



Hall County Regional Planning Commission

Wednesday, October 10, 2007

Regular Meeting Packet

Commission Members:

John Amick	Hall County	
Karen Bredthauer	Grand Island	
Scott Eriksen	Grand Island	
Mark Haskins	Hall County	Vice Chairperson
Bill Hayes	Doniphan	
Lisa Heineman	Grand Island	
Dianne Miller	Grand Island	
Jaye Monter	Cairo	
Pat O'Neill	Hall County	Chairperson
Deb Reynolds	Hall County	
Leslie Ruge	Alda	Secretary
Don Snodgrass	Wood River	

Regional Planning Director: Chad Nabity

Technician:

Edwin Maslonka

Secretary:

Barbara Quandt

6:00:00 PM

**Council Chambers - City Hall
100 East First Street**

Call to Order

Roll Call

A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

Individuals who have appropriate items for Commission consideration should complete the Request for Future Agenda Items form located at the Regional Planning Office on the second floor of City Hall. If the issue can be handled administratively without Commission action, notification will be provided. If the item is scheduled for a meeting, notification of the date will be given.

B - RESERVE TIME TO SPEAK ON AGENDA ITEMS

This is an opportunity for individuals wishing to provide input on any of tonight's agenda items to reserve time to speak. Please come forward, state your name and address, and the Agenda topic on which you will be speaking.

DIRECTOR COMMUNICATION

This is an opportunity for the Director to comment on current events, activities, and issues of interest to the commission.



Hall County Regional Planning Commission

Wednesday, October 10, 2007

Regular Meeting

Item .A1

Summary to Agenda

Summary to Agenda

Staff Contact: Chad Nabity

**Staff Recommendation Summary
For Regional Planning Commission Meeting
October 10, 2007**

- 4. Public Hearing** – Concerning a generalized redevelopment plan for CRA Area #7 in the City of Grand Island, Nebraska, in accordance with Section 18-2115 Reissue Revised Statutes of Nebraska, Nebraska Community Development Act, as amended. The property is generally located between Schimmer Drive and Wildwood Drive one half mile east of U.S. Highway 281 and one half mile west of South Locust Street. (C-2-2008GI) (See full recommendation.)
- 5. Public Hearing** - Concerning a change of zoning for Lots 9 - 12, Block 1, of Centura Hills East Subdivision from R9 Single Family Residential to R6 Multiple Family Residential. This land is located north of Birdie Blvd. and West of 130th Road. (C-3-2008C) (See full recommendation.)
- 6. Final Plat** – Westwood Park Eleventh Subdivision located south of Faidley Ave. and west of Sandalwood Dr. in the City of Grand Island, Hall County, Nebraska. This property is zoned R1 -Low Density Residential. Water and Sewer are available and will be extended to serve all lots. These lots are proposed in conformance with the approved preliminary plat.(21 lots)
- 7. Final Plat** – Livermore Subdivision located north of Rosemont Ave. and east of Riverview Dr., Grand Island, Hall County, Nebraska. This property is zoned R1-Low Density Residential. Water and Sewer are available and will be extended to serve all lots. This property is the only unplatted property in the area. A large garage sits on Lot 2 of the proposed subdivision. Staff is proposing to give the owners until October 31, 2008 to either get a building permit for a house on that lot or remove the garage. (2 lots)



Hall County Regional Planning Commission

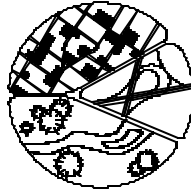
Wednesday, October 10, 2007
Regular Meeting

Item E1

Minutes of September 5, 2007

Minutes of the September 5, 2007 RPC Meeting.

Staff Contact: Chad Nabity



THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, GRAND ISLAND,
WOOD RIVER AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN,
NEBRASKA

Minutes
for
September 5, 2007

The meeting of the Regional Planning Commission was held Wednesday, September 5, 2007, in the Council Chamber - City Hall - Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" August 25, 2007.

Present:	Pat O'Neill Debra Reynolds Don Snodgrass Karen Bredthauer Lisa Heineman Bill Hayes	Leslie Ruge Mark Haskins Scott Eriksen John Amick Dianne Miller
Absent:	Jaye Monter	
Other:	Mitch Nickerson, Craig Lewis, Paul Briseno	
Staff:	Chad Nabity, Barbara Quandt	
Press:	Grand Island Independent, Tracy Overstreet	

1. Call to order.

Chairman O'Neill called the meeting to order at 6:00 p.m. He stated that this was a public meeting subject to the open meetings laws of the State of Nebraska. He noted that the requirements for an open meeting were posted on the wall in the room and easily accessible to anyone who may be interested in reading them.

2. Minutes of August 1, 2007 meeting.

A motion was made by Ruge, and seconded by Reynolds to approve the Minutes of the August 1, 2007 meeting.

The motion carried with 11 members present voting in favor (Miller, O'Neill, Ruge, Hayes, Reynolds, Monter, Haskins, Eriksen, Bredthauer, Heineman, Snodgrass) and 1 member present abstaining (Amick).

3. Request time to speak.

James Truell requested a time to speak regarding Agenda Item #5.

3a.UNL Students.

Nabity introduced Professor N. Brito Mutunayagam and the group of ten graduate students from the University of Nebraska-Lincoln College of Architecture, Community and Regional Planning Department. This group will be meeting to begin a project to develop concept plans for the South Locust Gateway into Grand Island as a part of a studio course at the University. The Planning Department is paying \$1200, which helps cover student expenses, for this study. Brito thanked the Planning Commission for the opportunity that this project affords the students. He also thanked the Grand Island Independent for their coverage of the project. He introduced the two team captains from the group of students. Brito stated that this project is a good one for students because it looks at an area with new commercial growth, potential residential and existing agriculture along an area recently rezoned for industrial use. In addition, this area includes land that has been dedicated to the city's well field. This well field needs to be protected, and environmental easements set aside for wildlife. The team captains stated that most of their prepared questions had been answered by Nabity during their tour of the project area.

4. Public Hearing – Concerning a Blight/Substandard Study for Redevelopment Area No. 6 as blighted and substandard in accordance with Section 18-2116 Reissue Revised Statutes of Nebraska, Nebraska Community Development Act, as amended. The property includes Five Points, Eddy Street north of 1st Street and the north side of 1st Street from Clark Street to Ada Street extending to North Front Street from Avenue to Broadwell Avenue. (C-25-2007GI)

Chairman O'Neill opened the above mentioned Public Meeting. Nabity reported that the Grand Island Area Community Redevelopment Authority (CRA) commissioned a Blight/Substandard Study for Redevelopment Area Number 6 to be prepared by RDG Planning and Design of Omaha, Nebraska. Nabity explained that the study area includes approximately 412 acres and that this property is referred to as CRA Area #6. He stated that this study

focused on four sub-areas described as Five Points, Eddy Street, Broadwell Avenue and Second Street West in central and north central Grand Island. City Council has referred this study to the Planning Commission for review and for a RPC recommendation. Should this area be declared blighted/substandard, Grand Island would have 16.66 percent of the City declared blighted/substandard. Thirty-five percent is allowed to be declared as such under State Statutes. Nabity discussed the Statutory authority and direction as referenced in Section 18-2109 of the Reissue Revised Statutes of Nebraska. A flow chart of the blight declaration process was shown and discussed. He explained that the terms blighted and substandard have been defined by Statute in Section 18-2103 of the Reissue Revised Statutes of Nebraska. Nabity stated that, at this time, the RPC and Council are only concerned with determining if the property is blighted and substandard. The appropriate Redevelopment Plan would only be considered by the CRA following a declaration of blighted and substandard by the City Council. Nabity reported that, based on the study, these areas meet the thresholds to qualify as blighted based on unemployment, age of units and per capita income. Table two in the study deals with the more subjective qualities of a blighted area. The consultants identified the area as having seven of the 11 qualities of a blighted area. The qualities of a substandard area were specifically identified in Table 3 of the study. All four sub-areas qualify on three of the 11 qualities. He stated that a number of the sub-areas also exhibit other substandard qualities according to the study. Nabity stated that all of this property is located inside the Grand Island City Limits and has been for a minimum of 40 years. Tax increment financing would potentially be available for redevelopment projects on any of the property included in the study.

Chairman O'Neill invited those requesting a time to speak on this Agenda item to do so at this time. Heineman asked if there was a City-wide comprehensive blight/substandard study. Nabity answered that there was not a City-wide study done, due to the high costs involved in obtaining such a study.

No one from the audience spoke.

Chairman O'Neill closed the public meeting.

