

HASTINGS PLANNING COMMISSION

A meeting of the Hastings Planning Commission has been scheduled for Tuesday, July 21, 2026 at 4:00 PM at the Hastings Municipal Airport, 3300 W 12th Street, 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 June 16, 2026
8. Special Order of Business
9. Unfinished Business
 - a. Continued Applications - None
 - b. Tabled Applications - None
 - c. Postponed Applications - None
10. Public Hearings.
 - a. **2026-312.** Public hearing to consider the request from John Ferrone, Johnny the Knife, LLC (JTK), for a conditional use permit for convenience retail, automobile for property commonly addressed as 223 E 14th Street, City of Hastings, Adams County, Nebraska.

Motion to recommend approval of the request for a conditional use permit for a convenience retail, automobile, with the following conditions of approval: the hours of operation shall be limited to 8 am to 1 am and the use shall be established within 180 days of approval. The property is commonly addressed as 223 E 14th Street, City of Hastings, Adams County, Nebraska.
11. Subdivisions
12. Reports
 - a. Committee Reports
 - b. Chairman Comments

Planning Commission Agenda

July 21, 2026

Page 2

- c. Staff Reports
 - i. Discussion of Comprehensive Plan Update
 - ii. Discussion of 2026 Housing Dashboard

Adjourn

CITY OF HASTINGS, NEBRASKA
MINUTES OF PLANNING COMMISSION
TUESDAY, JUNE 16, 2026

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, Tuesday, June 16, 2026

Chair Rosenberg called the meeting to order at 4:05 p.m. in Regular Session. The following members were present: Rick Schnase, Craig Hubbard, Chuck Rosenberg, Greg Sinner, Shannon Adler, Sarah Bruce, and Joe Kindig. Absent: Lou Kully, James Carson, and Shawn Rossi. The following City Officials were present: City Attorney Jesse Oswald; Director/City Engineer, Lee Vrooman; City Administrator, Mark Funkey; City Mayor Jay Beckby; Director of Development Services, Kevin Kubo; Chief Building Inspector, Danny Graves; Community Risk Reduction Officer, Anthony Murphy; IT Director Erik Nielsen; and Public Information Manager Tony Herrman.

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

Chair Rosenberg welcomed our new alternate Commissioner, Sarah Bruce, as well as James Carson, who was not in attendance, and was also appointed to the Commission. Chair Rosenberg thanked the Mayor for filling the Planning Commission positions.

Chair Rosenberg called for a motion to adopt the current agenda for the June 16, 2026, meeting. Moved by Sinner, seconded by Schnase, to adopt the current agenda. Ayes: Kindig, Schnase, Hubbard, Adler, Sinner, Bruce, and Rosenberg. Nays: None. Motion carried: 7-0.

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).

APPROVAL OF MINUTES

Meeting of April 21, 2026

Chair Rosenberg called for a motion to approve the minutes of April 21, 2026. Moved by Schnase, seconded by Hubbard: Roll Call: Ayes: Sinner, Hubbard, Kindig, Schnase, Rosenberg, Bruce, and Adler. Nays: None. Motion Carried: 7-0.

Special Order of Business -None

Unfinished Business

- a. Continued Applications – None
- b. Tabled Applications- None
- c. Postponed Applications – None

Public Hearings

Chair Rosenberg opened the Public Hearing.

Chair Rosenberg read the Public Hearing Rules.

- a. **2026-275 Public hearing for a change of zoning for property generally located east of South Colorado Avenue, from R-1, Urban Single-Family Residential District, to R-2, Mixed Density Neighborhood District, and to amend the Official Zoning District Map.** Batelaan presented the Staff Report to consider a request for a change of zoning for property generally located east of South Colorado Avenue, from R-1, Urban Single-Family Residential District, to R-2, Mixed Density Neighborhood District, and to amend the Official Zoning District Map. Staff recommended that the Planning Commission recommend approval to the City Council, based on the findings provided in the staff report.

Chair Roseberg inquired whether the applicant was in attendance to speak. Batelaan stated the applicant was not in attendance.

Vivienne Johnson, 722 S Colorado Ave, spoke in opposition to the Rezone. She cited concerns about disturbing the peace in the neighborhood, noted that more vacant lots would then be rezoned to R-2, and stated that the proposed duplex would likely be used as a rental. She also emphasized that within a three-block radius, the area consists primarily of single-family homes.

Kenneth Flanagan, 818 S Colorado Ave, stated that he previously stopped into Development Services and spoke with Kevin and Ember to understand the proposal. He indicated there were no formal plans at the time, but the intent was to construct a basement and main floor, with two occupancies in one building. Mr. Flanagan purchased his property for a retirement home and expressed concern about living next to multi-unit developments, requesting that the area remain R-1 only.

Batelaan noted that two letters of opposition to the rezone were provided to the Commissioners.

Hubbard mentioned that there are lots in town and in other areas that are already zoned R-2. He asked Batelaan how many of those R-2 lots were there in other areas of Hastings? Batelaan had no idea how many other lots were zoned as R-2, but this lot was brought to Development Services. Batelaan pointed out that the North lots adjacent to the lot brought before them were already zoned as the R-2 District.

Hubbard wondered how many lots at North Commons are still available? Kubo stated less than a handful.

Chair Rosenberg requested clarification on whether the proposed units would be rental or for sale. Batelaan responded that the owner indicated the property would be used as a rental, with the basement constituting one unit and the main floor constituting a second unit, resulting in two rental units.

Chair Rosenberg asked if the other vacant lots around there could also be rezoned to R-2 if they voted yes for this lot. Batelaan pointed out that the Comp Plan already shows Medium Density in that area, and it could be rezoned to R-2.

Chair Rosenberg brought up that not all residents were aware of the rezoning in their neighborhood. Batelaan stated the letters were sent to the 300-foot boundary area. The property Mr. Flanagan mentioned is on the back side of his property, so it was not in the 300-foot area. It was posted in the Hastings Tribune, and a sign was staked out on the property. Jesse Oswald added that it is a State Law Requirement.

Rosenberg let everyone know that, whether it passes or not, it will go before the City Council, so that would be the time to get the citizens involved.

Adler let everyone know he received five phone calls regarding this item, also in opposition to it.

Hubbard stated that there were two letters in opposition, two speakers in opposition, and requested information regarding any letters of support. Batelaan responded that there were no letters of support, only the applicant who brought the proposal. Hubbard further stated that he had attended two public hearings and, with the current zoning changes, had not heard any members of the public speak in support. He indicated he intends to consider public input in his decision-making and emphasized the importance of the City listening to the residents.

Bruce asked about the letter, which stated that they had done this before trying to rezone the lot. Is there any data on that? Batelaan couldn't comment without knowing what property they were referring to.

Chair Rosenberg asked if the applicant owned this property. Batelaan knows the applicant has purchased that property. Rosenberg and Batelaan discussed that he could build a single-family home if he chose to.

Vivienne Johnson stepped forward to ask, if they rezoned the one lot, would they rezone the other empty lots to R-2? Chair Rosenberg explained that each lot would also have to have a public hearing. There was a discussion about whether that would make the other lots easier to rezone if it passed, and how that would depend on the circumstances.

Chair Rosenberg closed the Public Hearing.

Chair Rosenberg called for a motion to approve 2026-275. Moved by Sinner, seconded

by Kindig, to approve a change of zoning for property generally located east of South Colorado Avenue, from R-1, Urban Single-Family Residential District, to R-2, Mixed Density Neighborhood District, and to amend the Official Zoning District Map. Roll call: Ayes: Kindig. Nays: Schnase, Hubbard, Sinner, Rosenberg, Adler, and Bruce. Motion failed: 1-6.

Subdivisions:

- a. **2026-276.** Final Plat for the Lakeview 11th Subdivision, generally located northwest of Lakeridge Drive and Lakeview Avenue. Kubo gave the staff report, stating the application was from Alan Anderson, for a Final Plat for the Lakeview 11th Subdivision. Staff recommended that the Planning Commission recommend approval to the City Council for the Final Plat of the Lakeview 11th Subdivision, generally located northwest of the intersection of Lakeridge Drive and Lakeview Avenue, based on the findings provided in the staff report.

Alan Anderson, 701 N. Shore Drive, Hastings, NE, stated that Kubo went over what the plat was and asked the Commission to approve the sixteen-lot addition. This would be his 41st addition to the City of Hastings. They have built over 450 houses, which have added over 160 million to the City of Hastings valuations. These sixteen lots would also go on the tax rolls immediately, as would the house being built. Anderson has never received any TIF money. He thanked them not only for approving this, but also for approving the Blight Study on East 12th, and 25 lots with sewer there for over 15 years that he couldn't get to. Anderson pointed out that it went from the Planning Commission, into cyberspace somewhere, and never reached the City Council. Basically, with 400-something lots left, he let the Commission know that this may be the last time he comes before them, as he can no longer compete. Anderson discussed the lots at the North Commons, the sewer, water, paving, electrical, and interest, was \$5,000.00. In these 16 lots, he will have over \$50,000.00 cost in it. He hopes it will come out of cyberspace and go to the City Council someday. Anderson discussed the price of things continuing to go up. He has young guys hoping to do affordable housing and stated that everyone knows that's a joke. We are looking at 850-1100 sq feet, and the only way we can do it is with TIF. We must insulate the basements now, plus start paying for the electricity, and we are told it doesn't matter; it gets thrown on the TIF. If the engineers are more expensive, throw that on the TIF, and all that comes out of our pocket right now. Anderson also suggested looking at narrower streets! Compared our streets to a subdivision in Omaha with 350 units. All the streets are 21 feet. These are good ideas, but is eating up the young guys, and we need to get them in to build. There also needs to be better communication throughout this process. He was unable to reach the City Manager or the Manager of the City Utilities two months ago, never heard back. Anderson gave a shout-out to Kevin Kubo, who is his eighth Planning and Zoning Director, and is by far the best one we have ever had. Kubo will try to make things work, and that's something new! Anderson thanked them and asked for one more shot.

Chair Rosenberg agreed they had approved of the blighted area and could not answer what was going on, but would check with Development Services. He also agreed that Kubo

is one of the best directors we have had.

Chair Rosenberg complimented Alan Anderson for doing a wonderful job with subdivisions. He was in Omaha recently and said that Omaha is getting by on a bare-bones basis, while Hastings does a little more here.

Sinner personally thanked Alan Anderson and his partners for all the investments and time they put into Hastings. Chair Rosenberg commented that he knows their houses are A#1 homes. Looking at that area, it's impressive with the growth going on.

Chair Rosenberg called for a motion to approve 2026-276. Moved by Sinner, seconded by Schnase, to approve a change of zoning for property generally located east of South Colorado Avenue, from R-1, Urban Single-Family Residential District, to R-2, Mixed Density Neighborhood District, and to amend the Official Zoning District Map. Roll Call: Ayes: Schnase, Hubbard, Sinner, Kindig, Rosenberg, Adler, and Bruce. Nays: None. Motion Carried: 7-0.

Reports

- a. **Committee Reports:** None.
- b. **Chairman Comments:** Chairman Rosenberg was informed by Erik Nielsen that we are looking at August before we are in the new City Hall. Mark Funkey agreed to August. Chair Rosenberg asked one last time what is happening with the car wash, as he gets asked that question a lot. Mark Funkey told them the car wash ran into financial challenges. Chair Rosenberg brought up the weeds growing inside their area. Mayor Beckby stated that after his last conversation with the client, he doesn't see anything happening from now until maybe the end of the year. Mayor Beckby spoke to her about the Mesh area and the weeds being addressed, or the City would send them a bill. Mayor Beckby appreciated the Planning Commission working towards a compromise for what is best for the community. Happy to see the community members coming out to say how they feel. Mayor Beckby brought up Alan Anderson's concern regarding his blighted area, and he was part of the reason, and they will get that figured out. Bruce asked about the community survey and how only 33 people filled it out. Kubo reported that the office continues to have this issue. We needed public input, tried changing our format, and bought pizza for everyone. Twenty-Five people showed up for that meeting. We allowed everyone to voice their concerns; they didn't like our proposals, but we want the community involved, and more than just the same people that always show up, who will offer suggestions.
- c. **Staff Reports:**

- i. Worksession for Proposed Revisions to the Sign Code: Batelaan gave a PowerPoint presentation on the revised Sign Codes. Changes made to Display Types and Subdivision Signs.

Chair Rosenberg asked if Grandfathered Signs would be addressed. Batelaan explained that non-conforming signs are permitted to remain until they are destroyed by fire or another cause, exceeding fifty percent damage, at which point, they must be brought into compliance with the current code.

Chair Rosenberg noted this has been raised previously and referenced instances where signs in poor condition were allowed to remain if only the pole was retained and the sign face was refreshed. Batelaan pointed to the four criteria in the code that govern when a non-conforming sign may remain.

Hubbard asked about historical signs, such as the Rivoli downtown, and whether they would be allowed to remain if more than fifty percent were destroyed. Batelaan responded that marquis signs are no longer approved as they are rarely constructed today and have been removed from the Sign Code; therefore, a different sign type would be required.

Chair Rosenberg raised the issue of abandoned signs. Batelaan stated that proposed revisions would clarify that property owners are responsible for the removal of abandoned signs and would establish a time limit for compliance.

Hubbard asked when and why sign permits became significant, providing context for the question. Sinner inquired about LED Sign brightness limits. Batelaan explained that the code includes a section outlining what is permitted and prohibited, but she could not recall specific brightness limits and noted that no changes to that section are proposed.

Chair Rosenberg referenced the sign located by the Convention Center as the specific sign previously discussed. Chair Rosenberg also wondered if the State has jurisdiction over signage along State Highways. Batelaan responded that signage along state highways must be submitted to the State for approval in addition to local review.

Chair Rosenberg responded to Hubbard's question regarding billboards and explained that signage regulation became more significant when billboards began appearing around the lake area, noting that many were installed before the adoption of the ordinance.

- ii. Presentation of Zoning Code Revisions in Comparison to Other Communities. Kubo stated that Hubbard had asked for some clarification on our density issues. He suggested that we may need

a work session dedicated to this topic. Kubo presented the presentation that Development Services had shared with the public. Batelaan showed the map density and explained it. Kubo explained the Density around the Hastings College area. Explained the need to create a new zoning district, R-4, to allow for Mobile Home Courts, Cottage Courts, Tiny homes, and anything that fits in between. Kubo welcomed questions; we want the best Zoning Codes that we can produce.

Hubbard thanked staff for their hard work on the project and noted that Kearney is well laid out and has the lowest numbers on the chart. Kubo agreed that it reflects Kearny's design and zoning regulations. Hubbard emphasized the importance of protecting residential neighborhoods and thanked staff for the presentation. Kubo stated that staff contacted Kearney, and they are undertaking similar updates to their zoning codes. Kubon noted that each community must determine its own approach while maintaining neighborhood character. Hubbard referenced Grand Island's zoning practices, and Kubo responded that their long-term planner, Chad Nabity, has provided over 35 years of consistent planning and zoning direction. Hubbard stated that in Grand Island, developers can request duplex zoning and are often accommodated. Kubo responded that in this case, the applicant noted adjacent R-2 zoning and therefore requested a rezoning to allow a duplex.

Chair Rosenberg noted concerns from residents in lower-density neighborhoods about potential apartment development on nearby properties. Kubo responded that R-1 and R-2 districts remain protected under zoning regulations and that proposed changes would allow up to three-to four-unit buildings in R-2 districts without altering existing single-family areas. He added that the update would bring existing units into compliance and support more affordable housing through modest increases in density. Chair Rosenberg noted that if adopted into the Zoning Code, qualifying projects could be approved administratively by Development Services without requiring review by the Planning Commission or City Council. Kubo responded in certain areas and certain districts, yes.

Bruce asked about South Colorado Avenue. If the Zoning Codes had already passed, then, since it was Medium Density, the gentleman could have built his duplex. Kubo responded that zoning would have allowed up to 3 units in an R-2 district or up to 2 units in an R-1 District. It allows the R-1 District up to 2 units, if passed, an Accessory Dwelling unit or an attached unit. We are trying to create a more affordable housing unit for people who can't afford to buy a house, unless it's a smaller house. We are creating the opportunity for people to afford that type of house.

Hubbard asked if we are imposing restrictions on the Industrial and Commercial buildable areas. Kubo replied yes, there are some restrictions based on the percentage used, which would add up to one. Chair Rosenberg asked if less parking was needed for their

commercial building; could the applicant come before them to request that? Kubo explained that parking is based on the type of occupancy. They can also go to I-1 if needed. Hubbard and Kubo discussed that there isn't much support from the community. Hubbard believes we need to listen to the citizens, and Kubo informed the Planning Commission that we also must follow State Statutes.

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Adjourn

Chair Rosenberg called for a motion to adjourn at 5:15 p.m. Motioned by Sinner, seconded by Kindig. Roll Call: Ayes: Kindig, Schnase, Hubbard, Rosenberg, Sinner, Bruce, and Adler. Nays: None. Motion carried: 7-0.

