



Hall County Regional Planning Commission

Wednesday, December 2, 2020
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

7:00 PM

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, December 2, 2020
Regular Meeting**

Item .A1

Agenda 12/2/20

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, December 2, 2020

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 November 4, 2020.**

- 3. Request Time to Speak.**

- 4. Public Hearing Consideration of a Site Specific Redevelopment Plan for CRA Area #2 Fonner View Center 1201 S. Locust-Grand Island**

Concerning an amendment to the redevelopment plan for CRA Area No. 2 for 1201 S. Locust- Fonner View Center_ south of Fonner Park Road and east of Locust Street. The request calls for redevelopment and renovation of the commercial space at this location. (C-05-2021GI)

- 5. Public Hearing Readoption of the Grand Island Zoning Map – Grand Island** Public Hearing to re-adopt the City of Grand Island Zoning Map, with proposed changes as produced using the Hall County Geographic Information System. (C-04-2020GI)

- 6. Final Plat – Beckett Subdivision- Grand Island-** Located west of Stuhr Road and north of Stolley Park Road in Hall County Nebraska within the 2 mile ETJ of Grand Island, Nebraska. (2 lots, 10.011 acres). This property is zoned TA Transitional Agriculture Zone.

- 7. Directors Report**

- 8. Next Meeting January 6, 2021.**

9. 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
December 2, 2020**

- 4. Public Hearing Consideration of a Site Specific Redevelopment Plan for CRA Area #2 Fonner View Center 1201 S. Locust-Grand Island**
Concerning an amendment to the redevelopment plan for CRA Area No. 2 for 1201 S. Locust- Fonner View Center_ south of Fonner Park Road and east of Locust Street. The request calls for redevelopment and renovation of the commercial space at this location. (C-05-2021GI) **See Full Recommendation** (Hearing, Discussion, Action)
- 5. Public Hearing Readoption of the Grand Island Zoning Map – Grand Island** Public Hearing to re-adopt the City of Grand Island Zoning Map, with proposed changes as produced using the Hall County Geographic Information System. (C-04-2020GI) **See Full Recommendation** (Hearing, Discussion, Action)
- 6. Final Plat – Beckett Subdivision- Grand Island-** Located west of Stuhr Road and north of Stolley Park Road in Hall County Nebraska within the 2 mile ETJ of Grand Island, Nebraska. (2 lots, 10.011acres). This property is zoned TA Transitional Agriculture Zone. There are currently 2 houses on this property and this will allow the owner to sell each house separately. They will split the 28 foot drive access with a cross easement dedicated to the public that will allow both lots to share this access.

Next Meeting January 6, 2021



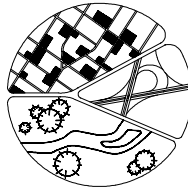
Hall County Regional Planning Commission

Wednesday, December 2, 2020
Regular Meeting

Item E1

Meeting Minutes

Staff Contact:



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

Minutes
for
November 4, 2020

The meeting of the Regional Planning Commission was held Wednesday, November 4, 2020 at City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the “Grand Island Independent” on October 24, 2020.

Present: Leslie Ruge Pat O’Neill Robin Hendricksen
 Jaye Monter Tyler Doane
 Hector Rubio Carla Maurer
 Leonard Rainforth Greg Robb

Absent: Judd Allen, Tony Randone and Darrel Nelson

Other:

Staff: Rashad Moxey and Norma Hernandez

Press: Brandon Summers

1. Call to order.

Chairman O’Neill called the meeting to order at 6:05 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 October 7, 2020 meeting.

A motion was made by Robb and second by Rubio to approve the minutes of the October 7, 2020 meeting.

The motion carried with eight members voting in favor (O'Neill, Ruge, Monter, Rainforth, Hendricksen, Robb, Doane and Rubio) and one abstaining (Maurer).

3. Request Time to Speak.

The following requested time to speak during discussion:

Andrew Woitaszewski, 7337 W Blender Rd Grand Island, NE - item #4 available for questions

Stephen Mossman- Mattson Ricketts Law Firm, Lincoln, NE item #4- available for questions

4. Smart Soil LLC Local Siting Permit – Hall County – Concerning a request to the Hall County Board for a solid waste processing facility siting permit to be located in Hall County west of 190th Road between Husker Highway and Old Potash Highway. (C-03-2021GI)

Moxey stated this was a discussion required for state statute for a proposed site application for a solid waste processing facility by Smart Soil, LLC. Hall County has issued a conditional use permit. Moxey said the site does meet the zoning requirements. Moxey also went on to explain that the County issued a temporary use permit, to test the impact on the surrounding/ neighboring properties. As part of the request submitted by Stephen Mossman, with Mattson Ricketts Law firm on behalf of Smart Soil, LLC the Hall County Board has forwarded the application to the Regional Planning Commission for review and comments per state statute.

Andrew Woitaszewski -7337 W Blender Rd Grand Island, NE-

Stephen Mossman – Mr. Mossman an attorney representing Smart Soil, LLC said Smart Soil, LLC applied for a conditional use permit in Dec. 10, 2019 for 7 years to operate a compost facility. Smart Soil, LLC will now apply for a solid waste processing facility local siting permit per state statute in order to get the final permit they need from the Nebraska Department of Environment and Energy. One of the requirements under state statute is that the application get the advice of the Regional Planning Commission. A formal vote will not be needed for the advice. Mr. Mossman explained the criteria were sent out in the application filed for the county board to do final.

Commissioner Rainforth asked if the operation was up in running during the spring when there was a lot of rain. Woitaszewski explained that the operation had a temporary permit during last summer, however the site can hold up to 350% more than the required water runoff retention by the state.

Commissioner Ruge asked if there was more construction to be done on site, Woitaszewski stated that once the local siting permit is completed the project can move forward.

Chairman O'Neill stated that the consensus of the Planning Commission is that it agrees with the resolution set forth by the Hall County Board.

Consent Agenda

- 5. Final Plat – Bosselman Crossing - Grand Island –** Located south of U.S. Highway 34 and west of Locust Street in Grand Island, Nebraska (2 lots, 3.31 acres). This property is zoned B2 General Business Zone.
- 6. Final Plat – Bosselville Sixth Subdivision – Grand Island –** Located west of U.S. Highway 281 and north of Wood River in Hall County Nebraska within the 2 mile EJT of Grand Island, Nebraska. (5 lots, 16.547 acres). This property is zoned TD Travel Development Zone.
- 7. Final Plat – Continental Gardens Second Subdivision – Grand Island –** Located north of State Street and east of Webb Road in Grand Island Nebraska (2 lots, 13.56 acres). This property is zoned RO Residential Office, CD Commercial Development Zone and R3 Medium Density Residential.
- 8. Final Plat – NCC 1701B Subdivision – Grand Island –** Located west of Webb Road and north of Capital Avenue in Grand Island, Nebraska (2 lots, 1.07 acres). This property is zoned R1 Suburban Density Residential.

A motion was made by Maurer and second by Rainforth to approve all items on the consent agenda.

The motion was carried with nine members voting in favor (O'Neill, Ruge, Doane, Monter, Robb, Rubio, Hendricksen, Robb and Rainforth) with no members voting no.

- 9. Director's Report.**

Next Meeting December 2, 2020

O'Neill adjourned the meeting at 6:22 p.m.

Leslie Ruge, Secretary
By Norma Hernandez



Hall County Regional Planning Commission

**Wednesday, December 2, 2020
Regular Meeting**

Item E2

Bills December 2020

Staff Contact:



9-Dec-20

TO: Community Redevelopment Authority Board Members

FROM: Chad Nabity, Planning Department Director

RE: Bills Submitted for Payment

The following bills have been submitted to the Community
Redevelopment Authority Treasurer for preparation of payment.

City of Grand Island	Administration fees for November 2020	\$	3,889.12
City of Grand Island - Assessment	3235 S. Locust	\$	93.13
Total		\$	3,982.25



Hall County Regional Planning Commission

**Wednesday, December 2, 2020
Regular Meeting**

Item F1

**Public Hearing - Redevelopment Plan Amendment -Fonner View
Center -**

Staff Contact:

Agenda Item # 8

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING October 23, 2020

SUBJECT: Concerning the re-adoption of the City of Grand Island Zoning Map as produced using the Hall County Geographic Information System as the official zoning map for the City of Grand Island. (C-04-2021GI)

PROPOSAL:

On June 11, 2019 the Grand Island City Council approved a map produced using the Hall County GIS as the official zoning map for the City of Grand Island based on the 2004 Comprehensive Plan for the City of Grand Island with all changes to the map as approved through May 31, 2019. As a matter of course, the City of Grand Island occasionally re-adopts the zoning map incorporating all changes since the last re-adoption of the entire map along with other changes as recommended by staff and the Hall County Regional Planning Commission. This will allow a newly revised and adopted copy of the map to be printed for official use by Council, staff and the general public. This hearing is being held for that purpose. This map will also serve to give notice to all parties that the Grand Island City limits, and 2-mile extraterritorial jurisdiction, is as shown on the map.

