

## **CORNERSTONE COMMERCIAL PARK REDEVELOPMENT PLAN**

City of Imperial, Nebraska

### **I. Community Development Law.**

The Nebraska Community Development Law as set forth in Sections 18-2101 to 18-2144, Reissue Revised Statutes of Nebraska (“RSSN”), and also in Sections 18-2145 to 18-2154, RRSN (collectively, the “Community Development Law”), grants certain powers that enable a city to remediate blight and substandard conditions within its boundaries. The overall objective of the exercise of such powers is as follows, as stated in Section 18-2104, RSSN:

The governing body of a city, to the greatest extent it deems to be feasible in carrying out the provisions of sections 18-2101 to 18-2144, shall afford maximum opportunity, consistent with the sound needs of the city as a whole, to the rehabilitation or redevelopment of the community redevelopment area by private enterprises. The governing body of a city shall give consideration to this objective in exercising its powers under sections 18-2101 to 18-2144, including the formulation of a workable program, the approval of community redevelopment plans consistent with the general plan for the development of the city, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations, relating to the use of land and the use and occupancy of buildings and improvements, the disposition of any property acquired, and the providing of necessary public improvements.

Implementation of the Community Development Law occurs through approval of a redevelopment plan that serves as a guide for blight remediation and for development within a redevelopment area.

The governing body of a city or an authority at its direction for the purposes of the Community Development Law may formulate for the entire municipality a workable program for utilizing appropriate private and public resources to eliminate or prevent the development or spread of urban blight, to encourage needed urban rehabilitation, to provide for the redevelopment of substandard and blighted areas, or to undertake such of the aforesaid activities or other feasible municipal activities as may be suitably employed to achieve the objectives of such workable program. Such workable program may include, without limitation, provision for the prevention of the spread of blight into areas of the municipality which are free from blight through diligent enforcement of housing, zoning, and occupancy controls and standards; the rehabilitation or conservation of substandard and blighted areas or portions thereof by replanning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the clearance and redevelopment of substandard and blighted areas or portions thereof.

Section 18- 2105, RRSN.

### **II. Redevelopment Plan for the Cornerstone Commercial Park Redevelopment Area.**

The City of Imperial, Nebraska (the “City”) acquired the Cornerstone Commercial Park Redevelopment Area (the “Redevelopment Area”) in an effort to open a new area for development, both

for commercial and industrial ventures, and to increase the number of residential sites within the City. The City's current commercial and residential in-fill lots are sparse and it is difficult to find a location in the community in which to build. The City has had numerous contacts from business prospects that are interested in locating in Imperial. While there are a number of lots that have been indicated in the Redevelopment Area that would work well for the developers, the lack of basic infrastructure is a hindrance to private construction. Timing is also an issue because several businesses are generally ready to begin construction, but they would have to wait nearly a year for basic infrastructure to be completed. One housing development has indicated readiness to locate within the next few months, if the infrastructure can be constructed in a timely fashion. The key to opening this Redevelopment Area in order to enhance the possibilities of growth in Imperial is the installation of streets, water and sewer, and other basic infrastructure.

In order to remediate blight and substandard conditions and to guide community development within the Redevelopment Area the City has prepared this Cornerstone Commercial Park Redevelopment Plan (the "Redevelopment Plan"). The Redevelopment Area is an area of the City that has remained undeveloped for many years. The Redevelopment Area is an area well suited for residential, commercial, and industrial development. However, the Redevelopment Area lacks utility service and access to interior lots. The purpose of this Redevelopment Plan is to provide the means to construct and install the necessary utility service and public access roadways to facilitate future development.

