

★ Roll Call Number

Agenda Item Number

54A

Date January 14, 2019

RECOMMENDATION OF THE PLAN AND ZONING COMMISSION REGARDING THE PROPOSED DRAKE URBAN RENEWAL PLAN

WHEREAS, the proposed Drake Urban Renewal Area contains approximately 10.2 acres in an area generally located south of University Avenue between 27th Street and the half-block east of 26th Street plus the University Avenue right-of-way between 23rd and 34th Streets; and

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on December 20, 2018, its members voted 8-0 in support of a motion to recommend that the proposed Urban Renewal Plan for the Drake Urban Renewal Area is in conformance with the PlanDSM: Creating Our Tomorrow Comprehensive Plan.

MOVED by _____ to receive and file the attached communication from the Plan and Zoning Commission.

FORM APPROVED:

Glenna K. Frank

Glenna K. Frank Assistant City Attorney

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

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



January 8, 2019

Date January 14, 2019
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Honorable Mayor and City Council
 City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their December 20, 2018 meeting, the following action was taken regarding a City initiated request for a determination as to whether the proposed "Drake Urban Renewal Plan", for an area generally located south of University Avenue between 27th Street and the half-block east of 26th Street plus the University Avenue right of way between 23rd and 34th streets, is in substantial conformance with the PlanDSM Creating Our Tomorrow Plan.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 8-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	X			
Dory Briles	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

RECOMMEND APPROVAL of a motion to find the proposed Drake Urban Renewal Plan is in conformance with the PlanDSM Creating Our Tomorrow Plan.

STAFF RECOMMENDATION TO THE COMMISSION

Staff recommends that the Commission find the proposed Drake Urban Renewal Plan in conformance with the PlanDSM Creating Our Tomorrow Plan.

STAFF REPORT TO THE PLANNING COMMISSION

I. APPLICABLE INFORMATION

On December 3, 2018, the City Council referred the draft of the URP to the Plan and Zoning Commission for a determination as to whether it is in conformance with the PlanDSM Creating Our Tomorrow Plan.

Included in the Commission packet is a draft version of the Drake Urban Renewal Plan (URP). The URP document contains Appendices B and C with the correlating Planning Director's and Financial Conditions Reports. The subject area is generally located south of University Avenue between 27th Street and the half-block east of 26th Street, plus the University Avenue right-of-way between 23rd and 34th Streets.

Significant opportunities to revitalize economic viability and promote future private investment exist in the Drake Gateway Urban Renewal Area. This area has opportunity for development given its placement near the Drake University campus. There is an ability to capture additional private investment for the benefit of the City of Des Moines. The creation of an Urban Renewal/TIF Plan was recommended to assist with public improvements, facilitate economic development, and create a future resource to assist development projects in this area.

The Drake area has been a priority development region for the City for several years. City staff have continued planning efforts for the potential redevelopment of commercial uses surrounding Drake University.

The draft plan does not propose any revision to the future land use or zoning for the subject Urban Renewal Area.

II. ADDITIONAL INFORMATION

The purpose of the Drake Urban Renewal Plan is to encourage the redevelopment of the area to activate new economic investment. The Plan encompasses 10.2-acres, including adjacent rights-of-way. There is one (1) project identified within the Plan: a hotel/mixed use project that will be built by Nelson Development. The expiration date of the plan is 20 years from the calendar year following the calendar year in which the City first certifies to the county auditor the amount of any loans, advances, indebtedness, or bonds which qualify for payment from the division of revenue provided in Iowa Code section 403.19.

The Office of Economic Development has worked with other City departments to evaluate the Drake Urban Renewal Area as a proposed urban renewal area/TIF District. This evaluation of the Drake Urban Renewal Area and the proposed plan will continue through the required review processes for the development of URPs, and conclude with presenting the final draft to City Council at the public hearing. These processes may include review by

City Boards and Commissions, and area taxing entities including Polk County, the Des Moines Public School District, and Des Moines Area Community College.

SUMMARY OF DISCUSSION

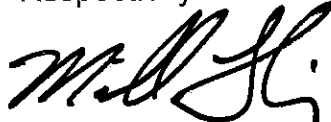
Jacqueline Easley asked if any member of the audience or the commission desired to speak regarding the item. None requested to speak.

COMMISSION ACTION:

Will Page made a motion to find the proposed Drake Urban Renewal Plan is in conformance with the PlanDSM Creating Our Tomorrow Plan.

Motion carried 8-0.

Respectfully submitted,



Michael Ludwig, AICP
Planning Administrator

MGL:tjh
Attachments