14th Avenue
Urban Revitalization Plan



Prepared by

Community Development Department
City of Council Bluffs, Iowa

Adopted by
City Council on
_____, 2020

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INTRODUCTION

The Urban Revitalization Act empowers a municipality to designate an area appropriate for commercial and industrial enterprises, public improvements related to housing and residential development, or construction of housing and residential development for low and moderate income families, including single or multifamily housing.

The City of Council Bluffs wishes to utilize property tax abatement incentives under the Urban Revitalization act to facilitate renovation of a blighted area. The preparation and subsequent adoption of an Urban Revitalization Plan is required by the Iowa Code prior to the provision of property tax abatement.

Section 404.1 of the Iowa Code stipulates that the Council may, by ordinance, designate an area of the City as the revitalization area, if that area is classified as any of the following:

1. An area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, the existence of conditions which endanger life or property by fire and other causes or a combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime and which is detrimental to the public health, safety or welfare.

2. An area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, incompatible land use relationships, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the actual value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or a combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety or welfare in its present condition and use.

3. An area in which there is a predominance of buildings or improvements which by reason of age, history, architecture or significance should be preserved or restored to productive use.

4. An area which is appropriate as an economic development area as defined in Section 403.17(10) of the Iowa Code which states “an area of a municipality designated by the local governing body as appropriate for commercial and industrial enterprises, public improvements related to housing and residential development, or construction of housing and residential development for low and moderate income families, including single or multifamily housing.”

5. An area designated as appropriate for public improvements related to housing and residential development, or construction of housing and residential development, including single or multifamily housing.

The City of Council Bluffs concluded that the 14th Avenue Urban Revitalization Area meets the criteria of element 4. Consequently, on _____, 2020, the City Council adopted Resolution No. 20-__, which directed staff to prepare a plan for the proposed revitalization area. Illustration 1 is the City Council Resolution.

14th Avenue Urban Revitalization Area

Illustration 1 – Resolution

LEGAL DESCRIPTION

The 14th Avenue Urban Revitalization Area is a tract of land containing parcel number 754433476001, legally described as:

> Lots 16-30, Block 37, Brown's Subdivision, Council Bluffs, Pottawattamie County, Iowa

Illustration 2 shows the location and the boundary of the 14th Avenue Urban Revitalization Area, which consists of 2.08 acres.

14th Avenue Urban Revitalization Area
Illustration 2 – Boundary



PROPERTY OWNERS AND ASSESSED VALUATIONS

The 14th Avenue Urban Revitalization Area will be comprised of 2.08 acres on one parcel of land owned by 92 Investments LLC. Valuation was obtained from the records of the Pottawattamie County Assessor.

Chris Rochleau of Cherry Ridge Construction has a purchase agreement with the current owner of the property. The land is currently vacant.

Parcel Number	Zoning	Owner & Address	Land Valuation	Dwelling Valuation	Building Valuation	Total Valuation
754433476001	P-C/ Planned Commercial District	92 Investments LLC 22735 James Dr Council Bluffs, IA 51503	$202,200	$ -	$ -	$202,200

EXISTING ZONING AND PROPOSED LAND USE

The 14th Avenue Urban Revitalization Area is currently zoned P-C in parcel 754433476001. The P-C/Planned Commercial District is intended to provide for the development of retail shopping centers, hotel/motel services, destination resorts, and office parks.

Chris Rochleau of Cherry Ridge Construction has a purchase agreement with the current owner of the subject property, and intends to add two buildings to the site to be known as Rivers Edge Business Park (Attachment C.) Cherry Ridge Construction has requested with the Zoning Board of Adjustment that the property be rezoned C-2/Commercial District. The C-2 district is intended to provide for major commercial retail shopping and service areas adjacent to major traffic corridors. This district also provides a variety of commercial services to the community and adjacent residential neighborhoods.

