

Council Communication

<p>Department: Community Development</p> <p>CASE #OTB-20-013</p> <p>Applicant: Turn The Paige Investments, LLC Attn: Jarrod C. McIntyre 19627 Brookside Lane Gretna, NE 68028</p>	<p>Resolution to Dispose No. _____</p>	<p>Public Hearing: 9/28/2020</p>
Subject/Title		
<p>Request of the Turn The Paige Investments, LLC, represented by Jarrod McIntyre, to purchase the City-owned property legally described as Lot 1, Franklin Heights Subdivision, City of Council Bluffs, Pottawattamie County, Iowa. The property is generally located at the Northwest Corner of the intersection of Franklin Avenue and Bennett Avenue.</p>		
Background/Discussion		
<p>Turn The Page Investments, LLC, represented by Jarrod C. McIntyre, has submitted an offer to buy on the City owned property located at the northwesterly corner of Bennett and Franklin Avenues legally described as Lot 1, Franklin Heights Subdivision. The developer proposes a 25-35 home subdivision consisting of single-family attached and detached units.</p> <p>As part of the proposed project, McIntyre wishes to utilize Community Development Block Grant (CDBG) funds to complete the needed infrastructure improvements. The developer commits to 51% of the units being sold to households earning at or below 80% of the median family income for the City of Council Bluffs, which meets the requirements set by the Department of Housing and Urban Development (HUD) for the use of CDBG funds support for persons of low-to-moderate income. Staff supports utilizing CDBG funds to complete needed infrastructure work to add between 13 and 18 new affordable owner-occupied housing units. This requirement would be outlined in a development agreement approved by City Council at a later date.</p> <p>The subject property was added to the City Owned Property list in November of 2008. In July of 2017, an appraisal by Mitchell & Associates, Inc. valued the 6.36 acre parcel at \$275,000. The subject property was previously approved for sale with Resolution #18-153 in May of 2018, though the purchase window expired without a sale taking place, therefore the approval was nullified. The property is currently classified as 'Transitional-Preserve' meaning it is not actively being marketed, but staff can offer these properties as options to developers that are proposing projects that are exceptionally beneficial to the City of Council Bluffs as a whole. Community Development staff is specifically in favor of this project based on the construction of workforce housing that will fill a growing need in the City.</p> <p>The applicant has submitted an offer of \$275,000 to purchase the parcel, and has proposed that the remaining balance beyond the \$27,500 down payment be due once the City of Council Bluffs completes a subdivision plat of the parcel, and constructs all necessary infrastructure.</p> <p>No costs on the subject property have been submitted by City Departments.</p>		

The Parks Department has requested that with the subdivision platting of the subject property, the trail along Franklin Avenue be completed along the length of the property, and a portion of the property along Bennett Avenue be dedicated as right-of-way for potential trail connections in the future.

With the approval of this offer to purchase City Property, Staff and the Applicant are asking that the City Council offer public support for the following future subdivision/zoning actions associated with the development proposal:

- Rezoning the subject property from the A-P/Administrative Professional District to the R-2/Two-Family Residential District;
- Approving a preliminary subdivision plan and final subdivision plat for the development proposal; and
- Appending a P-R/Planned Residential Overlay District and adopting the associated planned residential development plan to allow construction of 25-35 single family attached or detached dwellings, with 51% of those being dedicated for affordable workforce housing, on the subject property.

None of the above mentioned zoning approvals are required at this time. All development on the subject property will be required to go through the appropriate review processes before City Council and the City Planning Commission prior to commencement of any construction activity.

Recommendation

The Community Development Department recommends disposal of the City-owned property legally described as Lot 1, Franklin Heights Subdivision, City of Council Bluffs, Pottawattamie County, Iowa subject to the following conditions:

1. The sale shall be contingent on U.S. Department of Housing and Economic Development approval to use Community Development Block Grant funds to construct the infrastructure for the project.
2. Turn The Paige Investments shall enter into a development agreement with the City of Council Bluffs which shall include terms and conditions for purchasing the property from the City as well as design/performance standards for homes constructed in the proposed subdivision.
3. The final sale price of the subject property shall be \$275,000 and shall be payable to the City in accordance with the terms and conditions of the development agreement.

Attachment A: Location map

Attachment B: Letter of Intent from Turn The Paige Investments

Attachment C: Proposed Subdivision Layout

Attachment D: Proposed Home Renderings and Floor Plans

Prepared By: Chris Meeks, Planner, Community Development Department