


COUNCIL COMMUNICATION

	Number:	25-431	Meeting:	November 17, 2025
	Agenda Item:	43	Roll Call:	25-1561
	Submitted by:	Cody Christensen, Development Services Director		

AGENDA HEADING:

Hold Hearing on the proposed 2nd Amendment to the Urban Renewal Plan for the Drake Urban Renewal Area.

SYNOPSIS:

This roll call opens and closes the public hearing on the proposed 2nd Amendment to the Urban Renewal Plan for the Drake Urban Renewal Area. This Amendment updates Section II (D) of the Plan – City Zoning Requirements, amends Appendix A – Legal Description, Appendix B – Maps, and Appendix C – Financial Condition Report. The required consultation was held on October 30, 2025, and no comments have been received.

FISCAL IMPACT:

There is no direct fiscal impact with approval of this 2nd Amendment. The activities and projects that may be assisted by this urban renewal plan and tax increment revenues are listed in the plan text and are subject to separate City Council Action.

ADDITIONAL INFORMATION:

- The purpose of this 2nd Amendment to the Urban Renewal Plan for the Drake Urban Renewal Area is to:
 - Amend and update Section II – City Zoning Requirements to include descriptions for all zoning districts within the expanded urban renewal area boundary.
 - Amend Appendix A – Legal Description to expand the urban renewal area north of University Avenue along 32nd Street to the intersection with Forrest Avenue and east to 31st Street to carpenter Avenue, and south along 30th Street to University Avenue.
 - This action only expands the urban renewal area boundary. No changes are proposed to the existing TIF district boundary.
 - Amend Appendix B – Maps of the Drake Urban Renewal Area with expanded area included.
 - Amend Appendix C – Financial Condition Report to reflect current valuations and TIF projections for the urban renewal area.

Maps:



Green is the existing Drake Urban Renewal Area
Blue is the Proposed Expansion Area



Pink is the proposed new Drake Urban Renewal Area

PREVIOUS COUNCIL ACTION(S):

Date: October 20, 2025

Roll Call Number: [25-1402](#)

Action: [On](#) the proposed Second Amendment to the Urban Renewal Plan for the Drake Urban Renewal Area, (11-17-25). ([Council Communication No. 25-387](#)) Moved by Gatto to adopt. Second by Coleman. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Urban Design Review Board

Date: November 4, 2025

Resolution Number: N/A

Action: Motion by Clark to recommend approval of the Drake Urban Renewal Area 2nd Amendment as presented. Seconded by Snider. Yes – 9; No – 0; Abstain – 0; Absent – 2.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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