Council Communication

Department: Community Development Case/Project No.: URN-25-003	Ordinance No.: Resolution No.: 25-	City Council: 2-24-2025 Planning Commission: 3-11-2025 P.H. and First Reading: 3-24-2025

Subject/Title

Resolution of Necessity for the Old Airport Urban Renewal Plan

Location

Generally located south of 35th Avenue and north of Veterans Memorial Highway and east of South Expressway and west of Interstate-29

Background/Discussion

Background

In February of 2006, City Council adopted the Old Airport Urban Renewal Plan in order to accommodate the Metro Crossing retail project. The urban renewal originally only contained land north of Highway 275/92, from Interstate 29 to the South Expressway. In April 2008 Amendment #1 was done to add land south of Highway 275/92, from the South Expressway to E. Manawa Drive. However, this urban renewal plan now needs amended again to remove several parcels to create a new urban renewal area specific to creating new housing.

Discussion

The first step in amending the Old Airport Urban Renewal Area is the adoption of a resolution of necessity. This resolution will cause several actions. These actions include directing staff to create the amended urban renewal plan, establishing a date for consultation with other taxing jurisdictions, setting a date for the City Council public hearing and other appropriate legal notices. A resolution, which calls for these activities, has been prepared and is attached for your review and consideration. This resolution establishes the following timeframe:

3-05-2025	Consultation meeting to be held with other taxing jurisdictions
3-11-2025	City Planning Commission hearing and review
3-24-2025	City Council public hearing on the proposed urban renewal plan

Iowa statutes require the City Planning Commission to review the plan for conformity to the comprehensive plan and to forward a recommendation to City Council prior to the public hearing. An urban renewal plan conforming to the requirements of Chapter 403 of the Iowa Code has been prepared and is attached for your review.

Staff Recommendation

The Community Development Department recommends removing the land from the Old Airport Urban Renewal Area and is in conformity with the *Bluffs Tomorrow: 2030 Comprehensive Plan*.

Attachments

Attachment 1 – Old Airport Urban Renewal Area Plan Amendment
Attachment 2 - Resolution

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