

CHAPTER 44**URBAN REVITALIZATION**

44.01 URBAN REVITALIZATION AREA I. The area legally described as follows is hereby designated as an urban revitalization area under Chapter 404 of the Code of Iowa and shall be known as Windsor Heights Urban Revitalization Area I:

Beginning at the N.E. corner of Lot 33 Wilshire Manor, an Official Plat now included in and forming a part of the City of Windsor Heights, Polk County, Iowa; thence south, along the east line of said Lot 33 Wilshire Manor, 281.1 feet to the S.E. corner of said Lot 33 Wilshire Manor; thence west, along the south line of said Lot 33 Wilshire Manor and said south line extended, 446.1 feet to the centerline of 73rd Street; thence northerly, along the centerline of 73rd Street, 103.85 feet to the extension of the north line of Lot 6 of Sherwood Forest Plat 1, an Official Plat now included in and forming a part of the City of Windsor Heights, Polk County, Iowa; thence west, along the extension of the north line and the north line of said Lot 6 of Sherwood Forest Plat 1, 131.0 feet to the N.W. corner of said Lot 6; thence south, along the west line of said Lot 6 of Sherwood Forest Plat 1, 129.0 feet to the S.W. corner of said Lot 6; thence west, along the south lines of Lots 5, 2 and 1 of Sherwood Forest Plat 1, 641.5 feet to the S.W. corner of Lot 1 of Sherwood Forest Plat 1 and also to a point on the east line of Lot 4 of Plaza Hills Plat 5, an official Plat now included in and forming a part of the City of Windsor Heights, Polk County, Iowa; thence south, along the east line of said Lot 4 of Plaza Hills, Plat 5, 100.00 feet to the S.E. corner of said Lot 4 of Plaza Hills Plat 5; thence west, along the south lines of Lots 4, 5 and 6 of Plaza Hills Plat 5, 240.0 feet; thence south, 100.00 feet; thence west 620.00 feet; thence north 100.00 feet to a point on the south line of Lot 12 Plaza Hills Plat 5; thence west, along the south lines of Lots 12, 13, 14 and 15, approximately 310.00 feet to the centerline of North Walnut Creek; thence northwesterly, along the centerline of North Walnut Creek, approximately 575.0 feet to a point on the south right-of-way line of Hickman Road; thence east along the south right-of-way line of Hickman Road approximately 2,646.00 feet to the point of beginning.

44.02 URBAN REVITALIZATION AREA II. The area legally described as follows is hereby designated as an urban revitalization area under Chapter 404 of the Code of Iowa and shall be known as Windsor Heights Urban Revitalization Area II:

The South 90 Feet of the North 420 Feet of Lot 1 and the East 35 Feet of the South 90 Feet of the North 420 of Lot 2, Suburban Farms, Windsor Heights, Polk County, Iowa.

44.03. URBAN REVITALIZATION AREA III. The area legally described as follows be and is hereby designated as an urban revitalization area under Iowa Code Chapter 404 and shall be known as Windsor Heights Urban Revitalization Area III:

The South 90 feet of the North 420 feet of Lot 1 and the East 35 feet of the South 90 feet of the North 420 of Lot 2, Suburban Farms, Windsor Heights, Polk County, Iowa.

44.04 FINDINGS AND PROCEDURES. The City Council received information, reviewed alternatives, and made evaluations regarding revitalization of the areas described in Sections 42.01, 42.02 and 44.03. The City Council has determined that several of the factors set forth in Code of Iowa Section 404.1 applied to said areas, including incompatible land use relationships, deterioration of site improvements, obsolescence and other factors impairing the sound growth of the City. Pursuant to its findings, the City Council has exercised its authority under Code of Iowa Chapter 404 and incorporates by reference, as if fully set forth herein, the procedures for eligibility established in Code of Iowa Chapter 404.