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

Amendment #2 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

On February 24, 2025, the City Council passed a resolution of necessity, which directed staff to initiate the process of amending the Old Airport 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. 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*.

Planning Commission Recommendation

The City Planning Commission recommended approval amendment #2 to the Old Airport 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 – Old Airport Urban Renewal Area Plan Amendment #2
Attachment 2 – Resolution

Prepared by: Marianne Collins, Housing & Economic Development Planner
Submitted by: Courtney Harter, Director of Community Development