



# Hall County Regional Planning Commission

**Wednesday, June 6, 2012**  
**Regular Meeting Packet**

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## **Commission Members:**

<b>John Amick</b>	<b>Hall County</b>	
<b>Karen Bredthauer</b>	<b>Grand Island</b>	<b>Vice Chairperson</b>
<b>Julie Connelly</b>	<b>Grand Island</b>	
<b>Scott Eriksen</b>	<b>Grand Island</b>	
<b>Mark Haskins</b>	<b>Hall County</b>	
<b>Bill Hayes</b>	<b>Doniphan</b>	
<b>Dennis McCarty</b>	<b>Grand Island</b>	
<b>Jaye Monter</b>	<b>Cairo</b>	
<b>Pat O'Neill</b>	<b>Hall County</b>	<b>Chairperson</b>
<b>Deb Reynolds</b>	<b>Hall County</b>	
<b>Leslie Ruge</b>	<b>Alda</b>	<b>Secretary</b>
<b>Don Snodgrass</b>	<b>Wood River</b>	

**Regional Planning Director: Chad Nabity**

## **Technician:**

**Edwin Maslonka**

## **Secretary:**

**Rose Woods**

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**6:00 PM**  
**Council Chambers - City Hall**  
**100 East First Street**

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## **Call to Order**

## **Roll Call**

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### **A - SUBMITTAL OF REQUESTS FOR FUTURE ITEMS**

Individuals who have appropriate items for City Council consideration should complete the Request for Future Agenda Items form located at the Information Booth. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given.

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### **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.

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### **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, June 6, 2012  
Regular Meeting**

## **Item A1**

### **Planning Agenda**

Staff Contact: Chad Nabity

## **REGIONAL PLANNING COMMISSION**

### **AGENDA AND NOTICE OF MEETING**

**Wednesday, June 6, 2012**

**6:00 p.m.**

**City Hall Council Chambers — Grand Island**

**1. Call to Order.**

**This is a public meeting subject to the open meetings laws of the State of Nebraska. The requirements for an open meeting are posted on the wall in this room and anyone who would like to find out what those are is welcome to read through them.**

**2. Minutes of May 2, 2012.**

**3. Request Time to Speak**

**4. Public Hearing – Concerning the generalized redevelopment plan for CRA area #9, located between State Street and Capital Avenue and US Highway 281 and Webb Road, in Grand Island, Hall County, Nebraska, Resolution # 2012-04. (C-18-2012GI)**

**5. Public Hearing – Concerning an amendment to the redevelopment plan for CRA area #9, for a Site Specific Redevelopment Plan for 3420 W State Street, in Grand Island, Hall County, Nebraska, Resolution # 2012-05. (C-19-2012GI)**

**6. Public Hearing – Rezone - A request to rezone properties located west of Independence Avenue and north of 13<sup>th</sup> Street. From LLR Large Lot Residential to R1 Low Density Residential Zone, in the City of Grand Island. (C-17-2012GI)**

**7. Final Plat – Western Heights 7<sup>th</sup> Subdivision – located west of Independence Avenue and north of 13<sup>th</sup> Street, in Grand Island, Hall County, Nebraska. Consisting of 2.885 acres and 4 lots.**

**8. Planning Director's Report**

**9. Next Meeting July 11, 2012**

**10. Adjourn**

**PLEASE NOTE: This meeting is open to the public, and a current agenda is on file at the office of the Regional Planning Commission, located on the second floor of City Hall in Grand Island, Nebraska.**



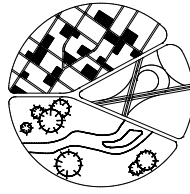
# **Hall County Regional Planning Commission**

**Wednesday, June 6, 2012  
Regular Meeting**

## **Item E1**

### **May 2, 2012 Meeting Minutes**

**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  
May 2, 2012

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The meeting of the Regional Planning Commission was held Wednesday, May 2, 2012, in the Community Meeting Room - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" April 21, 2012.

Present:	Bill Hayes	Leslie Ruge
	Karen Bredthauer	Pat O'Neill
	Deb Reynolds	John Amick
	Scott Eriksen	Don Snodgrass

Absent: Julie Connelly, Dennis McCarty, Mark Haskins, Jaye Monter

Other:

Staff: Chad Nabity, Rose Woods

Press:

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**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 April 4, 2012 meeting.**

A motion was made by Bredthauer to approve the meeting minutes and seconded by Reynolds to approve the Minutes of the April 4, 2012 meeting as mailed.

The motion carried with 8 members present and 7 voting in favor (Ruge, O'Neill, Bredthauer, Hayes, Eriksen, Reynolds and Snodgrass) and one member present abstaining (Amick).

### **3. Request Time to Speak.**

Brian Degan, 2511 Park Drive, Grand Island NE 68801  
Chad Essex, 2827 Idaho Ave, Grand Island NE 68803

### **4. Public Hearing – Rezone** - A request to rezone properties located west of Jay Street and north of Capital Avenue. From R1 Suburban Residential Zone to R2 Low Density Residential Zone, in the City of Grand Island.

O'Neill opened the Public Hearing.

Nabity explained this was a request to rezone approximately 2.86 acres of land east of Independence Avenue along Idaho Avenue and south of Vermont Avenue including lots 5 & 6 of Woodland Park 11<sup>th</sup> Subdivision, from R1 Suburban Density Residential to R2 Low Density Residential, in the City of Grand Island. The purpose of this rezoning request is to allow the subdivision of this property in a manner that is consistent with the current market conditions.

Ruge commented he didn't like the changing of lot sizes stating they would be too small.

O'Neill closed the Public Hearing.

A motion was made by Reynolds and seconded by Bredthauer to approve the rezone from R1 Suburban Residential Zone to R2 Low Density Residential.

A roll call vote was taken and the motion passed with 8 members present and voting in favor (Amick, O'Neill, Hayes, Eriksen, Bredthauer, Ruge, Reynolds and Snodgrass) and no one voting against.

### **5. Public Hearing – Rezone** - A request to rezone properties located north of Texas Ave and south of Arizona Avenue. From R1 Suburban Residential Zone to R2 Low Density Residential Zone, in the City of Grand Island.

O'Neill opened the Public Hearing.

Nabity explained this was to rezone approximately 5.789 acres of land east of Independence Avenue along New Mexico Avenue, from R1 Suburban Density Residential TO R2 Low Density Residential, in the City of Grand Island. The purpose of this rezoning request is to allow the subdivision of this property in a manner that is consistent with the current market conditions.

Chad Essex, 2827 Idaho Avenue, Grand Island spoke of the smaller lots and would this impact resale of his property.

Ruge again spoke against the closing of Idaho Ave to the north and the smaller lots.

Eriksen who used to live on Idaho Ave spoke in favor of the closing of Idaho Ave. to help slow traffic would be a plus in the residential area.

O'Neill closed the Public Hearing.

A motion was made by Eriksen and seconded by Bredthauer to approve the rezone from R1 Suburban Residential Zone to R2 Low Density Residential.

A roll call vote was taken and the motion passed with 8 members present and 6 voting in favor (Amick, O'Neill, Hayes, Eriksen, Bredthauer and Snodgrass) and 2 voting against (Ruge, Reynolds).

6. **Final Plat - Woodland Park 12<sup>th</sup>**, located north of Capital Ave., and west of Jay St., in Grand Island, Hall County, Nebraska. Consisting of 8.63 acres and (32 Lots).

A motion was made by Amick and seconded by Hayes to approve the Final Plat of Woodland Park 12<sup>th</sup> as presented.

A roll call vote was taken and the motion passed with 8 members present (Amick, O'Neill, Hayes, Ruge, Reynolds, Eriksen, Bredthauer and Snodgrass) voting in favor.

7. **Preliminary Plat – Woodland Park 13<sup>th</sup>**, located north of Texas Ave., and south of Arizona Ave., in Grand Island, Hall County, Nebraska. Consisting of 5.79 acres and (20 Lots).