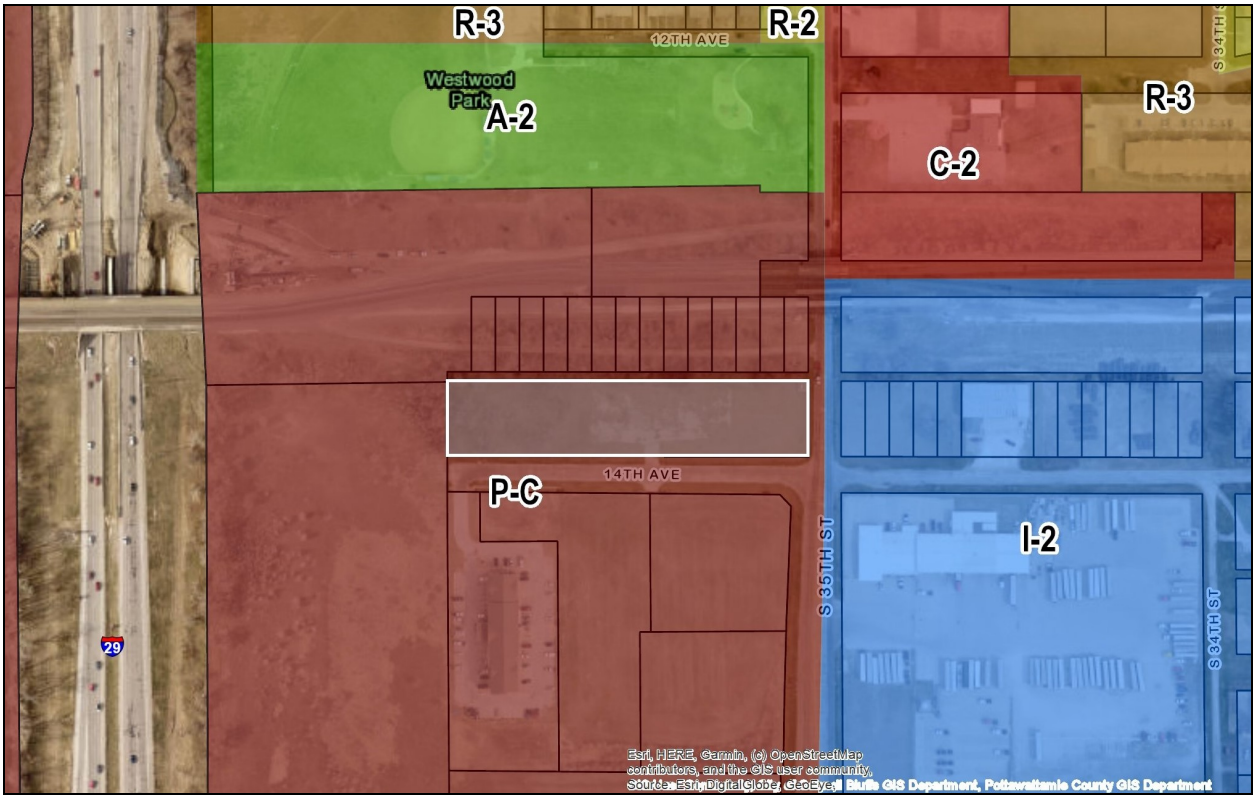
Cherry Ridge Construction intends to add two mixed-use commercial buildings to the site for contractor shops, office space, and auto repair. These are among the principal uses permitted in a C-2 district. The case will be presented to the Zoning Board of Adjustment on 4/21/2020.

Surrounding properties to the west, north and south are also zoned P-C. Properties east of the subject property are zoned I-2/General Industrial District. Properties northeast of the subject property are zoned C-2/Commercial District. Illustration 3 depicts the existing on-site and surrounding zoning.

Existing land uses in the general vicinity include: a hotel to the south; a trucking company to the east; a rail line to the north; and undeveloped parcels of land to the west and also to the south.

The future land use map of the *Bluffs Tomorrow: 2030 Comprehensive Plan* designates the subject property as Public Park. Westwood Park lies north of the train tracks north of the property.

