



Agenda Item:

53 A-E

COUNCIL COMMUNICATION City Manager's Office

GENERAL INFORMATION

Agenda Date: 5/9/2005
245

Communication No.: 05-

Agenda Item Type: Ordinance
No.:

Roll Call

Submitted by: Larry Hulse, Community Development Director

SUBJECT—

Third and final consideration of items related to Riverpoint West.

SYNOPSIS—

This is the third and final consideration of the following 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.
- 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 on 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.

And adoption of resolution approving:

- 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.
- Application of the existing "C-3", "C-3R" and "C-3A" Landscape Standards to development within the "C-3B" and "D-R" Districts.

FISCAL IMPACT—

N/A.

RECOMMENDATION—

Delay final action until May 23, 2005.

BACKGROUND—

On March 28, 2005 the City Council delayed final consideration of the above items until May 9, 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 final action on these matters be scheduled for May 23, 2005, pending an agreement being reached between the City and the two development interests.