Veterans Memorial Highway
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 conductive 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 Veterans Memorial Highway Urban Revitalization Area meets the criteria of element 2. Consequently, on March 23, 2020, the City Council adopted Resolution No. 20-69, which directed staff to prepare a plan for the proposed revitalization area. Illustration 1 is the City Council Resolution.

Veterans Memorial Highway Urban Revitalization Area

Illustration 1 – Resolution

RESOLUTION NO. 20-69

A RESOLUTION OF NECESSITY AND INTENT TO ESTABLISH THE VETERANS MEMORIAL HIGHWAY URBAN REVITALIZATION AREA LEGALLY DESCRIBED AS THE NORTH 660 FEET OF THE NE ¼ SW ¼ SW ¼ OF SECTION 12-74-44, EXCEPT THE WEST 250 FEET, AND THE WEST 16.5 FEET OF THE SOUTH 20 FEET NORTH OF THE HIGHWAY IN THE SE ¼ SW ¼ OF SECTION 12-74-44, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, the subject area is an appropriate area as defined in Section 404.1.2 of the Iowa Code; and

WHEREAS, a proposal has been submitted for the redevelopment of the area; and

WHEREAS, a plan for the area must be developed in accordance with Section 404.2 of the Iowa Code; and

WHEREAS, thirty days notice of public hearing is required to be sent to all property owners and occupants within the area; and

WHEREAS, notice of public hearing is also required in accordance with Section 362.3 of the Iowa Code.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COUNCIL BLUFFS, IOWA

That the development of the area is necessary in the interest of the City and the area substantially meets the criteria of Section 404.1.2.

BE IT FURTHER RESOLVED

That the City Council directs staff to prepare a final plan pursuant to Section 404.2 of the Iowa Code by no later than April 24, 2020.

BE IT FURTHER RESOLVED

That the City Council directs the City Clerk to set this matter for public hearing on May 4, 2020.

