Council Communication

Department: Community Development CASE # URV-20-003	Ordinance No. _____	Council Action: 5/18/2020

Subject/Title

Ordinance establishing the 14th Avenue Urban Revitalization Area within the City of Council Bluffs.

Location

3540 14th Avenue

Background/Discussion

Background

Chapter 404 of the Iowa Code authorizes a City to designate an area as an urban revitalization area. Improvements to qualified real estate within designated areas may then be eligible to receive a total or partial exemption from property taxes for a specified number of years. The exemptions are intended to stimulate private investment by reducing the tax increase that would normally result from making improvements to real estate property.

Urban revitalization tax abatement incentives can apply to residential, commercial and industrial development. Both new construction on vacant or unimproved land and rehabilitation of existing structures are eligible for tax abatement.

A proposal has been submitted by Chris Rochleau of Cherry Ridge Construction for 3540 14th Avenue. Cherry Ridge Construction intends to add two mixed-use commercial buildings to the currently vacant site for contractor shops, office space, and auto repair.

Discussion

Iowa Code permits the City to establish urban revitalization areas, which satisfy one of the five conditions outlined in Section 404.1.

Staff believes this project meets the criteria under 404.1.4: 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."

On April 6, 2020, City Council approved Resolution 20-92, which directed staff to initiate the process of creating the 14th Avenue Urban Revitalization Plan and Area. This resolution set May 18, 2020 as the date of the public hearing.

This matter was brought before the City Planning Commission at their May 12, 2020 meeting. The Commission found the following: 1) That the proposed 14th Avenue Urban Revitalization Plan furthers the goals of the City's *Bluffs Tomorrow: 2030 Plan,* which is the general plan for the development of the City of Council Bluffs; and 2) That the 14th Avenue Urban Revitalization Area is an area appropriate for urban revitalization as specified in Section 404.1.4.

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Property owners were notified and no written correspondence was received by the Community Development Department either in support or against the proposed plan. Concurrent with the adoption of an urban revitalization plan, an ordinance establishing the urban revitalization area can be considered. Upon adoption of the area and approval of an ordinance, the City is permitted to grant tax abatement to qualified projects.

Staff Recommendation

The Community Development Department recommends approval of the 14th Avenue Urban Revitalization Plan and Area and 1st consideration of the ordinance.

Public Hearing

1. Speakers in favor: Chris Rochleau, 1425 9th Avenue, Council Bluffs, IA 51501
2. No one appeared in opposition.

Planning Commission Recommendation

The Planning Commission recommends approval of the 14th Avenue Urban Revitalization Plan and Area.

VOTE: AYE 11 NAY 0 ABSTAIN 0 ABSENT 0 Motion: Carried

Attachments

Boundary Map
14th Avenue Urban Revitalization Plan