Council Communication
February 27, 2023 City Council Meeting

Department: Community Development Case/Project No.: URN-23-001	Resolution No.: 23-	Resolution of Necessity: 1-23-23 PH & First Reading: 2-27-23

Subject/Title

Proposed 2022 Amendment to the Valley View North Urban Renewal Plan

Location

Generally located between Valley View Drive and Interstate-80 from Franklin Avenue to McPherson Avenue

Background/Discussion

Background

May 9, 2022 City Council adopted the Valley View North Urban Renewal Plan. This plan was intended for the development of vacant, blighted land located along the east side of Valley View Drive north of Franklin Avenue. Western Ridge Apartments LLC is proposing redeveloping the property into 90-110 market rate residential units.

The urban renewal plan is in need of amending to update the description of a previously approved urban renewal project.

Discussion

The first step in amending the Valley View North Urban Renewal Project Area was the adoption of a resolution of necessity, 23-20, approved 01-23-2023. Resolution 23-20 caused several actions. These actions included directing staff to amend the urban renewal plan, establishing a date for consultation with other taxing jurisdictions, setting a date for City Council public hearing and other appropriate legal notices. Resolution 23-20 established the following timeframe:

1-30-23 Consultation meeting to be held with other taxing jurisdictions

2-14-23 City Planning Commission hearing and review

2-27-23 City Council public hearing on the amended urban renewal plan

The consultation hearing was held on January 30, 2023 and no public attended. Additionally, no written correspondence has been received by the Community Development Department either in support or against the proposed plan.

Iowa statutes require the City Planning Commission to review the plan for conformity to the comprehensive plan and to forward a recommendation to City Council prior to the public hearing. This was held February 14, 2023 and Planning Commission voted 8-0 that the plan was in conformance with the *Bluffs Tomorrow: 2030 Comprehensive Plan*.

Staff Recommendation

The Community Development Department recommends approval of the 2022 Amendment to the Valley View North Urban renewal Plan and Area.

Planning Commission Recommendation

The City Planning Commission found the Valley View North Urban Renewal Plan and Area in conformance with the *Bluffs Tomorrow: 2030 Comprehensive Plan*. Commission members present: Bass, Halm, Hutcheson, Knauss, Opperman, Rew, Stroebele, and Van Houten.

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Attachments
1) Resolution 2) Amended Plan – Valley View North URP