Council Communication

Department: Community Development Case/Project No.: URN-25-002	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

Adoption of the Kanesville Urban Renewal Plan

Location

Generally located south of Yellow Pole Road and north of College Road and east of College Road/Washboard Road and west of Hampton Lane

Background/Discussion

Background

Several developers have approached the City about developing parcels of land included in the proposed Kanesville Urban Renewal Area for commercial uses. It has been determined the proposed area meets the definition of "economic development area." This determination is based on Chapter 403.19 of the Iowa Code.

In order to invoke its urban renewal powers, the City Council must agree to designate the subject property an Urban Renewal Area, adopt an Urban Renewal Plan and negotiate a development agreement with the Developer. Assistance in the form of an urban renewal project area, conforming to the Section 403 of Iowa Code, is necessary to acquire land; improve regulatory control; improve public infrastructure and facilities; and to allow for private development of vacant land.

Discussion

On February 24, 2025, the City Council passed a resolution of necessity, which directed staff to initiate the process of creating the Kanesville Urban Renewal Plan and Area. 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

The consultation hearing was held on March 5, 2025 and no public attended. Additionally, no written correspondence has been received by the Community Development Department either in support or against the proposed 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. This was held 03-11-2025 and Planning Commission recommended approval of the Kanesville URN with a 8-0-3 vote. An urban renewal plan conforming to the requirements of Chapter 403 of the Iowa Code has been prepared and is attached for your review.

The Kanesville Urban Renewal Area is being designated as an economic development area that is appropriate for the promotion of economic development, commercial and industrial development, conforming to Chapter 403.19 of the Iowa Code. Designation is necessary to assist and promote local commercial enterprises to strengthen and revitalize the economy. Tax Increment Financing (TIF) will be utilized to provide assistance to the City for the infrastructure costs that will be incurred.

Staff Recommendation

The Community Development Department recommends concurrence that the Kanesville Urban Renewal Plan and Area is in conformity with the *Bluffs Tomorrow: 2030 Comprehensive Plan*.

Planning Commission Recommendation

The City Planning Commission recommended approval of the Kanesville URN with a 8-0-3 vote. VOTE: AYE – Freund, Hutcheson, Knauss, Rater, Rew, Stroebele Van Houten and Watson. NAY – None. ABSTAIN – None.

ABSENT – None. VACANT – Three. Motion carried.
Attachments
Attachment 1 - Kanesville Urban Renewal Area Plan Attachment 2 – Resolution Attachment 3 - Ordinance

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