



City of Grand Island

Tuesday, December 6, 2022

Council Session

Item E-1

Public Hearing on Comprehensive Plan Amendment to Consider Proposed Changes to the Future Land Use Map for Conestoga Mall Property Located between Webb Road and U.S. Highway 281 North of 13th Street

Council action will take place under Consent Agenda item G-5.

Staff Contact: Chad Nabity

Council Agenda Memo

From: Regional Planning Commission

Meeting: December 6, 2022

Subject: Amend the Future Land Use Map of the Grand Island Comprehensive Plan for the Conestoga Mall Area north of 16th Street Extended and west of Webb Road

Presenter(s): Chad Nabity AICP, Regional Planning Director

Background

Staff is recommending amendments to the future land use map for the city Grand Island for the area around the Conestoga Mall. The proposed changes are consistent with the redevelopment plan for this property. The current designation for this area identifies the entire site as Highway Commercial. The proposed changes would make the northeast corner of the site Mixed Use Commercial a district that allows housing uses. The property on the east side of Webb Road is developed and planned for housing. These change swill facilitate the redevelopment of this property.

The memo and recommendation sent to the Planning Commission is attached.

Discussion

At the regular meeting of the Regional Planning Commission, held October 6, 2021 the above item was considered following a public hearing. Hearing for both the future land use map change and a recommendation on the redevelopment plan were held at the same time.

O'Neill opened the public hearings for agenda items number 4, 5 and 6.

Nabity stated the Woodsonia Hwy 281 LLC is proposing to purchase and redevelop the Conestoga Mall property. The mall property is planned for Highway Commercial development and across to the east (Webb Rd) it is designated medium density to office use. Woodsonia Hwy 281 LLC is planning to develop around 300 apartments in the northeast corner of the property. Staff is recommending amendments to the future land use map that are consistent with the new plan presented for the new mall property.

Nabity stated the redevelopment plan amendment for CRA Area 28 requests \$26,257,000 in tax increment financing over the course of 20 years. The area is declared Extremely Blighted and Substandard making the area eligible for a 20 year TIF. The redevelopment plan also includes a proposal for the designation of the Project Site as an Enhanced Employment Area within the Extremely Blighted and Substandard Area. The 1.50% Enhanced Employment Area/Occupation Tax - \$36,763,000 an add-on tax with in the EEA District boundaries including all Conestoga Marketplace property. The Regional Planning Commission finds that the redevelopment plan is consistent with the Comprehensive Plan of the City of Grand Island recommends approval with the proposed changes.

Nabity then went over the redevelopment concept.

Andrew Snyder, Woodsonia Hwy 281 LLC, was available for questions.

O'Neill closed the public hearings for agenda items number 4, 5 and 6.

A motion was made by Randone and second by Ruge to approve the Comprehensive Plan Amendment as submitted finding that the changes are consistent with the development in the area on the east side of Webb Road.

The motion was carried with eleven members voting in favor (Nelson, Allan, Ruge, Olson, Robb, Monter, Rainforth, Rubio, Hendrickson, Randone and Doane) with no members present voting no and one member abstaining (O'Neill).

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Approve the comprehensive plan amendment as presented
2. Modify the comprehensive plan amendment to meet the wishes of the Council
3. Deny the comprehensive plan amendment
4. Postpone the issue

Recommendation

City Administration recommends that the Council approve the proposed changes as recommended.

Sample Motion

Move to approve the resolution as presented.

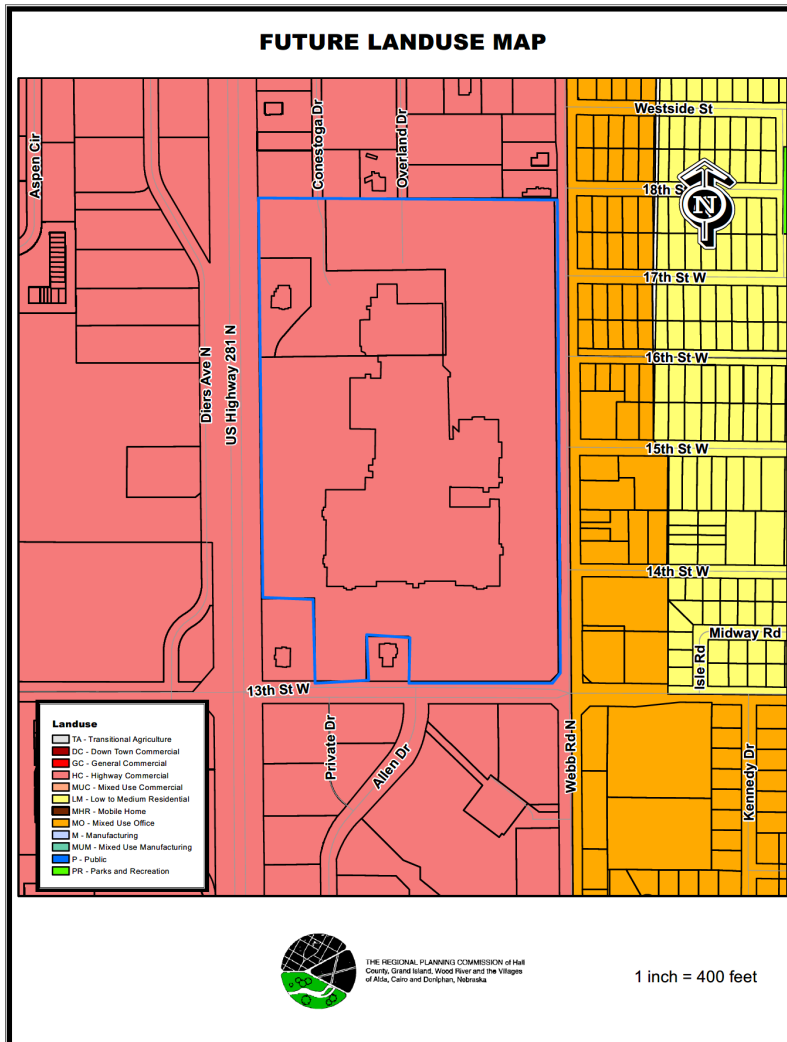
Agenda Item #4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

