

HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Wednesday, January 21, 2026 at 4:00 PM at the Hastings Municipal Airport, 3300 W 12th St, Hastings, NE.

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. Citizen Communications: (Only for agenda items not related to a public hearing.)
6. Public Notice -Official Notice of the Regular Meeting was published in accordance with Nebraska Revised Statute Section 84-1411. 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. Additionally, a current copy of the Nebraska Open Meetings Act is posted and accessible to the public. Neb. Rev. Stat 84-1411 (1bn).
7. Approval of Minutes
 - a. Meeting of December 16, 2025
8. Special Order of Business
 - a. Election of Chairperson
 - b. Election of Vice-Chairperson
 - c. Election of Second Vice-Chairperson
9. Unfinished Business
 - a. Continued Applications - None
 - b. Tabled Applications - None
 - c. Postponed Applications - None
10. Public Hearings.
 - a. **2025-826.** Public Hearing on the request of the Community Redevelopment Authority regarding Blight and Substandard Study for an area to be known as Redevelopment Area No. 19 is generally located between East 7th Street and Union Pacific Train tracks and North 6th Avenue and North Showboat Boulevard.

Motion to recommend approval of the Blight and Substandard Study for Redevelopment Area 19 to the City Council.
 - b. **2025-827.** Public hearing to consider a request for Plan Modification No. 2026-1 to Redevelopment Area No. 1 for the Middle School Redevelopment Project. The area of redevelopment is approximately 1.69 acres and is generally located Northeast of the intersection of 5th Street and Hastings Avenue in the City of Hastings, Adams County, Nebraska.

Planning Commission Agenda

January 21, 2026

Page 2

Motion to recommend approval for Plan Modification No.2026-01 to Redevelopment Area 1 for the Middle School Redevelopment School Project. The area of redevelopment is approximately 1.69acres and is generally located Northeast of the intersection of 5th Street and Hastings Avenue in the City of Hastings, Adams County, Nebraska.

11. Subdivisions

12. Reports

a. Committee Reports

i. Committee Reports

b. Chairman Comments

c. Staff Reports

i. Discussion of the Land Use Section of the Zoning Code Rewrite.

Adjourn

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
TUESDAY, DECEMBER 16, 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 December 16, 2025

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

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

Chair Lewis led the Commission in reciting the Pledge of Allegiance to the United States of America.

Chair Lewis called for a motion to adopt the current agenda for the December 16, 2025, meeting. Moved by Rossi, seconded by Kully, to adopt the current agenda. Ayes: Stutzman, Hubbard, Rossi, Lewis, and Kully. Nays: None. Motion carried: 5-0.

Citizen Communications: None

PUBLIC NOTICE - Official Notice of the Regular Meeting was published in accordance with Nebraska Revised Statute Section 84-1411. 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. Additionally, a current copy of the Nebraska Open Meetings Act is posted and accessible to the public. Neb. Rev. Stat 84-1411 (1bn). Website Publication: <https://www.cityofhastings.org/news/latest-news/2025/12/05/public-notice-for-planning-commission/>

APPROVAL OF MINUTES

Meeting of November 16, 2025

Chair Lewis called for a motion to approve the minutes of September 18, 2025. Moved by Stutzman, seconded by Hubbard: Roll Call: Ayes: Stutzman, Hubbard, Lewis, Rossi, and Kully. Nays: None. Motion Carried: 5-0.

Special Order of Business -None

Unfinished Business

a. Continued Applications – None

b. Tabled Applications-

- i. Final Plat for The Garages 7th Addition, generally located southeast of the intersection of East South Street and Showboat Boulevard. Kubo presented the Staff report for The Garages 7th Addition Final Plat. Kubo recommended that the Planning Commission recommend approval to the City Council for the Final Plat of The Garages 7th Addition, generally located southeast of the intersection of East South Street and Showboat Boulevard, based on the findings provided in the staff report, with the following condition of approval:

1. The proposed Annexation and Plat Vacation of The Garages 7th Addition must be approved.

Hubbard asked for an understanding of what they were voting on now versus the public hearing of the same Plat. Kubo replied that this is the Final Plat of the new plats that were created. The vacation wipes out the existing ones.

Chair Lewis requested a motion to recommend approval of the Final Plat for The Garages 7th Addition. Moved by Rossi, seconded by Kully. Ayes: Stutzman, Kully, Lewis, Hubbard, and Rossi. Nays: None. Motion Passed: 5-0.

- ii. Final Plat for The Garages 8th Subdivision, generally located southeast of the intersection of East South Street and South Showboat Boulevard. Kubo presented the Staff report for The Garages 8th Subdivision, generally located southeast of the intersection of East South Street and South Showboat Boulevard. Staff recommended that the Planning Commission recommend approval to the City Council for the Final Plat of The Garages 8th Subdivision, generally located southeast of the intersection of East South Street and South Showboat Boulevard, based on the findings provided in the staff report, with the following condition of approval:

1. The proposed Plat Vacation for the Garages 8th Subdivision must be approved.

Chair Lewis requested a motion to recommend approval of the Final Plat for The Garages 8th Subdivision, with the proposed condition that the Plat Vacation for The Garages 8th Subdivision must be approved. Moved by Hubbard, seconded by Rossi. Ayes: Stutzman, Kully, Lewis, Hubbard, and Rossi. Nays: None. Motion Passed: 5-0.

c. Postponed Applications – None

Chair Lewis opened the Public Hearing.

Public Hearings

a. 2025-661. Public hearing for a Plat Vacation for The Garages 7th Addition, generally located southeast of the intersection of East South Street and Showboat Boulevard in the City of Hastings, Adams County, Nebraska.

Kubo presented the Staff Report to consider a request for a Plat Vacation for The Garages 7th Addition, generally located southeast of the intersection of East South Street and Showboat Boulevard in the City of Hastings, Adams County, Nebraska. Staff recommended that the Planning Commission recommend approval to the City Council for the Plat Vacation of lots 12-49 and associated rights-of-way of The Garages Addition, for The Garages 7th Addition, based on the findings provided in the staff report.

Matt Langston with Olsson, 601 P Street, Ste. 200, Lincoln, NE 68508. The lots are being reconfigured to suit the property owners' needs. [REDACTED]

Chair Lewis declared the Public Hearing closed.

Chair Lewis requested a motion to recommend approval of the Plat Vacation for lots 12-49 of The Garages 7th Addition, generally located southeast of the intersection of East South Street and Showboat Boulevard, City of Hastings, Adams County, Nebraska, to the City Council. Moved by Kully, seconded by Hubbard. Ayes: Stutzman, Lewis, Hubbard, Kully, and Rossi. Nays: None. Motion Passed: 5-0.

Chair Lewis opened the Public Hearing.

b. 2025-663 Public hearing for a request to annex property generally located southeast of the intersection of East South Street and South Showboat Boulevard, known as The Garages 7th Addition.

Kubo presented the Staff Report for consideration of the request to annex Garages 7th Addition, generally located southeast of the intersection of East South Street and South Showboat Boulevard. Staff recommended that the Planning Commission recommend approval to the City Council to annex The Garages 7th Addition, which is adjacent to the city limits, based on its general conformance with the adopted Comprehensive Plan and ability to be served by public utilities, with the following condition:

1. The Plat Vacation must be approved by both the Planning Commission and the City Council.

Chair Lewis closed the public hearing.

Chair Lewis asked for a motion to recommend approval of an ordinance to consider a request to annex property generally located southeast of the intersection of East South Street and South Showboat Boulevard, with the following condition of approval: The proposed Plat Vacation for The Garages 7th Addition must be approved by both the Planning Commission and the City Council. Moved by Stutzman, seconded by Kully. Ayes: Stutzman, Kully, Rossi, Hubbard, and Lewis. Nays: None. Motion Passed: 5-0.

Chair Lewis opened the Public Hearing.

- c. **2025-662 Public hearing for a Plat Vacation for The Garages 8th Subdivision, generally located southeast of the intersection of East South Street and South Showboat Boulevard.** Kubo presented the Staff Report for consideration of the request for a Plat Vacation for The Garages 8th Subdivision. Staff recommended that the Planning Commission recommend approval to the City Council of the Plat Vacation of lots 59-75 and associated rights-of-way of Garages Addition for The Garages 8th Subdivision, based on the findings provided in the staff report.

Chair Lewis closed the public hearing.

Hubbard asked if there were any annexation changes? There were none.

Chair Lewis asked for a motion to recommend approval for an ordinance to consider a request for a Plat Vacation of lots 59-75 for The Garages 8th Subdivision, to the City Council. Moved by Stutzman, seconded by Kully. Ayes: Stutzman, Kully, Rossi, Hubbard, and Lewis. Nays: None. Motion Passed: 5-0.

Chair Lewis opened the Public Hearing.

- d. **2025-664. Public hearing for a change of zoning for property generally located southwest of the intersection of Osborne Drive West and North Shore Drive from R-1, Urban Single-Family Residential District, to C-O, Commercial Office Non-Retail District, and to amend the Official Zoning District Map.** Kubo presented the Staff Report for consideration of the request for a change of zoning to allow for development of a duplex on this property, for property generally located southwest of the intersection of Osborne Drive West and North Shore Drive, commonly addressed as 205 North Shore Drive, from R-1, Urban Single-Family Residential District, to C-O, Commercial Office Non-Retail District, and to amend the Official Zoning District Map. Staff recommended that the Planning Commission recommend approval for an ordinance and the amendment to the Official Zoning District Map to rezone property commonly addressed as 205 North Shore Drive, City of Hastings, Adams County, Nebraska, from R-1, Urban Single-Family Residential District, to C-O, Commercial Office Non-Retail District, and to amend the Official Zoning District Map.

Alan Anderson, 701 North Shore Drive, Hastings, NE. Mr. Anderson stated that

they want to build a duplex on the property.

Wes Woods, 3427 Utah Beach Ct, Spring, TX. Wes represented his mother at 305 North Shore Drive, Hastings, NE. (Present). His mother owns the property to the North. Wes discussed their opposition to the zoning change for that property, as well as the reasons behind their stance. Wes would like the Planning Commission not to approve the zoning change. Shane Balderston presented a letter of opposition to the rezoning, with which Wes agreed. Balderston wrote that commercial property would be encroaching on the residential character of the neighborhood.

Chair Lewis closed the public hearing.

Rossi asked Kubo if this proposal is to change the zoning to commercial. Kubo pointed out C-O Non-Retail, yes. Rossi asked if that allows duplexes. Kubo told them our Municipal Code allows residents in a C-O District. The R-1 districts do not allow duplexes. Rossi, after reading the letter, believes that people were hearing of the zoning change to Commercial and thought it would be a business with people coming and going. Kubo reassured the Commission, no, that is not the case. This allows the building of a duplex on that property. Kubo explained that by changing to the C-O District, there is already a C-O District adjacent, so it's expanding. Hubbard wondered if there were townhomes in the lake area. Kubo replied no, not in the lake area, but in Lochland, they have multiple townhomes and apartments, which are zoned R-3 for multi-family. Rossi asked if there was any danger in rezoning it to C-O, and it not being built as a duplex. Kubo said that it's highly unlikely that Anderson wouldn't do as planned. There is interest in building another duplex on the other C-O property. The neighborhood is not going to change. Rossi wondered if it could be used for something different. Kubo agreed that there is always that possibility, once it's rezoned. The best thing to do is to follow the rules in place, and C-O Districts allow for duplexes.

Chair Lewis asked for a motion to recommend approval of an ordinance and the amendment to consider a request for a change of zoning for property generally located southwest of the intersection of Osborne Drive West and North Shore Drive, in the City of Hastings, Adams County, Nebraska from R-1 Urban Single-Family Residential District, to C-O, Commercial Office Non-Retail District, and to amend the Official Zoning District Map Moved by Rossi, seconded by Stutzman. Ayes: Stutzman, Rossi, Kully, Hubbard, and Lewis. Nays: None. Motion Passed: 5-0.

Chair Lewis opened the Public Hearing.

- e. 2025-665 Public hearing to consider an ordinance for updates to the City's Code of Ordinances for Sec. 34-200, Uses and Districts Table, Sec. 34-202.01, R-5 Urban Single Family undersized lot residential districts, Sec. 34-206 (4) R-3 Multiple-Family Residential Districts, Sec. 34-207 R-4 Urban Neighborhood Districts, and Article IV Standards for Conditional Uses and**

recodification of the entirety of Chapter 34. Kubo provided the Staff Report on the application by Development Services on behalf of the City of Hastings. Bringing a culmination of things noticed in our code that need to be brought into compliance with Federal and State Standards. Kubo and Batelaan have gone through the code and are going to correct the bigger issues in this ordinance, and recodification to Chapter 54, which is part of that. The changes are legal and include consistency issues as well as recodification of the zoning code for access to the public. Staff recommended that the Planning Commission recommend approval to the City Council of the request to update the City's Code of Ordinances as follows:

- 1. Amend Section 34-200 Uses and Districts table, Section 34-206 (4) R-3 Multiple-Family Residential District, and Article IV Standards for Conditional Uses.**
- 2. Repeal Section 34-202.01 R-5 Urban Single-Family Undersized Lot Residential Districts, and Section 34-207 R-4 Urban Neighborhood District.**
- 3. Recodification of the entirety of Chapter 34, including the PDF & Ordinance 4802 to Chapter 54.**

Stutzman had a question about Kearney having issues with the halfway houses. Kubo discussed how that is one of the changes, that we do not discriminate against halfway houses. They discussed the changes being made and the reasons why.

Chair Lewis closed the public hearing.

Stutzman appreciated their work and time to make the code better and easier to search. Kubo hopes that after removing the issues we have, the finished product will shine in the next year. Lewis asked Murphy if the setback changes worried him. Murphy said they would review that during the building permit process. Fire has no concern over the proposed changes. Hubbard knows Kubo implements things for the R-5 District and wondered why we are removing R-4. Kubo stated it's not being used. R-4 was the urban neighborhood district. Batelaan explained why we didn't need R-4 and the reason it was being repealed. Kubo said in other uses, this will be accounted for differently.

Chair Lewis asked for a motion to recommend approval to City Council to consider a request to update the City's Code of Ordinances to amend Sec. 34-200, Uses and Districts Table, Sec. 34-206 (4) R-3 Multiple-Family Residential District, and Article IV Standards for Conditional Uses, Repeal Section 34-202.01 R-5 Urban Single Family undersized lot residential districts, Sec. 34-207 R-4 Urban Neighborhood District, Recodification of the entirety of Chapter 34, including the PDF & Ordinance 4802 to Chapter 54. Moved by Kully, seconded by Rossi. Ayes: Stutzman, Kully, Rossi, Hubbard, and Lewis. Nays: None. Motion Passed: 5-0.

Subdivisions-None

Reports

- a. **Committee Reports:** None.
- b. **Chairman Comments:** None
- c. **Staff Reports:** Kubo said Ember and he have been dedicating at least eight hours a week to discussing the Code Changes. Graves gave an update on the projects around town. Tenants are moving into 26th and Elm's third apartment house this week. Chair Lewis was glad to see the growth. Lewis asked about the Highway 6 Project. Vrooman spoke about the utility work that is continuing.

Adjourn

Chair Lewis called for a motion to adjourn at 4:50 p.m. Motioned by Rossi, seconded by Hubbard. Roll Call: Ayes: Stutzman, Hubbard, Rossi, Kully, and Lewis. Nays: None. Motion carried: 5-0

Second Chair Michelle Lewis

Department: Development Services
Staff Contact: Kevin Kubo
Planning Commission Meeting Date: 1/21/2026
File No: 2025-826
Prepared By: Ember Batelaan, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

A Public Hearing on a request to designate approximately 236.8 acres generally bounded by East 7th Street, Union Pacific Train Tracks, North 6th Avenue, and North Showboat Boulevard. To be known as Redevelopment Area No. 19 and to determine consistency with the Comprehensive Plan.

Names of People/Business affected by this action:

The property owners , City of Hastings and all affected Taxing Authorities.

Why Planning Commission action is required:

As per N.R.S 18-2109: "A redevelopment plan for a redevelopment project area shall not be prepared and the governing body of the city in which such area is located shall not approve a redevelopment plan unless the governing body has, by resolution adopted after the public hearings required under this section, declared such area to be a substandard and blighted area in need of redevelopment. Prior to making such a declaration, the governing body of the city shall conduct or cause to be conducted a study or an analysis on whether the area is substandard and blighted. Upon receipt of the recommendations of the planning commission or board... the governing body shall hold a public hearing on the question of whether the area is substandard and blighted ... After such a hearing, the governing body of the city may adopt a resolution declaring that substandard and blighted conditions exist in the area under study."

Type of action requested:

Motion

Suggested motion:

Deadlines associated with action:

This case is scheduled to be heard by the City Council on February 9, 2026 pending an affirmative recommendation by the Planning Commission and the Community Redevelopment Authority.

Department head comments:

The complete details of Staff review and recommendation are in the attached staff report.

Recommendation:

Motion to recommend approval of the Blight and Substandard Study for Redevelopment Area 19 to City Council.

City of Hastings Planning Commission



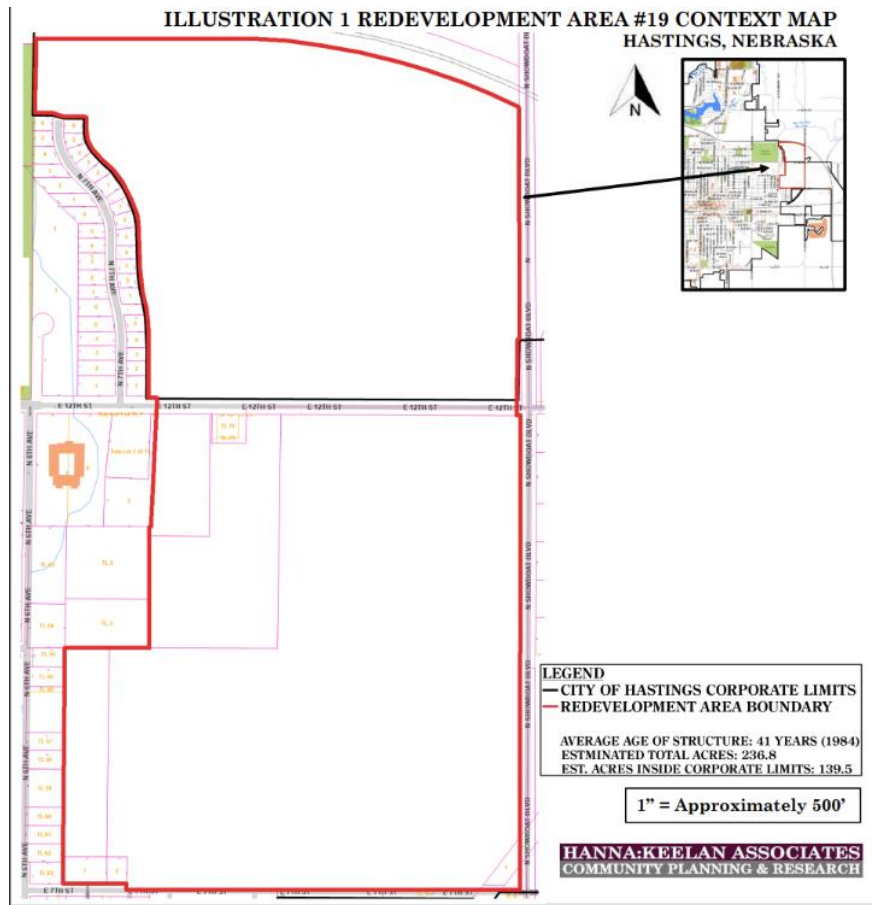
STAFF REPORT

Blight and Substandard Study: Proposed Redevelopment Area #19

Applicant: Hastings Community Redevelopment Authority

Redevelopment Area Location: Generally located between East 7th Street and Union Pacific Train tracks and North 6th Avenue and North Showboat Boulevard.

