

Tentative Agenda for the WAVERLY PLANNING COMMISSION MEETING to be held on December 18, 2024 at 5:30 PM. This meeting will be held at the Waverly City Office Building, 14130 Lancashire, Waverly, NE 68462. A current Agenda shall be readily available for public inspection at the office of the City Clerk during normal business hours.

1. **Call to Order**
 - 1.a) Roll Call
 - 1.b) Acknowledgement of the "Open Meetings Act" poster that is posted by the south entrance
2. **Public Hearings**
 - 2.a) Public Hearing: South Central Redevelopment Area Blight and Substandard Determination
3. **Public Comments**
4. **Approval of Minutes**
 - 4.a) Minutes of the November 25, 2024 Planning Commission Meeting
5. **Introduction of Business**
 - 5.a) Consideration of acceptance of the South Central Redevelopment Area Blight and Substandard Determination Study.
 - 5.b) Consideration of Resolution No. 24-01, a resolution of the Planning Commission, making recommendations with respect to Declaration of an area at Blighted and Substandard pursuant to the Nebraska Community Development Law.
 - 5.c) Administrative Report
6. **Adjournment**

The Governing Body reserves the right to go into Executive Session at any time for the reasons outlined in State Statute 84-1410.

The following rules are established for audience members and participants at a Council meeting:

- (1) Any person wishing to address the Council shall first state their name and address.
- (2) Public comments are for non-agenda items only.
- (3) Remarks shall be limited to five (5) minutes.

Minutes of the **Waverly Planning Commission held Monday, November 25th, 2024**, at 6:00 pm at the Waverly City Office Meeting Hall, 14130 Lancashire St, Waverly, Nebraska. Commissioners present were Chair Kris Bohac, Melissa Brown, Lindsay Erickson, Tyson Ritz, Allison Stark, and Tony Larson. Absent was Heather Chloupek. City Officials present were Building Inspector/Zoning Administrator Mike Palm, City Administrator Stephanie Fisher, and Mayor Bill Gerdes. Notice of the meeting and agenda were given to the Chair and all Members of the Planning Commission prior to the meeting. Notice of the meeting was posted at Russ's Market Express, the US Post Office, the City Office, and the City website.

Call to Order

The meeting was called to order by Chair Bohac at 6:02pm.

Bohac acknowledged the Open Meeting Act poster which is posted on the south wall by the meeting hall entrance doors.

Approval of Minutes of the July 29, 2024, Planning Commission Meeting

Stark moved to approve the July 29, 2024 meeting minutes. Brown seconded the motion.

The following Commission Members voted “YEA”: Bohac, Brown, Erickson, Ritz, Stark, and Larson. The following Commission Members voted “NAY”: None. Motion carried. 6 – 0.

Public Hearings

A. Zoning Change Request #24-03 from Agricultural District (AG) to Residential (R-2) for property generally located at N 148th St. (west boundary) and Bluff Rd (south boundary)

Bohac declared the hearing open at 6:05pm.

Mike Palm provided an overview of the zoning change request for the Outlot H area in Waverly Ridge Estates (Detention/Retention). The area was not included on the original Preliminary Plat, approved on February 27, 2024, but it was subsequently included on the Final Plat. The request is to rezone it to R-2 to match the surrounding residential development zoning and support inclusion within the Final Plat. DaNay Kalkowski, the developer’s attorney, described the addition of 1.75 acres. Kalkowski indicated that when the engineers were doing the plan they found that they needed additional area for detention. It will be included and shown as an Outlot as part of the Final Plat and the overall annexation. Palm added that a portion of the area will be for retention, and a larger portion going towards the south will provide detention for a large storm event. The area will be seeded and maintained by the HOA.

Bohac declared the hearing closed at 6:08pm.

B. Waverly Ridge Estates Final Plat

Bohac declared the hearing open at 6:08pm.

Mike Palm provided an overview of the Waverly Ridge Estates Final Plat. It is approximately 43 acres of land stretching from 148th Street and Bluff Road towards Highway 6. The area contains 94 single-family lots zoned R-2, and 43 multi-family lots zoned R-4. Two entrances from 148th Street and three future entrances to the residential area off Bluff Road. There is potential for future commercial development north of this area along Highway 6, but this developer does not own that area, and it will be completed separately. The Preliminary Plat and the rezoning for that area were

approved on February 27, 2024. There have been multiple reviews completed between the city engineers and the developer engineers. A traffic study was completed in 2023 which found no significant impacts from connector streets off of 148th beyond the recommendation for future improvements at the intersection of 148th and Highway 6. Erickson asked whether the northeast area near Outlot C, which does not contain lot numbers, was part of this Final Plat. Palm confirmed that the lighter-shaded regions were not included in this Final Plat. Stark asked about the labeling, which indicated the lot owners were required to build the bike paths. Palm confirmed that the building permits require the builder of each lot to be responsible for the sidewalk and the designated bike paths.

Bohac declared the hearing closed at 6:15pm.

C. Annexation of Waverly Ridge Estates

Bohac declared the hearing open at 6:15pm.

Mike Palm provided an overview of the legal description related to the map provided. There were no further questions or discussions.

Bohac declared the hearing closed at 6:16pm.

Introduction of Business

A. Consideration of Proposed Zoning Change Request #24-03 from Agricultural District (AG) to Residential (R-2) for property generally located at N 148th St. (west boundary) and Bluff Rd (south boundary)

Stark made a motion to recommend City Council approval of the Proposed Zoning Change Request #24-03 from Agricultural District (AG) to Residential (R-2). Ritz seconded the motion.

Discussion: Erickson asked if there were any guidelines or restrictions on the lots. Palm confirmed that it was regular city zoning.

The following Commission Members voted “YEA”: Bohac, Brown, Erickson, Ritz, Stark, and Larson.

The following Commission Members voted “NAY”: None. Motion carried. 6 – 0.

Mayor Gerdes departed at 6:18pm.

B. Consideration of Proposed Waverly Ridge Estates Final Plat

Larson made a motion to recommend City Council approval of the Proposed Waverly Ridge Estates Final Plat. Ritz seconded the motion.

Discussion: None

The following Commission Members voted “YEA”: Bohac, Brown, Erickson, Ritz, Stark, and Larson.

The following Commission Members voted “NAY”: None. Motion carried. 6 – 0.

C. Consideration of Annexation of Waverly Ridge Estates

Stark made a motion to recommend City Council approval of the Annexation of Waverly Ridge Estates. Erickson seconded the motion.

Discussion: None

The following Commission Members voted “YEA”: Bohac, Brown, Erickson, Ritz, Stark, and Larson.

The following Commission Members voted “NAY”: None. Motion carried. 6 – 0.

D. Discussion on South Central Waverly Blight & Substandard Declaration and West Waverly Redevelopment Area.

Stephanie Fisher provided an overview of the South Central Redevelopment Area that will be reviewed in the December meeting. The recommendation will be that 10 parcels be classified as blighted and substandard and qualify for future TIF projects.

