



Agenda Item:

78

COUNCIL COMMUNICATION City Manager's Office

GENERAL INFORMATION

Agenda Date: 03/28/05
05-159

Communication No.:

Agenda Item Type: Ordinance

Roll Call No.:

Submitted by: Larry Hulse, Community Development Director

SUBJECT—

Third and final consideration of items related to Riverpoint West:

- To establish new “C-3B” Central Business Mixed Use District.
- To establish design guidelines for review of site plans for development within new “C-3B” District, and requiring Plan and Zoning Commission approval of site plans for vehicle display lots in all districts.
- 2020 Community Character Plan Land Use Map Amendments for the Riverpoint West Area from Traditional Industrial and High Density Residential / Limited Commercial to Support Commercial.
- Rezoning of the Riverpoint West area generally bounded on the north by SW Cherry Street from SW 9th to SW13th, Mulberry Street from SW 13th to SW 16th, and Locust Street from SW 16th to Fleur Drive; on the west and south by the levy of the Raccoon River; and the east by SW 9th Street from “M-1”, Light Industrial and “M-2” Heavy Industrial to “C-3B”, Central Business Mixed Use District.
- Rezoning of the DICO property to add the S-O, Study Overlay District designation and requirements due to special environmental concerns associated with subsurface contamination.

SYNOPSIS—

On March 7, 2005 the City Council delayed final consideration of the above items until March 28, 2005. Staff is making good progress 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) but an overall agreement has not yet been reached. Staff believes such an agreement is necessary 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. Therefore, staff recommends that the third and final consideration of the ordinances be scheduled for May 9, 2005 pending an agreement being reached between the City and the two development interests.

FISCAL IMPACT—

None

RECOMMENDATION—

Approval

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.

In order to achieve the desired overall development for Riverpoint West it is necessary that 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:

- As related to 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.
- In regard to 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 will be prepared and submitted to the City by George Sherman.
- PUD rezoning is necessary for all areas to be developed by Hubbell and RSR.

A great deal of discussion has occurred between the developers since the first reading of the ordinance and significant forward progress has been made. Staff recommends that the third and final consideration of the ordinances be scheduled for May 9, 2005. At that meeting, the Council will also be presented with an agreement between the development groups as well as the preliminary terms of agreement for the redevelopment of Riverpoint West.