

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b> February 28, 2011
	<b>Agenda Item No.</b> <b>56B</b> <b>Roll Call No.</b> <b><u>11-0360</u></b> <b>Communication No.</b> <b><u>11-103</u></b> <b>Submitted by:</b> <b>Phil Delafield, Community Development Director</b>

**AGENDA HEADING:**

Public Hearing regarding amendments to the 2020 Community Character Plan Future Land Use Map and rezoning of property in accordance with the 2 Rivers District Plan.

**SYNOPSIS:**

The 2 Rivers District consists of the area generally bounded by the Raccoon River and Des Moines Rivers to the north, SE 1st Street to the east, Indianola Avenue and Indianola Road to the south, and SW 7th Street to the west. The 2 Rivers District Plan was approved by the City Council on January 5, 2009 and staff was directed to initiate land use plan and zoning plan amendments to implement the plan. On December 6, 2010, the City Council approved a temporary moratorium on the approval of site plans and permits for the construction or development of new uses and structures within the 2 Rivers District that are incompatible with the 2 Rivers District Plan. The moratorium expires on April 12, 2011. On February 3, 2011 the Plan and Zoning Commission voted 12-0 to recommend approval of the proposed 2020 Community Character Plan Land Use Map and zoning map amendments. Staff recommends approval the proposed amendments.

**FISCAL IMPACT: NONE**

Amount: N/A

Funding Source: N/A

**ADDITIONAL INFORMATION:**

The 2 Rivers District is located south of the downtown and is generally bounded by the Raccoon River to the north, SE 1st Street to the east, Indianola Road to the south and SW 7th Street to the west. This area was affected by the extension of Indianola Avenue from the SE 1st Street intersection across the Raccoon River to SW 3rd Street. This street project altered traffic patterns in the area and opened up underutilized sites for redevelopment. The area currently consists of a mix of light industrial, auto-oriented commercial and residential classifications that do not match up with the vision of an urban mixed-use area containing a mix of pedestrian friendly commercial and residential uses.

On December 5, 2005, the City Council, by Roll Call 05-2877, approved an agreement with Brian Clark and Associates for preparation of a land use and redevelopment plan for the area. Brian Clark and Associates worked with a steering committee, stakeholders, residents, and staff to develop a plan that recommends appropriate future land uses; identifies underutilized sites; and provides a conceptual design for the area that integrates the trail system, Columbus Park, new multi-family units, the existing single-family residences to the east and a proposed cultural center.

Public input was gathered through a series of public workshops, which occurred on February 27, 2006; April 5, 2006; and May 23, 2006, as well as steering committee meetings. The steering committee, which was comprised of representatives from the City, the County, the McKinley School/Columbus Park Neighborhood, the Italian-American Cultural Center, Meredith Corporation and Principal Inc., met four times to provide guidance on creating a cohesive vision from the input gathered at the public workshops.

The executive summary section of the 2 Rivers District Plan provides the following synopsis of the plan's overall vision.

“The 2 Rivers District Land Use and Redevelopment Plan proposes a long-range vision that protects the assets of the area while creating new opportunity for redevelopment. The Plan is organized around three main sub-areas: Riverview, Cityview and Confluence Park. Inter-related streets, streetscapes, trails and open space form the underlying structure of the 2 Rivers District and weave together the sub-areas. For instance, the Cityview area is envisioned as a high-density, mixed-use neighborhood offering river-view and city-view residences with retail uses including restaurants and shopping. The Riverview area is envisioned to have medium density multifamily housing along the river edge and single/multi-family housing adjacent to St. Anthony's Church. The streets, open spaces and trails in both of these neighborhoods offer physical and viewable connections to the River. Lastly, the 2 Rivers District is designed with a balance of maintaining the current neighborhood charm and the required densities to drive future infrastructure improvements. The 2 Rivers District Plan preserves and celebrates this neighborhoods' position as the next emerging mixed use district in Des Moines and Iowa.”

On April 21, 2008 the City Council approved Roll Call 08-674 receiving and filing the 2 Rivers District Plan and referring it to the Plan and Zoning Commission, the Park and Recreation Board and the Urban Design Review Board for recommendations on implementation. On August 7, 2008 a joint presentation was given to the three boards.

