

Comp. Plan Conformance 16006

RESOLUTION NO. A-_____

1 WHEREAS, The City Council has previously adopted the University Place
2 Redevelopment Plan (hereinafter the “Plan”) including plans for various redevelopment
3 projects within the Redevelopment Plan area in accordance with the requirements and
4 procedures of the Nebraska Community Development Law; and now desires to modify
5 said plan by establishing the “48th & Leighton Mixed-Use Redevelopment Project” to
6 redevelop three underutilized parcels with existing surface parking lots and deteriorating
7 structures into a mixed-use development including market-rate residential units and first
8 floor commercial space, on property generally located between Huntington and Leighton
9 Avenues and North 44th and North 48th Streets; and

10 WHEREAS, the Director of the Urban Development Department has filed
11 with the City Clerk modifications to the Redevelopment Plan contained in the document
12 entitled the “Amendment to the University Place Redevelopment Plan, 48th & Leighton
13 Mixed-Use Redevelopment Project” which is attached hereto, marked as Attachment
14 “A”, and made a part hereof by reference, and has reviewed said plan and has found
15 that it meets the conditions set forth in Neb. Rev. Stat. § 18-2113 (Reissue 2012); and

16 WHEREAS, on September 2, 2016, a notice of public hearing was mailed
17 postage prepaid to the president or chairperson of the governing body of each county,
18 school district, community college, educational service unit, and natural resource district
19 in which the real property subject to such plan is located and whose property tax
20 receipts would be directly affected and to all registered neighborhood associations

1 located in whole or in part within one mile radius of the area to be redeveloped setting
2 forth the time, date, place, and purpose of the public hearing to be held on September
3 14, 2016 before the Lincoln City - Lancaster County Planning Commission regarding the
4 proposed amendments to the Redevelopment Plan to add the 48th & Leighton Mixed-
5 Use Redevelopment Project, a copy of said notice and list of said governing bodies and
6 registered neighborhood associations having been attached hereto as Attachment "B"
7 and "C" respectively; and

8 WHEREAS, the proposed Amendments to the University Place
9 Redevelopment Plan to add the 48th & Leighton Mixed-Use Redevelopment Project
10 were submitted to the Lincoln-Lancaster County Planning Commission for review and
11 recommendations, and, on September 14, 2016, the Lincoln-Lancaster County Planning
12 Commission held a public hearing relating to the Plan Amendments and found the Plan
13 Amendments to be in conformance with the Comprehensive Plan and recommended
14 approval thereof; and

15 WHEREAS, on September 23, 2016 a notice of public hearing was mailed
16 postage prepaid to the foregoing list of governing bodies and registered neighborhood
17 associations setting forth the time, date, place, and purpose of the public hearing before
18 the City Council to be held on October 17, 2016 regarding the proposed amendments to
19 the Redevelopment Plan to add the 48th & Leighton Mixed-Use Redevelopment Project,
20 a copy of said notice having been attached hereto as Attachment "D"; and

21 WHEREAS, on September 30, 2016 and October 7, 2016, a Notice of
22 Public Hearing was published in the Lincoln Journal Star newspaper, setting the time,
23 date, place, and purpose of the public hearing to be held on October 17, 2016 regarding

1 the proposed amendments to the University Place Redevelopment Plan and to add the
2 48th & Leighton Mixed-Use Redevelopment Project, a copy of such notice having been
3 attached hereto and marked as Attachment “E”; and

4 WHEREAS, on October 17, 2016 in the City Council chambers of the
5 County-City Building, 555 South 10th Street, Lincoln, Nebraska, the City Council held a
6 public hearing relating to the proposed modifications to the Redevelopment Plan and all
7 interested parties were afforded at such public hearing a reasonable opportunity to
8 express their views respecting said proposed modifications to the redevelopment plan;
9 and

10 WHEREAS, the City Council has duly considered all statements made and
11 materials submitted relating to said proposed modifications to the redevelopment plan.

12 NOW, THEREFORE, IT IS FOUND AND DETERMINED by the City
13 Council of the City of Lincoln, Nebraska as follows:

14 1. That the 48th & Leighton Mixed-Use Redevelopment Project is
15 described in sufficient detail and is designed with the general purpose of accomplishing
16 a coordinated, adjusted, and harmonious development of the City and its environs
17 which will promote the general health, safety, and welfare, sound design and
18 arrangement, the wise and efficient expenditure of public funds, and the prevention of
19 the recurrence of unsanitary or unsafe dwelling accommodations or conditions of blight.

20 2. That incorporating the 48th & Leighton Mixed-Use Redevelopment
21 Project into the University Place Redevelopment Plan is feasible and in conformity with
22 the general plan for the development of the City of Lincoln as a whole and said Plan is

1 in conformity with the legislative declarations and determinations set forth in the
2 Community Development Law.

3 3. That the 48th & Leighton Mixed-Use Redevelopment Project would
4 not be economically feasible without the use of tax-increment financing.

5 4. That the costs and benefits of the redevelopment activities,
6 including costs and benefits to other affected political subdivisions, the economy of the
7 community, and the demand for public and private services have been analyzed by the
8 City Council as the governing body for the City of Lincoln and have been found to be in
9 the long-term best interest of the City of Lincoln.

10 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
11 Lincoln, Nebraska:

12 1. That the document attached hereto as Attachment "A" adding the
13 48th & Leighton Mixed-Use Redevelopment Project to the University Place
14 Redevelopment Plan, is hereby accepted and approved by the City Council as the
15 governing body for the City of Lincoln.

16 2. That the Urban Development Director, or his authorized
17 representative, is hereby authorized and directed to take all steps necessary to
18 implement the provisions of said Redevelopment Plan as they relate to the above-
19 described modifications.

20 3. That the 48th & Leighton Mixed-Use Redevelopment Project Area
21 as described and depicted in the Plan Amendment is the Redevelopment Project Area
22 comprising the property to be included in the area subject to the tax increment provision
23 authorized in the Nebraska Community Development Law.

1 4. That the Finance Director is hereby authorized and directed to
2 cause to be drafted and submitted to the City Council any appropriate ordinances and
3 documents needed for the authorization to provide necessary funds including
4 Community Improvement Financing in accordance with the Community Development
5 Law to finance related necessary and appropriate public acquisitions, improvements,
6 and other activities set forth in said Plan Amendment to the University Place
7 Redevelopment Plan.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ____ day of _____, 2016: _____ Mayor
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