Date of Public Hearing: January 21, 2026



SECTION AND REQUIREMENT OF NEBRASKA STATE STATUTES ALLOWING FOR BLIGHT AND SUBSTANDARD AREAS

- [Statute 18-2103](#): Terms defined.
 - **(3) Blighted area** means an area which substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare through the presence of the following criteria, or any combination of such factors:
 - Presence of a substantial number of deteriorated or deteriorating structures
 - Existence of defective or inadequate street layout
 - Faulty lot layout in relation to size, adequacy, accessibility, or usefulness
 - Insanitary or unsafe conditions
 - Deterioration of site or other improvements
 - Diversity of ownership
 - Tax or special assessment delinquency exceeding the fair value of the land
 - Defective or unusual conditions of title
 - Improper subdivision or obsolete platting
 - Existence of conditions which endanger life or property by fire and other causes
 - One of the following conditions:
 - i. Unemployment in the designated area is at least one hundred twenty percent of the state or national average
 - ii. Average age of residential or commercial units in the area is at least forty years
 - iii. More than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time
 - iv. The per capita income of the area is lower than the average per capita income of the city or village in which the area is designated
 - v. The area has had either a stable or decreasing population based on the last two decennial censuses
 - **(31) Substandard area** means an area in which there is a predominance of buildings or improvements that are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, and is detrimental to public health, safety, morals, or welfare through the presence of the following criteria or any combination of such factors:
 - Dilapidation
 - Deterioration
 - Age or obsolescence
 - Inadequate provision of ventilation, light, air, sanitation, or open spaces
 - High density of population and overcrowding
 - Existence of conditions which endanger life or property by fire and other causes

DESCRIPTION OF BLIGHT AND SUBSTANDARD STUDY CONSULTANT'S FINDINGS:

Hanna:Keelan Associates completed the Blight and Substandard Study in September 2025 on behalf of the Hastings Community Redevelopment Authority. The study is to determine whether the Proposed Redevelopment Area #19 met the blight and substandard criteria in the Nebraska State Statutes. The summary of the consultant's findings is listed below.

The Community Redevelopment Authority (CRA) held a meeting on November 19, 2025, where the consultant presented the study. The CRA recommended approval of the study.

- **Blight Criteria:** The presence of 9 out of 12 factors were identified in the Proposed Redevelopment Area #19 as well as 2 of the six additional conditions.
 - **Presence of a substantial number of deteriorated or deteriorating structures:** Little or no presence due to no structures in a deteriorating or dilapidated condition.
 - **Existence of defective or inadequate street layout:** Strong presence due to land being contained within two larger vacant, undeveloped parcels and needing all forms of modern infrastructure to develop.
 - **Faulty lot layout in relation to size, adequacy, accessibility, or usefulness:** Strong presence due to needing appropriate subdivision for development.
 - **Insanitary or unsafe conditions:** Strong presence due to four of the five structures being over forty years of age and little pedestrian infrastructure.
 - **Deterioration of site or other improvements:** Reasonable presence due to lack of proper and modern infrastructure development, and minimal roads and surface storm sewer.
 - **Diversity of ownership:** Reasonable presence due to seven ownership groups for nine parcels.
 - **Tax or special assessment delinquency exceeding the fair value of the land:** Little or no presence due to one of nine parcels being property tax delinquent.
 - **Defective or unusual conditions of title:** The blight study did not address this factor.
 - **Improper subdivision or obsolete platting:** Strong presence due to large tracts of vacant undeveloped land not being conducive to urban development.
 - **Existence of conditions that endanger life or property by fire and other causes:** Strong presence due to age of structures and prevalence of underdeveloped and underutilized lots and land parcels.
 - **One of the following conditions necessary (two of the six additional conditions were met)** The two conditions that were met are the age of structures and lack of affordable housing.
- **Substandard Criteria:** The presence of 4 out of 5 factors were identified in the Proposed Redevelopment Area #19.
 - **20 percent affordable housing:** Strong presence due to no housing units receiving State or Federal funds targeted at income-eligible residents.
 - **Dilapidation:** Little to no presence due to zero structures being identified as dilapidated.

- **Deterioration:** Little to no presence due to zero structures being identified as deteriorating condition with minor defects or worse.
 - **Age or Obsolescence:** Strong presence due to four of the five structures being over forty years of age.
 - **Inadequate provision of ventilation, light, air, sanitation, or open spaces:** Strong presence due to water and sanitary sewer mains being aged.
 - **High density of population and overcrowding:** The blight study did not address this factor.
 - **Any combination of factors that are detrimental to public health, safety, morals, or welfare:** Strong presence due to prevalence of underdeveloped /underutilized lots and land parcels, as well as the age of structures and lack of planned open spaces.
- **Consultant's Conclusion:** Proposed Redevelopment Area #19 meets the definition of a substandard and blighted area in need of redevelopment projects that should be completed and encouraged by the Hastings Planning Commission, Hastings City Council, and the Community Redevelopment Authority

STANDARDS TO ADOPT BLIGHT AND SUBSTANDARD STUDY:

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

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

STAFF COMMENTS: Staff concurs with the consultant's findings. Staff recommends the Planning Commission recommend **APPROVAL** to adopt the **BLIGHT AND SUBSTANDARD STUDY**, as written, for the Proposed Redevelopment Area #19 to the City Council, as it meets the provisions of Nebraska State Statutes 18-2109.

PREPARED BY: Kevin Kubo, Director of Development Services

DATE: January 6, 2026

ATTACHMENTS:

1. Blight and Substandard Study for Proposed Redevelopment Area #19.



Hastings, Nebraska
Redevelopment Area #19
Blight and Substandard Determination Study.



SEPTEMBER, 2025

TABLE OF CONTENTS

Table of Contents.....i

List of Tables and Illustrations..... i

Blight & Substandard Determination Study..... 1

- 1. Substandard Area6
- 2. Blighted Area 6
- 3. The Research Approach 8
- 4. Determination of Redevelopment Area Eligibility 9
- 5. Presence & Analysis of Substandard Factors.....10
- 6. Presence & Analysis of Blight Factors.....12

Tables

- 1. Existing Land Use..... 2
- 2. Substandard Factors..... 9
- 3. Blight Factors.....11

Illustrations

- 1. Context Map..... 3
- 2. Existing Land Use Map..... 4
- 3. Existing Zoning Map..... 5

Appendix – Structural/Site Conditions Survey Form and Associated Results... 15



BLIGHT & SUBSTANDARD DETERMINATION STUDY.

BLIGHT & SUBSTANDARD DETERMINATION STUDY.

Purpose of Study.

The purpose of this **Blight and Substandard Determination Study** is to apply the criteria set forth in the **Nebraska Community Development Law**, Section 18-2103, to **Redevelopment Area #19** in the City of Hastings, Nebraska. The results of this **Study** will assist the City in declaring the **Area** as both **blighted and substandard**.

Location.

Redevelopment Area #19 is in the east-central portion of the **City of Hastings, Nebraska**, abutting the currently more densely developed City center. The **Area** contains lands within the existing Corporate Limits and adjacent the Corporate Limits, but within the Two-Mile Planning Jurisdiction. **Illustration 1, Page 3**, shows the boundaries of the **Redevelopment Area containing the following nine parcels and associated street and public rights-of-way, as on record with the Adams County Assessor's office.**

010003635	010015309	010015327
010003636	010015310	010015328
010003640	010003637	010016959

The existing land uses in the **Redevelopment Area** are identified in **Table 1, Page 2 and Illustration 2, Page 4***. The primary classification of land use is vacant/undeveloped land with an estimated 224 acres, or 94.6 percent, followed by single family residential with an estimated 6.7 acres, or 2.8 percent. Other land uses include public streets consisting of approximately 6.1 acres, or 2.6 percent of the total land uses within the **Area**.



BLIGHT & SUBSTANDARD DETERMINATION STUDY.

**As per Section 18-2123, State Law, the Study can consider the acquisition and development of land outside the City, but within a radius of three miles thereof, necessary or convenient to the proper clearance or redevelopment of one or more substandard or blighted areas within the City or is a necessary adjunct to the general community redevelopment program of the City. After the governing body has declared that substandard and blighted conditions exist in the area under study, the governing body may, by one or more resolutions, declare such area or any portion of such area to be a substandard and blighted area without further public hearing.*

Illustration 3, Page 5 identifies the existing **Zoning Districts** in **Redevelopment Area #19**. Two Zoning Districts are present within the **Area**, “Urban Single Family Residential District (R-1), “Agricultural District” (A).

All **Illustrations** presented in this **Blight and Substandard Determination Study** identify the entire **Area** to be declared blighted and substandard and in need of planned redevelopment activities.

Table 1 identifies **existing land uses**, including total estimated acreages of each land use, in the **Redevelopment Area #19**. The **Area** comprises an estimated **236.8 acres** and contains predominantly vacant/undeveloped land, public streets and single family homes. Major land use in the **Area** is vacant/undeveloped land.

**TABLE 1
EXISTING LAND USE
REDEVELOPMENT AREA #19
HASTINGS, NEBRASKA**

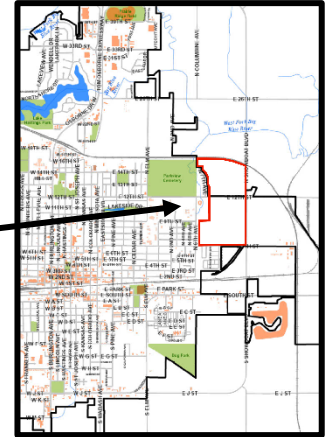
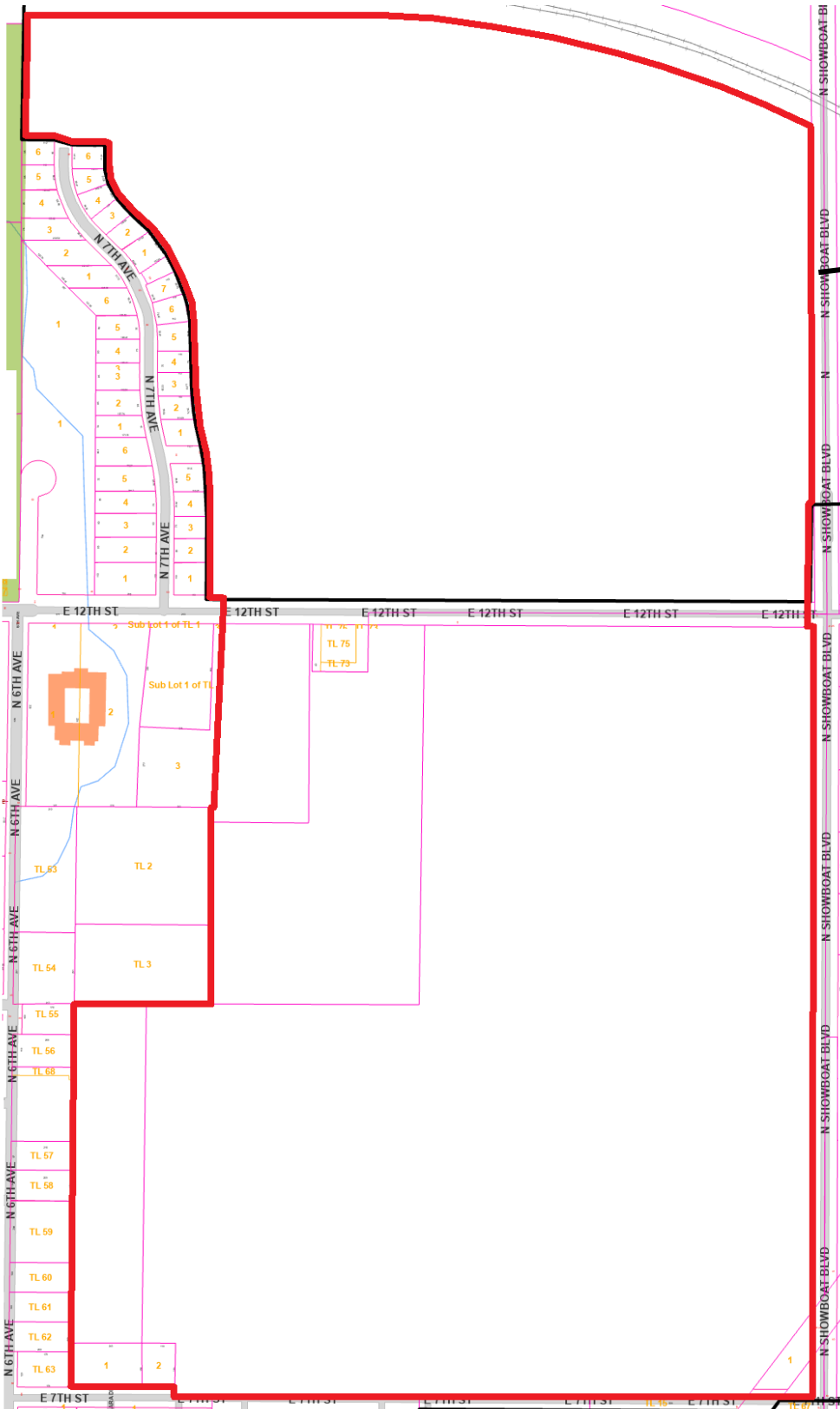
<u>Land Use</u>	<u>Acres</u>	<u>Percent</u>
Single Family Residential	6.7	2.8%
Public Streets	6.1	2.6%
<u>Vacant/Undeveloped Land</u>	<u>224</u>	<u>94.6%</u>
Totals	236.8	100.0%

Source: Hanna:Keelan Associates, 2025.

This **blight and substandard evaluation** included a detailed **exterior structural condition survey of five structures**, a **field inventory of nine parcels** and a review of available reports and documents containing information which could substantiate the existence of **blight and substandard conditions**.

BLIGHT & SUBSTANDARD DETERMINATION STUDY.

ILLUSTRATION 1 REDEVELOPMENT AREA #19 CONTEXT MAP
HASTINGS, NEBRASKA



LEGEND
 — CITY OF HASTINGS CORPORATE LIMITS
 — REDEVELOPMENT AREA BOUNDARY

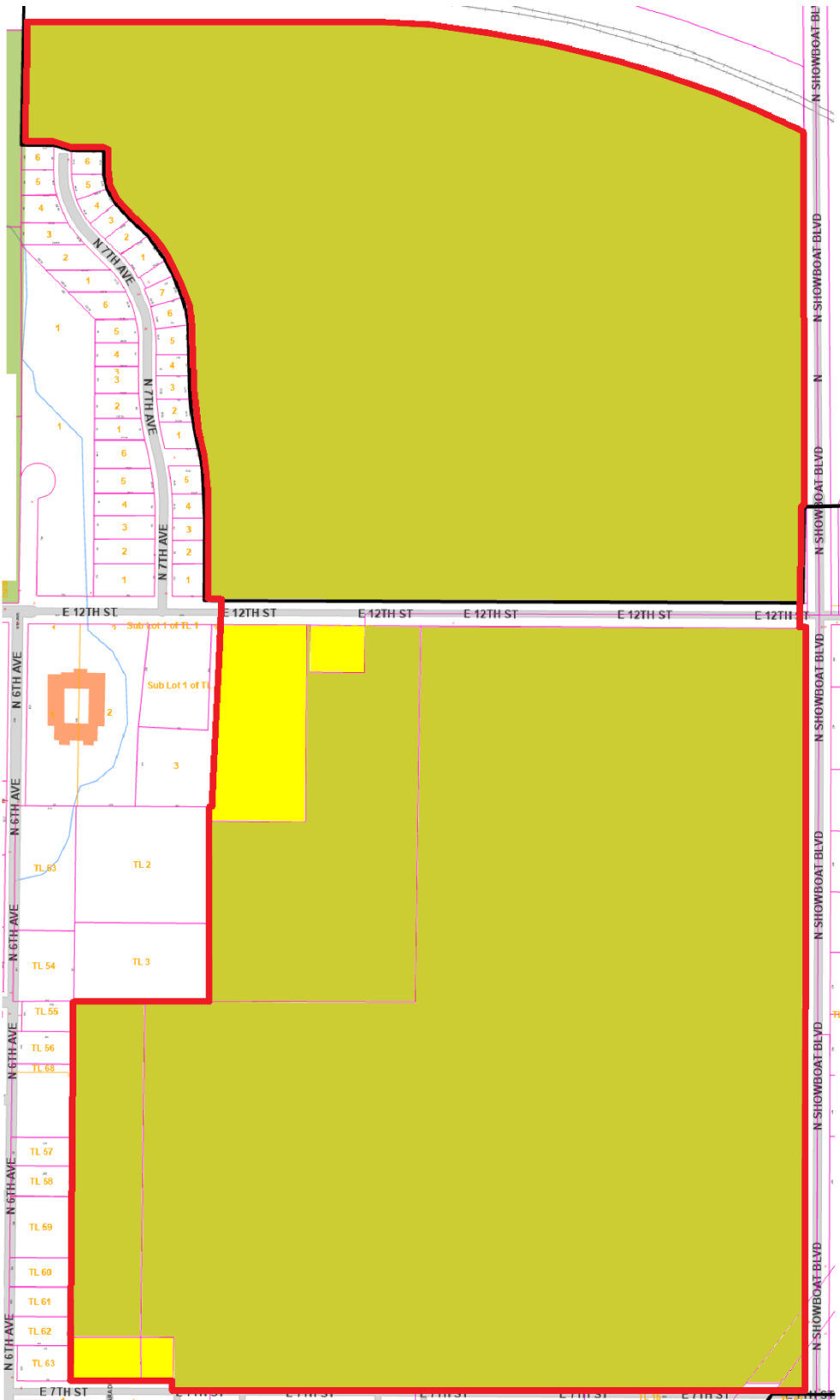
AVERAGE AGE OF STRUCTURE: 41 YEARS (1984)
 ESTIMATED TOTAL ACRES: 236.8
 EST. ACRES INSIDE CORPORATE LIMITS: 139.5

1" = Approximately 500'

HANNA:KEELAN ASSOCIATES
 COMMUNITY PLANNING & RESEARCH

BLIGHT & SUBSTANDARD DETERMINATION STUDY.