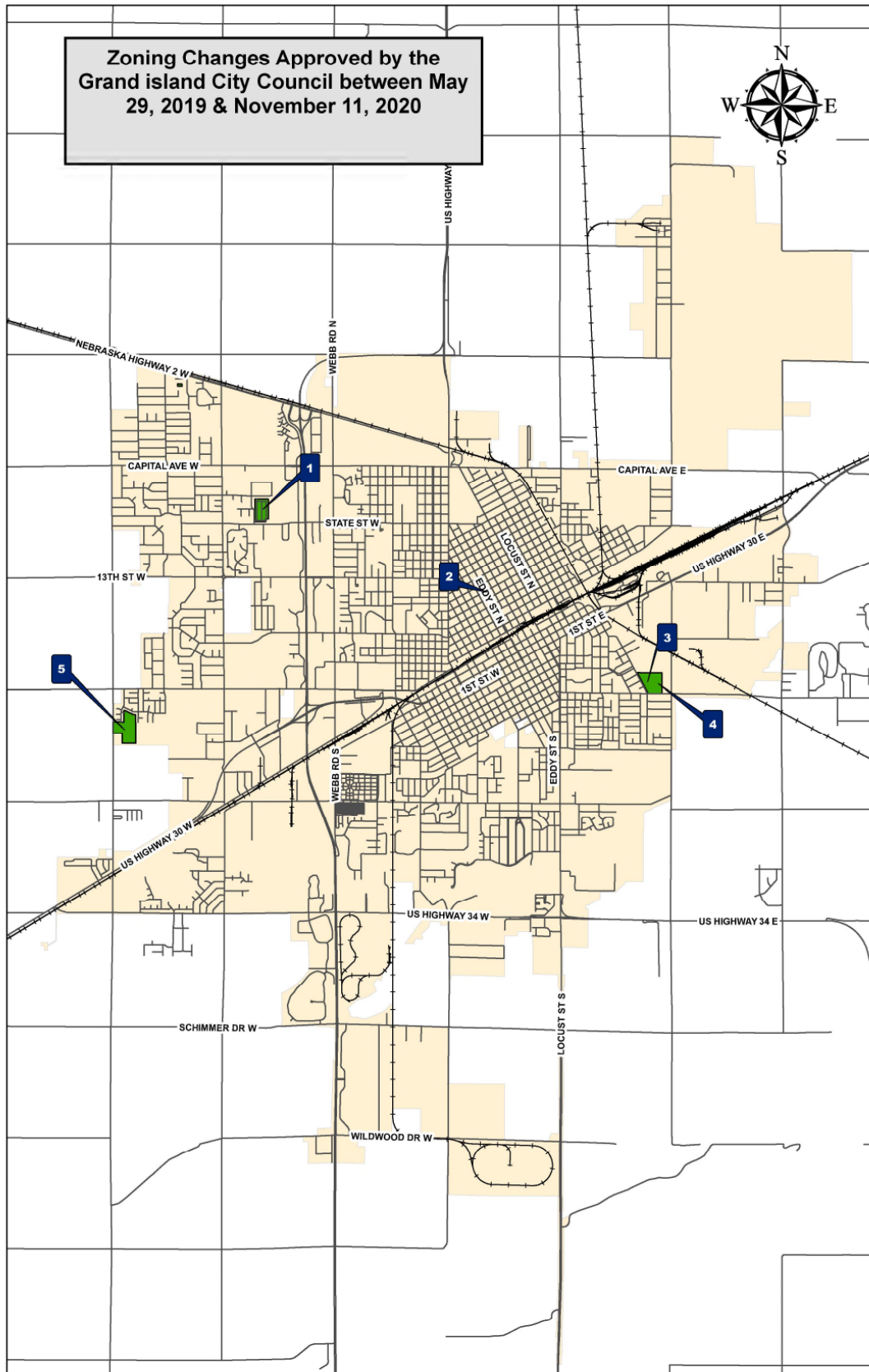
BACKGROUND:

ZONING CHANGES

The following chart shows the changes that have been approved by the Regional Planning Commission and the Grand Island City Council since May 31, 2019.

ID	Ord	Change	Legal	Case
1	9742	RD Zone to Amended RD Zone	Autumn Park Third Subdivision.	C-28-2019GI
2	9751	R4 Zone to B2 Zone	Lot five (5) of H.G. Clark's Addition to the City of Grand island. Hall County, Nebraska.	C-02-2020GI
3	9760	CD Zone to Amended CD Zone	A portion of Lot 1 Super Bowl Subdivision in the City of Grand Island in Hall County, Nebraska	C-06-2020GI
4	9770	RD Zone to Amended RD Zone	Lot 3 of Nikodym Subdivision in the City of Grand Island in Hall County, Nebraska	C-15-2020GI
5	9789	R2 Zone to R3-SL Zone	Part of the NW ¼ of Section23, Township 11 North, Range 10 West of the 6th P.M in Hall County Nebraska (Copper Creek)	C-21-2020GI

The changes shown on this chart are represented on the new version of the Grand Island Zoning map. A map delineating the location of these changes is attached.



ANNEXATIONS

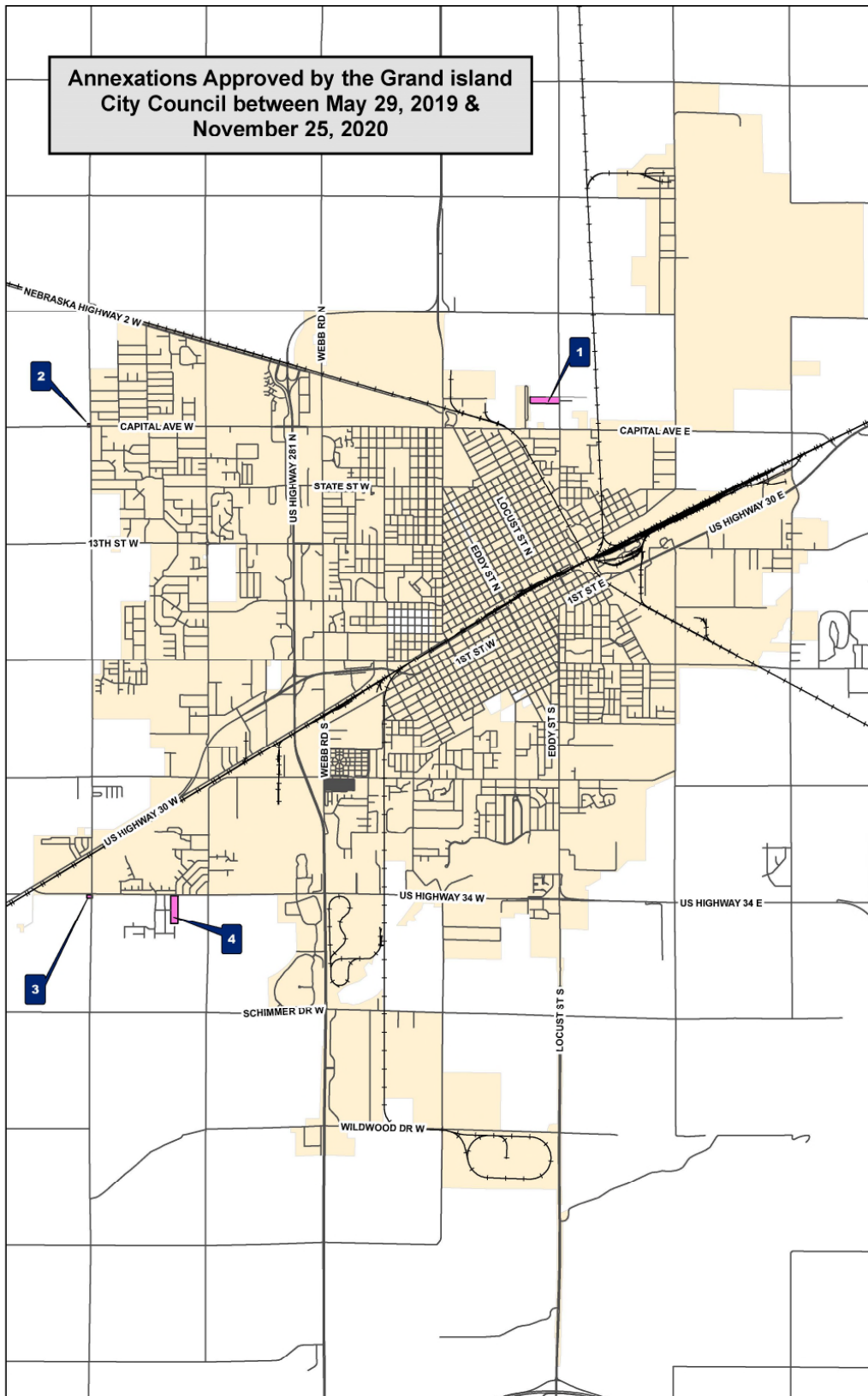
A total of 4 areas (20.49 Acres) were annexed into the City of Grand Island between May 29, 2019 and November 11, 2020. This map will not be adopted until the December 22, 2020 council meeting with an effective date of January 15, 2021

Id	Ord	Date	Location
1	9773	11/10/2020	Brooklyn Subdivision
2	9791	10/27/2020	NWE North Subdivision
3	9792	10/27/2020	NWE South Subdivision
4	9795	11/24/2020	Leaman Acres Subdivision

No changes to the Grand Island Extraterritorial Jurisdiction were made due to these annexations.

The changes shown on this chart are represented on a new version of the Grand Island Municipal Boundary as additions. A map delineating the location of these changes is attached.

**Annexations Approved by the Grand Island
City Council between May 29, 2019 &
November 25, 2020**



OTHER PROPOSED CHANGES

Zoning Districts are not always changed as incremental changes are made to street alignments and lot layout within subdivisions. Changes are not always made as annexation occurs. It is appropriate to occasionally consider changing zoning on properties to more accurately reflect the surrounding area. The Planning staff is recommending the changes below for adoption as part of the new zoning map.

