



Agenda Item:

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COUNCIL COMMUNICATION City Manager's Office

GENERAL INFORMATION

Agenda Date: 02/07/05

Communication

No.: 05-051

Agenda Item Type: Resolution and Ordinances

Roll Call

No.:

Submitted by: Richard Clark, Deputy City Manager

SUBJECT—

Public Hearing on various related amendments to the Zoning Ordinance, Site Plan Regulations and items regarding rezoning of the Riverpoint West area located west of SW 9th Street and North and East of the levy of the Raccoon River.

SYNOPSIS—

The City Council is asked to:

1. Pass a resolution approving an amendment to the Des Moines 2020 Community Character Land Use Plan to change the future land use classification for the Riverpoint West Area to the Support Commercial classification. This amendment, without a further rezoning, does not preclude the continued use of properties in the area for their standard warehouse and flex space type of development.
2. Give the first of three required readings to ordinances which:
 - Amend the text of the Zoning Ordinance to establish a new "C-3B" Central Business District Mixed Use District.
 - Amend the text of the Site Plan Regulations to establish design guidelines for the review of site plans for development within the new "C-3B" District.
 - Rezone the Riverpoint West area to the "C-3B" District; and,

- Rezone the DICO property to impose the additional "S-O" Study Overlay District classification and associated regulations on top of the "C-3B" District zoning.

Staff has held preliminary meetings with the two primary development interests who are currently working on plans for the area: Hubbell Realty and a development team comprised of Ryan Construction, Sherman Associates, and Rottlund Homes (RSR). Staff believes that an overall agreement should be reached between the City and these two development interests prior to final consideration of the proposed legislation in order to achieve the desired overall development for Riverpoint West. This may include revisions to the proposed C-3B site plan guidelines.

An additional amendment to the Des Moines 2020 Community Character Land Use Plan may be needed in the future to encourage residential development or in order to support an approved development plan.

FISCAL IMPACT—

These actions have no fiscal impact.

RECOMMENDATION—

Staff recommends that the City Council proceed with the first reading only of all legislation regarding Riverpoint West, with the understanding that by the final consideration the City will reach an overall agreement with Hubbell Realty and a development team comprised of Ryan Construction, Sherman Associates, and Rottlund Homes (RSR) that achieves the desired overall development for Riverpoint West.

BACKGROUND—

On June 23, 2003 the City Council adopted Roll Call 03-1459 initiating rezoning of the Riverpoint West area to a zoning district classification that would best accommodate the residential and commercial uses anticipated for the area. Council also initiated the addition of the Study Overlay District designation to the DICO Superfund site on an interim basis until the environmental issues with the site have been resolved.

Staff met with property owners and tenants within the Riverpoint West area to discuss rezoning options. The rezoning was later placed on hold due to a lack of consensus among property owners, the Downtown Community Alliance and the City regarding the most appropriate zoning designation for the area.

General consensus has now been reached in the form of the new "C-3B" Central Business Mixed Use District. The district balances 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 proposed zoning ordinance, site plan regulations and rezoning allows for a range of uses including residential, commercial, office, and warehousing. However, the overall "vision" for the Riverpoint West area calls for a significant amount of new housing, retail uses, commercial

(office) uses, and some office/warehouse flex space. The attached preliminary concept plan for the area illustrates how these various uses could be accommodated in the area.

In order to achieve the desired overall development for Riverpoint West it is necessary an agreement be reached with the two primary development interests who are currently working on plans for area: Hubbell Realty and a development team comprised of Ryan Sherman Rottlund (RSR). This agreement would address several points including the following:

- The development of the housing, retail, and commercial areas on the proposed land use plan by RSR, and the development of the flex space by Hubbell; it is understood that land would need to be voluntarily transferred between the developers in order to accomplish this objective.
- The construction of key infrastructure components (11th Street from MLK Pkwy to MTA Lane) and a plan for the environmental remediation of Hubbell's PDM property; it is understood that the City would make available EPA funds obtained by the City for this purpose.
- An overall economic development financing strategy to be prepared and submitted to the City by George Sherman.
- The need for PUD rezoning for all areas to be developed by Hubbell and RSR.

In addition to the above items, both developers have expressed some concerns about the design guidelines, which are part of the new C-3B zoning classification. These concerns relate primarily to the minimum height requirement, and to the frontage requirement. Staff will be working with both developers to review these concerns prior to final reading of the ordinance.

Riverpoint West Proposed Uses

OED January 2005

