Council Communication

Department: Community Development CASE #OTB-21-007 Applicant: Florence Rhoden 3509 Lafayette Avenue Omaha, NE 68131	Reso. No. _____	

Subject/Title

Request: Request of Florence Rhoden for an extension of time to construct a residential dwelling on property formerly owned by the City of Council Bluffs, and being legally described as Lot 2, Block 33, Everetts Addition, City of Council Bluffs, Pottawattamie County, Iowa.

Location: Property formerly addressed as 1619 7th Avenue

Background/Discussion

The Community Development Department has received a request from Florence Rhoden for a one-year extension of time to complete and receive a Certificate of Occupancy for a residential dwelling on property formerly owned by the City of Council Bluffs, as legally described above (see Attachment A).

The subject property was originally acquired by the City on July 22, 2014 via 657A. On July 12, 2021, the Council Bluffs City Council adopted Resolution No. 21-210 (see Attachment B) which disposed of the property legally described above. The purchase price was $11,934.00 and the applicant submitted a 10% down payment ($1,193.00) with their offer. As part of the approved resolution, City Council agreed to forgive the remaining balance for the property ($10,740.60) if a residential dwelling was completed and issued a Certificate of Occupancy within 24 months from the date of approval. The property was deeded to the applicant on July 26, 2021; therefore, the deadline for completing a residential dwelling expires on July 26, 2023.

Since purchasing the property, the applicant has experienced financial and personal hardships, which have caused a delay in completing a residential dwelling on the property by the July 26, 2023 deadline and is requesting a one-year extension of time. The Community Development Department recommends a six-month extension of time rather than the one-year extension requested for the following reasons:

A. The applicant is proposing to place a manufactured home on the subject property rather than a site-built home. Due to the prefabricated nature of the proposed dwelling, staff feels that an additional six-months is a sufficient timeframe to successfully place the home on the subject property; and
B. The applicant was originally granted 24-months to place a residential dwelling on the subject property, which is greater than the typical 12-months given to applicants to complete a residential dwelling on a property purchased from the City with a forgivable mortgage.

Recommendation

The Community Development Department recommends approval of a six-month extension of time to complete and receive a Certificate of Occupancy for a residential dwelling on property legally described as Lot 2, Block 33, Everetts Addition, City of Council Bluffs, Pottawattamie County, Iowa, subject to the following condition:

A. The applicant shall complete and obtain a Certificate of Occupancy for a residential dwelling on the subject property by January 26, 2024.

Attachments

Attachment A: Extension of time letter request from Florence Rhoden
Attachment B: Resolution No. 21-210

Prepared by: Haley Weber, Planner, Community Development Department