



# Hall County Regional Planning Commission

**Wednesday, July 6, 2016**  
**Regular Meeting Packet**

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## **Commission Members:**

<b>Terry Connick</b>	<b>Hall County</b>	
<b>John Hoggatt</b>	<b>Grand Island</b>	
<b>Derek Apfel</b>	<b>Grand Island</b>	
<b>Jerry Huismann</b>	<b>Grand Island</b>	
<b>Leonard Rainforth</b>	<b>Hall County</b>	
<b>Carla Maurer</b>	<b>Doniphan</b>	
<b>Dean Kjar</b>	<b>Wood River</b>	
<b>Dean Sears</b>	<b>Grand Island</b>	
<b>Jaye Monter</b>	<b>Cairo</b>	<b>Vice Chairperson</b>
<b>Pat O'Neill</b>	<b>Hall County</b>	<b>Chairperson</b>
<b>Greg Robb</b>	<b>Hall County</b>	
<b>Leslie Ruge</b>	<b>Alda</b>	<b>Secretary</b>

**Regional Planning Director: Chad Nabity**

**Planning Technician:**  
**Edwin Maslonka**

**Planning Secretary:**  
**Rose Rhoads**

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**6:00 PM**

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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, July 6, 2016  
Regular Meeting

## Item A1

### Agenda

Staff Contact: Chad Nabity

## **REGIONAL PLANNING COMMISSION**

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

**Wednesday, July 6, 2016**

**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.**

**The Planning Commission may vote to go into Closed Session on any Agenda Item as allowed by State Law.**

**The Commission will discuss and may take action on any item listed on this agenda.**

**The order of items on the agenda may be reorganized by the Chair to facilitate the flow of the meeting to better accommodate the public.**

**2. Minutes of June 1, 2016.**

**3. Request Time to Speak.**

- 4. Public Hearing - Redevelopment Plan** - Concerning an amendment to the redevelopment plan for CRA, Area 1. This is a Site Specific Redevelopment Plan for a property located in part of the SE ¼ of section 15 Township 11 North Range 9 West of the 6<sup>th</sup> PM to be platted as East Park on Stuhr, in Grand Island, Hall County, Nebraska. This property is located between Stuhr Road and the existing Cherry Park Apartments (415 S. Cherry Street). (C-21-2016GI)

- 5. Public Hearing - Redevelopment Plan** - Concerning an amendment to the redevelopment plan for CRA, Area 2 This is a Site Specific Redevelopment Plan for property located in the NE ¼ of the Section 33, Township 11 North, Range 9 West of the 6<sup>th</sup> PM, in Grand Island, in Hall County, Nebraska. This property is located between Lake Street and U.S. Highway 34 and Tri Street and Locust Street and includes all platted lots and metes and bounds parcels within those boundaries except Lot 11 of Palu Subdivision. (C-22-2016GI)

- 6. Hall County Budget 2016-2016.** (C-23-2016HC)

- 7. Public Hearing** - Concerning the rezone of a Pt SE1/4 Section 15 Township 11 North Range 9 West of the 6<sup>th</sup> PM, to be platted as East Park on Stuhr, in the City of Grand Island, Hall County, Nebraska from RD Residential Development Zone to Amended RD Residential Development Zone. This



property is located west of Stuhr Rd and east of the existing Cherry Park Apartments (415 S. Cherry Street). (C-24-2016GI)

8. **Public Hearing – Rezone** Concerning the rezone of a part of the NE ¼ of Section 19, Township 10 N,-Range 11 W of the 6<sup>th</sup> PM, to be platted as Reeder Subdivision in the City of Wood River, Hall County, Nebraska from TA Transitional Agriculture to BG General Business Zone and from TA Transitional Agriculture to R6 Medium Density Residential Zone. This property is located north of U.S. Highway 30 between Pine Street and 130<sup>th</sup> Road. (C-25-2016WR)

### **Consent Agenda**

9. **Final Plat – Schimmer’s Third Subdivision** – located east of Eddy Street and south of 14<sup>th</sup> St., in Grand Island, in Hall County, Nebraska. (2 Lots and .160 acres).
10. **Preliminary Plat – East Park on Stuhr Subdivision** – located north of Blsmark Rd., and west of Stuhr Rd., in the City of Grand Island, Hall County, Nebraska. (1 Lot and 5.25 acres).

**Final Plat – East Park on Stuhr Subdivision –**  
located north of Blsmark Rd., and west of Stuhr Rd.,  
in the City of Grand Island, Hall County, Nebraska. (1  
Lot and 5.25 acres).

11. **Final Plat – Reeder Subdivision** - located north of State Hwy 30 and west of Pine Street, in the City of Wood River, Hall County, Nebraska (3 Lots and 7.24 acres)

### **12. Directors Report**

### **13. Next Meeting August 3, 2016**

### **14. 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.**



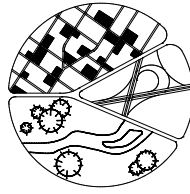
# Hall County Regional Planning Commission

Wednesday, July 6, 2016  
Regular Meeting

## Item E1

### 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  
June 1, 2016

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The meeting of the Regional Planning Commission was held Wednesday, June 1 2016 in the Council Chambers - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" May 21, 2016.

Present: Pat O'Neill	Carla Maurer
Dean Kjar	John Hoggatt
Les Ruge	Dean Sears
Jaye Monter	Leonard Rainforth
Greg Robb	Jerry Huismann

Absent: Derek Apfel, Terry Connick

Other: Casey Sherlock

Staff: Chad Nabity, Rose Rhoads

Press:

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**1. Call to order.**

Chairman O'Neill called the meeting to order at 6:00 p.m.

O'Neill 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 are posted on the wall in the room and easily accessible to anyone who may be interested in reading them.

O'Neill also noted the Planning Commission may vote to go into Closed Session on any Agenda Item as allowed by State Law.

The Commission will discuss and may take action on any item listed on this agenda.

The order of items on the agenda may be reorganized by the Chair to facilitate the flow of the meeting to better accommodate the public.

**2. Minutes of May 4, 2016 meeting.**

A motion was made by Ruge and seconded by Rainforth to approve the corrected Minutes of the May 4, 2016 meeting as noted.

The motion carried with 10 members present and 8 voting in favor (O'Neill, Ruge, Maurer, Kjar, Rainforth, Huismann, Sears, Hoggatt, Robb and Monter) and no member abstaining.

**3. Request Time to Speak.**

Ron Dupue, 308 N Locust St, Grand Island, (items 5 & 6)

**4. Public Hearing** – Concerning adoption of the 2016-17 Hall County 1 & 6 Year Road Improvement Plan. Casey Sherlock to present. (C-19-2016HC).

O'Neill opened that Public Hearing.

Casey Sherlock presented the Hall County 1 & 6 year road Improvement Plan top projects for 2016.

O'Neill closed the Public Hearing.

A motion was made by Huismann and seconded by Sears to approve Hall County I & 6 year road plan as presented.

The motion carried with 10 members present and 10 voting in favor (O'Neill, Ruge, Sears, Maurer, Hoggatt, Robb, Kjar, Huismann, Rainforth, and Monter) and no member abstaining.

**5. Public Hearing** - Concerning the rezone of Vanosdall Second Subdivision from B2-AC to RD. Located north of US Hwy 34 and east of Locust Street. (C-18-2016GI)

Nabity explained an application has been made to rezone 10.656 acres north of U.S. Highway 34 and east of South Locust Street from B2-AC General Commercial with an Arterial Commercial Overlay to RD Residential Development Zone. The developers are proposing to building eight 36 unit three story apartment buildings as shown on the attached plans.

O'Neill closed the Public Hearing.

A motion was made by Ruge and seconded by Hoggatt to approve the Rezone request as presented.

The motion carried with 10 members present and 10 voting in favor (O'Neill, Hoggatt, Ruge, Maurer, Robb, Kjar, Huismann, Sears, Kjar, Rainforth, and Monter) and no member abstaining.

6. **Public Hearing – Redevelopment Plan** - Concerning an amendment to the redevelopment plan for CRA, Area 19, for a Site Specific Redevelopment Plan for property located at Vanosdall Second Subdivision, in Grand Island, Hall County, Nebraska. A Motion to approve Resolution No. 2016-03. (C-20-2016GI)

O'Neill opened the Public Hearing.

Nabity discussed the redevelopment of property located north of U.S. Highway 34 (Husker Highway) and east of south Locust Street (lot 3 of Vanosdall Second Subdivision) for use and construction and development of up to 288 apartments (8 buildings with 36 units in each building) Including acquisition of property and necessary infrastructure and grading improvements.

The use of Tax Increment Financing is to aid in rehabilitation expenses associated with acquisition of property and necessary infrastructure and grading improvements to redevelop Lot 3 of Vanosdall Second Subdivision in the City of Grand Island. The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project affordable. The project will result in the construction of a 288 apartments in southeast Grand Island, constituting the largest residential development south of Stolley Park Road and east of Blaine Street in more than 40 years. The cost of extending and connecting water, sanitary sewer and storm sewer makes developing this property at the southeast entrance to the City of Grand Island prohibitively expensive

O'Neill closed the Public Hearing.

A motion was made by Robb and seconded by Rainforth to approve the Redevelopment as presented.

The motion carried with 10 members present and 10 voting in favor (O'Neill, Hoggatt, Ruge, Maurer, Robb, Kjar, Huismann, Sears, Kjar, Rainforth, and Monter) and no member abstaining.

### **Consent Agenda**

7. **Final Plat – Shriner Acres** – located west of Webb Road and south of One R Rd., in Hall County, Nebraska. (2 Lots and 5.72 acres).
8. **Preliminary Plat – Talon Apartments 1<sup>st</sup> Subdivision** – located north of US Hwy 34 and east of Locust Street, in the City of Grand Island, Hall County, Nebraska. (11 Lots and 10.656 acres).

**Final Plat – Talon Apartments 1<sup>st</sup> Subdivision** – located north of US

Hwy 34 and east of Locust Street, in the City of Grand Island, Hall County, Nebraska. (11 Lots and 10.656 acres).

A motion was made by Monter and seconded by Ruge to approve the Consent Agenda as presented.

The motion carried with 10 members present and 10 voting in favor (O'Neill, Ruge, Maurer, Robb, Kjar, Huismann, Sears, Hoggatt, Rainforth, and Monter) and no member abstaining.

**9. Directors Report.** Community beautification nominations are being accepted.

**10. Next Meeting July 6, 2016.**

**11. Adjourn**

Chairman Pat O'Neill adjourned the meeting at 6:41 p.m.

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Leslie Ruge, Secretary  
By Rose Rhoads



# **Hall County Regional Planning Commission**

**Wednesday, July 6, 2016  
Regular Meeting**

## **Item F1**

### **Redevelopment Plan - East Park on Stuhr**

**Staff Contact: Chad Nabity**

## Agenda Item 4

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

June 17, 2016

#### SUBJECT:

*Redevelopment plan amendment for property located in Blight and Substandard Area 1 for a Site Specific Redevelopment Plan for property located in part of the SE ¼ of Section 15 Township 11 North Range 9 West of the 6<sup>th</sup> PM to be platted as East Park on Stuhr, in Grand Island, Hall County, Nebraska. This property is located between Stuhr Road and the existing Cherry Park Apartments (415 S. Cherry Street). (C-21-2016GI)*

#### PROPOSAL:

Hoppe Homes LP is proposing to complete the third phase of the Cherry Park Apartments development as East Park on Stuhr with 88 apartments in 7 buildings. The property is zoned RD Residential Development Zone and the developer has submitted a revised development plan for approval in conjunction with the application for tax increment financing. This property has been planned for apartments for more than 20 years.

#### 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 proposed plan encourages a mix of commercial and residential uses that has been identified as a priority for development in the downtown area. 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 this area within the City of Grand Island. This is evident by the fact that the property is zoned RD Residential Development Zone a zoning district used primarily for apartment complexes. The RD zone allows for residential uses at a density of up to 42 units per acres as approved by Council with the development plan. The future land use plan would allow commercial development on this property, high density residential is considered compatible with the commercial uses.

The Regional Planning Commission recommendation is limited to the appropriateness of the proposed use at this location. The Grand Island Comprehensive Plan calls commercial and residential uses here.

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 apartments this location appears to be supported by the plan.



**RECOMMENDATION:**

That the Regional Planning Commission recommends 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 2016-05**

**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:** \_\_\_\_\_ 2016.

**HALL COUNTY REGIONAL PLANNING  
COMMISSION**

ATTEST:

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

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

East Park on Stuhr

**EXHIBIT A**

**FORM OF REDEVELOPMENT PLAN**

East Park on Stuhr

**Redevelopment Plan Amendment  
Grand Island CRA Area 1  
June 2016**

**The Community Redevelopment Authority (CRA) of the City of Grand Island intends to adopt a Redevelopment Plan Amendment for Area 1 within the city, pursuant to the Nebraska Community Development Law (the “Act”) and provide for the financing of a specific project in Area 1.**

**Executive Summary:**

**Project Description**

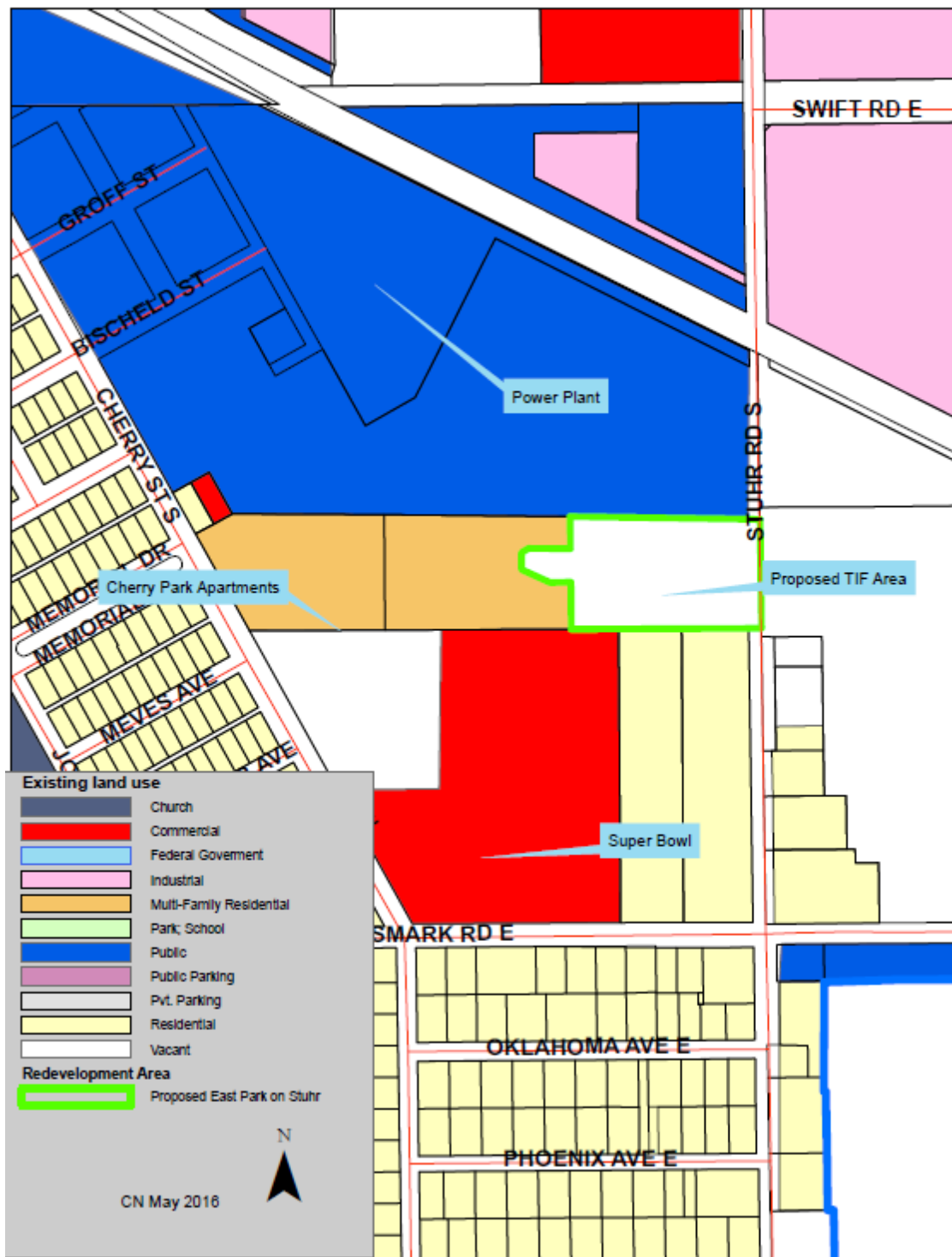
THE REDEVELOPMENT OF PROPERTY LOCATED NORTH OF BISMARCK ROAD BETWEEN CHERRY STREET AND STUHR ROAD (IMMEDIATELY EAST OF THE EXISTING CHERRY PARK APARTMENTS) FOR USE THE CONSTRUCTION AND DEVELOPEMNT OF UP TO 88 APARTMENTS IN 7 BUILDINGS INCLUDING NECESSARY INFRASTRUCTURE AND GRADING IMPROVEMENTS.

