City of Bennington
Planning Commission Meeting Agenda
Wednesday, February 25, 2026; 6:00 P.M.
City Office, 15505 Warehouse St.
Bennington, NE
402-238-2375

1. Call to Order – Open Meeting Act – Roll Call

2. Approval of January 28, 2026 Meeting Minutes

3. 2026 Prairie Ridge Blight Study and Declaration of the Blight Study Area within the Bennington Corporate Limits as Substandard and Blighted Pursuant to the Nebraska Community Development Law
    A. Applicant and Staff Reports
    B. Public Hearing
    C. Motion

4. Adjourn

City of Bennington
Planning Commission Meeting Minutes
Wednesday, January 28, 2026; 6:00 P.M.
City Office, 15505 Warehouse St.
Bennington, NE
402-238-2375

Call to Order – Open Meeting Act – Roll Call
Planning Commission Chair James Bartles called the meeting to order at 6:00 p.m. The following members were present: James Bartles, Karen Hohman, Anita Ortiz, Mike Valasek, Cydell White Jr. and Bob Zaruba. Member Haime Dias was absent. City Clerk Mindi Laaker identified the Open Meetings Act location that is available to the public.

Approval of December 17, 2025 Meeting Minutes
Motion by Hohman, second by Ortiz to approve the minutes as presented. With Zaruba abstaining, all voted in favor and the motion carried.

Consideration of a Final Plat in a Medium Density (R-3) and Clustered/Mixed Use (CMD) Residential Zoning District for a 7.3 acre development known as Prairie Ridge located at Lot 1 Bennington Park Plaza
City Engineer Julie Ogden, Caleb Beasley with E & A Consulting and Developer Ryan Schwarz presented the Final Plat.

Bartles opened a public hearing and there were no comments.

Motion by Zaruba, second by Hohman to recommend approval of the final plat subject to the requirements in the City Engineer's comment letter. All voted in favor and the motion carried.

Consideration of a Conditional Use Permit allowing for a Theater Training Studio in a Highway Commercial Zoning District (C1) located on Lot 2 Building #1, McGregor Brae, 12720 N. 158th St.
City Administrator Kevin Hand, City Engineer Julie Ogden, Property Owner Geoff McGregor and Applicant Blake Thompson presented the Conditional Use Permit Application.

Bartles opened a public hearing and there were no comments.

Motion by Valasek, second by White to recommend approval of the conditional use permit with the addition information regarding the cycle of times of rehearsals. All voted in favor and the motion carried.

Elections
Motion by Bartles, second by Hohman to nominate and elect Zaruba as Planning Commission Vice-Chair. All voted in favor and the motion carried.

Adjourn
Motion by Zaruba, second by Valasek to adjourn the meeting at 6:57 p.m. All voted in favor and the motion carried.



City of Bennington, NE

Prairie Ridge Blight Study Area

Created By: J. Ray; N. Schroeder
Date: January 2026
Software: ArcGIS Pro 3.5
File: RPS 20251105-001

2026

City of Bennington
Bennington Prairie Ridge Area Blight Study

Adopted XXX, XX, 2026 – Resolution XX-XXXX



RAY PLANNING SOLUTIONS

Executive Summary

Ray Planning Solutions conducted this study for the property owner to present to the City of Bennington that found the Bennington Prairie Ridge Area meets Nebraska's legal criteria for being blighted and substandard. This designation allows the City to consider redevelopment options.

Purpose of the Study

This Bennington Prairie Ridge Area Blight and Substandard Study aims to provide the Community Development Agency and City Council with the necessary information to assess whether blighted or substandard conditions exist within the defined study area. With this assessment, the City of Bennington's Community Development Agency can use powers granted by the Nebraska Community Development Law to address and prevent blight that may harm public health, safety, morals, and overall well-being both locally and in neighboring areas. If there is sufficient evidence indicating that the recommended study area (hereafter referred to as the "Bennington Prairie Ridge Area Blight Study Area") meets State requirements for being classified as blighted and substandard, it may be designated as a Redevelopment Area under the Community Development Law (Neb. Rev. Stat. §§ 18-2101 to 18-2158).

Through redevelopment, the City of Bennington can influence how the community grows and offers financial incentives to encourage new development. The City's use of the Nebraska Community Development Law is designed to improve the area and enhance residents' quality of life by eliminating factors that lead to blight or discouraging private investment. By employing programs and projects under this law, Bennington aims to remove or prevent harmful conditions. This study assesses current land use, physical constraints, buildings, and infrastructure within the designated area to evaluate eligibility for redevelopment. Opportunities for redevelopment exist in this area, enabling Bennington to address and mitigate blighted or substandard conditions and to prevent their emergence. All evaluations regarding these conditions must comply with the Nebraska Community Development Law.

Nebraska Revised State Statutes

The Community Development Law outlines how municipalities can manage issues and create plans to rehabilitate or redevelop rundown areas, as well as prevent and eliminate substandard and blighted regions. The Legislature has stated, in relevant part:

> *It is hereby found and declared that there exist in cities of all classes and villages of this state area which have deteriorated and become substandard and blighted because of the unsafe, insanitary, inadequate, or overcrowded condition of the dwellings therein, or because of inadequate planning of the area, or excessive land coverage by the buildings thereon, or the lack of proper light and air and open space, or because of the defective design and arrangement of the buildings thereon, or faulty street or lot layout, or congested traffic conditions, or economically or socially undesirable land uses...These conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids herein provided...It is further found and declared that the prevention and elimination of blight is a matter of state policy, public interest, and statewide concern and within the powers and authority inhering in and reserved to the state, in order that the state and its municipalities shall not continue to be endangered by areas which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of their revenue. Neb. Rev. Stat. § 18-2102*

Consistent with these findings, municipalities have been granted the power to address deterioration, substandard conditions, and blight through any number of means, including "the formulation of a workable program, the approval of community redevelopment plans consistent with the general plan for the development of the city, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations, relating to the use of land and the use and occupancy of buildings and improvements, the disposition of any property acquired, and the providing of necessary public improvements." Neb. Rev. Stat. §18-2104.

