



Council
Communication
Office of the City Manager

Date

September 25, 2006

Agenda Item No. 13

Roll Call No. 06-

Communication No. 06-620

Submitted by: Larry Hulse, Community
Development Director

AGENDA HEADING:

Approval of Final Plat for Vista Broadway Industrial Plat 1 in Des Moines

SYNOPSIS:

Approval of the Final Plat for Vista Broadway Industrial Plat 1 located in Des Moines, west of E. 14th Street and north of E. Broadway Avenue, that will have 9 industrial lots zoned M-1. The owner and developer of the property is Vista Real Estate, (Al Rivers, principal) 2400 86th Street, Suite 24, Urbandale, IA 50322.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

Vista Real Estate & Investment Corporation (Al Rivers, President, 2400 86th Street, Suite 24, Urbandale, IA) would like to create a business park at NE 14th Street and NE Broadway Avenue. Vista intends to sell the lots to small- to medium-sized businesses that would construct owner-occupied buildings. A majority of the businesses would be from East Des Moines that would like to expand and prefer to own rather than lease space. Each business would employ approximately 7 to 15 skilled and semi-skilled workers. The developer has not identified specific purchasers yet. However, based on initial discussions with potential buyers, Vista believes that build-out will occur within five years from the date of rezoning, which Council initially approved on July 10, 2006.

This plat will be eligible to receive abatement for improvements made to the property if the improvements to each lot meets specified design guidelines for new construction. The preliminary plat was approved by the Plan and Zoning Commission on August 17th, 2006.

PREVIOUS COUNCIL ACTION(S):

Date: August 7, 2006

Roll Call Number: 06-1599

Action: On Eighteenth Amendment to the Restated Urban Revitalization Plan for the City-Wide Urban Revitalization Area for development and redevelopment of E. 14th and Broadway Business Park located west of E. 14th Street, south of Interstate 35/80 and east of NE 7th Street. [Council Communication No. 06-487](#)) Moved by Mahaffey to adopt. Motion Carried 6-1.

BOARD/COMMISSION ACTION(S):

Date: August 17, 2006

Roll Call Number: Plan and Zoning Commission

Action: Approved Preliminary Plat for Vista Broadway Industrial Plat 1

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE