



Agenda Item:

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## COUNCIL COMMUNICATION City Manager's Office

### GENERAL INFORMATION

Agenda Date: 12/20/04  
04-639

Communication No.:

Agenda Item Type: Resolution  
No.:

Roll Call

Submitted by: Larry Hulse, Community Development Director

### SUBJECT—

Set Hearing for 1/10/2005 regarding the following Zoning Ordinance and Site Plan Regulation text amendments:

- City initiated amendment to the Zoning Ordinance text to enact a new Division 21B to Article III (Districts) of Chapter 134 (Zoning), establishing a new “C-3B” Central Business Mixed Use District.
- City initiated amendment to the Site Plan Regulations (Chapter 82) to enact “C-3B” Design Guidelines and make all new vehicle display lots subject to Site Plan Review by the Plan and Zoning Commission.
- City initiated amendment to the Zoning Ordinance text to revise Division 22A to Article III of Chapter 134 (“D-R”, Downtown Riverfront District) to provide for consistent treatment of signage and building height.
- City initiated amendment to the Zoning Ordinance text to revise Section 134-1276 (p) to provide for consistent treatment of signage in the sign overlay districts.
- City initiated amendment to the Zoning Ordinance text to revise Division 21 to Article III of Chapter 134 (“C-3A”, Central Business District Support Commercial) to encourage monument signs.

### SYNOPSIS—

The proposed “C-3B” Central Business Mixed Use District and “C-3B” Design Guidelines are result of a collaborative effort between property owners in the Riverpoint West area, the

Downtown Community Alliance and City of Des Moines. The “C-3B” District and Design Guidelines balance the needs of a majority of the existing property owners and land uses in Riverpoint West with the vision for residential and commercial development. The creation of the C-3B district necessitated minor changes to the D-R District, the C-3A District and sign overlay districts for consistency purposes. The Plan and Zoning Commission is scheduled to make recommendations regarding the proposed text amendments on January 6, 2004. The Commission’s recommendations will be forwarded to the City Council prior to the hearing on January 10, 2004.

**FISCAL IMPACT—**

None

**RECOMMENDATION—**

Approval

**BACKGROUND—**

On June 23, 2003, by Roll Call 03-1459, Council initiated rezoning of the Riverpoint West area. The rezoning was placed on hold until general consensus could be reached regarding the most appropriate zoning district classification. Representatives of the Downtown Community Alliance met with property owners in the area to develop such a consensus. The result of the meetings was a draft of the new “C-3B”, Central Business Mixed Use District.

An amended draft of the C-3B text and the C-3B Site Plan Design Guidelines were presented by City staff at a property owner meeting on December 8, 2004. The final drafts of these documents have accommodated revisions requested at the meeting.

Minor text amendments are also proposed to the D-R, Downtown Riverfront; C-3A, Central Business District Support Commercial; ESO, Entertainment Sign Overlay; and PSO, Pedestrian Sign Overlay Districts to maintain consistency with the new C-3B District such as sandwich board regulations and clearance heights.