



Hall County Regional Planning Commission

Wednesday, November 05, 2008
Regular Meeting

Item F3

Public Hearing on Redevelopment Plan

Insert a narrative here

Staff Contact:

Agenda Item #5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

October 20, 2008

SUBJECT: *Redevelopment plan amendment for property located in Blight and Substandard Area #2 at 2623, 2707 and 2709 S. Locust Street (Star Motel and Wonderful Garden Properties) in Grand Island Nebraska and other properties as necessary to support this development. (C-02-2009GI)*

PROPOSAL: To redevelop the property in the redevelopment area (Star Motel and Wonderful Garden Properties) applicant will purchase and redevelop these properties as an 80+ room hotel making real property improvements in the amount of \$5,330,000. 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 hotel is allowed in this district.

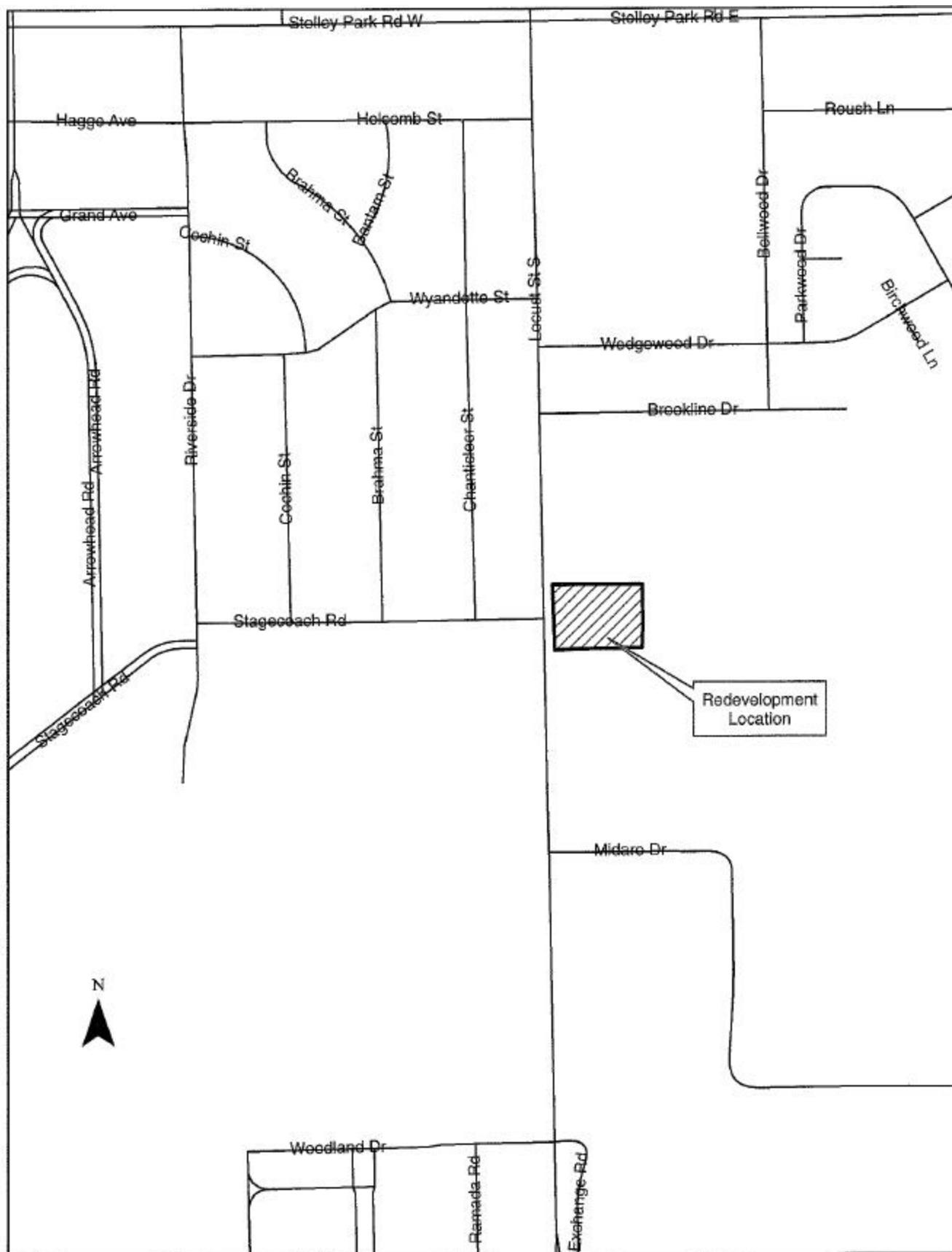
The Regional Planning Commission recommendation is limited to the appropriateness of the proposed use at this location. The Grand Island Comprehensive Plan and Zoning Map both call for commercial uses at this location.

