

Blighted and Substandard  
Determinational Study and  
Redevelopment Plan

## City of Imperial, Nebraska

September, 2007



# BLIGHTED AND SUBSTANDARD DETERMINATIONAL STUDY AND REDEVELOPMENT PLAN

City of Imperial, Nebraska  
September 2007

## Part A – Blighted and Substandard Determination Study

### Purpose of the Study

The purpose and intent of this study is to determine whether all or part of each designated Redevelopment Study Area qualifies as blighted and substandard within the definition set forth in the Nebraska Community Development Law, Section 18-2103. This study examines conditions relating to structures and buildings, land use, and infrastructure within each study area to determine areas eligible for redevelopment under the Nebraska Community Development Law. While the City is allowed to review the entire area within its corporate boundary, only specific areas within the City have been or can be selected for redevelopment because of the blighted and substandard requirements under the Nebraska Community Development Law.

Five (5) Redevelopment Areas were identified and the findings in this study are based on surveys and analyses conducted for each of the five (5) Redevelopment Areas.

*Redevelopment Study Area (Site 1):* This redevelopment study area is bordered by 13<sup>th</sup> Street on the North and the approximate middle of the block to the south. The area is currently the site of the Chase County storage yard. The site is approximately 2.5 acres in size. The legal description of the area is as follows:

North ½ Block 1, Burtch Addition, and North ½ Block 11 Goodrich Addition, City of Imperial, Nebraska.

*Redevelopment Study Area (Site 2):* This redevelopment area consists of a tract of land situated between US Highway 6 and South Street to the north and the south section line of Section 9 in the southeastern fringe of the community. The site is the future home of an ethanol plant, and contains approximately 245.60 acres. The legal description is as follows:

That part of the East ½ of Section 9, Township 6 North, Range 38 West of the 6<sup>th</sup> P.M. Chase County Nebraska, which lies South and westerly of the CB&Q Railroad right-of-way except tracts conveyed to the Village of Imperial in Book 6, Page 620, Book 6, Page 670, and Book 14, Page 599; and tracts conveyed in Book 16, Page 253, Book 21, Page 408, Book 21, Page 473, and Book 23, Page 179. Being more particularly described as follows:

Beginning at the South ¼ corner of said Section 9; thence N00°00'18"W on the West line of the SE ¼ of said Section 9, a distance of 1,454.56 feet to the south line of record tract, Deed Book 14, page 599, thence N89°50'27"E along said record tract, a distance of 777.53 feet, thence N00°09'33"W along said record tract, a distance of 185.75 feet; thence N89°50'27" East along said record tract, a distance of 541.63 feet, thence N00°19'13"E along said record tract, a distance of 1,000.04 feet to the North line of the SE ¼ of said Section 9, thence S89°50'27"W along said record tract a distance of 1,302.33 feet, thence N00°02'30"E and 22 feet East of and parallel with the West line of the NE ¼ of said Section 9, a distance of 1,874.38 feet to the South line of record tract, Deed Book 6 page 620, thence S89°57'30"E along said record tract, a distance of 186.71 feet, thence N00°02'30"E along said record tract, a distance of 208.71 feet, thence N89°57'30"W along said record tract, a distance of 178.71 feet to the East line of record tract, Deed Book 6, page 670, thence N00°02'30"E along said record tract and 30 feet East of and parallel with the West line of the NE ¼ of said Section 9, a distance of 49.37 feet to the Southwest corner of record tract, Deed Book 16, page 253, thence S89°54'25"E along said record tract, a distance of 997.93 feet, thence N00°16'32"E along said record tract, a distance of 499.08 feet to the South right-of-way line of South Street, Thence S89°49'20"E on the South right of way line of South Street a distance of 164.17 feet to the CB&Q Railroad right-of-way, thence S62°25'21"E on the CB&Q Railroad right-of-way a distance of 808.78 feet to the west line of record tract, Deed Book 21, page 473, thence S00°04'09"E along said record tract a distance 834.65 feet, thence N89°56'00"E along said record tract, a distance of 275.04 feet, , thence S00°05'41"E along the public right of way line and the West line of record tract, Deed Book 23, page 179, a distance of 385.18 feet, thence N89°55'51"E along said record tract, a distance of 457.78 feet to the East line of said Section 9, thence S00°04'09"E on the east line of the said Section 9, a distance of 3,679.26 feet to the Southeast Corner of Section 9, thence N89°56'13"W on the South line of said Section 9 a distance of 2,618.62 feet to the South ¼ Corner and the Point of Beginning.

*Redevelopment Study Area (Site 3):* This redevelopment study area consists of the Central Business District. The area is more clearly identified as the blocks between Court and Wellington Streets, as well as US Highway 6 and 8th Street. The area is 31 acres in size. The legal description for the area is as follows:

Lots 1-12, Block 6; Lots 7-18, Block 10; Lots 1-12, Block 11; Block 14; Block 15; Block 18; Block 19; Block 22; Block 23; Block 26; and Block 27; Railroad Addition, City of Imperial, Nebraska.

*Redevelopment Study Area (Site 4):* This redevelopment study area consists of the properties along Nebraska Highway 61 and US Highway 6. The area is 200 acres in size. The area is more clearly identified as the blocks between 12<sup>th</sup> Street on the north; Nebraska Highway 61 on the east; US Highway 6 on the south and southwest; and the streets of Longhorn and Wellington to the west. The legal description is as follows:

Beginning at a Point that is the NE corner of the NE ¼ of Section 4; thence South along the Right of Way of Nebraska Highway 61 5,456 feet; thence NW along the Right of Way of US Highway 6 4,398 feet; thence East 300 feet; thence North 906 feet; thence East 316 feet; thence South 135 feet; thence East 446 feet; thence South 290 feet; thence West 416; thence

South 690 feet; thence East 663.3; thence North 630 feet; thence East 764.57 feet; thence North 419.09 feet; thence East 430 feet; North 1,263.5 feet; thence West 360; thence North 1,243 feet; thence East 968 feet to the Point of Beginning; Section 9 Township 6 North, Range 38 West City of Imperial, Nebraska.

