



Agenda Item:

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COUNCIL COMMUNICATION City Manager's Office

GENERAL INFORMATION

Agenda Date: 12/20/2004
04-626

Communication No.:

Agenda Item Type: Resolution
No.:

Roll Call

Submitted by: Larry Hulse, Community Development Director

SUBJECT—

Set Hearing for 1/10/2005 regarding items related to Riverpoint West:

- 2020 Community Character Plan Land Use Map Amendments for the Riverpoint West Area from Traditional Industrial and High Density Residential / Limited Commercial to Support Commercial.
- Rezoning of the Riverpoint West area generally bounded on the north by SW Cherry Street from SW 9th to SW 13th, Mulberry Street from SW 13th to SW 16th, and Locust Street from SW 16th to Fleur Drive; on the west and south by the levy of the Raccoon River; and the east by SW 9th Street from “M-1”, Light Industrial and “M-2” Heavy Industrial to “C-3B”, Central Business Mixed Use District.
- Rezoning of the DICO property to add the S-O, Study Overlay District designation and requirements due to special environmental concerns associated with subsurface contamination.

SYNOPSIS—

The Riverpoint West area is currently designated as Traditional Industrial and High Density Residential / Limited Commercial on the 2020 Community Character Plan for the Downtown Area and is currently zoned M-1 Light Industrial and M-2, Heavy Industrial. Amendments to these designations are necessary to fulfill the City's vision for residential and commercial development in the Riverpoint West area. The Plan and Zoning Commission is scheduled make a recommendation regarding the proposed Land Use Plan and Zoning Map amendments on January 6, 2004. The Commission's recommendations will be forwarded to the City Council prior to the January 10, 2004 hearing.

FISCAL IMPACT—

N/A.

RECOMMENDATION—

Approval of Resolution to Set Hearing.

BACKGROUND—

On June 23, 2003 the City Council adopted Roll Call 03-1459 initiating rezoning of the Riverpoint West area to a zoning district classification that would best accommodate the residential and commercial uses anticipated for the area. Council also initiated the addition of the Study Overlay District designation to the DICO Superfund site on an interim basis until the environmental issues with the site have been resolved.

Staff met with property owners and tenants within the Riverpoint West area to discuss rezoning options. The rezoning was later placed on hold due to a lack of consensus among property owners, the Downtown Community Alliance and the City regarding the most appropriate zoning designation for the area.

General consensus has now been reached in the form of the new “C-3B” Central Business Mixed Use District. The district balances the needs of a majority of the existing property owners and land uses in Riverpoint West with the vision for residential and commercial development.