E. Administrative Report given by Building Inspector/Zoning Administrator Mike Palm

- 6 New Residential permits issued since 7/29/24 (All in ANP 9th Addition)
 - 13 New Residential Permits issued YTD
- 1 New Commercial plan set under review (Hot Kote LLC/Empire Fence) at 12901 N 148th St
 - 2 New Commercial Permits issued YTD (Kamterter, Hot Kote)
- Waverly Ridge Estates
 - Sanitary Sewer installation currently under way
- Dog Park Proposal
 - Lawson Park Location

Adjournment

Stark moved to adjourn the meeting. Ritz seconded the motion.

The following Commission Members voted “YEA”: Bohac, Brown, Erickson, Ritz, Stark, and Larson. The following Commission Members voted “NAY”: None. Motion carried. 6 – 0.

Meeting adjourned at 7:12pm.

Respectfully submitted,
Tony Larson, Waverly Planning Commission, Secretary

Megan Frye

From: Greg Dunlap <gdunlap@horizonbankne.com>
Sent: Friday, November 22, 2024 10:57 AM
To: krisbo90@gmail.com; lerickson77@outlook.com; tglarson@gmail.com;
tysonritz@hotmail.com; heatherchloupek@yahoo.com; mbrown281809@gmail.com;
allisonstark@gmail.com; Bill Gerdes
Cc: Abbey Pascoe; Megan Frye
Subject: Proposed revision
Attachments: Southcentralblightarea (4).png

Dear Planning Commissioners and Mayor:

As the Chair of the CRA, I would like to give you notice of a proposed revision to the Current Blight & Substandard Area. We would like the area designated on the map to be included in the Declaration of Blight & Substandard.

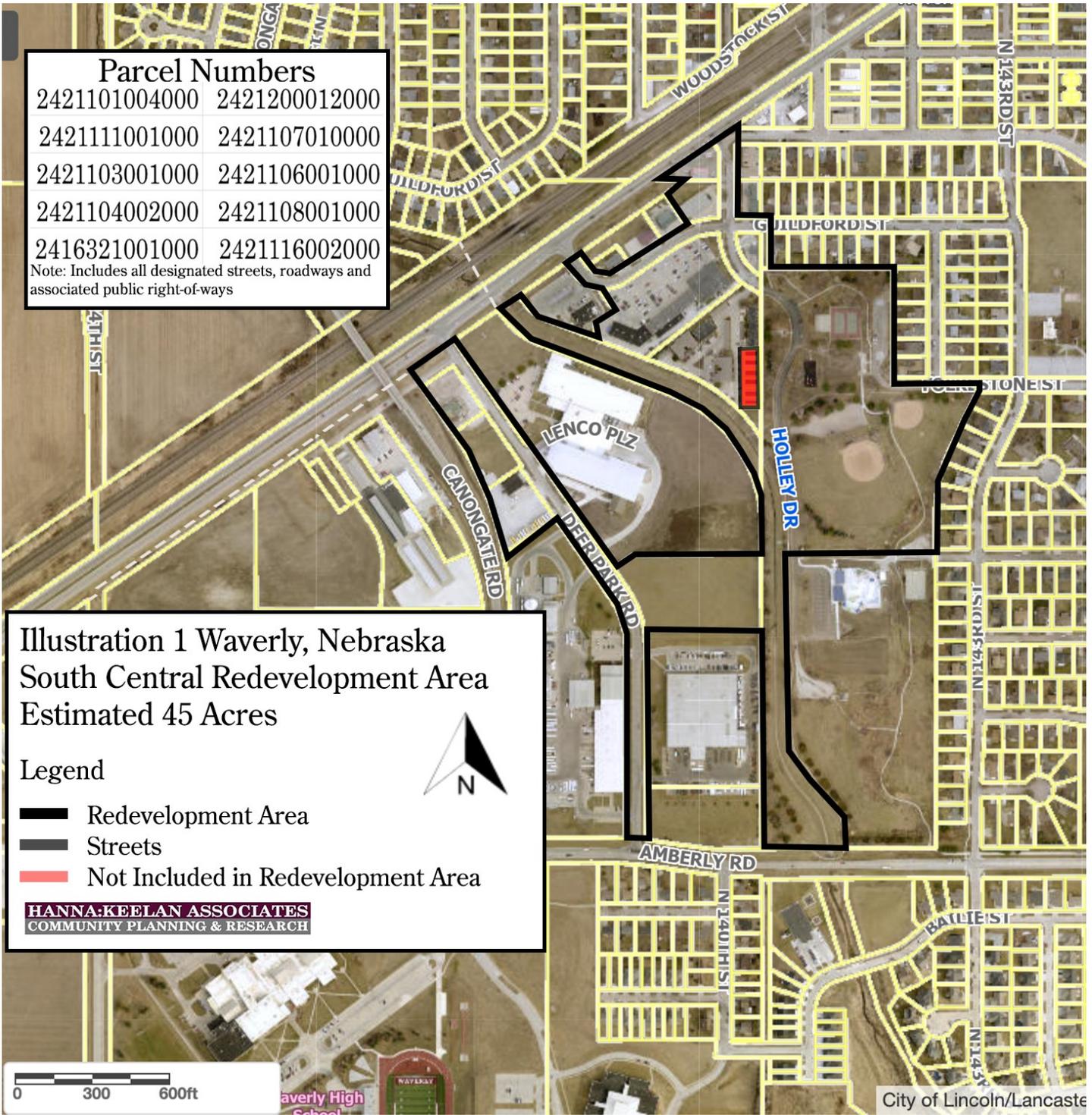
Thanks for your consideration.

Greg Dunlap
CRA Chair

Parcel Numbers

2421101004000	2421200012000
2421111001000	2421107010000
2421103001000	2421106001000
2421104002000	2421108001000
2416321001000	2421116002000

Note: Includes all designated streets, roadways and associated public right-of-ways



**Illustration 1 Waverly, Nebraska
South Central Redevelopment Area
Estimated 45 Acres**

Legend

-  Redevelopment Area
-  Streets
-  Not Included in Redevelopment Area



HANNA:KEELAN ASSOCIATES
COMMUNITY PLANNING & RESEARCH

0 300 600ft

Waverly High School

City of Lincoln/Lancaster

City of Waverly, Nebraska.

South Central Redevelopment Area Blight & Substandard Determination Study

November, 2024.



HANNA:KEELAN ASSOCIATES
COMMUNITY PLANNING & RESEARCH

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Becky Hanna **Tim Keelan**
Principal Partners & Community Planners

Keith Carl **Kieran Strawmier**
Community & Regional Planner *Planning Intern*

BLIGHT & SUBSTANDARD DETERMINATION STUDY

Purpose of Study

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

For a project in the **City of Waverly** to be eligible for redevelopment under the **Nebraska Community Development Law**, the subject area or areas must first qualify as both a **“substandard”** and **“blighted”** area, within the definition set forth in the **Nebraska Community Development Law**. This **Study** has been undertaken to determine whether conditions exist which would warrant designation of the **Redevelopment Area** as a **"blighted and substandard area"** in accordance with provisions of the law.