*Redevelopment Study Area (Site 5):* This redevelopment study area consists of the properties between Grant Street and US Highway 6 adjacent to the northern municipal boundary. This area is 51 acres in size. The legal description is as follows:

Beginning at a Point in the NW ¼ of Section 33 that is 1,200 feet west of the SW corner of said section; thence West 1,200 feet; thence North 2,325 feet; thence East 1050 feet; thence SE along the Right of Way of US Highway 6 to the Point of Beginning; Section 33, Township 7 North, Range 38 West; City of Imperial, Nebraska.

Please refer to the attached map for a graphical illustration of the locations of each area. At the present time, the City has approximately 1,876 acres within its corporate boundary. If the City were to declare all five of the areas as being blighted and substandard, 530 acres would fall within the designation, which equates to 28.3% of the area within the municipal boundary being declared blighted and/or substandard.

This Imperial Blight and Substandard Study is intended to give the Community Redevelopment Authority (CRA) and City Council the basis for determining the existence of blighted and substandard conditions within the proposed study areas. Through this process, the City will attempt to eliminate economic and/or social concerns, which are detrimental to the future public health, safety, morals and general welfare of the entire community as well as the surrounding region.

The findings of this Blight and Substandard Study will guide the structure of the Redevelopment Plan for the community concerning each of the Study Areas. The proposed Redevelopment Plan contains, in accordance with the provisions of Nebraska Community Development Law, local objectives regarding appropriate land uses, improved traffic circulation, trails and bike paths, economic development activities, public utilities and other public improvements. The proposed requirements in each redevelopment area shall include:

- Boundaries delineating the blighted and substandard study areas (including existing uses and conditions of the property within the area),
- Land Use Plan for the area including proposed changes to the Land Use Plan
- Modifications to public facilities and/or infrastructure required to service the area after redevelopment,
- Indication of the densities of population, land coverage, intensities of uses in the proposed redevelopment areas,
- Proposed changes to the Zoning Ordinance and/or Map,
- Site plans for any proposed redevelopment projects, and,
- Conditions which qualify the area as blighted and substandard.

The Study Areas were chosen for a number of reasons, including:

1. The potential for redevelopment activities within the selected areas,
2. Areas adjacent to the Study Areas that contain a high potential for future development and/or would represent a strong potential for redevelopment, and
3. The need for redevelopment of an area due to specific existing conditions.
4. The ability of the City to declare areas outside its corporate boundary blighted and substandard under state statutes if related to a commercial agricultural enterprise.
5. The ability to preserve and enhance adjacent areas through the redevelopment of selected sites.

## **BASIS FOR BLIGHTED AND SUBSTANDARD DETERMINATION**

### **Substandard Area**

As set forth in Section 18-2103 of the Nebraska Revised Statutes, 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 one or more of the following factors:

1. Dilapidated/deterioration;
2. Age or obsolescence;
3. Inadequate provision for ventilation, light, air sanitation, or open spaces;
4. Existence of conditions that endanger life or property by fire or other causes:
  - (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 that are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, and is detrimental to the public health, safety, morals or welfare.

This evaluation included a survey of each Study Area, a parcel-by-parcel land use inventory, a field reconnaissance of all areas, conversations with City staff and a review of pertinent reports, including the Imperial Comprehensive Development Plan and additional documents containing information that could substantiate the existence of substandard conditions. Specifically, the statute reads:

***“Substandard areas shall mean 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.”*

### **Blighted Area**

Section 18-2103 of the Nebraska Revised Statutes explicitly details the qualities of a blighted area. A blighted area shall mean an area, which by reason of the presence of one or more of the following factors:

1. A substantial number of deteriorated or deteriorating structures;
2. Existence of defective or inadequate street layout;
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
4. Unsanitary or unsafe conditions
5. Deterioration of site or other improvements
6. Diversity of ownership;
7. Tax or special assessment delinquency exceeding the fair value of the land;
8. Defective or unusual conditions of title;
9. Improper subdivision or obsolete platting;
10. The existence of conditions that 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 of its present conditions and use; and in which at least one or more of the following conditions exist:
  - a. Unemployment in the study or designated Blighted area is at least one hundred twenty percent of the state or national average
  - b. The average age of the residential or commercial units in the area is at least 40 years;
  - c. More than half of the platted and subdivided property in an area is unimproved land that has been within the City for 40 years and remained unimproved during that time;
  - d. The per capita income of the study or designated blighted area is lower than the average per capita income of the City in which the area is designated; or
  - e. The area has had either stable or decreasing population based on the last two decennial censuses.

Our evaluation was made on the basis that existing blighted and substandard factors must be present to an extent which would lead reasonable persons to conclude public intervention is appropriate or necessary to assist with any redevelopment activities. Specifically, the statute reads:

*“Blighted area shall mean an area, which (a) 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, unsanitary 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.”*

This section of the report outlines the land-use, building, infrastructure, and structure conditions found within each study area. This section will review existing conditions based upon the statutory definitions, and will explain identified contributing factors.

Generally, conditions regarding infrastructure were noted to be not present, poor, fair, or good. Where structural/building conditions are evaluated, individual structures are rated in accordance with the following rating schedule: No Problem, Adequate Condition, Deteriorating Condition, or Dilapidated Condition. The following descriptions define the rating schedule used to assess and evaluate building and structure conditions:

#### **Sound/Good**

- No structural or aesthetic problems are visible.

#### **Adequate Condition**

- Slight damage to porches, steps, roofs etc. is present on the structure,
- Slight wearing away of mortar between bricks, stones, or concrete blocks,
- Small cracks in walls or chimneys,
- Cracked windows,
- Lack of paint, and
- Slight wear on steps, doors, and door and window frames.

### Deteriorating Condition

- Holes, open cracks, rotted, loose, or missing materials in parts of the foundation, walls (up to ¼ of the wall), or roof (up to ¼ of roof),
- Shaky, broken, or missing steps or railings,
- Numerous missing and cracked window panes,
- Some rotted or loose windows or doors (no longer wind- or water-proof),
- Missing bricks or other masonry of chimney, and
- Makeshift (un-insulated) chimney.

### Dilapidated Condition

- Holes, open cracks, or rotted, loose or missing material (siding, shingles, brick, concrete, tiles, plaster, floor) over large areas of foundation, on walls or on roof,
- Substantial sagging of roof, floors, or walls,
- Extensive damage by fire, flood or storm, and
- Inadequate original construction such as makeshift walls, roofs made of scrap materials, foundations or floors lacking, or converted barns, sheds, and other structures not adequate for housing.

