



Council Communication No. 97-360

SYNOPSIS —

On the July 7, 1997 agenda is a roll call to adopt the Nineteenth Amendment to the River Hills Urban Renewal Plan, which will change the 75-foot setback standard for University Avenue to the current Zoning Code standard of 25 feet.

FISCAL IMPACT —

None. Adoption of this amendment will allow the U.S. Post Office to proceed with plans for a \$3+ million expansion that will include a portion of the current 75-foot setback area.

RECOMMENDATION —

Approval of the Nineteenth Amendment to the River Hills Urban Renewal Plan.

BACKGROUND —

This amendment revises the current 75-foot setback from University Avenue for the two existing River Hills urban renewal projects located on University Avenue—the Des Moines Metro Credit Union and the U.S. Post Office—to 25 feet, the current Zoning Code standard.

The 75-foot setback standard for University Avenue was adopted in the original 1959 River Hills Urban Renewal Plan to provide for future additional street widenings. No additional widening of this segment of University Avenue is anticipated by the Traffic and Transportation Division.

In addition, the Post Office would like to expand; a portion of the 75-foot setback area represents the most efficient layout for expansion. Amending the Urban Renewal Plan setback standard to the current Zoning Code standard of a 25-foot setback is recommended. The proposed addition is estimated to add over \$3 million of assessed value to the current \$9.86 million assessment.

Other Review

- The Plan and Zoning Commission reviewed the Nineteenth Amendment at its June 19 meeting, and found the proposed amendment to be in conformance with the City’ s adopted land use plan. The Commission’ s recommendation was transmitted to the Council at its June 23, 1997 meeting.

- The Urban Renewal Board reviewed the Nineteenth Amendment at its June 24 meeting, and recommended approval of the proposed amendment. (The Board was unanimous in its recommendation, but did not meet quorum requirements.)

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