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 a Hotel at this location **is** supported by the plan.

RECOMMENDATION:

That the Regional Planning Commission recommend that City Council **approve** of the redevelopment plan amendment as submitted. A resolution is attached for your consideration.

_____ Chad Nabity AICP, Planning Director



**Redevelopment Plan Amendment
Grand Island CRA Area #2 (South Locust)
October 2008**

Property Description

This property is the former location of the Wonderful Garden restaurant and the Star Motel. Property addresses include 2623, 2707 and 2709 South Locust Street. Attachment A is a legal description of the property.

Future Land Use Plan

See the attached map from the 2004 Grand Island Comprehensive Plan

Site Coverage and Intensity of Use

The developer is proposing to build a 3 story, 82 room hotel on the site with an attached indoor pool, business center, fitness center and board room. The building will cover approximately 11,500 square feet on the lot. The TIF application includes room layout plans and typical finishes for the rooms and exterior of the building.

As shown on the attached site plan the majority of the site would be covered by building or parking. Landscaping would be provided along the street frontage and the developer will provide for a build a segment of trail adjacent to the site. This may be on either the north or south side of the property. This proposed intensity of use is consistent with the current zoning district and planned use of this property.

The anticipated value of this development at the time of completion is \$5,247,500.

Changes to zoning, street layouts and grades or building codes or ordinances

The proposed use is permitted in the current zoning district. No changes are anticipated in street layouts or grades. No changes are anticipated in building codes or ordinances.

Additional Public Facilities or Utilities

A sewer line will have to be moved to accommodate the development of this site. The new proposed building will be located over the existing sewer line. The line can be moved to accommodate the development. It is anticipated that an 8 inch water line and at least 2 fire hydrants will be needed to provide proper fire protection for this facility. This will have to be extended from the west side of Locust Street. Existing water connections to the site will have to be capped at the main.

A hike bike trail will be extended from Locust Street across the property. It is anticipated that this trail segment will connect to future trails planned by the City of Grand Island.

Time Frame for Development

Development of this project is anticipated to be mostly complete during the 2009 calendar year. The base tax year should be calculated on the value of the property as of January 1, 2009. Excess valuation should be available for this project for 15 years beginning with the 2010 tax year. Excess valuation will be paid to the developer's lender per the contract between the CRA and the developer for a period not to exceed 15 years or \$1,567,609.

Attachment A

Wonderful Garden Property

A tract of land located in Section Twenty-Seven (27), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., Hall County, Nebraska, commencing at a point which is 525 feet North and 33 feet East of the quarter section corner between Sections Twenty-Seven (27) and Twenty-Eight (28) in Township Eleven (11) North, Range Nine (9) West of the 6th P.M. running thence North 100 feet along a line parallel to and 33 feet East of the Section line between Sections Twenty-Seven (27) and Twenty-Eight (28), thence Easterly at right angles a distance of 361.5 feet, thence Southerly at right angles a distance of 247.5 feet; thence Westerly at right angles to the Southeasterly corner of the tract conveyed by the grantor therein named on the 6th day of May 1930 to R.I. Merrick, which deed is recorded at page 627, in Book 69, from Deed Records in the Office of Register of Deeds, Hall County, Nebraska thence Northerly along East line of said tract so conveyed to said Merrick to the Northeasterly corner thereof, thence Westerly along the Northerly line of said tract so conveyed by grantor to the said Merrick to the place of beginning, expecting a tract of land to the City of Grand Island, Nebraska more particularly described in Deed recorded as Document No 200008052.

