


COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	24-206	Meeting:	May 6, 2024
	Agenda Item:	26	Roll Call:	24-0660
	Submitted by:	Cody Christensen, Development Services Director		

AGENDA HEADING:

Set date of public hearing on the proposed SE Industrial Urban Renewal Plan.

SYNOPSIS:

This roll call sets the date of public hearing on the proposed SE Industrial Urban Renewal Plan for the June 17, 2024, City Council meeting and authorizes the required consultation meeting with representatives from Polk County, Des Moines Public Schools, Des Moines Area Community College, and Des Moines Area Regional Transit (DART) Authority. It also initiates an amendment to PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use classification of property within the proposed SE Industrial Urban Renewal Plan to Industrial so that the Urban Renewal Plan can be found in conformance with the City's Comprehensive Plan.

FISCAL IMPACT:

There is no direct fiscal impact associated with the approval of this plan. The activities and projects that may be assisted by this Urban Renewal Plan and tax increment revenues are addressed in the plan text and are subject to separate City Council action.

ADDITIONAL INFORMATION:

- The proposed SE Industrial Urban Renewal Area is generally located along East Army Post Road, west of SE 45th Street and east of SE 36th Street, bound to the north by Hart Avenue and East Pine Avenue to the south, near the southeast City of Des Moines corporate boundary.
- The purpose of the SE Industrial Development Urban Renewal Plan (this Plan) is to facilitate the development of commercial, mixed-use, and industrial uses; to create and retain jobs in the City of Des Moines; and to increase the overall tax base. This Plan is intended to guide the development of the Urban Renewal Area and is proximate to Iowa Highways 5/65 and thereby accessible to the interstate highway system and provides prime opportunities for quality development that can be coordinated in a planned and unified manner.
- At this time, there are no corresponding tax increment financing (TIF) districts being proposed until such time that a proposed project is announced within the Urban Renewal Boundary.

- This Council action also initiates consideration of an amendment to PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use classification of property within the proposed SE Industrial Urban Renewal Plan to Industrial so that the Urban Renewal Plan can be found in conformance with the City's Comprehensive Plan.
- It is anticipated that the Plan & Zoning Commission will hold a public hearing on both the Comprehensive Plan map amendment and the SE Industrial Development Urban Renewal Plan at its meeting on June 6, 2024, so that City Council can take action on the matters at its meeting on June 17, 2024.

PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

- Urban Design Review Board – review and make recommendations on the proposed plan
- Taxing Entities Consultation Meeting
- Plan and Zoning Commission – review and make recommendations on the proposed plan
- City Council – conduct public hearing on the proposed plan

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