Nebraska Revised Statute §18-2104 enables a municipality to declare that blight and substandard conditions exist. The statute reads,

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

The process of improving an area begins with the creation of a municipality-wide workable program for utilizing appropriate private and public resources to address the specific conditions

to be improved. Such workable programs may include "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 area or portions thereof by re-planning, 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 area or portions thereof." Neb. Rev. Stat. §18-2105.

Statutes provide a means for the governing body of a municipality to address and develop strategies for rehabilitation and redevelopment of the community. Nebraska Revised Statute §18-2105 also grants authority to the governing body to formulate a redevelopment program. The statute reads:

> *The governing body of a city or an authority at its direction for the purposes of the Community Development Law may formulate for the entire municipality a workable program for utilizing appropriate private and public resources to eliminate or prevent the development or spread of urban blight, to encourage needed urban rehabilitation, to provide for the redevelopment of substandard and blighted area, 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 or 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. Neb. Rev. Stat. § 18-2105*

Prior to the adoption of a redevelopment plan, a municipality must have adopted a comprehensive plan (Neb. Rev. Stat. § 18-2110) and shall have declared the redevelopment area to be a substandard and blighted area in need of redevelopment (Neb. Rev. Stat. § 18-2109).

Key community development terms are defined in Nebraska Revised Statute §18-2103, with select definitions highlighted below.

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

construction of prisons), and is detrimental to the public health, safety, morals, or welfare.

***Blighted area** means 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, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use; and,

(b) in which there is at least one of the following conditions:

(i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average;
(ii) the average age of the residential or commercial units in the area is at least forty years;
(iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time;
(iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or
(v) the area has had either stable or decreasing population based on the last two decennial censuses.

A metropolitan, primary, or first-class city may not designate over 35% of its area as blighted; a second-class city is limited to 50%, and a village cannot exceed 100%.

Substandard and Blight Analysis

As set forth in Neb. Rev. Stat. § 18-2103(31), ***substandard area*** shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the following:

1. **Dilapidation/deterioration***

   Exterior inspection of buildings to note deficiencies (sound, minor, major, dilapidated)

   - Examples include structural (walls, foundation, roof), building systems (gutters, roof surface, chimney), and architectural systems (fire escapes, weatherization, steps, exterior paint, site conditions).

2. **Age or obsolescence**

   Estimate age of structures (40+ years criteria)

3. **Inadequate provision for ventilation, light, air, sanitation, or open spaces**

   Overall sight conditions

   - Examples include junked cars or debris, cluttered alleyways, antiquated infrastructure systems (overhead power lines), outdoor storage/sanitation facilities, unpaved parking/outdoor storage.

4. **Other substandard conditions**

   (a) High density of population and overcrowding (census); or

   (b) The existence of conditions which endanger life or property by fire and other causes or unsanitary and unsafe conditions ; or

   (c) Any combination of such factors which is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime; is detrimental to the public health, safety, morals, or welfare (includes sanitation concerns, inadequate infrastructure systems (sewer, water service mains, storm sewers), poor lighting, crime statistics, floodplain area, outdoor storage, site clutter).

As set forth in the Community Development Law, a **blighted area** shall mean an area, which by reason of the presence of:

1. **A substantial number of deteriorated or deteriorating structures***

   Exterior inspection of buildings to note deficiencies (sound, minor, major, dilapidated)

   - Examples include structural (walls, foundation, roof), building systems (gutters, roof surface, chimney), and architectural systems (fire escapes, weatherization, steps, exterior paint, site conditions).

2. **Existence of defective or inadequate street layout**

   Condition of streets/inadequate access including sidewalks

   - Examples include street conditions, dead ends, railroad crossings, linear downtown, narrow alleyways, blind crossings, and sidewalk conditions.

3. **Faulty lot layout in relation to size, adequacy, accessibility, or usefulness**

   Conditions associated with accessibility/usefulness of the lots

   - Examples include land locked parcels, odd shaped lots, undersized lots, lots with accessibility concerns.

4. **Insanitary or unsafe conditions**

   Conditions which pose a threat to public health and safety

   - Examples include age and physical condition of structures, floodplain, lack of public infrastructure systems, insanitary conditions, ventilation concerns.

5. **Deterioration of site or other improvements**

   Field observation of age and condition of public utilities, debris, and inadequate public improvements

   - Examples include lack of off-street parking, storm drainage, junk cars, dilapidated structures, debris, on-site storage, congested overhead power lines.

6. **Diversity of ownership**

   The total number of unduplicated owners

   - Examples include the necessity to acquire numerous lots as a hindrance to redevelopment. However, land assemblage of larger proportions necessary for major developments, is more economically feasible and will attract financial support, as well as public patronage required to repay such financial support. Such assemblage is difficult without public intervention.

7. **Tax or special assessment delinquency exceeding the fair value of the land**

   Examination of public records to determine the status of taxation of properties

   - Examples include delinquent taxes, real estate taxes or special assessments exceeding the fair market value.

8. **Defective or unusual conditions of title**

   Examine public records to determine any defective or unusual title defects

   - Examples include improper filings, liens, defective titles, etc.

9. **Improper subdivision or obsolete platting**

   Examine public records to determine improper subdivision and obsolete platting

   - Examples include undersized lots, improper zoning, lot configuration, easement concerns, never recorded vacated streets, accessibility concerns.

10. **The existence of conditions which endanger life or property by fire or other causes**

    Examine conditions which endanger life or property

    - Examples include inadequate, undersized, or inoperative public infrastructure systems, floodplain, building materials, site access, on-site storage (cars), secluded area for pests and vermin to thrive, inadequate surface drainage, street/sidewalk conditions, etc.

11. **Any combination of such factors, substantially impairs or arrests the sound growth of the community, hinders the provision of housing accommodations, or constitutes an economic or social liability**

    Economic and/or socially undesirable land uses

    - Examples include incompatible land uses, economic obsolescence, functional obsolescence which relates to the property's ability to compete in the marketplace.

