



Hall County Regional Planning Commission

Wednesday, March 07, 2012

Regular Session

Item F4

Lincoln Pool Area #1 - Redevelopment Plan

Insert a narrative here

Staff Contact:

Agenda Item #5

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

February 26, 2012

SUBJECT:

Redevelopment plan amendment for property located in Blight and Substandard Area #1 at Lincoln Park in Grand Island Nebraska. (C-11-2012GI)

PROPOSAL:

The City of Grand Island is proposing to rebuild the existing swimming pool at Lincoln Park. They are asking the Community Redevelopment Authority to finance this as a redevelopment project to improve the neighborhood.

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. Redevelopment of the Lincoln Park Swimming pool should help 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.

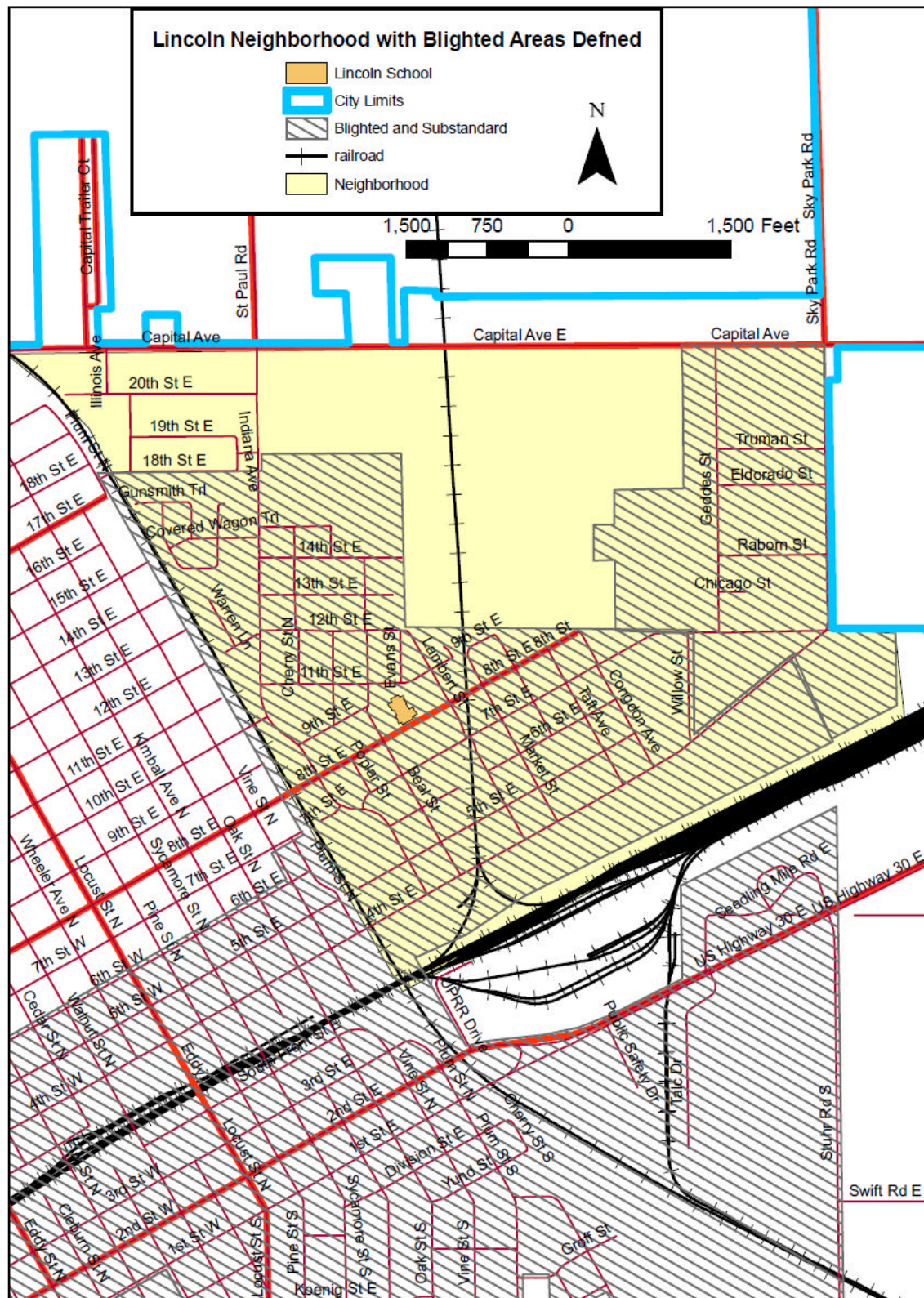
The Regional Planning Commission recommendation is limited to the appropriateness of the proposed use at this location. The Grand Island Comprehensive Plan calls for public/recreation uses at this location and the Zoning Map defines this area as residential. Parks are permitted use in the residential zoning districts.