ADOPTED AND APPROVED: March 23, 2020

Matthew J. Walsh Mayor

ATTEST: Jodi Quakenbush City Clerk

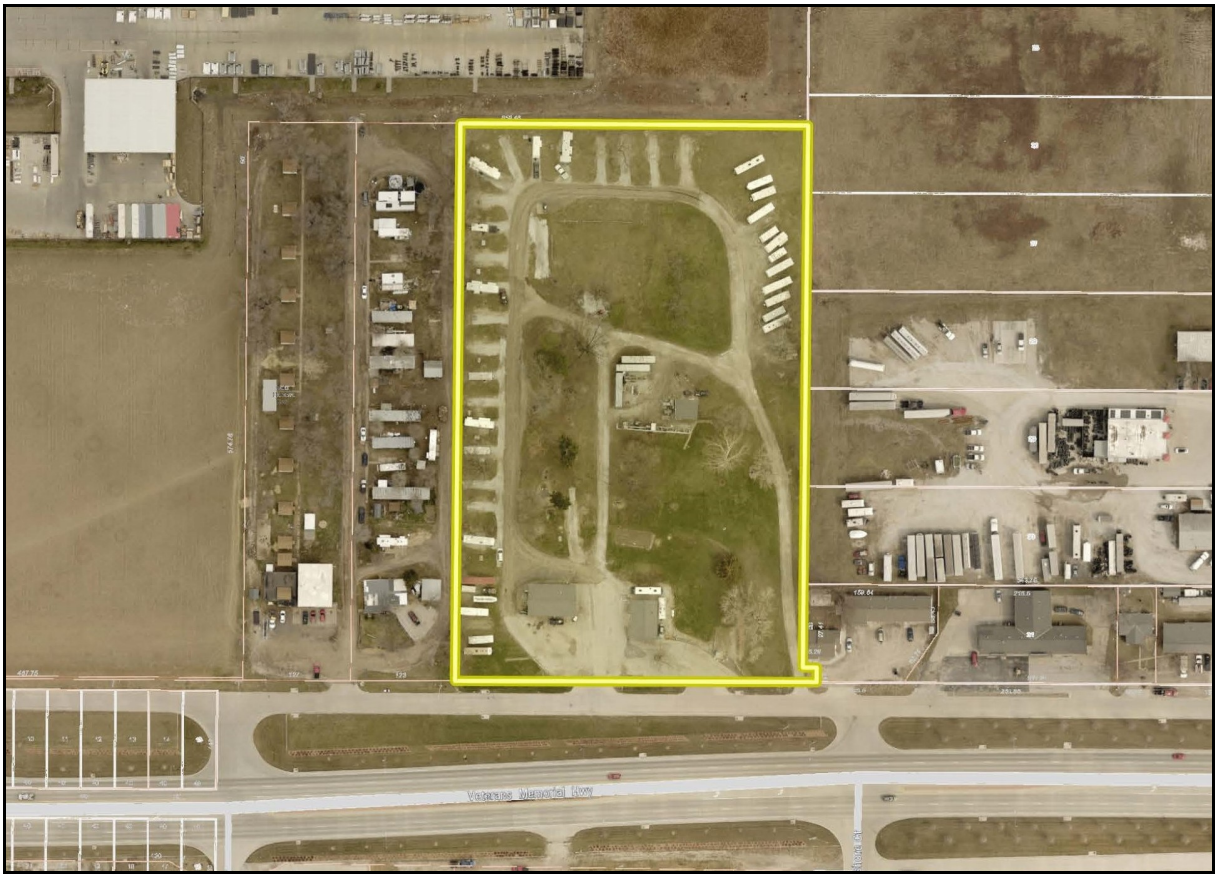
LEGAL DESCRIPTION

The Veterans Memorial Highway Urban Revitalization Area is a tract of land containing parcel number 744412351011, legally described as:

The North 660 feet of the NE ¼ SW ¼ SW ¼ of Section 12-74-44, except the West 250 feet, and the West 16.5 feet of the South 20 feet north of the highway in the SE ¼ SW ¼ of Section 12-74-44, City of Council Bluffs, Pottawattamie County, Iowa

Illustration 2 shows the location and the boundary of the Veterans Memorial Highway Urban Revitalization Area, which consists of 6.18 acres.

Veterans Memorial Highway Urban Revitalization Area
Illustration 2 – Boundary



PROPERTY OWNERS AND ASSESSED VALUATIONS

The Veterans Memorial Highway Urban Revitalization Area will be comprised of 6.18 acres on one parcel of land owned by Tomes Inc. McGregor Interests, Inc. has a purchase agreement with the current owner of the property. Tomes Inc currently operates Tomes RV Park on the property.

Valuation was obtained from the records of the Pottawattamie County Assessor.

Parcel Number	Zoning	Owner & Address	Land Valuation	Dwelling Valuation	Building Valuation	Total Valuation
744412351011	I-2/ General Industrial District	Tomes Inc 706 Veterans Memorial Hwy Council Bluffs, IA 51501	$309,000	$ -	$101,000	$410,000

EXISTING ZONING AND PROPOSED LAND USE

Veterans Memorial Highway Urban Revitalization Area is currently zoned I-2 in parcel 744412351011. The I-2/General Industrial District is intended to provide for the development of general manufacturing and industrial areas. This district is designed to accommodate industrial uses with moderate external effects.

The proposed principal use of the Veterans Memorial Highway Urban Revitalization Area is 'commercial storage,' which is a permitted use in an I-2/General Industrial District. A conditional use permit is required for the ancillary exterior storage component proposed by the McGregor Interests, Inc. The conditional use permit was granted by the Zoning Board of Adjustment on 1/21/2020.

Surrounding properties to the west, north and northeast are also zoned I-2. Properties east of the subject property are zoned C-2/Commercial District. The majority of properties south of Veterans Memorial Highway are also zoned C-2. There is also some land southeast of the subject property that is zoned R-4/High Density Multi-Family Residential District and R-3/Low Density Multi-Family Residential District. Illustration 3 depicts the existing on-site and surrounding zoning.

Existing land uses in the general vicinity include: a truck equipment supplier and dealer to the north; a tire shop to the east; a restaurant, a gas station, a clothing store, a medical clinic, a window supplier, a sign shop and an automotive repair shop to the southwest; and multiple residential uses to the west and across Veterans Memorial Highway to the southeast. Additionally, two non-conforming residential structures abut the subject property to the southeast.