Staff is suggesting the two changes as follows:

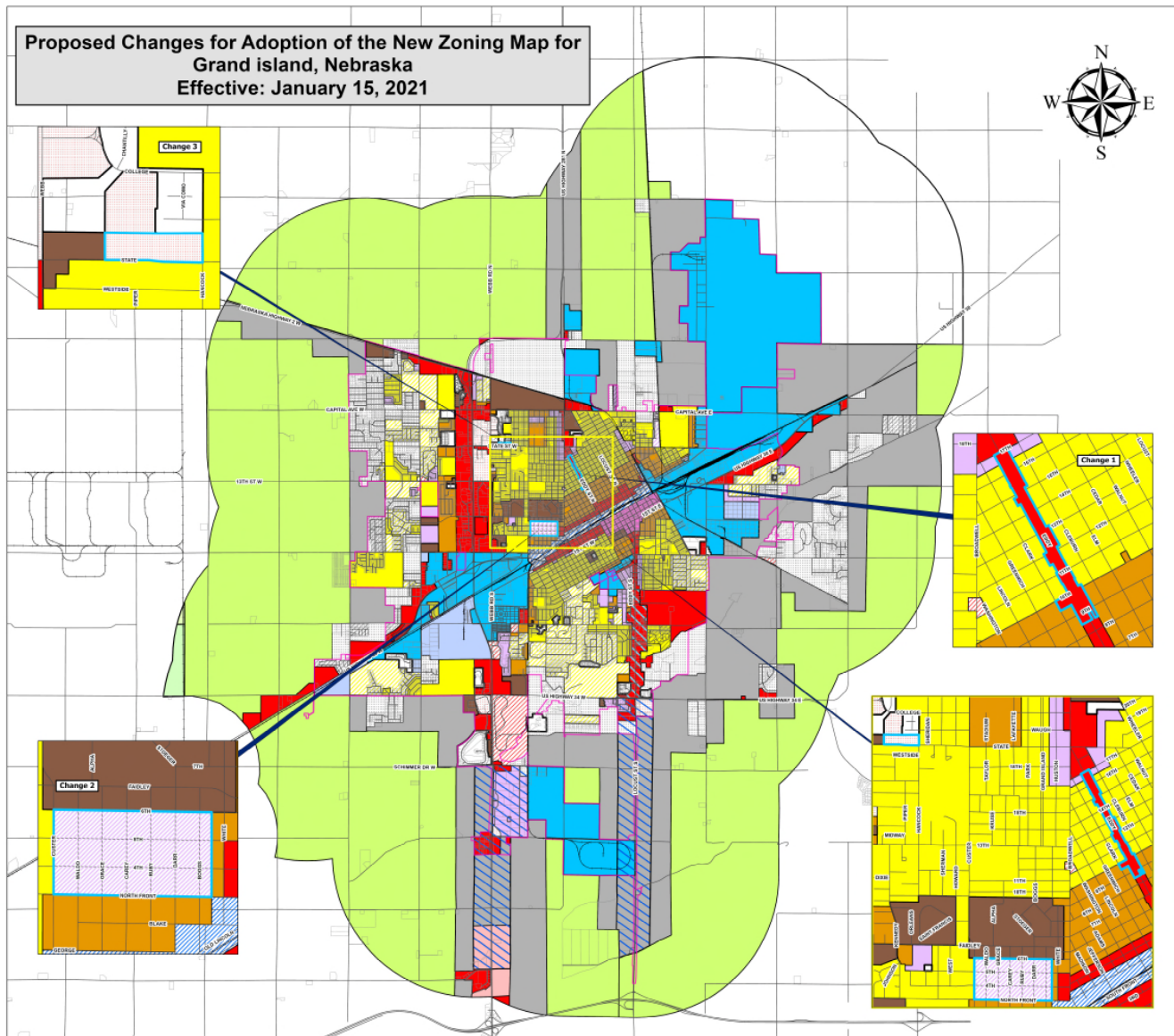
1. To rezone the Eddy Street corridor in conjunction with the future landuse map adopted with the Comprehensive plan in 2004. Staff is proposing extending the B2- General Business Zone along both sides of Eddy Street heading north from the intersection of 9th Street to 17th Street, changing the zoning districts from R2, R3 and R4 respectively. This will encompass all property with frontage along this corridor. The proposal will help with making existing non-conforming business along Eddy Street located in residential zones conforming and would have not negative affect on residential structures as they are allowed within B2 zones. The proposed changes conform to the general layout of the future land use map and the existing surrounding uses. None of the proposed changes will create any non-conforming uses.
2. Staff is suggesting to rezone all property located east of White Street, south of 6th Street, north of North Front Street and west of Custer Street from R2, R3 and R4 respectively to R3-SL. There are a number of non-conforming lots of record, the changes to this area will make the zoning consistent across the area and create more conforming lots. The proposed changes conform to the existing surrounding uses.
3. Staff is suggesting rezone the southern portion of Lot 1 of Continental Gardens 2nd Subdivision from RO & R3 respectively to CD Commercial Development Zone to eliminate one lot having 3 zoning district making it consistent across the lot.

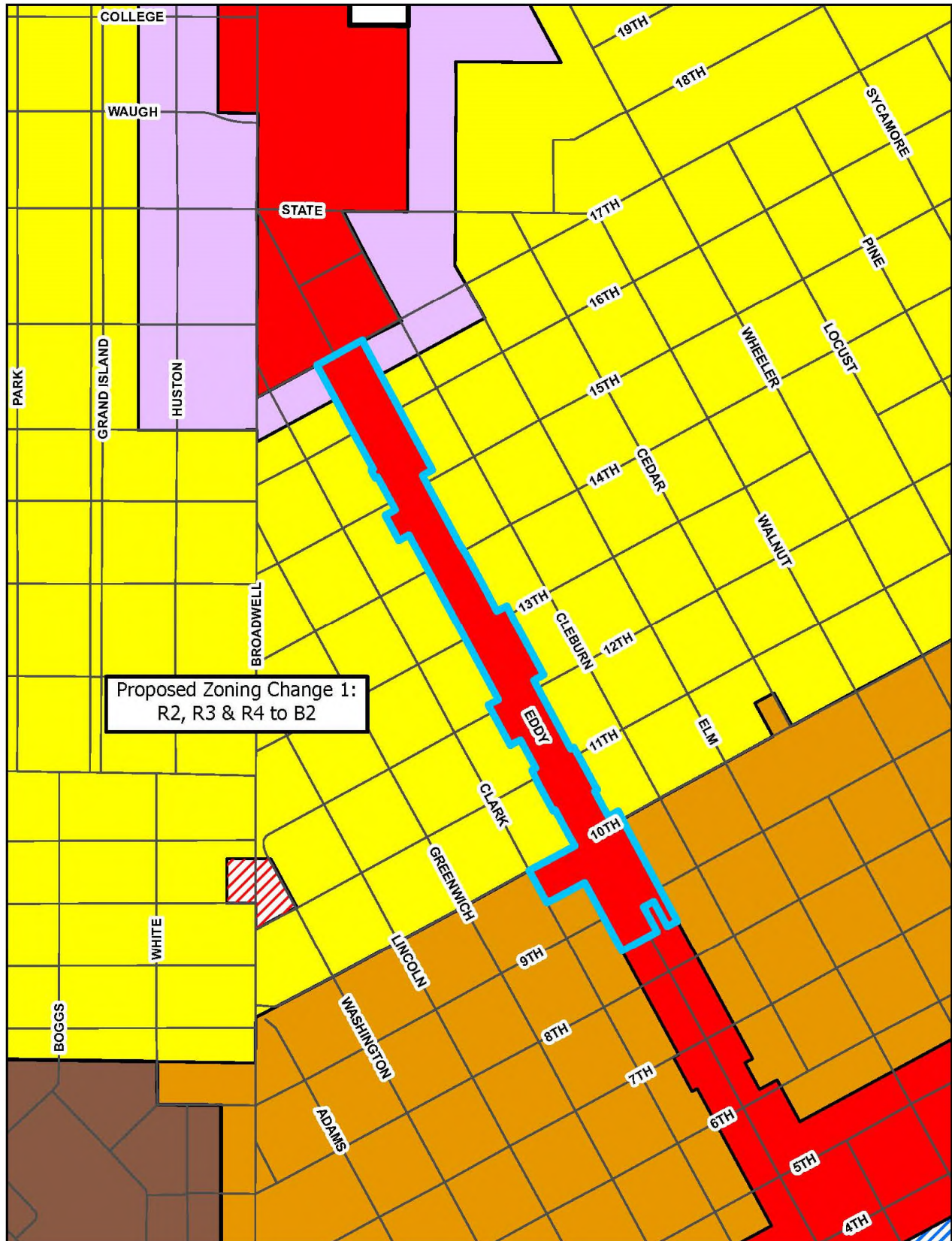
The attached Zoning Map shows the new map as it would look if all of the proposed changes are adopted by the Grand Island City Council. The proposed effective date for this map is January 15, 2020. It is expected that the Grand Island City Council will consider approval of the map at their meeting on December 22, 2020.