The Planning Commission is required to comment on these applications to confirm that expenditure of public funds. This project will not be using TIF but will be using a portion of the tax levy authorized for use by the CRA.

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



Plan Modification for CRA Area #1 (Lincoln Park Swimming Pool)

Overview

The Mayor and Council of the City of Grand Island (the “City”) have by resolutions adopted in 1995 and 2000 determined an area of the City to be both blighted and substandard and designated such area as Redevelopment Area #1 (“Area #1”). That the description of the boundaries of Area #1 are set forth in Resolution 2000-388 passed and approved by the Mayor and Council of the City on December 19, 2000 (the “Area Resolution”).

The Community Redevelopment Authority of the City of Grand Island (the “CRA”) on November 21, 1995, with subsequent approval by the Mayor and Council of the City on December 18, 1995, adopted a general Redevelopment Plan for Area #1 (the “Original Plan”). This Plan Modification for CRA Area #1 (the “Plan/Modification”) is intended to carry out certain of the purposes of set forth in the Original Plan and also to serve as a separate and specific redevelopment plan for purposes of accomplishing the redevelopment project described in this Plan/Modification in order to provide for the redevelopment of Area #1. This Plan/Modification is being adopted pursuant to the provisions of the Sections 18-2101 to 18-2144, R.R.S. Neb. 2007, as amended, the “Community Development Law”). Because of the nature of the specific project, it is expected that it will also contribute to the benefit and redevelopment of CRA Redevelopment Area #5 and certain other areas as well.

Among the redevelopment actions proposed in the Original Plan were encouraging the removal of substandard and dilapidated structures within Area #1 and the extending of infrastructure to areas lacking service.