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 of the following conditions:**

    (a) Unemployment in the designated blighted area is at least one hundred twenty percent of the state or national average (Census statistics);

(b) The average age of the residential or commercial units in the area is at least 40 years (Public Records);

(c) More than half of the plotted and subdivided property in the area is unimproved land that has been within the city for 40 years and has remained unimproved during that time (Public records);

(d) The per capita income of the designated blighted area is lower than the average per capita income of the city or village in which the area is designated (Census); or

(e) The area has had either stable or decreasing population based on the last two decennial censuses (Census).

*Where structural conditions are evaluated, individual structures are rated in accordance with the following rating schedule as defined by the U.S. Department of Housing and Urban Development: 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:

No Problem

- 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 one-quarter of the wall), or roof (up to one-quarter of roof),
- Shaky, broken, or missing steps or railings,
- Numerous missing and cracked windowpanes,
- Some rotted or loose windows or doors (no longer wind or waterproof),
- 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, floorboards) over large area of foundation, on walls or on roof,
- Substantial sagging of roof, floors, or walls,
- Extensive damage caused 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.

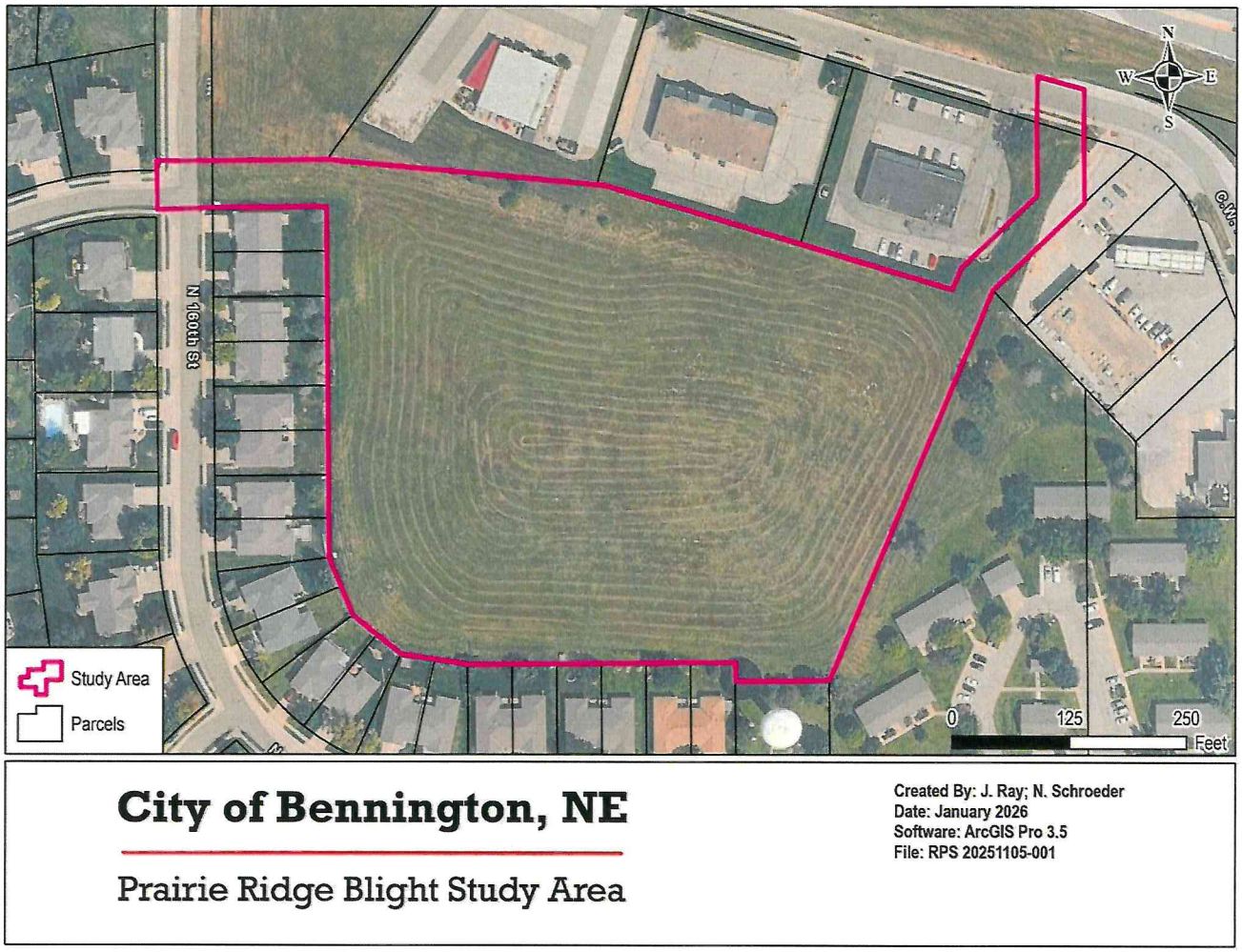
Designated Study Area

The designated study area is in the corporate limits of the City of Bennington. The designated study area was selected for a number of reasons, including:

1. The presence of blighted and substandard characteristics within the study area.
2. The potential for private development and redevelopment activities in the study area.
3. The need for improvements in infrastructure due to existing conditions.
4. The economical and functional obsolescence within the study area.
5. The need for public intervention to stimulate the development and redevelopment of vital infrastructure systems and housing to support these private redevelopment efforts.

The study area as identified can be found in Figure 1. For this study, the study area will be known as the "Designated Study Area" which was reviewed for substandard and blight characteristics.

Figure 1: Designated Study Area



Recommended Blight and Substandard Area

Based upon the review of the designated study area, and its context within the community, Ray Planning Solutions recommends the designated study area be recommended as a Blight and Substandard Area. This area consists of approximately 7.43 acres. The following boundary description delineates the Recommended Area:

LOT 1, BENNINGTON PARK PLAZA, A SUBDIVISION LOCATED IN THE NE1/4 OF THE SE1/4 OF SECTION 10, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., CITY OF BENNINGTON, DOUGLAS COUNTY, NEBRASKA, which is being platted as the Prairie Ridge Subdivision.

