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**CITY COUNCIL
COMMUNICATION:**

ITEM _____

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

00-456

SYNOPSIS -

AGENDA:

OCTOBER 2, 2000

SUBJECT:

PRELIMINARY
DEVELOPMENT
PLAN FOR THE
PROPOSED
DES MOINES
AGRIBUSINESS
PARK

On the October 2, 2000 Council agenda is the Preliminary Development Plan for the Proposed Des Moines Agribusiness Park to receive and file. This project is located in the vicinity of SE 43rd Street and Vandalia Road. The Plan provides background information and sets forth a detailed process upon which the final plan will be created. The City Manager's Office, through its Office of Economic Development, will lead the final development plan process. Ellen Walkowiak with the City's Office of Economic Development is coordinating the City activities relative to this project.

FISCAL IMPACT -

N/A.

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

RECOMMENDATION -

Receive/file.

SUBMITTED BY:

ERIC A. ANDERSON
CITY MANAGER

BACKGROUND -

On January 26, 1998 by Roll Call No. 98-275, the City Council adopted the SE Agribusiness Urban Renewal Plan and subsequently amended it on March 15, 1999 by Roll Call No. 99-756. The proposed Des Moines Agribusiness Park ("Park") is recognized as an area of focused redevelopment activity in the urban renewal plan. A detailed Park plan is necessary to facilitate this project.

The purpose of developing the Park is to build the property tax base, to increase the use of dense infrastructure and to develop value-added agribusiness-related uses. An extensive land development assessment is provided in the preliminary plan and is part of the foundation for the final plan.

The process to develop the final plan is:

- Survey and interview, as needed, Des Moines area agribusinesses and related experts to determine future land use needs.
- Create a sustainable development discussion guide to assist participants in providing input.
- Facilitate guided discussions with several groups including agribusinesses, developers, lenders and other business community representatives, infrastructure experts, neighborhood organizations and others.
- Synthesize recommendations and obtain feedback.
- Prepare and distribute the draft of the final plan for comment to various groups, including the Plan & Zoning Commission, Urban Renewal Board and City Council.
- Revise the plan and hold public hearings to adopt the final plan.

In January 2001, the final plan will be completed. It will include a boundary, a Land Use Concept Plan and associated covenants, a Land Assemblage Plan, a budget that identifies costs as well as actual and potential sources of public and private funding to implement the project, and a timeline.

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