



Hall County Regional Planning Commission

Wednesday, January 2, 2019
Regular Meeting Packet

Commission Members:

Judd Allan	Hall County	
Tony Randone	Grand Island	
Derek Apfel	Grand Island	
Hector Rubio	Grand Island	
Leonard Rainforth	Hall County	
Carla Maurer	Doniphan	
Dean Kjar	Wood River	
Robin Hendricksen	Grand Island	
Jaye Monter	Cairo	Vice Chairperson
Pat O'Neill	Hall County	Chairperson
Greg Robb	Hall County	
Leslie Ruge	Alda	Secretary

Regional Planning Director: Chad Nabity

Planning Technician:
Rashad Moxey

Administrative Assistant:
Norma Hernandez

6:00 PM
Grand Island City Council Chamber

Call to Order

Roll Call

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.

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.

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, January 2, 2019

Regular Meeting

Item A1

Agenda

Staff Contact:



THE REGIONAL PLANNING COMMISSION of Hall County, Grand Island, Wood River and the Villages of Alda, Cairo and Doniphan, Nebraska

AGENDA AND NOTICE OF MEETING

Wednesday, January 2, 2019

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 the December 5, 2018.**

- 3. Request Time to Speak.**

- 4. Public Hearing – Redevelopment Plan – Paramount Development LLC.–** Concerning an amendment to the redevelopment plan for CRA Area No. 1 to allow for redevelopment 411 W. Third (the 1st story of the west end of the Sears Building) to a single one bedroom apartment and 6000 square foot of commercial space on the main floor of the building in Grand Island Hall County Nebraska. (C-07-2019GI).

- 5. Public hearing – One and Six Year Street Improvement Plan – Grand Island –** Public hearing and action on the 2019 to 2024 street improvement plan for the City of Grand Island, Hall County, Nebraska (C-08-2019GI)

- 6. Public Hearing – Zoning Change** Concerning an application to rezone property platted as Lot 2 of B & M Estates from R1-Suburban Density Residential to R2 Low Density Residential and R3 Medium Density Residential in Grand Island, Hall County, Nebraska. This property is located north of 13th Street and west of Mansfield Road in the City of Grand Island (C-09-2019GI)

- 7. Public Hearing Text Amendment** Concerning proposed amendments to Section 36-96 Off Street Parking Requirements relative to the Definition of the Central Business District

and the addition of Section 36-107 Public Facilities. (C-10-2019GI)

Consent Agenda:

8. Final Plat – Brach’s Seventh Subdivision Grand Island- Located south of LaMar Avenue and west of Harrison Street in Grand Island, Nebraska. (1 lot, 0.97 acres). This property is zoned R1 Suburban Density Residential.

9. Directors Report

10.Next Meeting February 6, 2019.

11.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.

**Staff Recommendation Summary
For Regional Planning Commission Meeting
January 2, 2019**

- 4. Redevelopment Plan – Orchard LLC/Hoppe Homes P.C. – Paramount Development LLC.**– Concerning an amendment to the redevelopment plan for CRA Area No. 1 to allow for redevelopment 411 W. Third (the 1st story of the west end of the Sears Building) to a single one bedroom apartment and 6000 square foot of commercial space on the main floor of the building in Grand Island Hall County Nebraska. (C-07-2019GI). **See full recommendation and attached redevelopment plan.**
- 5. One and Six Year Street Improvement Plan – Grand Island** – Public hearing and action on the 2019 to 2024 street improvement plan for the City of Grand Island, Hall County, Nebraska (C-08-2019GI) City staff is recommending approval **See attached presentation.**
- 6. Zoning Change** Concerning an application to rezone property platted as Lot 2 of B & M Estates from R1-Suburban Density Residential to R2 Low Density Residential and R3 Medium Density Residential in Grand Island, Hall County, Nebraska. This property is located north of 13th Street and west of Mansfield Road in the City of Grand Island (C-09-2019GI) **See full recommendation with the attached staff memo.**
- 7. Public Hearing Text Amendment** Concerning proposed amendments to Section 36-96 Off Street Parking Requirements relative to the Definition of the Central Business District and the addition of Section 36-107 Public Facilities. (C-10-2019GI) **See full recommendation with the attached staff memo.**
- 8. Final Plat – Brach’s Seventh Subdivision Grand Island-** Located south of LaMar Avenue and west of Harrison Street in Grand Island, Nebraska. (1 lot, 0.97 acres). This property is zoned R1 Suburban Density Residential. This will consolidate 4 parcels and clear up potential title issues with the property related to transfers between the property owners and City more than 40 years ago. Staff is recommending approval.
- 9. Directors Report**
- 10. Next Meeting February 6, 2019.**



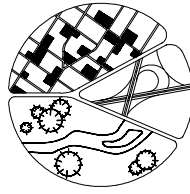
Hall County Regional Planning Commission

**Wednesday, January 2, 2019
Regular Meeting**

Item E1

Minutes of December 5, 2018 Meeting

Staff Contact:



THE REGIONAL PLANNING COMMISSION OF HALL COUNTY, GRAND ISLAND,
WOOD RIVER AND THE VILLAGES OF ALDA, CAIRO, AND DONIPHAN,
NEBRASKA

Minutes
for
December 5, 2018

The meeting of the Regional Planning Commission was held Wednesday, December 5, 2018, at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" on November 23, 2018.

Present:	Pat O'Neill	Leslie Ruge	Tony Randone
	Judd Allan	Jaye Monter	Gregg Robb
	Carla Maurer	Dean Kjar	Leonard Rainforth
	Robin Hendricksen		

Absent: Derek Apfel and Hector Rubio

Other:

Staff: Chad Nabity, Rashad Moxey, Norma Hernandez (Excused)

Press: Julie Blum, Grand Island Independent.

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 the November 7, 2018 meeting.

Maurer requested the spelling of her name be corrected on the minutes of the November 7, 2018 meeting

A motion was made by Maurer and seconded by Allan to approve the minutes of the November 7, 2018 meeting (as corrected).

The motion carried with six members in favor (O'Neill, Ruge, Monter, Maurer, Kjar, and Randone) and three members abstaining (Robb, Allan and Rainforth).

3. Request Time to Speak.

The following requested time to speak during discussion: *W. Fred Hoppe*, 1600 Stonyhill Road, Lincoln, NE Item #4; *Virgil Harden*, 123 S Webb Road; Item #4; *Gordon Coble*, 670 12th Ave, St. Paul, NE ; Item #4, *Ray O'Connor*, 611 Fleetwood Road; Item # 4

4. Redevelopment Plan – Orchard LLC/Hoppe Homes P.C. – Concerning a site specific redevelopment plan for CRA Area No. 26 to allow for redevelopment about 23 acres of property proposed for platting as The Orchard Subdivision located south of Capital Avenue and west of the Central Nebraska Railroad for the development of up to 181 units of single family detached and attached housing in Grand Island, Hall County, Nebraska. (C-06-2019GI)

O'Neill opened the public hearing.

Nabity stated this development opens up the northeast part of Grand Island. It will facilitate future development for future residential purposes. As of now it is a preliminary plat and will come forward as final plat in the February meeting. City Council will decide if TIF should be permitted for the project. It is zoned for medium density residential. Nabity recommends the board approves the redevelopment plan for The Orchard Subdivision.

Mr. Hoppe explained he is trying to develop workforce housing. The project cannot happen without TIF. TIF is needed to reach income levels for homes purchases below \$200,000. The Orchard Subdivision will include approximately 180 units of Row homes and Town houses and single family detached homes.

Mr. Harden expressed concerns on the impact that TIF on this project will have on the school district. As an example he explained that there are 99 students living at Copper Creek in the 212 units that have been built using TIF. Forty-eight of those students are enrolled at Shoemaker elementary. The school district supported that development when it was brought forward, but reserved the right to express concerns about the use of TIF on other residential projects. This project in the Lincoln School area is one that they are concerned about.

Mr. Coble stated he believes the other part of the problem which is the need of affordable housing in the area. He believes this project is good for this community. Mr. O'Connor believes there is a need for affordable housing at the same time there needs to be a plan in place to attain the school district.

O'Neill closed the public hearing.

A motion was made by Randone and seconded by Rainforth to approve Resolution 219-03 redevelopment plan for CRA Area No. 26 finding that the redevelopment plan is consistent with the Comprehensive Plan for the City of Grand Island.

The motion carried with ten members in favor (Allan, O'Neill Ruge, Maurer, Robb, Monter, Rainforth, Kjar, Hedricksen, Randone) no members voting no.

- 5. Final Plat – Bolanos Second Subdivision Grand Island -** Located south of 4th Street and west of Saint Paul Road in Grand Island, Nebraska. (2 lots, 0.998 acres). This property is zoned M2 Heavy Manufacturing.

This item was pulled from the agenda.

6. Director's Report

Nabity stated the March meeting will be on March 13, 2019.

7. Next Meeting January 2, 2019

8. Adjourn.

O'Neill adjourned the meeting at 6:58 p.m.

Leslie Ruge, Secretary
By Norma Hernandez



Hall County Regional Planning Commission

Wednesday, January 2, 2019

Regular Meeting

Item F1

**Redevelopment Plan Amendment for CRA Area #1 Paramount
Development LLC main floor west side of Old Sears Building**

Staff Contact:

Agenda Item #4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

December 20, 2018

SUBJECT:

Redevelopment plan amendment for property located in Blight and Substandard Area 1 for property located at 411 W Third Street (the main floor the of the west side of the old Sears Building) in Grand Island, in Hall County, Nebraska to support this development. (C-07-2019GI)

PROPOSAL:

The Paramount Development LLC is proposing to renovate 6,000 square foot of commercial space and build a small 1 bedroom apartment in this first floor space at the west end of the old Sears building at 411 W Third Street. The property is zoned B-3 Heavy Business the proposed uses are permitted in this zoning district..

OVERVIEW:

The purpose of the CRA and the designated blight and substandard area is to provide incentives for development in underdeveloped areas of the community. This area has already been declared blighted and substandard 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 B-3 Heavy Business. The B-3 zone allows uses such as residential as permitted principal use with no maximum density and requires a minimum lot size of 6000 square feet. This furthers the effort of the Downtown Improvement District and Grand Island City Council to develop downtown residential units and update the commercial space in the downtown area..

The Regional Planning Commission recommendation is limited to the appropriateness of the proposed use at this location. The Grand Island Comprehensive Plan call for the development of a mix of commercial and residential uses at this location. This proposed facility will be able to connect to city utilities including sewer and water at this location.

The Planning Commission is required to comment on these applications to confirm that expenditure of public funds through TIF is not supporting uses that would be inconsistent with the comprehensive plan. The proposed use for a mixed use 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 as submitted. A resolution is attached for your consideration.

_____ Chad Nabity AICP, Planning Director

**Redevelopment Plan Amendment
Grand Island CRA Area 1
December 2018**

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

Executive Summary:

Project Description

THE REDEVELOPMENT OF A PORTION OF THE OLD SEARS BUILDING LOCATED AT 411 W. 3RD STREET FOR COMMERCIAL AND RESIDENTIAL USES, INCLUDING ACQUISITION, FIRE/LIFE SAFETY IMPROVEMENTS AND BUILDING REHABILITATION AND REMODELING.