### Conclusion (Site 1)

**The Study findings support a blighted and substandard designation for the Redevelopment Study Area (Site 1). The presence of blighted and substandard factors would indicate the study area is in need of revitalization and improvement to ensure it positively contributes to the physical, economic, and social well being of the City of Imperial. Our findings indicate the Redevelopment Study Area has not been subject to comprehensive, sufficient growth and development through investment by the private sector nor would the area be reasonably anticipated to be developed without (but for) the potential aid provided in the Nebraska Community Development Law.**



**Photo 1: Aged and dilapidated buildings provide evidence for substandard determination in Site 1.**



## **Substandard Factors**

### *Redevelopment Study Area 1 (Site 1)*

In this study area three substandard factors are present to a reasonable extent. The first substandard factor involves the conditions of the buildings within the redevelopment study area. Based on a comprehensive site analysis, at least 25% of the structures in the area are either dilapidated or deteriorated. The second factor involves the age of the structures within the redevelopment study area. At the present time, at least 25% of the buildings within this area are between 40 and 100 years old. The third substandard factor involves the existence of conditions which endanger life or property by fire and other causes. A significant portion of the redevelopment study area lacks quality and/or paved roadways and appropriate pedestrian infrastructure. Many of the sidewalks are poorly maintained, uneven, and lack curb cuts. The redevelopment study area lacks a consistent sidewalk network, and the absence of sidewalks within the area fails to meet Americans with Disabilities Act (ADA) standards. Additionally, the structures that are in a dilapidated state are fire hazards as well as breeding grounds for vermin and disease.



**Photo 2: Lack of pedestrian and other infrastructure impairs the sound growth of the community in Site 1.**

## **Blighted Factors**

### *Redevelopment Study Area 1 (Site 1)*

Of the twelve blighted factors set forth in the Nebraska Community Development Law, five are present to a strong extent. The blighting factors that are present are reasonably distributed throughout the redevelopment study area.

### Strong Presence

- Improper and/or obsolete platting
- Existence of defective or inadequate lot layout
- Deterioration of site or other improvements
- Any combination of such factors that substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability
- Is detrimental to the public health, safety, morals, or welfare of its present condition or use
  - There are structures in the area that are in a dilapidated state
  - There are inoperable vehicles and other debris that have accumulated in the area

### Conclusion (Site 2)

**Our findings support a blighted and substandard designation for the Redevelopment Study Area (Site 2). The presence of blighted and substandard factors indicates the study area is in need of revitalization and improvement to ensure it positively contributes to the physical, economic, and social well being of the City of Imperial. The results of the study indicate that the Redevelopment Study Area has not been subject to comprehensive, sufficient growth and development through investment by the private sector nor would the area be reasonably anticipated to be developed without (but for) aid provided in the Nebraska Community Development Law.**



**Photo 3: Inadequate pedestrian lighting combined with poor pedestrian infrastructure pose a danger to local citizens, as does the possibility of standing water, Site 2.**



**Photo 4: Lack of infrastructure impairs economic growth within the community, Site 2**

## **Substandard Factors**

### *Redevelopment Study Area 2 (Site 2)*

In this redevelopment study area two of the substandard factors are present to a reasonable extent. These substandard factors involve those items that contribute to the transmission of disease, ill health, and/or is detrimental to the public health and safety. Due to the lack of adequate drainage, the potential for standing water is substantial, which in turn can lead to the breeding of mosquitoes that could carry disease. In addition, a significant portion of the redevelopment study area lacks quality pedestrian infrastructure. The redevelopment study area lacks a consistent sidewalk network, and the absence of sidewalks within the area fails to meet ADA standards.

## **Blighted Factors**

### *Redevelopment Study Area 2 (Site 2)*

Of the twelve blighted factors set forth in the Nebraska Community Development Law, five (5) are present to a strong extent. The blighting factors present are reasonably distributed throughout the redevelopment study area.

## **Strong Presence**

- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness
- Unsanitary or unsafe conditions
  - Lack of a consistent sidewalk network
  - Inadequate drainage patterns
- Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations and constitutes an economic or social liability
  - The site is three large tracts of land that support only industrial land uses due to the adjacent land uses.
  - The only structures on the site are grain storage bins and electric poles.
  - The area has seen little development during the last 20 years.
- Deterioration of site or other improvements
  - Poor road conditions
  - Lack of sidewalks, curb, and gutter
  - Lack of interior road network

- Is detrimental to the public health, safety, and welfare due to a stagnant and/or decreasing population during the last two decennial censuses
  - The site has seen little to no population growth during the last two censuses.

### **Conclusion (Site 3)**

**Our findings support a blighted and substandard designation for the Redevelopment Study Area (Site 3). The presence of blighted and substandard factors indicates the study area is in need of revitalization and improvement to ensure it will positively contribute to the physical, economic, and social well being of the city of Imperial. The results of the study indicate that the Redevelopment Study Area has not been subject to comprehensive, sufficient growth and development through investment by the private sector nor would the area be reasonably anticipated to be developed without (but for) the aid provided in the Nebraska Community Development Law.**

### **Substandard Factors**

#### *Redevelopment Study Area 3 (Site 3)*

In this redevelopment study area two of the substandard factors are present to a reasonable extent. One of the substandard factors involves the existence of the dilapidated/deteriorated structures. Another factor is the presence of aged and obsolete structures. Approximately 50% of the area contains structures over 40 years old at the present time. Additionally, some of the structures have a lack of accessibility that could be detrimental to public health and safety, due to the failure to meet ADA standards.



**Photo 5: Future development in this area should be done in a manner that compliments existing businesses and improves building aesthetics, Site 3**

## **Blighted Factors**

### *Redevelopment Study Area 3 (Site 3)*

Of the twelve blighted factors set forth in the Nebraska Community Development Law, four (4) are present to a strong extent. The blighting factors that are present are reasonably distributed throughout the redevelopment study area.

