



# Hall County Regional Planning Commission

Wednesday, February 04, 2009  
Regular Meeting

## Item F5

**Consideration of Redevelopment Plan (C-08-2009GI)**

*Insert a narrative here*

Staff Contact:

## Agenda Item #6

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

January 27, 2009

#### SUBJECT:

*Redevelopment plan amendment for property located in Blight and Substandard Area #6 at 1721 N Broadwell, Gilberts Sub., Block One (1), Gilbert's 2<sup>nd</sup> Addition, 1720 N Eddy, Gilbert's Sub., Block One (1), Gilbert's 2<sup>nd</sup> Addition, 1724 N Eddy, Gilbert's Sub., Block One (1), Gilbert's 2<sup>nd</sup> Addition and 1814 N Eddy Gilbert's Sub., Block One (1) Gilbert's 2<sup>nd</sup> Addition to the City of Grand Island, in Grand Island (C-08-2009GI)*

#### PROPOSAL:

To redevelop the property in the redevelopment area applicant owns one lot and has purchase contracts on additional property. The developer will redevelop these properties with a new convenience store making real property improvements of more than \$1,220,000. 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 General Business Zone and the Convenience Store is allowed as a permitted use in this district. Casey's will be replacing their existing store with a new one.

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 Convenience Store 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 Naby AICP, Planning Director

**Redevelopment Plan Amendment  
Grand Island CRA Area #6  
January 2009**

**Property Description**

This property is located at the south point of 5-Points between Broadwell Avenue and Eddy Street (Lots 1, 2 and 12 of Gilbert's Subdivision of Block 1 of Gilbert's Second Addition and all of Park Reserve of the Resubdivision of Block 1 of Gilbert's Second Addition to the City of Grand Island, Hall County, Nebraska except a triangle tract thereto deeded to the City of Grand Island, in Quit Claim Deed filed in Book 89 at Page 644). Property addresses include 1721 N. Broadwell; 1720, 1724 and 1814 N Eddy in Grand Island Nebraska.

**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 purchase 1721 N. Broadwell, 1720 and 1724 N. Eddy and build a 3950 square foot convenience store on the property. The developer will demolish the existing structure at 1814 N. Eddy. The developer will also be responsible for replacing an existing water line that crosses the properties connecting mains in Broadwell and Eddy.

The anticipated value of this development at the time of completion is \$1,400,000.

**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**

Sewer and water are available to support this development. The existing services will be replaced with new services. A water main connecting the mains in Broadwell and Eddy will have to be replaced. This will be done at the developer's expense and is a TIF eligible expense.

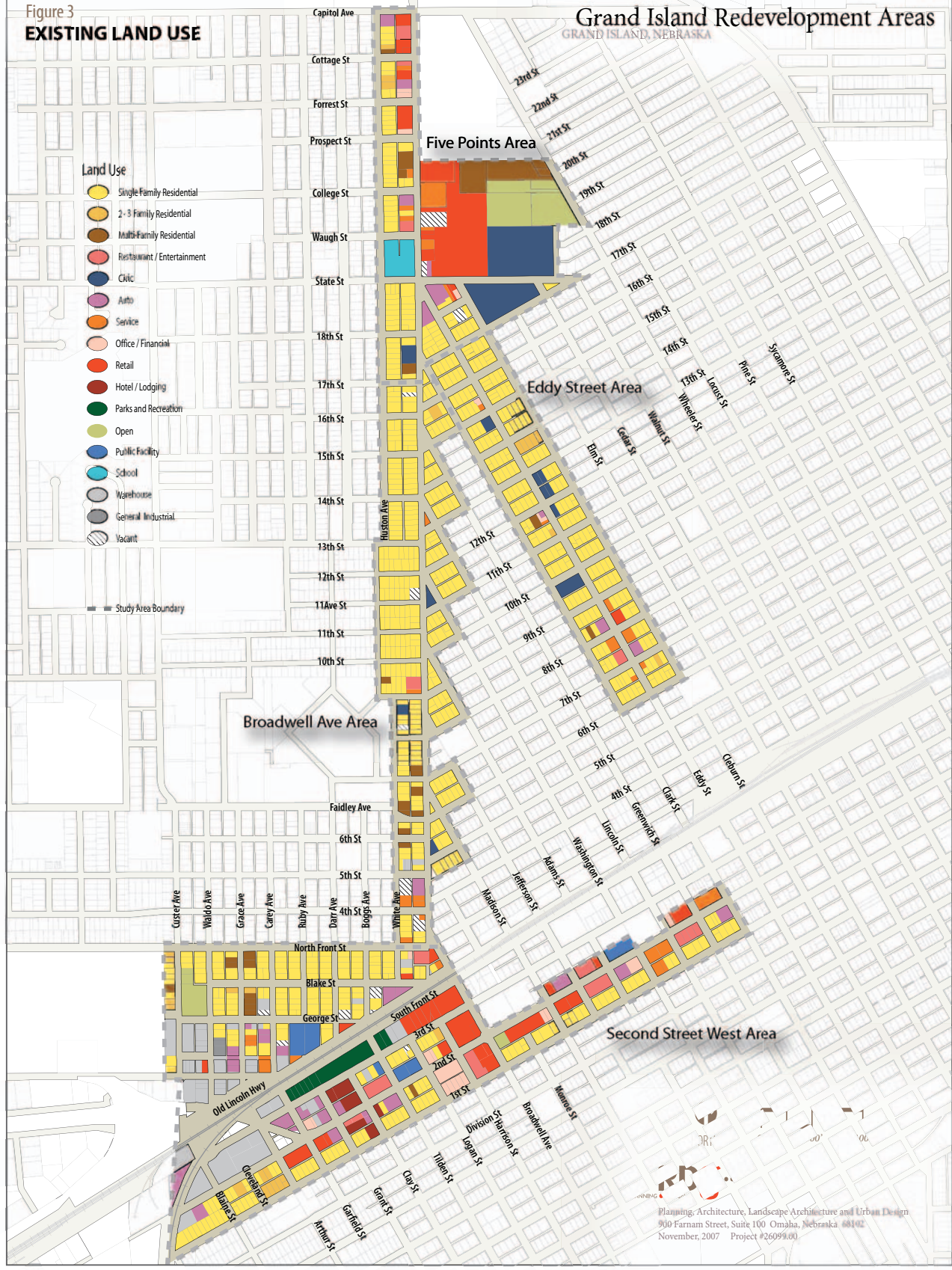
No other utilities would be impacted by the development.