14th Avenue Urban Revitalization Area
Illustration 3 – Zoning



PROPOSALS FOR IMPROVING OR EXPANDING CITY SERVICES

The proposed 14th Avenue Urban Revitalization Area is currently served with all municipal services (sanitary sewer, water and storm sewer) and can be accessed by a dedicated roadway. Electricity and gas service are also available to the project. The project is located along 14th Avenue, just off South 35th Street. Both are adequate to handle the additional traffic generated by this proposed project.

RELOCATION PROVISIONS

The proposed 14th Avenue Urban Revitalization Area consists of one vacant parcel; therefore, the City will not displace any residential or non-residential tenants as a result of proposed improvements in the urban revitalization area.

OTHER PUBLIC ASSISTANCE

The developer has not requested any additional public assistance.

APPLICABILITY AND TAX EXEMPTION SCHEDULE

1. Eligibility – The 14th Avenue Urban Revitalization Plan will apply to commercial and industrial land uses.

Both new construction and rehabilitation of existing structures will be eligible for tax abatement under the plan. Rehabilitation may include renovation of a structure to bring it to code standards, remodeling and expansion.

2. Term - The term of this Plan shall be until December 31, 2040 or amended by City Council.

3. Commercial and Industrial

Ten Year - All eligible commercial and industrial real estate is eligible to receive a partial exemption from taxation on the actual value added by the improvements. The exemption is for a period of ten years. The amount of the partial exemption is equal to a percent of the actual value added by the improvements, determined as follows:

a. For the first year, eighty percent.
b. For the second year, seventy percent.
c. For the third year, sixty percent.
d. For the fourth year, fifty percent.
e. For the fifth year, forty percent.
f. For the sixth year, forty percent.
g. For the seventh year, thirty percent.
h. For the eighth year, thirty percent.
i. For the ninth year, twenty percent.
j. For the tenth year, twenty percent.

-OR-

Three Year - All eligible commercial and industrial real estate is eligible to receive a one hundred percent exemption from taxation on the actual value added by the improvements. The exemption is for a period of three years.

4. Improvements - Improvements shall include commercial and industrial rehabilitation and additions to existing structures as well as new construction on vacant land or on land with existing structures. In addition, all improvements must result in the following increases in value:

- For non-residential property, improvements must increase the actual value of the structure by at least 15%. If more than one building is located on the property, the 15% increase requirement applies only to the structure or structures upon which the improvements were made.

- If no structures were located on the property prior to the improvements, any improvements may qualify.

5. Actual Value - Actual value added by the improvements means the actual value added as of the first year for which the exemption was received. However, if such construction was begun one year prior to the adoption by the City of a Plan of Urban Revitalization pursuant to Chapter 404 of the Iowa Code, the value added by such construction, shall not constitute an increase in value for purposes of qualifying for the exemptions listed in this section.

APPLICATION AND REVIEW PROCESS

Upon completion of all improvements made within the assessment year for which the exemption is first claimed, the owner shall use the following procedure to secure the tax exemption.

1. The applicant requests a conference with the Community Development Department to discuss applicability of the request to established policy and review the application process.

2. The applicant completes the required forms and submits them along with all required data by February 1st to the Community Development Department. As part of the acceptance procedure, the Community Development Department shall review the submission for completeness. If there is a deficiency, the Department shall notify the applicant within seven (7) days.

3. The Department shall review the application according to the following criteria: 1) conformance with the Urban Revitalization Plan; 2) a finding that the site is within a designated area; 3) a finding that the work has been completed within the time required to qualify for abatement in the assessment year; 4) a finding that the application is consistent with Chapter 404 of the Iowa Code; and 5) a finding that the application is consistent with all applicable city codes and ordinances.

4. Upon review of the application, the Community Development Department will prepare a recommendation and schedule the proposal for City Council consideration.

5. By resolution, the City Council will accept the application and improvements as consistent with the intent of this plan and state law.

6. The City Council will then direct the Community Development Department to transmit a copy of the case file to the Assessor's Office by March 1st as required by Chapter 404 of the Iowa Code.

Find Property Res Sales Comm/Ind Sales

7544 33 476 001

--- Permanent Property Address ---	------- Mailing Address -------
92 INVESTMENTS LLC	92 INVESTMENTS LLC
	22735 JAMES DR
	COUNCIL BLUFFS, IA 51503

District: 000 CO BLUFFS CITY/CO BLUFFS

REAL ESTATE TAXES ON TREASURER'S WEBPAGE

Go to: https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/754433476001

TAX DESCRIPTION*

* Not to be used on legal documents

BROWN SUB LTS 16 THRU 30 BLK 37

ASSESSED VALUE

* Class is for Assessment purposes only – Not Zoning

land	dwelling	land	building	total	ag acres	year	class*
$202,200	$0	$0		$202,200		2018	C
$202,200	$0	$0		$202,200		2019	C
$202,200	$0	$0		$202,200		2020	C

EXEMPTIONS & CREDITS

2018 BPTC $3,021.33

OWNERS

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D 92 INVESTMENTS LLC book/page: 2009/9919 D

SALES HISTORY

Sale Date	Amount	Code	Book/Page
07/08/2009	52400	D034	2009/09919
05/30/2008	52290	D034	2008/08122
04/23/2007	135000	D034	2007/07050

ASSESSMENT DATA

PDF: 8 MAP: 19-8 C.B COMMERCIAL

Interior Listing: Inspected Date Listed: 10/13/15 JAC Date Reviewed: 10/10/16 TG

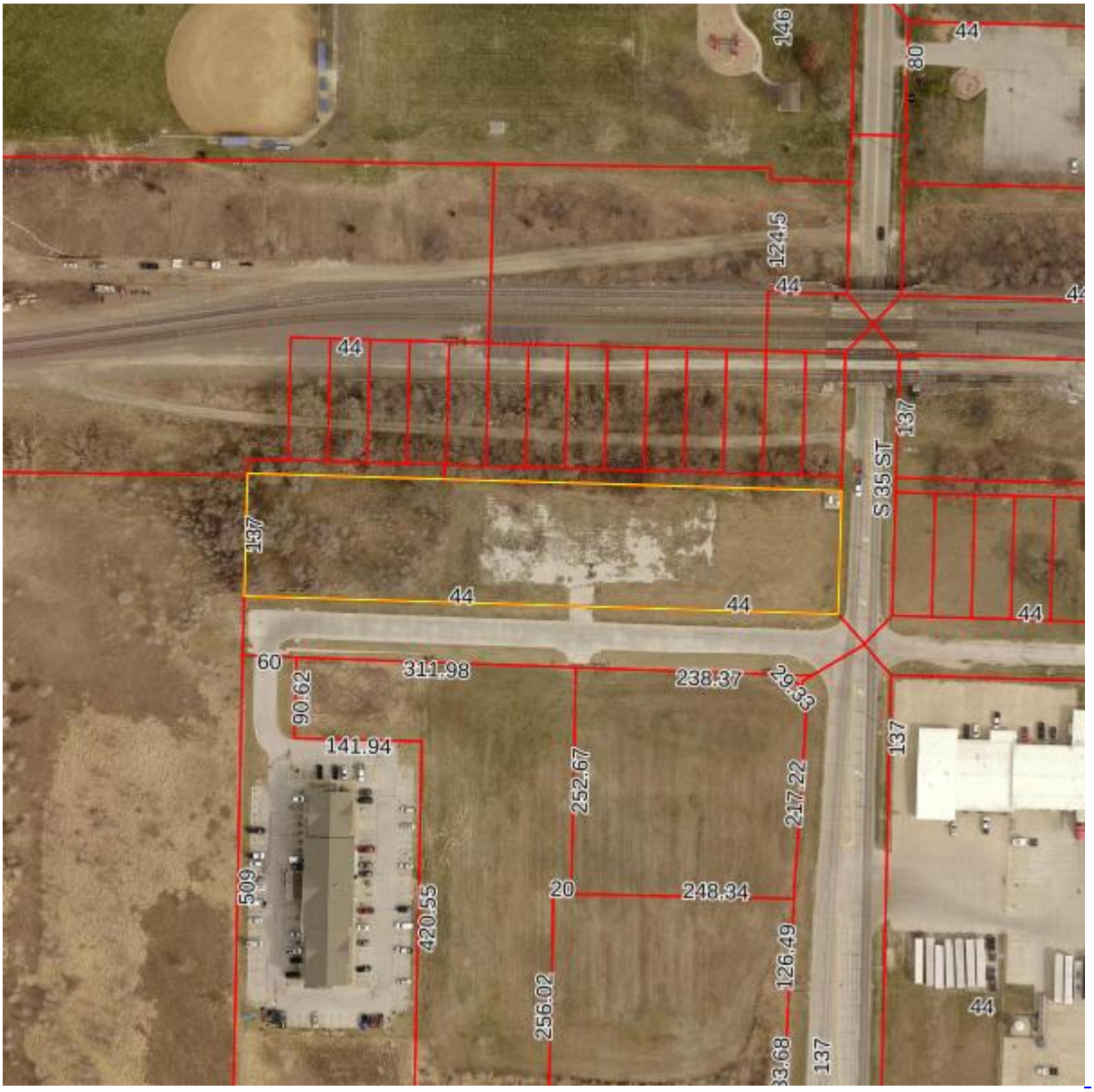
LAND.....90604 sqFt 2.08 acres



92 INVESTMENTS LLC, 1 10/13/2015

ATTACHMENT A

Zoom Out Zoom In



1200ft x 1200ft

Click any parcel to go to its web page

See more maps at the County GIS Department.

As of: On Web ▼ Get Card

Find Property Res Sales Comm/Ind Sales

March 17, 2020

RE: River's Edge Business Park
3540 14th Avenue
Council Bluffs, IA 51501
Parcel Number: 7544 33 476 001

CHERRY RIDGE CONSTRUCTION
1425 9TH AVENUE | COUNCIL BLUFFS, IA
P: 712-256-2279 | C: 402-813-8113 | F: 402-938-0439
WWW.CHERRYRIDGECONSTRUCTION.COM

Mr. Chris Gibbon's and the rest of the planning commission,

My name is Chris Rochleau. I am the owner of Cherry Ridge Construction. I am presenting a letter of my intent for the property located at 3540 14th Avenue that I have requested to be zoned C-2. It is currently Zoned PC – Planned Commercial. We have spent a tremendous amount of time over the last several months working with City officials, including those in the zoning department to develop an attractive building that would be an incubator for business and provide budding business's an opportunity to get established and grow in our community.