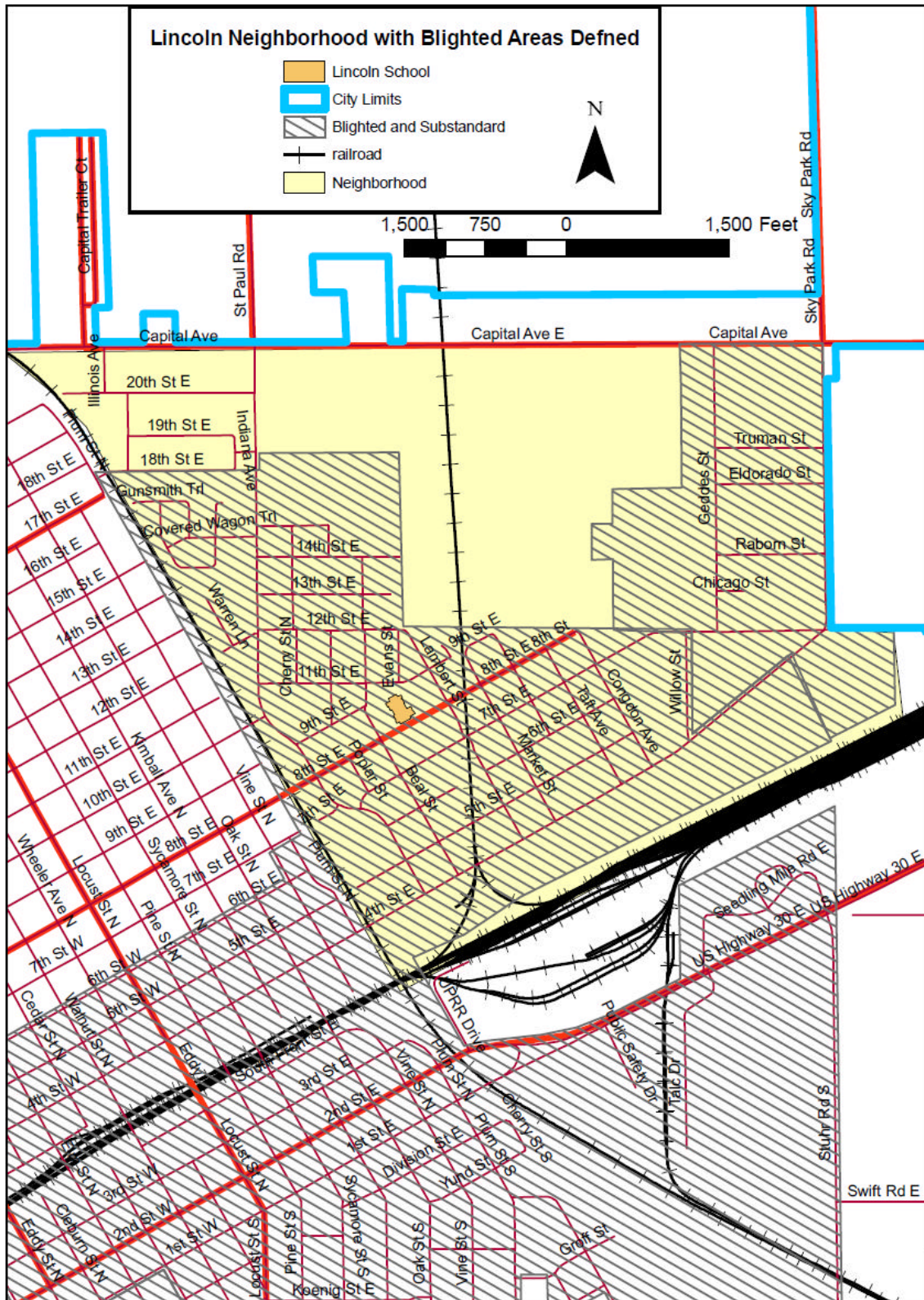
The specific project to which this Plan/Modification relates is the construction of a replacement swimming pool facility for Lincoln Park (the “Project”). Based upon neighborhood meetings and surveys of residents of Area #1, the Lincoln Park swimming pool represents one of the primary public assets drawing residents to the area. The Lincoln Park Pool is subject to an administrative order from the Nebraska Department of Health and Human Services (“HHS”). Under the administrative order the City has been able to keep the pool open by installing and maintaining a temporary recirculation line. The City has received notification from HHS that the City can continue to operate the pool with the temporary recirculation lines through the summer of 2012. Construction of a replacement pool facility in 2012 as a redevelopment project will allow the new pool to open for the 2013 swimming season and thus maintain quality recreational service for the residents of Area #1 on a continuous basis.

Lincoln Park Pool is one of the few amenities Area #1 that are likely to draw people from other parts of the City. Area #1 is geographically isolated from the rest of the City by rail lines and there are few attractions that bring people from other parts of the City, other than the existing pool facility, the auction house and the humane society.

There are no registered neighborhood associations whose area of representation is located in whole or in part within a one-mile radius of the area to be redeveloped as describe in this Plan/Modification. This Plan/Modification does not provide for any use of funds authorized by Section 18-2147, R.R.S. Neb. 2007, as amended, and therefore does not directly affect any county, school district, community college, educational service unit or natural resources district.

Property Description

This general area expected to be served by the Project includes a substantial portion of of Area #1, part of Area #5 and certain property adjacent to Area #1 and Area #5 (portions of which are not currently subject to any blight and substandard determinations), all as situated within the area east of the Burlington Northern Santa Fe Tracks, north of the Union Pacific Tracks and south of Capital Avenue all within the City of Grand Island. The attached map shows the area expected to benefit and and those portions of such area that have been declared blighted and substandard.

