



Council Communication

Office of the City Manager

Date

September 24, 2007

Agenda Item No. 25

Roll Call No. 07-

Communication No. 07-587

Submitted by: Larry Hulse,
Community Development Director

AGENDA HEADING:

Set Hearing on request from Curly Top, LLC (developer) represented by John Mauro (officer) to rezone property located at 1900 SE 6th Street from Limited "R-3" Multiple-Family Residential District to "R-3" Multiple-Family Residential District, to remove the existing condition requiring a Planned Unit Development and allow up to 80 units of senior apartments. The subject property is owned by the South Des Moines Little League, Inc. (10/8/2007)

SYNOPSIS:

The Plan and Zoning Commission is scheduled to review and make a recommendation regarding this proposed rezoning request on October 4, 2007. The Planning and Zoning Commission's recommendation will be forwarded to the City Council on October 8, 2007.

FISCAL IMPACT: NONE

Amount: N/A

Funding Source: N/A

ADDITIONAL INFORMATION:

Curly Top, LLC has abandoned the proposed development of senior apartments at 1720 SW 1st Street due to soil issues and is now seeking to develop 80 units of senior apartments at 1900 SE 6th Street.

The property at 1900 SE 6th Street was rezoned to a R-3, Multiple-Family Residential District on June 19, 2006 subject to the following limitation:

"The Property shall not be subdivided by plat of survey, subdivision plat or other means, and no building permit shall be sought or issued for any habitable structure upon the Property, until the Property has been rezoned to the "PUD" Planned Unit Development District pursuant to the Zoning Ordinance of the City of Des Moines. It is the intent of the City by requesting this condition, and of the owners by consenting to this condition, that the property ultimately be redeveloped with townhomes in accordance with an approved "PUD" Conceptual Development Plan at a density not to exceed that allowed in the "R-3" Multiple Family Residential District."

The applicant is seeking to remove the PUD condition so townhomes can be developed on this property.

If the rezoning is approved, the development would still be subject to a multi-family residential site plan review by the Plan and Zoning Commission.

PREVIOUS COUNCIL ACTION(S):

Date: June 19, 2006.

Roll Call Number: 06-1228.

Action: On rezoning of property in vicinity of 1900 SE 6th Street, owned by the South Des Moines Little League, from the “R1-60” (One-Family Low Density Residential) and the “C-1” (Neighborhood Retail Commercial) to a Limited “R-3” (Multiple Family Residential), (requires six affirmative votes). Moved by Vlassis that this ordinance do now pass, #14,569. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Date: October 4, 2007.

Roll Call Number: N/A

Action: The Plan and Zoning Commission will review and make a recommendation regarding the proposed rezoning request. The Planning and Zoning Commission’s recommendation will be forwarded to the City Council on October 8, 2007.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Hold the public hearing regarding the proposed rezoning on October 8, 2007. The Council will also be asked to consider approval of a HOME Loan for the senior apartment tax credit project.