



# Hall County Regional Planning Commission

**Wednesday, February 3, 2016**  
**Regular Meeting Packet**

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## **Commission Members:**

<b>Terry Connick</b>	<b>Hall County</b>	
<b>John Hoggatt</b>	<b>Grand Island</b>	
<b>Derek Apfel</b>	<b>Grand Island</b>	
<b>Jerry Huismann</b>	<b>Grand Island</b>	
<b>Leonard Rainforth</b>	<b>Hall County</b>	
<b>Carla Maurer</b>	<b>Doniphan</b>	
<b>Dean Kjar</b>	<b>Wood River</b>	
<b>Dean Sears</b>	<b>Grand Island</b>	
<b>Jaye Monter</b>	<b>Cairo</b>	<b>Vice Chairperson</b>
<b>Pat O'Neill</b>	<b>Hall County</b>	<b>Chairperson</b>
<b>Greg Robb</b>	<b>Hall County</b>	
<b>Leslie Ruge</b>	<b>Alda</b>	<b>Secretary</b>

**Regional Planning Director: Chad Nabity**

**Planning Technician:**  
**Edwin Maslonka**

**Planning Secretary:**  
**Rose Rhoads**

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**6:00 PM**

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## **Call to Order**

## **Roll Call**

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### **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.

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### **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.

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### **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, February 3, 2016  
Regular Meeting

## Item A1

### Agenda

Staff Contact: Chad Nabity

## **REGIONAL PLANNING COMMISSION**

### **AGENDA AND NOTICE OF MEETING**

**Wednesday, February 3, 2016**

**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 January 6, 2016.**

**3. Request Time to Speak.**

- 4. Public Hearing** – Concerning the rezone of Lot One (1) of Sterling Estates Sixth Subdivision, a portion of the NE ¼ of the NW ¼ of Section 12, Township 11 North, Range 10, West of the 6<sup>th</sup> P.M. in the City of Grand Island, Hall County, Nebraska from RD Residential Developmental Zone to Amended RD Residential Development Zone. This property is located south of Capital Avenue and west of the Moore's Creek Drainway and consists of 7.28 acres. (C- 10-2016GI)

- 5. Public Hearing** – Concerning adoption of the Grand Island 1 & 6 Year Street Improvement Plan. (C-11-2016GI)

- 6. Public Hearing** – Concerning the new Blight and Substandard Study and Redevelopment Plan for the Village of Cairo as prepared by Olsson Associates under the direction of the Village of Cairo. Copies of the proposed plan are available at the Village of Cairo in Cairo, 406 S High St., in Cairo and at the Hall County Regional Planning Department offices 100 E. 1<sup>st</sup> Street in Grand Island. (C-12-2016C)

### **Consent Agenda**

- 7. Final Plat – Lilley Subdivision** – located east of Processer Rd and south of Platte River Drive, in Hall County, Nebraska. (1 Lot and 2.333 acres).

**8. Final Plat – Isaac & Owen Subdivision** – located south of Bismarck Road and west of Gunbarrel Road in Hall County, Nebraska. (2 Lots and 20.894 acres).

**9. Final Plat – Graham Subdivision** – located south of US Highway 30 and north of Seedling Mile Road, in Grand Island, in Hall County, Nebraska. (2 Lots 12141 acres).

**10. Directors Report**

**11. Next Meeting March 2, 2016**

**12. 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.**



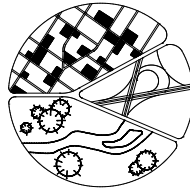
# **Hall County Regional Planning Commission**

**Wednesday, February 3, 2016  
Regular Meeting**

## **Item E1**

### **Meeting Minutes**

**Staff Contact: Chad Nabity**



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

Minutes  
for  
January 6, 2016

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The meeting of the Regional Planning Commission was held Wednesday, January 6, 2016 in the Council Chambers - City Hall – Grand Island, Nebraska. Notice of this meeting appeared in the "Grand Island Independent" December 26, 2015.

Present: Pat O'Neill	Carla Maurer
Dean Sears	Leonard Rainforth
Les Ruge	Greg Robb
Dean Kjar	John Hoggatt
Jaye Monter	Jerry Huisman

Absent: Derek Apfel, Terry Connick

Other:

Staff: Chad Nabity, Rose Rhoads

Press:

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**1. Call to order.**

Chairman O'Neill called the meeting to order at 6:00 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 December 2, 2015 meeting.**

A motion was made by Ruge and seconded by Monter to approve the Minutes of the December 2, 2015 meeting.

The motion carried with 10 members present and all voting in favor (O'Neill, Ruge, Maurer, Kjar, Robb, Huismann, Sears, Hoggatt, Rainforth and Monter) and no member abstaining.

**3. Request Time to Speak.**

Ron DePue, 308 N Locust St, Grand Island NE #6. Keith Marvin, PO Box 410, Republican City, NE 68632 #6.

**4. Public Hearing** – Concerning the rezone of Proposed Vanosdall Second Subdivision from B2-AC General Business - Arterial Commercial Overlay Zone & TA – Transitional Agricultural to LLR Large Lot Residential for Lots 1 & 2 and B2-AC General Business - Arterial Commercial Overlay Zone for Lot 3, in the City of Grand Island. (C- 07-2016GI)

O'Neill opened the Public Hearing.

Nabity explained this is a request to rezone approximately 28.266 acres of land north of U.S. Highway 34 and east of Locust Street from TA Transitional Agriculture and B2-AC General Business with an Arterial Commercial Overlay to LLR Large Lot Residential and B2-AC General Business with an Arterial Commercial Overlay. This is the location of the Vanosdall Ball Fields, a private residence and a small lake. Rezoning this property as proposed would allow the owner to subdivide the property into 3 lots as proposed with Vanosdall Second Subdivision, also under consideration at this meeting.

O'Neill closed the Public Hearing.

A motion was made by Hoggatt and seconded by Huismann to approve the rezone as requested. The motion carried with 10 members voting in favor (Huismann, Rainforth, Monter, Hoggatt, Kjar, O'Neill, Ruge, Maurer, Robb and Sears) and no member abstaining.

**5. Public Hearing** – Adoption of Amendments to Zoning Regulations for the City of Grand Island, Nebraska. Changes are being proposed to the Definitions Section 36-8 (R) and Supplemental Regulations Section 36-96. (C-08-2016GI)

O'Neill opened the Public Hearing.

Nabity explained changes were made in February of 2009 to the Definitions section of the Zoning Regulations to specify the minimum requirements necessary for a Recreational Vehicle Pad and Recreational Vehicle (RV) Park. These regulations were put in place in anticipation of RV Parks built to serve the Nebraska State Fair. To date, the only RV Park that has been built to serve the fair is on the grounds of Fonner Park. That park has been developed with water and sewer extended to all of the planned RV Pads but the required paving and parking has not been completed. Based on the usage of those stalls it does not appear that they are needed at this time. The proposed changes would permit the sites that have been fully developed (including paving) to be used year round to serve the grounds and the community and would permit those sites without paving to be used for short term events like the State Fair. This would bring the campground at Fonner Park into full compliance with the regulations and permitting.

O'Neill closed the Public Hearing.

A motion was made by Huismann and seconded by Rainforth to approve the rezone as requested. The motion carried with 10 members voting in favor (Huismann, Rainforth, Monter, Hoggatt, Kjar, O'Neill, Ruge, Maurer, Robb and Sears) and no member abstaining.

6. **Public Hearing** – Concerning a request to declare an area blighted and substandard. A study for proposed Redevelopment Area 19, located at the northeast corner of U.S. Highway 34 and Locust Street. (C-09-2016GI)

O'Neill opened the Public Hearing.

Nabity reviewed the Blight Study.

Ron Depue spoke briefly that bringing sewer to this property does pose a challenge as they will have to go around the lake which will be very costly.

Keith Marvin expanded on Dupue's comment saying this property lacks 3 key points. 1) a shared driveway with the CRA property to the west and the property to the east. 2) a storm sewer runs along the west property line that is hindering the ability to bring the sewer line to the property and 3) it's too flat. It also lacks sidewalks and the sandpit directly to the north could be considered dangerous.

O'Neill closed the Public Hearing.

O'Neill noted some findings of facts are 1) the lack of access to property 2) improper planning of the plat 3) difficult utility planning.

A motion was made by Ruge and seconded by Hoggatt to approve the proposed Blight Study Area 19. The motion carried with 10 members voting in favor (Huismann, Rainforth, Monter, Hoggatt, Kjar, O'Neill, Ruge, Maurer, Robb and Sears) and no member abstaining.

## **Consent Agenda**

- 7. Final Plat – Vanosdall Second Subdivision** – located north of US Hwy 34 and east of Locust Street, in Grand Island, in Hall County, Nebraska. (3 Lots and 28.266 acres).
- 8. Final Plat – Sanchez Subdivision** – located north of 7<sup>th</sup> Street and east of Congdon Ave, in Grand Island, in Hall County, Nebraska. (2 Lots and 3.063 acres).
- 9. Final Plat – Thesenvitz Subdivision** – located north of Schimmer Drive and west of 130<sup>th</sup> Rd., in Hall County, Nebraska. (1 Lot and 3.03 acres).
- 10. Final Plat – A & A Woit Subdivision** – located north of Schimmer Drive and west of 90<sup>th</sup> Rd., in Hall County, Nebraska. (1 Lot and 2.06 acres).

A motion was made by Ruge and seconded by Kjar to approve the plats as presented. The motion carried with 10 members voting in favor (Huisman, Rainforth, Monter, Hoggatt, Kjar, O'Neill, Ruge, Maurer, Robb and Sears) and no member abstaining.

## **11. Directors Report.**

## **12. Next Meeting February 3, 2016**

## **13. Adjourn**

Chairman Pat O'Neill adjourned the meeting at 6:34 p.m.

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Leslie Ruge, Secretary  
By Rose Rhoads





# Hall County Regional Planning Commission

Wednesday, February 3, 2016  
Regular Meeting

## Item F1

### Rezone Request

Staff Contact: Chad Nabity

## Agenda Item #4

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

January 22, 2016

**SUBJECT:** *Zoning Change* (C-10-2016GI)

**PROPOSAL:** An application has been made to rezone Lot One (1) of Sterling Estates Sixth Subdivision, a portion of the NE ¼ of the NW ¼ of Section 12, Township 11 North, Range 10, West of the 6<sup>th</sup> P.M. in the City of Grand Island, Hall County, Nebraska from RD Residential Developmental Zone to Amended RD Residential Development Zone. This property is located south of Capital Avenue and west of the Moore's Creek Drainway and consists of 7.28 acres.

The changes to the development plan would combine the two (10 unit) buildings on the northeast side of the lot into a single building with 30 units. This will allow for the creation of an addition 46 parking spaces on the property. The number of units in the second phase of this development will change from 140 as approved to 150 unit approved with the initial as originally planned.

#### **OVERVIEW:**

##### **Site Analysis**

*Current zoning designation:*

**RD-** Residential Development

**R1-** Suburban Density Residential

*Permitted and conditional uses:*

**RD:** The approved RD Zone development plan allows 300 units of apartments in 10 buildings. **R1-** Agricultural uses, recreational uses and residential uses at a density of 4 dwelling units per acre

*Comprehensive Plan Designation:*

Medium Density Residential to Office

*Existing land uses.*

Vacant Undeveloped Property

##### **Adjacent Properties Analysis**

*Current zoning designations:*

**West:** R1- Suburban Density Residential

**East:** B2 General Business and RD Residential Development Zone

**South and North:** R4-High Density Residential

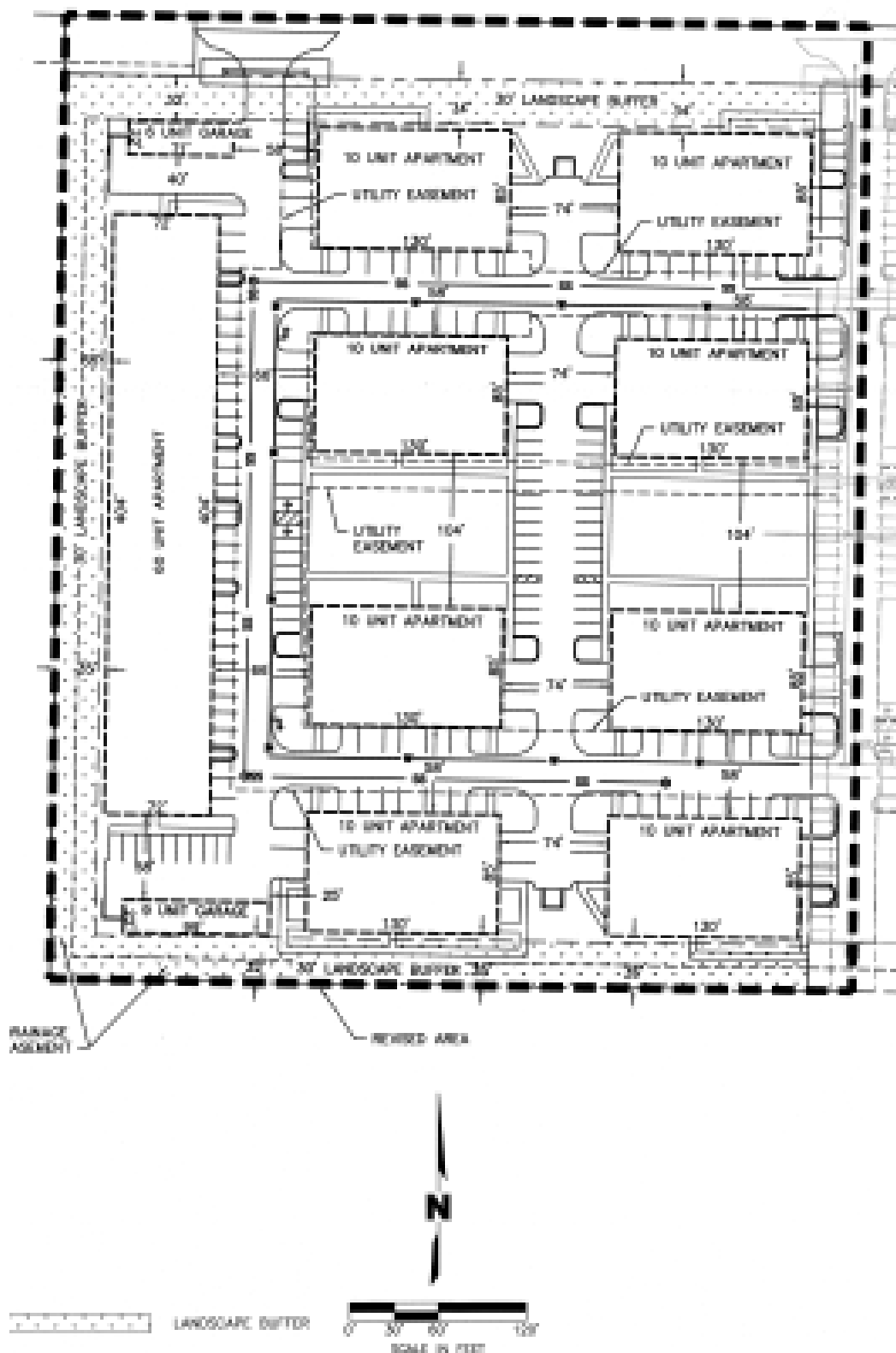
*Permitted and conditional uses:*

**R1-** Agricultural uses, recreational uses and residential uses at a density of 4 dwelling units per acre **B2-** General Commercial including outdoor display and sales, Office, Residential at a density of up to 43 units per acre, Fabrication incidental to permitted uses. **R4-**