A motion was made by Amick, and seconded by Hayes, to recommend approval of the declaration as blighted and substandard based on the facts, both quantitative and qualitative, presented and identified at this meeting.

Findings of Fact included entering the Blight Area Designation For Redevelopment Area #6 in Grand Island City of Grand Island, Nebraska as prepared by RDG Planning & Design into record; the declaration that this area meets all the definitions as outlined in State Statutes; street layout is such that the blighted and substandard factors are distributed throughout the redevelopment area; and, public intervention is appropriate and/or necessary for the redevelopment of the area.

A roll call vote was taken and the motion passed with 11 members present (Miller, Amick, O'Neill, Ruge, Hayes, Reynolds, Haskins, Eriksen, Bredthauer, Heineman, Snodgrass).

5. Public Hearing - Concerning amendments to the Zoning Ordinance for the City of Grand Island and its 2 mile extra-territorial jurisdiction. Amendments to be considered pertain to the 36-96 Off-Street Parking Requirements; to modify parking lot surfacing requirements and clean up language relative to changes in zoning districts that were made with the adoption of the Large Lot Residential Zone in 2004. (C-26-2007GI)

Nabity reported. This hearing concerns amendments to the Zoning Ordinance for the City of Grand Island and its 2 mile extra-territorial jurisdiction. The Amendments to be considered pertain to the modification of parking lot surfacing requirements, as well as a change to the language relative to changes in zoning districts that were made with the adoption of the Large Lot Residential Zone in 2004.

Nabity stated that the language change, relative to the zoning districts, should have been made at the time of that adoption in 2004, but was overlooked. The portion of 36-96 of the Off-Street Parking Requirements regulations affected is contained in "(G) Design Standards" in the second paragraph, the first sentence which should read "Large Lot Residential" Zoning District rather than "Transitional Agricultural" Zoning District.

Nabity suggested that the proposed change to modify parking lot surfacing requirements would make a limited list of permanent type surfaces, as opposed to an open ended list of acceptable surfaces. The last sentence of 36-96 "Off-Street Parking Requirements" which reads, "All facilities shall be provided with a permanent type, dust-free surface such as (suggested change would revise "such as" to "meaning") asphaltic cement concrete, Portland cement concrete, or paving brick" is the language up for review. James Truell, on behalf of his client, Jerold Ross of YAP Auction, has asked the Grand Island City Council to consider changes to the permanent type surface to include use of "cold rolled asphalt millings with an oil overlay" in the above mentioned sentence.

Chairman O'Neill invited James Truell, who had requested a time to speak, to come forward. He stated that he was here regarding property located at 801 West Anna Street and leased by Jerold Ross for his YAP Auction business. Mr. Ross was issued a conditional permit with a provision of paving the parking lot. Truell made the case that this property is unique in that it is surrounded by a concrete foundation. Since there is a gravel base, provision is made for drainage. The cold rolled asphalt millings with an oil overlay would serve as a dust-free surface. Any holes in the surface are easily repaired and the cost of such a surface is far less expensive than the other listed permanent type surfaces. He also stated that the recycling of the cold rolled asphalt

millings would be a good use of that material. Truell also noted that this business is a small business which would not generate the vehicle traffic of larger businesses. He requested that Mr. Ross be allowed to use this surface on an experimental basis for one year. If, after one year this surface is not suitable, Mr. Ross would then be required to add the hot asphalt surface. In the discussion that followed, it was pointed out that the occupancy permit called for an April 28, 2007 deadline in which the parking lot was to be paved. Jerold Ross spoke stating that he is the owner of the business; however, he is not the property owner. Mr. Ross stated that the property owner would not pay for the paving of the parking lot. Ruge stated that his opinion is that an ordinance change for an individual issue is not a good idea. O'Neill stated that cold rolled asphalt millings have been used many times unsuccessfully. In the discussion, it was also noted that the oil overlay was not used successfully due to the tracking of that material into the business. Craig Lewis, Building Director, stated that in 1988 the City Council experimented with cold crushed asphalt millings. The test results revealed that the surface did not hold up. He also stated that the City tested the product more recently in the paving of Garland Street, as well as the paving of some of the hike and bike trails. According to City Public Works Director, Steve Riehle, the product failed this test also. Lewis also stated that a permit had been issued to YAP Auction in December of 2006, with the condition that the off-street, 30 stall, parking lot would be completed by April 28, 2007. This property currently has a gravel surface, which is not allowed by City ordinance for business occupancy. After various discussions with Truell and commissioners, Lewis continued, stating that previous discussions with Mr. Ross had been held prior to the issuance of the permit. When the Building Department and an individual owner cannot agree, an independent board is consulted and the board makes the final decision. In this situation, the Board of Adjustment met and determined that the cold rolled asphalt millings with an oil overlay would not be appropriate. Nabity reiterated that the issue before the Regional Planning Commission is a change to the regulations, and not just an experiment for this particular case. Other discussion followed from commissioners regarding less expensive alternatives for parking lots. A suggestion was made by Eriksen, since the RPC had received advice from professionals such as Lewis and Riehle, that commissioners take that advice. Lewis recommended that the RPC be specific when making the addition to the regulations in order to lessen the burden on departments. He stated that he would recommend not making a lot changes to the regulations since they have been proven to work fairly well historically as they are written. O'Neill commented that there is not a definition for cold rolled asphalt; therefore, it is not a consistent product. He had a concern with paving brick being included in the regulations.

Ruge made the motion, and Haskins seconded the motion, to recommend striking the words "such as" and inserting the word "meaning" and striking the words "Transitional Agricultural and inserting "Large Lot Residential" in 36-96 Off-Street Parking Requirements of the Grand Island Zoning regulations, leaving out the words "cold rolled asphalt millings with an oil overlay" as proposed.

A roll call vote was taken and the motion passed with 10 members present (Miller, O'Neill, Ruge, Reynolds, Haskins, Eriksen, Bredthauer, Heineman, Snodgrass) voting in favor and 1 member present (Amick) voting against.

Amick made the motion, and Miller seconded the motion, to appoint a subcommittee to study whether cold-rolled asphalt millings are a viable product from which to build parking lots.

A roll call vote was taken and the motion passed with 6 members present (Miller, Amick, Ruge, Reynolds, Haskins, Snodgrass) voting in favor and 5 members present (O'Neill, Hayes, Eriksen, Bredthauer, Heineman) voting against.

6. Final Plat – Doniphan – Trumbull Sports Activities Subdivision located east of Hwy. 281, between Walnut St. and Pine St., Village of Doniphan, Hall County, Nebraska. (2 lots)

Nabity reported. This property is located east of Highway 281, between Walnut Street and Pine Street, in the Village of Doniphan, Hall County, Nebraska. These parcels both exist as unplatted tracts. Nabity stated that the school is purchasing a portion of the east parcel from Linda Eihusen. This will plat both lots in conformance with current regulations. Nabity recommended approval since this will be appropriate for the school.

A motion was made by Amick, and seconded by Haskins, to recommend approval as presented.

A roll call vote was taken and the motion passed with 11 members present (Miller, Amick, O'Neill, Ruge, Hayes, Reynolds, Haskins, Eriksen, Bredthauer, Heineman, Snodgrass).

7. Final Plat – Prairie Creek View Subdivision located east of Hwy. 281, between Walnut St. and Pine St., Village of Doniphan, Hall County, Nebraska. (2 lots)

Nabity reported. This property is located at the northwest corner of Highway 11 and Capital Avenue. The owners of this tract wish to split a historic farmstead from a property of more than 20 acres. The farmstead is no longer on the site; however, the area where the farmstead stood remains unfarmed and undisturbed. Nabity recommended that the 80 acre requirement be waived since this would allow one brother to build a house and solely own the property on which it stands.

A motion was made by Haskins, and seconded by Miller, to recommend approval as presented, waiving the requirement of the property being part of an existing 80 acre plot.

A roll call vote was taken and the motion passed with 9 members present (Miller, Amick, Hayes, Reynolds, Haskins, Eriksen, Bredthauer, Heineman, Snodgrass) voting in favor, and 2 members present (O'Neill, Ruge), voting against.

8. Planning Director's Report

Nabity reported that the anticipated new flood maps had arrived. Amick inquired as to when the tweaking process would begin. Nabity said that the process is currently underway. A public meeting is expected to be held during the first, or second, week of October, 2007.

Nominations for the Community Beautification awards are currently being accepted through September 14th.

Snodgrass discussed weed control issues on undeveloped lots in subdivisions. After a brief discussion, it was concluded that Code Enforcement should be notified for those properties located within the City jurisdiction.

