

City of Kearney
2016 Yearly Building Report
(Updated Jan 2017)

BUILDING PERMITS ISSUED SINCE 1984

	Single Family Dwellings (Valuation)	Duplexes [Housing Units] (Valuation)	Apt Bldgs [Housing Units] (Valuation)	Total Dwelling Units	Commercial (Valuation)
1984	13 (\$540,000)	6 [12]	2 [16]	41	2
1985	9 (\$249,000)	9 [18]	1 [24]	51	1
1986	29 (\$2,054,000)	15 [30]	2 [36]	95	4
1987	25	0	4 [24] (\$500,000)	49	2 (\$250,000)
1988	40	0	2 [6] (\$200,000)	46	8 (\$1,400,000)
1989	19	0	0	19	3 (\$675,387)
1990	37	0	0	37 (589,000gal water plant)	8 (\$1,640,000)
1991	101	0	1 [24] (\$525,000)	126	6 (\$335,000)
1992	127	5 [10]	0	137	6 (\$2,310,000)
1993	121 (\$9,215,653)	6 [12]	0	133	8 (\$963,850)
1994	137 (\$10,585,502)	5 [10] (\$351,787)	0	147	18 (\$7,518,100)
1995	103 (\$8,716,875)	5 [10] (\$560,000)	0	113	11 (\$7,021,329)
1996	98 (\$8,509,454)	0	1 [4] (\$150,000)	102	13 (\$1,418,000)
1997	96 (\$7,644,195)	14 [28] (\$1,607,000)	0	124	17 (\$5,304,538)
1998	84 (\$7,442,000)	5 [10] (\$754,900)	1 [20] (\$800,000)	114	14 (\$1,418,000)
1999	100 (\$9,749,069)	2 [4] (\$270,000)	0	104	18 (\$7,507,600)
2000	132 (\$13,636,670)	0	0	132	23 (\$2,818,900)
2001	124 (\$13,853,034)	0	0	124	27 (\$10,808,013)
2002	114 (\$15,497,273)	0	0	114	24 (\$3,532,252)
2003	114 (\$16,899,797)	0	2 [8] (\$500,000)	124	26
2004	144 (\$22,255,518)	1 [2] (\$280,000)	2 [8] (\$900,000)	154	22 (\$2,815,117)
2005	148 (\$23,967,819)	0	2 [20] (\$806,000)	169	25 (\$16,908,871)
2006	74 (\$12,192,851)	0	1 [16] (\$820,000)	92	19 (\$2,351,100)
2007	77 (\$12,243,920)	0	2 [32] (\$1,125,920)	109	23 (\$5,825,070)

	Single Family Dwellings (Valuation)	Duplexes [Housing Units] (Valuation)	Apartments [Housing Units] (Valuation)	Total Dwelling Units	Commercial (Valuation)
2008	22 (\$3,546,100)	0	0	23	19 (\$2,886,110)
2009	37 (\$5,816,736)	0	[60] (\$4,717,700)	98	11 (\$5,712,350)
2010	52 (\$8,287,377)	0	0	51	18 (\$1,239,650)
2011	30 (4,858,025)	0	0	30	25 (\$746,339)
2012	45 (\$7,762,935)	0	0	46	17 (\$4,682,111)
2013	62 (\$11,311,500)	0	0	61	23 (\$1,271,980)
2014	59 (\$10,995,500)	0	0	59	19 (\$13,341,965)
2015	68 (\$13,919,910)	0	[48] (\$4,776,948)*	67	21 (\$8,324,748)
2016	99 (20,472,312)	0	0	99	21 (\$4,578,503)

*Included as part of commercial valuation

POPULATION ESTIMATE

Data Source	Residential Water Meters	Total Dwelling Units (Occupied plus Apts)	Population
2000 Census	---	1,995	5,472
2010 Census	---	3,120	8,381
2015 Estimate from http://factfinder2.census.gov	---	----	9,423
Residential Water Meters 01/03/2016	3,121*	3,399**	9,585***

* Total water meters minus number of businesses (includes 41 apartment building meters);

** Equals residential water meters plus the number of apartment units (approx 278 in 2016) minus the number of apartment water meters already in the total residential water meters (approx 41 in 2016); (for 2017, add 48 apartment units with 3 water meters for Centerville Cottages)