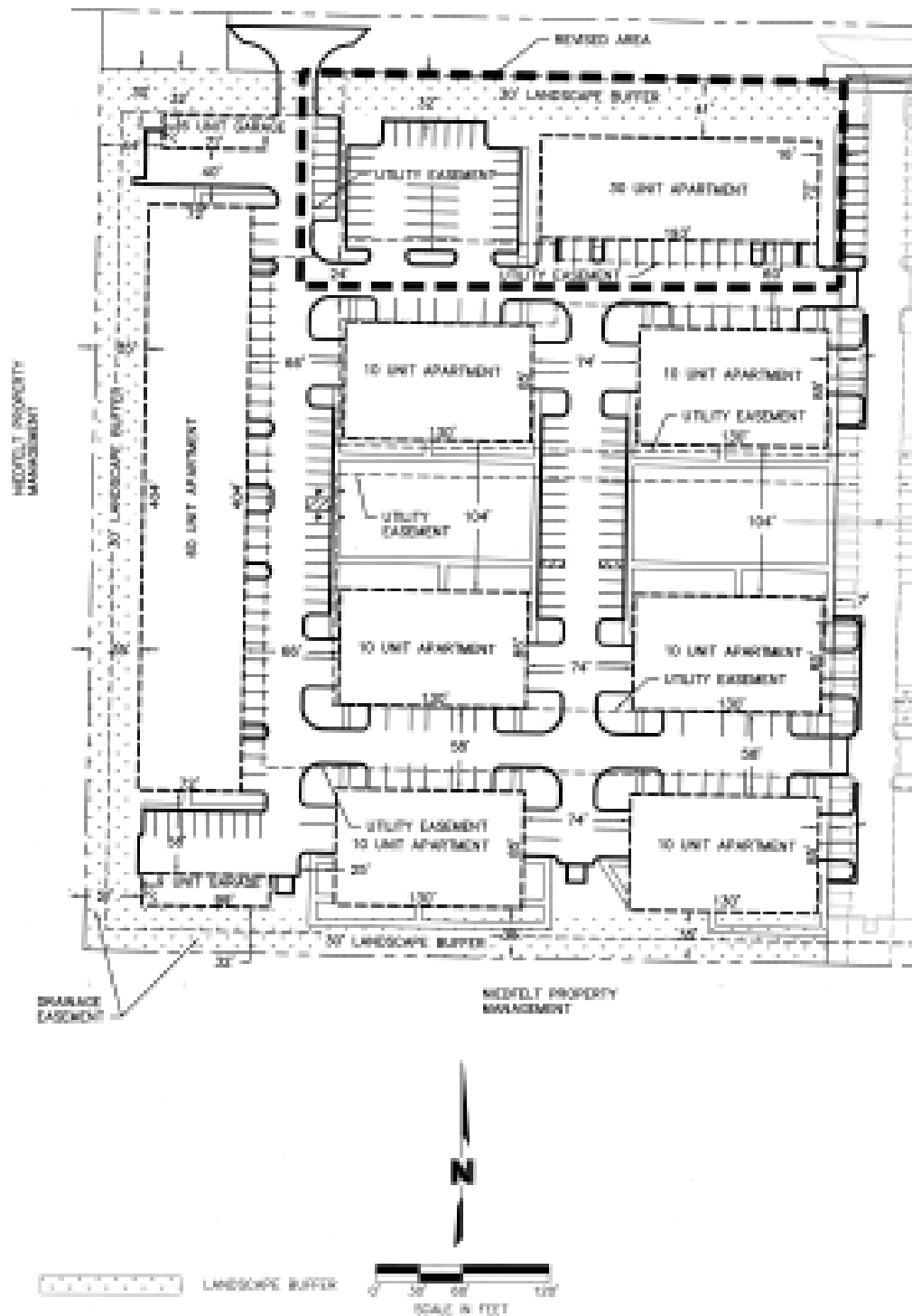
Residential uses at a density of 43 dwelling units per acre with 60% coverage, recreational uses, non-profit and institutional uses along with agricultural uses. **RD** The first phase of this apartment complex as built.

*Comprehensive Plan Designation:*      **East:** Commercial  
**South and North:** Medium Density Residential to Office Uses  
**West:** Low to Medium Density Residential

*Existing land uses:*      **North:** Farm Ground  
**East:** Utility Substation, Existing apartments as part of this development, Moore's Creek Drainway and Commercial Development,  
**West:** Farm house and farm ground  
**South:** Farm ground and proposed City Park



Development Plan as Proposed February 2016



**Development Plan As approved in March 2015**

## **EVALUATION:**

### **Positive Implications:**

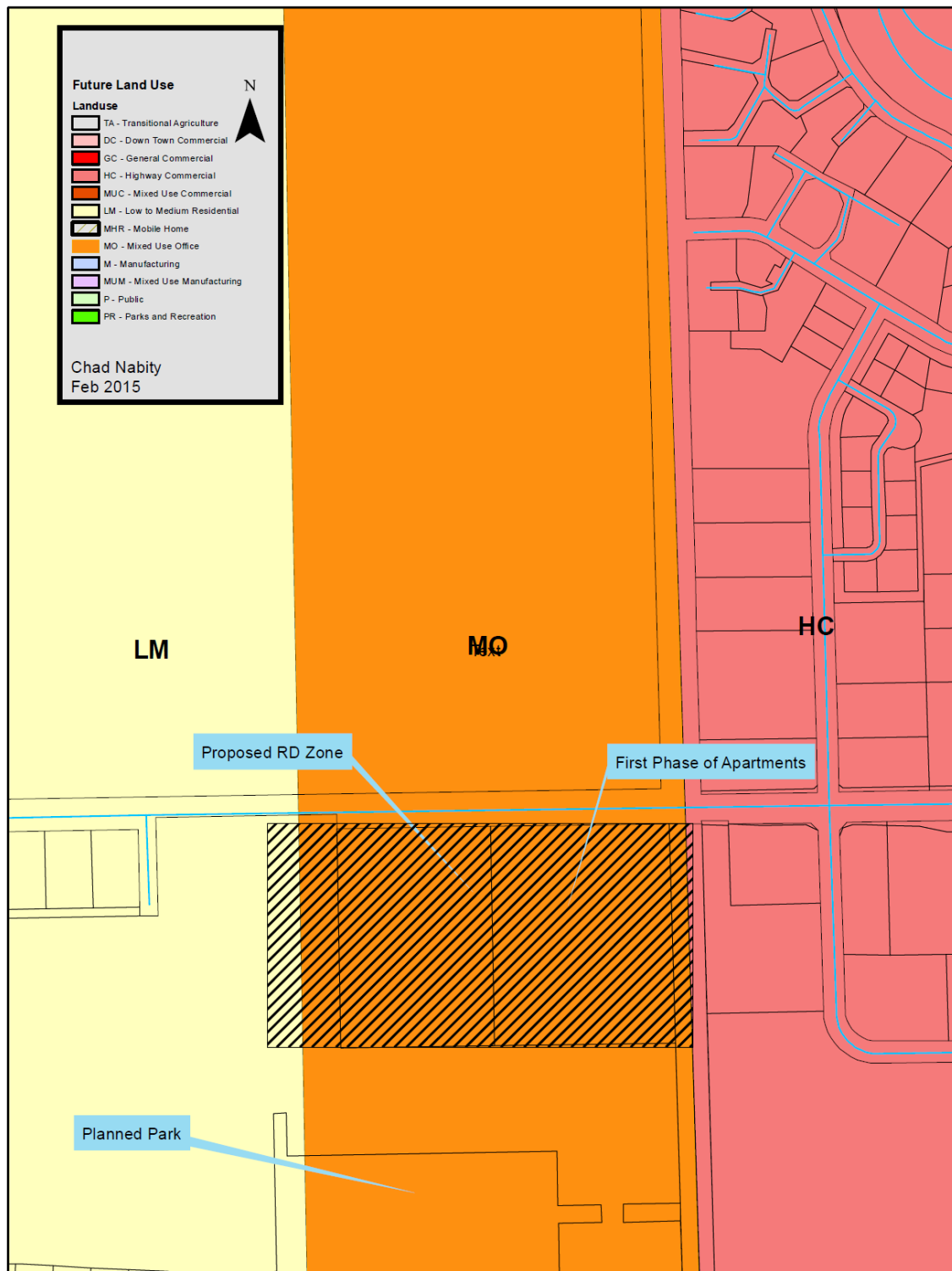
- *In general conformance with the City's Comprehensive Land Use Plan:* This particular site is designated Medium Density Residential to Office uses within the plan.
- *Uses would be consistent with the level of service intended for Capital Avenue:* Capital Avenue is an arterial street. Apartments using Capital as a primary street would be appropriate.
- *Monetary Benefit to Applicant:* As always this change has the potential to benefit the applicant monetarily.
- *New Market Rate Rental Housing:* One of the factors constraining growth within the community is the availability of housing. This would help relieve at least one section of that need. This is the second phase of the development and has been adjusted by the developer to fit what they believe the market is looking for.

### **Negative Implications:**

- *None foreseen*

### **Other**

The developer is proposing to build eight apartment buildings with total of 150 dwelling units on this site (300 units total for the development including phase 1). This revised plan combines two building with 10 units each into a single 30 unit building and allows for the creation of 46 additional parking spaces for the development. All other buildings and parking will remain as shown on the original development plan. At the proposed density, this development would be 21.13 units per acre for the overall development. This is significantly less development than could be allowed in the current RO zoning district and less that can occur in the adjunct B2 or R4 zoning districts. This development provides for public utilities within the development. Road access from Capital Avenue into the development splits to provide a circular access pattern to the apartments. The access to the apartments south of Capital would be a private drive not a public street.



**Figure 1 Future Land Use Map from the Grand Island Comprehensive Plan**

**RECOMMENDATION:**

That the Regional Planning Commission recommend that the Grand Island City Council change the zoning on this site from RD- Residential Development Zone to an Amended RD-Residential Development Zone.

\_\_\_\_\_ Chad Nabity AICP, Planning Director



January 22, 2016

**RE: Rezoning – A request to rezone the properties from RD Residential Development Zone to Amended RD Residential Zone in the City of Grand Island, Hall County, Nebraska.**

Dear Members of the Board:

Concerning the rezoning of Lot One (1) of Sterling Estates Sixth Subdivision, a portion of the NE ¼ of the NW ¼ of Section 12, Township 11 North, Range 10, West of the 6<sup>th</sup> P.M. in the City of Grand Island, Hall County, Nebraska from RD Residential Developmental Zone to Amended RD Residential Development Zone. This property is located south of Capital Avenue and west of the Moore's Creek Drainway and consists of 7.28 acres.

You are hereby notified that the Regional Planning Commission will consider this zoning change at the next meeting that will be held at 6:00 p.m. on February 3, 2016 in the Council Chambers located in Grand Island's City Hall.

Sincerely,

Chad Nabity, AICP  
Planning Director

cc: City Clerk  
City Attorney  
City Public Works  
City Building Department  
City Utilities

This letter was sent to the following School Districts 1R, 2, 3, 19, 82, 83, 100, 126.



# **Hall County Regional Planning Commission**

**Wednesday, February 3, 2016  
Regular Meeting**

## **Item F2**

### **Grand Island 1 & 6 Street Improvement Plan**

Staff Contact: Chad Nabity

# **1 & 6 YEAR STREET IMPROVEMENT PLAN 2016-2021**

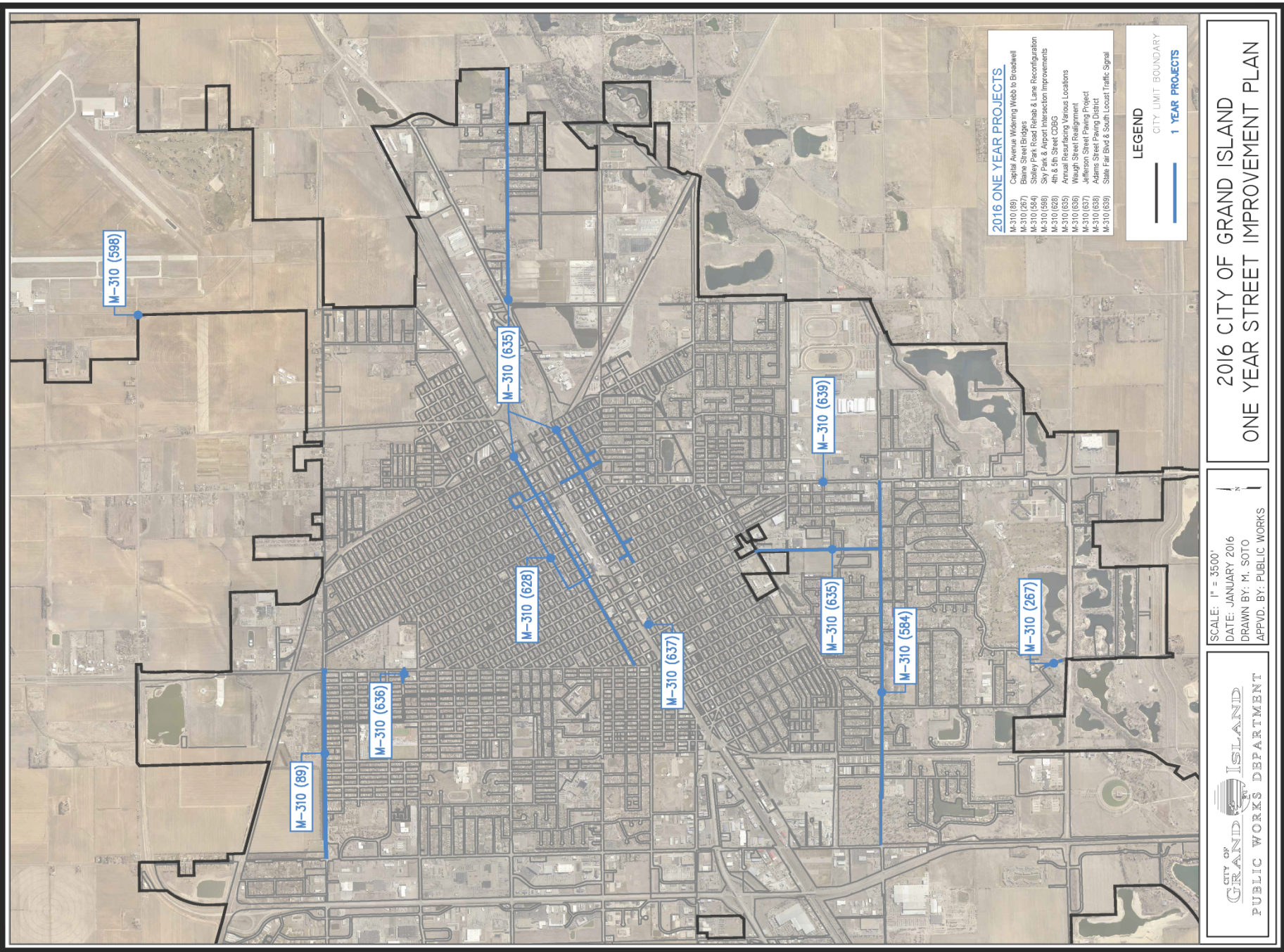
**Presented by: John Collins, PE**

## 2015 SUBSTANTIALLY COMPLETE PROJECTS (FROM 1 & 6 STREET IMPROVEMENT PLAN)

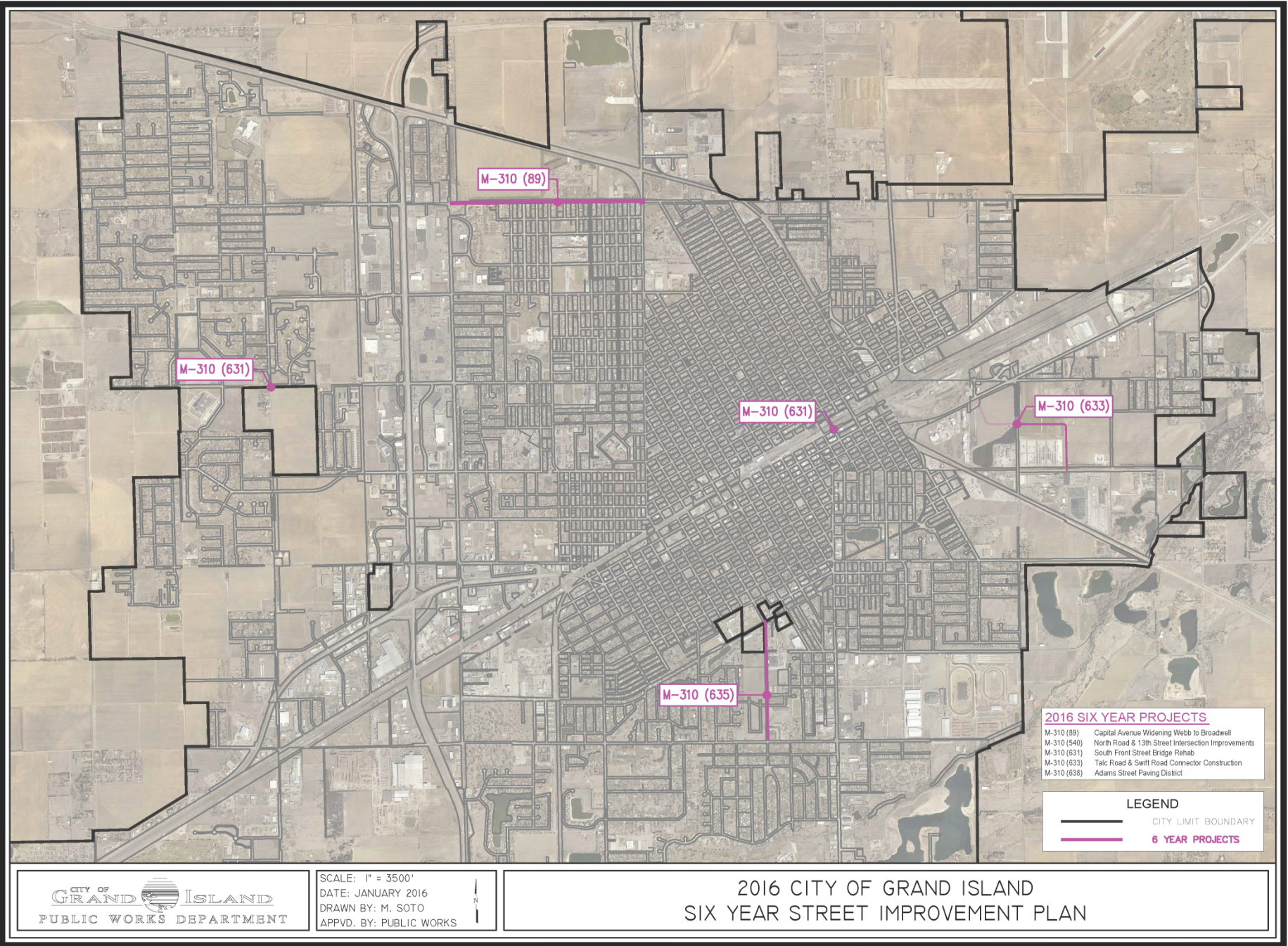
PROJECT	TOTAL PROJECT
Faidley Ave Extension from North Rd to EOC (heading East)	\$ 1,173,735.04
Hwy 30 Resurfacing [\$5,745,000 total project cost]	\$ -
3rd St & Wheeler Ave Intersection Improvements	\$ 490,732.05
Delta St Storm Sewer Improvements	\$ 46,704.53
<b><i>TOTAL</i></b>	<b><i>\$ 1,711,171.62</i></b>

