



Date October 8, 2018

RESOLUTION ON CITY-INITIATED REQUEST TO AMEND THE EXISTING PLANDSM: CREATING OUR TOMORROW PLAN FUTURE LAND USE DESIGNATION (VICINITY OF SOUTHWEST 56TH STREET AND SOUTHWEST MCKINLEY AVENUE)

WHEREAS, on April 25, 2016, by Roll Call No. 16-0717, the City Council adopted the PlanDSM: Creating Our Tomorrow Plan; and

WHEREAS, on September 20, 2018, the City Plan and Zoning Commission held a public hearing regarding a City-initiated request to amend the existing PlanDSM: Creating Our Tomorrow Plan future land use designation for real property in the general vicinity of Southwest 56th Street and Southwest McKinley Avenue, from Airport and Development Control Zone to Business Park and from Airport to Development Control Zone, to reflect the updated Airport Layout Plan approved by the Federal Aviation Administration on July 12, 2018; and

WHEREAS, following said hearing, the City Plan and Zoning Commission voted on a motion to recommend approval of said amendment to PlanDSM, which motion failed by a vote of 5-6-2, as described in the attached communication from the Commission.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, that the communication from the City Plan and Zoning Commission is hereby received and filed, and that the proposed amendment to the PlanDSM: Creating Our Tomorrow Plan, as described above, is hereby approved / denied.

MOVED by _____ to adopt and APPROVE / DENY the proposed amendment.

FORM APPROVED:

Glenna K. Frank, Assistant City Attorney

(21-2018-4.17)

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, COLEMAN, GATTO, GRAY, MANDELBAUM, WESTERGAARD, TOTAL, MOTION CARRIED, APPROVED.

