



Community Redevelopment Authority (CRA)

**Monday, December 8, 2008
Regular Meeting**

Item I1

Redevelopment Plan

Staff Contact: Chad Nabity

**Redevelopment Plan Amendment
Grand Island CRA Area #6
November 2008**

Property Description

This property is located at the corner of Blake Street and Darr Avenue (Lots 9 and 10 of Block 19 of Packer & Barr's Second Addition to the City of Grand Island). Property addresses include 235 and 233 N Darr Avenue and 2020 and 2018 Blake Street in Grand Island Nebraska.

Future Land Use Plan

See the attached map from the 2004 Grand Island Comprehensive Plan

Site Coverage and Intensity of Use

The developer is proposing to build two duplex buildings one on each lot. The first building would have two 962 square foot units with attached garages. The second building would have two 1062 square units with attached garages. Both units would have landscaped yards with underground sprinkling installed. Each unit will have 2 bedrooms and it is anticipated that the total occupancy of these units would range from between 4 and 16 people.

The anticipated value of this development at the time of completion is \$300,000.

Changes to zoning, street layouts and grades or building codes or ordinances

The proposed use is permitted in the current zoning district. No changes are anticipated in street layouts or grades. No changes are anticipated in building codes or ordinances.

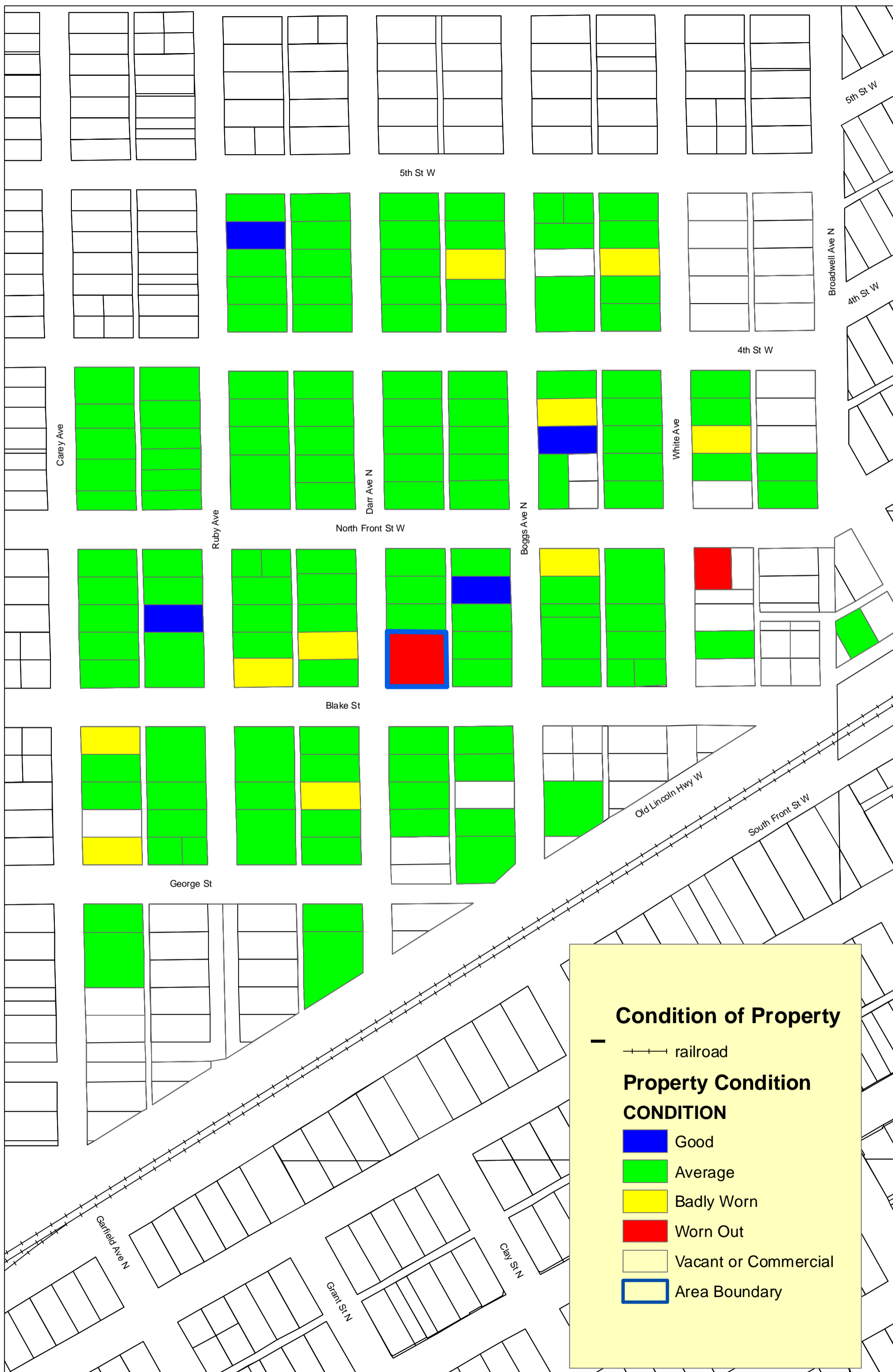
Additional Public Facilities or Utilities

Sewer and water are available to support this development. Additional water services are anticipated so each unit has its own water service. New sewer services may be needed to support the additional development. No new mains will be required.

