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 applicants wish 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 applicant has not submitted any plans for the proposed modular/prefabricated home. As per Section 15.03.230 of the Council Bluffs Municipal Code (Zoning Ordinance), a detached single-family dwelling is defined as an "independent building designed or constructed to contain one dwelling unit which is located on one lot, with no physical or structural connection to any other dwelling unit," with "a floor area of not less than five hundred (500) square feet and a minimum width of not less than twenty (20) feet." The proposed modular/prefabricated home must be designed to meet the definition of a detached single-family dwelling in order to be placed on the subject property. 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 disposing 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, for the purchase price of $11,666.00, which is the most recently assessed value, subject to the following conditions:

1. The applicants shall have 60 days from the date of approval to pay the remaining fee to purchase the parcel, a total of $10,499.40.

2. The modular/prefabricated home proposed to be installed on the subject property shall meet the minimum size requirements of a detached single-family dwelling, as defined by Section 15.03.230 of the Council Bluffs Municipal Code (Zoning Ordinance).

Attachment

Attachment A: Location map

Prepared by: Moises Monrroy, Planner, Community Development Department