



Agenda Item:

55A

COUNCIL COMMUNICATION City Manager's Office

GENERAL INFORMATION

Agenda Date: 1/10/2005

Communication

No.: 05-013

Agenda Item Type: Resolution

Roll Call

No.:

Submitted by: Larry Hulse, Community Development Director

SUBJECT—

Public Hearing 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.
- Resolution approving amendment to the landscape standards in the adopted site plan policies to provide that the site plans for development in the "C-3B" and "D-R" Districts shall be subject to the landscape standards established for the "C-3", "C-3R" and "C-3A" Districts.

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. Staff has received comments and conceptual site layouts from Hubbell Realty Company expressing concerns about the proposed “C-3B” Design Guidelines. However, staff believes that these conceptual site layouts may be fundamentally inconsistent with the City’s vision for Riverpoint West. For example, the proposed site layout contemplates a suburban style, one-level office/warehouse development, whereas the area could be developed with some residential components that relate to development on adjoining land to the west. Staff further believes that changes to the conceptual site layouts are warranted rather than changes to the proposed “C-3B” Design Guidelines. The creation of the “C-3B” district necessitated minor changes to the “D-R”, Downtown Riverfront District, the “C-3A, Central Business Support Commercial District, sign overlay districts and landscape standards for consistency purposes. The Plan and Zoning Commission is scheduled to make recommendations regarding the proposed text amendments on January 6, 2005. The Commission’s recommendations will be forwarded to the City Council prior to the January 10, 2005 hearing.

FISCAL IMPACT—

N/A.

RECOMMENDATION—

Approval of Resolution to Set Hearing.

BACKGROUND—

On June 23, 2003 the City Council adopted Roll Call 03-1459 initiating 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”, Central Business Mixed Use District such as sandwich board regulations and clearance heights. The “C-3B”, “C-3A”, C-3R”, “C-3” and “D-R” Districts are all subject to the same Landscape Standards.