



Agenda Item:

31

COUNCIL COMMUNICATION

City Manager's Office

GENERAL INFORMATION

Agenda Date: 3/8/04
112

Communication No.: 04-

Agenda Item Type: Ordinance

Roll Call No.:

Submitted by: Larry Hulse, Community Development Director

SUBJECT—

Set Hearing for 3/22/04 regarding items related to the Downtown Riverfront District.

SYNOPSIS—

To amend the "D-R" Downtown Riverfront Zoning District text to allow warehouses that existed as of December 31, 2003 to be permitted uses instead of legal non-conforming uses; to move existing design standards from the D-R zoning district text to the site plan policies as design guidelines; and to define the applicability of the Downtown Riverfront design guidelines. Also, to rezone 2 areas on the east side of the river to D-R Downtown Riverfront District including necessary amendments to the 2020 Community Character Land Use Map but excluding land located south of the confluence of the Des Moines and Raccoon Rivers.

FISCAL IMPACT—

None

RECOMMENDATION—

Approval

BACKGROUND—

City staff presented the initial “D-R” Downtown Riverfront Zoning District text, boundaries and associated land use changes to the Plan and Zoning Commission in October 2003. The Plan and Zoning Commission’s recommendation to City Council was to remove certain areas of the initial D-R District boundary for further study to address the issue of existing warehouse properties becoming legal non-conforming uses.

Staff held individual and public meetings with affected property owners during the month of January 2004. In response, City staff recommends an amendment to the adopted “D-R” Downtown Riverfront Zoning District text to allow warehouses that existed as of December 31, 2003 to remain as permitted uses. Staff also recommends moving the existing design standards from the “D-R” zoning district text to the site plan policies as guidelines in order to create consistency in the review of all D-R district guidelines, and to create flexibility for property owners.

The D-R design guidelines would apply to:

- all new buildings;
- all new expansions to an existing building; and
- all existing buildings when there is a change of use, and/or when the new expansion to an existing building is greater than 50% of the existing buildings assessed value or square footage.

With these text changes, staff recommends adding to the “D-R” district boundary, 2 areas that the Plan and Zoning Commission and City Council recommended for further study (please refer to attached map). Both areas are currently designated as “Traditional Industrial” on the 2020 Community Character Plan Land Use Map and as “M-1”, Light Industrial on the zoning district map. Staff recommends that the 2020 Community Character Plan Land Use Map designations be changed to “Support Commercial” and zoning district classifications be changed to “D-R”, Downtown Riverfront District for both areas.

Please refer to the attached letters from the Plan and Zoning Commission regarding their February 18, 2004 recommendations to approve the changes described above.