This would bring jobs, provide an improved tax base and be aesthetically appealing. On the site that we are developing we are planning to complete two (2) buildings throughout two (2) separate phases with twelve (12) business spaces per building. I am anticipating three (3) to five (5) employees per space with a total number of employees to be 36 to 60 per building.

We have developed a paving and landscape plan that would meet the necessary requirements and be aesthetically appealing to that area. There are a variety of business that we are wanting to attract to this type of building.

In order to make this project work and provide business opportunities to start up and small businesses we are also requesting the revitalization 10 year tax abatement. This is a WIN – WIN for the City. There is an immediate increase in the tax base, and it will exponentially increase over the next 10 years. It also provides new business opportunities and a place for existing businesses to grow.

I anticipate the development costs with land to be between 1.3mm to 1.5mm per building with a total investment between 2.6mm and 3.0mm.

As you can see from the artist renderings, we are putting stone across the front and East side of the building, upgrading the color scheme and the signage layout. We are in the process of finalizing the exterior lighting plan and are considering a few more upgrades to the landscaping plan.

I have also submitted an application and request for the vacated alley adjacent to the North property line. This is an area that has been unmaintained and a harbor for homeless and criminal activity. I would maintain that area as part of this property with lighting across the back of the building and green space.

This is going to be different than any other building that has been built in our community. Significant costs are being incurred to make the business park attractive and conducive to start up and small businesses. We have also applied for a conditional use permit so that we can provide a variety of business opportunities to those that are looking.

