



City of Grand Island

Tuesday, January 11, 2005

Council Session

Item E2

**Public Hearing on Designation of Northeast Area as Blight &
Substandard Area #5**

Staff Contact: Cindy Johnson

Council Agenda Memo

From: Cindy K. Johnson, CRA Director

Meeting: January 11, 2005

Subject: Consideration of Declaration of Blight and Substandard Area #5, Northeast Grand Island

Item #'s: E-2 & G-11

Presenter(s): Cindy K. Johnson, CRA Director

Background

At the regular meeting of the Community Redevelopment authority, held in July, the Authority requested that an area located in the northeast area of Grand Island be considered as blight and substandard. This request was made in response to interest on the part of local developers to develop a vacant parcel of property into special needs housing, including for low to moderate income housing. The area in question is generally described as:

An area in or adjacent the City of Grand Island, Hall County, Nebraska, beginning at the intersection of the north line of Capital Avenue and the east line of Sky Park Road, thence south along the said east line to its intersection with the north line of 7th Street East, thence east along said north line to its intersection with the extended line east line of Lot 1, of the Sanitarian Subdivision, thence south across 7th Street East Right-of-Way and continuing south along said east line of Lot 2, to its intersection with the north line of Lot 2 of the Schmader 2nd Subdivision, thence continuing south along an extended east line of Lot 2 of the Sanitarian Subdivision to its intersection with the south line of Lot 2 of the Schmader 2nd Subdivision (also the north line of the Union Pacific Railroad Right-of-Way), thence continuing southwesterly along said south line to its intersection with west line of Lot 2 of the Schmader 2nd Subdivision, thence northwesterly along said west line to its intersection with the north line of said Lot 2, thence continuing northwesterly along an extended line of the west line of Lot 2 of the Schmader 2nd Subdivision and continuing northwesterly across 4th Street East Right-of-Way to its intersection with the north line of 4th Street East, thence southwesterly along the north line of 4th Street East to its intersection with the east line of Willow Street Right-of-Way, thence north along said east line to its intersection with the south line of 7th Street East and continuing north across the 7th Street East Right-of-Way to its intersection with the north line of 7th Street East, thence west along said north line to its intersection with west line of a miscellaneous tract of land identified as 10-11-9 PT. E1/2 SW 1/4 NE 1/4 (containing 0.91 acres), thence north along said west line and continuing north along three additional miscellaneous tracts of land with identical west lines to their intersection with a south line

of a large miscellaneous tract of land (containing 3.48 acres) located at 10-11-9 PT. E1/2 SW 1/4 NE 1/4, thence west along said south line to its intersection with the west line of same said miscellaneous tract, thence north along said west line to its intersection with the north line of same said miscellaneous tract, thence east along said north line of said miscellaneous tract, to its intersection with the west line of a flag shaped miscellaneous tract located at 10-11-9 PT. E1/2 SW 1/4 NE 1/4 (containing 2.08 acres), thence north along said miscellaneous tract to its intersection with the north line of same said tract, thence east along said north line of same said miscellaneous tract and continuing north along the north line of an adjacent miscellaneous tract to its intersection with the west line of an miscellaneous tract of land whose east line fronts of Geddes Street, thence north along said west line and continuing north along the west line of several miscellaneous tracts of land to its eventual intersection with the north line of Capital Avenue, thence east along said north line of Capital Avenue to its intersection with the extended east line of Sky Park Road, also the eastern corporate limit line of the City of Grand Island, and the point of beginning, located in the City of Grand Island, Hall County, Nebraska.

Hanna:Keelan, P.C., a community planning company, was authorized to undertake the blight/substandard study and a conjunctive redevelopment plan. Upon completion of the blight/substandard evaluation, it was determined that there are substantial amounts of conditions that meet the statutory criteria for blight and substandard designation within the area. Following approval by the CRA at the meeting of October 13, 2004, the blight/substandard designation study was forwarded to the Regional Planning Commission on December 2, 2004 and received their approval.