The Redevelopment Plan contains the following sections, as required by Section 18-2111, RRSN, and it will be implemented in compliance with the Comprehensive Plan of the City:

- (1) The boundaries of the redevelopment project area, with a map showing the existing uses and condition of the real property therein;
- (2) a land-use plan showing proposed uses of the area;
- (3) information showing the standards of population densities, land coverage, and building intensities in the area after redevelopment;
- (4) a statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, or building codes and ordinances;
- (5) a site plan of the area; and
- (6) a statement as to the kind and number of additional public facilities or utilities which will be required to support the new land uses in the area after redevelopment

### **III. Statutory Requirements.**

#### **A. Boundaries of the Redevelopment Project Area.**

The boundaries of the Redevelopment Area are depicted by the solid red line on Appendix 1 attached hereto, and also as described below:

Beginning at the southeast corner of Lot 21 of the Schroeder Subdivision, proceed east along the north line of 4<sup>th</sup> Street and continuing along the north line of the alley north of Block one of the Redevelopment Area to the west line of Nebraska State Highway 61; then south along the west line of Nebraska State Highway 61 to the northeast corner of Lot 70 of the Schroeder Subdivision; then west along the north line of Lot 70 of the Schroeder Subdivision to the northeast corner of Lot 68 of the Schroeder Subdivision; then northwest along the south line of Cape Street to a line extended south from the east line of Lot 57 of the Schroeder Subdivision; then north along the east line of Lots 57, 56, and 55 of the Schroeder Subdivision to the south line of 2<sup>nd</sup> Street; then west along the south line of 2<sup>nd</sup> Street to the west line of Holland Street; then north along the west line of

Holland Street to a line extended west from the south line of Lot 34 of the Schroeder Subdivision; then east along the south line of Lots 34 and 33 of the Schroeder Subdivision to the southeast corner of Lot 33 of the Schroeder Subdivision, then north along the east line of Lot 33 of the Schroeder Subdivision to the north line of 4<sup>th</sup> Street, the point of beginning.

The Redevelopment Area is currently used as an agricultural area and the use and condition of the Redevelopment Area is shown on Appendix 2A and Appendix 2B, each attached hereto.

**B. Land-Use Plan.**

A proposed land-use plan is depicted on Appendix 1 and is further described as follows:

- Block One: all lots, commercial.
- Block Two: Lot 1, public park land and detention cell; Lots 2 and 3, single-family residential.
- Block Three: Lots 1-18, multi-family residential.
- Block Four: Lot 1, commercial; Outlot A, detention cell.
- Block Five: Lots 1-4, industrial; Outlot B, detention cell.
- Block Six: all lots, industrial.

**C. Post-Development Densities and Land Coverage.**

Appendix 1 shows that after development, population densities are projected to be consistent with single-family and multi-family residential uses on Block Three and a portion of Block Two. Blocks One, Four, Five, and Six are projected to have commercial and industrial uses and to have no residents residing thereon. Proposed land coverage and building intensities after development are depicted on Appendix 3.

**D. Proposed Zoning and Street Layout Changes.**

The Redevelopment Area is currently zoned a mixture of R-1, R-2, C-1, and I-1. Appendix 1 shows that Block Two is R-1 to permit single-family residential on Lots 2 and 3 and public parkland on Lot 1. Block Three is R-2 to permit single-family residential on Lots 1-12, multi-family residential on Lots 13-18, and public parkland on Lot 19. Blocks One and Four are C-1 to permit commercial uses thereon. Blocks Five and Six are I-1 to allow industrial development to occur.

Public streets would be constructed as depicted on Appendix 1. The existing Cape Street would be extended from the southwest corner of Lot 3 of Schroeder Subdivision and then east to the southeast corner of Lot 4 of Schroeder Subdivision. 2<sup>nd</sup> Street would be constructed from Holland Street at the northwest corner of Lot 55 of Schroeder Subdivision and then east to intersect with Nebraska State Highway No. 61. 3<sup>rd</sup> Street would be extended from the existing intersection of 3<sup>rd</sup> Street and Holland Street and then east to intersect with Nebraska State Highway No. 61. A paved roadway would be constructed on the existing portion of 4<sup>th</sup> Street located in the Redevelopment Area from the southwest corner of Lot 17 of Schroeder Subdivision and then east to its intersection with Orsa Street. Orsa Street would be extended from the current intersection with 4<sup>th</sup> Street and then south to its intersection with Cape Street. A frontage road would be constructed from the east end of the newly constructed Cape Street and then north to its intersection with the newly constructed 2<sup>nd</sup> Street.

**E. Site Plan.**

Appendix 1 provides a projected site plan for the Redevelopment Area. As specific development projects are unknown at this time, specific site plans for the development of individual lots on specific

blocks are unknown. Appendix 3 depicts proposed building intensities after development and site plans for all Blocks are anticipated generally to be in accordance with, or similar to, such development.

