



Hall County Regional Planning Commission

Wednesday, November 01, 2006
Regular Meeting

Item F2

Public Hearing - C-04-2007GI

Concerning an amendment to Redevelopment Plan for Blight and Substandard Area #2 for Southeast Crossings LLC for a commercial center to be located at 939 S. Locust Street in Grand Island. (C-04-2007GI) Hearing, Discussion, Action.

Staff Contact: Chad Nabity

Agenda Item #5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

October 20, 2006

SUBJECT: *Redevelopment plan for property located in Blight and Substandard Area #2 at 939 S. Locust Street in Grand Island. (C-04-2007-GI)*

PROPOSAL: To redevelop a lot at this location for commercial purposes. The applicant will renovate and expand the commercial retail space available at this location. This application will also make street improvements to the median in South Locust Street at the intersection of Locust Street and Delaware Avenue. The applicant is requesting to use Tax Increment Financing to offset part of the costs development.

OVERVIEW:

The purpose of the CRA and the designated blight and substandard areas is to provide incentives for development in underdeveloped areas of the community. This project will provide commercial development in a location that is intended for these uses. Development of this property should prevent further decay of this neighborhood. This area has already been declared blighted and substandard by the CRA, the Hall County Regional Planning Commission and the Grand Island City Council.

This project is **consistent** with the **existing zoning** and the **future land use plan** for the City of Grand Island. This is evidenced by the fact that the property is zoned B2-AC General Business with an Arterial Commercial Overlay and the proposed uses are allowed in this district.

The Regional Planning Commission recommendation is limited to the appropriateness of the proposed use at this location. The Grand Island Comprehensive Plan and Zoning Map both call for general commercial uses at this location.

The Planning Commission is required to comment on these applications to confirm that expenditure of public funds through TIF is not supporting uses that would be inconsistent with the Comprehensive Plan. The proposed use for commercial retail space at this location **is** supported by the plan.

RECOMMENDATION:

That the Regional Planning Commission recommend that City Council **approve** the redevelopment plan amendment as submitted.

_____ Chad Nabity AICP, Planning Director





MEMO TO: Chad Nabity, Regional Planning Director

FROM: Chad Nabity AICP, CRA Director *CN*

RE: Amendment to Redevelopment Plan for Blight and
Substandard Area #2

DATE: October 12, 2006

At their meeting of October 11, 2006, the Community Redevelopment Authority approved a motion to provide for an amendment to the Redevelopment Plan for Blight and Substandard Area #2, and refer this matter to the Regional Planning Commission for a recommendation.

Southeast Crossings LLC, submitted an application for tax increment financing for the rehabilitation of a building, construction of additional space and public road improvements for commercial retail space located at 939 S. Locust Street. The expected improvements to the property will be more than \$591,000.

Chapter 18-2112 of the Nebraska Revised State Statutes refers specifically to the role of the Planning Commission and the parameters regarding submittal of comments and/or recommendations. The Statutes read, in part, "The planning commission or board shall submit its written recommendations with respect to the proposed redevelopment plan to the authority within thirty days after receipt of the plan for review. Upon receipt of the recommendations of the planning commission or board or, if no recommendations are received within such thirty days, then without such recommendations, an authority may recommend the redevelopment plan to the governing body of the city for approval".

We would respectfully request this issue be placed before the Regional Planning Commission at their November 2006 meeting.

Thank you.

JIM NARBER, Inc.

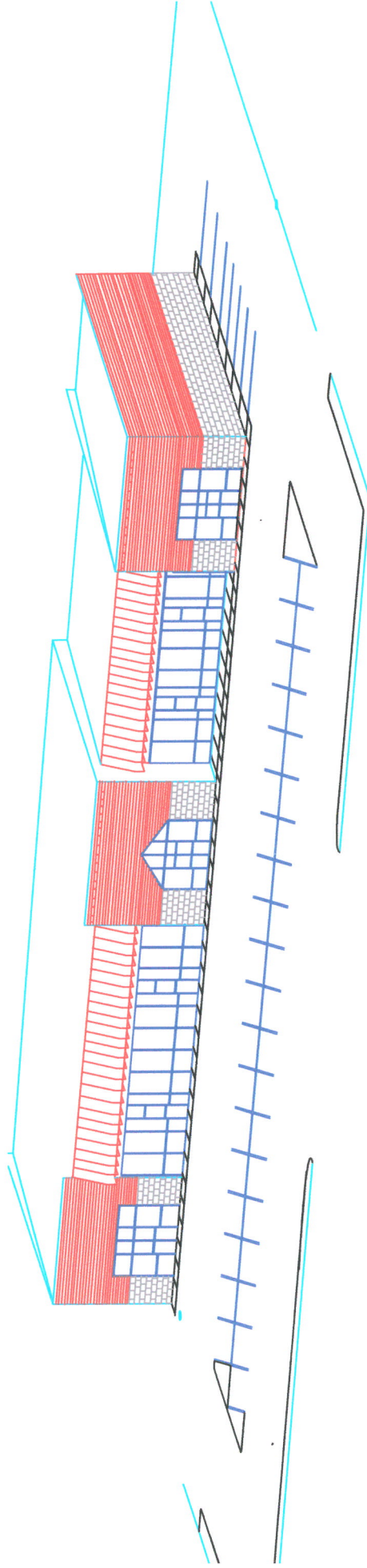
Construction Management · Development ·
General Contractor

SOUTHEAST CROSSINGS

939 South Louest 68801

Owner: **O'Connor**, Enterprises

2502 N Webb Rd



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