Council Communication

Department: Community Development Case No.: URN-22-01 Applicant: Community Development Department	Resolution No.: 22-	City Council: 4-11-2022 Planning Commission: 4-12-2022 First Reading: 5-9-2022 Second Reading: 5-23-2022 Third Reading: Request Waive

Subject/Title

Creation and adoption of the Valley View North Urban Renewal Plan

Location

Generally located between Valley View Drive and Interstate-80 from Franklin Avenue to McPherson Avenue

Legal Description: Attached

Background/Discussion

Background

In 2022, the City began working with Jason James of Jilla Development, LLC for the development of vacant, blighted land located along the east side Valley View Drive north of Franklin Avenue. The developer proposes the construction of 75-120 market-rate apartment units. Because of the site constraints and needed improvements to infrastructure, the site has been determined to meet the definition of blight under Chapter 403 of the Iowa Code.

Under Chapter 403 of the Iowa Code, Iowa law allows municipalities to establish urban renewal areas to finance public improvements such as streets, sewers, sidewalks, and other infrastructure related to residential, commercial, or industrial development; to redevelop slum or blighted areas; to fund private economic development; and to finance construction of low and moderate income housing.

Discussion

On April 11, 2022, the City Council passed a resolution of necessity which directed staff to initiate the process of creating the Valley View North Urban Renewal Plan and Area. This resolution established the following actions and timeframes:

4-12-2022	City Planning Commission hearing and review
4-19-2022	Consultation hearing with affected taxing jurisdictions
5-9-2022	City Council public hearing

The consultation hearing was held on April 19, 2022 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 April 12, 2022 and Planning Commission recommended approval of the Valley View North URN with a 9-1-1 vote.

Urban renewal assistance has been requested to create new economic development through residential housing in the area. The resulting private development of land will be assisted to ensure adequate urban

densities can be achieved which can sustain municipal services and facilities. Staff has reviewed the owner's proposal and believes the use of urban renewal/tax increment financing (TIF) is appropriate. A separate development agreement will be negotiated between the City Council and Jilla Development, LLC regarding the specifics of the TIF incentives.

Staff Recommendation

The Community Development Department recommends approval of the Valley View North Urban Renewal Plan and Area and first consideration of the TIF ordinance.

Planning Commission Recommendation

The City Planning Commission recommended approval of the College Road URN with a 9-1-1 vote. VOTE: AYE – Bass, Danielsen, Halm, Hutcheson, Opperman, Rater, Rew, Stroebele and Van Houten. NAY – Scott. ABSTAIN – None. ABSENT – Haner. VACANT – None. Motion carried.

Attachments

1) The Valley View North Urban Renewal Plan
2) Resolution
3) TIF Ordinance