\*\*DOES NOT INCLUDE ALL CIP PROJECTS









## SOUTH BLAINE ST BRIDGE REPLACEMENTS M-310 (267)

- 🏞️ Replace the north bridge structure with two box culverts
- 🏞️ Replace the south bridge structure with two Arch RCP pipes
- 🏞️ Widen road to improve traffic flow





**LEGEND**

— CITY LIMIT BOUNDARY

— 1 YEAR PROJECTS

CITY OF  
**Grand Island**  
PUBLIC WORKS DEPARTMENT

SCALE: 1" = 150'  
DATE: JANUARY 2016  
DRAWN BY: M. SOTO  
APPVD. BY: PUBLIC WORKS

2016 CITY OF GRAND ISLAND  
ONE YEAR STREET IMPROVEMENT PLAN



## CAPITAL AVENUE WIDENING – WEBB TO BROADWELL M-310 (89)

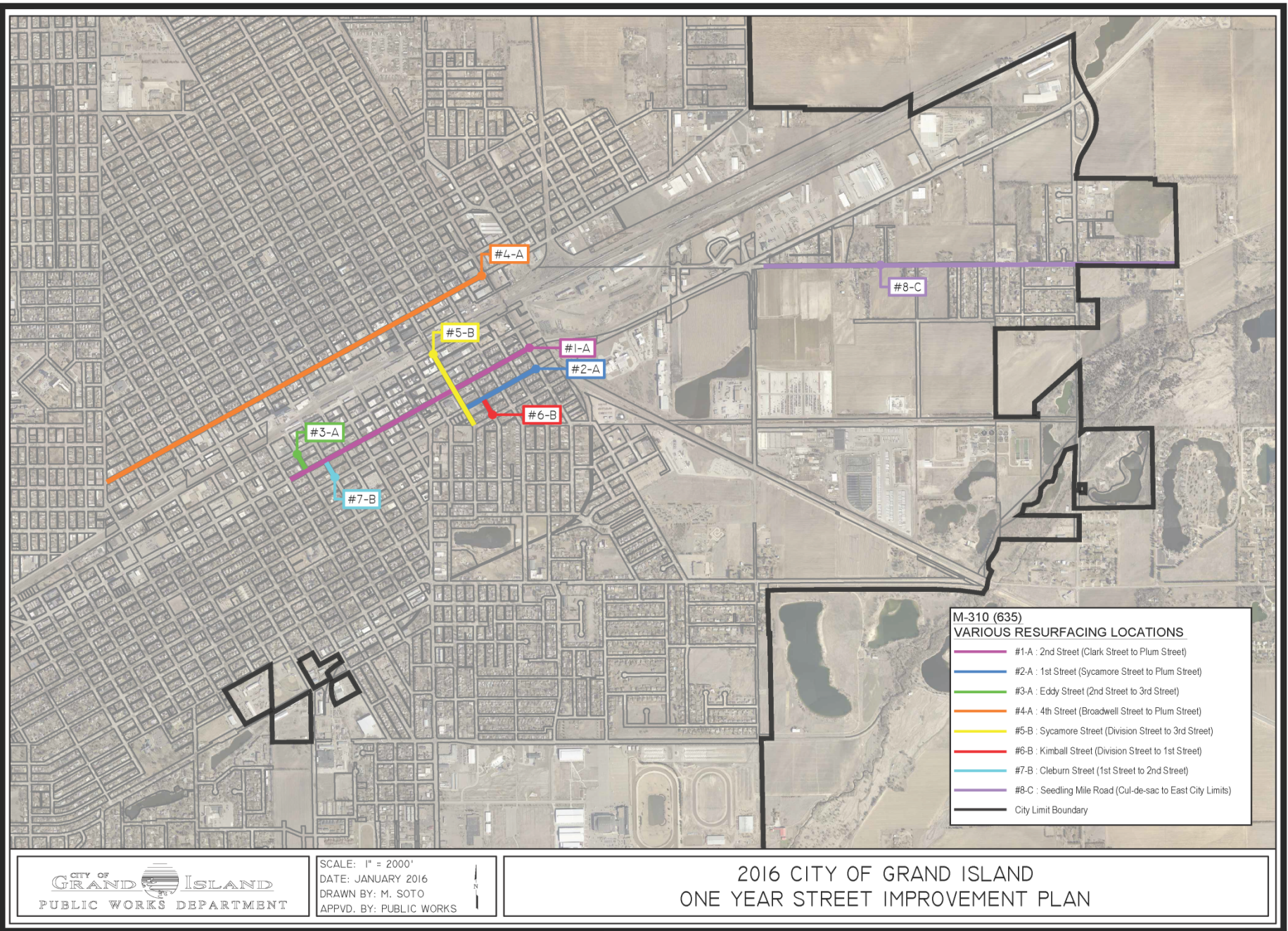
- Includes removal of existing 24' wide asphalt roadway and construction of a five lane curbed concrete roadway (four through lanes and a common turning lane).
- Reconstruction will address the deterioration of the pavement, accommodate increasing traffic volumes and widening improve motorist and pedestrian safety.
- Sanitary sewer improvements and a hike/bike trail



## LOCAL RESURFACING 1<sup>ST</sup> STREET & 2<sup>ND</sup> STREET (HWY 30) M-310 (635)

- Local resurfacing
- Includes sections of US Highway 30 (2<sup>nd</sup> Street and 1<sup>st</sup> Street) that will be milled three (3) inches
- Maintenance only will be performed on the majority of the section, however areas may require more than maintenance as the project moves forward

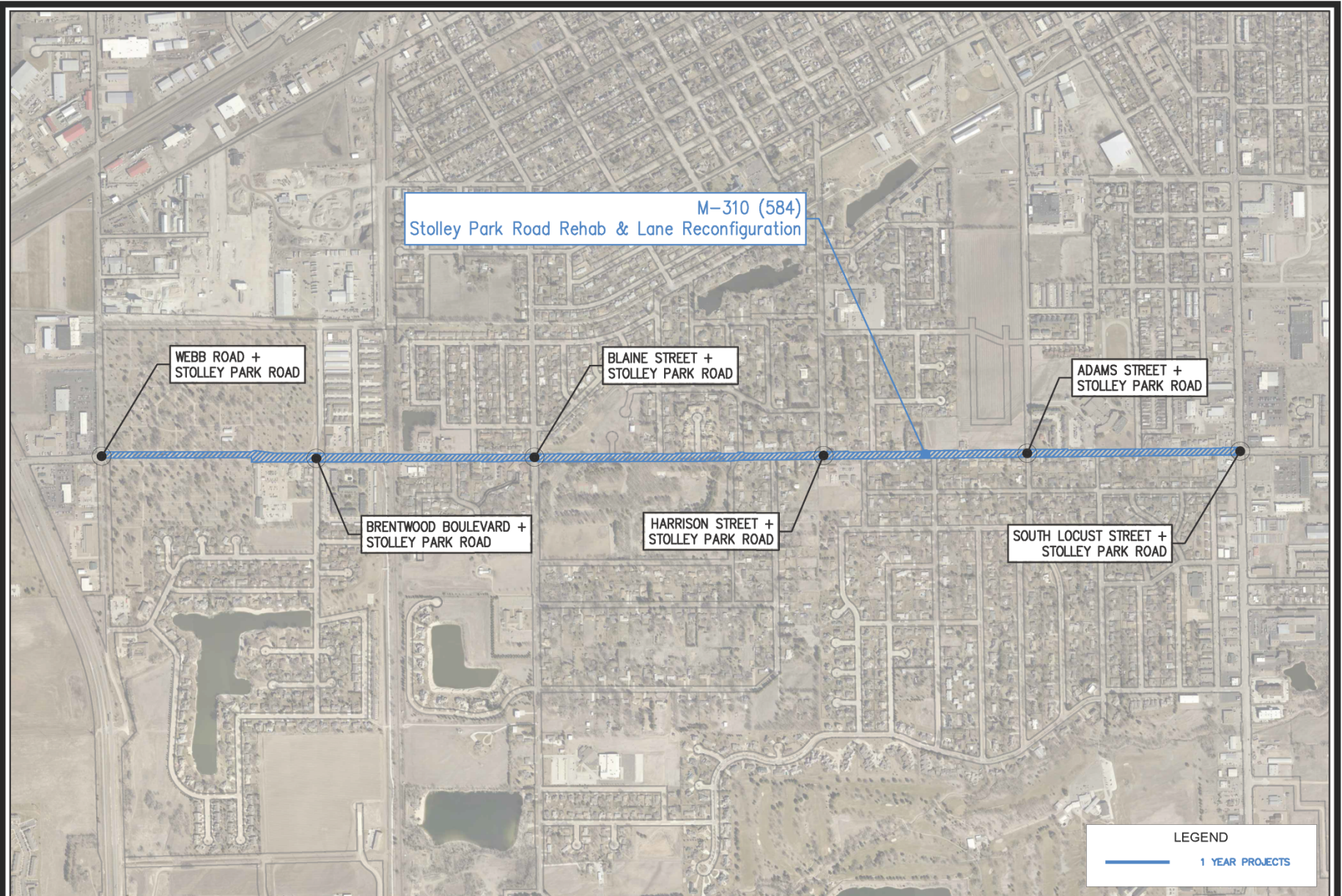




## STOLLEY PARK ROAD RECONFIGURATION M-310 (584)

- Restriping for new lane designations from two lane to three or five lane section.
- Intersection evaluations for potential signalization.
- Pavement determination for repairs and/or increased pavement structure to accommodate truck traffic.





LEGEND

— 1 YEAR PROJECTS

CITY OF  
**Grand Island**  
PUBLIC WORKS DEPARTMENT

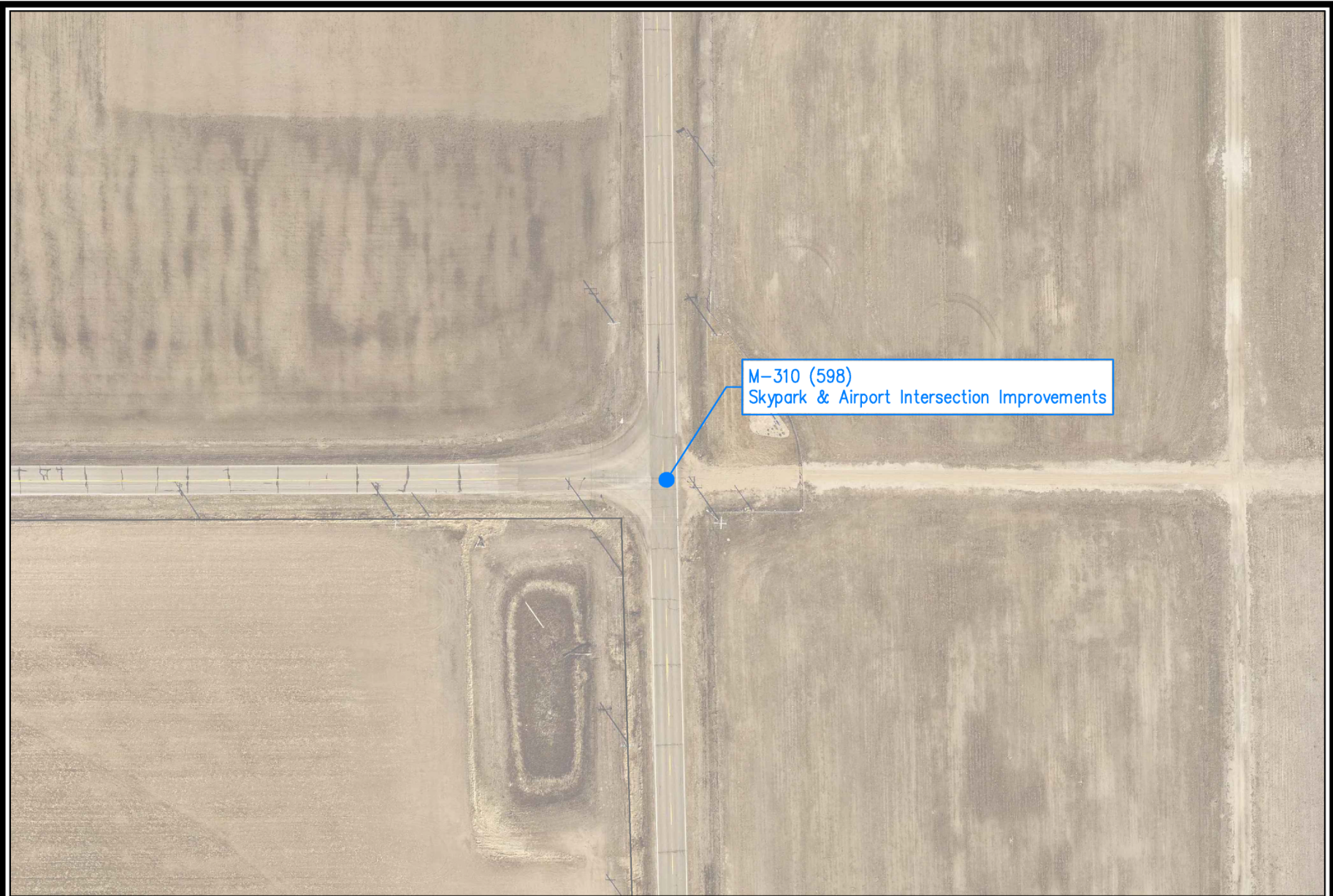
SCALE: 1" = 1200'  
DATE: JANUARY 2016  
DRAWN BY: M. SOTO  
APPVD. BY: PUBLIC WORKS

2016 CITY OF GRAND ISLAND  
ONE YEAR STREET IMPROVEMENT PLAN

# SKY PARK ROAD & AIRPORT ROAD INTERSECTION IMPROVEMENTS M-310 (598)

- 🇺🇸 Intersection improvements widening the radii of this intersection to allow for easier truck turning movements





M-310 (598)  
Skypark & Airport Intersection Improvements





4<sup>TH</sup> STREET & 5<sup>TH</sup> STREET;  
EDDY STREET TO SYCAMORE  
STREET HANDICAP RAMP INSTALLATION  
M-310 (628)

🇺🇸 \$800,000 Community Development Block Grant (CDBG) with 50% city match to install handicap ramps.