Location

South Central Redevelopment Area is generally located in the central portion of the Community, south of Downtown and adjacent the Highway 6 Corridor, as identified in **Illustration 1, Context Map, Page 3**. The **Redevelopment Area** is comprised of 17 primary and secondary structures and an estimated 45 acres of land and public street rights-of-way. Existing land uses in the **Area** consist of multifamily dwellings, a commercial strip mall, the northern half of Wayne Park and other singular businesses and public/quasi-public operations. Land use and zoning designations are highlighted in **Illustrations 2 and 3, Pages 4 and 5, respectively**.

The **Redevelopment Area** includes the following listed parcels of record on file with the Lancaster County Assessor's Office: **2421101004000, 2421111001000, 2421103001000, 2421104002000, 2421200012000, 2421107010000, 2421106001000, 2421108001000, 2416321001000 and 2421116002000**. The **Area** includes all designated streets, roadways and associated public rights-of-way.

REDEVELOPMENT AREA SITE PHOTOS



City of Waverly, Nebraska
South Central Redevelopment Area
Blight & Substandard Determination Study.



Parcel Numbers	
2421101004000	2421200012000
2421111001000	2421107010000
2421103001000	2421106001000
2421104002000	2421108001000
2416321001000	2421116002000

Note: Includes all designated streets, roadways and associated public right-of-ways

Illustration 1 Waverly, Nebraska
 South Central Redevelopment Area - Context Map
 Estimated 45 Acres