Findings and Contributing Factors

The intent of this study is to determine whether the Bennington Prairie Ridge Area Blight Study Area within the community has experienced structural and site deterioration or if there are other negative factors which are decreasing the development potential for the area. The field survey conducted on November 6, 2025, indicated the study area has such, thus the study area warrants further examination regarding blighted and substandard conditions. The following factors were evaluated to determine if there is a reasonable presence of blight and substandard conditions within the Bennington Prairie Ridge Area Blight Study Area.

This section reviews the building and structure conditions, infrastructure, site conditions, county assessor's records, and land use found within the Bennington Prairie Ridge Area Blight Study Area based upon statutory definitions, planning team observations during the field survey, and explains the identified contributing factors. Appendix A provides a visual description and documents examples of the different conditions that led to each factor's determination.

BLIGHTED CRITERIA CONDITIONS

As set forth in the Nebraska legislation, a **blighted area** shall mean an area, which by reason of the presence of the following.

Substantial Number of Deteriorated or Deteriorating Structures

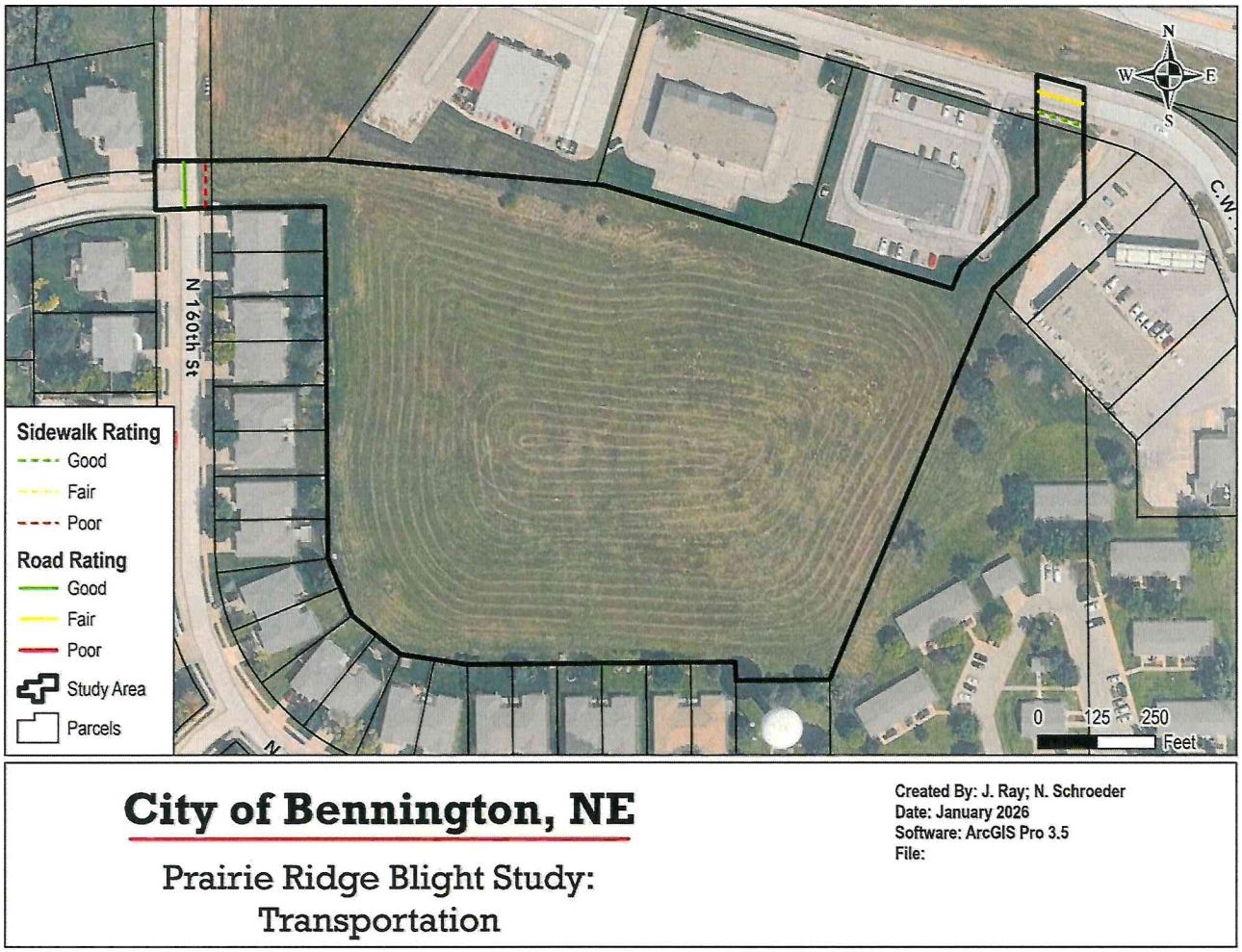
There are no structures within the Bennington Prairie Ridge Area Blight Study Area. This is not considered a significant contributing factor.

Defective or Inadequate Street Layout

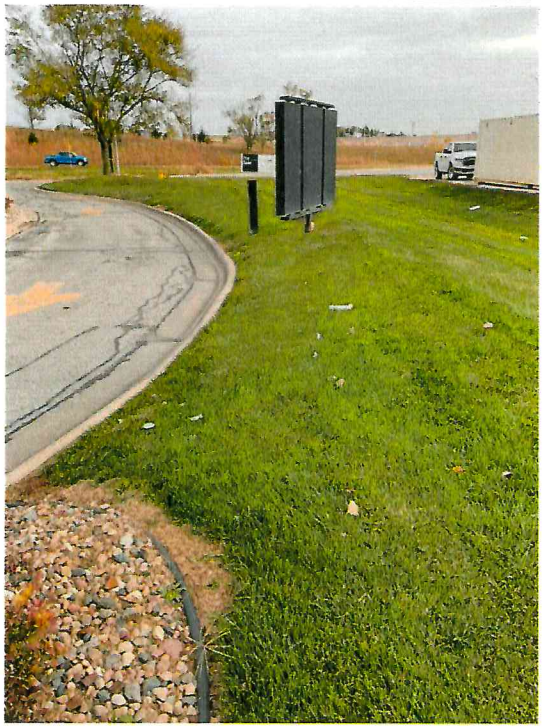
Street Conditions and Accessibility

Street and sidewalk conditions within the Bennington Prairie Ridge Area Blight Study Area were evaluated in relation to the provision of safe and efficient public circulation and access, and regarding ease of travel and appearance. The transportation infrastructure conditions are illustrated in Figure 2.