**Final Plat – Woodland Park 13<sup>th</sup>**, located north of Texas Ave., and south of Arizona Ave., in Grand Island, Hall County, Nebraska. Consisting of 5.79 acres and (20 Lots).

A motion was made by Amick and seconded by Eriksen to approve the Preliminary Plat and Final Plat of Woodland Park 13<sup>th</sup> as presented.

A roll call vote was taken and the motion passed with 7 members present (Amick, O'Neill, Hayes, Ruge, Reynolds, Eriksen, Bredthauer and Snodgrass) voting in favor and 1 member voting against (Ruge).

8. **Final Plat – Westwood Park 11<sup>th</sup>**, located west of Sandalwood Drive and north of Potash Hwy., in Grand Island, Hall County, Nebraska. Consisting of 8.765 acres and (26 Lots).

A motion was made by Ruge and seconded by Amick to approve the Final Plat of Westwood Park 11<sup>th</sup> as presented.

A roll call vote was taken and the motion passed with 8 members present (Amick, O'Neill, Hayes, Ruge, Reynolds, Eriksen, Bredthauer and Snodgrass) voting in favor.

9. **Vacate - Bellamy 2<sup>nd</sup> Subdivision.** Request from the new property owners to vacate the subdivision. They are using the property for agricultural and have no immediate plans for development. Vacating this subdivision would help insure timely and appropriate development of the property since the original plan will not be moving forward.

A motion was made by Bredthauer and seconded by Reynolds to approve the Vacate of Bellamy 2<sup>nd</sup> Subdivision.



A roll call vote was taken and the motion passed with 8 members present (Amick, O'Neill, Hayes, Ruge, Reynolds, Eriksen, Bredthauer and Snodgrass) voting in favor.

- 10. Final Plat - Bellamy 3<sup>rd</sup> Subdivision** combines two existing lots into a single lot. Located south of U.S. Hwy 2 and west of West Bella Vista in Hall County, Nebraska, consisting of 3.74 acres and (1 Lot). This property is part of the Bellamy Subdivision Planned Unit Development that did not move forward. Staff will suggest moving forward with removing the PUD designation on this and the other properties in the Bellamy Subdivisions with the readoption of the Hall County Zoning Map.

A motion was made by Amick and seconded by Eriksen to approve the Final Plat of Bellamy 3rd as presented.

A roll call vote was taken and the motion passed with 8 members present (Amick, O'Neill, Hayes, Ruge, Reynolds, Eriksen, Bredthauer and Snodgrass) voting in favor.

**11. Planning Director's Report**

Budget time is near. Nabity said a Redevelopment plan from CRA would be coming forward next month and Community Beautification Awards nominations would be accepted.

**12. Next Meeting June 6, 2012**

**13. Adjourn**

Chairman Pat O'Neill adjourned the meeting at 6:33 p.m.

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Leslie Ruge, Secretary

by Rose Woods



# **Hall County Regional Planning Commission**

**Wednesday, June 6, 2012  
Regular Meeting**

## **Item F1**

**Public Hearing - Concerning Redevelopment Plan Area #9**

Staff Contact: Chad Nabity

## Agenda Item # 4

May 21, 2012

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 #9. The Grand Island City Council declared this area blighted and substandard at their meeting on April 24, 2012. The Community Redevelopment Authority considered this plan at their meeting on May 9, 2012 and forwarded it to the Regional Planning Commission for review and recommendation.

The enclosed plan is based on the one prepared by Marvin Planning Consultants as part of the blight study.

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. All of the property included within the plan is currently zoned for commercial uses and the future land use shows that this property is expected to develop with commercial 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. A resolution recommending the plan for approval is attached.

**Resolution Number 2012 - 04**

**HALL COUNTY REGIONAL PLANNING COMMISSION**

**A RESOLUTION RECOMMENDING APPROVAL OF A REDEVELOPMENT  
PLAN OF THE CITY OF GRAND ISLAND, NEBRASKA; AND APPROVAL OF  
RELATED ACTIONS**

**WHEREAS**, the Chairman and Board of the Community Redevelopment Authority of the City of Grand Island, Nebraska (the “**Authority**”), referred that certain Redevelopment Plan to the Hall County Regional Planning Commission, (the “**Commission**”) a copy of which is attached hereto as Exhibit “A” for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska, pursuant to Section 18-2112 of the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “**Act**”); and

**WHEREAS**, the Commission has reviewed said Redevelopment Plan as to its conformity with the general plan for the development of the City of Grand Island, Hall County;

**NOW, THEREFORE, BE IT RESOLVED BY THE HALL COUNTY REGIONAL PLANNING COMMISSION AS FOLLOWS:**

**Section 1.** The Commission hereby recommends approval of the Redevelopment Plan.

**Section 2.** All prior resolutions of the Commission in conflict with the terms and provisions of this resolution are hereby expressly repealed to the extent of such conflicts.

**Section 3.** This resolution shall be in full force and effect from and after its passage as provided by law.

**DATED:** \_\_\_\_\_ 2012.

**HALL COUNTY REGIONAL PLANNING  
COMMISSION**

ATTEST:

By: \_\_\_\_\_  
Chair

By: \_\_\_\_\_  
Secretary

**EXHIBIT A**

**FORM OF REDEVELOPMENT PLAN**

## **EXECUTIVE SUMMARY**

This Redevelopment Plan (the “Redevelopment Plan” or the “Plan”) is intended to provide a guide for the implementation of redevelopment activities within the previously examined Redevelopment Area #9 in Grand Island, Nebraska (the “City”), pursuant to the provisions of the Nebraska Community Development Law and sections 18-2145 to 18-2154 (together, the “Act”).

The Grand Island Community Redevelopment Authority (the “CRA”), acting as a redevelopment authority pursuant to the Act, intends to undertake or provide for the redevelopment within the study area, legally described and shown on Figure 1 (the “Redevelopment Plan Area”) in the Blight and Substandard Study. Redevelopment activities shall be utilized to promote the general welfare, the enhancement of the tax base, the economic and social well-being, the development of any public activities and promotion of public events in the Area, along with any and all other purposes, as outlined in the Act.

A Community Redevelopment Authority Redevelopment Plan must contain the general planning elements set out by section 18-2111 of the Act as items (1) through (6), as follows:

“(1) the boundaries of the redevelopment 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.

Section 18-2113 of the Act, provides that a Community Redevelopment Authority must consider certain planning matters prior to recommending a redevelopment plan to the City Council for adoption. These considerations are defined therein, 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**

While this Redevelopment Plan establishes overall policies and intentions toward the comprehensive redevelopment of the Area, additional phases may require subsequent project plans and redevelopment agreements consistent with this Redevelopment Plan



## **REDEVELOPMENT PLAN**

The planning process for the Redevelopment Area has resulted in a listing of general planning and implementation recommendations. As previously discussed in the Blight and Substandard Determination Study, there are several structural and substandard conditions which are detrimental to the health, safety and general welfare of the community and generally obsolete in respect to the development and living environment expectations of 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 will need to consider the following planning and redevelopment actions:

- rehabilitation of commercial properties;
- maintain and/or replace, as necessary, the current infrastructure in the Area;
- code enforcement program for the clean-up of areas in violation and detrimental to health, safety and general welfare of the community;
- potential relocation of drainage infrastructure

Both a timeline and budget should be developed for the Redevelopment Plan. Each of these processes should be designed in conformance with the resources and time available to the CRA and the City. A reasonable timeline to complete the redevelopment activities identified in the Redevelopment Plan would be 10 to 15 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, in addition to city and federal funds commonly utilized Community Development Block Grant funding, special assessments, general obligation bonds, redevelopment bonds, occupation taxes and tax increment financing.

### **Future Land Use Pattern**

The existing land use patterns within Redevelopment Area were described in the Blight and Substandard Determination Study portion of this document. In general, the Redevelopment Area contains two distinct land uses. The primary developed uses include commercial and public use. There is also an under-utilized tract south of the existing commercial area that would be available for commercial or industrial development.

Future land uses recommended for Redevelopment Area are planned to be in general conformance with the current zoning pattern depicted in the Blight and Substandard Determination Study. However, expansion of the commercial uses within the area is recommended within the Redevelopment Area.

