



Community Redevelopment Authority (CRA)

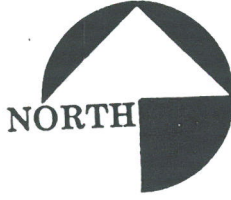
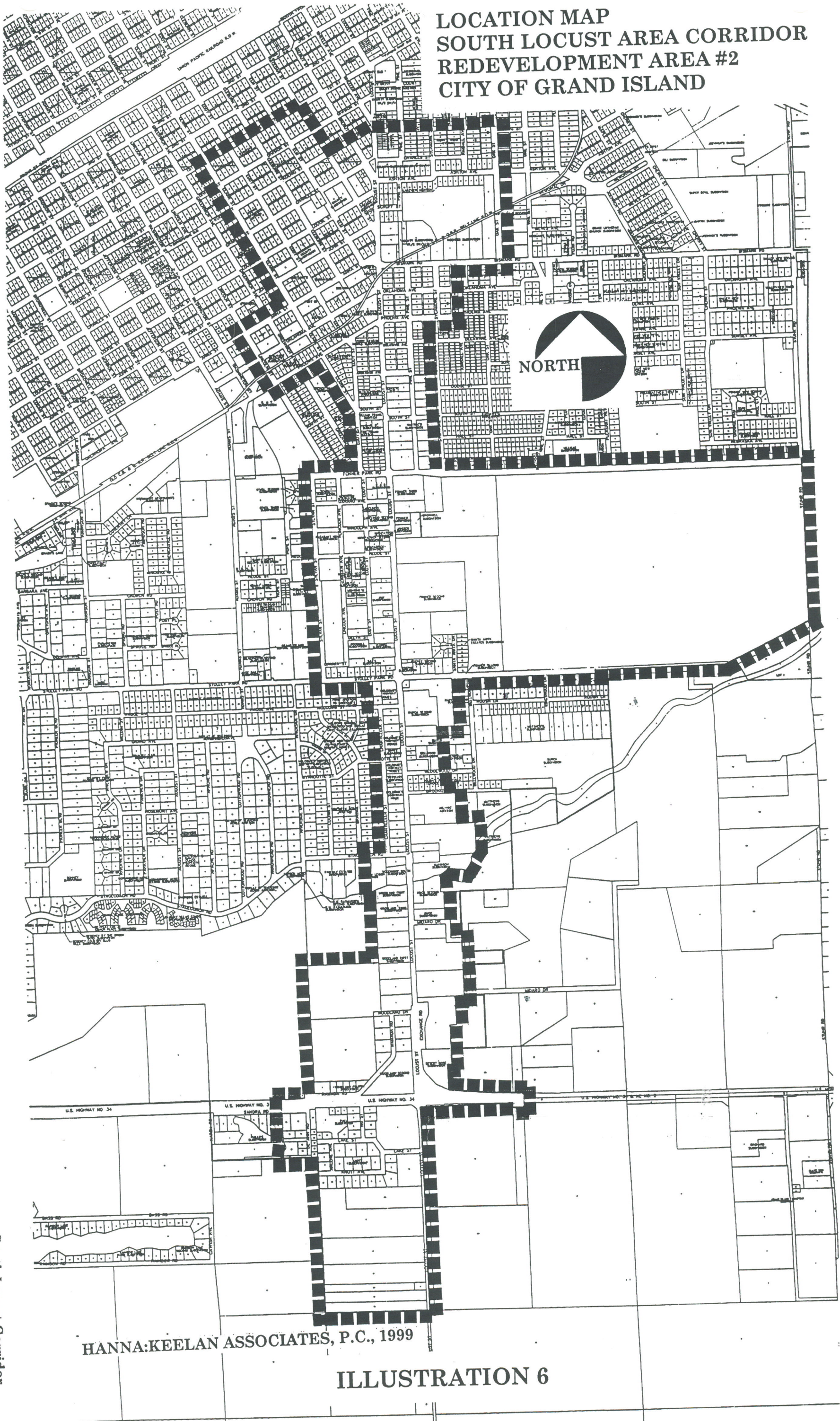
Wednesday, April 12, 2006
Regular Meeting

Item X1

Review of Blight Area 2

Staff Contact: Chad Nabity

LOCATION MAP
SOUTH LOCUST AREA CORRIDOR
REDEVELOPMENT AREA #2
CITY OF GRAND ISLAND



HANNA:KEELAN ASSOCIATES, P.C., 1999

ILLUSTRATION 6

South Locust Corridor
Redevelopment Area #2
Redevelopment Plan

Industrial uses are only present in the area generally located along Oklahoma Avenue, between Lincoln and Elm Streets. The abandoned Burlington Northern and Santa Fe railroad, which is planned for a new hiker/biker trail, originally facilitated industrial uses at this location. Existing businesses are primarily "light industrial" in nature such as warehouses, electrical and plumbing supply companies, print shops and offices. Commercial uses are used to buffer multifamily uses to the south, while multifamily uses are adjacent to the north.

Public uses are recommended as the primary land use type throughout the Fonner Park multi-use area. Parks and open space are used at the west entrance to Fonner Park at Hedde Street and South Locust Street, as well as an existing ball park on the north side of Stolley Park Road at Bellwood Drive. Large vacant areas identified in the Existing Land Use Map, **Illustration 3**, within the Fonner Park grounds will facilitate a variety of public facilities in the future. Expanded recreation areas, exhibition and convention facilities would be ideally suited for these public use areas.

Infill development in conformance with the associated future land use and zoning criteria are advocated throughout Redevelopment Area #2 for numerous individual vacant parcels. These lots, or parcels, are cost effective to develop as all required infrastructure is present.

2. Future Zoning Districts

A future zoning plan for Redevelopment Area #2 is identified in **Illustration 8**. The plan illustrates the future zoning classifications in conformance with the City's Comprehensive Plan and current zoning classifications.

The future zoning recommendations for Redevelopment Area #2 are to remain in nearly the same configuration as the existing zoning map. Areas formally zoned 'TA' Transitional Agricultural, located south of Highway 34, are recommended for 'B-2' commercial uses along the South Locust Street frontage, with 'R-3' Multifamily Residential areas to the west. An area of 'RD' Residential Development, was recently re-zoned, north of Highway 34 and west of the Ramada Road to replace a former 'TA' Transitional Agricultural zone.

All remaining portions of Redevelopment Area #2 are recommended to maintain the current zoning classifications.

South Locust Corridor
Redevelopment Area #2
Redevelopment Plan

Request for Proposals

The Grand Island Community Redevelopment Authority is soliciting proposals for a Blight and Substandard Area Study and General Redevelopment Plan for CRA Area #6 in the City of Grand Island. A map of the proposed study area and requirements for the plan are available from Chad Nability at P.O. Box 1968, Grand Island, Nebraska 68802 (308) 385-5240. The proposals are due on or before 4:00 PM May 26, 2006 at the Hall County Regional Planning Department 100 E. 1st Street, Grand Island, NE 68801.

Please publish one time on Sunday April 16th

Bill to:

The Grand Island CRA
Chad Nability
P.O. Box 1968
Grand Island, NE 68802