

February 26, 2025

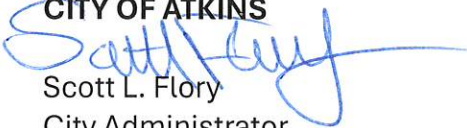
Members of the Planning & Zoning Commission:

The next regular meeting of the Atkins Planning & Zoning Commission is scheduled for 6:30 p.m., on March 13, 2025, in the Council Chambers at City Hall. Please refer to the attached agenda for the items discussed below:

ITEM #3A. **Atkins Urban Renewal Area/Plan Amendment.** In accordance with Section 403.5 of the Code of Iowa, the Atkins City Council has referred a proposal to amend the Atkins Urban Renewal Plan to the City's Planning & Zoning Commission. The amendment covers the addition of property to the Urban Renewal Area and authorizes the undertaking of a new Urban Renewal Project in the Urban Renewal Area. The amendment will enable the City to utilize tax-increment financing to support Stone Ridge Developing LLC in connection with the development of public infrastructure necessary for the development of a residential subdivision.

Section 403.5 of the Code of Iowa requires that before a public hearing is held by the City Council, a copy of the proposed Plan amendment must be submitted to the City's Planning & Zoning Commission for review and "recommendation as to its conformity with the general plan of development for the City".

The City Council has established March 25, 2025, at 6:30 p.m. as the date and time for the public hearing on the proposal.

CITY OF ATKINS

Scott L. Flory
City Administrator

PUBLIC NOTICE IS HEREBY GIVEN that the following governmental body will meet at the date, time, and place herein set out. The tentative agenda for said meeting is as follows:

TENTATIVE AGENDA
PLANNING & ZONING COMMISSION
CITY COUNCIL CHAMBERS-ATKINS CITY HALL
480 3rd AVENUE, ATKINS, IA 52206
MARCH 13, 2025
6:30 P.M.

Contact the City Clerk office at 319-446-7870 before 2 p.m. on the day of the meeting if you plan to speak before the Commission.

NOTICE TO THE PUBLIC: The Commission welcomes comments from the public during public input time. You are required to state your name and address for the record and to limit the time used to present your remarks to that others may be given an opportunity to speak. The order of business is at the discretion of the Chair.

1. Call to Order by Chairman
2. Approval of the Agenda
3. New Business:
 - a. Atkins Urban Renewal Area Plan Amendment:
 - i. Review of request, Mayor Bruce Visser and City Administrator Scott Flory
 - ii. Motion to recommend approval of Urban Renewal Plan Amendment to City Council.
 - iii. Discussion and consideration of Motion by Planning & Zoning Commission.
 - b. Little Free Library for the Main City Park.
 - i. Review of request, Atkins Friends of the Library, Mayor Bruce Visser.
 - c. City of Atkins Comprehensive Plan.
 - d. Building Inspection Services.
 - e. Present Application for Planning and Zoning Commission.

4. Other Business:
 - a. City of Atkins Zoning ordinance updates.
 - b. Public Input for items not on the agenda, limited to 3 minutes.
 - c. Future agenda items and meeting date and time.

5. Adjournment.

This Notice is given at the direction the Chair pursuant to Chapter 21, Code of Iowa, and the local rules of the City of Atkins, Iowa.

Posted March 12, 2025, City Hall and Post Office. 6:15pm

CITY OF ATKINS, IOWA

URBAN RENEWAL PLAN AMENDMENT
ATKINS URBAN RENEWAL AREA

March, 2025

The Urban Renewal Plan (the "Plan") for the Atkins Urban Renewal Area (the "Urban Renewal Area") of the City of Atkins, Iowa (the "City") is being amended for the purposes of adding certain property to the Urban Renewal Area and identifying a new urban renewal project to be undertaken in the Urban Renewal Area.

