

★ **Roll Call Number**

Agenda Item Number

17

.....
November 19, 2007

Date

WHEREAS, on August 7, 2000, by Roll Call No. 00-3381 the City Council adopted the Des Moines 2020 Community Character Land Use Plan; and

WHEREAS, the City Plan and Zoning Commission has advised in the attached letter that at a public hearing held November 15, 2007 the members voted 12-0 in support of a motion to recommend **APPROVAL** of a request from the Neighborhood Revitalization Board to adopt the Waterbury Neighborhood Strategic Plan as an element of and amendment to the Des Moines' 2020 Community Character Plan.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, that the proposed amendment to the Des Moines 2020 Community Character Land Use Plan described above, is hereby approved.

MOVED by _____ to adopt, and approve the proposed amendment.

FORM APPROVED:

(21-2007-4.15)

Roger K. Brown
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
MEYER				
VLASSIS				
TOTAL				
MOTION CARRIED			APPROVED	

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Mayor

City Clerk

November 19, 2007

Honorable Mayor and City Council
City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their meeting held November 15, 2007, the following action was taken:

COMMISSION RECOMMENDATION:

After public hearing, the members voted 12-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Leisha Barcus	X			
David Cupp	X			
Shirley Daniels	X			
Dann Flaherty	X			
Bruce Heilman				X
Jeffrey Johannsen				X
Greg Jones	X			
Frances Koontz	X			
Kaye Lozier	X			
Jim Martin	X			
Brian Millard				X
Mike Simonson	X			
Kent Sovern	X			
Tim Urban	X			
Marc Wallace	X			

APPROVAL of a request from the Neighborhood Revitalization Board to adopt the Waterbury Neighborhood Strategic Plan as an element of and amendment to the Des Moines' 2020 Community Character Plan. (21-2007-4.15)

STAFF RECOMMENDATION AND BASIS FOR APPROVAL

Staff recommends approval of this proposal to adopt the Waterbury Neighborhood Strategic Plan as an element of, and amendment to the Des Moines' 2020 Community Character Plan.

STAFF REPORT

I. GENERAL INFORMATION

Background

The Waterbury Neighborhood Association (WNA) was one of five neighborhoods selected by the Des Moines City Council and the Polk County Board of Supervisor's to participate in the Neighborhood Revitalization Program in July 2006. The other neighborhoods selected were Drake, Douglas Acres, Merle Hay, and South Park. Waterbury was selected as a "Stable Neighborhood", while the other neighborhoods were selected as "Transitional Neighborhoods".



CITY PLAN AND ZONING COMMISSION
ARMORY BUILDING
602 ROBERT D. RAY DRIVE
DES MOINES, IOWA 50309 -1881
(515) 283-4182

ALL-AMERICA CITY
1949, 1976, 1981
2003

Following their selection the WNA formed a planning committee in August 2006 to work with City staff to formulate a neighborhood action plan. This group met every 3-4 weeks during the planning process for a total of 12 meetings. The planning process began on September 28, 2006, when the planning committee and staff held a neighborhood-wide input meeting at the Temple B'Nai Jeshurun. This meeting was designed to give residents and stakeholders the opportunity to provide their thoughts on the weaknesses and strengths of the neighborhood. The input from this meeting and data collected by staff set the agenda for the Planning Committee for the next twelve months. A second neighborhood-wide meeting was held June 28, 2007 to follow-up on the progress and present the goals and strategies that were developed during the planning process to neighborhood residents.

Land Use and Zoning Analysis

During the first neighborhood-wide input meeting, some residents indicated that they had two concerns relating to land use and zoning. The first being the conversion of large, single-family homes to multi-family dwellings. Staff assured them this cannot occur because the residential portions of the neighborhoods are either zoned R1-60 or R1-80, which prohibit conversions. The second being the potential for large lots being split to construct new homes. Upon further analysis staff determine that there were between 9 and 14 lots throughout the entire neighborhood that could potentially be split, which would not justify a rezoning.