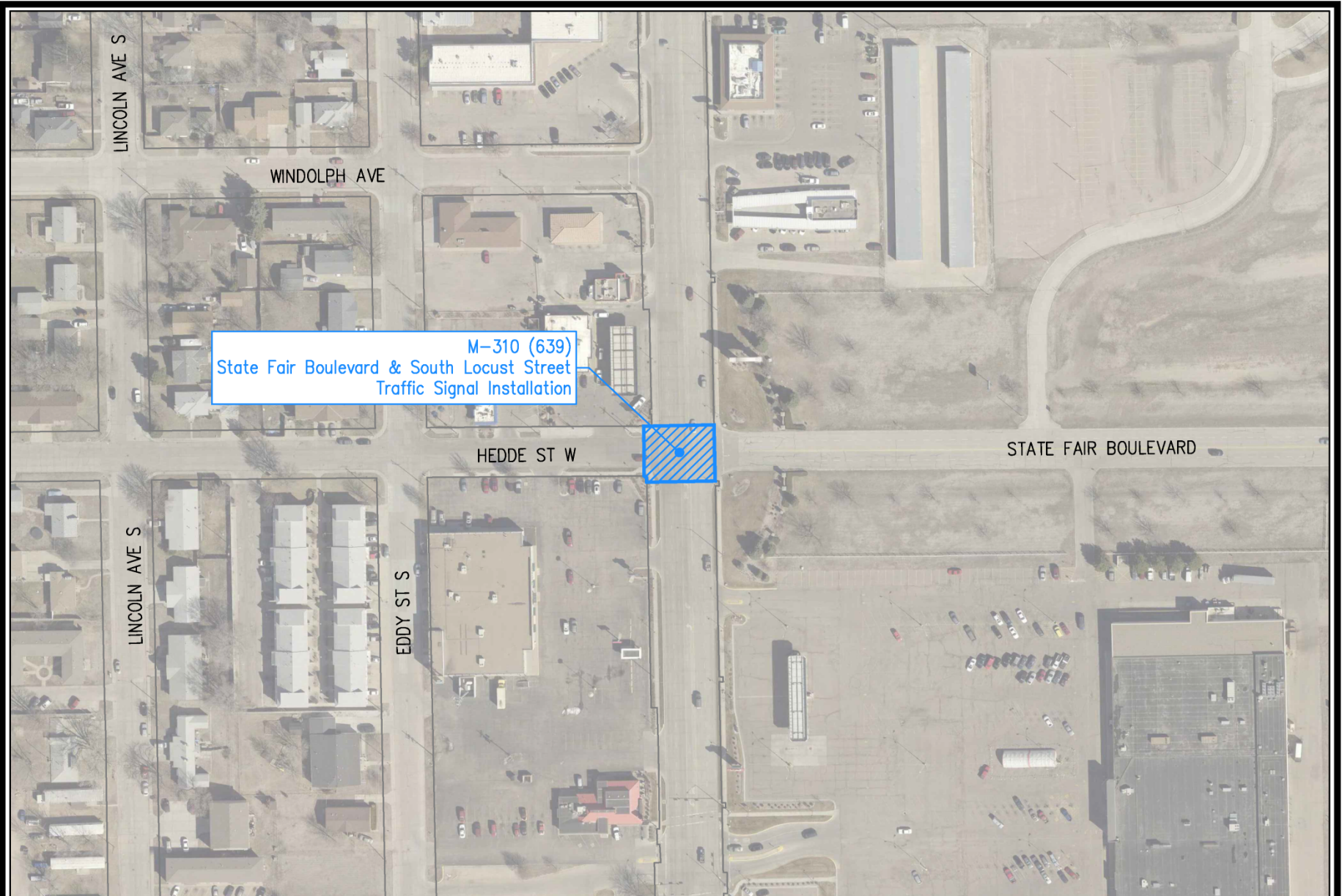






# STATE FAIR BLVD AND SOUTH LOCUST ST TRAFFIC SIGNAL M-310 (639)

- Relocation of traffic signal from commercial driveway and South Locust St to the intersection of State Fair Blvd and South Locust St
- Will aid in better traffic flow during events at Fonner Park / Heartland Events Center / State Fair



# ADAMS STREET WIDENING & INTERSECTION IMPROVEMENTS M-310 (638)

- 🇺🇸 Widen roadway and improve intersection to align with new school entrance

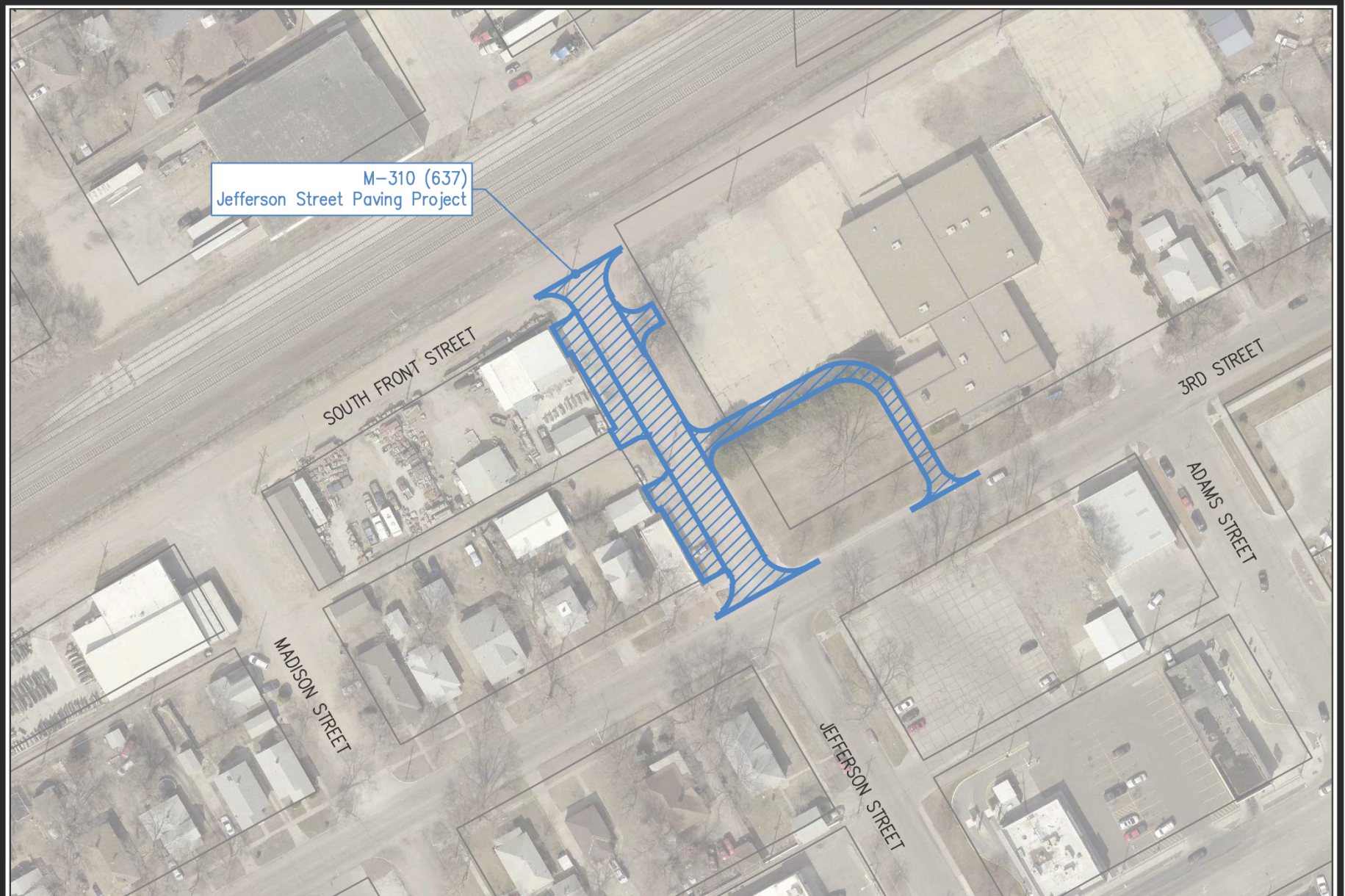




## JEFFERSON STREET PAVING M-310(637)

- 🇺🇸 Pave roadway to include parking along the street and installation of storm water retention cell to improve drainage

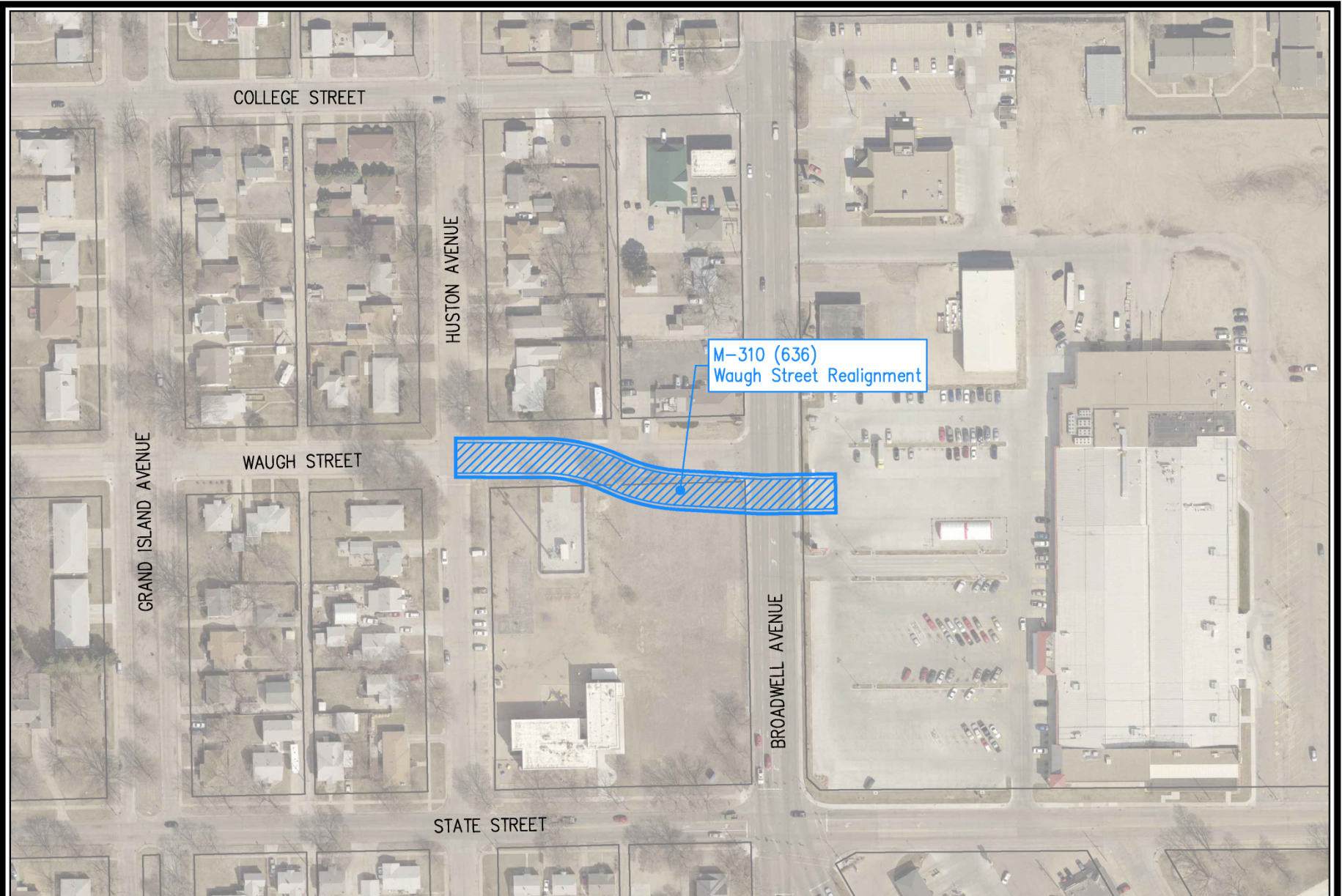






## WAUGH STREET REALIGNMENT M-310 (636)

- Align Waugh Street with new commercial driveway of Super Saver development
- Work will include relocation of utilities



M-310 (636)  
Waugh Street Realignment

# PAVEMENT CONDITION SURVEY M-310 (641)

- Assess roadways throughout the City to determine priority and needs for improvements

# 1 & 6 YEAR STREET IMPROVEMENT PLAN

(notes City costs)

	2016	2017	2018	2019	2020	2021
<b>OBLIGATED TO OTHER AGENCIES</b>						
4th St & 5th St; Sycamore St to Eddy St ADA Ramps (4th St CDBG)	\$ 280,000.00					
Hwy 30 Realignment [\$18,000,000 total project cost]					\$ 1,387,000.00	
Capital Avenue Widening - Webb to Broadwell [\$10,166,000 total project cost]	\$ 1,240,000.00					
Hwy 281 in GI & North [\$6,019,000 total project cost]			\$ 2,074,000.00			
<b>RECONSTRUCTION/NEW CONSTRUCTION</b>						
Local Resurfacing; 1st Street & 2nd Street (Hwy 30)	\$ 237,688.00					
Pavement Condition Survey	\$ 200,000.00					
Adams St Widening & Intersection Improvements	\$ 750,000.00	\$ 750,000.00				
South Blaine St Bridge Replacements	\$ 495,000.00					
Stolley Park Rd Reconfiguration	\$ 169,000.00					
Sky Park Road & Airport Road Intersection Improvements	\$ 45,000.00					
S Front St over Sycamore Underpass Rehab		\$ 600,000.00				
Jefferson St Paving	\$ 300,000.00					
Swift Rd Connector Construction		\$ 1,500,000.00				
State Fair Blvd / Locust St Traffic Signal	\$ 100,000.00					
Waugh St Realignment	\$ 100,000.00					
North Rd @ 13th St		\$ 2,525,000.00				
<b>TOTAL</b>	<b>\$ 3,916,688.00</b>	<b>\$ 5,375,000.00</b>	<b>\$ 2,074,000.00</b>	<b>\$ -</b>	<b>\$ 1,387,000.00</b>	<b>\$ -</b>

**\*\* DOES NOT INCLUDE ALL CIP PROJECTS**



# **Hall County Regional Planning Commission**

**Wednesday, February 3, 2016  
Regular Meeting**

## **Item F3**

### **Cairo Blight Study**

Staff Contact: Chad Nabity

## Agenda Item #6

### PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

January 21, 2016

**SUBJECT:** *Declaration of a portion of the Village Cairo as blighted and substandard. (C-12-2016C)*

**PROPOSAL:** This site is located within the Village of Cairo a detailed map and legal description are included in the attached study.

### OVERVIEW

The Statutory authority and direction to the Planning Commission is referenced below to explain the Planning Commission purpose in reviewing the study:

#### **Section 18-2109**

*Redevelopment plan; preparation; requirements.*

*An authority shall not prepare a redevelopment plan for a redevelopment project area unless the governing body of the city in which such area is located has, by resolution adopted after a public hearing with notice provided as specified in section 18-2115, declared such area to be a substandard and blighted area in need of redevelopment. The governing body of the city shall submit the question of whether an area is substandard and blighted to the planning commission or board of the city for its review and recommendation prior to making its declaration. The planning commission or board shall submit its written recommendations within thirty days after receipt of the request. Upon receipt of the recommendations or after thirty days if no recommendation is received, the governing body may make its declaration.*

*~Reissue Revised Statutes of Nebraska*

If this study is approved subsequent action will be necessary by both the Planning Commission and the Village Board prior to any action involving Tax Increment Financing or the expenditure of tax dollars from the CRA budget within this area.

It is appropriate for the planning commission in conducting its review and considering its recommendation regarding the substandard and blighted designation to:



1. review the study,
2. take testimony from interested parties,
3. make findings of fact, and
4. Include those findings of fact as part of its recommendation to Council.

### **Blighted and Substandard Defined**

The terms blighted and substandard have very specific meanings within the context of the Community Redevelopment Statutes. Those terms as defined by Statute are included below:

#### **Section 18-2103**

*Terms, defined.*

*For purposes of the Community Development Law, unless the context otherwise requires:*

*(10) **Substandard areas** shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;*

*(11) **Blighted area** shall mean an area, which (a) by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use and (b) in which there is at least one of the following conditions: (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average; (ii) the average age of the residential or commercial units in the area is at least forty years; (iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time; (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is*

*designated; or (v) the area has had either stable or decreasing population based on the last two decennial censuses. In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred percent of the village as blighted;*

*~Reissue Revised Statutes of Nebraska*

## **ANALYSIS-Blight and Substandard Study**

The following findings are copied directly from the Study. The analysis of the substandard and blighted factors is conducted on pages 3 to 5 of the study.

### **Substandard Factors**

#### Redevelopment Study Area #2

In Redevelopment Study Area #2, all of the four factors are present to a strong extent. The substandard criterion exists on a majority of the parcels in the area (Please refer to the attached photographs of Study Area #2).