ILLUSTRATION 2 REDEVELOPMENT AREA #19 EXISTING LAND USE MAP
HASTINGS, NEBRASKA



LEGEND

- CITY OF HASTINGS CORPORATE LIMITS
- REDEVELOPMENT AREA BOUNDARY
- SINGLE FAMILY RESIDENTIAL
- VACANT/UNDEVELOPED LAND

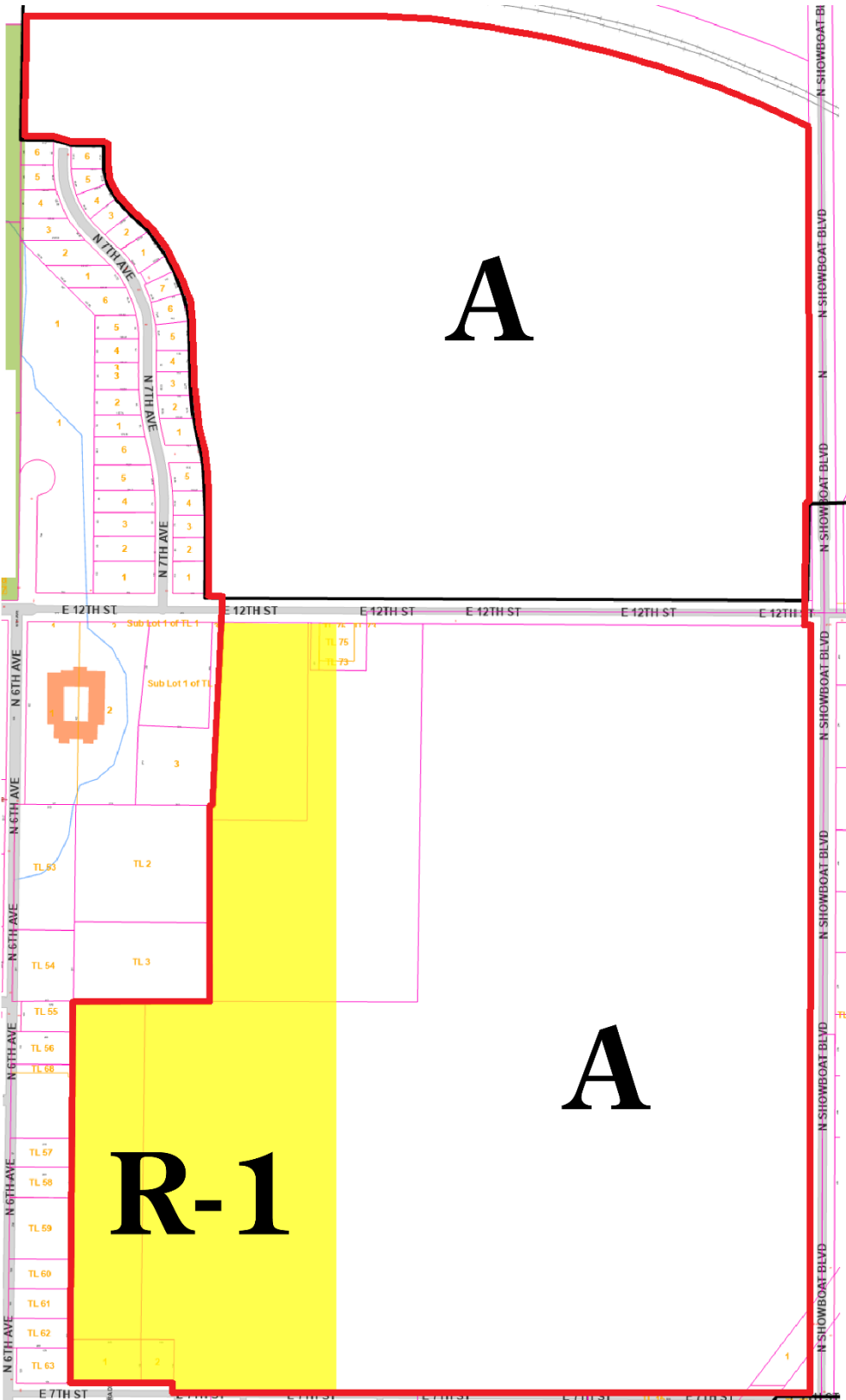
AVERAGE AGE OF STRUCTURE: 41 YEARS (1984)
 ESTIMATED TOTAL ACRES: 236.8
 EST. ACRES INSIDE CORPORATE LIMITS: 139.5

1" = Approximately 500'

HANNA:KEELAN ASSOCIATES
 COMMUNITY PLANNING & RESEARCH

BLIGHT & SUBSTANDARD DETERMINATION STUDY.

ILLUSTRATION 3 REDEVELOPMENT AREA #19 EXISTING ZONING MAP
HASTINGS, NEBRASKA



LEGEND
 — CITY OF HASTINGS CORPORATE LIMITS
 — REDEVELOPMENT AREA BOUNDARY
 ■ SINGLE FAMILY RESIDENTIAL DISTRICT
 □ AGRICULTURAL DISTRICT

AVERAGE AGE OF STRUCTURE: 41 YEARS (1984)
 ESTIMATED TOTAL ACRES: 236.8
 EST. ACRES INSIDE CORPORATE LIMITS: 139.5

1" = Approximately 500'

HANNA:KEELAN ASSOCIATES
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BLIGHT & SUBSTANDARD DETERMINATION STUDY.

SUBSTANDARD AREA.

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

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

BLIGHTED AREA.

As set forth in the Section 18-2103 (4) Nebraska Revised Statutes a **blighted area** shall mean "an area, which by reason of the presence of the following factors:

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

BLIGHT & SUBSTANDARD DETERMINATION STUDY.

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

While it may be concluded the mere presence of a majority of the stated **Factors** may be sufficient to make a finding of **blight and substandard**, this evaluation was made on the basis that existing **Blight and Substandard Factors** must be present to an extent which would lead reasonable persons to conclude public intervention is appropriate or necessary to assist with any development or redevelopment activities. A primary feature of the **Redevelopment Area** is vacant/undeveloped land that could be considered both functionally and economically obsolete.

Secondly, the distribution of **Blight and Substandard Factors** throughout **Redevelopment Area #19** must be reasonably distributed so areas are not arbitrarily found to be blighted simply because of proximity to areas which are **blighted and substandard**.

On the basis of this approach, Redevelopment Area #19 is found to be eligible as "blighted" and "substandard" within the definition set forth in the Nebraska Legislation.

THE RESEARCH APPROACH.

The **blight and substandard determination research approach** implemented for the **Area** included an area-wide assessment of primary structures and all parcels. Except for **defective or unusual condition of title**, all **Blight and Substandard Factors**, identified in the **Nebraska Community Development Law**, were investigated on an area-wide basis.

Structural/Site Conditions Survey Process.

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

A **Structural/Site Conditions Survey** was conducted in August 2025. A total of **five structures** received comprehensive exterior inspections. These structures were evaluated to document structural deficiencies in individual buildings and to identify related environmental deficiencies in the **Area**.

The **Structural/Site Conditions Survey** evaluated conditions of **nine legal parcels of record** identified by the Adams County Assessor's Office. Parcels were evaluated for existing and adjacent land uses, overall site conditions, existence of debris, parking condition and street, sidewalk and alley surface conditions. The **Area contains approximately 236.8 acres, 139.5 acres are contained within the Corporate Limits.**

The Structural/Site Conditions Survey Form and associated Results are provided in the Appendix.

Research on Property Ownership and Financial Assessment of Properties.

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

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

DETERMINATION OF REDEVELOPMENT AREA ELIGIBILITY.

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

SUBSTANDARD FACTORS.

Four of the five **Substandard Factors** set forth in the **Nebraska Community Development Law** have a “**strong presence**” within the **Redevelopment Area**. **One Factor** represents “**little or no presence**” the **Substandard Factors** are described in detail, below.

**TABLE 2
SUBSTANDARD FACTORS
REDEVELOPMENT AREA #19
HASTINGS, NEBRASKA**

- | | | |
|----|---|---|
| 1. | Less than twenty percent of the housing in the area is affordable housing; | ☑ |
| 2. | Dilapidated/deterioration. | ○ |
| 3. | Age or obsolescence. | ☑ |
| 4. | Inadequate provision for ventilation, light, air, sanitation or open spaces. | ☑ |
| 5. | Any combination of factors that are detrimental to the public health, safety, morals, or welfare. | ☑ |

Strong Presence of Factor ☑
Reasonable Presence of Factor ▣
Little or No Presence of Factor ○

Source: Hanna:Keelan Associates, 2025.

PRESENCE & ANALYSIS OF SUBSTANDARD FACTORS.

Strong Presence of Factor –

The **Factor of Less Than 20 percent** of housing in the Area is **affordable housing** has a **strong presence** throughout **Redevelopment Area #19**. There are currently no housing units within the Area receiving State or Federal Funds targeted at income-eligible residents. Therefore, the percentage of affordable housing within the area is **0.0 percent**.

The **Factor of Age or Obsolescence** is a **strong presence** throughout **Redevelopment Area #19**. As per information obtained from the Adams County Assessor's Office and the results of the **Structural Survey** analysis, **four** of the total **five existing structures** are **40+ years of age** (built in or prior to 1984). The **average age** of residential or commercial structures in the **Redevelopment Area** is an estimated **41 years**.



The conditions which result in the ***Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Space*** are a **strong presence** throughout **the Area**. Water and sanitary sewer mains servicing the single-family residential properties in the **Area** are generally assumed to be in good condition.

The average year of installation for water and sewer mains in the area is 1993 and 1991 respectively. All water mains are constructed from ductile iron materials ranging from 10" to 12" in diameter. All sewer mains are constructed from either PVC or clay tile. These lines range from 8" to 36" diameter.

There are no planned open spaces or parks within the Redevelopment Area and most if not, all undeveloped lands will have improper drainage if developed in their current state.

The field analysis determined that the **Substandard Factor *Any Combination of Factors that are Detrimental to the Public Health, Safety, Morals, or Welfare*** is a **strong presence** throughout the **Redevelopment Area**. The primary contributing elements include prevalence of underdeveloped/underutilized lots and land parcels, as well as the age of the structures and lack of planned open spaces.

BLIGHT & SUBSTANDARD DETERMINATION STUDY.

Little or No Presence of Factor –

Deteriorated or Dilapidated Structures have little or no presence throughout **Redevelopment Area #19**. The results of the **Structural/Site Conditions Survey** identified **zero structures** recorded as being in a *dilapidated* or *deteriorating* condition with **minor defects or worse**.

BLIGHT FACTORS.

Of the **12 Blight Factors** set forth in the **Nebraska Community Development Law**, throughout **Redevelopment Area #19**, a total of seven represent a **strong presence**. **Two Factors** represent a **reasonable presence**, and **two Factors** represent **little to no presence**. The Factor, “defective or unusual condition of title,” was not reviewed. Each **Blight Factor** is reasonably distributed throughout the **Area**.

**TABLE 3
BLIGHT FACTORS
REDEVELOPMENT AREA #19
HASTINGS, NEBRASKA**

1.	A substantial number of deteriorated or dilapidated structures.	○
2.	Existence of defective or inadequate street layout.	■
3.	Faulty lot layout in relation to size, adequacy, accessibility or usefulness.	■
4.	Insanitary or unsafe conditions.	■
5.	Deterioration of site or other improvements.	■
6.	Diversity of Ownership.	■
7.	Tax or special assessment delinquency exceeding the fair value of land.	○
8.	Defective or unusual condition of title.	NR
9.	Improper subdivision or obsolete platting.	■
10.	The existence of conditions which endanger life or property by fire or other causes.	■
11.	Other environmental and blighting factors.	■
12.	One of the other six conditions.	■

Strong Presence of Factor ■
Reasonable Presence of Factor ■
Little or No Presence of Factor ○
NR = Not Reviewed NR

Source: Hanna:Keelan Associates, 2025.

PRESENCE & ANALYSIS OF BLIGHT FACTORS.

Strong Presence of Factor –

Existence of Defective or Inadequate Street Layout has a **strong presence** throughout **Redevelopment Area #19**. Currently, much of the land within **Area** is contained within two larger vacant/undeveloped parcels. These parcels would require all forms of modern infrastructure (including streets) to effectively develop the land.

Faulty Lot Layout has a **strong presence** throughout the **Area**. Currently, much of the land within the **Area** is platted in a manner that is functionally and economically obsolete for development and would need appropriate subdivision and substantial infrastructure development.

Insanitary or Unsafe Conditions have a **strong presence** throughout the **Area**. Conditions contributing to this **Factor** include four of the five structures being **40+ years of age**. Additionally, there is little pedestrian infrastructure and a lack of planned open spaces.

Improper Subdivision or Obsolete Platting has a **strong presence** throughout the **Area**. The large tracts of vacant/undeveloped land prevent the **Area** from being redeveloped in a manner conducive to urban development.

The *Existence of Conditions Which Endanger Life or Property by Fire or Other Causes* has a **strong presence** throughout the **Area**. Conditions associated with this factor include age of structures and prevalence of both underdeveloped and underutilized lots and land parcels.

Other Environmental and Blighting Factors with a **strong presence** throughout the **Area** include both underdeveloped and underutilized lots and land parcels. Vacant/undeveloped parcels account for 94.6 percent of the **Area**.



BLIGHT & SUBSTANDARD DETERMINATION STUDY.

Two of the six Additional Blight Factors have a **strong presence** throughout the **Area**. Based on the **Survey** analysis and records of the Adams County Assessor's Office, the estimated age of structures in the **Area** is **41 years**, thus exceeding the blight criteria of 40+ years of age. Also, it was determined that **less than 20 percent of housing within the Redevelopment Area is affordable housing**. No housing containing rent restrictions has been designated in the **Area** for low- to moderate-income persons or families as required by associated funding sources and or rental assistance.

Reasonable Presence of Factor

Deterioration of Site or Other Improvements have a **reasonable presence** throughout the **Area**. The **Area** lacks proper and modern infrastructure development, for the little development that has occurred, this includes, primarily, roads and storm sewer (surface) development.

Diversity of Ownership has a **reasonable presence** throughout the **Area**. Research of public records from the Adams County Assessor's Office indicates that at total of **seven individuals or distinct ownership groups** own the nine parcels within the **Area**.

Little or No Presence of Factor –

Deteriorated or Dilapidated Structures have **little or no presence** throughout **Redevelopment Area #19**. The results of the **Structural/Site Conditions Survey** identified that none of the five **structures** in the area were in a **deteriorating** or **dilapidated** condition.

Tax or Special Assessment Delinquency Exceeding the Fair Value of Land has **little or no presence** throughout the **Redevelopment Area**. Research of public records from the Adams County Assessor's Office concluded **one of the nine parcels** within the **Area** were recorded as property tax delinquent.

The total valuation for Redevelopment Area #19, as per the Adams County Assessor Office, in 2025 is **\$2,632,038**.

The Factor *Defective or Unusual Condition of Title* was not reviewed.



BLIGHT & SUBSTANDARD DETERMINATION STUDY.

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

1. **Advanced age of structures** in the Area, including an **average age of 41 years** for all structures. **Affordable housing** is lacking in the **Redevelopment Area**.
2. Lack of modern public utility system in the Area.
3. **No planned/dedicated park or open space in the Area.**
4. Both **vacant/undeveloped and developed land** in the **Redevelopment Area** that is **functionally and economically obsolete.**

Conclusion.

It is the conclusion of the Consultant that the number, degree and distribution of **Blight and Substandard Factors** 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 aid provided in the **Nebraska Community Development Law**. It is also the opinion of the Consultant that findings in this **Blight and Substandard Determination Study** warrant designating **Redevelopment Area #19** as "substandard" and "blighted."

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



**Appendix – Structural/Site Conditions
Survey Form and Associated Results.**

Hastings, Nebraska Redevelopment Area #19 Site and Structural Conditions.

Overall Site Conditions	Total	Percent	Residential	Secondary Structures	Vacant
Excellent	0	0.0%	0	0	0
Good	8	88.9%	4	0	4
Fair	1	11.1%	0	0	1
Poor	0	0.0%	0	0	0
Total	9	100.0%	4	0	5

Street Type	Total	Percent	Residential	Secondary Structures	Vacant
None	1	11.2%	0	0	1
Concrete	4	44.4%	2	0	2
Asphalt	4	44.4%	2	0	2
Gravel	0	0.0%	0	0	0
Brick	0	0.0%	0	0	0
Total	9	100.0%	4	0	5

Street Condition	Total	Percent	Residential	Secondary Structures	Vacant
None	1	11.1%	0	0	1
Excellent	2	22.3%	2	0	0
Good	3	33.3%	2	0	1
Fair	3	33.3%	0	0	3
Poor	0	0.0%	0	0	0
Total	9	100.0%	4	0	5

Sidewalk Condition	Total	Percent	Residential	Secondary Structures	Vacant
None	9	100.0%	4	0	5
Excellent	0	0.0%	0	0	0
Good	0	0.0%	0	0	0
Fair	0	0.0%	0	0	0
Poor	0	0.0%	0	0	0
Total	9	100.0%	4	0	5

Debris	Total	Percent	Residential	Secondary Structures	Vacant
None	9	100.0%	4	0	5
Minor	0	0.0%	0	0	0
Major	0	0.0%	0	0	0
Total	9	100.0%	4	0	5

Age of Structures	Total	Percent	Residential	Secondary Structures	Vacant
1-5 Years	0	0.0%	0	0	N/A
5-10 Years	0	0.0%	0	0	N/A
10-20 Years	0	0.0%	0	0	N/A
20-40 Years	1	20.0%	1	0	N/A
40-100 Years	4	80.0%	3	1	N/A
100+ Years	0	0.0%	0	0	N/A
Total	5	100.0%	4	1	N/A

NOTE: The Secondary Structure in **Redevelopment Area #19** is located on a residential parcel.