*** Equals Total Dwelling Units x 2.82 people/dwelling unit (avg household size per 2010 Census)

GROWTH CONSIDERATIONS FOR CITY OF KEARNEY:

BUILDING POTENTIAL – SHORT TERM (Within One or Two Years)

Available Platted Lots in Developed Subdivisions: (Updated through 99 permits issued in 2016)

Brooke Haven, 2 nd Plat	4 single-family lots
Brooke Haven, 3 rd Plat	3 single-family lots
Brooke Haven, 4 th Plat	5 single-family lots
Brooke Haven, 5 th Plat	18 single-family lots
Brooke Haven, 6 th Plat	4 single-family lots
Brooke Haven 7 th Plat	45 single-family lots
Cedar Wood, 1 st Plat	7 single-family lots
Cedar Wood, 3 rd Plat	21 single-family lots
Clear Creek Ridge, 1 st Plat	0 single-family lots
Clear Creek Valley	3 single-family lots
Dovecott, 1 st Plat	6 single-family lots
Estates of Marimack, 1 st Plat	24 single-family lots
Meadows of Greenfield, 1 st Plat	10 single-family lots
Meadows of Greenfield, 2 nd Plat	1 single-family lots
Jamestowne Village, Phase 2	1 single-family lots
Oakwood Estates, 1 st Plat	0 single-family lots
Village of River Meadows, 1 st Plat	6 single-family lots
Village of River Meadows, 2 nd Plat	6 single-family lots
Shadowbrook, 3 rd Plat	9 single-family lots
Stonelake, 1 st Plat	1 single-family lots
Hills of Westwood, 2 nd Plat	1 single-family lots
Hills of Westwood, 3 rd Plat	0 single-family lots
Villas of Marimack, 1 st Plat	13 patio homes (single-family)
Westwood Village, 2 nd Plat	5 single-family lots
Westwood Village, 3 rd Plat	1 single-family lots
Westwood Village 4 th Plat	35 single-family lots
Porter Ridge Apartments	32 multi-family dwelling units
	229 single-family
	0 two-family dwelling units
	32 multi-family dwelling units
	261 total dwelling units

BUILDING POTENTIAL – NEXT FIVE YEARS

Preliminary Plats Approved, excluding previous final-platted phases:

Brooke Haven, future phases	12 single-family lots
Jamestowne, 4th Phase	9 single-family lots (property owned by school district)
Mirabella	15 single-family lots
Village of River Meadows	131 single-family lots; 52 multi-family units
Oakwood Estates	411 single-family lots
Flight of the Quail	309 single-family lots; 403 multi-family & townhouse units
Highland Meadows	289 single-family lots
Stollings Ranch	662 single-family lots; 268 multi-family units
Greenfield	206 single-family lots; 60 multi-family units
Cedar Wood	503 single-family lots; 238 duplex dwelling units
Hills of Westwood/Westwood Village	299 single-family lots
Gavin's Grove	100 single-family lots
Cottonwood Creek	100 single-family lots

3,046 single-family lots
 238 two-family dwelling units
 783 multi-family dwelling units
4,067 total dwelling units

BUILDING POTENTIAL – NEXT TEN TO TWENTY YEARS

Future Development – Unplanned and/or Not Readily Developed Properties:

Lowery Property – 305 East Washington	25 dwelling units
Gary Shanks - Major Place, south of Crossroads Chevrolet	90 dwelling units
Gary Shanks – north of Beverly Park & west of Shadowbrook	420 dwelling units
Methodist Church Property - 92 Hwy	120 dwelling units
York Property – NE corner 92 & Jesse James Farm Rd	650 dwelling units
Dennis Shanks – South side of 92 Highway across from PCEC	800+ dwelling units
Samborski – south side of 92 Highway, west of Nation Road	600 dwelling units
	2,285 dwelling units (est.)

POPULATION POTENTIAL

Based on current population estimates plus recognized Future Development Areas

	Dwelling Units	People per Dwelling Unit	Population
2016 Water Meter Estimate	3,399	2.82	9,585
Building Potential – Short Term	261	2.82	736
Building Potential – Next 5 Years	4,067	2.82	11,469
Building Potential – Next 10 – 20 Years	2,285	2.82	6,444
		TOTAL	28,234

