Council Communication

Department: Community Development Case No.: URV-21-006 Submitted by: Housing & Economic Development	Resolution No. _____ Ordinance No. _____	Resolution of Intent: 2/22/2021 Planning Commission: 3/9/2021 Public Hearing & First Reading: 4/12/2021 Second Reading: 4/26/2021 Third Reading: Request to Waive

Subject/Title

Establishment of the 2021 Amendment to the South Pointe Urban Revitalization Area

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.

On November 26, 2018, City Council adopted Resolution No. 18-325 approving the South Pointe Urban Revitalization Plan. Subsequent to this action, Ordinance No. 6375 was adopted on December 27, 2018, which established the South Pointe Urban Revitalization Area. On May 18, 2020, City Council adopted Resolution No. 20-126 amending the South Pointe Urban Revitalization Plan, and on July 13, 2020, Ordinance No. 6418 was adopted to amend the Urban Revitalization Area.

The Community Development Department wishes to again amend the Urban Revitalization Area by adding additional parcels with redevelopment potential. Staff has prepared amendments to the Plan in accordance with Section 404.2 of the Iowa Code. The amendment consists of adding approximately 124.2 acres northwest of the existing Area.

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.”

The original Plan and Area was also established under economic development. Staff believes an economic development finding is appropriate for the new properties, which are currently vacant.

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On February 22, 2021, City Council approved Resolution 21-49, which directed staff to initiate the process of amending the South Pointe Urban Revitalization Plan and Area. This resolution set April 12, 2021 as the date of the public hearing.

This matter was brought before the City Planning Commission at their March 9, 2021 meeting. The Commission found the following: 1) That the proposed Amended South Pointe Urban Revitalization Plan and Area furthers the goals of the City's Comprehensive Plan; and 2) That the Amended South Pointe Urban Revitalization Area is an area appropriate for urban revitalization designation as specified in Iowa Code Section 404.1.4 which discusses areas that are appropriate for economic development as defined by Section 403.17.

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 amendment of an urban revitalization plan, an ordinance amending the urban revitalization area can be considered. Upon adoption of the amended 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 2021 Amendment to the South Pointe Urban Revitalization Plan and Area and 1st consideration of the ordinance.

Planning Commission Public Hearing

Staff speakers for the request:

1. Christopher Gibbons, Planning Manager, City of Council Bluffs

Speakers in favor: None

Speakers in opposition: None

Planning Commission Recommendation

The Planning Commission recommended approval of the Amended South Pointe Urban Revitalization Plan and Area.

Vote: 10-0 (1 vacant)

AYE – Bass, Danielsen, Halm, Haner, Hutcheson, Rater, Rew, Scott, Stroebele and Van Houten

NAY – None

ABSTAIN – None

Motion: Carried

Attachments

Attachment A - Boundary Map

Attachment B - Draft of the 2021 Amendment to the South Pointe Urban Revitalization Plan

Prepared by: Tiffany Schmitt, Community Development Technician, Community Development Department
Submitted by: Courtney Harter, Housing & Economic Development Manager, Community Development Department