**F. Additional Public Facilities and Utilities.**

The reservation of public right-of-way will be required in the Redevelopment Area. The existing Cape Street, Second Street, Third Street, and Orsa Street would each be extended through the Redevelopment Area and frontage road would added in the southeast corner, all as described above in Section II.D. Public utilities would also need to be constructed and extended throughout the Redevelopment Area. Water and sewer utilities would be extended from the existing main lines that currently serve the areas adjacent to the Redevelopment Area. The capacity of the existing water and sewer mains may require modification based on the specific needs of future development. Electric utilities would be installed as development occurs according to the specific needs of each individual project.

**G. Additional Public Facilities and Utilities.**

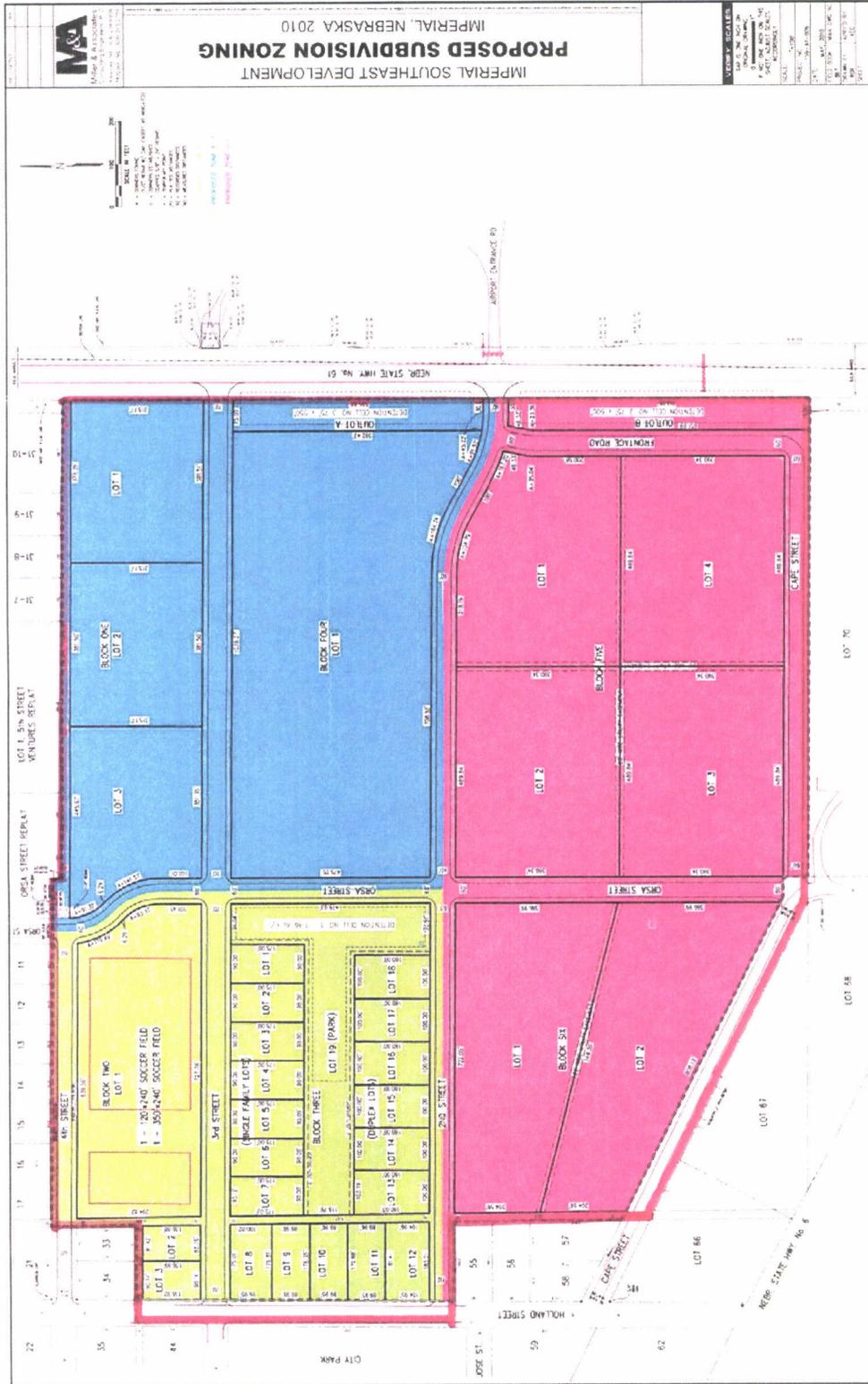
This Redevelopment Plan also incorporates the recommendations contained in the redevelopment plan prepared by Olsson Associates, a copy of which is attached as Appendix 4, as to Redevelopment Study Area (Site 4) identified therein.

