



Agenda Item:

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COUNCIL COMMUNICATION City Manager's Office

GENERAL INFORMATION

Agenda Date: 12/05/05
Agenda Item Type: Resolution
No.:

Communication No.: 05-683
Roll Call

Submitted by: Larry Hulse, Community Development Director

SUBJECT—

Resolution setting Public Hearing regarding request from Chris and Marsha Belcher (Owners) to rezone property located at 111 E. 28th Street from "M-1" Light Industrial District to "R1-60" One-Family Low Density Residential (12/19/05).

SYNOPSIS—

The Plan and Zoning Commission is scheduled to review this rezoning request on December 1, 2005. The recommendation of the Plan and Zoning Commission will be forwarded to the City Council prior to the public hearing on December 19, 2005.

FISCAL IMPACT—

N/A.

RECOMMENDATION—

Approval of a resolution setting public hearing for December 19, 2005.

BACKGROUND—

The subject property is located within the Fairground Neighborhood. The Fairground Neighborhood Action Plan and Des Moines' 2020 Community Character Plan land use map designate the subject property for future Low Density Residential use based upon the existing single-family residential structure on the property. Under the current M-1 zoning, the existing residential structure is "grandfathered", but could not be rebuilt if destroyed beyond 60%. The current owner would like to sell the existing single-family dwelling. However, the purchaser's lender will not finance the sale unless the residential structure can be rebuilt if it were 100% destroyed. Rezoning the property to "R1-60" One-Family Low Density Residential in compliance with the Des Moines' 2020 Community Character Plan would allow such reconstruction to occur. The Plan and Zoning Commission is scheduled to review this

rezoning request on December 1, 2005. The recommendation of the Plan and Zoning Commission will be forwarded to the City Council prior to the public hearing on December 19, 2005.