Figure 2, Transportation



The streets are generally in fair to good condition but lack local roads and sidewalks, have steep slopes along the northern edge, and offer limited street connectivity. The narrow, angled connection to C.W. Handan Drive further restricts northern access, making these factors significant contributors.



Faulty lot layout in relation to size, adequacy, accessibility, or usefulness

The Bennington Prairie Ridge Area Blight Study lot is large and irregular, with an arm extending north and west for street access. Its size and shape hinder modern commercial or residential development, making subdivision necessary. These factors reduce its usefulness and accessibility, contributing to the area's challenges. As a result, this factor does contribute to the recommended blight designation.

Insanitary or unsafe conditions

Conditions which pose a threat to public health and safety



Debris Piles and Overgrowth Two areas with debris or dense vegetation were identified in the field analysis, presenting fire risks and attracting disease-carrying pests.

However, this does not notably impact the blight designation recommendation.

Deterioration of site or other improvements

The age of the structures and condition of public utilities, debris, and inadequate public improvements.

Lack of Site Improvements

The surrounding public streets contain City utilities and access. The entire site lacks internal public infrastructure. In addition, the public street and sidewalk along C.W. Haden Drive pose potential hazards to pedestrians tripping hazards and a large drain in the crossing area.

Drainage and Erosion

The field analysis noted sites of erosion and the lack of a storm drainage system.

As a result, this factor contributes to the recommended blight designation.

Defective or unusual conditions of title

No evidence of defective or unusual title conditions was found for the parcel. However, improvements on adjacent properties to the east and west may encroach on the study area, potentially causing property line disputes that could affect site access. This issue could contribute to the recommended blight designation.



Improper subdivision or obsolete platting

Obsolete platting

The area includes a parcel that is excessively large and irregularly shaped, making it unsuitable for urban development.

This outdated platting alone is significant enough to warrant a recommendation for blight designation.

Diversity of ownership

The diversity of ownership is not evident in the Bennington Prairie Ridge Area Blight Study Area. As a result, this factor does not contribute to the recommended blight designation.

Tax or special assessment delinquency exceeding the fair value of the land

There was no evidence identified of taxes or special assessments exceeding the fair market value of the parcels in the study area.

The existence of conditions which endanger life or property

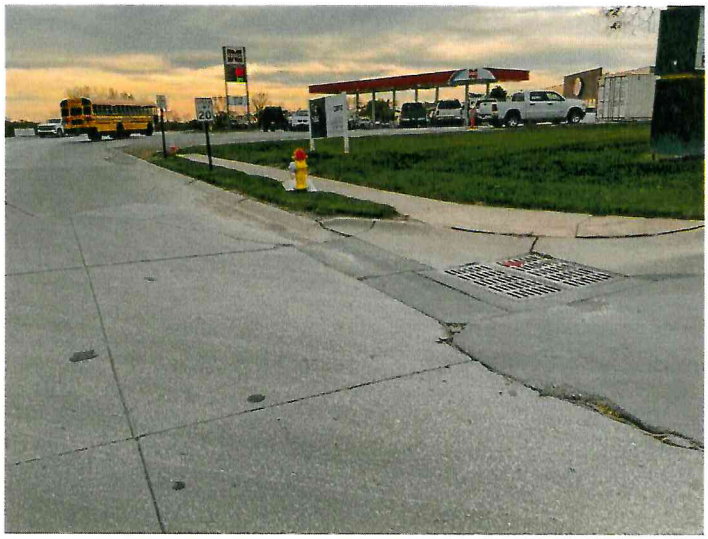
Conditions which pose a threat to public health and safety

Debris Piles and Overgrowth

Two debris piles or overgrown vegetation areas were noted in the field analysis in addition to a large dry grass field. These pose potential fire hazards and can harbor rodents or vermin that carry disease.

Drainage and Erosion
The field analysis noted sites of erosion and the lack of a storm drainage system.

Lack of Site Improvements
City utilities and access are available on the surrounding public streets, but the site itself does not have any internal public infrastructure. Additionally, the street and sidewalk along C.W. Haden Drive could be hazardous for pedestrians due to tripping risks and a large drain located at the crossing point.



As a result, this factor contributes to the recommended blight designation.