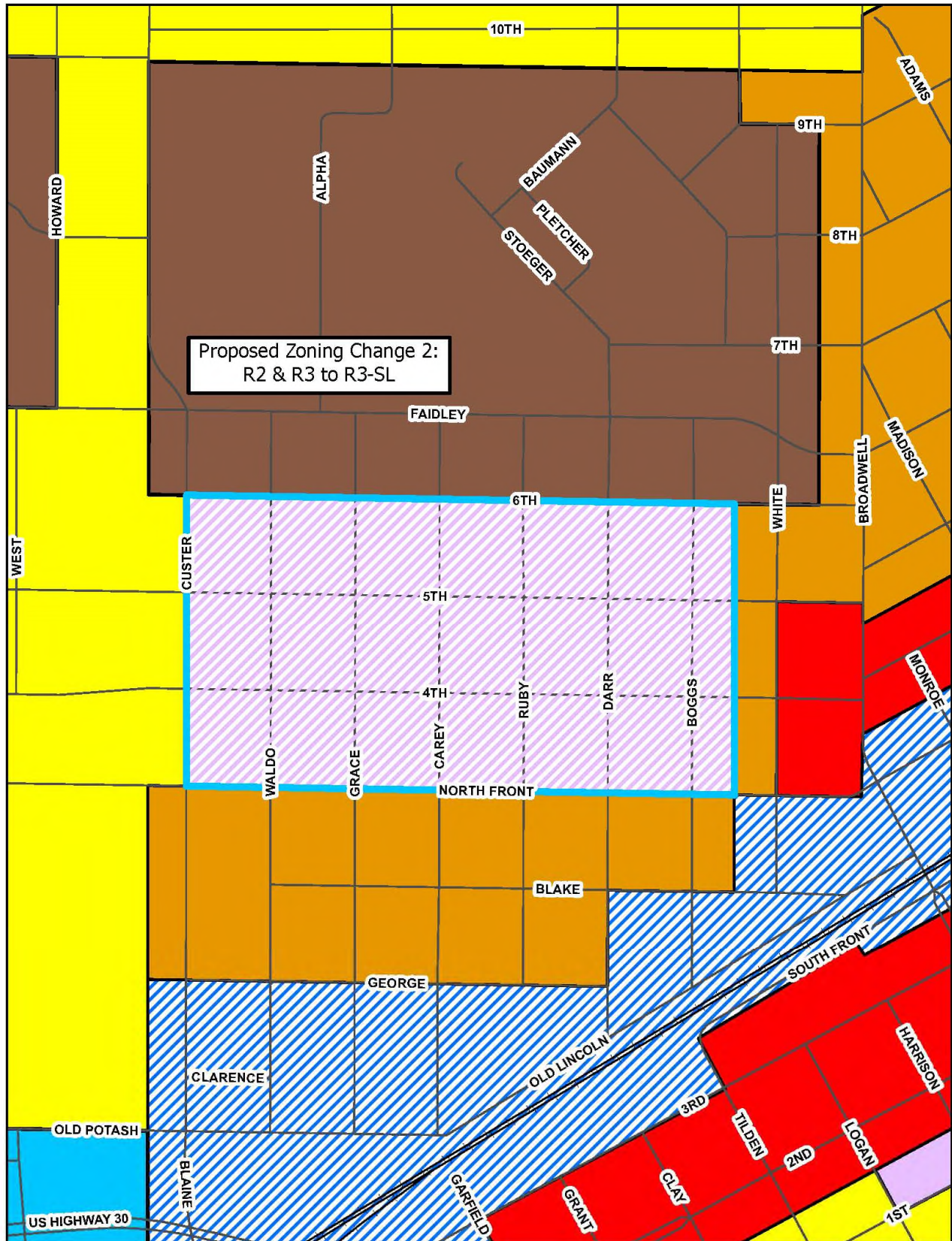
RECOMMENDATION:

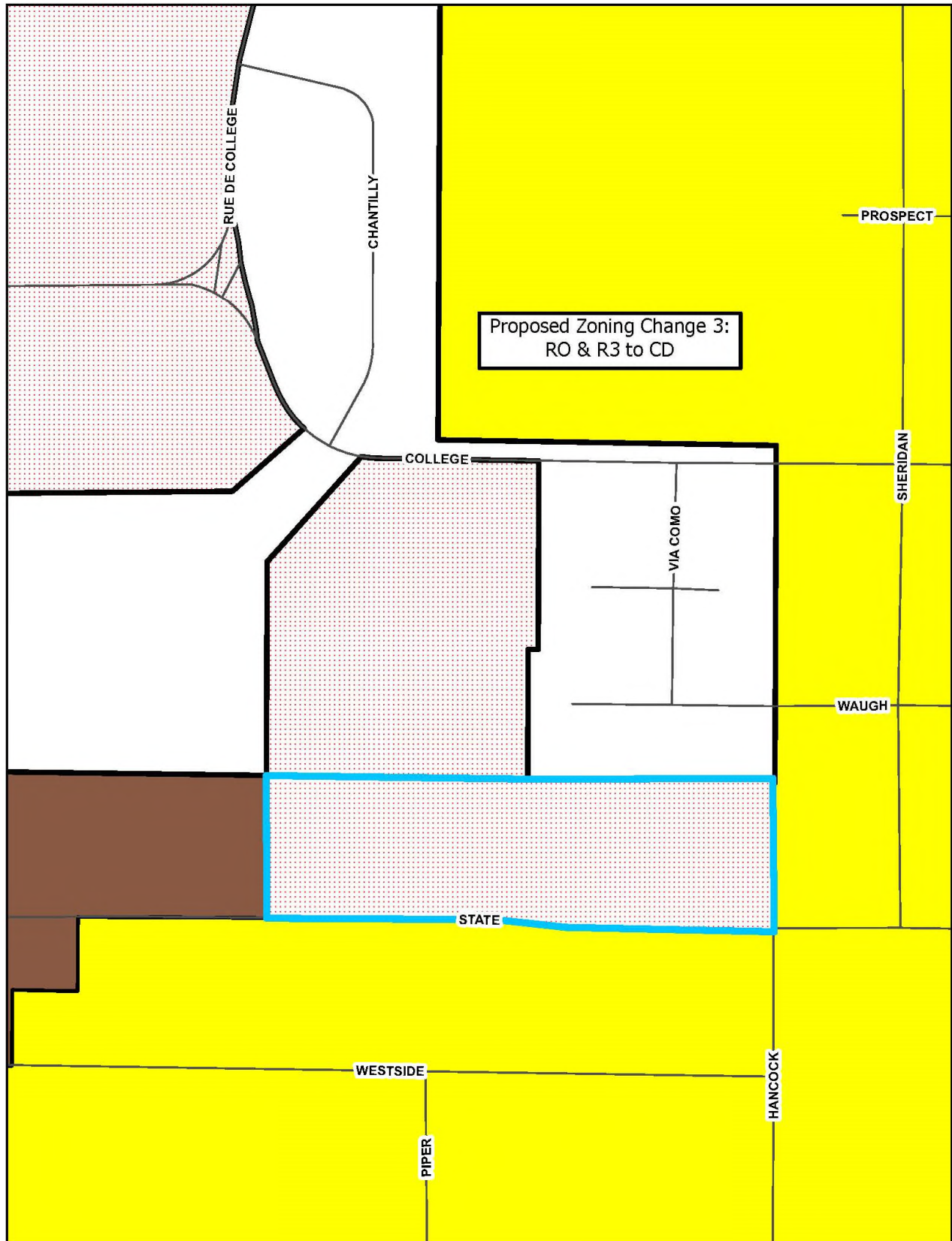
That the Regional Planning Commission recommend that the City Council of Grand Island adopt this map as presented as the official Zoning Map for the City of Grand Island.

_____ Chad Nabity AICP, Planning Director









Redevelopment Plan Amendment Grand Island CRA Area 2 October 2020

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 1201 S LOCUST STREET AND THE SUBSEQUENT SITE WORK, UTILITY IMPROVEMENTS, ENGINEERING, LANDSCAPING, REHABILITATION AND PARKING IMPROVEMENTS NECESSARY FOR REDEVELOPMENT OF THIS PROPERTY.

The use of Tax Increment Financing (TIF) to aid in the acquisition of property, necessary site work and rehabilitation 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

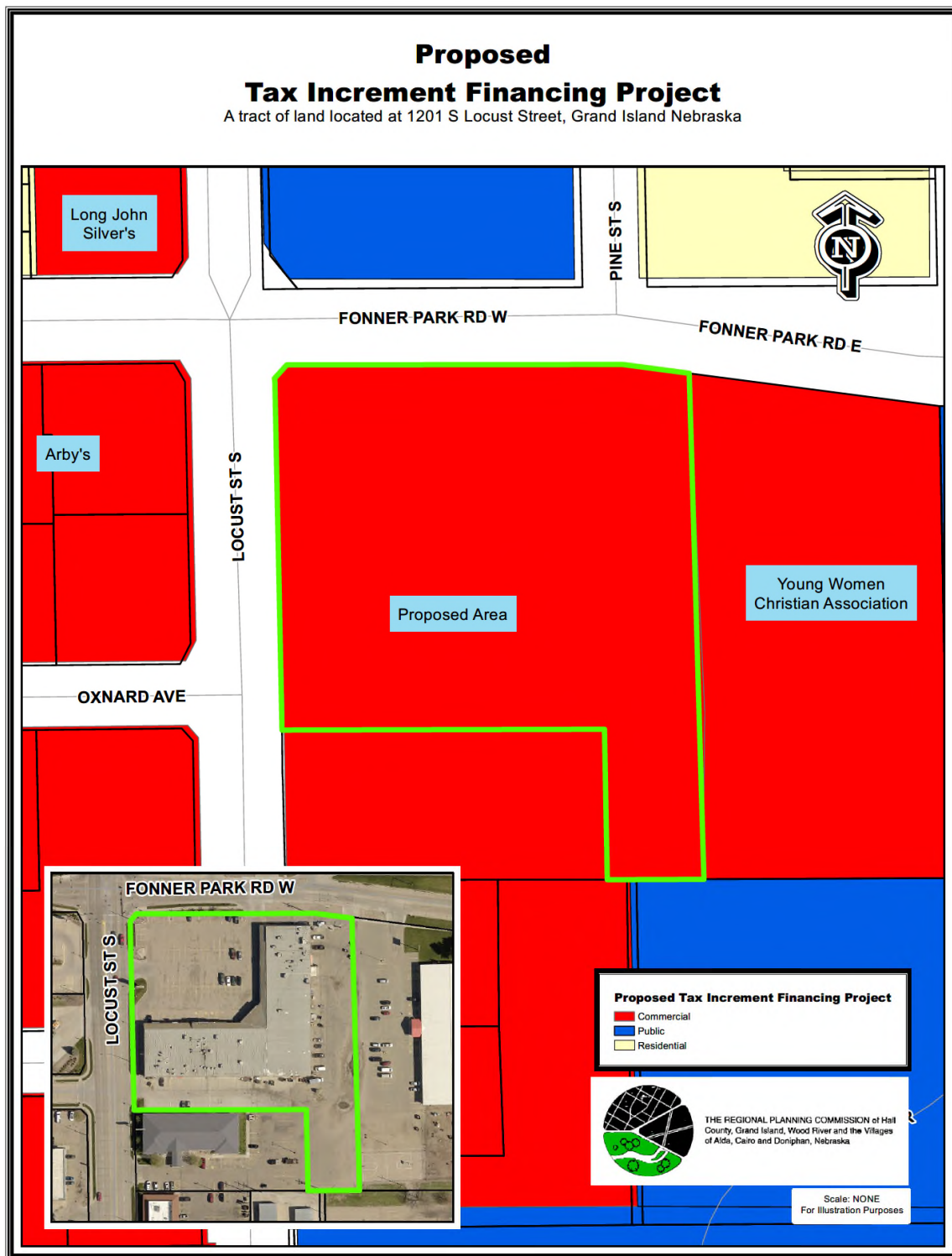
The acquisition, site work and construction of all improvements will be paid for by the developer. The developer is responsible for and has provided evidence that they can secure adequate debt financing to cover the costs associated with the acquisition, site work and remodeling. The Grand Island Community Redevelopment Authority (CRA) intends to pledge the ad valorem taxes generated over the 15 year period beginning January 1, 2022 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 south of Fonner Park Road and east of Locust in south central Grand Island, the attached map identifies the subject property and the surrounding land uses:

