Council Communication

Department: Community Development Case No.: URV-21-008 Submitted by: Housing & Economic Development	Resolution No.: 21- Ordinance No.:	Resolution of Intent: 5/24/2021 Planning Commission: 6/8/2021 Public Hearing & First Reading: 6/28/2021 Second Reading: 7/12/2021 Third Reading: Request to Waive

Subject/Title

Resolution of necessity and intent to amend the Amended South Pointe Urban Revitalization Plan

Location

The property currently addressed as 4445 Gifford Road and undeveloped land lying south of said address.

Background/Discussion

Background

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 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. On April 26, 2021, Ordinance No. 6449 was adopted to amend the Area again.

The Community Development Department wishes to again amend the Urban Revitalization Area by adding three additional parcels with development potential. Community Development staff anticipates receiving a proposal for the development of an industrial/manufacturing center on the properties. Staff has prepared amendments to the Plan in accordance with Section 404.2 of the Iowa Code and is now scheduling the matter for City Council consideration. The amendment consists of adding approximately 100.6 acres southwest of the existing Area.

Discussion

The original Plan and Area was established under economic development. Staff believes an economic development finding is appropriate for the properties to be added. Of the three parcels to be added, two are undeveloped. The third parcel currently addressed as 4445 Gifford Road is a vacant single-family residential home, which will be demolished by the existing property owners. The undeveloped parcels are south of 4445 Gifford Road. This expands the current Amended South Pointe Urban Revitalization Area farther south along Gifford Road.

Staff has prepared a resolution of intent to amend the urban revitalization area. The resolution directs staff to provide 30 day notice to property owners and set June 28, 2021 as a public hearing date. Concurrent with the adoption of an urban revitalization plan, an ordinance expanding the urban revitalization area can be considered. The anticipated schedule for review is as follows:

6/8/2021 City Planning Commission hearing

6/28/2021	City Council public hearing, resolution approving amended plan and 1st consideration of ordinance
7/12/2021	City Council 2nd consideration of ordinance
7/26/2021	City Council 3rd consideration of ordinance (if necessary)

Recommendation

The Community Development Department recommends City Council adopt a resolution of necessity and intent to amend the South Pointe Urban Revitalization Area.

Attachments

Attachment A - Boundary Map
Attachment B - Draft of the Amended 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