Legend

- Redevelopment Area
- Streets
- Not Included in Redevelopment Area

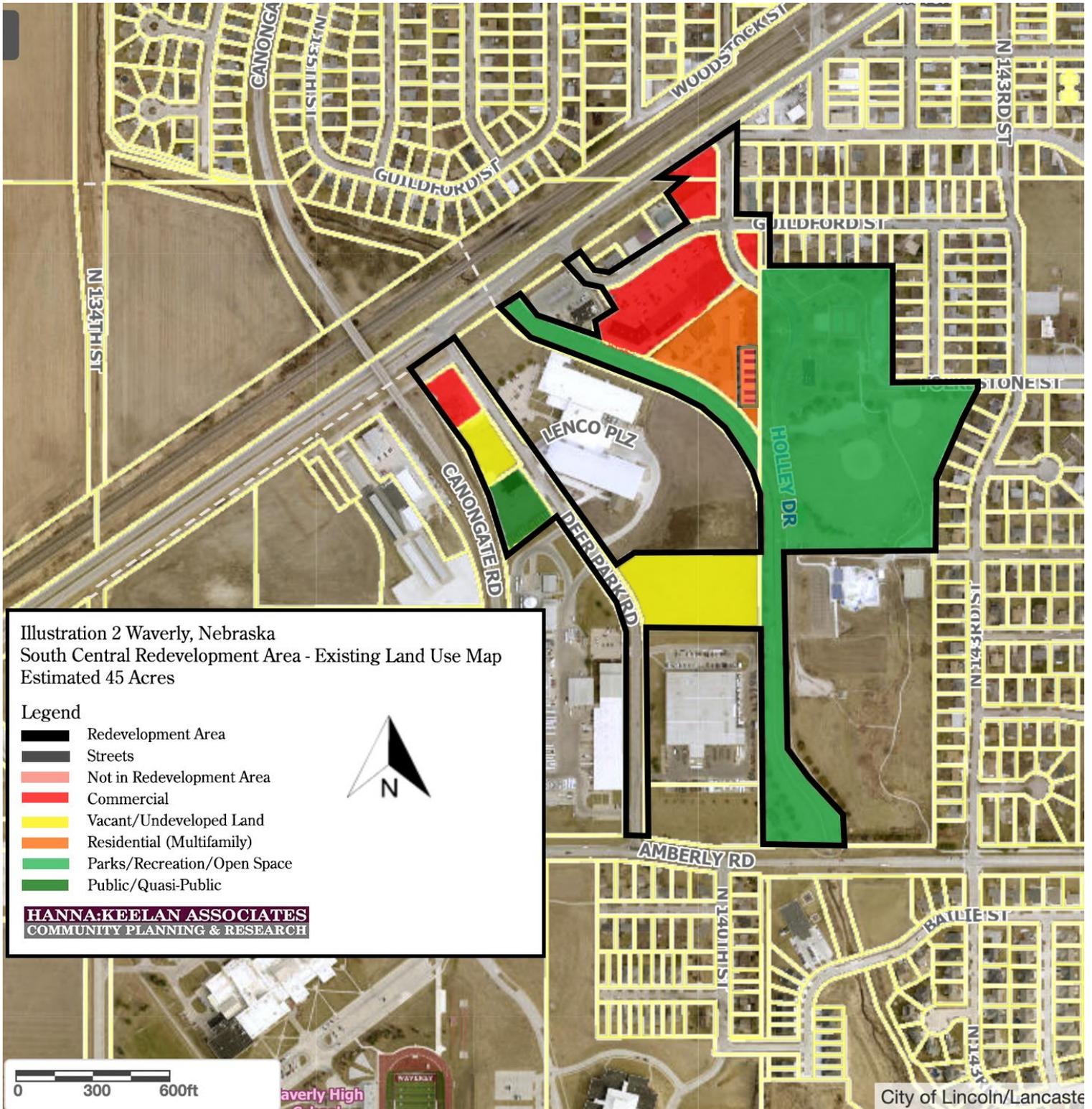


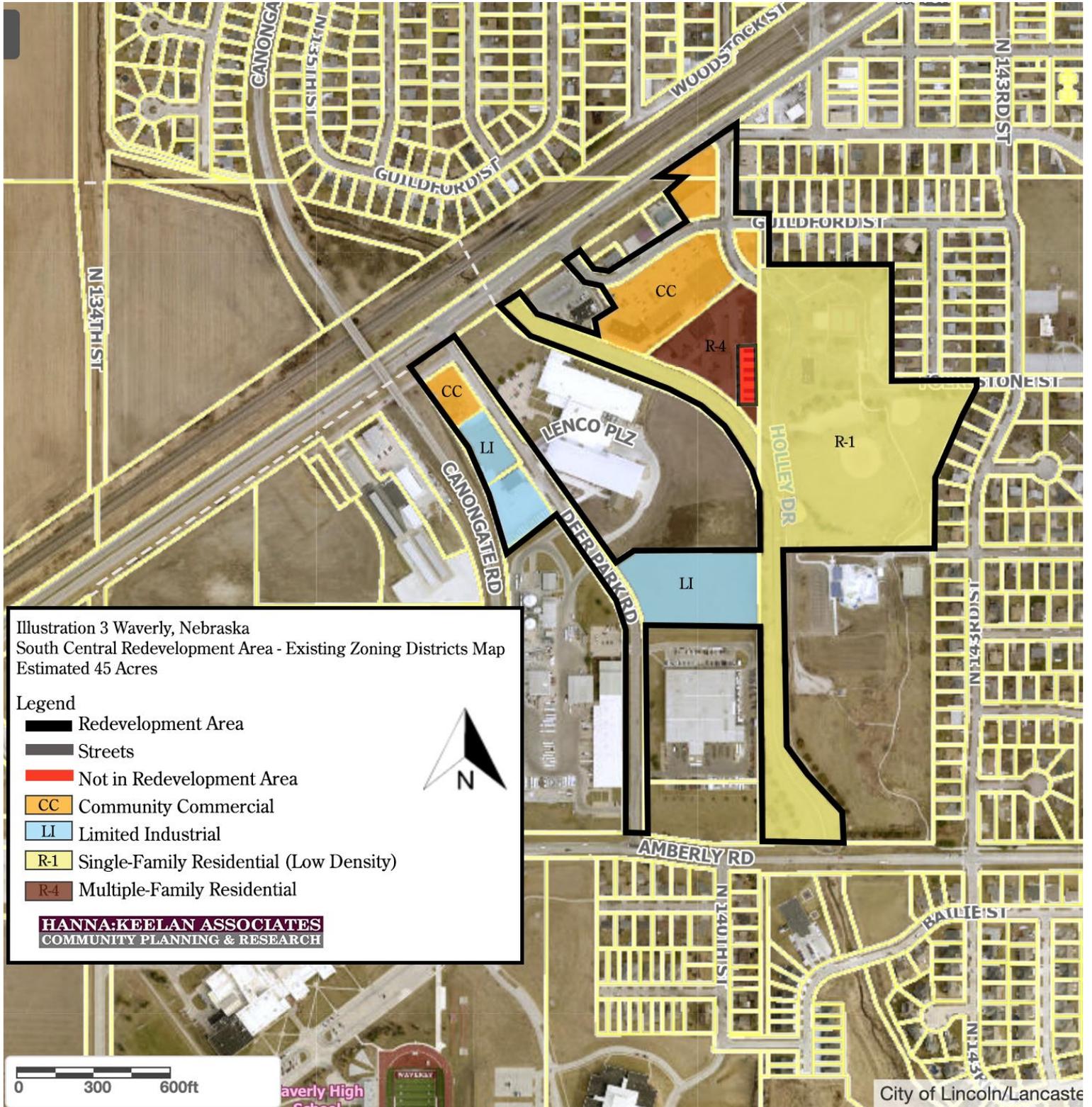
HANNA-KEELAN ASSOCIATES
 COMMUNITY PLANNING & RESEARCH

0 300 600ft

Waverly High School

City of Lincoln/Lancaster





SUBSTANDARD AREA

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

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

BLIGHTED AREA

As set forth in the Section 18-2103 Nebraska Revised Statutes (Cumulative Supplement 2012), a **blighted area** shall mean "an area, which by reason of the presence of the following factors:

1. A substantial number of deteriorated or deteriorating structures;
2. The advanced age and associated condition of structures;
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
4. Insanitary or unsafe conditions due to the age, condition or small diameter of water mains;
5. Deterioration of site or other improvements;
6. Diversity of ownership;
7. Tax or special assessment delinquency exceeding the fair value of the land;
8. Defective or unusual conditions of title;
9. Improper subdivision or obsolete platting;
10. The existence of conditions which endanger life or property by fire or other causes;
11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability; and

12. Is detrimental to the public health, safety, morals or welfare in its present condition and use; and in which there is at least one or more of the following conditions exists;
 1. Unemployment in the study or designated blighted area is at least one hundred twenty percent of the state or national average;
 2. The average age of the residential or commercial units in the area is at least 40 years;
 3. More than half of the plotted and subdivided property in an area is unimproved land that has been within the City for 40 years and has remained unimproved during that time;
 4. The per capita income of the study or designated blighted area is lower than the average per capita income of the City or Village in which the area is designated; or
 5. The area has had either stable or decreasing population based on the last two decennial censuses.

While it may be concluded the mere presence of a majority of the stated **Factors** may be sufficient to make a finding of **blight and substandard**, this evaluation was made on the basis that existing **Blight and Substandard Factors** must be present to an extent which would lead reasonable persons to conclude public intervention is appropriate or necessary to assist with any development or redevelopment activities. Secondly, the distribution of **Blight and Substandard Factors** throughout the **Redevelopment Area** must, at a minimum, be “reasonably distributed” so other areas are not arbitrarily found to be blighted simply because of proximity to areas which are **blighted and substandard**. The only exception which should be made to this rule is where projects must be brought to a logical boundary to accommodate new development and ensure accessibility, but even in this instance, the inclusion of such areas should be minimal and related to an area otherwise meeting the reasonable distribution of deficiencies test.

The Consultant for this **Blight and Substandard Determination Study** was guided by the premise that the finding of **blight and substandard** must be defensible and sufficient evidence of the presence of **Factors** should exist so members of the **Waverly City Council**, acting as reasonable and prudent persons, could conclude public intervention is necessary or appropriate. Therefore, each factor was evaluated in the context of the extent of its presence and the collective impact of all **Factors** found to be present.

THE RESEARCH APPROACH

The **blight and substandard determination research approach** implemented for **South Central Redevelopment Area** included an area-wide assessment (100 percent sample) of all Blight and Substandard Factors identified in the **Nebraska Community Development Law**, with the exception of **defective or unusual condition of title**. All **Factors** were investigated on an area-wide basis.

Structural/Site Conditions Survey Process

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

A **Structural/Site Conditions Survey** was conducted in **November, 2024**. All 17 primary and secondary structures received a comprehensive exterior inspection to document structural deficiencies and to identify related environmental deficiencies in the **Redevelopment Area**. Additional, pertinent information was obtained via conversations with **Waverly Public Works staff** and a review of available reports and documents containing information which could substantiate the existence of **blight and substandard conditions**.

The **Structural/Site Conditions Survey** also evaluated the conditions on the **10 legal parcels** of record identified by the Lancaster County Assessor's Office. The parcel was evaluated for existing and adjacent land uses, overall site conditions, existence of debris, parking conditions and street, sidewalk and alley surface conditions.

Major deficient buildings are considered to be the same as deteriorating buildings as referenced in the Nebraska legislation; substandard buildings are the same as dilapidated buildings. The word "building" and "structure" are presumed to be interchangeable. The following details the structural/site conditions review process. The **Structural/Site Conditions Survey Form** and associated results are provided in the **Appendix**.

DETERMINATION OF REDEVELOPMENT AREA ELIGIBILITY

South Central Redevelopment Area meets the requirements of the **Nebraska Community Development Law** for designation as both a "**Blighted and Substandard Area.**" All **four substandard Factors** are present to a reasonable or strong extent in the **Area**, as highlighted in **Table 1**. Of the 12 possible **blight Factors** highlighted in **Table 2 (Page 10)**, **10** have a strong or reasonable presence in the **Redevelopment Area**.

