

City Planning Commission

Department: Community Development Case No.: URV-18-001 Applicant: Community Development Department	Resolution No.: 18-	Planning Commission: 3-13-18 Resolution of Intent: 2-12-18 City Council Public Hearing: 3-26-18 First Reading: 3-26-18 Second Reading: 4-9-18 Third Reading: 4-23-18 (will ask to be waived)
---	---------------------	--

Subject/Title

Adoption of the Council Pointe Road Urban Revitalization Plan and Area

Location

Undeveloped land lying North of 3121 Macineery Drive and west of the intersection of Veteran's Memorial Highway (US 275/92) and Council Pointe Road.

Background/Discussion

Background
 Chapter 404 of the Iowa Code authorizes a City to designate an area as an urban revitalization area. Improvements to qualified real estate within designated areas may then be eligible to receive a total or partial exemption from property taxes for a specified number of years. The exemptions are intended to stimulate private investment by reducing the tax increase that would normally result from making improvements to real estate property.

Urban revitalization tax abatement incentives can apply to residential, commercial and industrial development. Both new construction on vacant or unimproved land and rehabilitation of existing structures are eligible for tax abatement.

Discussion
 Heritage Communities has submitted a development proposal to construct a new multi-component senior living facility on Lot 1, Fox Run Landing, Replat Three. The company owns and operates twelve senior living facilities throughout Arizona, Iowa and Nebraska, including The Heritage at Fox Run, located at 3121 Macineery Drive, Council Bluffs, Iowa. The proposed new facility will be a two-story building with a combined total of 85,850 square feet of space. The first floor will have 52,187 square feet and will contain 18 assisted living memory care units, 20 independent living apartments along with amenity and leisure space for the residents. The second floor will have 33,363 square feet and will contain 26 independent living apartments along with amenity space for the residents. Exterior site improvements will include off-street parking, landscaping and storm water detention.

Heritage Communities has designed their new development to work in conjunction with The Heritage at Fox Run. This will allow the company to provide full continuum services for all levels of care for their residents in a campus setting. This will allow residents to stay within the campus and maintain social connections for a stronger connected community.

The total investment for this project is estimated at \$8.7 million, which includes land acquisition, site preparation and building construction. In addition, once all components of the project are

City Planning Commission

completed the equivalent of 25 full time positions will have been created. These positions range from skilled nursing, administrative, nutrition/culinary, housekeeping/laundry, management, resident services and clinical care workers such as CNAs.

Iowa Code permits the City to establish urban revitalization areas, which satisfy one of the five conditions outlined in Section 404.1. Staff believes a finding would be consistent under 404.1.4. Section 404.1.4 discusses an area, which is appropriate as an economic development area as defined in section 403.17.

On February 12, 2018, City Council approved Resolution 18-43 which directed staff to initiate the process of creating the Council Pointe Road Urban Revitalization Plan and Area. This resolution set March 26, 2018 as the date of the public hearing.

We specifically ask that the Commission consider finding the following:

- That the proposed Council Pointe Road Urban Revitalization Plan furthers the goals of the City's Comprehensive Plan by "providing quality senior housing or support services to allow senior citizens to remain in the community;" and
- That the Council Pointe Road Urban Revitalization Area is an area appropriate for urban revitalization designation as specified in Iowa Code Section 404.1.4. Section 404.1.4 discusses areas that are appropriate for economic development as defined by Section 403.17.

Staff Recommendation

The Community Development Department recommends approval of the Council Pointe Road Urban Revitalization Plan and finds the following:

1. That the proposed Council Pointe Road Urban Revitalization Plan furthers the goals of the City's Comprehensive Plan by "providing quality senior housing or support services to allow senior citizens to remain in the community;" and
2. That the Council Pointe Road Urban Revitalization Area is an area appropriate for urban revitalization designation as specified in Iowa Code Section 404.1.4. Section 404.1.4 discusses areas that are appropriate for economic development as defined by Section 403.17.

Attachments

Council Pointe Road Urban Revitalization Plan

Submitted by: Christopher N. Gibbons, AICP, Planner, Community Development Department