

NOTICE OF MEETING AND  
PLANNING COMMISSION AGENDA

Notice is hereby given that the Planning Commission of the City of North Platte will hold a meeting on April 23, 2024 at 5:30 p.m. The meeting will be held in the City of North Platte Council Chambers located in City Hall at 211 West Third Street, North Platte, Nebraska.

The City of North Platte is inviting you to view the meeting live on YouTube at the following link <https://www.ci.north-platte.ne.us/government/city-departments/development/planning-commission-agendas-minutes/>

The following items will be heard, and all interested persons are invited to attend.

1. Roll Call.

A current copy of the open meetings act of Nebraska is posted at the back of the Council Chambers.

2. Approve minutes of the meeting held March 26, 2024.

3. File No. SU23-018 Discuss and consider action on an application by Blue Sky Development, LLC for Village Park Flats First Subdivision located on West A Street between Dixie Avenue and Pioneer Drive in a PR-3 Dwelling District on property described as Block 3, Lakeview First Subdivision, North Platte, Lincoln County, Nebraska.

4. Public Hearing Discuss and consider action on a resolution regarding the Extremely Blighted Determination Study for North Platte, Nebraska, March 2024 as prepared by information Art and make a recommendation whether the real estate described should be declared extremely blighted for development of the City of North Platte pursuant to Nebraska Community Development Law. The study includes an estimated 1.679 acres, generally the entire block between East 3rd Street and East 2nd Street and between North Chestnut Street and North Walnut Street and is described as Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 165, Original Town, North Platte, Lincoln County, Nebraska.

5. Public Hearing Discuss and consider action on a resolution regarding the City of North Platte, Nebraska Blight and Substandard Study – Horizon Builders as prepared by Marvin Planning Consultants, Inc. The purpose of the hearing is to obtain public comment on whether the real estate described in this notice should be declared substandard and blighted pursuant to the Nebraska Community Development Law and for Planning Commission to forward a recommendation on the study to the North Platte City Council. The study includes an estimated 17 acres generally between North Buffalo Bill Avenue to North Hayes Avenue and between West 19th Street to the centerline of the alley south of West 18th Street.

6. Old Business.

7. New Business.

8. Adjourn.

MINUTES OF THE MEETING OF THE NORTH PLATTE PLANNING COMMISSION HELD ON THE 26<sup>th</sup> DAY OF MARCH 2024 IN THE CITY HALL COUNCIL CHAMBERS.

MEMBERS PRESENT: David Fudge, Emily Wurl, Angie Forbes, Kert McKeone, Kathleen Matthews, Glenn Van Velson, Nelson Jett, Jeff Bain

MEMBERS ABSENT: Lee Davies

STAFF MEMBERS PRESENT: Judy Clark, Planning Administrator; Michelle Bain, Recording Secretary, Bill Troshynski, City Attorney

Notice of the meeting was given in advance thereof, by posting in at least three places in the City as follows: North Platte Public Library, Lincoln County Courthouse, and City Hall offices.

Notice of the meeting was given to the Chairman and all members of the Planning Commission. Availability of the agenda was communicated in the advance notice and in the notice to the Chairman and members of the Commission.

All proceedings thereafter shown were taken while the convened meeting was open to the attendance of the public.

Chair Fudge called the meeting to order at 5:30 p.m. and stated a current copy of the open meetings act of Nebraska is posted at the back of the Council Chambers.

2. McKeone moved and Jett seconded the motion to approve the minutes of the meeting held February 27, 2023. Voting Aye: Fudge, Wurl, Forbes, Van Velson, Matthews, Jett, Bain, McKeone. Voting Nay: None. Absent: Davies. Motion carried.
3. File No. SU24-004 Discuss and consider action on an application by Centennial Park Professional Plaza for Centennial Park Eleventh Subdivision located south of Leota Street between South Oak Street and South Willow Street in a PB-1 Neighborhood Commercial District on property described as Lots 141 and 413, Centennial Plaza Ninth Subdivision, North Platte, Lincoln County, Nebraska.

Judy stated that the subdivision will add Lot 22 for a new building, add parking Lots 144 and 134 east of new Lot 22, will reconfigure Lot 131 into Lot 132. All of the open area, which was previously Lot 413, will become Lot 414. Water and sewer are available to service the lots. Planning Staff has no objections to approval of Centennial Park Eleventh Subdivision.

Rob Stefka, Commercial Investment Services, 212 N. Dewey, was present and stated the new building will be a medical office building. The owner will own the footprint of that building, the other areas will be owned by Centennial Park Professional Plaza.

Bain moved and Matthews seconded the motion to approve make a recommendation to approve File No. SU24-004 preliminary and final approval of Centennial Park Eleventh Subdivision. Voting Aye: Fudge, Wurl, Forbes, Van Velson, Matthews, Jett, Bain, McKeone. Voting Nay: None. Absent: Davies. Motion carried.

4. Public Hearing Discuss and consider action on a resolution regarding the City of North Platte, Nebraska MicroTIF Blight and Substandard Study as prepared by the City of North Platte and make a recommendation regarding its conformity with the City of North Platte Comprehensive Plan 2011 and whether the real estate described should be declared substandard and blighted for the development of the City of North Platte pursuant to Nebraska Community Development Law. The proposed City of North Platte, Nebraska MicroTIF Blight and Substandard Study includes an estimated 2.69 acres located at 1211 East 4th Street and 403-407 North Bryan Avenue on property described as All of Lot 25 of Platteview Subdivision, North Platte, Lincoln County, Nebraska.

Chair Fudge opened the public hearing.

Van Velson recused himself and stated he has not discussed this matter with any members of this board. He left the meeting at 5:35 p.m.

Judy stated that the City Planning Commission's responsibility in the Blight & Substandard Determination Study process is to take public comment on whether the real estate described should be declared substandard

and blighted as pursuant to the Nebraska Community Development Law and if the study is in conformance with the City of North Platte Comprehensive Plan. The following statements should be considered and confirmed.

- This property as presented in the study meets the requirements to be declared substandard,
  - This property as presented in the study meets the requirements to be declared blighted,
  - The factors necessary to declare the property blighted and substandard are sufficiently distributed to impact development across the entire site,
  - That development of this property to its full potential is in the best interest of the City of North Platte and the entire region,
  - That there are projects ready to develop in this area if they can meet the financial goals of the developers
- Nebraska State Statute 18-2103(3) regulates the percentage of city limits that may be declared blight and substandard pursuant to Nebraska Community Development Law and states a city of the first class shall not designate more than thirty-five percent (35%) of the city as blighted. Currently, the city limits of the City of North Platte contain 12,152.98 acres with 2,597.97 acres designated as blighted and substandard or 21.38%. The proposed study will designate an additional 2.69 acres as blighted and substandard within city limits which would increase the city's percentage to 21.40%.

The City of North Platte Nebraska Comprehensive Plan Chapter 4 sets several goals, objectives and action steps for housing in the community, listed are the objectives to creating sufficient housing stock to provide safe choices and options in the community:

- Mixed use – Redevelop underutilized land with a mix of land uses that encourage new housing options.
- Workforce Housing – Create alternative housing options such as senior or low-to-moderate income households.
- Housing alternatives – Provide incentives such as density bonuses for redevelopment of areas with substandard housing stock into affordable, safe housing including housing programs that encourage construction of multi-family residential units.
- Keeping pace – Prepare for future growth by extending city infrastructure to areas targeted for development.

Planning Staff recommends approval of the study and passage of the resolution. The study is in conformance with the North Platte Nebraska Comprehensive Plan 2011 and meets the requirements to be declared substandard and blighted. By declaring this area as blight and substandard the city remains below the 35% threshold leaving acres available for future blight and substandard declarations. Allowing development of this property to its full potential is in the best interest of the city and the entire region.

Andrew Van Velson, Van Velson Law Office, 410 E. Francis Street #2, was present representing North Platte Complex LLC. He stated that Elijah Erdei is doing most of the reno on this property. The goal is to tear down and rebuild. They will strip the buildings on the property and redo the outside and inside. They plan to make this into a better and more livable environment.

Elijah Erdei, 5516 Corby Street Apt. 4, Omaha, Nebraska, was present to represent the application.

There was some discussion about the revitalization of the area and what land may still be available.

Mr. Erdei stated all the units projected are one bedroom. The intent is to remove garages and do bedrooms in them. Rent would likely be around \$650 for the one bed, one bath units.

Bain moved and McKeone seconded the motion to close the public hearing. Voting Aye: Fudge, Wurl, Forbes, Matthews, Jett, Bain, McKeone. Voting Nay: None. Absent: Davies, Van Velson. Motion carried.

City Attorney Troshynski stated the city has been working towards this for a long time and what is being voted on is the resolution to move the blight and substandard study forward. His review is that it meets the requirements to be blighted and substandard.

Fudge reiterated the 5 key factors Planning Commission is to discern.

- This property as presented in the study meets the requirements to be declared substandard,
- This property as presented in the study meets the requirements to be declared blighted,
- The factors necessary to declare the property blighted and substandard are sufficiently distributed to impact development across the entire site,

- That development of this property to its full potential is in the best interest of the City of North Platte and the entire region,
- That there are projects ready to develop in this area if they can meet the financial goals of the developers

Jett moved and Forbes seconded the motion to approve the resolution and recommend adoption of the City of North Platte, Nebraska MicroTIF Blight and Substandard Study, prepared by the City of North Platte, located at 1211 East 4th Street and 403-407 North Bryan Avenue, and approval of related actions. Voting Aye: Fudge, Wurl, Forbes, Matthews, Jett, Bain, McKeone. Voting Nay: None. Absent: Davies, Van Velson. Motion carried.

5. Old Business. There was no old business.
6. New Business. There was no new business.
7. Adjourn. Chair Fudge adjourned the meeting at 5:50 p.m.

Respectfully Submitted,

Michelle Bain  
Recording Secretary





**CITY OF NORTH PLATTE PLANNING COMMISSION  
STAFF SUMMARY REPORT  
April 23, 2024**

File No. SU23-018 Discuss and consider action on an application by Blue Sky Development for Village Park Flats First Subdivision located on West A Street between Dixie Avenue and Pioneer Drive in a PR-3 Dwelling District on property described as Block 3, Lakeview First Subdivision, North Platte, Lincoln County, Nebraska.

