



Date July 15, 2024

RESOLUTION SCHEDULING PUBLIC HEARING ON THE FIRST AMENDMENT TO THE FOURTH RESTATED CITY-WIDE URBAN REVITALIZATION PLAN TO UPDATE THE DEFINITION OF MISSING MIDDLE RESIDENTIAL AND TO ADD CERTAIN BUILDING MATERIAL REQUIREMENTS TO BE ELIGIBLE FOR TAX ABATEMENT

WHEREAS, on June 15, 1987, by Roll Call No. 87-2630, the Des Moines City Council adopted a resolution, in accordance with the provisions of Section 404.2(1) of the Urban Revitalization Act, finding that the rehabilitation, conservation, redevelopment, or a combination thereof of the entire area then within the corporation boundaries of the City of Des Moines is necessary in the interest of the public health, safety, or welfare of the residents of the City and the area meets the criteria of Section 404.1 of the Code of Iowa; and,

WHEREAS, on September 28, 1987, by Roll Call No. 87-4009, the Des Moines City Council adopted a resolution, in accordance with the provisions of Section 404.2(6) of the Act, approving the Urban Revitalization Plan for the City-wide Urban Revitalization Area, which Plan (the "original City-wide Plan") has been repeatedly amended; and,

WHEREAS, on November 15, 2021, by Roll Call No. 21-1749, the City Council approved and adopted the Fourth Restated Urban Revitalization Plan for the City-wide Urban Revitalization Plan; and,

WHEREAS, the purpose of the First Amendment to the Fourth Restated Urban Revitalization Plan for the City-wide Urban Revitalization Area is to update the definition of "Missing Middle Residential" and to add certain building material requirements to be eligible for tax abatement.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa that:

1. A public hearing on the proposed First Amendment to the Fourth Restated Urban Revitalization Plan for the City-wide Urban Revitalization Area shall be held before this Council at 5:00 p.m. at its meeting on August 5, 2024, in the Council Chambers.
2. The City Clerk is hereby authorized and directed to publish the notice of the public hearing, attached hereto as Exhibit "A", not less than 7 days nor more than 20 days prior to the date of hearing, in the manner provided in Section 362.3 and 404.2, Code of Iowa.

Date July 15, 2024

MOVED by _____ to adopt.

SECOND by _____.

FORM APPROVED:

/s/ Lisa A. Wieland
Lisa A. Wieland
Assistant City Attorney

+

| COUNCIL ACTION | YEAS | NAYS | PASS | ABSENT |
|----------------|----------|------|------|--------|
| BOESEN | | | | |
| SIMONSON | | | | |
| VOSS | | | | |
| COLEMAN | | | | |
| WESTERGAARD | | | | |
| MANDELBAUM | | | | |
| GATTO | | | | |
| TOTAL | | | | |
| MOTION CARRIED | APPROVED | | | |

CERTIFICATE

I, LAURA BAUMGARTNER, 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

Exhibit A

REGISTER ORDER NO. 12727 ROLL CALL LEGAL BULLETIN BOARD FOLLOW UP

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing on the proposed First Amendment to the Fourth Restated Urban Revitalization Plan for the City-wide Urban Revitalization Area shall be held before the City Council at its regularly scheduled meeting commencing at 5:00 p.m. on August 5, 2024, in the Council Chambers at City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa.

The City-wide Urban Revitalization Area encompasses the entire City of Des Moines as it now exists, and will expand to include all areas annexed into the City during the term of such Plan. The purpose of the First Amendment is to update the definition of "Missing Middle Residential" and to add certain building material requirements to be eligible for tax abatement.

At the public hearing, all proponents and opponents of the proposed First Amendment will be given an opportunity to be heard. A copy of the proposed First Amendment will be placed on file in the Office of the City Clerk at City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa at least 5 days prior to the hearing. For more information, contact the Des Moines Office of Economic Development at (515) 283-4004.

CITY OF DES MOINES, IOWA

Published in the Des Moines Register on July 24, 2024.