1) Addition of Property. The real property (the "Property") legally described on Exhibit A hereto is, by virtue of this Amendment, being added as the March, 2025 Addition to the Urban Renewal Area. With the adoption of this Amendment, the City will designate the Property as an economic development area. The Property will become subject to the provisions of the Plan for the Urban Renewal Area. It is anticipated that the City will adopt an ordinance providing for the division of property tax revenues, as set forth in Section 403.19 of the Code of Iowa, with respect to the Property.

2) Identification of Projects. By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following project description:

Name of Project: Stone Ridge Developing, LLC Housing Project

Date of Council Approval of Project: March 25, 2025

Description of Project: Stone Ridge Developing, LLC (the "Developer") has proposed to undertake the construction of public infrastructure improvements (the "Infrastructure Project") necessary for the development of a residential subdivision (the "Housing Project") on the Property (as defined in Section 1 of this Amendment). The addition of new residential housing in the City will enhance the quality of life in the City thereby resulting in additional economic development in the City.

It has been requested that the City provide tax increment financing assistance to the Developer to reimburse its efforts to complete the Infrastructure Project.

The costs incurred by the City in providing tax increment financing assistance to the Developer will include legal and administrative fees (the "Admin Fees") in an amount not to exceed \$12,500.

Description of Use of TIF: The City intends to enter into a development agreement with the Developer with respect to the Infrastructure Project and the Housing Project and to provide annual appropriation economic development payments (the "Payments") in an amount not to exceed \$660,000 to the Developer thereunder. The Payments made under the Agreement will be funded with incremental property tax revenues to be derived from the Property. It is anticipated that the City's total commitment of incremental property tax revenues with respect to the Infrastructure Project, including the Payments (\$660,000), the Admin Fees (\$12,500), and the LMI Set Aside (\$247,566) (as described below) will not exceed \$917,566.

LMI Set Aside: Pursuant to the provisions of Section 403.22 of the Code of Iowa, the City will provide low and moderate income family housing assistance in its area of operation in an amount not less than 37.51% of the amount of incremental property tax revenues applied to the Infrastructure Project.

3) Required Financial Information. The following information is provided in

Constitutional debt limit of the City:	<u>\$10,749,674</u>	
Outstanding general obligation debt of the City:	<u>\$ 5,595,000</u>	-
Proposed debt to be incurred in connection with		
March, 2025 Amendment*:	<u>\$ 660,000</u>	
(Project Costs)		
	<u>\$ 12,500</u>	(Admin
Fees)		
	<u>\$ 247,566</u>	(LMI
Amount)		
	<u>\$ 920,066</u>	
(Total)		

*It is anticipated that some or all of the debt incurred hereunder may be made subject to annual appropriation by the City Council.