On January 5, 2009, the City Council received and filed the recommendations of the Park and Recreation Board, Urban Design Review Board, and Plan and Zoning Commission, and directed the Community Development Director to initiate appropriate amendments to the land use plan and rezoning to support and reflect the intent of the 2 Rivers District Plan.

Implementation of the amendments to the land use plan and rezoning was temporarily delayed by other intervening concerns and activities. On December 6, 2010, the City Council, by Roll Call 10-2030 approved a temporary moratorium on the approval of site plans and permits for the construction or development of new uses and structures within the 2 Rivers District that are incompatible with the 2 Rivers District Plan. The moratorium expires on April 12, 2011. Roll Call 10-2030 also directed staff and the Plan and Zoning Commission to diligently proceed with the consideration of amendments to the Des Moines 2020 Community Character Plan and rezoning to incorporate the 2 Rivers District Plan with the goal of a recommendation being forwarded to the City Council at their February 14, 2011 meeting.

On January 18, 2011, City staff hosted a public open house and invited all property owners in and within 250 feet of the 2 Rivers District. The open house was held from 4:30 p.m. to 7:00 p.m. with summary presentations at 5:00 and 6:00. The open house was attended by 30 to 40 individuals (see attached attendance lists).

On February 3, 2011 the Plan and Zoning Commission voted 12-0 to recommend approval of the proposed

2020 Community Character Plan Land Use Map and zoning map amendments.

**PREVIOUS COUNCIL ACTION(S):**

Date: December 6, 2010

Roll Call Number: 10-2030

Action: [Establishing](#) a temporary moratorium, expiring April 12, 2011, on development within the 2 Rivers District that does not conform with the planned zoning for the District. SPONSOR: Council Member Meyer. ([Council Communication No. 10-739](#)) **Moved by Meyer to adopt. Motion Carried 7-0.**

Date: January 5, 2009

Roll Call Number: 09-029

Action: [Receipt](#) of recommendations from various City Boards and Commissions, regarding the 2 Rivers District Plan, generally bounded by the Raccoon River and Des Moines River to the north, SE 1<sup>st</sup> to the east, Indianola Avenue and Indianola Road to the south, and SW 7<sup>th</sup> Street to the west. ([Council Communication No. 09-007](#)) **Moved by Meyer to receive and file recommendations and direct the Community Development Director to initiate appropriate land use amendments and zoning designations to support and reflect the intent of the 2 Rivers District Plan. Motion Carried 7-0.**

Date: April 21, 2008

Roll Call Number: 08-674

Action: [Regarding](#) the proposed land use and redevelopment plan entitled "[2 River District Plan](#)", prepared by Brian Clark and Associates for the area generally bound by the Raccoon River and Des Moines River to the north, SE 1<sup>st</sup> Street to the east, Indianola Avenue and Indianola Road to the south and SW 7<sup>th</sup> Street to the west. ([Council Communication No. 08-225](#)) **Moved by Meyer to receive and file, and to refer the 2 Rivers District Plan to the Plan and Zoning Commission and the Park and Recreation Board for recommendations on implementation of the plan. Motion Carried 7-0.**

Date: December 5, 2005

Roll Call Number: 05-2877

Action: [Agreement](#) for Professional Services with Brian Clark and Associates for Indianola Avenue Connector Area Study, \$30,000. ([Council Communication No. 05-691](#)) **Moved Hensley to adopt. Motion Carried 6-1.**

**BOARD/COMMISSION ACTION(S):**

Board: Plan and Zoning Commission

Date: February 3, 2011

Resolution Number: N/A.

Action: Recommended approval of the future land use plan amendments and rezonings by a vote of 12-0.

Board: Plan and Zoning Commission

Date: December 4, 2008

Resolution Number: N/A.

Action: The Plan and Zoning Commission expressed their support for the concepts identified in the plan and approved a motion recommending that the Des Moines 2020 Community Character Land Use Plan and the zoning in the area be altered to reflect the vision of the 2 Rivers District Plan.

Board: Urban Design Review Board

Date: November 18, 2008

Resolution Number: N/A.

Action: Urban Design Review Board approved a motion in support of the Plan.

Board: Park and Recreation Board

Date: August 26, 2008

Resolution Number: N/A.

Action: Park and Recreation Board approved a motion in support of the Plan.

#### **ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Second and third consideration of the ordinance to rezone properties, unless waived by City Council.

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