The use of Tax Increment Financing to aid in redevelopment expenses associated with necessary and required infrastructure (sewer, water, storm drainage, paving, landscaping, etc.), grading improvements and site preparation, and planning and legal costs to redevelop the proposed East Park on Stuhr Subdivision in the City of Grand Island. The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project affordable. The project will result in the construction of 88 apartments in southeast Grand Island. Phases 1 and 2 of this project were completed using TIF; the first two phases are more than 15 years old and fully on the tax rolls.

Hoppe Homes has owned the property for more than 20 years and has had plans to build apartments at this location since that original purchase. This project was originally planned with the expectation that Tax Increment Financing (TIF) would be available to offset the cost of necessary grading and infrastructure improvements to develop the property. The property is currently vacant. The developer is responsible for and has provided evidence that they can secure adequate debt financing to cover the costs associated with the site work and development if TIF is available to assist with project financing. The Grand Island Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over the 15 year period towards the allowable costs and associated financing for the acquisition and site work.

TAX INCREMENT FINANCING TO PAY FOR THE REHABILITATION OF THE PROPERTY WILL COME FROM THE FOLLOWING REAL PROPERTY:  
Property Description (the “Redevelopment Project Area”)

**Legal Descriptions:**



**Existing Land Use and Subject Property**

**This plan amendment provides for the issuance TIF Notes, the proceeds of which will be granted to the Redeveloper. The tax increment will be captured for up to 15 tax years the payments for which become delinquent in years 2018 through 2032 inclusive or as otherwise dictated by the contract.**

**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 the construction of apartment buildings at this location. Apartments were permitted and anticipated with the rezoning of this property to RD-Residential Development Zone in the mid 1990's. The developers have submitted a request for approval of a revised development plan for the existing RD Residential Development zone.**

#### **Statutory Pledge of Taxes.**

In accordance with Section 18-2147 of the Act and the terms of the Resolution, the Authority hereby provides that any ad valorem tax on any Lot or Lots located in the Redevelopment Project Area as for the benefit of any public body be divided for a period of fifteen years after the effective date of this provision as set forth in the Redevelopment Contract related to the Redevelopment Project Area, or the resolution providing for the issuance of the TIF Note, consistent with this Redevelopment Plan Amendment. Said taxes shall be divided as follows:

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 December 19, 2000.[§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 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 extend utilities and infrastructure and appropriately grade the property for uses permitted on this property as defined by the current and effective zoning regulations.

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

***a. Land Acquisition:***

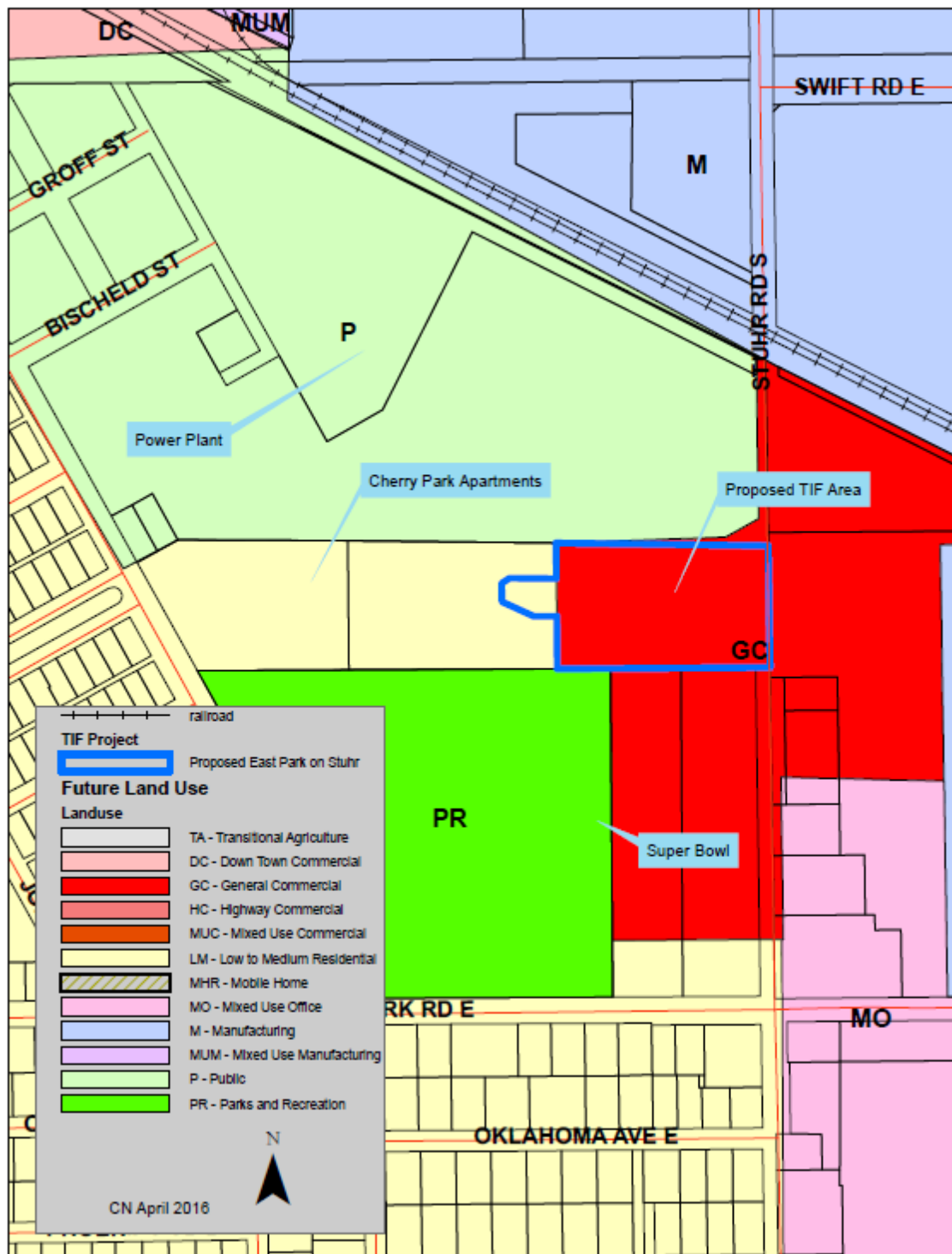
This property is currently owned by the proposed developer. There is no proposed acquisition by the authority.

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

There are no structures on this property that need to be demolished or removed.

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

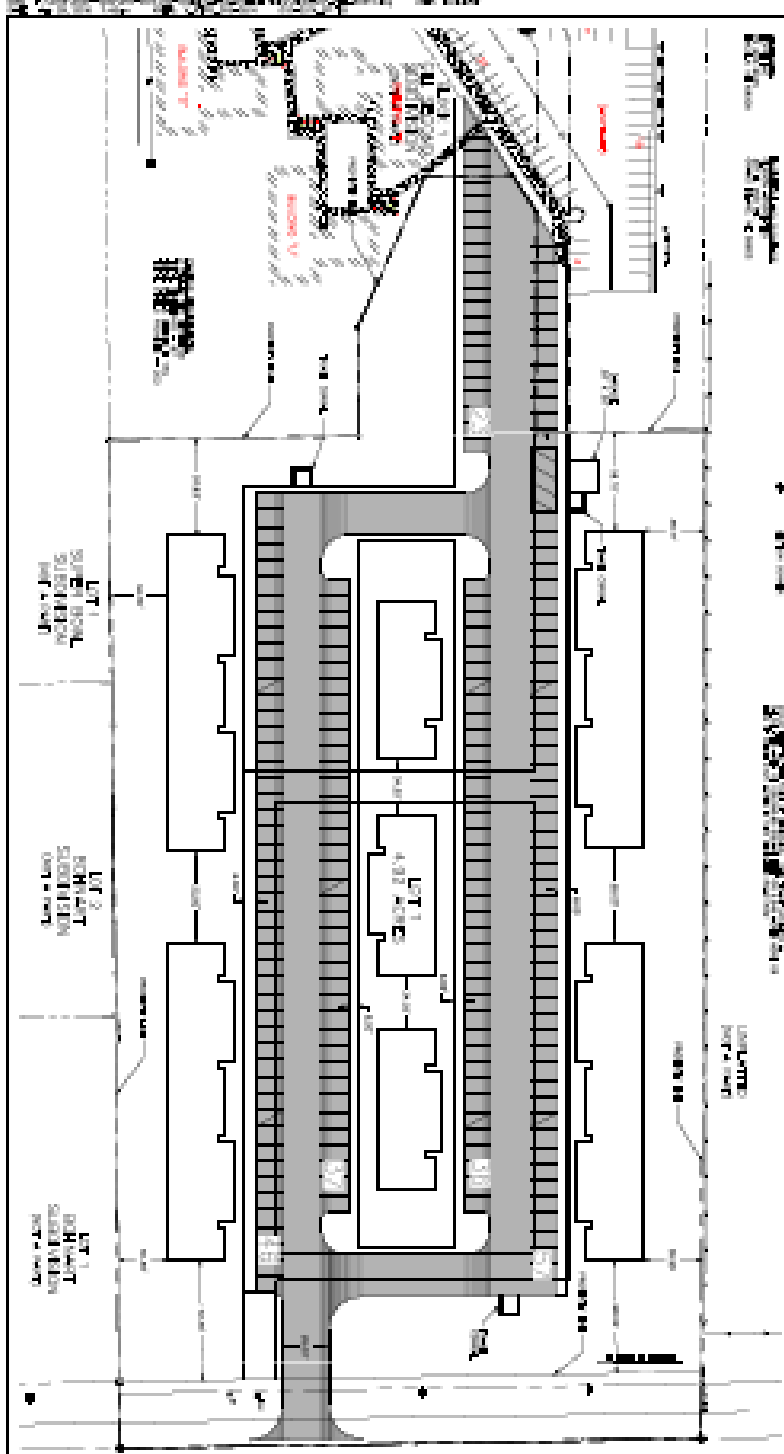
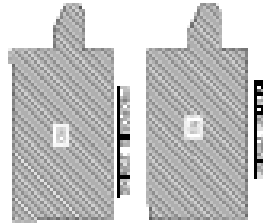
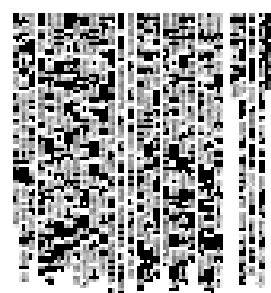
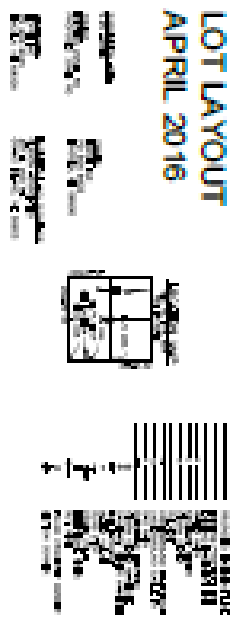
See the attached map from the 2004 Grand Island Comprehensive Plan. The area immediately to the north this property is planned for public uses and is owned by the Grand Island Utilities Department. The property to the south is planned and zoned for residential development, commercial development, and recreational development, The Super Bowl fun center is located there along with a couple of single family homes on large lots. The property to the west is the first two phases of this residential development and was developed in the mid to late 1990's. This property is vacant and planned for commercial development that would allow a density of 42+ dwelling units per acre. [§18-2103(b) and §18-2111] The attached map also is an accurate site plan of the area after redevelopment. [§18-2111(5)]





**GIL THIRD SUBDIVISION  
PRELIMINARY PLAT**

LOT LAYOUT  
APRIL 2016

[illegible]

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

The area is zoned RD-Residential Development Zone. Apartment development at up to 42 dwelling units per acre is permitted within this zoning district. The developers are seeking to change the configuration of the development from what was proposed almost 20 years ago. An application to amend the development plan for this property has been filed. The RD Residential Development zone is a planned development that is commonly used for apartment complexes within the Grand Island Zoning jurisdiction. Internal streets and drives will be constructed to support the development of this property, they will provide a connection between the first phases of this development and Stuhr Road. No changes are anticipated in building codes or ordinances. Nor are any other planning changes contemplated. [§18-2103(b) and §18-2111]

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

The developer is proposing to build on the site within the constraints allowed by both the current and the proposed zoning districts. Estimated building coverage of the 4.92acre site is 42,500square feet well within the 30% coverage allowed in an RD zoning district. [§18-2103(b) and §18-2111]

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

Water and sanitary are available to support this development. The developer will be responsible for extension of water and sanitary sewer necessary to serve this site. Development and extension of this infrastructure is one of the primary challenges for this site. There is currently a dead end main at the east side of the Cherry Park apartments. This proposal would extend that main to Stuhr Road and complete a looped system. Sanitary sewer is proposed to be extended from the existing development. A lift station will be needed to support this development.

Electric utilities will be extended throughout the site to support the proposed development.

No other city 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 has been unused for several years, no relocation is contemplated or necessary. [§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]** Tom Gdowski, Chair of the CRA, is also President\CEO of Equitable Bank in Grand Island. Equitable Bank has

provided a letter indicating that they are willing to provide financing for this project subject to the availability of Tax Increment Financing. Mr. Gdowski will abstain from any action on this project. No other members of the authority or staff of the CRA has any interest in this property.

**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.***

Grading, storm water management, utility connections and extensions, publicly required landscaping and similar site improvements are estimated at \$855,860. Planning related expenses for Architecture, Engineering, Planning services of \$142,600 and are included as a TIF eligible expense. Utility upgrades for onsite geothermal systems \$519,200 are included as a TIF eligible utility expense. Public amenities for residents and neighbors including a park, dog runs, basketball court and soccer field \$106,000. Legal, Developer and Audit Fees including a reimbursement to the City and the CRA of \$15,000 are included as TIF eligible expense. The total of eligible expenses for this project is \$1,638,660. Acquisition cost of \$88,000 could also be, but is not, for purposes of this plan amendment, considered an eligible expense bringing the total of eligible expenses to \$1,726,660.

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 except the financing provided by the issuance of the TIF Indebtedness. The Authority will assist the project by granting the sum of \$1,495,000 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 according to the approved contract.

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

No families will be displaced as a result of this plan. The property is vacant.

**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. This will have the intended result of preventing recurring elements of blighted conditions including vacant and underutilized building sites.

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

Development of this project is anticipated to be completed between September 2016 and December of 2017. The developers anticipate building all seven buildings (88 units) in a within 15 months of approval. Excess valuation should be available for this project for 15 years on each phase of this project beginning with the 2018 tax year.

## **9. Justification of Project**

This space has been vacant and underutilized for a number of years and has not sold or redeveloped even with aggressive marketing by the owner. The original 3<sup>rd</sup> phase of Cherry Park was approved with the initial development in 1995. The 2014 housing market study for the City of Grand Island shows a need of an additional 1700 housing units between 2014 and 2019. These 88 units at this location would help meet that goal and spread the housing developed around the city.

