

Meeting Agendas/Info

CITY COUNCIL COMMUNICATION:

ITEM _____

01-095

OFFICE OF THE CITY MANAGER CITY OF DES MOINES, IOWA

SYNOPSIS -

AGENDA:

FEBRUARY 26, 2001

SUBJECT:

DENIAL OF TAX
ABATEMENT
APPLICATIONS FOR
1999 WITH
CONDITIONS-2814 SE
14TH STREET AND
4300 SE 14TH STREET

The City Council has received two roll calls denying tax abatement to 2814 SE 14th Street and 4300 SE 14th Street (Roll Call No. 00-331, February 7, 2000, and Roll Call No. 00-467, February 21, 2000). The City Council has continued those requests until a new amendment to the City-Wide Urban Revitalization Plan could be prepared. On December 18, 2000, the 9th Amendment to the Plan was approved (Roll Call No. 00-4680), and these properties are in the area described by the Plan.

The Community Development Department staff still recommends denial of two tax abatement applications filed in 1999 because both do 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, these properties may receive tax abatement in the future if they meet 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 percent 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, or 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, these two properties do not meet three of the four requirements to receive commercial tax abatement in this part of the City. Therefore, these properties are not eligible for tax abatement unless they are able to meet all the requirements of the tax abatement district.