### **Future Land Use Map**

The future land use for Redevelopment Area is reflected in the existing Future Land Use map contained in the Blight and Substandard Study. The map illustrates the future land use classifications are in conformance with the City's Comprehensive Plan. However, as stated above, expansion of the commercial uses within the area is recommended within the Redevelopment Area.

### **Recommended Public Improvements**

**Streets:** Although sufficient infrastructure generally exists in the Redevelopment Area the installation and upgrading of streets and sidewalks is ongoing by the City through its various programs. The Blight and Substandard Study privately owned and maintained

circulation patterns within the study area. Actual streets in the area are along the perimeter of the area.

**Storm Water:** Although sufficient infrastructure generally exists in the Redevelopment Area the installation and upgrading of storm sewer lines and facilities is ongoing by the City through its various programs. .

**Potable Water and Gas:** Although sufficient infrastructure generally exists in the Redevelopment Area the installation and upgrading of water and gas lines is ongoing.

**Sanitary Sewer:** Although sufficient infrastructure generally exists in the Redevelopment Area the installation and upgrading of sanitary sewer lines and facilities is ongoing by the City through its various programs.

**Electrical Power:** Although sufficient infrastructure generally exists in the Redevelopment Area the installation and upgrading of electrical power lines and facilities is ongoing by the City through its various programs.

### Commercial District

Overall upgrade of site conditions and structures are a primary focus. Expansion of such uses as well as a combination of properties is necessary for the redevelopment of the Area. Various public financing tools, as described in this Redevelopment Plan, may be made available for such commercial redevelopment. Public streets, where appropriate, may be vacated to encourage contiguous commercial redevelopment. Traffic patterns for commercial truck traffic should be studied to minimize any impacts.

### Financing

#### **Redevelopment Bonds**

The Plan proposes that the CRA issue a series of redevelopment bonds (the “Bonds”) to be repaid from several sources as set out in the each particular issuance. These sources include all or a portion of the excess *ad valorem* real estate taxes generated by a series of redevelopment projects pursuant to §18-2147 of the Nebraska Revised Statutes (“Tax Increment Financing” or “TIF”) for a period of 15 years from the respective project effective dates, special assessments, *ad valorem* real estate taxes from the special redevelopment levy, grants and other income from the Redevelopment Area. The proceeds of the Bonds to assist in payment of project costs, as further defined in a subsequent redevelopment contract or contracts. The costs of adequate redevelopment of the Area is too great to be absorbed by either the Developer or public without the assistance of Tax Increment Financing, as further described in the cost benefit analysis to be provided with each project.

The Bonds issued for the commercial redevelopment would generally be purchased by the developer using such funds granted to it by the CRA. In addition to necessary public improvements, the Bond proceeds would be used to provide funding for allowable expenses incurred by the Developer.

Each of these subsequent redevelopment project plans may contain a provision for the division of *ad valorem* taxes for each respective project, thereby allowing the excess *ad valorem* taxes that are collected from each project to be available and pledged to the outstanding Bonds for the full statutory period. The effective date of each pledge, as described above, shall be the date determined either by contract or by modification of the outstanding Bond terms.

### Loan/Grant Programs

The CRA and the City of Grand Island should seek funding sources to create a revolving loan and/or grant program for the rehabilitation and improvement of buildings and public uses in Redevelopment Area. The rehabilitation of commercial buildings would prolong the life of the structures, create safe and decent shopping environments and enhance the pride of the community. As discussed above, funding may be available through the CRA levy or from the excess *ad valorem* taxes from each project as it develops.

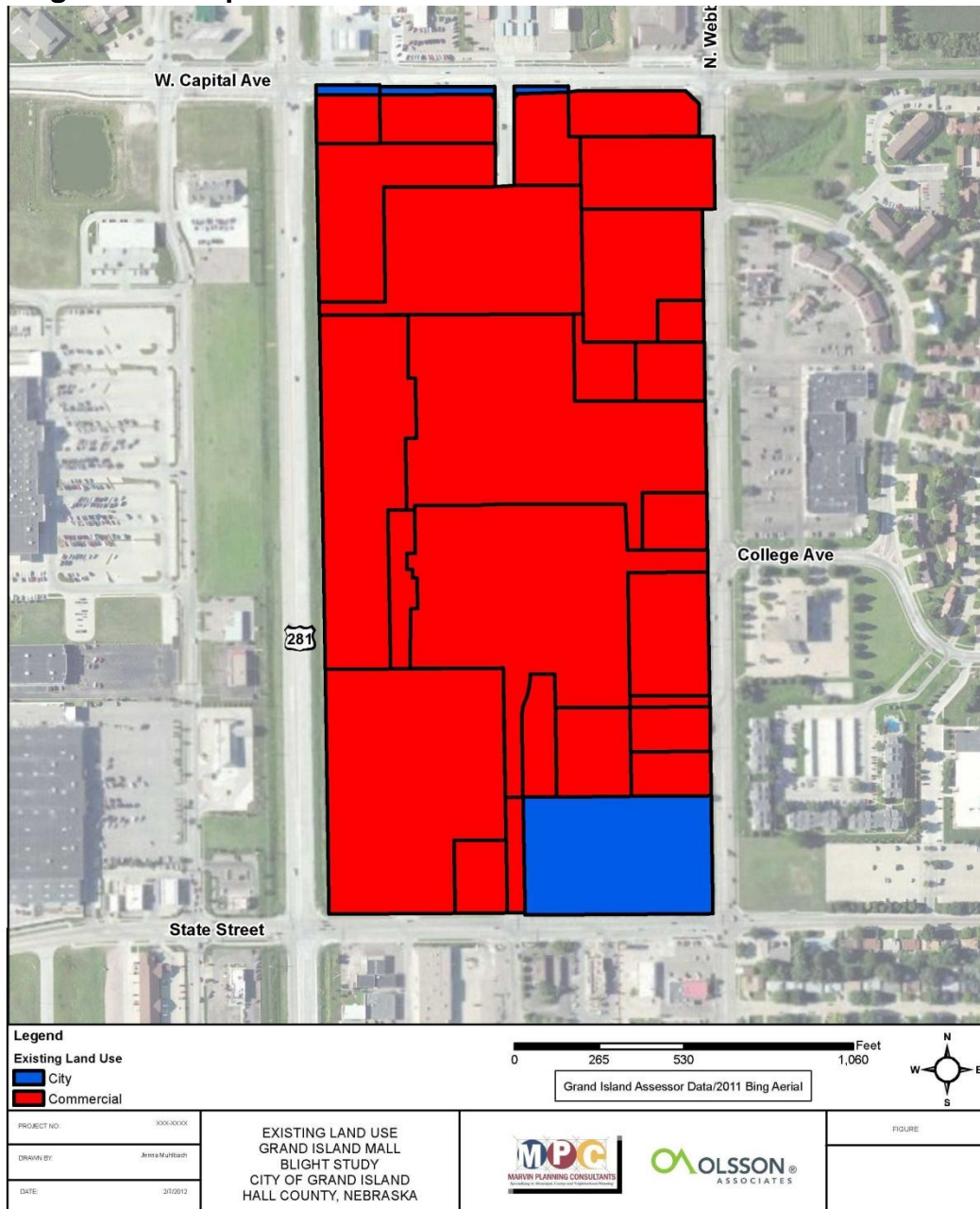
### Façade Improvement Program

This citywide program used in blighted and substandard areas is appropriate for this Area. The program provides funding assistance to commercial properties to rehabilitate building frontages.

