** of the **PRELIMINARY PLAT** for the Ponderosa Park Subdivision to the City Council for the proposed Medical Clinic development generally located to the southeast of the intersection of West 22nd Street and North Kansas Avenue.

PREPARED BY: Kevin Kubo, Director of Development Services

DATE: September 9, 2025

ATTACHMENTS:

1. Preliminary Plat of Ponderosa Park Subdivision.

PONDEROSA PARK SUBDIVISION
PRELIMINARY PLAT

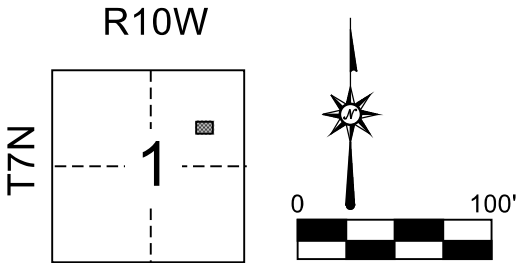
LOCATED IN THE NORTHWEST QUARTER (NW¼) OF THE SOUTHEAST QUARTER (SE¼) OF THE NORTHEAST QUARTER (NE¼)
AND A PART OF THE WEST ONE HUNDRED TWENTY-FIVE (125) FEET OF THE
NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼) OF THE NORTHEAST QUARTER (NE ¼)
OF SECTION ONE (1), TOWNSHIP SEVEN (7) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M.,
IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.

FLOOD PLAIN STATEMENT

THE PROPERTY AS LEGALLY DESCRIBED ON THIS PLAT IS IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, AND NOT WITHIN THE SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 31001C0157C EFFECTIVE 7/05/2018.

LEGAL DESCRIPTION OF ACCESS EASEMENT

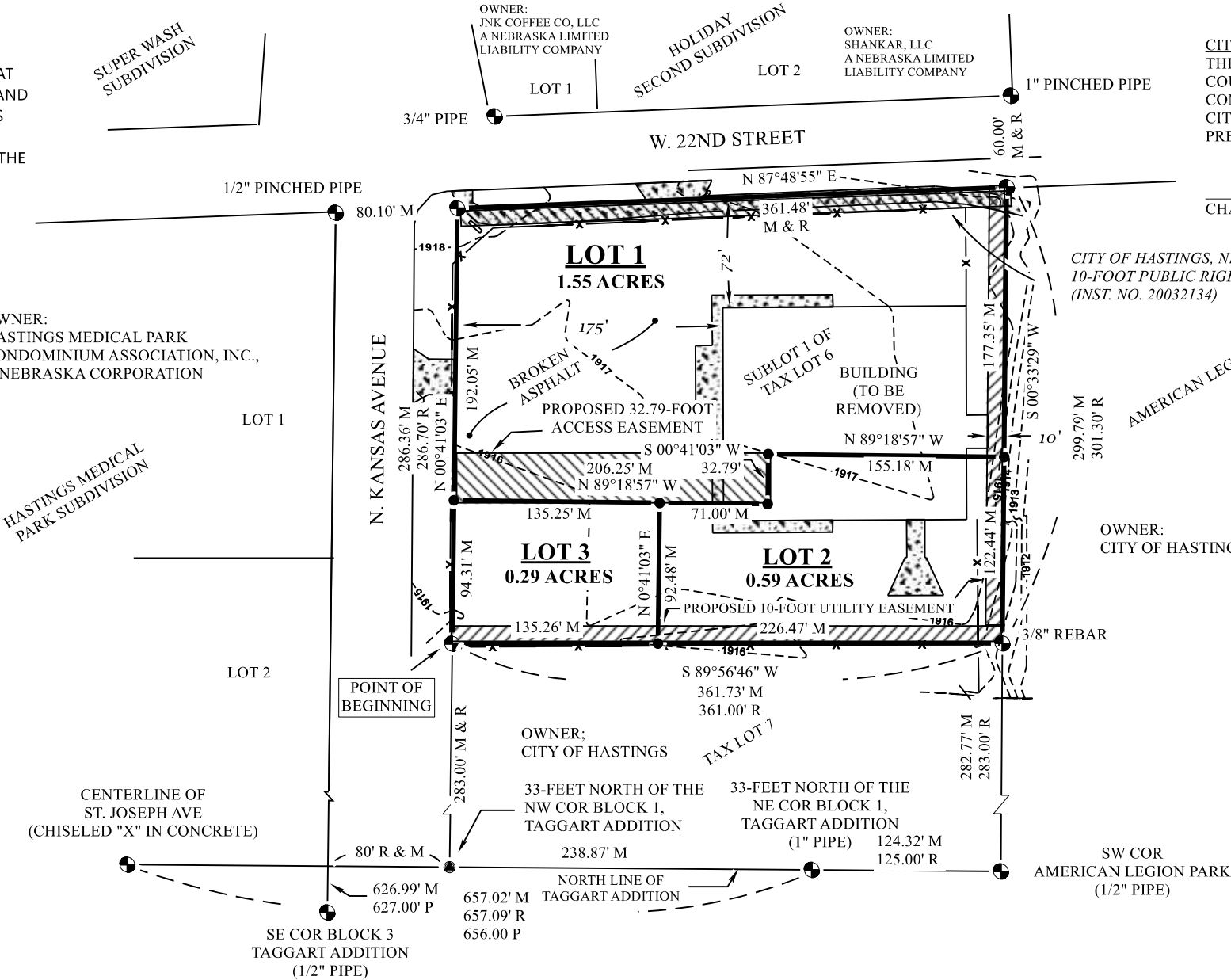
THE SOUTH 32.79 FEET OF THE WEST 206.25 FEET OF LOT ONE (1), PONDEROSA PARK SUBDIVISION IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA.



