

**CITY COUNCIL
COMMUNICATION:**

02-532

AGENDA:

OCTOBER 7, 2002

SUBJECT:

LAND USE
DESIGNATIONS
FOR RECENT
ANNEXATIONS

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

SUBMITTED BY:

JIM GRANT
COMMUNITY
DEVELOPMENT
DIRECTOR

ITEM 67

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

SYNOPSIS —

On August 5, 2002, the City Council directed the City Manager to prepare a land use plan for the areas that have been recently annexed to the City generally located south of County Line Road. This communication serves to indicate the land use designations for the recently annexed areas.

FISCAL IMPACT —

Land use planning for these new areas of the City will be completed "in house" by City staff within the existing budget.

RECOMMENDATION —

Staff recommends that the City Council receive and file this communication and refer it to the City Plan and Zoning Commission to begin the process of review and recommendation for the 2020 Community Character Plan.

BACKGROUND —

The City Council approved the Des Moines' 2020 Community Character Plan on August 7, 2000 pursuant to Roll Call No. 00-3381. It was anticipated in 2000 that the involuntary annexation areas would be in the City of Des Moines soon after. Therefore, the land outside the City limits and in the proposed annexation area were included in the 2020 Community Character Plan with appropriate land use designations.

A map is attached that shows the current land use designations approved pursuant to Roll Call No. 00-3381 in relation to the newly annexed areas. There are only three portions of the recent voluntary annexation area that do not have a land use designation. They are as follows:

Area 1 — Generally located west of 80th Avenue and south of Relocated Iowa Highway 5. Staff suggests that a Planned Business Park or Auto Oriented Commercial – Small Scale Strip Development land use designation would be appropriate for the subject property based upon surrounding land use designations.

Area 2 — Generally located on the west side of 100th Avenue between County Line Road and Relocated Iowa Highway 5. Staff suggests that a Low Density Residential designation would be appropriate for the

subject property based upon surrounding land use designations.

Area 3 – Generally located at the southeast corner of Relocated Iowa Highway 5 and 100th Avenue. The subject property was previously commercially zoned in Warren County. Upon annexation to the City of Des Moines, the property was automatically zoned A-1, Agricultural. Staff suggests that an Auto Oriented Commercial designation is appropriate for at least a portion of the property (if promised as part of Annexation Agreement). Otherwise, staff believes that a Low Density Residential Designation is appropriate for the subject property.

In addition, the land use designation for the south side of Relocated Iowa Highway 5 west of SW 42nd (Old Highway 28) should be removed as the property was de-annexed from the City of Des Moines and annexed by the City of Norwalk.

Attachment