### SUMMARY

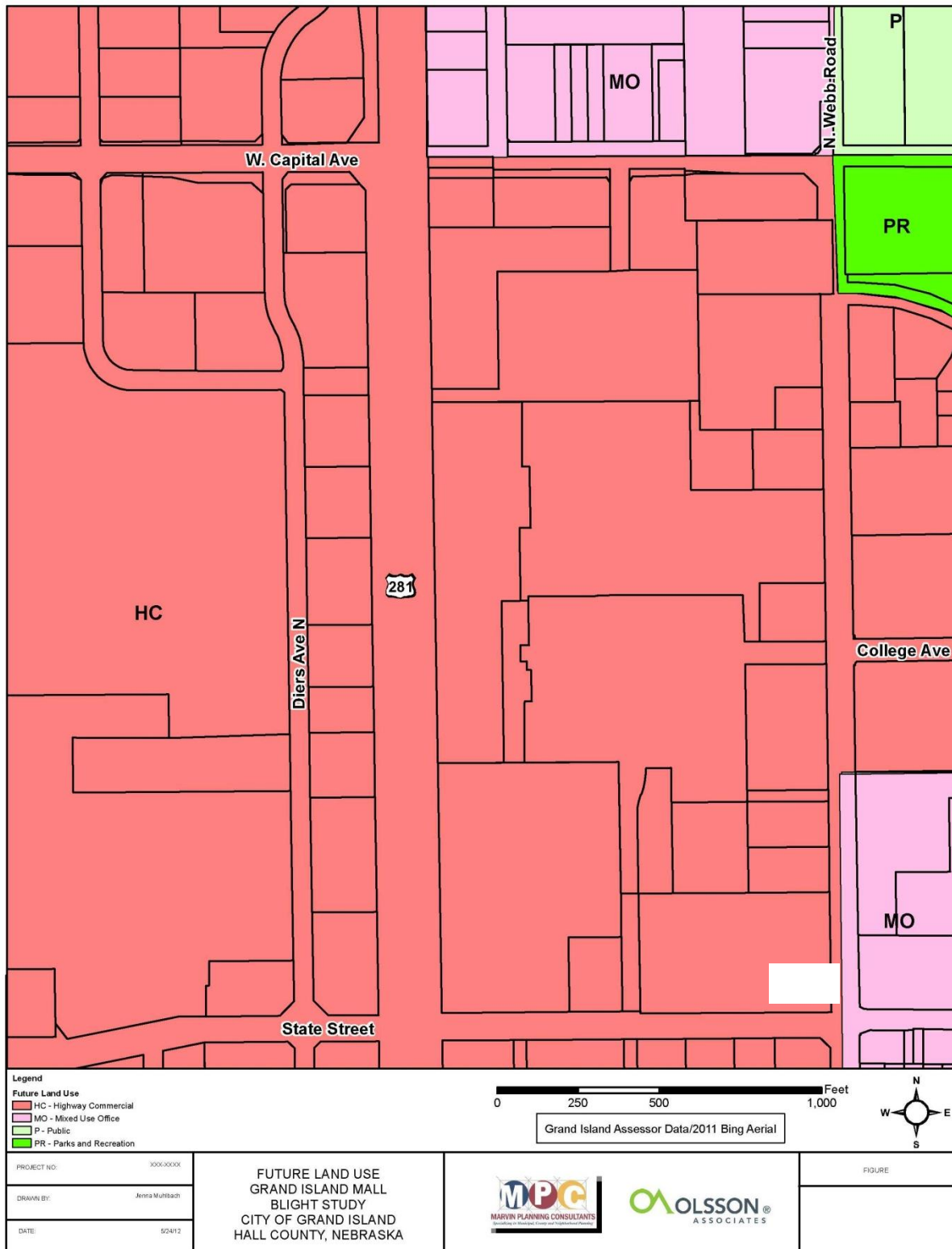
The recommendations listed above are to grant authority to the City of Grand Island and the CRA in creating a viable and sustainable living environment in Grand Island, through the full use of the Community Redevelopment Law.

**Figure 1**  
**Existing Land Use Map**



Source: Marvin Planning Consultants and Olsson Associates, 2012

**Figure 2**  
**Future Land Use Map**





# **Hall County Regional Planning Commission**

**Wednesday, June 6, 2012**

**Regular Meeting**

## **Item F2**

**Public Hearing - Concerning an Amendment to Redevelopment  
Plan Area #9, Site Specific**

**Staff Contact: Chad Nabity**

## Agenda Item #5

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

May 21, 2012

### SUBJECT:

*Redevelopment plan amendment for property located in Blight and Substandard Area #9 at 3420 W. State Street in Grand Island Nebraska. (C-19-2012GI)*

### PROPOSAL:

Equity Investment Group of Fort Wayne Indiana is proposing to remodel and rehabilitate the old grocery/furniture store at 3420 W. State Street. The developer is seeking Tax Increment Financing to offset the cost of remodeling and rehabilitation of the property. Improvements will be made to the existing building to convert it from a single tenant big box into multiple tenant spaces. Several nationally known retailers have signed letters of intent occupy this space once the remodeling is done.

### 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. The B2 zone permits commercial retail space as a permitted principle use.

The Regional Planning Commission recommendation is limited to the appropriateness of the proposed use at this location. The Grand Island Comprehensive Plan calls for highway commercial at this location and the Zoning Map defines this area as commercial.

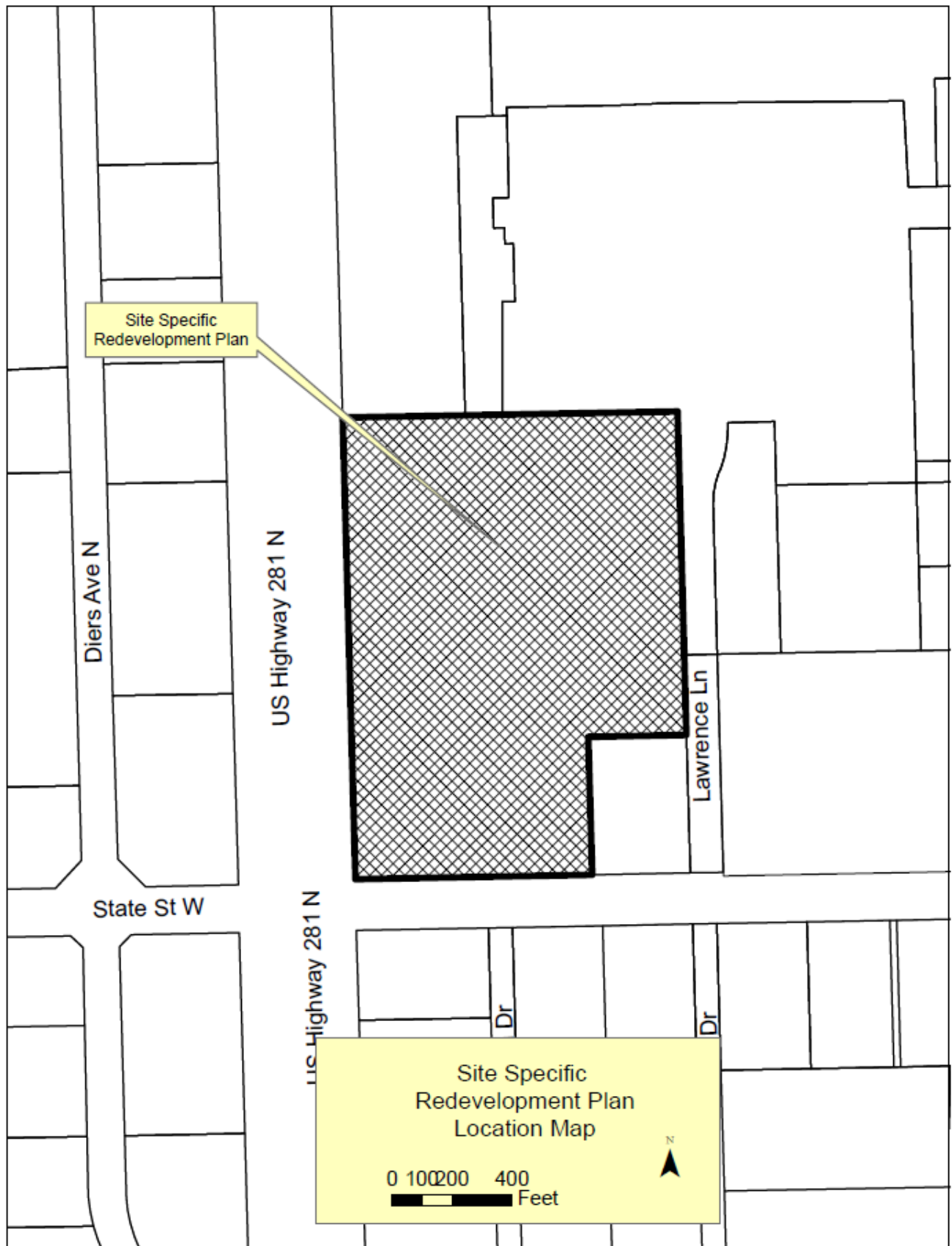
The Planning Commission is required to comment on these applications to confirm that expenditure of public funds through TIF is not supporting uses that would be inconsistent with the Comprehensive Plan.