No other utilities would be impacted by the development.

Time Frame for Development

Development of this project is anticipated to be mostly complete during the 2009 calendar year. The base tax year should be calculated on the value of the property as of January 1, 2009. Excess valuation should be available for this project for 15 years beginning with the 2010 tax year. Excess valuation will be paid to the developer's lender per the contract between the CRA and the developer for a period not to exceed 15 years or \$53,650.



Condition of Property

—+—+— railroad

Property Condition

CONDITION

- Good
- Average
- Badly Worn
- Worn Out
- Vacant or Commercial
- Area Boundary



Legend

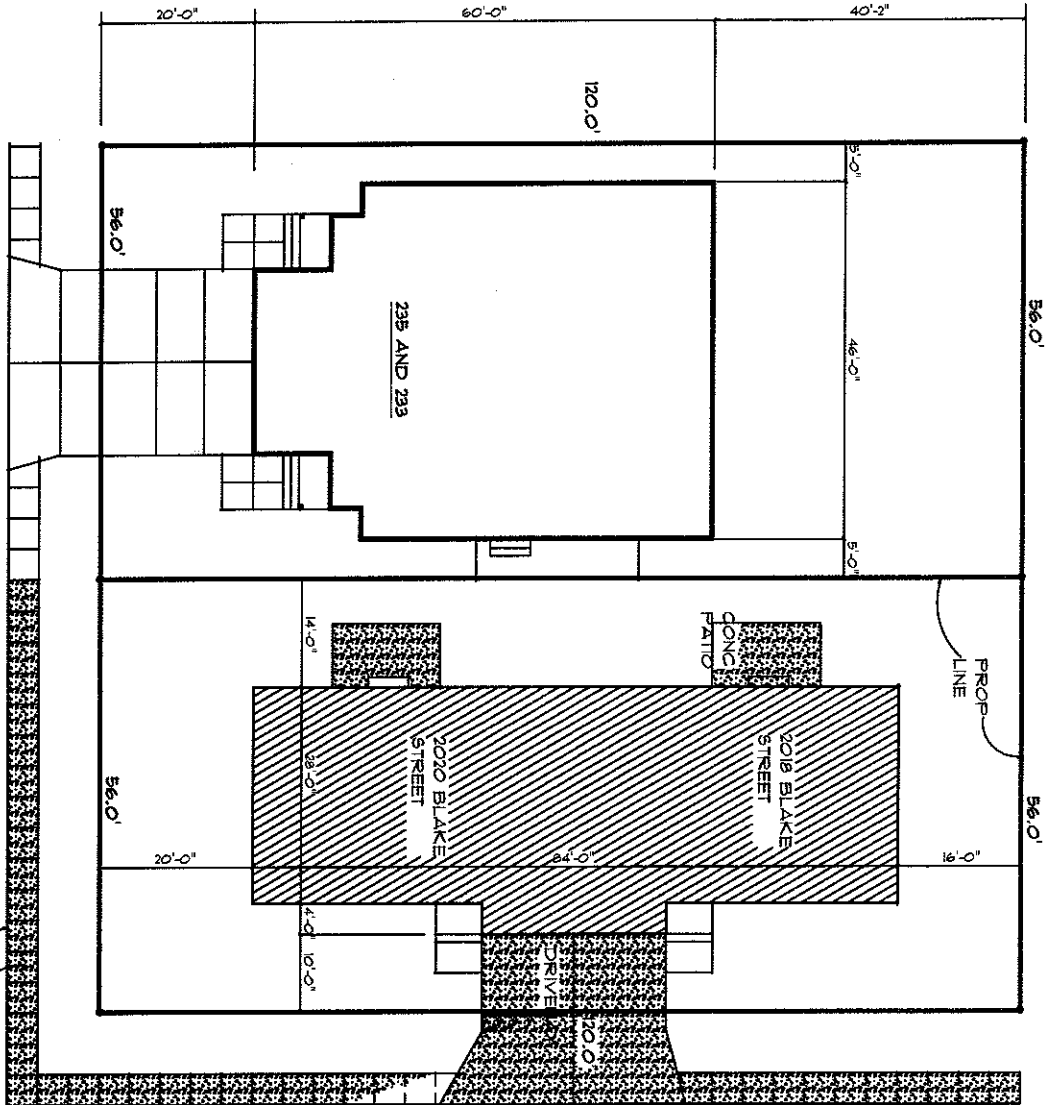
- +— railroad
 - Centerline
 - Area Boundary
- Existing Land Use**
- Commercial
 - County Government
 - Industrial
 - Large Lot Residential
 - Public
 - Residential
 - Street ROW
 - Suburban Agriculture

Future Land Use Map



Future Land Use Map from 2004 Comprehensive Plan adopted by the City of Grand Island for the area near Blake Street and Darr Avenue the proposed redevelopment site.