**IV. Tax Increment Financing.**

The Redevelopment Area currently suffers from blight and substandard conditions. Development opportunities have failed to materialize because of such conditions and because of the lack of public utilities and access roads within the Redevelopment Area. Development of the Redevelopment Area will increase the housing supply in the City, create public parkland, and provide areas for the operation of commercial and industrial businesses. However, tax increment financing is required in order to overcome the blight and substandard conditions.

This Redevelopment Plan is feasible and in conformity with the Comprehensive Plan for the development of the City as a whole and this Redevelopment Plan is in conformity with the legislative declarations and determinations set forth in the Community Development Law. In addition, (i) the redevelopment projects set forth in this Redevelopment Plan would not be economically feasible without the use of tax increment financing, the redevelopment projects set forth in this Redevelopment Plan would not occur in the Redevelopment Area without the use of tax increment financing; and (iii) the costs and benefits of the redevelopment projects set forth in this Redevelopment Plan, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services have been analyzed by the governing body of the City and have been found to be in the long-term best interests of the City.

# APPENDIX 1

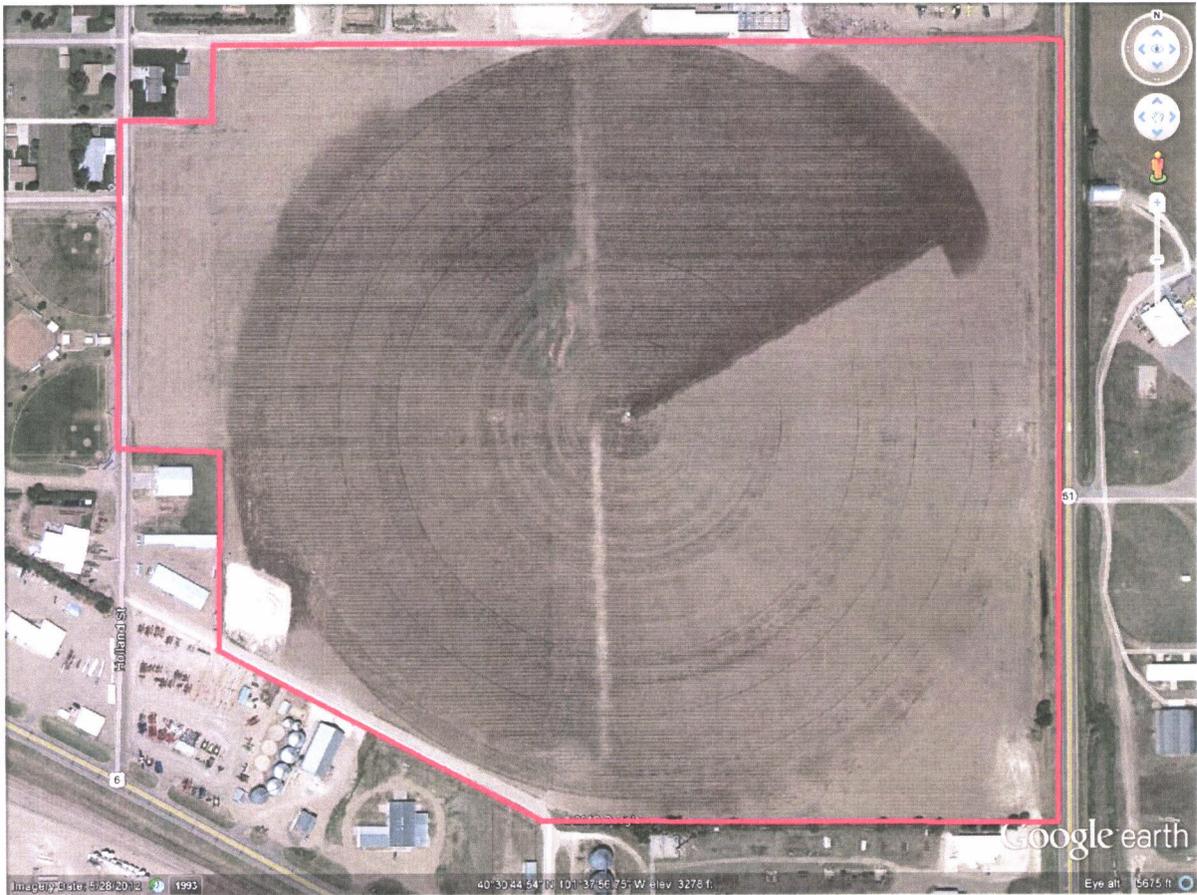


The Redevelopment Area is outlined in red.

APPENDIX 2A



APPENDIX 2B



The Redevelopment Area is outlined in red.

# APPENDIX 3



## APPENDIX 4

### Part B – Redevelopment Plan

#### Purpose of the Study

The purpose of the Redevelopment Plan is to guide the implementation of community development within the previously examined Redevelopment Study Areas in the City of Imperial. 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 authority to create and establish a redevelopment program is found in Section 19-205 of state statute.