**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.

As authorized in the Nebraska Community Development Law, §18-2147, *Neb. Rev. Stat.* (2012), the City of Grand Island has analyzed the costs and benefits of the proposed Redevelopment Project, including:

**Project Sources and Uses.** Approximately \$1,495,000 in public funds from tax increment financing provided by the Grand Island Community Redevelopment Authority will be required to complete the project. This investment by the Authority will leverage \$7,897,340 in private sector financing; a private investment of \$5.28 for every TIF and grant dollar investment.<sup>1</sup> See the Attached Source and Uses of Funds Chart

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<sup>1</sup> This does not include any investment in personal property at this time.

<b>Use of Funds.</b>			
<b>Description</b>	<b>TIF Funds</b>	<b>Private Funds</b>	<b>Total</b>
Site Acquisition		\$88,000	\$88,000
Site Preparation /Utilities/Streets/Drainage	\$712,200	\$143,660	\$855,860
On Site Utilities	\$519,200		\$519,200
Public Amenities	\$106,000		\$106,000
Legal, Finance and Audit	\$15,000	\$85,000	\$100,000
Building Costs		\$6,718,909	\$6,718,909
Arch/Eng (Planning)	\$142,600		\$142,600
Contingencies		\$380,000	\$380,000
<b>TOTALS</b>	<b>\$1,495,000</b>	<b>\$7,415,569</b>	<b>\$8,910,569</b>

**Tax Revenue.** The property to be redeveloped is anticipated to have a January 1, 2016, valuation of approximately \$12,540. Based on the 2015 levy this would result in a real property tax of approximately \$265. It is anticipated that the assessed value will increase by \$7,500,000 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$165,454 annually. The tax increment gained from this Redevelopment Project Area would not be available for use as city general tax revenues, for the period of the TIF contract or the time as may be required to amortize the TIF bond, but would be used for eligible private redevelopment costs to enable this project to be realized.

Estimated 2016 assessed value:	\$ 12,540
Estimated value after completion	\$ 7,512,540
Increment value	\$ 7,500,000
Annual TIF generated (estimated)	\$ 165,454
TIF bond issue (Not to exceed)	\$ 1,495,000

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

The redevelopment project area currently has an estimated valuation of \$12,540. The proposed redevelopment will create additional valuation of \$7,500,000. 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 negatively impacted by this development. The proposed waste water lift station would be installed as part of private system owned and maintained by

the apartment complex. The electric utility has sufficient capacity to support the development. This development, since it is housing, may have an impact on Grand Island Public Schools. At this point, the Grand Island public school system has taken a neutral stance on development not advocating for or against housing projects proposing to use TIF. This property is in the Dodge Elementary School area. Fire and police protection are available and should not be negatively impacted by this development. The connection between Stuhr Road and Cherry Street may positively impact response by police and fire.

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

This will have minimal impact on employers or employees within the redevelopment project area. Although it will increase housing choices in southeast Grand Island and may positively impact recruitment of employees for businesses located in this part of the community.

***(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 project will not have a negative impact on other within the Grand Island area.

***(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 complete a project that began more than 20 years ago. The connection will be made between Cherry Street and Stuhr Road. This project will provide needed housing in the Grand Island market and spread the housing to parts of the community other than northwest Grand Island.

**Time Frame for Development**

Development of this project is anticipated to be completed during between July of 2016 and December of 2017. The base tax year should be calculated on the value of the property as of January 1, 2017. Excess valuation should be available for this project for 15 years beginning in 2018 with taxes due in 2019 actual dates will be set within the contract. 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 \$1,495,000. The bonds for this project will be paid off in 10 years or less based on the projected amount of increment the anticipated value of the project and the current tax rate. Based on the estimates of the expenses of the rehabilitation the developer will spend up to \$1,726,660 on TIF eligible expenses as part of this development.



# **Hall County Regional Planning Commission**

**Wednesday, July 6, 2016  
Regular Meeting**

## **Item F2**

### **Redevelopment Plan - Wild Bill's**

**Staff Contact: Chad Nabity**

## Agenda Item 5

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

June 17, 2016

#### SUBJECT:

*Redevelopment plan amendment for property located in Blight and Substandard Area 2 for a Site Specific Redevelopment Plan for property located in the NE ¼ of the Section 33, Township 11 North, Range 9 West of the 6<sup>th</sup> PM, in Grand Island, in Hall County, Nebraska. This property is located between Lake Street and U.S. Highway 34 and Tri Street and Locust Street and includes all platted lots and metes and bounds parcels within those boundaries except Lot 11 of Palu Subdivision. (C-22-2016GI)*

#### PROPOSAL:

Wild Bills Wings & Bowling, LLC is proposing to purchase and construct a family fun center (including bowling, laser tag, go carts, miniature golf, an arcade and similar family oriented entertainment activities and market for or construct a convenience store on property at this location. The property is zoned B2 General Business the proposed uses are permitted in this zoning district.

#### 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 proposed plan encourages a new commercial use for this area of town and corridor into the community. 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 this area within the City of Grand Island. This is evident by the fact that the property is zoned B2 General Business. The B2 zone allows for a variety of commercial, office and residential uses including those proposed with this plan as permitted principal uses.

The Regional Planning Commission recommendation is limited to the appropriateness of the proposed use at this location. The Grand Island Comprehensive Plan calls commercial and residential uses here.

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 commercial development at this location appears to be supported by the plan.



**RECOMMENDATION:**

That the Regional Planning Commission recommends 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 2016-05**

**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:** \_\_\_\_\_ 2016.

**HALL COUNTY REGIONAL PLANNING  
COMMISSION**

ATTEST:

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

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

Wild Bill's

**EXHIBIT A**

**FORM OF REDEVELOPMENT PLAN**

Wild Bill's

**Redevelopment Plan Amendment  
Grand Island CRA Area 2  
June 2016**

**The Community Redevelopment Authority (CRA) of the City of Grand Island intends to amend the Redevelopment Plan for Area 2 within the city, pursuant to the Nebraska Community Development Law (the “Act”) and provide for the financing of a specific housing related project in Area 2.**

**Executive Summary:  
Project Description**

THE ACQUISITION OF PROPERTY AT 3400 S LOCUST STREET AND THE SUBSEQUENT SITE WORK, UTILITY IMPROVEMENTS, STREET IMPROVEMENTS, ENGINEERING, LANDSCAPING AND PARKING IMPROVEMENTS NECESSARY FOR DEVELOPMENT OF THIS PROPERTY INTO TWO COMMERCIAL LOTS INTENDED FOR A FAMILY FUN CENTER AND CONVENIENCE STORE.

The use of Tax Increment Financing (TIF) to aid in the acquisition of property, necessary site work and installation of public utilities and utility connections and street and drainage improvements necessary to develop this site. The use of TIF makes it feasible to complete the proposed project within the timeline presented. This project would not be considered at this time and location without the use of TIF. Financing for the project is contingent on TIF

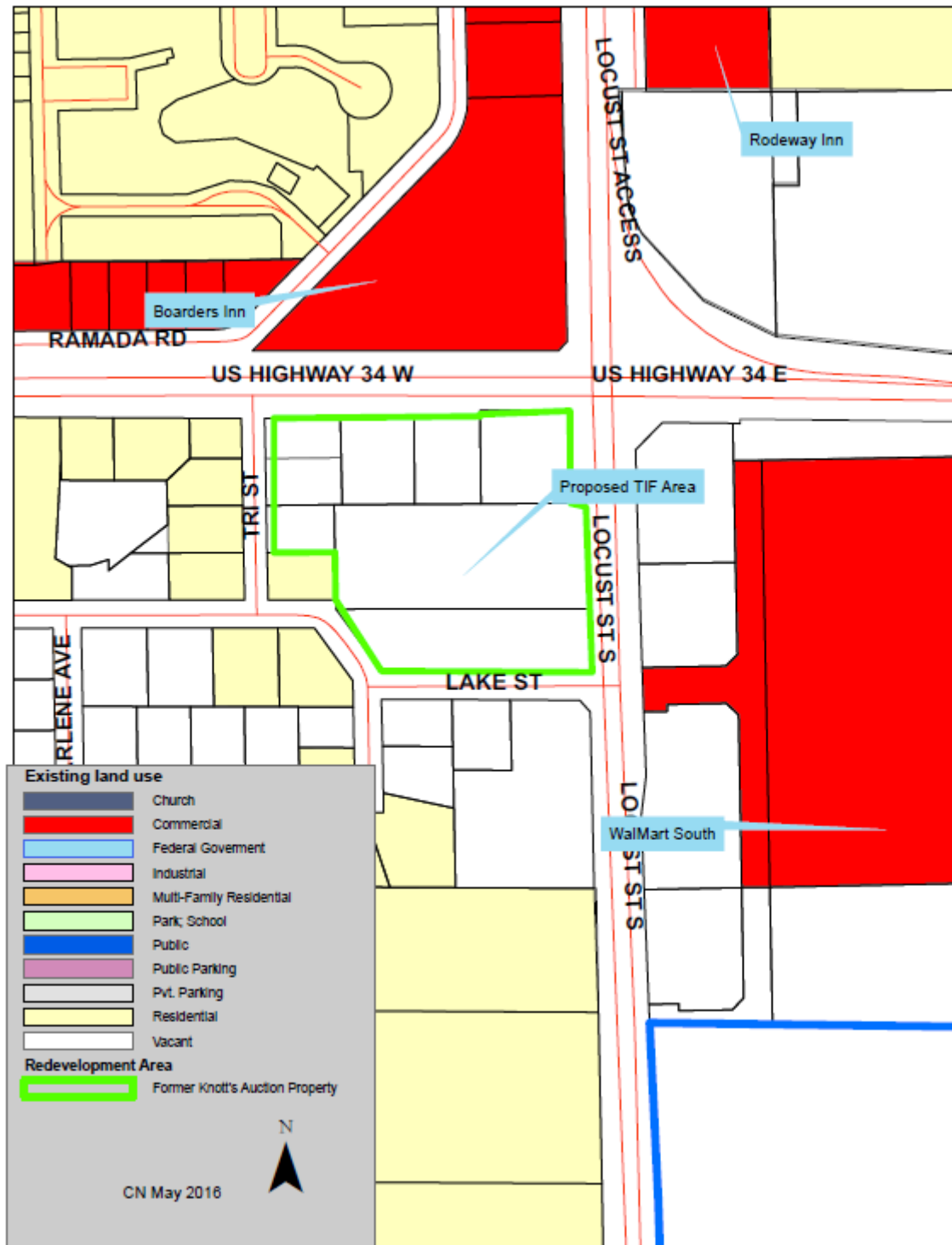
The acquisition, site work and construction of all improvements will be paid for by the developer. The developer is responsible for and has provided evidence that they can secure adequate debt financing to cover the costs associated with the acquisition, site work and remodeling. The Grand Island Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over the 15 year period beginning January 1, 2018 towards the allowable costs and associated financing for the acquisition 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 between Locust Street on the east and Tri Street on the west and between Lake Street on the south and U.S. Highway 34 (Husker Highway) on the north in southern Grand Island, the attached map identifies the subject property and the surrounding land uses:

- **Legal Description To Be Added**



**This plan amendment provides for the issuance TIF Notes, the proceeds of which will be granted to the Redeveloper. The tax increment will be captured for up to 15 tax years the payments for which become delinquent in years 2018 through 2032 inclusive or as otherwise dictated by the contract.**

**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 the construction of new commercial space on this property.**

**Statutory Pledge of Taxes.**

In accordance with Section 18-2147 of the Act and the terms of the Resolution, the Authority hereby provides that any ad valorem tax on any Lot or Lots located in the Redevelopment Project Area identified from time to time by the Redeveloper (such Lot or Lots being referred to herein as a "Phase") as identified in a written notice from the Redeveloper to the Authority (each, a "Redevelopment Contract Amendment Notice") for the benefit of any public body be divided for a period of fifteen years after the effective date of this provision as set forth in the Redevelopment Contract Amendment Notice and reflected in a Redevelopment Contract Amendment, consistent with this Redevelopment Plan. Said taxes shall be divided as follows:

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 September 13, 1999.[§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 acquire the necessary property and provide the necessary site work, utilities and street improvements needed for the construction of a permitted use on this property.

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

***a. Land Acquisition:***

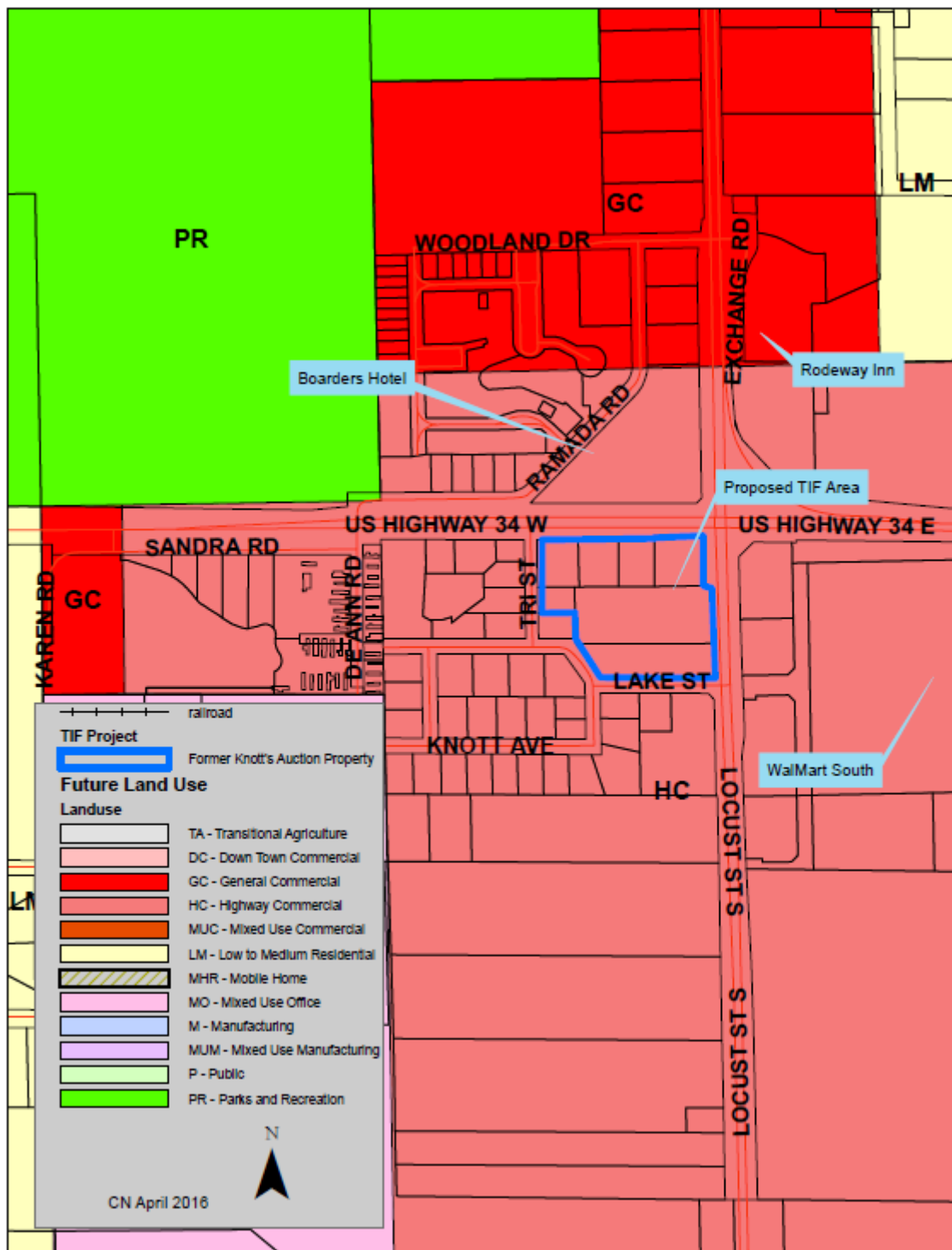
The Redevelopment Plan for Area 2 provides for real property acquisition and this plan amendment does not prohibit such acquisition. There is no proposed acquisition by the authority. The applicant will be acquiring the property from the current owner. It is further anticipated that the owner will sell a portion of this property to another entity for the development of a convenience store at the corner of Lake and Locust Streets.