Chair Chuck Rosenberg

Department: Development Services
Staff Contact: Ember Batelaan
Planning Commission Meeting Date: 7/21/2026
File No: 2026-312
Prepared By: Ember Batelaan, City Planner

AGENDA ITEM SUMMARY SHEET

Description of Item:

Public hearing to consider the request from John Ferrone, Johnny the Knife, LLC (JTK), for a conditional use permit for convenience retail, automobile for property commonly addressed as 223 E 14th Street, City of Hastings, Adams County, Nebraska. The applicant has requested a conditional use permit to establish a micro-boutique social club for invite-only attendees.

Names of People/Business affected by this action:

the City, the applicant, and the people of Hastings

Why Planning Commission action is required:

Sec. 54-301 states that Conditional uses may be approved by the Hastings City Council following a public hearing and receipt of a recommendation from the Planning Commission in accordance with the required finding set forth in this Chapter and the additional standards set forth in this article. In considering an application for a conditional use, the Commission and the Council shall require the applicant to produce satisfactory evidence of compliance with both the general and applicable specific standards set forth in this Article. The Commission may recommend and the Council may impose any conditions they deem reasonable and necessary to further the purposes and intent of this Article, to protect the public health, safety and welfare, and to meet the planning goals set forth in the City's Comprehensive Plan.

Type of action requested:

Motion

Suggested motion:

Deadlines associated with action:

The case is scheduled to be heard at the City Council Regular meeting on August 10, 2026.

Department head comments:

Development Services staff has reviewed the application for the Conditional Use Permit for convenience retail, automobile on the property. The complete details of the staff review and recommendation are in the attached staff report.

Recommendation:

Staff recommends the Planning Commission recommend approval of the Conditional Use Permit for property commonly addressed as 223 E 14th Street with the following conditions of approval; the hours of operation shall be limited to 8 am to 1 am and the use shall be established within 180 days of approval.

City of Hastings Planning Commission



STAFF REPORT

Request for Conditional Use:

To establish a convenience retail, automobile within the garden level of the Crosier Professional Center

File No.

2026-312

Applicant

John Ferrone, Johnny the Knife, LLC (JtK)

Property Location:

223 E 14th Street

Lot Size:

14.55 acres

Date of Public Hearing:

July 21, 2026

Zoning

C-O, Commercial Office Non-Retail District

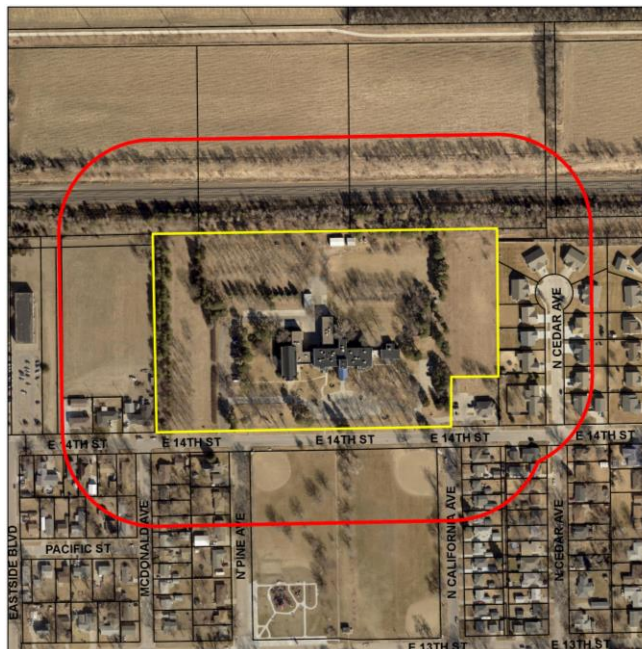
Adjacent Zoning:

North: R-1, Urban Single-Family Residential District

East: R-1, Urban Single-Family Residential District and R-2, Mixed Density Neighborhood District

South: R-1, Urban Single-Family Residential District

West: R-3, Multiple-Family Residential District



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

- **Sec. 54 – 200. Uses and District Table (Table 200-1): Convenience retail, automobile -**
Conditional Use in C-O District

DESCRIPTION OF CONDITIONAL USE REQUESTED: The applicant, John Ferrone, Johnny the Knife, LLC (JtK), has proposed to “transform it into a martini social club with a liquor license.” The proposed use will be located in the garden level of the Crosier Professional Center and is intended to be invitation-only. The 400-square-foot social club will have a maximum of 30 guests at a time. The existing building has a building footprint of roughly 19,000 square feet in area. The proposed use would locate in the garden level. The current office and retail uses would remain. Please see the application materials for more information about the proposed use.

While the zoning code does not include a social club as a use type, the most similar use in the zoning code would be the convenience retail, automobile, which is defined as follows:

“A commercial use primarily engaged in the small-scale sale of household merchandise and general consumer products and involving less than 5,000 square feet of gross leasable area. Convenience retail, automobile uses are characterized by a target market based on high-traffic roadways, or are an associated accessory to an employment or service business.”

The convenience retail, automobile use is considered the most similar use type due to its sale of retail goods. A social club would involve the sale of alcohol, and the proposed use is less than 5,000 square feet in area. While the proposed use is not characterized by high-traffic roadways, this definition of a convenience retail, automobile fit best since the use is not limited to the nearby neighborhood as its service area. The convenience retail, automobile use is a conditional use in the C-O District.

Property Description: The property is approximately 14.55 acres in area and includes a parking lot and landscaping. The building footprint is roughly 19,000 square feet. The site has approximately 110 marked off-street parking spaces.

STANDARDS FOR CONDITIONAL USE PERMITS:

The provisions of Article III are applicable to all uses that are designated as “conditional” as set out in Sec. 54-200. The designation of a conditional use means that it is only allowed in a proposed location if all of the conditions applicable to the use, as set out in Sec. 54-304, as may be amended, and if all of the other applicable requirements of this Chapter or conditions of the Hastings City Council and Planning Commission are met.

Pursuant to Sec. 54-302 of the City Code of Ordinance, the City Council, by recommendation from the City Planning Commission, will base its decision on the following:

(a) Pedestrian and vehicular traffic circulation and safety.

The site was originally built as a monastery. The site gains access from E 14th Street. There is no public sidewalk. No changes to the site access or parking lot layout are proposed.

The proposed convenience retail, automobile use should not generate more vehicular or pedestrian traffic than the former monastery and current retail stores. The proposed use should maintain the area's traffic circulation and safety patterns.

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

The proposed use will generally use the existing infrastructure present in the immediate area. The proposed use would be a reasonable and economical use of the public utilities as no new water or sanitary sewer mains are required to serve the proposed re-use.

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

There should not be an increase in noise, fumes, or other environmental pollution by the change of use compared to the existing and former uses of the site.

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

The applicant stated that the proposed use would “create a complementary mixed-use environment that maximizes the utility of the building outside of standard business hours.” The proposed use maintains logical and efficient development patterns through the re-use of an existing structure, which already contains office and retail uses. The land use mixture of this area consists of residential uses, office uses, and retail uses. The proposed use of the property as a social club maintains logical and efficient land use mixtures by bringing another type of retail use to the area; the sale and consumption of alcohol. The nearest residential property is approximately 300 feet away from the building and therefore the residential property is not negatively impacted by this proposed retail use.

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

The proposed use would maintain property values for the property and surrounding areas. The property would be reused for the proposed use instead of remaining vacant. The nearest residential property is approximately 300 feet away from this building and would not be impacted by the proposed use.

(f) **Other standards and conditions to consider.** Not applicable.

STAFF COMMENTS: Staff recommends the Planning Commission **APPROVE** the **CONDITIONAL USE PERMIT** for the convenience retail, automobile at 223 E 14th Street, in the C-O, Commercial Office Non-Retail District, with the following conditions:

1. The hours of operation shall be limited to 8 am to 1 am.
2. The use shall be established within 180 days of approval.

PREPARED BY: Ember Batelaan, AICP Candidate, City Planner

DATE: July 6, 2026

ATTACHMENTS:

1. Application materials
2. Owner Authorization Letter



For the July Meeting

Development Services
Planning

SUBMITTAL REQUIREMENTS FOR A CONDITIONAL USE PERMIT

City of Hastings Project Application Form submitted via online portal

<https://cityofhastings.portal.iworq.net/HASTINGS/new-permit/601/1145>

I have submitted this form online

Owner's Authorization if applicable

<https://s3.amazonaws.com/iworq-upload/HASTINGS/5/8172441-Owner%20Form.pdf>

A copy of this form, notarized, was delivered to the City Office.

Written narrative describing the reason for the conditional use permit

Project Title: Johnny the Knife, LLC – Micro-Boutique Social Club

Property Address: 223 E 14th St, Hastings, NE 68901 (Crosier Professional Center, Garden Level)

Current Zoning: C-0 (Office District)

Requested Action: I am requesting a Conditional Use Permit for the office space that I want to rent inside the Crosier Professional Center's garden level to transform it into a martini social club with a liquor license.

Executive Summary

Johnny the Knife, LLC (JtK) proposes a "micro-social club" (20' x 20' footprint) focusing on artisanal cocktails and a reservation-only experience. Operating exclusively after 5:00 PM (Wednesday–Saturday), this establishment serves as a high-end, low-impact amenity for the building and the community.

This 400-square-foot micro-boutique social club is designed to bring a sophisticated, "if you know, you know" atmosphere to Hastings. This is not a high-volume tavern; it is an opulent, reservation-only sanctuary for 18–20 guest members at any moment (max 30). Featuring dim lighting, marble tables, and expertly crafted Old Fashioneds with a head of cherry wood smoke, it offers a "wow factor" reminiscent of the elite lounges found in Chicago, Austin, or Denver.

Full Description

Hastings has many bars, but what it does not have is an out-of-the-way, sophisticated, quiet drinking establishment with an ambience akin to a quiet, social martini club one might find tucked away in a basement in Austin, Chicago, KC or Denver.

Introducing Johnny the Knife (referred to by guests as “The Knife”). IYKYK.

There are no signs, except on the door to the establishment which is located down a few stairs (or the elevator) to the garden level of the old Crosier monastery, now Crosier Professional Park. So, if you don’t know about The Knife, you won’t know about it as you drive by on 14th Street. Guests will learn via word of mouth, or perhaps social media. They will learn that in order to attend, they will need to register on the website to create a profile and become a member—this is free, and it is what allows a person to be eligible to make a reservation (membership is a marketing tool; any person aged 21 or older can become a member for free). This accomplishes two important things: 1) John Ferrone (owner, manager, bartender) can control the flow of guests so that he can preserve the experience for everyone who attends; and 2) prevent people from looking for “the bar in Crosier”, showing up, and ruining the experience for others.

There is plenty of parking, and the building grounds are well kept by Talan Properties. It is fully handicapped accessible, and the entire building including The Knife is sprinkled.

If you have a reservation, you know the time to arrive. Be on time, or lose your reservation. If you arrive early, you can wait in the well-appointed hallway of the garden level. When you arrive, you’ll see an opening that has dark velvet drapes pulled to the sides on either side. Pass through to a small room that is dimly lit. Hang your coat if necessary, and then read the rules: dress code, behavior, etc. (all of which will be on the website so you’re not surprised—this establishment is going to attempt to restore some level of fancy to Hastings). Then pick up the phone and wait for it to be answered. Be patient. The phone will be answered and you will be asked for your name and the time of your reservation. If you’re on the list, you’ll be greeted at the door.

The door will open and John will greet you and review the rules. You’ll be invited in. As you walk in, you will not feel out of place wearing your sport coat, jeans and dress shoes if you’re a man (or a tuxedo!), nor will you feel out of place if you’re a woman wearing a dress or skirt (or evening gown!), heels, and your favorite top and looking your finest. A group of men seeking the perfect dirty martini? Girls night out? Date night? That special proposal moment? The ambience will meet you at the your level of fanciness—dim lighting, great music playing softly throughout, cozy seating that creates a sense of privacy, and fantastic drinks and services featuring John’s personally created and curated recipes. The drink menu will have a variety of standard drinks but feature mostly John’s mixology creations—don’t come in to order “sex on the beach” or you’ll

be escorted out. Craft beers and some wines will also be available, along with soda and other non-alcoholic concoctions.

My goal is that you will say to yourself or to the person you're with, "I cannot believe this is in Hastings."

You will not be disturbed by a group of people stopping in from another bar, looking for another drink. This location is a specific destination for those who do not like the usual bar scene. Technically, Johnny the Knife will be a bar. But the experience will be controlled and very different, from the number of guests to overall ambience. Do not come to the Knife to watch sports, as there will be no TV's. Come to talk with your friend or significant other or colleague. Come to sit at the bar and talk philosophy with John as he makes drinks. If you want to sit and read or scroll on your phone with a fine cocktail, that's fine—but no phone calls or any audio coming from your phone. Come to lose yourself in the moment.

Regarding the Criteria for General Standards for Conditional Uses in Sec. 54-302

1. Pedestrian and Vehicular Traffic Circulation and Safety

Response: The Crosier Professional Center features a robust infrastructure with approximately **35+ dedicated off-street parking stalls** and a well-managed, one-way circulation pattern. As existing professional tenants (medical, legal, and financial) vacate the premises by 5:00 PM, a significant surplus of parking is created during my primary hours of operation. The establishment would close at midnight on Wednesday and Thursday, and 1:00am on Friday and Saturday. Traffic at that time is negligible on 14th Street.

With a seated occupancy of **25 guests**, the site provides a parking ratio exceeding **1.4 stalls per guest**, ensuring that 100% of customer parking is contained on-site with zero impact on street parking or neighborhood traffic flow. For occasional private events with up to 35 attendees, an **additional 12-stall side lot** on the property provides a secondary buffer. Furthermore, the significant setback from 14th Street and the lack of adjacent casual pedestrian traffic ensure that vehicular ingress and egress remain safe, efficient, and entirely contained within the private lot.

2. Reasonable and Economic Extension of Public Utilities and Facilities

Response: This proposal utilizes a space previously occupied by a hair salon and barber shop. Because the plumbing and electrical infrastructure was already built for a high-usage, water-intensive tenant, the social club will represent a **reduction in utility load**. My activities require significantly less power and water, and the limited hours of operation ensure that **no new city infrastructure spending or utility extensions** are required to support this use.

3. Noise, Fumes, Dust, or Other Environmental Pollution

Response: Located in the garden level of the former monastery, the establishment is naturally sound-insulated by thick masonry walls. The business model is a **low-intensity social club** with no outdoor seating and no outdoor music; therefore, there

will be no discernible noise impact on the surrounding area. Furthermore, the **reservation-only model** allows for strictly controlled entry and exit, preventing groups from idling or congregating outside. The operation produces no fumes, dust, or environmental pollution, and it will result in **no negative secondary effects** for the neighborhood.

4. The Maintenance of Logical and Efficient Development Patterns and Land Use Mixtures

Response: The proposed use represents an **efficient use of existing historical square footage** through infill development. By introducing a low-impact social use to an office park, we are creating a complementary **mixed-use environment** that maximizes the utility of the building outside of standard business hours. This allows the property to remain productive and vibrant without requiring new construction, sprawling development, or rezoning.

5. The Maintenance of Property Values in Accordance with Established and Permitted Land Uses

Response: The boutique social club is designed to be a **high-end amenity** for the Crosier Professional Center, enhancing the overall appeal of the property for existing and future tenants. By providing a quiet, reservation-only gathering space, the club fosters a professional "after-hours" ecosystem that supports tenant retention and networking. Furthermore, having a responsible, occupied presence in the building during evening hours provides **natural surveillance** for the campus, discouraging vandalism and protecting the landlord's investment. This use is historically consistent with the site's legacy of communal gathering and hospitality, ensuring that property values are maintained through **compatible and respectful land use**.

Alignment with "On The Horizon" 2025 Comprehensive Plan

This project fulfills the On the Horizon 2025 Comprehensive Plan goal for creative adaptive reuse of institutional landmarks, and the city's vision for **Creative Adaptive Reuse and Economic Diversity**:

- a) **Adaptive Historic Reuse:** The project revitalizes the garden level of a local landmark (the old monastery) without altering its historic character.
- b) **Missing Middle Commercial:** This project bridges the gap between high-intensity downtown bars and quiet office districts by providing a "micro-scale" commercial use that is functionally "invisible" to the exterior.
- c) **Structural Soundproofing:** The club is encased in the monastery's original 18-inch thick masonry walls. Being subterranean (garden level) creates a natural acoustic vault.
- d) **The "Invisible" Footprint:** The guest area is only **280 square feet**—less than 1% of the building's area. It is mathematically and physically "invisible" to the exterior world.

Unrivaled Site Suitability, Isolation & Buffering

The physical geography of the 14-acre Crosier campus ensures that this business will have zero impact on the neighborhood, offering a level of neighborhood protection that no other venue in Hastings can match:

- a) **Structural Sound Isolation:** Located in the garden level of an 1889 masonry structure, the establishment is naturally soundproofed.
- b) **Passive Buffering:** The site features a 200-foot setback from 14th Street and is bordered to the north by a 500-foot separation and a large railroad berm. Neighbors 500 feet away will have no visual or auditory indication of the business's presence.
- c) **Infrastructure Synergy:** The business utilizes a massive, underused parking lot during evening hours when other professional tenants have vacated. The presence of high-occupancy tenants like the federal health center confirms that building egress and fire safety (fully sprinkled) are maintained to the highest standards.
- d) **Zero Signage:** JtK requires no signage outside the Crosier Park Professional Center building. This establishment will be a member-driven entity resulting in a "If you know, you know" invisible existence.

