Council Communication

Department: Community Development Case No.: URV-22-007 Submitted by: Housing & Economic Development	Resolution No.: 22- Ordinance No.:	Resolution of Intent: 8/8/2022 Planning Commission: 8/9/2022 Public Hearing & First Reading: 9/12/2022 Second Reading: 9/26/2022 Third Reading: Request to Waive

Subject/Title

Resolution of necessity and intent to amend the Amended South Pointe Urban Revitalization Plan

Location

Properties addressed as 2101 42nd Avenue, 2601 Veterans Memorial Highway, 4220, 4325, 4441, and 4500 Gifford Road, and undeveloped land lying amid and west of said addresses.

Background/Discussion

Background

On November 26, 2018, City Council adopted Resolution No. 18-325 approving the South Pointe Urban Revitalization Plan. Subsequent to this action, Ordinance No. 6375 was adopted on December 27, 2018, which established the Urban Revitalization Area. On May 18, 2020, City Council adopted Resolution No. 20-126 amending the South Pointe Urban Revitalization Plan, and on July 13, 2020, Ordinance No. 6418 was adopted to amend the Urban Revitalization Area. On April 26, 2021, Ordinance No. 6449 was adopted, and on July 12, 2021, Ordinance No. 6463 was adopted amending the area again.

The Community Development Department wishes to again amend the Urban Revitalization Area by adding nine additional parcels with development potential. Community Development staff anticipates receiving a proposal for the development of an industrial/manufacturing center on the properties. Staff has prepared amendments to the Plan in accordance with Section 404.2 of the Iowa Code and is now scheduling the matter for City Council consideration. The amendment consists of adding approximately 106.35 acres to the existing area.

Discussion

The original Plan and Area was established under economic development. Staff believes an economic development finding is appropriate for the properties to be added. Of the nine parcels to be added, four are undeveloped. This amendment expands the current Amended South Pointe Urban Revitalization Area farther west along Veterans Memorial Highway.

Staff has prepared a resolution of intent to amend the urban revitalization area. The resolution directs staff to provide 30 day notice to property owners and set September 12, 2022 as a public hearing date. Concurrent with the adoption of an urban revitalization plan, an ordinance expanding the urban revitalization area can be considered. The anticipated schedule for review is as follows:

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8/9/2022	City Planning Commission hearing
9/12/2022	City Council public hearing, resolution approving amended plan and 1st consideration of ordinance
9/26/2022	City Council 2nd consideration of ordinance
10/10/2022	City Council 3rd consideration of ordinance (if necessary)

Recommendation

The Community Development Department recommends City Council adopt a resolution of necessity and intent to amend the South Pointe Urban Revitalization Area.

Attachments

Attachment A - Boundary Map
Attachment B - Draft of the Amended South Pointe Urban Revitalization Plan

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