Final Structure Rating	Total	Percent	Residential	Secondary Structures	Vacant
Sound	5	100.0%	4	1	N/A
Deteriorating - Minor	0	0.0%	0	0	N/A
Deteriorating - Major	0	0.0%	0	0	N/A
Dilapidated	0	0.0%	0	0	N/A
Total	5	100.0%	4	1	N/A

Doors	Total	Percent	Residential	Secondary Structures	Vacant
None	0	80.0%	0	0	N/A
Sound	5	20.0%	4	1	N/A
Minor	0	0.0%	0	0	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
Total	5	100.0%	4	1	N/A

Windows	Total	Percent	Residential	Secondary Structures	Vacant
None	1	20.0%	0	1	N/A
Sound	4	80.0%	4	0	N/A
Minor	0	0.0%	0	0	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
Total	5	100.0%	4	1	N/A

Porches and Steps	Total	Percent	Residential	Secondary Structures	Vacant
None	0	0.0%	0	0	N/A
Sound	4	80.0%	4	0	N/A
Minor	1	20.0%	0	1	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
Total	5	100.0%	4	1	N/A

Paint	Total	Percent	Residential	Secondary Structures	Vacant
None	5	100.0%	4	1	N/A
Sound	0	0.0%	0	0	N/A
Minor	0	0.0%	0	0	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
Total	5	100.0%	4	1	N/A

Driveway and Site	Total	Percent	Residential	Secondary Structures	Vacant
None	0	0.0%	0	0	N/A
Sound	1	20.0%	1	0	N/A
Minor	4	80.0%	3	1	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
Total	5	100.0%	4	1	N/A

Roof Structure	Total	Percent	Residential	Secondary Structures	Vacant
None	0	0.0%	0	0	N/A
Sound	5	100.0%	4	1	N/A
Minor	0	0.0%	0	0	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
Total	5	100.0%	4	1	N/A

Wall Foundation	Total	Percent	Residential	Secondary Structures	Vacant
None	0	0.0%	0	0	N/A
Sound	5	100.0%	4	1	N/A
Minor	0	0.0%	0	0	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
Total	5	100.0%	4	1	N/A

Foundation	Total	Percent	Residential	Secondary Structures	Vacant
None	1	20.0%	0	1	N/A
Sound	4	80.0%	4	0	N/A
Minor	0	0.0%	0	0	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
Total	5	100.0%	4	1	N/A

Foundation Type	Total	Percent	Residential	Secondary Structures	Vacant
Other/None	1	20.0%	0	1	N/A
Concrete	4	80.0%	4	0	N/A
Stone	0	0.0%	0	0	N/A
Rolled Asphalt	0	0.0%	0	0	N/A
Brick	0	0.0%	0	0	N/A
Total	5	100.0%	4	1	N/A

Roof Surface	Total	Percent	Residential	Secondary Structures	Vacant
None	0	0.0%	0	0	N/A
Sound	3	60.0%	2	1	N/A
Minor	2	40.0%	2	0	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
Total	5	100.0%	4	1	N/A

Roof Type	Total	Percent	Residential	Secondary Structures	Vacant
None	0	0.0%	0	0	N/A
Asphalt Shingles	4	80.0%	4	0	N/A
Rolled Asphalt	0	0.0%	0	0	N/A
Cedar	0	0.0%	0	0	N/A
Combination	0	0.0%	0	0	N/A
Other	1	20.0%	0	1	N/A
Total	5	100.0%	4	1	N/A

Chimney	Total	Percent	Residential	Secondary Structures	Vacant
None	4	80.0%	3	1	N/A
Sound	1	20.0%	1	0	N/A
Minor	0	0.0%	0	0	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
Total	5	100.0%	4	1	N/A

Gutters, Downspouts	Total	Percent	Residential	Secondary Structures	Vacant
None	0	0.0%	0	0	N/A
Sound	5	100.0%	4	1	N/A
Minor	0	0.0%	0	0	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
Total	5	100.0%	4	1	N/A

Wall Surface	Total	Percent	Residential	Secondary Structures	Vacant
None	0	0.0%	0	0	N/A
Sound	3	60.0%	2	1	N/A
Minor	2	40.0%	2	0	N/A
Substandard	0	0.0%	0	0	N/A
Critical	0	0.0%	0	0	N/A
Total	5	100.0%	4	1	N/A

Wall Surface Type	Total	Percent	Residential	Secondary Structures	Vacant
Wood	1	20.0%	1	0	N/A
Masonry	3	60.0%	3	0	N/A
Siding	0	0.0%	0	0	N/A
Combination	0	0.0%	0	0	N/A
Stucco	0	0.0%	0	0	N/A
Other/None	1	20.0%	0	1	N/A
Total	5	100.0%	4	1	N/A

Parking Surface	Total	Percent	Residential	Secondary Structures	Vacant
None	5	55.6%	0	0	5
Concrete	2	22.2%	2	0	0
Asphalt	0	0.0%	0	0	0
Gravel	2	22.2%	2	0	0
Dirt	0	0.0%	0	0	0
Brick	0	0.0%	0	0	0
Total	9	100.0%	4	0	5

Parking Spaces	Total	Percent	Residential	Secondary Structures	Vacant
None	5	55.6%	0	0	5
1 to 2	4	44.4%	4	0	0
3 to 5	0	0.0%	0	0	0
6 to 10	0	0.0%	0	0	0
11 to 20	0	0.0%	0	0	0
21 or more	0	0.0%	0	0	0
Total	8	100.0%	4	0	5

Department: Development Services
Staff Contact: Kevin Kubo
Planning Commission Meeting Date: 1/21/2026
File No: 2025-827
Prepared By: Ember Batelaan, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

The Hastings Community Redevelopment Authority and the developer, Queen City Development, have applied for a Plan Modification 2026-01 in Redevelopment Area No.1. The Redevelopment Plan Modification is to redevelop the old Middle School into 68 Dwelling units. Generally located Northeast of the intersection of 5th Street and Hastings 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, planning related and engineering services, structure rehabilitation costs and capitalized interest on TIF borrowing.

Names of People/Business affected by this action:

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

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:

This case is scheduled to be heard at the City Councili regualr meeting on February 9, 2026.

Department head comments:

Development Services has reviewed the application for Plan Modification 2026-.01 in Redevelopment Area No. 1 for the Middle school Redevelopment Project. The complete details of the staff review and recommendation are in the attached staff report.

Recommendation:

Motion to recommend approval for Plan Modification No.2026-01 to Redevelopment Area 1 for the Middle School Redevelopment School Project. The area of redevelopment is approximately 1.69acres and is generally located Northeast of the intersection of 5th Street and Hastings Avenue in the City of Hastings, Adams County, Nebraska.



City of Hastings Planning Commission

STAFF REPORT

**Request to Modify
Redevelopment Plan:** **Middle School Redevelopment Project
(Plan Modification No. 2026-1)**

Case No. 2025-827

Applicant Hastings Community Redevelopment Authority, on behalf of Queen City Development, LLC

Property Location: Northeast of the intersection of North Lincoln Avenue and West 5th Street in the City of Hastings, Adams County, Nebraska.

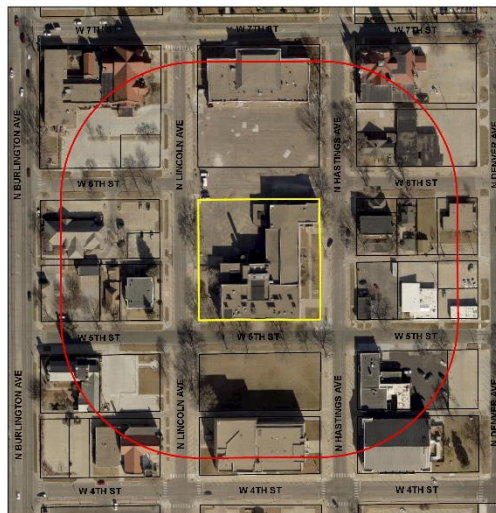
Lot Size: 1.69 acres

Date of Public Hearing: January 21, 2026

Current Zoning C-2, Central Business District

Adjacent Zoning:

- North: R-1, Urban Single-Family Residential District
- East: C-0, Commercial Office Non-Retail District & C-2, Central Business District
- South: R-3, Multiple-Family Residential District & C-2, Central Business District
- West: R-3, Multiple-Family Residential District & C-3, Commercial Business 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 #1 for the redevelopment of the old Middle School into a residential use. Queen City Development, LLC has requested the use of tax increment financing (TIF) to fund eligible expenses for the development, which can include acquisition and rehabilitation of the property.

The property is within Redevelopment Area #1. The Blight and Substandard Determination and General Redevelopment Plan was approved in March 1987 (see attached). The area was re-declared blighted in November 2017. The redevelopment plan, which was also approved in November 2017, proposes the following planning and redevelopment actions:

- Rehabilitation of residential, commercial, industrial and public/quasi-public properties;
- Maintain and/or replace, as necessary, the current infrastructure in the area;
- Code enforcement program for the clean-up of areas in violation and detrimental to the health, safety, and general welfare of the community;
- Screening and/or buffering of adjacent industrial areas (beyond the Redevelopment Area) from residential uses, including the use of berms and, or, landscaping to partially screen parking or storage areas and enhance vehicular and pedestrian rights-of-way; and,
- Condemnation of unsafe structures, acquisition where necessary, and demolition of substantially deteriorated structures, and replacement with appropriate residential, commercial, or industrial development.

The proposed redevelopment, named Middle School Redevelopment Project, would convert the old Middle School into a residential use. This residential use would include up to 68 units and is expected to be completed by 2027.

Property Description:

The old middle school has been vacant since 2016, and the redevelopment of this structure will revitalize the existing structure, as well as, providing 68 units of market-rate and affordable housing.

STANDARDS TO PROPOSED REDEVELOPMENT PLAN MODIFICATION:

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

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

- a) **Is the proposed redevelopment plan modification feasible and in conformity with the Comprehensive Plan (general plan) for the development of the City of Hastings,**

as a whole, and is it in conformity with the legislation declarations and determinations?

Based on the application materials provided by the Hastings CRA, the proposed redevelopment project appears to be feasible.

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

The 2025 City of Hastings Comprehensive Plan, adopted in March 2025, showed the site as the Downtown Commercial land use category. The policy statement for this use designation is:

The Downtown Commercial land use district is focused on the traditional building pattern of Downtown Hastings as the community's original center for trade, service, and civic life. Structures in this area are typically built with brick or stone at the sidewalk line, with parking and storage limited to alleys. In addition, upper-story residential units provide flexible and affordable housing choices for Hastings' residents.

The existing zoning of the property is C-2, Central Business District, which permits residential uses. Based on the City staff's review, the proposed redevelopment plan modification is feasible and conforms to the 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 Middle School Project Redevelopment Plan Modification application materials, the proposed development would not be economically feasible without the use of tax-increment financing.

The developer's project financial plan shows the total expenses would be \$15,205,979. The sources of funds used to pay for the project include bank financing (\$7,555,979), owner equity (\$2,400,000), public sector financing (\$3,450,000), and TIF loan (\$1,800,000). The total of these funds is \$15,205,979.

The developer is seeking \$1,800,000 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 -5.42% to -4.52% Cash on Cash Return. With TIF financing, the return is 0.72% to 1.62%.

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

The former middle school was vacated approximately 10 years ago. As previously stated, the proposed development, which will provide a residential use, will need 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 the costs and benefits to other affected political subdivisions, such as the economy of the community, and the demand for public and private services in the long-term best interest of the community impacted by the redevelopment project?

Based on the information in the redevelopment plan modification documentation, the proposed development will be in the long-term best interest of the community.

The proposed redevelopment creates new valuation from the rehabilitation of a vacant building, which would support taxing entities after the project is paid off. Additionally, no public service needs have been identified. The property would be served by existing water and wastewater facilities. The project will have minimal impact on the Hastings area school systems. The majority of the units to be developed are studio and one-bedroom units that are unlikely to be family units.

c) Is the proposed redevelopment plan within a designated enhanced employment area? If so, would the new investments being proposed with the redevelopment plan modification increase employment in the area by five new employees 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 Middle School Redevelopment Project, generally located northeast of the intersection of North Lincoln Avenue and West 5th Street, based on the findings in the staff report and the Redevelopment Plan Modification materials.

PREPARED BY: Kevin Kubo Development Services Director

DATE: January 6, 2026

ATTACHMENTS:

1. Redevelopment Plan Modification materials
2. 2017 Blight Study
3. 2017 Redevelopment Plan

**REDEVELOPMENT PLAN NO. 1
PLAN MODIFICATION NO. 2026-1
(Middle School Redevelopment Project)**

The Community Redevelopment Authority (CRA) of the City of Hastings intends to amend the Redevelopment Plan for Area #1 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 #1.

Executive Summary:

Project Description

The project consists of the purchase and redevelopment of the three-story property located at 714 West 5th, aka Lots One (1) through Twelve (12), inclusive, Block Six (6), Original Town, now City of Hastings, Adams County, Nebraska, according to the recorded plat thereof. The property will be acquired and renovated for residential and ancillary uses, including fire/life safety improvements and building rehabilitation and remodeling.

The use of Tax Increment Financing to aid in rehabilitation expenses associated with redevelopment of all levels of the property into an apartment building containing up to sixty-eight residential apartments. The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project affordable. The project will result in renovating this historic building into market rate and affordable residential space. The addition of residential units is consistent with the 2013 Downtown Revitalization Plan and the 2021 Hastings Housing Study priorities to add additional housing units to the community and downtown area. This project would not be possible without the use of TIF.

A group of local investors led by Queen City Development will purchase the property and currently the building is vacant. The developer is in the process of finalizing development plans and will provide evidence that they have secured adequate debt financing and equity to cover the costs associated with the remodeling and rehabilitation of this building prior to the execution of a Redevelopment Contract. The Hastings Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over the 15-year period beginning January 1, 2028 towards the allowable costs and associated financing for rehabilitation.

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

Property Description (the "Redevelopment Project Area")

714 West 5th in Hastings, Nebraska

Legal Description: Lots One (1) through Twelve (12), inclusive, Block Six (6), Original Town, now City of Hastings, Adams County, Nebraska, according to the recorded plat thereof.

The local investor group will utilize Tax Increment Financing to aid in site acquisition, site preparation, interior demolition, rehabilitation of the structure, façade enhancements, architectural, engineering and planning costs, capitalized interest, and 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 the payments for which become delinquent in years 2028 through 2042 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 up to 68 residential apartments. The tax increment will be captured for the tax years 2027 through 2041 inclusive. 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, façade, and renovation of all three levels to include up to 68 apartments are estimated to be \$15,205,979. The anticipated project valuation when completed is \$9,580,000 and the developer projects an incremental valuation increase of approximately \$9,352,695.

Statutory Pledge of Taxes.

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

- a) That portion of the ad valorem tax which is produced by levy at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds, of each

such public body in the same proportion as all other taxes collected by or for the bodies; and

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

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

Redevelopment Plan Amendment Complies with the Act:

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

- 1. The Redevelopment Project Area was first declared blighted and substandard by action of the Hastings City Council on March 23, 1987 (Resolution No. 1069). In September of 2017 a blight and substandard study was completed and the area was re-declared blighted and substandard by action of the Hastings City Council on November 13, 2017. (§18-2109) Such declaration was made after a public hearing with full compliance with the public notice requirements of §18-2115 of the Act.**
- 2. Conformation to the General Plan for the Municipality as a whole. (§18-2103 /13) (a) and §18-2110)**

Hastings adopted a Comprehensive Plan on 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 preserve a historic building for residential and ancillary uses on this property as defined by the current and effective zoning regulations. The Hastings Planning Commission will hold a public hearing at their meeting on January to review Plan Modification No. 2026-1 to Redevelopment Plan No. 1 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 I provides for real property acquisition and this plan amendment does not prohibit such acquisition. The Community Redevelopment Authority is the current owner of the building on which the Project will be constructed and the developer plans to acquire the property.

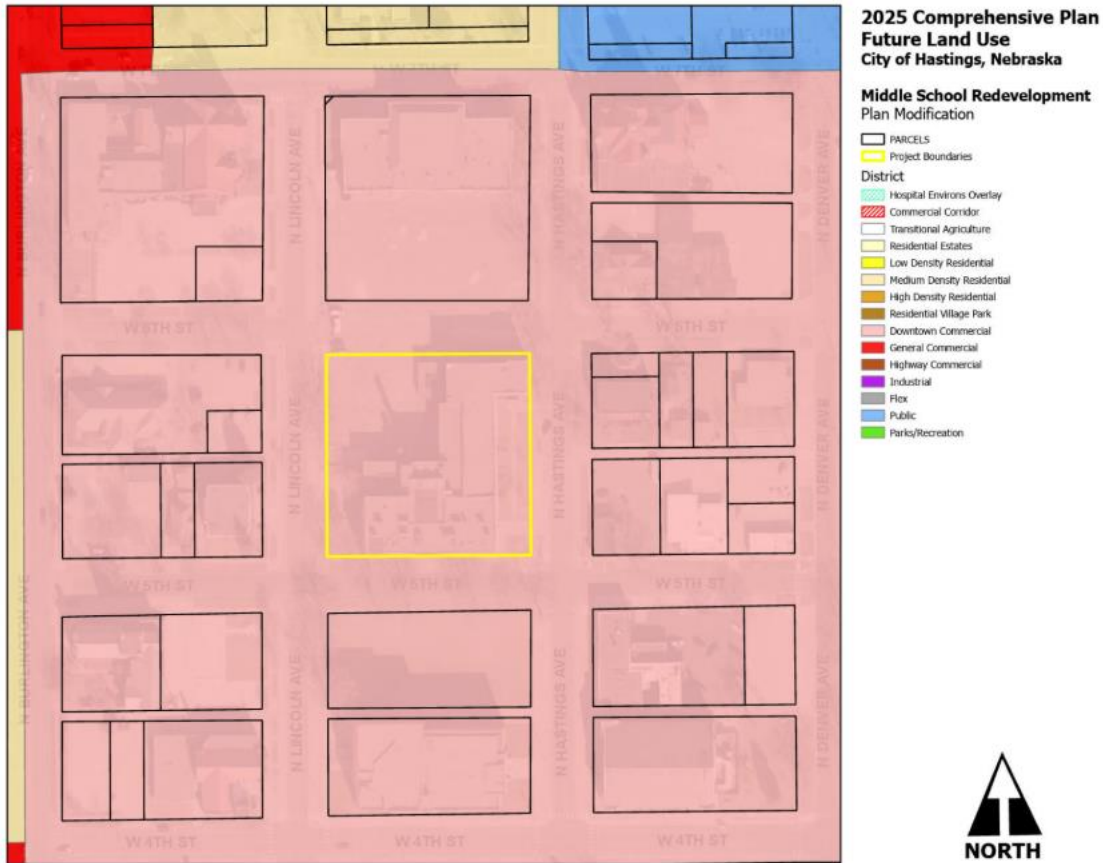
- b. Demolition and Removal of Structures:**

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

c. Future Land Use Plan

See the attached map from the 2025 Hastings Comprehensive Development Plan. All of the area around the site in private ownership is planned for C-2 Downtown Commercial development; this includes housing and commercial uses within the same structure. This property is owned by the Community Redevelopment Authority. [§18-2103(b) and §18-2111) The attached map also is an accurate site plan of the area after redevelopment. [§18-2111(5))

Future Land Use Map



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

The area is zoned C-2 Commercial District and no change in zoning is contemplated for this project. 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 is rehabilitating the existing building and the current building 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 the sprinkler system required to convert this building into a residential use building.

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 plans to purchase the property and acquisition is part of the request for tax increment financing. The CRA has been asked to provide \$1,800,000 in TIF funding to this project to offset the cost of TIF eligible expenditures. The CRA has identified the following developer TIF eligible expenses for the developers' proposed improvements;

- a) site acquisition - \$150,000
- b) planning related & engineering services - \$600,000
- c) structure rehabilitation costs - \$12,739,750
- d) capitalized interest on TIF borrowing - \$99,000

The total TIF eligible expenses for this project are \$13,588,750. The property will be transferred to redevelopers by the Authority 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 other necessary financing for the project. The Authority will assist the project by providing the sum of \$1,800,000 from the proceeds of the TIF and by providing a \$700,000 zero percent interest loan. The \$1,800,000 proceeds from TIF 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, 2028 through December 2042.

3. Statement of feasible method of relocating displaced families.

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

7. Section 18-2113 of the Act requires:

Prior to recommending a redevelopment plan to the governing body for approval, an authority shall consider whether the proposed land uses and building requirements in the redevelopment project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted, and harmonious development of the city and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage, and other public utilities, schools, parks, recreational and community facilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations or conditions of blight.

The Authority has considered these elements in proposing this Plan Amendment. This amendment, in and of itself will promote consistency with the Hastings Comprehensive Development Plan. This will have the intended result of preventing recurring elements of unsafe buildings and blighting conditions. This will

accomplish the goal of both the Downtown Business Improvement District and the Hastings City Council of increasing the number of residential units available in the Downtown area and will help with the prevention of the recurrence of insanitary or unsafe dwelling accommodations or conditions of blight.