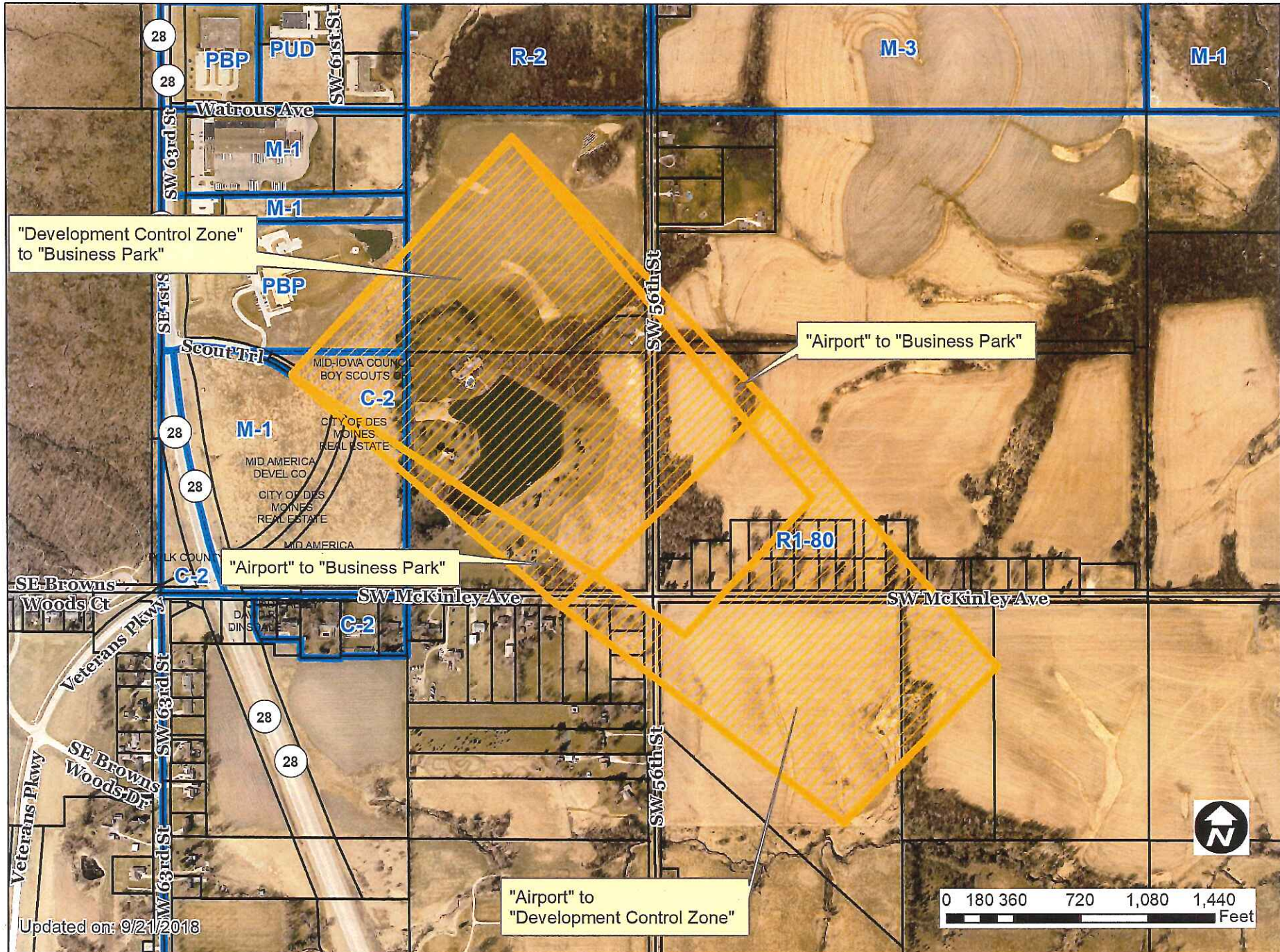
CERTIFICATE

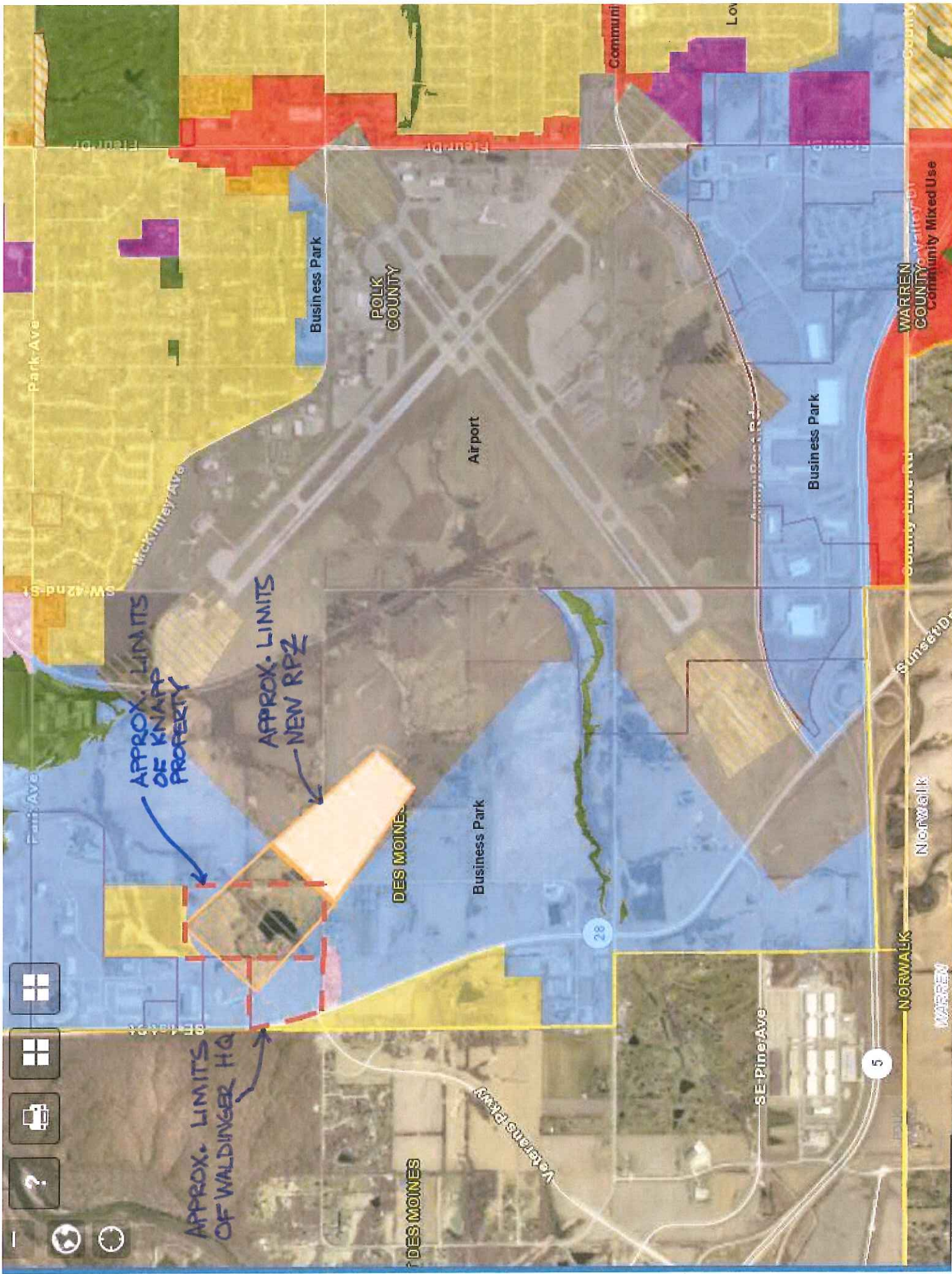
I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