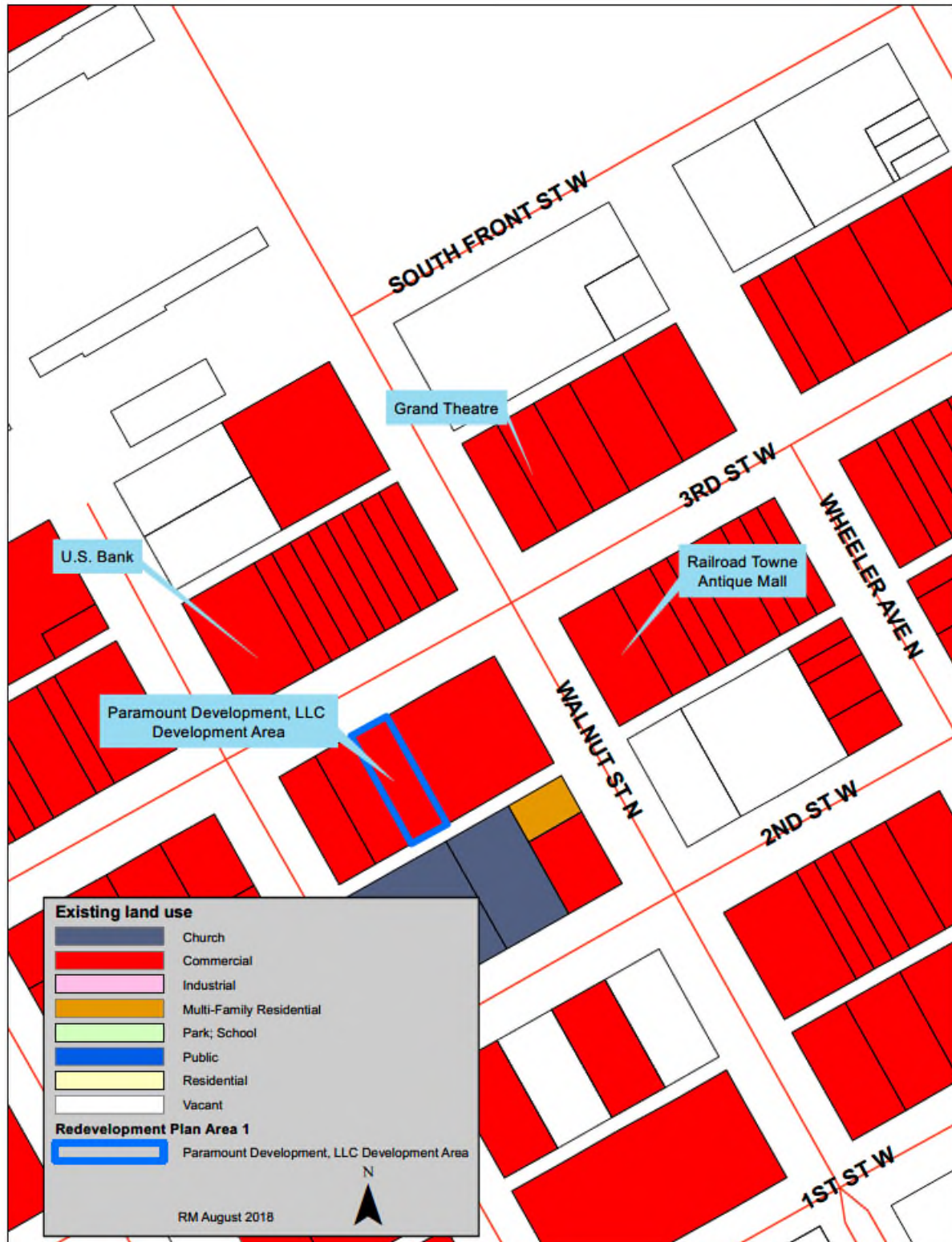
The use of Tax Increment Financing to aid in rehabilitation expenses associated with redevelopment of the first floor the west side of Old Sears located at 411 W. 3rd street for 6,500 square foot of commercial space and one 500 square foot luxury one bedroom accessible apartment. This is the first of the anticipated additional TIF applications will be proposed for commercial uses within the remainder of the building. The use of Tax Increment Financing is an integral part of the development plan and necessary to make this project profitable. The project will result in renovating a portion of this building into a market rate residential unit and 6,500 square feet of first floor commercial space. This project would not be feasible without the use of TIF.

Paramount Development LLC is purchasing the rights to this section of the building through a condominium arrangement. They are purchasing the property for \$52,000. The purchase price is included as an eligible TIF activity. The building 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 remodeling and rehabilitation of this building. The Grand Island Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over the 15 year period beginning January 1, 2020 towards the allowable costs and associated financing for rehabilitation.

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

The second floor and necessary first floor exits and entrances at 411 W. 3rd Street in Grand Island Nebraska. The actual legal will be provided with the master deed for the condominium.

Legal Descriptions: The first floor of the building on the easterly 44 feet of Lot Three (3) in Block Sixty-Three (63) in the Original Town, now City of Grand Island, Hall County, Nebraska.



Existing Land Use and Subject Property

The tax increment will be captured for the tax years the payments for which become delinquent in years 2020 through 2034 inclusive.

The real property ad valorem taxes on the current valuation will continue to be paid to the normal taxing entities. The increase will come from rehabilitation of this portion of the building for commercial and residential uses as permitted in the B3 Heavy Business Zoning District.

Statutory Pledge of Taxes.

In accordance with Section 18-2147 of the Act and the terms of the Resolution providing for the issuance of the TIF Note, the Authority hereby provides that any ad valorem tax on the Redevelopment Project Area 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, 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 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 amendment and project are consistent with the Comprehensive Plan, in that no changes in the Comprehensive Plan elements are intended. This plan merely provides funding for the developer to rehabilitate the building for permitted uses on this property as defined by the current and effective zoning regulations. **The Hall County Regional Planning Commission held a public hearing at their meeting on January 2, 2019 and passed Resolution 2019-0? confirming that this project is consistent with the Comprehensive Plan for the City of Grand Island.** The Grand Island Public School District has submitted a formal request to the Grand Island CRA to notify the District any time a TIF project involving a housing subdivision and/or apartment complex is proposed within the District. The school district was notified of this plan amendment at the time it was submitted to the CRA for initial consideration.

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

a. Land Acquisition:

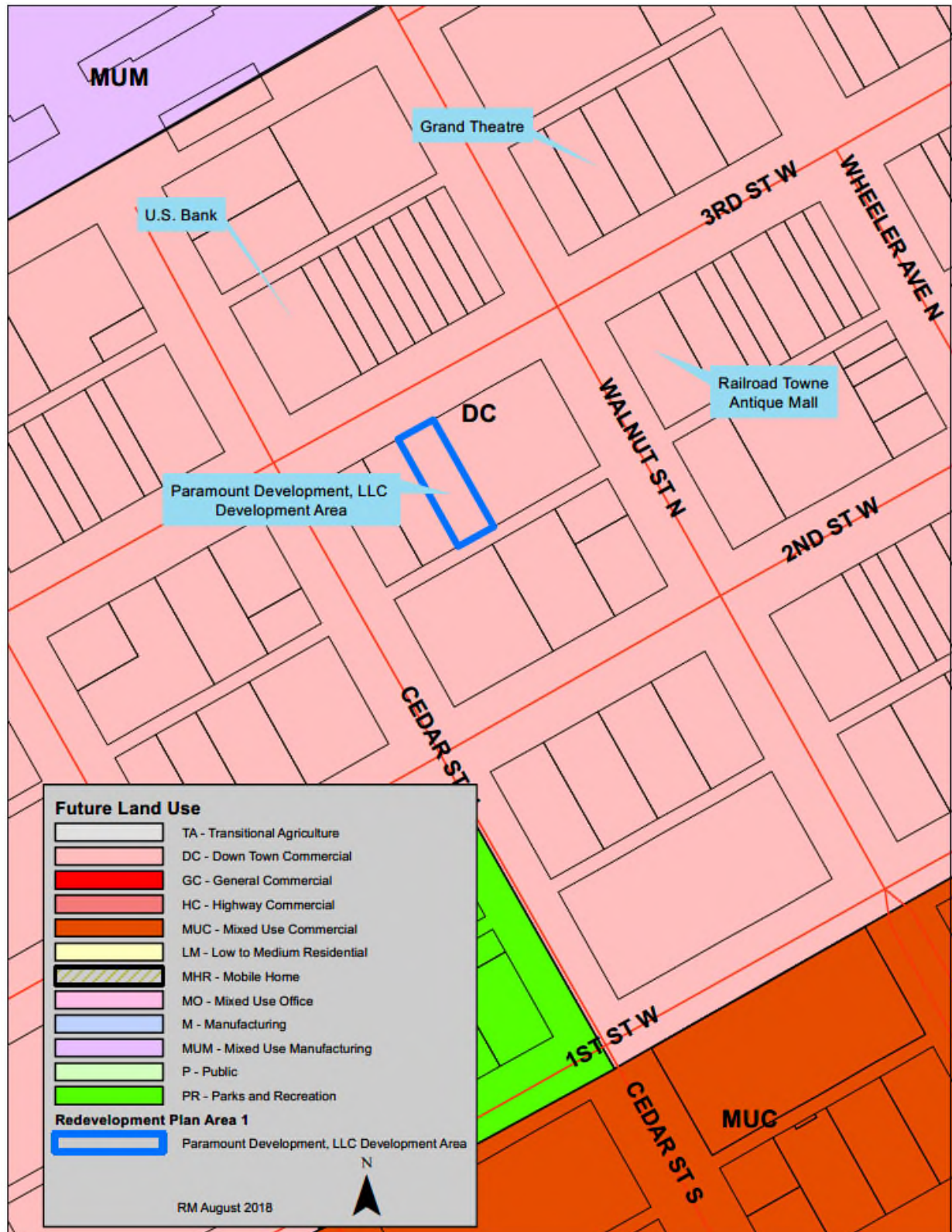
The Redevelopment Plan for Area 1 provides for real property acquisition and this plan amendment does not prohibit such acquisition. There is no proposed acquisition by the authority.

b. Demolition and Removal of Structures:

The project to be implemented with this plan does not provide for the demolition and removal any structures on this property. Demotion of internal structures to accommodate the redevelopment is anticipated and permitted.

c. Future Land Use Plan

See the attached map from the 2004 Grand Island Comprehensive Plan. All of the area around the site in private ownership is planned for Downtown Commercial development; this includes housing and commercial uses within the same structure. This property is in private ownership. [§18-2103(b) and §18-2111] The attached map also is an accurate site plan of the area after redevelopment. [§18-2111(5)]



City of Grand Island Future Land Use Map

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

The area is zoned B3-Heavy Business zone. No zoning changes are anticipated with this project. No changes are anticipated in street layouts or grades. No changes are anticipated in building codes or ordinances. Nor are any other planning changes contemplated. [§18-2103(b) and §18-2111]

e. Site Coverage and Intensity of Use

The developer is rehabilitating the existing building. The developer is not proposing to increase the size of the building and current building meets the applicable regulations regarding site coverage and intensity of use. [§18-2103(b) and §18-2111]

f. Additional Public Facilities or Utilities

Sewer and water are available to support this development. .

Electric utilities are sufficient for the proposed use of this building.

No other utilities would be impacted by the development.

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

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

4. The Act requires a Redevelopment Plan provide for relocation of individuals and families displaced as a result of plan implementation. This property is vacant and has been vacant for more than 1 year; 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] No members of the authority or staff of the CRA have any interest in this property. Tom Gdowski, is President of Equitable bank and most likely will be part of the bank approval of a loan for this project.

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 purchasing the rights to just this portion of the property through a condominium arrangement for \$52,000. The estimated costs of rehabilitation of this

property is \$484,0000, planning related expenses for Architectural and Engineering services of \$8,000 and are included as a TIF eligible expense. Legal, Developer and Audit Fees of \$9,600 including a reimbursement to the City and the CRA of \$5,600 are included as TIF eligible expense. The total of eligible expenses for this project exceeds \$540,000.

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 \$199,000 from the proceeds of the TIF. This indebtedness will be repaid from the Tax Increment Revenues generated from the project. TIF revenues shall be made available to repay the original debt and associated interest after January 1, 2021 through December 2034.

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. This will have the intended result of preventing recurring elements of unsafe buildings and blighting conditions. This will accomplish the goal of both the Downtown Business Improvement District and the Grand Island City Council of increasing the number of residential units available in the Downtown area and refurbish street level commercial space that has been vacant for several years.

8. Time Frame for Development

Development of this project is anticipated to be completed between February 2019 and December of 2019. Excess valuation should be available for this project for 15 years beginning with the 2020 tax year.

9. Justification of Project

This is an historic building in downtown Grand Island that will be preserved with this project. The addition of a new residential unit is consistent with goals to build 50 new residential units in downtown Grand Island by 2019 and with the goals of the 2014 Grand Island housing study and Grow Grand Island. The primary use of the street level space for commercial development is consistent with the long term development plans for Downtown.

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 \$199,000 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 \$393,600 in private sector financing; a private investment of \$2.03 for every TIF dollar invested.

