City Council Communication

Department: Community Development CASE #OTB-23-003 Applicant: Yoder Construction, Inc. 101 McCandless Lane Suite A Council Bluffs, IA 51503	Reso. of Intent No. _____ Reso. to Dispose No. _____	Set Public Hearing: 4/10/2023 Public Hearing: 4/24/2023

Subject/Title

Request: Set public hearing on the request of Yoder Construction, Inc., represented by Bryan Yoder, to purchase City owned property legally described as the East ½ of the vacated north/south alley abutting Lot 8, except the Southwesterly portion thereof, all of Lot 9, and the Southerly 18.5 feet of Lot 10, all in Wells Park Addition, City of Council Bluffs, Pottawattamie County, Iowa.

Location: Vacated north/south alley lying east of 441 Park Avenue and west of 454 and 458 Huntington Avenue.

Background/Discussion

The City of Council Bluffs has received an offer from Yoder Construction, Inc., represented by Bryan Yoder, to purchase City owned property legally described above. The subject property is a remnant portion of the north/south alley platted in Judd's Park Addition and Wells Park Addition, which was vacated on June 24, 2013 via Resolution No. 13-168 (see Case #SAV-13-005). At the time of the vacation request, the abutting property owners at 454 and 458 Huntington Avenue opted not to purchase their respective portion of the vacated alley. As such, the remnant portion of the vacated alley has remained under the ownership of the City.

The applicant is currently building a series of 'two-family dwellings' on properties located along Park Avenue he purchased from the City in 2019 (see Cases #OTB-19-005 through #OTB-19-010), which abut the remnant portion of the vacated alley. The applicant wishes to replat the properties he purchased (see Case #SUB-23-005) so that each dwelling unit is located on a separate lot of record and can be sold individually as 'attached single-family dwellings'. The remnant portion of the vacated alley will be included in the proposed subdivision. The purpose of this request is to facilitate the proposed replat relative to minimum lot size requirements.

All City departments and utility providers were notified of the request. No adverse comments have been received.

Recommendation

The Community Development Department recommends disposal of property legally described as the East ½ of the vacated north/south alley abutting Lot 8, except the Southwesterly portion thereof, all of Lot 9, and the Southerly 18.5 feet of Lot 10, all in Wells Park Addition, City of Council Bluffs, Pottawattamie County, Iowa, at no cost beyond the application fee.

Attachments

Attachment A: Zoning/Location Case Map

Prepared by: Moises Monrroy, Planner, Community Development Department