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

Mayor

City Clerk





APPROX. LIMITS OF KNAPP PROPERTY

APPROX. LIMITS OF NEW RPZ

APPROX. LIMITS OF WALDINGER HQ

POLK COUNTY

WARREN COUNTY

NORWALK

WARREN

DES MOINES

DES MOINES

Airport

Business Park

Business Park

Park Ave

Mickimay Ave

SE Pine Ave

Veterans Ave

Airway Blvd Rd

County Line Rd

Sunset Dr

Community

Low

Community Mixed Use

County




28

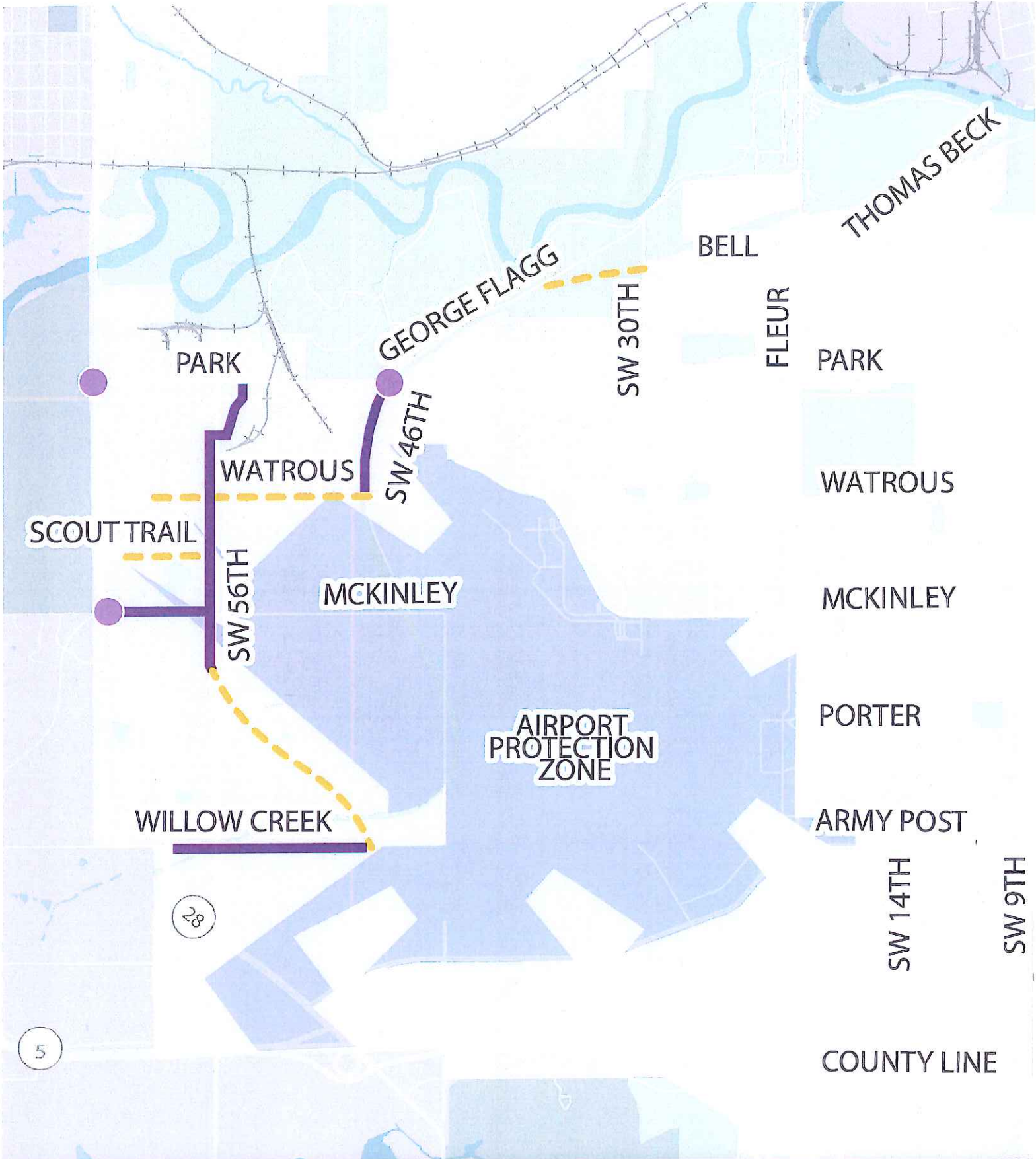
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Southwest Streets