A sub-committee was appointed to look into possible alternative parking lots in Grand Island. Those appointed to serve on that committee are O'Neill, Hayes, Amick and Snodgrass.

9. Next meeting is October 10, 2007

10. Adjourn

Chairman O'Neill adjourned the meeting at 8:18 p.m.

Leslie Ruge, Secretary

by Barbara Quandt



Hall County Regional Planning Commission

Wednesday, October 10, 2007
Regular Meeting

Item -

Presentation of the 2007 Community Beautification Award

This award is intended to give public recognition to businesses, organizations or industries in Hall County who have not only provided economic benefit, but have taken an "extra effort" to construct, maintain, renovate or improve their buildings and property in a noticeable way that positively contributes to the beautification of the community.

Staff Contact: Chad Nabity



Hall County Regional Planning Commission

Wednesday, October 10, 2007
Regular Meeting

Item F1

Public Hearing - C-2-2007C

Concerning a generalized redevelopment plan for CRA Area #7 in the City of Grand Island, Nebraska, in accordance with Section 18-2115 Reissue Revised Statutes of Nebraska, Nebraska Community Development Act, as amended. This property is generally located between Schimmer Drive and Wildwood Drive one half mile east of U.S. Highway 281 and one half mile west of South Locust Street.

Staff Contact: Chad Nabity

September 7, 2007

From: Chad Nabity, AICP Director

To: Regional Planning Commission

Re: Generalized Redevelopment Plan

Overview

Enclosed you will find a copy of a Generalized Redevelopment Plan for CRA Area #7. The Grand Island City Council declared this area blighted and substandard at their meeting on August 28, 2007. The Community Redevelopment Authority considered this plan at their meeting on September 12, 2007 and forwarded it to the Regional Planning Commission for review and recommendation.

The enclosed plan is based on the one prepared by Hanna:Keelan Associates as part of the blight study. Changes were made to this plan by CRA staff due to changes in zoning of the property approved by the City Council in March of this year. CRA staff also updated the generalized costs for public improvements based on estimates provided by city staff.

This study does not specifically approve any TIF projects but does outline the types of activities that could be considered for Tax Increment Financing in this redevelopment area. These activities focus on public improvements to utility, drainage and transportation infrastructure. Any applications for TIF on these properties would be subject to specific approval by the CRA and City Council and recommendation of the Planning Commission.

As this is a Redevelopment Plan, the Planning Commission is examining the plan for conformance to the Comprehensive Plan for the City. The majority of the property included within the plan is currently zoned for manufacturing uses and the future land use shows that this property is expected to develop with manufacturing uses.

The process for approval of the redevelopment plan is as follows:

- CRA sends the plan to the Planning Commission for Review and Recommendation
- Planning Commission has 30 days to hold a public hearing and review the plan for consistency with the City's comprehensive plan and make a recommendation back to the CRA
- CRA Approves/adopts the plan by Resolution and forwards the plan to Council for final approval
- City Council holds a Public Hearing and approves the plan by resolution

Recommendation

Staff is recommending that the Hall County Regional Planning Commission recommend approval of this redevelopment plan. Findings relative to conformance with the Grand Island Comprehensive Plan should be included in the recommendation.

GENERAL REDEVELOPMENT PLAN

City of Grand Island

CRA Area #7

September 7, 2007

GENERAL REDEVELOPMENT PLAN

EXECUTIVE SUMMARY

Purpose of Plan/Conclusion

The purpose of this General Redevelopment Plan is to serve as a guide for implementation of redevelopment activities within the **Value Added Redevelopment Area, in Grand Island, Nebraska**. Redevelopment activities associated with the Community Development Law, State Statutes, 18-2101 through 18-2154 should be utilized to promote the general welfare, enhance the tax base and the economic and social well being of the Community, and promote the development of any public activities and public events in the Area, along with any and all other purposes, as outlined in the Community Development Law.

A Community Redevelopment Authority (CRA) General Redevelopment Plan must contain the general planning elements required by Nebraska State Revised Statutes, Section 18-2111 re-issue 1991 items (1) through (6). A description of these items are as follows:

- (1) The boundaries of the redevelopment project area with a map showing the existing uses and condition of the real property therein; (2) a land-use plan showing proposed uses of the area; (3) information showing the standards of population densities, land coverage and building intensities in the area after redevelopment; (4) a statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, or building codes and ordinances; (5) a site plan of the area; and (6) a statement as to the kind and number of additional public facilities or utilities which will be required to support the new land uses in the area after redevelopment.

Furthermore, the General Redevelopment Plan must further address the items required under Section 18-2113, "Plan; considerations", which the CRA must consider prior to recommending a redevelopment plan to the Planning Commission and City Council for adoption. These "considerations" are defined as follows:

"...whether the proposed land uses and building requirements in the redevelopment project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted and harmonious development of the City and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development; including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic, and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewage, and other public utilities, schools, parks, recreational and

community facilities and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of insanitary or unsafe dwelling accommodations, or conditions of blight.”

Conclusion

The General Redevelopment Plan applies to the Value Added Redevelopment Area, which consists of the Area included in the Blight and Substandard Area Determination Study.

The findings presented in this Blight and Substandard Determination Study are based on surveys and analyses conducted for the, **Redevelopment Area**. In general, the Redevelopment Area consists of an area in the southern portion of Grand Island near the Highway 281 corridor. The Area is located between Schimmer and Wildwood Drives and is bound on the west by the St. Joseph Branch Railroad, which is located approximately one-half mile east of Highway 281, in Hall County, Nebraska. Beginning at the intersection of the east line of Blaine Street and the north line of Schimmer Drive West, thence south along said east line to its intersection with the north line of the southwest quarter of Section 4, Township 11 N Range 9 West, of the 6th Principle Meridian, thence east along said north line to its intersection with the east line of the southwest quarter of Section 4, Township 11 North, Range 9 West, of the 6th Principle Meridian, thence south along said east line to its intersection with the south line of Wildwood Drive West, thence west along said south line to its intersection with the west line of the St. Joseph Branch Railroad right-of-way, thence north to the north line of Schimmer Drive West, and continuing north along the west line of the St. Joseph Branch Railroad right-of- way approximately 660’ (or one-eighth of a mile), thence east approximately 660’ and south approximately 660’ to the north line of Schimmer Drive West, thence east along said north line to its intersection with the east line of Blaine Street, also the point of beginning.

Illustration 1 delineates the Area in relation to the City of Grand Island. The Redevelopment Area is an estimated 498.5 acres, and includes the right-of-ways of the St. Joseph Branch Railroad and Hall County roads.