Operational Low-Impact Guarantee

- a) **Controlled Access:** Strictly limited to 24 people at a time (30 max if it is a private booking), via a reservation-only model to prevent "spillover" or high-traffic disruptions.
- b) **Zero Conflict Hours:** We open at 5:00 PM, exactly when the Federal Health Center and other offices close. We utilize a high-capacity parking lot that would otherwise sit dark and empty.
- c) **Safety Upgrades:** The building is fully sprinkled and maintained to federal healthcare standards. The exact location is sprinkled.
- d) **Handicapped Accessibility:** An existing elevator, wide hallways, and seating in the hallway will accommodate those with a disability (similar to how Winestyles had placed a table upstairs in the hall)
- e) **Restrooms are Handicapped Accessible:** The restrooms down the hall are easily accessible and handicapped accessible.

Site plan detailing the proposed use including, drainage, parking and landscaping

The Crosier Park Professional Center site is not changing. The only changes will be inside the office space that already exists within the garden level. A preliminary layout of the concept is included in the photo on the following page; however, this layout design may change, and JtK will collaborate with the City of Hastings Development Services to meet all requirements no matter the final design. The layout below is not a fully detailed layout—it is only a concept.

Regarding the layout *on the following page*:

- The scale is 1 square = 6 inches. The total “box” is approximately 20' x 20'.
- This is a preliminary floor plan to transform the office space into a micro-boutique social club. As you are looking at it, the bar is in the bottom right. It is not a full bar like you would find in most bar establishments—it would highlight JtK cocktail recipes and have some standard cocktails, a handful of wine choices, and local craft beer available. The food prep is only for pre-packed snacks to accompany cocktails. For example, orange chocolate to accompany a certain Manhattan. Or nuts, or figs, etc. There is no cooking involved. The lack of on-site cooking further ensures zero impact on the building's HVAC system and prevents any odors or environmental discharge common in traditional restaurant uses
- The design provides for a fixed seating capacity of 25, ensuring an intimate, low-density environment that never exceeds the available on-site infrastructure. The circles with the orange are cocktail tables. The brown swirls are decorative pillars to create a sense of spatial division.

Thank you for the opportunity to submit this application. Johnny the Knife represents a surgical approach to economic development: it utilizes a negligible physical footprint to provide a high-value social amenity, all while remaining functionally invisible to the surrounding residential and professional neighborhood.

Shower/diner 42"

Shower/diner 72"

42"

W

M

Storage

Refrigerator + freezer

Pocket door

Fridge

On wheels 50 x 200 1000 1000

Cook

Washing space

Pestroom

Signs + phone

VAVET DRAPE

Upper RAIL shelf

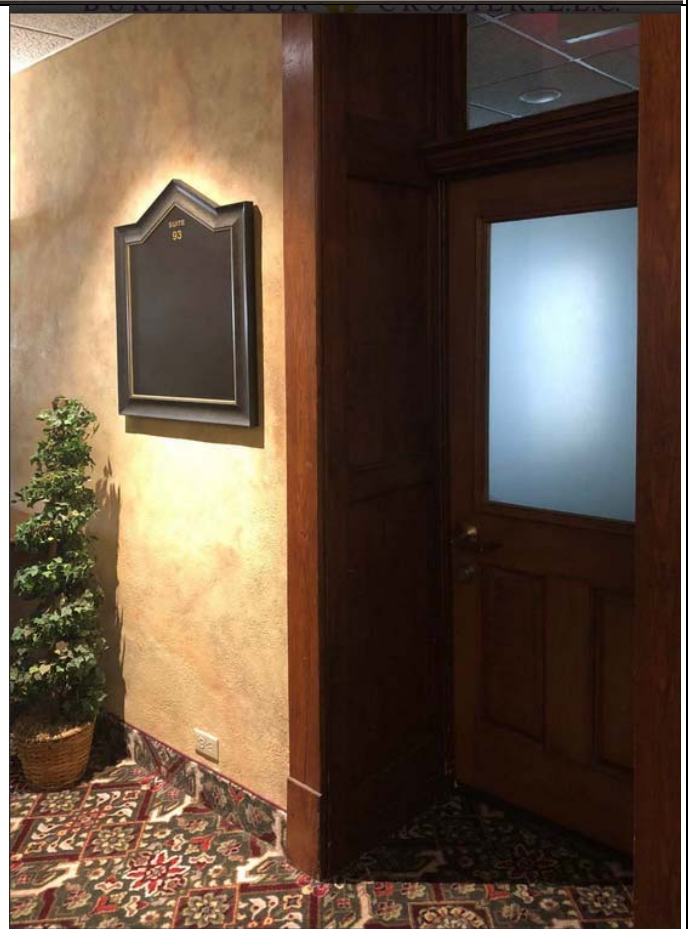
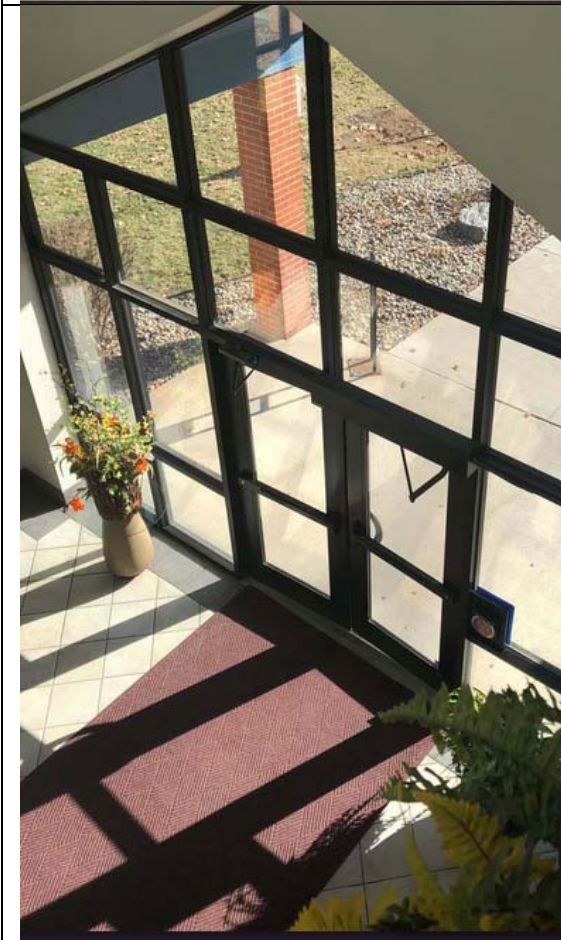
24"

32' 0"

20' 7"

Please see the above photo of the current layout concept.

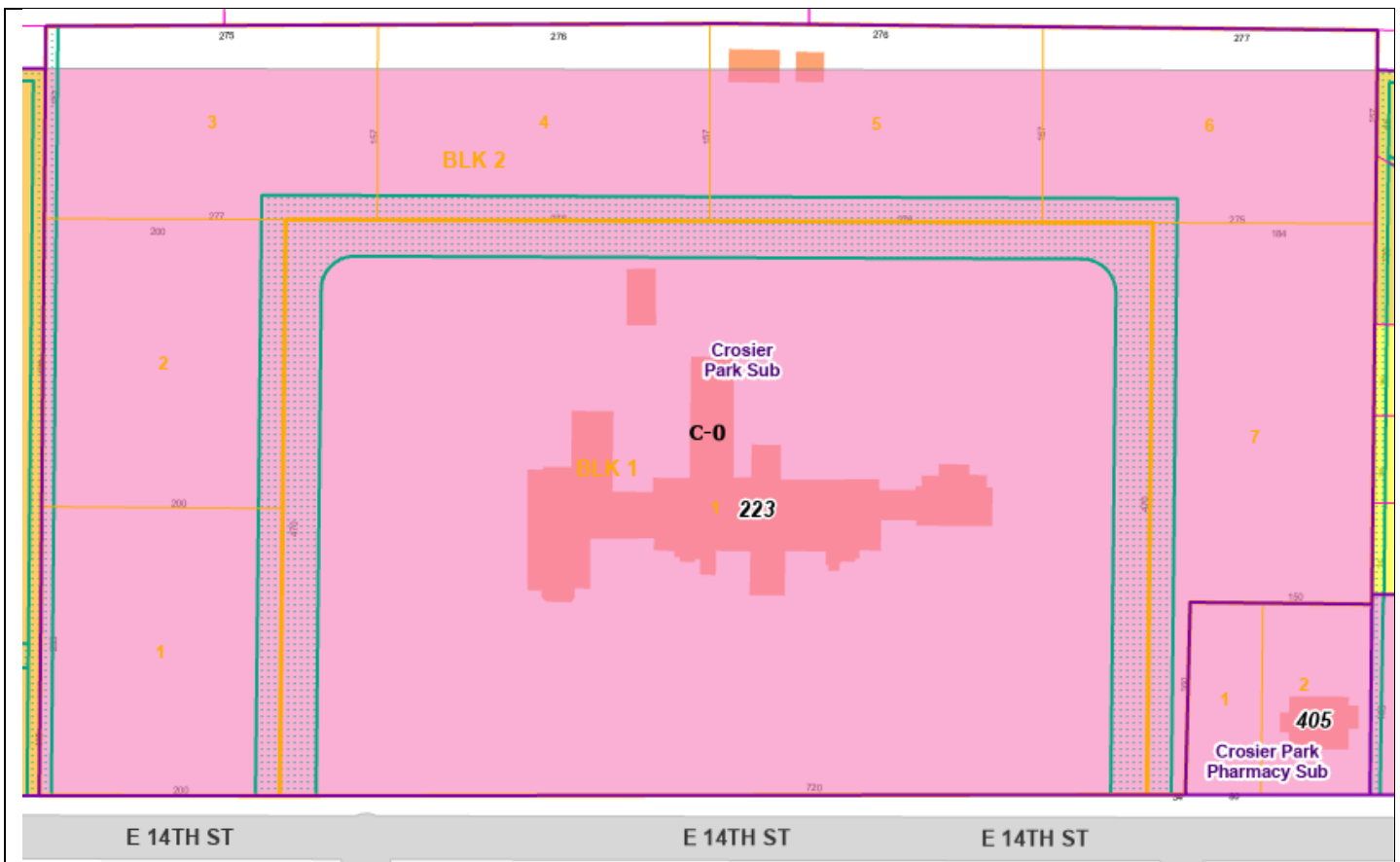
Additionally, images of the Crosier Park Professional Center are included below:



Map depicting the site for the conditional use permit. (A snippet of said lot in GIS is acceptable. Link for GIS: <https://gis.adamscounty.org/map/landuse/>)

Instructions

- Under *Map Contents* (stack of papers icon next to binoculars) open the land use drop down box, and make sure “Zoning” is checked.
- Under *Search* (the Binoculars icon), click the “By Value” tab
 - In the Search Layer drop box, select Address and then enter the address below.
- Take a snippet of the site or a screenshot off the computer.



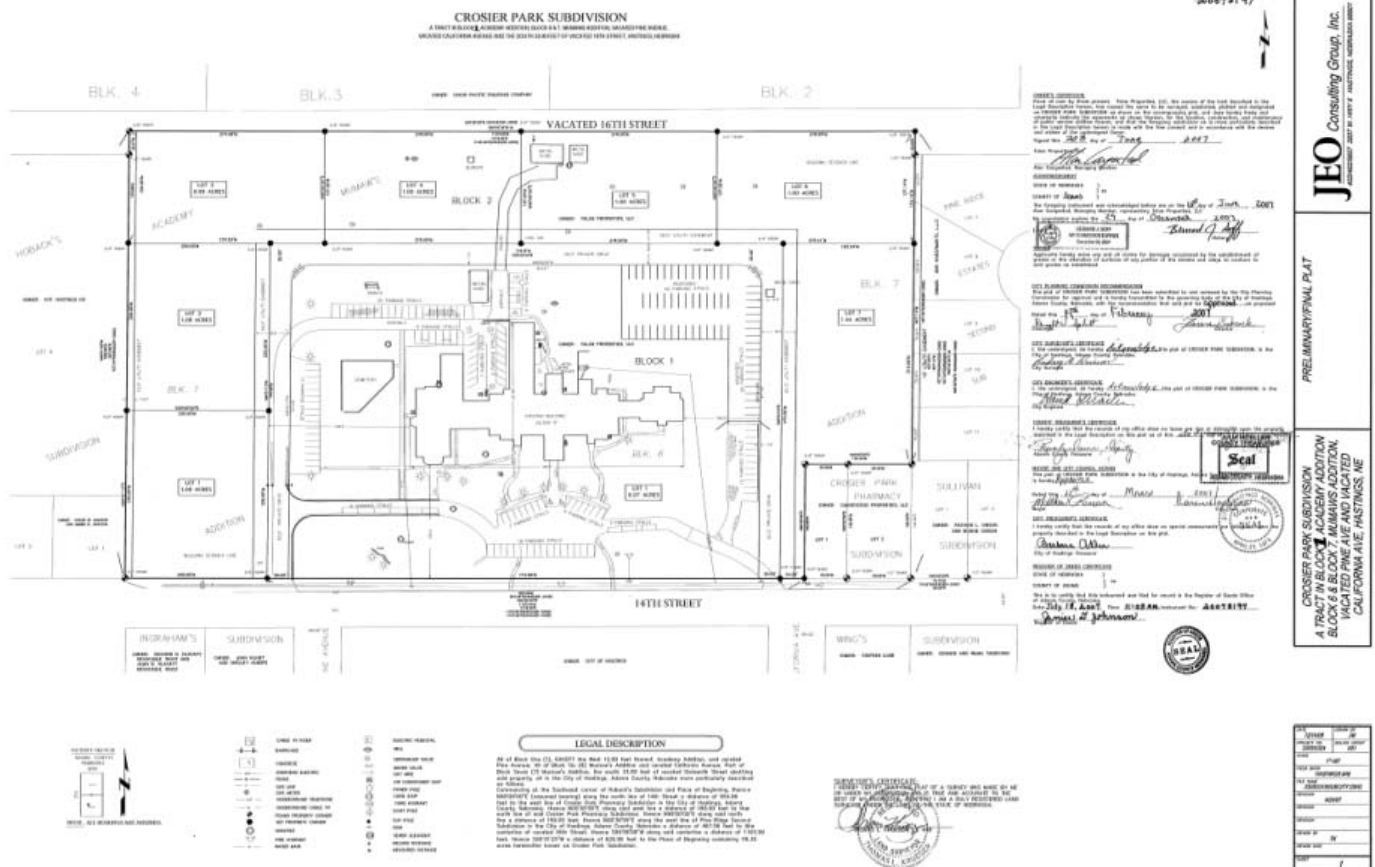
Nebraska Deeds Online

Search

ADAMS COUNTY, NEBRASKA

Instrument	Legal	Grantor	Grantee	Type
<u>2021-02300</u> 05/18/2021	LOT 1, 2, 3, 4, 5, 6, 7 IN BLOCK 2, CROSIER PARK SUB OF HASTINGS, ADAMS COUNTY NEBRASKA	TALAN PROPERTIES LLC	ACCESS BANK	UCC
<u>2016-03784</u> 11/01/2016	LOT 5 IN BLOCK 2, CROSIER PARK SUB OF HASTINGS, ADAMS COUNTY NEBRASKA	TALAN PROPERTIES LLC	ACCESS BANK	UCC
<u>2016-03783</u> 11/01/2016	LOT 5 IN BLOCK 2, CROSIER PARK SUB OF HASTINGS, ADAMS COUNTY NEBRASKA	TALAN PROPERTIES LLC	ACCESS BANK	MISC
<u>2016-03782</u> 11/01/2016	LOT 5 IN BLOCK 2, CROSIER PARK SUB OF HASTINGS, ADAMS COUNTY NEBRASKA	TALAN PROPERTIES LLC	ACCESS BANK TR ETAL ACCESS BANK BF ETAL	MTG
<u>2007-03197</u> 07/18/2007	LOT 5 IN BLOCK 2, CROSIER PARK SUB OF HASTINGS, ADAMS COUNTY NEBRASKA	TALAN PROPERTIES LLC	PUBLIC	PLAT

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LEGAL DESCRIPTION

All of Block One (1), EXCEPT the West 12.00 feet thereof, Academy Addition, and vacated Pine Avenue; All of Block Six (6) Mumaw's Addition and vacated California Avenue; Part of Block Seven (7) Mumaw's Addition, the south 33.00 feet of vacated Sixteenth Street abutting said property, all in the City of Hastings, Adams County, Nebraska more particularly described as follows;

Commencing at the Southeast corner of Hoback's Subdivision and Place of Beginning, thence N90°00'00"E (assumed bearing) along the north line of 14th Street a distance of 954.06 feet to the west line of Crosier Park Pharmacy Subdivision in the City of Hastings, Adams County, Nebraska; thence N00°30'59"E along said west line a distance of 160.00 feet to the north line of said Crosier Park Pharmacy Subdivision; thence N90°00'00"E along said north line a distance of 150.00 feet; thence N00°30'59"E along the west line of Pine Ridge Second Subdivision in the City of Hastings, Adams County, Nebraska a distance of 467.56 feet to the centerline of vacated 16th Street; thence S89°58'08"W along said centerline a distance of 1103.99 feet; thence S00°31'25"W a distance of 626.96 feet to the Place of Beginning containing 15.35 acres hereinafter known as Crosier Park Subdivision.