## **Strong Presence**

- A substantial number of deteriorated structures
  - Approximately 50% of the structures are over 40 years old.
- Unsanitary or unsafe conditions
  - Lack of pedestrian lighting
- Improper subdivision or obsolete platting
  - Many of the lots are only 25 feet wide
- Deterioration of site or other improvements
  - Condition of curb and gutter on side streets
  - Condition of pavement on Broadway

## **Conclusion (Site 4)**

**Our findings support a blighted and substandard designation for the Redevelopment Study Area (Site 4). The presence of blighted and substandard factors indicates the study area is in need of revitalization and improvement to ensure it will positively contribute to the physical, economic, and social well being of the city of Imperial. Our findings indicate the Redevelopment Study Area has not been subject to comprehensive, sufficient growth and development through investment by the private sector nor would the area be reasonably anticipated to be developed without (but for) the potential aid provided in the Nebraska Community Development Law.**



**Photo 6: While sidewalks have been improved, some sections of curb and gutter, as well as street surfaces, need improvement, Site 3**

## **Substandard Factors**

### *Redevelopment Study Area 4 (Site 4)*

In this redevelopment study area only one substandard factor is present to a reasonable extent. Because much of the area is undeveloped and contains large tracts of land, the potential exists for conditions that are detrimental to the public health, safety, and welfare of the community.

In addition, while the majority of structures in the area are in adequate condition, approximately 41% are noted to be in either deteriorated or dilapidated condition. While that is not the majority of structures in the area, it is a factor in the overall condition of the area.

## **Blighted Factors**

### *Redevelopment Study Area 4 (Site 4)*

Of the twelve blighted factors set forth in the Nebraska Community Development Law, six (6) are present to a strong extent. The blighting factors present are reasonably distributed throughout the redevelopment study area.

## **Strong Presence**

- Faulty street and lot layout
  - A number of lots are a single block for large industrial uses
  - The areas with large lots do not contain access points and/or cross streets
- Unsanitary or unsafe conditions
  - Lack of pedestrian lighting
  - Significant amount of weeds/other vegetation
  - Lack of sidewalk in most of the area



**Photo 7: Future development in the area is dependant on the provision of infrastructure to all sections of the study area, as well as the rehabilitation of deteriorated buildings, Site 4. Source: Google Earth**  
**Note: Street names may not reflect actual street designations as shown on official City or Plat maps.**

- Improper subdivision or obsolete platting
  - Many of the lots are very large
  - The majority of the lots have remain undeveloped for at least 20- years
  - Many of the lots are a single block
- Deterioration of site or other improvements
  - Lack of curb and gutter on many streets
  - Condition of pavement on most streets
  - Lack of sidewalk in most of the area
- Issues that detrimental to the public health, safety, and general welfare,
  - More than half of the property in the area has remained undeveloped
- Issues that impair the sound growth of the community
  - Lack platted lots for new development
  - The center of the area is undeveloped, leaving a large vacant area between the development along Highway 61 and the rest of the community



**Photo 8: While there are some streets in the area, primarily US Highway 6 and Nebraska Highway 61, most of the area contains poor or obsolete platting patterns as well as deteriorated streets and buildings, Site 4.**

### **Conclusion (Site 5)**

**Our findings support a blighted and substandard designation for the Redevelopment Study Area (Site 5). The presence of blighted and substandard factors indicates the study area is in need of revitalization and improvement to ensure that it will positively contribute to the physical, economic, and social well being of the city of Imperial. Our findings indicate the Redevelopment Study Area has not been subject to comprehensive, sufficient growth and development through investment by the private sector nor would the area be reasonably anticipated to be developed without (but for) the potential aid provided in the Nebraska Community Development Law.**

## **Substandard Factors**

### *Redevelopment Study Area 5 (Site 5)*

In this redevelopment study area one (1) of the substandard factors is present to a reasonable extent. There are four (4) structures in the area, with approximately 50% noted to be in either deteriorated or dilapidated condition. While that is not the majority of structures in the area, it is a significant factor in the overall condition of the area.

## **Blighted Factors**

### *Redevelopment Study Area 5 (Site 5)*

Of the twelve blighted factors set forth in the Nebraska Community Development Law, four are present to a strong extent. The blighting factors that are present are reasonably distributed throughout the redevelopment study area.

## **Strong Presence**

- Faulty street and lot layout
  - The area is a combination of two tracts of land, one of which is approximately 90% of the area.
  - The area currently has only one access/egress point
- Unsanitary or unsafe conditions
  - Lack of pedestrian lighting
  - Lack of sidewalk in most of the area
- Improper subdivision or obsolete platting
  - Most of the area is a single large lot
  - The majority of the lots have remain undeveloped for at least 20- years
- Deterioration of site or other improvements
  - Lack of curb and gutter
  - lack of interior streets
  - Lack of sidewalk
  - Diminished presence of utilities such as water and sewer
- Issues that detrimental to the public health, safety, and general welfare,
  - More than half of the property in the area has remained undeveloped
- Issues that impair the sound growth of the community
  - Lack platted lots for new development



## **Part B – Redevelopment Plan**

### **Purpose of the Study**

The purpose of the Redevelopment Plan is to guide the implementation of community development within the previously examined Redevelopment Study Areas in the City of Imperial. The Nebraska Community Development Law states that this plan should promote the general welfare, enhance the tax base, promote the economic and social well-being, and promote the development of public activities and public events in the area. The authority to create and establish a redevelopment program is found in Section 18-2105 of state statute:

*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.*

The required elements of the Redevelopment Plan according to Sections 18-2111 of State Statute include:

- Boundaries of the redevelopment project(s) with a map showing the existing uses and conditions (see the attached Map)
- A land-use plan showing proposed uses for the areas (see the attached Map)
- Potential demographic characteristics after redevelopment
- A statement of proposed changes to zoning ordinances, street layouts, building codes, etc.
- A site plan for redevelopment areas, and
- A statement regarding new public facilities for redevelopment areas

