Council Communication

Department: Community Development Case/Project No.: URN-19-003	Ordinance No.: Resolution No.: 19-	Planning Commission: 12-10-19 First Reading: n/a Second Reading: n/a Third Reading: n/a Public Hearing: 12-16-19

Subject/Title

Amendment No. 5 to the Playland Park Urban Renewal Plan

Location

North and south of the I-480 and 41st Street interchange

Background/Discussion

In June of 2003, City Council adopted the Playland Park Urban Renewal Plan in order to accommodate a residential project which never materialized. In June of 2005, the urban renewal plan was amended (Amendment #1) to add additional land and several new projects, including riverfront development, and the redevelopment of the Frito Lay and Dodge Park clubhouse areas. In July of 2009, the urban renewal plan was amended (Amendment #2) to add additional land. In October 2014, the urban renewal plan was amended (Amendment #3) to add additional land and to add and/or confirm projects. In 2016, the urban renewal plan was amended (Amendment #4) to detail the private redevelopment of the land. The urban renewal plan is again in need of amendment to add and/or confirm projects.

On November 18, 2019, the City Council approved a resolution of necessity which directed staff to initiate the process of amending the Playland Park Urban Renewal Plan and Area. This resolution established the following actions and timeframes:

11-25-19 Consultation meeting to be held with other taxing jurisdictions

12-10-19 City Planning Commission Review

12-16-19 City Council public hearing on the amended urban renewal 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. An urban renewal plan conforming to the requirements of Chapter 403 of the Iowa Code has been prepared and is attached for your review.

Staff Recommendation

The Community Development Department finds that the proposed amendment is consistent with the Bluffs Tomorrow: 2030 Plan (comprehensive plan) and recommends approval of Amendment No. 5 to the Playland Park Urban Renewal Plan and Area.

Attachments

Urban Renewal Plan Amendment #5

Submitted by: Brandon Garrett, Community Development Department

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