Study results demonstrate that a majority (over 50%) of the sixty-two existing structures surveyed may be classified as deteriorating and/or dilapidated. These conditions were found primarily along the portion of the study area along S. High Street in the downtown area. In addition, the survey results identified a majority of the structures were built prior to 1975.

Conditions which inadequately provide for ventilation, light, air, sanitation or open spaces were strongly or reasonably present throughout the area, especially along the alleys running parallel to S. High Street in the Study Area. Buildings which are deteriorating or dilapidated (a majority in the area) often house excessive debris and pose special safety and sanitation problems. A large portion of the parcel on the east side of Redevelopment Study Area #2 contains large concentrations of junk and debris resulting in the potential for unsanitary conditions, fire, and pest and vermin infestation. In addition, the parcel on the east side of the study area lacks access to sanitary sewer and water, and an inadequate transportation system impedes access for emergency service providers.



## **Blighted Factors**

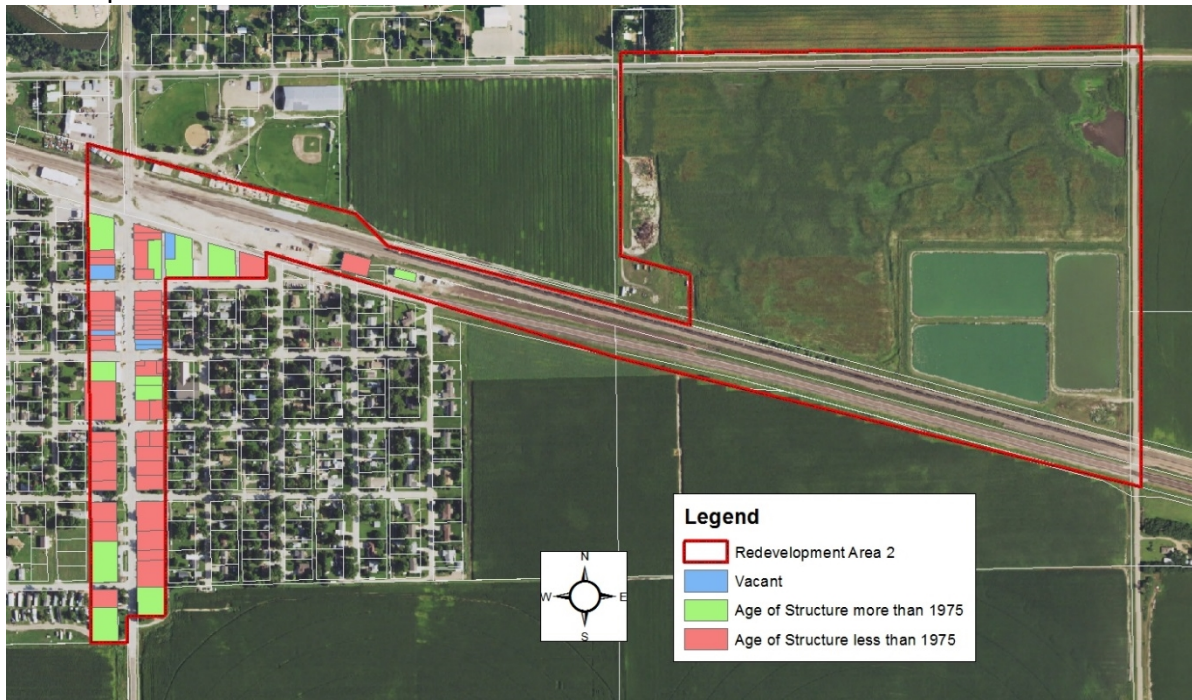
### Redevelopment Study Area #2

Of the twelve Blighted factors set forth in the Nebraska Community Development Law, ten are present to a strong extent. The factors of tax or special assessment exceeding the fair value of land and defective or unusual condition of title are of little to no presence. The blighting factors that are present are reasonably distributed throughout the Study Area.

#### **Strong Presence**

- A substantial number of deteriorated or deteriorating structures
- Existence of defective or inadequate street layout
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness
- Unsanitary or unsafe conditions
- Deterioration of site or other improvements
- Diversity of ownership
- Improper subdivision or obsolete platting
- The existence of conditions that endanger life or property by fire or other causes
- Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provisions of housing accommodations or constitutes an economic or social liability
- Is detrimental to the public health, safety, morals, or welfare of its present condition and use; and in which at least one or more of the following conditions exist:
  - Unemployment in the study or designated Blighted area is at least one hundred twenty percent of the state or national average;
  - The average age of the residential or commercial units in the area is at least 40 years (Please refer to the Map 1);
  - More than half of the platted and subdivided property in the area is unimproved land that has been within the village for 40 years and has remained unimproved during that time;
  - The per capita income of the study or designated blighted area is lower than the average per capita income of the village in which the area is designated; or
  - The area has had either stable or decreasing population based on the last two decennial censuses.

Map 1



## RECOMMENDATION:

### Blight and Substandard Designation

Planning Commission staff is recommending consideration of the following questions as a starting point in the analysis of this Study and in making a recommendation on the question of whether the property in question is blighted and substandard.

#### Recommend Questions for Planning Commission

- Does this property meet the statutory requirements to be considered blighted and substandard? (See the prior statutory references.)
- Are the blighted and substandard factors distributed throughout the Redevelopment Area, so basically good areas are not arbitrarily found to be substandard and blighted simply because of proximity to areas which are substandard and blighted? Is development of adjacent property necessary to eliminate blighted and substandard conditions in the area?
- Is public intervention appropriate and/or necessary for the redevelopment of the area?
- Will a blight declaration increase the likelihood of development/redevelopment in the near future and is that in the best interest of the Village?

- What is the policy of the Village toward increasing development and redevelopment in this area of the Village?

Findings of fact must be based on the study and testimony presented including all written material and staff reports. The recommendation must be based on the declaration, not based on any proposed uses of the site. All of the testimony, a copy of the study and this memo along with any other information presented at the hearing should be entered into the record of the hearing.

If the Regional Planning Commission concludes that the area in question meets the definition of blighted and substandard and supports such conclusion with findings of fact they should move to recommend **approval** of the declaration as blighted and substandard based on the facts presented and identified at this meeting.

If the Regional Planning Commission concludes that the area in question does not meet the definition of blighted and substandard and supports such conclusions with findings of fact, they should move to recommend **denial** of the declaration as blighted and substandard based on the facts identified.

\_\_\_\_\_ Chad Nabity AICP, Planning Director

# BLIGHTED AND SUBSTANDARD DETERMINATION STUDY AND REDEVELOPMENT PLAN

Village of Cairo, Hall County, Nebraska  
January 2016

## Part A – Blighted and Substandard Determination Study

### Purpose of the Study

The purpose of this Study is to determine whether all or part of the designated Redevelopment Study Area #2 qualifies as a **blighted and substandard area** within the definition set forth in the Nebraska Community Development Law, R.S.S. 18-2103.

The findings presented in this Study are based on surveys and analysis conducted for the Redevelopment Study Area #2 legally described as:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 2 OF HOCHSTETLER SUBDIVISION, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF STATE HIGHWAY 11 AND THE POINT OF BEGINNING; THENCE WESTERLY TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTHERLY TO THE NORTHWEST CORNER OF SAID LOT 2, SAID POINT BEING ON THE SOUTH R.O.W. LINE OF OASIS STREET; THENCE NORTHERLY TO A POINT ON THE NORTH R.O.W. LINE OF OASIS STREET, SAID POINT BEING THE SOUTHWEST CORNER OF AN UNPLATTED TRACT OF LAND LOCATED IN THE SE1/4 OF THE NE1/4 OF SECTION 24, TOWNSHIP 12 NORTH, RANGE 12 WEST; THENCE NORTHERLY TO THE NORTHWEST CORNER OF AN UPLATTED TRACT OF LAND LOCATED IN THE SE1/4 OF THE NE1/4 OF SECTION 24, TOWNSHIP 12 NORTH, RANGE 12 WEST, SAID POINT ALSO BEING ON SOUTH R.O.W. LINE OF SYRIA STREET; THENCE NORTHERLY TO A POINT ON THE NORTH R.O.W. LINE OF SYRIA STREET, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 6, BLOCK 4 OF FIRST ADDITION TO CAIRO; THENCE NORTHERLY TO THE NORTHWEST CORNER OF LOT 1, BLOCK 4 OF FIRST ADDITION TO CAIRO, SAID POINT BEING ON THE SOUTH R.O.W. LINE OF MECCA STREET; THENCE NORTHERLY TO A POINT ON THE NORTH R.O.W. LINE OF MECCA STREET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 12, BLOCK 15 OF ORIGINAL TOWN OF CAIRO; THENCE NORTHERLY TO THE NORTHWEST CORNER OF LOT 1, BLOCK 15 OF ORIGINAL TOWN OF CAIRO, SAID POINT BEING ON THE SOUTH R.O.W. LINE OF NILE STREET; THENCE NORTHERLY TO A POINT ON THE NORTH R.O.W. LINE OF NILE STREET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 12, BLOCK 10 OF ORIGINAL TOWN OF CAIRO; THENCE NORTHERLY TO THE NORTHWEST CORNER OF LOT 1, BLOCK 10 OF ORIGINAL TOWN OF CAIRO, SAID POINT BEING ON THE SOUTH R.O.W. LINE OF MEDINA STREET; THENCE NORTHERLY TO A POINT ON THE NORTH R.O.W. LINE OF MEDINA STREET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 12, BLOCK 5 OF ORIGINAL TOWN OF CAIRO; THENCE NORTHERLY TO THE NORTHWEST CORNER OF LOT 1, BLOCK 5 OF ORIGINAL TOWN OF CAIRO, SAID POINT BEING ON THE SOUTH R.O.W. LINE OF STATE HIGHWAY 2; THENCE NORTHERLY TO THE POINT OF INTERSECTION OF THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID BLOCK 5 ALLEY R.O.W. AND THE NORTH LINE OF BNSF RAILROAD R.O.W.; THENCE SOUTHEASTERLY ALONG SAID NORTH R.O.W. LINE TO A SOUTHWESTERLY CORNER OF CAIRO BUSINESS PARK SUBDIVISION; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID CAIRO BUSINESS PARK SUBDIVISION TO THE POINT OF INTERSECTION OF THE NORTHERLY EXTENSION OF SAID WESTERLY LINE AND THE NORTH R.O.W. LINE OF ONE R ROAD; THENCE EASTERLY ALONG SAID NORTH R.O.W. LINE TO THE POINT OF INTERSECTION OF SAID NORTH R.O.W. LINE AND THE EAST R.O.W. LINE OF 130<sup>TH</sup> ROAD; THENCE SOUTHERLY ALONG SAID EAST R.O.W. LINE TO THE POINT OF INTERSECTION OF SAID EAST R.O.W. LINE AND THE SOUTH R.O.W. LINE OF STATE HIGHWAY 2; THENCE NORTHWESTERLY ALONG SAID SOUTH R.O.W. LINE TO THE POINT



OF INTERSECTION OF SAID SOUTH R.O.W. LINE AND THE WEST R.O.W. LINE OF THEBE STREET; THENCE SOUTHERLY ALONG THE WEST R.O.W. LINE OF THEBE STREET TO THE POINT OF INTERSECTION OF SAID WEST R.O.W. LINE AND THE NORTH R.O.W. LINE OF MEDINA STREET; THENCE WESTERLY ALONG SAID NORTH R.O.W. LINE TO THE POINT OF INTERSECTION OF SAID NORTH R.O.W. LINE AND THE EAST R.O.W. LINE OF ALEXANDRIA STREET; THENCE WESTERLY TO THE POINT OF INTERSECTION OF SAID NORTH R.O.W. LINE AND THE WEST R.O.W. LINE OF ALEXANDRIA STREET; THENCE WESTERLY ALONG SAID NORTH R.O.W. TO THE SOUTHEAST CORNER OF LOT 5, BLOCK 6 OF ORIGINAL TOWN OF CAIRO; THENCE SOUTHERLY TO A POINT ON THE SOUTH R.O.W. LINE OF MEDINA STREET, SAID POINT BEING THE NORTHEAST CORNER OF LOT 18, BLOCK 9 OF ORIGINAL TOWN OF CAIRO; THENCE SOUTHERLY TO THE SOUTHEAST CORNER OF LOT 7, BLOCK 9 OF ORIGINAL TOWN OF CAIRO, SAID POINT BEING ON THE NORTH R.O.W. LINE OF NILE STREET; THENCE SOUTHERLY TO A POINT ON THE SOUTHERLY R.O.W. LINE OF NILE STREET, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 18, BLOCK 16 OF ORIGINAL TOWN OF CAIRO; THENCE SOUTHERLY TO THE SOUTHEAST CORNER OF LOT 7, BLOCK 16 OF ORIGINAL TOWN OF CAIRO, SAID POINT BEING ON THE NORTH R.O.W. LINE OF MECCA STREET; THENCE SOUTHERLY TO A POINT ON THE SOUTH R.O.W. LINE OF MECCA STREET, SAID POINT BEING THE NORTHEAST CORNER OF LOT 12, BLOCK 3 OF FIRST ADDITION TO CAIRO; THENCE SOUTHERLY TO THE SOUTHEAST CORNER OF LOT 7, BLOCK 3 OF FIRST ADDITION TO CAIRO, SAID POINT ALSO BEING ON THE NORTH R.O.W. LINE OF SYRIA STREET; THENCE SOUTHERLY TO A POINT ON THE SOUTH R.O.W. LINE OF SYRIA STREET, SAID POINT ALSO BEING THE NORTHEAST CORNER OF AN UNPLATTED TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 19, TOWNSHIP 12 NORTH, RANGE 11 WEST; THENCE SOUTHERLY TO THE NORTHEAST CORNER OF LOT 1 OF D&W SUBDIVISION; THENCE SOUTHERLY TO SOUTHWEST CORNER OF SAID LOT 1; THENCE WESTERLY TO THE SOUTHWEST CORNER OF SAID LOT 1, SAID POINT BEING ON THE EAST R.O.W. LINE OF STATE HIGHWAY 11; THENCE WESTERLY TO A POINT ON THE WEST R.O.W. LINE OF SAID STATE HIGHWAY 11; THENCE SOUTHERLY ALONG SAID WEST R.O.W. LINE TO THE POINT OF BEGINNING.

(Please refer to the attached Map.)

### **Conclusion**

**The Study findings support a blighted and substandard designation for Redevelopment Study Area #2. The presence of blighted and substandard factors would indicate the Study Area is in need of revitalization and strengthening to ensure it will contribute to the physical, economic and social well-being of the Village of Cairo. Study findings support that the Redevelopment Study Area #2 has not been subject to comprehensive, sufficient growth and/or development through investment by the private sector nor would the area be reasonably anticipated to be developed without (but for) the potential aid provided in the Nebraska Community Development Law.**

**The Village of Cairo's elected Board is encouraged to review the results of the Study with legal counsel to compare these findings to the requirements of the Nebraska Community Development Law and take into consideration the declaration of the Redevelopment Study Area as blighted and substandard.**

## **BASIS FOR BLIGHTED AND SUBSTANDARD DETERMINATION**

### **Substandard Area**

As set forth in Nebraska Revised State Statutes, a substandard area shall mean one in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the presence of one or more of the following factors:

1. Dilapidated/deterioration;
2. Age of obsolescence;
3. Inadequate provision for ventilation, light, air sanitation, or open spaces;
4. Existence of conditions that endanger life or property by fire or other causes:
  - a. High density of population and overcrowding; or
  - b. The existence of conditions which endanger life or property by fire and other causes; or
  - c. Any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, and is detrimental to the public health, safety, morals or welfare.

This evaluation included an exterior structural survey within the Study Area, a parcel-by-parcel land use inventory, a field reconnaissance of the entire area, conversation with Village leaders and a review of pertinent reports, including the Cairo Comprehensive Development Plan (2003), the Blight and Substandard Study and Redevelopment Plan completed in February 1996 and the Blight and Substandard Study and Redevelopment Plan completed in January 2005, and additional documents containing information that could substantiate the existence of substandard conditions.

### **Substandard Factors**

#### **Redevelopment Study Area #2**

In Redevelopment Study Area #2, all of the four factors area present to a strong extent. The substandard criterion exists on a majority of the parcels in the area (Please refer to the attached photographs of Study Area #2).