The future land use map of the *Bluffs Tomorrow: 2030 Comprehensive Plan* designates the subject property as Local Commercial. The plan defines "Local Commercial" as areas that include "*uses oriented primarily towards goods and services that meet the demand of*

Council Bluffs residents. These include grocery stores, convenience stores, pharmacies, banks, auto services, and small offices. They are typically located along visible corridors or at neighborhood centers, and may be configured as multi-tenant shopping centers or individual developments on smaller lots."

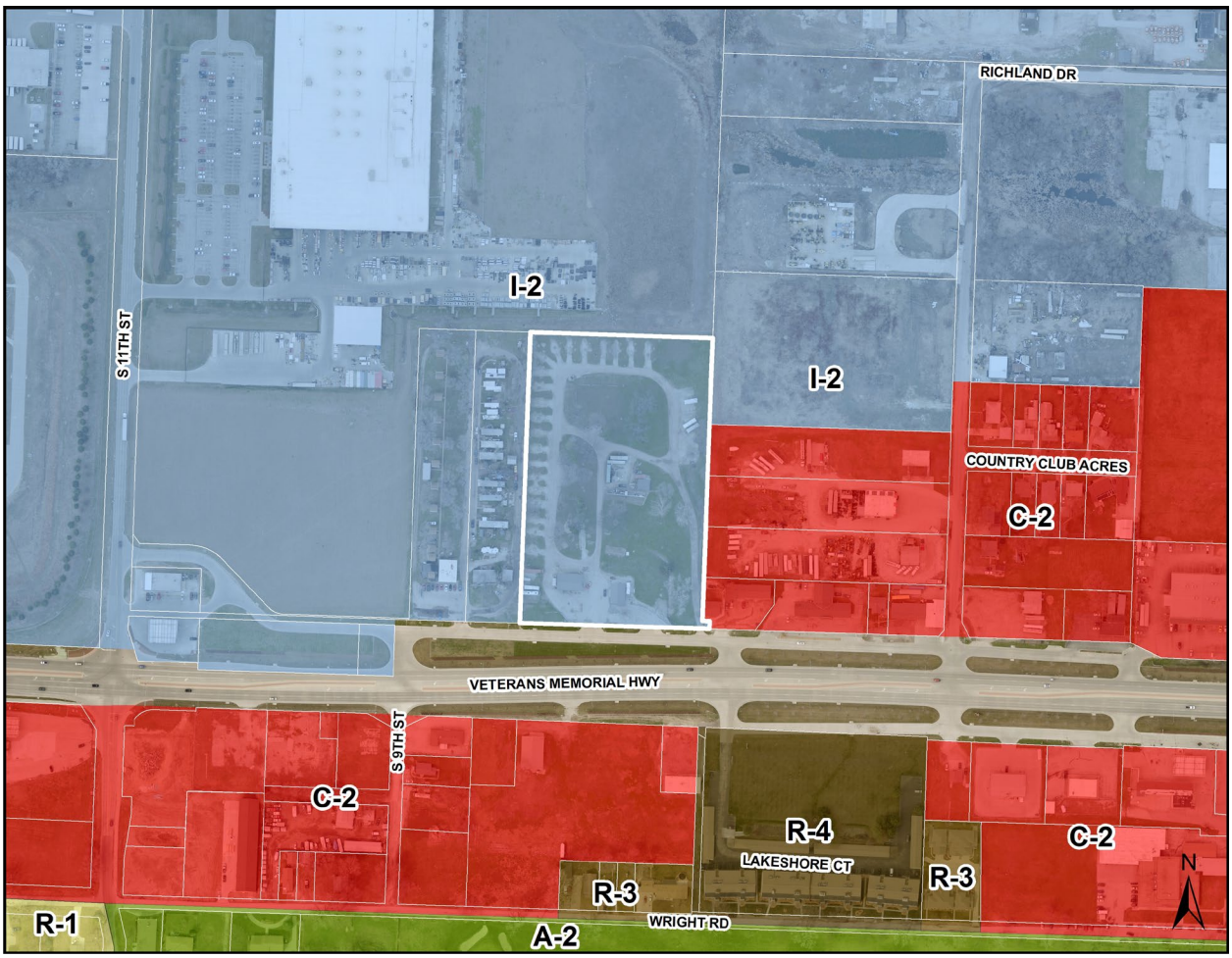
McGregor Interests, Inc. has a purchase agreement with the current owner of the subject property, and intends to redevelop it as a commercial storage facility to be known as 'Lockbox Storage.' The proposed location at 706 Veterans Memorial Highway will be one of the multiple locations of 'Lockbox Storage' across Iowa and Nebraska.