Other materials necessary to fully depict the proposed development.

No other materials to submit at this time; however, I am happy to provide additional information as needed.

\$450.00 fee for a Conditional Use Permit + filing fees

- ☐ Checks made out to the City of Hastings
- ☐ Credit Card either online or in person

I will pay the \$450 fee after meeting with the City Planning Department and refining the application.



Permit #23200



Permit Number:	23200	Description:	Current zoning does not allow liquor retail sales; however, the proposed concept is unique and differs from the typical understanding of a high traffic bar.
Permit Date:	04/09/2026		
Permit Type:	Conditional Use		
Site Address:	223 E 14th Street, Hastings, NE 68901		
Applicant Name:	John Ferrone	Project Cost:	0
Phone Number:	402-462-0244	Square Feet:	400
Applicant Email:	jferrone@ferroneassociates.com	Status:	New
Proposed Use:	Transform the space into a micro-boutique social club with a liquor license.		

Property Information

Parcel #: 010011225
223 E 14TH ST
HASTINGS, NE 68901

Uploaded Files

- [DRAFT_Ferrone_JTK_Conditional-Use-Permit1654270045.pdf](#)

Files

Choose Files



Owner's Authorization Letter

I/we hereby certify that I/we are the owner(s) of the property described herein. I/we am/are respectfully requesting processing and approval of the application(s) referenced herein. I/we hereby authorize the Applicant(s) listed on this application to act on my/our behalf during the processing and presentation of the request. The person(s) identified as Applicant shall be the principal contact with the City in processing this application.

Project Johnny the Knife, LLC—Micro-Boutique Social Club

Address/Location 223 E 14th Street, Hastings, NE 68901

Applicant(s) JOHN FERRONE

Alan Gangestad

Owner Talan Properties, LLC

Alan Gangestad

Owner's Signature

Terri Gangestad

Owner Talan Properties, LLC

Terri Gangestad

Owner's Signature

State of Nebraska)

) ss

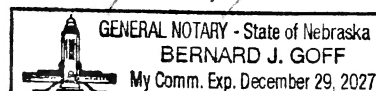
County of Adams)

The foregoing document was acknowledged before me this 3RD day of APRIL
2020, by ALAN GANGESTAD

TERRI GANGESTAD

Bernard J. Goff

Notary Public



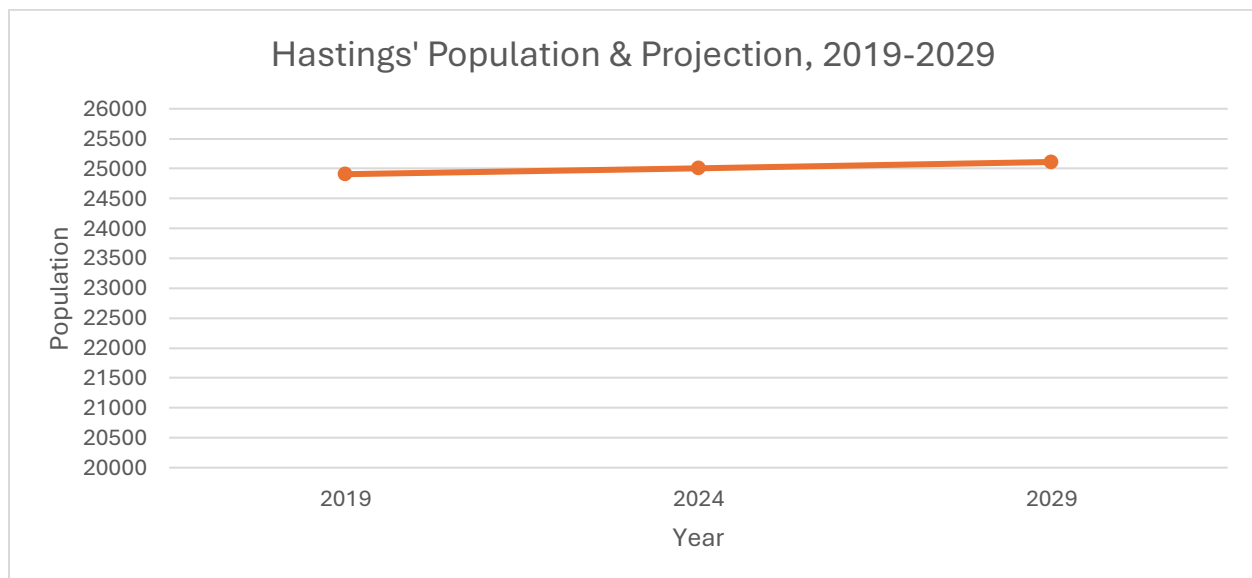
Appendix C - 2026 Comprehensive Plan Update

This Comprehensive Plan Update addresses population, housing, economic, land use, and transportation data as part of the annual review identified in the Implementation Chapter of the Comprehensive Plan. This is intended to incorporate the most current data from the Census and American Community Survey, as well as other data sources, to ensure the continued relevance of the Comprehensive Plan.

Population

The American Community Survey Estimates provides annual data about social, economic, housing, and demographic characteristics of communities. The 5-year estimates provide data collected over a 5-year time period and are the most reliable. This data is released on a yearly basis. The comprehensive plan used data from the 2012-2022 American Community Survey (ACS) 5-Year Estimates. This update includes the most current data from the 2024 ACS 5-Year Estimates. The Census Bureau recommends comparing data that do not have overlapping years. The 2024 ACS 5-year estimates contain data from 2020 through 2024, which is compared to the 2019 ACS 5-year estimates with data from 2015-2019. The trend lines of this data was examined both linearly and exponentially to determine the projected 2029 population. This projection estimates slight growth in Hastings' population, which is consistent with the estimates in the 2025 Comprehensive Plan. This information should be reviewed every few years to account for changes that may not have been anticipated when the 2025 Comprehensive Plan was developed.

Figure 1: Population & Projection, 2019-2029



Source: 2019 & 2024 5-Year American Community Survey Estimates & City of Hastings

The American Community Survey Estimates from 2019 and 2024 identified an age breakdown of the population and City Staff grouped them into 5-year increments. Table 1, below, presents this age breakdown and indicates the percentage each category represents of the total. This data identified that the largest segments of the population fall within the “15 to 19” and “20 to 24” age categories. This reaffirms the data in the 2025 Comprehensive Plan, which identified the largest cohort of men and women as those in the “15 to 19” and “20 to 24” age categories in the 2012 and 2022 American Community Survey Estimates.

This Table also shows the change in age of the various categories, such as the “5 to 9” age category in 2019 ages to be “10 to 14” in 2024, which shows that the number of children in this age category increased between 2019 and 2024. The “0 to 4” age category in 2024 were not alive yet in 2019.

Table 1: Age Characteristics, 2019 & 2024

Age in 2019 2019 Population Percent of Total			Age in 2024 2024 Population Percent of Total		
			0 to 4	1617	6%
0 to 4	1625	7%	5 to 9	1426	6%
5 to 9	1695	7%	10 to 14	1905	8%
10 to 14	1571	6%	15 to 19	1907	8%
15 to 19	2089	8%	20 to 24	2014	8%
20 to 24	1974	8%	25 to 29	1558	6%
25 to 29	1584	6%	30 to 34	1338	5%
30 to 34	1607	6%	35 to 39	1623	6%
35 to 39	1511	6%	40 to 44	1488	6%
40 to 44	989	4%	45 to 49	1320	5%
45 to 49	1268	5%	50 to 54	1260	5%
50 to 54	1415	6%	55 to 59	1327	5%
55 to 59	1618	6%	60 to 64	1579	6%
60 to 64	1617	6%	65 to 69	1307	5%
65 to 69	1196	5%	70 to 74	1419	6%
70 to 74	1088	4%	75 to 79	983	4%
75 to 79	730	3%	80 to 84	414	2%
80 & older	1329	5%	85 & older	523	2%
Total	24906	100%	Total	25008	100%
Source: 2019 & 2024 5-Year American Community Survey Estimates					

Table 2, below, identifies the population change for each age category from Table 1. This identifies the largest increase in population in the “45 to 49” age category and the largest decrease in population in the “80 & older” age categories. These changes in population were projected linearly and exponentially to 2029 and then the average of these two values was input into the table. The projected population has the largest population in the “15 to 19” and “20 to 24” age categories, which remains consistent with past years. The projected population has the largest increase in population in the “50 to 54” age category which is attributed to the aging of the 2024 age category of “45 to 49”.

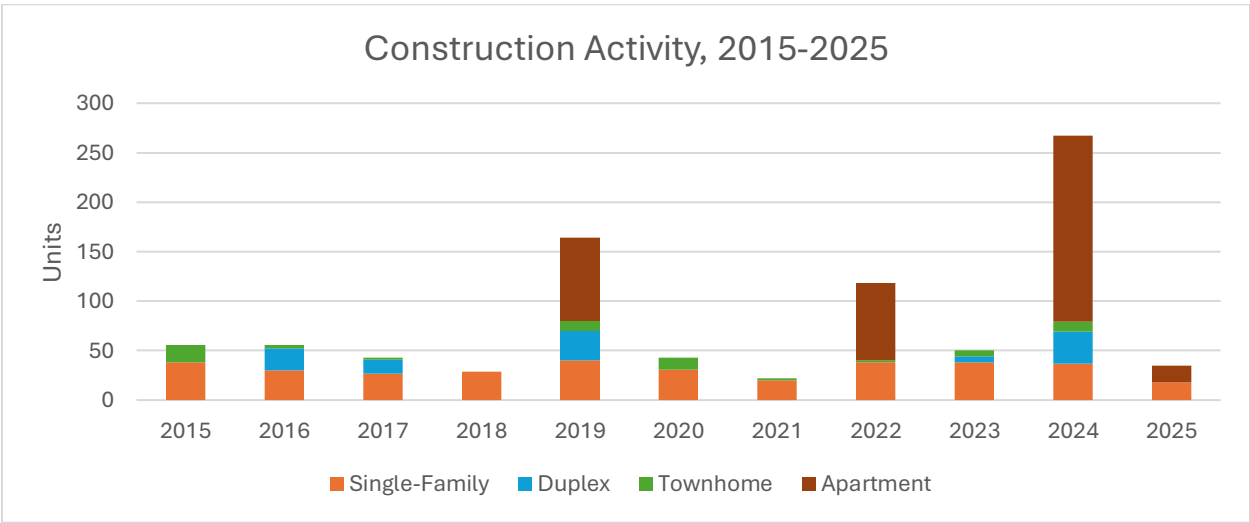
Table 2: Age Characteristics Projections, 2029

Age Categories	2019 to 2024 Population Change	2019 to 2024 Percent Change	Age in 2029	2029 Population	2024 to 2029 Percent Change
			0 to 4	1468	-
0 to 4	-	-	5 to 9	1175	-27%
5 to 9	-199	-12%	10 to 14	1239	-13%
10 to 14	210	12%	15 to 19	2128	12%
15 to 19	336	21%	20 to 24	2279	20%
20 to 24	-75	-4%	25 to 29	1940	-4%
25 to 29	-416	-21%	30 to 34	1186	-24%
30 to 34	-246	-16%	35 to 39	1111	-17%
35 to 39	16	1%	40 to 44	1639	1%
40 to 44	-23	-2%	45 to 49	1465	-2%
45 to 49	331	33%	50 to 54	1706	29%
50 to 54	-8	-1%	55 to 59	1252	-1%
55 to 59	-88	-6%	60 to 64	1242	-6%
60 to 64	-39	-2%	65 to 69	1540	-2%
65 to 69	-310	-19%	70 to 74	1027	-21%
70 to 74	223	19%	75 to 79	1663	17%
75 to 79	-105	-10%	80 to 84	883	-10%
80 to 84	-316	-43%	85-89	166	-60%
85 & older	-806	-61%	90 & older	0	-100%
Total	102	0%	Total	25110	0%
Source: 2019 & 2024 5-Year American Community Survey Estimates & City of Hastings					

Housing

Hastings’ completed a Housing Assessment in August 2025, which reiterated Hastings’ population growth as slow growth. The Housing Assessment also indicated the construction activity in the community, which likely suggests a larger increase in population than identified by American Community Survey Estimates. Figure 2, below, provides an update on construction activity from 2025, which identifies continued construction activity in single-family and multi-family housing options. In 2026 up until March, building permits have been received for one duplex and two single-family homes.

Figure 2: Construction Activity, 2015-2025



Source: 2015-2025 City of Hastings’ Building Permits

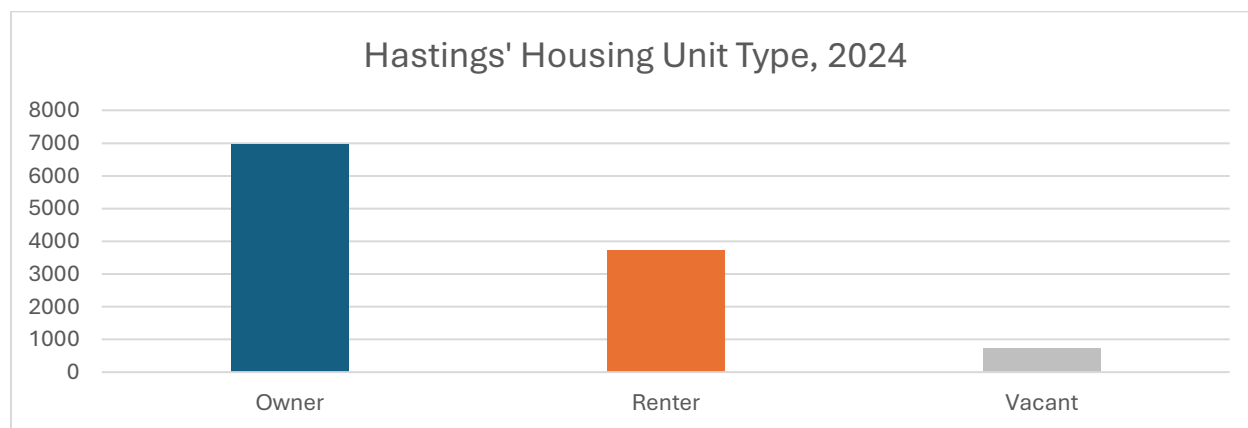
The 2025 Comprehensive Plan identified the number of units in a structure as a percentage of the total number of housing units. This update includes the most current data from the 2024 ACS 5-Year Estimates, as shown in Table 3, below, which identifies that 67% of the housing units in Hastings are single-family detached units. The high percentage of single-family detached units indicates a need to develop alternative housing types to provide for a variety of household needs. The 2025 Comprehensive Plan and 2025 Housing Assessment identified a variety of housing types as an important aspect of the housing market.

Table 3: Hastings’ Housing Units, 2024

Label	Total:	1, detached	1, attached	2	3 or 4	5 to 9	10 to 19	20 to 49	50 or more	Mobile home
#	11408	7616	650	606	736	492	151	280	324	553
%	100%	67%	6%	5%	6%	4%	1%	2%	3%	5%
Source: 2024 5-Year American Community Survey Estimates										

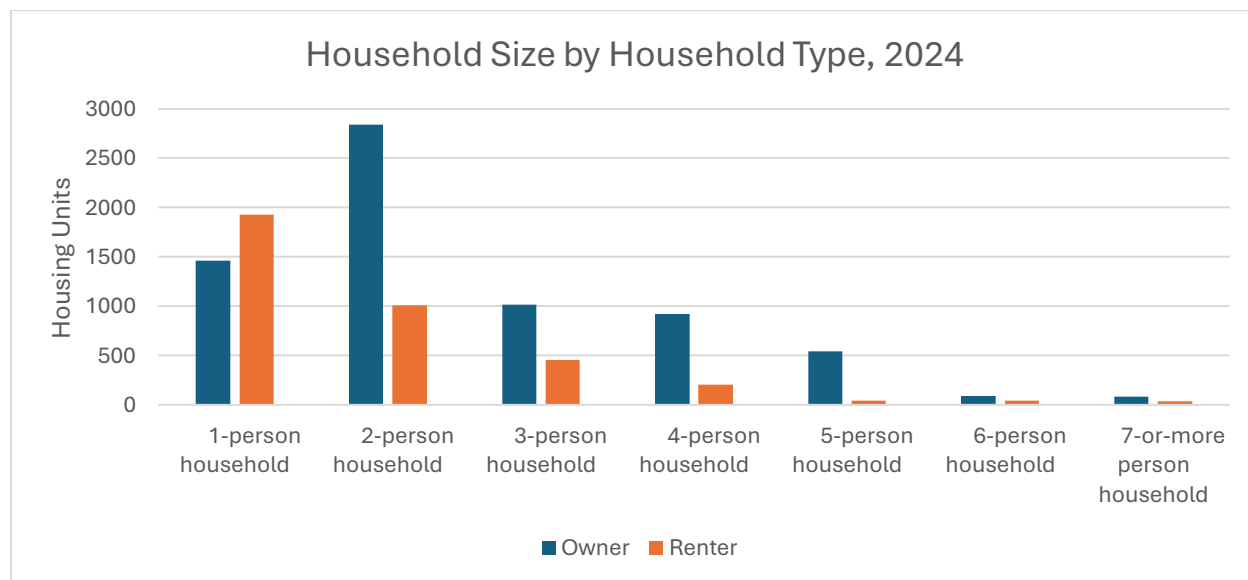
The 2025 Comprehensive Plan identified Household Size by Household Type from the 2022 5-Year American Community Survey. This update includes the most current data from the 2024 ACS 5-Year Estimates. The total number of housing units in 2024 was estimated to be 10,677, consisting of 6,955 owner-occupied and 3,722 renter-occupied housing units, as shown in Figure 3, below. Figure 4, below, identifies household size by household type from the 2024 5-year ACS Estimates, which reiterates the findings from the 2025 Comprehensive Plan. The 2022 findings, included in the 2025 Comprehensive Plan, indicate that the largest group of owner-occupied housing units consisted of two-person households, while the largest group of renter-occupied housing units consisted of one-person households.