Use of Funds	Source of Funds.			
Description	TIF Funds	Other Grants	Private Funds	Total
Site Acquisition	\$52,000	—	\$0	\$52,000
Legal and Plan*	\$9,600		\$0	\$9,600
Engineering/Arch	\$8,000		\$0	\$8,000
Renovation	\$129,400		\$354,600	\$484,000
Contingency			\$50,000	\$50,000
TOTALS	\$199,000		\$393,600	\$603,600

Tax Revenue. The property to be redeveloped is anticipated to have a January 1, 2019, valuation of approximately \$52,000. Based on the 2017 levy this would result in a real property tax of approximately \$1,171. It is anticipated that the assessed value will increase by \$588,000 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$13,245 annually. 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 2019 assessed value:	\$ 52,000
Estimated value after completion	\$ 640,000
Increment value	\$ 588,000
Annual TIF generated (estimated)	\$ 13,245
TIF bond issue	\$ 199,000

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

The redevelopment project area currently has an estimated valuation of \$52,000. The proposed redevelopment will create additional valuation of \$640,000. 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 impacted by this development. The electric utility has sufficient capacity to support the development. It is not anticipated that this will impact schools in any significant way. Fire and police protection are available and should not be negatively impacted by this development. The addition of life safety elements to this building including fire sprinklers and a second exit actually reduce the chances of negative impacts to the fire department.

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

This will provide additional housing and commercial space options in the downtown area consistent with the planned development in Downtown Grand Island.

(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 employers in any manner different from any other expanding business within the Grand Island area. This will provide housing options for employees of Downtown businesses that wish to live Downtown and will refurbish Downtown commercial space.

(e) Impacts on student populations of school districts within the City or Village:

This development will have a minimal impact on the Grand Island School system as it will likely not result in any increased attendance. The unit to be developed with this project is a one bedroom unit and unlikely to be a family unit, especially for families with school age children.

The average number of persons per household in Grand Island for 2012 to 2016 according the American Community Survey is 2.65. One additional household in a one bedroom unit would likely house a maximum of two people. According to the 2010 census 19.2% of the population of Grand Island was between the ages of 5 and 18. If the averages hold it would be expected that there would be no additional school age children generated by this development. According to the National Center for Educational Statistics¹ the 2015-16 enrollment for GIPS was 9,698 students and the cost per student in 2013-14 was \$12,343 of that \$5,546 is generated locally. It is unlikely that there will be any school age children associated with this project.

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

This project is consistent the goals of the Council, the Downtown BID, the CRA, and Grow Grand Island to create additional housing units in downtown Grand Island.

Time Frame for Development

Development of this project is anticipated to be completed during between December of 2018 and December of 2019. The base tax year should be calculated on the value of the property as of January 1, 2019. Excess valuation should be available for this project for 15 years beginning in 2020 with taxes due in 2021. 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 \$199,000 the projected amount of increment based upon the anticipated value of the project and current tax rate. Based on the estimates of the expenses of the rehabilitation the developer will spend at least \$603,000 on TIF eligible activities in excess of other grants given.

¹ https://nces.ed.gov/ccd/districtsearch/district_detail.asp?ID2=3100016

Resolution Number 2019-04

HALL COUNTY REGIONAL PLANNING COMMISSION

A RESOLUTION RECOMMENDING APPROVAL OF AN AMENDMENT TO A REDEVELOPMENT PLAN IN 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 **the amendment of the Redevelopment Plan for CRA Area 1 requested by Paramount Development LLC.** to the Hall County Regional Planning Commission, (the “**Commission**”) 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 held a public hearing on the proposed plan on January 2, 2019, and

WHEREAS, the chair or president of Hall County Board, Grand Island School Board, Central Platte Natural Resources District, Educational Service Unit #10 and Central Community College were notified by certified mail of said hearing, and

WHEREAS, the Commission advertised the time, date and location public hearing in the Grand Island Independent on Friday December 14th and Friday December 21st, and

WHEREAS, there are no Neighborhood Associations registered with the City of Grand Island, 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 finding that it is in conformance with the comprehensive development plan (general plan for development) for the City of Grand Island.

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: January 2, 2019

**HALL COUNTY REGIONAL PLANNING
COMMISSION**

ATTEST:

By: _____
Chair

By: _____
Secretary



Hall County Regional Planning Commission

Wednesday, January 2, 2019

Regular Meeting

Item F2

Grand Island 1 and 6 Year Street Improvement Plan

Staff Contact:

CITY OF

Grand Island

NEBRASKA

PUBLIC WORKS

1 & 6 YEAR STREET IMPROVEMENT PLAN 2019

Presented by: John Collins, PE

2018 SUBSTANTIALLY COMPLETE PROJECTS (FROM 1 & 6 STREET IMPROVEMENT PLAN)

PROJECT	TOTAL PROJECT
Hwy 281 GI & North	\$ 10,843,000
Sycamore Underpass Rehabilitation – Design	\$ 320,000
Stolley Park Rd Rehabilitation / Reconfiguration- Design & Environmental	\$ 160,000
Old Potash Improvements - Claude to Webb- Traffic Study	\$ 150,000
13th St Improvements - North Rd to Diers Ave	\$ 1,300,000
William Street Reconfiguration- 2018-P-7	\$ 300,000
Asphalt Resurfacing, 2018-AC-1	\$ 650,000
TOTAL	\$ 13,723,000

****DOES NOT INCLUDE ALL CAPITAL PROJECTS**

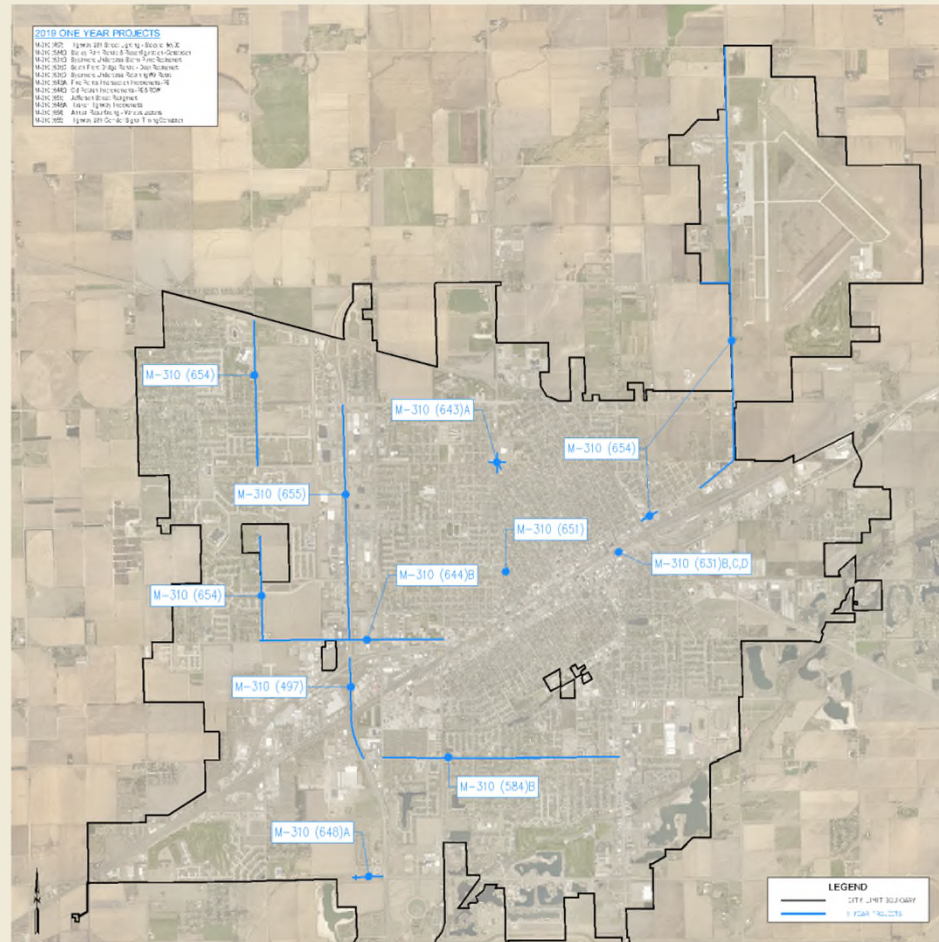
1 & 6 YEAR STREET IMPROVEMENT PLAN

(NOTES CITY COSTS)

	2019	2020	2021	2022	2023	2024
OBLIGATED TO OTHER AGENCIES						
Stolley Park Rd Rehabilitation / Reconfiguration- Construction	\$ 0					
Five Points Intersection Improvements	\$ 170,000	\$ 538,000				
Hwy 30 Realignment, S-30-4(1046) - City Share Est. \$10M					\$ 1,475,764	
Hwy 2 Resurfacing NDOR, NH-2-4(112) - City Share Est. \$600K					\$ 200,000	
Hwy 30 Bridges NDOT, NH-30-4(162)				\$ 80,000		
RECONSTRUCTION/NEW CONSTRUCTION						
Asphalt Resurfacing (annual)	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000
Old Potash Improvements- Post Office to Webb Rd, PE/ROW	\$ 643,000	\$ 2,200,000	\$ 6,525,000	\$ 2,275,000		
Hwy 281 St Lighting - Stolley Park to Hwy 30 Interchange	\$ 95,000					
Hwy 281 Corridor Signal Timing Optimization	\$ 85,000					
Sycamore Underpass- Storm Pump Replacement/ S Front St						
Bridge Deck Replacement/ Retaining Wall Rehab	\$ 2,200,000					
Jefferson St Reconfiguration (Jefferson School)	\$ 0					
Husker Hwy Improvements- Prairieview to Hwy 281	\$ 0					
TOTAL	\$ 4,093,000	\$ 3,638,000	\$ 7,425,000	\$ 3,255,000	\$ 2,575,764	\$ 900,000

Hwy 30 Realignment- \$1.3M of \$2,775,764 City share was paid in FY 17/18

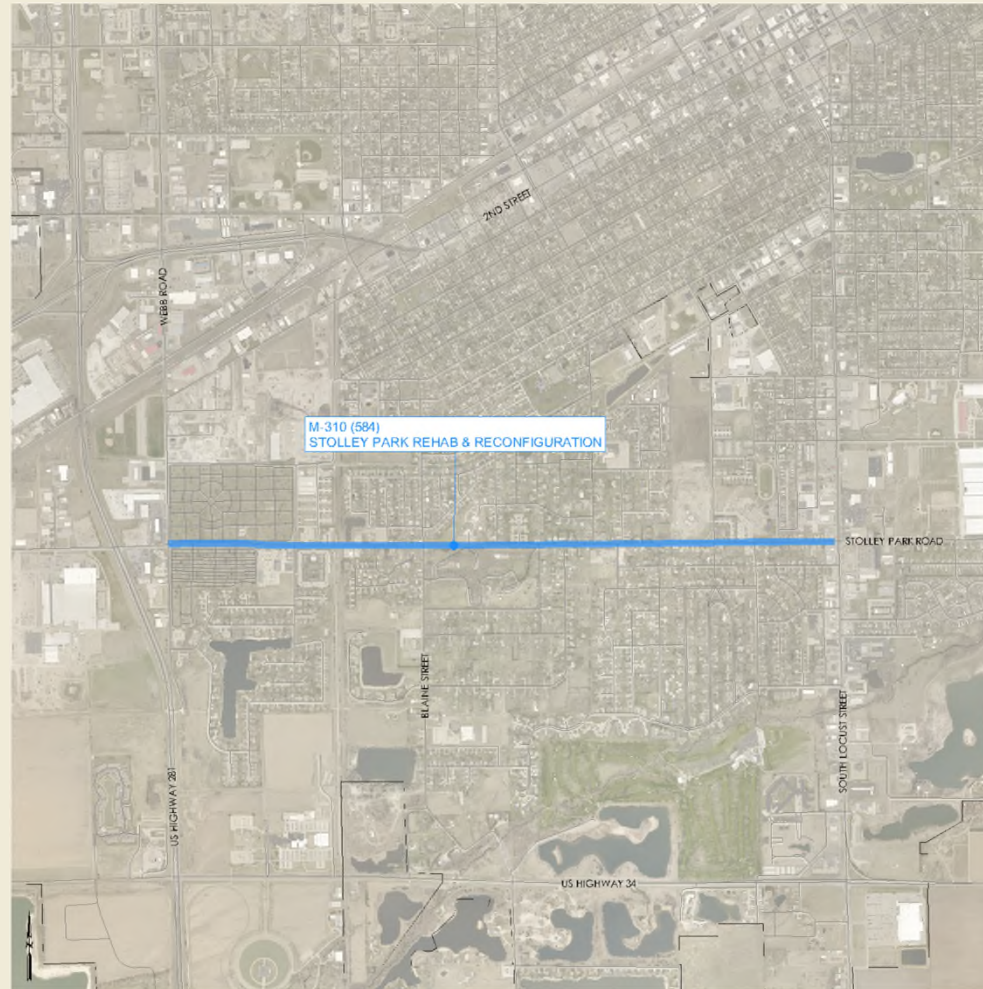
****DOES NOT INCLUDE ALL CAPITAL PROJECTS****



2019 ONE YEAR PROJECTS MAP

STOLLEY PARK ROAD RECONFIGURATION M-310 (584)