The subdivision will split one parcel into 56 lots for phase one and at completion the entire development will consist of approximately 130 lots.

Planning Staff has no objections to approval of Village Park Flats First Subdivision. The proposed subdivision meets zoning and subdivision regulations.

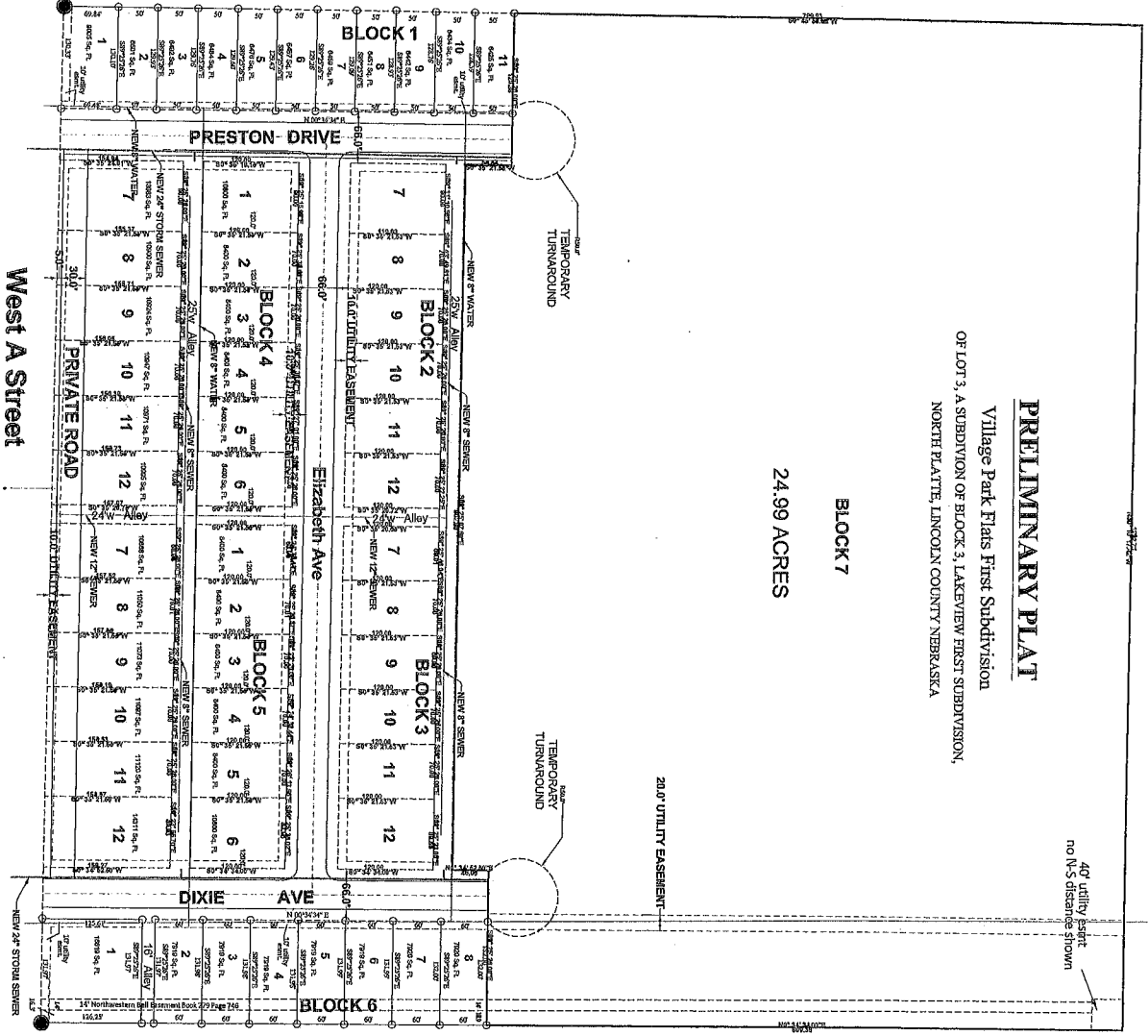
**PROPOSED MOTION:**

“I move to approve File No. SU23-018 preliminary and final approval of Village Park Flats First Subdivision”.

**LEGEND**

	EXISTING CONCRETE		NEW WATER
	EXISTING ASPHALT		NEW SANITARY SEWER
	EXISTING UTILITY LINE		NEW STORM CENTER
	EXISTING SANITARY SEWER		NEW DRAINAGE
	PROPERTY LINE		
	EASEMENTS		

- NOTES:**
1. THE OWNER HEREBY NOTES THAT THE LAND IS ZONED PLS. II PLANNED DEVELOPMENT DISTRICT.
  2. ALL LOTS WILL CONNECT TO CITY OF NORTH PLATTE SANITARY SEWER AND WATER SERVICE SYSTEMS.
  3. CITY OF NORTH PLATTE SIDEWALK ORDINANCES SHALL BE IN ACCORDANCE WITH THE CITY OF NORTH PLATTE SIDEWALK ORDINANCES.
  4. ALL STORM WATER DRAINAGE CONSTRUCTION AND MANAGEMENT SHALL BE IN ACCORDANCE WITH CITY ENGINEERING AND CITY STORM WATER MANAGEMENT PLANS. ALL LOTS TO BE PLANNED TO CITY STREETS AND SIDEWALKS SHALL BE IN ACCORDANCE WITH CITY ENGINEERING AND CITY STORM WATER MANAGEMENT PLANS. ALL LOTS TO BE PLANNED TO CITY STREETS AND SIDEWALKS SHALL BE IN ACCORDANCE WITH CITY ENGINEERING AND CITY STORM WATER MANAGEMENT PLANS.
  5. THE EXCLUSIVE USE OF PUBLIC UTILITIES AND SHALL BE FREE OF ANY STRUCTURES OR PERMANENT FIXTURES THAT MAY OBSTRUCT PRESENT AND FUTURE USE OF THE EASEMENTS.
  6. THE OWNER HEREBY DEDICATES PRESTON DRIVE, REGAN AVE. AND DIXIE AVE. TO THE PUBLIC.
  7. STREET TO BE PAVED TO CITY STANDARDS.
  8. ALL LOTS WILL BE PAID TO CITY STANDARDS.



SCALE: AS SHOWN	T E
SHEET: 1	

**Village Park Flats First Subdivision**  
 North Platte, Nebraska

**T.C. ENGINEERING INC.**  
 NORTH PLATTE, NEBRASKA

# Village Park Flats First Subdivision

of Block 3, Lakeview First Subdivision,  
North Platte, Lincoln County, Nebraska

State of Nebraska  
County of Lincoln, SS  
Village Park Flats First Subdivision, a subdivision of Block 3,  
Lakeview First Subdivision in North Platte, Lincoln County,  
Nebraska as it is shown on the foregoing plat and described in the  
incorporating instrument was duly approved and accepted on the  
\_\_\_\_\_ day of \_\_\_\_\_, 2023, and was approved and accepted on the date  
and signature of the undersigned persons who are the sole owner  
and proprietor of the land included therein and shall be known as  
Village Park Flats First Subdivision, North Platte, Lincoln County,  
Nebraska.

- All lots shall connect to City of North Platte sanitary sewer and  
water supply systems.
- All sidewalks will be constructed in accordance with the City  
of North Platte Ordinance No. 100-100.
- All storm water drainage, construction and management shall  
be in accordance with City Engineering and City storm water  
management plans. Storm on the site are approved for the exclusive  
use of public utilities and shall be kept free of encumbrance or  
permanent fixtures that may obstruct present and future use of the  
encumbrance.

Bliss Sky Development, LLC  
Brian Hill, Owner  
State of Nebraska  
County of Lincoln, SS  
The foregoing instrument was acknowledged before me the  
SSY Development, LLC, 2021 by Brian Hill of Bliss  
Sky Development, LLC.  
My commission expires \_\_\_\_\_

Nancy Public

I hereby certify that the foregoing plat, completed  
in conformity with the requirements of the Statutes of the City of North  
Platte, Nebraska, and the Statutes of the State of Nebraska, and the  
planning office, and complies with the subdivision laws of the State of  
Nebraska, and that the surveying, dividing, and mapping of land that  
this plat is a correct representation of all boundaries of the land  
shown hereon, and that all monuments indicated thereon exist in the location, size, and  
material shown. Said plat is true and correct to the best of my  
knowledge and belief.

