Council Communication

Department: Community Development CASE #OTB-19-023 Applicant: Anne and Danny Starr 2004 30th Avenue Council Bluffs, IA 51501	Resolution of Intent No. _____ Resolution to Dispose No. _____	Set Public Hearing: 8/26/2019 Public Hearing: 9/9/2019

Subject/Title

Request of Anne and Danny Starr to purchase property described as Lot 1, Block 11, Everett's Addition, and the North ½ of the vacated alley adjacent, City of Council Bluffs, Pottawattamie County, Iowa. The property was formerly addressed as 1827 3rd Avenue.

Background/Discussion

The City has received an offer to purchase the property described above. The property is classified as 'transitional dispose' and 'buildable'. The applicant wishes to acquire the lot to place a modular/prefabricated home that will sit on a slab foundation. According to the adopted policy of April 23, 2018, the property should be priced at the most recent assessed value, which on this property is $11,666.00. The applicants have offered the full amount of the assessed value to purchase the property and have submitted a $1,166.60 down payment.

The following costs have been incurred on this property:

Permits and Inspections Division:	$ 22,076.00	– Demolition
Permits and Inspections Division:	$ 980.00	– Board-Up
Permits and Inspections Division:	$ 235.00	– Petition Charges
Permits and Inspections Division:	$ 150.00	– Title Search
Permits and Inspections Division:	$ 90.00	– Change of Title/Court Recorder
Total	$ 23,531.00	

The subject property is 60 feet wide by 125 feet deep, and is 7,500 square feet in size, which exceeds all Site Development standards for a property located in the R-2/Two-Family Residential District. The property is large enough to accommodate a residential dwelling, as the applicant has proposed. The property is located in the AH Flood Zone, meaning any new construction must comply with the flood hazard regulations of that zone.

Recommendation

The Community Development Department recommends setting a public hearing on the disposal of the property legally described as Lot 1, Block 11, Everett's Addition, and the North ½ of the vacated alley adjacent, City of Council Bluffs, Pottawattamie County, Iowa on the September 9, 2019 City Council Meeting.

Attachment

Attachment A: Location map

Prepared by: Moises Monrroy, Planner, Community Development Department