Council Communication
March 25, 2019 City Council Meeting

Department: Community Development Case No.: URN-19-001	Resolution No.: 19-	Planning Commission: 3-12-19 CC PH: 3-25-19 First Reading: 3-25-19 Second Reading: 4-8-19 Third Reading: Request Waive

Subject/Title

Creation and adoption of the 24 Park Place Urban Renewal Plan and 1st consideration of the Tax Increment Financing Ordinance

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. Assistance in the form of an urban renewal project area, conforming to the Section 403 of Iowa Code, is necessary to acquire land; improve regulatory control; improve public infrastructure and facilities; and to allow for private development of vacant land.

Discussion

On February 25, 2019, the City Council passed a resolution of necessity, which directed staff to initiate the process of creating the 24 Park Place Urban Renewal Plan and Area. This resolution established the following actions and timeframes:

March 4, 2019	Consultation hearing with affected taxing jurisdictions
March 12, 2019	City Planning Commission hearing and review
March 25, 2019	City Council public hearing

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The consultation hearing was held on March 4, 2019 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. A comprehensive plan amendment for this property was previously approved by the City Planning Commission on February 12, 2019 and the City Council on February 25, 2019. Planning Commission reviewed the urban renewal plan at their meeting on Mach 12, 2019 and their finding is stated below.

Planning Commission Public Hearing (March 12, 2019)

Christopher Gibbons appeared before the Planning Commission in favor of the request. No one appeared in opposition.

Planning Commission Recommendation

The Planning Commission determined the 24 Park Place Urban Renewal Plan and Area conforms to the "Bluffs Tomorrow: 2030 Plan" which is the general plan for the development of the City of Council Bluffs and recommended approval of the 24 Park Place Urban Renewal Plan and Area.

VOTE: AYE 6 NAY 0 ABSTAIN 0 ABSENT 4 Motion: Carried

The 24 Park Place Urban Renewal Area is being designated as an economic development area, conforming to Section 403.2(3) of the Iowa Code. Designation is necessary to assist and promote local commercial enterprises to strengthen and revitalize the economy. Tax Increment Financing (TIF) will be utilized to provide the means and methods for the encouragement and assistance of commercial enterprises to locate, purchase, construct, reconstruct, modernize, improve, maintain, repair, furnish equip and expand in the City of Council Bluffs. Such nonresidential uses are necessary and appropriate to facilitate the proper growth and development of the community and job creation in accordance with sound planning standards and local community objectives.

Staff Recommendation

The Community Development Department recommends approval of the 24 Park Place Urban Renewal Plan and Area.

Attachments

1. Resolution adopting the 24 Park Place Urban Renewal Plan and Area with the plan attached as Exhibit 1
2. Consultation proceedings
3. City Planning Commission Report
4. TIF Ordinance

Submitted by: Brenda Carrico, Program Coordinator, Community Development Department
Approved by: Brandon Garrett, Director, Community Development Department