□ EXHIBIT A
LEGAL DESCRIPTION
ATKINS URBAN RENEWAL AREA
MARCH, 2025

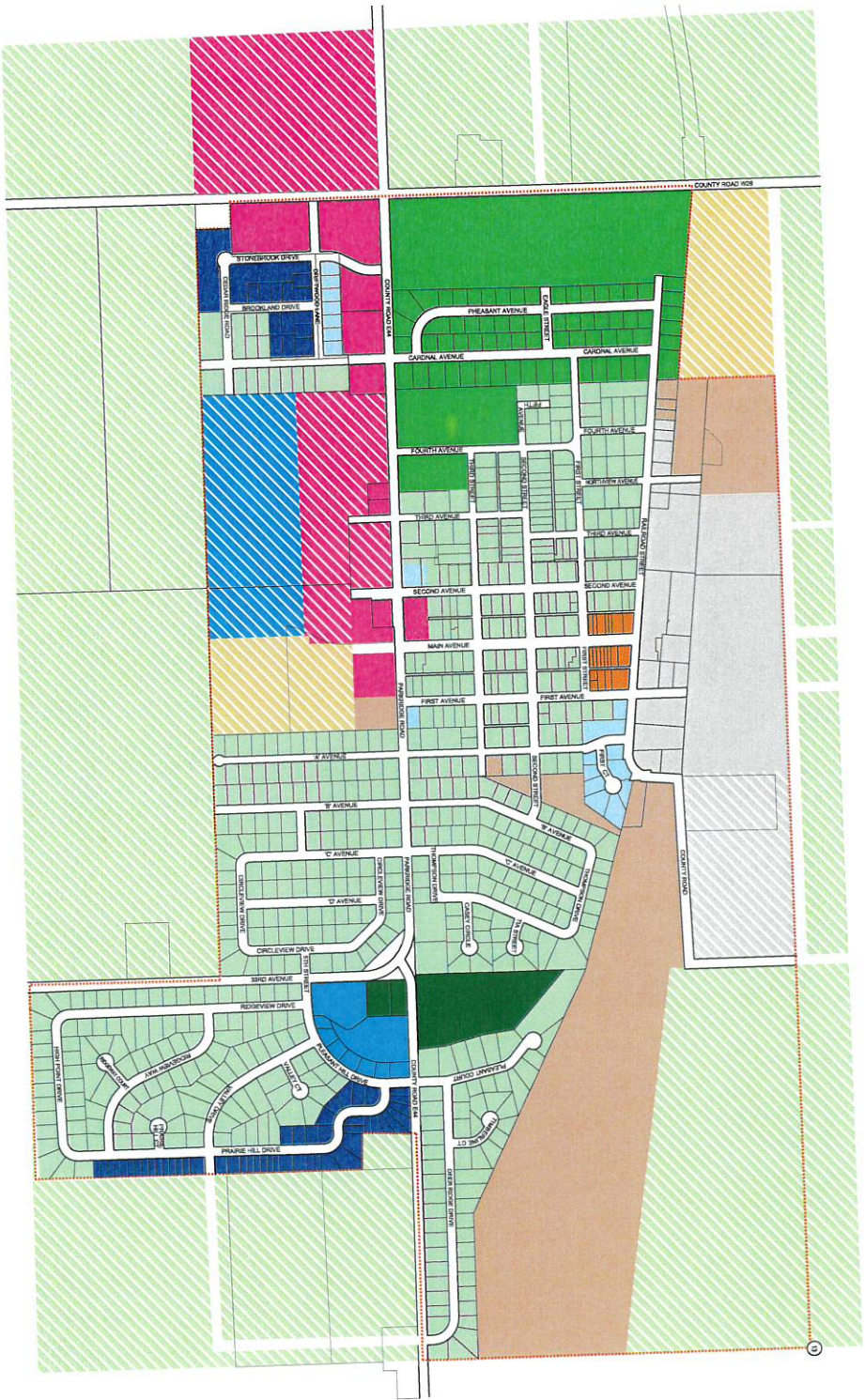
Beginning at the Southeast Corner of the Northwest Quarter of the Northwest Quarter of Section 23, Township 83 North, Range 9 West of the Fifth Principal Meridian; thence S88°08'06"W along the south line of said Northwest Quarter of the Northwest Quarter, 1111.16 feet to the Southeast Corner of Parcel A; thence N2°14'11"W along the east line of said Parcel A, 242.00 feet to the south boundary of Stone Ridge Fourth Addition in the City of Atkins, Benton County, Iowa; thence N88°08'06"E along said south boundary, 221.78 feet; thence N2°06'23"W along said south boundary, 78.49 feet; thence N87°53'37"E along said south boundary and the south boundary of Stone Ridge First Addition, 274.00 feet; thence S2°06'23"E along said south boundary of Stone Ridge First Addition, 30.00 feet; thence N87°53'37"E along said south boundary, 377.46 feet; thence S2°06'25"E along said south boundary, 8.00 feet; thence N87°53'37"E along said south boundary, 238.64 feet to the east line of said Northwest Quarter of the Northwest Quarter; thence S2°04'12"E along said east line, 286.24 feet to the point of beginning.

Said parcel contains 7.349 acres, subject to easements and restrictions of record.