8. Time Frame for Development

Development of this project is anticipated to be completed between the 2ndquarter of 2025 and the 4th quarter of 2027. Excess valuation should be available for this project for 15 years beginning with the 2027 tax year.

9. Justification of Project

This is a historic building in the middle of Hastings that will be preserved with this project. The addition of 68 renovated residential units is consistent with goals of the 2021 Hastings Housing Needs Assessment and the updated needs assessment completed in September 2025. The former middle school has been vacant since 2016 and the redevelopment of this building will help to revitalize this once proud facility. The renovation of this building will help to prevent the reoccurrence of blight and substandard conditions in the area.

10. Cost Benefit Analysis

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

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

Project Sources and Uses.

Approximately \$1,800,000 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 \$13,405,979 in private and other public sector financing; a private and public sector investment of \$8.45 for every TIF dollar of investment.

USE OF FUNDS		SOURCE OF FUNDS	
Site Acquisition	\$150,000	Bank Financing	\$7,555,979
Planning, Engineering & architecture	\$600,000	Owner Equity	\$2,400,000
Asbestos abatement	\$475,000	CDBG Façade Loan	\$445,000
Rehabilitation of structure	\$12,464,750	TIF Loan	\$1,800,000
TIF Loan - Capitalized Interest	\$99,000	DED – NAHTF Loan	\$830,000
Furnishings, appliances, window coverings	\$510,000	HEDC - RWH Loan	\$1,000,000
Soft Costs. Utilities, insurance, interest, fees	\$907,229	CRA – RLF Loan	\$700,000
		EPA Cleanup Grant	\$475,000
TOTALS	\$15,205,979	TOTALS	\$15,205,979

Tax Revenue. The property to be redeveloped has a January 1, 2025, valuation of \$227,305. Based on the 2025 levy of .01960273 this would result in real property taxes of approximately \$4,456 which will be paid out to all the existing taxing entities. It is anticipated that the assessed value will increase by \$9,352,695 upon full completion, as a result of the building redevelopment. This development will result in an additional

estimated tax increase of over \$183,338 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 2025 assessed value:	\$227,305
Estimated value after completion	\$9,580,000
Increment value	\$9,352,695
Annual TIF generated (estimated)	\$183,338
TIF bond issue	\$1,800,000

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 and owner equity is utilized. A combination of TIF and other incentives are needed to make the project feasible. The investment group is contributing owner equity/bank financing of \$9,955,979 and TIF and other public sector financing are intended to fill the remaining gap, making this project feasible. The project is asking for \$1,800,000 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 -4.52% to -5.42% without TIF funding which is an unacceptable return on investment in today's market.

Proforma Operating Statement Without TIF						
			Year 1	Year 2	Year 3	Year 4
Rent Revenue			\$ 1,086,060	\$ 1,096,921	\$ 1,107,890	\$ 1,118,969
Expenses			\$ (384,100)	\$ (387,841)	\$ (391,619)	\$ (395,435)
NOI Without TIF			\$ 701,960	\$ 709,080	\$ 716,271	\$ 723,534
Debt Service			\$ (831,955)	\$ (831,955)	\$ (831,955)	\$ (831,955)
Cash Flow Without TIF			\$ (129,995)	\$ (122,875)	\$ (115,684)	\$ (108,421)
Cash on cash return wo/TIF			-5.42%	-5.12%	-4.82%	-4.52%

Proforma Operating Statement with TIF						
			Year 1	Year 2	Year 3	Year 4
Rent Revenue			\$ 1,086,060	\$ 1,096,921	\$ 1,107,890	\$ 1,118,969
Expenses			\$ (384,100)	\$ (387,841)	\$ (391,619)	\$ (395,435)
NOI Without TIF			\$ 701,960	\$ 709,080	\$ 716,271	\$ 723,534
Debt Service			\$ (684,652)	\$ (684,652)	\$ (684,652)	\$ (684,652)
Cash Flow Without TIF			\$ 17,308	\$ 24,428	\$ 31,619	\$ 38,882
Cash on cash return w/TIF			0.72%	1.02%	1.32%	1.62%

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

The redevelopment project area currently has an estimated valuation of \$227,305. The proposed redevelopment will create additional valuation of \$9,352,695. No tax shifts are anticipated from the project. The project creates new valuation from the rehabilitation of all levels of an historic building which will support taxing entities long after the project is paid off.

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

No additional public service needs have been identified. Existing water and waste water facilities will not be impacted by this development. The electric utility has sufficient capacity to support the development. Fire and police protection are available and should not be negatively impacted by this development. The addition of life safety elements to this building 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 the employees of these firms to lease unique and renovated residential space. The project will also provide additional residences in the downtown area consistent with the planned development in Downtown Hastings.

(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 a minimal impact on the Hastings area school systems as it will likely result in minimal increase in attendance. The units to be developed with this project are unlikely to be family units, especially for families with school age children. These are anticipated to be primarily studio and one-bedroom units (only 16 two-bedroom units) and it is likely that the local school systems would be able to absorb any students from this additional development without adding to school facilities or staffing.

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

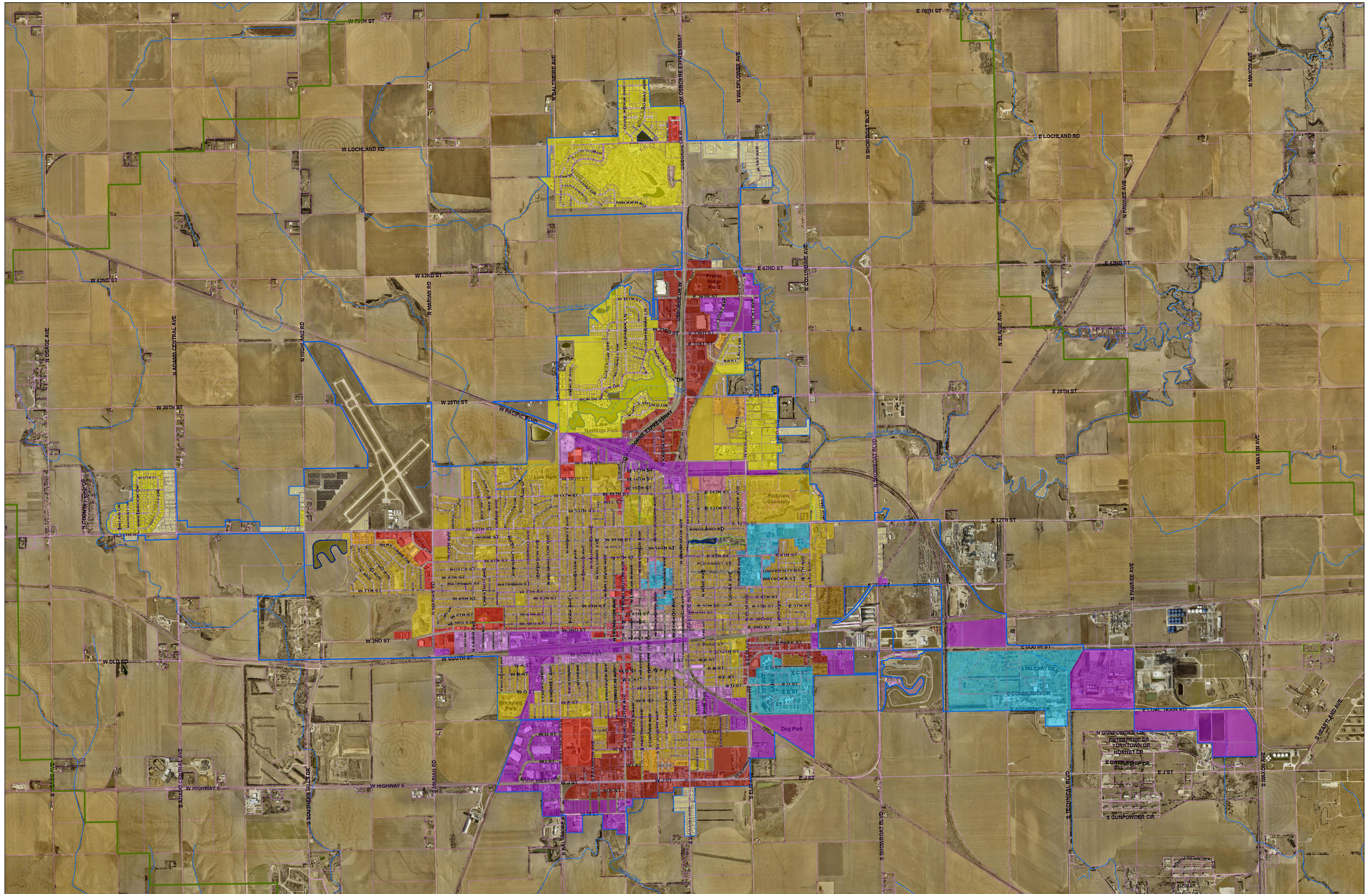
This project is consistent with the goals of the City Council, the Business Improvement District and the Community Redevelopment Authority to create additional housing units in downtown Hastings. The project will create additional downtown residents which will benefit local businesses.

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

This project is consistent with the goals of the City's Comprehensive Plan, and the Hastings Housing Study of 2021 and the most recent Housing Needs Assessment update completed in 2025.

Time Frame for Development

Development of this project is anticipated to be completed between the 2nd quarter of 2026 and the 4th quarter of 2027. The base tax year should be calculated on the value of the property as of January 1, 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 \$1,800,000, the projected amount of increment based upon the anticipated value of the project and current tax rate. Based on the estimates of the expenses of the rehabilitation the developer will spend at least \$13,588,750 on TIF eligible activities in excess of other grants given.



Name: Downtown



Name: East of Downtown



Name: East



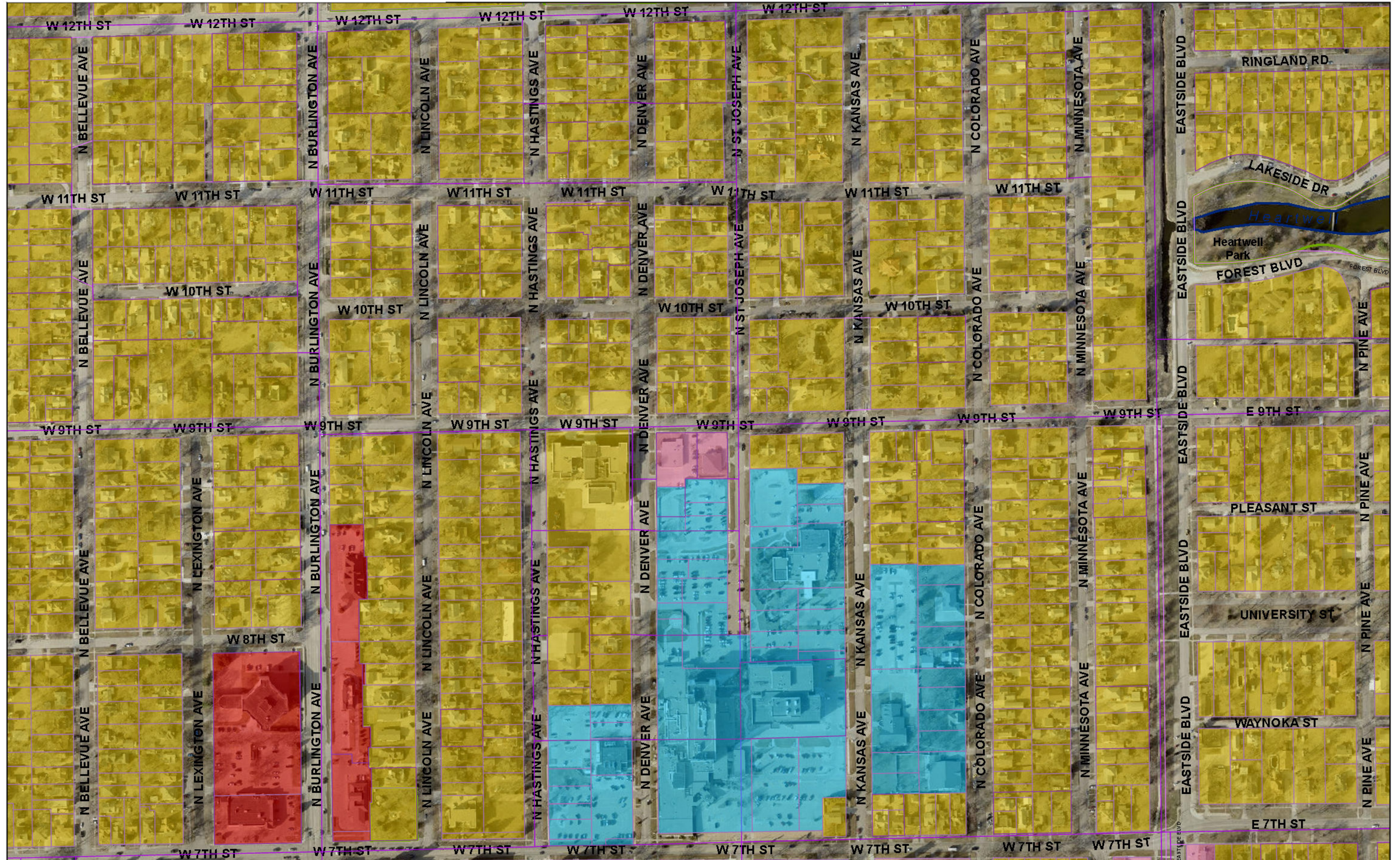
Name: West of Downtown



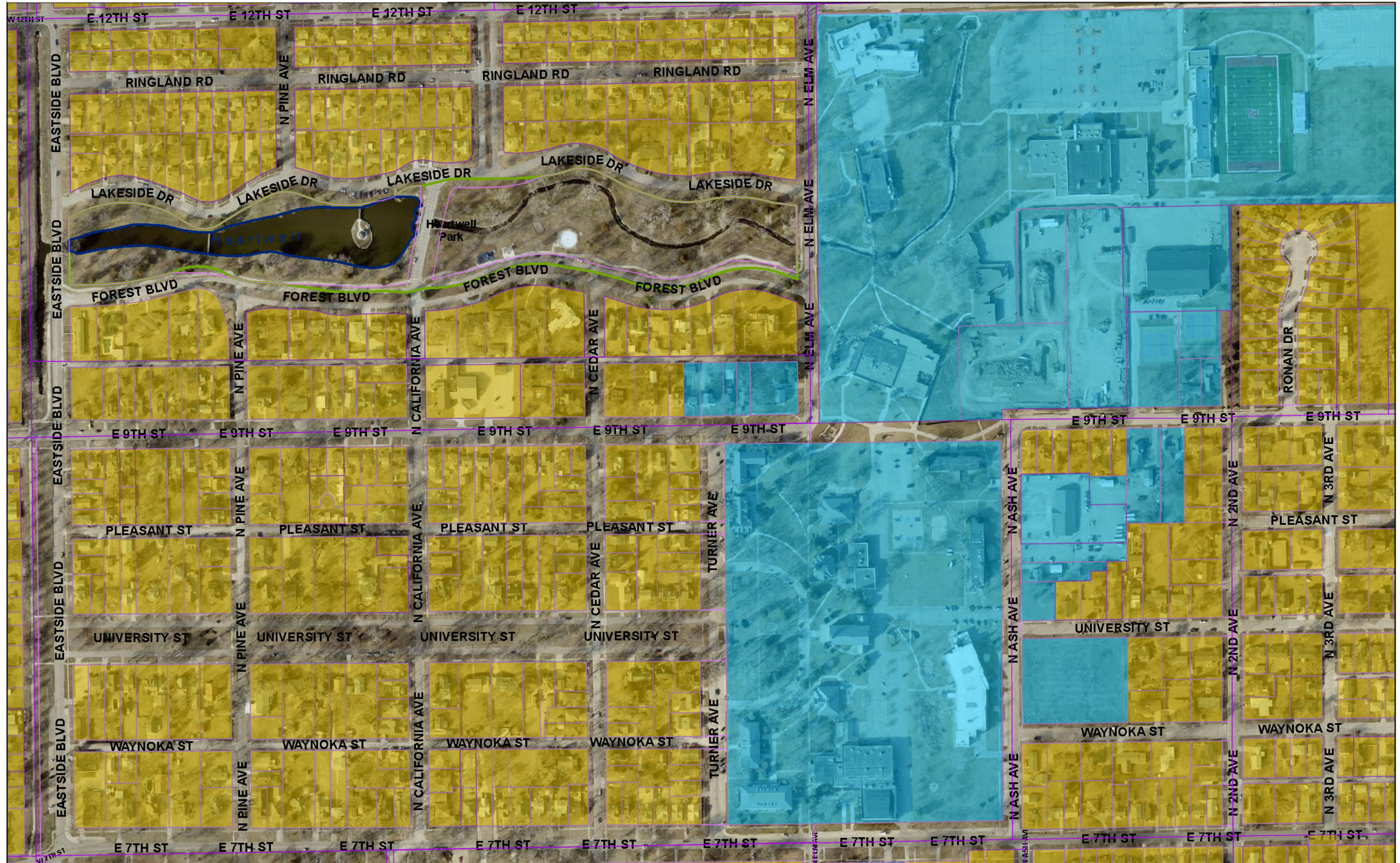
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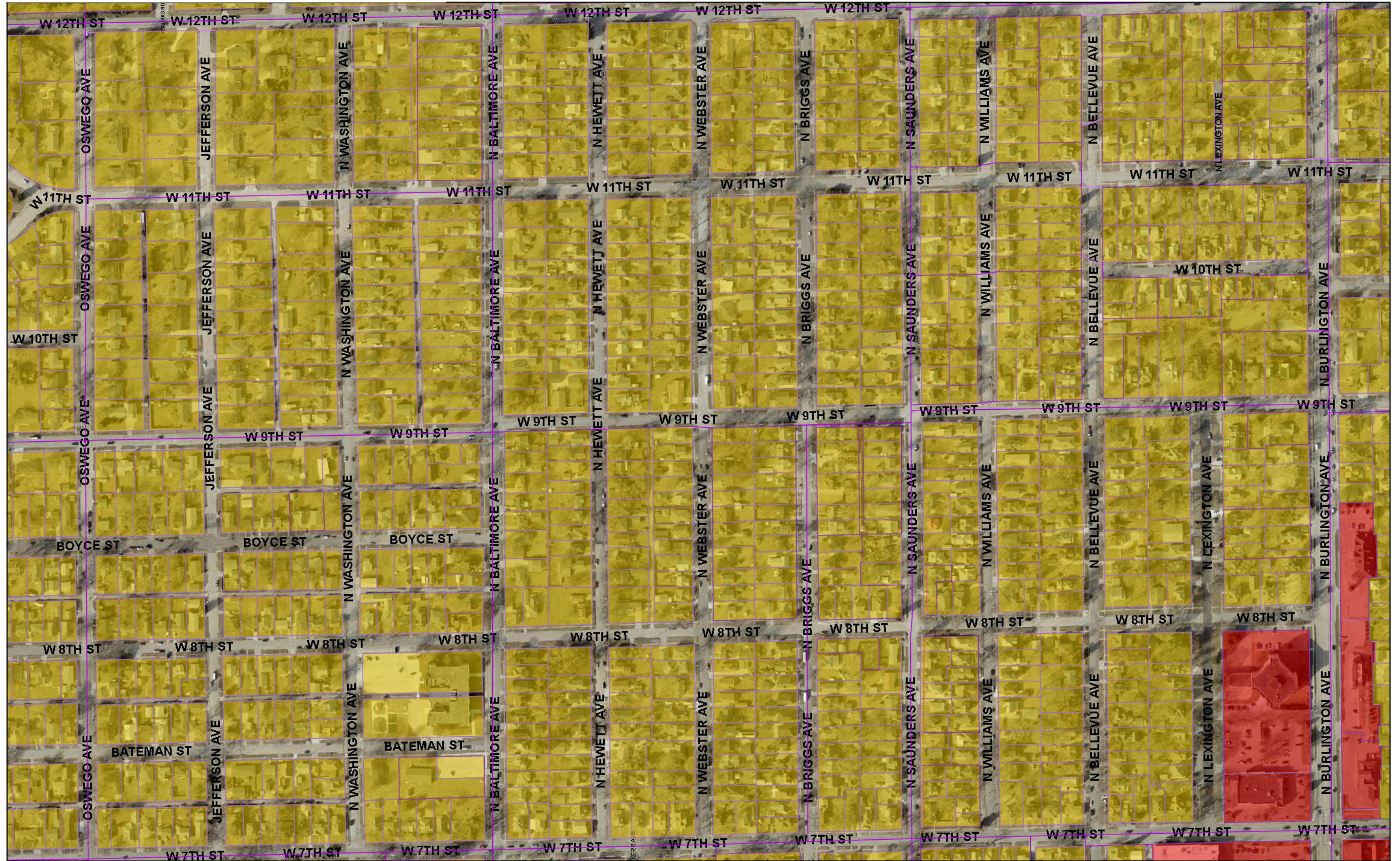
Name: Mary Lanning