Figure 3: Hastings' Housing Unit Type, 2024



Source: 2024 5-Year American Community Survey Estimates

Figure 4: Household Size by Household Type, 2024

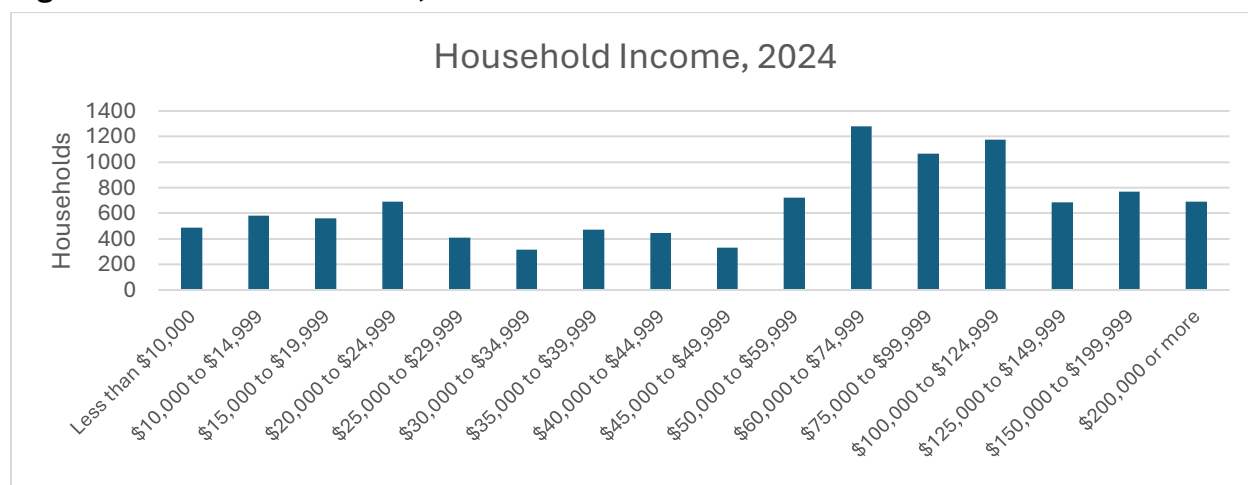


Source: 2024 5-Year American Community Survey Estimates

Economy

The American Community Survey Estimates identify household income in Hastings for the income brackets shown in Figure 5, below. This indicates that the majority of households are in the “\$60,000 to \$74,999” income bracket, followed by households in the “\$100,000 to \$124,999” and “\$75,000 to \$99,999” income brackets.

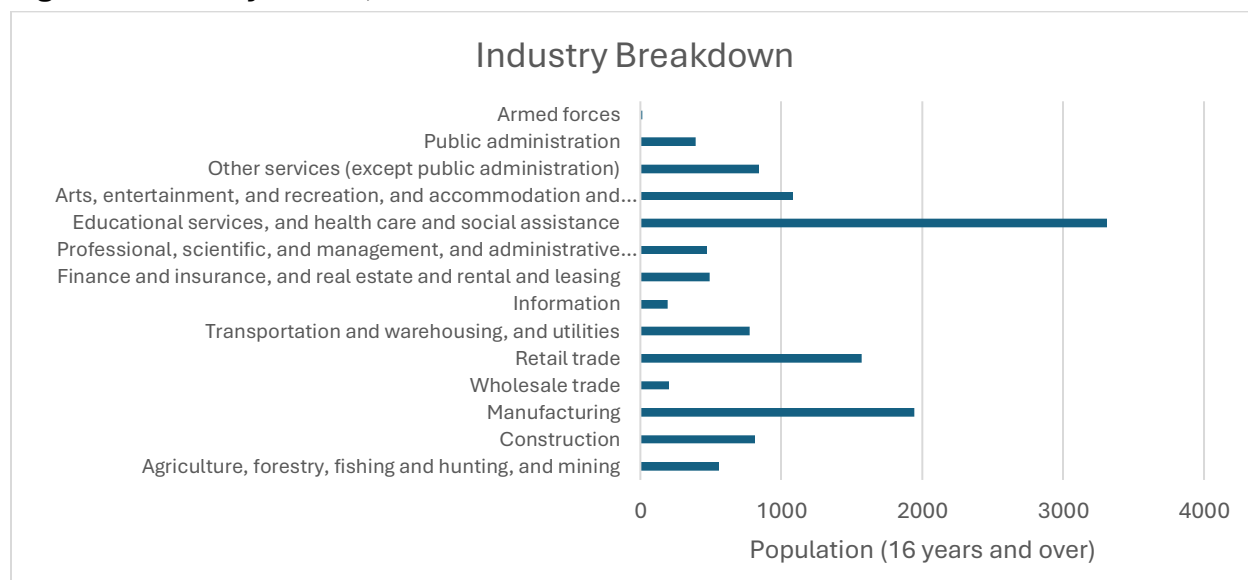
Figure 5: Household Income, 2024



Source: 2024 5-Year American Community Survey Estimates

The 2024 American Community Survey 5-year Estimates are the most current information available for the industry of the population 16 years and over. Figure 6, below, identifies that the majority of the employed population is in the “Education services, and health care, and social assistance” sector.

Figure 6: Industry Sector, 2024



Source: 2024 5-Year American Community Survey Estimates

Land Use & Development

The Future Land Use Map is a policy guide, which is intended to serve as a roadmap for future development in the community and the extraterritorial jurisdiction. Rezoning and conditional use permit applications should align with the Future Land Use Map, and therefore, it is vital that the Future Land Use Map is updated regularly to ensure it accurately reflects existing development realities and guides future development. The Future Land Use Map, shown in Figure 7 on Page 141, was amended to more accurately reflect existing land uses, which would impact the future development in the area. One such example is the wetland to the west of Hastings Middle School, which would not be conducive to medium density residential development and has been corrected to parks/recreation to reflect the undevelopable character of this area.

Another example is the area located north of 12th Street and west of Baltimore Avenue. This area is identified as low-density residential in the 2025 Comprehensive Plan; however, the area is currently developed with a mixture of single-family homes, townhomes, duplexes, and apartments, which is more conducive to the medium density residential land use category.

Additionally, the area between 5th and 7th Street from Burlington Avenue to Colorado Avenue and between 3rd and 7th Street along Burlington Avenue are identified as Downtown Commercial in the 2025 Comprehensive Plan, which is not an accurate reflection of this area due to the lack of civic institutions and historic small businesses. This area is mainly comprised of churches, doctors' offices, commercial businesses, and small residential properties, which would more closely align with the general commercial land use category designation.

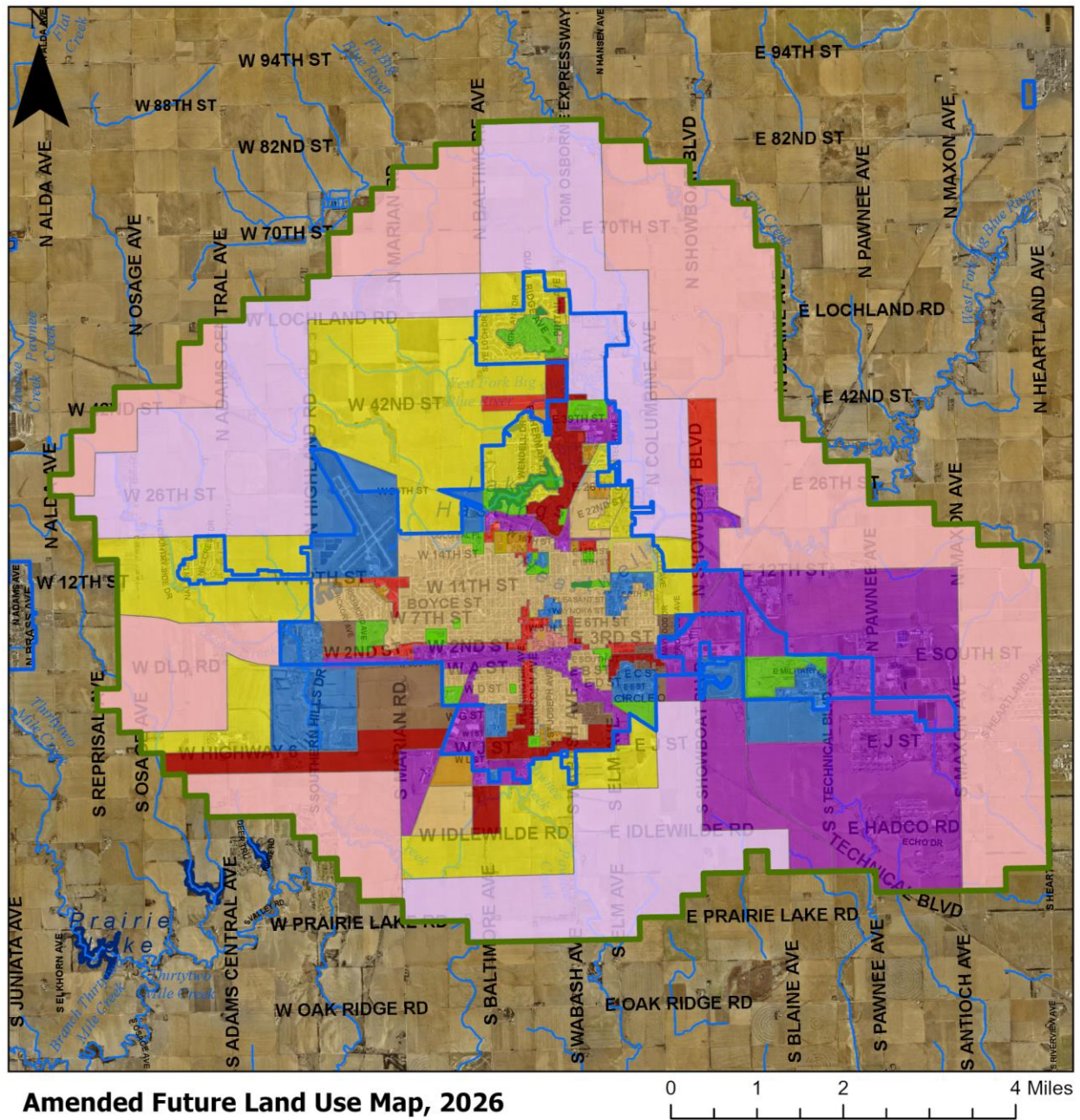
After further review in collaboration with the County, two feedlots were identified, which impact development potential in their surroundings. One feedlot is located less than one mile outside of the extraterritorial jurisdiction near Juniata, and the other is located near the Idlewilde Subdivision. Neither of these areas would be conducive to future residential development and have been changed to transitional agriculture to better reflect the intended development for that area.

Furthermore, Good Samaritan Village is identified as high density residential in the 2025 Comprehensive Plan, which does take into account the duplexes and apartment buildings in the area, but does not consider other associated uses, such as the Hastings Community Theatre and doctors' offices. This area is amended to the public/institutional land use category, allowing greater flexibility for a mix of uses to be developed in a campus setting.

The 2025 Comprehensive Plan identifies Highway 6 and Showboat Boulevard as the flex land use category, indicating an intent for a mix of uses, both commercial and industrial. These areas have been amended to the highway and general commercial land use categories due to their proximity to residential development, which would not be conducive to industrial development.

The Motorsport Park Hastings (MPH) is identified as the parks/recreation land use category, which does not reflect the nature of this business as a vehicle racetrack. This use is more closely aligned with the public/institutional land use category due to its campus setting including the racetrack and residential uses. Other minor changes were made throughout the community to better reflect existing development realities in the area.

Figure 7: Amended Future Land Use Map, 2026



Legend

Land Use

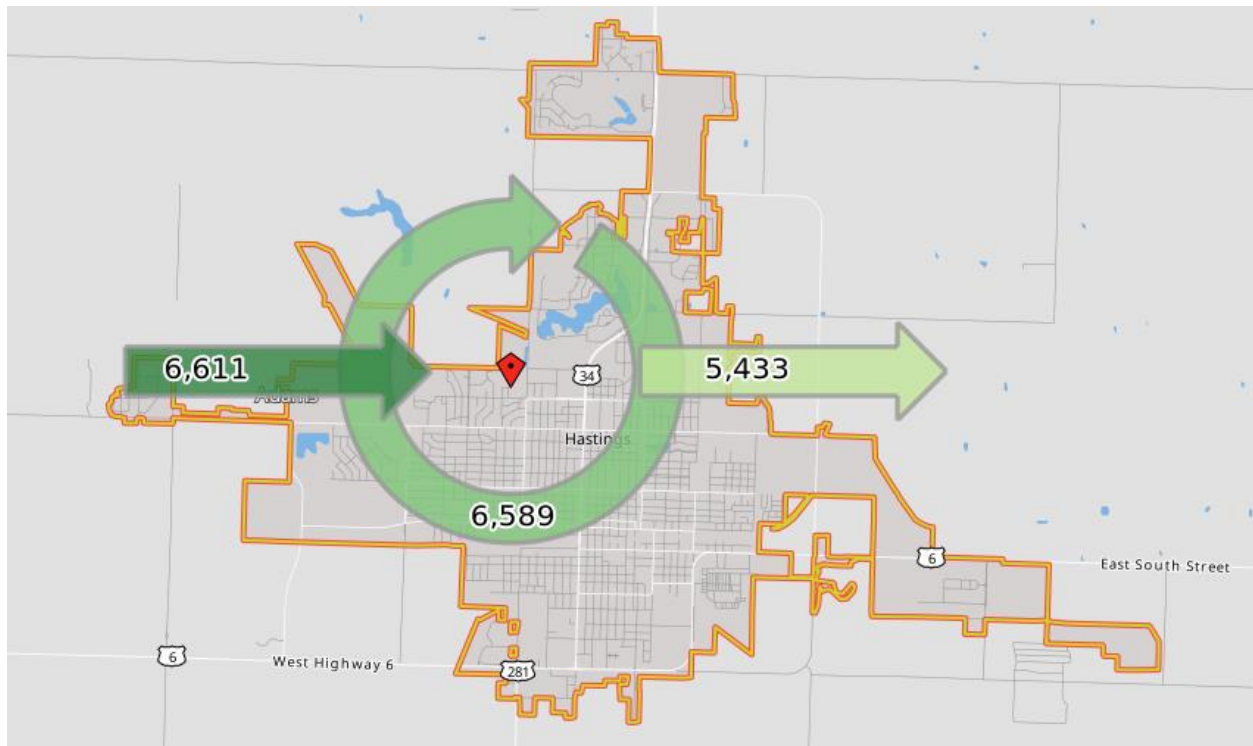
Residential Estates (RE)	Low Density Residential (LDR)	Residential Village Park (RVP)
Downtown Commercial (DC)	Medium Density Residential (MDR)	Transitional Agriculture (TA)
General Commercial (GC)	Parks/Recreation (P/R)	Two Mile
High Density Residential (HDR)	Public/Institutional (P/I)	Limits
Highway Commercial (HC)	Residential Estates (RE)	

Source: City of Hastings

Transportation

The commuter information for Hastings is shown in Figure 8 below, which indicates that about one-third of Hastings' workforce commutes into Hastings for work, about one-third live and work in the community, and about one-third leave the community for work. The map below does not identify the location where people are commuting from or to, but merely indicates the number of commuters.

Figure 8: Commuter Information, 2023



Source: US Census, Center for Economic Studies, On The Map

Considering that a large percentage of the population commutes into and out of the community, it is not surprising that Table 4, below, identifies the majority of the population uses a car as their means of transportation to work. Additionally, a small percentage of the population either walks or works from home. This information reaffirms the importance of multi-modal infrastructure, which should be designed with multiple types of road users in mind.