Considerations for Further Study

-  Possible intersection improvements
-  Existing street improvements
-  Possible new streets





October 3, 2018

Date _____
 Agenda Item 37
 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 September 20, 2018 meeting, the following action was taken regarding a City initiated request to amend the PlanDSM Creating Our Tomorrow Plan future land use designation from Airport and Development Control Zone to Business Park; and from Airport to Development Control Zone for an area of the city in the general vicinity of Southwest 56th Street and Southwest McKinley Avenue.

COMMISSION RECOMMENDATION:

After public hearing, a motion was made to approve the City initiated amendment to existing PlanDSM Creating Our Tomorrow future land use plan to the revise the designations from Airport and Development Control Zone to Business Park and from Airport to Development Control Zone for an area of the city in the general vicinity of Southwest 56th Street and Southwest McKinley Avenue to reflect the ALP approved by the FAA on July 12, 2018. **The motion failed by as 5-6-2 vote as follows:**

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus				X
Dory Briles		X		
Chris Cutler				X
David Courard-Hauri	X			
Jacqueline Easley		X		
Jann Freed			X	
John "Jack" Hilmes			X	
Lisa Howard		X		
Carolyn Jenison	X			
Greg Jones	X			
William Page		X		
Mike Simonson		X		
Rocky Sposato		X		
Steve Wallace	X			
Greg Wattier	X			

No additional motions were made.

(21-2018-4.17)

STAFF RECOMMENDATION TO THE COMMISSION

Staff recommends approval of the City initiated amendment to existing PlanDSM Creating Our Tomorrow future land use plan to the revise the designations from Airport and Development Control Zone to Business Park and from Airport to Development Control Zone for an area of the city in the general vicinity of Southwest 56th Street and Southwest McKinley Avenue to reflect the ALP approved by the FAA on July 12, 2018.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Background:** The subject area is approximately 71.42 acres of land to the north and west of the intersection of Southwest McKinley Avenue and Southwest 54th Street. The existing PlanDSM future land use designations are Airport and Development Control Zone which are defined as follows:

Airport - Includes all facilities related to the operation of the Des Moines International Airport including those of tenants on airport property.

Development Control Zone - Areas that are sensitive to development, such as airport runway protection zones, flood hazard areas, etc.

These future land use designations were based on the previously approved alignment for a future parallel runway project for the airport. On July 12, 2018, the Federal Aviation Administration (FAA) approved an updated Airport Layout Plan (ALP) for the Des Moines International Airport. This update reduces the planned length for the future parallel runway project. Based on this, the land in the proposed PlanDSM amendment would no longer require the Airport and Development Control Zone designations.

Given the updated ALP, Staff is recommending that the area no longer to be impacted by the future parallel runway project should be re-designated with the existing surrounding Business Park future land designation defined as follows:

Business Park - Accommodates light industrial, office and employment uses along with limited complementary retail uses. Industrial uses in this category would produce little or no noise, odor, vibration, glare, or other objectionable influences, and would have little or no adverse effect on surrounding properties.

Furthermore, based on the revised location of the parallel runway location, land designated as Airport should now be re-designated as Development Control Zone to accommodate the projected runway protection zone.

The Commission reviews all proposals to amend the PlanDSM Creating Our Tomorrow comprehensive plan, taking into consideration the criteria set forth in Chapter 18B of the Iowa Code. The recommendation of the Commission will be forwarded to the City Council.

SUMMARY OF DISCUSSION

Erik Lundy presented the staff report and recommendation.

CHAIRPERSON OPENED THE PUBLIC HEARING

George Davis 3124 SW 29th representing the Southwestern Hills Neighborhood Association stated they want to be cautious of approving anything at this time due to no site plans from the businesses coming into the area and interest in more housing development.

Jake Christensen 215 E 3rd St. stated based on the current trends, the likelihood of a future runway does not exist at this time.

Mike Ludwig stated when the Commission considered a Future Land Use Plan amendment for development to the north, there was a condition stating no residential development south of the alignment of the Southwest Connector. While the MoveDSM Transportation Master Plan contemplates elimination of the Southwest Connector, MoveDSM has not yet been approved. Regardless, staff believes Planned Business Park is an appropriate future land use designation at this time. For the purposes of the Waldinger project, staff believes that the commission needs to make a recommendation on the amendment this evening.

