Council Communication

Department: Community Development CASE #OTB-19-003 Applicant: Michael B. Allmon 105 Sunny Ridge Drive Council Bluffs, IA 51503	Resolution to Dispose No. _____	Public Hearing: 4/8/2019

Subject/Title

Request of Michael B. Allmon to purchase property described as Lots 1 and 2, Block 10, Wright's Addition, City of Council Bluffs, Pottawattamie County, Iowa. The property was formerly addressed as 2501 4th Avenue.

Background/Discussion

The City has received an offer to purchase the property described above. The property is classified as 'transitional dispose' and 'buildable'. According to the adopted policy of April 23, 2018, the property should be priced at the most recent assessed value, which on this property would be $9,201.00. The applicant wishes to acquire the lot to construct a new residential dwelling. The applicant has offered $5,000.00 to purchase the property, and has submitted a $921.00 down payment.

The following costs have been incurred on this property:

Permits and Inspections Division:	$7,450.00- Demolition
Permits and Inspections Division:	$ 500.00- Asbestos abatement
Permits and Inspections Division:	$ 245.00- Board-up of Doors and Windows
Total	$8,195.00

The Finance Department stated that garbage and weed liens totaling $2,922.00 were placed on the parcel by the City of Council Bluffs, but were abated when the City took possession of the property through the 657a process.

The subject property is 50 feet wide by 106 feet deep, and is 5,300 square feet in size. While the property is non-conforming, as current R-2/Two Family Residential District standards require corner lots to be 55 feet wide and contain 5,500 square feet, the property is large enough to accommodate a residential dwelling. A residential dwelling would also be permitted as a principal use in the R-2 District.

Recommendation

The Community Development Department recommends disposing of the property described above to Michael B. Allmon for the purchase price of $9,201.00, which is the most recently assessed value, subject to the following conditions:

1. The applicant shall have 60 days from the date of approval to pay the remaining fee to purchase the parcel, a total of $8,280.00.

Attachment A: Location map

Prepared By: Chris Meeks, Planner, Community Development Department