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Date August 5, 2024

RESOLUTION CLOSING 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 AND APPROVING SAME

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.

WHEREAS, on July 15, 2024, by Roll Call No. 24-0963, the City Council scheduled a public hearing on the proposed First Amendment to the Fourth Restated Plan, to be held on August 5, 2024, at 5:00 p.m., in the Council Chambers; and,

WHEREAS, a copy of the First Amendment to the Fourth Restated Plan is on file and available for inspection by the public in the office of the City Clerk; and,

WHEREAS, public notice of the hearing was published in the Des Moines Register on July 24, 2024; and,

WHEREAS, all persons appearing at the hearing and desiring to be heard regarding the said First Amendment have been given the opportunity to be heard.

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

Date August 5, 2024

1. The public hearing on the proposed First Amendment to the Fourth Restated Urban Revitalization Plan for the City-wide Urban Revitalization Area is hereby closed, and all objections to the proposed First Amendment are hereby overruled.
2. The proposed First Amendment is hereby found to be in conformance with the PlanDSM.
3. The First Amendment to the Fourth Restated Urban Revitalization Plan for the City-wide Urban Revitalization Area is hereby approved and adopted.

(Council Communication No. 24-)

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

**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

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.