AND

Certain real property situated in the City of Atkins, Benton County, State of Iowa, bearing the following addresses and Benton County Property Tax Parcel Identification Numbers:

<u>530 Stonebrook Dr.</u>	<u>Parcel 01004260</u>
<u>534 Stonebrook Dr.</u>	<u>Parcel 01004240</u>
<u>540 Stonebrook Dr.</u>	<u>Parcel 01004280</u>
<u>544 Stonebrook Dr.</u>	<u>Parcel 01004270</u>



FUTURE LANDUSE LEGEND

- AG Agricultural District
- Residential Single Family District
- Residential Multi-Family District
- BC Central Business Commercial District
- AC Arterial Commercial District
- LI Light Industrial District
- CN Conservation District
- Future Street
- Creeks And Streams

ZONING LEGEND

- AG Agricultural District
- 1SR-5 Residential Single Family District
- 1OR-5 Residential Single Family District
- 6 R-S Residential Single Family District
- 2-R-M Residential Multi-Family District
- 3 R-M Residential Multi-Family District
- 5 R-M Residential Multi-Family District
- BC Central Business Commercial District
- AC Arterial Commercial District
- LI Light Industrial District
- CN Conservation District
- City Limits

ORDINANCE NUMBER	DATE	DESCRIPTION
210	6/7/18	Central Business Commercial District
219	5/18/20	Change of Lot 312 from Single to Multi-Family
220	5/18/20	Change of Lot 328 from Single to Multi-Family

THE CITY COUNCIL HAS REVIEWED THE OFFICIAL ZONING MAP AND HAS ADOPTED THE FOLLOWING CHANGES TO THE OFFICIAL ZONING MAP, INCLUDING THE CHANGES BY ORDINANCE NUMBER AND DATE OF ADOPTION.



