

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b> August 29, 2011
	<b>Agenda Item No.</b> 21 <b>Roll Call No.</b> <u>11-1444</u> <b>Communication No.</b> <u>11-555</u> <b>Submitted by:</b> Phillip Delafield, Community Development Director

**AGENDA HEADING:**

Council initiated request to vacate Broad Street between Indianola Avenue and SE 8th Street and rezone the properties surrounding the Southern Meadows apartments from Limited “R-3” Multiple Family Residential and “R1-60” One Family Low Density Residential to “PUD” Planned Unit Development and set date of public hearing for October 10, 2011.

**SYNOPSIS:**

The City owns the property at 2800 SE 8th Street and 2810 SE 8th Street and has an option to acquire the land at 2839, 2843, and 2933 Indianola Avenue. In August 2010, the City hired Confluence to prepare a redevelopment plan. The plan calls for the demolition of the existing building and the development of 38 row style homes on the site. The plan also calls for the vacation of Broad Street between Indianola Avenue and SE 8th Street. The purpose of this action is to initiate the vacation and rezoning process necessary to implement this plan.

**FISCAL IMPACT: NONE**

Amount: N/A

Funding Source: N/A

**ADDITIONAL INFORMATION:**

On June 8, 2009, by Roll Call No. 09-996, the City Council approved the contract with the Iowa Department of Economic Development to allocate \$4.2 million of Neighborhood Stabilization Program Funds (NSP).

As part of the NSP plan, Council expressed an interest in finding larger-scale redevelopment projects that could benefit from this program. One such site is the Southern Meadows Apartments at 2800 and 2810 S.E. 8<sup>th</sup> Street. In September 2009, under Roll Call 09-1743, Council approved the acquisition of the building from the Iowa Finance Authority. The City completed the acquisition of the Southern Meadows Apartments in April 2010.

In September 2010, the City hired Confluence to prepare a redevelopment plan for the site. Since that time, Confluence has been working with the Indianola Hills Neighborhood Association and the City to develop a plan that meets the following criteria:

- 1) Agreeable to the neighborhood
- 2) Marketable to developers
- 3) Mitigates the stormwater concerns in the neighborhood

Confluence and the City held two meetings with the neighborhood to discuss the redevelopment plan. Based on the input from those meetings, Confluence developed a master plan that includes 38 row houses and preserves much of the green space on the site. The proposal includes 3 complimentary architectural styles.

This plan vacates Broad Street between SE 8<sup>th</sup> Street and Indianola Avenue and reconfigures the pedestrian bridge across Indianola Avenue.

Staff has been communicating regularly with the neighborhood since October 2009 to review this project. Several meetings have been held to review the concept plan. On June 15, staff met with stakeholders from the Indianola Hills Neighborhood and the Coalition of South Side Neighborhood Associations (CSSNA) to review the concept plan. A neighborhood meeting was held on July 19 with the Indianola Hills Neighborhood. Meeting notices were sent out to all residences within 500 feet of the site, and staff worked with the neighborhood to promote the meeting. The residents in attendance were in support of the plan.

Staff is currently working with the development community to develop an RFP to dispose of the land. The RFP will be approved by Council in September, with Council approving a development proposal in early December.

The properties at 2800 SE 8<sup>th</sup> Street, 2810 SE 8<sup>th</sup> Street, and 2933 Indianola Avenue are currently zoned Limited “R-3” Multiple Family Residential. The current zoning condition dictates that up to 60 1-bedroom apartments could be built on the parcels at 2800 SE 8<sup>th</sup> Street and 2810 SE 8<sup>th</sup> Street.

The properties at 2839 and 2843 Indianola Avenue are currently zoned “R1-60” One Family Low-Density Residential. In order to implement this plan, the entire site will be rezoned to a “PUD” Planned Unit Development.

This action will commence the rezoning process that will allow this concept plan to be implemented. The proposed schedule for the rezoning is as follows:

- Council Initiation/Set date of public hearing                      August 29
- Plan and Zoning meeting    October 6
- Public Hearing    October 10

**PREVIOUS COUNCIL ACTION(S):**

Date: December 20, 2010

Roll Call Number: 10-2063

Action: Establishing fair market value and authorizing voluntary acquisition of property at 2839, 2843 and 2933 Indianola Avenue. (Council Communication No. 10-746) Moved by Meyer to adopt. Motion Carried 7-0.

Date: September 13, 2010

Action: Proposal from Confluence (Chris Della Vodova, Principal) for concept planning services to examine redevelopment options for the Southern Meadows Apartments, not to exceed \$24,950. (Council Communication No. 10-558) Moved by Hensley to adopt. Motion Carried 7-0.

Roll Call Number: 10-1476

Date: September 28, 2009

Roll Call Number: 09-1743

Action: Establishing Fair Market Value and authorizing acquisition of Southern Meadows Apartments at 2800 and 2810 SE 8<sup>th</sup> Street. (Council Communication No. 09-691) Moved by Coleman to adopt. Motion Carried 7-0.

**BOARD/COMMISSION ACTION(S): NONE**

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Council will approve the disposition RFP and SHPO MOA in September. The rezoning public hearing is scheduled for October 10.

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