

★ Roll Call Number

Agenda Item Number


52A

Date June 25, 2012

COMMUNICATION from the City Plan and Zoning Commission advising that at a public hearing held on June 7, 2012, the members recommended by a vote of 9-0 to find the proposed 13<sup>th</sup> Amendment to the Central Place Urban Renewal Area Plan in conformance with the Des Moines' 2020 Community Character Plan.

MOVED by \_\_\_\_\_ to receive and file.

FORM APPROVED:

  
Michael F. Kelley  
Assistant City Attorney

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

MOTION CARRIED APPROVED

\_\_\_\_\_  
Mayor

**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.

\_\_\_\_\_  
City Clerk

June 12, 2012

Date \_\_\_\_\_

Agenda Item 52A

Roll Call # \_\_\_\_\_

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 June 7, 2012, the following action was taken regarding a City Council initiated request for a determination as to whether the 13th Amendment to the Central Place Industrial Park Redevelopment Program Urban Renewal Plan is in conformance with the Des Moines' 2020 Community Character Plan:

**COMMISSION RECOMMENDATION:**

After public hearing, the members voted 9-0 as follows:

| Commission Action: | Yes | Nays | Pass | Absent |
|--------------------|-----|------|------|--------|
| JoAnne Corigliano  | X   |      |      |        |
| Shirley Daniels    | X   |      |      |        |
| Jacqueline Easley  | X   |      |      |        |
| Tim Fitzgerald     | X   |      |      |        |
| Dann Flaherty      |     |      |      | X      |
| John "Jack" Hilmes |     |      |      | X      |
| Ted Irvine         | X   |      |      |        |
| Greg Jones         | X   |      |      |        |
| William Page       | X   |      |      |        |
| Christine Pardee   | X   |      |      |        |
| Mike Simonson      |     |      |      | X      |
| CJ Stephens        | X   |      |      |        |
| Vicki Stogdil      |     |      |      | X      |

**APPROVAL** of the proposed 13<sup>th</sup> Amendment to the Central Place Urban Renewal Area Plan in conformance with the Des Moines' 2020 Community Character Plan.

**STAFF RECOMMENDATION TO THE P&Z COMMISSION**

Staff recommends that the Commission find the proposed 13<sup>th</sup> Amendment to the Central Place Urban Renewal Area Plan in conformance with the Des Moines' 2020 Community Character Plan.

**STAFF REPORT**

**APPLICABLE INFORMATION**

Included in the Commission packet is a draft of the 13<sup>th</sup> Amendment to the Central Place Urban Renewal Area Plan. The Central Place Urban Renewal Area is located east of 2<sup>nd</sup> Avenue, north of University Avenue, and



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

southwest of the Des Moines River. On May 21, 2012, the City Council referred the draft Urban Renewal Plan amendment to the Plan and Zoning Commission requesting a determination as to whether it is in conformance with the Des Moines' 2020 Community Character Plan.

The drafted plan amendment does not propose any revision to the future land use designations or zoning for the subject Urban Renewal Area. The future land use designation is predominantly General Industrial with Open Space along the river levee. The zoning for the area is predominantly "M-1" Light Industrial District with "U-1" Floodplain District and "FW" Floodway District along the Des Moines River.

The primary purpose of this amendment is to revise the urban renewal plan termination date to June 30, 2020 in order to provide additional time and resources to redevelop this area, which has been significantly impacted by flooding. With the completion of the Des Moines River levee in 2013, additional funds to improve the area are anticipated to be needed for redevelopment of the various parcels the City now owns in the area.

## **II. ADDITIONAL INFORMATION**

The proposed amendment does not represent a commitment of any new obligations. It permits the City to use tax increment funds for the repayment of existing bond debt service payments totaling \$84,680 that extends to 2018, as well as provides the opportunity for tax increment funds to be allocated for specific future projects.

The Central Place area was designated as an urban renewal area and tax increment district in 1985 as part of a City initiative to redevelop "brownfields areas" with new infrastructure and provide adequately-sized sites for light industrial type businesses.

The urban renewal plan and the accompanying tax increment designation allowed the City to purchase and clear several blighted sites. Following that, a number of locally-owned and operated businesses located in Central Place. However, the impact of the 1993 floods was significant in Central Place, which received over 6 feet of water due to levee breaches near 2<sup>nd</sup> Avenue. Since that time, only three new buildings have been constructed. In addition, the Des Moines Public School District purchased a major building in the area - the former Colonial Bakery- exempting the building from property tax, which has impacted the tax increment funds available.

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

- Promote economic growth and efficiency.
- Create a livable community for several generations.
- Encourage growth in the existing city limits.

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

- Heavy Industrial uses that operate with negative impact on their surroundings should be required to mitigate their impact. Negative impacts can sometimes be buffered with natural or built features to shelter surrounding areas from the most negative impacts.
- Engage in pollution clean up to be able to provide clean competitive sites for new industrial development and protection for the community.
- Encourage industrial development that provides a high density of jobs per acre.

No changes are proposed to the 2020 Community Character Future Land Use Map or the City Zoning Map at this time. Staff believes the amendment is in conformance with the goals of 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 favor or in opposition.*

**COMMISSION ACTION**

Ted Irvine moved staff recommendation to find the proposed 13<sup>th</sup> Amendment to the Central Place Urban Renewal Area Plan in conformance with the Des Moines' 2020 Community Character Plan.

Motion passed 9-0.

Respectfully submitted,



Michael Ludwig, AICP  
Planning Administrator

MGL:clw

cc: File