**TABLE 1
SUBSTANDARD FACTORS
CITY OF WAVERLY, NEBRASKA
SOUTH CENTRAL REDEVELOPMENT AREA**

- | | | |
|----|---|---|
| 1. | Dilapidated/deterioration. | ■ |
| 2. | Age or obsolescence. | ● |
| 3. | Inadequate provision for ventilation, light, air, sanitation or open spaces. | ■ |
| 4. | Existence of conditions which endanger life or property by fire and other causes. | ● |

Strong Presence of Factor ●

Reasonable Presence of Factor ■

No Presence of Factor ○

Source: Hanna:Keelan Associates, 2024.

**TABLE 2
BLIGHT FACTORS
CITY OF WAVERLY, NEBRASKA
SOUTH CENTRAL REDEVELOPMENT AREA**

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

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

Source: Hanna:Keelan Associates, 2024.

Although all of the previously listed **Factors** are at least reasonably present throughout the **Redevelopment Area**, the conclusion is that the age and condition of the structure, deterioration of site and other improvements and presence of functionally and economically obsolete properties (structures and land) are a sufficient basis for designation of the **Area** as **blighted** and **substandard**. Thus, the **Redevelopment Area** is in need of revitalization and strengthening to ensure it will contribute to the physical, economic and social well-being of the City of **Waverly** and support a variety of new developments.

ANALYSIS & PRESENCE OF SUBSTANDARD FACTORS

(1) Dilapidation/Deterioration of Structures.

The results of the **Survey** identified three of the 17 total structures in the **Redevelopment Area**, as **deteriorating with minor or major defects**. These defects are evident in both primary and secondary structural components. Primary structural components include building foundation, wall foundation and roof structure, while secondary structural components include but are not limited to roof and wall surface issues, paint, doors, windows, driveways/side yard and porches/steps/fire escape.

Conclusion.

The results of the Structural/Site Conditions Survey indicate deteriorating structural conditions are a reasonable presence throughout the Redevelopment Area.

(2) Age or Obsolescence.

As per the results of the **Structural/Site Conditions Survey** and according to information obtained from the Lancaster County Assessor's Office, the average age of all structures in the **Redevelopment Area** is estimated to be **42.9 years**, thus, estimated to be **40+ years of age** (built in or prior to 1984) based on the results of the **Structural/Site Conditions Survey**.

Conclusion.

The age and obsolescence is a strong presence in the Redevelopment Area.

(3) Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Spaces.

As per the results of the **Structural/Site Conditions Survey**, three of the 17 primary and secondary structures in the **Area** were rated as **deteriorating with minor or major defects**. Coupled with the advanced age of structures in the **Area**, these structures could pose a risk with health, safety and sanitary problems, if not properly maintained.

The overall site conditions in the **Redevelopment Area** were generally found to be in a **“good”** condition. Factors contributing to substandard conditions include deteriorating public and private sidewalks and parking areas. Additionally, several lots in the **Area** are subdivided to support their current development or structure, thus making parcel redevelopment to support new uses difficult. Additionally, a stormwater drainage creek in the central and southern portions of the **Area** poses a health and safety risk.

The **Redevelopment Area** is serviced by modern water and sewer mains. A 10” water main is installed along Deer Park Road and runs parallel to the Highway 6 Corridor, providing service to the eastern portions of the **Area**. Additional 6” mains provide water access to Wayne Park, Wayfair Apartments and the commercial strip mall. A 12” sewer main runs parallel to Highway 6 and serves the northern portion of the **Area**, while 8” mains are located along Deer Park Road and portions of North 140th Street. All water and sewer mains were reported, by City Staff, to be in “**good**” condition.

Conclusion

The inadequate provision for ventilation, light, air, sanitation or open spaces is a reasonable presence in the Redevelopment Area.

(4) **Any Combination of Factors that are Detrimental to the Public Health, Safety, Morals or Welfare.**

1. **Age & Deterioration of Buildings/Structures.**

The average age of residential structures in the **Redevelopment Area** is estimated to be **42.9 years**, thus estimated to be **40+ years of age** (built in or prior to 1984) based on the results of the **Structural/Site Conditions Survey**. Three of the 17 primary and secondary structures in the **Redevelopment Area** were rated as **deteriorating with minor or major defects**.

2. **Lack of Adequate Municipal Infrastructure.**

Existing water and sewer mains within the **Redevelopment Area** were described by City Staff as being in “**good**” condition. However, to support new development activities in underdeveloped portions of the **Area**, the installation of new water and sanitary sewer mains/connections meeting current standards will be required.

3. **Overall Site Condition/Functionally & Economically Obsolete Uses**

The **Structural/Site Conditions Survey** identified **three parcels, or 30 percent** to be in a “**fair**” condition. Parcels in the **Area** are either undeveloped and will require the installation of individual connections to water and sanitary sewer mains, as well as public streets and sidewalks, or contain a structure found to exist with minor or major defects.

Conclusion.

The combination of factors that are detrimental to the public health, safety, morals or welfare are a strong presence throughout the Redevelopment Area.

BLIGHT FACTORS

(1) Dilapidation/Deterioration of Structures.

The results of the **Survey** identified three of the 17 primary and secondary structures in the **Redevelopment Area**, as **deteriorating with minor or major defects**. These defects are evident in both primary and secondary structural components. Primary structural components include building foundation, wall foundation and roof structure, while secondary structural components include but are not limited to roof and wall surface issues, paint, doors, windows, driveways/side yard and porches/steps/fire escape.

Conclusion.

The results of the Structural/Site Conditions Survey indicate deteriorating structures are a reasonable presence throughout the Redevelopment Area.

(2) Existence of Defective or Inadequate Street Layout.

Streets within the **Redevelopment Area** consist of Deer Park Road, as well as portions of Guildford Street, North 140th Street/Holley Drive. All streets within the **Area** consist of either concrete and/or asphalt surfacing. Streets within the **Area** have been platted and developed to support development without sufficient connection to the rest of the street system in Waverly.

Several parcels in the **Redevelopment Area** lack public sidewalks. Properties with such sidewalk conditions pose a hindrance and safety risks to school children and other pedestrians. It also makes it difficult, if not impossible, for persons with certain types of disabilities to safely move throughout the **Area**.

Conclusion.

The existence of defective or inadequate street layout is a reasonable presence in the Redevelopment Area.

(3) Faulty Lot Layout in Relation to Size, Adequacy, Accessibility or Usefulness.

Several parcels within the **Redevelopment Area** have been split off to support the existing development and are not conducive to the development of new structures. Portions of the **Area** are undeveloped, **resulting in functional and economic obsolescence of these parcels in the Area**.

Conclusion.

Faulty lot layout in relation to size, adequacy, accessibility or usefulness is a strong presence of Factor throughout the Redevelopment Area.

(4) **Insanitary and Unsafe Conditions.**

Three of the 17 primary and secondary structures in the **Redevelopment Area** were recorded as **deteriorating with minor or major defects**. Additionally, the average age of structures in the **Redevelopment Area** is estimated to be **42.9 years**, thus estimated to be **40+ years of age** (built in or prior to 1984) based on the results of the **Structural/Site Conditions Survey**.

