



Agenda Item:

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COUNCIL COMMUNICATION City Manager's Office

GENERAL INFORMATION

Agenda Date: 3/22/04

Communication

No.: 04-147

Agenda Item Type: Ordinance

Roll Call

No.:

Submitted by: Larry Hulse, Community Development Director

SUBJECT—

“D-R” Downtown Riverfront Zoning District text amendments, boundary amendments and land use classification amendments.

SYNOPSIS—

1. City staff is recommending the following:

- a) 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.
- b) 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 by the Plan and Zoning Commission of all D-R district guidelines, and to create flexibility for property owners.
- c) applying the “D-R” district design guidelines 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.

2. Pass an ordinance to amend the Official Zoning Map of the City of Des Moines, Iowa by
 - a) adding to the “D-R” district boundary two areas that the Plan and Zoning Commission and City Council recommended for further study (please refer to map attached to the Roll Call). Area One is the industrial area east of the Armory Building, Area Two is the industrial area in the SE near the confluence of the rivers. 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. No land located south of the confluence of the Des Moines and Raccoon Rivers is included with this change.
 - b) 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 letters (attached to the Roll Call) from the Plan and Zoning Commission regarding their February 18, 2004 recommendations to approve the changes described above.

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 meetings with affected property owners and a public meeting on January 5th that drew approximately 15 citizens to describe the proposed changes to the zoning text and the zoning boundaries.