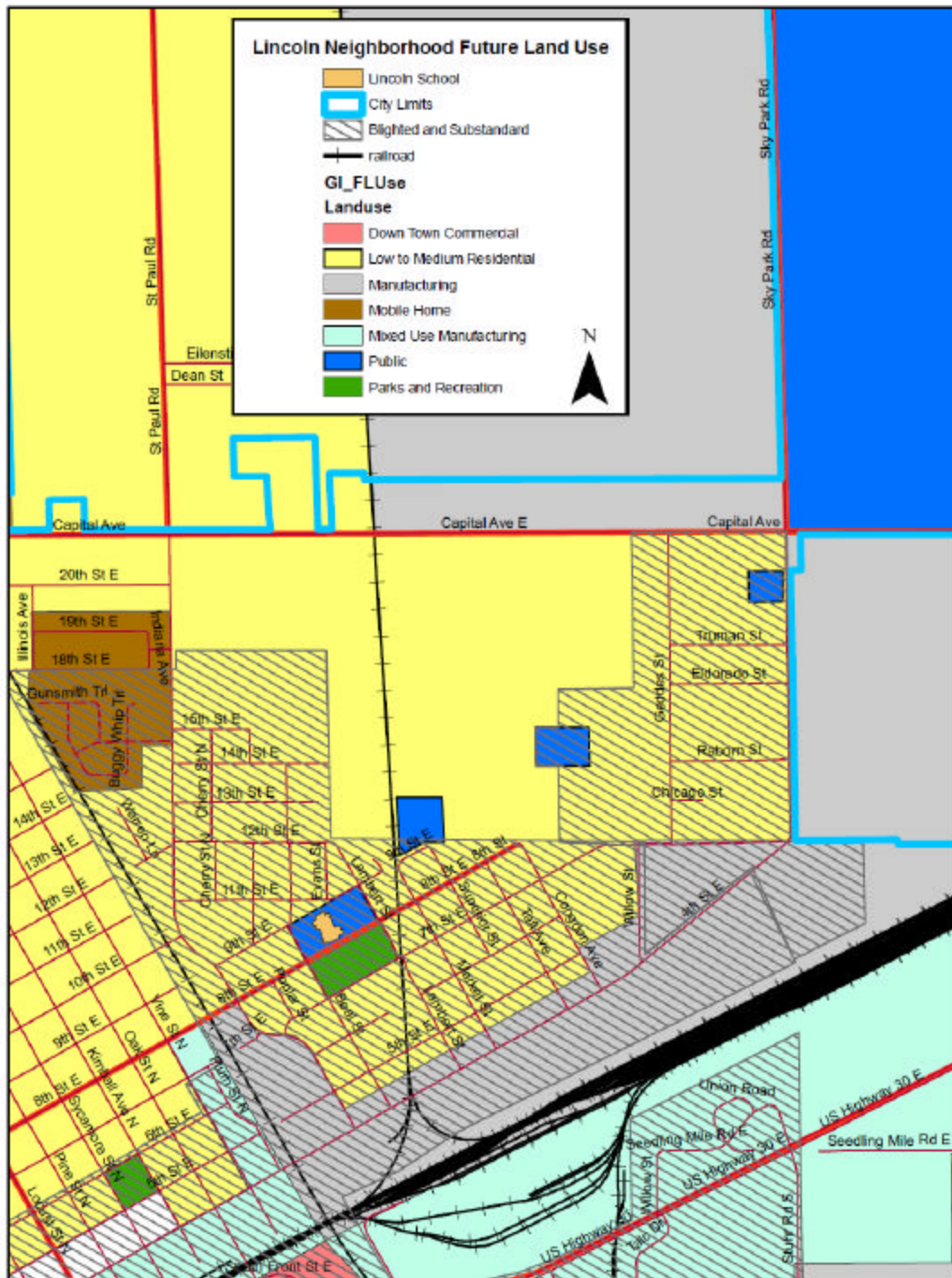


For purposes of this Plan/Modification and the exercise of the powers of the CRA, the area being redeveloped is that area shown in the above map which is located within Area #1, with the other areas shown in the map, including portions of Area #5, expected to receive incidental benefits. All redevelopment actions of the CRA and the City under this Plan/Modification are to occur only within Area #1.