Existing water and sewer mains within the **Redevelopment Area** were described by City Staff as being in **“good”** condition. However, to support new development activities in underdeveloped portions of the **Area**, the installation of new water and sanitary sewer mains/connections meeting current standards will be required.

Portions of the **Area** are both underdeveloped and underutilized and will require the installation of individual connections to water and sanitary sewer mains, as well as public street and sidewalk access. These underutilized tracts of land, in current state, can contribute to blight concerns, including substandard site conditions and appearances and the accumulation of debris. Additionally, an open stormwater drainage basin exists throughout the **Area** that can contribute to the collection of polluted water and debris.

Conclusion.

Insanitary and unsafe conditions are a strong presence of Factor throughout the Redevelopment Area.

(5) **Deterioration of Site or Other Improvements.**

The 10 parcels within the **Redevelopment Area** consist of 45 acres of land, including public street rights-of-way. A majority of the **Area** is undeveloped agricultural use land, **resulting in functional and economic obsolescence of the Area**.

Several parcels in the **Redevelopment Area** lack public sidewalks. Properties with such sidewalk conditions pose a hindrance and safety risks to school children and other pedestrians. It also makes it difficult, if not impossible, for persons with certain types of disabilities to safely move throughout the **Area**.

Three of the 17 primary and secondary buildings in the **Redevelopment Area** were recorded as **deteriorating with minor or major defects**.

Conclusion.

Deterioration of site improvements is a strong presence in the Redevelopment Area.

(6) Diversity of Ownership.

Nine individual or ownership groups own property within the Redevelopment Area. Land assemblage of larger proportions is necessary for major developments to be economically feasible and attract financial support. Public patronage is also required to repay such financial support. Such assemblage is difficult without public intervention.

Conclusion.

There is a strong presence of the Factor, diversity of ownership, in the Redevelopment Area.

(7) Tax or Special Assessment Delinquency Exceeding the Fair Value of the Land.

An examination of public records was conducted to determine the status of taxation for properties located within the Redevelopment Area. Real estate is taxed at approximately 98 percent of fair value, rendering it almost impossible for a tax to exceed value in a steady real estate market. A public protest system is designed to give the owner appeal rights for potential tax adjustment.

The total estimated assessed valuation of the Area is \$8,129,611. Three parcels owned by District 145-Waverly Public Schools and the City of Waverly are exempt from property taxes.

Conclusion.

Taxes or special assessments delinquency have little or no presence in the Redevelopment Area.

(8) Defective or Unusual Condition of Title.

Whenever land is sold, mortgaged, or both, a title insurance policy is typically issued, at which time any title defects are corrected. Once title insurance has been written, all other titles in the same subdivision or addition will only have to be checked for the period of time subsequent to the creation of the addition or subdivision, as everything previous is the same and any defects will already have been corrected. Thus, the only possibility for title problems are from improper filings, since platting on properties that have not been mortgaged or sold is small.

Conclusion.

Examination of public records does not provide any basis for identifying any defective or unusual conditions of title. Such few conditions as may exist would contribute to neither any existing problems nor to difficulty in acquisition or redevelopment and are therefore not found to exist at a level large enough to constitute a Blight Factor in the Redevelopment Area.

(9) Improper Subdivision or Obsolete Platting.

An analysis of the subdivision conditions in the **Redevelopment Area** revealed that improper subdivision and obsolete platting is prevalent in the **Area**. All parcels that encompass the **Area** have a wide range of sizes and are not in conformance with modern planning standards. A total of two parcels are undeveloped and not supporting agricultural use, **resulting in functional and economic obsolescence in the Area**. The **Redevelopment Area** would need to be properly subdivided (as per the *Waverly Subdivision Regulations*) to support future development.

Conclusion.

A strong presence of Factor exists for improper subdivision or obsolete platting in the Redevelopment Area.

(10) The Existence of Conditions Which Endanger Life or Property by Fire and Other Causes.

1. Age & Deterioration of Buildings/Structures.

The average age of residential structures in the **Redevelopment Area** is estimated to be **42.9 years**, thus estimated to be **40+ years of age** (built in or prior to 1984) based on the results of the **Structural/Site Conditions Survey**. Three of the 17 primary and secondary structures in the **Redevelopment Area** were rated as **deteriorating with minor or major defects**.

2. Lack of Adequate Municipal Infrastructure.

Existing water and sewer mains within the **Redevelopment Area** were described by City Staff as being in **“good”** condition. However, to support new development activities in underdeveloped portions of the **Area**, the installation of new water and sanitary sewer mains/connections meeting current standards will be required.

3. Overall Site Condition/Functionally & Economically Obsolete Uses

The **Structural/Site Conditions Survey** identified **three parcels, or 30 percent** to be in a **“fair”** condition. Parcels in the **Area** are underdeveloped and will require the installation of individual connections to water and sanitary sewer mains, as well as public streets and sidewalks, or contain a structure found to exist with minor or major defects.

Conclusion.

The conditions which endanger life or property by fire and other causes are a strong presence of Factor throughout the Redevelopment Area.

(11) Other Environmental and Blighting Factors.

The **Nebraska Community Development Law** includes a statement of purpose regarding additional criterion for identifying blight, viz., "economically or socially undesirable land uses." Conditions which are considered to be economically and/or socially undesirable include: (a) incompatible uses or mixed-use relationships, (b) economic obsolescence, and c) functional obsolescence. For purpose of this analysis, functional obsolescence relates to the physical utility of a structure and economic obsolescence relates to a property's ability to compete in the market place. These two definitions are interrelated and complement each other.

A total of **five parcels**, or **50 percent** of the **10 total parcels** in the **Redevelopment Area**, **lack sidewalks**. The absence of a sufficient sidewalk system in the Area prohibits the safe and efficient movement of pedestrian traffic and creates a potentially hazardous situation with motorists.

Four total parcels in the **Redevelopment Area** maintain parking surfaces in **“Fair” to “Poor”** condition. This includes one parcel with a concrete/gravel surface parking lot and three additional parking areas with severely cracking and crumbling concrete. Significant issues with these parking areas can potentially create unsafe accessibility issues with both motorists and pedestrians.

An open storm water drainage ditch exists through the center of the **Redevelopment Area**. This ditch, while serving a purpose of collecting runoff from nearby properties, also creates an environment where pests and litter can collect, thus creating an undesirable use of land in the **Area**.

Evidence of **functionally undesirable land uses and economic obsolescence** include two parcels in the **Redevelopment Area** being underdeveloped land with the potential to support more valuable, tax-contributing development than current uses. A continued lack of maintenance and upkeep will substantially hinder future development/redevelopment efforts of these properties.

Conclusion.

Other Environmental Blighting Factors are a strong presence throughout the Redevelopment Area, containing functionally and economically obsolete parcels.

(12) Additional Blighting Conditions.