CITY CONTEXT MAP
E ADDED REDEVELOPMENT
GRAND ISLAND, NEBRASKA

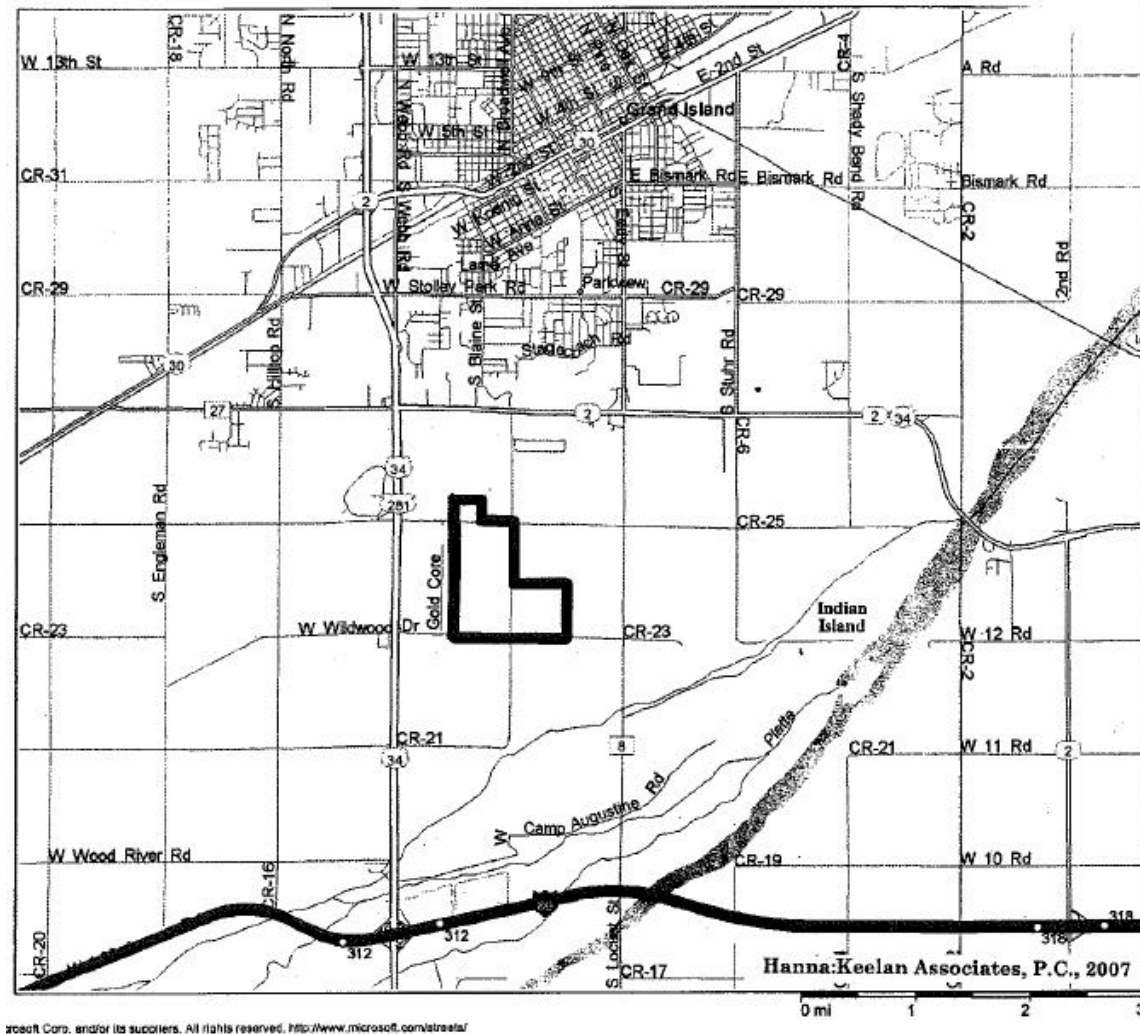


ILLUSTRATION 1

Conclusion

The redevelopment planning process for the Redevelopment Area resulted in a comprehensive listing of general planning and implementation recommendations. As previously discussed in the Blight and Substandard Determination Study, there are two major land uses (vacant/agricultural and two farmsteads), with structural and substandard conditions that are nonconforming in nature, detrimental to the health, safety and general welfare of the Community and generally obsolete in respect to the development and living environmental norms of today's Nebraska communities, including the City of Grand Island. To eliminate these conditions and enhance private development activities within the Redevelopment Area, the City of Grand Island needs to endorse the following general planning and redevelopment actions:

- 1. Rezone the Redevelopment Area to conform to the City of Grand Island's Industrial Zoning Regulations.**
- 2. Upgrading of bridges, culverts and storm water drainage ditches to facilitate development in the Redevelopment Area.**
- 3. Reconfiguration of intersections along Hall County roads to provide adequate turning lanes, road widths and sufficient right-of-ways, to support anticipated volumes of truck traffic to the proposed Ethanol Production Facility.**
- 4. Extend municipal water and sanitary sewer systems from the perimeter of the Redevelopment Area into the proposed Ethanol Production Facility site and maintain and/or replace the current electrical system in the Area.**
- 5. Removal of abandoned and dilapidated structures and associated debris.**
- 6. Create a partnership with the State and Hall County to facilitate the needed road and intersection improvements, as well as for the extension of all appropriate utilities to service the Area.**
- 7. Remove excessive debris from the Redevelopment Area. Parcels with excessive debris exist in specific locations of the Redevelopment Area.**
- 8. Develop a plan for the screening and/or buffering of industrial sites with outside storage of materials from the view along Wildwood and Schimmer Drives.**
- 9. Capture property taxes through the provision of Tax Increment Financing. Capture the annual increase in the total tax base throughout the Redevelopment Area. This will establish a source of funding for public improvements including, but not limited to, infrastructure needs such as water, sewer streets and sidewalks, parking improvements and general landscaping and signage enhancements.**

Implementation

Both a time-line and budget should be developed for the implementation of the Redevelopment Plan. Each of these processes should be designed in conformance with the resources and time available to the City. A reasonable time-line to complete the redevelopment activities identified in the Plan would be five to 10 years.

Various funding sources exist for the preparation and implementation of a capital improvement budget designed to meet the funding needs of proposed redevelopment activities. These include City and federal funds commonly utilized to finance street improvement funds, i.e. Community Development Block Grants, special assessments, general obligation bonds and Tax Increment Financing (TIF). The use of TIF for redevelopment projects in the Redevelopment Area is deemed to be an essential and integral element of the Redevelopment Area and use of TIF in connection with such projects is contemplated by the Plan and such designation and use of TIF will not constitute a substantial modification to the Plan.

The City agrees, when approving the Plan, to the utilization of TIF by the Grand Island Community Redevelopment Authority for redevelopment projects and agrees to pledge the taxes generated in redevelopment projects for such purposes in accordance with the Act.

Any redevelopment program receiving TIF is subject to a Cost Benefit Analysis. TIF, as a source of public financing, ultimately impacts taxing authorities in the City of Grand Island and Hall County. Proposed redevelopment projects using TIF must meet the cost benefit analysis and the “But For” test. Accordingly, “But for TIF” a redevelopment project could not be fully executed and constructed in the Community.

1. Future Land Use Patterns

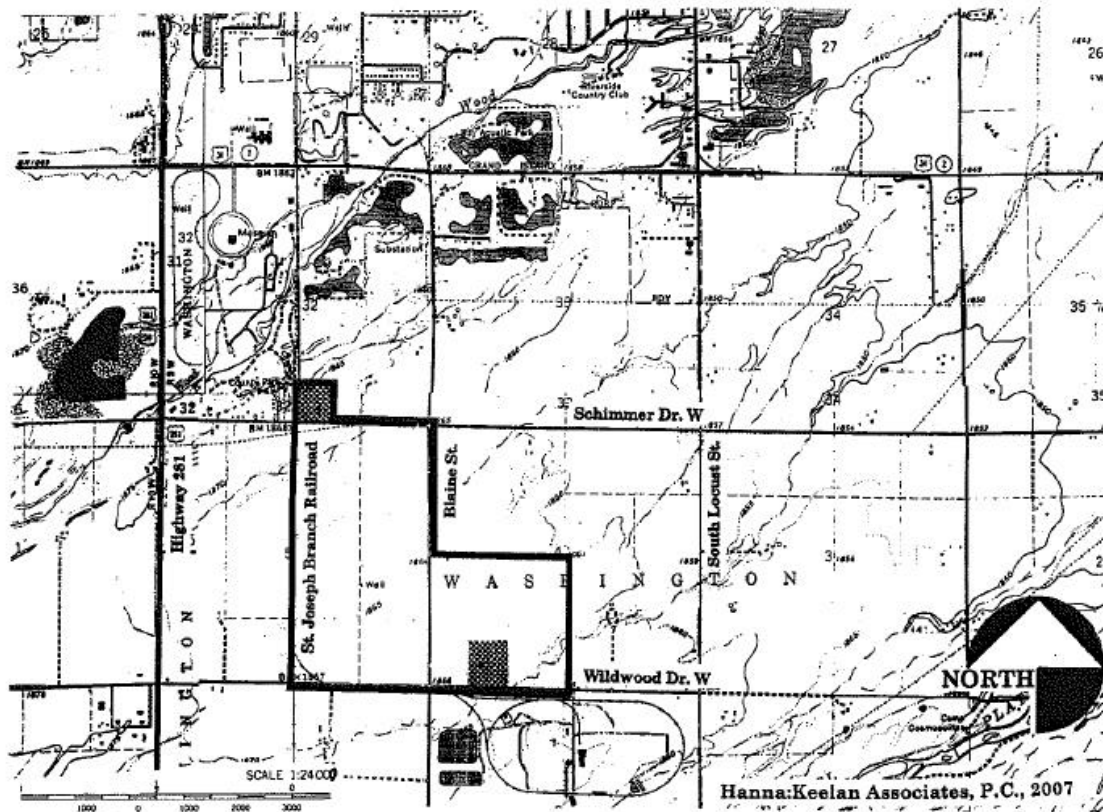
The existing land use patterns within the Redevelopment Area were depicted in **Illustration 2** and described, in detail, in the Blight and Substandard Determination Study. In general, the Redevelopment Area consists of three land use types. The primary land uses are vacant/agricultural, farmstead and right-of-ways of the Highway and Railroad corridors.

Illustration 4, Future Land Use Map, recommends land uses that stimulate future growth opportunities in the Redevelopment Area, while creating compatible land uses resulting in the efficient use of the physical features of the landscape. The recommended future land use classifications are generally in conformance with the “City of Grand Island Comprehensive Plan.”