Deterioration of site or other improvements

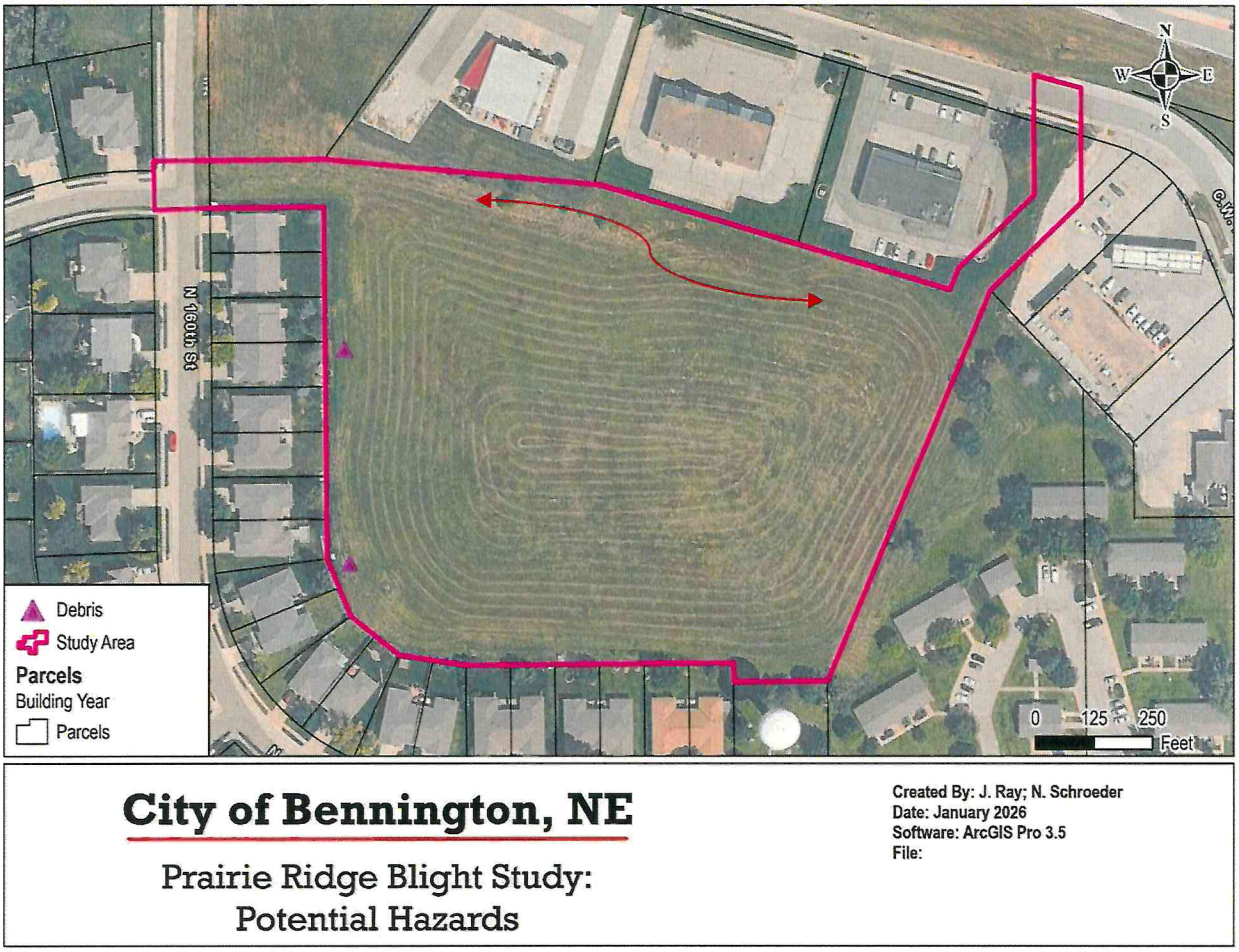
The age of the structures and condition of public utilities, debris, and inadequate public improvements.

Lack of Site Improvements
The surrounding public streets contain City utilities and access. The entire site lacks internal public infrastructure. In addition, the public street and sidewalk along C.W. Haden Drive are deteriorating and pose potential hazards to vehicles and pedestrians.

Drainage and Erosion
The field analysis noted sites of erosion and the lack of a storm drainage system.

As a result of these contributing factors this is considered a contributing factor.

Figure 3: Potentially Hazardous Conditions



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.

The combination of deterioration infrastructure, the condition or lack of site improvements, steep slope, limited access, and debris are factors observed in the field analysis that could impair sound growth or redevelopment of the community and is a significant factor impacting growth. As a result, it is considered a substantial contributor to the Bennington Prairie Ridge Area Blight Study Area to be considered blighted.

It is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:

(a) Unemployment in the designated blighted area is at least one hundred twenty percent of the state or national average (Census statistics); (No)

(b) The average age of the residential or commercial units in the area is at least 40 years (Public Records); (No)

(c) More than half of the plotted and subdivided property in the area is unimproved land that has been within the City for 40 years and has remained unimproved during that time (Public records); (No)

(d) The per capita income of the designated blighted area is lower than the average per capita income of the city or village in which the area is designated (Census); or (No)

(e) The area has had either stable or decreasing population based on the last two decennial censuses (Census). (Yes)

Since 2010, the site has remained uninhabited, and this lack of population is stable and considered a contributing factor.

SUBSTANDARD CRITERIA

A ***substandard area*** shall mean an area in which there is a predominance of buildings or improvements, whether non-residential or residential in character, which by reason of the following:

Dilapidation/deterioration

The Structural Conditions Survey and land-use analysis for the Bennington Prairie Ridge Area Blight Study found no structures in the area, so structural conditions are not a significant factor.

Age or obsolescence

Age or obsolescence of structures within the designated study area, this is not considered a significant contributing factor.

Inadequate provision for ventilation, light, air, sanitation, or open spaces

Sanitation

The Bennington Prairie Ridge Area Blight Study Area contains areas of debris. However, this is not considered to be a contributing factor.

Other Substandard Conditions

The existence of conditions which endanger life or property by fire or other unsanitary conditions.