Existing Land Use

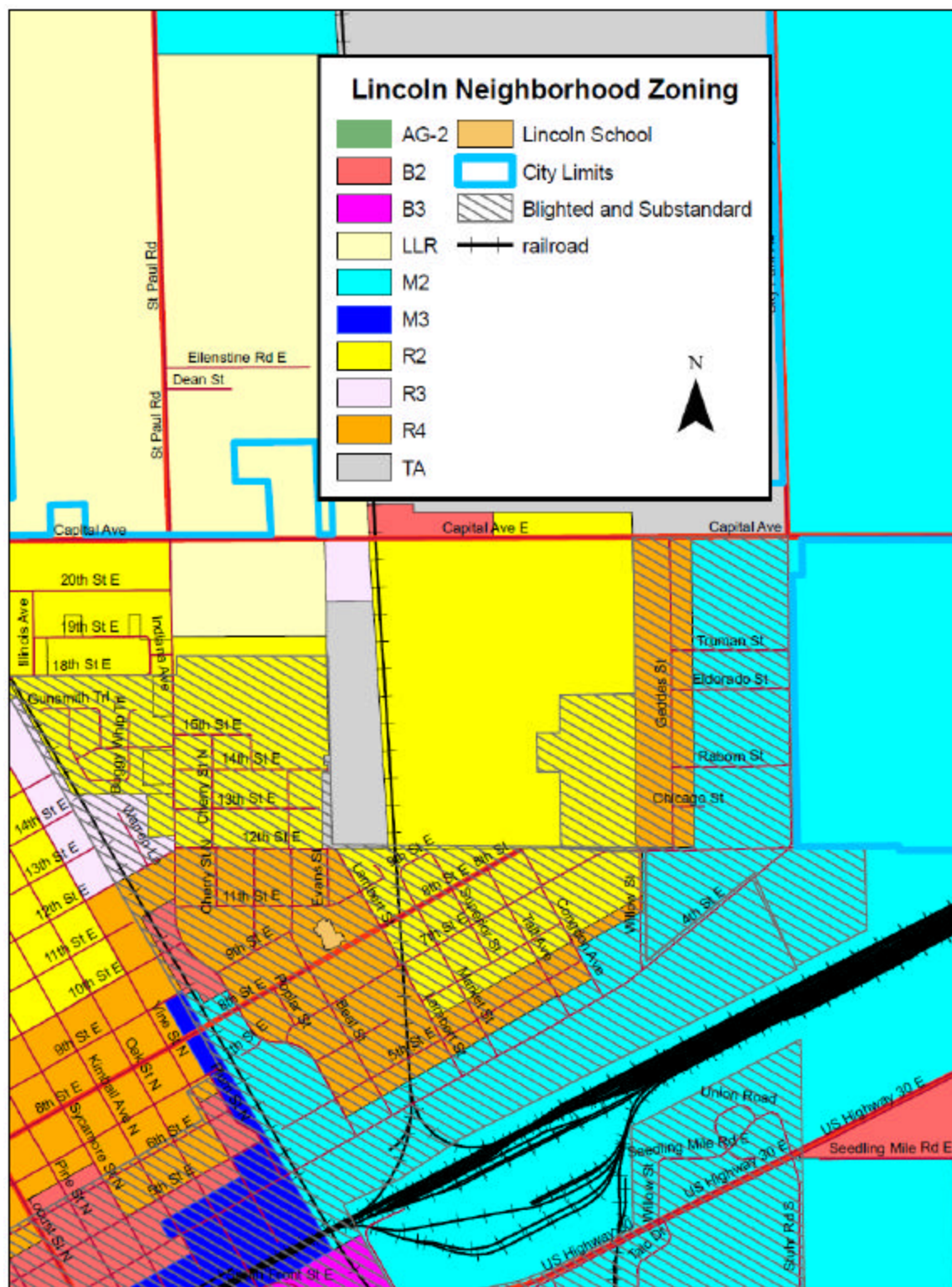
The most common use in this neighborhood is residential. The most common residential use is detached single family. Along both the Union Pacific Railroad and the Burlington Northern Santa Fe tracks most of the development is industrial or commercial in nature. There are also some significant undeveloped areas and areas used exclusively for agriculture as shown on the attached map.

to heavy manufacturing. The planned uses in this neighborhood are not a barrier to developing neighborhood services, including the Project.



