



Agenda Item:

30

COUNCIL COMMUNICATION City Manager's Office

GENERAL INFORMATION

Agenda Date: 11/22/04
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Agenda Item Type: Resolution

Roll Call No.: 04-

Submitted by: Richard A. Clark, Deputy City Manager

SUBJECT—

Response to Barnes Properties' request to extend commercial tax abatement to an undeveloped area known as the "Airport Crossroads" development, located on the west side of Fleur Drive and directly north of County Line Road.

SYNOPSIS—

Direct the City Manager or his designee to draft the necessary documents to permit commercial tax abatement for this area, subject to similar use limitations imposed on tax abatement for the adjacent Airport Commerce Park South and Airport Business Park areas.

Fleur Properties, L.C. (Michael and Evie Barnes, partners, 615 Park St. Suite 300, Des Moines) have requested that commercial tax abatement be made available for their property known as the "Airport Crossroads" located on the west side of Fleur Dr., directly north of County Line Road. A map of the area's location is included in the Background section.

FISCAL IMPACT—

The current property assessment for this 39 acres parcel is \$16,000; provision of limited commercial tax abatement will enhance the developability of the property and the property and building taxable assessment values. No tax increment financing will be provided.

RECOMMENDATION—

Approval

BACKGROUND—

Fleur Properties, L.C. has previously requested provision of commercial tax for this 39-acre vacant area because commercial tax abatement on a limited basis (3 year/100% schedule with use restrictions) is available on the adjacent property.

The City's adopted long-range land use plan shows the Barnes' property (as well as the adjacent properties south of relocated Army Post Road extending to County Line Road) for use as planned business parks. The planned business park district (PBP) is intended to encourage large-scale quality development of vacant or underutilized tracts of land pursuant to a unified building and site plan incorporating a comprehensive design.

Approval of tax abatement for this property should be contingent on the Barnes' property development being consistent with the Planned Business Park concepts. At this time, the Barnes, have agreed to:

- Using only the 3-year/100% tax abatement schedule.
- Submitting, for approval, a unified development plan for the entire property with streets, landscaping, exterior building design requirements, and parking layout prior to any portion of the property being submitted for individual development.
- Restricting (by recorded covenant) the permitted land uses to offices, research, education and development facilities, light manufacturing and assembly, warehousing, hotels and motels, and certain support service uses such as day care centers, health clubs, medical/dental and similar -type offices. Other more retail-type uses such as convenience stores, gasoline service stations, and restaurants, including drive-up facilities would not be permitted.

Staff is recommending approval of the tax abatement request because it will geographically "square" out provision of abatement and allows the City to have some control on what occurs in this newly developing area.

No further extension of commercial tax abatement in this area is recommended until completion of the development study of the Highway 5 bypass area in Warren County that will provide a clearer picture of likely development needs.