McGregor Interests, Inc. proposes to construct eight (8) storage buildings on the subject property. The submitted site plan shows that the proposed structures will range in size from 6,000 square feet to 23,250 square feet. The largest building is proposed to be the only climate-controlled structure on site and will be located on the southwest corner of the subject property. A 450-square foot office area will be located on the southeast corner of said building. An eight-foot fence is proposed to enclose the subject property. The site will be accessed through two existing entrances located along the service road that runs parallel to Veterans Memorial Highway. Electronic gates will be installed at these two access points. The west entrance will serve as the main access point to the site while the gate at the east entrance will be locked at all times and only be used as an emergency access point. A keypad will allow customers to access the site through the main gate.

The site plan also shows ninety-six (96) total parking spaces will be provided on the subject property. Five (5) parking spaces will serve as customer parking and will be located east of the office area. One (1) of those spaces will be designated as handicap parking. As part of this development, McGregor Interests, Inc. proposes to provide exterior storage for boats, recreational vehicles (RVs), trailers and campers as an ancillary use.

The submitted plan of operations (Attachment B) indicates that there will be one full-time onsite property manager at this location, one part-time employee to cover for the full-time employee and an offsite manager who will coordinate maintenance and repairs. Additionally, a company will be contracted to provide security services.

Veterans Memorial Highway Urban Revitalization Area
Illustration 3 – Zoning



PROPOSALS FOR IMPROVING OR EXPANDING CITY SERVICES

The proposed Veterans Memorial Highway 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 Veterans Memorial Highway, which is adequate to handle the additional traffic generated by this proposed project.

RELOCATION PROVISIONS

The proposed Veterans Memorial Highway Urban Revitalization Area has one commercial entity operated by the current owner at the 706 Veterans Memorial Hwy location. There are no other tenants at the location; 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 is requesting property tax exemption. The developer has not requested any additional public assistance.

APPLICABILITY AND TAX EXEMPTION SCHEDULE

1. Eligibility – The Veterans Memorial Highway 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.

ATTACHMENT A

Find Property Res Sales Comm/Ind Sales

7444 12 351 011

--- Permanent Property Address ---	------- Mailing Address -------
TOMES INC	TOMES INC
706 VETERANS MEMORIAL HWY	706 VETERANS MEMORIAL HWY
COUNCIL BLUFFS, IA 51501	COUNCIL BLUFFS, IA 51501

District: 002 CO BLUFFS CITY/LC SCHOOL

========== REAL ESTATE TAXES ON TREASURER'S WEBPAGE ==========

Go to: https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/744412351011

========== TAX DESCRIPTION* ==========

* Not to be used on legal documents

SECTION 12-74-44 EXC W250' N660' NE SW

========== ASSESSED VALUE ==========

* Class is for Assessment purposes only – Not Zoning

land	dwelling	land	building	total	ag acres	year	class*
$309,000	$0	$101,000	$410,000			2018	C
$309,000	$0	$101,000	$410,000			2019	C

========== EXEMPTIONS & CREDITS ==========

2018 BPTC $3,362.75

========== OWNERS ==========

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D TOMES INC book/page:

========== ASSESSMENT DATA ==========

PDF: 8 MAP: 21-8 C.B COMMERCIAL

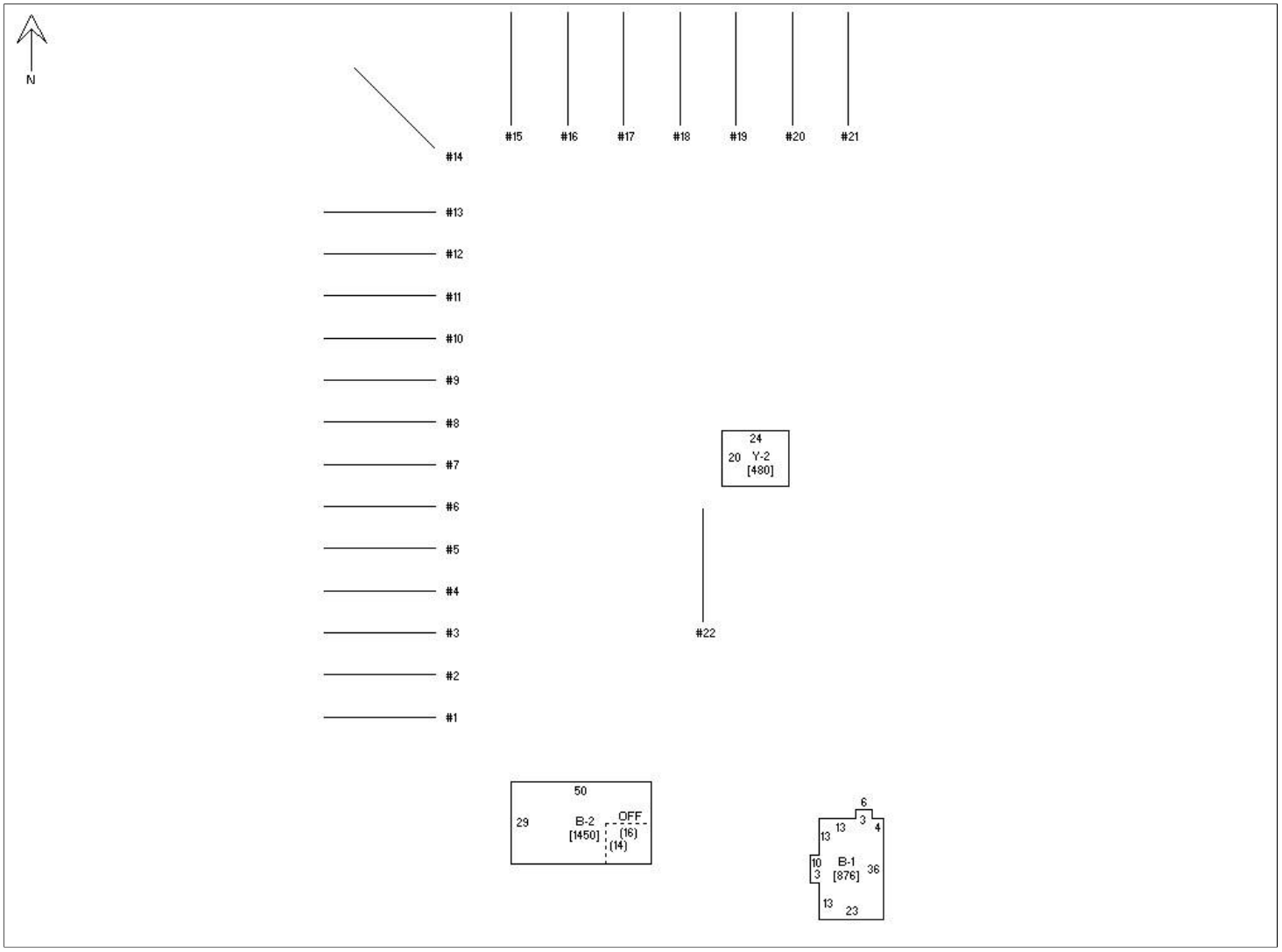
Interior Listing: Estimated Date Listed: 03/11/2016 JAC Date Reviewed: 03/06/2019 GMS

LAND.....269200 sqFt 6.18 acres

Commercial Building 1 of 3 -- Store - Retail Small (201)
DBA: TOMES RV PARK CAMPING
STRUCTURE....1 story 876 base SF 0 bsmt SF 876 gross SF
Year Built: 1930 Eff Year: 1930 Condition: Normal
VERTICALS....Foundation: C'Blk or Tile w/o Bsmt
Ext Wall: Alum - Frame
Int Wall: Panel - Softwood
Panel - Hardwood
Front/Doors: Incl. w / Base
Windows: Incl. w / Base
HORIZONTALS..Roof: Asph. Shingle/ Wood Dk
Ceiling: Suspended Blk-Fiber
Struc Floor: 4" R'Concrete
Floor Cover: Asphalt Tile
Partitions: Retail Store(Small)
Framing: Wood - Average
HVAC: Suspended Unit Heater (Gas)
Lighting: Retail Store (Small)
ADJUSTMENTS..A/C - deduct (876)