In the Future Land Use Map, “value-added” agricultural/industrial land uses are recommended to be utilized throughout the Redevelopment Area, except for the portion of the Area containing the farmstead north of Schimmer Drive, which is recommended for large lot single family residential development. Additional railway and road access corridors will need to be constructed within the Area, and the existing Blaine Street will need to be paved and upgraded to support heavy truck traffic associated with the proposed Ethanol Production Facility.

It is recommended that substantially deteriorated structures, throughout the Redevelopment Area, and those too deteriorated to rehabilitate, be replaced with new “value-added” industrial uses in conformance with the Future Land Use Map.

**EXISTING LAND USE MAP
VALUE ADDED REDEVELOPMENT AREA
GRAND ISLAND, NEBRASKA**



LEGEND



-  FARMSTEAD
-  VACANT / AGRICULTURAL

ILLUSTRATION 2

2. **Future Zoning Districts**

The Existing Zoning Map, **Illustration 3**, indicates that the entire Value Added Redevelopment Area is within the City of Grand Island's Planning Jurisdiction and is currently zoned M-2 Heavy Manufacturing and TA Transitional Agricultural, according to information provided by the City of Grand Island Planning Office. The City of Grand Island has annexed the portion of the Redevelopment Area that the proposed Ethanol Production Facility will utilize. The site has been rezoned to an industrial zoning classification in which ethanol facilities are permitted by conditional use permit. A conditional use permit for an ethanol plant was approved for the property at the northeast corner of the intersection of Blaine and Wildwood by the Grand Island City Council on January 23, 2007.

The recommended Future Zoning Map, for the Redevelopment Area, is identified in **Illustration 5** of this General Redevelopment Plan.

The City of Grand Island currently has four industrial zoning districts: M-1 Light Manufacturing, M-2 Heavy Manufacturing, M-3 Mixed Use Manufacturing and ME Industrial Estates. The majority of the property in the redevelopment area has been rezoned to M2 Heavy Manufacturing. Development of this property should be done at coverage, building intensities and population densities permitted within the M-2 Zoning District.

The City may need to amend the selected zoning district to allow the proposed Facility as a permissive use. Often, financial institutions and investment companies require that properties in which they have holdings be a permissive use within the zoning district, as opposed to a conditional or special use permit, in case, for one reason or another, the conditional or special use permit be pulled or revoked in the future.

**EXISTING ZONING MAP
VALUE ADDED REDEVELOPMENT AREA
GRAND ISLAND, NEBRASKA**

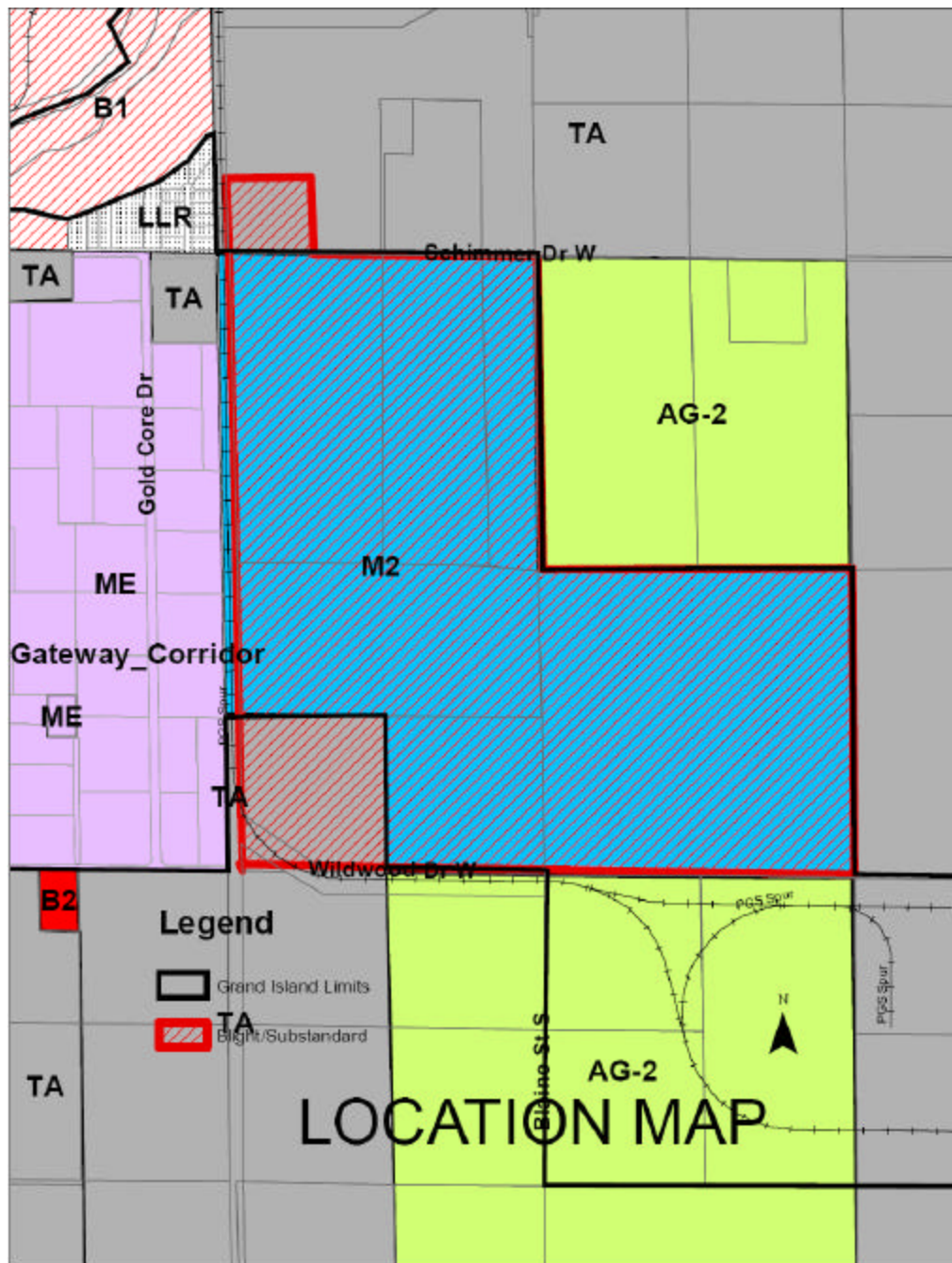
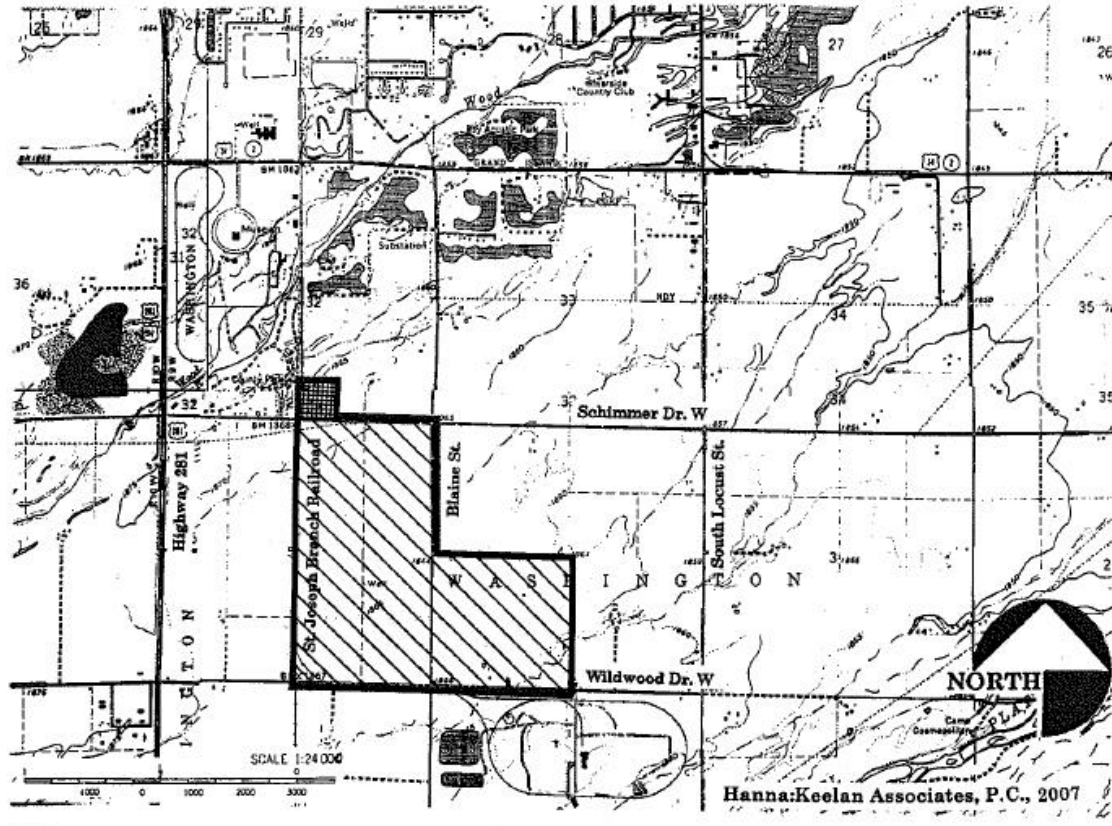