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

The project to be implemented with this plan will not require demolition of any existing structures.

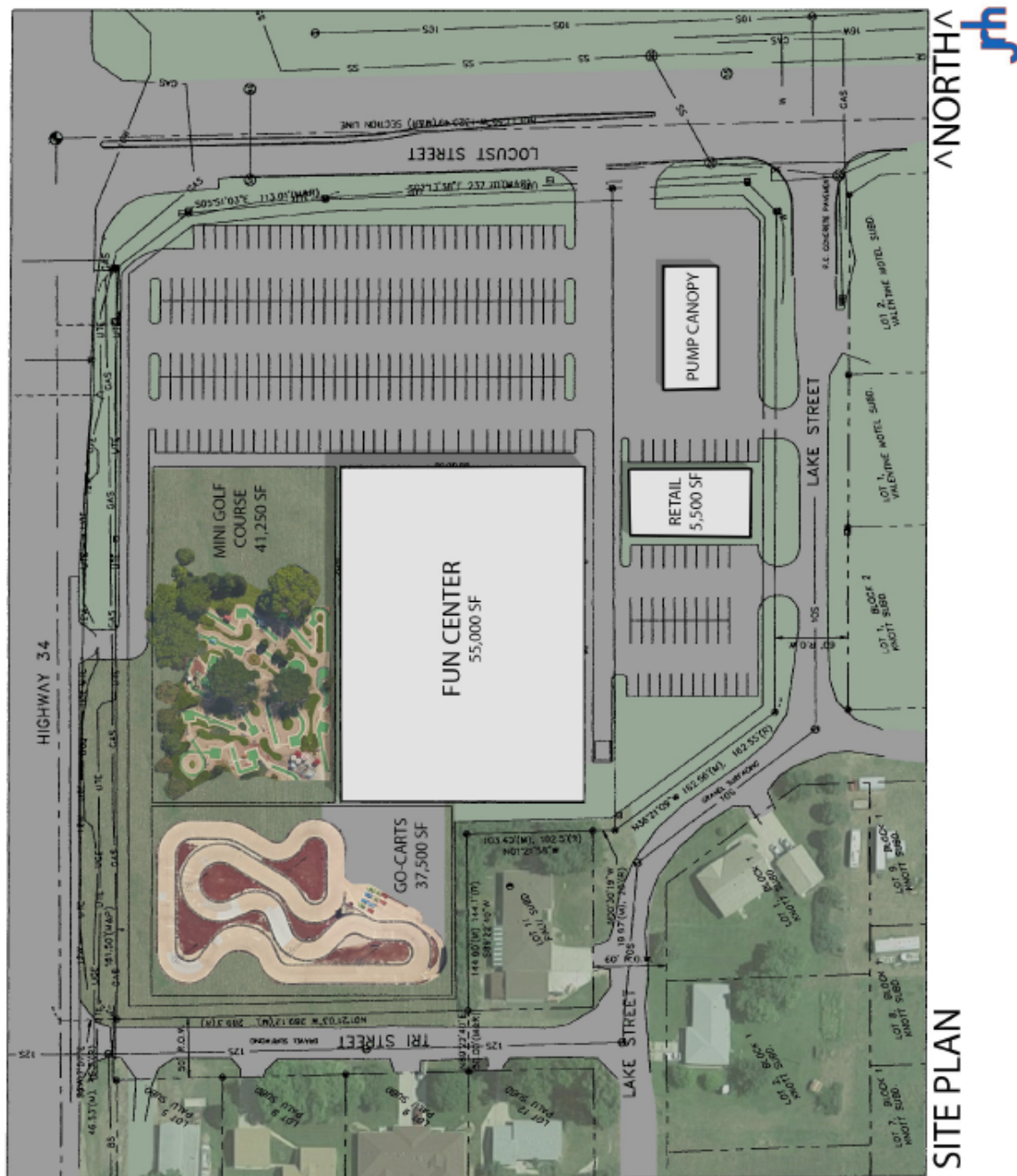
***c. Future Land Use Plan***

See the attached map from the 2004 Grand Island Comprehensive Plan. The site is planned for 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





Proposed site plan after development

***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 necessary though the owners may wish to rezone this to a commercial development zone to facilitate the development of the property. No changes are anticipated in street layouts or grades.

Lake Street will be paved at least as far as the intersection with Knott Avenue. No changes are anticipated in building codes or ordinances. Nor are any other planning changes contemplated. [§18-2103(b) and §18-2111]

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

The developer is proposing to build a family fun center (including bowling, laser tag, electric go carts and miniature golf) on one lot. A second lot will also be created and sold with the intended use of a convenience store at the corner of Lake and Locust Street. The proposed development will be substantially less than the 50% building coverage allowed in the CD zone or 65% coverage allowed in the B2 zoning district. [§18-2103(b) and §18-2111]

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

Sewer and water are available to support this development. Connections for water and sewer will have to be extended to serve this lot.

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

The developer will be responsible for installing pedestrian lighting in the Right-of Way along South Locust Street consistent with the pedestrian lighting in place north of U.S. Highway 34 and along the Wal-Mart development to the east.

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 amendment does not provide for acquisition of any residences and therefore, no relocation is contemplated. [§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 is proposing to purchase this property for redevelopment for \$1,450,000 provided that TIF is available for the project as defined. The cost of property acquisition is being included as a TIF eligible expense. Costs for site preparation including, grading and fill is estimated at \$300,000. Utility extensions, storm water, sewer electrical and water are estimated at \$525,000, Building plans and engineering are expected to cost

\$175,000. Public required landscaping including the pedestrian lighting along Locust Street is estimated at \$325,000. The cost to pave Lake Street is \$375,000. An additional \$15,000 of expenses for legal work, fees and financial tracking of this project are also included as eligible expenses for a total maximum TIF request of \$3,115,000. It is estimated based on the proposed increased valuation of \$5,800,000 will result in \$1,920,000 of increment generated over a 15 year period more than the allowable expenses for this project.

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 not less than \$1,920,000 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. 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 according to the approved contract

***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 vacant property at this location. This lot is surrounded located at a major intersection is south east Grand Island. The property has

been within a blighted area for more than 20 years and has been vacant for more than 10 years without development. 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 is anticipated to be completed between September of 2016 and December of 2017. Excess valuation should be available for this project for 15 years beginning with the 2018 tax year.

## **9. Justification of Project**

This is infill development in an area with all city services available. It was anticipated by many that this area of the community would flourish after the Locust Street interchange from I-80 opened and Wal-Mart built at one corner of this intersection in 2004. Since that time there has been very little change in the area. Proposed projects like this one and the housing project to the north and east area likely to spur the development that was expected 12 years ago. This project does not propose to tear down any buildings with historic value.

**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.

As authorized in the Nebraska Community Development Law, §18-2147, *Neb. Rev. Stat.* (2012), the City of Grand Island has analyzed the costs and benefits of the proposed Wild Bills Fun Center Project, including:

**Project Sources and Uses.** A minimum of \$1,920,000 in public funds from tax increment financing provided by the Grand Island Community Redevelopment Authority will be required to complete the project. This investment by the Authority will leverage \$9,240,000 in private sector financing and investment; a private investment of \$4.81 for every TIF dollar investment.

<b>Use of Funds.</b>			
<b>Description</b>	<b>TIF Funds</b>	<b>Private Funds</b>	<b>Total</b>
Site Acquisition	\$1,450,000		\$1,450,000
Site preparation	\$80,000	\$220,000	\$300,000
Paving Lake Street	\$375,000		\$375,000
Utilities, Storm, Sewer, Water, Parking		\$525,000	\$525,00
Landscaping		\$325,000	\$325,000
Legal and Plan	\$15,000		\$15,00
Architecture/Engineering		\$175,000	
Building Costs		\$6,660,000	\$6,660,000
Personal Property		\$1,335,000	\$1,335,000
<b>TOTALS</b>	<b>\$1,920,000</b>	<b>\$9,240,000</b>	<b>\$10,620,000</b>

**Tax Revenue.** The property to be redeveloped is has a January 1, 2015, valuation of approximately \$586,964. Based on the 2015 levy this would result in a real property tax of approximately \$12,968. It is anticipated that the assessed value will increase by \$5,791,858 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$127,986 annually resulting in approximately \$1,920,000 of increment over the 15 year period. The tax increment gained from this Redevelopment Project Area would not be available for use as city general tax revenues, for a period of 15 years, or such shorter time as may be required to amortize the TIF bond, but would be used for eligible private redevelopment costs to enable this project to be realized.

Estimated 2015 assessed value:	\$ 586,684
Estimated value after completion	\$ 6,378,722
Increment value	\$ 5,791,858
Annual TIF generated (estimated)	\$ 127,986
TIF bond issue	\$ 1,920,000

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

The redevelopment project area currently has an estimated valuation of \$586,684. The proposed extension improvements at this location will result in at least an additional \$5,791,858 of taxable valuation based on the Hall County Assessor's office evaluation of the project. 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. The project will not add any tax burdens to taxing entities. Therefore no tax shifts will occur.

***(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 uses at this site would compete for entry level and part time positions along with similar travel and entertainment type businesses located in and locating in the City.

***(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 represents a new business within the city of Grand Island that will create some competition with existing businesses. There are currently 2 bowling alleys operating in Grand Island, Westside Lanes west of U.S. Highway 281 and Super Bowl on east Bismark Road. Super Bowl also has a variety of arcade and amusement facilities that would be similar to those proposed in this application. Skate Island on north Webb Road has a miniature golf course and arcade games as well.

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

This project will utilize a piece of property in the Grand Island City Limits that has been vacant for at least more than 10 years. This corner was included in one of the original blight studies for the City of Grand Island because of the development that was located here and because it is a highly visible entrance corner. This will increase the options available to tourists and residents for family entertainment. These facilities will complement Fonner Park, the State Fair Grounds, Heartland Event Center, Island Oasis, and similar civic tourist draws.

**Time Frame for Development**

Development of this project is anticipated to be completed during between September 2016 and December of 2017. The base tax year should be calculated on the value of the property as of January 1, 2016. Excess valuation should be available for this project for 15 years beginning with the 2017 tax year. 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. Based on the purchase price of the property and estimates of the expenses of utilities, streets and site preparation activities and associated engineering/design fees, the developer will spend upwards of \$3,115,000 on TIF eligible activities.



# **Hall County Regional Planning Commission**

**Wednesday, July 6, 2016  
Regular Meeting**

## **Item F3**

### **Rezone East Park on Stuhr**

Staff Contact: Chad Nabity

## Agenda Item 7

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

June 21, 2016

**SUBJECT:** *Zoning Change* (C-24-2016GI)

**PROPOSAL:** An application has been made to a portion of the SE ¼ of Section 15, Township 11 North, Range 9, West of the 6<sup>th</sup> P.M. in the City of Grand Island, Hall County, Nebraska from RD Residential Developmental Zone to Amended RD Residential Development Zone. This property is located north of Bismark Road between Cherry Park Apartments and Stuhr Road and consists of 5.248 acres.

The original development plan for this property was approved on April 10, 1995. The first two phases of the development were completed with minor changes to the development plan by 1998. This project was originally planned for 62 units in Phase 1, 72 units in Phase two and 74 units in Phase three. Phases one and two were built with 60 units each. Phase three of the development has not moved forward until now and includes 88 units. Given the amount of time that has passed since the initial approval and changes to the market place and financing options available for these projects a revised development plan has been proposed for phase three.

### OVERVIEW:

#### Site Analysis

*Current zoning designation:* **RD-** Residential Development

*Permitted and conditional uses:* **RD:** The approved RD Zone development plan allowed for 206 units across the property in 3 phases. The first two phases have been constructed and contain 120 units total.

*Comprehensive Plan Designation:* Planned for commercial use, apartments would be consistent with the commercial zoning districts

*Existing land uses.* Vacant Undeveloped Property

#### Adjacent Properties Analysis

*Current zoning designations:* **West:** RD- Residential Development Zone  
**East and North:** M2 Heavy Manufacturing Zone  
**South:** R2-Low Density Residential Zone and CD-Commercial Development Zone

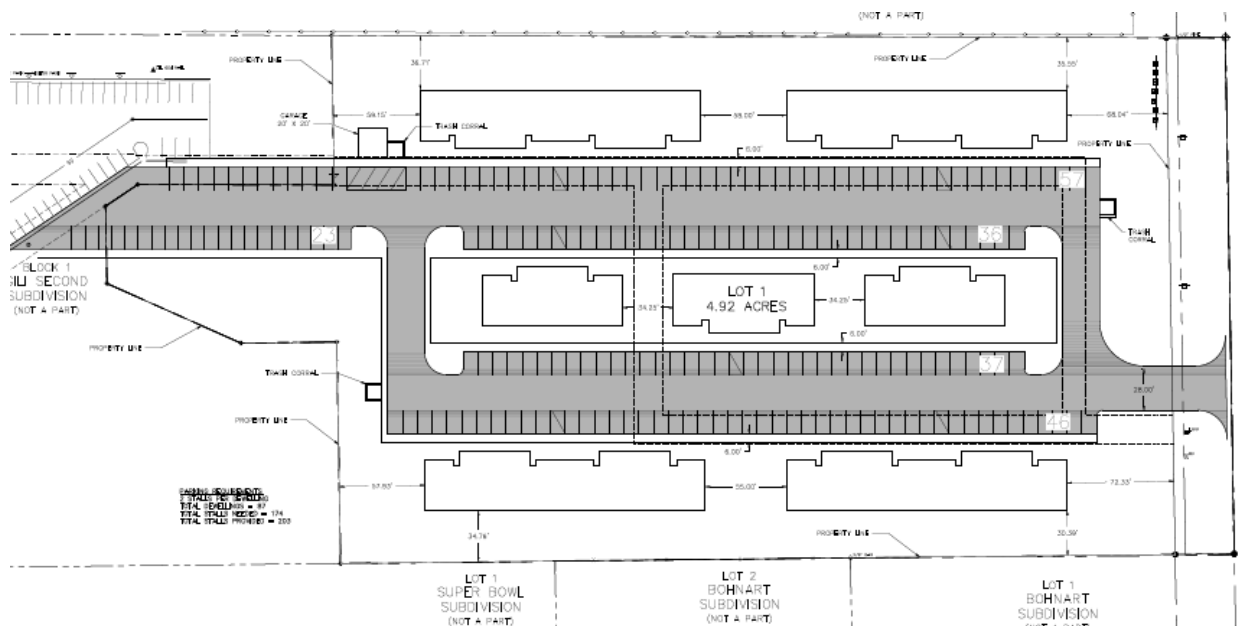
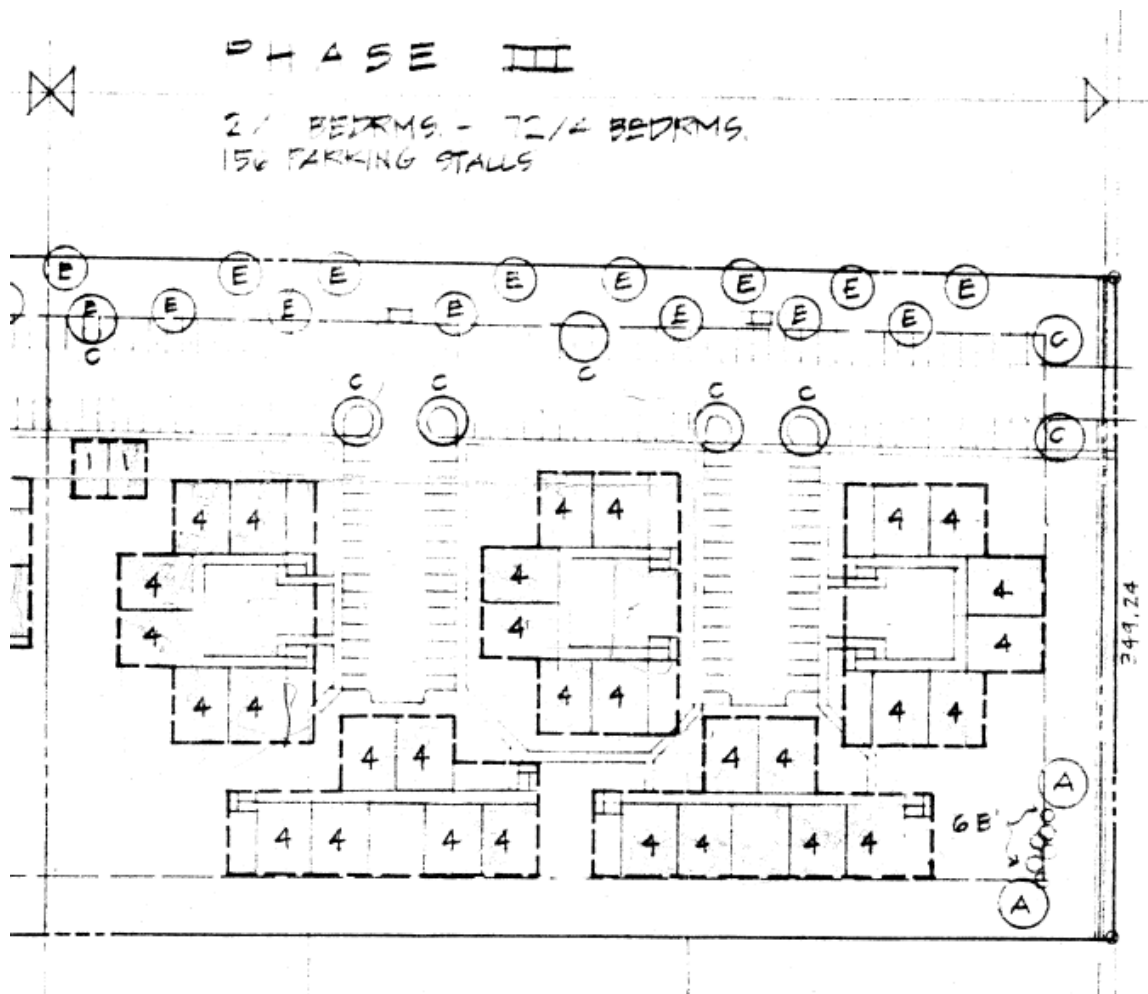


