Council Communication

Department: Community Development CASES #OTB-22-002 Applicant: Brandon Tauber Red Ladder Rentals, LLC 4611 S 96th Street, Suite 166 Omaha, NE 68127	Reso. of Intent No. _____ Reso. to Dispose No. _____	Set Public Hearing: 3/14/2022 Public Hearing: 3/28/2022

Subject/Title

Request of Brandon Tauber of Red Ladder Rentals, LLC, to purchase 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 surplus city-owned property legally described above. The subject property is classified as 'transitional dispose' and 'non-buildable.' The City of Council Bluffs acquired the subject property on December 12, 2007, via a 657A Petition through the Iowa District Courts. The applicant proposes to purchase 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, 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 to purchase the property, and has submitted a $62.40 down payment and $50.00 nonrefundable application fee.

The City has incurred a total of $11,293.00 in Building Division 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 requirements for the R-3/Low Density Multifamily District. The applicant owns the 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' feet wide by 120 feet deep (4,600 square feet). This exceeds the minimum lot size requirement for the R-3/Low Density Multifamily Residential District, and the applicant would have the option to expand or redevelop the property at 120 N 9th Street in the future as a result of this property sale. The subject property lies in Flood Zone AH.

Recommendation

The Community Development Department recommends disposing of property legally described as the south 60 feet of Lot 1, Block 11, Grimes Addition, City of Council Bluffs, Pottawattamie County, Iowa, subject to the following conditions:

1. The purchase price, including the submitted $62.40 down payment, shall be $624.00, and
2. The applicant shall close on the subject property within 60 days of the date of Council's decision, and
3. The applicant shall combine the subject property with the property legally described as the north 60 feet of Lot 1, Block 11, Grimes Addition, City of Council Bluffs, Iowa (location: 120 N 9th Street) within 30 days of title conveyance, and
4. The applicant shall not sell the subject property separately from the property located at 120 N 9th Street (legally described above).

Attachments

Attachment A: Location/Zoning Map

Prepared by: Brandon Siracuse, Planner, Community Development Department