Table 4: Means of Transportation, 2024

Label	Total:	Car	Carpool	Transit	Walked	Taxi, Bike, Motorcycle	Worked from Home
#	12,668	10,431	1,226	11	442	61	497
%	100%	82.3%	9.7%	0.1%	3.5%	0.5%	3.9%
Source: 2024 5-Year American Community Survey Estimates							

Home in Hastings

Hastings, Nebraska's 2026 Housing Dashboard



Table of Contents

1 – Hastings' Population..... 2

Summary: The Hastings' Population has remained fairly constant since 2016. In 2024, the majority of the population was between 35 and 64 years of age. Additionally, the majority of households were within the \$60,000 to \$74,999 income range for household income. For more information, visit Section 1, Pages 1-3. 3

2 – Hastings' 2025 Housing Assessment.....5

Summary: The Hastings' 2025 Housing Assessment provides an overview of Hastings' current housing landscape along with recommended actions our community can take to support continued growth in the years ahead. This provides an update on the Hastings' housing demand following the development of multiple housing projects. The study identified a continued need for approximately 900 housing units over the next 10 years, which is in line with the projected housing demand identified in the 2023 Hastings' Affordable Housing Action Plan. For more information, visit Section 2, Pages 4-6. 6

3 – Housing Types in Hastings.....8

Summary: The majority of the City of Hastings is comprised of single-family, owner-occupied, housing. This includes a map and bar chart with the

different housing types existing throughout the City. For more information, visit Section 3, Pages 7-8..... 9

4 – Housing Tenure.....10

Summary: The majority of housing in the City of Hastings is owner occupied and the majority of households in Hastings are owner households. This includes a map and pie charts depicting the breakdown of owner and renter housing throughout the City. For more information, visit Section 4, Pages 9-10. 11

5 – Housing Affordability.....12

Summary: The affordability of Hastings has been identified for various income levels and housing sizes. For an employee earning minimum wage, the only apartment size that would be affordable, would be a studio apartment. For more information, visit Section 5, Pages 11-12. 13

6 – Hastings' Housing Market14

Summary: The median list price of homes in Hastings has increased since 2020. The days on the market of homes in Hastings has seasonal increases and decreases. This includes two charts showing the median list price and median days on market between 2020 and 2026. For more information, visit Section 6, Pages 13-14..... 15

7 – Commuter Information16

Summary: About one third of Hastings residents commute to another community for work. Additionally, another one third of Hastings employees commute into the community for work, but live elsewhere. The high number of employees that commute into the City, could indicate a lack of workforce housing. This includes a map and chart showing the breakdown of residents and employees. For more information, visit Section 7, Page 15.17

8 – New Development 17

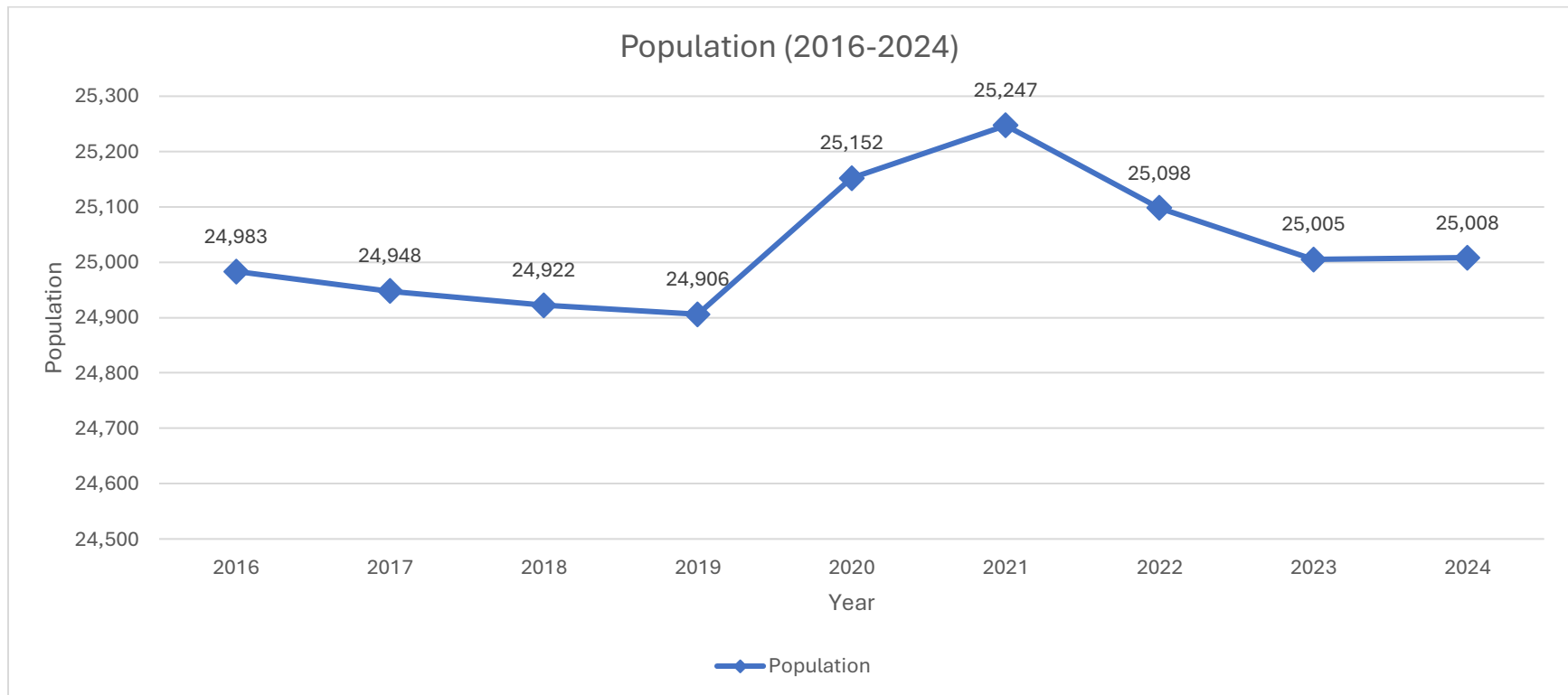
Summary: The City had between 25 and 51 new single-family dwellings start construction each year between 2016 and 2023. Additionally, there were between 4 to 39 new duplexes, 1 to 7 new apartment buildings, and 4 to 10 new townhomes. This includes a chart showing the breakdown of construction starts by building type (single-family dwellings, duplexes, townhomes, and apartment buildings) per year and a map showing the location of new construction within the City. For more information, visit Section 8, Pages 16-17..... 18



1 – Hastings' Population

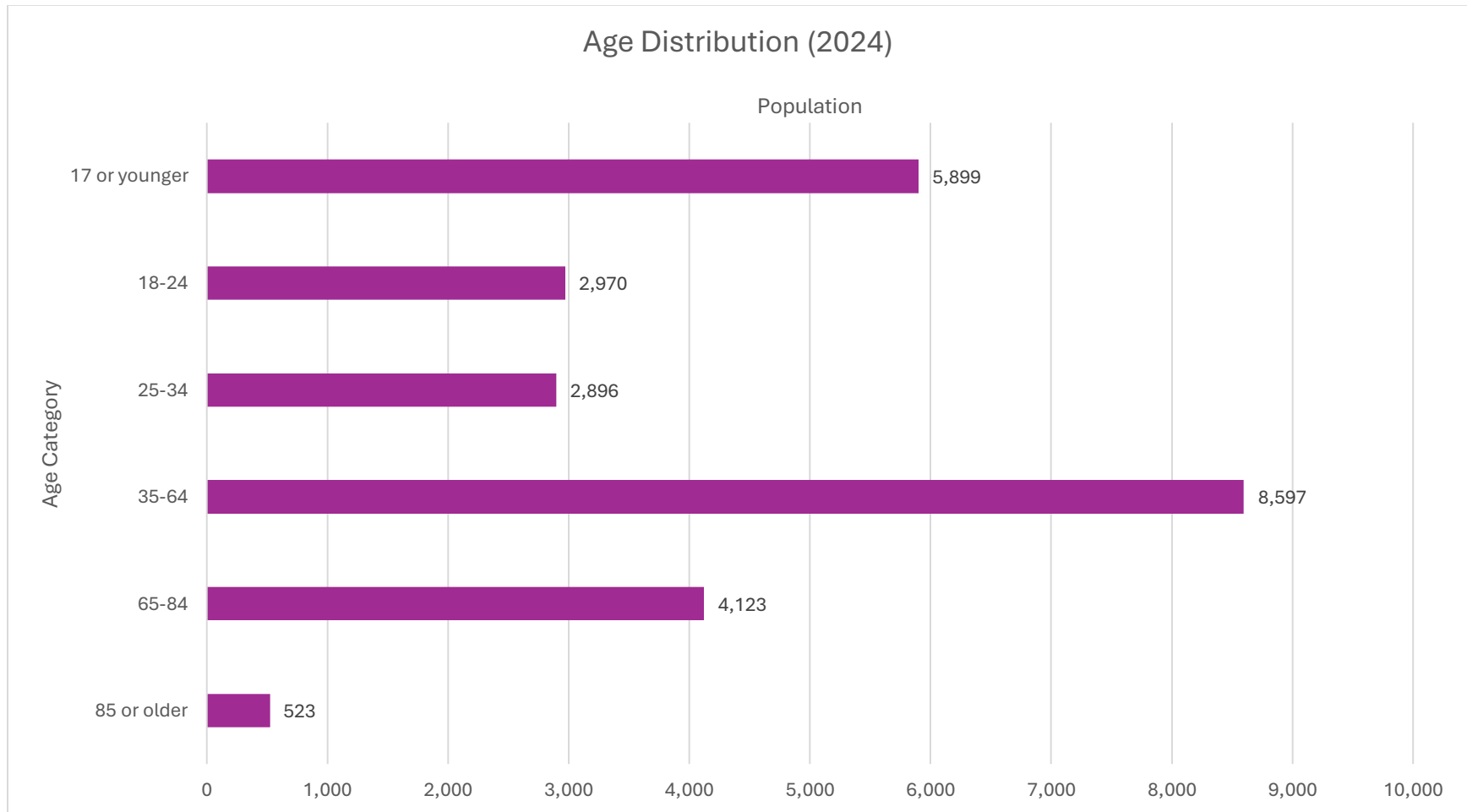
Summary: The Hastings' Population has remained fairly constant since 2016. In 2024, the majority of the population was between 35 and 64 years of age. Additionally, the majority of households were within the \$60,000 to \$74,999 income range for household income. For more information, visit Section 1, Pages 1-3.

The population in 2020 shows an increase in population due to the US Decennial Census, which counts the population of the community. The other years are estimates based on a sample of the population over a five-year time frame and have a margin of error.



Source: 2020 US Census and 2016-2024 Five-Year American Community Survey Estimates

The table, below, identifies the population in various age categories. The largest age categories are the “17 or younger” and “35-64” age categories. Lower populations in the “18-24” and “25-34” age categories could indicate a need to retain college students and young professionals, as well as provide housing choices attractive to this age group.



Source: 2024 Five-Year American Community Survey Estimates

The following table identifies the number of people in Hastings in each income category in relation to Area Median Income (AMI). According to the Department of Housing and Urban Development (HUD), a low-income household is a household making at or below 80% Area Median Income. The majority of the population is in the “\$60,000 to \$74,999” income category, however many households are considered low-income. These households rely on subsidized affordable housing in the community.



Note: 2024 Five-Year American Community Survey Estimate Average Household Size: 2.24; HUD HOME Income Limits based on two-person household.

Source: 2024 Five-Year American Community Survey Estimates & 2024 HUD HOME Income Limits; Adams County, Nebraska

2 – Hastings' 2025 Housing Assessment

Summary: The Hastings' 2025 Housing Assessment provides an overview of Hastings' current housing landscape along with recommended actions our community can take to support continued growth in the years ahead. This provides an update on the Hastings' housing demand following the development of multiple housing projects. The study identified a continued need for approximately 900 housing units over the next 10 years, which is in line with the projected housing demand identified in the 2023 Hastings' Affordable Housing Action Plan. For more information, visit Section 2, Pages 4-6.

Strategic Housing Goals

1. Hastings will have the variety of housing necessary to provide options for every stage of life.

2. Community leaders will continue to build partnerships for sharing risks and filling gaps in the housing market.

3. Local barriers will be removed to facilitate more housing variety.

4. Housing quality will be elevated to ensure safe housing for all residents.

5. The supply of housing will continue to increase to provide options for new and current residents.



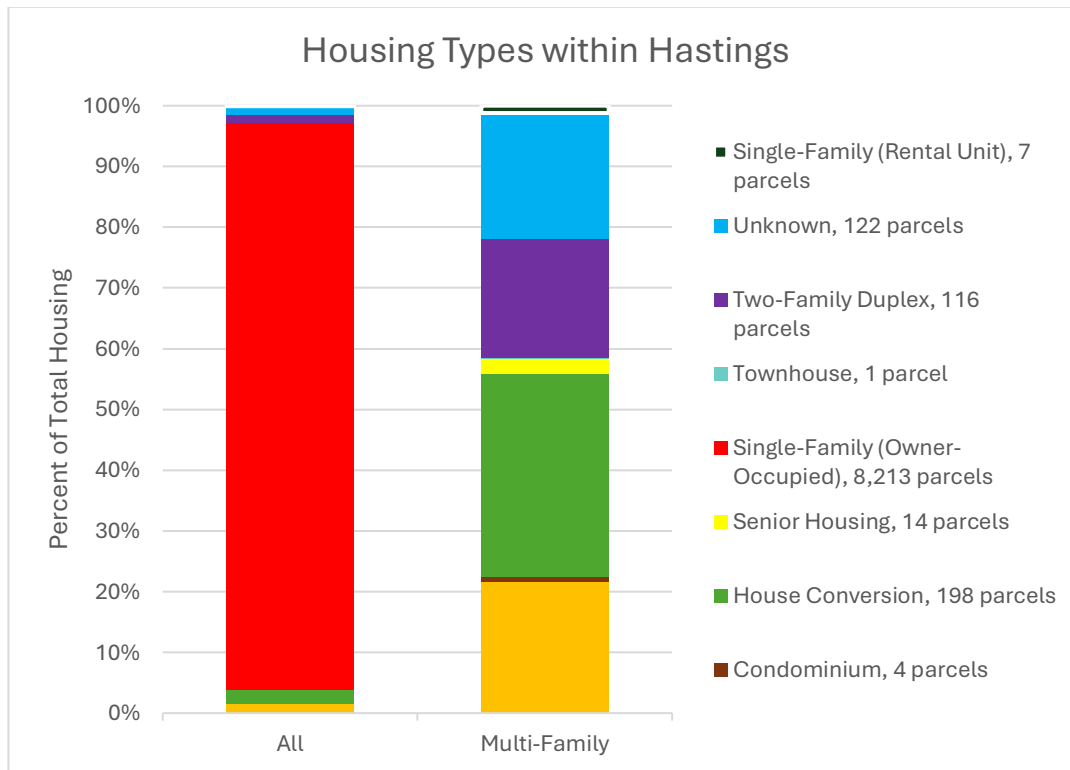
Directions Forward to implement the Strategic Housing Goals:

- Establish a funding pool to share risk on untested products.
 - Housing Trust Fund
 - Lending Consortium
 - Housing Development Bonds
 - Continued leveraging of existing sources
- Build the capacity of the Housing Development Corporation (now known as NextPoint Home Development)
 - Financial and human capital should be provided to NextPoint Home Development in order to expand programs such as:
 - Purchase rehab resale
 - Rent to own
 - Community land trust
- Update city codes
 - Updates should focus on making the following easier to develop:
 - Small lot subdivisions (In progress: proposed decrease in minimum lot sizes)
 - Cottage courts (In progress: proposed permitted use in certain zoning districts)
 - Accessory Dwelling Units (In progress: proposed permitted use in certain zoning districts)
 - Smaller single-family homes (In progress: proposed decrease of minimum dwelling size to 200 sq ft in certain zoning districts)
 - Residential in commercial districts (In progress: proposed conditional use in certain zoning districts)

- Continue to use funding tools and matching dollars that support housing variety and workforce housing.
 - Hastings has used a variety of tools to support and encourage more housing construction. This has included TIF and other state and federal programs.
 - LB 840 is another tool to supporting housing production that is available but not currently used.
 - Identify new funding sources to assist with housing reinvestment.
 - The city's existing housing stock is the best source of affordable housing. Maintaining these units is essential to maintaining a stock of affordable housing. Funding sources could include:
 - LB 840 Dollars
 - Housing Development Fund
 - Housing Trust Fund
 - Federal HOME funds
- Proactively extend public utilities to reduce costs of workforce housing or projects that increase the city's mix of housing types.
 - This may go beyond infrastructure and include site preparation and land assembly.
- Partner with affordable housing developers to create additional rental housing for very-low income households.

3 – Housing Types in Hastings

Summary: The majority of the City of Hastings is comprised of single-family, owner-occupied, housing. This includes a map and bar chart with the different housing types existing throughout the City. For more information, visit Section 3, Pages 7-8.



