Council Communication

Department: Community Development CASE # URV-23-001	Resolution No. _____ Ordinance No. _____	Resolution of Intent: 1/09/2023 Planning Commission: 1/10/2023 Public Hearing & First Reading: 2/13/2023 2nd Reading: 2/27/2023 3rd Reading: Request to Waive

Subject/Title

Resolution of necessity and intent to amend the Council Pointe Road Urban Revitalization Plan Location: 4802 Council Pointe Road.

Background/Discussion

Background

On February 12, 2018 the City Council adopted Resolution 22-43 approving the Council Pointe Road Urban Revitalization Plan. Subsequent to this action, Ordinance No. 6326 was adopted on April 9, 2018, which established the Urban Revitalization Area.

The Community Development Department wishes to amend the Urban Revitalization Area by adding one additional parcel. This additional parcel will be developed by 92 Investments LLC.

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 February 13, 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 Council Pointe Road Revitalization Area.

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Attachments

Attachment A – Boundary Map
Attachment B – Draft Amendment Council Pointe Road Urban Revitalization Plan

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