### **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 \$383,459.

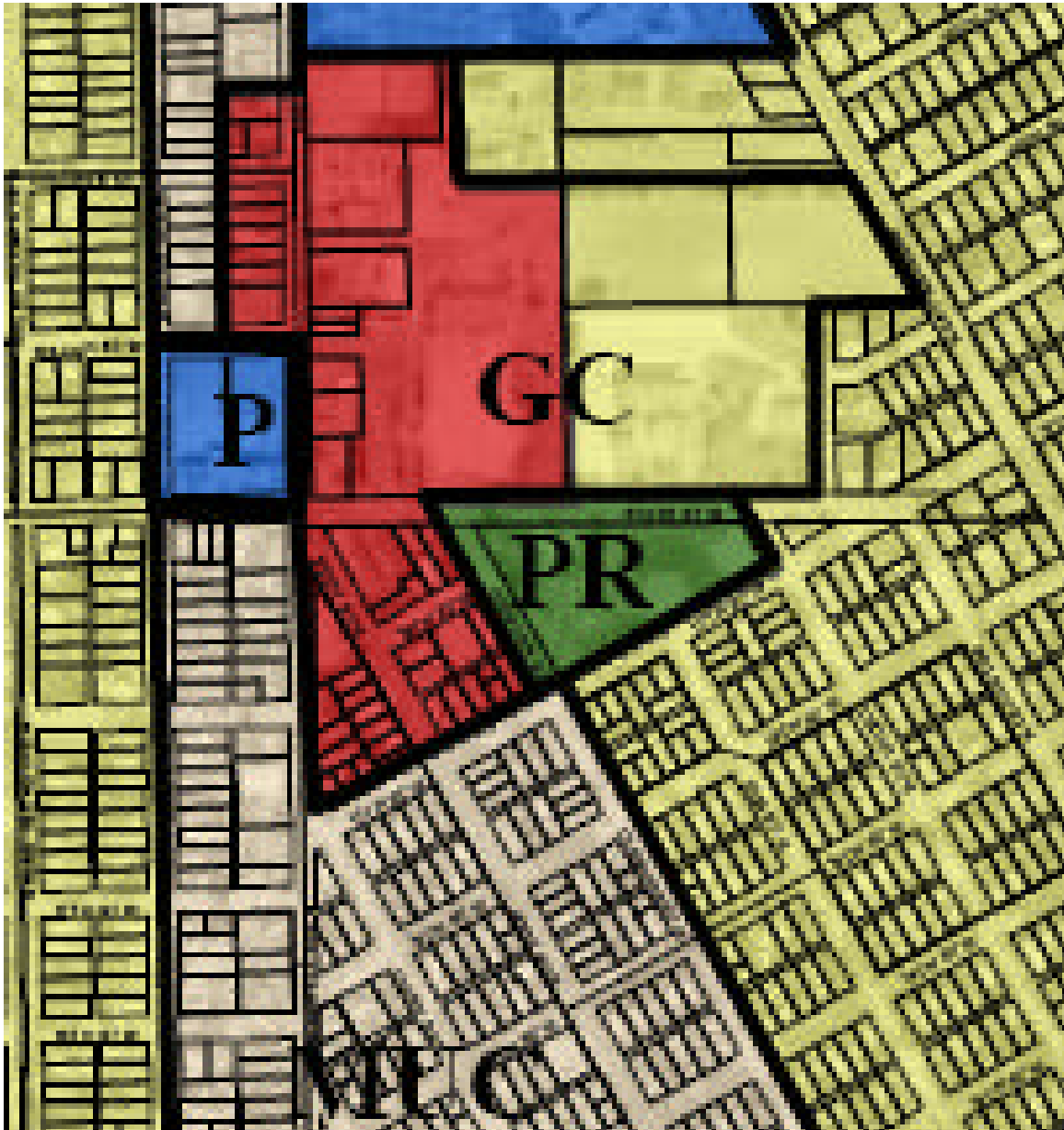
Figure 3  
**EXISTING LAND USE**

**Grand Island Redevelopment Areas**  
 GRAND ISLAND, NEBRASKA



DR: [Logo]  
 Planning, Architecture, Landscape Architecture and Urban Design  
 900 Farnam Street, Suite 100 Omaha, Nebraska 68102  
 November, 2007 Project #26099.00

Future Land Use Map



Future Land Use Map from 2004 Comprehensive Plan adopted by the City of Grand Island for the area near 5-Points the proposed redevelopment site.