### 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







**Resolution Number 2012 - 05**

**HALL COUNTY REGIONAL PLANNING COMMISSION**

**A RESOLUTION RECOMMENDING APPROVAL OF A SITE SPECIFIC  
REDEVELOPMENT PLAN OF THE CITY OF GRAND ISLAND, NEBRASKA;  
AND APPROVAL OF RELATED ACTIONS**

**WHEREAS**, the Chairman and Board of the Community Redevelopment Authority of the City of Grand Island, Nebraska (the “**Authority**”), referred that certain Redevelopment Plan to the Hall County Regional Planning Commission, (the “**Commission**”) a copy of which is attached hereto as Exhibit “A” for review and recommendation as to its conformity with the general plan for the development of the City of Grand Island, Hall County, Nebraska, pursuant to Section 18-2112 of the Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the “**Act**”); and

**WHEREAS**, the Commission has reviewed said Redevelopment Plan as to its conformity with the general plan for the development of the City of Grand Island, Hall County;

**NOW, THEREFORE, BE IT RESOLVED BY THE HALL COUNTY REGIONAL PLANNING COMMISSION AS FOLLOWS:**

**Section 1.** The Commission hereby recommends approval of the Redevelopment Plan.

**Section 2.** All prior resolutions of the Commission in conflict with the terms and provisions of this resolution are hereby expressly repealed to the extent of such conflicts.

**Section 3.** This resolution shall be in full force and effect from and after its passage as provided by law.

**DATED:** \_\_\_\_\_ 2012.

**HALL COUNTY REGIONAL PLANNING  
COMMISSION**

ATTEST:

By: \_\_\_\_\_  
Chair

By: \_\_\_\_\_  
Secretary

**EXHIBIT A**

**FORM OF REDEVELOPMENT PLAN**

**Site Specific Redevelopment Plan  
Grand Island CRA Area #9  
May 2012**

**The Community Redevelopment Authority (CRA) of the City of Grand Island intends to amend the Redevelopment Plan for Area #9 with in the city, pursuant to the Nebraska Community Development Law (the “Act”) and provide for the financing of a specific infrastructure related project in Area #9.**

**Executive Summary:  
Project Description**

THE RENOVATION OF THE FURNITURE SUPER STORE/FORMER GROCERY STORE AT THE CORNER OF U.S. HIGHWAY 281 AND STATE STREET AT 3420 STATE STREET (AND OTHER ADDRESSES) ALL LOCATED ON LOT 1 OF GRAND ISLAND MALL TWELFTH SUBDIVISION AND THE SUBSEQUENT SITE WORK, UTILITY, ENGINEERING, LANDSCAPING AND PARKING IMPROVEMENTS NECESSARY FOR THE RENOVATION AT THIS LOCATION.

The developer intends to use Tax Increment Financing to aid in renovation of the existing commercial space and conversion of the space from a single large user to tenant spaces. The developer is trying to attract national retailers as an anchor to the shopping center. This project would not be possible in an affordable manner without the use of TIF.

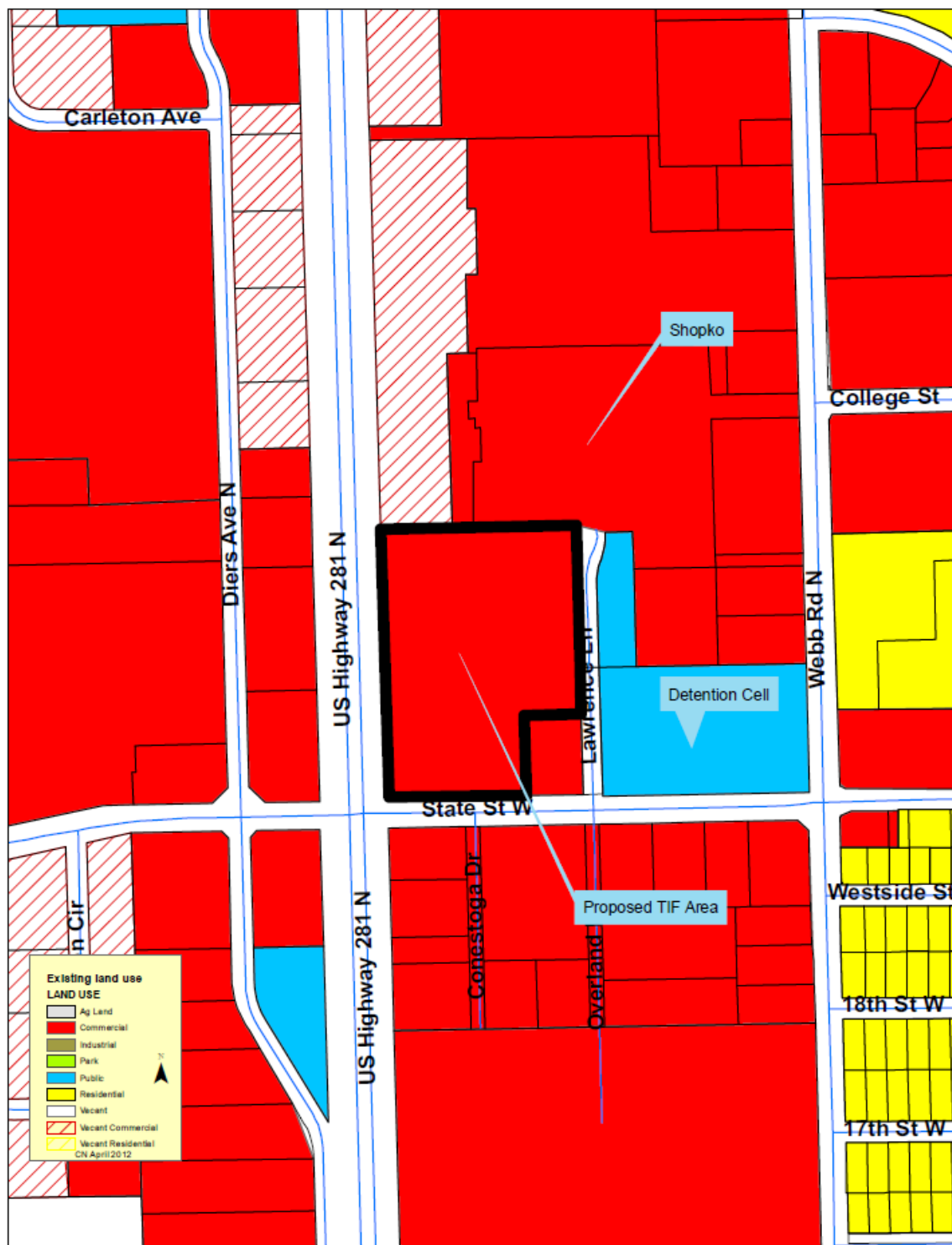
The site is owned by the developer. All site work, demolition and utilities will be paid for by the developer. The developer is responsible for and has provided evidence that they can secure adequate debt financing to cover the costs associated with the acquisition, site work and remodeling. The Grand Island Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over the 15 year period beginning January 1, 2013 towards the allowable costs and associated financing for the remodeling and site work.

