


## COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	<b>23-358</b>	Meeting:	<b>August 7, 2023</b>
	Agenda Item:	<b>53</b>	Roll Call:	<b>23-1118</b>
	Submitted by:	<b>Cody Christensen, Development Services Director</b>		

### AGENDA HEADING:

Public hearing for the First Amendment to the East Army Post Road Urban Renewal Plan and approval of same.

### SYNOPSIS:

The action opens and closes the public hearing on the proposed First Amendment to the East Army Post Road Urban Renewal Plan. The purpose of the First Amendment to the East Army Post Road Urban Renewal Plan to amend the Urban Renewal Area boundary to increase the size of the physical plan area by approximately 166 acres, update all associated maps in Appendix B to reflect the updated boundary, and to update the financial condition report.

The expanded East Army Post Road Urban Renewal Area will now consist of approximately 243 acres and the boundary will extend to the south along Bloomfield Road to the intersection with County Line Road and include properties on Bloomfield Road, US Highway 69, and County Line Road.

### FISCAL IMPACT:

There is no direct fiscal impact associated with the approval of this plan. The activities and projects that may be assisted by this Urban Renewal Plan and tax increment revenues are addressed in the plan text and are subject to separate Council action.

### ADDITIONAL INFORMATION:

The purpose of this 1st Amendment to the Urban Renewal Plan for the East Army Post Road Urban Renewal Area is to:

- Amend and Update Section I. INTRODUCTION, subsection (A) Description of the East Army Post Road Urban Renewal Area for the new expanded plan area that now includes properties fronting US Highway 69, Bloomfield Road, and the intersection of US Highway 69 and County Line Road.
- Amend and Update Section II. BACKGROUND INFORMATION, subsection (B) Existing Land Use.
- Amend and Update Section II. BACKGROUND INFORMATION, subsection (C) Conformance with City's Comprehensive Land Use Plan.

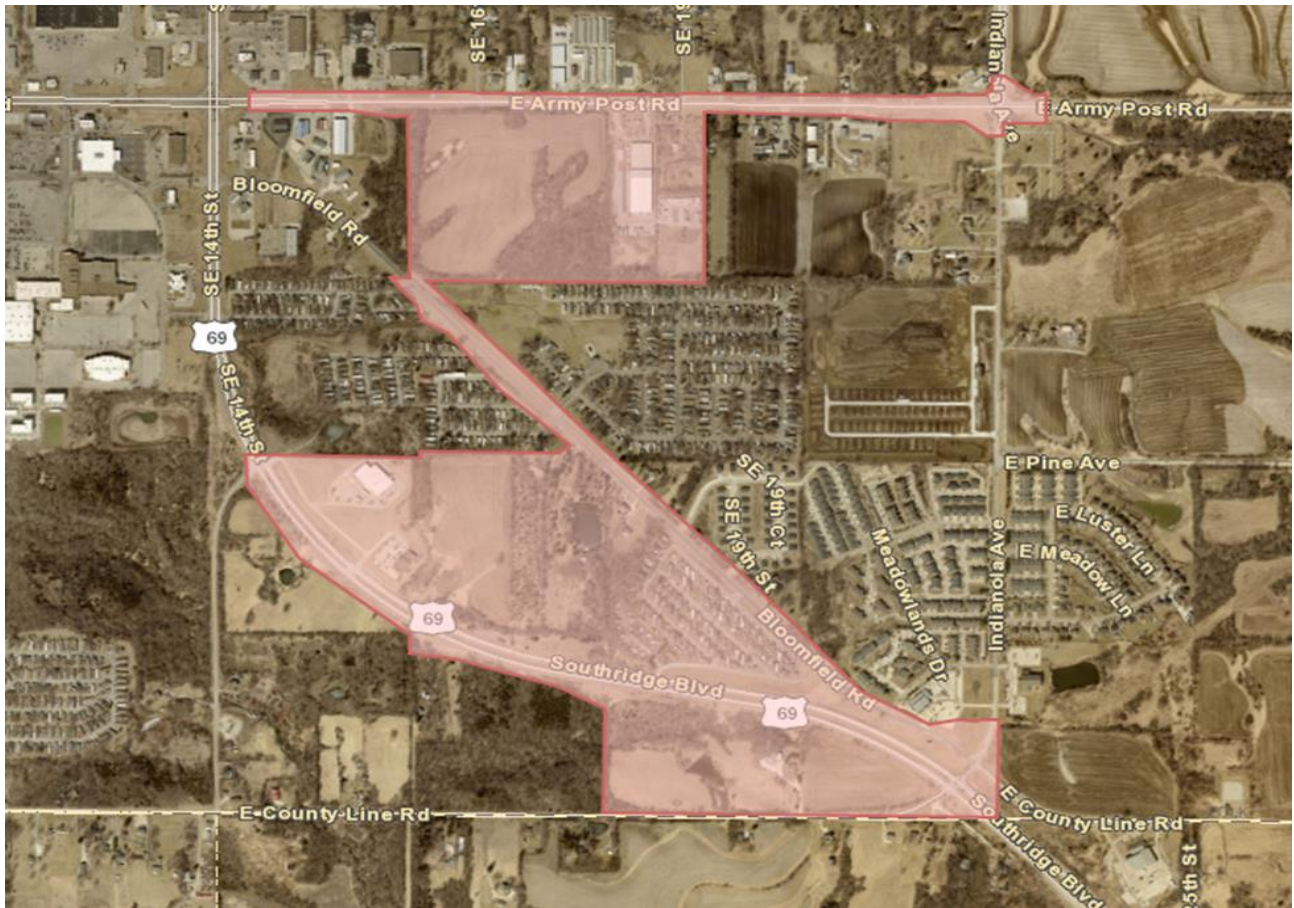
- Amend and Update Section II. BACKGROUND INFORMATION, subsection (D) Conformance with City's Zoning Requirements to describe updated zoning districts.
- Amend Section V. DURATION OF URBANRENEWAL PLAN to say the following: This plan shall continue in effect until terminated by action of the City Council of the City, but in event before the City has received full reimbursement from incremental taxes of its advances and principal and interest payable on all tax increment financing or general obligations issued to carry out the objectives of the Plan.
- Amend "Appendix A – Legal Description" for expansion of urban renewal area boundary to include the parcels that front US Highway 69, Bloomfield Road, and the intersection of US Highway 69 and County Line Road.
- Update Financial Condition Report
- Amend and Update Maps: 1) Boundary of Urban Renewal Plan Area, 2) Existing Land Use, 3) Plan DSM Future Land Use, and 4) Existing Zoning.

Maps



\*Blue is the current East Army Post Road Urban Renewal Plan (approved 2022)

\*Green is the proposed expansion area



\*Red is the proposed new East Army Post Road Urban Renewal Area

**PREVIOUS COUNCIL ACTION(S):**

Date: June 12, 2023

Roll Call Number: [23-0830](#)

Action: [On](#) proposed First Amendment to the Urban Renewal Plan for the East Army Post Road Urban Renewal Area, (8-7-23). ([Council Communication No. 23-296](#)) Moved by Gatto to adopt. Second by Mandelbaum. Motion Carried 6-1. Absent: Sheumaker.

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

Board: Urban Design Review Board

Date: July 18, 2023

Resolution Number: N/A

Action: A consensus of the members present recommend approval of the financial assistance as presented.

A consensus of members present recommend approval of the final design review.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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