Council Communication

Department: Community Development Case No.: URV-22-008 Submitted by: Housing & Economic Development	Resolution No.: 22- Ordinance No.:	Resolution of Intent: 10/242022 Planning Commission: 11/08/2022 Public Hearing & First Reading: 11/14/2022 Second Reading: 11/28/2022 Third Reading: Request to Waive

Subject/Title

Resolution of necessity and intent establishing the Whispering Oaks Urban Revitalization Area.

Background/Discussion

Background

The Community Development Department has received applications from TS Development LLC, represented by Gerald Torczon, for property in the Whispering Oaks area (Attachment A - Legal Description) all located in Pottawattamie County, City of Council Bluffs, Iowa:

The proposed subdivision is comprised of 28.07 acres, more or less, of land. The developer is proposing a multifamily/mixed-use development on Whispering Oaks Phase V. The subject property will be subdivided into three lots and three outlots, a new extension of Sycamore Street will be constructed by developer and dedicated to the City of Council Bluffs. Outlots A through C will serve as a landscape buffer along Greenview Road. The purpose of this request is to establish development standards for site design, building placement, architecture, landscaping, parking and signage on the subject property, and to ensure the proposed subdivision is developed in a manner that is compatible with the existing Whispering Oaks residential neighborhood.

Lot 1 will be reserved for future development as an assisted living facility. Lots 2 and 3 are proposed to be developed with a mixture of apartment buildings and mixed commercial-residential structures, for a total of 274 dwelling units and 12,000 square feet of commercial retail space. All three lots will have direct access to a public road and will be fully served with utilities (e.g., sanitary/storm sewers, water, gas, electric, etc.).

Discussion

Iowa Code permits the City to establish urban revitalization areas which satisfy one of the five conditions outlined in Section 404.1. Staff believes this project meets the criteria under 404.1.4. Section 404.1.4 discusses an area, which is appropriate as an economic development area as defined in section 403.17. Section 403.17 states an economic development area means an area of a municipality designated by the local governing body as appropriate for commercial and industrial enterprises.

Staff has prepared a resolution of intent to establish this project area as an urban revitalization area. The resolution directs staff to develop an urban revitalization plan as required by the Iowa Code, notify property owners and occupants and set November 28, 2022 as a public hearing date. Concurrent with the adoption of an urban revitalization plan, an ordinance establishing the urban revitalization area can be considered. Upon adoption of the area, the City is permitted to grant tax abatement to qualified projects.

If approved, the project as proposed could be eligible for either full exemption from taxation for three years or a ten year declining property tax abatement.

Recommendation

The Community Development Department recommends City Council adopt a resolution of necessity and intent establishing the Whispering Oaks Urban Revitalization Area.

Attachments

Attachment A – Legal Description
Attachment B – Boundary Map
Attachment C - Draft of the Whispering Oaks Urban Revitalization Plan

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