Name: Hastings College



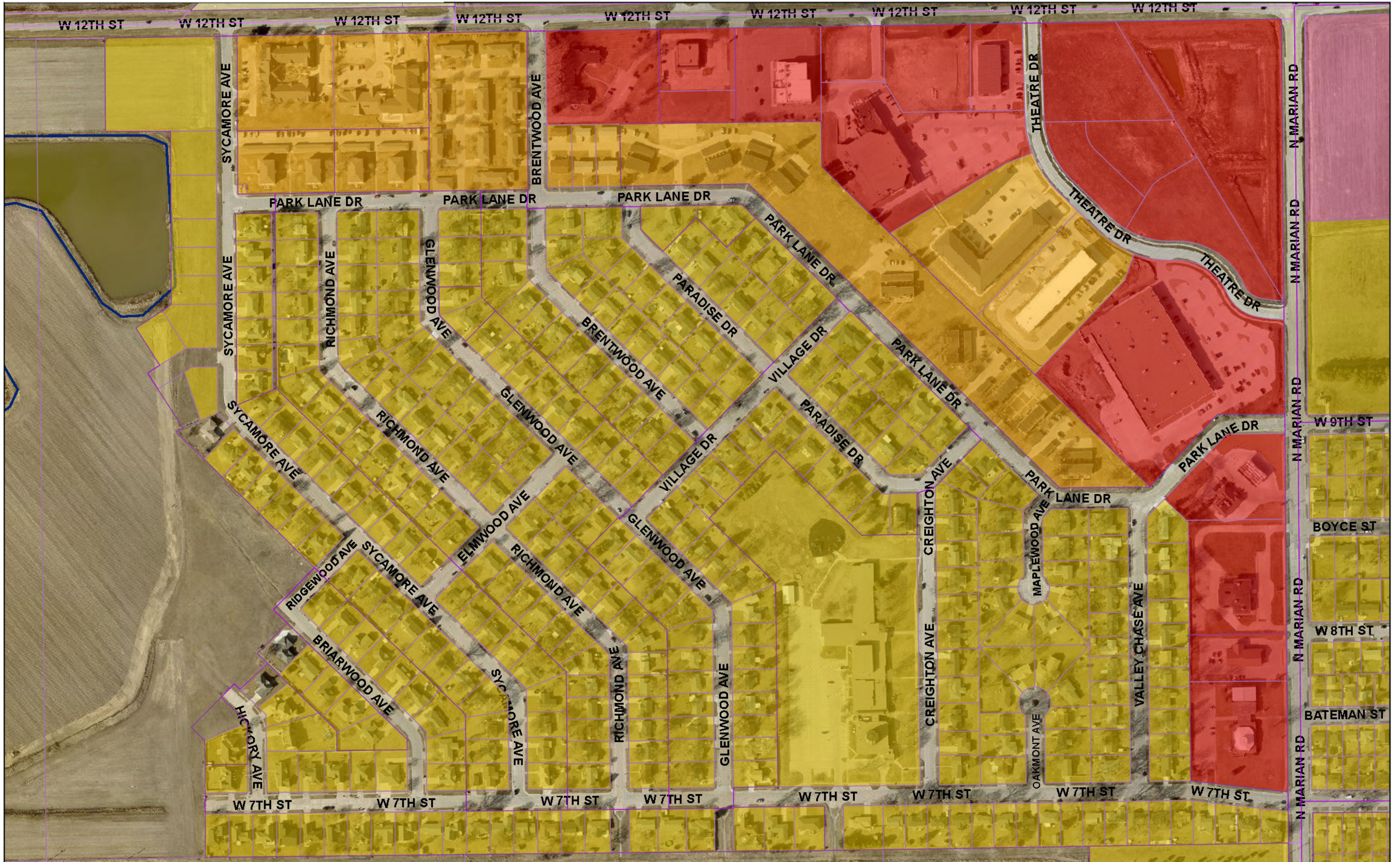
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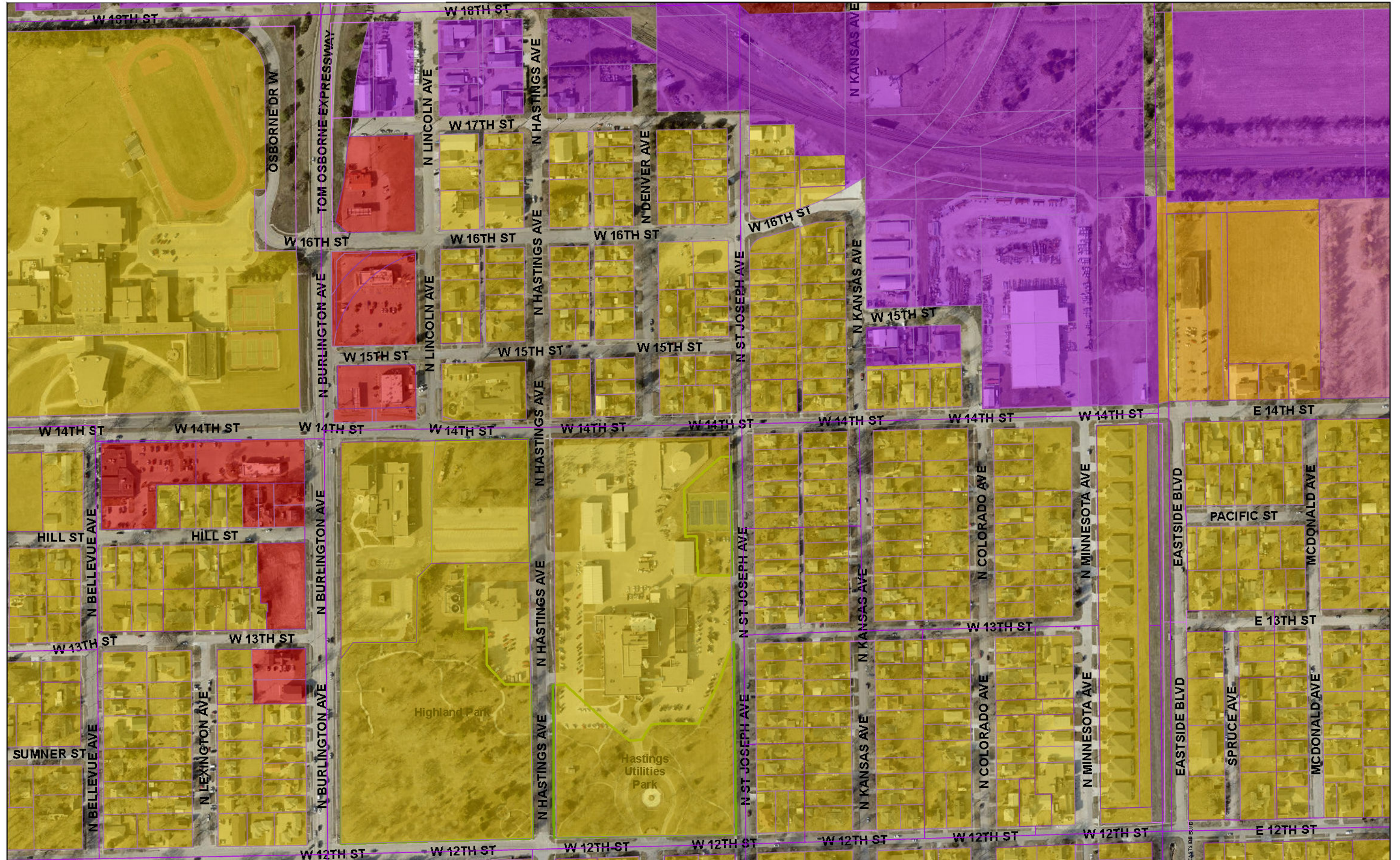
Name: Hawthorne Elementary



