Council Communication

Department: Community Development CASES #OTB-20-019 Applicant: Andres Sorias 21252 Ashwood Lane Council Bluffs, IA 51503	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 Andres Soria to purchase property described as the Northerly 50 feet of Lot 4, Block 3, Hall's Addition, City of Council Bluffs, Pottawattamie County, Iowa. The property is generally addressed as 517 North 8th Street.

Location: Between North 8th Street and Curtis Street, and between Avenue 'E' and Avenue 'F.'

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 construct a detached single-family dwelling. 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 $12,159.00. The applicant has offered $12,159.00 to purchase the property, and has submitted a $1,215.90 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:	$ 523.13
Permits and Inspections Division – Asbestos abatement:	$ 500.00
Permits and Inspections Division – Board-up:	$ 1,265.00
Permits and Inspections Division – Demolition:	$ 8,800.00
Total	**$ 11,088.13**

The subject property is currently zoned R-2/Two-Family Residential District. The lot measures 50 feet wide by 136.5 feet deep, and contains approximately 6,825 square feet in area, which exceeds the minimum lot size requirements of the R-2 District. Therefore, a single-family structure with a floor area not less than 500 square feet and a minimum width of not less than 20 feet can be built on the subject property that meets all site development regulations of the R-2 District.

Recommendation

The Community Development Department recommends setting a public hearing on the disposal of the property legally described as the Northerly 50 feet of Lot 4, Block 3, Hall's Addition, City of Council Bluffs, Pottawattamie County, Iowa on the January 11, 2021 City Council Meeting.

Attachments

Attachment A: Location/Zoning Map

Prepared by: Moises Monrroy, Planner, Community Development Department