

**CITY COUNCIL
COMMUNICATION:**

03-285

AGENDA:

JUNE 23, 2003

SUBJECT:

INITIATION OF
AMENDMENTS TO
THE 2020 COMMUNITY
CHARACTER PLAN
AND ZONING FOR
RIVERPOINT WEST

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

SUBMITTED BY:

JIM GRANT
COMMUNITY
DEVELOPMENT
DIRECTOR

ITEM _____

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

SYNOPSIS —

The Riverpoint West area is currently designated as Traditional Industrial on the 2020 Community Character Plan for the Downtown Area and is currently zoned M-2, Heavy Industrial. Amendments to these designations are necessary to fulfill the City's vision for residential and commercial development in the Riverpoint West area. These amendments to the 2020 Community Character Plan and Zoning for Riverpoint West will clearly communicate the City's desire for commercial and residential redevelopment and authorize staff to meet with affected property owners to discuss rezoning options and the impacts of those rezoning options on individual properties.

FISCAL IMPACT —

None.

RECOMMENDATION —

Staff recommends that the City Council initiate and refer to the Plan and Zoning Commission amendments to the 2020 Community Character Plan and zoning of a portion of the Riverpoint West area, generally located south of MLK Parkway, west of SW 9th Street, and north and east of the Raccoon River from the "M-2" Heavy Industrial District to a zoning district classification that will best accommodate the residential and commercial uses anticipated for the area. This includes rezoning the DICO Superfund site to the "SO" Study Overlay District on an interim basis until the environmental issues with the site have been resolved, at which time the site may be rezoned to a district classification compatible with proposed adjacent residential and commercial uses.

BACKGROUND —

The City desires to capture the momentum generated by projects including but not limited to Gray's Lake, the Western Gateway, Eastern Gateway, Science Center of Iowa, Des Moines Public Library, MLK Parkway extension, and Principal Riverwalk.

While the City desires to accommodate and work with existing uses in Riverpoint West, the desire and practicality for Heavy Industrial land uses in

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Des Moines' Downtown has expired.

Provisions for use of the "SO" Study Overlay District are found in Chapter 134, Article 3, Division 29 of the Municipal Code. Property may be temporarily zoned to the "SO" Study Overlay District when a special environmental concern has been identified which uniquely impacts the property. An ordinance zoning property to the "SO" District shall be effective for three years, unless otherwise specifically provided in the ordinance.