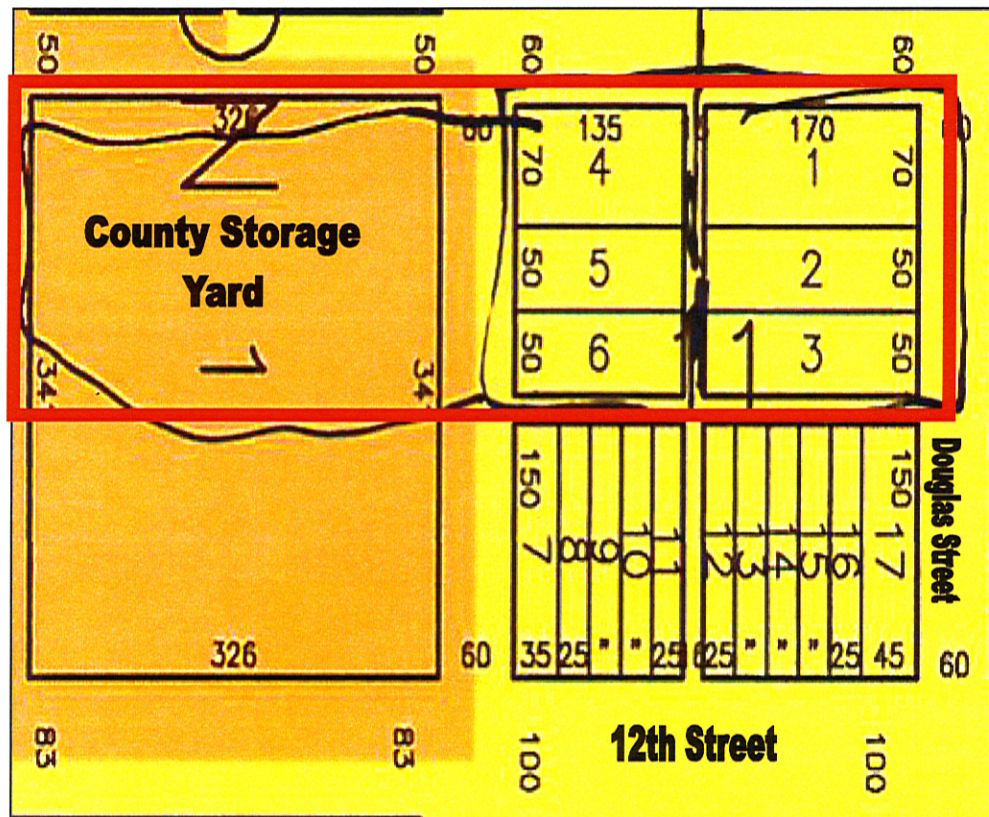
Furthermore, the Redevelopment Plan should demonstrate that proposed redevelopment efforts are in conformance with the Comprehensive Development Plan for the City of Imperial. Also, the plan should demonstrate through its design and implementation the efficient use of public funds and the mitigation of blighted and substandard conditions.

Moreover, the redevelopment recommendations provided are general in nature and are intended to provide a framework for future development within any of the study areas identified. While these recommendations do not specifically identify future land uses, they are meant to guide any proposed development. All future development within any of these redevelopment study areas must reflect the intent of this study and/or The City of Imperial Comprehensive Development Plan.

For the purposes of this report, the focus of this section will be two-fold. The first section will address any policy or specific recommendations for each of the five (5) redevelopment study areas included in the Comprehensive Development Plan. Secondly, recommendations will be made for future land uses and redevelopment projects for each redevelopment study area which will “promote the general welfare, enhance the tax base, promote the economic and social well-being, and promote the development of public activities and public events in the area.” Furthermore, all recommendations should be used to attract and guide any and all future redevelopment projects within each of the six study areas and the City of Imperial.

#### Redevelopment Study Area (Site 1)

This area is located to the immediate east of Chase County Hospital. The area is zoned R-1 and R-2 residential, and all redevelopment activities proposed below are in compliance with the land use plan and zoning ordinance.



**Redevelopment Study Area Site 1**  
Boundaries  
North – 13<sup>th</sup> Street  
East – Douglas Street

## **Redevelopment Study Area 1 (Site 1) Consultant Recommendations:**

Recommendations ordered in terms of priority:

- Improvement and advancement of infrastructure
  - New and/or Improved street conditions
  - New and/or improved sidewalk, curb, and gutter conditions
- Development of additional single family housing
  - Promotes economic development by increasing housing supply
  - Promotes community development by increasing housing supply
- Development of neighborhood park

## **Redevelopment Study Area 1 (Site 1) Recommendations from the Comprehensive Development Plan:**

*Page 2.6. Action Strategies 1.1.2 and 1.1.3*

- *Increase residential land use density in established built areas having redevelopment potential.*
- *Conduct infill residential activities*

*Page 2.4. Action Strategy 1.1.4 and 1.2.1*

- *Couple housing opportunities with job creation and retirement activities*
- *Remove dilapidated buildings*

*Page 2.7. Policy 1.4*

- *Encourage planned open and recreational areas in Imperial*

## **Redevelopment Study Area 2 (Site 2)**

This area is proposed for the development of an ethanol plant. The current future land use classification and zoning designation support this use according to the Comprehensive Development Plan and Zoning Ordinance.

## Redevelopment Study Area 2 (Site 2) Consultant Recommendations:

Recommendations ordered in terms of priority:

- Cost-Benefit Analysis for the utilization of TIF funding
- Development of infrastructure as necessary to support agri-business development
  - Extension of water and sewer mains as necessary
  - Increasing the capacity of the water and sewer treatment and distribution system as necessary
  - Additional development of the local street system to standards that support high volumes of truck traffic
- Develop additional screening and/or landscaping standards to minimize the visual impact of future industrial development.

## Redevelopment Study Area 2 (Site 2) Recommendations from the Comprehensive Development Plan:

*Page 2.2. Community Goal #4*

- *Stabilize and broaden the economic base in Imperial to create and expand employment opportunities.*

*Page 2.7. Action Strategy 1.3.1*

- *Future Industrial Areas should be located along the BNSF railroad in the southern portion of the community....*

*Page 2.21. Action Strategy 1.1.2*

- *Further expand economic opportunities of the local agricultural industry*

*Page 2.22. Action Strategy 1.1.7*

- *Encourage the development of industries that will utilize local resources.*



**Redevelopment Study Area Site 2**  
**Boundaries**  
**245 Acres**  
**South/Southwest of Highway 6**  
**South of South Street**

### **Redevelopment Study Area 3 (Site 3)**

Redevelopment Study Area 3 (Site 3) is the existing Downtown area. The area is identified primarily as commercial in the future land use plan and is zoned as C-2 Central Business District.

### **Redevelopment Study Area (Site 3) Consultant Recommendations:**

Recommendations ordered in terms of priority:

- Development and implementation of streetscape concepts that compliment the new sidewalks along Broadway
- Creation of a Business Improvement District
- Development of incentives and/or other programs to assist in the redevelopment of commercial properties in the downtown.