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

The majority of the area is zoned R2- Low Density Residential zone. Portions of that R2 zone are also designated and used for mobile homes. Areas west of St. Paul Road, along 4th Street and west of Sky Park Road are zoned for commercial and manufacturing uses. All retail and office uses are permitted in the M2 Heavy Manufacturing district. Depending on the location, size and use of the property and surrounding properties some changes to the zoning map could be made to accommodate other uses. Those areas that are zoned TA-Transitional Agriculture are **not** within a declared blighted and substandard area. It is anticipated that a change of zone will be required prior to any further development of those properties. No changes are anticipated in building codes or ordinances to accommodate future development in this neighborhood. A copy of the current zoning map for this neighborhood is attached.



Zoning changes that are consistent with the future land use map as approved by the Grand Island City Council with the Comprehensive Development Plan require no further amendments to this plan.

Site Coverage and Intensity of Use

The TA zoning district allows for 20 acre parcels with a minimum width of 100 feet, allowable lot coverage of 20%, maximum building height of 35' and a residential density of 1 dwelling unit per 20 acres. The R2 zoning district allows for 6000 square foot lots with a minimum width of 50 feet, allowable lot coverage of 35%, maximum building height of 35' and a residential density of 1 dwelling unit per 6000 square feet of property. The R4 zoning district allows for 6000 square foot lots with a minimum width of 50 feet, allowable lot coverage of 60%, maximum building height of 80' and a residential density of 1 dwelling unit per 6000 square feet of property. The B2 zoning district allows for 3000 square foot lots with a minimum width of 30 feet, allowable lot coverage of 100%, maximum building height of 55' and a residential density of 1 dwelling unit per 1000 square feet of property. The M2 zoning district allows for 6000 square foot lots with a minimum width of 50 feet, allowable lot coverage of 65%, no maximum building height, and no residential units permitted.

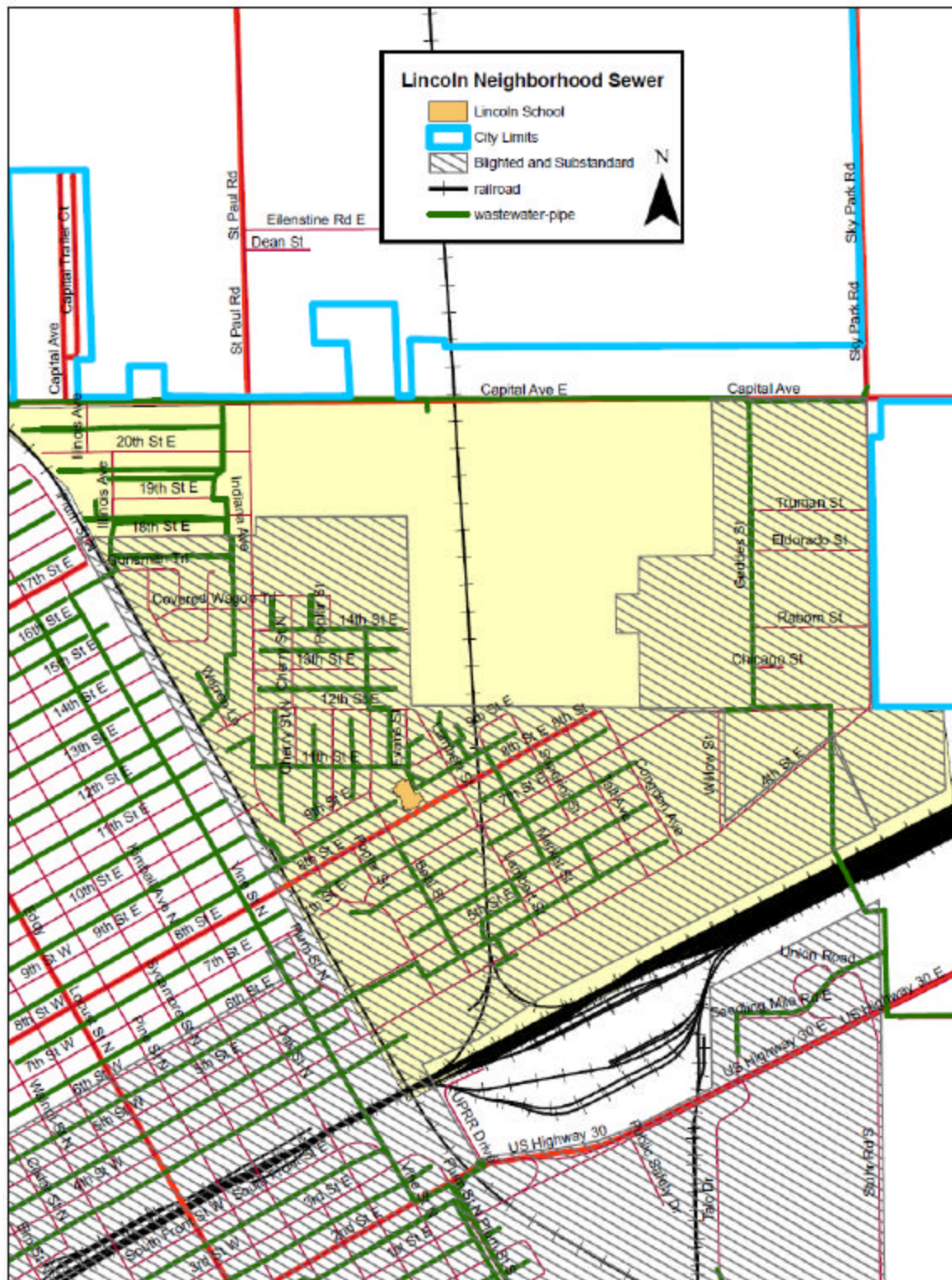
Additional Public Facilities or Utilities

