Council Communication

Department: Community Development Case No.: URV-22-008 Submitted by: Housing & Economic Development	Resolution:	Resolution of Intent: 10/24/2022 Planning Commission: 11/08/2022 Public Hearing & First Reading: 11/28/2022 Second Reading: 12/19/2022 Third Reading: Request to Waive

Subject/Title

Establishment of the Whispering Oaks Urban Revitalization Area at the intersection of Greenview Road and Franklin Avenue.

Background/Discussion

Background

Chapter 404 of the Iowa Code authorizes a City to designate an area as an urban revitalization area. Improvements to qualified real estate within designated areas may then be eligible to receive a total or partial exemption from property taxes for a specified number of years. The exemptions are intended to stimulate private investment by reducing the tax increase that would normally result from making improvements to real estate property.

Urban revitalization tax abatement incentives can apply to residential, commercial and industrial development. Both new construction on vacant or unimproved land and rehabilitation of existing structures are eligible for tax abatement.

The Community Development Department wishes to create an Urban Revitalization Area consisting of three parcels creating the Whispering Oaks Urban Revitalization Area located at the intersection of Greenview Road and Franklin Avenue.

Staff has prepared an Urban Revitalization Plan in accordance with Section 404.2 of the Iowa Code and has scheduled the matter for City Council consideration. The Whispering Oaks Urban Revitalization Area will consist of approximately 28.07 acres.

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.

On October 24, 2022, City Council approved Resolution 22-260, which directed staff to initiate the process of creating the Whispering Oaks Urban Revitalization Plan and Area. This resolution set November 28, 2022 as the date of the public hearing.

This matter was brought before the City Planning Commission at their November 8, 2022 meeting. The Commission found the following: 1) That the proposed Whispering Oaks Urban Revitalization Plan furthers the goals of the City's *Bluffs Tomorrow: 2030 Plan*, which is the general plan for the development of the City of Council Bluffs; and 2) That the Whispering Oaks Urban Revitalization Area is an area appropriate for urban revitalization as specified in Section

404.1.4.

Property owners were notified and no written correspondence was received by the Community Development Department either in support or against the proposed plan. Concurrent with the adoption of an urban revitalization plan, an ordinance establishing the urban revitalization area can be considered. Upon adoption of the area and approval of an ordinance, the City is permitted to grant tax abatement to qualified projects.

Staff Recommendation

The Community Development Department recommends approval of the Whispering Oaks Urban Revitalization Plan and Area and 1st consideration of the ordinance.

Planning Commission Recommendation

Staff speakers for the request:

1. Courtney Harter, Director Planning & Community Development, City of Council Bluffs

Speakers in favor: None
Speakers in opposition: None

Planning Commission Recommendation

The Planning Commission recommended approval of the Whispering Oaks Urban Revitalization Plan and Area.

Vote: 10-0-1
AYE – Bailey, Bass, Halm, Hutcheson, Knauss, Opperman, Rater, Rew, Scott and Stroebele
NAY – None
ABSTAIN – Van Houten
ABSENT – None
Motion: Carried

Attachments

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

Prepared by: Marianne Collins, Community Development Housing & Economic Development Planner, Community Development Department
Submitted by: Courtney Harter, Director Planning & Community Development, Community Development Department