**FIRST AMENDMENT TO THE
FOURTH RESTATED
URBAN REVITALIZATION PLAN**

for the

Citywide Urban Revitalization Area

City of Des Moines, Iowa

The purpose of the First Amendment to the Fourth Restated Urban Revitalization Plan for the City-Wide Urban Revitalization Area is to update the definition of “Missing Middle Residential” and to add certain building material requirements to be eligible for tax abatement.

Approved:

Date: _____, 2024 by

Roll Call No. _____.

FIRST AMENDMENT

The Fourth Restated Urban Revitalization Plan for the City-wide Urban Revitalization Area is hereby amended as follows:

1. Article G(1) is hereby amended by replacing the definition of “Missing Middle Residential” in its entirety as follows:

“Missing Middle Residential” means two- to four-unit House A, B, C and D building types as described in Municipal Code Sections 135-2.13 through 135-2.16, and specifically Sections 135-2.13.3.E.2-3, 135-2.14.3.E.2, 135-2.15.3.E.3, and 135-2.16.3.E.4; two- to four-unit houses located or constructed within a Legacy Planned Unit Development (PUD) zoning district; two- to 12-unit Flat B and Row building types, as described in Municipal Code Sections 135-2.11 and 135-2.12, respectively; and Downtown Storefront, Downtown General, Storefront, Commercial Cottage, and Flat A building types, as described in Municipal Code Article 135-2, containing two to twelve separate household units.

2. Article H is hereby amended to add the following:

9. Improvements located outside of a.) Legacy Planned Unit Development (PUD) zoning districts and b.) outside of the Riverpoint West Area identified on Map 6 that consist of new construction of Low-Density Residential buildings, Missing Middle Residential buildings, Accessory Structures accessory to Low-Density Residential or Missing Middle Residential primary structures, and detached Accessory Household Units must satisfy the following exterior material requirements.

a) One household detached House A, B, C, and D Building Types and structures accessory to them must satisfy the following exterior material requirements.

| | <i>Description</i> | <i>Allowed House Type and Zoning Districts</i> | <i>Maximum Amount on Each Facade</i> |
|---------------------------------------|---|--|--------------------------------------|
| MAJOR MATERIALS | <i>60% of each street facing and primary frontage façade must be sided with a single major material, except for where vinyl is permitted to side up to 65% of a street façade as a minor material</i> | | |
| Brick | Full dimensional, unit, face brick | All | 100% |
| Concrete Masonry Units, Architectural | Minimum 3-inch depth, artisan stone look, stone face, hewn stone, rock cut | House A and B in all zoning districts | 100% |
| Fiber Cement Board | Finished lap siding or shingles | All | 100% |

| | | | |
|---------------------------------------|--|--|--|
| Stone | Natural, units | All | 100% |
| Stucco | Cement-based, lime-based, 2- or 3-layer hard coat | All | 100% |
| Wood | Painted, stained, or treated lap siding, shingles | All | 100% |
| MINOR MATERIALS | | | |
| Brick | Economy size (larger than 3 inches in height) | All | 100% on non-street facades only |
| | Thin, veneer | All | 100% on non-street facades only |
| Concrete Surfaces | Unfinished or finished stained, painted, treated | All | 20% below first floor |
| Concrete Masonry Units, Architectural | Minimum 3-inch depth, artisan stone look, stone face, hewn stone, rock cut | All except for in N3, N4, N5 districts | 100% on non-street facades |
| Fiber Cement Board | Finished panels | All | 40%, a major material is required at grade up to 2 feet |
| Glass | Glass block | All | 20% on non-street facades |
| Stucco | Synthetic or with elastomeric finishes (EIFS) | All | 40% of 3rd story or higher of non-street facades |
| Metal | Aluminum composite materials (ACM) or panels (ACP) | All | 40% of non-street facades |
| | Corten panels or panel systems, not ribbed or corrugated | All | 40% |
| Terra Cotta or Ceramic | Tiles or panels | All | 20% |
| Vinyl Siding | Minimum 0.042 inches thick | All except for in N4, NX2, or NX2a districts | 65% of first story of street façade, 100% on all other facades |
| Wood | Natural, aged lap siding, shingles, rainscreen system | All | 40% |
| Wood composite | Rainscreen system | All | 40% |

Notes:

1. House Building Types utilizing brick, stone or architectural CMU as a major facade material on the primary street façade shall continue around the corner of a building from the street facade(s) onto the side or rear facade, for no less than 2 feet from the primary street facade along the non-primary street facade(s).

