



Hall County Regional Planning Commission

**Wednesday, February 1, 2017
Regular Meeting**

Item 1

Overall Blight Study CHAAP

Staff Contact: Chad Nabity

Agenda Item # 9

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING January 24, 2017

SUBJECT: Substandard and Blight Designation for property at the Cornhusker Army Ammunition Plant (CHAAP)

Background:

At the January 4, meeting of the Hall County Regional Planning Commission a blighted and substandard study for Grand Island Redevelopment Area 20 was considered and recommended for approval. Area 20 is a 285 acre portion of the almost 20 square miles that encompass this formerly used defense site. A second study Area 22, another 280 acres, will be considered at the February Planning Commission meeting.

Concern was expressed by Planning Commissioners that these studies were coming in piecemeal. The question was asked about declaring all, or a large portion, of CHAAP blighted and substandard with a single study. The smaller studies were done at the request of the property owners and they paid for the studies, limiting those studies to areas that they had an interest in. The Planning Commission interest extends beyond the benefits to a single or small group of property owners and asked that an item be placed on the February meeting agenda to discuss, and possibly take action, on a wider view of the redevelopment of CHAAP.

The State of Nebraska changed the Community Development Law in 2013 and gave the power to approve redevelopment plans for the use of Tax Increment Financing to cities of the first class on formerly used defense sites located in the same county as the city of the first class. Hall County has one formerly used defense site, CHAAP, and one city of the first class, Grand Island. The CHAAP is located between Airport Road and Husker Highway on the north and south and 60th Road and Schauppsville Road on the east and west. There are four primary zoning districts as defined by the approved reuse plan for the ammunition plant.

AG-SE-Special Agriculture/Events Zone (Husker Harvest Days)

Intent This special use district is to allow for agricultural uses as well as special agricultural demonstration event, expositions and trade shows that require large land areas, in accordance with the Cornhusker Army Ammunition Plant (CAAP) Comprehensive Reuse Plan. Ranch and farm dwellings are not allowed due to Environmental Protection Agency issues with the CAAP site. Adult Establishments are permitted uses in this Zoning District, but are regulated to control the negative secondary effects of these uses, as set forth in Article 3, Section 3.29. Reference Resolution 15-067 Adopted, November 3, 2015

AG-SI-Special Agriculture/Industrial Zone (Old Load Lines)