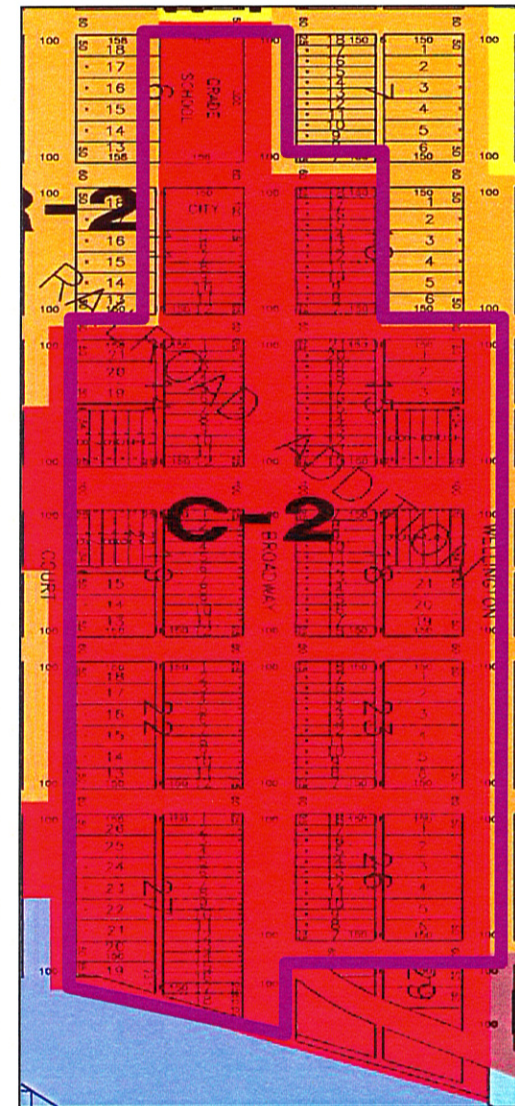
### **Redevelopment Study Area 3 (Site 3) Recommendations from the Comprehensive Development Plan:**

Page 2.2. Community Goal #4

- Stabilize and broaden the economic base in Imperial to create and expand employment opportunities.

### **Redevelopment Study Area 4 (Site 4)**

Redevelopment Study Area 4 (Site 4) is the existing area next to the southwest section of the Downtown area, as well as the areas along US Highway 6 and Nebraska Highway 61. The area is identified primarily as commercial in the future land use plan and is zoned as C-1, but also contains R-2 and I-1 zoning districts.



**Redevelopment Study Area Site 3  
Boundaries  
North – 8<sup>th</sup> Street  
South – Highway 6  
East – Wellington Street  
West – Court Street**

**Redevelopment Study Area (Site 4) Consultant Recommendations:**

Recommendations ordered in terms of priority:

- Development and implementation of streetscape concepts along Highways 6 and 61
- Re-zoning of some areas of R-2 and C-1 to allow for growth opportunities.
- Re-platting of larger lots into smaller lots more capable of being utilized in the current market.
- Development of incentives and/or other programs to assist in the development of commercial opportunities in areas next to existing businesses.
- Additional landscaping and/or other noise barriers on the perimeter of the county fairgrounds
- Screening of outdoor storage and similar areas.

**Redevelopment Study Area 4 (Site 4) Recommendations from the Comprehensive Development Plan:**

Page 2.3. Action Strategy 1.1.3

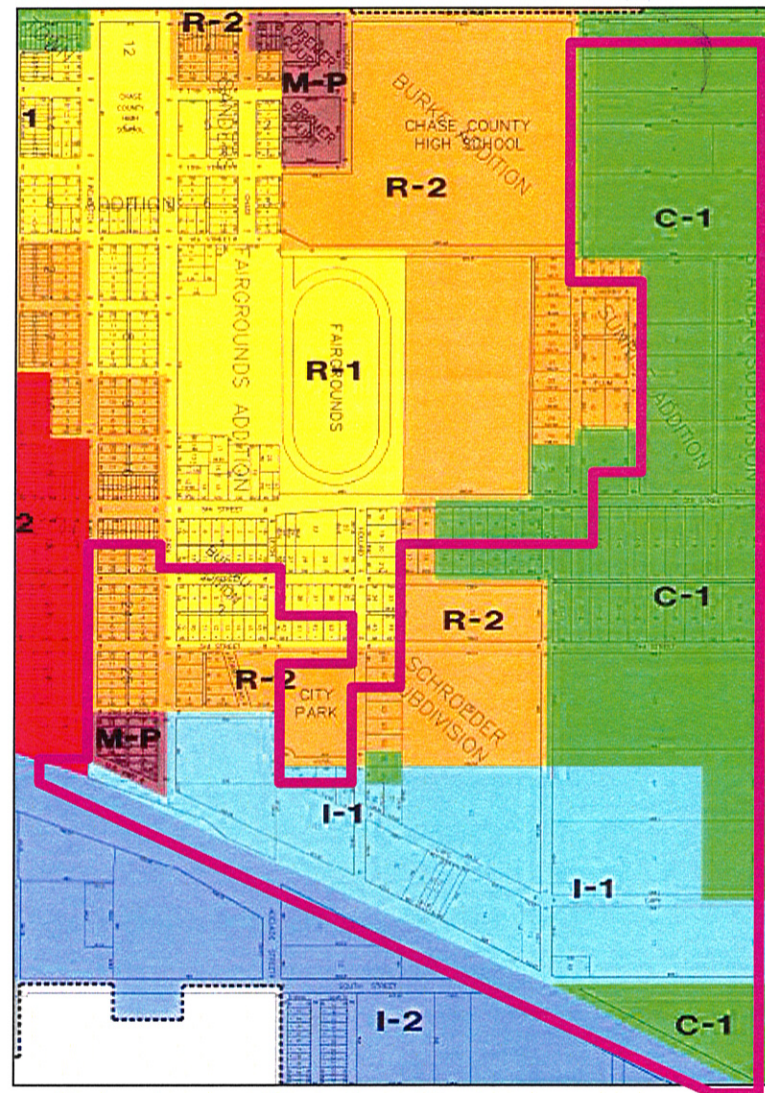
- *Maintain and improve services, business and industry in Imperial in an effort to increase and diversify the future population base*

Page 2.21. Action Strategy 1.1.1 and 1.1.2

- *Create up to 75 new jobs in Imperial by 2010*
- *Further expand economic opportunities of the local agricultural industry*

Page 2.22. Action Strategy 1.1.7

- *Encourage the development of local industries that will utilize local resources.*



