



# Hall County Regional Planning Commission

Wednesday, April 04, 2007

Regular Meeting

Item F3

## Public Hearing - C-17-2007GI

*Concerning tax increment financing for Pro Con Handicapped Housing Development. (C-17-2007GI) (Hearing, Discussion, Action.)*

Staff Contact: Chad Nabity

## **Agenda Item #6**

### **PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING**

#### **COMMISSION:**

March 23, 2007

**SUBJECT:** *Redevelopment plan for property located in Blight and Substandard Area #5 east and west of Geddes Street on the South Side of Capital Avenue.I (C-17-2007-GI)*

**PROPOSAL:** To redevelop vacant properties located east and west of Geddes Street and south of Capital Avenue for handicapped accessible housing. 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 housing in an area designated for housing development at an appropriate density as indicated by the Grand Island Comprehensive Plan. Development of this property should prevent further decay of this neighborhood and may spur additional development in an area of Grand Island that has been in the City Limits for more than 100 years and remained largely undeveloped. 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.

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 residential uses at this location.

#### **RECOMMENDATION:**

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

\_\_\_\_\_ Chad Nabity AICP, Planning Director