Atkins Future Land Use Map

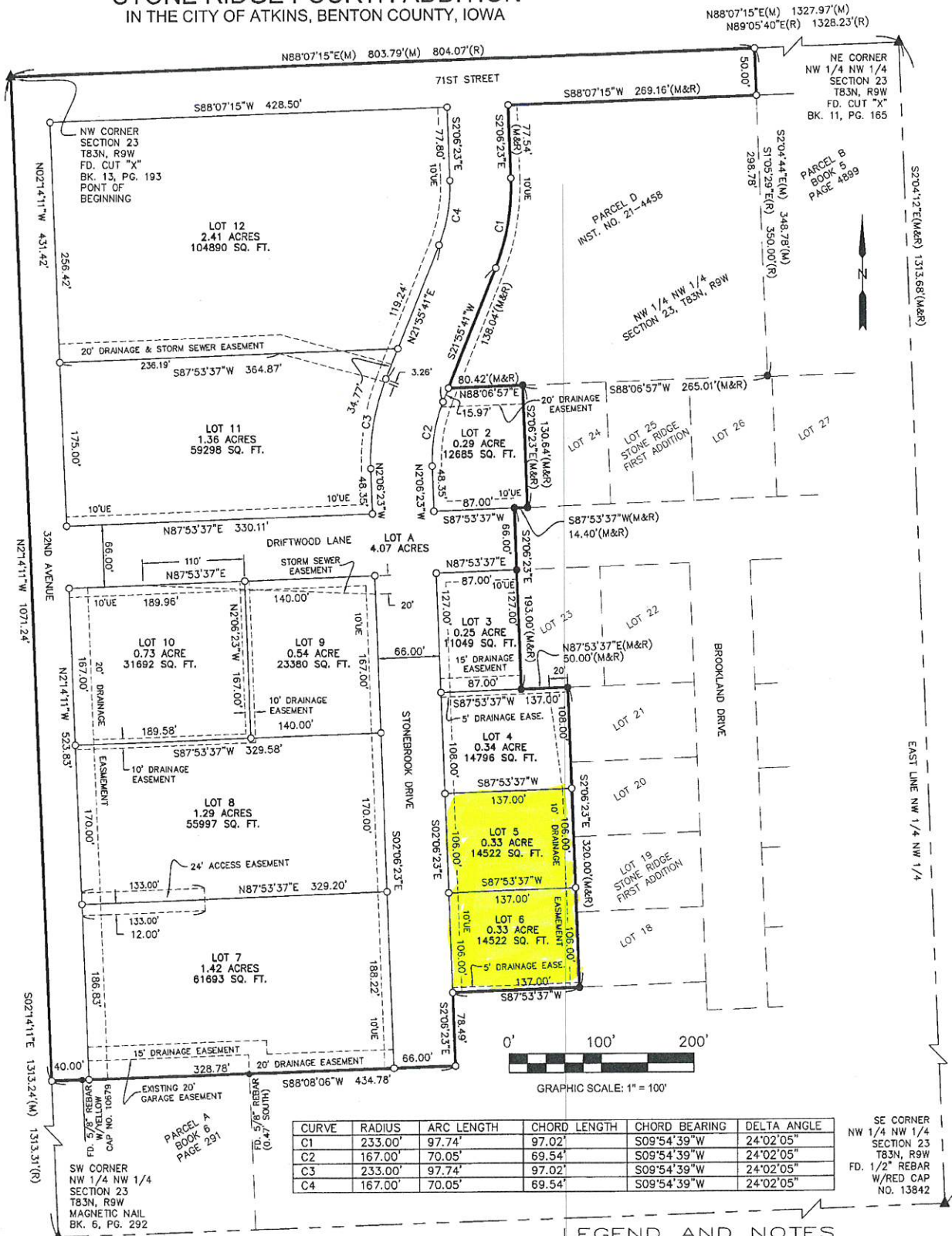
Atkins, IA

ADOPTED: 06/17/2019 UPDATED: 05/18/2020

PLOT DATE 2/15/2021

Four Parcels Removed from Urban Renewal

FINAL PLAT
STONE RIDGE FOURTH ADDITION
IN THE CITY OF ATKINS, BENTON COUNTY, IOWA



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	233.00'	97.74'	97.02'	S09°54'39"W	24°02'05"
C2	167.00'	70.05'	69.54'	S09°54'39"W	24°02'05"
C3	233.00'	97.74'	97.02'	S09°54'39"W	24°02'05"
C4	167.00'	70.05'	69.54'	S09°54'39"W	24°02'05"

LEGEND AND NOTES

- ▲ CONGRESSIONAL SECTION CORNER, FOUND
- PROPERTY CORNERS FOUND (or as noted)
- (1/2" rebar w/ red plastic cap embossed with "SCOTT 13842")
- PROPERTY CORNERS SET (1/2" rebar w/ red plastic cap embossed with "SCOTT 13842")
- PROPERTY &/or BOUNDARY LINES
- - - CONGRESSIONAL SECTION LINES
- - - EASEMENT, AS NOTED
- - - LOT LINES, PLATTED OR BY DEED
- (R) RECORDED DIMENSIONS
- (W) MEASURED DIMENSIONS

SCOTT SURVEY INC.
Stephen M. Scott, P.E. & L.S.
Civil Engineer & Land Surveyor

319-540-5263 www.scottsurvey.com
email@scottsurvey.com
P.O. Box 315, Center Point, IA 52213-0315

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDRETHS
BASIS OF BEARING IS GPS GRID NORTH

City of Atkins Iowa

January 24, 2025

Stone Ridge 5th Addition to the City of Atkins – General location – Description of the council work to be accomplished.

Source: Benton County Iowa- Beacon property records.



Figure 1 Map- Remove parcels in the red box from existing URBAN RENEWEL AREA – The parcels aren't used in this area.



Figure 2 Map -Location of Stone Ridge 5th Addition, Atkins IA - light blue box - yellow star



Figure 3 The deleted area - added to the Stone Ridge 5th Addition - creates the new AMENDED URBAN RENEWAL AREA FEBUARY 2025- in red. For the most benefit for this project.