NOTE: ALL BEARINGS ARE ASSUMED

LEGEND	
●	SET PLASTIC CAP (LS-448) ON ½" REBAR
⊙	CORNER FOUND (LS-448 CAP ON ½" REBAR)
M	MEASURED DISTANCE
R	RECORD DISTANCE
+	CALCULATED CORNER - NOT MONUMENTED
●	SET MAGNETIC NAIL

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



LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER (NW¼) OF THE SOUTHEAST QUARTER (SE¼) OF THE NORTHEAST QUARTER (NE¼) AND A PART OF THE WEST ONE HUNDRED TWENTY-FIVE (125) FEET OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION ONE (1), TOWNSHIP SEVEN (7) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING 33.00 FEET NORTH OF THE NORTHWEST CORNER OF BLOCK ONE (1) OF TAGGART ADDITION TO THE CITY OF HASTINGS ; THENCE N00°41'03"E (ASSUMED BEARING) ON THE EAST LINE OF KANSAS AVENUE, A DISTANCE OF 283.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°41'03"E ON SAID EAST LINE, A DISTANCE OF 286.36 FEET TO THE SOUTH LINE OF WEST 22ND STREET; THENCE N87°48'55"E, ON SAID SOUTH LINE, A DISTANCE OF 361.48 FEET TO THE WEST LINE OF THE AMERICAN LEGION PARK; THENCE S00°33'29"W, ON SAID WEST LINE, A DISTANCE OF 299.79 FEET; THENCE S89°56'46"W, A DISTANCE OF 361.73 FEET TO THE POINT OF BEGINNING CONTAINING 2.43 ACRES, MORE OR LESS.

CITY PLANNING COMMISSION RECOMMENDATION

THIS PRELIMINARY PLAT OF PONDEROSA PARK SUBDIVISION, IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA, HAS BEEN SUBMITTED TO AND REVIEWED BY THE CITY PLANNING COMMISSION FOR APPROVAL AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA WITH THE RECOMMENDATION THAT SAID PRELIMINARY PLAT BE APPROVED THIS _____ DAY OF _____, 20_____.

CHAIRMAN

DIRECTOR

MAYOR AND CITY COUNCIL ACTION

THIS PRELIMINARY PLAT OF PONDEROSA PARK SUBDIVISION, IN THE CITY OF HASTINGS, ADAMS COUNTY, NEBRASKA IS HEREBY

APPROVED THIS _____ DAY OF _____, 20_____.

MAYOR

CLERK

SURVEYOR'S CERTIFICATE

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

THOMAS L. KRUEGER | PLS-448

PRELIMINARY PLAT

FILE NAME PONDEROSA PARK SUB - CITY OF HASTINGS		
SCALE 100 Ft/In	DATE 9-6-2025	DRAWN BY T. KRUEGER
JOB KLS-25045	FIELD WORK TK	SHEET 1 OF 1