*The governing body of a city or an authority at its direction for the purposes of the Community Development Law may formulate for the entire municipality a workable program for utilizing appropriate private and public resources to eliminate or prevent the development or spread of urban blight, to encourage needed urban rehabilitation, to provide for the redevelopment of substandard and blighted areas, or to undertake such of the aforesaid activities or other feasible municipal activities as may be suitably employed to achieve the objectives of such workable program. Such workable program may include, without limitation, provision for the prevention of the spread of blight into areas of the municipality which are free from blight through diligent enforcement of housing, zoning, and occupancy controls and standards; the rehabilitation or conservation of substandard and blighted areas or portions thereof by replanning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the clearance and redevelopment of substandard and blighted areas or portions thereof.*

The required elements of the Redevelopment Plan according to Sections 19-211 of State Statute include:

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

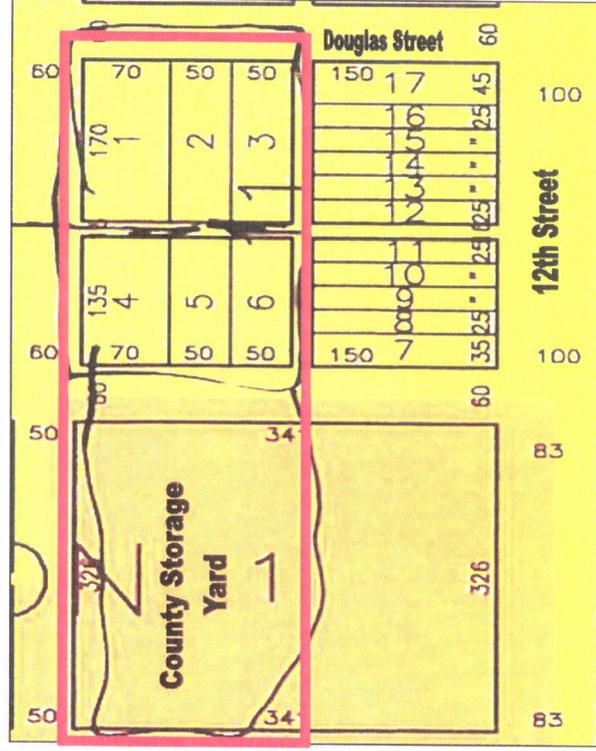
Furthermore, the Redevelopment Plan should demonstrate that proposed redevelopment efforts are in conformance with the Comprehensive Development Plan for the City of Imperial. Also, the plan should demonstrate through its design and implementation the efficient use of public funds and the mitigation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

Moreover, the redevelopment recommendations provided are general in nature and are intended to provide a framework for future development within any of the study areas identified. While these recommendations do not specifically identify future land uses, they are meant to guide any proposed development. All future development within any of these redevelopment study areas must reflect the intent of this study and/or The City of Imperial Comprehensive Development Plan.

