


# COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	<b>24-272</b>	Meeting:	<b>June 17, 2024</b>
	Agenda Item:	<b>51</b>	Roll Call:	<b>24-0905</b>
	Submitted by:	<b>Cody Christensen, Development Services Director</b>		

## AGENDA HEADING:

Hold public hearing on the proposed SE Industrial Urban Renewal Plan and approval of the same.

## SYNOPSIS:

This roll call opens and closes public hearing on the SE Industrial Urban Renewal Plan. A separate action has amended PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use classification of property within the proposed SE Industrial Urban Renewal Plan to Industrial so that the Urban Renewal Plan can be found in conformance with the City's Comprehensive Plan.

## 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 City Council action.

## ADDITIONAL INFORMATION:

- The proposed SE Industrial Urban Renewal Area is generally located along East Army Post Road, west of SE 45th Street and east of SE 36th Street, bound to the north by Hart Avenue and East Pine Avenue to the south, near the southeast City of Des Moines corporate boundary.
- The purpose of the SE Industrial Development Urban Renewal Plan (this Plan) is to facilitate the development of commercial, mixed-use, and industrial uses; to create and retain jobs in the City of Des Moines; and to increase the overall tax base. This Plan is intended to guide the development of the Urban Renewal Area and is proximate to Iowa Highways 5/65 and thereby accessible to the interstate highway system and provides prime opportunities for quality development that can be coordinated in a planned and unified manner.
- At this time, there are no corresponding tax increment financing (TIF) districts being proposed until such time that a proposed project is announced within the Urban Renewal Boundary.

**PREVIOUS COUNCIL ACTION(S):**

Date: May 6, 2024

Roll Call Number: [24-0660](#)

Action: On the proposed SE Industrial Urban Renewal Plan for the SE Industrial Urban Renewal Area, (6-17-24). ([Council Communication No. 24-206](#)) Moved by Coleman to adopt. Second by Gatto. Motion Carried 7-0.

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

Board: Plan & Zoning Commission

Date: June 6, 2024

Resolution Number: N/A

Action: Approval of:

- A) The request to amend PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use classification from Development Reserve within a Neighborhood Node, Low Density Residential, High Density Residential, Public/Semi-Public, and Neighborhood Mixed-Use to Industrial and Industrial within a Neighborhood Node for the area generally located along East Army Post Road, west of Southeast 45th Street, and east of Southeast 36th Street, bound to the north by Hart Avenue and East Pine Avenue to the south.
- B) Approval that the Commission finds the proposed SE (Southeast) Industrial Urban Renewal Plan is in conformance with the PlanDSM: Creating Our Tomorrow Comprehensive Plan.

Motion passed 13-0.

Board: Urban Design Review Board

Date: May 21, 2024

Resolution Number: N/A

Action: Motion to recommend approval of the Urban Renewal Plan as presented by Burnham. Seconded by Clark. Motion carried. Yes = 8, No = 0, Abstain = 0, Absent = 3.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the first floor of City Hall, 400 Robert D Ray Drive. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to [cityclerk@dmgov.org](mailto:cityclerk@dmgov.org).