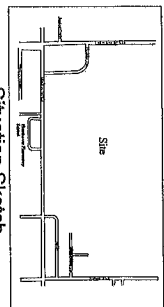
Registered Land Surveyor  
Nancy, Reg. No. 635

**LOVELL**  
LAND SURVEYING

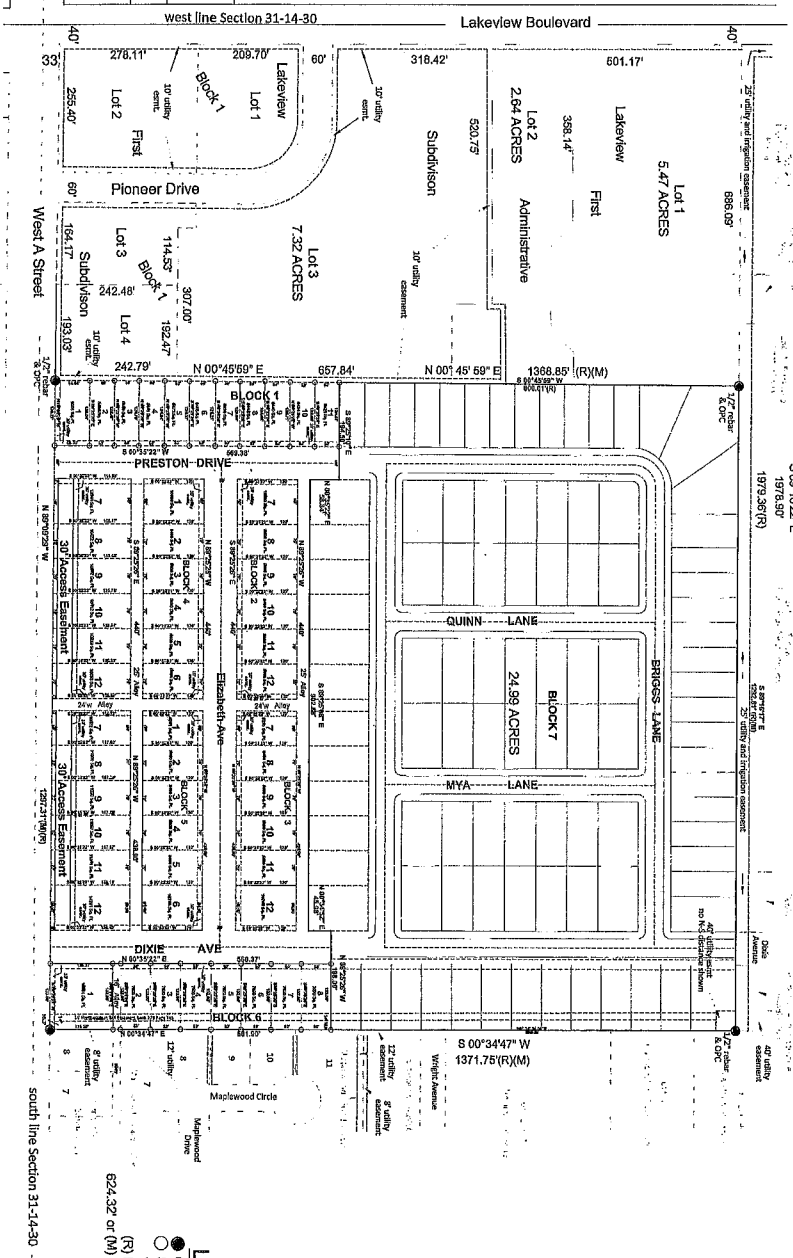
State of Nebraska  
County of Lincoln, SS  
This is to certify that the foregoing plat was presented to the Planning  
Commission at their meeting on the \_\_\_\_\_ day of \_\_\_\_\_,  
2023, and was approved and accepted on the date  
See City Record Volume \_\_\_\_\_ Page \_\_\_\_\_

State of Nebraska  
County of Lincoln, SS  
City of North Platte  
The Lincoln County Register has reviewed and  
approved the foregoing plat on the \_\_\_\_\_ day of \_\_\_\_\_,  
2024, and was approved and accepted on the date  
See City Record Volume \_\_\_\_\_ Page \_\_\_\_\_

Situation Sketch



State of Nebraska  
County of Lincoln, SS  
Filed hereon the \_\_\_\_\_ day of \_\_\_\_\_  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M.  
See Chapter \_\_\_\_\_, S.D.C.  
Lincoln County Register of Deeds



- Legend**
- Corner Found
  - Set 5/8 X 24" Rebar
  - W/TPC
  - (R) Record Distance
  - (M) Measured Distance



DPI BY \_\_\_\_\_  
DATE 4/12/2024  
SCALE AS SHOWN

**LOVELL LAND SURVEYING**  
210 West 5th Street North Platte, NE 69101  
phone: (308) 532-1819 fax: (308) 532-3887  
lls635@outlook.com

**Village Park Flats First Subdivision**  
of Block 3, Lakeview First Subdivision,  
North Platte, Lincoln County,  
Nebraska

SHEET  
1 of 1



# CITY OF NORTH PLATTE PLANNING COMMISSION

## STAFF SUMMARY REPORT

### April 23, 2024

#### Public Hearing:

Discuss and consider action on a resolution regarding the Extremely Blighted Determination Study for North Platte, Nebraska, March 2024 as prepared by Information Art and make a recommendation whether the real estate described should be extremely blighted for development of the City of North Platte pursuant to Nebraska Community Development Law. The study includes an estimated 1.679 acres, generally the entire block between East 3rd Street and East 2nd Street and between North Chestnut Street and North Walnut Street and is described as Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 165, Original Town, North Platte, Lincoln County, Nebraska.

The City Planning Commission's responsibility in the Extremely Blighted Determination Study process is to take public comment on whether the real estate described should be declared extremely blighted as pursuant to the Nebraska Community Development Law and if the study is in conformance legislative requirements. The following statements should be considered and confirmed.

- This property as presented in the study has been declared substandard,
- This property as presented in the study has been declared blighted,
- The property is a substandard and blighted area in which the average rate of unemployment in the area during the period covered by the most recent federal decennial census is at least two hundred percent of the average rate of unemployment in the state during the same period,
- The property is a substandard and blighted area in which the average poverty rate in the area exceeds twenty percent for the total federal census tract or tracts or federal census block group or block groups in the area,
- That development of this property to its full potential is in the best interest of the City of North Platte and the entire region,
- That there are projects ready to develop in this area if they can meet the financial goals of the developers,

Nebraska State Statute 18-2103(3) regulates the percentage of city limits that may be declared blight and substandard pursuant to Nebraska Community Development Law and states a city of the first class shall not designate more than thirty-five percent (35%) of the city as blighted. Currently, the city limits of the City of North Platte contain 11,867.37 acres with 2,833.13 acres designated as blighted and substandard or 23.87%.

Reasons a developer may ask for an extreme blight designation is to allow for 1) state income tax credit for qualified home buyers in the area, 2) special funding preferences to affordable housing developers in the area, and 3) maximum of 20 years for the use of TIF for qualified redevelopment projects.

Attached is a copy of the Extremely Blighted Determination Study for the City of North Platte, Nebraska, March 2024.

Planning Staff recommends approval of the study and passage of the attached resolution. The study is in conformance with legislative requirements under Nebraska Community Development Law. Extremely blighted designation provides benefits not only to the developer but also to qualified home buyers in the area. By declaring this area as extreme blight the city remains below the 35% designated blighted and substandard areas threshold leaving acres available for future blight and substandard declarations. This project is proposing workforce and affordable housing apartments that would be a benefit to the City of North Platte and the entire region.

#### *Motion to Approve:*

"I move to approve the resolution and recommend adoption of the Extremely Blighted Determination Study for North Platte, Nebraska, March 2024 as prepared by Information Art and approval of related actions."

**RESOLUTION**

**CITY OF NORTH PLATTE PLANNING COMMISSION**

**A RESOLUTION RECOMMENDING APPROVAL OF AN EXTREMELY BLIGHTED DETERMINATION STUDY BY THE CITY OF NORTH PLATTE, NEBRASKA; AND APPROVAL OF RELATED ACTIONS**

**WHEREAS**, the North Platte City Council at its April 2, 2024 meeting, referred **the Extremely Blighted Determination Study for North Platte Nebraska commissioned by the City of North Platte** to the City of North Platte Planning Commission, (the “**Commission**”) for review and recommendation as to its conformity with legislative requirements for the development of the City of North Platte, Nebraska, pursuant to the Nebraska Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “**Act**”); and

**WHEREAS**, the Commission has reviewed said Extremely Blighted Determination Study and confirmed the following findings:

- This property as presented in the study has been declared substandard,
- This property as presented in the study has been declared blighted,
- The property is a substandard and blighted area in which the average rate of unemployment in the area during the period covered by the most recent federal decennial census is at least two hundred percent of the average rate of unemployment in the state during the same period,
- The property is a substandard and blighted area in which the average poverty rate in the area exceeds twenty percent for the total federal census tract or tracts or federal census block group or block groups in the area,
- That development of this property to its full potential is in the best interest of the City of North Platte and the entire region,
- That there are projects ready to develop in this area if they can meet the financial goals of the developers,

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF NORTH PLATTE PLANNING COMMISSION AS FOLLOWS:**

**Section 1.** The Commission hereby recommends approval of the Extremely Blighted Determination Study for North Platte, Nebraska, March 2024.

**Section 2.** All prior resolutions of the Commission in conflict with the terms and provisions of this resolution are hereby expressly repealed to the extent of such conflicts.

**Section 3.** This resolution shall be in full force and effect from and after its passage as provided by law.

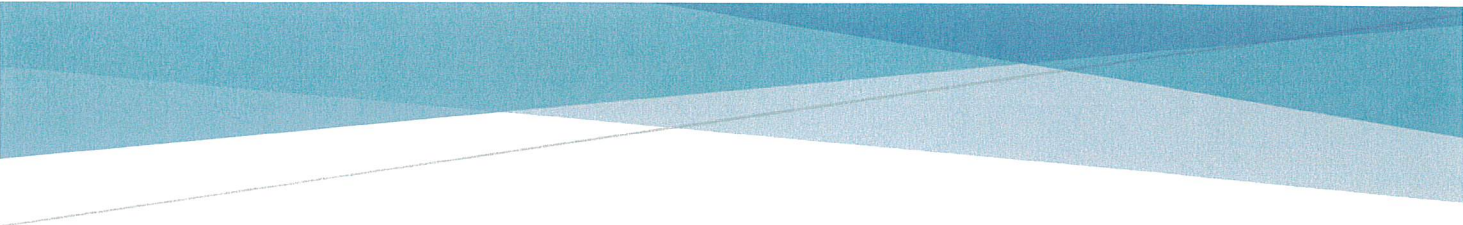
**DATED:** April 23, 2024

**CITY OF NORTH PLATTE PLANNING  
COMMISSION**

ATTEST:

By: \_\_\_\_\_  
Chair

By: \_\_\_\_\_  
Recording Secretary



# EXTREMELY BLIGHTED DETERMINATION STUDY FOR NORTH PLATTE, NEBRASKA MARCH 2024

A study to determine if area already declared blighted and substandard located approximately at 2nd & Walnut Street, North Platte meets the Legislative requirements to be declared extremely blighted



## **EXTREMELY BLIGHTED AREA STUDY**

Conducted by: Information Art - Kurt Elder

Member of the American Institute of Certified Planners

Member of the Certified Geographic Information System Professionals

Licensed Real Estate Salesperson Professional (IA)

### **I. Standard Review**

Implementation Background: In the 2020 Nebraska general election Proposed Amendment No. 2 was offered to the voters. It was a constitutional amendment to authorize the Legislature to allow cities and villages to pledge property taxes as part of a redevelopment project for a period not to exceed twenty years if, due to a high rate of unemployment combined with a high poverty rate as determined by law, more than one-half of the property in the project area is extremely blighted. As a state voters approved the measure 530,236 FOR (61.6%) and 330,445 AGAINST. In Lincoln County voters approved the measure 3,563 FOR (59.8%) and 2,390 AGAINST (38.84%).

