Council Communication

Department: Community Development CASE #OTB-20-003 Applicant: Robert Daley 119 Wallace Avenue Council Bluffs, IA 51501	Resolution to Dispose No. _____	Public Hearing: 3/9/2020

Subject/Title

Request of Robert Daley and Daley Construction to purchase property described as Lot 4, Block 1, Evans' Bridge Addition, City of Council Bluffs, Pottawattamie County, Iowa. The property was formerly addressed as 2815 Avenue A.

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 construct a new residential dwelling. 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 $8,265.00. The applicant has submitted an $830.00 down payment.

No departments have indicated any costs incurred on the property, as the former building on the property appears to have been demolished prior to 1/1/2000.

The subject property is 44 feet wide by 120 feet deep, and is 5,280 square feet in size, which exceeds the Site Development standards for a property located in the R-3/Low Density Multifamily Residential District that would be used for a single-family detached or single-family attached or duplex structure. The property is large enough to accommodate a residential dwelling, as the applicant has proposed.

Recommendation

The Community Development Department recommends disposal of the property legally described as Lot 4, Block 1, Evans' Bridge Addition, City of Council Bluffs, Pottawattamie County, Iowa to Robert Daley/Daley Construction, subject to the following conditions:

1. The purchase price shall be $8,265.00, with the remaining balance beyond the submitted $830.00 down payment being due at closing.
2. Closing shall occur on the property within 60 days of the date of decision.

Attachment A: Location map

Prepared By: Chris Meeks, Planner, Community Development Department