NOTE: 2623 S Locust, Grand Island, NE

Star Motel Property

Legal Description 2707 and 2709 South Locust Street in Grand Island, Nebraska

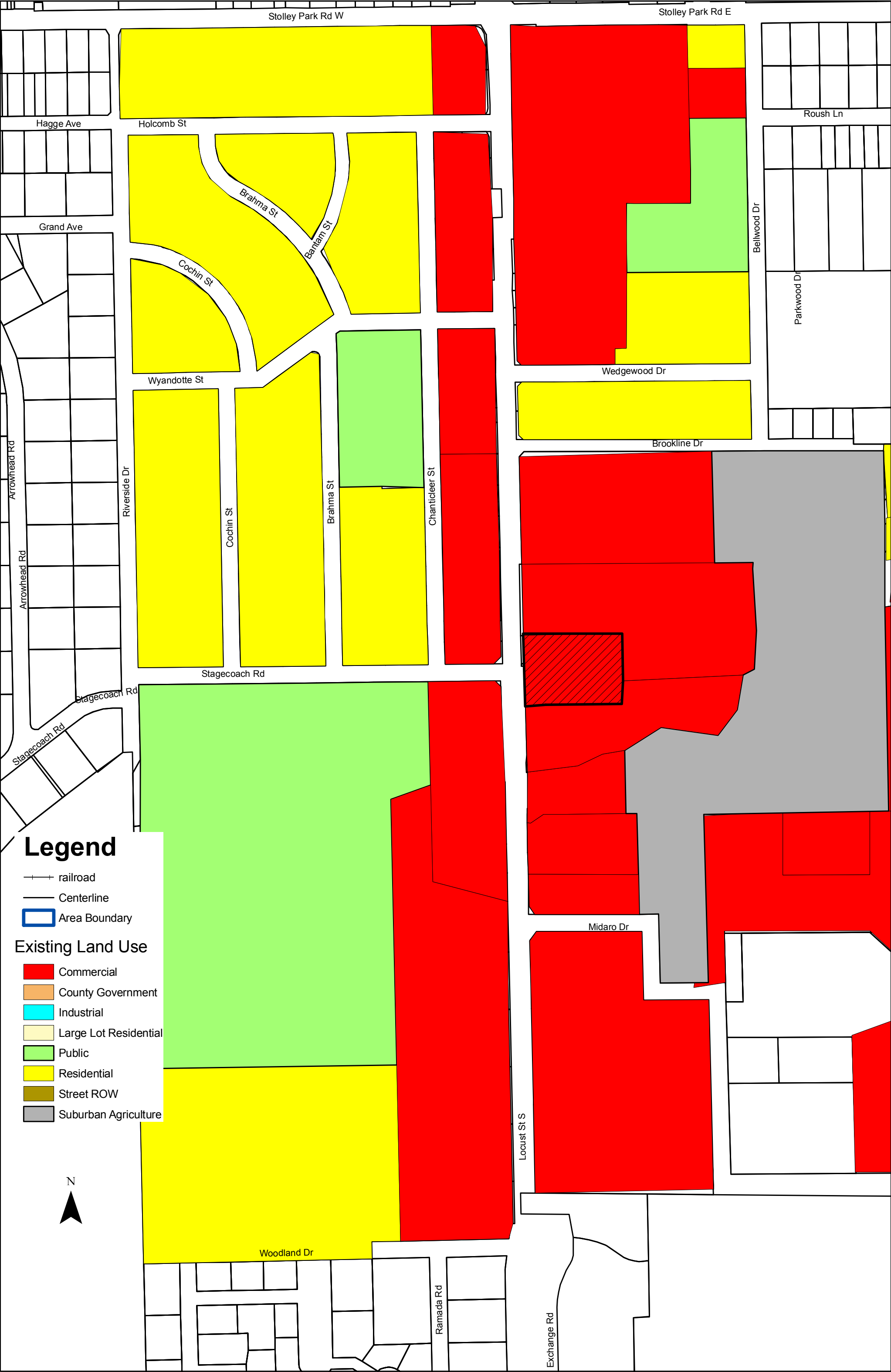
Beginning at a point 377.5 Feet North of and 33 Feet East of the Quarter Section corner between Sections Twenty-Seven (27) and Twenty-Eight (28), in Township Eleven (11) North, Range Nine (9) West of the 6th P.M. and running thence North, along a line parallel to and 33 Feet East of the Section line between said sections Twenty-Seven (27) and Twenty-Eight (28), a distance of 147.5 Feet thence Easterly, at right angles, a distance of 354.65 Feet thence Southerly at right angles, a distance of 147.3 Feet; thence Westerly at right angles, a distance of 355.9 Feet to the place of beginning, and being a part of Lot One (1) Mainland in Section Twenty-Seven (27) in Township Eleven (11) North, Range Nine (9) West of the Sixth P.M., excepting therefrom, the property described in the Report of Appraisers recorded in Book T, Page 253, of the Miscellaneous Records in the Office of the Register of Deeds, Hall County, Nebraska.