#### **A. Reasons for completing an extremely blighted study**

REF: Statute 18-2101 to 18-2154 and section of the act, aka Community Development Law

Section 2: (1) For any city that (a) intends to carry out a redevelopment project which will involve the construction of workforce housing in an extremely blighted area as authorized under subdivision (28)(g) of section 18-2103, (b) intends to declare an area as an extremely blighted area for purposes of funding decisions under subdivision (1)(b) of section 58-708, or (c) intends to declare an area as an extremely blighted area in order for individuals purchasing residences in such area to qualify for the income tax credit authorized in subsection (7) of section 77-2715.07, the governing body of such city shall first declare, by resolution adopted after the public hearings required under this section, such area to be an extremely blighted area.

#### **B. Additional Consideration**

In Nebraska Statute 18-2103, Section #3 it states, "A redevelopment project involving a formerly used defense site as authorized under section 18-2123.01 and any area declared to be an extremely blighted area under section 18-2101.02 shall not count towards the percentage limitations contained in this subdivision;" If this area is approved your percent blighted, as a community, will decline.



### C. Legislative Direction

Section 2: Prior to making such declaration, the governing body of the city shall conduct or cause to be conducted a study or an analysis on whether the area is extremely blighted and shall submit the question of whether such area is extremely blighted to the planning commission or board of the city for its review and recommendation. The planning commission or board shall hold a public hearing on the question after giving notice of the hearing as provided in section 18-2115.01. Such notice shall include a map of sufficient size to show the area to be declared extremely blighted or information on where to find such map and shall provide information on where to find copies of the study or analysis conducted pursuant to this subsection. The planning commission or board shall submit its written recommendations to the governing body of the city within thirty days after the public hearing.

### D. Process

Brief: In order for an area to be designated as extremely blighted and substandard two findings, through three facets, need to be met. These facets are defined in Nebraska statute. However, for brevity they are **(a)** areas that have been found blighted and substandard through city council action, and **(b)** have been found to be extremely blighted.

This study primarily determines which areas meet the statutory definition through a reasonable operationalization of Nebraska statute.

An approved blighted and substandard area is also extremely blighted if **(i)** the *average rate* of unemployment in the area during the period covered by the most recent federal decennial census or American Community Survey 5-Year Estimate is at least two hundred percent of the average rate of unemployment in the state during the same period; and **(ii)** the *average poverty rate* in the area exceeds twenty percent for the total federal census tract or tracts or federal census block group or block groups in the area

### E. Methodology & Data Tables

City of North Platte base data methodology utilizes implementation strategies approved in Lincoln, Omaha, Grand Island, and Norfolk. Other community agents are currently using these strategies as they develop their studies.

Furthermore, our averaging process/interpretation received support from UNO's David Drozd Research Coordinator at the UNO Center for Public Affairs (David has since moved on to another firm), and input from Sen. Justin Wayne's office. Senator Wayne was the Chair of the Urban Affairs Committee when this legislation was passed.

All data is from the 2022 US Census American Community Survey (5-year estimates). We utilize block group level information from the census to maximize potential data points for analysis, acknowledging that margins of error and analysis reliability are more significant at this geography area (Note: state statute doesn't place bounds on which level of census geography to use). Poverty data came from Census table: [B17021](#) Employment data came from Census table: [B23025](#)

#### *Council Approved Blight -*

The Community development law requires that an Extremely Blighted and Substandard area be an approved blighted area. The City of North Platte has blighted areas; those studies/documents/approved areas are available for review through direct contact. See 'Approved Blighted & Substandard Areas' in the appendix.

*Extremely Blighted Components –*

Part (i) is a state comparison. The 2022 Nebraska Unemployment rate, according to the US Census American Community Survey (Five-year estimate) was 3.07%. Therefore, the average rate of our selected area would require an unemployment rate of at least 6.14. Unemployment is the total number of unemployed people, expressed as a percentage of the civilian labor force (Source). Again, a five-year estimate is used because it is directed by state statute. Information Art uses familiar data sources and geography (i.e., Census geographies) when possible, to reduce error rates and increase reliability.

	Nebraska Estimate
Total:	1532351
In labor force:	1054285
Civilian labor force:	1047813
Employed	1015656
Unemployed	32157
Armed Forces	6472
Not in labor force	478066

Percent Unemployed	3.07
200% Rate	6.14

Information Art developed an area with an average unemployment of 6.15% within available data points (i.e., Census geographies that were in the city limits or those that intersect North Platte’s corporate limits). An area average is determined by using the sum of estimated factors and NOT the average of each piece. Furthermore, state statute does not state that all facets must be contiguous. See ‘Employment Study’ in the appendix. Below is a table that displays data estimates for this study area. A margin of error and reliability review can be provided if requested. Its not included in this study because state statute does not call it directly out.

Geography	Geographic Area Name	Total Labor Force	Total Civilian Labor Force	Total Civilian Labor Force, Unemployed	Percent Unemployed
S311119602002	Block Group 2; Census Tract 9602; Lincoln County; Nebraska	424	424	12	2.83
S311119599004	Block Group 4; Census Tract 9599; Lincoln County; Nebraska	239	239	25	10.46
S311119599005	Block Group 5; Census Tract 9599; Lincoln County; Nebraska	560	560	0	0
S311119599001	Block Group 1; Census Tract 9599; Lincoln County; Nebraska	736	736	11	1.49
S311119602003	Block Group 3; Census Tract 9602; Lincoln County; Nebraska	488	488	65	13.32
S311119602004	Block Group 4; Census Tract 9602; Lincoln County; Nebraska	562	562	0	0
S311119603001	Block Group 1; Census Tract 9603; Lincoln County; Nebraska	421	421	0	0
S311119603002	Block Group 2; Census Tract 9603; Lincoln County; Nebraska	478	478	22	4.6
S311119603003	Block Group 3; Census Tract 9603; Lincoln County; Nebraska	433	433	26	6
S311119599003	Block Group 3; Census Tract 9599; Lincoln County; Nebraska	432	432	92	21.3
S311119604001	Block Group 1; Census Tract 9604; Lincoln County; Nebraska	260	260	0	0
S311119599006	Block Group 6; Census Tract 9599; Lincoln County; Nebraska	76	76	32	42.11
S311119602001	Block Group 1; Census Tract 9602; Lincoln County; Nebraska	625	625	45	7.2
S311119605004	Block Group 4; Census Tract 9605; Lincoln County; Nebraska	497	497	53	10.66
Study Area		6231	6231	383	6.15%

Part (ii) is a local area finding. North Platte’s 2022 poverty rate was 13.6%, but in line with state statute, Information Art worked to develop an area with at least 20% poverty. Information Art developed an area with a 20.4% poverty rate to meet this threshold within the available data points (i.e., Census geographies that were in the city limits or those that intersect North Platte’s corporate limits). An area average is determined by using the sum of estimated factors and NOT the average of each piece. See ‘Poverty Study’ in the appendix. Below is a table that displays data for this study area.

Geography	Geographic Area Name	Total Population, Poverty Universe	Persons Below the Poverty Level	Percent in Poverty
S311119602002	Block Group 2; Census Tract 9602; Lincoln County, Nebraska	666	139	20.9%
S311119599004	Block Group 4; Census Tract 9599; Lincoln County, Nebraska	366	52	14.2%
S311119599005	Block Group 5; Census Tract 9599; Lincoln County, Nebraska	1,452	375	25.8%
S311119599001	Block Group 1; Census Tract 9599; Lincoln County, Nebraska	1,601	168	10.5%
S311119602003	Block Group 3; Census Tract 9602; Lincoln County, Nebraska	793	68	8.6%
S311119602004	Block Group 4; Census Tract 9602; Lincoln County, Nebraska	758	18	2.4%
S311119603001	Block Group 1; Census Tract 9603; Lincoln County, Nebraska	782	172	22.0%
S311119603002	Block Group 2; Census Tract 9603; Lincoln County, Nebraska	770	123	16.0%
S311119603003	Block Group 3; Census Tract 9603; Lincoln County, Nebraska	698	92	13.2%
S311119599003	Block Group 3; Census Tract 9599; Lincoln County, Nebraska	791	87	11.0%
S311119604001	Block Group 1; Census Tract 9604; Lincoln County, Nebraska	577	222	38.5%
S311119599006	Block Group 6; Census Tract 9599; Lincoln County, Nebraska	181	59	32.6%
S311119602001	Block Group 1; Census Tract 9602; Lincoln County, Nebraska	1,200	265	22.1%
S311119605004	Block Group 4; Census Tract 9605; Lincoln County, Nebraska	1,091	556	51.0%
Study Area		11,726	2,396	20.4%

#### F. Process & Outcome

State statute does not direct how to operationalize: differing census geographic boundaries, use margin of errors of similar census geographies, use adjusted margin of errors when combining different levels of geography, and confidence intervals in determining fitness at disparate levels that are often inconsistent with blight areas. Furthermore, it is silent on when to suppress data to be used in studies when census estimates become increasingly difficult via a coefficient of variation. For example, "... if the margin of error [within one geography, let alone an averaged process] is less than 12 percent of the estimate, its reliability is considered high (REL = 1). Between 12 and 40 percent, reliability is considered medium (REL = 2). If MOE is more than 40 percent, reliability is considered low (REL = 3)" ([Source](#)). Data at smaller geographies, regardless of community size – rural or urban - have larger margins of error, variations, and reliability considerations.

InformationArt recognizes the need to balance a communities reasonable and defensible operationalization against the desire of the same community to conform to an imperfect statute - who voted overwhelmingly to support this concept. Through data analysis this work is achieved.

