Council Communication

Department: Community Development Case No.: URV-22-009 Submitted by: Housing & Economic Development	Resolution No.: 22- Ordinance No.:	Resolution of Intent: 10/24/2022 Planning Commission: 11/8/2022 Public Hearing & First Reading: 11/28/2022 Second Reading: 12/19/2022 Third Reading: Request to Waive

Subject/Title

Resolution of necessity and intent establishing the Black Squirrel Flats Urban Revitalization Area.

Location

Undeveloped property located at the northwest corner of S. 34th Street and 12th Avenue.

Background/Discussion

Background

A development proposal has been submitted to Community Development for the construction of a new multifamily development to be known as Black Squirrel Flats at the northwest corner of S. 34th Street and 12th Avenue. Final plat approval of a four-lot subdivision known as Black Squirrel Flats Subdivision which includes this parcel was approved by City Council on 8/8/2022. The new tax parcel information is pending an update from the Pottawattamie County Assessor and GIS.

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 404.1.5. Section 404.1.5 discusses an area designated as appropriate for public improvements related to housing and residential development, or construction of housing and residential development, including single or multifamily housing.

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 full exemption from taxation for four years.

Recommendation

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

Attachments

Attachment A - Boundary Map
Attachment B - Draft of the Black Squirrel Flats Urban Revitalization Plan

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