**TAX INCREMENT FINANCING TO PAY FOR THE ACQUISITION OF THE PROPERTY AND RELATED SITE WORK WILL COME FROM THE FOLLOWING REAL PROPERTY:**

**Property Description (the “Redevelopment Project Area”)**

This property is located at the northwest corner of U.S. Highway 281 and State Street in northwest Grand Island. The attached map identifies the subject property and the surrounding land uses:

- **Legal Descriptions** Lot 1 of Grand Island Mall Twelfth Subdivision in the City of Grand Island, Hall County, Nebraska.



**The tax increment will be captured for the tax years the payments for which become delinquent in years 2014 through 2028 inclusive.**

**The real property ad valorem taxes on the current valuation will continue to be paid to the normal taxing entities. The increase will come from rehabilitation of the vacant commercial space into smaller tenant spaces.**

**Statutory Pledge of Taxes.**

Pursuant to Section 18-2147 of the Act, any ad valorem tax levied upon real property in the Redevelopment Project Area shall be divided, for the period not to exceed 15 years after the effective date of the provision, which effective date shall be January 1, 2013.

a. That portion of the ad valorem tax which is produced by levy at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds, of each such public body in the same proportion as all other taxes collected by or for the bodies; and

b. That portion of the ad valorem tax on real property in the redevelopment project in excess of such amount, if any, shall be allocated to and, when collected, paid into a special fund of the Authority to pay the principal of; the interest on, and any premiums due in connection with the bonds, loans, notes, or advances on money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such Authority for financing or refinancing, in whole or in part, a redevelopment project. When such bonds, loans, notes, advances of money, or indebtedness including interest and premium due have been paid, the Authority shall so notify the County Assessor and County Treasurer and all ad valorem taxes upon real property in such redevelopment project shall be paid into the funds of the respective public bodies.

Pursuant to Section 18-2150 of the Act, the ad valorem tax so divided is hereby pledged to the repayment of loans or advances of money, or the incurring of any indebtedness, whether funded, refunded, assumed, or otherwise, by the CRA to finance or refinance, in whole or in part, the redevelopment project, including the payment of the principal of, premium, if any, and interest on such bonds, loans, notes, advances, or indebtedness.

Redevelopment Plan Amendment Complies with the Act:

The Community Development Law requires that a Redevelopment Plan and Project consider and comply with a number of requirements. This Plan Amendment meets the statutory qualifications as set forth below.

**1. The Redevelopment Project Area has been declared blighted and substandard by action of the Grand Island City Council on April 24, 2012. [§18-2109] Such declaration was made after a public hearing with full compliance with the public notice requirements of §18-2115 of the Act.**

**2. Conformation to the General Plan for the Municipality as a whole. [§18-2103 (13) (a) and §18-2110]**

Grand Island adopted a Comprehensive Plan on July 13, 2004. This redevelopment plan amendment and project are consistent with the Comprehensive Plan, in that no changes in the Comprehensive Plan elements are intended. This plan merely provides funding for the developer to rehabilitate an existing conforming use on this property.

**3. The Redevelopment Plan must be sufficiently complete to address the following items: [§18-2103(13) (b)]**

***a. Land Acquisition:***

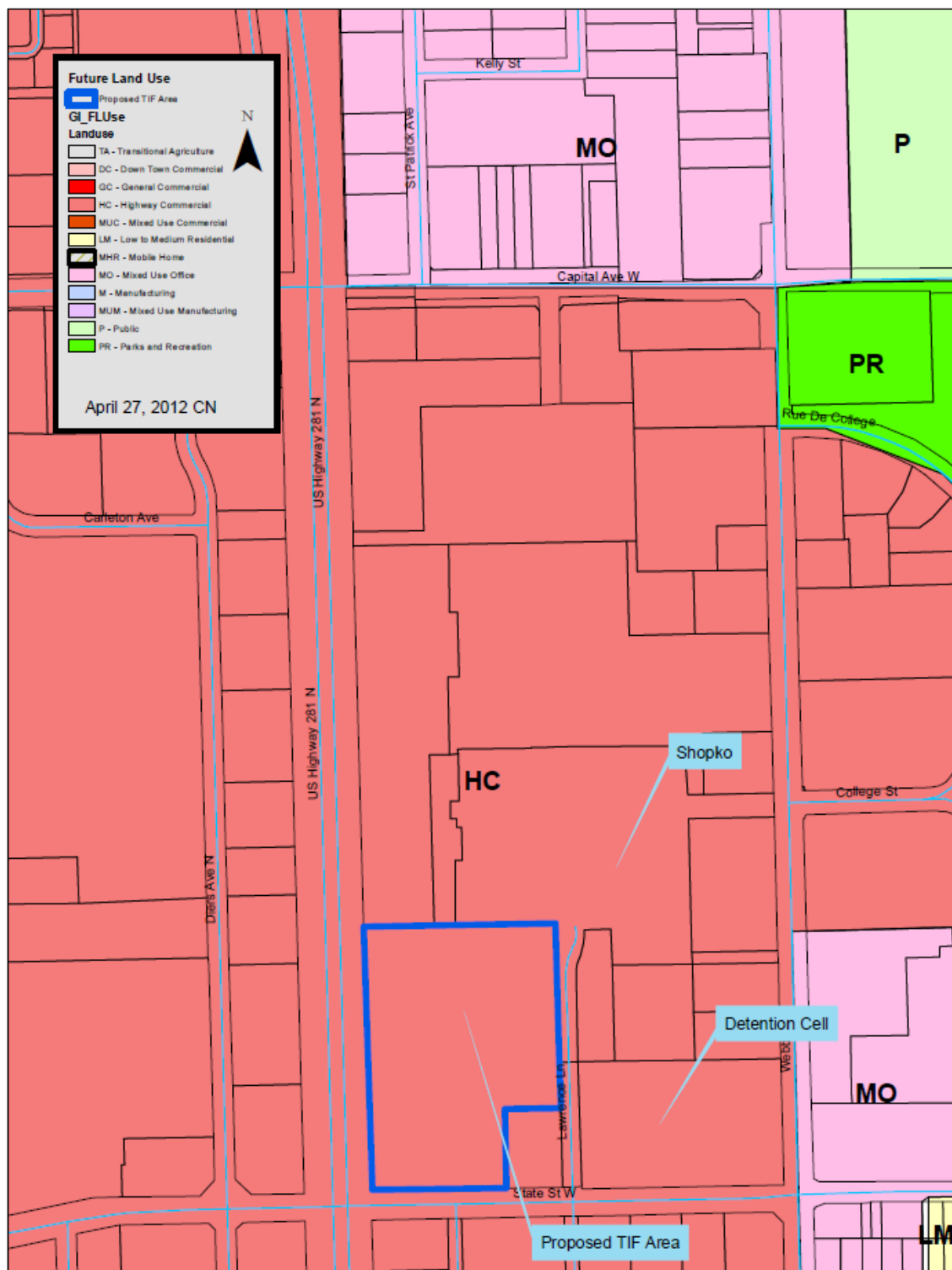
The Generalized Redevelopment Plan for Area #9 provides for real property acquisition and this plan amendment does not prohibit such acquisition. There is no proposed acquisition by the authority or the developer.

***b. Demolition and Removal of Structures:***

The project to be implemented with this plan amendment does not call for the demolition and removal of any existing structures.

***c. Future Land Use Plan***

See the attached map from the 2004 Grand Island Comprehensive Plan. The site is planned for highway commercial development. [§18-2103(b) and §18-2111] The attached map also is an accurate site plan of the area after redevelopment. [§18-2111(5)]



City of Grand Island Future Land Use Map

***d. Changes to zoning, street layouts and grades or building codes or ordinances or other Planning changes.***

The area is zoned B2 General Business zone. No zoning changes are anticipated with this project. No changes are anticipated in street layouts or grades. No changes are anticipated in building codes or ordinances. Nor are any other planning changes contemplated. The proposed use for commercial retail space is permitted in the B2 zoning district. [§18-2103(b) and §18-2111]

***e. Site Coverage and Intensity of Use***

The developer is proposing rehabilitate the existing structure a conforming structure and use in the B2 zoning district. [§18-2103(b) and §18-2111]

***f. Additional Public Facilities or Utilities***

This site has full service to municipal utilities. No utilities would be impacted by the development.