*Permitted and conditional uses:* **R2-** Agricultural uses, recreational uses and residential uses at a density of 7 dwelling units per acre,  
**CD** – Commercial, office and retail uses as permitted and built according to the approved development plan,  
**M2** - A variety of warehousing, manufacturing, office and general retail uses excluding residential.  
**RD** - Phases one and two of this apartment complex as built.

*Comprehensive Plan Designation:*

**East:** Commercial  
**South:** Commercial and Low to Medium Density Residential, Recreation  
**North:** Public  
**West:** Low to Medium Density Residential  
**North:** Power Plant  
**East:** Farm Ground  
**West:** Cherry Park Apartments  
**South:** Single Family Homes, Super Bowl

*Existing land uses:*



## **EVALUATION:**

### **Positive Implications:**

- *In general conformance with the City's Comprehensive Land Use Plan:* This particular site is designated for commercial uses within the plan. Multifamily residential is allowed in the commercial districts in Grand Island.
- *Uses would be consistent with the level of service intended for Stuhr Road:* Stuhr Road is an arterial street. Apartments using Stuhr as a primary street would be appropriate.
- *Monetary Benefit to Applicant:* As always this change has the potential to benefit the applicant monetarily.
- *Previously Approved:* A plan for apartments has been on the books since 1995. This proposed plan is consistent with the plan approved in 1995 but does allow for some changes in the placement of the buildings and driveway.
- *Provide access between Cherry Avenue and Stuhr Road:* The proposed development provides access between Stuhr Road and Cherry Street, providing easy access to and from the existing apartments and eastern Grand Island. The proposed location of the driveway and internal design around the new apartment buildings should minimize cut through traffic and lower overall speeds through the apartment complex.
- *New Market Rate Rental Housing:* One of the factors constraining growth within the community is the availability of housing. This would help relieve at least one section of that need. This is the third phase of the development and has been adjusted by the developer to fit what they see as the current market need.
- *Additional Housing in southeast Grand Island:* This development will add new dwelling units in southeast Grand Island. Most new units in the last 10 years have been developed west of U.S. Highway 281. This will help balance development in the community.

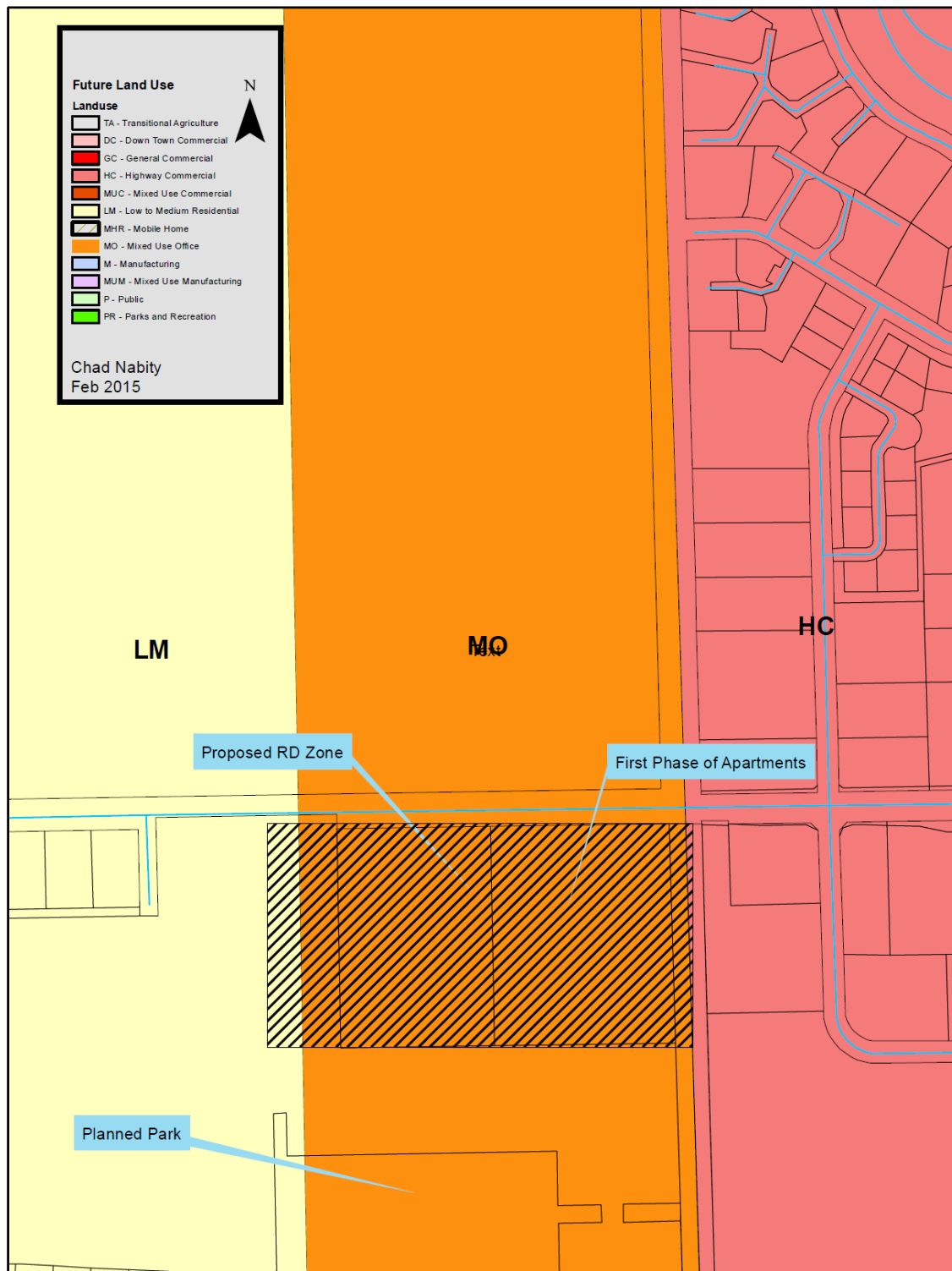
### **Negative Implications:**

- *None foreseen*

### **Other**

The developer is proposing to build seven apartment buildings with total of 88 dwelling units on this site. This revised plan includes four buildings with 16 units

each and three buildings with 8 units. At the proposed density, this development would be 16.8 units per acre for the overall development. This is significantly less development than could be allowed in the either a B2 General Commercial or R4 High Density zoning district. This development provides for public utilities within the development. Road access from Stuhr Road into the development provides a connection between Cherry Street and Stuhr Road.



**Figure 1 Future Land Use Map from the Grand Island Comprehensive Plan**

**RECOMMENDATION:**

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from RD- Residential Development Zone to an Amended RD-Residential Development Zone.

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

June 21, 2016

Dear Members of the Board:

**RE: Final Plat – East Park on Stuhr.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a preliminary and final plat of East Park on Stuhr Subdivision, located in Grand Island, in Hall County, Nebraska.

This preliminary & final plat proposes to create 1 lot, on a tract of land located in part of the Southeast Quarter (SE ¼) of Section Fifteen (15), Township Eleven (11) North, Range Nine (9) West of the 6<sup>th</sup> P.M., in the City of Grand Island, Hall County, Nebraska, said tract containing 5.25 acres.

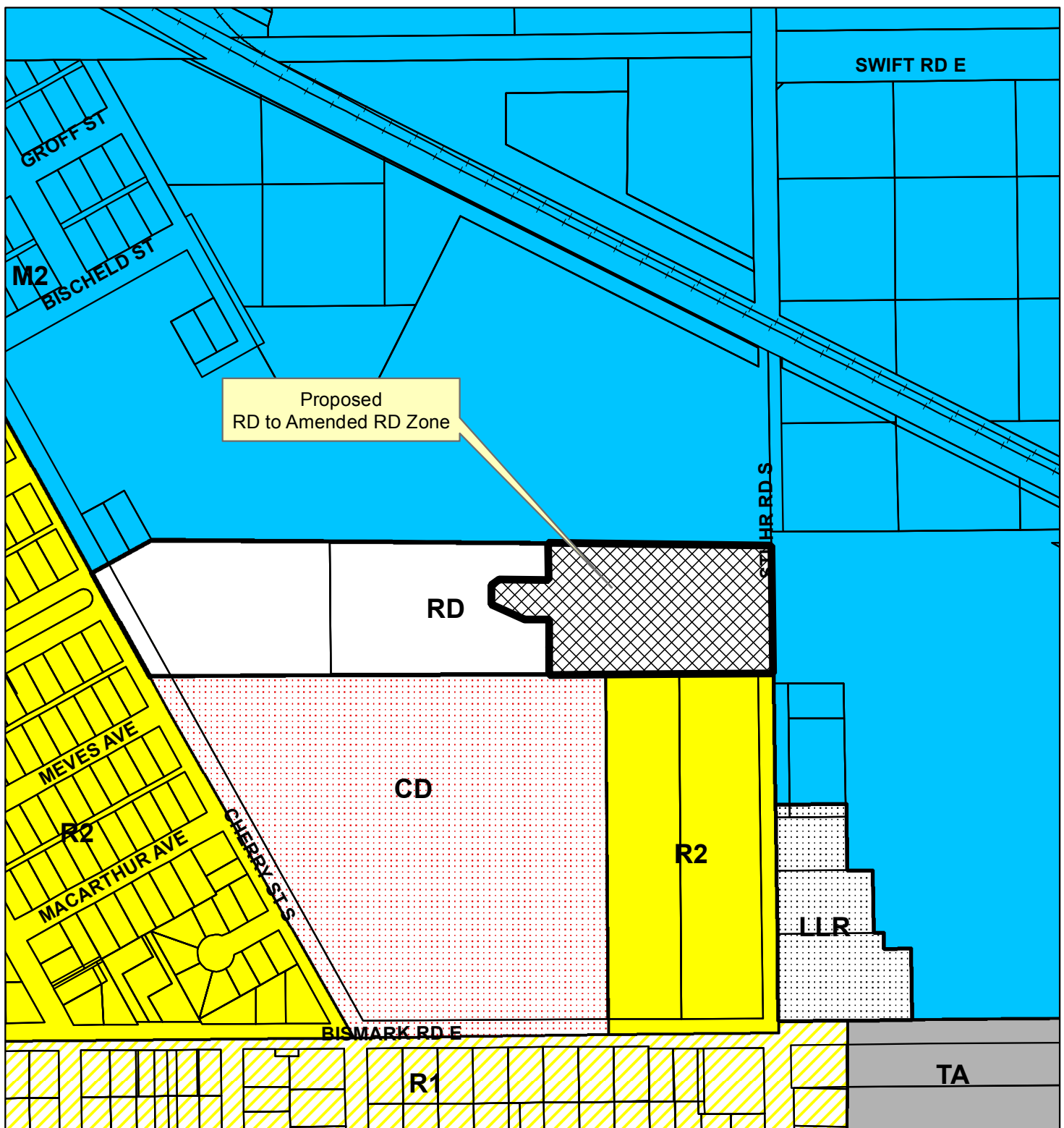
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on July 6, 2016 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

Cc: City Clerk  
City Attorney  
City Public Works  
City Utilities  
City Building Director  
Manager of Postal Operations  
Olsson Associates

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



# Proposed Zoning

Scale : NONE

C-24-2016GI



RD : Residential Development Zone



to Amended RD : Residential Development Zone



Area that is requested for rezoning

( SEE MAP )





# **Hall County Regional Planning Commission**

**Wednesday, July 6, 2016  
Regular Meeting**

## **Item F4**

### **Rezone Reeder Subdivision - Wood River**

Staff Contact: Chad Nabity

## Agenda Item 8

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

June 24, 2015

**SUBJECT:** *Zoning Change (C-25-2016WR)*

**PROPOSAL:** To rezone a tract of land to be platted as Reeder Subdivision located east of Pine Street and north of U.S. Highway 30 and west of 130<sup>th</sup> Road from TA-Transitional Agriculture to BG-General Business and R-6 Multifamily Residential in the jurisdiction of the City of Wood River.

#### OVERVIEW:

##### Site Analysis

*Current zoning designation:*

*Permitted and conditional uses:*

*Comprehensive Plan Designation:*

*Existing land uses.*

**TA-** Transitional Agriculture District

**TA-** Agricultural Uses including raising of livestock up to 300 animal units with some limited housing.

Agriculture

Crop Ground and a single family home

##### Adjacent Properties Analysis

*Current zoning designations:*

**North, South and East: TA-** Transitional Agriculture District

**South: I1-**Light Industrial District and **TA-** Transitional Agriculture District

**West: R6-**Multifamily Residential District, BG General Business District

*Permitted and conditional uses:*

**TA-** Agricultural Uses including raising of livestock up to 300 animal units with some limited housing.

**BG-**Retail Commercial Uses, Office, and Light Fabrication uses.

**R6-**Residential uses on 6000 square foot lots, schools, churches and parks

*Comprehensive Plan Designation:*

**North:** Multifamily Residential

**South:** Light Industrial

**East:** Agricultural

**West:** Medium Density Residential

*Existing land uses:*

**North:** Agricultural

**East:** Agricultural

**West:** Single Family Residential, Old Gas Company Building

**South:** U.S. Highway 30 and Railroad Tracks

## **EVALUATION:**

### **Positive Implications:**

- *Consistent with the Wood River Comprehensive Plan:* This property is planned for commercial and multifamily development.
- *Is adjacent to a similar use in Commercial and Residential Zones:* This property is immediately east of property with similar zoning classifications on the west side of Pine Street. The extension of similar uses to this area of the community would be beneficial to the community and consistent with existing development.
- *Economic Development for Wood River:* This development could have a substantial economic impact on the community of Wood River adding jobs, provision of utilities and valuation to the community.