- Restriping for new lane designations
- Pavement repairs and diamond grinding for improving pavement structure and ride quality

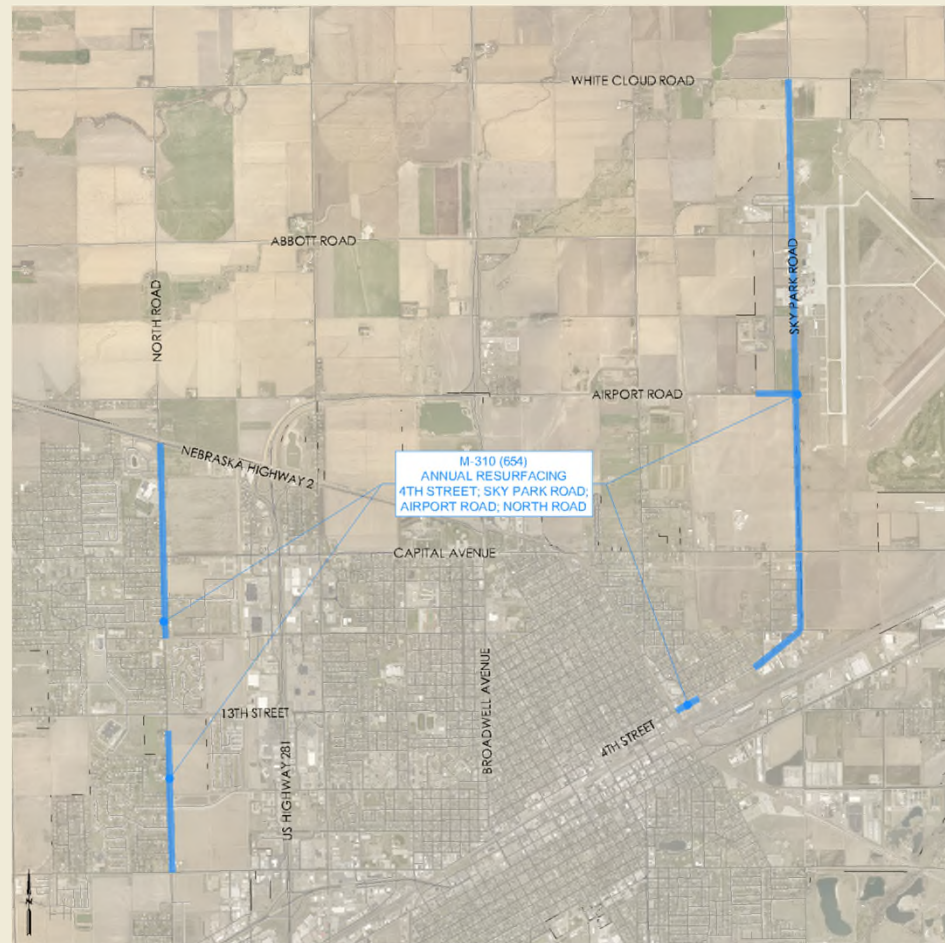


Five Points Intersection Improvements M-310 (643)

- 80% Federally funded safety project through Nebraska Department of Transportation (NDOT)
- Consists of multi-lane roundabout
- Will right size the lane configuration to optimize safety and efficiency, and meet the Federal Highway Administration (FHWA) safety program requirements

LOCAL RESURFACING M-310 (654)

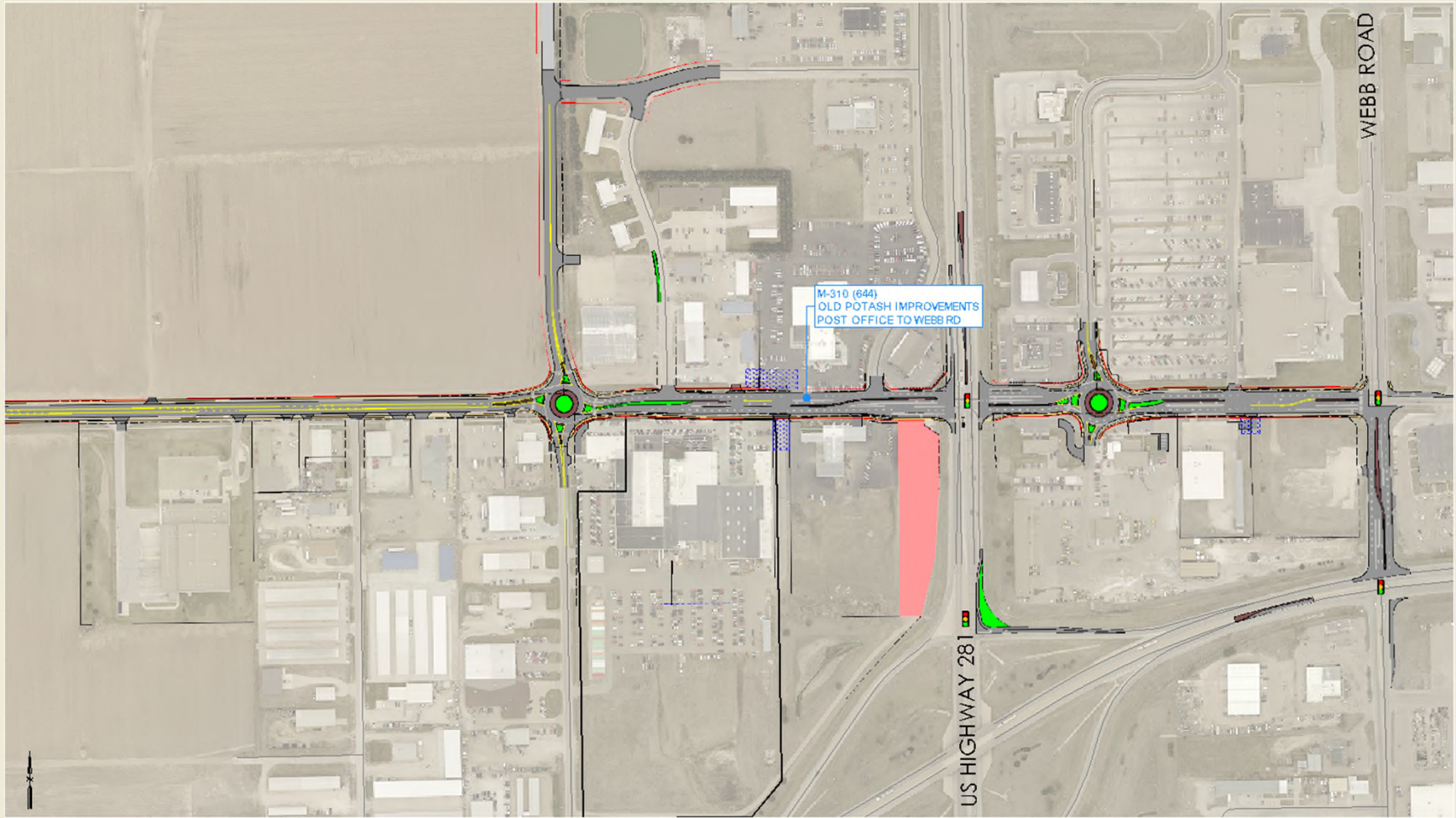
-  4th Street
-  Sky Park Road
-  Airport Road
-  North Road



OLD POTASH HIGHWAY IMPROVEMENTS

M-310 (644)

- The interaction between the various traffic features is complex, prompting the creation of a master plan for the corridor to ensure that the individual street and intersection projects will function together
- Preferred alternative was recently presented, which included widening and reconfiguring Old Potash, signal and geometric improvements at each intersection, and increased connectivity to roadway network
- Anticipated expenditures will include design engineering and property acquisition



Highway 281 Lighting M-310 (497)

- Stolley Park Road to US Highway 30 Interchange lighting
- Addition of roadway lighting to allow for improved safety by creating consistent lighting for commuters on US Highway 281
- Last section from north to south side through the City

12



SYCAMORE UNDERPASS REHAB

M-310 (631)

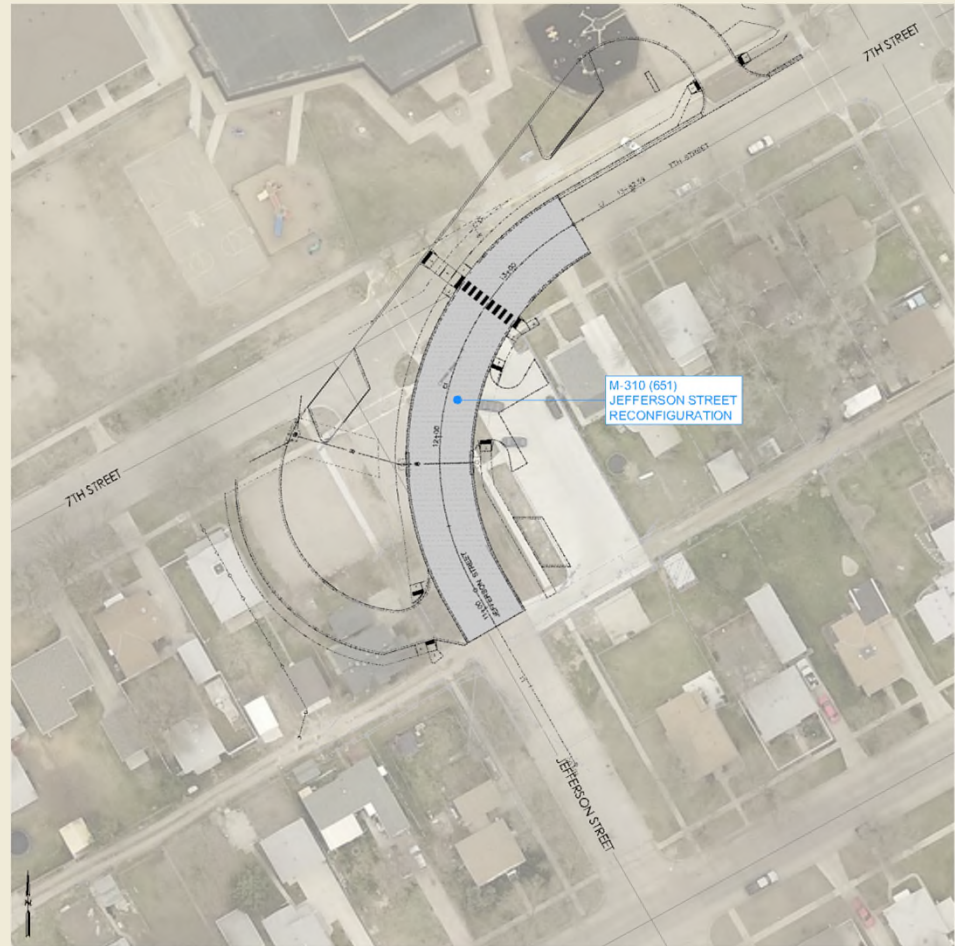
- Replace bridge deck, two (2) abutment walls, patch and seal retaining walls, improve drainage, and reconstruct pump station
- Construction began in 2018 with completion slated in 2019





Jefferson Street Reconfiguration M-310 (651)

 GIPS project to improve
traffic & pedestrian
safety



16

Husker Highway Improvements- Prairieview to Highway 281 M-310 (648)

- In connection with Grand Island Regional Hospital development with no City cost
- Improvements to roadway & drainage
- Roundabout at Prairieview Street & Husker Highway

17





Hall County Regional Planning Commission

Wednesday, January 2, 2019

Regular Meeting

Item F3

**Rezoning 13 and North Road from R1 Suburban Density
Residential to R2 Low Density Residential and R3 Medium
Density Residential**

Staff Contact:

Agenda Item 6

PLANNING RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

January 2, 2019

SUBJECT: *Zoning Change (C-09-2018GI)*

PROPOSAL: To rezone approximately 6.866 acres of land north of 13th Street and east of Mansfield Road, from R-1 Suburban Residential Zone to R-2 Low Density Residential Zone and R-3 Medium Density Residential Zone, in the City of Grand Island. The purpose of this rezoning request is to make the zoning consistent across the northern portion and most westerly portion of the property by extending the R-2 residential zone from adjacent properties, along with a zoning change along the southern portion of the property to an R-3 medium residential zone with backing 13th street onto to provide a buffer from a high volume street.