- **Legal Description Lots One (1) and Three (3) Fonner Third Subdivision, in the City of Grand Island, Hall County, Nebraska, excepting therefrom tracts of land described in Warranty Deed recorded as Document No. 82-003073, Warranty Deed recorded as Document No. 95-105533 and Warranty Deed recorded as Document No. 2003216358.**



Existing Land Use

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 2022 through 2036 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 (26) (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. **The Hall County Regional Planning Commission held a public hearing at their meeting on December 2, 2020 and passed Resolution 2021-01 confirming that this project is consistent with the Comprehensive Plan for the City of Grand Island.**

3. The Redevelopment Plan must be sufficiently complete to address the following items: [§18-2103(26) (b)]

a. Land Acquisition:

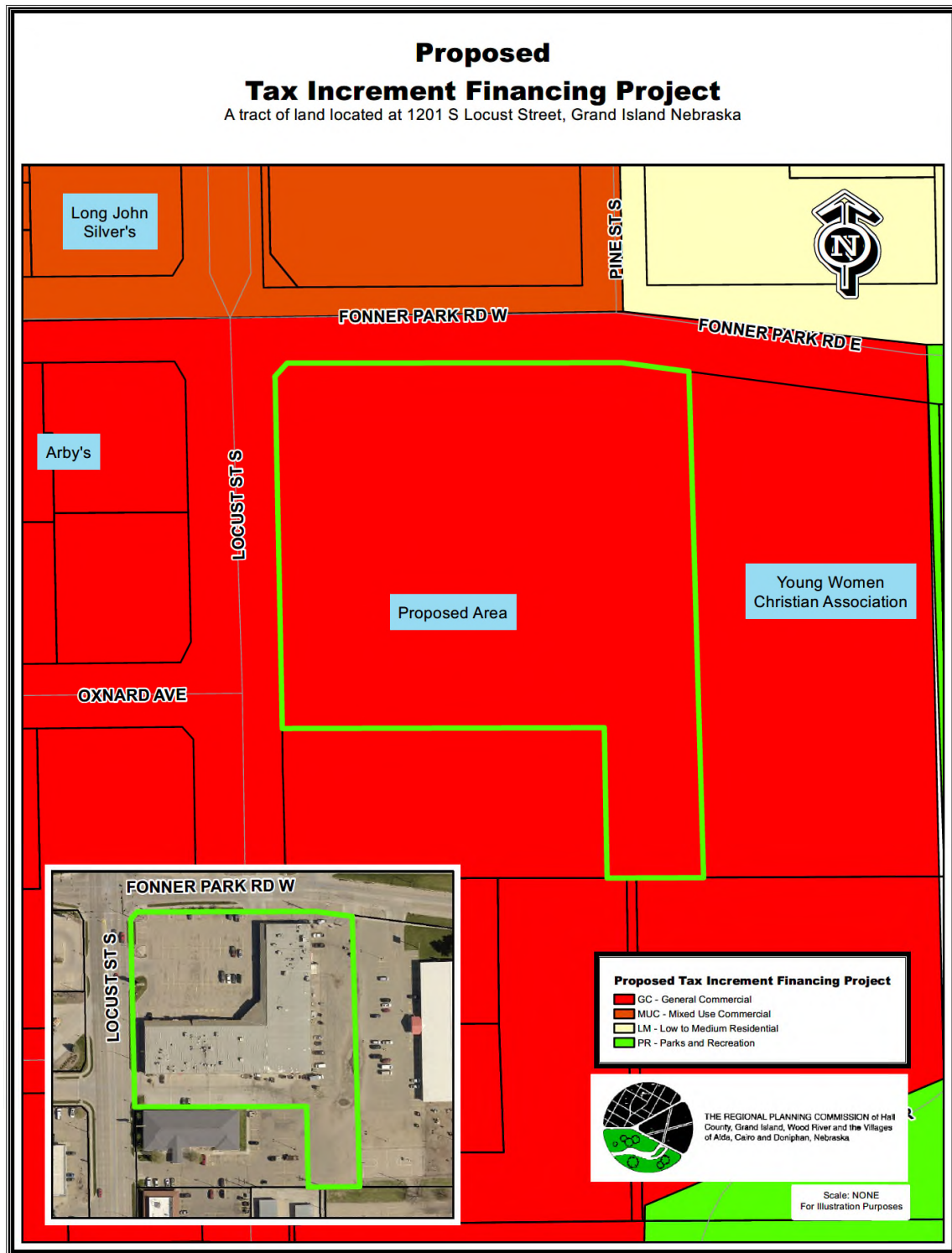
The Redevelopment Plan for Area 2 provides for real property acquisition and this plan amendment does not prohibit such acquisition. There is no proposed acquisition by the authority. The applicant acquired the property for \$625,000 on October 1, 2020. It is further anticipated that the owner may sell a portions of this property to other entities most likely through a condominium arrangement.

b. Demolition and Removal of Structures:

The project to be implemented with this plan will not require complete demolition of any existing structures. It is anticipated that the existing structures will be rehabilitated both inside and out.

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

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

The area is zoned B2-AC General Business zone with an Arterial Commercial Overlay. No zoning changes are necessary. 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 proposing to restore and renovate the retail/commercial/office development at this location. The proposed development will be limited to either the 65% coverage allowed in the B2-AC zoning district. [§18-2103(b) and §18-2111]

f. Additional Public Facilities or Utilities

Sewer and water are available to support this 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 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 purchased this property for \$625,000 on October 1, 2020. The cost of property acquisition is being included as a TIF eligible expense. Total costs for renovation are estimated at \$2,514,790. An additional \$5,700 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 \$3,145,490. It is estimated based on the proposed increased valuation to \$1,639,083 will result in \$549,200 of increment generated over a 15 year period. This project should pay off prior to the end of the 15 year bond period..

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 \$549,200 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 renovation and enhanced utilization of vacant commercial space this location. 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 January of 2021 and Summer of 2021. Excess valuation should be available for this project for 15 years beginning with the 2022 tax year.

9. Justification of Project

This is infill development in an area with all city services available. The commercial space on this corner was rebuilt after the tornadoes in 1980. This corner has been a key commercial corner in Grand Island until the last few years. Over the past 2 years anchor tenants at this location including Burger King and Texas T Bone have moved to new buildings further south on the Locust Corridor. This is an ideal time to renovate this building with minimal disruption to existing businesses.

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 project, including:

Project Sources and Uses. A minimum of \$549,200 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 \$2,596,290 in private sector financing and investment; a private investment of \$4.72 for every TIF dollar investment. It is estimated this will pay off in 15 years.

Use of Funds.	Source of Funds		
Description	TIF Funds	Private Funds	Total
Site Acquisition	\$549,200	\$75,800	\$625,000
Rehabilitation (Arch/Permits inc.)		\$2,514,790	\$2,514,790
Legal/City Fees		\$5,700	\$5,700
TOTALS	\$549,200	\$2,596,290	\$3,145,490

Tax Revenue. The property to be redeveloped is expected to have has a January 1, 2021, valuation of approximately \$625,000. Based on the 2019 levy this would result in a real property tax of approximately \$12,961. It is anticipated that the assessed value will increase by \$1,639,083 upon full completion, as a result of the site redevelopment. This development will result in an estimated tax increase of over \$36,613 annually resulting in approximately \$549,200 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 2021 assessed value:	\$ 625,000
Estimated value after completion	\$ 2,264,083
Increment value	\$ 1,639,083

Annual TIF generated (estimated)	\$ 36,613
TIF bond issue	\$ 549,200

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

The redevelopment project area has an estimated valuation of \$625,000. The proposed improvements at this location will result in at least an additional \$1,639,083 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 project is unlikely to have an impact on other employers and employees within the city.

(e) Impacts on the student population of school districts within the city or village; and

This project is unlikely to create any direct increase in cost for schools in the area. This project does not involve housing and is renovation of an existing commercial site.

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

This is a prominent corner on the Locust Corridor near the Water Park, Fonner Park and the State Fair Grounds. The property has dropped into disrepair and vacancy over the

past several years. Reinvestment in this property will sustain the development that has occurred near this location.

Time Frame for Development

Development of this project is anticipated to be completed during between January 2021 and Summer of 2021 to white box finish. The base tax year should be calculated on the value of the property as of January 1, 2021. Excess valuation should be available for this project for 15 years beginning in the 2022 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 including the cost acquisition and renovation, the developer will spend upwards of \$3,145,000 on TIF eligible activities. The full amount of TIF generated over a 15 year period would be \$549,200.

Resolution Number 2021-01

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 **the Redevelopment Plan for 1201 S. Locust Fonner View Center-Southeast Commons.** 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 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: December 2, 2020.

