

LEXINGTON PLANNING COMMISSION

RESOLUTION NO. 2025-02

(Redevelopment Plan Amendment—Vintage Townhomes Redevelopment Project)

A RESOLUTION OF THE LEXINGTON PLANNING COMMISSION, MAKING RECOMMENDATIONS WITH RESPECT TO AN AMENDMENT TO THE REDEVELOPMENT PLAN FOR AN AREA IN THE CITY OF LEXINGTON PURSUANT TO THE COMMUNITY DEVELOPMENT LAW.

RECITALS

A. The Mayor and City Council of the City of Lexington, Nebraska, (the “**City**”) by its Ordinance, created the Community Development Agency of Lexington, Nebraska (the “**Agency**”) pursuant to Chapter 18, Article 21, Section 18-210.01 of the Community Development Law, Reissue Revised Statutes of Nebraska, as amended (the “**Act**”).

B. The Agency holds all the powers of a redevelopment authority as set forth in Sections 18-2101 through 18-2157 of the Act.

C. The City has adopted and has in place a Comprehensive Plan, which includes a general plan for development of the City, within the meaning of Section 18-2110 of the Act.

D. The City adopted the General Redevelopment Plan for Redevelopment Area #6 (the “**Redevelopment Area**”) on November 8, 2022, pursuant to Resolution No. 2022-25 (the “**Redevelopment Plan**”).

E. The Agency has prepared a proposed Amendment to the Redevelopment Plan (the “**Redevelopment Plan Amendment**”), a copy of which is attached hereto as **Exhibit A**. Pursuant to Section 18-2112 of the Act, the Agency has submitted the Redevelopment Plan Amendment to the Planning Commission of the City of Lexington, Nebraska (the “**Planning Commission**”) for recommendations with respect to the proposed Redevelopment Plan Amendment.

F. On May 7, 2025, a meeting of the Planning Commission was held at the Lexington City Council Chambers, 406 E 7th Street in Lexington, Nebraska in order to conduct a public hearing on the question of whether Redevelopment Plan Amendment should be recommended to the City Council and ultimately adopted and approved by the City Council.

G. A notice of public hearing was published for at least two (2) consecutive weeks, the last of which was at least ten (10) days prior to the time and date of the public hearing, which notice of public hearing described the time, date, place and purpose of the hearing.

H. The Planning Commission has reviewed the Redevelopment Plan Amendment and has duly considered all statements made and material submitted related to the submitted question.

NOW, THEREFORE, BE IT RESOLVED BY THE LEXINGTON PLANNING COMMISSION, AS FOLLOWS:

RESOLVED, that the Planning Commission hereby makes the following findings with respect to the Redevelopment Plan Amendment:

1. The Planning Commission has reviewed the Redevelopment Plan Amendment as to its conformity with the general plan for the development of the City as a whole and finds that the Redevelopment Plan Amendment is consistent with and conforms to the general plan for development of the City as a whole.

2. The Planning Commission confirms that the area described in the Redevelopment Plan Amendment is blighted and substandard as defined in the Act.

3. The Planning Commission finds that the Redevelopment Plan Amendment, if implemented will help eliminate blight and substandard conditions in the Redevelopment Area.

BE IT FURTHER RESOLVED, that the Planning Commission recommends the adoption and approval of the Redevelopment Plan Amendment, with such amendments, additions and deletions as are deemed necessary by the Agency.

PASSED AND APPROVED this 7th day of May, 2025.

LEXINGTON PLANNING COMMISSION

ATTEST:

By: _____
Chair

By: _____
Secretary

EXHIBIT A
REDEVELOPMENT PLAN AMENDMENT

[Attached]