Commercial Building 2 of 3 -- Metal Shop - Steel Frame (605)
DBA: TOMES RV PARK CAMPING
STRUCTURE....1 story 1450 base SF 0 bsmt SF 1450 gross SF
Year Built: 1930 Eff Year: 1930 Condition: Normal
VERTICALS....Foundation: Reinforced Concrete w/o Bsmt
Ext Wall: Metal Sandwich Panel - 2"
Int Wall: Unfinished
Front/Doors: Incl. w / Base
Windows: Incl. w / Base
HORIZONTALS..Roof: Asph. Shingle/ Wood Dk
Ceiling: Metal Liner
Struc Floor: 6" R'Concrete
Partitions: Incl. w / Base
Framing: Steel - Average
HVAC: Suspended Unit Heater (Gas)
Lighting: Service Station With Bays
PLUMBING.....Toilet Room (2)
BLDG EXTRAS..2 Door: O.H. Door - Manual, 10 Ft Wide, 10 Ft High

Commercial Building 3 of 3 -- Manufactured Home Park (703)
DBA: TOMES RV PARK CAMPING
STRUCTURE....0 story 0 base SF 0 bsmt SF 0 gross SF
Year Built: 1962 Eff Year: 1962 Condition: Normal
YARD EXTRAS..Paving - Asphalt 16,500 SF, Asphalt Parking
Garage 480 SF, Frame
Fencing - Chain No Barbs, 6 Ft-Hgh, 1,475 LF, 0 LF-Gates