**HALL COUNTY REGIONAL PLANNING
COMMISSION**

ATTEST:

By: _____
Chair

By: _____
Secretary



Hall County Regional Planning Commission

**Wednesday, December 2, 2020
Regular Meeting**

Item F2

**Public Hearing - Concerning the re-adoption of the City of Grand
Island Zoning Map.**

Staff Contact:

Agenda Item # 8

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING October 23, 2020

SUBJECT: Concerning the re-adoption of the City of Grand Island Zoning Map as produced using the Hall County Geographic Information System as the official zoning map for the City of Grand Island. (C-04-2021GI)

PROPOSAL:

On June 11, 2019 the Grand Island City Council approved a map produced using the Hall County GIS as the official zoning map for the City of Grand Island based on the 2004 Comprehensive Plan for the City of Grand Island with all changes to the map as approved through May 31, 2019. As a matter of course, the City of Grand Island occasionally re-adopts the zoning map incorporating all changes since the last re-adoption of the entire map along with other changes as recommended by staff and the Hall County Regional Planning Commission. This will allow a newly revised and adopted copy of the map to be printed for official use by Council, staff and the general public. This hearing is being held for that purpose. This map will also serve to give notice to all parties that the Grand Island City limits, and 2-mile extraterritorial jurisdiction, is as shown on the map.

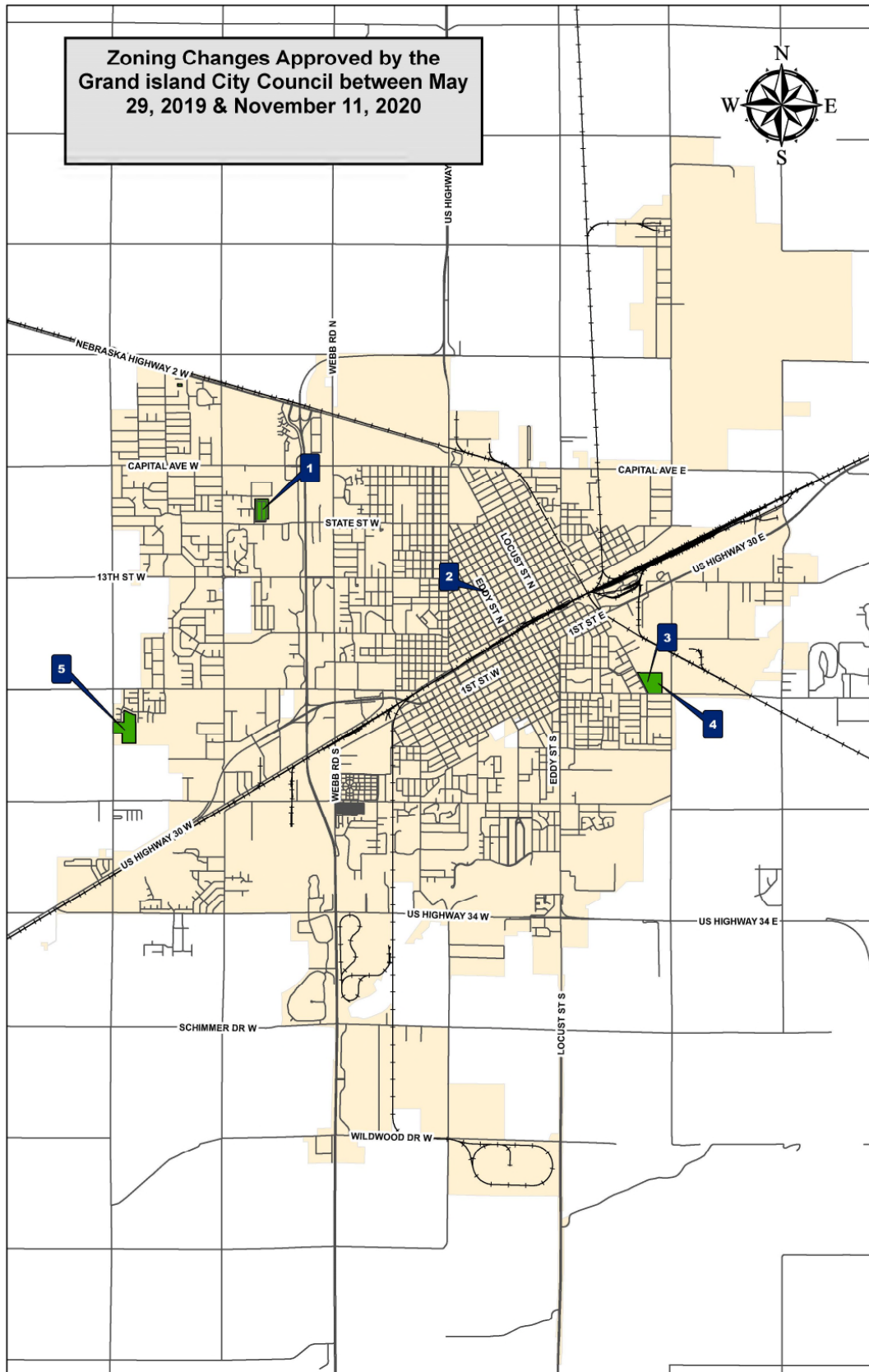
BACKGROUND:

ZONING CHANGES

The following chart shows the changes that have been approved by the Regional Planning Commission and the Grand Island City Council since May 31, 2019.

ID	Ord	Change	Legal	Case
1	9742	RD Zone to Amended RD Zone	Autumn Park Third Subdivision.	C-28-2019GI
2	9751	R4 Zone to B2 Zone	Lot five (5) of H.G. Clark's Addition to the City of Grand island. Hall County, Nebraska.	C-02-2020GI
3	9760	CD Zone to Amended CD Zone	A portion of Lot 1 Super Bowl Subdivision in the City of Grand Island in Hall County, Nebraska	C-06-2020GI
4	9770	RD Zone to Amended RD Zone	Lot 3 of Nikodym Subdivision in the City of Grand Island in Hall County, Nebraska	C-15-2020GI
5	9789	R2 Zone to R3-SL Zone	Part of the NW ¼ of Section23, Township 11 North, Range 10 West of the 6th P.M in Hall County Nebraska (Copper Creek)	C-21-2020GI

The changes shown on this chart are represented on the new version of the Grand Island Zoning map. A map delineating the location of these changes is attached.



ANNEXATIONS

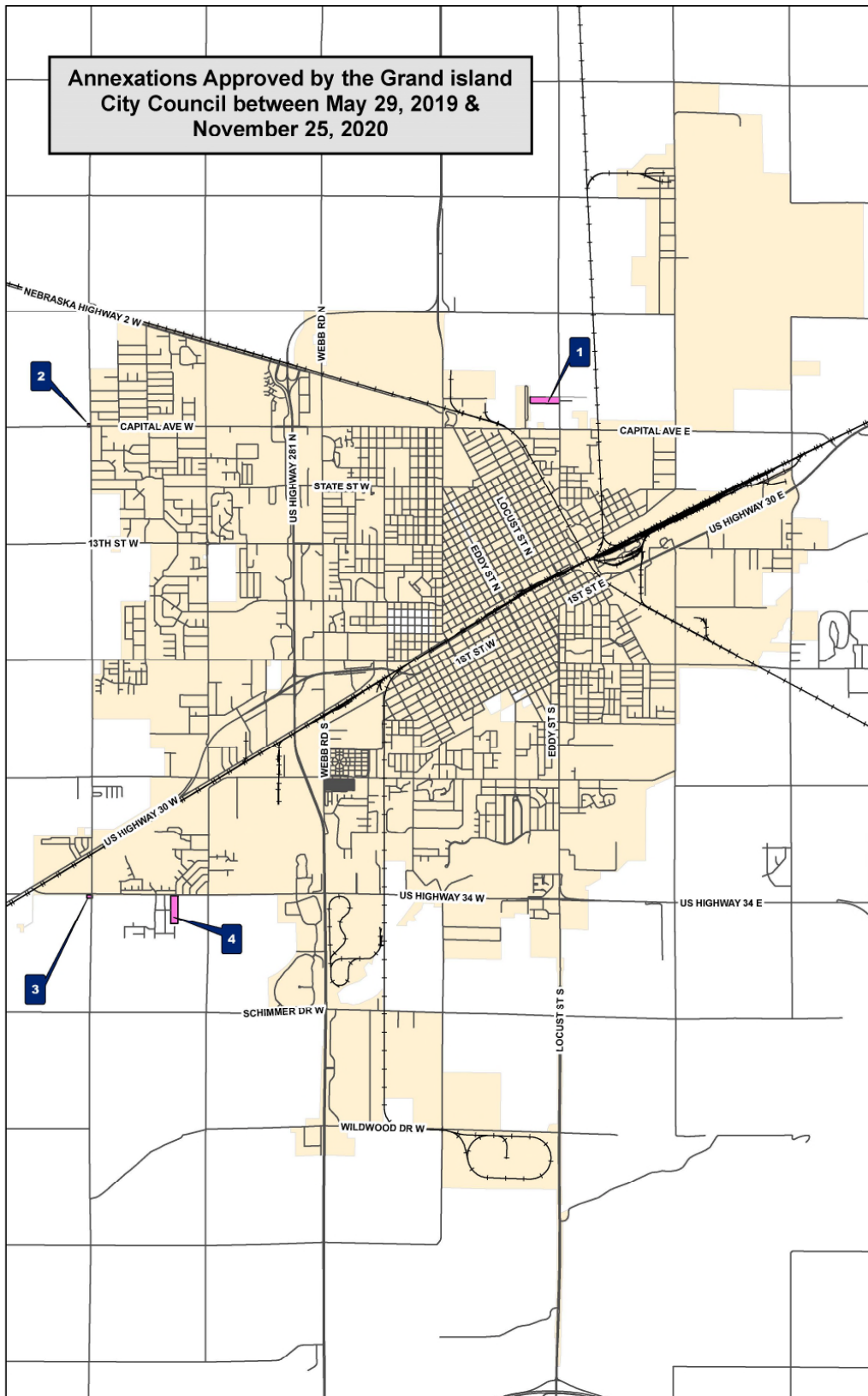
A total of 4 areas (20.49 Acres) were annexed into the City of Grand Island between May 29, 2019 and November 11, 2020. This map will not be adopted until the December 22, 2020 council meeting with an effective date of January 15, 2021

Id	Ord	Date	Location
1	9773	11/10/2020	Brooklyn Subdivision
2	9791	10/27/2020	NWE North Subdivision
3	9792	10/27/2020	NWE South Subdivision
4	9795	11/24/2020	Leaman Acres Subdivision

No changes to the Grand Island Extraterritorial Jurisdiction were made due to these annexations.

