



Roll Call Number

Agenda Item Number

59B

Date November 4, 2019

RECOMMENDATION OF THE PLAN AND ZONING COMMISSION REGARDING THE PROPOSED 38TH AND GRAND URBAN RENEWAL PLAN

WHEREAS, the proposed 38th and Grand Urban Renewal Area contains seven parcels, comprising a total of 36 acres, in an area along Grand Avenue between 31st Street and 42nd Street; and

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on October 17, 2019, its members voted 13-0 in support of a motion to recommend that the proposed Urban Renewal Plan for the 38th and Grand 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 Assistant City Attorney

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

October 29, 2019

Honorable Mayor and City Council
City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their October 17, 2018 meeting, the following action was taken regarding a City initiated request to Amend the PlanDSM Creating Our Tomorrow Plan to revise the future land use designation from High Density Residential within a Community Node to Neighborhood Mixed Use within a Community Node for property located at 3750 Grand Avenue and review of the proposed 38th and Grand Urban Renewal Plan.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 13-0 as follows:

<u>Commission Action:</u>	<u>Yes</u>	<u>Nays</u>	<u>Pass</u>	<u>Absent</u>
Francis Boggus				X
Dory Briles	X			
Abby Chungath	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			
Rocky Sposato				X
Steve Wallace	X			
Greg Wattier	X			
Emily Webb	X			

APPROVAL of Part A) to recommend **APPROVAL** of the amendment to PlanDSM Creating Our Tomorrow Plan to revise the future land use designation from High Density Residential within a Community Node to Neighborhood Mixed Use within a Community

Node, for property located at 3750 Grand Avenue and for Part B) that the Commission find the proposed 38th and Grand Urban Renewal Plan in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan. (21-2019-4.20)

STAFF RECOMMENDATION TO THE COMMISSION

Part A) Staff recommends approval of the amendment to PlanDSM Creating Our Tomorrow Plan to revise the future land use designation from High Density Residential within a Community Node to Neighborhood Mixed Use within a Community Node, for property located at 3750 Grand Avenue.

Part B) Staff recommends that the Commission find the proposed 38th and Grand Urban Renewal Plan in conformance with the PlanDSM Creating Our Tomorrow Plan.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

- 1. Purpose of Request:** On September 23, 2019, the City Council referred the draft of the Urban Renewal Plan (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 38th and Grand URP.

The proposed urban renewal area includes 7 parcels along Grand Avenue between 31st Street and 42nd Street, which comprise a total of 36 acres. These include 3200 Grand Avenue, 3705 Grand Avenue, 3707 Grand Avenue, 3750 Grand Avenue, 3905 Grand Avenue, 4005 Grand Avenue, and a parcel identified as District/Parcel 090/07897-004-00074005 that is located to the north of 3705 Grand Avenue.

II. ADDITIONAL APPLICABLE INFORMATION

- 1. Urban Renewal Plan:** The purpose of this URP is to encourage the removal and/or redevelopment of the blighted, obsolete, and utilized properties within the urban renewal area, and to encourage and assist in the redevelopment of the urban renewal area for medium- to high-density housing and, under limited circumstances, mixed use development with medium- to high-density housing.
- 2. PlanDSM Land Use Plan Designation:** The draft plan proposes to revise the future land use designation for the property at 3750 Grand Avenue from High Density Residential within a Community Node to Neighborhood Mixed Use within a Community Node. (The Community Node is centered at the intersection of Ingersoll Avenue and 35th Street.)

The proposed land use plan amendment would allow for future redevelopment of that property to include commercial uses in addition to high-density residential. Staff believes that the Neighborhood Mixed Use within a Community Node designation is appropriate given its location along Grand Avenue. It is anticipated that the owner of this property will seek a rezoning to further accommodate the future redevelopment. No application for rezoning has been submitted for consideration at this time.

SUMMARY OF DISCUSSION

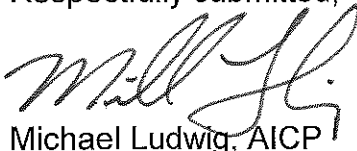
Jacqueline Easley asked if any member of the audience or the commission desired to speak regarding the item. None were present or requested to speak.

COMMISSION ACTION:

Dory Briles made a motion for Part A) to recommend **APPROVAL** of the amendment to PlanDSM Creating Our Tomorrow Plan to revise the future land use designation from High Density Residential within a Community Node to Neighborhood Mixed Use within a Community Node, for property located at 3750 Grand Avenue and for Part B) that the Commission find the proposed 38th and Grand Urban Renewal Plan in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan.

Motion carried 13-0.

Respectfully submitted,



Michael Ludwig, AICP
Planning Administrator

MGL:tjh
Attachments

59B

City initiated request with regard to the proposed "38 th & Grand Urban Renewal Plan."		File #		
		21-2019-4.20		
Description of Action	Amend the PlanDSM Creating Our Tomorrow Plan to revise the future land use designation from High Density Residential within a Community Node to Neighborhood Mixed Use within a Community Node for property located at 3750 Grand Avenue.			
PlanDSM Future Land Use	Current: High Density Residential within a Community Node. Proposed: Neighborhood Mixed Use within a Community Node.			
Mobilizing Tomorrow Transportation Plan	No planned improvements.			
Current Zoning District	"R-3" Multiple-Family Residential District and "FSO" Freestanding Signs Overlay District.			
Proposed Zoning District	N/A.			
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition
Outside Area (200 feet)	0	0		
Within Subject Property				
Plan and Zoning Commission Action	Approval	X	Required 6/7 Vote of the City Council	Yes
	Denial			No

City initiated, 3750 Grand Avenue

21-2019-4.20



1 inch = 146 feet



Updated on: 9/26/2019

0 37.5 75 150 225 300 Feet



1 inch = 146 feet

SAB