Therefore, InformationArt overlaid these three facets/areas (i.e., approved blight, 20%+ poverty, 200%+ of Nebraska's unemployment rate) and delineated areas where the three intersected as a reasonable implementation effort. Information Art presents for consideration a proposed extremely blighted area. See 'Qualifying Area Review: Focused Area' and 'Proposed Extremely Blighted Area' in the appendix.

The proposed extremely blighted area is in block group 311119602002

Notwithstanding any other provisions of the Community Development Law, the designation of an area as an extremely blighted area pursuant to state statute shall be valid for a period of no less than twenty-five years from the effective date of the resolution declaring such area to be an extremely blighted area, except that such designation may be removed prior to the end of such period pursuant to section 18-2156.

For any redevelopment plan for which more than fifty percent of the property in the redevelopment project area has been declared an extremely blighted area in accordance with section 18-2101.02, ad valorem taxes shall be divided for a period not to exceed twenty years after the effective date as identified in the project redevelopment contract or in the resolution of the authority authorizing the issuance of bonds pursuant to section 18-2124.

#### G. Legislative Review

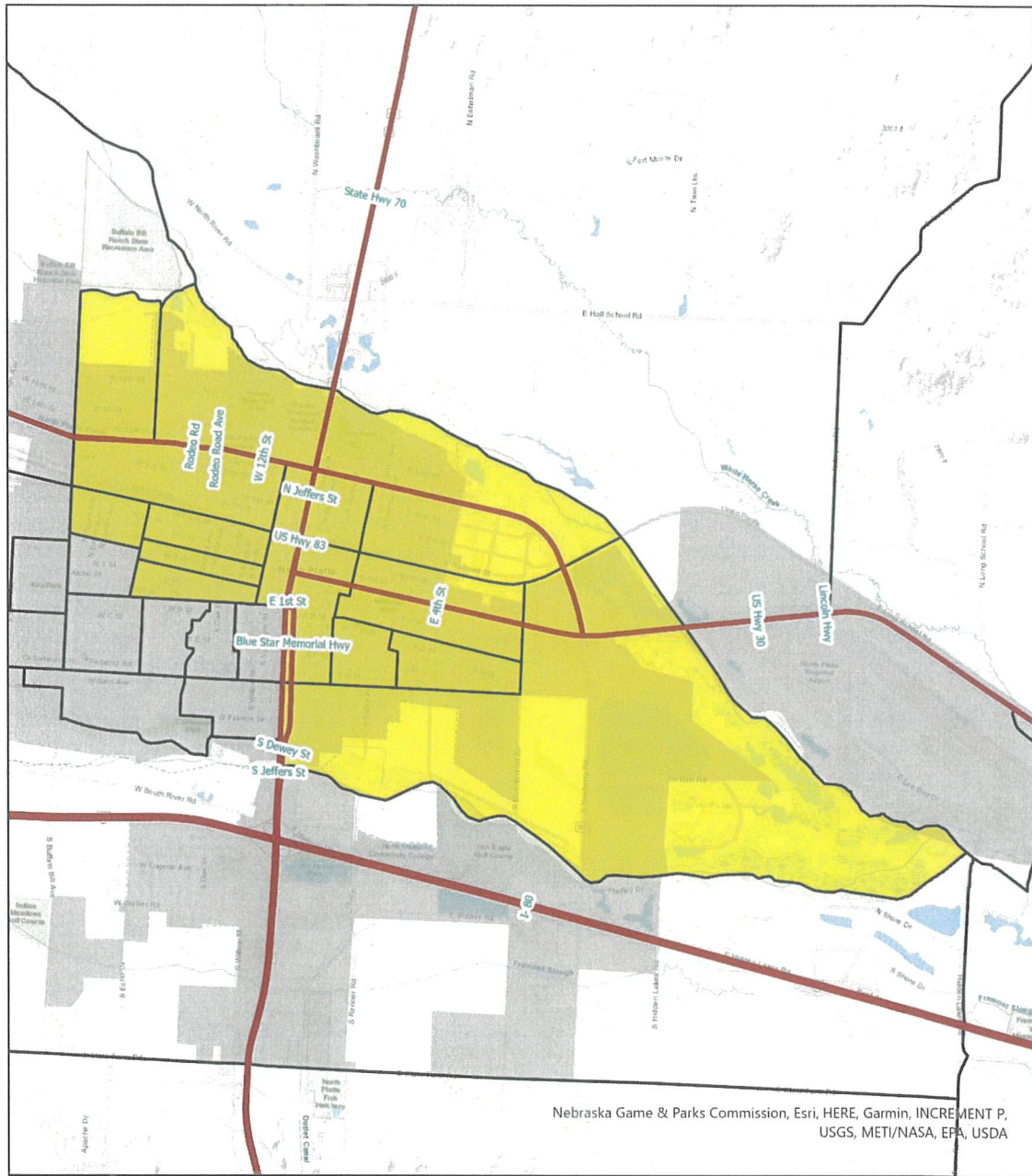
The Legislature has the power to bring forth legislation to address/correct issues or complete an interim study to better understand issues of public importance. Neither action has occurred since the implementation of this methodology.

Appendix Images:

1. Approved Blighted & Substandard Areas
2. Employment Study Area
3. Poverty Study Area
4. Qualifying Area Review: Focused Area
5. Proposed Extremely Blighted Area
6. Assessor Parcel Review

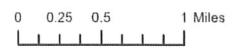


# Employment Study Area



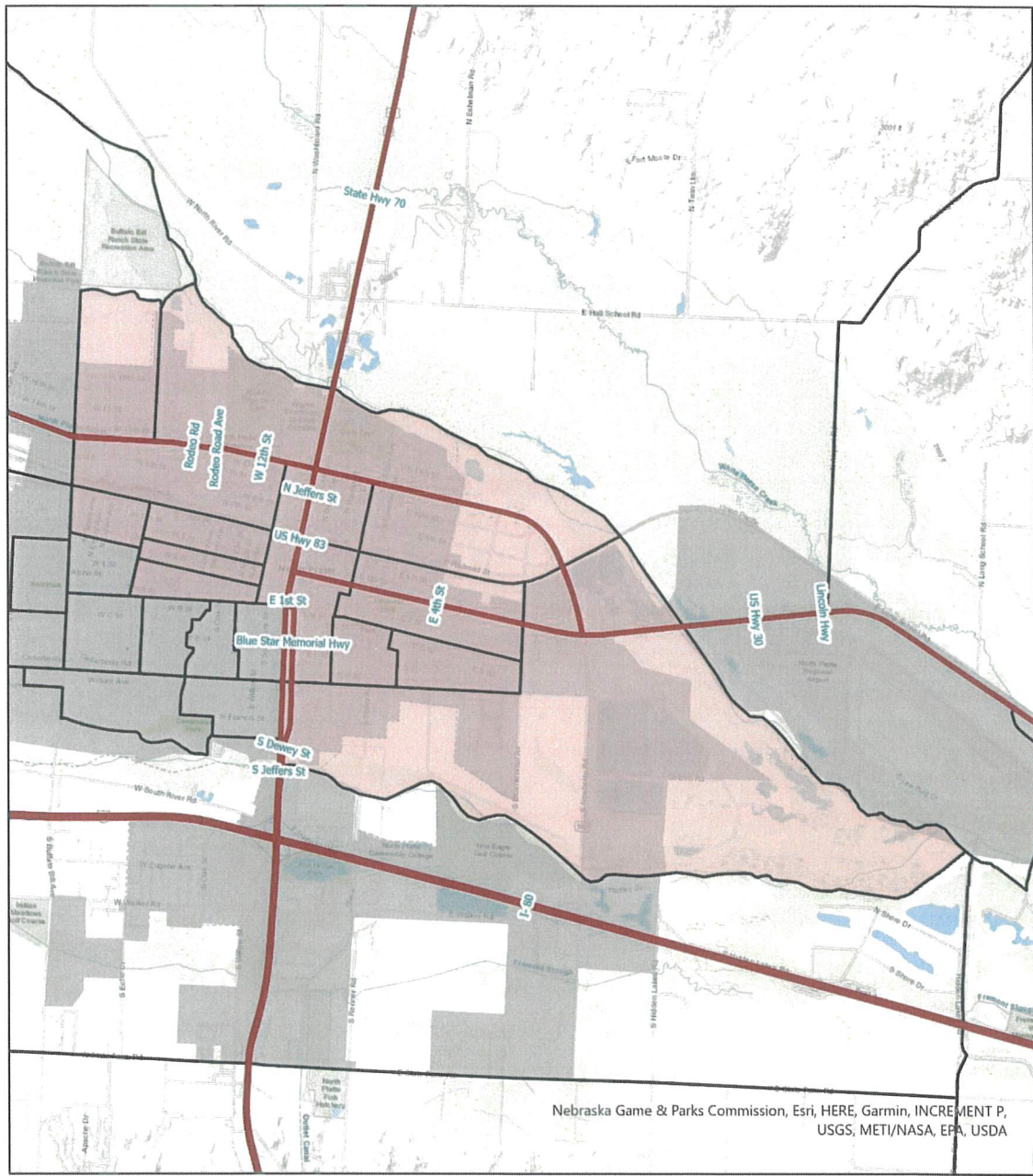
## City of North Platte: Unemployment Review

- Primary Roads
- Area Avg Unemployment (6.15%) > 200% NEBR Unemployment Rate (3.07%, 200% = 6.14%)
- 2023 Census Community Boundary