**Redevelopment Study Area Site 4**

**Boundaries**

**North – 8<sup>th</sup> Street**

**East – Wellington Street**

**South – Highway 6**

**West – Court Street**

- Increase residential land use density in established built areas having redevelopment potential.
- Conduct infill residential activities

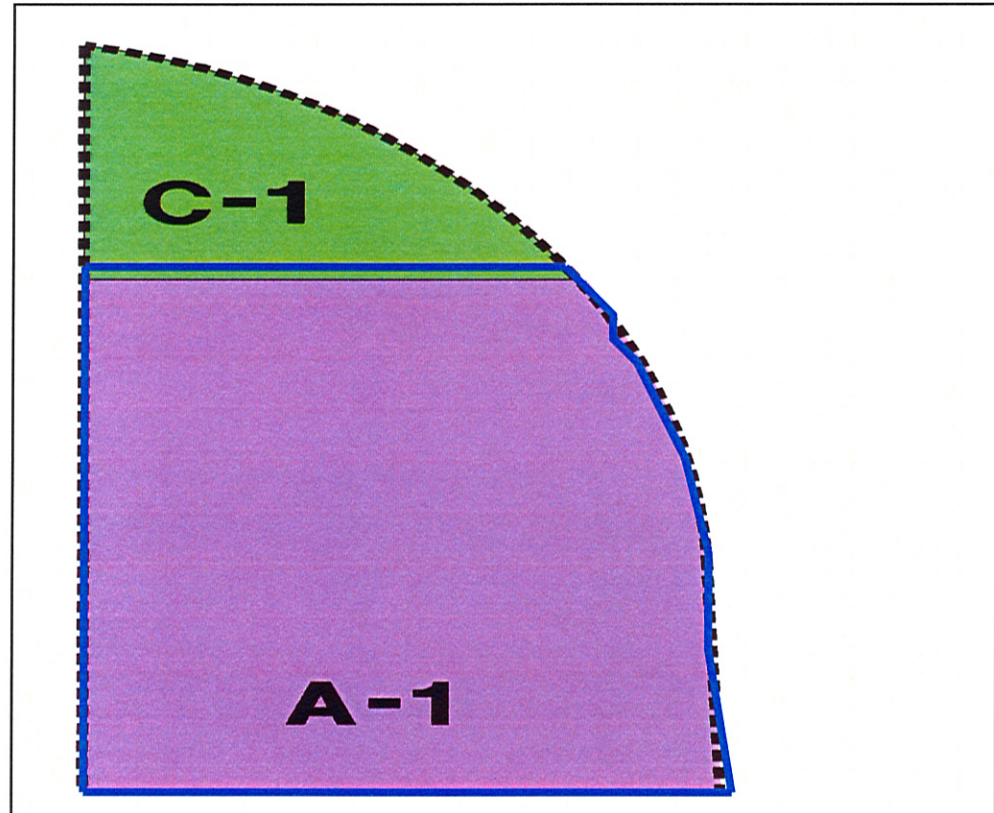
### **Redevelopment Study Area 5 (Site 5)**

The future land use map in the Comprehensive Plan indicates agricultural uses in this area and is currently zoned A-1 Agricultural. The area is currently in cropland production, but could be developed into commercial or industrial property in the future. There is also the potential to develop the area into the residential gateway into the community.

### **Redevelopment Study Area (Site 5) Consultant Recommendations:**

Recommendations ordered in terms of priority:

- Re-zoning of land (as necessary)
- Improvement and advancement of infrastructure
  - Development of street/road lighting
  - New and/or improved sidewalk, street, curb, and gutter conditions
- Advancement of wayfaring and directional signage
  - Promotes economic development by directing visitors to their destinations quickly and easily
  - Establishment of consistent and usable signage
  - Development of entry feature welcoming



**Redevelopment Study Area Site 5**  
**Boundaries**  
North – Implement Dealership Property Line  
East – Highway 6      South – City Limits  
West – Grant Street

visitors into the community

**Redevelopment Study Area 5 (Site 5) Recommendations from the Comprehensive Development Plan:**

*Page 2.3. Action Strategy 1.1.3*

- *Maintain and improve services, business and industry in Imperial in an effort to increase and diversify the future population base*

