



Agenda Item:

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COUNCIL COMMUNICATION City Manager's Office

GENERAL INFORMATION

Agenda Date: 3/22/04

Communication

No.: 04-146

Agenda Item Type: Ordinance

Roll Call

No.:

Submitted by: Larry Hulse, Director, Community Development Department

SUBJECT—

Review and approval of the City of Des Moines' Landscape Standards as part of the City's Site Plan Policies.

SYNOPSIS—

Council is asked to consider adopting the City of Des Moines Landscape Standards as part of the Site Plan Policies. The landscape standards would apply to selected Residential districts, C-0 and C-4 commercial districts, the downtown zoning districts: C-3, C-3A, C-3R, and the M-1, M-2 and M-3 Industrial districts. There are currently landscape standards in place for C-1 and C-2 districts.

FISCAL IMPACT—

There is no immediate impact with the adoption of the standards. There may be an increased capital cost to public projects, e.g. new surface parking lots, new fire station etc. to meet the landscape standards.

RECOMMENDATION—

Approval

BACKGROUND—

Former Mayor Peston Daniels established the Landscape Taskforce in 2001 which then formed a committee to spearhead the development of a set of landscape standards city-wide. A core team of city staff from Community Development, Parks and Recreation and the City Forester produced *The City of Des Moines Landscape Standards* proposed to become part of the City's Site Plan Policies and as such, they will be required for new development (and some re-development) that is required to undergo site plan review by the City.

Currently, landscaped standards required by Des Moines are substandard in comparison to metro-wide communities. The proposed standards will elevate Des Moines to the mid-point in requirements in comparison to the metro area.

The **City of Des Moines Landscape Standards** propose the following:

1. Open space, bufferyard and parking lot landscaping standards for religious, educational and public facilities and for multi-family development located in R-1 through R-4 (Residential) zoning districts. This includes public schools, churches, fire stations, community centers, parks etc.
2. Open space, bufferyard, interior parking lot, and expanded perimeter parking lot landscaping standards for C-4 zoning districts (Shopping Center Commercial).
3. Parking lot and parkway (streetscape) standards for C3, (Central Business District), C3-A, (Central Business District Support), DR (Downtown Riverfront), and *expanded* parking lot and parkway landscape standards for C3-R, (Central Business District Mixed-Residential)
4. Open space, bufferyard, and parking lot standards for M-1, Light Industrial, M-2, Heavy Industrial and M-3, Limited Industrial.

The landscape standards are also intended to apply to the new D-R Downtown Riverfront Zoning District.

The Landscape Standards apply to:

- a) New development of vacant land or removal of building, pavement, or a combination thereof,
- b) A renovation totaling more than 50% of the assessed value of a structure, or an addition of more than 50% of the total square footage of an existing structure. At a minimum, the parking lot/display lot requirements need to be met. The open space, bufferyard and perimeter parking lot may be required and will be evaluated for compliance on a case-by-case basis.
- c) The redevelopment of existing sties which :
 - create a more intensive change in use,

- increases the required parking or requires a new Certificate of Occupancy, or Certification of Zoning Compliance.

Process

The proposed standards have been reviewed by members of the Mayor's Landscape Taskforce, city staff from Engineering, including Public Works and Traffic and Transportation, as well as staff from the Office of Economic Development.

The Regulations and Ordinance subcommittee of the Plan and Zoning Commission and the Urban Design Review Board also reviewed and commented and their suggestions have been incorporated. In addition, downtown developers, property owners, other stakeholders as well as architects and landscape architects were invited to a public meeting, held in October 2003, to provide comment. (see attached list of invitation and invitees).

When the new zoning ordinance is adopted, these standards will be updated to ensure that they apply to the appropriate new district names.

MEETING ANNOUNCEMENT

Des Moines Landscape Standards

presentation and input session

5:30 p.m.

Monday, October 27, 2003

Des Moines Botanical Center, Walsh Room
909 East Riverside Drive

As directed by The Mayor's Landscape Taskforce, city staff has developed a set of landscape standards to expand the realm of the City's existing landscape requirements. The standards are proposed to become part of the City's Site Plan Policies. As such, they will be required for new development (and some re-development) that is required to undergo site plan review by the City. A copy of the proposed *Des Moines Landscape Standards* document can be found at:

http://www.dmgov.org/departments/CD/Landscape_Standards_Draft_3.5.pdf

The standards include both the newly proposed landscape standards as well as those that the City currently has in place. The new proposed standards consist of the following:

- The addition of open space, bufferyard and parking lot landscaping for Residential zoned districts (as applied to institutional and government uses such as churches, apartment buildings, schools, fire stations and parks that may occur in a Residential (R) district).
- The addition of open space, bufferyard, and interior parking lot landscaping, and an increase of the perimeter parking lot landscaping required for C-4 zoning districts (Shopping Centers).
- The addition of parking lot standards, and parkway (streetscape) standards for the C3, Central Business Districts; and C3-A, Central Business District Support.
- The addition of standards for the M districts (M-1, Light Industrial and M-3, Limited Industrial).

We encourage you to attend this informational and share your comments.

It is anticipated that the standards will then proceed to the Plan and Zoning Commission for their recommendation and then to the Des Moines City Council for adoption as part of the Site Plan Policies.

Please call Joe Bohlke, Deputy Zoning Enforcement Officer with questions @ 283-4516

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