The changes shown on this chart are represented on a new version of the Grand Island Municipal Boundary as additions. A map delineating the location of these changes is attached.

**Annexations Approved by the Grand Island
City Council between May 29, 2019 &
November 25, 2020**



OTHER PROPOSED CHANGES

Zoning Districts are not always changed as incremental changes are made to street alignments and lot layout within subdivisions. Changes are not always made as annexation occurs. It is appropriate to occasionally consider changing zoning on properties to more accurately reflect the surrounding area. The Planning staff is recommending the changes below for adoption as part of the new zoning map.

Staff is suggesting the two changes as follows:

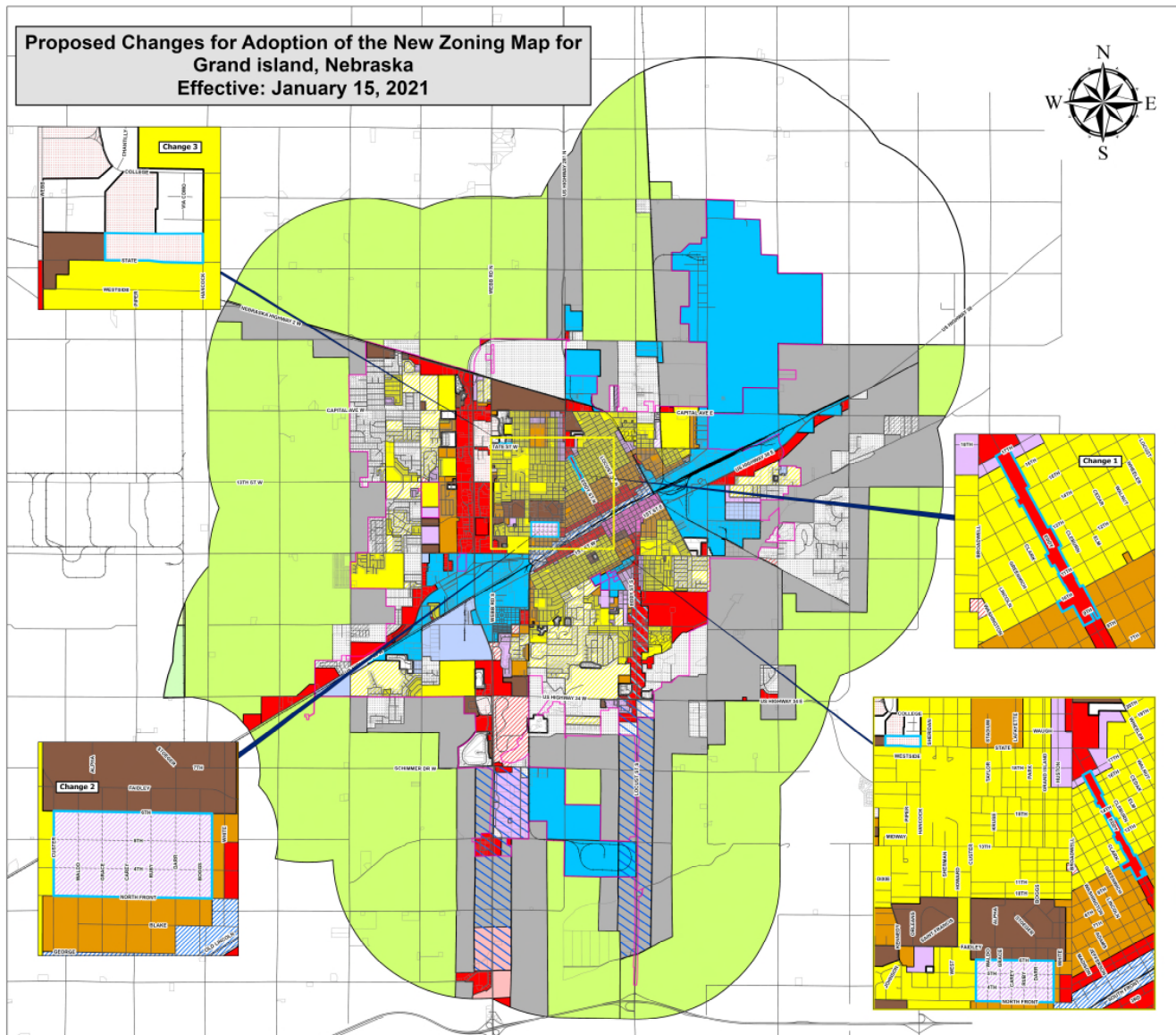
1. To rezone the Eddy Street corridor in conjunction with the future landuse map adopted with the Comprehensive plan in 2004. Staff is proposing extending the B2- General Business Zone along both sides of Eddy Street heading north from the intersection of 9th Street to 17th Street, changing the zoning districts from R2, R3 and R4 respectively. This will encompass all property with frontage along this corridor. The proposal will help with making existing non-conforming business along Eddy Street located in residential zones conforming and would have not negative affect on residential structures as they are allowed within B2 zones. The proposed changes conform to the general layout of the future land use map and the existing surrounding uses. None of the proposed changes will create any non-conforming uses.
2. Staff is suggesting to rezone all property located east of White Street, south of 6th Street, north of North Front Street and west of Custer Street from R2, R3 and R4 respectively to R3-SL. There are a number of non-conforming lots of record, the changes to this area will make the zoning consistent across the area and create more conforming lots. The proposed changes conform to the existing surrounding uses.
3. Staff is suggesting rezone the southern portion of Lot 1 of Continental Gardens 2nd Subdivision from RO & R3 respectively to CD Commercial Development Zone to eliminate one lot having 3 zoning district making it consistent across the lot.

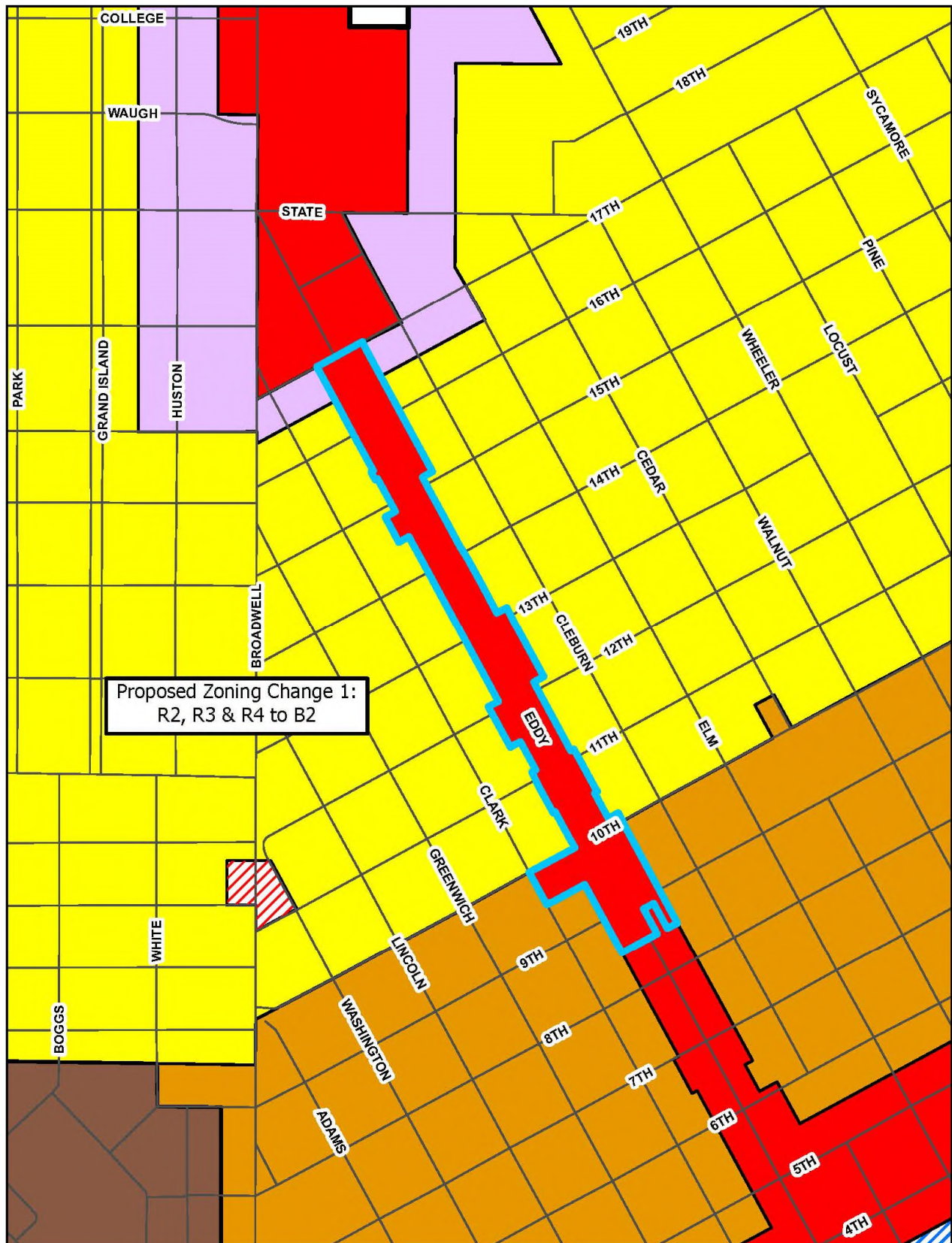
The attached Zoning Map shows the new map as it would look if all of the proposed changes are adopted by the Grand Island City Council. The proposed effective date for this map is January 15, 2020. It is expected that the Grand Island City Council will consider approval of the map at their meeting on December 22, 2020.

