Council Communication

Department: Community Development Case/Project No.: N/A	Ordinance No.: Resolution No.: 21-	City Council: 4-26-2021 Planning Commission: 5-11-2021 P.H. and First Reading: 5-24-2021 Second Reading: 6-14-2021 Third Reading: Request Waive

Subject/Title

Resolution of Necessity for the New Horizon Urban Renewal Area

Location

Generally located along College Road: south of Iowa Western Community College and east of St. Patrick's Catholic Church

Legal Description: Attached

Background/Discussion

Background

In 2020, the City began working with Bob McCarthy interested in constructing a 40-unit townhouse development along College Road. The project is primarily undeveloped land (greenspace) with an option to acquire one single-family house. City Council approved the preliminary plan known as New Horizon Subdivision, Replat 3 (Resolution 21-65) on February 22, 2021. Mr. McCarthy now requests the City form an urban renewal area for this development to assist in the payment of public improvements (extensions of road, water, stormwater, sanitary sewer). The estimated cost of these improvements is approximately $500,000-$575,000.

The primary goal of the Plan is to stimulate, through public involvement and commitment, private investment in new housing and residential development as defined in the Code of Iowa Section 403.17(12). With the adoption of this Plan, the City designates this Urban Renewal Area as an economic development area that is appropriate for the provision of public improvements related to housing and residential development.

Discussion

If the City Council concurs to utilize urban renewal powers for the area described above, a resolution will be necessary to cause several actions. These actions include the preparation of an urban renewal plan, establishing a date for consultation with other taxing jurisdictions, City Planning Commission hearing and review, setting a date for City Council hearing and other appropriate legal notices. A resolution, which calls for these activities, has been prepared and is attached for your review and consideration.

This resolution establishes the following timeframe:

5-4-2021 Consultation meeting to be held with other taxing jurisdictions
5-11-2021 City Planning Commission hearing and review
5-24-2021 City Council public hearing on the proposed urban renewal plan

Staff Recommendation

The Community Development Department recommends that City Council adopt a resolution of necessity setting the dates of a consultation and public hearing on the New Horizon Urban Renewal Area Plan for the City of Council Bluffs.

Attachments

1. Proposed New Horizon Urban Renewal Area Map
2. Resolution of Necessity
3. Notice of Consultation
4. Notice of Public Hearing
5. Draft New Horizon Urban Renewal Area Plan

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