

★ **Roll Call Number**

Agenda Item Number

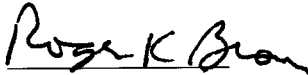
54A

Date April 25, 2011

Communication from the City Plan and Zoning Commission advising that at a public hearing held on April 21, 2011, its members voted 10-0 in support of a motion to recommend that the proposed Twenty-Third Amendment to the Restated Urban Revitalization Plan for the Citywide Urban Revitalization Area is in conformance with the Des Moines 2020 Community Character Plan. The City-wide Urban Revitalization Area contains a subarea designated as the NE Hubbell Business Park within the taxable value added by improvements to real estate that "are by their design and manner of construction intended for office, research, education and development facilities, light manufacturing and assembly, or warehousing use consistent with the "PBP" Planned Business Park regulations in the Zoning Ordinance" may qualify for a temporary exemption from taxation. The purpose of the Twenty-Third Amendment to the Restated City-wide Plan is to expand the NE Hubbell Business Park subarea to include the balance of the contiguous areas designated as Planned Business Park and General Industrial in the Des Moines 2020 Community Character Land Use Plan, including the balance of the Broadway Business along E. 50th Street.

MOVED by _____ to receive and file

FORM APPROVED:



Roger K. Brown
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				

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.

MOTION CARRIED APPROVED

_____ Mayor

_____ City Clerk

54A

April 22, 2011

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 April 21, 2011, the following action was taken:

COMMISSION RECOMMENDATION:

After public hearing, the members voted 10-0 as follows:



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

Commission Action:	Yes	Nays	Pass	Absent
JoAnne Corigliano	X			
Shirley Daniels	X			
Jacqueline Easley	X			
Dann Flaherty	X			
John "Jack" Hilmes				X
Joel Huston				X
Ted Irvine	X			
Greg Jones	X			
Jim Martin				X
Brian Millard	X			
William Page				X
Mike Simonson	X			
Kent Sovern	X			
CJ Stephens	X			

APPROVAL of the proposed Twenty-Third Amendment to the Restated Urban Revitalization Plan for the Citywide Urban Revitalization Area is in conformance with the Des Moines 2020 Community Character Plan.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends the Commission find the 23rd Amendment to the Restated Urban Revitalization Plan for the City-Wide Revitalization Area in conformance with the Des Moines' 2020 Community Character Plan.

STAFF REPORT

I. GENERAL INFORMATION

On March 28, 2011, the City Council initiated the 23rd Amendment to the Restated Urban Revitalization Plan for the City-Wide Revitalization Area. The proposed 23rd Amendment would allow tax abatement eligibility for properties in the NE Hubbell Avenue /Broadway area, including the Broadway Business Park off of East Aurora Avenue.

Broadway Business Park is a planned business park developed to accommodate light manufacturing, research and development, assembly, warehouse and office uses. The provision of tax abatement in this area allows the City of Des Moines to best respond to the highly competitive needs of business and industry when determining a location, and will assist in the revitalization of the Hubbell Avenue Corridor.

II. DES MOINES' 2020 COMMUNITY CHARACTER PLAN

Chapter 1 of Des Moines' 2020 Community Character Plan is titled "Underlying Principals" and includes the following goals:

- Promote economic growth and efficiency.
- Enhance and preserve Des Moines' urban character.
- Create a livable community for several generations.

Chapter 5 of Des Moines' 2020 Community Character Plan is titled "Existing Character of Commercial Land Use" and includes the following goals:

- Establish marketing strategies for the various commercial categories to attract investors, businesses and customers to the area and to maintain healthy commercial areas.
- Encourage a mixture of light manufacturing, office, warehousing and distribution jobs in designated Planned Industrial Parks. Ensure design, pedestrian connections, and landscaping is part of an adopted overall plan for the development.
- Encourage industrial development that provides a high density of jobs per acre.

The proposed 22nd Amendment to the Restated Urban Revitalization Plan for the City-Wide Revitalization Area anticipates that all redevelopment will conform to the existing Zoning Ordinance and future land use designations contained in the approved Des Moines' 2020 Community Character Plan. In this instance the property affected by the proposed amendment is zoned "M-1" Light Industrial District, "A-1" Agricultural District, and "PUD" Planned Unit Development with allowance for commercial use.

Portions of land that are developed with commercial and industrial use, as well as undeveloped land, which were recently annexed into the City in 2009 are still zoned "A-1" Agricultural District. In order for expansion or redevelopment of these properties to be eligible under the proposed urban revitalization plan, they will be required to be rezoned to an appropriate district classification in conformance with the Comprehensive Plan.

The proposed site is designated Planned Business Park and Commercial: Auto-Oriented Small-Scale Strip Development in the future land use plan component of the Des Moines' 2020 Community Character Plan. Staff believes that the proposed amendment to the Urban Renewal Plan is in conformance with the goals and future land use designations within the Des Moines' 2020 Community Character Plan.

SUMMARY OF DISCUSSION

There was no discussion.

CHAIRPERSON OPENED THE PUBLIC HEARING

There was no one in the audience to speak in opposition.

CHAIRPERSON CLOSED THE PUBLIC HEARING

COMMISSION ACTION

Greg Jones moved staff recommendation to find the 23rd Amendment to the Restated Urban Revitalization Plan for the City-Wide Revitalization Area in conformance with the Des Moines' 2020 Community Character Plan.

Motion passed 10-0.

Respectfully submitted,



Bert Drost, AICP
Planning Administrator

BAD:clw

cc: File