Sincerely,



ChrisRochleau
President – Cherry Ridge Construction

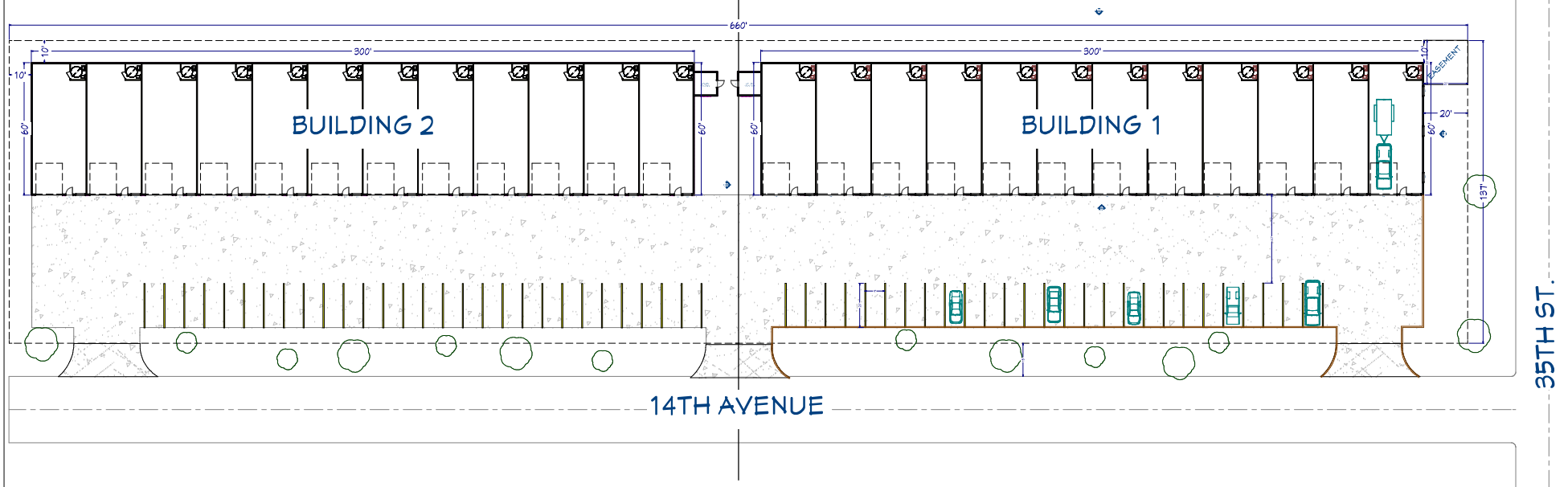
ATTACHMENT B

RIVERS EDGE BUSINESS PARK



PHASE 2

PHASE 1



PHASE 1
BUILDING 1 = 18,000 SQFT
PARKING = 19,902 SQFT

SITE PLAN

CHERRY RIDGE CONSTRUCTION

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

CHERRY RIDGE CONSTRUCTION
1425 9TH AVE, COUNCIL BLUFFS IA
OFFICE: (712) 256-2279

COMMERCIAL SPEC BUILDING

CHRIS ROCHLEAU (402) 813-8113
AARON BIERMAN (402) 864-3014
ANDY WATTS (402) 659-8338

DATE: 3/17/2020

SCALE:

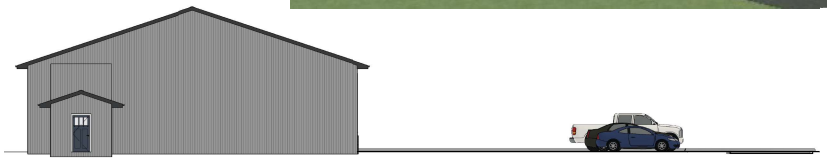
SHEET: P-1

ATTACHMENT C

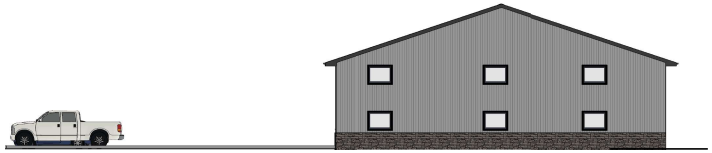
RIVERS EDGE BUSINESS PARK

BUILDING 1

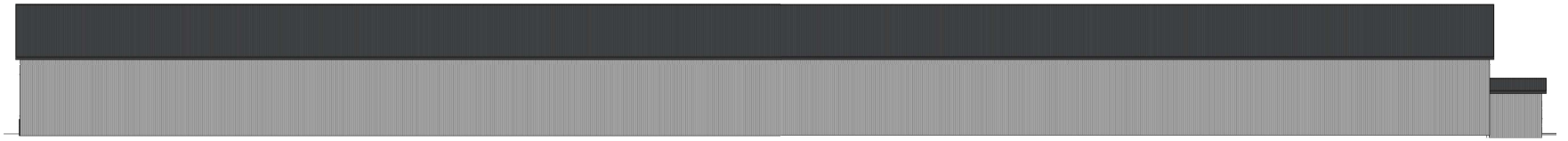




Left Elevation



Right Elevation



Rear Elevation



Front Elevation

ELEVATIONS

CHERRY RIDGE CONSTRUCTION

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION
1	8/21/2018	AKB	FIRST DRAFT

CHERRY RIDGE CONSTRUCTION
1425 9TH AVE, COUNCIL BLUFFS IA
OFFICE: (712) 256-2279

COMMERCIAL SPEC BUILDING

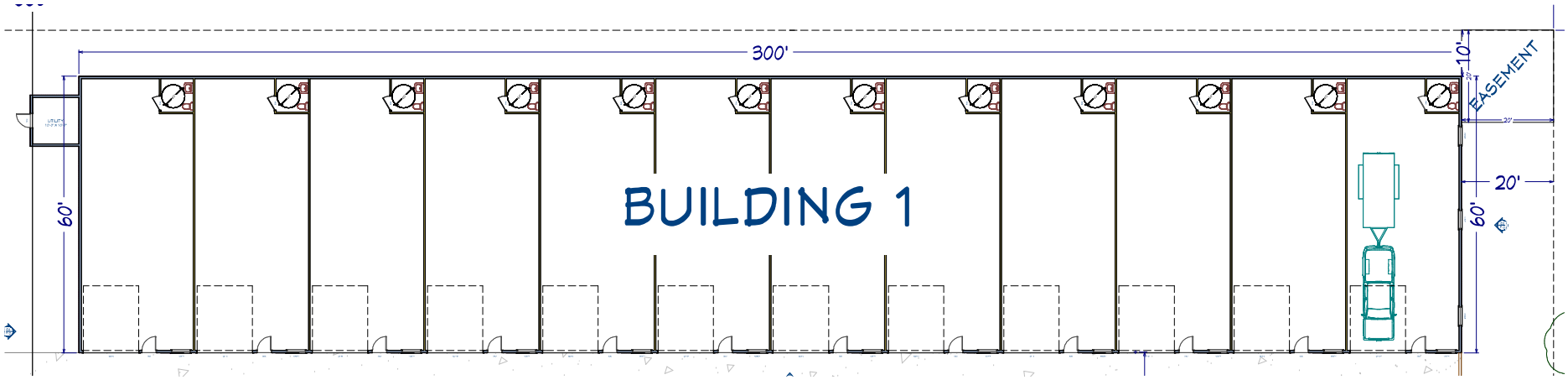
CHRIS ROCHLEAU (402) 813-8113
AARON BIERMAN (402) 864-3014
ANDY WATTS (402) 659-8338

DATE:
3/17/2020

SCALE:

SHEET:
P-2

BUILDING #1



1st Floor

MAIN LEVEL

CHERRY RIDGE CONSTRUCTION

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION
1	8/21/2018	AKB	FIRST DRAFT

CHERRY RIDGE CONSTRUCTION
1425 9TH AVE, COUNCIL BLUFFS IA
OFFICE: (712) 256-2279

COMMERCIAL SPEC BUILDING

CHRIS ROCHLEAU (402) 813-8113
AARON BIERMAN (402) 864-3014
ANDY WATTS (402) 659-8338

DATE: 3/17/2020

SCALE:

SHEET: P-3