Discussion

According to the Study, this area (map attached) exhibited a strong presence of the following factors: 1) dilapidated/deterioration; 2) age or obsolescence; 3) inadequate provisions for ventilation, light, air, sanitation, or open spaces; and 4) existence of conditions which endanger life or property by fire and other causes. Of the existing 45 structures, 22% are substandard and 13% show major deterioration. 71% of the structures in the area are 40+ years of age or built prior to 1964. In addition, the majority of the area is served by private water wells for drinking water and is prone to groundwater contamination from vehicles salvage/junk yard and the presence of abandoned oil drums and several large fuel tanks. Sidewalks are nearly non-existent in the area and many properties (driveways and parking lots) have gravel surfaces.

The Redevelopment Plan outlines several opportunities to make “first steps in the public improvements” to this area and encourage private development at the same time. Public improvements identified include water mains, streets, storm water and sanitary sewer systems, more planned municipal parking areas, landscaped right-of-ways and open spaces.

At the Regional Planning Commission meeting, Planning Director Chad Nabity noted that the declaration was consistent with the Comprehensive Plan and appeared to meet

the qualifications as defined by the state for designation as blighted and substandard. The Planning Commission unanimously recommended approval.

The Authority requests that the City Council consider and approve Blight/Substandard Study #5, northeast Grand Island, allowing the Authority to move forward with the conjunctive Redevelopment Plan to assist in the revitalization and redevelopment of the South Locust Street area.

Alternatives

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

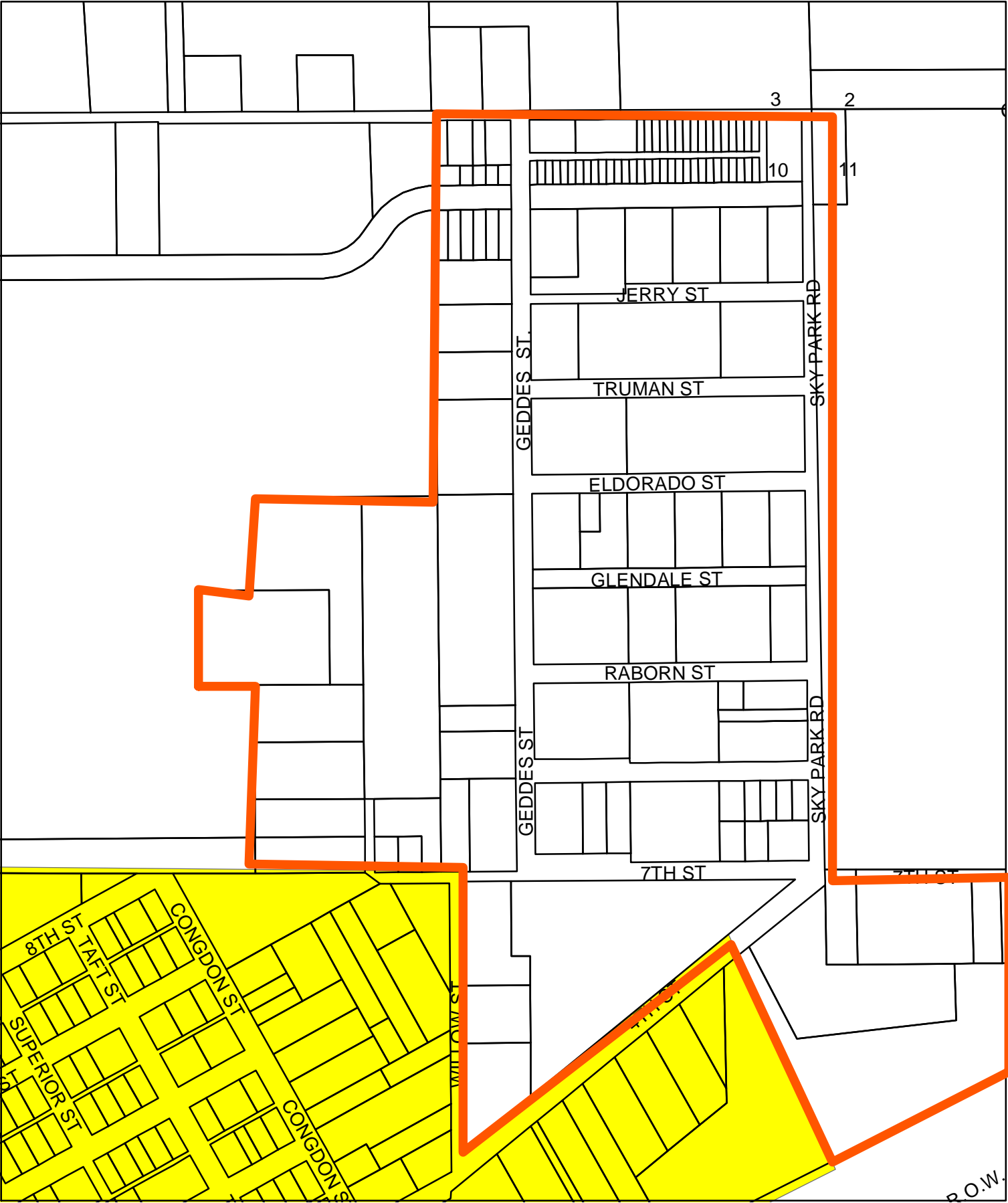
1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