ILLUSTRATION 3

FUTURE LAND USE MAP
VALUE ADDED REDEVELOPMENT AREA GRAND ISLAND, NEBRASKA
LEGEND



LEGEND



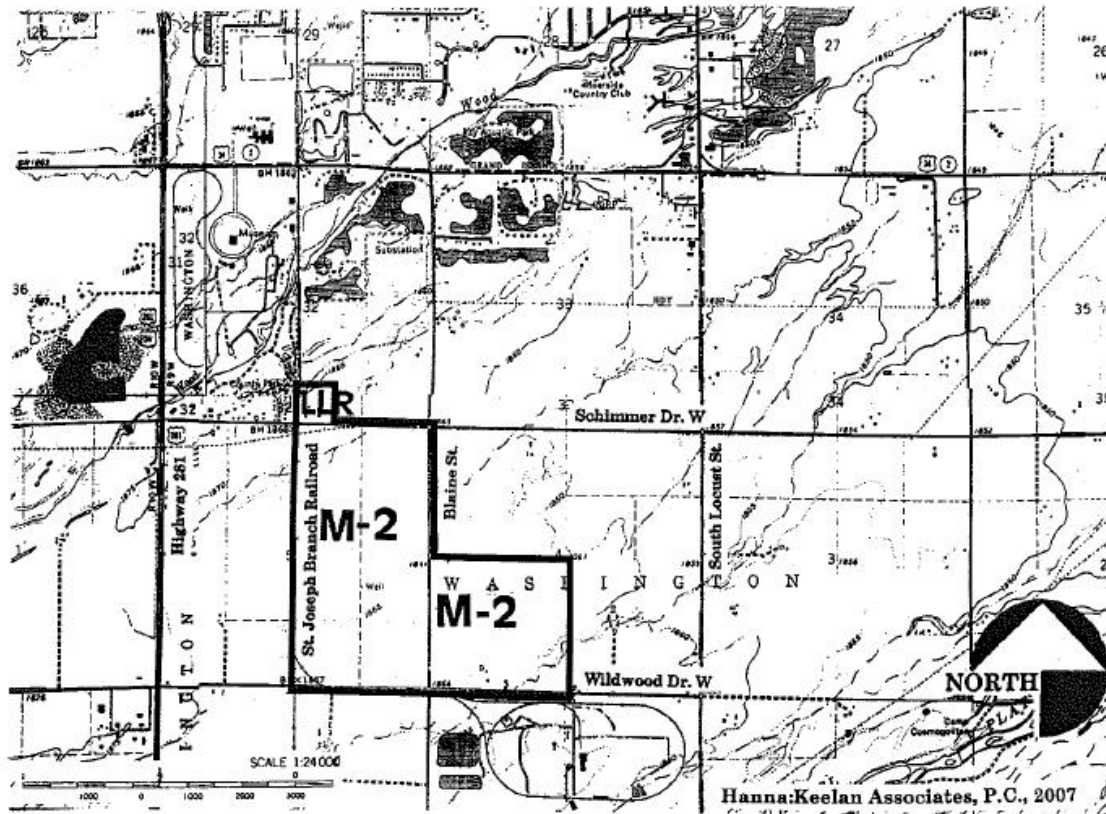
- | | |
|---|------------------------------|
|  | HEAVY INDUSTRIAL |
|  | LARGE LOT RESIDENTIAL |

ILLUSTRATION 4

**FUTURE ZONING MAP
VALUE ADDED REDEVELOPMENT AREA
GRAND ISLAND, NEBRASKA**



LEGEND

- | | |
|-----|------------------------------|
| M-2 | HEAVY MANUFACTURING DISTRICT |
| LLR | LARGE LOT RESIDENTIAL |

ILLUSTRATION 5

3. Recommended Public Improvements

The primary purpose for a General Redevelopment Plan, accompanied with the Blight and Substandard Determination Study, is to allow for the use of public financing in a specific area. This public financing is planned and implemented to serve as a “first step” for public improvements and encourage private development within the Redevelopment Area. The most common form of public improvements occur with infrastructure, specifically roads, water, sanitary sewer and storm sewer systems, and recreational uses. The primary infrastructure concerns in this Redevelopment Area improvements and extensions of: underground water, storm water and sanitary sewer systems; and improvements to existing roads.

The Redevelopment Area contains conditions that would benefit from public improvements and private redevelopment. The Area is currently comprised of two farmsteads and vacant/agricultural uses, which are bound on the south by Wildwood Drive, and Schimmer Drive on the north, both of which connect to Highway 281, approximately one-half mile west of Redevelopment Area #7. The St. Joseph Branch Railroad corridor serves as the Area’s western boundary. Blaine Street serves as a main north-south arterial within the Redevelopment Area, connecting the northern and southern boundaries of the Area. Primary redevelopment activities should focus on extending municipal water, sewer and electrical systems to support industrial development. It is likely that water extensions to the area may need to be connected to the well fields on South Locust and/or to the existing water main locate near the diversion channel on South Locust as well as looping the water to connect to the lines serving the existing industrial park. Sewer lines to serve this area will have to be extended from the sewer plant locate south of Swift Road and west of Shady Bend Road.

The Field Survey indicated that most portions of the arterial roads are in “good” or “fair” condition. However, to facilitate industrial development, roads providing access into the Area will need to be hard surfaced to support heavy truck traffic. Blaine Street, the main north-south road in the Area, is presently a gravel surfaced county road, with open storm water ditches along the sides. Wildwood Drive may need to be widened at appropriate road and highway intersections to allow designated turning lanes for semi-truck traffic associated with the Ethanol Processing Facility.

The St. Joseph Branch Railroad is located adjacent to the west side of the redevelopment area. Additional sidings or looped rail would substantially benefit the redevelopment of the area for manufacturing purposes. Depending on the scale of rail traffic generated by industrial activity at this site, improvements may be needed at other crossings offsite between the industrial park and the main line tracks.

Conclusions

The Grand Island Community Redevelopment Authority (CRA) and the City of Grand Island should seek funding sources to create a revolving loan and/or grant program for the rehabilitation infrastructure and improvement of utility services and public uses in the Redevelopment Area. To encourage development, the Consultant recommends investment in all mechanical infrastructure systems, throughout the entire Redevelopment Area. Prior to the transportation network improvements, the City and the CRA should develop a plan in conjunction with the City's Capital Improvement Plan and the One- and Six-Year Street Plan, to accommodate efficient infrastructure development and improvements.

The combination of the recommendations listed above are to aid the City of Grand Island and the CRA in creating a viable and sustainable living environment in this central Nebraska community, under the general provisions of the Nebraska Community Development Law, Chapter 18, Article 21 of the Statutes of State of Nebraska. This Plan does not intend the displacement of families or persons residing in the Area. If necessary for proper redevelopment activities, the City will conduct the necessary relocation of property owners.

The following identifies estimated costs for the improvement of various infrastructure features in Redevelopment Area.

Normal Street Replacement

Costs are dependent on street width and thickness of pavement or overlay. Concrete paving of 6" thick with integral curbs costs an estimated \$50 per square yard. Asphalt overlay has a cost of \$3.50 per square yard, per inch of thickness of asphalt overlay.

The cost to construct a 6" thick, 30' wide concrete street is \$175 per linear foot.

The cost to construct a 6" thick, 60' wide concrete street is \$350 per linear foot

The cost to construct a 2" thick, 30' wide asphalt overlay is \$25 per linear foot.

The cost to construct a 2" thick, 60' wide asphalt overlay is \$50 per linear foot

Ramped Curb Cuts

\$1,250 each

Sanitary Sewer

\$90 to \$125 per linear foot

Water Valves

\$4500 each

Fire Hydrants

\$3,000 each

Overlay of Parking Lots

Asphalt overlay costs \$3.50 per square yard per inch of thickness of asphalt overlay.

Therefore the cost of a 2" overlay of a 150' x 150' parking lot is \$17,500.

