



**CITY COUNCIL  
COMMUNICATION:**

**ITEM \_\_\_\_\_**

**OFFICE OF THE CITY MANAGER  
CITY OF DES MOINES, IOWA**

**98-477**

**SYNOPSIS —**

**AGENDA:**

The City of Des Moines' Subdivision Code has incorporated the authority delegated to us under Iowa law to regulate subdivisions within two miles of the City's boundaries. On Wednesday, October 14, 1998, we filed written notice of our subdivision regulations with the Warren County Recorder. Any subdivision in Warren County within two miles of our boundaries, regardless of the manner in which the subdivision is accomplished, is required to be reviewed and approved by the City of Des Moines.

**OCTOBER 19, 1998**

**SUBJECT:**

**ENFORCEMENT OF  
SUBDIVISION  
REGULATIONS IN  
WARREN COUNTY**

**FISCAL IMPACT —**

**TYPE:**

N/A

**RESOLUTION  
ORDINANCE  
RECEIVE/FILE**

**RECOMMENDATION —**

**SUBMITTED BY:**

**Receive and File.**

**ERIC A. ANDERSON  
CITY MANAGER**

**BACKGROUND —**

With the anticipated completion of the extension of Iowa Highway 5, the expansion of the Airport, the relocation of Army Post Road, and the proposed annexation, the development potential for land in Warren County within two miles of our boundary has increased substantially. A number of significantly-sized parcels have been sold—apparently in anticipation of future development. Warren County representatives have suggested that there are real estate developments being considered in northern Warren County. While we do not wish to eliminate or reduce development in this area, we do feel it is essential

that proper subdivision standards be applied to eliminate the chance of additional sprawl.

At my request, the Corporation Counsel's office has recorded the subdivision ordinance in order to alert property owners, future developers, financial institutions, and others who may have an interest in our subdivision review and approval requirements. These requirements apply to all subdivisions-residential, commercial, and industrial.

Attachment