Council Communication

Department: Community Development CASE # URV-22-010	Resolution No. _____ Ordinance No. _____	Resolution of Intent: 11/28/2022 Planning Commission: 12/13/2022 Public Hearing & First Reading: 1/09/2023 2nd Reading: 1/23/2023 3rd Reading: Request to Waive

Subject/Title

Resolution of necessity and intent to amend the Veterans memorial Highway Urban Revitalization Plan
Location: 800 Veterans Memorial Highway.

Background/Discussion

Background

On May 4, 2020 the City Council adopted Resolution 20-118 approving the Veterans Memorial Highway Urban Revitalization Plan. Subsequent to this action, Ordinance No. 6049 was adopted on May 18, 2020, which established the Urban Revitalization Area.

The Community Development Department wishes to amend the Urban Revitalization Area by adding one additional parcel. McGregor Interests, Inc. has a purchase agreement with the current owner of the subject property and intends to expand their commercial storage facility known as 'Lockbox Storage' at 800 Veterans Memorial Highway. This is one of the multiple locations of 'Lockbox Storage' across Iowa and Nebraska. McGregor Interests, Inc. proposes to construct an additional storage building and thirty-three (33) total parking spaces to provide exterior storage for boats, recreational vehicles (RVs), trailers and campers on the subject property.

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 404.1.2: An area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, incompatible land use relationships, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the actual value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or a combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, or welfare in its present condition and use.

Staff has prepared a resolution of intent to amend the urban revitalization area. The resolution directs staff to amend the urban revitalization plan as required by the Iowa Code, notify property owners and occupants and set January 9, 2023 as a public hearing date. Concurrent with the adoption of the amended urban revitalization plan, an ordinance establishing the amended 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 a full exemption from taxation for

three years, or a ten year declining property tax abatement on the actual value added by the improvements.

Recommendation

The Community Development Department recommends City Council adopt a resolution of necessity and intent to amend the Veterans Memorial Highway Revitalization Area.

Attachments

Attachment A – Boundary Map
Attachment B – Draft of the Amended Veterans Highway Urban Revitalization Plan 2022

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