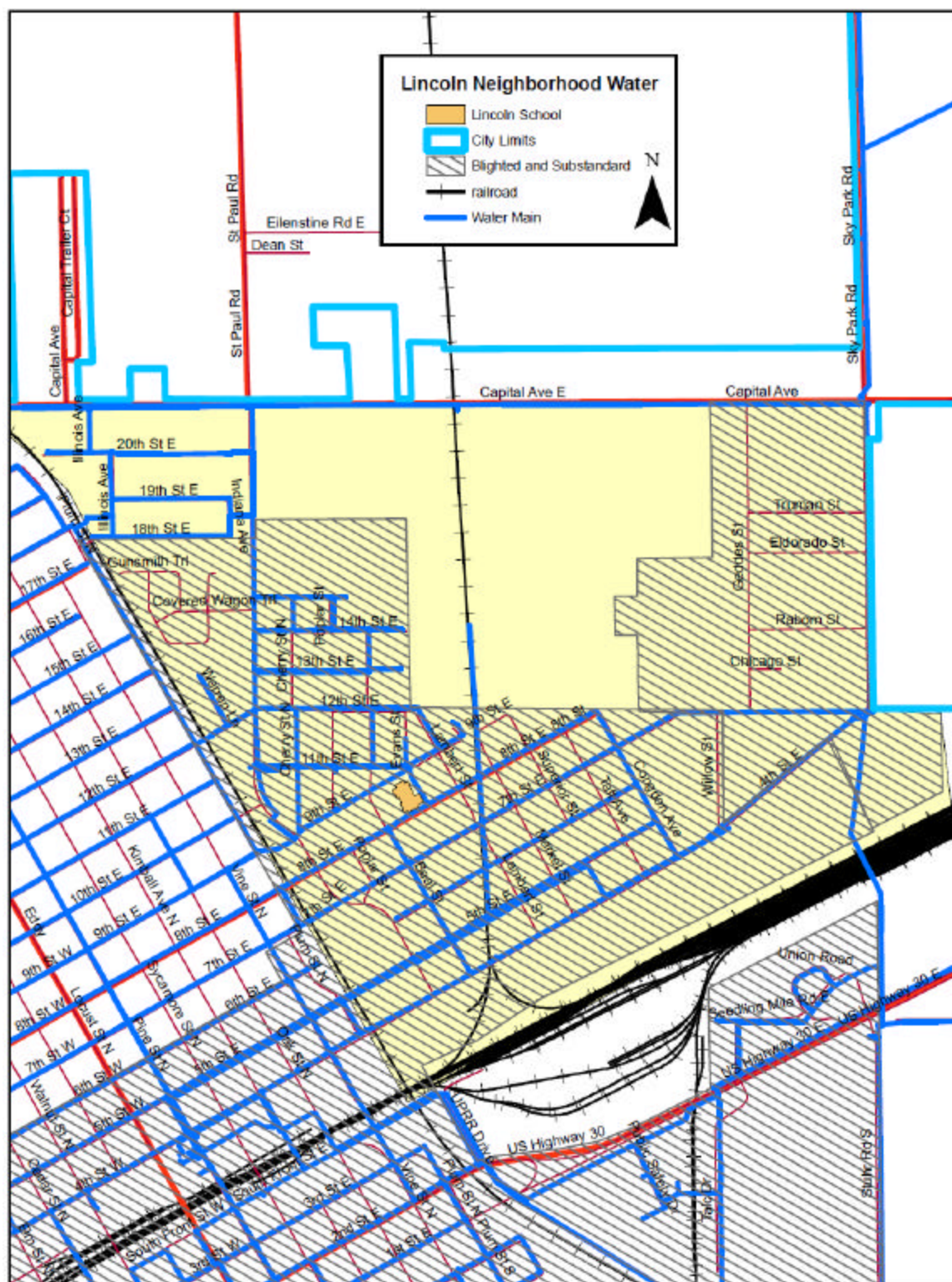
The Project is expected to provide significant benefit for all residential properties within Area #1 and strong incidental benefits for any other residential areas included within the other neighborhood areas shown in the maps provided as a part of this Plan/Modification. The Project is not expected to have any negative impacts due to increased use or activity. Loss of the existing Lincoln Park swimming pool facilities due to regulatory requirements can be expected to significantly reduce the desirability of residential properties within Area #1 and result in neighborhood decay.