Paved Alleys

The cost for paved alleys is dependent on alley width and pavement thickness.

A 6" thick concrete alley would cost \$75 per square yard.

The cost of a 6" thick, 16' wide concrete alley is \$135 per linear foot.

The cost of a 6" thick, 20' wide concrete alley is \$170 per linear foot.

Storm Sewers

The cost of Storm Sewers is dependent upon the size of the storm sewer pipe and on the number of inlets required. A breakdown of approximate unit prices is as follows:

15" RCP costs \$25 per linear foot	18" RCP costs \$30 per linear foot
24" RCP costs \$40 per linear foot	30" RCP costs \$50 per linear foot
36" RCP costs \$75 per linear foot	42" RCP costs \$85 per linear foot
48" RCP costs \$100 per linear foot	Inlets cost and estimated \$2,750 each

Therefore, assuming 470 linear feet of 30" storm sewer and four inlets per block, a block of storm sewer would cost approximately \$34,500.

This General Redevelopment Plan identifies several community and economic development activities for the entire Redevelopment Area, in Grand Island, Nebraska. The major components of this General Redevelopment Plan will be accomplished as individual projects, however, a comprehensive redevelopment effort is recommended. Just as the redevelopment efforts should be tied together, so should the funding sources to ensure a complete project. The use of state and federal monies, local equity and tax incentives coupled with private funding sources, can be combined for a realistic and feasible funding package. The following provides a summary listing of the types of funding to assist in implementing this General Redevelopment Plan. Each selected redevelopment project should be accompanied with a detailed budget of both sources and uses of various funds.

- Building Improvement District
- Tax Increment Financing
- LB 840 or LB 1240
- Historic Preservation Tax Credits
- Low Income Housing Tax Credits
- Sales Tax
- Community Development Block Grants - Re-Use Funds
- Local Lender Financing
- Owner Equity
- Small Business Association-Micro Loans
- Community Assistance Act
- Donations and Contributions
- Intra-modal Surface Transportation Efficiency Act
- Private Foundations
- American Express Foundation
- Kellogg Corporate Giving Program
- Marietta Philanthropic Trust
- Monroe Auto Equipment Company Foundation
- Norwest Foundation
- Piper, Jaffray & Hopwood Corporate Giving
- Target Stores Corporate Giving

Pitney Bowes Corporate Contributions
Union Pacific Foundation
US West Foundation
Woods Charitable Fund, Inc.
Abel Foundation
ConAgra Charitable Fund, Inc.
FrankM. and Alice M. Farr Trust
Hazel H. Keene Trust
IBP Foundation, Inc.
Mid-Nebraska Community Foundations, Inc.
Northwestern Bell Foundation
Omaha World-Herald Foundation
Peter Kiewit and Sons Inc. Foundation
Thomas D. Buckley Trust
Valmont Foundation
Quivey-Bay State Foundation



Hall County Regional Planning Commission

Wednesday, October 10, 2007

Regular Meeting

Item F2

Public Hearing - C-3-2007C

Concerning a change of zoning for Lots 9 - 12, Block 1, of Centura Hills East Subdivision from R9 Single Family Residential to R6 Multiple Family Residential. This land is located north of Birdie Blvd. and west of 130th Rd.

Staff Contact: Chad Nabity

Agenda Item # 4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

September 18, 2007

SUBJECT: *Zoning Change (C-03-2008C)*

PROPOSAL: To rezone Lots 9,10,11 and 12 of Block 1 of Centura Hills East Subdivision, north of Birdie Blvd and east of 130th Road in Cairo, Nebraska from **R9** Single Family Residential District to **R6-Multiple Family District**.

OVERVIEW:

Site Analysis

Current zoning designation:

R9 – Single Family Residential

Permitted and conditional uses:

R9 Single Family Residential uses on lots of 9000 square feet or larger, recreational facilities including golf courses. Duplexes and other multifamily or attached single family dwellings are not permitted

Comprehensive Plan Designation:

Single Family Residential/Parks and Recreation

Existing land uses.

Newly Developed Residential Subdivision

Adjacent Properties Analysis

Current zoning designations:

North, South, East, and West: R9 – Single Family Residential

Permitted and conditional uses:

R9 Single Family Residential uses on lots of 9000 square feet or larger, recreational facilities including golf courses. Duplexes and other multifamily or attached single family dwellings are not permitted.

Comprehensive Plan Designation:

North, East, West, and South: Parks and Recreation and Single Family Residential

Existing land uses:

North, East, West, and South: Golf Course/Residential

EVALUATION:

Positive Implications:

- *Largely Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for single family development and recreational uses. This change would allow duplex type development and some mixed housing types at this edge of the development.
- *Accessible to Existing Municipal Infrastructure:* Water and sewer services are available to service the area.
- *Additional Residential Development:* This development will provide additional residential opportunities in the Village of Cairo.
- *Monetary Benefit to Applicant:* Would allow the applicant to develop and sell this property.

Negative Implications:

- *None Foreseen.*

Other

The preliminary plat for this project was approved by the Hall County Regional Planning Commission and the Cairo Village Board in April of 2005. It is expected that a final plat will be submitted in the near future for the first phase of the project. This property has been annexed into the Cairo Village limits.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Village Board of Cairo change the zoning on this site from **R9** Single Family Residential to **R6** Multiple Family Residential.

_____ Chad Nabity AICP, Planning Director

September 20, 2007
C-3-2007C

Dear Property Owner:

You are hereby notified that a public hearing will be held at a meeting before the Regional Planning Commission, in the Council Chambers, located in Grand Island's City Hall, 100 E First Street, beginning at 6:00 p.m., Wednesday October 10, 2007 concerning the following changes:

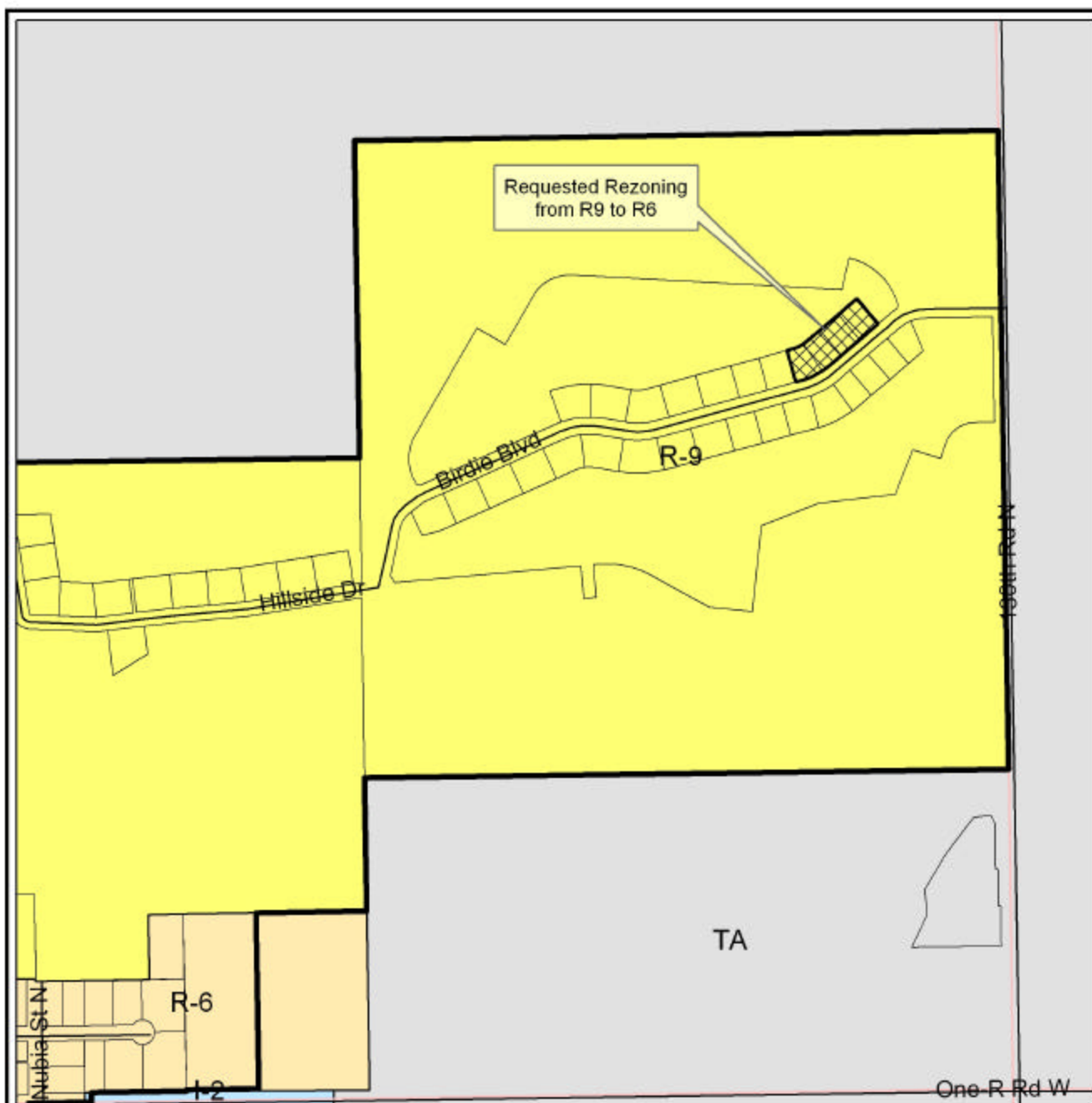
An amendment to the Cairo Zoning Map, for Lots 9-12, Block 1, Centura Hills East Subdivision, from R-9 Single Family Residential to R-6 Multi Family Residential. This land is located on a tract of land consisting of part of the South Half of the Northeast Quarter (S1/2, NE1/4), and part of the North Half of the Southeast Quarter (N1/2, SE1/4) of Section 18, Township 12 North, Range 11 West of the 6th P.M., Hall County, Nebraska, as shown on the enclosed map.

