Council Communication

Department: Community Development CASE #OTB-20-014 Applicant: Arbutus Walker 928 3rd Avenue Council Bluffs, IA 51501	Resolution of Intent No. _____ Resolution to Dispose No. _____	Set Public Hearing: 9/14/2020 Public Hearing: 9/28/2020

Subject/Title

Request of Arbutus Walker to purchase property described as The North 51.5 Feet of Lot 6, Block 11, Bayliss 2nd Addition, City of Council Bluffs, Pottawattamie County, Iowa. The property is generally addressed as 215 S. 10th Street

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 owns the property directly south of the subject lot, and wishes to acquire the property for additional yard space. 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 $8,600.00. The applicant has offered $4,000.00 to purchase the property, and has submitted a $860.00 down payment.

The subject property was acquired by the City of Council Bluffs in October of 2019 via a 657a Petition through the Iowa District Courts. The former multifamily residential dwelling on the property was demolished in January of 2020. As is stated in the adopted Inventory and Disposal Policy for Surplus City Policy, the property would not be eligible for a forgivable mortgage as it buildable and has not been actively marketed on the Surplus Property list for the required 24 months.

The following costs have been incurred on the subject property:

Permits and Inspections Division: Board Up:	$ 775.00
Permits and Inspections Division: Demolition:	$29,500.00
Total	$30,275.00

The subject property is 51.5 feet wide by 66 feet deep, and has 3,432 square feet of area. The subject property does not meet the minimum required 5,000 square foot lot size for a single family dwelling in the R-3/Low Density Multifamily Residential District, however it is considered an existing lot of record and therefore would be buildable so long as a new structure meets the R-3 District site development requirements. If a buyer were to purchase this property to build a single family dwelling, there would be a maximum principal structure footprint of 41.5 feet wide by 26 feet deep (1,079 square feet in area), and is therefore large enough to accommodate a single-family detached dwelling of at least 20 feet wide and 500 square feet in size (as is specified in Section 15.03.230 'Dwelling, single-family detached', of the Municipal Code (Zoning Ordinance)). For this reason, the property is classified as 'buildable'.

Recommendation

The Community Development Department recommends setting a public hearing on the disposal of the property legally described as The North 51.5 Feet of Lot 6, Block 11, Bayliss 2nd Addition, City of Council Bluffs, Pottawattamie County, Iowa on the September 28, 2020 City Council Meeting.

Attachment A: Location map

Prepared By: Chris Meeks, Planner, Community Development Department