Council Communication

Department: Community Development CASE #OTB-22-002 Applicant: Brandon Tauber Red Ladder Rentals, LLC 4611 S 96th Street, Suite 175 Omaha, NE 68127	Reso. of Intent No. _____ Reso. to Dispose No. _____	Set Public Hearing: 3/14/2022 Public Hearing: 3/28/22

Subject/Title

Request of Brandon Tauber of Red Ladder Rentals, LLC, to purchase surplus City-owned property legally described as the south 60 feet of Lot 1, Block 11, Grimes Addition, City of Council Bluffs, Pottawattamie County, Iowa.

Location: Property formerly addressed as 114 N 9th Street

Background/Discussion

The Community Development Department has received an offer from Brandon Tauber of Red Ladder Rentals, LLC, to purchase the surplus city-owned property legally described above. The subject property is classified as 'transitional dispose' and 'non-buildable.' The applicant proposes to acquire the subject property to expand the area on the parcel of land the applicant owns to the north at 120 N 9th Street. The applicant has no plans to build on the land at this time, but will maintain it appropriately. According to the adopted *Inventory and Disposal Policy for Surplus City Property*, dated April 23, 2018, the subject property shall be priced at a value established by the most recent fee schedule for street/alley vacations, which is $624.00. The applicant has offered $624.00 and has submitted a down payment of $62.40 plus a $50.00 nonrefundable administrative fee.

The City has incurred a total of $11,293.00 in Building Division maintenance costs for the subject property.

The subject property is zoned R-3/Low Density Multifamily Residential District and measures 60' x 66' (3,960 square feet), which does not meet the minimum lot size requirement for the R-3/Low Density Multifamily District. The applicant owns the adjacent property at 120 N 9th Street and may use the lot as additional yard space for the existing rental property. The two properties combined measure 66' x 120' (7,920 square feet). This exceeds the minimum lot size requirement for the R-3/Multifamily Residential District, and the applicant would have the option to expand or redevelop the rental property in the future.

Recommendation

The Community Development Department recommends setting a public hearing on the disposal of the property legally described as the south 60 feet of Lot 1, Block 11, Grimes Addition, City of Council Bluffs, Pottawattamie County, Iowa on the March 28, 2022 City Council Meeting.

Attachments

Attachment A: Location/Zoning Map
Attachment B: Applicant Submittal

Prepared by: Brandon Siracuse, Planner, Community Development Department