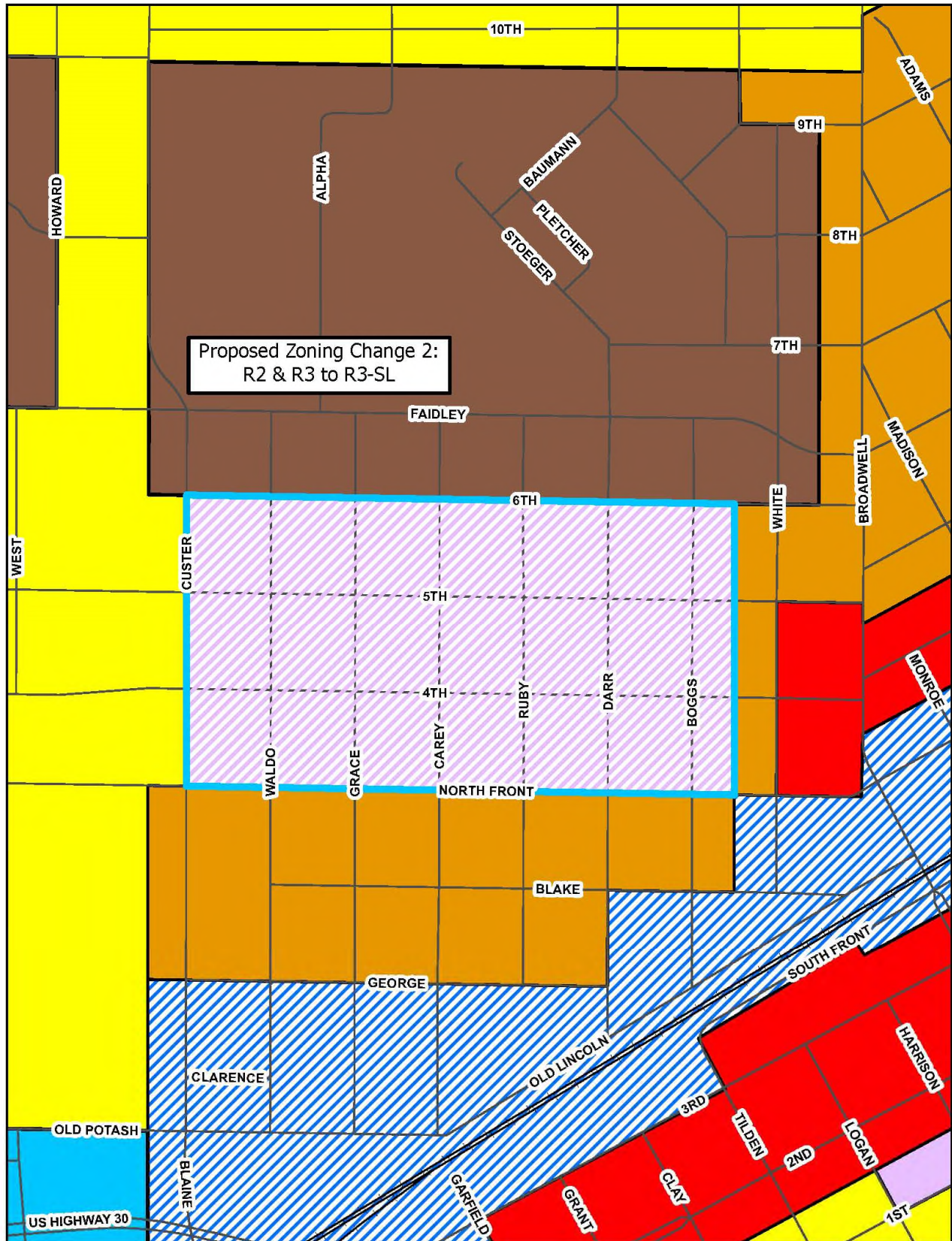
RECOMMENDATION:

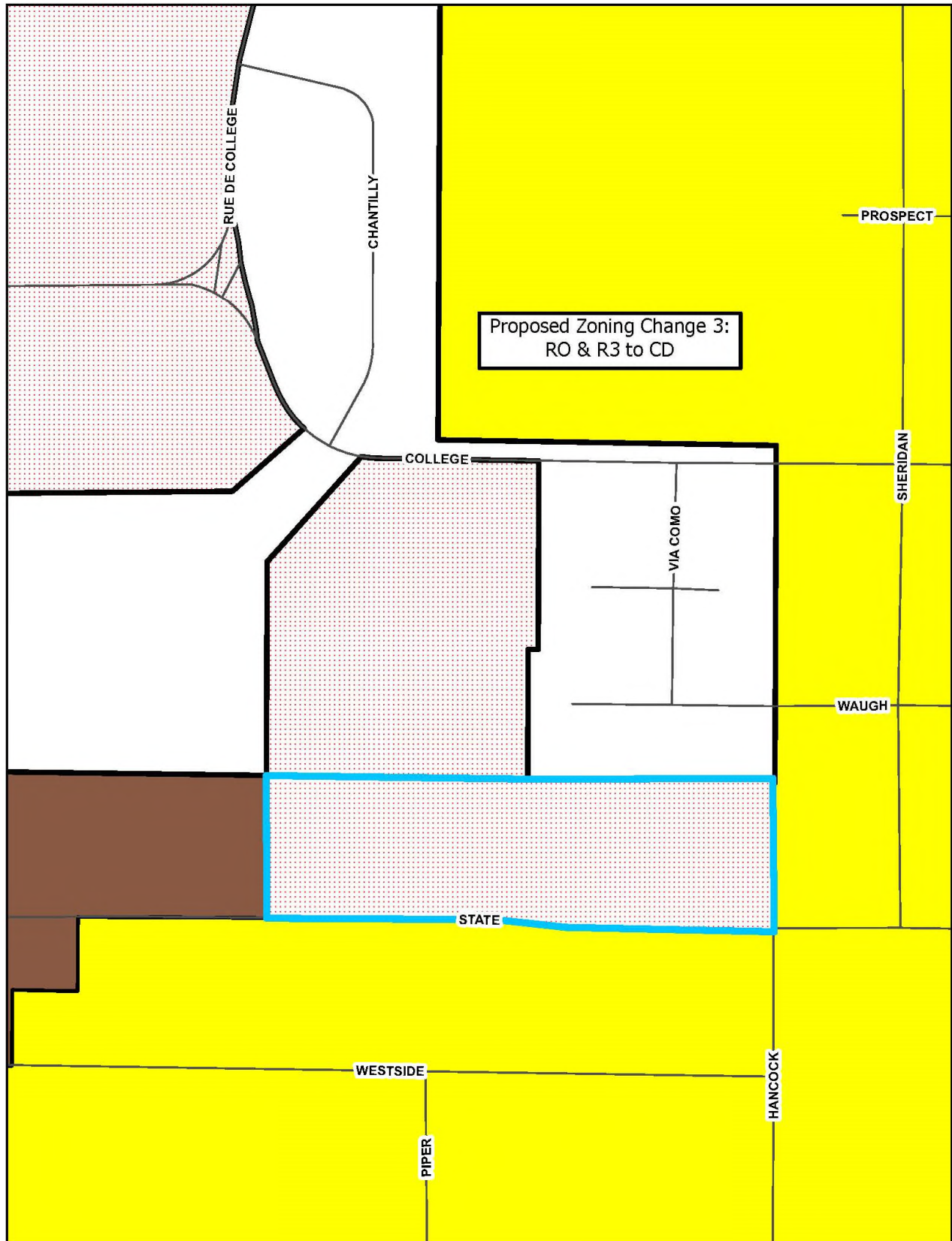
That the Regional Planning Commission recommend that the City Council of Grand Island adopt this map as presented as the official Zoning Map for the City of Grand Island.

_____ Chad Nabity AICP, Planning Director











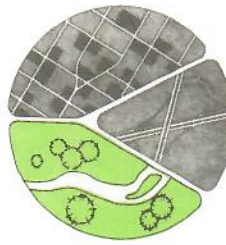
Hall County Regional Planning Commission

**Wednesday, December 2, 2020
Regular Meeting**

Item J1

Beckett Subdivision

Staff Contact:



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

November 20, 2020

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 list of Subdivision Plats, for properties located in Hall County, Nebraska as attached.

You are hereby notified that the Regional Planning Commission will consider the following Subdivision Plat at the next meeting that will be held at **6:00 p.m. on December 2, 2020** 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

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

Name	Acres	Lots	Legal Description
Beckett Subdivision	10.011	2	A tract of land comprising a part of the East half of the Southeast Quarter of the Southwest (E1/2 SE1/4 SW1/4) of Section Twenty Three (23), Township Eleven (11) North, Range Nine (9) West of the 6 th P.M., Hall County Nebraska

PROPOSED SUBDIVISION AERIAL MAP



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



APPROVALS

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island and Wood River, and the Villages of Alda, Cairo and Doniphan, Nebraska.

Chairman Date

Approved and accepted by the City of Grand Island, Nebraska, this day of ,

Mayor City Clerk

Approved and accepted by the Hall County Board of Commissioners, this day of ,

Chairman of the Board County Clerk

BECKETT SUBDIVISION

HALL COUNTY, NEBRASKA

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

**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 Phillip A. Beckett II
Address 2110 E. Stolley Park Road
City Grand Island, State NE Zip 68801
Phone 402 968-1702

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

All owners, lien holders, 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: _____ Date: _____
(Applicant)

Surveyor/Engineers Information

Surveyor/Engineering Firm Benjamin & Associates, Inc.
Address P. O. Box 339
City Grand Island, State NE Zip 68802
Phone 308 382-8465
Surveyor/Engineer Name Lee Wagner License Number 557

SUBDIVISION NAME: BECKETT SUBDIVISION

Please check the appropriate location

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

Please check the appropriate Plat

- ☐ Preliminary Plat
- ☒ Final Plat

Number of Lots 2
Number of Acres 10.011

Checklist of things Planning Commission Needs