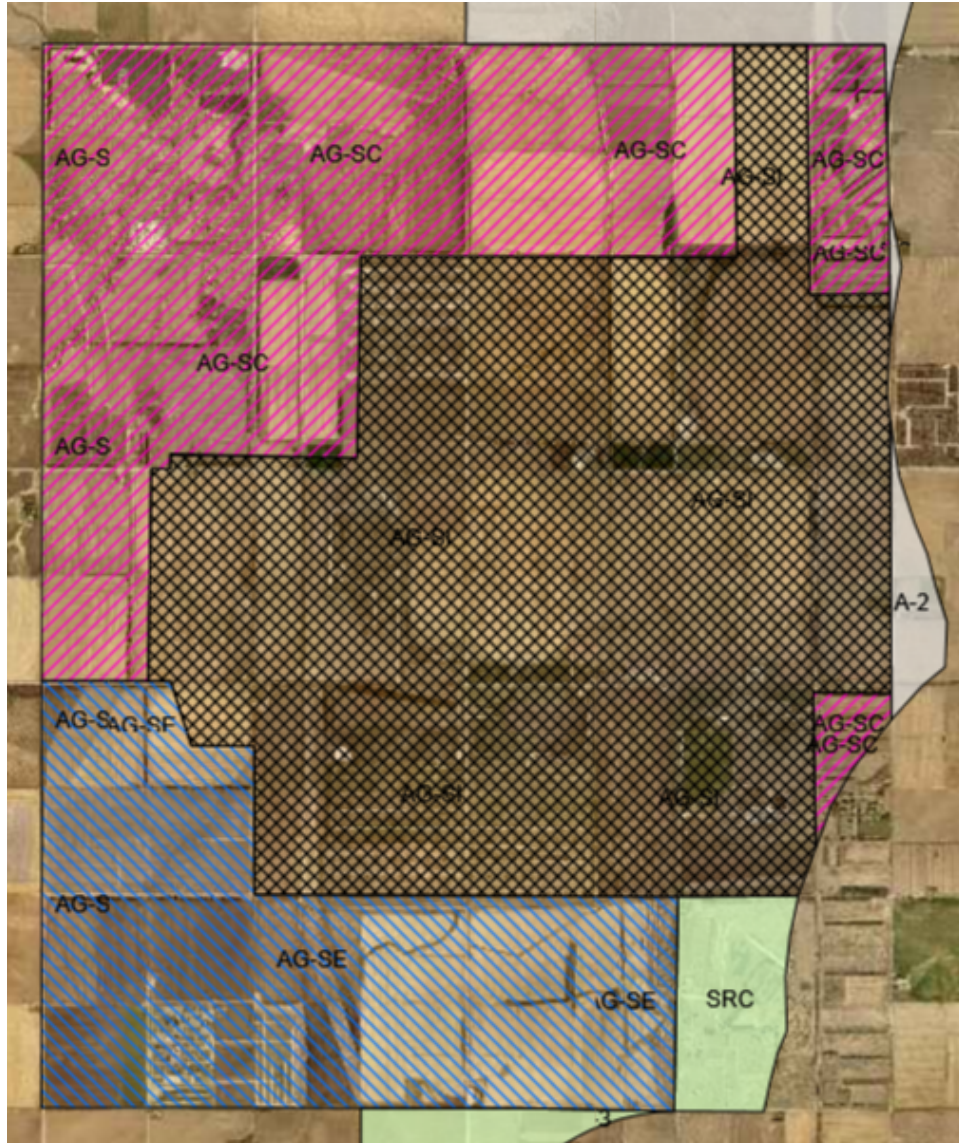
Intent This special use district is to allow for agricultural uses as well as manufacturing, processing, fabrication, research, warehousing, storage and wholesaling facilities in accordance with the Cornhusker Army Ammunition Plant (CAAP) Comprehensive Reuse Plan. Ranch and farm dwellings are not allowed due to the Environmental Protection Agency issues with the CAAP site. Adult Establishments are permitted uses in this Zoning District, but are regulated to control the negative secondary effects of these uses, as set forth in Article 3, Section 3.29.

SRC-Special Recreation/Conservation Zone (Shooting Park)

Intent This district use is to allow for special outdoor recreational shooting facilities, recreational vehicle campgrounds as well as low impact recreational uses associated with pedestrian and equestrian trails, in accordance with the Cornhusker Army Ammunition Plant (CAAP) Comprehensive Reuse Plan.

AG-SC Special Agriculture/Conservation Zone (Burning Grounds and Wildlife Refuges)

Intent This special use district is to maintain lands in a predominately agricultural use, yet allow for limited, low impact recreational uses associated with pedestrian and equestrian trails, in accordance with the Cornhusker Army Ammunition Plant (CAAP) Comprehensive Reuse Plan. Ranch and farm dwellings are not allowed due to Environmental Protection Agency issues with the CAAP site.



Zoning at CHAAP

The Planning Commission does not have a budget to hire a consultant to prepare a blight study. Blight studies have generally been conducted and paid for either by the Community Redevelopment Authority or a property owner or interested party. The Planning Commission could, if they choose to, make a recommendation to the City, County, Grand Island Area Economic Development Corporation and/or Community Redevelopment Authority about conducting a study to declare all, or a large portion of, CHAAP blighted and substandard. The AG-SE and AG-SI sections of this property appear to be the ones that could benefit the most and that have the most potential for development.

_____ Chad Nabity AICP, Planning Director