



**CITY COUNCIL
COMMUNICATION:**

ITEM _____

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

00-243

SYNOPSIS -

AGENDA:

City Manager's recommendation to deny request from Grace Church for annexation of proposed development land into the City.

JUNE 5, 2000

FISCAL IMPACT -

SUBJECT:

None.

RECOMMENDATION
TO DENY
ANNEXATION
REQUEST

RECOMMENDATION -

Approve recommendation to deny annexation request from Grace Church.

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

BACKGROUND -

SUBMITTED BY:

ERIC A. ANDERSON
CITY MANAGER

At the September 13, 1999 meeting, by Roll Call No. 99-2862, the City Council voted to refer to the City Manager's Office and the Community Development Department a request from Grace Church, 4200 East 25th Street, and Pearl Homes Partnership for the voluntary annexation into the City of property in the vicinity of Interstate 235, south of Broadway and north of Aurora Avenue (51 Acres).

At that time, the applicants indicated that the land would be used for a housing development and for the placement of a retirement facility.

I have held extensive discussions with staff from the Engineering and Community Development Departments, as well as staff from Polk County, and have concluded that I cannot recommend to Council that this annexation be approved.

Our analysis has shown that the proposed development would require long sewer and water connections which are expensive to construct and maintain. A larger issue, however, is that there is insufficient sewer capacity in both the City and County sewer systems to

adequately serve the needs of the projected number of housing units and the retirement facility.

Staff from the Polk County Engineer's Office have indicated that a modified development plan might be possible using septic tanks instead of sanitary sewers.

Therefore, if Council approves my recommendation to deny the annexation request, a communication will be sent to representatives of the applicants referring them to the Polk County Planning Division for consideration of their proposal.