You, as an owner of property adjacent to or within 300 feet of the proposed zone changes, are invited to attend this hearing and give testimony before the Planning Commission relative to the request. This notice is not a requirement of law, but is being sent to you in the interest of public involvement so that you will be aware of such possible land use changes adjacent to or near your property and have the opportunity to express your views.

If you have any questions concerning this proposal, please call the office of the Regional Planning Commission.

Sincerely,

Chad Nabity, AICP
Planning Director



Requested Zoning



- From R9 : Single-Family Residential Zone
- To R6 : Multiple-Family Residential Zone

Scale : NONE
C-3-2008C



City of Milwaukee Planning Department
2000 North Milwaukee Avenue, Suite 200
Milwaukee, WI 53212



Hall County Regional Planning Commission

Wednesday, October 10, 2007

Regular Meeting

Item J1

Final Plat - Westwood Park Eleventh Subdivision

Westwood Park Eleventh Subdivision located south of Faidley Ave. and west of Sandalwood Dr. in the City of Grand Island, Hall County, Nebraska. This property is zoned R1 Low Density Residential. Water and Sewer are available and will be extended to serve all lots. These lots are proposed in conformance with the approved preliminary plat. (21 lots)

Staff Contact: Chad Nabity

September 20, 2007

Dear Members of the Board:

RE: Final Plat – Westwood Park Eleventh Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Westwood Park Eleventh Subdivision, located south off of Faidley Avenue and west of Sandalwood Drive, Grand Island Nebraska.

This final plat proposes to create 21 lots on a tract of land comprising a part of the Northwest Quarter of the Southeast Quarter (NW¼ SE ¼) of Section Fourteen (14), Township Eleven (11) north, Range Ten (10) West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska. This land consists of approximately 10.620 acres.

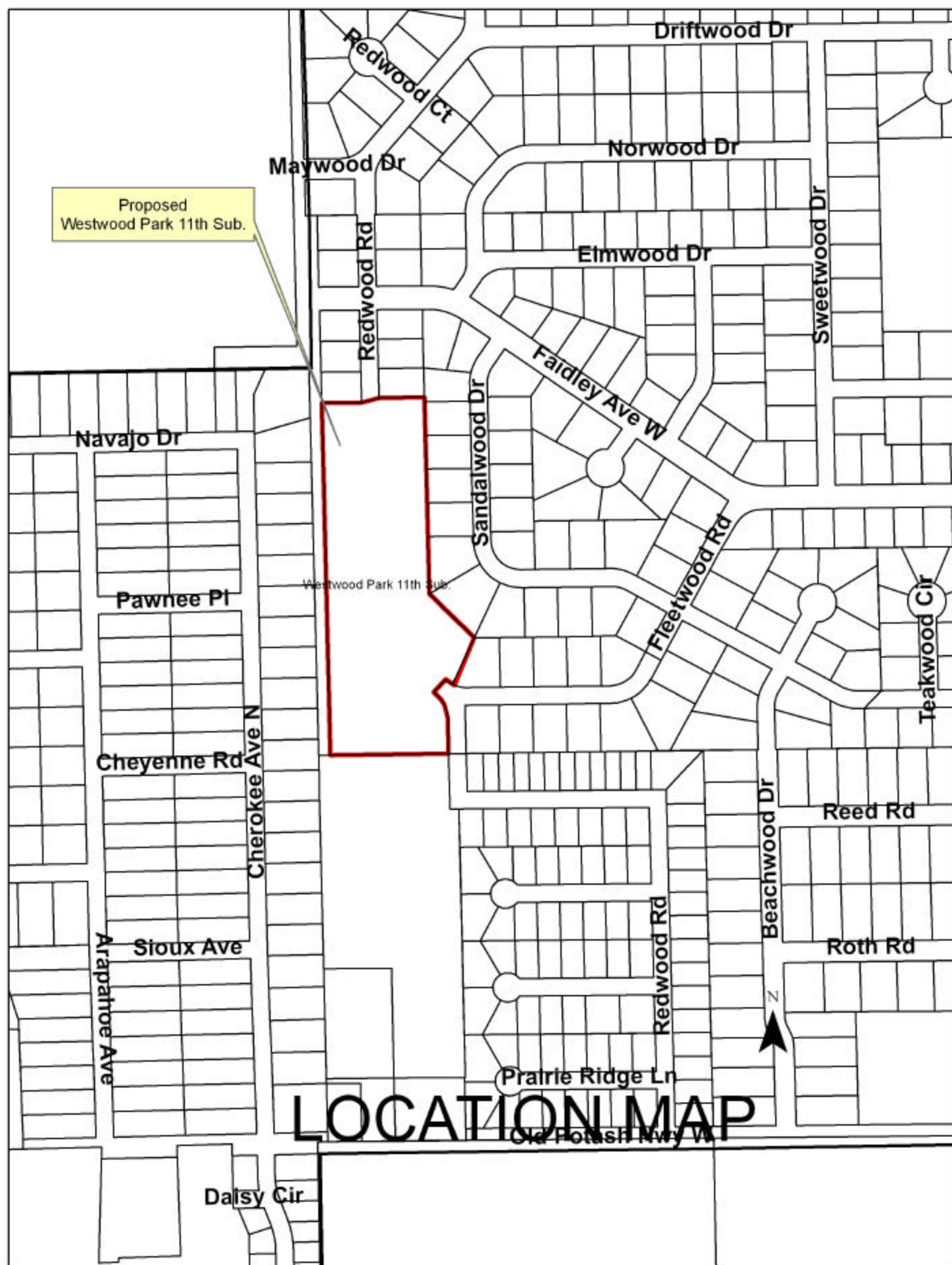
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on October 10, 2007 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: City Clerk
City Attorney
Director of Public Works
Director of Utilities
Director of Building Inspections
Manager of Postal Operations
Rockwell & Associates

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 19, 82, 83, 100, 126.





Hall County Regional Planning Commission

Wednesday, October 10, 2007

Regular Meeting

Item J2

Final Plat - Livermore Subdivision

Livermore Subdivision located north of Rosemont Ave., and east of Riverview Dr., Grand Island, Hall County, Nebraska. This property is zoned R1 Low Density Residential. Water and sewer are available and will be extended to serve all lots. This property is the only unplatted property in the area. A large garage sits on Lot 2 of the proposed subdivision. Staff is proposing to give the owners until October 31, 2008 to either get a building permit for a house on that lot, or remove the garage. (2 lots)

Staff Contact: Chad Nabity

September 20, 2007

Dear Members of the Board:

RE: Final Plat – Livermore Subdivision.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Livermore Subdivision, located north of Rosemont Avenue and east of Riverview Drive, Grand Island Nebraska.

This final plat proposes to create 2 lots on a tract of land comprising a part of East Half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Twenty Eight (28), Township Eleven (11) North, Range Nine (9) West of the 6th P.M. in the City of Grand Island, Hall County, Nebraska. This land consists of approximately 1.052 acres.

You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on October 10, 2007 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP
Planning Director

cc: City Clerk
City Attorney
Director of Public Works
Director of Utilities
Director of Building Inspections
Manager of Postal Operations
Rockwell & Associates

This letter was sent to the following School Districts 1R, 2, 3, 8, 12, 19, 82, 83, 100, 126.