The developer will be responsible for replacing any sidewalks damaged during construction of the project.

No other utilities would be impacted by the development. [§18-2103(b) and §18-2111]

**4. The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation.**

This property, owned by the developer is maintained as retail center. The proposed use of this property would continue as a retail commercial space. No individuals or families will be relocated as a result of this project.[§18-2103.02]

**5. No member of the Authority, nor any employee thereof holds any interest in any property in this Redevelopment Project Area. [§18-2106]**

**6. Section 18-2114 of the Act requires that the Authority consider:**

***a. Method and cost of acquisition and preparation for redevelopment and estimated proceeds from disposal to redevelopers.***

The developer has owned the property for since 2005. The cost of property acquisition is not being included as a TIF eligible expense. Costs for rehabilitation of the existing structure and parking improvements are estimated at \$2,746,593 including all fees. The direct cost to renovate the building is estimated at \$2,290,533. Fees and reimbursement to the City and the CRA of \$6,500 are included as a TIF eligible expense.



No property will be transferred to redevelopers by the Authority. The developer will provide and secure all necessary financing.

***b. Statement of proposed method of financing the redevelopment project.***

The developer will provide all necessary financing for the project. The Authority will assist the project by granting the sum of \$898,350 from the proceeds of the TIF Indebtedness issued by the Authority. This indebtedness will be repaid from the Tax Increment Revenues generated from the project. TIF revenues shall be made available to repay the original debt and associated interest after January 1, 2014 through December 31, 2027.

***c. Statement of feasible method of relocating displaced families.***

No families will be displaced as a result of this plan.

**7. Section 18-2113 of the Act requires:**

Prior to recommending a redevelopment plan to the governing body for approval, an authority shall consider 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, sewerage, 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.

The Authority has considered these elements in proposing this Plan Amendment. This amendment, in and of itself will promote consistency with the Comprehensive Plan, in that it will allow for the utilization of and redevelopment of commercial lots. This will not significantly impact traffic on at the intersection of State Street and U.S. Highway 281. Renovated commercial development will raise property values and provide a stimulus to keep surrounding properties properly maintained. This will have the intended result of preventing recurring elements of unsafe buildings and blighting conditions.

## **8. Time Frame for Development**

Development of this project (including demolition, site preparation and new construction) is anticipated to be completed between July 2012 and December of 2012. Excess valuation should be available for this project for 15 years beginning with the 2013 tax year.

## **9. Justification of Project**

The U.S. Highway 281 Corridor is a major entrance for the City of Grand Island from the north and from I-80. The majority of the new commercial development in Grand Island in the past 10 years has occurred along this stretch of highway. The Grand Island Mall area was one of the first pieces in this corridor to develop. The pattern that has been most successful with buildings facing onto U.S. 281 was not as obvious a pattern for success as it is today. The opportunity to partner with owners of key building along this corridor as they redevelop and reinvest in their properties is important to making those favorable first impressions.

**10. Cost Benefit Analysis** Section 18-2113 of the Act, further requires the Authority conduct a cost benefit analysis of the plan amendment in the event that Tax Increment Financing will be used. This analysis must address specific statutory issues.

### ***(a) Tax shifts resulting from the approval of the use of Tax Increment Financing;***

The redevelopment project area currently has an estimated valuation of \$4,126,165. The proposed renovation of this facility will result in an estimated additional \$2,746,593 of taxable valuation based on an analysis by the Hall County Assessor's office. No tax shifts are anticipated from the project. The project creates additional valuation that will support taxing entities long after the project is paid off.

### ***(b) Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the redevelopment project;***

No additional public service needs have been identified. Existing water and waste water facilities will not be impacted by this development. The electric utility has sufficient capacity to support the development. It is not anticipated that this will impact schools. Fire and police protection are available and should not be impacted by this development.

### ***(c) Impacts on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project;***

The proposed facility will provide jobs for persons employed by the contractors that will be involved with the project. It could result in a new national retailers locating in Grand Island. The new retail facilities will employ managerial and sales staff at these locations.

***(d) Impacts on other employers and employees within the city or village and the immediate area that are located outside of the boundaries of the area of the redevelopment project; and***

This may create additional demand for retail service employees in the Grand Island area and could impact other retailers. The proposed retailers represent businesses not located in Grand Island but they will potentially create competition for businesses located here.

***(e) Any other impacts determined by the authority to be relevant to the consideration of costs and benefits arising from the redevelopment project.***

This will improve the northern entrance into the City of Grand Island. The updates and upgrades a portion of one of the oldest commercial areas along U.S. Highway 281. Since these are proposed for retail commercial use and the proposed retailers are not currently located in Grand Island this may give the City a greater opportunity to capture more sales tax dollars.

### **Time Frame for Development**

Development of this project is anticipated to be completed during between July 2012 and December of 2012. The base tax year should be calculated on the value of the property as of January 1, 2012. The tax increment on excess valuation should be available for this project for 15 years beginning in 2014. Excess valuation will be used to pay the TIF Indebtedness issued by the CRA per the contract between the CRA and the developer for a period not to exceed 15 years or an amount not to exceed \$898,350 the projected amount of increment based upon the anticipated value of the project and current tax rate. Based on the estimates of the expenses of the cost of renovation, site preparation, engineering, expenses and fees reimbursed to the City and CRA, and financing fees the developer will spend over \$2,700,000 of TIF eligible activities over \$2,200,000 of which are directly related to remodeling and rehabilitating the existing building.

### **See Attached Building Plans**



# Hall County Regional Planning Commission

Wednesday, June 6, 2012

Regular Meeting

## Item F3

### Public Hearing - Rezone

Staff Contact: Chad Nabity

## Agenda Item #6

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

May 18, 2012

**SUBJECT:** *Zoning Change (C-17-2012GI)*

**PROPOSAL:** To rezone approximately 2.885 acres of land west of Independence Avenue and north of 13<sup>th</sup> Street, from LLR Large Lot Residential to R1 Suburban Density Residential, in the City of Grand Island. The purpose of this rezoning request is to aid in the development of property.

#### OVERVIEW:

##### Site Analysis

*Current zoning designation:*

LLR-Large Lot Residential.

*Permitted and conditional uses:*

LLR- Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre.

*Comprehensive Plan Designation:*

Designated for future low to medium residential development.

*Existing land uses.*

Vacant

##### Adjacent Properties Analysis

*Current zoning designations:*

**North, South, West:** LLR-Large Lot Residential,  
**East:** R1-Suburban Density Residential.

*Permitted and conditional uses:*

LLR- Agricultural uses, recreational uses and residential uses at a density of 2 dwelling units per acre. R1- Agricultural uses, recreational uses and residential uses at a density of 4 dwelling units per acre.

*Comprehensive Plan Designation:*

**North, South, East and West:** Designated for future low to medium density residential development.

*Existing land uses:*

**North, South, West:** Residential subdivision (1/2 acre lots)

**East:** Residential subdivision suburban density residential lots (Same R1 Zoning)

## EVALUATION:

### Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated for low to medium density residential redevelopment (typically R1 to R3).
- *Accessible to Existing Municipal Infrastructure:* City water and sewer services are available to service the rezoning area.
- *Infill Development:* This subdivision will fill in a hole within the existing development along Shanna Street.
- *Monetary Benefit to Applicant:* Would allow the applicant to develop and sell this property.