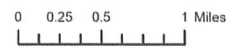


# Poverty Study Area



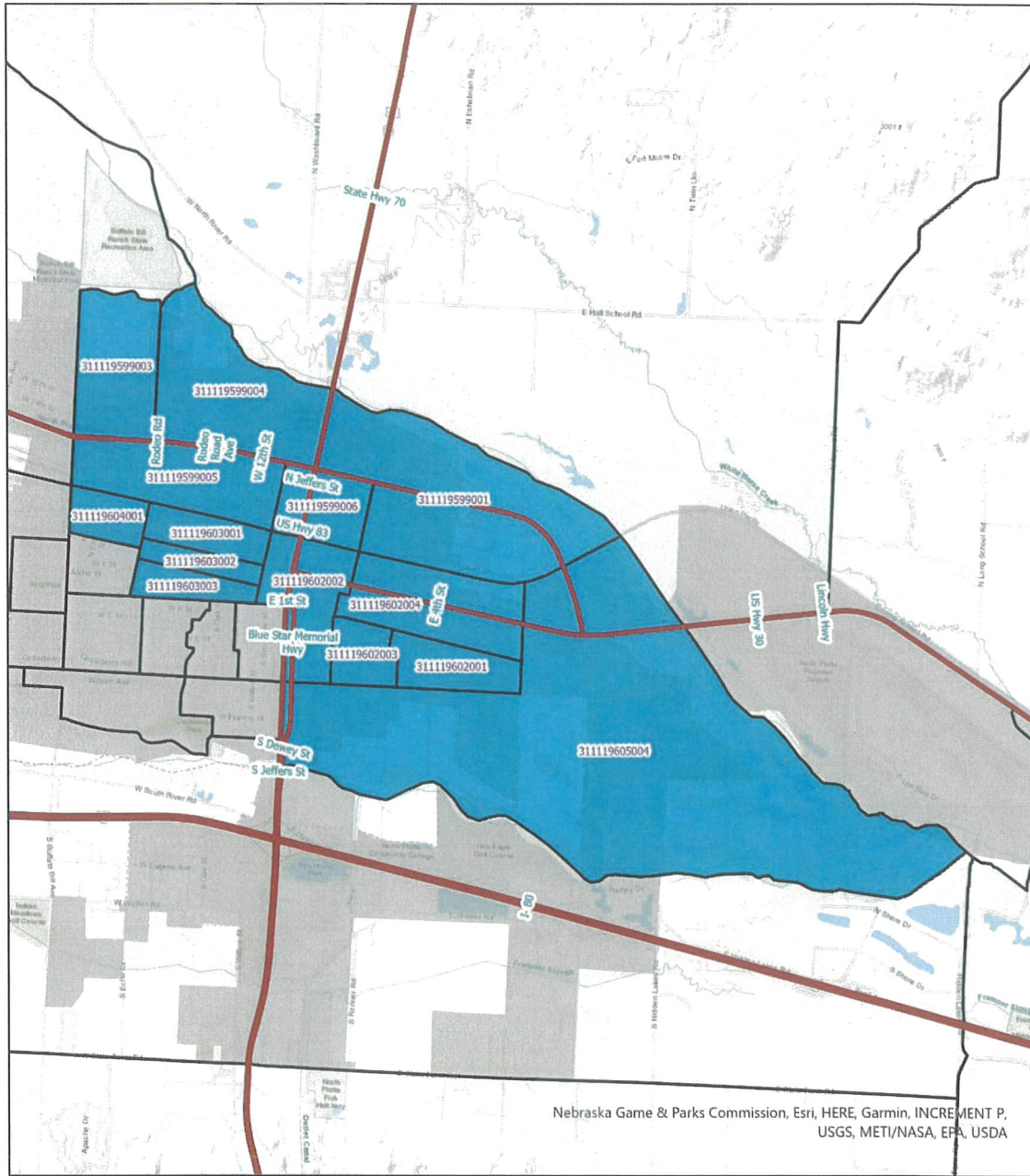
## City of North Platte: Poverty Review

- Primary Roads
- Area Poverty > 20% (20.4%)
- 2023 Census Community Boundary



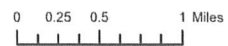


Qualifying Area Review: Focused Area  
 (Census geography identifiers have been included)



City of North Platte: Existing Blighted Areas & Qualifying Area, 2022 US Census ACS Five-year data

- Primary Roads
- Extreme Blight Qualifying Areas
- 2023 Census Community Boundary

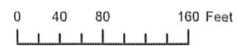


Proposed Extremely Blighted Area



City of North Platte: Proposed Extremely Blighted Area

- Primary Roads
- Proposed Extreme Blight Area





Assessor Parcel Review  
 (Accessed from the Lincoln County Assessor)



PID	Owner Name	Owner Address	Property Address	Legal Description	Land Value	Out Building Value	Improvement Value	Total Value
5485	THOMPSON, TIMOTHY W. ET AL	775 WEST NORTH RIVER RD	NORTH PLATTE NE 69101-0000	401 EAST 2ND	O.T. 5.62' 5 165 1 TP	\$3,712	\$0	\$3,712
5510	THOMPSON, TIMOTHY W. ET AL	775 WEST NORTH RIVER RD	NORTH PLATTE NE 69101-0000	421 EAST 2ND	O.T. 8 165 1 TP	\$10,950	\$63,168	\$74,118
5505	THOMPSON, TIMOTHY W. ET AL	775 WEST NORTH RIVER RD	NORTH PLATTE NE 69101-0000	415 EAST 2ND	O.T. E.22' 7 165 1 TP	\$3,202	\$0	\$3,202
5500	THOMPSON, TIMOTHY W. ET AL	775 WEST NORTH RIVER RD	NORTH PLATTE NE 69101-0000	413 EAST 2ND	O.T. W.44' 7 165 1 TP	\$6,403	\$0	\$6,403
5495	THOMPSON, TIMOTHY W. ET AL	775 WEST NORTH RIVER RD	NORTH PLATTE NE 69101-0000	407 EAST 2ND	O.T. 6 165 1 TP	\$10,950	\$0	\$10,950
5490	THOMPSON, TIMOTHY W. ET AL	775 WEST NORTH RIVER RD	NORTH PLATTE NE 69101-0000	211 NO CHESTNUT	O.T. N.70' 5 165 1 TP	\$4,541	\$0	\$4,541
5465	THOMPSON, TIMOTHY W. ET AL	775 WEST NORTH RIVER RD	NORTH PLATTE NE 69101-0000	420 EAST 3RD & 214 NO WALNUT	O.T. 1 165 1 TP	\$10,950	\$29,145	\$40,095
5470	THOMPSON, TIMOTHY W. ET AL	775 WEST NORTH RIVER RD	NORTH PLATTE NE 69101-0000	412 EAST 3RD	O.T. 2 165 1 TP	\$10,950	\$0	\$10,950
5475	THOMPSON, TIMOTHY W. ET AL	775 WEST NORTH RIVER RD	NORTH PLATTE NE 69101-0000	400 EAST 3RD	O.T. 3 165 1 TP	\$10,950	\$0	\$10,950
5480	THOMPSON, TIMOTHY W. ET AL	775 WEST NORTH RIVER RD	NORTH PLATTE NE 69101-0000	217 NO CHESTNUT	O.T. 4 165 1 TP	\$10,950	\$0	\$10,950



# CITY OF NORTH PLATTE PLANNING COMMISSION

## STAFF SUMMARY REPORT

### April 23, 2024

#### Public Hearing:

Discuss and consider action on a resolution regarding the City of North Platte, Nebraska Blight and Substandard Study – Horizon Builders as prepared by Marvin Planning Consultants, Inc. The purpose of the hearing is to obtain public comment on whether the real estate described in this notice should be declared substandard and blighted pursuant to the Nebraska Community Development Law and for Planning Commission to forward a recommendation on the study to the North Platte City Council. The study includes an estimated 17 acres generally between North Buffalo Bill Avenue to North Hayes Avenue and between West 19th Street to the centerline of the alley south of West 18th Street.

The City Planning Commission's responsibility in the Blight & Substandard Determination Study process is to take public comment on whether the real estate described should be declared substandard and blighted as pursuant to the Nebraska Community Development Law and if the study is in conformance with the City of North Platte Comprehensive Plan. The following statements should be considered and confirmed.

- This property as presented in the study meets the requirements to be declared substandard,
- This property as presented in the study meets the requirements to be declared blighted,
- The factors necessary to declare the property blighted and substandard are sufficiently distributed to impact development across the entire site,
- That development of this property to its full potential is in the best interest of the City of North Platte and the entire region,
- That there are projects ready to develop in this area if they can meet the financial goals of the developers

Nebraska State Statute 18-2103(3) regulates the percentage of city limits that may be declared blight and substandard pursuant to Nebraska Community Development Law and states a city of the first class shall not designate more than thirty-five percent (35%) of the city as blighted. Currently, the city limits of the City of North Platte contain 11,867.37 acres with 2,833.13 acres designated as blighted and substandard or 23.87%. The proposed study will designate an additional 17 acres as blighted and substandard within city limits which would increase the city's percentage to 24.01% designated as blighted and substandard.

The City of North Platte, Nebraska Blight and Substandard Study – Horizon Builders is attached for your review.

The City of North Platte Nebraska Comprehensive Plan Chapter 4 sets several goals, objectives and action steps for housing in the community, listed are the objectives to creating sufficient housing stock to provide safe choices and options in the community:

- Mixed use – Redevelop underutilized land with a mix of land uses that encourage new housing options.
- Workforce Housing – Create alternative housing options such as senior or low-to-moderate income households.

**RESOLUTION**

**CITY OF NORTH PLATTE PLANNING COMMISSION**

**A RESOLUTION RECOMMENDING APPROVAL OF A BLIGHT AND SUBSTANDARD STUDY BY THE CITY OF NORTH PLATTE, NEBRASKA; AND APPROVAL OF RELATED ACTIONS**

**WHEREAS**, the North Platte City Council at its April 23, 2024 meeting, referred the **City of North Platte, Nebraska Blight and Substandard Study – Horizon Builders commissioned by the City of North Platte** to the City of North Platte Planning Commission, (the “**Commission**”) for review and recommendation as to its conformity with the comprehensive plan for the development of the City of North Platte, Nebraska, pursuant to the Nebraska Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “**Act**”); and

**WHEREAS**, the Commission has reviewed said Blight and Substandard Study and confirmed the following findings:

- This property as presented in the study meets the requirements to be declared substandard,
- This property as presented in the study meets the requirements to be declared blighted,
- The factors necessary to declare the property blighted and substandard are sufficiently distributed to impact development across the entire site,
- That development of this property to its full potential is in the best interest of the City of North Platte and the entire region,
- That there are projects ready to develop in this area if they can meet the financial goals of the developers,

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF NORTH PLATTE PLANNING COMMISSION AS FOLLOWS:**

**Section 1.** The Commission hereby recommends approval of the City of North Platte, Nebraska Blight and Substandard Study – Horizon Builders.