OVERVIEW:

Site Analysis

Current zoning designation:

Intent of zoning district

R-1: Suburban Residential Zone

R-1: To provide for residential neighborhoods at a maximum density of four to five dwelling units per acre with supporting community facilities.

Permitted and conditional uses:

R-1: Agricultural uses, recreational uses and residential uses at a density of 4 dwelling units per acre

Proposed zoning district

R-2: Residential uses with a density of 1 unit per 6,000 square feet of property. Minimum lot size of 6,000 square feet. Churches, schools, parks are permitted in this zoning district

R-3: Residential uses with a density of 1 unit per 3,000 square feet of property. Minimum lot size of 6,000 square feet. Churches, schools, parks and some limited non-profit operations and day care facilities are also allowed as permitted or conditional uses in this district.

Comprehensive Plan Designation:

Designated for Low to Medium Density Residential Development.

Existing land uses:

Vacant Ground

Adjacent Properties Analysis

Current zoning designations:

North: R-2: Low Density Residential Zone

South: R-1: Suburban Residential Zone

East: R-1: Suburban Residential Zone

West: R-2: Low Density Residential Zone

Intent of zoning district:

R-1: To provide for residential neighborhoods at a maximum density of four to five dwelling units per acre with supporting community facilities.

R-2: To provide for residential neighborhoods at a maximum density of seven dwelling units per acre with supporting community facilities.

Permitted and conditional uses:

R-1: Residential uses at a density of 4 dwelling units per acre, agricultural uses, and recreational uses

R-2: Residential uses with a density of 1 unit per 6,000 square feet of property. Minimum lot size of 6,000 square feet. Churches, schools, parks are permitted in this zoning district

Comprehensive Plan Designation:

All Directions: Designated for Low to Medium Density Residential Development.

Existing land uses:

North: Single-Family Residential

South: Vacant Lot & Hall County Emergency Management Facility

East: Suburban residential lot with Single Family Home

West: Church and Single-Family Attached Residential.

EVALUATION:

Positive Implications:

- *Consistent with the City's Comprehensive Land Use Plan:* The subject property is designated low to medium density residential development. (Typically R-2 & R-3).
- *Accessible to Existing Municipal Infrastructure:* City water and sewer services are available to service the rezoning area.
- *Consistent with the existing residential development:* This property is adjacent to an existing low density single-family residential development. This proposal extends the R-2 low-density zoning across the northern portion and most westerly portion of the property. The southern portion of the property will be zoned R-3

Negative Implications:

No Negative Consequences Foreseen

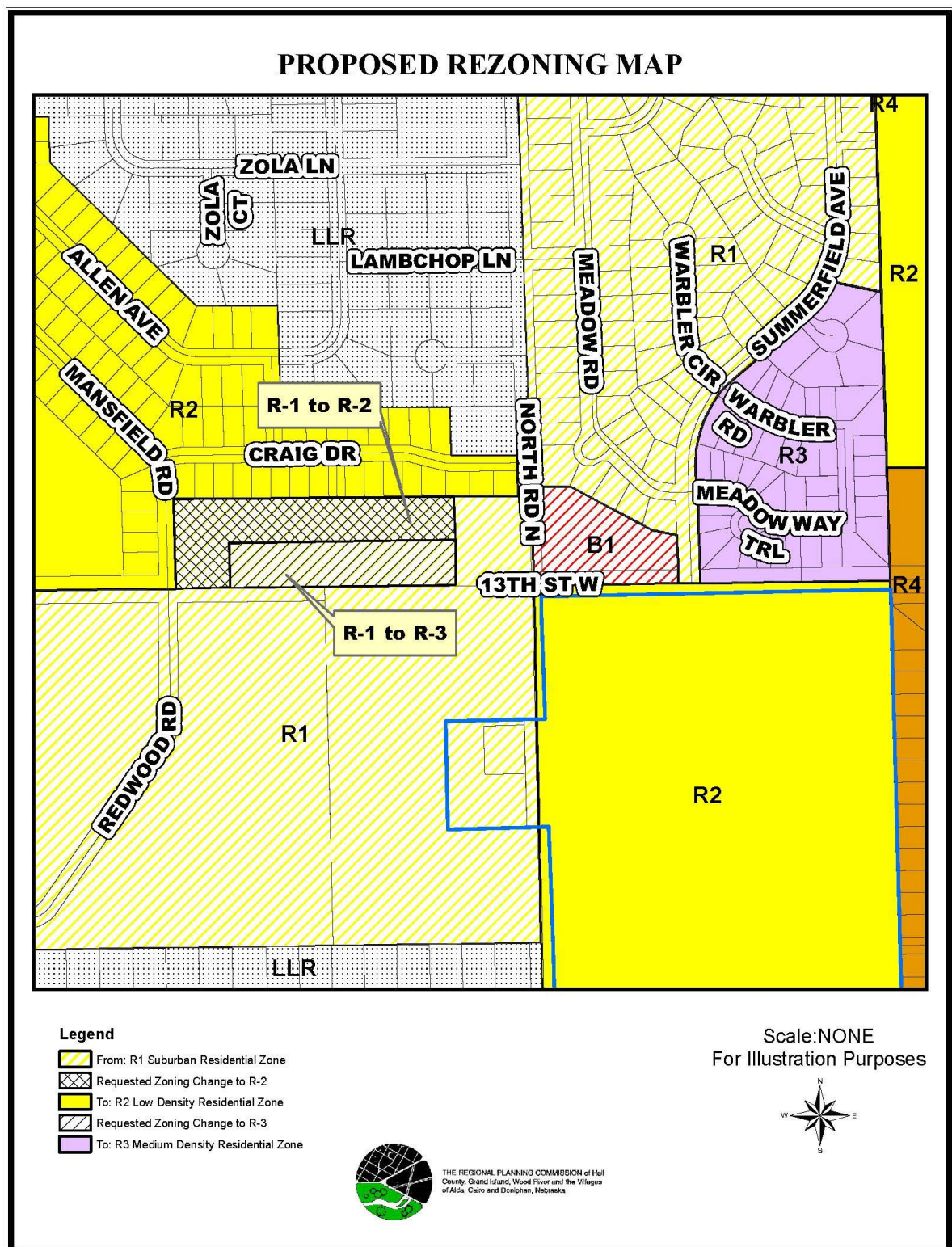
Other Considerations

This proposal is consistent with the 2004 comprehensive plan.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on the this site from R-1 Suburban Residential Zone to R-2 Low Density Residential Zone and R-3 Medium Density Residential Zone as requested and shown on the attached map.

_____ Rashad Moxey, Planner I



2018 Existing Zoning Map

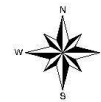
PROPOSED REZONING FUTURE LAND USE MAP



Future Land Use

- TA - Transitional Agriculture
- DC - Down Town Commercial
- GC - General Commercial
- HC - Highway Commercial
- MUC - Mixed Use Commercial
- LM - Low to Medium Residential
- MHR - Mobile Home
- MO - Mixed Use Office
- M - Manufacturing
- MUM - Mixed Use Manufacturing
- P - Public
- PR - Parks and Recreation

Scale: NONE
For Illustration Purposes



THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Aida, Cairo and Doniphan, Nebraska

2004 Future Land Use Map as Adopted with the Grand Island Comprehensive Plan

APPLICATION FOR REZONING OR ZONING ORDINANCE CHANGE

Regional Planning Commission

Check Appropriate Location:

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

RPC Filing Fee

(see reverse side)

plus Municipal Fee*

\$50.00

*applicable only in Alda, Doniphan, Wood River

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

Applicant Name Rhoads Enterprises Inc. Phone (h) 308-391-2959 (w) Same

Applicant Address P.O. Box 5616 Grand Island NE 68802

Registered Property Owner (if different from applicant) Mitchel & Brandi Pedersen

Address 39 Ponderosa Grand Island NE 68803 Phone (h) 402-786-3379 (w) Same

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

Property Address See legal description

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

Lot 2 Block 0 Subdivision Name B & M Estates Subdivision, and/or
All/part 1/4 of Section 11 Twp 11 Rge 10 W6PM City of Grand Island, Hall County, Nebraska
(S 1/2 S 1/2 SE 1/4 SE 1/4)

C. Requested Zoning Change:

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

From R-1 to R-2 & R-3 (See Attached Drawing)

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

N/A

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

R-2 lots & R-3 lots fit site better & create a buffer to 13th street.
Property to North is zoned R-2. Low to medium density fits future map plans in area.

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

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

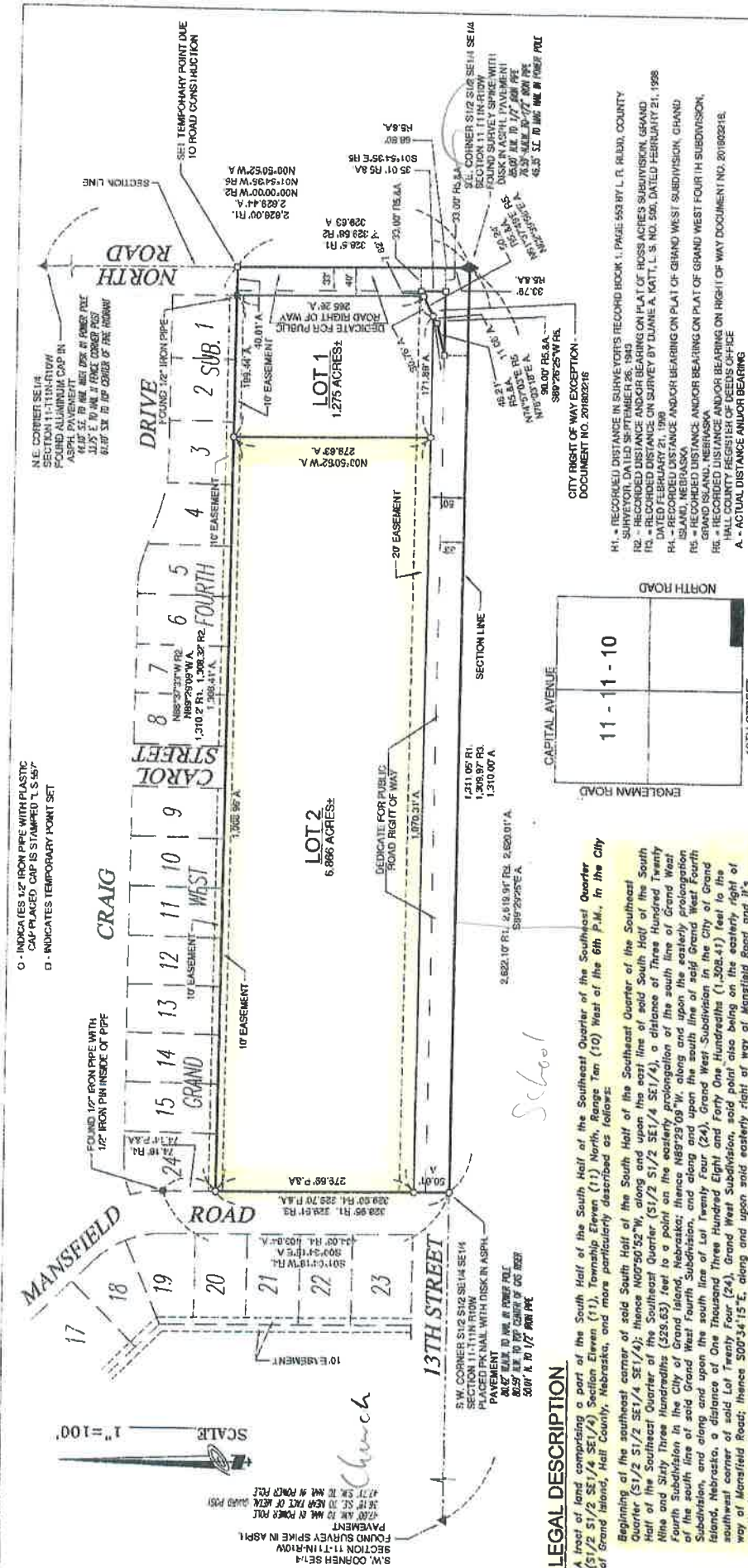
A public hearing will be held for this request