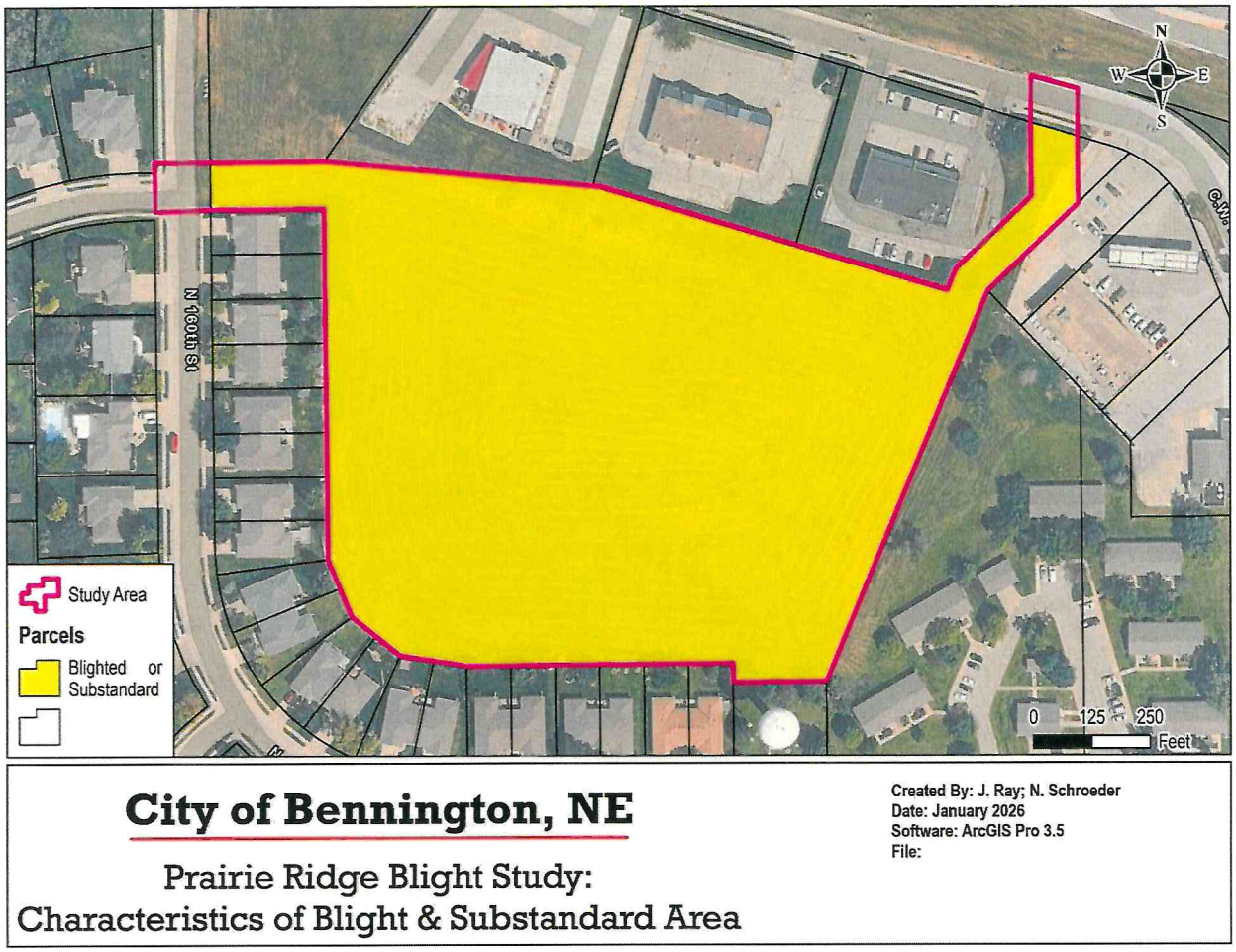
Lack of Site Improvements
The surrounding public streets contain City utilities and access. The entire site lacks internal public infrastructure. In addition, the public street and sidewalk along C.W. Haden Drive are deteriorating and pose potential hazards to vehicles and pedestrians.

Drainage and Erosion
Field analysis found erosion and no storm drainage system.

Debris Piles and Overgrowth During the field analysis, two areas containing debris piles or overgrown vegetation were identified, as well as an extensive dry grass field. These sites may present fire risks and could provide habitats for rodents or vermin that are potential carriers of disease.

The combination of these factors is considered significant and a contributing factor.

Figure 4: Parcels Showing Blight and Substandard Criteria



Blighted and Substandard Findings

The Bennington Prairie Ridge Area Blight Study Area has many items contributing to the bright and substandard conditions. Based on the information collected and analyzed pursuant to Nebraska Revised Statutes, the area has a myriad of items that were considered beyond the remedy and control of the normal regulatory process of the City of Bennington or impossible to reverse through the ordinary operations of private enterprise. These conditions include:

Table 1: Summary Matrix

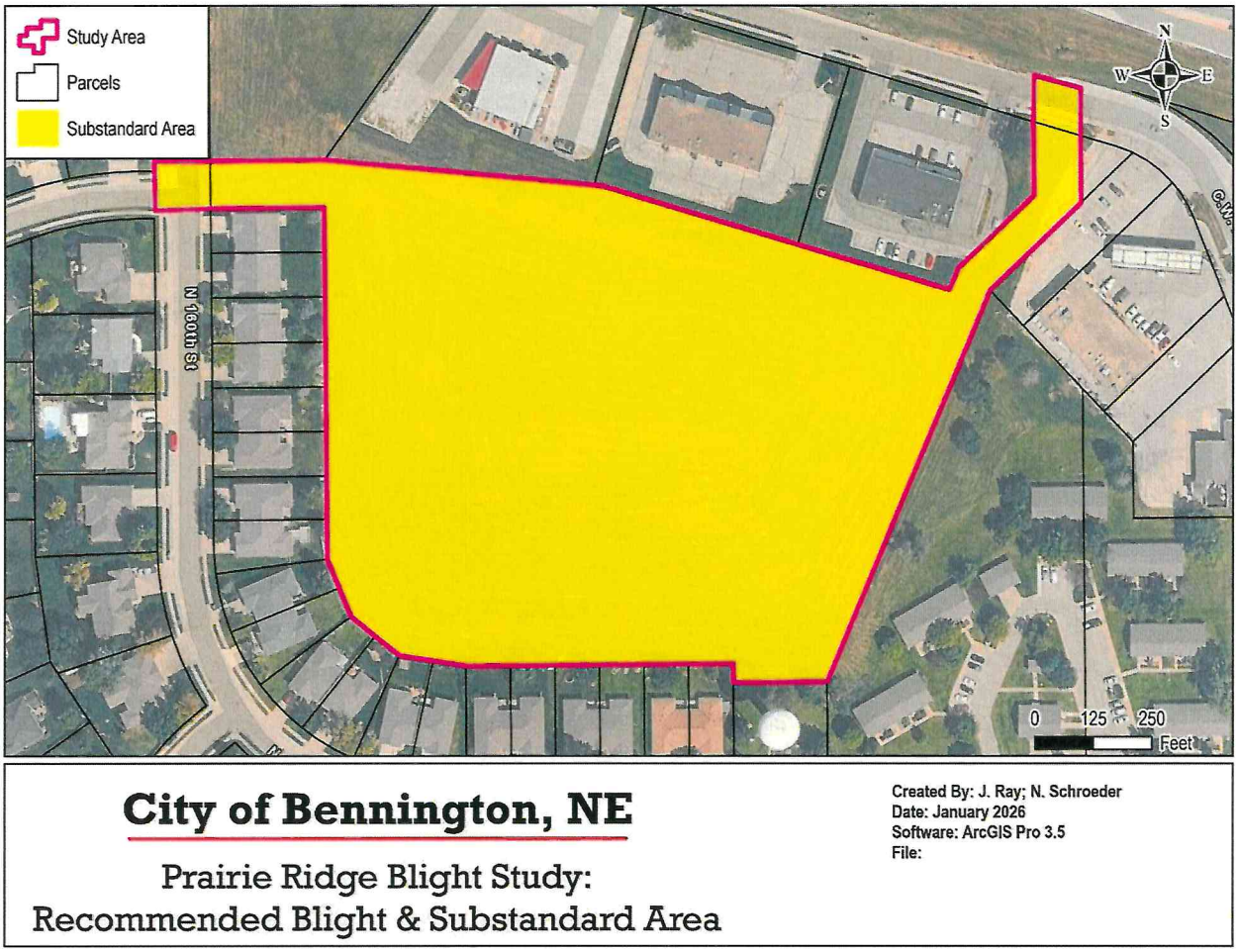
Criteria	
Structure condition	No
Street layout	Yes
Faulty lot layout	Yes
Unsanitary or unsafe conditions	No
Deterioration of site	Yes
Diversity of owners	No
Tax special assessment	No
Titles conditions	No
Obsolete platting	Yes
Endanger life/property	Yes
Any combination	Yes
Stable Population	No
BLIGHT TOTALS	6/12
Exterior inspection of structures	No
Age of structures	No
Inadequate provision for ventilation, sanitation	No
Other Substandard – (conducive to ill health, floodplain, endanger life)	Yes
SUBSTANDARD TOTALS	**1/4**
TOTALS	**7/16**