Study results demonstrate that a majority (over 50%) of the sixty-two existing structures surveyed may be classified as deteriorating and/or dilapidated. These conditions were found primarily along the portion of the study area long S. High Street in the downtown area. In addition, the survey results identified a majority of the structures were built prior to 1975.

Conditions which inadequately provide for ventilation, light, air, sanitation or open spaces were strongly or reasonably present throughout the area, especially along the alleys running parallel to S. High Street in the Study Area. Buildings which are deteriorating or dilapidated (a majority in the area) often house excessive debris and pose special safety and sanitation problems. A large portion of the parcel on the east side of Redevelopment Study Area #2 contains large concentrations of junk and debris resulting in the potential for unsanitary conditions, fire, and pest and vermin infestation. In

addition, the parcel on the east side of the study area lack access to sanitary sewer and water, and an inadequate transportation system impedes access for emergency service providers.

### **Blighted Area**

As set forth in Nebraska Revised State Statute 18-2103, a blighted area shall mean an area, which by reason of the presence of one or more of the following factors:

1. A substantial number of deteriorated or deteriorating structures;
2. Existence of defective or inadequate street layout;
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
4. Unsanitary or unsafe conditions;
5. Deterioration of site or other improvements;
6. Diversity of ownership;
7. Tax or special assessment delinquency exceeding the fair value of the land;
8. Defective or unusual conditions of title;
9. Improper subdivision or obsolete platting;
10. The existence of conditions that endanger life or property by fire or other causes;
11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability; and
12. Is detrimental to the public health, safety, morals, or welfare of its present condition and use; and in which at least one or more of the following conditions exist:
  - a. Unemployment in the study or designated Blighted area is at least one hundred twenty percent of the state or national average;
  - b. The average age of the residential or commercial units in the area is at least 40 years;
  - c. More than half of the plotted and subdivided property in an area is unimproved land that has been within the village for 40 years and has remained unimproved during that time;
  - d. The per capital income of the study or designated blighted area is lower than the average per capita income of the village in which the area I designated; or
  - e. The area has either stable or decreasing population based on the last two decennial censuses.

This evaluation was made on the basis that existing blighted and substandard factors must be present to an extent which would lead reasonable persons to conclude public intervention is appropriate or necessary to assist with any redevelopment activities.

### **Blighted Factors**

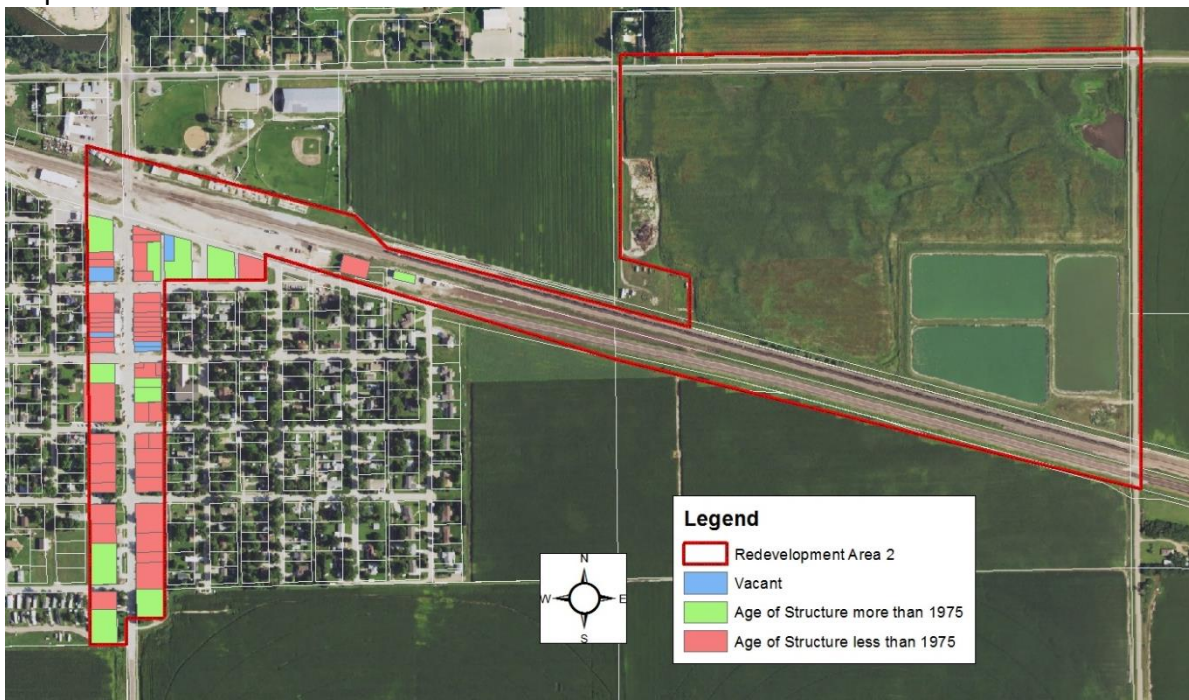
#### **Redevelopment Study Area #2**

Of the twelve Blighted factors set forth in the Nebraska Community Development Law, ten are present to a strong extent. The factors of tax or special assessment exceeding the fair value of land and defective or unusual condition of title are of little to no presence. The blighting factors that are present are reasonably distributed throughout the Study Area.

### Strong Presence

- A substantial number of deteriorated or deteriorating structures
- Existence of defective or inadequate street layout
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness
- Unsanitary or unsafe conditions
- Deterioration of site or other improvements
- Diversity of ownership
- Improper subdivision or obsolete platting
- The existence of conditions that endanger life or property by fire or other causes
- Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provisions of housing accommodations or constitutes an economic or social liability
- Is detrimental to the public health, safety, morals, or welfare of its present condition and use; and in which at least one or more of the following conditions exist:
  - Unemployment in the study or designated Blighted area is at least one hundred twenty percent of the state or national average;
  - The average age of the residential or commercial units in the area is at least 40 years (Please refer to the Map 1);
  - More than half of the plotted and subdivided property in the area is unimproved land that has been within the village for 40 years and has remained unimproved during that time;
  - The per capita income of the study or designated blighted area is lower than the average per capita income of the village in which the area is designated; or
  - The area has had either stable or decreasing population based on the last two decennial censuses.

Map 1



## **Part B – Redevelopment Plan**

### Purpose of Plan

The purpose of the Redevelopment Plan is to guide the implementation of the community development activities within the previously examined Redevelopment Study Area in the Village of Cairo, Nebraska. The Nebraska Community Development Law states that this plan should promote the general welfare, enhance the tax base, promote the economic and social well-being, and promote the development of public activities and public events in the area.

The required elements of the Redevelopment Plan include:

- Boundaries of the redevelopment project(s) with a map showing the existing uses and conditions
- A land-use plan showing proposed uses of the area
- Potential demographic characteristics after redevelopment
- A statement of proposed changes to zoning ordinances, street layouts, building codes, etc.
- A site plan of the redevelopment area, and
- A statement regarding new public facilities for the redevelopment area.

Furthermore, the Redevelopment Plan should demonstrate that proposed redevelopment efforts are in conformance with the Comprehensive Development Plan for the Village of Cairo. Also, the Plan should demonstrate through its design and implementation the efficient use of public funds and the mitigation of blighted and substandard conditions.

### Recommendations

For the purpose of this report, this section will focus on the recommended future land-use and redevelopment projects. The redevelopment planning process has resulted in recommendations for future land uses and specific redevelopment projects for the Study Area. These recommendations are outlined as follows.

#### **Redevelopment Study Area #2**

The primary redevelopment projects include the development of an industrial park on a large parcel, adjacent to the railroad tracks, in the eastern portion of the area. The potential exists to expand the streetscape project to include the portion of Highway 2 from S. High Street to the eastern edge of the Redevelopment Study Area #2. Also, the potential exist to construct a Highway 11 overpass bridge which will span over Highway 2 and the railroad tracks, location of which will be determined at a later date.



Streetscape redevelopment project would not involve a change in zoning or land use. However, public infrastructure elements of the project may include street light fixtures, landscaping, sidewalks, street and parking areas, and utilities located along this corridor.

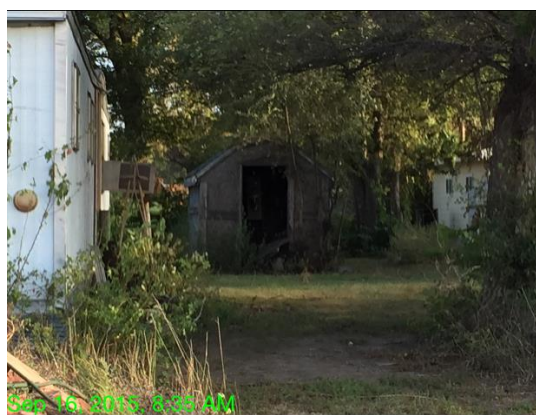
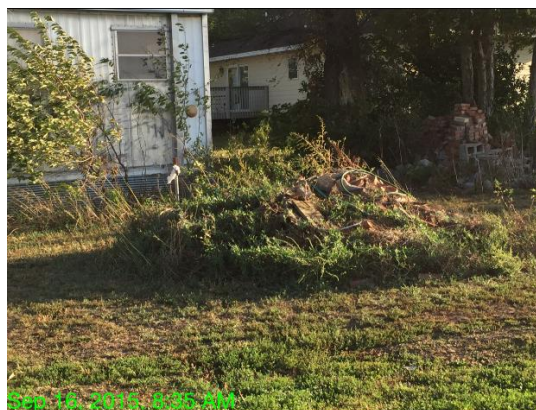
In conjunction with the streetscape redevelopment project, it is recommended that the Village develop a property maintenance program focusing on this area. The program should involve efforts to clean up junk and debris and it should involve the development and enforcement of property maintenance codes. The program, when implemented, should mitigate substantial blighted conditions in the Study Area.

The streetscape redevelopment project and property maintenance program are consistent with the Economic Goal stated on page 80 of the Comprehensive Development Plan: "Encourage and promote the Central Business District as the primary commercial area in the community." They are also consistent with the Economic Objectives 3.1 and 3.2, noted on the same page of the Plan.

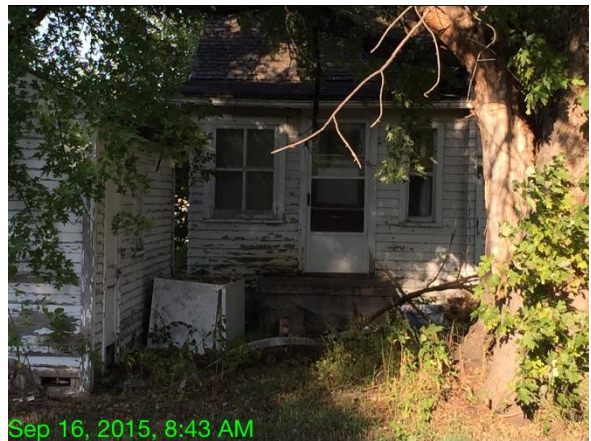
This redevelopment project will require significant investment in infrastructure including water, sanitary sewer (with the potential need for a lift station and force main), and streets. However, no specific needs are known at this time in the redevelopment planning process.

Finally, the Comprehensive Development Plan recommends that a large part of the eastern portion of the Redevelopment Study Area #2, be reserved for public uses because of the Village of Cairo's waste water treatment facility being located in that area. The recommended industrial development on this eastern portion of the Redevelopment Study Area #2 poses no land use conflicts but the Village should revisit each industrial redevelopment project in this area to ensure each project doesn't have an adverse consequence on the current and future waste water treatment needs of the Village.

Village of Cairo, Nebraska  
Photographic Confirmation of  
Substandard and Blight Conditions for Redevelopment Study Area #2



































# Cairo, Nebraska Existing Land Use

## Redevelopment Study Area #2

- Legend**
  - Study Area
  - Corporate Limits
  - ETJ
  - Streams
  - Acreages
  - Commercial
  - Industrial
  - Mobile Homes
  - Multi Family
  - Public or Recreation
  - Vacant or Agricultural
  - Quasi-Public
  - Single Family



This map was prepared using infromation from record drawings supplied by Olsson Associates and/or other applicable city, county, state, federal, or public or private entities. Olsson Associates does not guarantee the accuracy of this map or the information used to prepare this map. This is not a scaled map.



# **Hall County Regional Planning Commission**

**Wednesday, February 3, 2016  
Regular Meeting**

## **Item M1**

**Lilley Sub**

**Staff Contact: Chad Nabity**

January 22, 2016

Dear Members of the Board:

**RE: Final Plat – Lilley Subdivision.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Lilley Subdivision, located in Hall County Nebraska.

This final plat proposes to create 1 lot, on a tract of land comprising a part of Lot Two (2) Mainland in the Northwest Quarter (NW1/4), of Section Twenty One (21), Township Nine (9) Range Eleven (11) West of the 6<sup>th</sup> P.M., in Hall County, Nebraska, said tract containing 2.333 acres.

You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on February 3, 2016 in the Council Chambers located in Grand Island's City Hall.

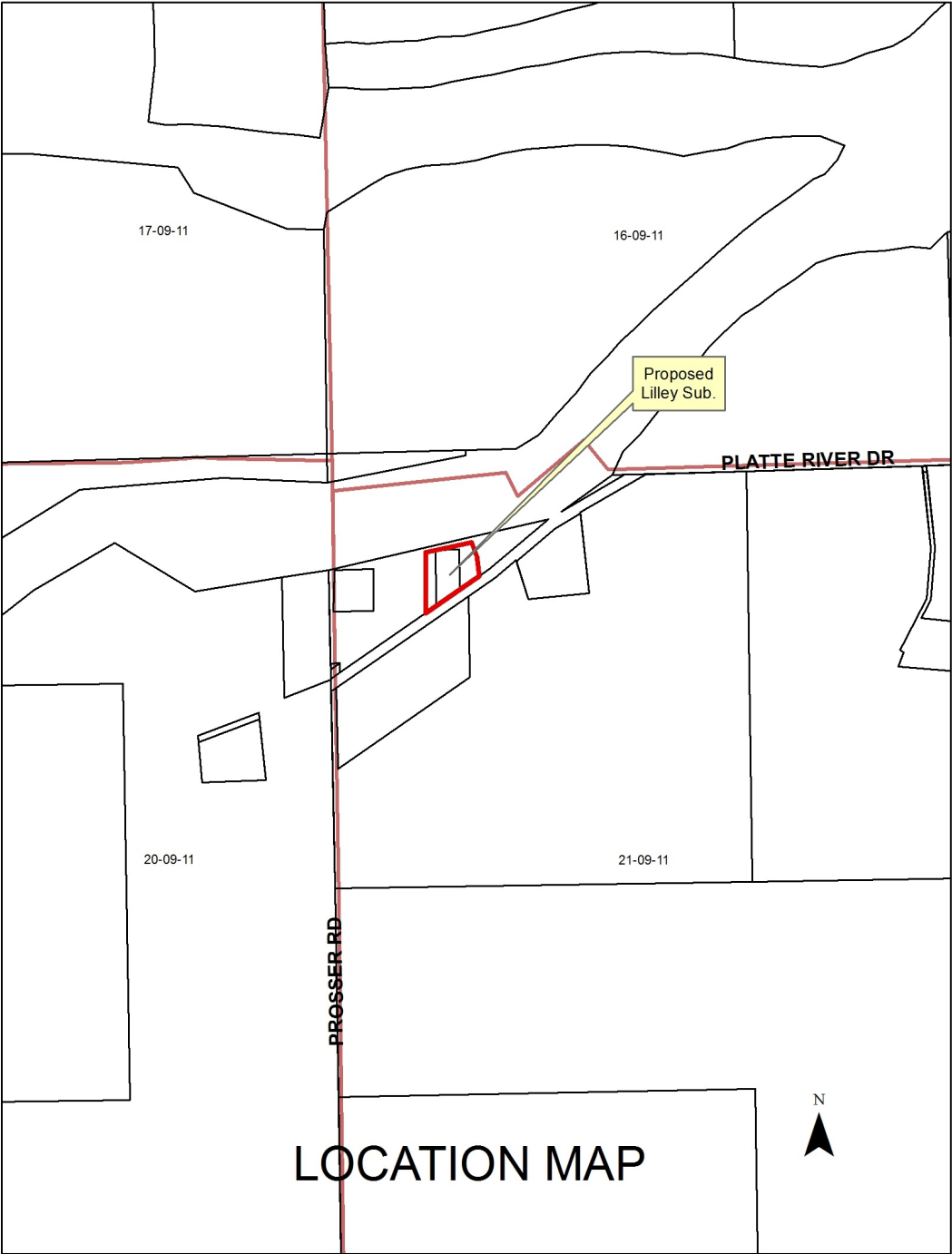
Sincerely,

Chad Nabity, AICP  
Planning Director

Cc: County Clerk  
County Attorney  
County Public Works  
County Zoning  
Manager of Postal Operations  
Rockwell & Associates