Signature of Owner or Authorized Person [Signature] Date 12/12/19

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

Application Deemed Complete by RPC: mo. ____ day. ____ yr. ____ Initial ____

RPC form revised 4/30/07



SURVEYOR'S CERTIFICATE

I hereby certify that on October 11, 2018, I completed an accurate survey (made under my supervision) of "B AND M ESTATES SUBDIVISION", in the City of Grand Island, Hall County, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons, and other grounds as contained in the plat as shown on the accompanying plat thereof, are well and accurately staked off and marked; that iron markers were placed at all corners as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

Lee D. Wagner
Registered Land Surveyor, No. 557
State of Nebraska

LEGAL DESCRIPTION

A tract of land comprising a part of the South Half of the South Half of the Southeast Quarter of the Southeast Quarter (S1/2 S1/2 S1/2 S1/4 SE1/4) Section Eleven (11), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska, and more particularly described as follows:

Beginning at the southeast corner of said South Half of the South Half of the Southeast Quarter of the Southeast Quarter (S1/2 S1/2 S1/2 S1/4 SE1/4) Section Eleven (11), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska, and more particularly described as follows:

Beginning at the southeast corner of said South Half of the South Half of the Southeast Quarter of the Southeast Quarter (S1/2 S1/2 S1/2 S1/4 SE1/4) Section Eleven (11), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska, and more particularly described as follows:

Beginning at the southeast corner of said South Half of the South Half of the Southeast Quarter of the Southeast Quarter (S1/2 S1/2 S1/2 S1/4 SE1/4) Section Eleven (11), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in the City of Grand Island, Hall County, Nebraska, and more particularly described as follows:

A tract of land located in the South One-Half of the South One-Half of the Sixth Principal Meridian in Hall County, Nebraska, described as follows:

Section 11, Township 11 North, Range 10 West of the Sixth Principal Meridian in Hall County, Nebraska, described as follows:

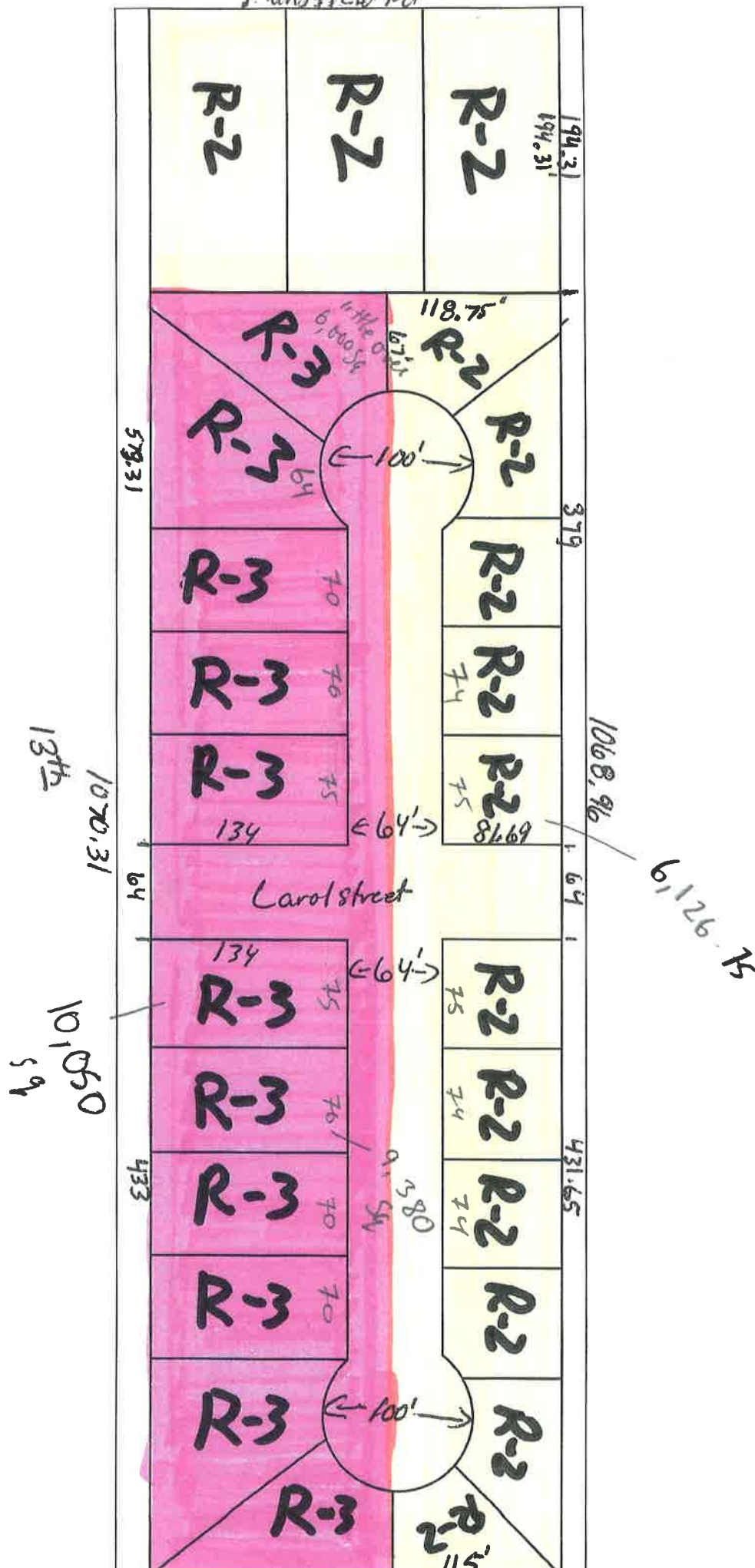
Referring to the southeast corner of said Section 11, hence N07°54'35"W (Assumed Bearing) on the east line of said Section 11, 33.79 feet; hence S89°29'25"W, 33.00 feet to a point at the intersection of the west right of way of North Road and the north right of way of 13th Street; said intersection being the point of beginning; hence S89°29'25"W on said north right of way of 13th Street, 90.00 feet; hence N07°54'35"W, 46.21 feet; hence N61°37'49"E, 50.24 feet to a point on said right of way of North Road; hence S01°54'35"E on said west right of way, 35.01 feet to the point of beginning. Containing an area of 1,307.57 square feet (0.030 acres), more or less.

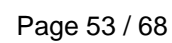
Sold total tract less exception, containing 9.876 acres, more or less.

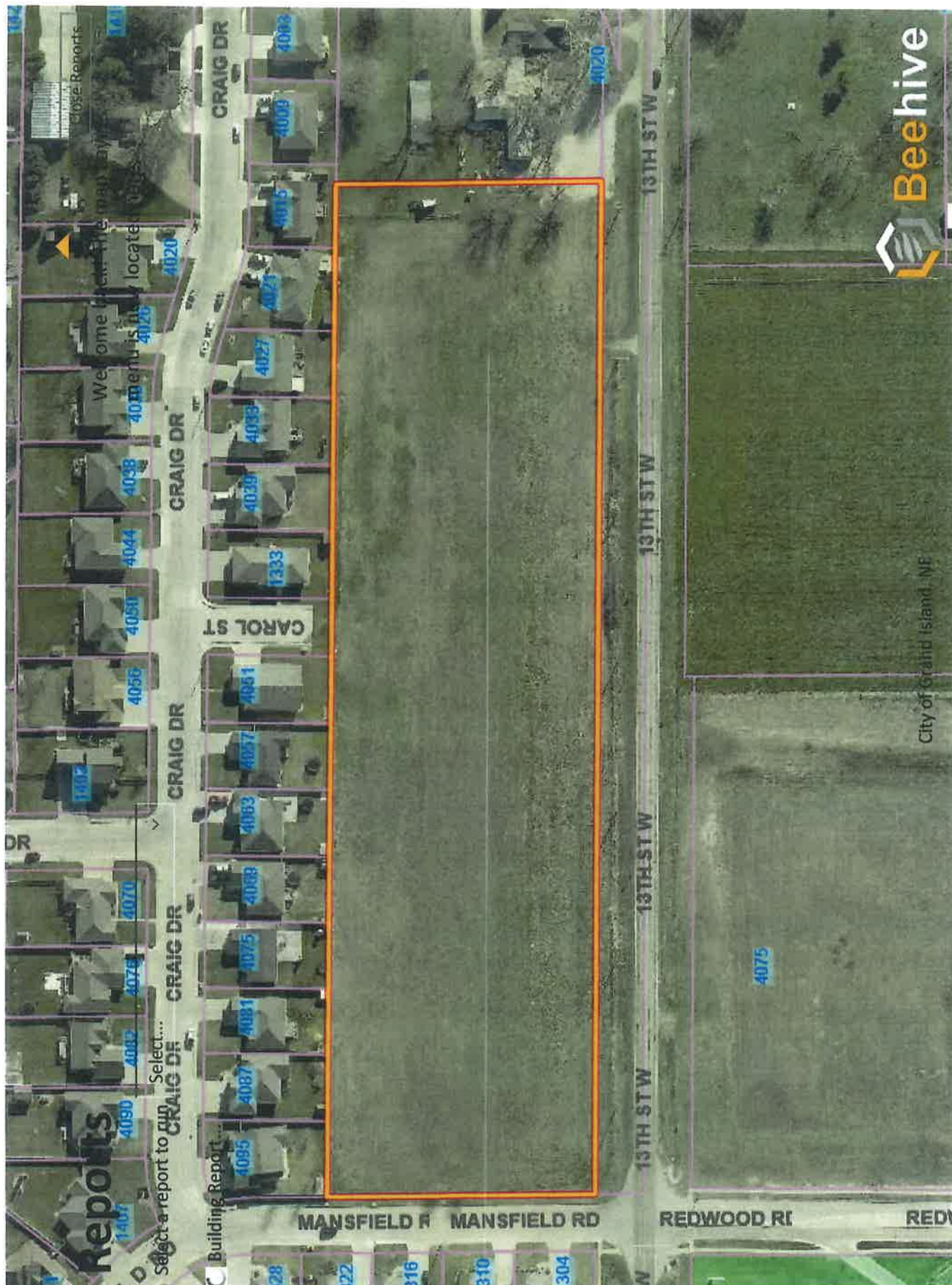
B AND M ESTATES SUBDIVISION

IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS - GRAND ISLAND, NEBRASKA









Hall County Regional Planning Commission

**Wednesday, January 2, 2019
Regular Meeting**

Item F4

**Text Amendment Chapter 36 Sections 96 Off Street Parking and
Section 107 Public Facilities**

Staff Contact:

Agenda Item # 7

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

December 21, 2018

SUBJECT:

Concerning proposed to and Section 36-96 Off Street Parking Requirements relative to the definition of the Central Business District and Section 36-107 Reserved relative to the construction of Public Facilities in all zoning districts. (C-10-2019GI)

PROPOSAL:

To Define the Central Business District Parking Exemption by the actual description of the boundaries of the area instead of by reference to Chapter 13 and Downtown Parking District No. 1. A map of the proposed Parking District 3 is attached and the boundaries are identical to those used for Parking District 1.

To specify that public facilities owned and operated by a government entity are permitted in all zoning districts unless specifically prohibited.

OVERVIEW:

The City of Grand Island has two identified areas where parking requirements are not enforce. The first is within the confines of Parking District No. 1 as defined in Chapter 13 (the Central Business District) of the Grand Island City Code. The second is the 4th Street Business District as defined in Chapter 36 Section 96. The Fourth Street District is defined by a boundary description based on the surrounding streets. The Central Business District is defined the same way in Chapter 13. This change would replace the reference to Parking District No. 1 with an actual description of the boundaries similar to the description use for the Fourth Street District. Staff is suggesting this change, at this time, because it is likely that Parking District No. 1 will be repealed and replaced with Parking District No. 3 to allow for changes in the way assessments are made.