### **Negative Implications:**

- *Additional traffic:* This development will add traffic at the intersection of Pine and U.S. Highway 30.

## **RECOMMENDATION:**

That the Regional Planning Commission recommend that the Wood River City Council change the zoning on this site from TA-Transitional Agriculture to BG General Business and R6- Multifamily Residential Zone.

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



#### LEGEND

	VACANT/AGRICULTURAL
	PUBLIC/QUASI-PUBLIC
	RESIDENTIAL (SINGLE FAMILY & DUPLEX)
	RESIDENTIAL (TRIPLEX & FOUR-PLEX)
	RESIDENTIAL (MULTIFAMILY)
	COMMERCIAL
	INDUSTRIAL
	RAILROAD CORRIDOR
	CITY OF WOOD RIVER ONE-MILE PLANNING JURISDICTION
	REDEVELOPMENT AREA
	HIGHWAY CORRIDOR

From the City of Wood River Comprehensive Plan December 2015

June 21, 2016

Dear Members of the Board:

**Re: Rezone** – Concerning the rezone of a part of the NE ¼ of Section 19, Township 10 N,-Range 11 W of the 6<sup>th</sup> PM, to be platted as Reeder Subdivision in the City of Wood River, Hall County, Nebraska. This property is located north of U.S. Highway 30 between Pine Street and 130<sup>th</sup> Road.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a rezone request to the Wood River zoning map from TA Transitional Agriculture to BG General Business Zone and from TA Transitional Agriculture to R6 Medium Density Residential Zone. As shown on the enclosed map.

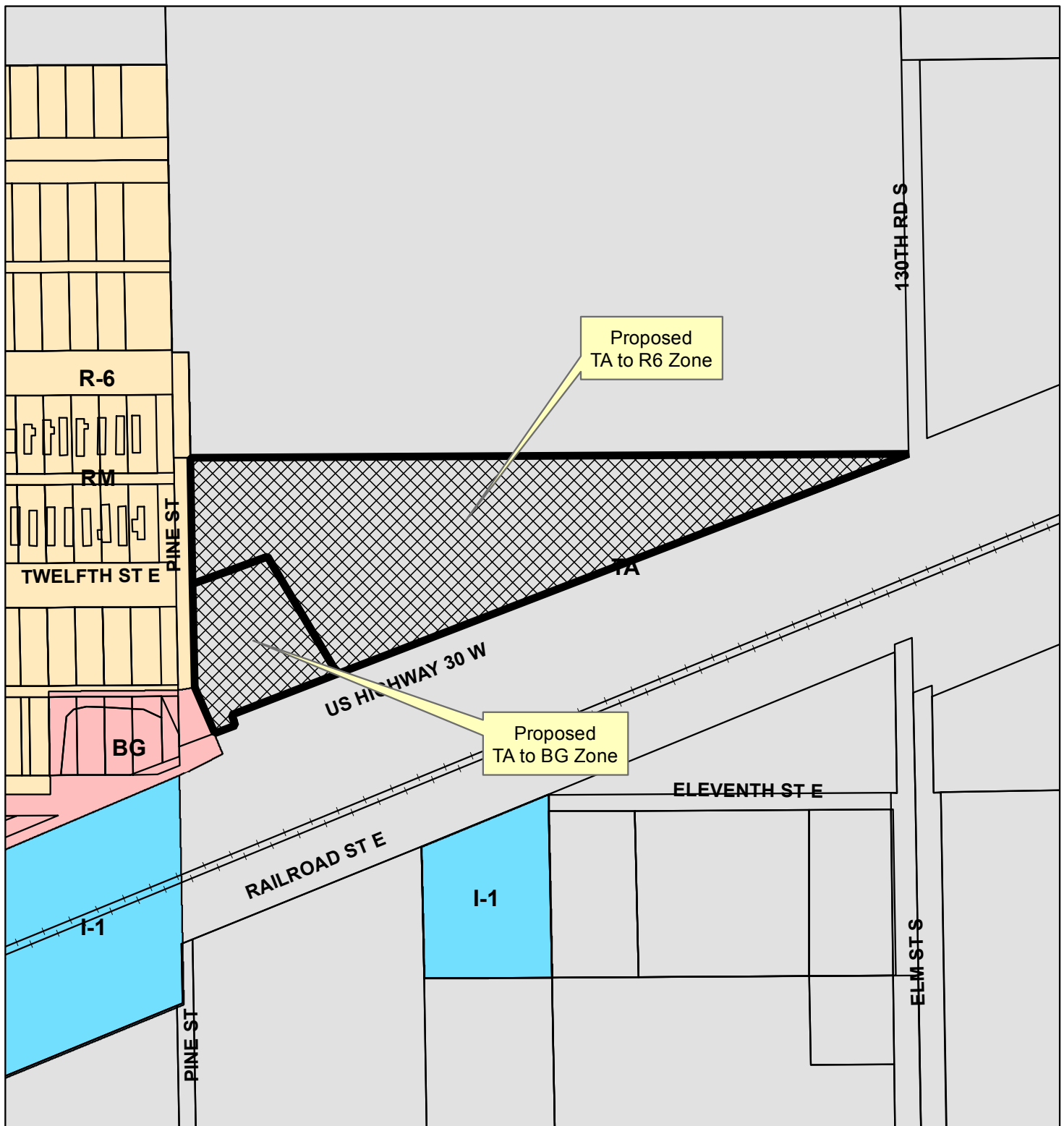
You are hereby notified that the Regional Planning Commission will consider this zoning change at the next meeting that will be held at 6:00 p.m. on July 6, 2016 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

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

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



# Proposed Zoning

Scale : NONE

C-25-2016WR



- TA - Transitional Agriculture Zone
- to R-6 Medium Density Residential Zone
- and BG General Business Zone



Area that is requested for rezoning

( SEE MAP )



# **Hall County Regional Planning Commission**

**Wednesday, July 6, 2016  
Regular Meeting**

## **Item M1**

### **Schimmer's Third Subdivision**

Staff Contact: Chad Nabity

June 21, 2016

Dear Members of the Board:

**RE: Final Plat – Schimmer’s Third Subdivision**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Schimmer’s Third Subdivision, located in Grand Island, in Hall County, Nebraska.

This final plat proposes to create 2 lots, on a replat of all of Lot 6 Block 6, Schimmer’s Addition, in the City of Grand Island, Hall County, Nebraska said tract containing .160 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 July 6, 2016 in the Council Chambers located in Grand Island's City Hall.

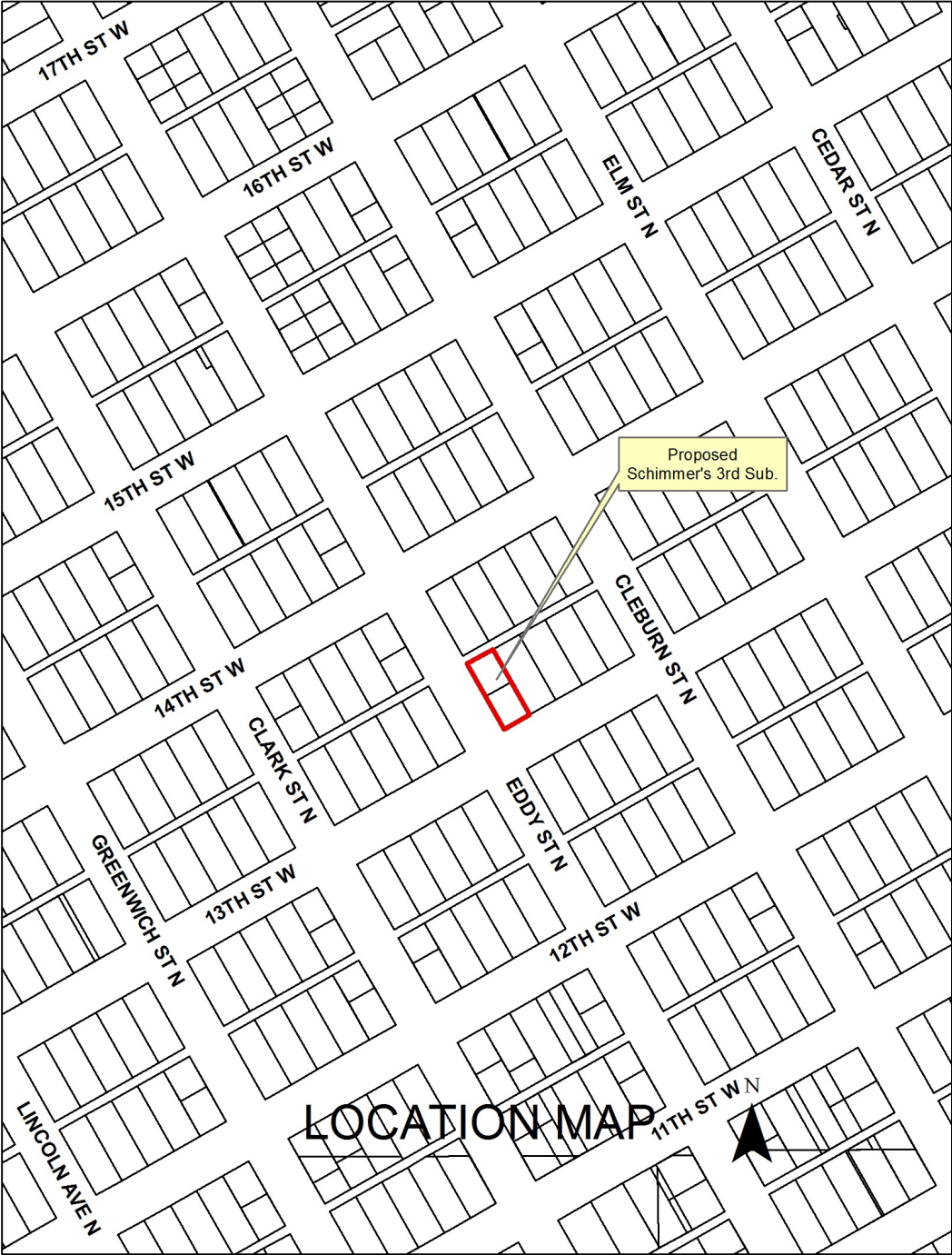
Sincerely,

Chad Nabity, AICP  
Planning Director

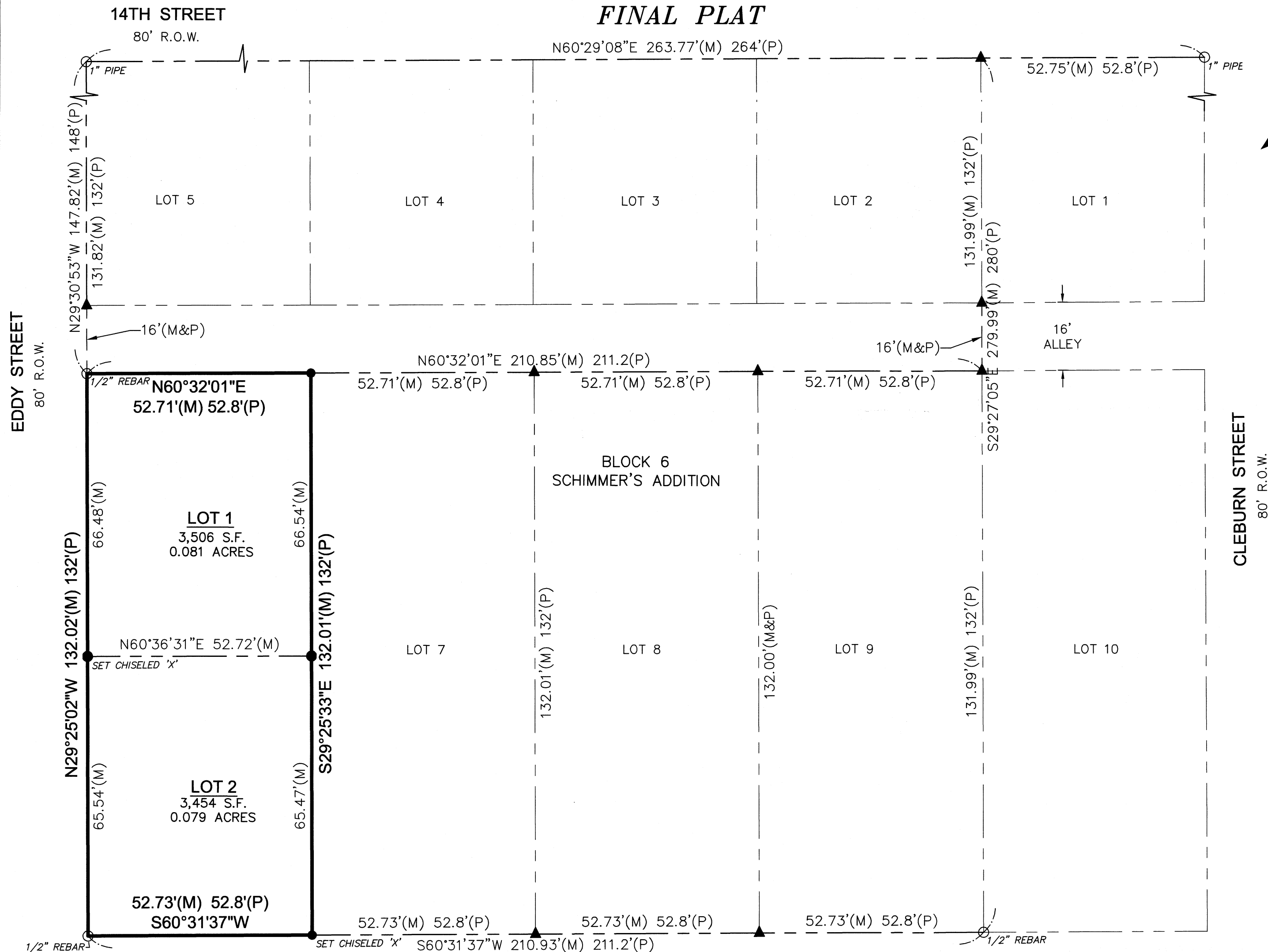
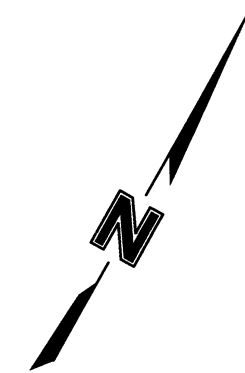
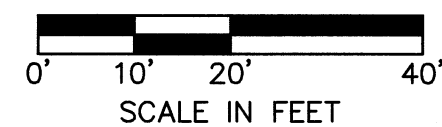
Cc: City Clerk  
City Attorney  
City Public Works  
City Utilities  
City Building Director  
Manager of Postal Operations  
Olsson Associates

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





SCHIMMER'S THIRD SUBDIVISION  
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA  
FINAL PLAT



LEGAL DESCRIPTION

A REPLAT OF ALL OF LOT 6, BLOCK 6, SCHIMMER'S ADDITION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA.