Approximately 1.2 acres

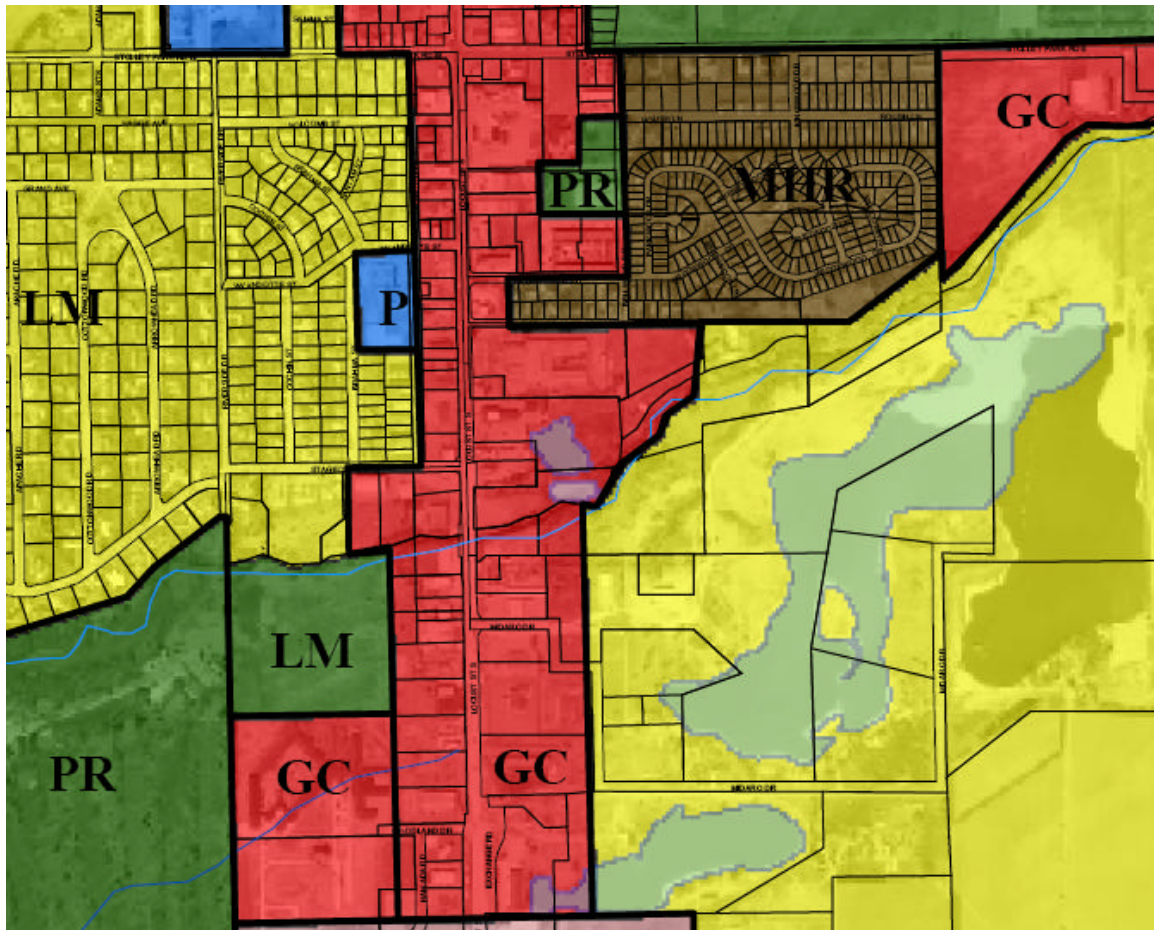
SOUTH POINTE DEVELOPMENT LLC PROJECT

Locust St S





Future Land Use Map



Future Land Use Map from 2004 Comprehensive Plan adopted by the City of Grand Island for the area near Stagecoach Road and Locust Street the site of the proposed South Pointe LLC project.