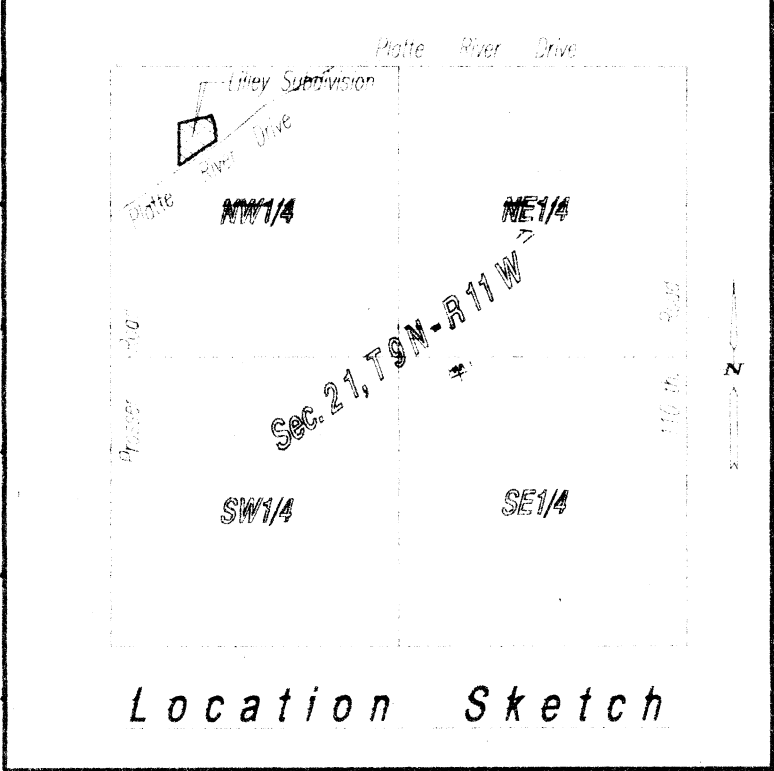
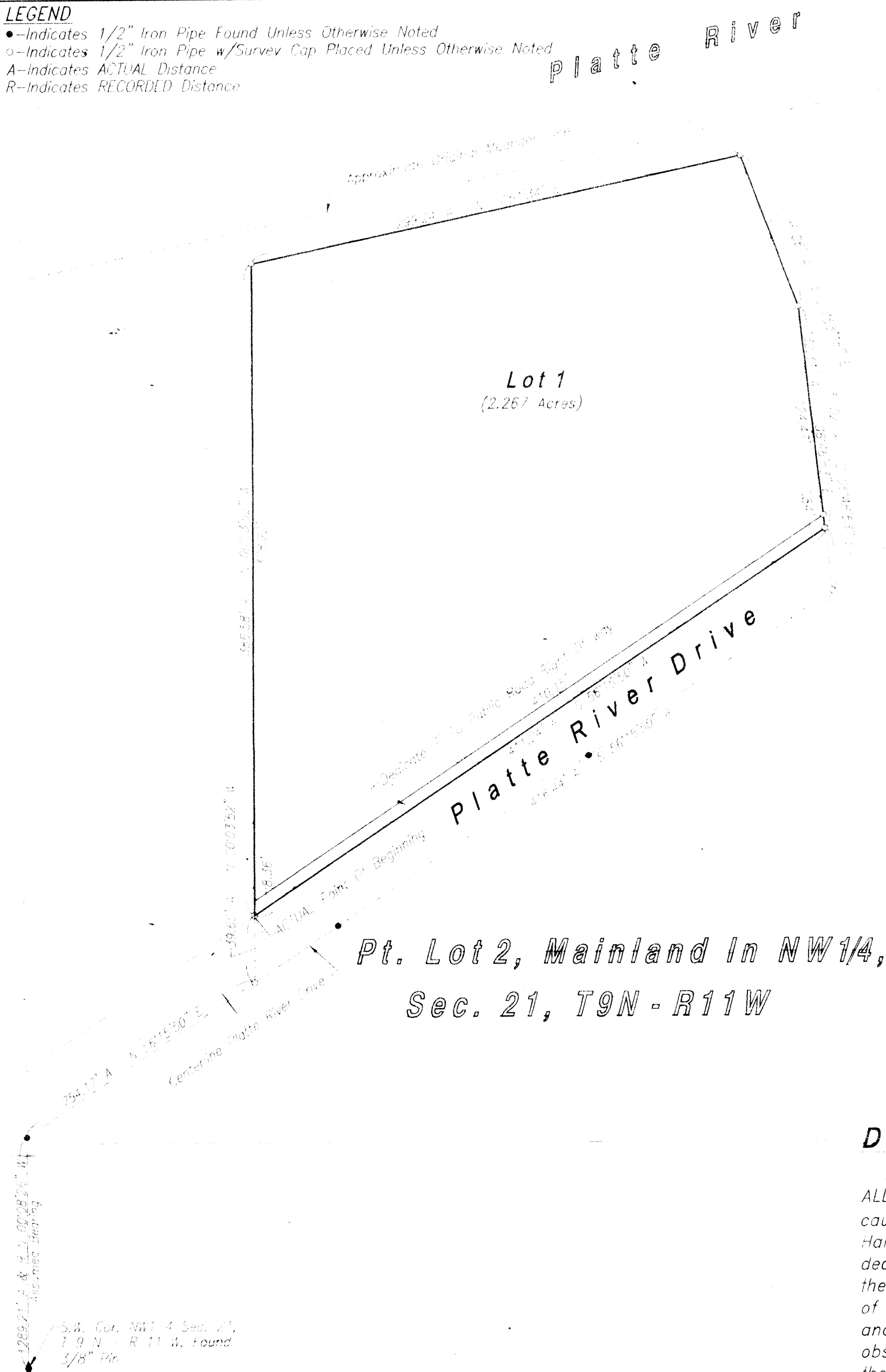
This letter was sent to the following School Districts 1R, 2, 3, 19, 82, 83, 100, 126.





LEGEND

- Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
- o—Indicates 1/2" Iron Pipe w/Survey Cap Placed Unless Otherwise Noted
- A—Indicates ACTUAL Distance
- R—Indicates RECORDED Distance



Legal Description

A tract of land comprising a part of Lot Two (2) Mainland in the Northwest Quarter (NW1/4), of Section Twenty One (21), Township Nine (9) North, Range Eleven (11) West of the 6th. P.M., in Hall County, Nebraska, more particularly described as follows:

Beginning at the southwest corner of the Northwest Quarter (NW1/4); thence running northerly on the west line of the Northwest Quarter (NW1/4), on an Assumed Bearing of N00°08'26"W, a distance of One Thousand Two Hundred Eighty Nine and Twenty One Hundredths (1289.21) feet, to a point on the centerline of Platte River Drive; thence running N56°15'50"E, on the centerline of Platte River Drive a distance of Seven Hundred Fifty Four and Seventeen Hundredths (754.17) feet; thence running N00°03'52"W, a distance of Thirty Nine and Sixty Five Hundredths (39.65) feet, to a point on the northerly right of way line of Platte River Drive and to the ACTUAL Point Of Beginning; thence continuing N00°03'52"W, a distance of Three Hundred Eighty Six and Fifty Eight Hundredths (386.58) feet; thence running N77°51'34"E, a distance of Two Hundred Ninety Nine and Twenty Four Hundredths (299.24) feet; thence running S20°53'15"E, a distance of Ninety Six and Six Hundredths (96.06) feet; thence running S06°46'53"E, a distance of One Hundred Thirty Two and Thirty One Hundredths (132.31) feet, to a point on the northerly right of way line of Platte River Drive; thence running S56°15'50"W, on the northerly right of way line of Platte River Drive, a distance of Four Hundred Eleven and Twenty Four Hundredths (411.24) feet, to the ACTUAL Point Of Beginning and containing 2.333 acres more or less.

Dedication

KNOW ALL MEN BY THESE PRESENTS, that JOSEPH B. LILLEY, a Single Person, and ALLAN L. CARTER, a Single Person, being the owners of the land described hereon, have caused same to be surveyed, subdivided, platted and designated as 'LILLEY SUBDIVISION', Hall County, Nebraska, as shown on the accompanying plat thereof, and do hereby dedicate the road right of way as shown thereon to the public for their use forever and the easements, if any, as shown thereon for the location, construction and maintenance of public service utilities forever, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements; and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat is made with the free consent and in accordance with the desires of the undersigned owners and proprietors.

IN WITNESS WHEREOF, we have affixed our signatures hereto at Grand Island, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Joseph B. Lilley

Allan L. Carter

Acknowledgement

State Of Nebraska ss  
County Of Hall  
On the \_\_\_\_\_ day of \_\_\_\_\_, 2016, before me  
a Notary Public within and for said County, personally appeared, JOSEPH B. LILLEY, a Single Person, and ALLAN L. CARTER, a Single Person, to me personally known to be the identical persons whose signatures are affixed hereto, and that each did acknowledge the execution thereof to be his voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the date last above written.

My commission expires \_\_\_\_\_.

Notary Public

Surveyor's Certificate

I hereby certify that on December 30, 2015, I completed an accurate survey of 'LILLEY SUBDIVISION', Hall County, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plat thereof are well and accurately staked off and marked; that iron markers were placed at all lot corners; that the dimensions of each lot are as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

Deryl D. Sorgenfrei, Reg. Land Surveyor No. 578

(Seal)

Approvals

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

Chairman

Date

Approved and accepted by the Hall County Board of Supervisors, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

(Seal)

Chairman Of The Board

County Clerk

(Seal)

LILLEY SUBDIVISION  
HALL COUNTY, NEBRASKA



# **Hall County Regional Planning Commission**

**Wednesday, February 3, 2016  
Regular Meeting**

## **Item M2**

**Isaac & Owen Sub**

Staff Contact: Chad Nabity

January 22, 2016

Dear Members of the Board:

**RE: Final Plat – Isaac & Owen Subdivision.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Isaac & Owen Subdivision, located in the 2 mile jurisdiction of the City of Grand Island, in Hall County Nebraska.

This final plat proposes to create 2 lots, on a tract of land comprising a part of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) and all of Lot One (1), Eppert Second Subdivision, all in Section Twenty Four (24), Township Eleven (11) North, Range Nine (9) West of the 6<sup>th</sup> P.M. in Hall County, Nebraska, said tract containing 20.894 acres.

You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on February 3, 2016 in the Council Chambers located in Grand Island's City Hall.

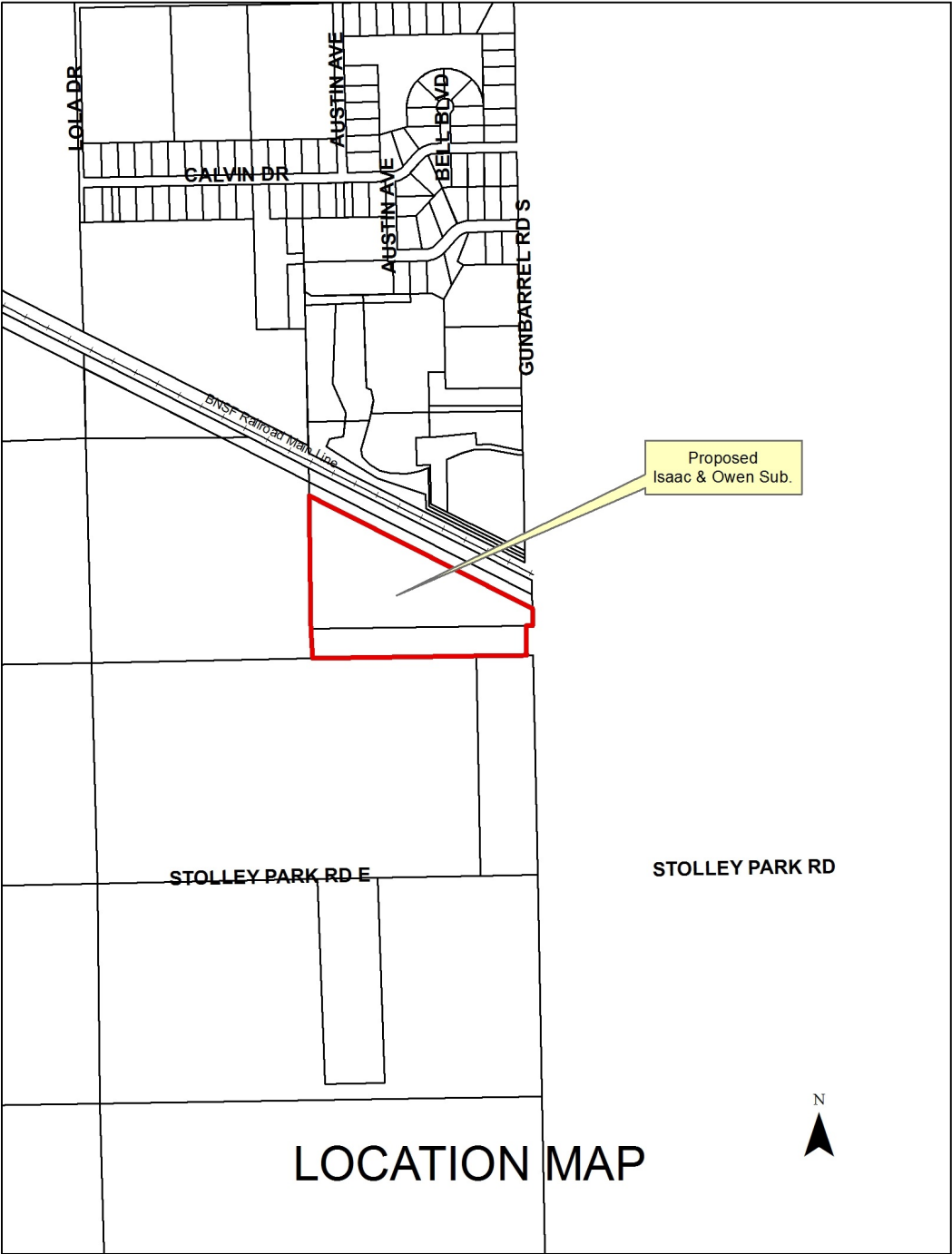
Sincerely,

Chad Nabity, AICP  
Planning Director

Cc: County Clerk  
County Attorney  
County Public Works  
County Zoning  
City Clerk  
City Attorney  
City Public Works  
City Utilities  
City Building Director  
Manager of Postal Operations  
Rockwell & Associates

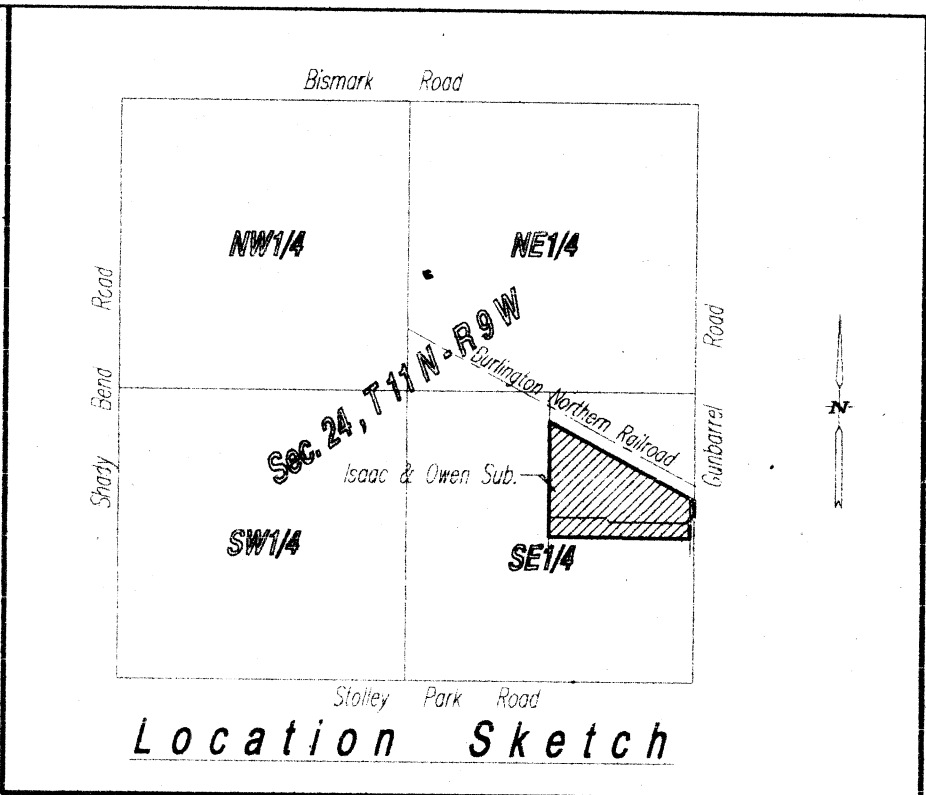
This letter was sent to the following School Districts 1R, 2, 3, 19, 82, 83, 100, 126.



