Council Communication

Department: Community Development CASE #OTB-21-013 Applicant: Avalos Construction LLC 1622 Avenue F Council Bluffs, IA 51501	Reso. of Intent No. _____ Reso. to Dispose No. _____	Set Public Hearing: 11/22/2021 Public Hearing: 12/13/2021

Subject/Title

Request of Avalos Construction LLC to purchase property legally described as Lot 1, Block 10, McMahon, Cooper, and Jefferis Addition, City of Council Bluffs, Pottawattamie County, Iowa.

Location: Property formerly addressed as 1103 7th Avenue.

Background/Discussion

The Community Development Department has received an offer from Avalos Construction LLC to purchase surplus City-owned property legally described as Lot 1, Block 10, McMahon, Cooper, and Jefferis Addition, City of Council Bluffs, Pottawattamie County, Iowa. The subject property is zoned R-3/Low-Density Multifamily Residential District and is classified as 'transitional dispose' and 'buildable'. The subject property is not located within a flood zone.

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 $12,900.00. The applicant has offered $12,900.00 to purchase the property, and has submitted the required 10% down payment ($1,290.00) and $50.00 application fee.

The subject property was acquired by the City of Council Bluffs on November 17, 2020 via 657A. As stated in the adopted *Inventory and Disposal Policy for Surplus City Property*, the property would 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 City has incurred a total of $16,044.98 in Permits and Inspection Division costs for the subject property.

The subject property is currently zoned R-3/Low Density Multifamily Residential District and measures 41' x 130' (5,330 square feet), which exceeds the minimum lot size requirements for the R-3/Low Density Multifamily Residential 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 1, Block 10, McMahon, Cooper, and Jefferis Addition, City of Council Bluffs, Pottawattamie County, Iowa on the December 13, 2021 City Council Meeting.

Attachments

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

Prepared by: Haley Weber, Planner, Community Development Department