**Section 2.** All prior resolutions of the Commission in conflict with the terms and provisions of this resolution are hereby expressly repealed to the extent of such conflicts.

**Section 3.** This resolution shall be in full force and effect from and after its passage as provided by law.

**DATED:** April 23, 2024

**CITY OF NORTH PLATTE PLANNING COMMISSION**

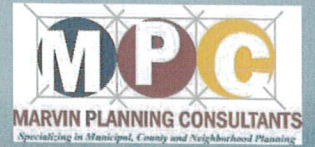
ATTEST:

By: \_\_\_\_\_  
Chair

By: \_\_\_\_\_  
Recording Secretary



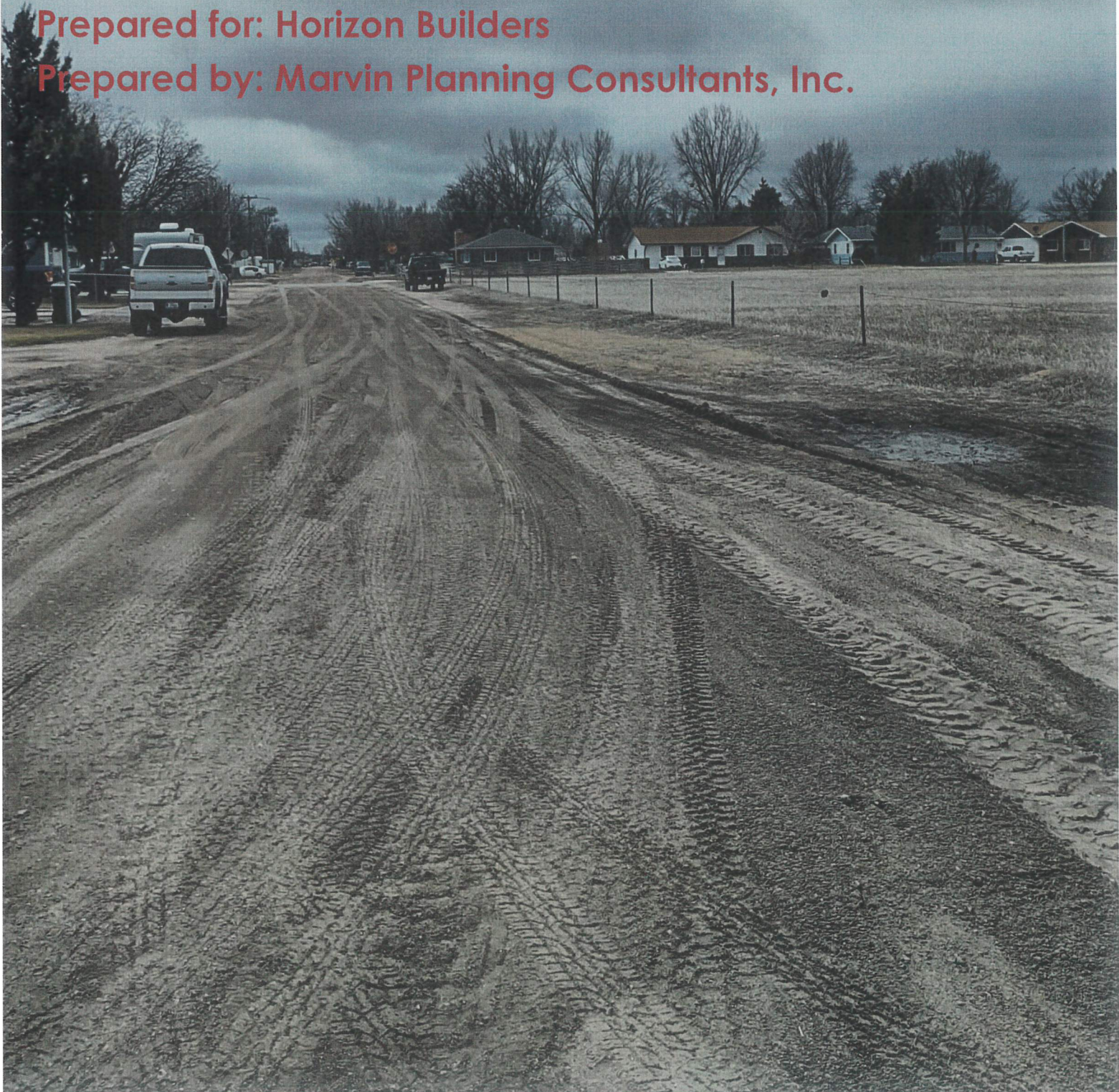
**North Platte, Nebraska**



**Blight and Substandard Study -  
Horizon Builders**

**Prepared for: Horizon Builders**

**Prepared by: Marvin Planning Consultants, Inc.**





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## **PURPOSE OF THE BLIGHT AND SUBSTANDARD STUDY**

The purpose of completing this Blight and Substandard study is to examine existing conditions within a specific part of North Platte. This study has been commissioned by Horizon Builders in order to analyze the possibility of declaring the area blighted and substandard. This study targets a specific area within an established part of the community for evaluation. The area is indicated in Figure 1 of this report.

Through the redevelopment process the City of North Platte can guide future development and redevelopment throughout the area. The use of the Community Redevelopment Act by the City of North Platte is intended to redevelop and improve the area. Using the Community Redevelopment Act, the City of North Platte can assist in the elimination of negative conditions and implement different programs/projects identified for the City.

The City of North Platte, when considering conditions of Blight and Substandard, look at those issues and definitions provided for in the Nebraska Community Redevelopment Law as found in Chapter 18, Section 2104 of the Revised Nebraska State Statutes, as follows:

*"The governing body of a city, to the greatest extent it deems to be feasible in carrying out the provisions of the Community Development Law, shall afford maximum opportunity, consistent with the sound needs of the city as a whole, to the rehabilitation or redevelopment of the community redevelopment area by private enterprises. The governing body of a city shall give consideration to this objective in exercising its powers under the Community Development Law, including the formulation of a workable program, the approval of community redevelopment plans consistent with the general plan for the development of the city, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations, relating to the use of land and the use and occupancy of buildings and improvements, the disposition of any property acquired, and the providing of necessary public improvements."*

The Nebraska Revised Statutes §18-2105 continues by granting authority to the governing body for the formulation of a workable program; disaster assistance; effect. The statute reads,

*"The governing body of a city or an authority at its direction for the purposes of the Community Development Law may formulate for the entire municipality a workable program for utilizing appropriate private and public resources to eliminate or prevent the development or spread of urban blight, to encourage needed urban rehabilitation, to provide for the redevelopment of substandard and blighted areas, or to undertake such of the aforesaid activities or other feasible municipal activities as may be suitably employed to achieve the objectives of such workable program. Such workable program may include, without limitation, provision for the prevention of the spread of blight into areas of the municipality which are free from blight through diligent enforcement of housing, zoning, and occupancy controls and standards; the rehabilitation or conservation of substandard and blighted areas or portions thereof by replanning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the clearance and redevelopment of substandard and blighted areas or portions thereof."*

*"Notwithstanding any other provisions of the Community Development Law, where the local governing body certifies that an area is in need of redevelopment or rehabilitation as a result of flood, fire, hurricane, earthquake, storm, or other catastrophe respecting which the Governor of the state has certified the need for disaster assistance under federal law, the local governing body may approve a redevelopment plan and a redevelopment project with respect to such area without regard to the provisions of the Community Development Law requiring a general plan for the municipality and notice and public hearing or findings other than herein set forth."*



Based on the Nebraska Revised Statutes § 18-2103 the following definitions shall apply:

**"Blighted area** means an area (a) which, by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use and (b) in which there is at least one of the following conditions: (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average; (ii) the average age of the residential or commercial units in the area is at least forty years; (iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time; (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or (v) the area has had either stable or decreasing population based on the last two decennial censuses. In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred percent of the village as blighted. A redevelopment project involving a formerly used defense site as authorized under section 18-2123.01 shall not count towards the percentage limitations contained in this subdivision;"

**"Extremely blighted area** means a substandard and blighted area in which: (a) The average rate of unemployment in the area during the period covered by the most recent federal decennial census is at least two hundred percent of the average rate of unemployment in the state during the same period; and (b) the average poverty rate in the area exceeds twenty percent for the total federal census tract or tracts or federal census block group or block groups in the area;"

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

**"Workforce housing** means:

- (a) Housing that meets the needs of today's working families;
- (b) Housing that is attractive to new residents considering relocation to a rural community;
- (c) Owner-occupied housing units that cost not more than two hundred seventy-five thousand dollars to construct or rental housing units that cost not more than two hundred thousand dollars per unit to construct. For purposes of this subdivision (c), housing unit costs shall be updated annually by the Department of Economic Development based upon the most recent increase or decrease in the Producer Price Index for all commodities, published by the United States Department of Labor, Bureau of Labor Statistics;
- (d) Owner-occupied and rental housing units for which the cost to substantially rehabilitate exceeds fifty percent of a unit's assessed value; and
- (e) Upper-story housing."

The Study is intended to give the North Platte Community Redevelopment Authority, North Platte Planning Commission and North Platte City Council the basis for identifying and declaring Blighted and Substandard conditions are existing within the City's jurisdiction and as allowed under Chapter 18. Through this process, the City and property owners will attempt to address economic and/or social liabilities which are harmful to the well-being of the entire community.

## Study Area

Figure 1: Study Area Map



Source: Lincoln County, NE GIS and MPC, 2024

The following is the description of the designated area within North Platte.

