Council Communication

Department: Community Development Case/Project No.: URN-19-001	Ordinance No.: Resolution No.: 19-	City Council: 2-25-19 Planning Commission: 3-12-19 P.H. and First Reading: 3-25-19 Second Reading: 4-8-19 Third Reading: Request Waive

Subject/Title

Resolution of Necessity for the 24 Park Place Urban Renewal Area Plan

Location

Generally located at South 24th Street and Richard Downing Avenue

Background/Discussion

Background

In August 2018, the Council Bluffs City Council adopted and approved the following ordinance and resolutions to allow a new commercial shopping center, known as 24 Park Place, to be developed on property located at the southwest corner of the intersection of South 24th Street and Richard Downing Avenue:

- Ordinance No. 6347: Conditionally rezoned the subject property from A-2/Parks, Estates, and Agricultural District to PC/Planned Commercial District. The rezoning will become effective upon execution of a final plat for 24 Park Place Subdivision;
- Resolution No. 18-55: Granted preliminary plan approval for a commercial subdivision to be known as 24 Park Place; and
- Resolution No. 18-259: Adopted a planned commercial development plan for 24 Park Place.

The developer, Lockwood Development, has proposed to construct a new Fleet Farm store with an associated gas station/convenience store along with several pad sites in 24 Park Place and has requested the City of Council Bluffs provide financial assistance for the project. The City and Lockwood Development have held conversations about providing tax increment financing (TIF) for the project using the powers granted under Iowa Code Chapter 403/Urban Renewal Law. In order to invoke its urban renewal powers, the City Council must agree to designate the subject property an Urban Renewal Area, adopt an Urban Renewal Plan and negotiate a development agreement with the Developer.

Discussion

The first step establishing the 24 Park Place Urban Renewal Project Plan and Area is the adoption of a resolution of intent. This resolution will cause several actions. These actions include directing staff to prepare 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. A resolution, which calls for these activities, has been prepared and is attached for your review and consideration. This resolution establishes the following timeframes:

3-4-19 Consultation meeting to be held with other taxing jurisdictions
3-12-19 City Planning Commission public hearing and recommendation
3-25-19 City Council public hearing on the urban renewal plan

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Staff Recommendation The Community Development Department recommends that City Council adopt a resolution of necessity setting the dates of a consultation and public hearing on the 24 Park Place Urban Renewal Area Plan for the City of Council Bluffs.
Attachments 1. Resolution of Necessity (includes the Notice of Consultation and Notice of Public Hearing) 2. Draft 24 Park Place Urban Renewal Area Plan

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