SAID TRACT CONTAINS A CALCULATED AREA OF 6,960 SQUARE FEET OR 0.160 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON \_\_\_\_\_, 2016, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND LOCATED IN ALL OF LOT 6, BLOCK 6, SCHIMMER'S ADDITION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JAI JASON ANDRIST, REGISTERED LAND SURVEYOR NUMBER, LS-630

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT JK INVESTMENTS, LLC AND ETHAN M. MAY, A SINGLE PERSON, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**SCHIMMER'S THIRD SUBDIVISION**" OF ALL OF LOT 6, BLOCK 6, SCHIMMER'S ADDITION, IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; AND THAT THE FOREGOING ADDITION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT \_\_\_\_\_, NEBRASKA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

JEFF SUCK - MEMBER, JK INVESTMENTS, LLC

ETHAN M. MAY

ACKNOWLEDGMENT

STATE OF NEBRASKA SS  
COUNTY OF HALL

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED JEFF SUCK, MEMBER, JK INVESTMENTS, LLC, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT \_\_\_\_\_, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

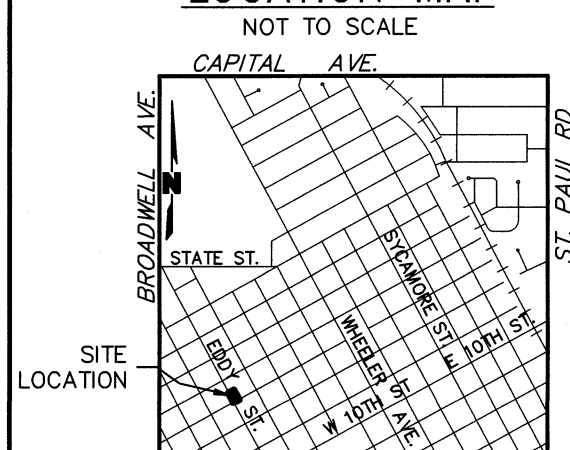
ACKNOWLEDGMENT

STATE OF NEBRASKA SS  
COUNTY OF HALL

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED ETHAN M. MAY, A SINGLE PERSON, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT \_\_\_\_\_, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

LOCATION MAP



LEGEND

- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (AS NOTED)
- ▲ CALCULATED CORNER
- PROPERTY LINE
- - - PROPOSED SUBDIVISION LINE
- M MEASURED DISTANCE
- P PLATTED DISTANCE SCHIMMER'S ADD.

APPROVAL

SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, CITIES OF GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA.

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

MAYOR \_\_\_\_\_

CITY CLERK \_\_\_\_\_

OWNERS: JK INVESTMENTS, LLC AND ETHAN M. MAY  
SUBDIVIDER: JK INVESTMENTS, LLC AND ETHAN M. MAY  
SURVEYOR: OLSSON ASSOCIATES  
ENGINEER: OLSSON ASSOCIATES  
NUMBER OF LOTS: 2



201 East 2nd Street  
P.O. Box 1072  
Grand Island, NE 68802-1072  
TEL 308.384.8750  
FAX 308.384.8752

PROJECT NO. 2016-1716  
JEFF SUCK  
REPLAT SURVEY  
FB GI 2016-1



# **Hall County Regional Planning Commission**

**Wednesday, July 6, 2016  
Regular Meeting**

## **Item M2**

### **East Park on Third Subdivision**

**Staff Contact: Chad Nabity**

June 21, 2016

Dear Members of the Board:

**RE: Final Plat – East Park on Stuhr.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a preliminary and final plat of East Park on Stuhr Subdivision, located in Grand Island, in Hall County, Nebraska.

This preliminary & final plat proposes to create 1 lot, on a tract of land located in part of the Southeast Quarter (SE ¼) of Section Fifteen (15), Township Eleven (11) North, Range Nine (9) West of the 6<sup>th</sup> P.M., in the City of Grand Island, Hall County, Nebraska, said tract containing 5.25 acres.

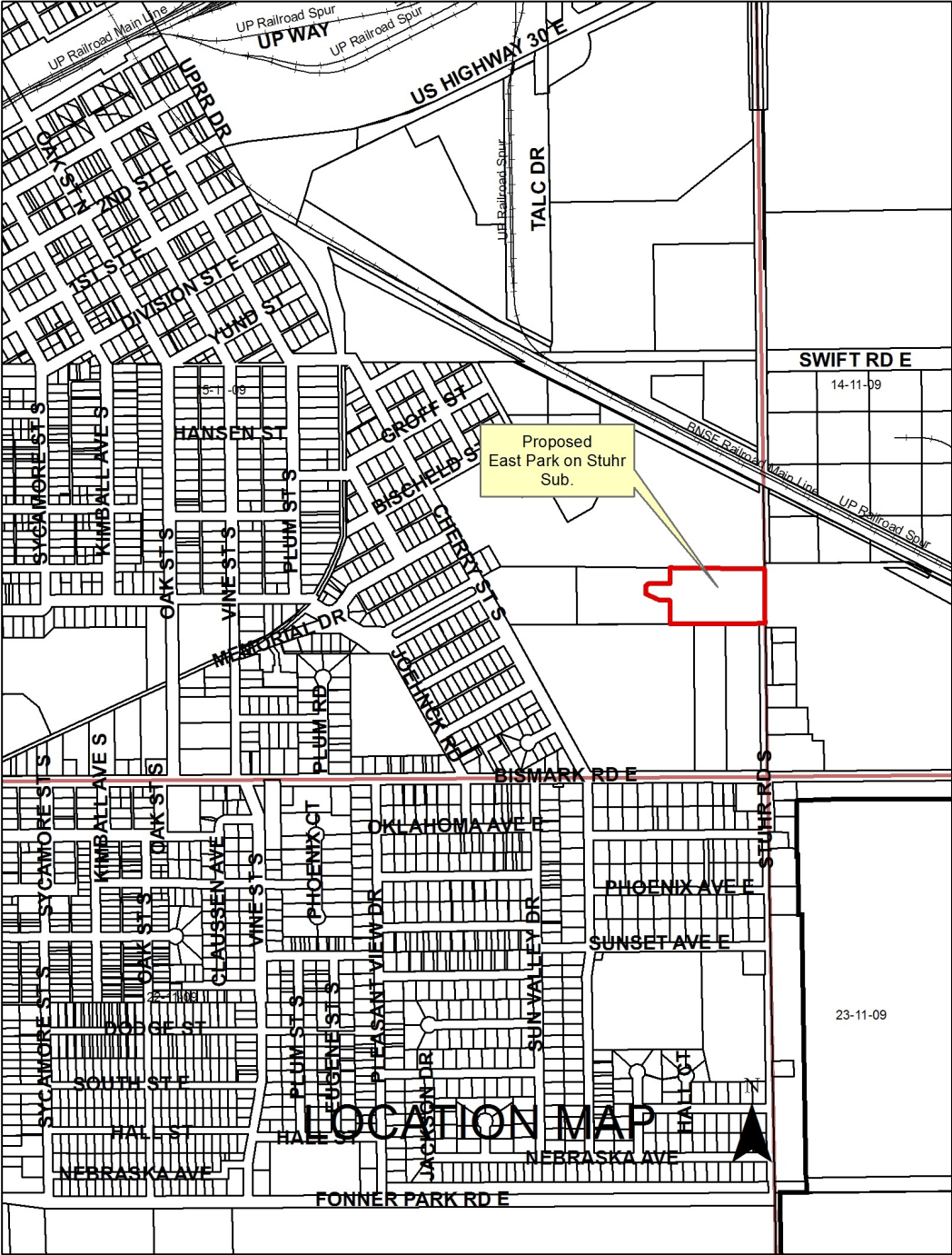
You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on July 6, 2016 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

Cc: City Clerk  
City Attorney  
City Public Works  
City Utilities  
City Building Director  
Manager of Postal Operations  
Olsson Associates


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





USER: jrmirez

DWG: F:\2016\0501-1000\016-0514\40-Design\Survey\SRV\Sheets\VP\_FP\_016-0514.dwg  
DATE: Apr 15, 2016 11:22am XREFS: V\_XIP0\_016-0514



201 East 2nd Street  
P.O. Box 1072  
Grand Island, NE 68802-1072  
TEL 308.384.8750  
FAX 308.384.8752

PROJECT NO. 2016-0514

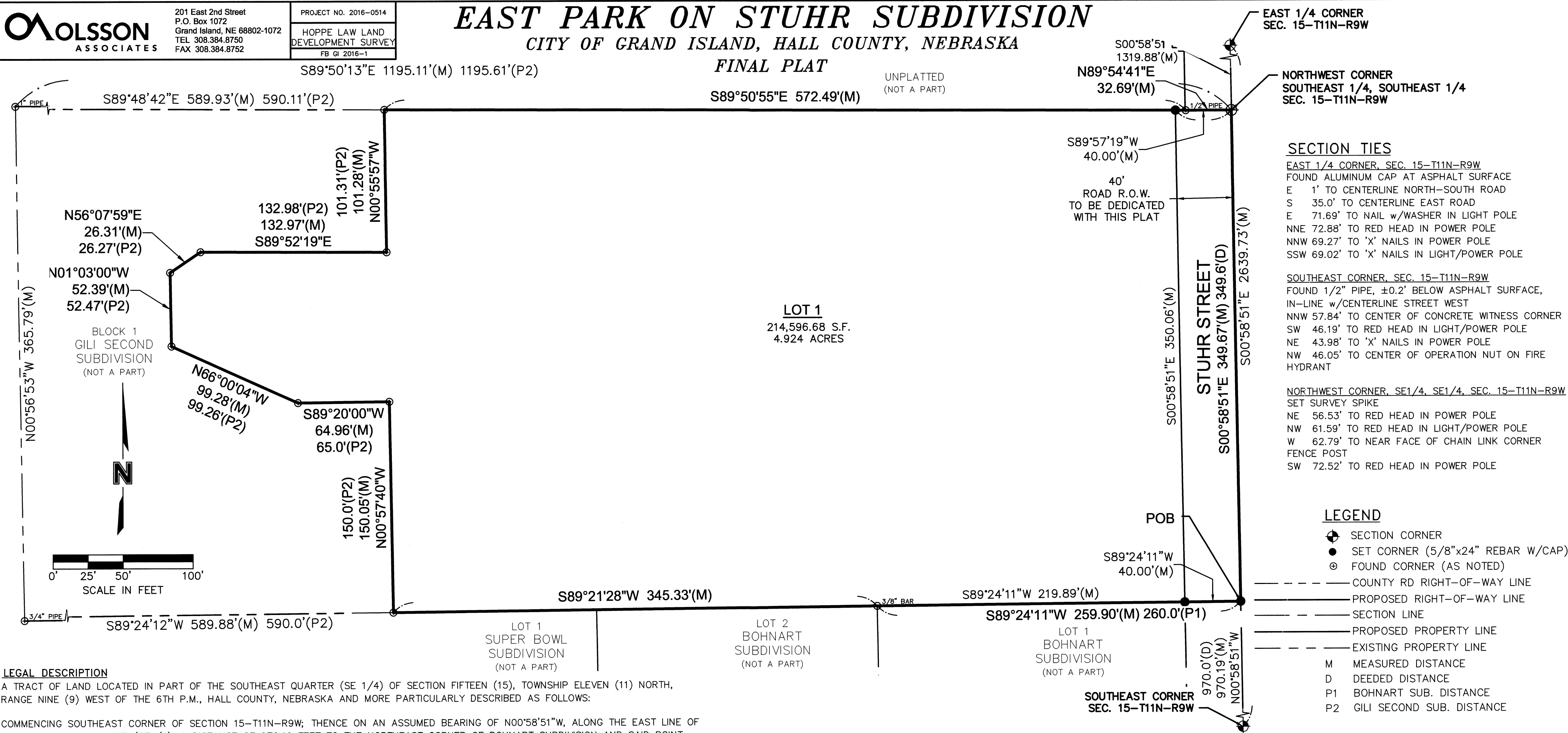
HOPPE LAW LAND  
DEVELOPMENT SURVEY  
FB GI 2016-1

# EAST PARK ON STUHR SUBDIVISION

## CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

### FINAL PLAT

UNPLATTED  
(NOT A PART)



#### LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION FIFTEEN (15), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING SOUTHEAST CORNER OF SECTION 15-T11N-R9W; THENCE ON AN ASSUMED BEARING OF N00°58'51"W, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4), A DISTANCE OF 970.19 FEET TO THE NORTHEAST CORNER OF BOHNART SUBDIVISION AND SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S89°24'11"W, ALONG THE NORTH LINE OF SAID BOHNART SUBDIVISION, A DISTANCE OF 259.90 FEET TO A POINT BEING THE NORTHEAST CORNER OF LOT 2, SAID BOHNART SUBDIVISION; THENCE S89°21'28"W A DISTANCE OF 345.33 FEET TO A POINT BEING THE SOUTHEAST CORNER OF BLOCK 1, GILI SECOND SUBDIVISION; THENCE N00°57'40"W, ALONG THE EAST LINE OF SAID GILI SECOND SUBDIVISION, A DISTANCE OF 150.05 FEET; THENCE S89°20'00"W, ALONG SAID GILI SECOND SUBDIVISION, A DISTANCE OF 64.96 FEET; THENCE N66°00'04"W, ALONG SAID GILI SECOND SUBDIVISION, A DISTANCE OF 99.28 FEET; THENCE N01°03'00"W, ALONG SAID GILI SECOND SUBDIVISION, A DISTANCE OF 52.39 FEET; THENCE N56°07'59"E, ALONG SAID GILI SECOND SUBDIVISION, A DISTANCE OF 26.31 FEET; THENCE S89°52'19"E, ALONG SAID GILI SECOND SUBDIVISION, A DISTANCE OF 132.97 FEET; THENCE N00°55'57"W, ALONG SAID EAST LINE OF GILI SECOND SUBDIVISION, A DISTANCE OF 101.28 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID GILI SECOND SUBDIVISION; THENCE S89°50'55"E A DISTANCE OF 572.49 FEET; THENCE N89°54'41"E A DISTANCE OF 32.69 FEET TO A POINT ON SAID EAST LINE OF THE SE1/4; THENCE S00°58'51"E, ALONG SAID EAST LINE, A DISTANCE OF 349.67 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 228,590.69 SQUARE FEET OR 5.248 ACRES MORE OR LESS OF WHICH 0.321 ACRES IS NEW DEDICATED ROAD ROW.

#### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON \_\_\_\_\_, 2016, I COMPLETED AN ACCURATE SURVEY, UNDER MY PERSONAL SUPERVISION, OF A TRACT OF LAND LOCATED IN PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION FIFTEEN (15), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON MARKERS, EXCEPT WHERE INDICATED, WERE FOUND AT ALL CORNERS; THAT THE DIMENSIONS ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

JAI JASON ANDRIST, REGISTERED LAND SURVEYOR NUMBER, LS-630

#### APPROVAL

SUBMITTED TO AND APPROVED BY THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, CITIES OF GRAND ISLAND, WOOD RIVER, AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN, NEBRASKA.

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_  
APPROVED AND ACCEPTED BY THE CITY OF GRAND ISLAND, NEBRASKA. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.  
MAYOR \_\_\_\_\_ CITY CLERK \_\_\_\_\_

#### DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT HOPPE INC., BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "**EAST PARK ON STUHR SUBDIVISION**" IN PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION FIFTEEN (15), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M., HALL COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE ROAD RIGHT OF WAY, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER; AND HEREBY DEDICATE THE EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS THERETO, AND HEREBY PROHIBITING THE PLANTING OF TREES, BUSHES AND SHRUBS, OR PLACING OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENTS; AND THAT THE FOREGOING ADDITION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT \_\_\_\_\_, NEBRASKA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

WARD F. HOPPE, PRESIDENT, HOPPE INC.

#### ACKNOWLEDGMENT

STATE OF NEBRASKA  
COUNTY OF \_\_\_\_\_ SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, BEFORE ME \_\_\_\_\_, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED WARD F. HOPPE, PRESIDENT, HOPPE INC., TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY OFFICIAL SEAL AT \_\_\_\_\_, NEBRASKA, ON THE DATE LAST ABOVE WRITTEN.