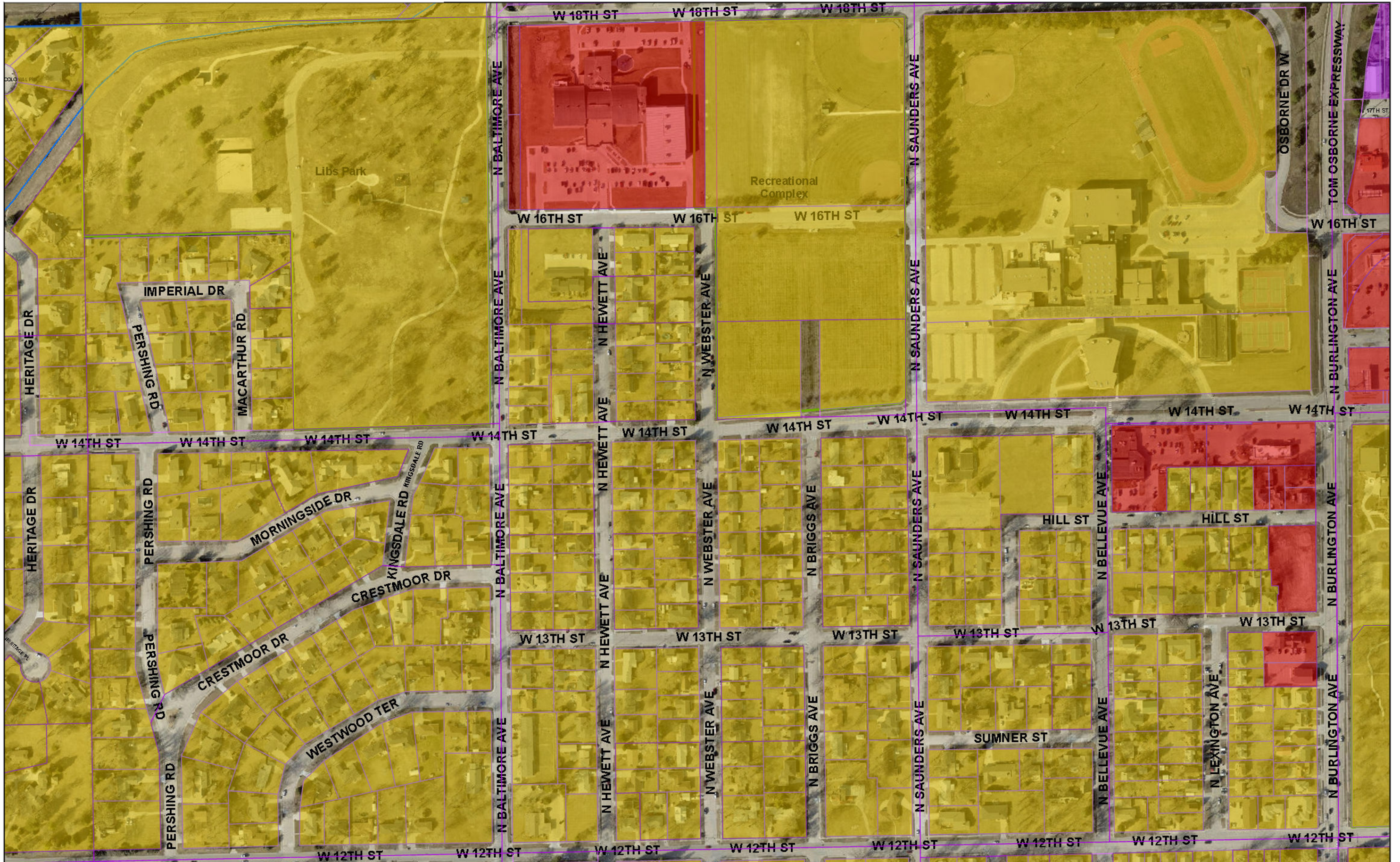
Name: Imperial Village



Name: Hastings Utilities



Name: Hastings High



Name: Indian Acres



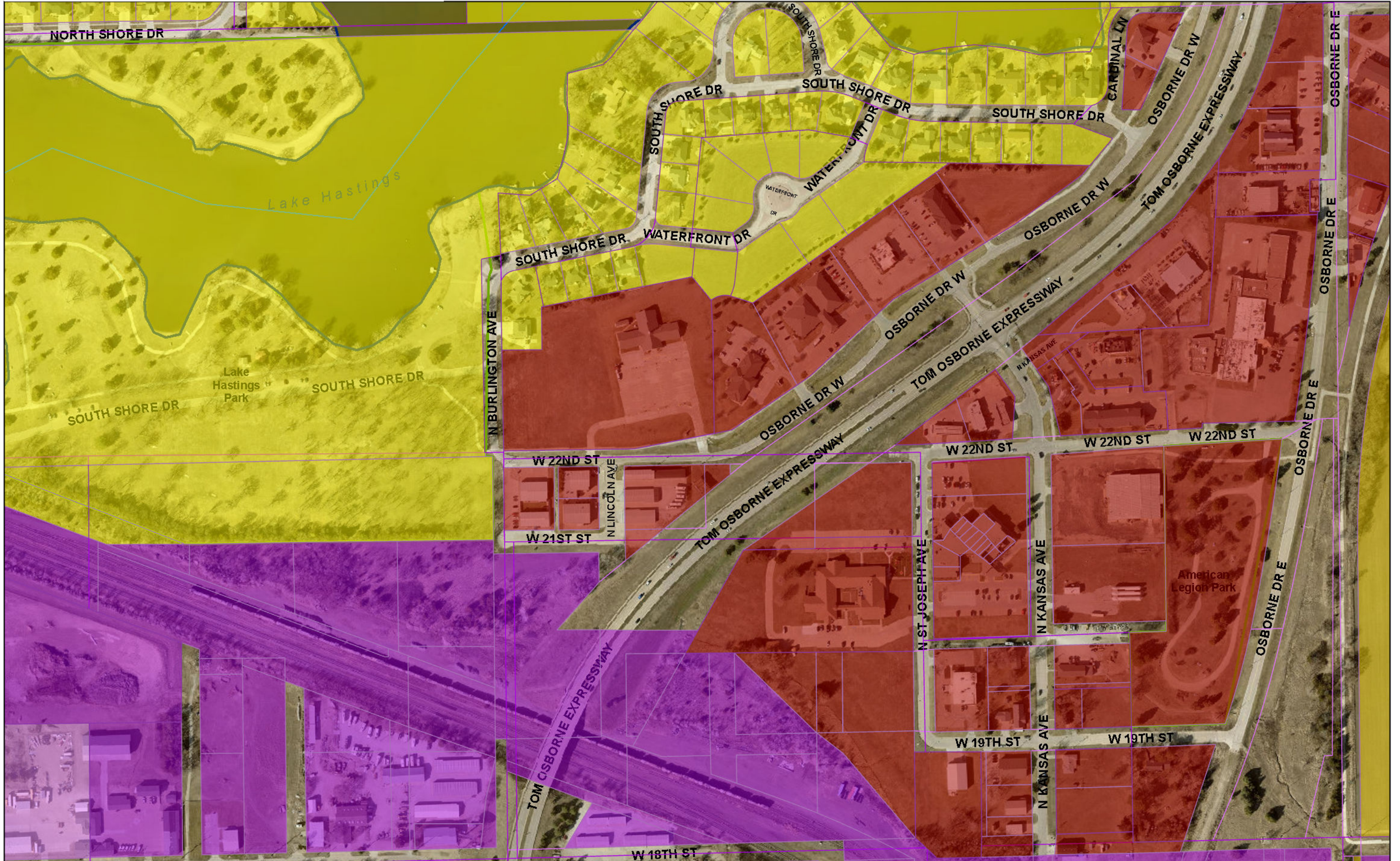
Name: Crosier Park



Name: Elm Meadows



Name: South Shore



Name: North Shore



Name: Lochland



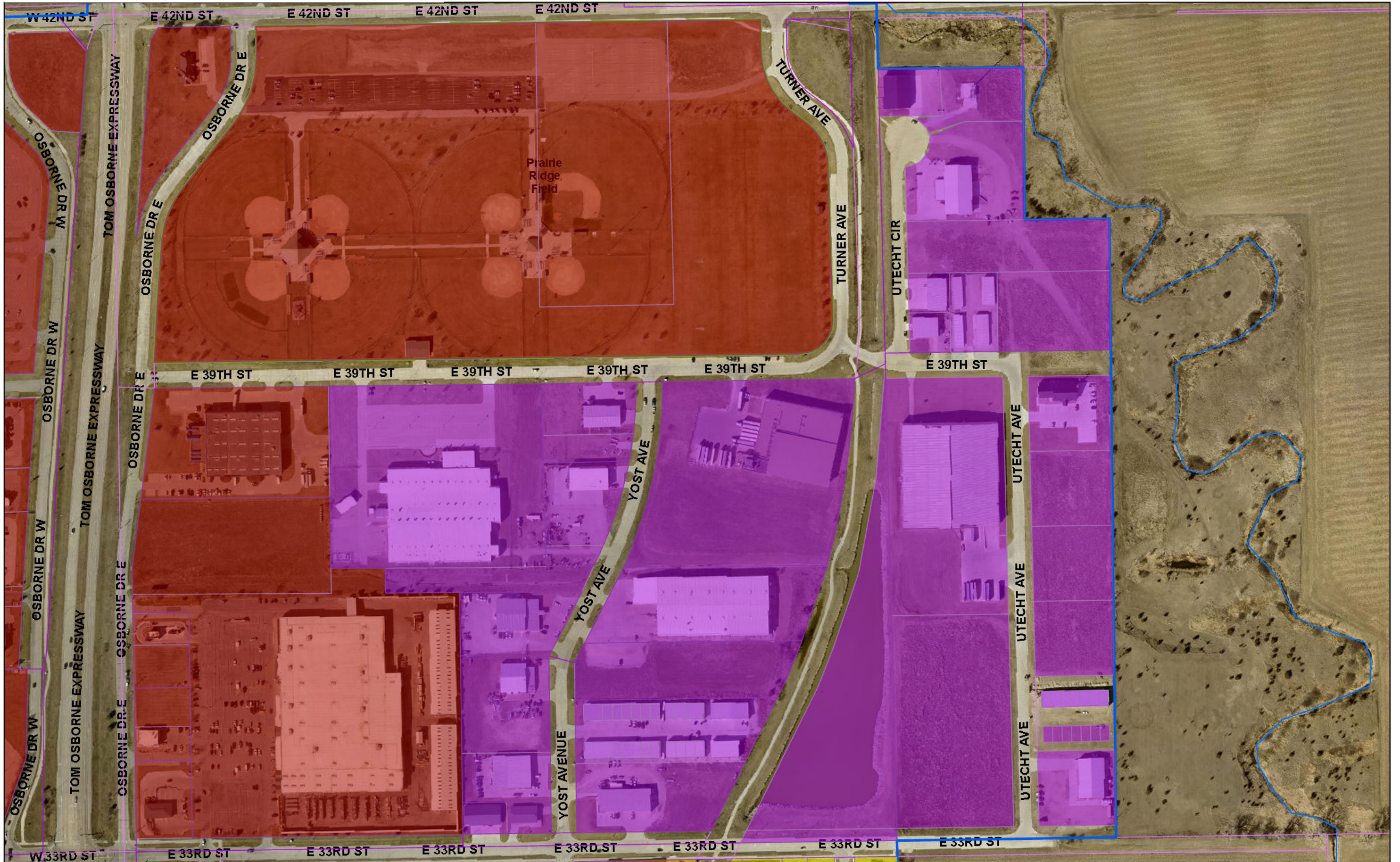
Name: Lochland Meadows



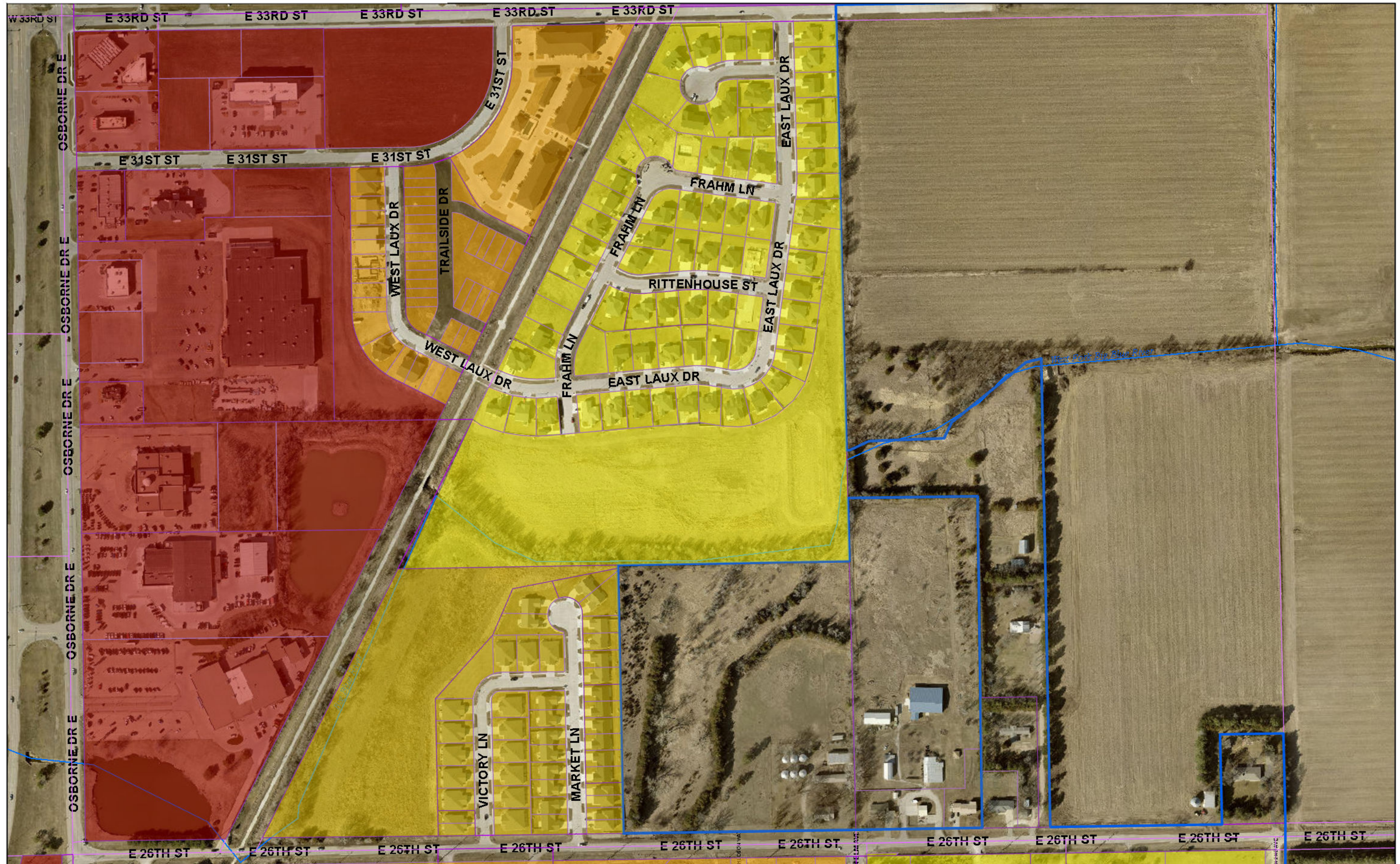
Name: East of Lochland



Name: Menards



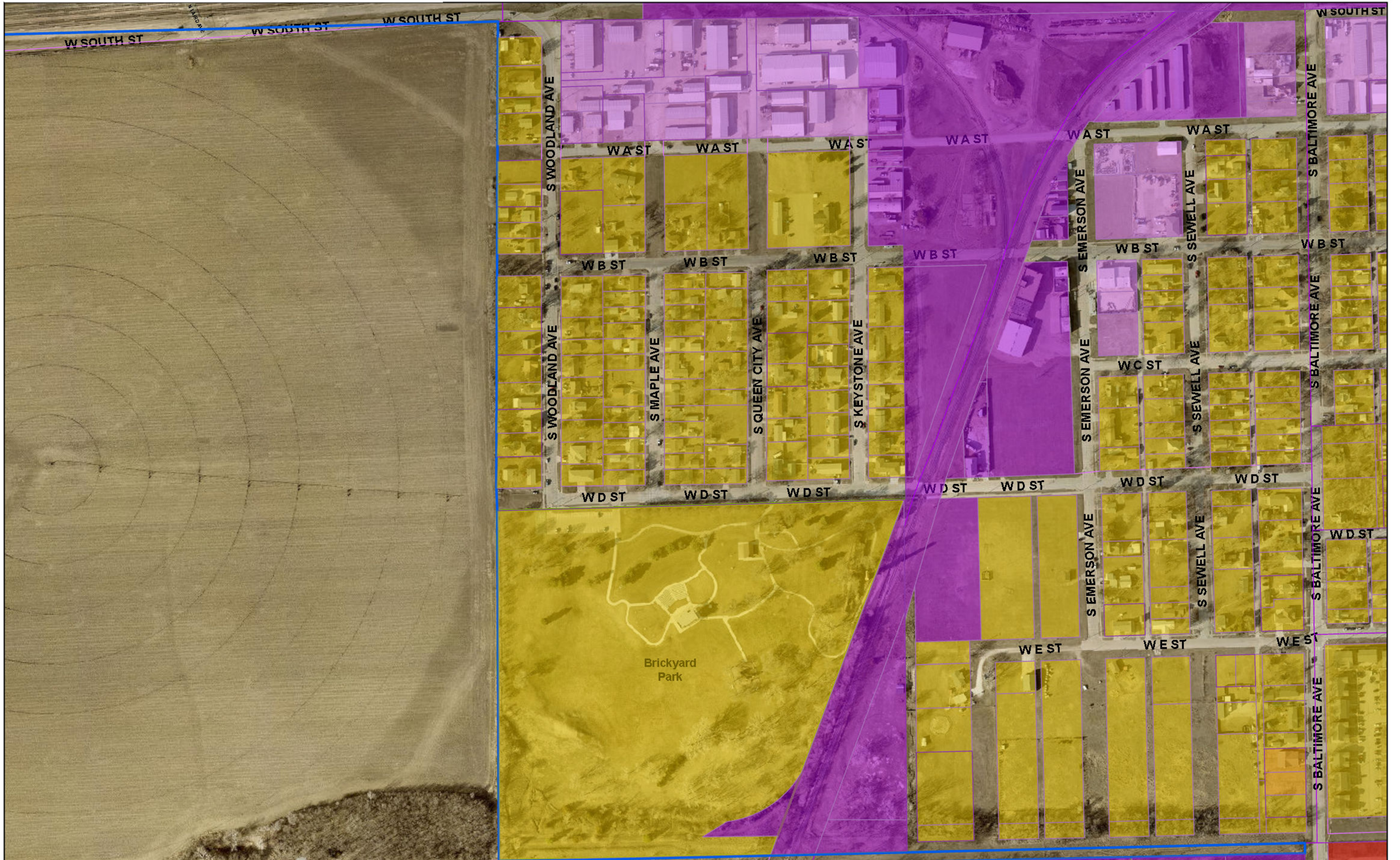
Name: Trailside



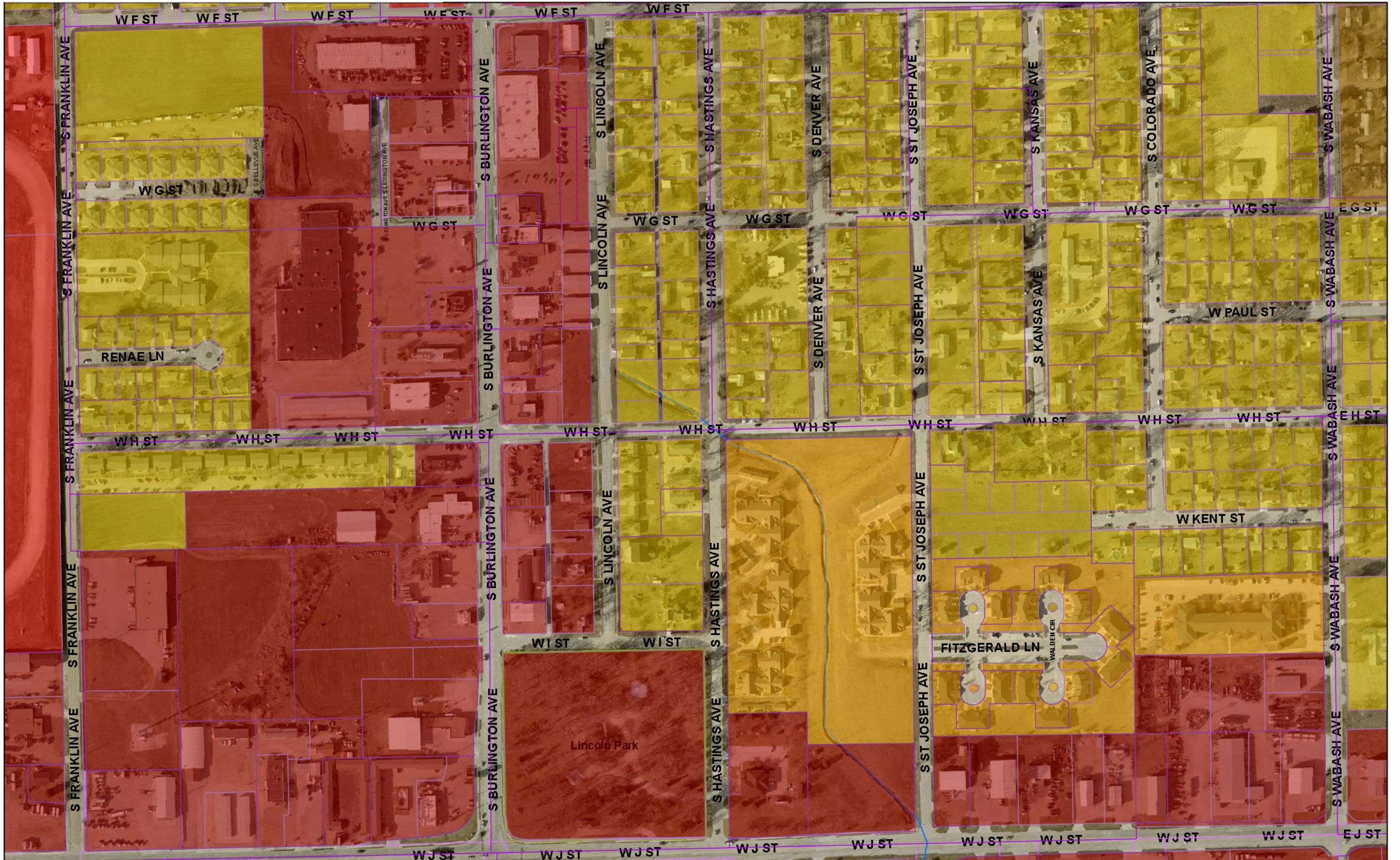
Name: South of Downtown



Name: Brickyard Park



Name: South Hastings



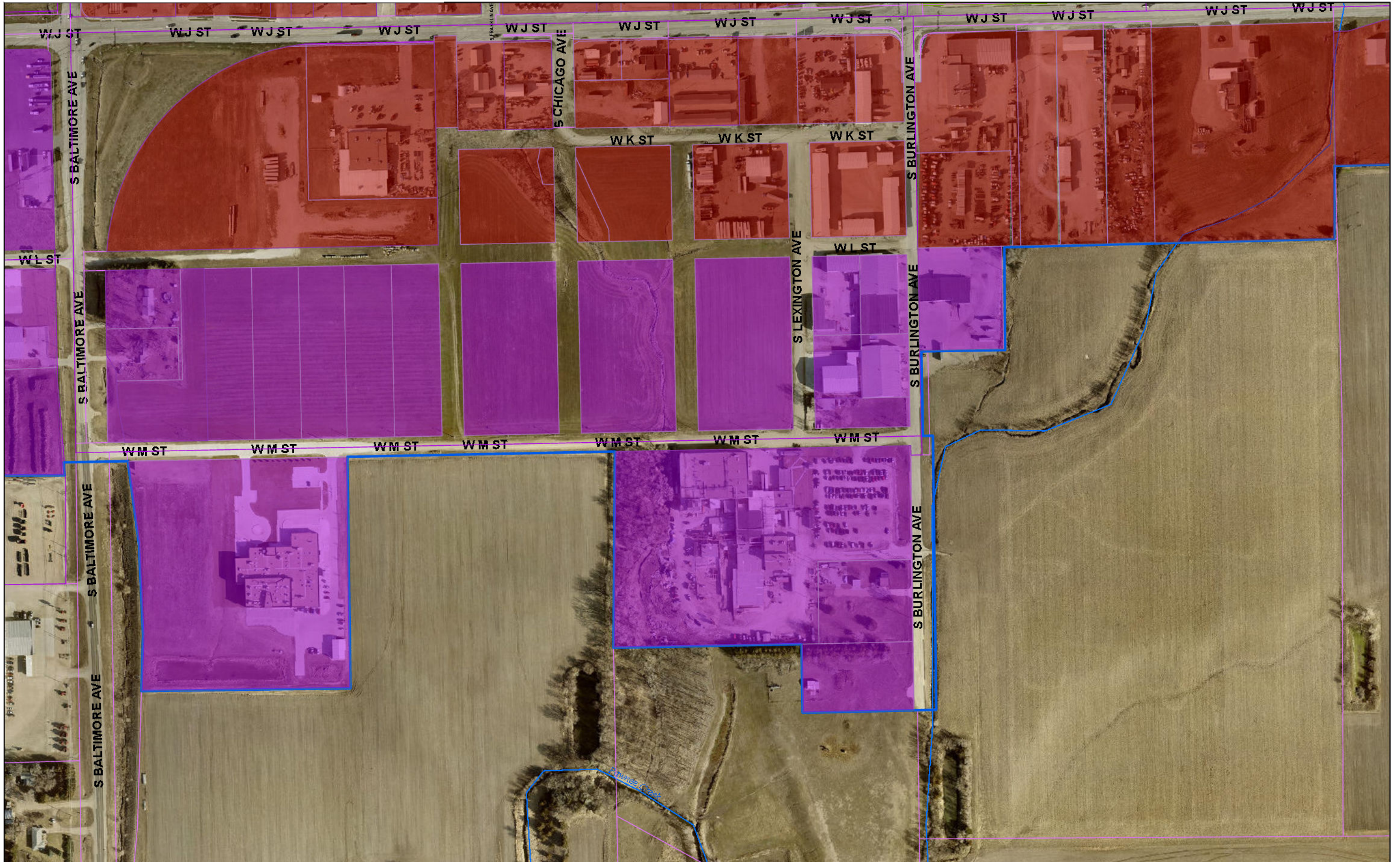
Name: Southeast Hastings



Name: South Wabash



Name: South Burlington



Name: South Baltimore



Sec. 54-105 Definitions

For the purposes of this chapter, the following words and terms as used herein are defined. All words and phrases not defined shall have their ordinary and customary meanings unless the context of the word or phrase indicates otherwise. Words in the present tense shall include the future; the singular shall include the plural and the plural the singular; the word "structure" shall include the word "building," and the word "shall" is mandatory. Land uses are defined with a use category and use type. The first word in the definition is the use category and the second word in the definition is the use type (Ex. Agriculture, Rural and Agriculture, Urban both have a use category of Agriculture, but have different use types).

Legend:
➤ Land Use Definition
▷ Sign Definition
▶ Common Definition

❖ A

- Agriculture, Confined Animal Operation: any tract of land or structure, pen, or corral outside of corporate city limits, wherein cattle, horses, sheep, goats or swine are maintained in close quarters for the purpose of fattening such livestock for final shipment to market subject to Nebraska State licensure requirements.
- Agriculture, Retail Small-Scale: any open-air market offering fresh agricultural products or hand-crafted goods for sale directly to the consumer, commonly known as a farmer's market.
- Agriculture, Rural: the use of land outside of corporate city limits for the purpose of obtaining a profit;
 1. by raising, harvesting, and selling crops, including, but not limited to corn, soybeans, and trees,
 2. by feeding, breeding, management and sale of animals, including, but not limited to livestock, poultry, aquatic organisms, or honeybees,
 3. by any other agricultural or horticultural use.
- Agriculture, Urban: the use of land within the corporate city limits for the purpose of cultivating and harvesting fresh agricultural products for personal consumption or sale directly to the consumer, commonly known as community gardens.