Definitions:

Parcel: a lot, parcel, block or other tract of land that is occupied or may be occupied by a structure or structures or other use, and that includes the yards and other open spaces required under the zoning, subdivision, or other development ordinances.

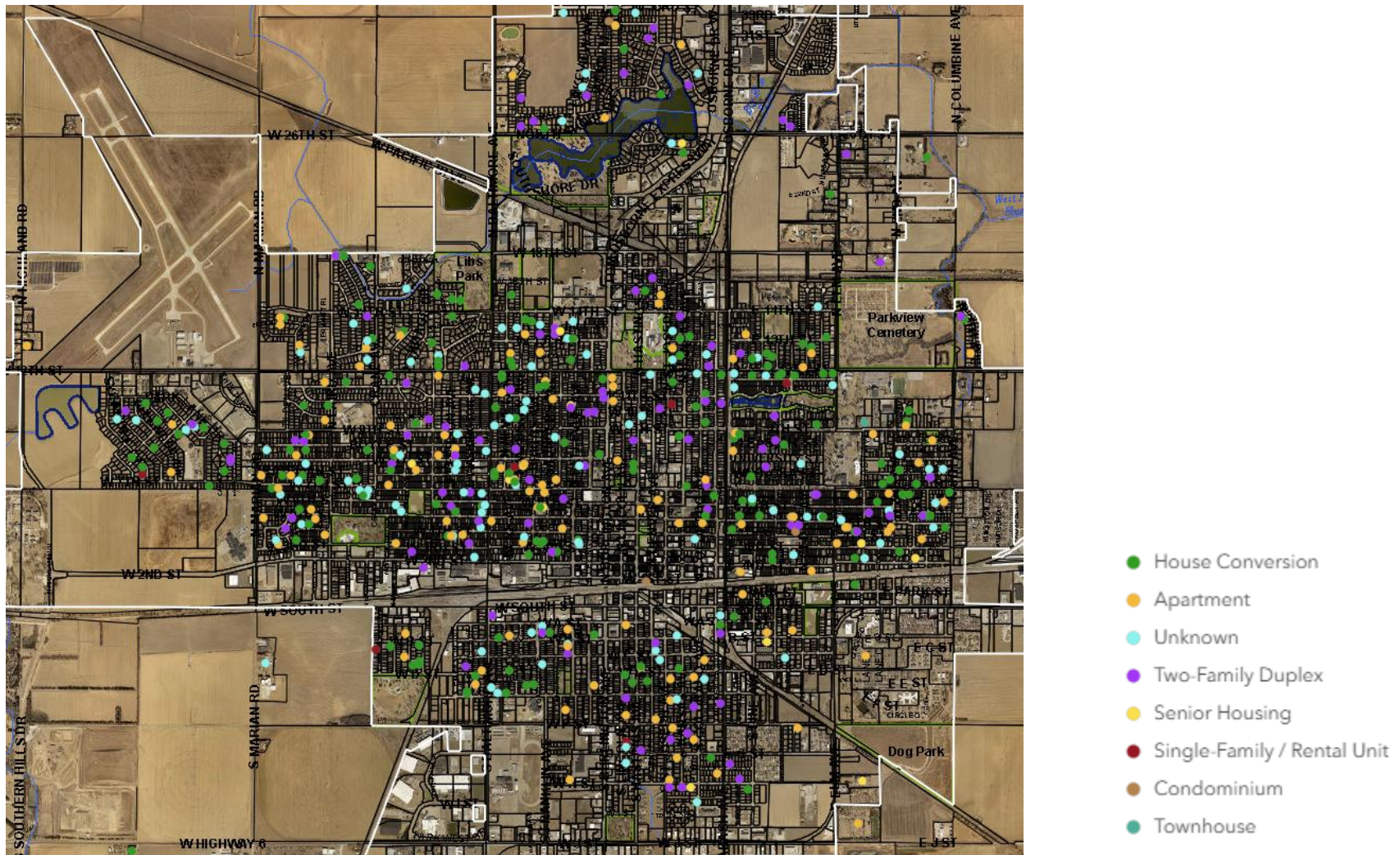
House Conversion: a building that was constructed as a single-family dwelling that has been converted to a duplex or other multi-family dwelling.

Missing Middle Housing: defined by Daniel Parolek as “a range of house-scale building with multiple units – compatible in scale and form with detached single-family homes – located in a walkable neighborhood.” This includes duplexes, attached housing, triplexes, and fourplexes as well as other building types.

Note: Adams County Assessor data included many different housing types. City staff combined the following housing types:

- Senior Housing consists of Apartment - Assisted Living, Independent Living Apartments, and Nursing Home housing types.
- House Conversion consists of two-, three-, four-, five-, six-, and seven-family conversion.
- Unknown consists of any structure that the Adams County Assessor did not have data for and could include detached garages, garden sheds, etc.

Source: 2026 Adams County Assessor

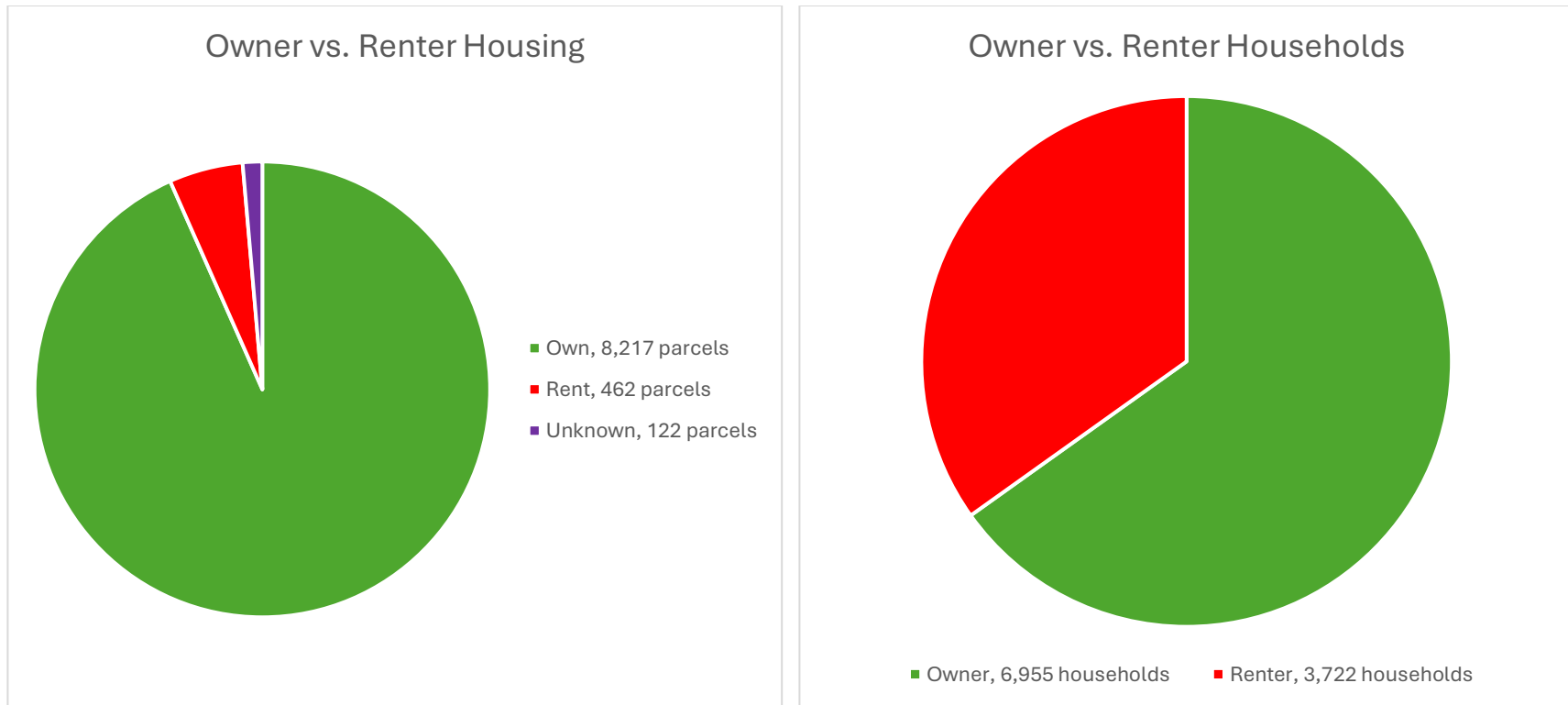


Note: This map shows the location of multi-family housing types throughout the City. Visit the online Housing Dashboard to view the detailed map, which can show a breakdown of housing types in a specific location when zoomed in.

Source: 2026 Adams County Assessor

4 – Housing Tenure

Summary: The majority of housing in the City of Hastings is owner occupied and the majority of households in Hastings are owner households. This includes a map and pie charts depicting the breakdown of owner and renter housing throughout the City. For more information, visit Section 4, Pages 9-10.



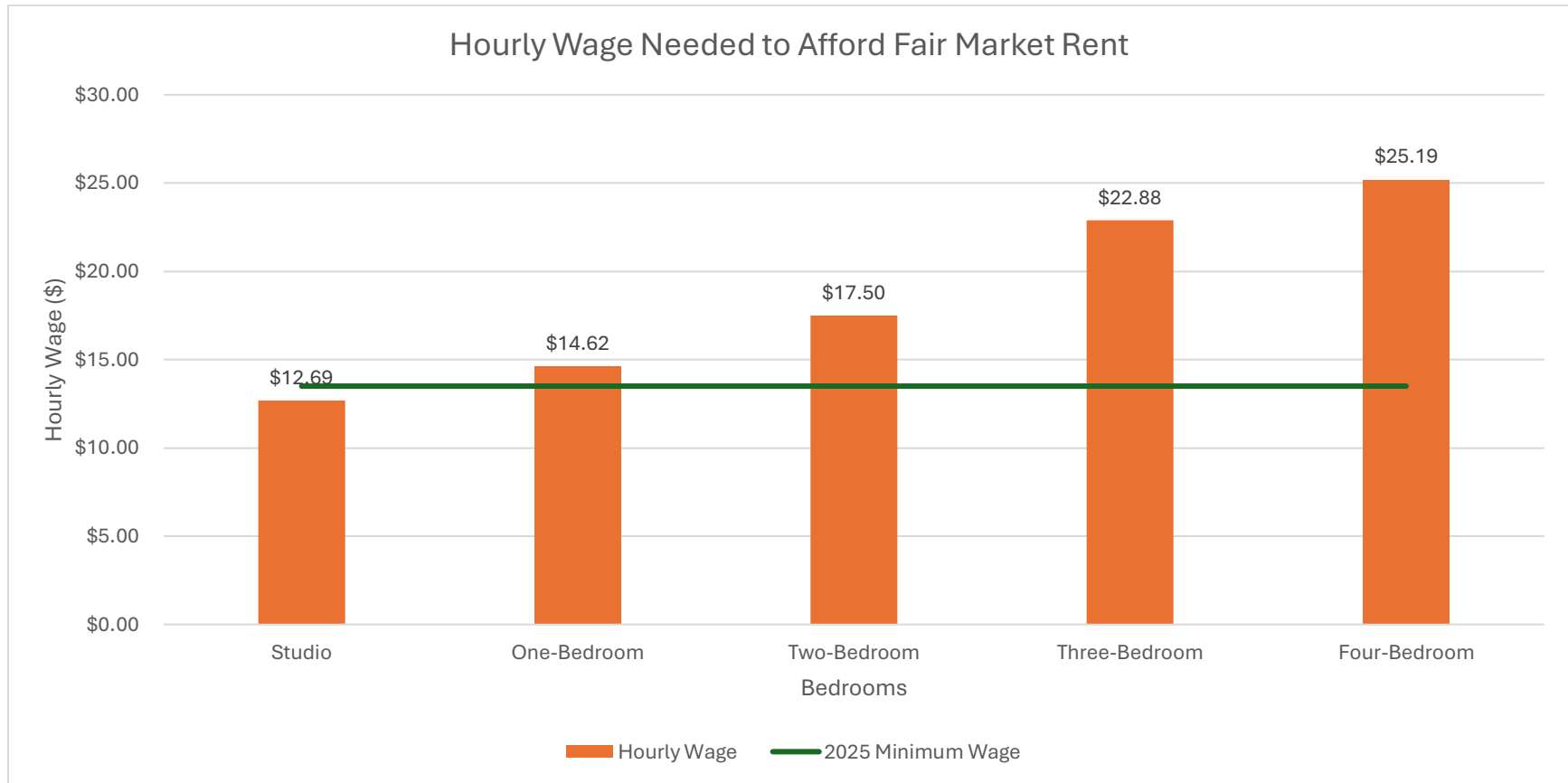
Note: Adams County Assessor data showed parcels with various building types. City staff mapped the data by showing condominiums, townhouses, and single-family owner-occupied housing types as Owner Housing. Renter Housing included the following housing types: apartment, two-family duplex, house conversion, senior housing, and single-family rental unit. This breakdown of household characteristics may not be perfect but gives a general idea of households in Hastings.

Source: 2026 Adams County Assessor

Source: 2024 American Community Survey, five-year estimates

5 – Housing Affordability

Summary: The affordability of Hastings has been identified for various income levels and housing sizes. For an employee earning minimum wage, the only apartment size that would be affordable, would be a studio apartment. For more information, visit Section 5, Pages 11-12.



Note: Hourly wage based on a typical 40-hour work week.

Source: 2025 HUD & NLIHC



Definitions:

Affordable Housing: defined in the following two ways depending on the program:

- Federal Housing Policy defines affordable housing cost as not spending more than 30 percent of a household's gross income on rent.
- Section 8 Eligibility defines affordable housing as housing available to households at or below 80 percent Area Median Income (AMI).

Area Median Income: determined by the Department of Housing and Urban Development (HUD) at the county level.

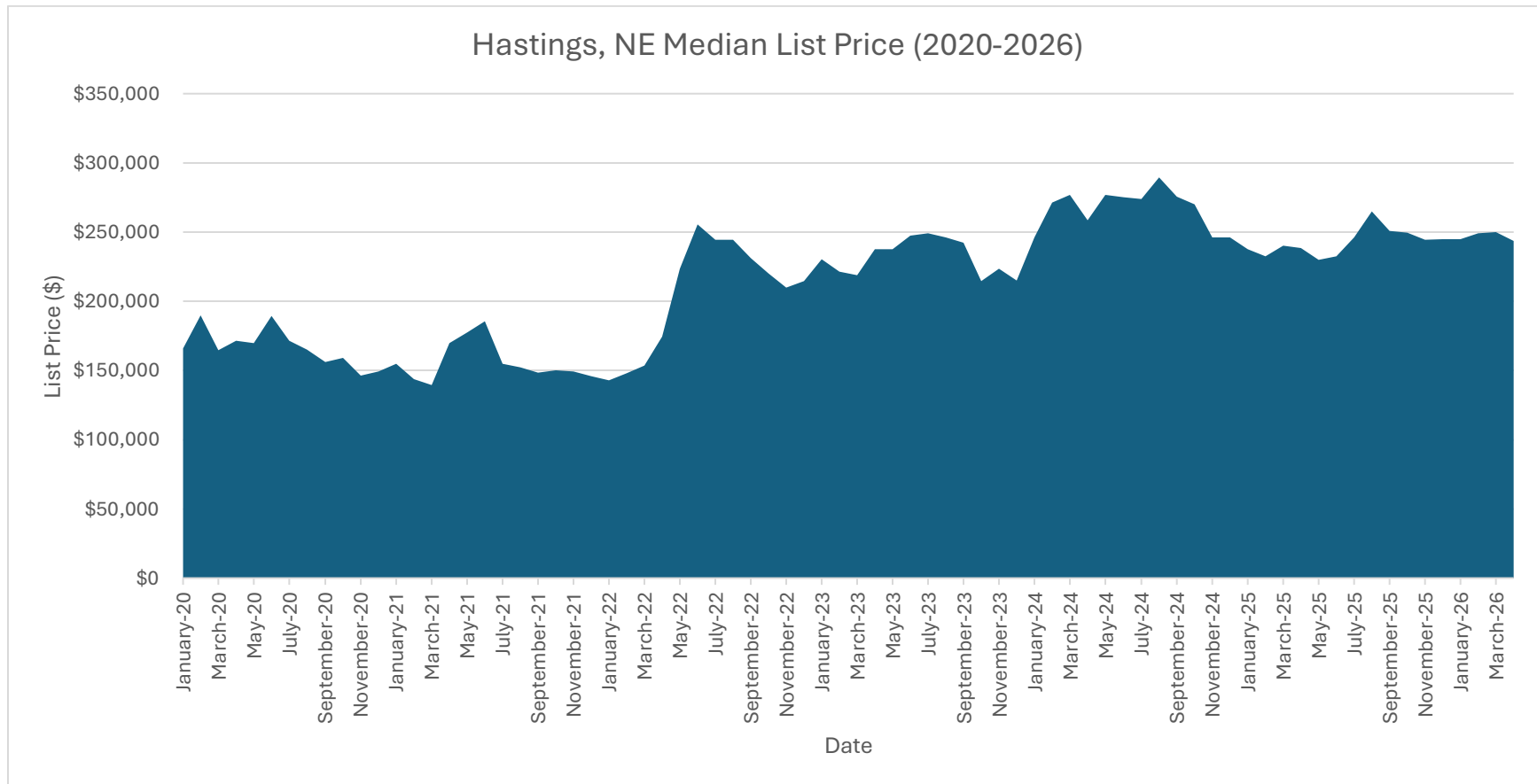
- Low Income Household = at or below 80 percent AMI
- Very Low Income Household = at or below 50 percent AMI
- Extremely Low Income Household = at or below 30 percent AMI

Note: 30% of income = affordable rent; AMI = Area Median Income; 2025 Minimum Wage = \$13.50/hour; Calculation based on Area Median Income for a 1-person household.

