Council Communication

Department: Community Development CASE #OTB-21-014 Applicant: Miguel and Jamie Torres 3418 3rd Avenue 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 Miguel and Jamie Torres to purchase surplus City-owned property legally described as the north 10 feet of Lot 6 and the south 10 feet of Lot 7, Block 3, Stutsman's First Addition, City of Council Bluffs, Pottawattamie County, Iowa.

Location: Property formerly addressed as 110 Stutsman Street

Background/Discussion

The Community Development Department has received an offer from Miguel and Jamie Torres to purchase surplus city-owned property legally described above. The subject property is classified as 'transitional dispose' and 'non-buildable.' The applicants propose to acquire the subject property to provide space to build a garage for the adjacent residential property they recently purchased at 112 Stutsman Street. According to the adopted *Inventory and Disposal Policy for Surplus City Property*, dated April 23, 2018, the subject property shall be priced at a value established by the most recent fee schedule for street/alley vacations, which is $306.00. The applicant has offered $306 and has submitted a down payment of $45 plus a $50 nonrefundable administrative fee.

The City has incurred a total of $11,930.00 in Building Division costs for the subject property.

The subject property is zoned R-3/Low Density Multifamily Residential District and measures 20' x 92' (1,840 square feet), which does not meet the minimum lot size requirements for the R-3/Low Density Multifamily District. Because the subject property is only 20 feet wide, it is considered non-buildable as a standalone lot. The applicant owns the property at 112 Stutsman Street and plans to combine the lots under common ownership. The two properties combined measure 50' X 92' (4,600 square feet). This still does not meet minimum lot size requirements for the R-3/Multifamily Residential District, but the combined properties would be buildable under common ownership, as per CBMC 15.26.020 "Nonconforming Lots."

Recommendation

The Community Development Department recommends setting a public hearing on the disposal of the property legally described as the north 10 feet of Lot 6 and the south 10 feet of Lot 7, Block 3, Stutsman's First 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: Brandon Siracuse, Planner, Community Development Department