2. The balance of the front façade of any House Building Types utilizing vinyl siding shall be sided with brick, stone or architectural CMU as described by the above table.
3. Accessory structures, including accessory housing units, shall match the materials of the principal structure.

b) Two (2) to four (4) unit House A, B, C, and D Building Types and structures accessory to them must satisfy the following exterior material requirements.

| | <i>Description</i> | <i>Allowed House Type and Zoning Districts</i> | <i>Maximum Amount on Each Facade</i> |
|---------------------------------------|---|--|--------------------------------------|
| MAJOR MATERIALS | <i>60% of each street facing and primary frontage façade must be sided with a single major material, except for where vinyl is permitted to side up to 65% of a street façade as a minor material</i> | | |
| Brick | Full dimensional, unit, face brick | All | 100% |
| Concrete Masonry Units, Architectural | Minimum 3-inch depth, artisan stone look, stone face, hewn stone, rock cut | House A and B in all zoning districts | 100% |
| Fiber Cement Board | Finished lap siding or shingles | All | 100% |
| Stone | Natural, units | All | 100% |
| Stucco | Cement-based, lime-based, 2- or 3-layer hard coat | All | 100% |
| Wood | Painted, stained, or treated lap siding, shingles | All | 100% |
| MINOR MATERIALS | | | |
| Brick | Economy size (larger than 3 inches in height) | All | 100% on non-street facades only |
| | Thin, veneer | All | 100% on non-street facades only |
| Concrete Surfaces | Unfinished or finished stained, painted, treated | All | 20% below first floor |
| Concrete Masonry Units, Architectural | Minimum 3-inch depth, artisan stone look, stone face, hewn stone, rock cut | All except for in N3, N4, N5 districts | 100% on non-street facades |

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|------------------------|--|--|--|
| Fiber Cement Board | Finished panels | All | 40%, a major material is required at grade up to 2 feet |
| Glass | Glass block | All | 20% on non-street facades |
| Stucco | Synthetic or with elastomeric finishes (EIFS) | All | 40% of 3rd story or higher of non-street facades |
| Metal | Aluminum composite materials (ACM) or panels (ACP) | All | 40% of non-street facades |
| | Corten panels or panel systems, not ribbed or corrugated | All | 40% |
| Terra Cotta or Ceramic | Tiles or panels | All | 20% |
| Vinyl Siding | Minimum 0.042 inches thick | All except for in N4, NX2, or NX2a districts | 65% of first story of street façade, 100% on all other facades |
| Wood | Natural, aged lap siding, shingles, rainscreen system | All | 40% |
| Wood composite | Rainscreen system | All | 40% |

Notes:

1. House Building Types utilizing brick, stone or architectural CMU as a major facade material on the primary street façade shall continue around the corner of a building from the street facade(s) onto the side or rear facade, for no less than 2 feet from the primary street facade along the non-primary street facade(s).
2. The balance of the front façade of any House Building Type utilizing vinyl siding shall be sided with brick, stone or architectural CMU as described by the above table.
3. Accessory structures, including accessory housing units, shall match the materials of the principal structure.

c) Two (2) to twelve (12) unit ROW Building Types and structures accessory to them must satisfy the following exterior material requirements.

| | <i>Description</i> | <i>Allowed Zoning Districts</i> | <i>Maximum Amount on Each Facade</i> |
|---------------------------------|--|---------------------------------|--------------------------------------|
| MAJOR MATERIALS | <i>60% of each street facing and primary frontage façade must be sided with a single major material.</i> | | |
| Brick | Full dimensional, unit, face brick | All | 100% |
| Fiber Cement Board, Lap/Shingle | Finished lap siding or shingles | Prohibited in DX districts | 100% |