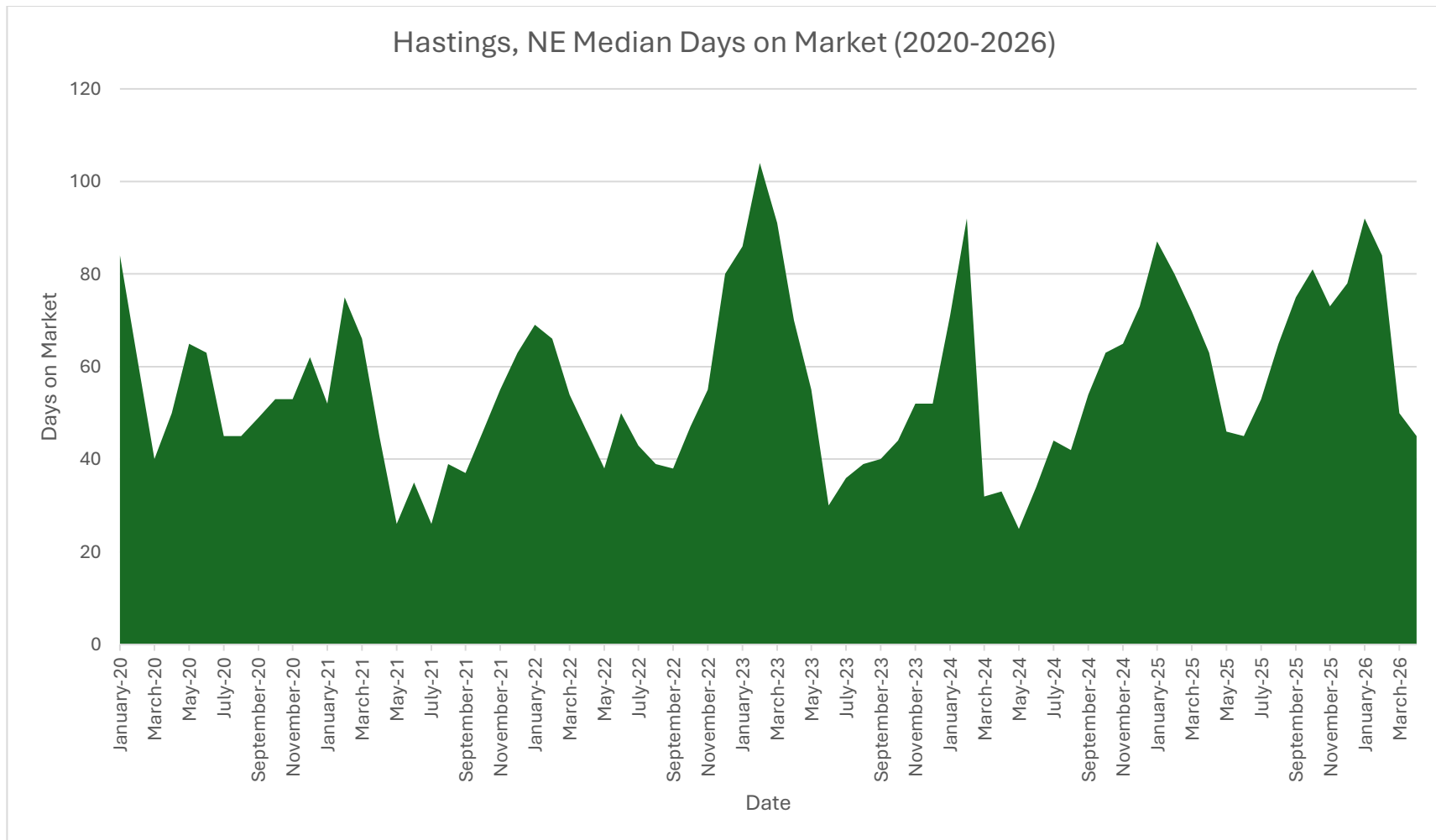
Source: 2025 HUD & NLIHC

6 – Hastings' Housing Market

Summary: The median list price of homes in Hastings has increased since 2020. The days on the market of homes in Hastings has seasonal increases and decreases. This includes two charts showing the median list price and median days on market between 2020 and 2026. For more information, visit Section 6, Pages 13-14.



Source: 2026 Realtor.com Economic Research



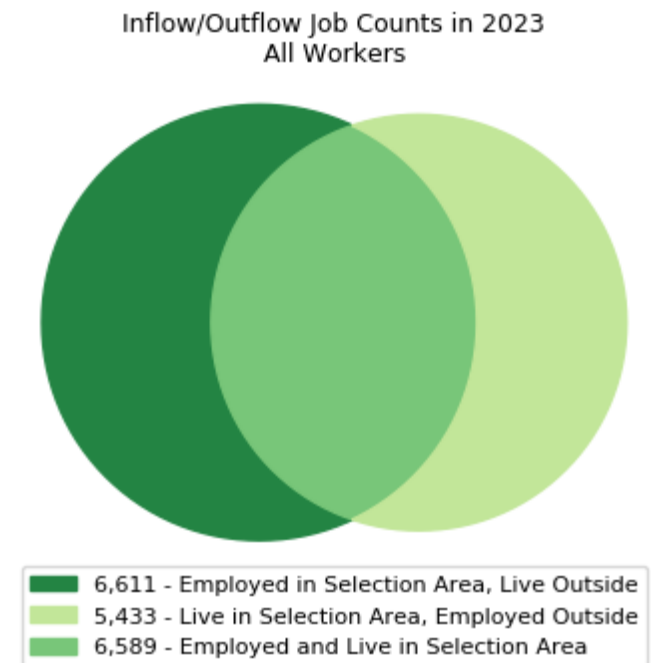
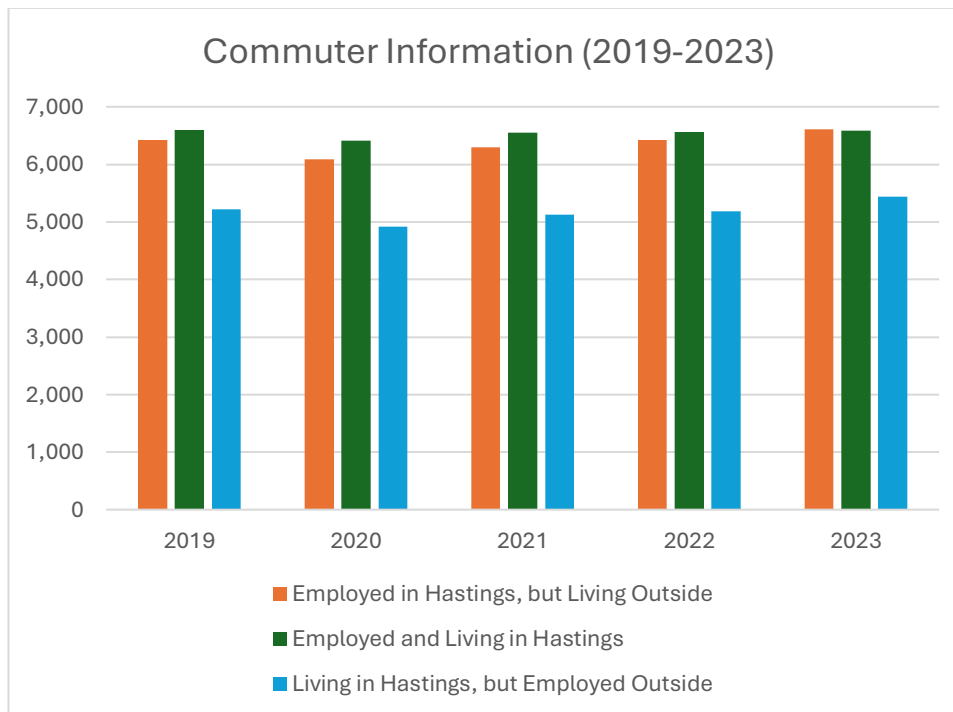
Definitions:

Days on Market: the number of days that a property has been listed on the local multiple listing services until a seller has accepted an offer and signed a contract. A home that has been on the market for a longer period of time is likely overpriced in most markets.

Source: 2026 Realtor.com Economic Research

7 – Commuter Information

Summary: About one third of Hastings residents commute to another community for work. Additionally, another one third of Hastings employees commute into the community for work, but live elsewhere. The high number of employees that commute into the City, could indicate a lack of workforce housing. This includes a map and chart showing the breakdown of residents and employees. For more information, visit Section 7, Page 15.

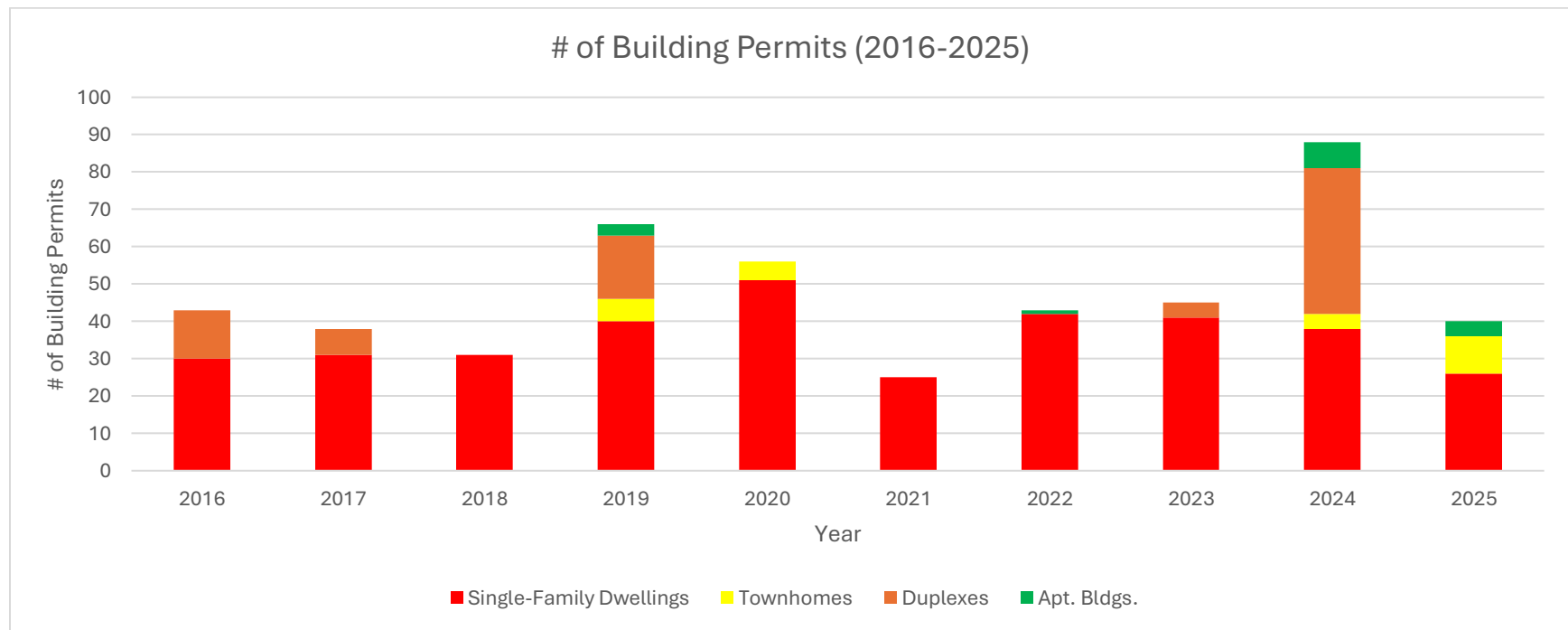


Workforce Housing: housing that meets the needs of working families and is attractive to new residents locating in a rural community as defined by the Nebraska Department of Economic Development.

Source: 2023 U.S. Census, Center for Economic Studies

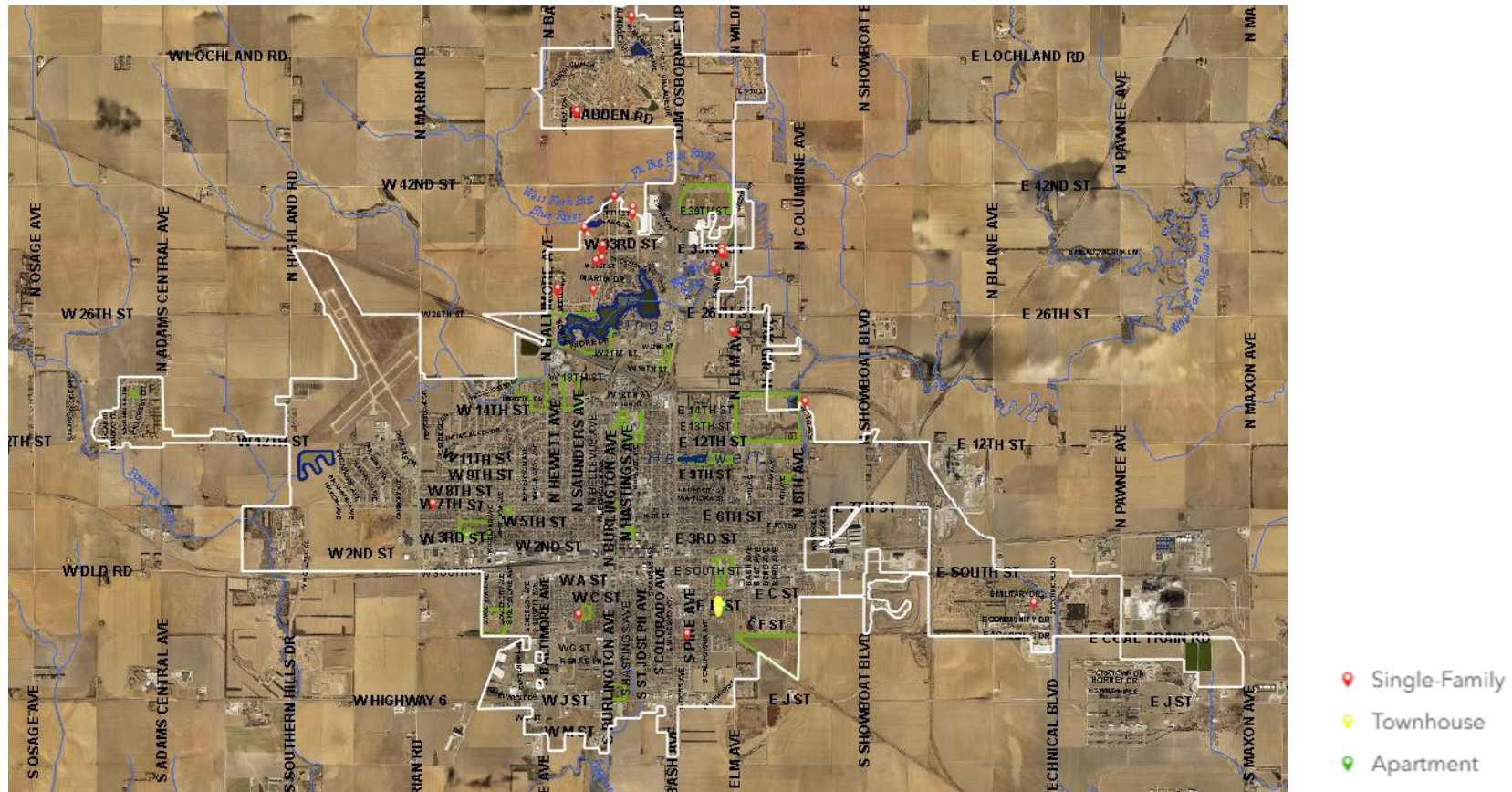
8 – New Development

Summary: The City had between 25 and 51 new single-family dwellings start construction each year between 2016 and 2023. Additionally, there were between 4 to 39 new duplexes, 1 to 7 new apartment buildings, and 4 to 10 new townhomes. This includes a chart showing the breakdown of construction starts by building type (single-family dwellings, duplexes, townhomes, and apartment buildings) per year and a map showing the location of new construction within the City. For more information, visit Section 8, Pages 16-17.



Note: Duplexes and townhomes contain two units each. The 2019 apartments consist of 84 units total. The 2022 apartment consists of 78 units. The 2024 apartments consist of 188 units total. The 2025 apartments consist of 24 units total.

Source: 2026 City of Hastings



Note: This map shows the location of new residential development throughout the City. Visit the online Housing Dashboard to view the detailed map, which can show a breakdown of housing types in a specific location when zoomed in.

Source: 2026 City of Hastings