According to the definition set forth in the **Nebraska Community Development Law**, Section 18-2102, in order for an area to be determined "blighted" it must contain at least one of the five conditions identified below:

1. Unemployment in the designated blighted and substandard area is at least one hundred twenty percent of the state or national average;
2. **The average age of the residential or commercial units in the area is at least forty years;**
3. More than half of the plotted and subdivided property in the area is unimproved land that has been within the City for forty years and has remained unimproved during that time;
4. The per capita income of the designated blighted and substandard area is lower than the average per capita income of the Village or City in which the area is designated; or
5. The area has had either stable or decreasing population based on the last two decennial censuses.

One of the aforementioned criteria is prevalent throughout the designated blighted areas.

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

The average age of structures in the **Redevelopment Area** is estimated to be **42.9 years**, thus estimated to be **40+ years of age** (built in or prior to 1984) based on the results of the **Structural/Site Conditions Survey**.

Conclusion.

The criteria of average age of residential or commercial units in the area is at least 40 years of age is present in the Redevelopment Area. One of the five additional blighting conditions has a strong presence in the Redevelopment Area.

APPENDIX

**Structural/Site Conditions
Survey Form**

Parcel # _____
Address: _____

Section I: EXISTING LAND USE.

1. Type of Units: ___ SF ___ MF ___ Mobile Home
2. Vacant Parcel: _____ Developable _____ Undevelopable
3. Non-residential Use: _____ Commercial _____ Industrial _____ Public
4. Mixed Use _____
5. Occupied _____ Vacant _____

Section II: STRUCTURAL COMPONENTS.

	Primary Components	(Critical) Dilapidated	(Major) Deteriorating	Minor	None	Sound
1	Roof					
2	Wall Foundation					
3	Foundation					
_____ Concrete _____ Stone _____ Rolled Asphalt _____ Brick _____ Other						
	Secondary Components	(Critical) Dilapidated	(Major) Deteriorating	Minor	None	Sound
4	Roof					
_____ Asphalt Shingles _____ Rolled Asphalt _____ Cedar _____ Combination _____ Other						
5	Chimney					
6	Gutters, Downspouts					
7	Wall Surface					
_____ Wood _____ Masonry _____ Siding _____ Stucco _____ Combination _____ Other						
8	Paint					
9	Doors					
10	Windows					
11	Porches, Steps, Fire Escape					
12	Driveways, Side Condition					

Final Rating:

_____ Sound _____ Deficient-Minor _____ Deficient-Major _____ Dilapidated
Built Within: _____ 1 year _____ 1-5 years _____ 5-10 years
 _____ 10-20 years _____ 20-40 years _____ 40-100 years _____ 100+ years

Section III: PARCEL/SITE COMPONENTS

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

Waverly, Nebraska - South Central Redevelopment Area						
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	VACANT	OTHER
AGE OF STRUCTURE						
1-5 Years	0	0.0%	0	0	N/A	0
5-10 Years	0	0.0%	0	0	N/A	0
10-20 Years	0	0.0%	0	0	N/A	0
20-40 Years	8	47.1%	5	2	N/A	1
40-100 Years	9	52.9%	3	5	N/A	1
100+ Years	0	0.0%	0	0	N/A	0
TOTAL	17	100.0%	8	7	N/A	2
FINAL STRUCTURAL RATING						
Sound	14	82.4%	8	5	N/A	1
Deficient Minor	2	11.8%	0	1	N/A	1
Deficient Major	1	5.9%	0	1	N/A	0
Substandard	0	0.0%	0	0	N/A	0
TOTAL	17	100.0%	8	7	N/A	2
STREET CONDITION						
None	0	0.0%	0	0	0	0
Excellent	0	0.0%	0	0	0	0
Good	6	60.0%	1	2	2	1
Fair	3	30.0%	0	2	0	1
Poor	1	10.0%	0	1	0	0
TOTAL	10	100.0%	1	5	2	2
SIDEWALK CONDITION						
None	5	50.0%	0	2	2	1
Excellent	0	0.0%	0	0	0	0
Good	5	50.0%	1	3	0	1
Fair	0	0.0%	0	0	0	0
Poor	0	0.0%	0	0	0	0
TOTAL	10	100.0%	1	5	2	2
DEBRIS						
Major	0	0.0%	0	0	0	0
Minor	0	0.0%	0	0	0	0
None	10	100.0%	1	5	2	2
TOTAL	10	100.0%	1	5	2	2
OVERALL SITE CONDITION						
Excellent	1	10.0%	0	0	1	0
Good	6	60.0%	1	3	0	2
Fair	3	30.0%	0	2	1	0
Poor	0	0.0%	0	0	0	0
TOTAL	10	100.0%	1	5	2	2

Waverly, Nebraska - South Central Redevelopment Area						
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	VACANT	OTHER
DOORS						
Sound	13	76.5%	6	6	N/A	1
None	0	0.0%	0	0	N/A	0
Minor	4	23.5%	2	1	N/A	1
Substandard	0	0.0%	0	0	N/A	0
Critical	0	0.0%	0	0	N/A	0
TOTAL	17	100.0%	8	7	N/A	2
WINDOWS						
Sound	9	52.9%	4	5	N/A	0
None	6	35.3%	4	1	N/A	1
Minor	2	11.8%	0	1	N/A	1
Substandard	0	0.0%	0	0	N/A	0
Critical	0	0.0%	0	0	N/A	0
TOTAL	17	100.0%	8	7	N/A	2
STREET TYPE						
None	0	0.0%	0	0	0	0
Concrete	2	20.0%	1	1	0	0
Asphalt	8	80.0%	0	4	2	2
Gravel	0	0.0%	0	0	0	0
Dirt	0	0.0%	0	0	0	0
Brick	0	0.0%	0	0	0	0
TOTAL	10	100.0%	1	5	2	2
PORCHES...						
Sound	8	47.1%	5	2	N/A	1
None	0	0.0%	0	0	N/A	0
Minor	8	47.1%	3	4	N/A	1
Substandard	1	5.9%	0	1	N/A	0
Critical	0	0.0%	0	0	N/A	0
TOTAL	17	100.0%	8	7	N/A	2
PAINT						
Sound	2	11.8%	0	2	N/A	0
None	10	58.8%	5	4	N/A	1
Minor	4	23.5%	3	0	N/A	1
Substandard	1	5.9%	0	1	N/A	0
Critical	0	0.0%	0	0	N/A	0
TOTAL	17	100.0%	8	7	N/A	2
DRIVEWAY						
Sound	8	47.1%	8	0	N/A	0
None	0	0.0%	0	0	N/A	0
Minor	7	41.2%	0	6	N/A	1
Substandard	2	11.8%	0	1	N/A	1
Critical	0	0.0%	0	0	N/A	0
TOTAL	17	100.0%	8	7	N/A	2