Sewer and Water are available as shown on the attached maps. Neighborhood sewer and water lines are available across most of the developed areas in the neighborhood. The Project will be built to the current standards for health and safety and accessibility.

Electricity is available to all of the developed area.

The attached maps show existing street, sewer and water facilities.





Justification of Project

The City and CRA's staff have conducted a neighborhood meeting and survey of needs and requests. Key among those projects desired was the restoration/renovation of the Lincoln Park pool facilities. Most people surveyed have identified Lincoln Park pool facility as their primary recreation spot in the city.

Construction of Project

The Project is to be contracted for by the City. Costs incurred by the City are to be reimbursed to the City from funds provided by the CRA from the proceeds of bonds to be issued by the CRA.

Financing

The CRA is authorized to certify a levy of up to \$0.026 per \$100 of taxable valuation. The 2011 levy for CRA purposes as certified is \$0.017742 per \$100 of taxable valuation leaving \$0.008258 of potential taxing authority unused. Based on the 2011 valuations the CRA will collect \$425,000 with a levy of \$0.017742 and could collect an additional \$198,000 if the levy were certified at \$0.026. The levy for the 2011-12 budget year was certified at \$0.026 in anticipation of and support for the Project. The current estimated cost of the Project is \$1,550,000 plus engineering and financing costs. By approving this Plan/Modification, the City will be committing to make the additional levy required to pay debt service on bonds to be issued by the CRA to pay costs of the Project in accordance with Sections 18-2124 to 18-2133 of the Community Development Law. Amounts certified for such additional levy should not be subject to the levy limitations upon the City's tax levy as set forth under Section 77-3442(6)(a), R.S. Supp. 2011, under the exception provided from such limitation under Section 3442(10)(c).

The receipts from the certified additional levy described above can be expected, based upon current taxable valuations to be sufficient to retire the indebtedness of the CRA for the Project in a period of from eight to ten years.