



Hall County Regional Planning Commission

Wednesday, September 06, 2006
Regular Meeting

Item F2

**Public Hearing concerning an amendment to the Redevelopment
Plan for CRA Area #2 in Grand Island. (C-23-2006GI)**

*Wile E Investments is proposing to build a Veterinary Clinic on the north side of Stolley Park
Rd. east of Locust St. (C-23-2006GI)*

Staff Contact: Chad Nabity



COMMUNITY REDEVELOPMENT AUTHORITY

MEMO TO: Chad Nabity, Regional Planning Director
FROM: Chad Nabity AICP, CRA Director *ON*
RE: Amendment to Redevelopment Plan for Blight and
Substandard Area #2
DATE: August 10, 2006

At their meeting of August 9, 2006, the Community Redevelopment Authority approved a motion to provide for an amendment to the Redevelopment Plan for Blight and Substandard Area #2, and refer this matter to the Regional Planning Commission for a recommendation.

Dr. Melissa Girard, owner of Wile E. Investments and the Animal Medical Clinic, located at 210 E Stolley Park Road, submitted an application for tax increment financing for the construction of a building for the Animal Medical Clinic. The expected improvements to the property will be more than \$465,000.

Chapter 18-2112 of the Nebraska Revised State Statutes 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 September 2006 meeting.

Thank you.

Agenda Item #6

PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:

August 22, 2006

SUBJECT: *Redevelopment plan for property located in Blight and Substandard Area #2 at 210 E Stolley Park Road in Grand Island. (C-23-2006-GI)*

PROPOSAL: To redevelop a lot at this location for commercial purposes. The applicant will run own and operate a Veterinary Medical Clinic 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 B2-AC General Business with an Arterial Commercial Overlay and the proposed uses are allowed in this district.

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 use for a veterinary clinic and animal hospital 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.

_____ Chad Naby AICP, Planning Director





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