

## Meeting Agendas/Info

### CITY COUNCIL COMMUNICATION:

ITEM \_\_\_\_\_

01-094

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

#### SYNOPSIS -

#### AGENDA:

Denial of the tax abatement application for 4301 SE 14th Street.

FEBRUARY 26, 2001

On December 18, 2000, the 9th Amendment to the Plan was approved (Roll Call No. 00-4680) and this property is in the area described by the plan.

#### SUBJECT:

DENIAL OF TAX  
ABATEMENT  
APPLICATION FOR  
2000 WITH  
CONDITIONS-4301 SE  
14TH STREET

The Community Development Department staff recommends denial of this tax abatement application filed in 2000 because it does not meet three of the four requirements to receive tax abatement as listed in the 9th Amendment to the City-Wide Urban Revitalization Plan. However, this property may receive tax abatement in the future if it meets all the requirements as listed in the 9th Amendment.

#### TYPE:

The requirements to receive tax abatement are as follows:

RESOLUTION  
ORDINANCE  
RECEIVE/FILE

1. The property must have frontage on SE 14th Street south of the Des Moines River.

#### SUBMITTED BY:

JAMES M. GRANT  
COMMUNITY  
DEVELOPMENT  
DIRECTOR

2. The improvements within the C-O, C-1, C-2, C-4 Commercial zoning districts and each habitable building upon the property must have 100%) of its exterior façade facing any public street, excluding windows and doors, covered with stone, brick, Dryvit or similar synthetic stucco treatment, architectural tilt-up concrete panels, tile, architectural block such as split-face block, or a combination of such materials. No part of the exterior façade facing any public street shall be metal, except that metal materials may be used as an accent or trim. The façade requirements shall apply to both street façades of habitable buildings on corner lots. The primary building material must also wrap around the sides of the building in either a wainscot application across the entire side or extend the entire elevation of the side façade a distance of at least four feet back from the street façade. The Community Development Director may, upon application, approve alternate exterior materials which provide an exterior appearance and durability equivalent to the permitted materials.

3. Landscaping must be installed for all parking areas serving the uses on the property. Such landscaping must satisfy the Landscaping Standards in the adopted Site Plan Policies for development in the C-1 and C-2 Districts, regardless of the current zoning of the property.

4. All outside trash containers must be enclosed with an enclosure matching the primary building materials of the habitable structures.

**FISCAL IMPACT -**

None.

**RECOMMENDATION -**

**Approval.**

**BACKGROUND -**

The City approved tax abatement to stimulate growth in the City and compete with the areas outside the City. This program has worked well; however, this property does not meet three of the four requirements to receive commercial tax abatement in this part of the City. Therefore, this property is not eligible for tax abatement unless it is able to meet all the requirements of the tax abatement district in the future.