

COUNCIL COMMUNICATION

	Number:	22-043	Meeting:	February 7, 2022
	Agenda Item:	14	Roll Call:	22-163
	Submitted by:	Erin Olson-Douglas, Development Services Department Director		

AGENDA HEADING:

Approving final subdivision plat for The Market District.

SYNOPSIS:

Recommend approval of the final subdivision plat for The Market District, located in the vicinity of SE 4th Street and East Market Street, generally from the Des Moines River on the west to SE 5th Street on the east and from East Vine Street on the north to East Martin Luther King Jr. Parkway on the south. The owner and developer of the property is The District Developer, LLC (350 E Locust Street, Suite 500, Des Moines, IA, 50309, Paul Hayes, Authorized Agent).

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- The Market District comprises approximately 35.80-acres of land on property that is zoned DXR and DX1 – Downtown Districts. The plat consists of 10 development lots as well as eight (8) street lots proposed to be redeveloped as a high-quality, dense downtown urban neighborhood with a mix of uses that will include housing, office, retail, hotel, and entertainment. The District Developer will serve as the master developer who will prepare the properties into developable sites. The development will comply with planning and zoning regulations as defined by the DXR & DX1 districts.



PREVIOUS COUNCIL ACTION(S):

Date: December 6, 2021

Roll Call Number: [21-1827](#)

Action: [First](#) Amendment to the Urban Renewal Development Agreement with The District Developer, LLC. ([Council Communication No. 21-528](#)) Moved by Gatto to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: February 4, 2021

Resolution Number: N/A

Action: Approval of the requested right-of-way vacations subject to the reservation of easements for any existing utilities until such time that they are abandoned or relocated as part of redevelopment of the Market District at East Village area at the expense of private developers or in accordance with a development agreement with the City of Des Moines. THE VOTE: 13-0.

Board: Urban Design Review Board

Date: January 19, 2021

Resolution Number: N/A

Action: Motion to recommend approval of the design as presented noting Board comments including future District-wide signage to come before the Board for design review by Hielkema. Seconded by Wilke-Shapiro. Motion carried. Yes = 6, No = 0, Abstain = 3, Absent = 0.

Board: Plan and Zoning Commission

Date: November 5, 2020

Resolution Number: N/A

Action: Part A) APPROVAL of the City initiated vacation of Raccoon Street from Southeast 4th Street to Southeast 5th Street, and the north/south segment of alley between Southeast 4th Street to Southeast 5th Street from Raccoon Street to East Martin Luther King, Jr. Parkway, Part B) APPROVAL of the City initiated amendment to Section 135-2.18 of the City Code to revise regulations regarding applicability of Design Alternatives for maximum height requirements within the Capitol Dominance Area, Part C) APPROVAL of the developer initiated Large Scale Development plan and City-initiated rezoning being found in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan, Part D) APPROVAL of the developer initiated Large-Scale Development Plan for the area, and adoption of it as a revision to the Market District of the East Village Master Plan element of PlanDSM Creating Our Tomorrow Comprehensive Plan, subject to addition of a table on Sheet 3 indicating maximum building heights outside the identified viewshed protection corridor, Part E) APPROVAL of the submitted Preliminary Plat for “The Market District” subject to the following conditions, Part F) APPROVAL of City initiated request to rezone property in the area west of Southeast 2nd Street from “DX2” Downtown District to “DXR” Downtown District, and rezone the property in the area east of Southeast 2nd Street from “DX2” Downtown District and “P2” Public, Civic and Institutional District to “DX1” Downtown District with the limitation of a Maximum Height for Buildings that is legally described based on the view corridor model established by the Large-Scale Development Plan. THE VOTE: 14-0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

- Approval of public improvement plans/private construction contracts for additional infrastructure work.
- Urban Design Review Board approval of various development projects as they are proposed.

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