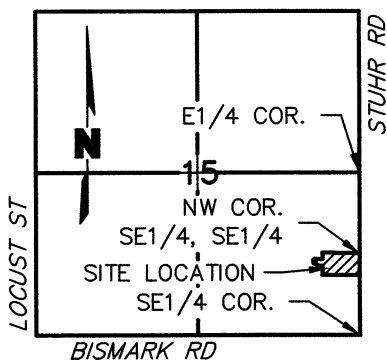
MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

OWNERS: HOPPE INC.  
SUBDIVIDER: HOPPE INC.  
SURVEYOR: OLSSON ASSOCIATES  
ENGINEER: OLSSON ASSOCIATES  
NUMBER OF LOTS: 1

#### LOCATION MAP

SEC. 15, T11N, R9W  
NOT TO SCALE



#### SECTION TIES

**EAST 1/4 CORNER, SEC. 15-T11N-R9W**  
FOUND ALUMINUM CAP AT ASPHALT SURFACE  
E 1' TO CENTERLINE NORTH-SOUTH ROAD  
S 35.0' TO CENTERLINE EAST ROAD  
E 71.69' TO NAIL w/WASHER IN LIGHT POLE  
NNE 72.88' TO RED HEAD IN POWER POLE  
NNW 69.27' TO 'X' NAILS IN POWER POLE  
SSW 69.02' TO 'X' NAILS IN LIGHT/POWER POLE

**SOUTHEAST CORNER, SEC. 15-T11N-R9W**  
FOUND 1/2" PIPE, ±0.2' BELOW ASPHALT SURFACE,  
IN-LINE w/CENTERLINE STREET WEST  
NNW 57.84' TO CENTER OF CONCRETE WITNESS CORNER  
SW 46.19' TO RED HEAD IN LIGHT/POWER POLE  
NE 43.98' TO 'X' NAILS IN POWER POLE  
NW 46.05' TO CENTER OF OPERATION NUT ON FIRE HYDRANT

**NORTHWEST CORNER, SE1/4, SE1/4, SEC. 15-T11N-R9W**  
SET SURVEY SPIKE  
NE 56.53' TO RED HEAD IN POWER POLE  
NW 61.59' TO RED HEAD IN LIGHT/POWER POLE  
W 62.79' TO NEAR FACE OF CHAIN LINK CORNER FENCE POST  
SW 72.52' TO RED HEAD IN POWER POLE

#### LEGEND

- SECTION CORNER
- SET CORNER (5/8"x24" REBAR W/CAP)
- FOUND CORNER (AS NOTED)
- COUNTY RD RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- SECTION LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- M MEASURED DISTANCE
- D DEEDED DISTANCE
- P1 BOHNART SUB. DISTANCE
- P2 GILI SECOND SUB. DISTANCE



# **Hall County Regional Planning Commission**

**Wednesday, July 6, 2016  
Regular Meeting**

## **Item M3**

### **Reeder Subdivision**

Staff Contact: Chad Nabity

June 21, 2016

Dear Members of the Board:

**RE: Final Plat – Reeder Subdivision.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Reeder Subdivision, located in Wood River, in Hall County Nebraska.

This final plat proposes to create 3 lots, a parcel of land know as Lots 1-3 and tract A, Reeder Subdivision, in Wood River, in Hall County, Nebraska, said tract containing 7.24 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 July 6, 2016 in the Council Chambers located in Grand Island's City Hall.

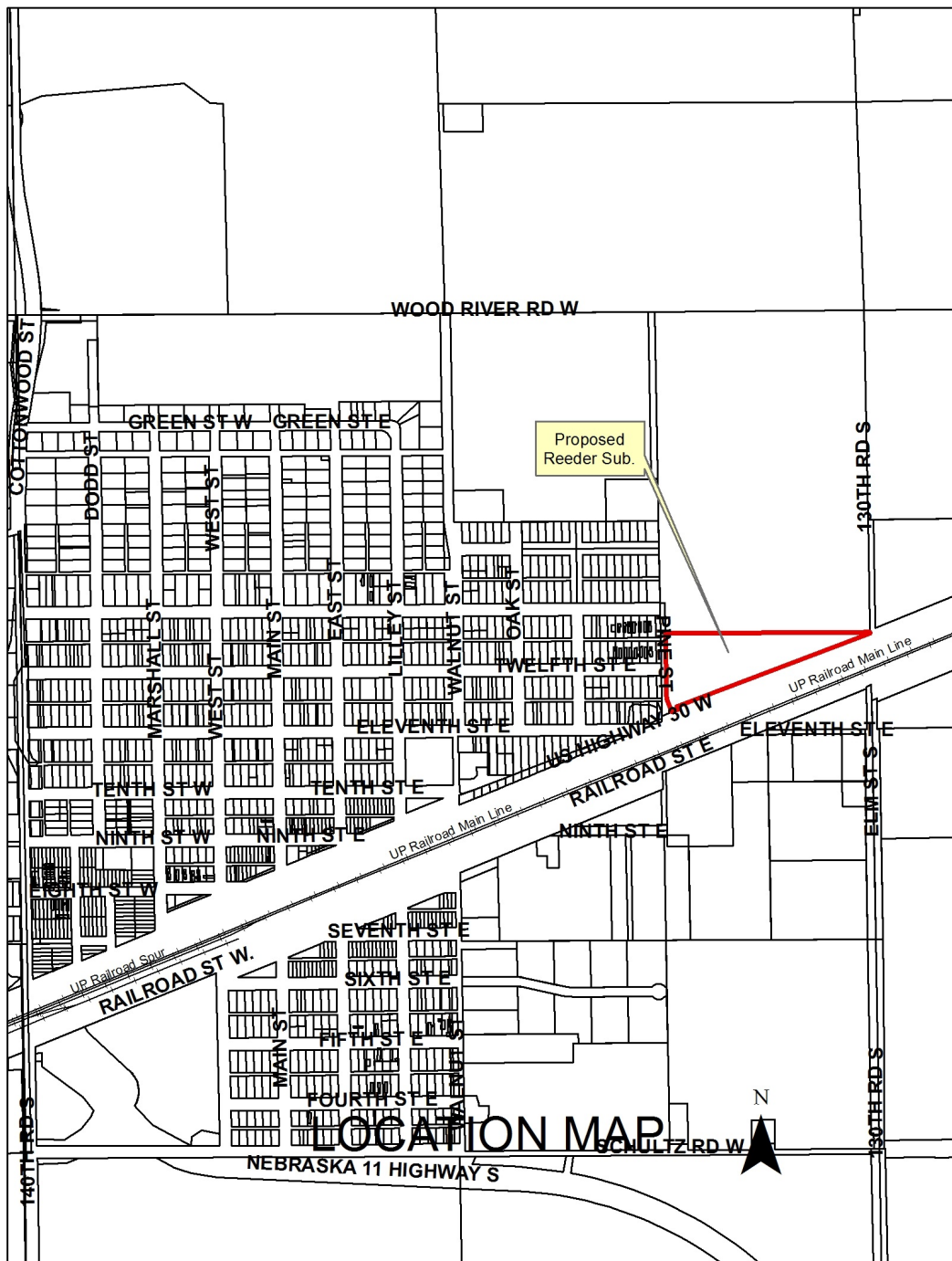
Sincerely,

Chad Nabity, AICP  
Planning Director

Cc: City Clerk of Wood River  
City Attorney of Wood River  
County Public Works  
County Zoning  
Manager of Postal Operations  
Baker & Associates

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









# **Hall County Regional Planning Commission**

**Wednesday, July 6, 2016  
Regular Meeting**

## **Item N1**

### **Budget**

Staff Contact: Chad Nabity

Date: June 07, 2016

To: Hall County Board of Supervisors  
From: Chad Nabity, Planning Director  
Re: 2016-2017 Budget and Fees

Enclosed you will find the budget for the Hall County Regional Planning Commission. The budget submitted this year assumes the three positions in the Planning Department will be funded as follows:

Position	Planning %	CRA %	Utilities %	Building %	Total
Director	80%	20%			100%
Admin. Asst.	70%	20%		10% <sup>1</sup>	100%
Technician	62%		38%		100%

The Regional Planning Department has had a history of cooperation with other city departments and agencies for funding since 1990 when the budget was amended to transfer the planning technician position to the Grand Island Utilities Department for 10 pay periods every year. This has been a beneficial partnership that has kept the costs of maintaining the planning department lower than it would have been without the partnership and increased the efficiency and communication between the utilities department and the planning department. This is likely to be the last year for this arrangement as it is likely the person occupying the technician position will retire during the next fiscal year and the position will be replaced with a planner position. The partnership with the CRA was formed in 2005 and has resulted in increased efficiency and effectiveness for both agencies. The funding from the Grand Island Building Department may be extended into the 2016-17 fiscal year. The Building Department had planned to fill their vacant position in the latter part of the 2011-12 fiscal year but the position is not likely to be filled in the 2016-17 fiscal year, it is likely that they will continue to subsidize the planning department administrative assistant position for the 2016-17 fiscal year. The Grand Island Building Department did hire a person on a part time basis for the summer construction season in the 2015-16 fiscal year so they are beginning to feel the need for a full time person and will eventually fill the position.

Based on the proposed budget Regional Planning Commission is requesting \$275,781 in budget authority for fiscal year 2016-2017 from both Hall County and the City of Grand Island. The budget as submitted to the County last year was \$270,838, \$254,766 in 2014, and \$238,310 in 2013. This included \$135,419 from both Hall County and Grand Island. Once again the Planning Department is requesting no funding for Capital equipment this year from the County. The proposed changes to the budget will cover increased personnel costs. These are estimated costs for personnel. Final salaries and personnel cost will not be approved until later in the city budget process.

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<sup>1</sup> It appears that the Grand Island Building Department will cover 10% of the Planning Department Admin. Asst. expenses for the 2016-17 fiscal year but the budget as presented shows the impact to the planning budget both with and without this input.

Operating expenses have been reviewed and were kept at the same levels as last year. Operating expenses cannot be reduced without impacting the ability of the department to function. Overall personnel expenses are expected to increase by \$4,942. This is all due to personnel costs. Employees pay 16% of the cost of the policy through a payroll deduction.

Decreasing expenses or holding line items constant within the department is one piece of the budget puzzle. The other piece is looking at fees and the possibilities available for revenue generation. The current fees have been reviewed as have the services provided by the planning department for which we do not currently charge a fee. No fee changes are suggested for this year. It is anticipated that we will have some incremental increases again next year. The County receives the revenue for all zoning and subdivision activities outside of Grand Island and its extra territorial zoning jurisdiction. These funds are received by the County Treasurer and deposited into the County General Fund.

# Hall County Regional Planning Dept. 2016-2017 Budget

		2015-16	2016-17	% Change	2016-17**	% Change
Salaries	5105 \$	178,986 \$	182,693	2.07 \$	177,419	-0.88
Employer Social Security	5115 \$	13,692 \$	14,229	3.92 \$	13,814	0.89
Employee Insurance-Health*	5120 \$	45,412 \$	45,680	0.55 \$	43,157	-4.97
Employee Insurance-Life	5125 \$	194 \$	194	0.00 \$	185	-4.50
Employee Insurance-Disab.	5130 \$	323 \$	372	15.08 \$	361	11.72
Tuition Reimbursement	5135 \$	- \$	-	\$	-	0.00
General Pension	5145 \$	10,739 \$	11,159	3.92 \$	10,834	0.89
Workers Compensation	5150 \$	242 \$	223	-7.85 \$	218	-9.97
Other Employee Benefits	5160 \$	340 \$	340	0.00 \$	325	-4.53
VEBA	5161 \$	1,178 \$	1,178	0.00 \$	1,139	-3.31
<b>Total Personnel**</b>		<b>\$ 251,106</b>	<b>\$ 256,049</b>	<b>1.97 \$</b>	<b>247,452</b>	<b>-1.46</b>
Contract Services	5213	0	0		0	0.00
Administrative Services	5221	1200	1200	0.00	1200	0.00
Computer Services	5241	7768	7768	0.00	7768	0.00
Printing and Duplicating	5245	192	192	0.00	192	0.00
Repair/Maint.-Off Furn & Equip	5330	280	280	0.00	280	0.00
Insurance Premiums	5405	350	350	0.00	350	0.00
Telephone	5410	210	210	0.00	210	0.00
Postage	5413	982	982	0.00	982	0.00
Legal Notices/ Advert.	5419	750	750	0.00	750	0.00
Dues and Subscriptions	5422	800	800	0.00	800	0.00
Books	5425	100	100	0.00	100	0.00
Travel and Training	5428	4245	4245	0.00	4245	0.00
Other Expenditures	5490					
Office Supplies	5505	1605	1605	0.00	1605	0.00
Other General Supplies	5590					
Non Capital Office Equipment	5540	1250	1250	0.00	1250	0.00
Capital Improvement	5620					
<b>Total Operating</b>		<b>\$ 19,732</b>	<b>\$ 19,732</b>	<b>0.00 \$</b>	<b>19,732</b>	<b>0.00</b>
<b>Total</b>		<b>\$ 270,838</b>	<b>\$ 275,781</b>	<b>1.82 \$</b>	<b>267,184</b>	<b>-1.35</b>
		2015-16	2016-17		2016-17**	
City and County Shares	\$	135,419 \$	137,890	1.82 \$	133,592	-1.35
		<b>Projected Increase</b>	<b>\$ 2,471</b>	<b>Possible Increase**</b>	<b>\$ (1,827)</b>	

\*Expected insurance costs. These may change before the final city budget.

20% of Director Secretary Expenses are paid by Grand Island CRA

\*\* If 10% of Secretary Expenses are paid by Grand Island Building Department for this year and 38% of Planning Technician Expenses continue to be paid by Grand Island Utilities

## **REGIONAL PLANNING COMMISSION FEES AND CHARGES: Effective October 1, 2016**

<b><i>Service or Product</i></b>	<b><i>Fee</i></b>
<b>Category 1. Zoning</b>	
a. Zoning Map Amendment (general)	\$800.00
b. Zoning Ordinance Text Amendment	\$800.00
c. CD or RD Comprehensive Rezoning (Grand Island and 2 mile limit)	\$800.00
d. P.U.D. Rezoning (5 or more lots)(Hall County)	\$800.00 + \$10 per lot
<b>Category 2. Subdivision</b>	
a. Preliminary Plat	\$ 400.00 + \$15/lot
b. Final Plat - (Grand Island and 2 mile limit)	\$ 420.00 + \$10.00/lot
(Elsewhere in region)	\$ 420.00 +\$10.00/lot
c. Plat Vacation	\$ 250.00
d. Administrative Subdivisions	\$ 50.00
<b>Category 3. Comprehensive Plan:</b>	
a. Map Amendment	\$800.00
b. Text Amendment	\$800.00
<b>Category 4. Planning Publications:</b>	
A. G.I. Street Directory	\$15.00
b. Zoning Ordinances - (Grand Island)	\$30.00
(All other communities)	\$30.00
c. Subdivision Regulations – (Grand Island)	\$30.00
(All other communities)	\$30.00
d. Comprehensive Plans - (Grand Island)	\$85.00
(All other communities)	\$60.00
<b>Category 5. Maps:</b>	
<b>Grand Island</b>	
800 scale zoning map unassembled	\$125.00
Generalized zoning map	\$60.00
Future Land Use Map	\$60.00
Grand Island Street Map	\$15.00

**Hall County**

Zoning Map Generalized 24 X 30	\$60.00
Zoning Map 2" = 1 Mile	\$90.00
Road Map	\$15.00

**Wood River, Cairo, Doniphan, Alda**

Basemap	\$10.00
Zoning Map	\$60.00

**Other Maps**

School District Maps 36 X 36	\$60.00
Election District Maps 36 X 36	\$60.00
Fire District Maps 36 X 36	\$60.00
Custom Printed Maps	\$15.00/sq foot

**Electronic Publications**

GIS Data CD	\$ 100.00
Aerial Photograph DC (Mr SID format)	\$ 100.00
Comprehensive Plans (all jurisdictions)	\$ 100.00
Zoning & Subdivision Regulations (all jurisdictions)	\$ 50.00
Custom Map PDF	\$ 25.00/ ½ hour
Research & Documentation Fee	\$150/hr Minimum 2 hr

**Category 6 Flood Plain**

Letter of Map Interpretation	\$20.00
Review and Submission of LOMR	\$ 50.00

**Category 7 Redevelopment Plan and Blight Studies**

Blight Study Adoption	\$ 600.00
Redevelopment Plan Adoption	\$ 600.00
Redevelopment Plan Amendment	\$ 600.00

\*\* An additional \$50.00 fee is charged in the Villages of Alda, and Doniphan payable to the pertaining clerk's office  
Shaded are amended fees