For the purposes of this report, the focus of this section will be two-fold. The first section will address any policy or specific recommendations for each of the five (5) redevelopment study areas included in the Comprehensive Development Plan. Secondly, recommendations will be made for future land uses and redevelopment projects for each redevelopment study area which will "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." Furthermore, all recommendations should be used to attract and guide any and all future redevelopment projects within each of the six study areas and the City of Imperial.

**Redevelopment Study Area (Site 1)**

This area is located to the immediate east of Chase County Hospital. The area is zoned R-1 and R-2 residential, and all redevelopment activities proposed below are in compliance with the land use plan and zoning ordinance.



**Redevelopment Study Area Site 1**

Boundaries

North – 13<sup>th</sup> Street

East – Douglas Street

### Redevelopment Study Area 1 (Site 1) Consultant Recommendations:

Recommendations ordered in terms of priority:

- improvement and advancement of infrastructure
  - New and/or improved street conditions
  - New and/or improved sidewalk, curb, and gutter conditions
- Development of additional single family housing
  - Promotes economic development by increasing housing supply
  - Promotes community development by increasing housing supply
- Development of neighborhood park

### Redevelopment Study Area 1 (Site 1) Recommendations from the Comprehensive Development Plan:

Page 2-6 Action Strategies 1.1.2 and 1.1.3

- Increase residential land use density in established built areas to encourage infill development
- Coordinate with residential objectives

Page 2-4 Action Strategy 1.1.4 and 1.2.1

- Create housing opportunities with job creation and retention initiatives
- Retain job related linkages

Page 2-7 Policy 1.4

- Encourage planned open space areas in appropriate areas

### Redevelopment Study Area 2 (Site 2)

This area is proposed for the development of an ethanol plant. The current future land use classification and zoning designation support this use according to the Comprehensive Development Plan and Zoning Ordinance.

## Redevelopment Study Area 2 (Site 2) Consultant Recommendations:

Recommendations ordered in terms of priority:

- Cost-Benefit Analysis for the utilization of TIF funding
- Development of infrastructure as necessary to support agri-business development
  - Extension of water and sewer mains as necessary
  - Increasing the capacity of the water and sewer treatment and distribution system as necessary
  - Additional development of the local street system to standards that support high volumes of truck traffic
- Develop additional screening and/or landscaping standards to minimize the visual impact of future industrial development.

## Redevelopment Study Area 2 (Site 2) Recommendations from the Comprehensive Development Plan:

Page 2.2. Community Goal #4

- *Stabilize and broaden the economic base in Imperial to create and expand employment opportunities.*

Page 2.7. Action Strategy 1.3.1

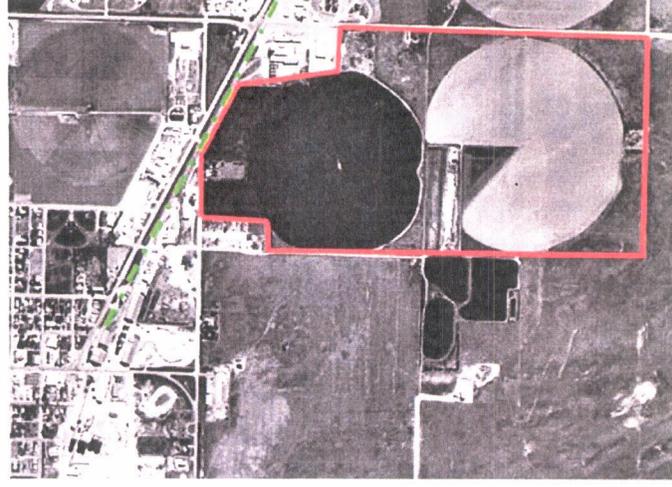
- *Future Industrial Areas should be located along the BNSF railroad in the southern portion of the community...*

Page 2.21. Action Strategy 1.1.2

- *Further expand economic opportunities of the local agricultural industry*

Page 2.22. Action Strategy 1.1.7

- *Encourage the development of industries that will utilize local resources.*



Redevelopment Study Area Site 2

Boundaries

245 Acres

South/Southwest of Highway 6

South of South Street

### Redevelopment Study Area 3 (Site 3)

Redevelopment Study Area 3 (Site 3) is the existing Downtown area. The area is identified primarily as commercial in the future land use plan and is zoned as C-2 Central Business District.

