Council Communication

Department: Community Development CASE #OTB-21-007 Applicant: Florence Rhoden 3509 Lafayette Avenue Omaha, NE 68131	Reso. of Intent No. _____ Reso. to Dispose No. _____	Set Public Hearing: 6/28/2021 Public Hearing: 7/12/2021

Subject/Title

Request of Florence Rhoden to purchase property legally described as Lot 2, Block 33, Everetts Addition, City of Council Bluffs, Pottawattamie County, Iowa.

Location: Property formerly addressed as 1619 7th Avenue.

Background/Discussion

The Community Development Department has received an offer from Florence Rhoden to purchase surplus city-owned property legally described as Lot 2, Block 33, Everetts Addition, City of Council Bluffs, Pottawattamie County, Iowa. The subject property is zoned R-2/Two-Family Residential District and is classified as 'transitional dispose' and 'buildable-restrictions'. The subject property is located in an AH flood zone and therefore any structure that is built on the subject property shall be required to comply with the City Floodplain building regulations.

The applicant proposes to acquire the subject property to build a single-family dwelling. According to the adopted *Inventory and Disposal Policy for Surplus City Property*, dated April 23, 2018, the subject property shall be priced at its most recent assessed land value, which is $11,934.00. The applicant has offered $4,500.00 to purchase the property, and has submitted the required 10% down payment ($1,193.40) and $50.00 application fee.

The subject property was acquired by the City of Council Bluffs on July 22, 2014 via 657A. As stated in the adopted *Inventory and Disposal Policy for Surplus City Property*, the property would be eligible for a forgivable mortgage as it is buildable and has been actively marketed on the Surplus Property list for more than the required 24 months. The applicant has requested the remaining land value beyond the 10% down payment ($10,740.60) be waived using a forgivable mortgage.

The City has incurred a total of $10,420.35 in Building Division costs for the subject property.

The subject property is currently zoned R-2/Two-Family Residential District. The subject property is an irregularly shaped lot with a total of 6,720 square feet, which exceeds the minimum lot size requirements for the R-2 District. The applicant has not submitted any conceptual house plans to the City for review at this time. However, based on the size of the parcel, the applicant shall be able to construct a new single-family residential dwelling on the subject property that meets or exceeds the City's minimum single-family residential dwelling size requirements (20 feet wide with a minimum 500 square feet ground floor area).

Recommendation

The Community Development Department recommends setting a public hearing on the disposal of the property legally described as Lot 2, Block 33, Everetts Addition, City of Council Bluffs, Pottawattamie County, Iowa on the July 12, 2021 City Council Meeting.

Attachments

Attachment A: Location/Zoning Map
Attachment B: Applicant Submittal

Prepared by: Haley Weber, Planner, Community Development Department