November 2, 2022

SUBJECT: *Future Land Use Map Change (C-07-23GI)*

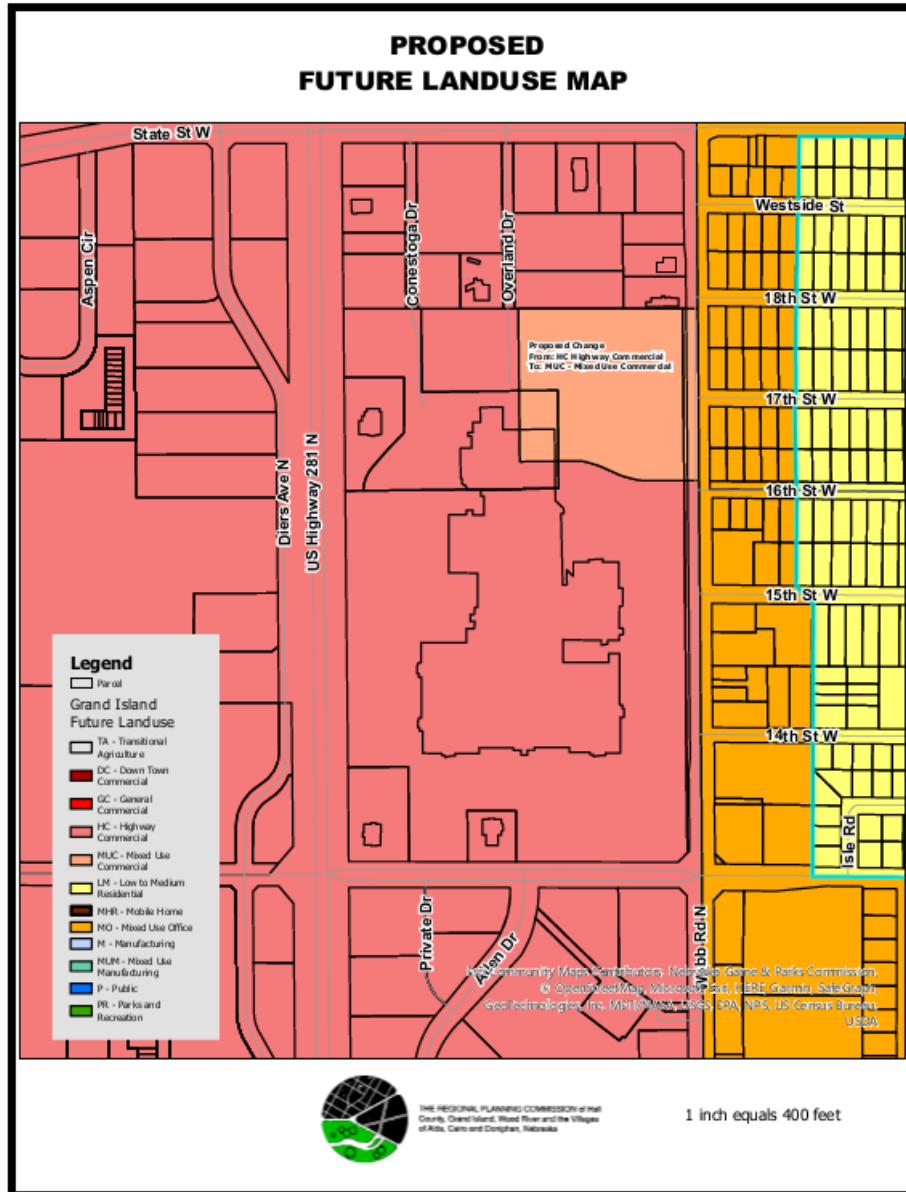
PROPOSAL: This proposal includes approximately 9.5 acres of land north and east of the Conestoga Mall. Staff is recommending amendments to the future land use map that are consistent with the new plan presented for the mall property. Woodsonia Hwy. 281 LLC is proposing to purchase and redevelop the mall property. As part of that redevelopment they are proposing to develop around 300 apartments in the northeast corner of the property. Changes to the Future Land Use Map would allow for consistency with the proposed rezoning. As shown in the area outlined in blue on the map below, the entire site, is planned for Highway Commercial development. The property is located within the Grand Island municipal limits.



OVERVIEW

Staff is recommending one amendment to the Grand Island Comprehensive Plan and Future Land Use map within the area outlined in on the map. The recommendation is to amend the northeast 9.5 acres of this site to allow mixed use commercial. This would allow for higher density residential development on this site. This would make the proposed redevelopment of the Conestoga Mall property consistent with the comprehensive plan and allow the developers to provide additional housing in the community that is needed.

A map of the requested changes is shown below.



EVALUATION:

The Grand Island Comprehensive Plan and this Future Land Use Map were approved in 2004. In the last 20 years many regional malls have fallen by the wayside and been redeveloped. The national trend is for that redevelopment to be more mixed use in nature, combining both residential and commercial uses. Woodsonia is hoping to include residential development in their project to redevelop the Conestoga Mall.

The proposed changes facilitate development of this property for mixed uses.

RECOMMENDATION:

That the Regional Planning Commission recommend that the Grand Island City Council change the Future Land Use Component of the Grand Island Comprehensive Plan.

_____ Chad Nability AICP, Planning Director