Mike Simonson asked if this was for land use only, not rezoning?

Mike Ludwig stated the commission is only considering a land use plan amendment this evening.

George Davis stated the City is not being prudent by making a decision based on the possibility of the Southwest connector.

Mike Ludwig stated this is just an amendment to the PlanDSM Future Land Use Map to reflect modifications to the airport master plan.

Will Page was curious of where the housing development to the North was on the map being shown.

Mike Knapp 5935 SW McKinley stated he wants this land to remain residential and the only way he would have considered developing as commercial is if they were to extend Veteran Parkway through the property. He believes the City is planning for something that isn't going to happen and is offended they want to set aside 99% of his 80 acers for commercial use.

Nick Van Patton 6020 SW McKinley stated this area is a hidden gem for housing development. With the amount of land that is designated for commercial not being used, it would be a big mistake to turn this into commercial as well.

Steve Utterson 5884 McKinley stated they really need this to remain residential.

Will Page asked for an update on the development to the North?

Mike Knapp stated they have been set back by the rain but do plan to have lots for sale this fall.

Mike Ludwig stated the airport master plan still shows the parallel runway. He suggested that planning commission should consider whether the use and protection zones around the runway are compatible with the airport operations now and in the future.

Mike Knapp stated even if they were to put the runway in, it would not preclude the residential land use.

CHAIRPERSON CLOSED THE PUBLIC HEARING

Mike Simonson asked what the process would be if the land was changed to commercial and Mr. Knapp was to present plans for residential.

Mike Ludwig if the property is designated for Planned Business Park on the future land use map, then a residential plat would be inconsistent with Comprehensive Plan regardless of zoning. The property owner would first need to submit a request for a future land use map amendment. It may also require rezoning of the property depending on the zoning at the time the development is proposed and the type of residential development that is proposed. Those requests would also be routed to the airport authority for comment.

Mike Simonson stated he has a hard time changing the land use to commercial when the land owner has plans to development residentially.

Rocky Sposato stated he does not feel comfortable changing the future land use designation to Business Park for Mr. Knapp's land. He believes there is high demand for residential in the area and we shouldn't be changing the use because 50 years from now there could be a runway.

Greg Jones stated if we do nothing, the parcel will remain in the development control zone and nothing will be developed there. Mr. Knapp believes changing the comprehensive plan in the future is a big deal. Mr. Jones disagreed and noted that the Commission make changes to the Future Land Use Map and zoning if it makes sense.

Will Page expressed concern that the item was originally listed on the consent portion of the agenda.

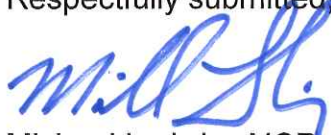
Rocky Sposato stated there was a lack of communication between the City and the landowner.

COMMISSION ACTION:

Greg Jones made a motion for approval of the City initiated amendment to existing PlanDSM Creating Our Tomorrow future land use plan to the revise the designations from Airport and Development Control Zone to Business Park and from Airport to Development Control Zone for an area of the city in the general vicinity of Southwest 56th Street and Southwest McKinley Avenue to reflect the ALP approved by the FAA on July 12, 2018.

Motion failed by a 5-6-2 vote. No additional motions were made.

Respectfully submitted,



Michael Ludwig, AICP
Planning Administrator

MGL:tjh
Attachments

City initiated request for an area of the city in the general vicinity of Southwest 56th Street and Southwest McKinley Avenue.		File # 21-2018-4.17		
Description of Action	Amend the PlanDSM Creating Our Tomorrow Plan future land use designation from Airport and Development Control Zone to Business Park and from Airport to Development Control Zone			
PlanDSM Future Land Use	Current: Airport and Development Control Zone. Proposed: Business Park and Development Control Zone.			
Mobilizing Tomorrow Transportation Plan	Southwest Connector Part 2 Roadway Extension.			
Current Zoning District	"R1-80" One-Family Residential District, "C-2" General Retail and Highway-Oriented Commercial District, and "FSO" Freestanding Signs Overlay District.			
Proposed Zoning District	N/A.			
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition
Subject Property	0	0		
Outside Area (200 feet)				
Plan and Zoning Commission Action	Approval	Motion Failed	Required 6/7 Vote of the City Council	Yes
	Denial			No

City initiated, Vicinity of Southwest 56th Street and Southwest McKinley Avenue

21-2018-4.17