The Changes proposed for Chapter 36 Section 107 would clarify that the City and other Government entities have the ability to locate government owned and operated facilities in any zoning district unless specifically prohibited. This would not apply to facilities rented or leased by a government entity or to those that they do not operate.

The proposed changes are attached with strike outs and highlights.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council **approve** the changes to the Grand Island Zoning Ordinance as presented.

_____ Chad Nabity AICP, Planning Director

§36-96. Off-Street Parking Requirements

(A) Purposes:

(1) It is the intent of this section that all buildings and uses shall provide off-street parking and loading facilities in a minimum amount as required herein to meet the needs of such buildings and uses on private property and under the same ownership as such buildings or uses. The accommodations may consist of lots, garages, or other buildings, and accessories; they may be surface facilities or facilities above or under the ground.

(2) It is the further intent of this section that all off-street parking and loading spaces and facilities shall be sited and built according to the requirements contained in this section, and shall require an application for and issuance of a building permit pursuant to §8-22.

(B) Application. Each building or use hereafter constructed, and each addition to or altered building or use shall be provided with off-street parking and loading spaces as required herein. Each off-street parking space or loading facility and space hereafter constructed, upon proper application and permit being granted shall be sited and constructed pursuant to the requirements of this section. No application for a building permit for such building, addition, alteration, or use shall be approved unless accompanied by a plot plan showing the location and amount of off-street parking and loading spaces as required herein for the existing or proposed building or use and including all such additions or alterations. No occupancy or use permit shall be issued unless the required parking and loading facilities shall have been provided in accordance with the approved plot plan. Requirements shall be applicable to all zones and districts but not to include the following business districts or tracts of land as identified below:

(1) ~~Central Business District as identified and described in Chapter 13 of this code as the Downtown Improvement and Parking District No. 1.~~ Beginning at the intersection of Sycamore Street and First Street; thence westerly on First Street to Pine Street; thence southerly on Pine Street to the southerly boundary of Courthouse Addition; thence westerly along the southerly boundary of Courthouse Addition to Locust Street; thence westerly on Division Street to Walnut Street; thence northerly on Walnut Street to the alley between Division Street and First Street; thence westerly on said alley to Cedar Street; thence northerly on Cedar Street to the alley between Second Street and Third Street; thence westerly on said alley to Elm Street; thence northerly on Elm Street to a point 40 feet north of the southerly right-of-way line of the Union Pacific Railroad; thence easterly parallel to and 40 feet from said right-of-way line to Walnut Street; thence northerly on Walnut Street to a point 100 feet north of the northerly right-of-way line of South Front Street; thence easterly parallel to and 100 feet from said right-of-way line to Kimball Avenue extended; thence southerly on Kimball Avenue extended and Kimball Avenue to the alley between Third Street and Second Street; thence southerly on Sycamore Street to the point of beginning.

(2) *Fourth Street Business District.* Beginning at the intersection of Eddy Street and the alley in the block between Fourth and Fifth Streets; thence easterly on the alley to the intersection of the alley with Sycamore Street; thence southerly on Sycamore Street to 100 feet south of the south right-of-way line of North Front Street; thence westerly on the aforesaid line to its intersection with Eddy Street; thence northerly on Eddy Street to the point of beginning.

(3) Tracts of land ten acres or more used for seasonal events (one event every three months) of not more than fourteen consecutive days in duration and a minimum of fourteen days between events.

(C) Area and Computation: An off-street parking space shall be of appropriate dimensions of not less than 180 square feet exclusive of access or maneuvering area, ramps, columns, etc., and shall have a vertical clearance of not less than seven feet. An off-street loading space shall be of appropriate dimensions of not less than 360 square feet exclusive of access or maneuvering area, ramps, columns, etc., and shall have a vertical clearance of not less than fourteen feet. When determination of the number of off-street parking or loading spaces required by this chapter results in a requirement of a fractional space, any fraction of one-half or less may be disregarded while a fraction in excess of one-half shall be counted as one parking space.

(D) Location: All off-street parking spaces shall be on the same lot as the building or within 300 feet of the lot. Permanent off-street parking spaces shall not be permitted within the required front yard setback, provided, however, that for a building containing three dwelling units or less, one space per unit may be placed within the front yard setback if such space is not directly in front of the building excluding garages or carports. *Residential Garages with overhead doors facing the street shall provide a 25 foot setback between the garage door and the property line.*

(E) Collective Facilities: Off-street parking facilities for separate or mixed buildings or uses may be provided collectively so long as the total number of spaces is not less than the sum of the separate required

spaces, and provided further, that the requirement concerning location of such facility with respect to distance from the building or use served shall be complied with. In order to eliminate a multiplicity of entrances and exits and diminish traffic hazards to conserve space where space is at a premium and to promote orderly development generally, the city council is hereby authorized to plan and group parking facilities collectively for a number of businesses in a given area, and especially in the central business district, in such a manner as to obtain a maximum of efficiency and capacity in parking and traffic movement.

(F) Employee Parking: Parking spaces required on an employee basis shall be based on the maximum number of employees on duty on the premises at any one time.

(G) Design Standards. All off-street parking and loading facilities shall be designed with appropriate means of vehicular access to a street or alley and contain adequate and safe maneuvering areas. Detailed plans shall be submitted to the public works director for approval of all curb cuts or driveway openings before a permit may be obtained therefor. No signs shall be displayed except such signs as required for the orderly use of the facilities. All facilities shall be provided with a permanent type, dust-free surface meaning asphaltic cement concrete, Portland cement concrete, or paving brick.

All parking lots containing five or more parking spaces, which are within 30 feet of property occupied by a residential use in a Large Lot Residential Zoning District or of property within a Suburban Residential Zoning District, Low Density Residential Zoning District, Medium Density Residential Zoning District, High Density Residential Zoning District or Residential Development Zoning District, shall provide a sight-obscuring fence or screen not less than six feet nor more than eight feet in height along the boundary of the parking lot adjacent to such districts. No fence or screen shall be required between abutting parking lots or adjacent to an alley. The height of any fence or screen shall be subject to other restrictions provided by the City Code.

(H) Maintenance: The parking and loading facilities required by this section shall be provided and maintained so long as the use exists which the facilities are designed to serve. Reasonable precautions must be taken by the owners of particular uses to assure the use of the parking facilities only by the employees or the social or business visitors of the premises for which the facilities are provided. The facilities must be so designed and maintained as not to constitute a nuisance at any time and must not be used in such a manner as to constitute a hazard or unreasonable impediment to traffic.

(I) Reduction of Number of Spaces: Off-street parking or loading facilities shall not be reduced in total extent, after their provision required hereunder, except upon the approval of the Board of Adjustment, and then only after proof that the parking or loading spaces are no longer required by reason of a change in use of the premises of which the facilities are adjunct.

(J) Requirement for Uses Not Listed: For any use not listed, the Board of Adjustment shall determine the proper requirement by classifying the proposed use among the uses specified herein so as to assure equal treatment.

(K) Administration and Enforcement: The off-street parking and loading provisions of this section shall be administered by the zoning official and enforced by the chief building official, who shall also serve in advisory capacity to the city council on matters relative to any phase of such provisions.

(L) Penalty for Violation: The provisions of parking and loading facilities as required by this section shall be a continuing obligation of the owner or sponsor of a given building or use so long as the building or use is in existence and so long as parking and loading facilities are required hereunder in connection therewith, and it shall be unlawful to discontinue, change, or dispense with such facilities without establishing alternate facilities that meet the requirements herein. Penalty provisions applicable to this chapter as a whole shall apply to the violations of these provisions. In addition, at such time as the facilities required hereunder shall fail to continue to be available for the purpose, the building permit for the structures to which the facilities are adjunct and the use or occupancy permits issued for the premises shall be canceled and become null and void.

Amended by Ordinance No. 8976, effective 06-08-2005

Amended by Ordinance No. 9151, effective 12-18-2007

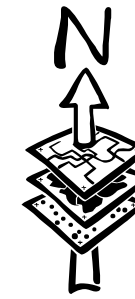
Amended by Ordinance No. 9229, effective 09-09-2009

Amended by Ordinance No. 9574, effective 03-15-2016

Amended by Ordinance No. 9689, effective 06-12-2018

§36-107. ~~Reserved~~Public Facilities:

Unless specifically prohibited, public facilities (eg. schools, fire stations, police stations, government offices) owned and operated by a government entity are permitted in all zoning districts subject to the setbacks and rules for that district.



Parking District 3 Assesment

Legend

- City of Grand Island Owned Lots
- Parking District 3
- Parcels





Hall County Regional Planning Commission

Wednesday, January 2, 2019

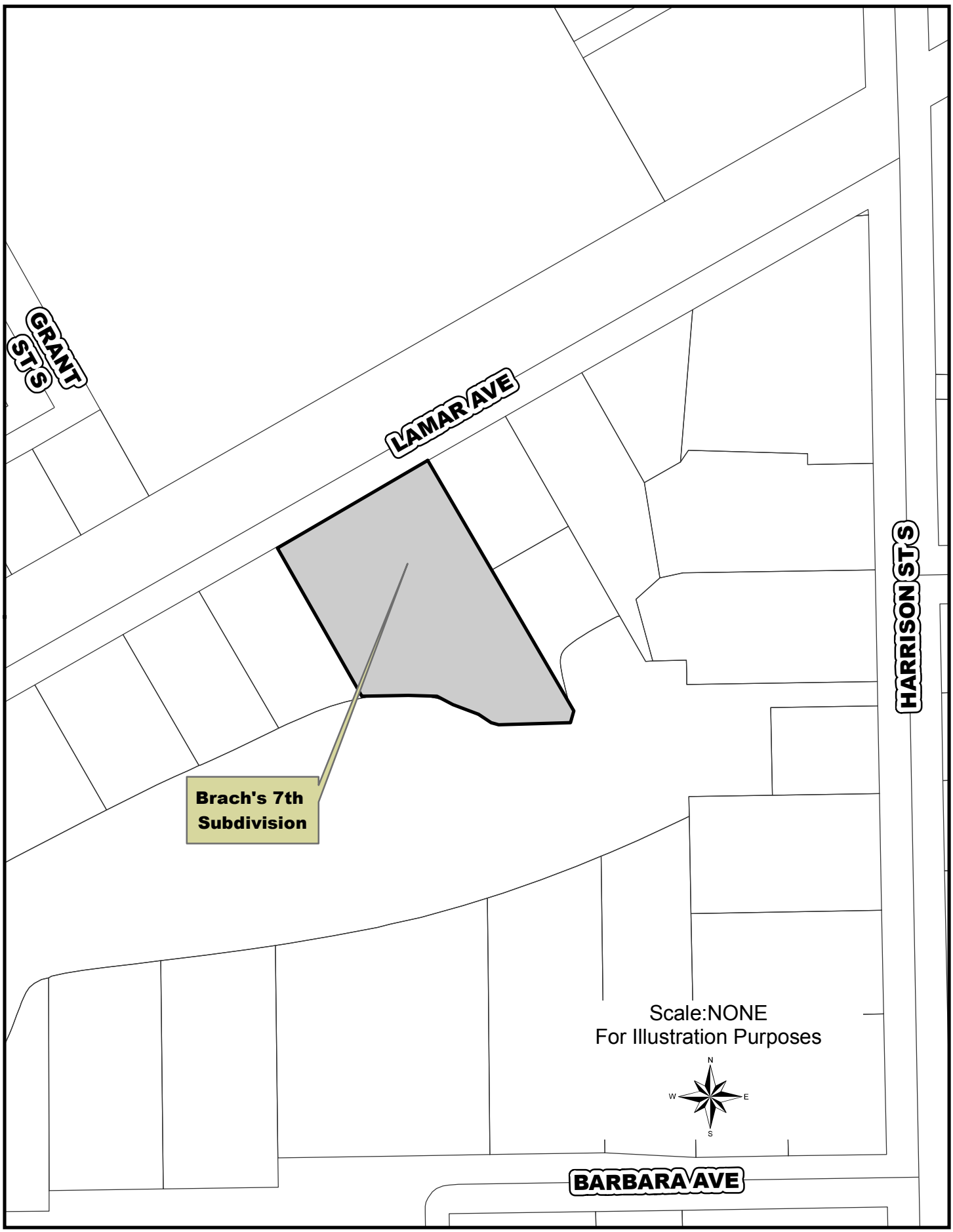
Regular Meeting

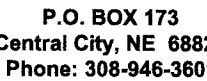
Item M1

Brach's Seventh Subdivision

Staff Contact:

LOCATION MAP





IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

Know all Men by these presents, Kirk C. Hansen and Tanya J. Hansen, husband and wife, being the owner of land described hereon, have caused the same to be surveyed, subdivided, platted and designated as the **BRACH'S SEVENTH SUBDIVISION** in the City of Grand Island, Hall County, Nebraska and said sole owners hereby ratify and approve the deposition of their property as shown on the above plat, and hereby dedicate for the use and benefit of the public, the streets and utility easements (if any) as shown upon said plat, and acknowledge said subdivision to be made with the free consent and in accordance with the desires of the undersigned owners and proprietors.

in witness thereof I have affixed my signature hereto at _____, Nebraska on, _____, 20_____

Kirk C. Hansen

Tanya J. Hansen

State of Nebraska)
) SS
County of _____)

Acknowledgment
of
Notary

on this _____ Day of _____, 20____ before me, a Notary Public in and for said County and State, came Kirk C. Hansen and Tanya J. Hansen to me personally known to be the same identical persons, acknowledged the execution of the same in testimony thereof, have hereunto set my hand and affixed my Notary Seal the Day and Year above written .

