



City of Grand Island

Tuesday, January 26, 2010

Council Session

Item E3

**Public Hearing on Redevelopment Plan for Real Estate between
9th Street and 12th Street along Poplar Street**

Staff Contact: Chad Nabity

Council Agenda Memo

From: Chad Nabity, AICP

Meeting: January 26, 2010

Subject: Amendment to Redevelopment Plan for CRA Area #1

Item #'s: E-3 & G-7

Presenter(s): Chad Nabity, AICP CRA Director

Background

Redevelopment plan amendment for property located in Blight and Substandard Area #1 along Poplar Street between 9th Street and 12th Street in Grand Island Nebraska and other properties as necessary to support this development.

Habitat for Humanity is proposing to build houses on at least 4 vacant lots along Poplar Street. City water is not available to the lots. City water is available on 9th Street, 11th Street and 12th Street. The CRA is proposing to finance a project to install the water line. CRA intends to recoup their investment from the water line through Tax Increment Financing. The installation of this water line will benefit all of the houses along this stretch of Poplar Street and create 3 additional buildable lots beyond the 4 Habitat is planning to build on.

The purpose of the CRA and the designated blight and substandard areas is to provide incentives for development in underdeveloped areas of the community. This project will provide commercial development in a location that is intended for these uses. Development of this property should prevent further decay of this neighborhood. This area has already been declared blighted and substandard by the CRA, the Hall County Regional Planning Commission and the Grand Island City Council.

This project is **consistent** with the **existing zoning** and the **future land use plan** for the City of Grand Island. This is evidenced by the fact that the property is zoned R2 Medium Density Residential housing units are allowed in this district at the proposed housing density.

Discussion

At the regular meeting of the Regional Planning Commission, held January 6, 2010, the above item was considered following a public hearing. A motion was made by Aguilar and seconded by Reynolds, to recommend the approval of the Redevelopment Plan for 11th & Poplar as presented. A roll call vote was taken and the motion passed with 7 members present all voting in favor (Aguilar, O'Neill, Ruge, Hayes, Reynolds, Haskins and Connelly).

Council is being asked to approve a resolution approving the cost benefit analysis as presented along with the amended redevelopment plan for CRA Area #1 and authorizes the CRA to execute a contract for TIF based on the plan amendment.

Alternatives

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

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

Recommendation

The CRA and Hall County Regional Planning Commission recommend that the Council approve the Resolution necessary for the adoption and implementation of this plan.

Sample Motion

Move to continue approve the resolution as submitted.

Agenda Item #6

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

December 4, 2009

SUBJECT:

Redevelopment plan amendment for property located in Blight and Substandard Area #1 along Poplar Street between 9th Street and 12th Street in Grand Island Nebraska and other properties as necessary to support this development. (C-06-2010GI)

PROPOSAL:

Habitat for Humanity is proposing to build houses on at least 4 vacant lots along Poplar Street. City water is not available to the lots. City water is available on 9th Street, 11th Street and 12th Street. The CRA is proposing to finance a project to install the water line. CRA intends to recoup their investment from the water line through Tax Increment Financing. The installation of this water line will benefit all of the houses along this stretch of Poplar Street and create 3 additional buildable lots beyond the 4 Habitat is planning to build on.

OVERVIEW:

The purpose of the CRA and the designated blight and substandard areas is to provide incentives for development in underdeveloped areas of the community. This project will provide commercial development in a location that is intended for these uses. Development of this property should prevent further decay of this neighborhood. This area has already been declared blighted and substandard by the CRA, the Hall County Regional Planning Commission and the Grand Island City Council.

This project is **consistent** with the **existing zoning** and the **future land use plan** for the City of Grand Island. This is evidenced by the fact that the property is zoned R2 Medium Density Residential housing units are allowed in this district at the proposed housing density.

The Regional Planning Commission recommendation is limited to the appropriateness of the proposed use at this location. The Grand Island Comprehensive Plan and Zoning Map both call for residential uses at this location.

The Planning Commission is required to comment on these applications to confirm that expenditure of public funds through TIF is not supporting uses that would be inconsistent with the Comprehensive Plan. The proposed use for residential units at this location **is** supported by the plan.

RECOMMENDATION:

That the Regional Planning Commission recommend that City Council **approve** of the redevelopment plan amendment as submitted. A resolution is attached for your consideration.

_____ Chad Nabity AICP, Planning Director