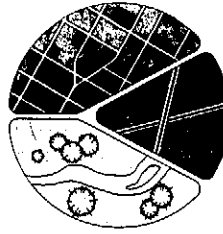
Recommendation

Approval is recommended.

Sample Motion

Motion to approve.





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

December 3, 2004

Honorable Jay Vavricek, Mayor
And Members of the Council
City Hall
Grand Island, NE 68801

Dear Mayor and Members of the Council:

RE: Declaration of Blight & Substandard Area #5

At the regular meeting of the Regional Planning Commission, held December 2, 2004, the above item was considered following a public hearing. This application proposes to declare a site in northeast Grand Island as blighted and substandard.

Nabity said this is consistent with the Comprehensive Plan and appears to meet the qualifications as defined by the state for designation as blighted and substandard and recommended approval.

No members of the public were present to comment on the proposed blight and substandard area.

A motion was made by Ruge and seconded by Miller to **approve** and recommend that the Grand Island City Council **approve**

A roll call vote was taken and the motion passed with 11 members present (Amick, Haskins, O'Neill, Brown, Niemann, Miller, Eriksen, Ruge, Monter, Hayes, Wagoner) voting in favor.

Yours truly,

Chad Nabity AICP
Planning Director

cc: Community Redevelopment Authority

**REGIONAL PLANNING COMMISSION
NOTICE OF PUBLIC HEARING(S)**

Notice is hereby given that the Regional Planning Commission of Hall County, Grand Island, Wood River and the Villages of Alda, Cairo, Doniphan, Nebraska, will at its meeting beginning at 7:00 p.m. Wednesday, December 1, 2004 in the Council Chambers of Grand Island's City Hall located at 100 E. 1st Street, hold public hearings on the following:

1. **Public Hearing** – Concerning a Blight & Substandard Area for an area in northeast Grand Island, Nebraska. This area is generally bounded by Capital Avenue and 7th Street on the north, Skypark road and a line along the east side of lot 1 of Sanitarian Subdivision from 7th Street to the Union Pacific Right-of-Way on the east, the Union Pacific Rail Road Tracks and Blight and Substandard Area 1 on the south, and properties west of Geddes Street between 7th Street and Capital Avenue. For a detailed map or legal description of the proposed blight and substandard area contact The Hall County Regional Planning Department at the Grand Island City Hall, P.O. Box 1968, Grand Island, Nebraska, (308) 385-5240. (C-3-2005GI)
2. **Public Hearing**- Concerning amendments to Chapter 36 of the Grand Island City Code pertaining to zoning within the City and its 2 mile extra-territorial jurisdiction. Amendments to be considered pertain to typographical errors and omissions from the Chapter as adopted by the City of Grand Island on July 13, 2004. For a complete list of the proposed amendments contact The Hall County Regional Planning Department at the Grand Island City Hall, P.O. Box 1968, Grand Island, Nebraska, (308) 385-5240. (C-4-2005GI)

The above item(s) may be reviewed during normal office hours at the Regional Planning Commission located in the second floor of Grand Island's City Hall.

Les Ruge, Secretary

Publish one (1) time

November 20, 2004 (Saturday)

Please send bill and proof of publication to:

Regional Planning Commission
PO Box 1968
Grand Island NE 68802-1968