Council Communication

Department: Community Development CASES #OTB-20-017 Applicant: Harvest Temple Church of God Attn: Brayden Holt 2918 Avenue 'C' Council Bluffs, IA 51501	Reso. of Intent No. _____ Reso. to Dispose No. _____	Set Public Hearing: 12/14/2020 Public Hearing: 1/11/2021

Subject/Title

Request: Set public hearing on the request of Harvest Temple Church of God, represented by Brayden Holt to purchase property described as Lot 4, Block 11, Hyatt's Subdivision, City of Council Bluffs, Pottawattamie County, Iowa. The property is generally addressed as 716 South 7th Street.

Location: West of the South Expressway, between 7th Avenue and 8th Avenue.

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 wishes to acquire this property to expand the existing Heartland Harvest Ministries site. According to the *Inventory and Disposal Policy for Surplus City Property*, adopted by City Council on April 23, 2018, the property should be priced at the most recent assessed value, which on this property would be $8,543.00. The applicant has offered $8,550.00 to purchase the property, and has submitted an $855.00 down payment.

The subject property was acquired by the City of Council Bluffs in November of 2019 via a 657A Petition through the Iowa District Courts. As is stated in the adopted *Inventory and Disposal Policy for Surplus City Policy*, the property is not be eligible for a forgivable mortgage as it has not been actively marketed on the Surplus Property list for more than the required 24 months.

The following costs have been incurred on the subject property:

Permits and Inspections Division – Legal fees:	$ 459.98
Permits and Inspections Division – Asbestos abatement:	$ 500.00
Permits and Inspections Division – Board-up:	$ 1,191.00
Permits and Inspections Division – Demolition:	$ 12,096.00
Total	**$ 14,246.98**

The subject property is currently zoned R-3/Low Density Multifamily Residential District. The lot measures 45.33 feet wide by 112 feet deep, and contains approximately 5,077 square feet in area, which exceeds the minimum lot size requirements of the R-3/Low-Density Multifamily Residential District.

The applicant owns 700 South 7th Street, current site of Heartland Harvest Ministries. The church is located directly north of the subject property. The applicant is proposing to combine both properties into one parcel of land in order to construct a 60' x 80' one-story building with ADA accessibility and expand the existing parking lot at 700 South 7th Street by installing 15 additional spaces. City staff reviewed the applicant's proposal using SketchUp, a 3D modeling software, and found there is not sufficient land area to accommodate the proposed structure and provide a sufficient amount of off-street parking in an allowable location. If the applicant's offer

to purchase the subject property is approved, City staff will work with them to ensure all applicable site development and off-street parking standards are met.

There is a competing offer for the subject property from Andres Soria (see Case #OTB-20-018). Mr. Soria wishes to acquire this property to construct a single family dwelling. Both offers are scheduled to be reviewed at the same public hearing.

Recommendation

The Community Development Department recommends setting a public hearing on the disposal of the property legally described as Lot 4, Block 11, Hyatt's Subdivision, City of Council Bluffs, Pottawattamie County, Iowa on the January 11, 2021 City Council Meeting.

Attachments

Attachment A: Location/Zoning Map
Attachment B: Statement of Intent

Prepared by: Moises Monrroy, Planner, Community Development Department