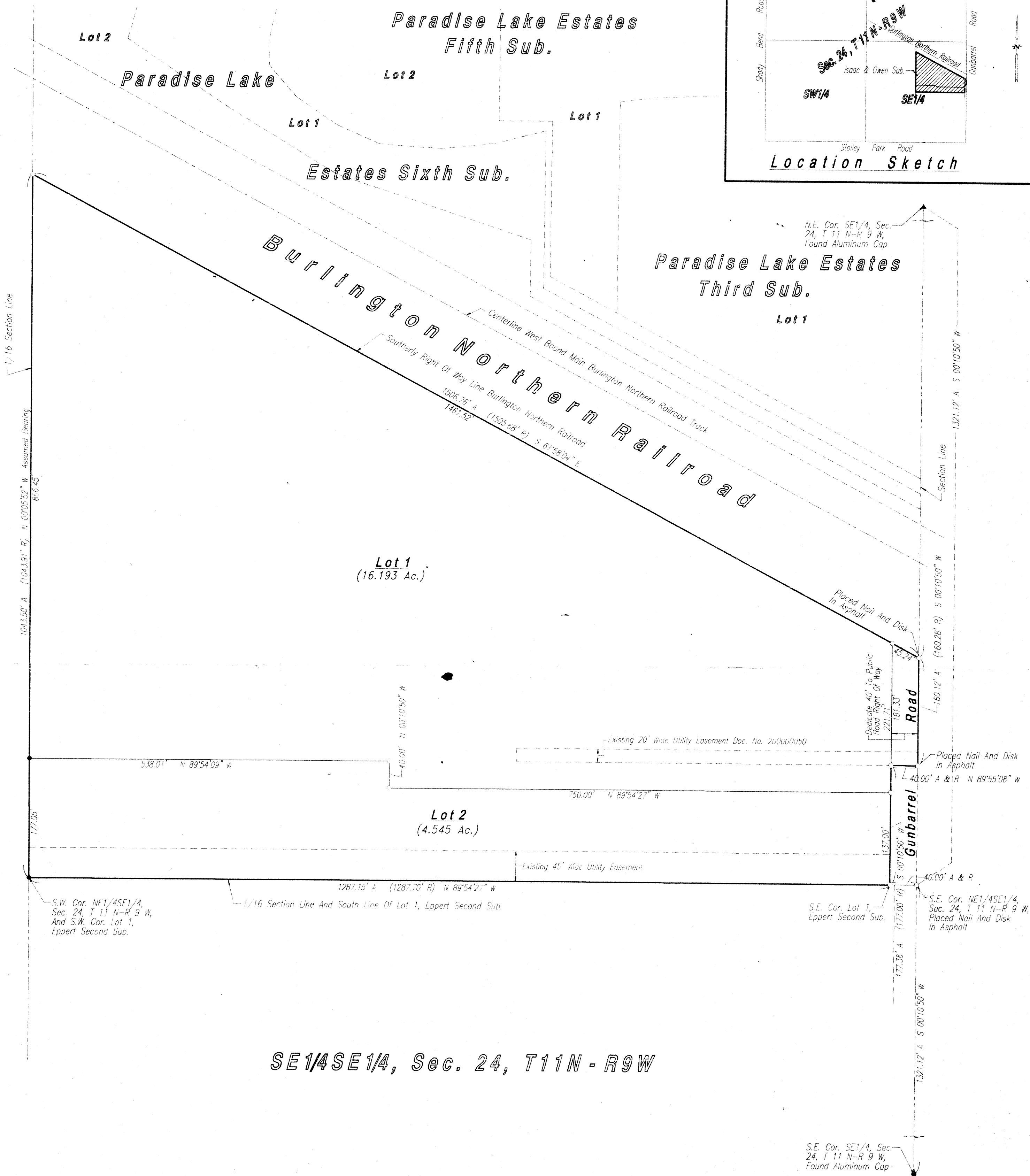


**LEGEND**  
 ●-Indicates 1/2" Iron Pipe Found Unless Otherwise Noted  
 ○-Indicates 1/2" Iron Pipe Placed Unless Otherwise Noted  
 A-Indicates ACTUAL Distance  
 R-Indicates RECORDED Distance

Scale: 1" = 100'



W1/2SE1/4, Sec. 24, T11N-R9W



# ISAAC & OWEN SUBDIVISION

## HALL COUNTY, NEBRASKA



# **Hall County Regional Planning Commission**

**Wednesday, February 3, 2016  
Regular Meeting**

## **Item M3**

**Graham Sub**

**Staff Contact: Chad Nabity**

January 22, 2016

Dear Members of the Board:

**RE: Final Plat – Graham Subdivision.**

For reasons of Section 19-923 Revised Statutes of Nebraska, as amended, there is herewith submitted a final plat of Graham Subdivision, located in Hall County Nebraska.

This final plat proposes to create 2 lots, on a tract of land comprising all of Lot Four (4), Voss Subdivision in the City of Grand Island, Hall County, Nebraska, EXCEPTING THEREFROM that portion deeded to The State of Nebraska Department of Roads as described in Document No. 0200310208 and filed at the Hall Register of Deeds office, said tract containing 12.141 acres.

You are hereby notified that the Regional Planning Commission will consider this final plat at the next meeting that will be held at 6:00 p.m. on February 3, 2016 in the Council Chambers located in Grand Island's City Hall.

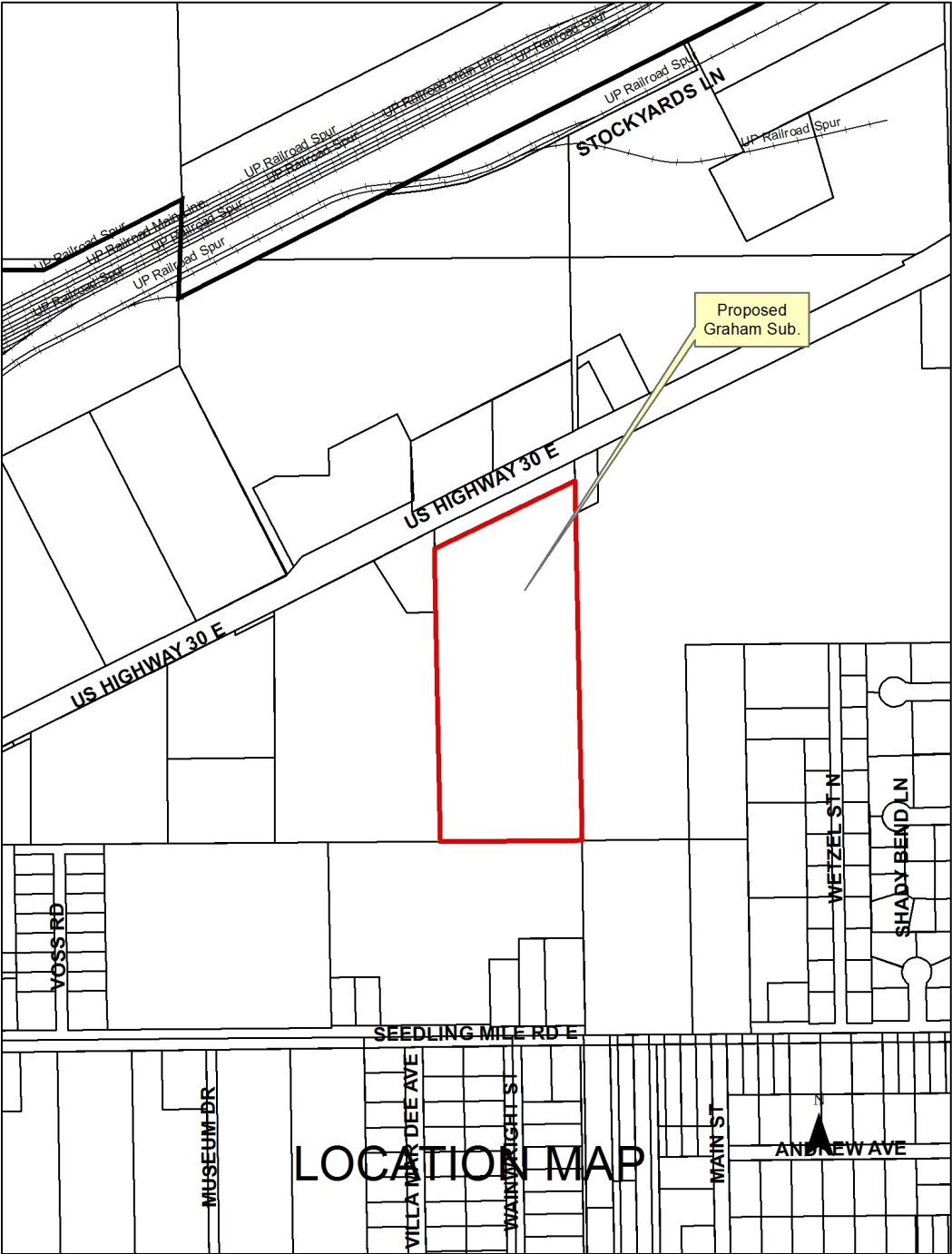
Sincerely,

Chad Nabity, AICP  
Planning Director

Cc: City Clerk  
City Attorney  
City Public Works  
City Utilities  
City Building Director  
Manager of Postal Operations  
Rockwell & Associates

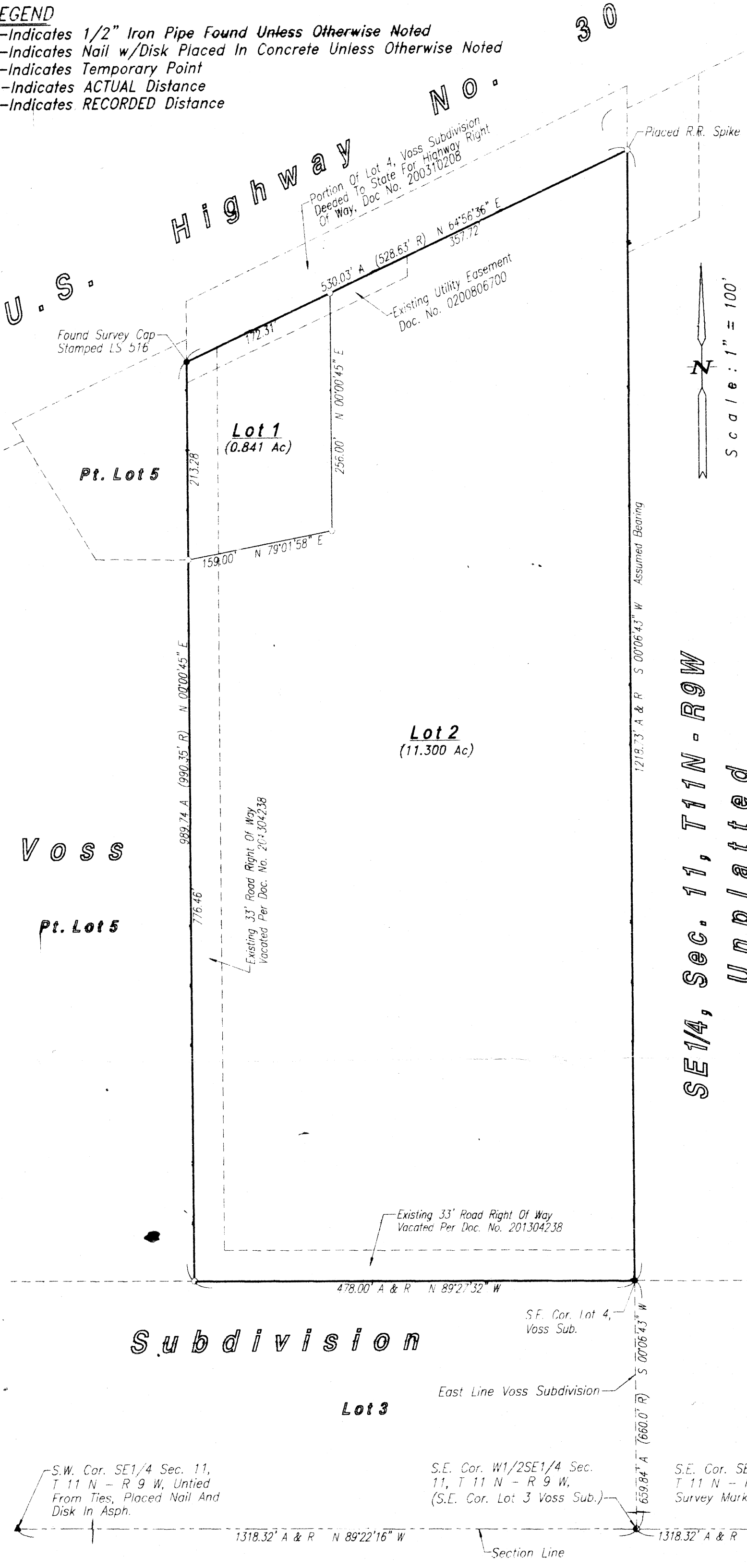
This letter was sent to the following School Districts 1R, 2, 3, 19, 82, 83, 100, 126.





LOCATION MAP

LEGEND  
•-Indicates 1/2" Iron Pipe Found Unless Otherwise Noted  
○-Indicates Nail w/Disk Placed In Concrete Unless Otherwise Noted  
-Indicates Temporary Point  
A-Indicates ACTUAL Distance  
R-Indicates RECORDED Distance



### Legal Description

A tract of land comprising all of Lot Four (4), Voss Subdivision in the City of Grand Island, Hall County, Nebraska, EXCEPTING THEREFROM that portion deeded to The State Of Nebraska Department Of Roads as described in Document No. 0200310208 and filed at the Hall County Register of Deeds Office, said tract containing 12.141 acres more or less.

### Dedication

KNOW ALL MEN BY THESE PRESENTS, that ANN M. GRAHAM, a widow, being the owner of the land described hereon, has caused same to be surveyed, subdivided, platted and designated as 'GRAHAM SUBDIVISION' in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof, and does hereby dedicate the easements, if any, as shown thereon for the location, construction and maintenance of public service utilities, together with the right of ingress and egress thereto, and hereby prohibiting the planting of trees, bushes and shrubs, or placing other obstructions upon, over, along or underneath the surface of such easements; and that the foregoing subdivision as more particularly described in the description hereon as appears on this plat is made with the free consent and in accordance with the desires of the undersigned owner and proprietor.

IN WITNESS WHEREOF, I have affixed my signature hereto, at Grand Island, Nebraska, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Ann M. Graham

### Acknowledgement

State Of Nebraska ss  
County Of Hall

On the \_\_\_\_\_ day of \_\_\_\_\_, 2016, before me, \_\_\_\_\_, a Notary Public within and for said County, personally appeared, ANN M. GRAHAM, a widow, and to me personally known to be the identical person whose signature is affixed hereto, and that she did acknowledge the execution thereof to be her voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal at Grand Island, Nebraska, on the date last above written.

My commission expires \_\_\_\_\_

(Seal)

Notary Public

### Surveyor's Certificate

I hereby certify that on January 13, 2016, I completed an accurate survey of 'GRAHAM SUBDIVISION', in the City of Grand Island, Nebraska, as shown on the accompanying plat thereof; that the lots, blocks, streets, avenues, alleys, parks, commons and other grounds as contained in said subdivision as shown on the accompanying plat thereof are well and accurately staked off and marked; that iron markers were placed at all lot corners; that the dimensions of each lot are as shown on the plat; that each lot bears its own number; and that said survey was made with reference to known and recorded monuments.

(Seal)

Deryl D. Sorgenfrei, Reg. Land Surveyor No. 578

### Approvals

Submitted to and approved by the Regional Planning Commission of Hall County, Grand Island, 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 \_\_\_\_\_, 2016.

Mayor

City Clerk

(Seal)

## GRAHAM SUBDIVISION IN THE CITY OF GRAND ISLAND, NEBRASKA

ROCKWELL AND ASSOC. L L C - ENGINEERING & SURVEYING - GRAND ISLAND, NEBRASKA

Sheet No. 1 Of 1