Conclusion

During the field survey and analysis, seven criteria conditions were identified within the Bennington Prairie Ridge Area that meet the requirements for classification as blighted and substandard. These indicators of blight are distributed throughout the Bennington Prairie Ridge Area Blight Study Area. Consequently, it is recommended that additional actions be considered for the area within these boundaries.

It is the professional opinion of the consultant, based on the information collected and analyzed pursuant to Nebraska Revised Statutes, that the Bennington Prairie Ridge Area Blight Study Area contains the required conditions that would warrant a designation as blighted and substandard by the City of Bennington and the Community Development Agency. The City of Bennington should review this Blight and Substandard Study, and if satisfied with the findings contained in this study, may, by resolution, designate the Bennington Prairie Ridge Area Blight Study Area as "Blighted and Substandard" as provided for in the Community Development Law.

Figure 5 Recommended Blight and Substandard Designation



Appendix A
Photo Exhibit



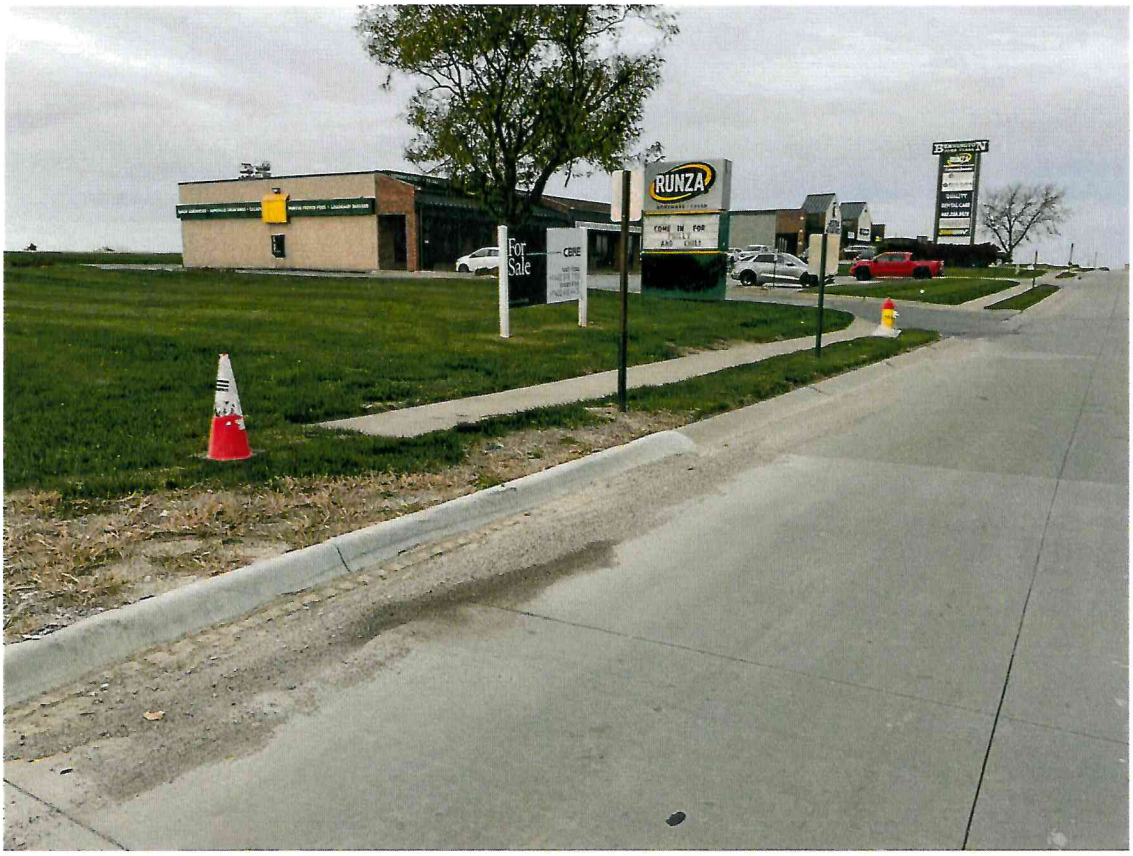
City of Bennington, NE

Prairie Ridge Blight Study:
Photo Guide

Created By: J. Ray; N. Schroeder
Date: January 2026
Software: ArcGIS Pro 3.5
File:

Location 1





Location 1



Location 2



Location 2



Location 3



Location 4



Location 5





Location 6



Location 7