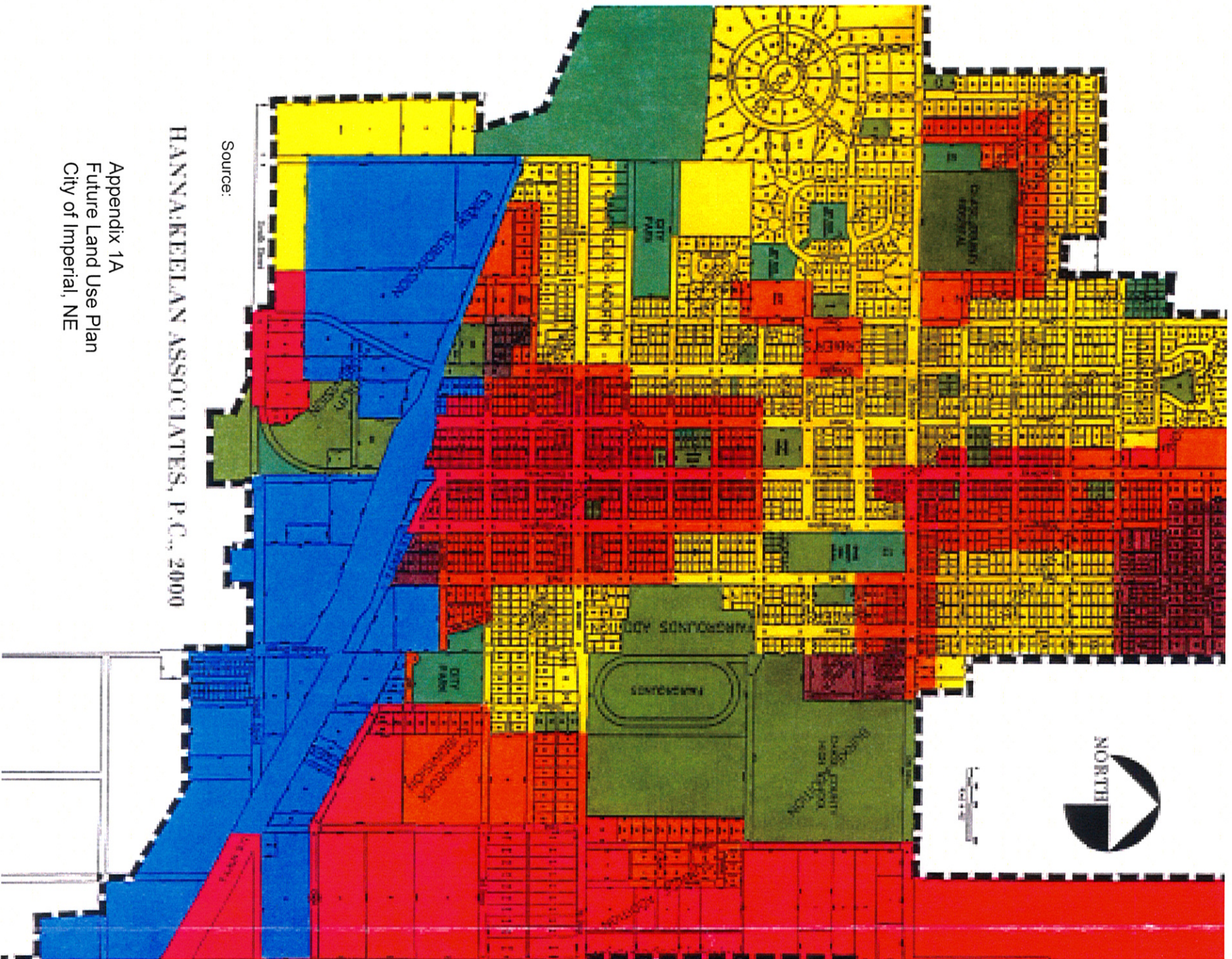
*Page 2.21. Action Strategy 1.1.1*

- *Create up to 75 new jobs in Imperial by 2010*

*Page 2.22. Action Strategy 1.1.7*

- *Encourage the development of local industries that will utilize local resources.*





Source:

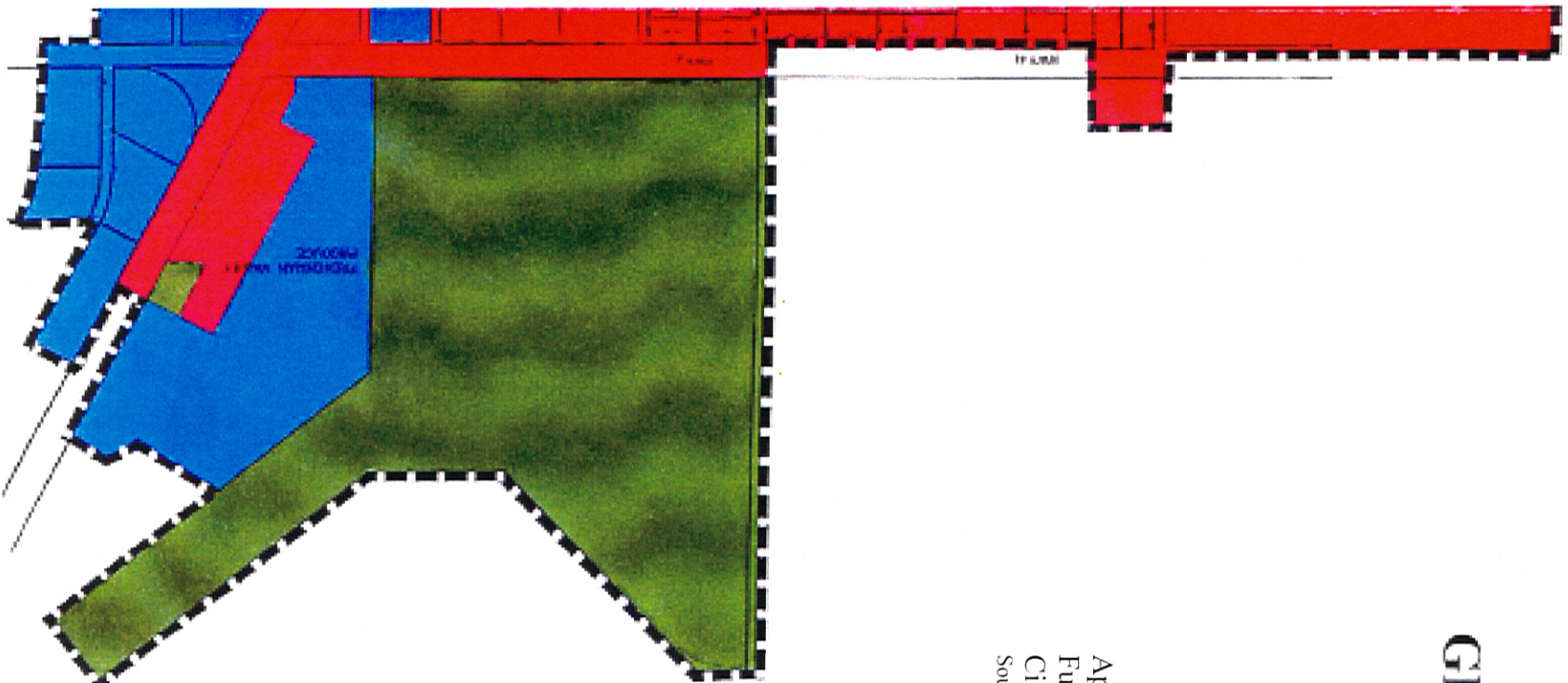
HANNAFORD ASSOCIATES, P.C., 2000

Appendix 1A  
 Future Land Use Plan  
 City of Imperial, NE

# GENERALIZED FUTURE LAND USE MAP CORPORATE LIMITS IMPERIAL, NEBRASKA

ILLUSTRATION 5.9

Appendix 1B  
Future Land Use Plan  
City of Imperial, NE  
Source: Hanna-Keelan & Associates



**LEGEND**

|  |                             |
|--|-----------------------------|
|  | VACANT                      |
|  | PARKS/RECREATION            |
|  | PUBLIC/QUASI-PUBLIC         |
|  | RESIDENTIAL - SINGLE FAMILY |
|  | RESIDENTIAL - MULTIFAMILY   |
|  | RESIDENTIAL - MOBILE HOME   |
|  | COMMERCIAL                  |
|  | INDUSTRIAL                  |
|  | TRANSPORTATION CORRIDOR     |