### Negative Implications:

- *None Foreseen*

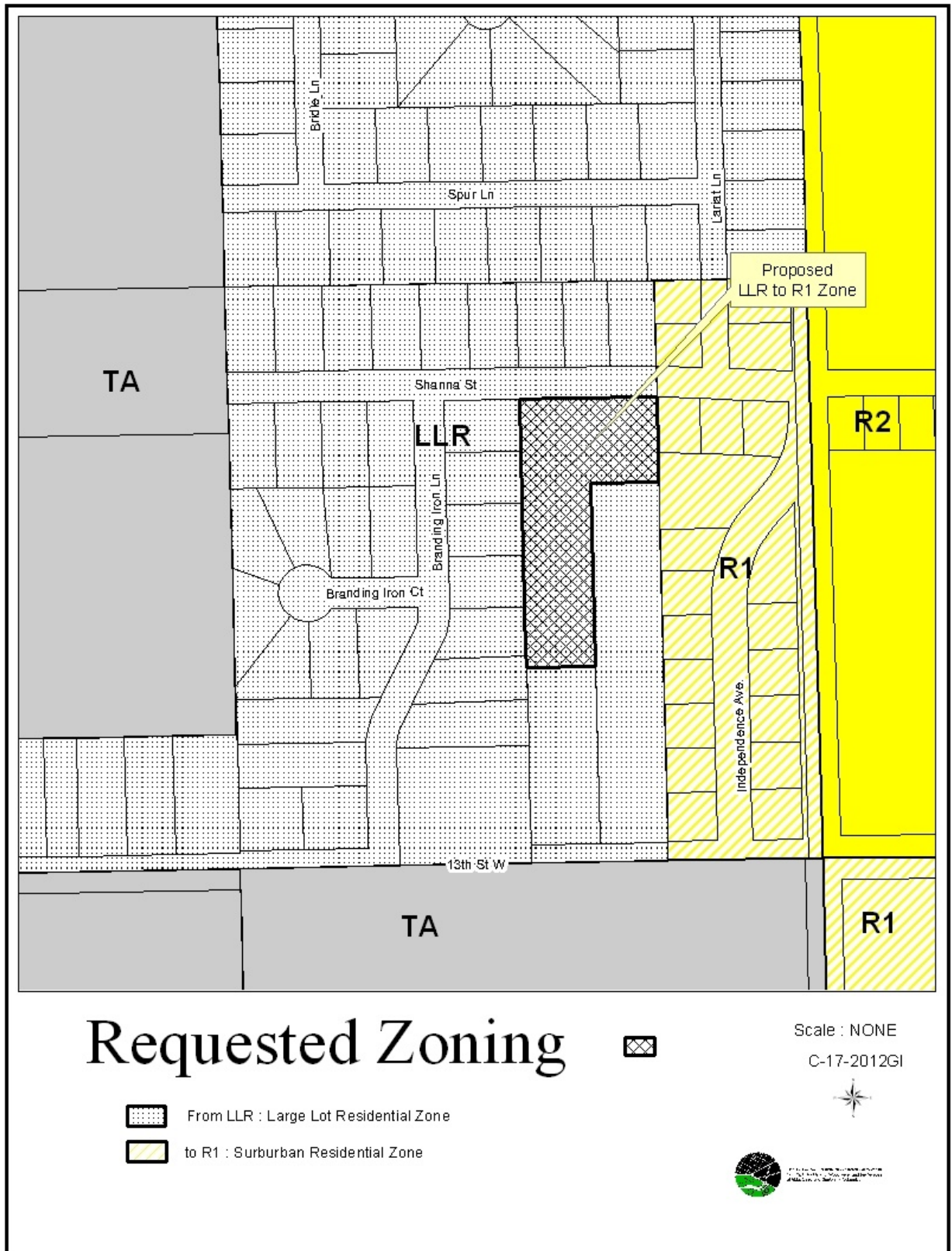
### Other Considerations

This proposal is consistent with the 2004 comprehensive plan.

### RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on the this site from LLR Large Lot Residential to R1 Suburban Density Residential as requested and shown on the attached map.

\_\_\_\_\_ Chad Nabity AICP, Planning Director



# APPLICATION FOR REZONING OR ZONING ORDINANCE CHANGE

Regional Planning Commission

Check Appropriate Location:

- ☐ City of Grand Island and 2 mile zoning jurisdiction  
☐ Alda, Cairo, Doniphan, Wood River and 1 mile zoning jurisdiction  
☐ Hall County

RPC Filing Fee 750.00

(see reverse side)

plus Municipal Fee\* \$50.00

\*applicable only in Alda, Doniphan, Wood River

## A. Applicant/Registered Owner Information (please print):

Applicant Name Kelly Connelly Phone (h) (308) 382-9241 (w) \_\_\_\_\_

Applicant Address 4235 Spur In, Grand Island, NE 68803

Registered Property Owner (if different from applicant) Tom & Vickie Connelly Trustee's

Address 150 S Pine, Spalding, NE Phone (h) (308) 497-2632 (w) \_\_\_\_\_

## B. Description of Land Subject of a Requested Zoning Change:

Property Address 4223 Shanna Street, Grand Island, NE 68803

Legal Description: (provide copy of deed description of property)

Lot 1 Block - Subdivision Name Western Heights Sixth Subdivision, and/or

All/part \_\_\_\_\_  $\frac{1}{4}$  of Section \_\_\_\_\_ Twp \_\_\_\_\_ Rge \_\_\_\_\_ W6PM

## C. Requested Zoning Change:

1. Property Rezoning (yes X) (no   )  
(provide a property scaled map of property to be rezoned)

From Large Lot Residential (LLR) to Suburban Residential (R-1)

2. Amendment to Specific Section/Text of Zoning Ordinance (yes   ) (no   )  
(describe nature of requested change to text of Zoning Ordinance)

\_\_\_\_\_  
\_\_\_\_\_

## D. Reasons in Support of Requested Rezoning or Zoning Ordinance Change:

To aid in the development of the property

\_\_\_\_\_

**NOTE: This application shall not be deemed complete unless the following is provided:**

1. Evidence that proper filing fee has been submitted.
2. A property scaled map of the property to be rezoned (if applicable), and copy of deed description.
3. The names, addresses and locations of all property owners immediately adjacent to, or within, 300 feet of the perimeter of the property to be rezoned (if the property is bounded by a street, the 300 feet shall begin across the street from the property to be rezoned).
4. Acknowledgement that the undersigned is/are the owner(s), or person authorized by the owner(s) of record title of any property which is requested to be rezoned:

\*A public hearing will be held for this request\*

Signature of Owner or Authorized Person Kelly Connelly Date 5-15-12

Note: Please submit a copy of this application, all attachments plus any applicable municipal filing fee to the appropriate Municipal Clerk's Office. RPC filing fee must be submitted separately to the Hall County Treasurer's Office (unless application is in Grand Island or its 2 mile zoning jurisdiction, then the RPC filing fee must be submitted to the G.I. City Clerk's Office).

Application Deemed Complete by RPC: mo. \_\_\_\_\_ day. \_\_\_\_\_ yr. \_\_\_\_\_ Initial \_\_\_\_\_

RPC form revised 4/30/07



May 22, 2012

Dear Members of the Board:

**RE: Rezoning – Change of Zoning. Rezone request changing property from LLR Large Lot Residential to R1 Suburban Residential Zone, located in the City of Grand Island.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a rezone request to the Grand Island Zoning Map from LLR Large Lot Residential to R1 Suburban Residential Zone, located on a tract of Lot One (1), Western Heights Sixth Subdivision, in the City of Grand Island, in Hall County Nebraska. As shown on the enclosed map.

You are hereby notified that the Regional Planning Commission will consider this zoning change at the next meeting that will be held at 6:00 p.m. on June 6, 2012 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

cc: City Clerk  
City Attorney  
City Public Works  
City Building Department  
City Utilities

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, June 6, 2012  
Regular Meeting**

## **Item M1**

**Final Plat - Western Heights 7th Sub.**

Staff Contact: Chad Nabity

May 22, 2012

Dear Members of the Board:

**RE: Final Plat – Western Heights Seventh Subdivision**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Western Heights Seventh Subdivision, located in the City of Grand Island, in Hall County Nebraska.

This final plat proposes to create 4 lots on a tract of land comprising all of Lot One (1), Western Heights Sixth Subdivision, in the City of Grand Island Hall County, Nebraska, said tract containing 2.885 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 June 6, 2012 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

Cc: City Clerk  
City Attorney  
City Public Works  
City Building Department  
City Utilities  
Manager of Postal Operations  
Rockwell and Associates LLC

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