During this analysis staff did find some inconsistencies between the existing development and the current zoning in the eastern portion of Waterbury. Specifically, the area east of 49th Street and north of Ingersoll Avenue that is currently zoned R1-80. There are 127 parcels within this area, of which 87% do not meet the minimum bulk regulations for R1-80. Staff felt that the neighborhood association should consider possibly rezoning this area to R1-60, which is a more appropriate zoning classification for the smaller lot development pattern found here. After discussing this with the planning committee, there was a strong desire by the neighborhood to keep this area as is. Therefore, there are no land use changes or rezoning recommendations in the Waterbury plan.

Staff also looked at the commercial designations along Grand Avenue. The land use and zoning analysis of these areas indicated that the commercial designations matched the existing commercial development. Therefore no changes were recommended.

Summary of the Plan

The planning committee meetings focused on enhancing the strengths of the neighborhood, including preservation and reforestation of the tree canopy, increasing recreational opportunities within the neighborhood, and community enhancement opportunities. Preservation of the existing housing stock is also a key priority for Waterbury. The plan recommends the WNA consider hiring a consultant in the future to conduct a historic survey of the neighborhood to determine if there are eligible districts or properties within Waterbury.

The WNA has taken a proactive role in preserving the tree canopy in the Waterbury neighborhood. The WNA has partnered with various tree organizations including Trees Forever, Iowa State Forestry Extension, as well as State, County and City agencies. Because these partnerships have been established, which have led to numerous reforestation, preservation, tree survey, and resident education activities, it was recommended the WNA continue these partnerships and pursue additional opportunities as they arise.

The Neighborhood Infrastructure Rehabilitation Program (NIRP) is another key component to becoming a Designated neighborhood. NIRP addresses aging infrastructure in Designated neighborhoods and provides improvements above and beyond the City's annual street, curb, ad sidewalk maintenance programs. Waterbury and South Park were each allocated \$682,500 in

NIRP funds. After several meetings, the Public Works staff and planning committee finalized a strategy that would meet the needs of both the neighborhood and the City. The planning committee determined the top priority should be to repair the defective sidewalk in the neighborhood. The breakdown of NIRP funds can be found below:

Street HMA Overlay	\$70,400 – CIP NIRP
Curb Repair	\$161,380 – CIP NIRP
Sidewalk Repair	\$450,720 – CIP NIRP
<u>Total NIRP for Waterbury</u>	<u>\$682,500 – CIP NIRP</u>

Several potential City projects were discussed during the planning process with the planning committee and appropriate City staff, including:

- Establish a “Community School Park” at Merrill Middle School, similar to the park at Brody Middle School on Park Avenue, as identified in the *Parklands – Park’s Master Plan*.
- Implementation of the Waveland Trail through Waterbury.
- Evaluate the effectiveness of the “enhanced crosswalk” at the Polk Blvd and Grand Avenue intersection approximately six months after it is constructed. Follow-up with appropriate actions.

Several potential neighborhood enhancement projects were discussed during the planning process, including:

- Continue preservation of the mature tree canopy through a variety of activities including reforestation, resident education, disease prevention, and appropriate trimming/maintenance.
- Providing funding and volunteer workers to assist in the continued maintenance of the Waterbury Gardens.
- Improve neighborhood entrances at 56th Street south of I-235 and at 63rd and Grand.
- Establish designated walking path(s) though out the neighborhood w/ connections to trails and parks.

Approval Timeline

- September 9 – Waterbury Neighborhood Association Board of Directors (*Approval*)
- October 3 – Neighborhood Revitalization Board (*Approval*)
- October 18 – Plan and Zoning Commission
- November 5 – Des Moines City Council
- November 6 – Polk County Board of Supervisors

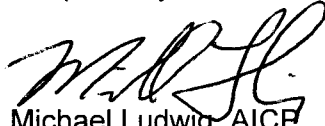
SUMMARY OF DISCUSSION

There was no discussion on this item.

Fran Koontz: Moved for approval to adopt the Waterbury Neighborhood Strategic Plan as an element of and amendment to the Des Moines’ 2020 Community Character Plan.

Motion passed 12-0.

Respectfully submitted,



Michael Ludwig, AICP
Planning Administrator

MGL:dfa

Attachment