ALLEY



BLAKE STREET

DARR AVENUE

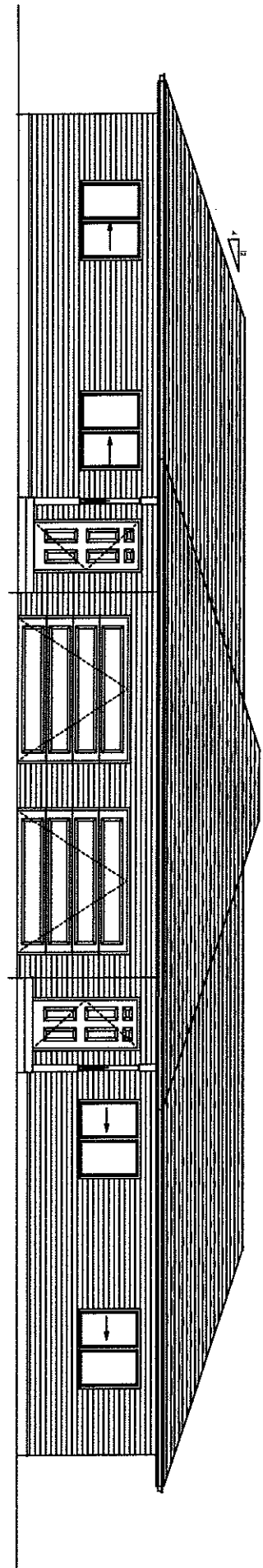
SITE PLAN

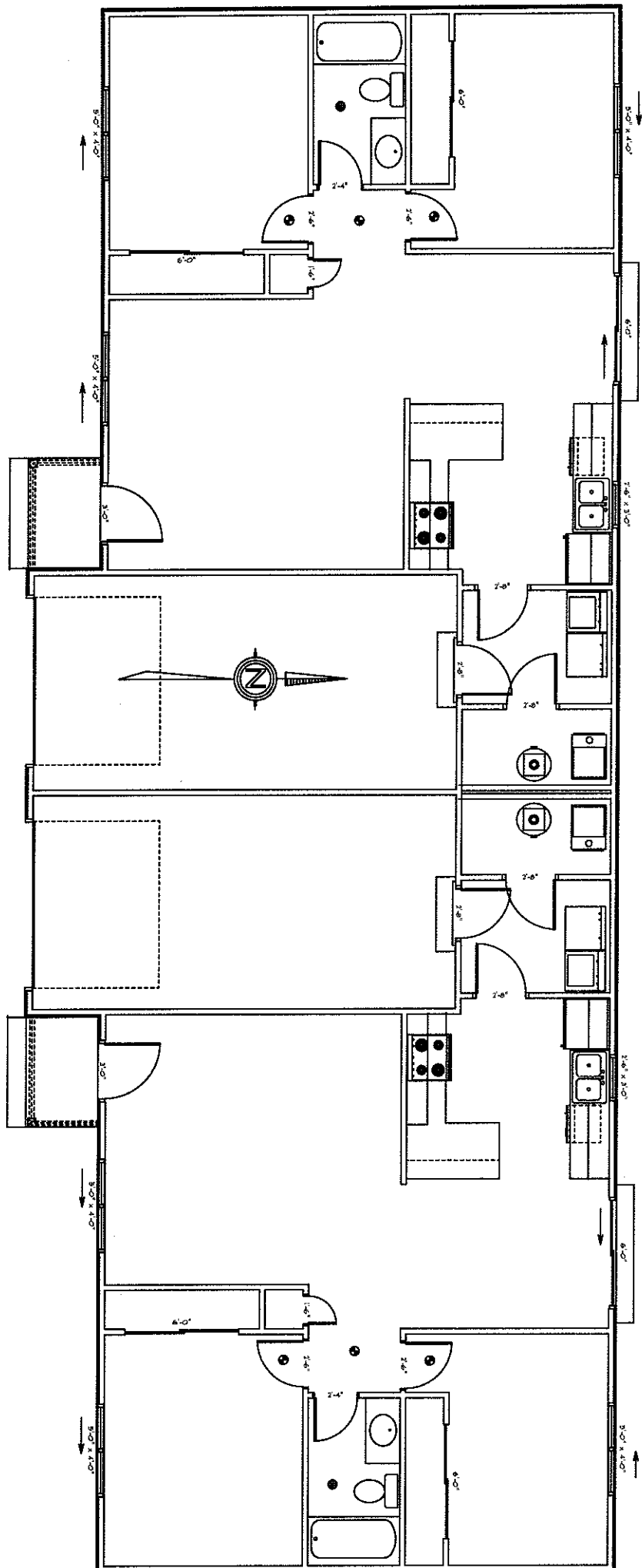
1" = 10.0'



48" SIDEWALK
CURB/GUTTER

FRONT ELEVATION





FRONT ELEVATION