- Animal, Boarding: any business where four (4) or more dogs, cats, or domestic animals over the age of four months are groomed, bred, boarded, trained, or sold.
- ▶ Animal, Domestic: an animal that is customarily kept for personal use or enjoyment within the home, including, but not limited to dogs, cats, birds, fish, and rodents.
- Animal, Veterinary Services Large: an establishment used for the care, diagnosis, and treatment of large animals, such as livestock, poultry, or horses. This may include long-term boarding of animals.
- Animal, Veterinary Services Small: an establishment used for the care, diagnosis, and treatment of small animals, such as domestic animals. This may include long-term boarding of animals.
- Assembly, Adult Establishment: any business which offers space for people to congregate characterized by an emphasis on matters of a sexual nature subject to Nebraska State licensure requirements, including, but not limited to adult bookstores, adult movie theatres, and adult cabarets.
- Assembly, Commercial: any business which offers space for people to congregate, including, but not limited to concert halls, movie theaters, live theatres, and wedding venues.
- Assembly, Public: any facility owned by a public entity or non-profit which offers space for people to congregate, including, but not limited to concert halls, community centers, live theatres, museums, libraries, and auditoriums.
- Assembly, Religious: any facility which offers space for people to congregate for religious purposes, including, but not limited to churches, temples, synagogues, and mosques.

❖ B

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❖ C

- ▶ Community-Wide Service Area: a geographic region of more than ½-mile radius where the business draws its customers typically characterized by vehicular traffic.

- Community Retail, Adult Establishment: any business with a community-wide service area that sells products or services primarily to clientele over 18 years of age subject to Nebraska State licensure requirements, including, but not limited to tattoo parlors, cannabis dispensaries, bars, and liquor stores.
- Community Retail, Convenience: any business with a community-wide service area which primarily sells food, beverages, and other household supplies to customers characterized by an emphasis on vehicular traffic and quick purchases of limited items.
- Community Retail, General: any business with a community-wide service area which is contained entirely within the structure and sells general consumer products, including, but not limited to bookstores, furniture stores, grocery stores, and restaurants. This does not include adult establishments and storage.
- Community Retail, Outdoor: any business with a community-wide service area which primarily sells merchandise on an exterior portion of the lot, including, but not limited to auto sales, truck sales, and garden centers.
- Community Retail, Storage: any business with a community-wide service area which offers storage in individual, compartmentalized, and controlled-access spaces, including, but not limited to self-service storage facilities and shipping containers.

❖ D

- Dwelling, Accessory Single-Unit Detached: a detached structure with one (1) unit, which is located on the same lot as the principal structure, commonly known as an Accessory Dwelling Unit (ADU), in-law suite, granny flat, or backyard cottage.
- Dwelling, Cottage: a detached structure with less than 500 square feet on its own fee simple lot, commonly known as a tiny home.
- Dwelling, Cottage Community: a lot under single ownership that has been planned for and improved for two (2) or more cottage dwellings placed around a common driveway or greenspace, commonly known as a cottage court.
- Dwelling, Manufactured Home: a factory-built dwelling which bears a label certifying that it was built in compliance with standards by the United States Department of Housing and Urban Development (HUD).

- Dwelling, Manufactured Home Community: a lot under single ownership that has been planned for and improved for two (2) or more manufactured home dwellings, which is not used for purposes of storage, inspection, or sale.
- Dwelling, Mixed-Use: a structure where various uses, such as office, commercial, or residential are combined in a single building. The residential portion of the structure is limited to upper stories.
- Dwelling, Multi-Unit Large-Scale: a structure under single ownership designed for over six (6) units within one (1) building, commonly known as an apartment building.
- Dwelling, Multi-Unit Small-Scale: a structure under single ownership designed for between three (3) to six (6) units within one (1) building, including, but not limited to rowhouses, triplexes, four-plexes, and multi-plexes.
- Dwelling, Single-Unit Attached: a structure with one (1) unit on its own fee simple lot, which is separated by a common wall from one (1) or more other units, commonly known as a townhouse.
- Dwelling, Single-Unit Detached: a detached structure with more than 500 square feet on its own fee simple lot, commonly known as a single-family house.
- Dwelling, Two-Unit Detached: a detached structure with two (2) units under single ownership on its own fee simple lot, commonly known as a duplex.
- Dwelling, Unit Conversion: a structure which was constructed as a single-unit dwelling and has been altered to create two (2) or more units.
- ▶ Dwelling, Unit: one (1) or more rooms designed, occupied, or intended for occupancy as a separate living quarter, with separate entrance, cooking, sleeping, and sanitary facilities.

❖ E

- Education, Higher: any facility which conducts regular academic instruction at collegiate levels, including, but not limited to colleges, universities, and trade schools.
- Education, Primary: any public or private facility which conducts regular academic instruction at kindergarten through 8th grade levels, including, but not limited to elementary schools, middle schools, and private schools.

- Education, Secondary: any public or private facility which conducts regular academic instruction at 9th through 12th grade levels, including, but not limited to high schools, private schools, and focus programs.

❖ F

- Facility, Child Care: any facility which provides childcare for over 12 children, subject to Nebraska State licensure requirements.
- Facility, Adult Care: any facility which provides residential and service uses for persons with disabilities or infirmities of old age requiring skilled nursing care and related medical services, including, but not limited to assisted living facilities, nursing homes, halfway houses, and adult day care.
- Facility, Hospital: any facility which provides medical, dental, vision, or surgical services for sick or injured persons primarily on an inpatient basis, including, but not limited to emergency treatment, diagnostic services, and long-term care and associated accessory uses, such as a heli-pad.

❖ G

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❖ H

- ▶ Home Occupation: an occupation, profession, activity, or use that is clearly secondary to the residential or commercial use of a structure and which does not alter the exterior of the property.
- Home Occupation, Adult Day Care: an accessory use of a dwelling unit which provides social, medical, or other support services to adults due to age or functional impairment.
- Home Occupation, Child Day Care: an accessory use of a dwelling unit or commercial building which provides childcare services for up to 12 children, subject to Nebraska State licensure requirements.
- Home Occupation, Office: an accessory use of a dwelling unit which provides home office space for professional occupations including, but not limited to, lawyers, accountants, therapists, and real estate agents.

- Home Occupation, Retail: an accessory use of a dwelling unit which provides retail space for small-scale retail businesses which produces minimal additional traffic, including, but not limited to cookie sales and T-shirt sales.

- ❖ I

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- ❖ J

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- ❖ K

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- ❖ L

- Lodging, Rental Large-Scale: any business which provides lodging accommodations for over six (6) units on a daily or weekly rate to the general public and associated accessory uses such as restaurants, meeting rooms, and recreational facilities, including, but not limited to hotels and motels.
- Lodging, Rental Small-Scale: any business which provides lodging accommodations for up to six (6) units on a daily or weekly rate to the general public subject to Nebraska State licensure requirements, including, but not limited to short-term rentals, rooming houses, and bed and breakfasts. See Sec. ... for additional requirements.

- ❖ M

- Manufacturing, Heavy: any business which engages in the manufacturing of products with noticeable noise, fumes, dust, or other environmental concerns, including, but not limited to meat processing facilities, liquid fertilizer plants, and ethanol plants.
- Manufacturing, Light: any business which engages in the assembly, packaging, or manufacturing of products without noticeable noise, fumes, dust, or other

environmental concerns, including, but not limited to breweries, cold storage facilities, distribution facilities, and soap manufacturers.

- Manufacturing, Recycling: any facility which engages in the collection and processing of goods in preparation for reuse including, but not limited to glass, plastic, paper, cardboard, aluminum, tin, and other materials.

❖ N

- Neighborhood Retail, Convenience: any business with a neighborhood service area which primarily sells food, beverages, and other household supplies to customers characterized by an emphasis on pedestrian traffic and quick purchases of limited items.
- Neighborhood Retail, General: any business with a neighborhood service area which sells general consumer products, including, but not limited to small bookstores, small grocery stores, and restaurants. This does not include adult establishments and storage.
- ▶ Neighborhood Service Area: a geographic region of less than ½-mile radius where the business draws its customers typically characterized by pedestrian or bicycle traffic.

❖ O

- Office, Financial Services: any business which provides financial and banking services to consumers or clients through walk-in or drive-through services, including, but not limited to banks, credit unions, and investment companies.
- Office, Health Services: any business which provides diagnoses and out-patient medical, dental, vision, or therapeutical services to clients in an office environment, including, but not limited to medical clinics and urgent care facilities.
- Office, Professional Services: any business, non-profit, or governmental entity which provides services to clients in an office environment, including, but not limited to city and county offices, real estate offices, marketing firms, and accounting firms.

❖ P

- ▶ **Principal Structure:** a building within which the main or primary use of the lot or premises is located, which is typically larger than any accessory structures.

- ❖ Q

- ▶ ...

- ❖ R

- ▶ **Recreation, Campground:** a lot which is improved for the temporary occupancy of primitive or recreational vehicle camping with associated accessory uses, such as storm shelters, restrooms, and playgrounds.
- ▶ **Recreation, Equestrian Facility:** a lot which is improved for the boarding and feeding of horses, including, but not limited to instruction in riding, jumping, and showing of horses.
- ▶ **Recreation, Indoor:** any facility which engages in the provision or sponsorship of sports, entertainment, or recreation for participants or spectators which is entirely contained within a structure, including, but not limited to bowling alleys, indoor skating rinks, and athletic facilities.
- ▶ **Recreation, Outdoor:** any facility which engages in the provision or sponsorship of sports, entertainment, or recreation for participants or spectators which primarily conducts activities outdoors, including, but not limited to golf courses, parks, playgrounds, soccer fields, and baseball diamonds. This does not include racetracks, campgrounds, and equestrian facilities.
- ▶ **Recreation, Racetrack:** a lot which engages in the provision or sponsorship of vehicular or horse racing tracks for participants or spectators with associated accessory uses, such as vehicle storage, barns, and restrooms.

- ❖ S

- ▶ ...

- ❖ T

- ▶ ...

❖ U

- Utility, Airport: a lot which is designed and improved for the landing and takeoff of aircraft, including all necessary facilities for housing and maintenance of aircraft.
- Utility, Burial Ground: a lot which is intended to be used for the burial of the dead, including, but not limited to crematoria, mausoleums, mortuaries, cemeteries, and animal cemeteries.
- Utility, Energy Generation Large-Scale: a lot which is designed and improved for large-scale public or private renewable energy generation facilities, including, but not limited to wind farms and solar farms.
- Utility, Energy Generation Small-Scale: a structure or lot which is designed and improved for small-scale public or private renewable energy generation facilities with minimal impacts on surrounding properties, including, but not limited to small wind turbines and solar panels.
- Utility, Facility: any above-ground structure, other than lines or poles, which is used for the production, generation, transmission, delivery, collection, or storage of water, sewage, electricity, gas, oil, or other services, including, but not limited to power stations, water treatment plants, solid waste facilities, and electrical sub-stations.
- Utility, Telecommunication: any structure that enables wireless communications between user equipment and a communication network, including, but not limited to fiber-optic cables, cellular towers, and satellite systems.

❖ V

- ▶ Vehicle: any self-propelled vehicle that does not operate on rails, including, but not limited to cars, trucks, recreational vehicles (RVs), and boats.
- ▶ Vehicle, Fuel Island: any raised concrete pad that is intended to protect fuel pumps and dispensers.
- Vehicle, Fuel Sales General: any business which engages in the retail sale of fuel with over two (2) fuel islands and eight (8) fuel stations.
- Vehicle, Fuel Sales Limited: any business which engages in the retail sale of fuel with less than two (2) fuel islands and eight (8) fuel stations.
- ▶ Vehicle, Fuel Station: a piece of equipment that dispenses gasoline into the fuel tank of a vehicle.

- Vehicle, Repair: any business which engages in the storage, care, repair, or refinishing of motor vehicles and accessory sale of lubricants or parts, including, but not limited to automobile and truck services.
- Vehicle, Salvage: any business which engages in the collection, processing, or dismantling of vehicles.
- Vehicle, Storage Long-Term: a public or private parking lot for long-term storage of vehicles for a period of more than 72 hours, including, but not limited to impound yards.
- Vehicle, Storage Short-Term: a public or private parking lot for short-term storage of vehicles for a period of less than 72 hours.

❖ W

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❖ X

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❖ Y

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❖ Z

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Legend	P = Permitted ¹			C = Conditional ²				- = Prohibited ³					
Uses & Districts Table	A	R-0	R-1	R-2	R-3	R-4	MU	C-1	C-2	C-3	C-4	I-1	I-2
A													
Agriculture, Confined Animal Operation	P	-	-	-	-	-	-	-	-	-	-	-	-
Agriculture, Retail Small-Scale	P	C	C	P	P	P	P	P	P	P	P	-	-
Agriculture, Rural	P	-	-	-	-	-	-	-	-	-	-	-	P
Agriculture, Urban	-	P	P	P	P	P	P	P	C	P	-	-	-
Animal, Boarding	P	-	-	-	-	-	-	-	-	C	P	P	P
Animal, Veterinary Services Large	P	-	-	-	-	-	C	-	-	-	P	P	P
Animal, Veterinary Services Small	P	-	-	-	-	-	P	P	P	P	P	-	-
Assembly, Adult Establishment	-	-	-	-	-	-	-	-	-	-	-	C	P
Assembly, Commercial	P	-	-	-	-	-	P	C	P	P	P	-	-
Assembly, Public	P	-	-	-	-	C	P	P	P	P	P	-	-
Assembly, Religious	P	P	P	P	P	P	P	P	P	P	P	P	P
B													
C													
Community Retail, Adult Establishment	-	-	-	-	-	-	-	P	P	P	P	-	-
Community Retail, Convenience	-	-	-	-	-	-	-	-	-	P	P	P	-
Community Retail, General	-	-	-	-	-	-	-	-	-	P	P	P	-
Community Retail, Outdoor	-	-	-	-	-	-	-	-	-	C	P	-	-
Community Retail, Storage	-	-	-	-	-	-	-	-	-	C	P	P	P
D													
Dwelling, Accessory Single-Unit Detached	P	P	P	P	-	-	P	C	-	C	C	C	C
Dwelling, Cottage	P	-	P	P	-	P	P	-	-	-	-	-	-
Dwelling, Cottage Community	P	-	-	-	-	P	P	-	-	-	-	-	-

Uses & Districts Table	A	R-0	R-1	R-2	R-3	R-4	MU	C-1	C-2	C-3	C-4	I-1	I-2
D													
Dwelling, Manufactured Home	P	P	P	P	-	-	P	-	-	-	-	-	-
Dwelling, Manufactured Home Community	-	-	-	-	-	P	C	-	-	-	-	-	-
Dwelling, Mixed-Use	-	-	-	C	C	P	P	P	P	P	-	-	-
Dwelling, Multi-Unit Large-Scale	-	-	-	-	P	-	P	-	C	C	C	C	C
Dwelling, Multi-Unit Small-Scale	-	-	-	P	P	-	P	-	C	-	-	-	-
Dwelling, Single-Unit Attached	-	-	P	P	P	-	P	-	-	-	-	-	-
Dwelling, Single-Unit Detached	P	P	P	P	-	-	P	-	-	-	-	-	-
Dwelling, Two-Unit Detached	-	-	P	P	-	-	P	-	-	-	-	-	-
Dwelling, Unit Conversion	-	-	-	P	P	-	P	-	-	-	-	-	-
E													
Education, Higher	P	-	-	-	-	-	P	C	C	P	P	-	-
Education, Primary	P	P	P	P	P	P	P	P	-	C	C	-	-
Education, Secondary	P	C	C	P	P	C	P	P	-	P	P	-	-
F													
Facility, Child Care	P	-	-	-	-	-	P	P	P	P	P	C	-
Facility, Adult Care	P	-	-	-	-	-	P	P	P	P	P	C	-
Facility, Hospital	-	-	-	-	-	-	P	-	-	P	P	-	-
G													
H													
Home Occupation, Adult Day Care	P	P	P	P	P	P	P	P	P	P	P	P	P
Home Occupation, Child Day Care	P	P	P	P	P	P	P	P	P	P	P	P	P
Home Occupation, Office	P	P	P	P	P	P	P	P	P	-	-	-	-
Home Occupation, Retail	P	P	P	P	P	P	P	P	P	P	-	-	-
I													
J													
K													

Uses & Districts Table	A	R-0	R-1	R-2	R-3	R-4	MU	C-1	C-2	C-3	C-4	I-1	I-2
L													
Lodging, Rental Large-Scale	-	-	-	-	-	-	P	-	P	P	P	-	-
Lodging, Rental Small-Scale	P	P	P	P	P	P	P	P	P	P	P	P	P
M													
Manufacturing, Heavy	-	-	-	-	-	-	-	-	-	-	-	-	P
Manufacturing, Light	-	-	-	-	-	-	C	-	-	-	P	P	P
Manufacturing, Recycling	-	-	-	-	-	-	-	-	-	-	-	P	P
N													
Neighborhood Retail, Convenience	-	-	-	C	P	C	P	P	P	-	-	-	-
Neighborhood Retail, General	-	-	-	-	-	-	P	C	P	-	-	-	-
O													
Office, Financial Services	-	-	-	-	-	-	P	P	P	P	P	P	-
Office, Health Services	-	-	-	-	-	-	P	P	P	P	P	-	-
Office, Professional Services	-	-	-	-	-	-	P	P	P	P	P	P	-
P													
Q													
R													
Recreation, Campground	P	-	-	-	-	-	-	-	-	-	P	-	-
Recreation, Equestrian Facility	P	C	-	-	-	-	P	-	-	-	C	-	-
Recreation, Indoor	P	-	-	-	C	-	P	-	P	P	P	-	-
Recreation, Outdoor	P	P	P	P	P	P	P	P	P	P	P	-	-
Recreation, Racetrack	-	-	-	-	-	-	-	-	-	-	P	P	P
S													
T													
U													
Utility, Airport	P	-	-	-	-	-	-	-	-	P	P	P	P
Utility, Burial Ground	P	P	P	P	P	P	P	P	-	P	P	-	-

Uses & Districts Table	A	R-0	R-1	R-2	R-3	R-4	MU	C-1	C-2	C-3	C-4	I-1	I-2
U													
Utility, Energy Generation Large-Scale	P	-	-	-	-	-	C	-	-	P	P	P	P
Utility, Energy Generation Small-Scale	P	P	P	P	P	P	P	P	P	P	P	P	P
Utility, Facility	P	P	P	P	P	P	P	P	P	P	P	P	P
Utility, Telecommunication	P	P	P	P	P	P	P	P	P	P	P	P	P
V													
Vehicle, Fuel Sales General	-	-	-	-	-	-	-	-	-	P	P	P	P
Vehicle, Fuel Sales Limited	-	-	-	-	-	-	-	C	C	P	P	P	P
Vehicle, Repair	-	-	-	-	-	-	C	-	-	C	P	P	P
Vehicle, Salvage	-	-	-	-	-	-	-	-	-	-	-	C	P
Vehicle, Storage Long-Term	-	-	-	-	-	-	-	-	-	P	P	P	P
Vehicle, Storage Short-Term	-	-	-	-	-	-	P	P	P	P	P	P	P
W													
X													
Y													
Z													
<p>1 = Permitted by right subject to general district standards 2 = Permitted with a Conditional Use Permit subject to discretionary review by Planning Commission and City Council 3 = Not Permitted</p>													