### Redevelopment Study Area (Site 3) Consultant Recommendations:

Recommendations ordered in terms of priority:

- Development and implementation of streetscape concepts that compliment the new sidewalks along Broadway
- Creation of a Business Improvement District
- Development of incentives and/or other programs to assist in the redevelopment of commercial properties in the downtown.

### Redevelopment Study Area 3 (Site 3) Recommendations from the Comprehensive Development Plan:

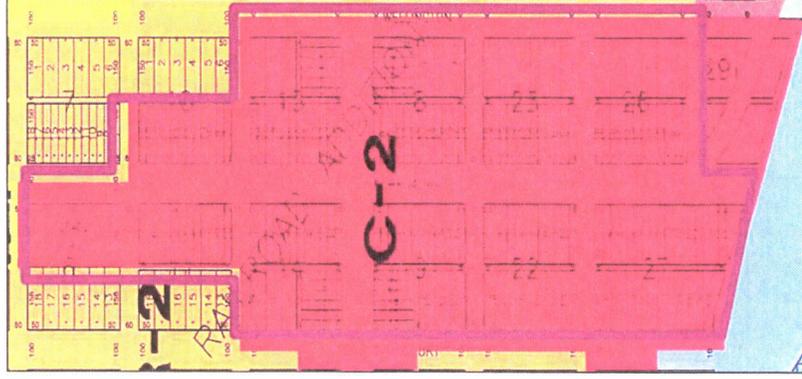
Page 2.2. Community Goal #4

- *Stabilize and broaden the economic base in Imperial to create and expand employment opportunities.*

### Redevelopment Study Area 4 (Site 4)

Redevelopment Study Area 4 (Site 4) is the existing area next to the southwest section of the Downtown area, as well as the areas along US Highway 6 and Nebraska Highway 61. The area is identified primarily as commercial in the future land use plan and is zoned as C-1, but also contains R-2 and I-1 zoning districts

Imperial, Nebraska Blight & Substandard Study  
Olsson Associates  
Urban Design and Planning



### Redevelopment Study Area Site 3

#### Boundaries

- North – 8<sup>th</sup> Street
- South – Highway 6
- East – Wellington Street
- West – Court Street

**Redevelopment Study Area (Site 4) Consultant Recommendations:**

Recommendations ordered in terms of priority:

- Development and implementation of streetscape concepts along Highways 6 and 61
- Re-zoning of some areas of R-2 and C-1 to allow for growth opportunities.
- Re-platting of larger lots into smaller lots more capable of being utilized in the current market
- Development of incentives and/or other programs to assist in the development of commercial opportunities in areas next to existing businesses.
- Additional landscaping and/or other noise barriers on the perimeter of the county fairgrounds
- Screening of outdoor storage and similar areas.

**Redevelopment Study Area 4 (Site 4) Recommendations from the Comprehensive Development Plan:**

Page 2.3, Action Strategy 1.1.3

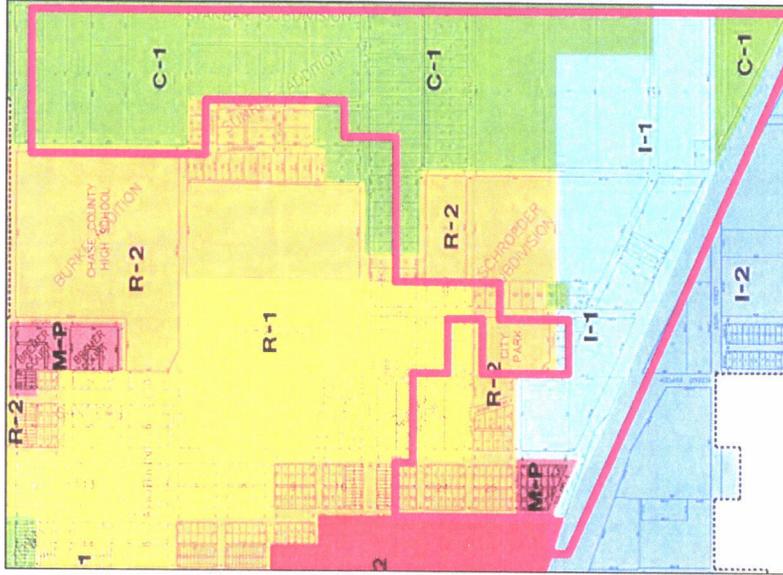
- *Maintain and improve services, business and industry in Imperial in an effort to increase and diversify the future population base*

