



Hall County Regional Planning Commission

Wednesday, February 01, 2006
Regular Meeting

Item F1

Amendment to Redevelopment Plan

*Concerning an amendment to Redevelopment Plan for Blight & Substandard Area #5 for
Ann's Pet Salon to be located at 1303 Geddes Street.*

Staff Contact: Chad Nabity

Agenda Item #4

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

January 23, 2006

SUBJECT: *Redevelopment plan for property located in Blight and Substandard Area #5 at 1303 Geddes Street in Grand Island. (C-5-2005-GI)*

PROPOSAL: To redevelop a lot at this location for commercial purposes. The applicant will run a pet daycare/kennel/grooming salon (Island Pet Resort) at this location. The applicant is requesting to use Tax Increment Financing to offset part of the costs development.

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 M2 Heavy Manufacturing and the proposed uses are allowed in this district. Commercial kennel operations are only allowed in the M2 Zone.

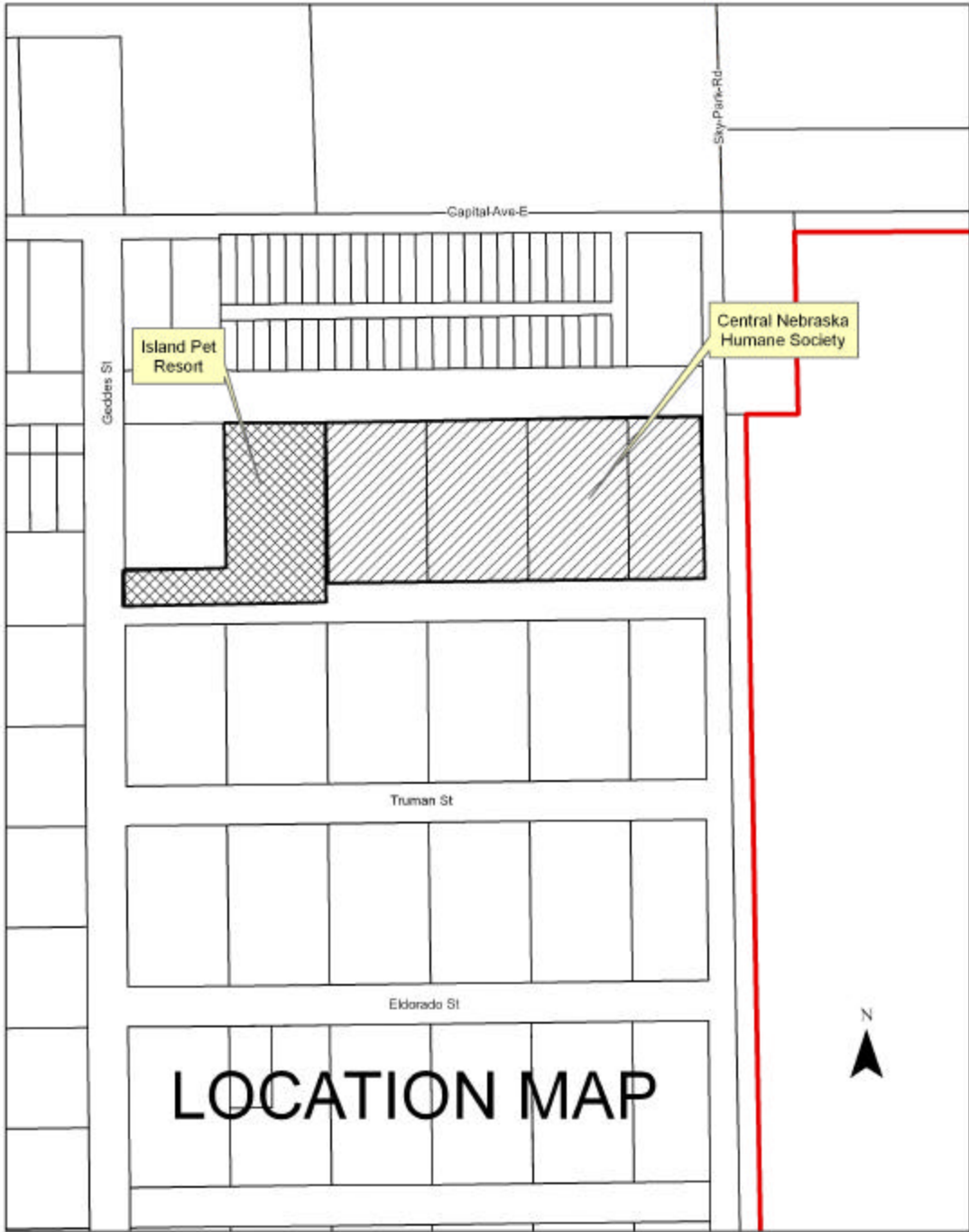
The Regional Planning Commission recommendation is limited to the appropriateness of the proposed use at this location. The Grand Island Comprehensive Plan and Zoning Map both call for manufacturing uses at this location.

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 retail use at this location **is** supported by the plan.

RECOMMENDATION:

That the Regional Planning Commission recommend that City Council **approval** of the redevelopment plan as submitted.

_____ Chad Naby AICP, Planning Director





COMMUNITY REDEVELOPMENT AUTHORITY

MEMO TO: Chad Nabity, Regional Planning Director

FROM: Chad Nabity AICP, CRA Director

RE: Amendment to Redevelopment Plan for Blight and
Substandard Area #5

DATE: January 11, 2006

At their meeting of January 11, 2006, the Community Redevelopment Authority approved a motion to provide for an amendment to the Redevelopment Plan for Blight and Substandard Area #5, approving a redevelopment contract and giving notice of intent to enter into a redevelopment contract.

Ann Bruns, owner of Ann's Pet Salon (Island Pet Resort), 1303 Geddes Street, submitted an application for tax increment financing for the construction of a building to house an expanded dog grooming business, pet daycare and kennel operation. The expected improvements to the property will be more than \$436,000.

Chapter 18-2112 refers specifically to the role of the Planning Commission and the parameters regarding submittal of comments and/or recommendations. The Statutes read, in part, "The planning commission or board shall submit its written recommendations with respect to the proposed redevelopment plan to the authority within thirty days after receipt of the plan for review. Upon receipt of the recommendations of the planning commission or board or, if no recommendations are received within such thirty days, then without such recommendations, an authority may recommend the redevelopment plan to the governing body of the city for approval".

We would respectfully request this issue be placed before the Regional Planning Commission at their February 2006 meeting.

Thank you.