706 VETERANS MEMORIAL HWY, TOMES INC



706 VETERANS MEMORIAL HWY, TOMES INC, 1 03/11/2016



706 VETERANS MEMORIAL HWY, TOMES INC, 2 03/11/2016

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

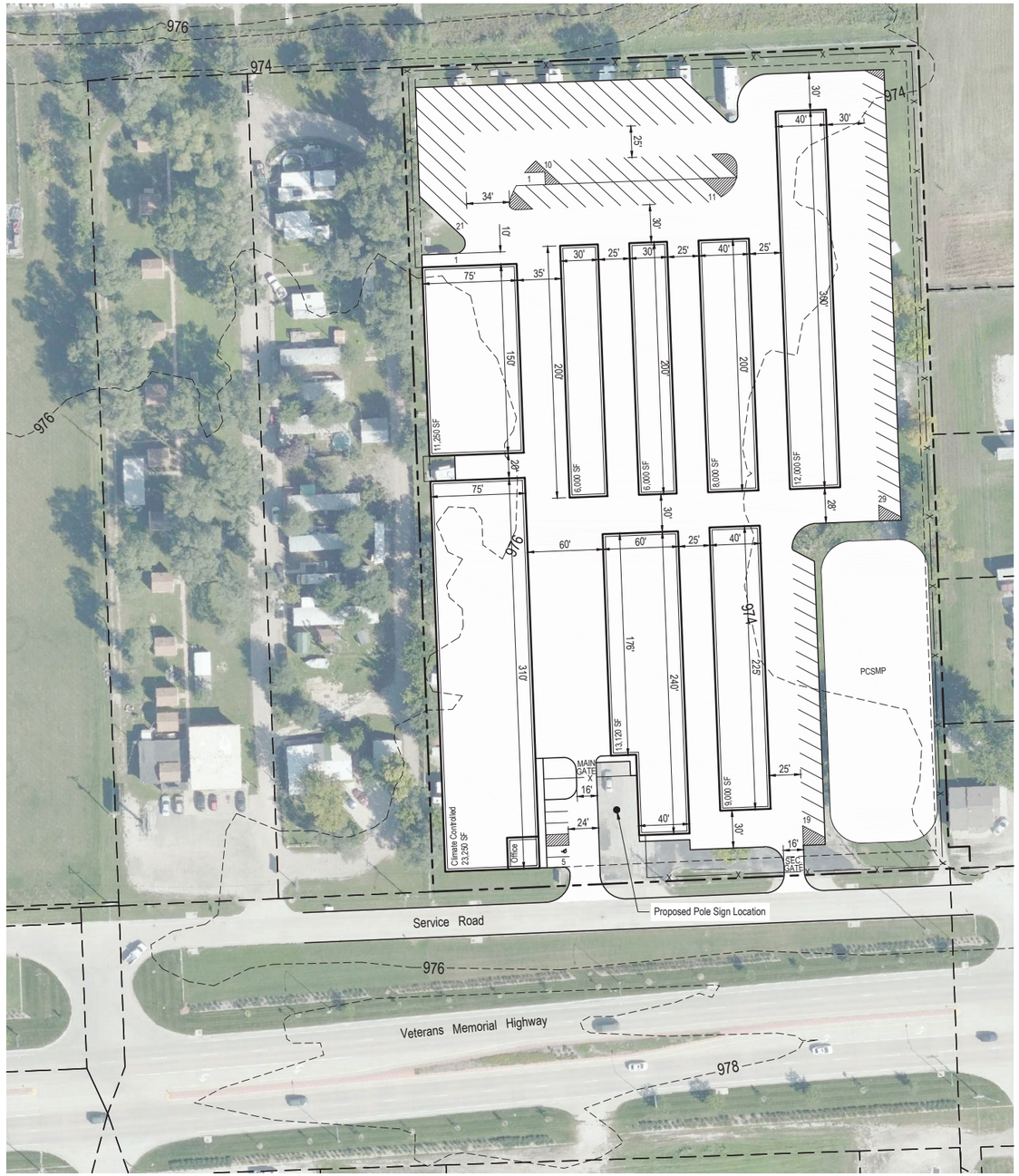
ATTACHMENT B

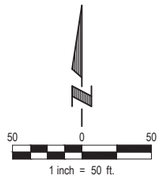
Plan of operations:

1. **Business hours:** 9am -4:30 pm Monday-Saturday. Closed Sunday.
2. **Gate hours:** 5 am till 10 P.M. 24/7 gate hours to customers who provide reason for need and pay 24/7 access fee.
3. **Employment:** One full time property manager onsite during business hours, one part time employee to cover for full time. Security company to be employed. One offsite property manager to coordinate repairs and maintenance.
4. **Description of Activity:** Applicate intends to operate Lockbox Storage brand onsite. Lockbox Storage is affiliated with McGregor Interests Inc. Lockbox Storage has 10 locations in the Midwest and averages 10 customers per day for similar sized facilities.
5. **Parking:** Office area will be approximately 450 square feet and will contain our receptionist, and miscellaneous packing supplies, and locks for re-sale. 5 parking stalls will be provided adjacent to the office for current and potential patrons.
6. **Security**: The property will be fully fenced with either 8' press point fencing or chain link fence. Security cameras will be installed about the property. Electronic gates will be installed with keypad access.
7. **Access:** Access to the property will be via the service road that runs parallel with Veterans Memorial Highway. The Site will have two access points onto the service road. The main gate will have keypad access and the secondary gate will be locked at all times and only used as a back up or emergency access point.
8. **Signage** is expected to be located on the office exterior walls, as well as a pole sign located south east of the main gate, to create visibility from Veterans Memorial HWY.
9. **Lighting** on the property shall be via LED wall packs that have adjustable lighting to avoid light pollution onto the adjacent properties.

Any questions please call Geoff McGregor at 402-334-2123 or Geoff@mcgregorint.com

ATTACHMENT C





SITE STATISTICS	
BUILDING TYPE	BUILDING SIZE
CLIMATE CONTROLLED	23,250 S.F.
TOTAL ADDED STORAGE	65,370 S.F.
GRAND TOTAL STORAGE	88,620 S.F.

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Engineering Answers

SELF STORAGE
POTTAWATTAMIE COUNTY, IOWA

CONCEPT PLAN

Revisions		
	Date	Description

Proj No:	M2019.310.001
Date:	12/9/2019
Designed By:	MAT
Drawn By:	MAT
Scale:	1" = 50'
Sheet:	1 of 1

Matthew Tlanka 12/9/2019 9:02 AM K:\Projects\2019\310.001\Planning & Platting\Planning\Concept\CAD Concept\McGregor - Mariaea Project\Concept 000.dwg