Page 2.21, Action Strategy 1.1.1 and 1.1.2

- *Create up to 75 new jobs in Imperial by 2010*
- *Further expand economic opportunities of the local agricultural industry*

Page 2.22, Action Strategy 1.1.7

- *Encourage the development of local industries that will utilize local resources.*



**Redevelopment Study Area Site 4**

**Boundaries**

North – 8<sup>th</sup> Street

South – Highway 6

East – Wellington Street

West – Court Street

Page 2.6. Action Strategies 1.1.2 and 1.1.3

- Increase residential land use density in established built areas having redevelopment potential.
- Conduct infill residential activities

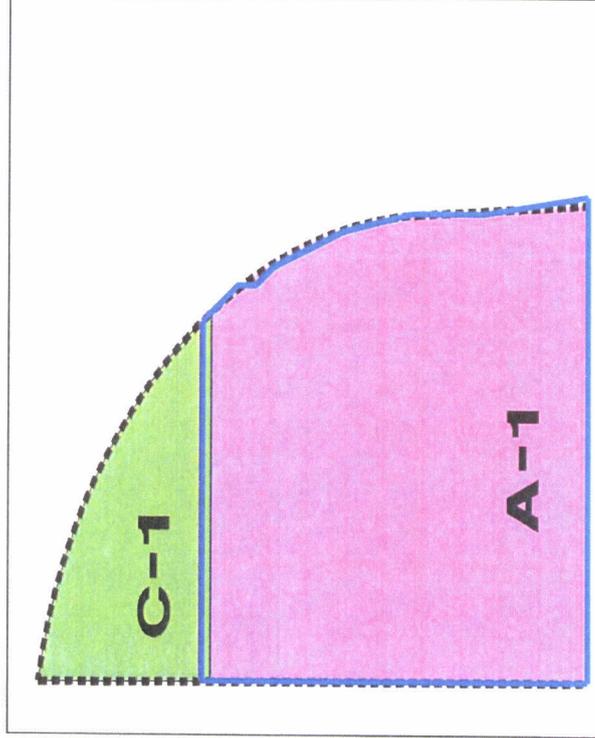
**Redevelopment Study Area 5 (Site 5)**

The future land use map in the Comprehensive Plan indicates agricultural uses in this area and is currently zoned A-1 Agricultural. The area is currently in cropland production, but could be developed into commercial or industrial property in the future. There is also the potential to develop the area into the residential gateway into the community.

**Redevelopment Study Area (Site 5) Consultant Recommendations:**

Recommendations ordered in terms of priority:

- Re-zoning of land (as necessary)
- Improvement and advancement of infrastructure
  - Development of street/road lighting
  - New and/or improved sidewalk, street curb, and gutter conditions
- Advancement of wayfinding and directional signage
  - Promotes economic development by directing visitors to their destinations quickly and easily
  - Establishment of consistent and usable signage
  - Development of entry feature welcoming



**Redevelopment Study Area Site 5**  
 Boundaries  
 North – Implement Dealership Property Line  
 East – Highway 6 South – City Limits  
 West – Grant Street

visitors into the community

**Redevelopment Study Area 5 (Site 5) Recommendations from the Comprehensive Development Plan:**

*Page 23 Action Strategy 1.1.3*

- *Maintain and improve services, business and industry in an effort to increase and diversify the future population base*

*Page 221 Action Strategy 1.1.1*

- *Create up to 75 new jobs in January 2016*

*Page 222 Action Strategy 1.1.7*

- *Encourage the development of local businesses that will attract local workers*