| | | | |
|---------------------------------------|---|--------------------------------|---|
| Stone | Natural, units | All | 100% |
| Wood | Painted, stained or treated; lap or shingle | Permitted in NX Districts only | 100% |
| MINOR MATERIALS | | | |
| Brick | Economy size (larger than 3 inches in height) | All | 100% on non-street facades only |
| | Thin, veneer | All | 100% on non-street facades only |
| Concrete Surfaces | Unfinished or finished stained, painted, treated | All | 20% below first floor |
| Concrete Masonry Units, Architectural | Minimum 3-inch depth, artisan stone look, stone face, hewn stone, rock cut | All | 100% on non-street facades |
| Fiber Cement Board | Finished panels | All | 40%, a major material is required at grade up to 2 feet |
| Glass | Glass block | All | 20% on non-street facades |
| Stucco | Cement-based, lime-based, 2- or 3-layer hard coat | All | 100% |
| | Synthetic or with elastomeric finishes (EIFS) | All | 40% of 3rd story or higher of non-street facades |
| Metal | Architectural panel system, 24-gauge minimum thickness, any exposed fasteners must be color-coated to match metal panel | All | 60%, a major material is required at grade up to 2 feet and adjacent to entrances |
| | Aluminum composite materials (ACM) or panels (ACP) | All | 40% of non-street facades |
| | Corten panels or panel systems, not ribbed or corrugated | All | 40% |
| Terra Cotta or Ceramic | Tiles or panels | All | 20% |
| Vinyl Siding | Minimum 0.042 inches thick | RX1 and RX2 districts only | 40% |
| Wood | Natural, aged lap siding, shingles, rainscreen system | All | 40% |
| Wood composite | Rainscreen system | All | 40% |

Notes:

1. Facades that front a river, plaza, public way or similar situation shall be treated as a street facing façade.
 2. Side and Rear Facades. Allowed major materials shall continue around the corner of ROW Building Types from the street facade(s) onto the side or rear facade for no less than 20 feet.
 3. Accessory structures, including accessory housing units, shall match the materials of the principal structure.
- d) Two (2) to twelve (12) unit Flat B Building Types and structures accessory to them must satisfy the following exterior material requirements.

| | <i>Description</i> | <i>Allowed Zoning Districts</i> | <i>Maximum Amount on Each Facade</i> |
|---------------------------------------|--|---------------------------------|---|
| MAJOR MATERIALS | <i>60% of each street facing and primary frontage façade must be sided with a single major material.</i> | | |
| Brick | Full dimensional, unit, face brick | All | 100% |
| Stone | Natural, units | All | 100% |
| MINOR MATERIALS | | | |
| Brick | Economy size (larger than 3 inches in height) | All | 100% on non-street facades only |
| | Thin, veneer | All | 100% on non-street facades only |
| Concrete Surfaces | Unfinished or finished stained, painted, treated | All | 20% below first floor |
| Concrete Masonry Units, Architectural | Minimum 3-inch depth, artisan stone look, stone face, hewn stone, rock cut | All | 100% on non-street facades |
| Fiber Cement Board | Finished panels | All | 40%, a major material is required at grade up to 2 feet |
| Glass | Glass block | All | 20% on non-street facades |
| Stucco | Cement-based, lime-based, 2- or 3-layer hard coat | All | 100% |
| | Synthetic or with elastomeric finishes (EIFS) | All | 40% of 3rd story or higher of non-street facades |

| | | | |
|------------------------|---|----------------------------|---|
| Metal | Architectural panel system, 24-gauge minimum thickness, any exposed fasteners must be color-coated to match metal panel | All | 60%, a major material is required at grade up to 2 feet and adjacent to entrances |
| | Aluminum composite materials (ACM) or panels (ACP) | All | 40% of non-street facades |
| | Corten panels or panel systems, not ribbed or corrugated | All | 40% |
| Terra Cotta or Ceramic | Tiles or panels | All | 20% |
| Vinyl Siding | Minimum 0.042 inches thick | RX1 and RX2 districts only | 40% |
| Wood | Natural, aged lap siding, shingles, rainscreen system | All | 40% |
| Wood composite | Rainscreen system | All | 40% |

Notes:

1. Facades that front a river, plaza, public way or similar situation shall be treated as a street facing façade.
2. Side and Rear Facades. Allowed major materials shall continue around the corner of Flat B Building Types from the street facade(s) onto the side or rear facade for no less than 20 feet.
3. Accessory structures, including accessory housing units, shall match the materials of the principal structure.