Waverly, Nebraska - South Central Redevelopment Area						
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	VACANT	OTHER
ROOF STRUCTURE						
Sound	17	100.0%	8	7	N/A	2
None	0	0.0%	0	0	N/A	0
Minor	0	0.0%	0	0	N/A	0
Substandard	0	0.0%	0	0	N/A	0
Critical	0	0.0%	0	0	N/A	0
TOTAL	17	100.0%	8	7	N/A	2
WALL FOUNDATION						
Sound	17	100.0%	8	7	N/A	2
None	0	0.0%	0	0	N/A	0
Minor	0	0.0%	0	0	N/A	0
Substandard	0	0.0%	0	0	N/A	0
Critical	0	0.0%	0	0	N/A	0
TOTAL	17	100.0%	8	7	N/A	2
FOUNDATION						
Sound	0	0.0%	0	0	N/A	0
None	17	100.0%	8	7	N/A	2
Minor	0	0.0%	0	0	N/A	0
Substandard	0	0.0%	0	0	N/A	0
Critical	0	0.0%	0	0	N/A	0
TOTAL	17	100.0%	8	7	N/A	2
FOUNDATION TYPE						
Concrete	0	0.0%	0	0	N/A	0
Stone	0	0.0%	0	0	N/A	0
Rolled Asphalt	0	0.0%	0	0	N/A	0
Brick	0	0.0%	0	0	N/A	0
Other/None	17	100.0%	8	7	N/A	2
TOTAL	17	100.0%	8	7	N/A	2
ROOF SURFACE						
Sound	14	82.4%	6	6	N/A	2
None	0	0.0%	0	0	N/A	0
Minor	3	17.6%	2	1	N/A	0
Substandard	0	0.0%	0	0	N/A	0
Critical	0	0.0%	0	0	N/A	0
TOTAL	17	100.0%	8	7	N/A	2
ROOF TYPE						
Asphalt Shingles	6	35.3%	4	1	N/A	1
Rolled Asphalt	4	23.5%	3	0	N/A	1
Cedar	0	0.0%	0	0	N/A	0
Combination	0	0.0%	0	0	N/A	0
Other	7	41.2%	1	6	N/A	0
TOTAL	17	100.0%	8	7	N/A	2

Waverly, Nebraska - South Central Redevelopment Area						
	TOTAL	PERCENT	RESIDENTIAL	COMMERCIAL	VACANT	OTHER
CHIMNEY						
Sound	0	0.0%	0	0	N/A	0
None	17	100.0%	8	7	N/A	2
Minor	0	0.0%	0	0	N/A	0
Substandard	0	0.0%	0	0	N/A	0
Critical	0	0.0%	0	0	N/A	0
TOTAL	17	100.0%	8	7	N/A	2
GUTTER, DOWNSPOUTS						
Sound	4	23.5%	3	1	N/A	0
None	8	47.1%	2	4	N/A	2
Minor	5	29.4%	3	2	N/A	0
Substandard	0	0.0%	0	0	N/A	0
Critical	0	0.0%	0	0	N/A	0
TOTAL	17	100.0%	8	7	N/A	2
WALL SURFACE						
Sound	10	58.8%	6	3	N/A	1
None	0	0.0%	0	0	N/A	0
Minor	7	41.2%	2	4	N/A	1
Substandard	0	0.0%	0	0	N/A	0
Critical	0	0.0%	0	0	N/A	0
TOTAL	17	100.0%	8	7	N/A	2
WALL SURFACE TYPE						
Frame	1	5.9%	0	0	N/A	1
Masonry	2	11.8%	0	1	N/A	1
Siding	1	5.9%	0	1	N/A	0
Stucco	0	0.0%	0	0	N/A	0
Combination	13	76.5%	8	5	N/A	0
Other	0	0.0%	0	0	N/A	0
TOTAL	17	100.0%	8	7	N/A	2
PARKING SURFACE						
None	0	0.0%	0	0	2	0
Concrete	5	50.0%	1	4	0	0
Asphalt	1	10.0%	0	0	0	1
Gravel	2	20.0%	0	1	0	1
Dirt	0	0.0%	0	0	0	0
Brick	0	0.0%	0	0	0	0
TOTAL	10	100.0%	1	5	2	2
PARKING SPACES						
None	0	0.0%	0	0	2	0
1 to 2	0	0.0%	0	0	0	0
3 to 5	1	10.0%	0	1	0	0
6 to 10	0	0.0%	0	0	0	0
11 to 20	3	30.0%	0	3	0	0
21 or More	4	40.0%	1	1	0	2
TOTAL	10	100.0%	1	5	2	2

**PLANNING COMMISSION OF THE
CITY OF WAVERLY, NEBRASKA**

RESOLUTION NO. 24-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WAVERLY, NEBRASKA, MAKING RECOMMENDATIONS WITH RESPECT TO DECLARATION OF AN AREA AS BLIGHTED AND SUBSTANDARD PURSUANT TO THE NEBRASKA COMMUNITY DEVELOPMENT LAW.

WHEREAS, the City Council of the City of Waverly, Nebraska, has requested the Planning Commission to recommend whether an area of the City as described on the attached **Exhibit A** (the “Redevelopment Area”) should be declared as blighted and substandard in accordance with Sections 18-2101 through 18-2155 of the Nebraska Revised Statutes, as amended (the “Act”);

WHEREAS, the City has presented to this Planning Commission a Blight and Substandard Study prepared by Hanna Keelan Associates for the Redevelopment Area;

WHEREAS, the City has previously adopted and has in place a General Redevelopment Plan for the City within the meaning of Section 18-2110 of the Act.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Waverly, Nebraska that the Planning Commission has reviewed the study for the Redevelopment Area described on **Exhibit A** attached to this Resolution.

BE IT FURTHER RESOLVED, that the Planning Commission recommends declaration of the Redevelopment Area as blighted and substandard.

BE IT FURTHER RESOLVED, that any resolution passed and approved prior to the passage, approval and publication of this Resolution which is in conflict with the terms and provisions of this Resolution is repealed to the extent of such conflict. This Resolution shall take effect and be in force and effect from and after its passage, approval and publication as required by law. The provisions of this resolution are separable, and the invalidity of any phrase, clause, or part of this Resolution shall not affect the validity or effectiveness of the remainder of this Resolution.

Passed and approved by the Planning Commission this ____ day of December, 2024.

Planning Commission of the City of
Waverly, Nebraska

By: _____
Chairperson

EXHIBIT A

The Redevelopment Area consists of the following property within the City of Waverly, Lancaster County, Nebraska:

An area of the City generally described as parcels bounded by Highway 6 on the northwest, Cannongate Road and Deer Park Road on the west, Amberly Road on the south, the east boundary of the City-owned property on Holley Drive on the east, and the north boundary of the City-owned property on Holley Drive on the north. The area includes all or a portion of the following parcels as identified by Lancaster County Assessor by the following Parcel Numbers: 2421101004000, 2421111001000, 2421103001000, 2421104002000, 2416321001000, 2421200012000, 2421107010000, 242116001000, 2421108001000, and 2421116002000.

A map of the Redevelopment Area is attached hereto and incorporated herein.

4929-0192-5639, v. 1

REDEVELOPMENT AREA #1 – AMENDMENT #2 WAVERLY, NEBRASKA