Point of beginning is the apparent intersection of the centerlines of N. Buffalo Bill Avenue and the platted right-of-way of W. 19<sup>th</sup> Street; thence, southerly along the centerline of N. Buffalo Bill Avenue to the extended centerline of an alley located between W. 18<sup>th</sup> Street and W. 17<sup>th</sup> Street; thence, easterly along said centerline to the intersection with the centerline of N. Hayes Avenue; thence, northerly along said centerline to the intersection of the platted right-of-way of W. 19<sup>th</sup> Street; thence, westerly along said centerline to the POB.

Figure 1 shows the study area of this report. A Redevelopment Plan to be submitted in the future containing, by law, definite local objectives regarding appropriate land uses, improved traffic, public transportation, public utilities, and other public improvements, and the proposed land uses and building requirements in the redevelopment area and shall include:

- The boundaries defining the blighted and substandard areas in question (including existing uses and conditions of the property within the area), and
- A list of the conditions present, which qualify the area as blighted and substandard.

Through the redevelopment process, the City of North Platte can guide future development and redevelopment throughout the area. The use of the Community Redevelopment Act by the City of North Platte is intended to redevelop and improve the area. Using the Community Redevelopment Act, the City of North Platte can assist in the elimination of negative conditions and implement different programs/projects identified for the City.



Figure 2: Existing Land Use Map



Source: Lincoln County, NE GIS and MPC, 2024

### **EXISTING LAND USES**

The term "Land Use" refers to the developed uses in place within a building or on a specific parcel of land. The number and type of uses are constantly changing within a community and produce a number of impacts either benefitting or detracting from the community. Existing patterns of land use are often fixed in older communities and neighborhoods, while development in newer areas is often reflective of current development practices.

#### ***Existing Land Use Analysis within Study Area***

As part of the planning process, a survey was conducted through both in-field observations, as well as data collection online using the Lincoln County Assessors website. This survey noted the use of each parcel of land within the study area.

Figure 2 includes the existing land uses for the entire study area. The existing land use is made up of single-family residential development, vacant land, and streets and alleyways. The area covers approximately 17.00 acres. Single-family residential makes up 8.07 acres (47.0%), while the vacant parcel accounts for 6.06 acres (36.0%), and streets and alleys make up the remaining portion.



**FINDINGS OF BLIGHT AND SUBSTANDARD CONDITIONS ELIGIBILITY STUDY**

This section of the study examines the conditions found in the study area. The Findings Section will review the conditions based upon the statutory definitions.

**CONTRIBUTING FACTORS**

There were a number of conditions examined and evaluated in the field and online. There are a number of conditions that will be reviewed in detail, on the following pages, while some of the statutory conditions are not present.

**Structure Conditions**

Structural conditions were evaluated, structures were either rated as: Excellent, Very Good, Good, Above Normal, Normal, Below Normal, or Poor/Worn out. The data and rating system come from the Lincoln County Assessor's database and is the same database used to value properties in the area. For the purposes of this analysis, any structure rated below Good is considered to be in a deteriorating state and in need of basic or more considerable repairs. Based upon the data, there are 12 primary structures as seen below in the photos.

Figure 3: Structure Condition Map



Source: Lincoln County, NE GIS and MPC, 2024

Based upon the data provided to the planning team, the following is the breakdown for structures in the study area:

- **0 ( 0.0%) structures rated as Excellent**
- **1 ( 8.3%) structures rated as Very Good**
- **2 (16.7%) structures rated as Good**
- **8 (66.7%) structures rated as Above Normal**
- **0 ( 0.0%) structures rated as Normal**
- **1 ( 8.3%) structures rated as Below Normal**
- **0 ( 0.0%) structure rated as Poor/Worn Out/Unbuilt**



Therefore, within the study area, 75% of the structures are considered to be in a deteriorating state of some level. This may include basic maintenance to serious remodeling and construction. Even a normal structure will show some signs of deteriorating which in turn can become a dilapidated structure in the future if it is not addressed over time.

Due to the stated conditions found in the Lincoln County Assessor's data, the condition of the structures is a contributing factor.

### **Paving Conditions**

Paving conditions were evaluated, streets were either rated as: Excellent, Good, Average, Fair, or Poor/Worn out. The data and rating system come from the Lincoln County Assessor's database and is the same database used to value properties in the area. Based upon the data, there are two primary structures and some older accessory buildings as seen below in the photos.

Based upon the data provided to the planning team, the following is the breakdown for structures in the study area:

- 0 (0.0%) structures rated as Excellent
- 1,750 feet (50.0%) structures rated as Good
- 0 (0.0%) structure rated as Average
- 650 feet (19.0%) structures rated as Fair
- 1,100 feet (31.0%) structure rated as Poor/Worn Out/Unbuilt

**Figure 4: Paving Condition Map**



Source: Lincoln County, NE GIS and MPC, 2024

Overall, the paving in this area contains 50% good or better pavement quality and 50% of the paving is considered average or worse. Due to the stated conditions found in the Lincoln County Assessor's data, the condition of the paving is a contributing factor.

**Combination of factors which are impairing and/or arresting sound growth.**

One key factor that is impairing growth in this particular area is the depth to sanitary sewer lines. Sanitary sewer in this part of North Platte is reaching its critical elevation for future hook-ups, especially in the north part of the study area.

**Age of Structure**

Age of structures can be a contributing factor to the blighted and substandard conditions in an area. Statutes allow for a predominance of structures 40 years of age or older to be a contributing factor regardless of their condition. The following paragraphs document the structural age of the structures within the Study Area. Note the age of structure was determined from the Appraisal data within the Lincoln County Assessor's website data.

**TABLE 1: AVERAGE STRUCTURAL AGE, BY METHOD - 2019**

	Number of Structures	Construction date	Age	Cumulative Age
	1	1948	76	76
	1	1950	74	150
	1	1974	50	200
	1	1975	49	249
	2	1976	96	345
	4	1977	188	533
	1	1985	39	572
	1	1999	25	597
<b>Total Cumulative</b>	<b>12</b>			<b>597</b>
<b>Average Age</b>				<b>49.8</b>

Source: Lincoln County Assessor's and Marvin Planning Consultants 2019

Within the study area there are two primary structures. After researching the structural age on the Lincoln County Assessor's and Treasurer's websites, the following breakdown was determined:

- 10 (83.33%) unit was determined to be 40 years of age or older
- 2 (16.67%) unit was determined to be less than 40 years of age

However, when examining the age based upon a cumulative approach, as in Table 1, the average age of the primary structures is equal to 49.8 years; thus, meeting the requirements of the statutes.

The age of the structures would be a direct contributing factor.

**Blighting Summary**

These conditions are contributing to the blighted conditions of the study area.

**Criteria under Part A of the Blight Definition**

- **Substantial number of deteriorating structures**
  - Within the study area 75.0% of the structures were deemed to be in a condition less than Good.
- **Paving conditions**
  - Within the study area 50% of the platted right-of-way is considered to be in a good condition; while, 50% is considered in fair or poor condition.
- **Combination of factors which are impairing and/or arresting sound growth**
  - Depth to sanitary sewer lines.
  - Sanitary sewer in this part of North Platte is reaching its critical elevation for future hook-ups, especially in the north part of the study area.

- **Diversity of Ownership**

- There are at least 13 different property owners within the study area. Due to this diversity of ownership, it may be necessary for the local government to step in and assist in the improvement of this area.

### **Criteria under Part B of the Blight Definition**

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

- 10 (83.33%) of the primary buildings or improvements were determined to be 40 years of age or older
- 2 (16.67%) of the primary buildings or improvements were determined to be less than 40 years of age
- The average age based upon a cumulative age calculation is 49.8 years.

**The other criteria for Blight were not reviewed or present in the area, these included:**

- Dangerous conditions to life or property due to fire or other causes
- Deterioration of Site or Other Improvements
- One-half of unimproved property is over 40 years old.
- Stable or decreasing population based upon the last two decennial census
- Insanitary and Unsafe Conditions
- Faulty Lot Layout
- Improper Subdivision or Obsolete Platting
- Defective/Inadequate street layouts
- Tax or special assessment delinquency exceeding fair value of the land.
- Defective or unusual condition of title,
- Unemployment in the designated area is at least 120% of the state or national average.
- 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.

These issues were either not present or were limited enough to have little impact on the overall condition of the study area.



## Substandard Conditions

### Average age of the residential/commercial units in the area is at least 40 years

Age of structures can be a contributing factor to the blighted and substandard conditions in an area. Statutes allow for a predominance of structures 40 years of age or older to be a contributing factor regardless of their condition. The following paragraphs document the structural age of the structures within the Study Area. Note the age of structure was determined from the Appraisal data within the Lincoln County Assessor's website data.

**TABLE 2: AVERAGE STRUCTURAL AGE, BY METHOD - 2019**

	Number of Structures	Construction date	Age	Cumulative Age
	1	1948	76	76
	1	1950	74	150
	1	1974	50	200
	1	1975	49	249
	2	1976	96	345
	4	1977	188	533
	1	1985	39	572
	1	1999	25	597
<b>Total Cumulative</b>	<b>12</b>			<b>597</b>
<b>Average Age</b>				<b>49.8</b>

Source: Lincoln County Assessor's and Marvin Planning Consultants 2019

Within the study area there are two primary structures. After researching the structural age on the Lincoln County Assessor's and Treasurer's websites, the following breakdown was determined:

- 10 (83.33%) unit was determined to be 40 years of age or older
- 2 (16.67%) unit was determined to be less than 40 years of age

However, when examining the age based upon a cumulative approach, as in Table 2, the average age of the primary structures is equal to 49.8 years; thus, meeting the requirements of the statutes.

The age of the structures would be a direct contributing factor.

## Substandard Summary

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

This Study Area in North Platte meets the definition of Substandard as defined in the Revised Nebraska State Statutes.

## FINDINGS FOR NORTH PLATTE BLIGHT STUDY AREA

This Blight Study Area has several items contributing to Blight and Substandard Conditions. These conditions include:

### Blighted Conditions

- **Average age of structures is over 40 years of age**
- **Substantial number of deteriorated or deteriorating structures**
- **Combination of factors which are impairing and/or arresting sound growth**
- **Diversity of Ownership**

**Substandard Conditions**

- Average age of the structures in the area is at least forty years