Notary Public

My Comm. Expires:

North

Scale: 1" = 30'

O = Corner Set 1/2" x 24
 Rebar w/ Cap #610
 ⊕ = Nail and #610 Tag
 ● = Corner Found
 (3/4" Pipe)
 X = Calculated Corner
 (M) = Measured Distance
 (R) = Recorded Distance
 (P) = Platted Distance
 (D) = Deeded Distance

A Subdivision being all of Lot 1, BRACH'S SIXTH ADDITION to the City of Grand Island, Hall County, Nebraska, and part of Lot 10A and Part of Lot 11A, identified as "Lake Front Tract Abutting Brach's Lake" shown on the City Engineering Department plat "Brach's Lake" dated 9-29-72, filed in Deed Book 104B, page 25, Hall County Register of Deeds Office, in the Northwest Quarter of the Northwest Quarter (NW1/4, NW1/4) of Section Twenty Three (23), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., Grand Island, Hall County, Nebraska and more particularly described as follows:

Beginning at the Northeast Corner of said Lot 1; thence on an assigned bearing of South 29°54'35" East on the easterly line of said Lot 1 and the easterly line of said Lot 11A a distance of 287.80 feet to the Southeast Corner of said Lot 11A; thence on the southerly line of said Lot 11A 105.55 feet on a 88.00 foot radius curving to the right with a chord bearing of South 85°07'46" West and a chord distance of 99.33 feet to the Southeast Corner of said Lot 10A; thence on the southerly line of said Lot 10A 125.52 feet on a 158.00 foot radius curving to the left with a chord bearing of North 77°19'21" West and a chord distance of 122.24 feet to the Southwest corner of said Lot 10A; thence North 29°54'36" West on the westerly line of said Lot 10A and the westerly line of said Lot 1 a distance of 163.38 feet to the southerly Right-of-way line of La Mar Avenue and the Northwest Corner of said Lot 1; thence North 60°12'08" East on the said southerly right-of-way line and the northerly line of said Lot 1 a distance of 180.00 feet to the point of beginning containing a calculated area of 42462.1 Square Feet or 0.97 Acres, more or less.

Approved and Accepted by the Regional Planning Commission of Hall County, Cities of Grand Island, Wood River, and the Villages of Alda, Cairo, and Doniphan, Nebraska

this _____, 20__

Chairman

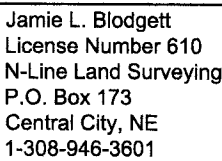
Approved and Accepted by the City of Grand Island, Nebraska

this _____, 20_____

Chairman of the Board

County Clerk

I hereby certify that this _____, 20____, I completed an accurate survey of **BRACH'S SEVENTH SUBDIVISION**, in the County of Hall, Nebraska, as shown on the accompanying plat thereof; that iron markers, except where indicated were found and placed at all property corners, the dimensions of the property are shown on the plat, and that the Subdivision Survey was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.



DATE OF SURVEY 12/13/2018 JOB NUMBER 18133



LAND
SURVEYING
P.O. BOX 173
Central City, NE 68826
Phone: 308-946-3601

BRACH'S SEVENTH SUBDIVISION

IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

DEDICATION OF PLAT

Know all Men by these presents, Kirk C. Hansen and Tanya J. Hansen, husband and wife, being the owner of land described hereon, have caused the same to be surveyed, subdivided, platted and designated as the **BRACH'S SEVENTH SUBDIVISION** in the City of Grand Island, Hall County, Nebraska and said sole owners hereby ratify and approve the deposition of their property as shown on the above plat, and hereby dedicate for the use and benefit of the public, the streets and utility easements (if any) as shown upon said plat, and acknowledge said subdivision to be made with the free consent and in accordance with the desires of the undersigned owners and proprietors.

in witness thereof I have affixed my signature hereto at _____, Nebraska on, _____, 20____

Kirk C. Hansen

Tanya J. Hansen

ACKNOWLEDGMENT

State of Nebraska)
County of _____) SS Acknowledgment
of
Notary

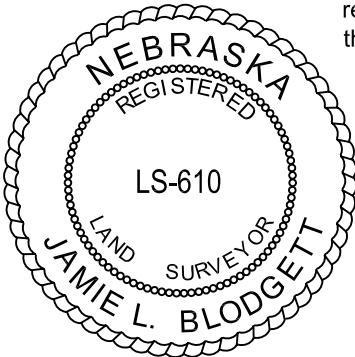
on this _____ Day of _____, 20____ before me, a Notary Public in and for said County and State, came Kirk C. Hansen and Tanya J. Hansen to me personally known to be the same identical persons, acknowledged the execution of the same in testimony thereof, I have hereunto set my hand and affixed my Notary Seal the Day and Year above written .

Notary Public

My Comm. Expires:

Legend

- O = Corner Set 1/2" x 24" Rebar w/ Cap #610
- Φ = Nail and #610 Tag
- = Corner Found (3/4" Pipe)
- X = Calculated Corner
- (M) = Measured Distance
- (R) = Recorded Distance
- (P) = Platted Distance
- (D) = Deeded Distance



BRACH'S SEVENTH SUBDIVISION DESCRIPTION:

A Subdivision being all of Lot 1, BRACH'S SIXTH SUBDIVISION to the City of Grand Island, Hall County, Nebraska, and part of Lot 10A and Part of Lot 11A , identified as "Lake Front Tract Abutting Brach's Lake" shown on the City Engineering Department plat "Brach's Lake" dated 9-29-72, filed in Deed Book 104B, page 25, Hall County Register of Deeds Office, in the Northwest Quarter of the Northwest Quarter (NW1/4, NW1/4) of Section Twenty Three (23), Township Eleven (11) North, Range Nine (9) West of the 6th P.M., Grand Island, Hall County, Nebraska and more particularly described as follows:

Beginning at the Northeast Corner of said Lot 1; thence on an assigned bearing of South 29°54'35" East on the easterly line of said Lot 1 and the easterly line of said Lot 11A a distance of 287.80 feet to the Southeast Corner of said Lot 11A; thence on the southerly line of said Lot 11A 105.55 feet on a 88,00 foot radius curving to the right with a chord bearing of South 85°07'46" West and a chord distance of 99.33 feet to the Southeast Corner of said Lot 10A; thence on the southerly line of said Lot 10A 125.52 feet on a 158,00 foot radius curving to the left with a chord bearing of North 77°19'21" West and a chord distance of 122.24 feet to the Southwest corner of said Lot 10A; thence North 29°54'36" West on the westerly line of said Lot 10A and the westerly line of said Lot 1 a distance of 163.38 feet to the southerly Right-of-way line of La Mar Avenue and the Northwest Corner of said Lot 1; thence North 60°12'08" East on the said southerly right-of-way line and the northerly line of said Lot 1 a distance of 180.00 feet to the point of beginning containing a calculated area of 42462.1 Square Feet or 0.97 Acres, more or less.

APPROVAL

Approved and Accepted by the Regional Planning Commission of Hall County, Cities of Grand Island, Wood River, and the Villages of Alda, Cairo, and Doniphan, Nebraska

this _____, 20____

Chairman

Approved and Accepted by the City of Grand Island, Nebraska

this _____, 20____

Chairman of the Board

County Clerk

SURVEYOR'S CERTIFICATE

I hereby certify that this _____, 20____, I completed an accurate survey of **BRACH'S SEVENTH SUBDIVISION**, in the County of Hall, Nebraska, as shown on the accompanying plat thereof; that iron markers, except where indicated were found and placed at all property corners, the dimensions of the property are shown on the plat, and that the Subdivision Survey was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

Jamie L. Blodgett
License Number 610
N-Line Land Surveying
P.O. Box 173
Central City, NE
1-308-946-3601

DATE OF SURVEY 12/13/2018 JOB NUMBER 18133

Hall County Regional Planning Commission
SUBDIVISION APPLICATION

This application must be submitted a minimum of 20 calendar days prior to a planning commission meeting to be considered at that meeting. Planning Commission meetings are typically held on the first Wednesday of the month.

Owners Information

Name Kirk C. and Tanya J. Hansen
Address 2007 Lamar Ave.
City Grand Island, State NE Zip 68803
Phone 308-390-2009

Attach additional information as necessary for all parties listed as an owner on the plat and any other party such as: partners, Deed of Trust holders, etc...

All owners, lien holder's etc... will be required to sign the dedication certificate on the final plat.

As the applicant for this subdivision I do hereby certify that I have provided complete information regarding the ownership of the property included in this application:

By: Tanya Hansen
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm N-Line Land Surveying
Address P.O. Box 173
City Central City, State NE Zip 68826
Phone 308-946-3601
Surveyor/Engineer Name Jamie L. Blodgett License Number 610

SUBDIVISION NAME: Brach's Sixth Subdivision

Please check the appropriate location

- ☒ Grand Island City Limits
☐ 2 Mile Grand Island Jurisdiction
☐ Hall County
☐ City of Wood River or 1 Mile Jurisdiction
☐ Alda or 1 Mile Jurisdiction
☐ Cairo or 1 Mile Jurisdiction
☐ Doniphan or 1 Mile Jurisdiction

Please check the appropriate Plat

- ☐ Preliminary Plat
☒ Final Plat
☒ Administrative Plat (Grand Island, Alda, Doniphan, and Cairo)

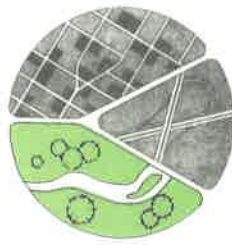
Number of Lots 1

Number of Acres 0.97

Checklist of things Planning Commission Needs

- ☒ 10 + 15 copies if in City limits or the two mile jurisdiction of Grand Island
☐ 5 + 15 copies if in Hall County, City of Wood River, Village of Cairo, Doniphan or Alda.
☐ 5 copies if Administrative Plat
☐ Closure Sheet
☐ Utilities Sheet
☐ Receipt for Subdivision Application Fees in the amount of \$ 430

Providing false information on this application will result in nullification of the application and forfeiture of all related fees. If you have any questions regarding this form or subdivision regulations administered by the Hall County Regional Planning Commission, please call 308-390-2009.



THE REGIONAL PLANNING COMMISSION of Hall
County, Grand Island, Wood River and the Villages
of Alda, Cairo and Doniphan, Nebraska

December 20, 2018

Dear Members of the Board:

RE: Final Plat – Subdivision List.

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Brach's 7th Subdivision, located in Hall County, Nebraska

This final plat proposes to create 1 lot, "being all of Lot 1, BRACH'S SIXTH SUBDIVISION to the City of Grand Island, Hall County, Nebraska, and part of Lot 10A and part of 11A, identified as "Lake Front Tract Abutting Brach's Lake" shown on the City Engineering Department plat "Brach's Lake".

You are hereby notified that the Regional Planning Commission will consider these Subdivision Plats at the next meeting that will be held at 6:00 p.m. on January 2nd, 2019, in the City 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
County Assessor/Register of Deeds
Manager of Postal Operations
Applicant's Surveying Company
Applicant

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

LOCATION MAP

