

★ Roll Call Number

Agenda Item Number


65A

Date May 18, 2009

COMMUNICATION from the City Plan and Zoning Commission advising that at a public hearing held on May 7, 2009, the members recommended by a vote of 13-0 to find the 22nd Amendment to the Restated Urban Revitalization Plan for the City-Wide Revitalization Area in conformance with the Des Moines' 2020 Community Character Plan.

MOVED by _____ to receive and file.

FORM APPROVED:


Michael F. Kelley
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
MEYER				
VLASSIS				
TOTAL				

MOTION CARRIED

APPROVED

.....
Mayor

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

City Clerk

65A

May 13, 2009

Honorable Mayor and City Council
City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their meeting held May 7, 2009, the following action was taken:

COMMISSION RECOMMENDATION:

After public hearing, the members voted 13-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Leisha Barcus	X			
JoAnne Corigliano	X			
Shirley Daniels	X			
Jacqueline Easley	X			
Dann Flaherty	X			
Bruce Heilman	X			
Ted Irvine	X			
Jeffrey Johannsen	X			
Greg Jones	X			
Frances Koontz				X
Jim Martin	X			
Brian Millard	X			
Mike Simonson	X			
Kent Sovern	X			

APPROVAL of staff recommendation to find the 22nd Amendment to the Restated Urban Revitalization Plan for the City-Wide Revitalization Area in conformance with the Des Moines' 2020 Community Character Plan.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends the Commission find the 22nd Amendment to the Restated Urban Revitalization Plan for the City-Wide Revitalization Area in conformance with the Des Moines' 2020 Community Character Plan.

STAFF REPORT

I. GENERAL INFORMATION

On April 20, 2009, the City Council initiated the 22nd Amendment to the Restated Urban Revitalization Plan for the City-Wide Revitalization Area. The proposed 22nd Amendment would allow tax abatement for the construction of office building of at least 15,000 gross square feet in the Downtown East New Office Construction tax abatement area shown in the map in the Commissioner packet.



CITY PLAN AND ZONING COMMISSION
ARMORY BUILDING
602 ROBERT D. RAY DRIVE
DES MOINES, IOWA 50309-1881
(515) 283-4182

ALL-AMERICA CITY
1949, 1976, 1981
2003

A new medical office building for primary care physicians and an 'urgent care' facility is proposed to be built directly east of the existing Capitol Medical Offices at 1300 Des Moines Street by LADCO Development, Inc. The developer has requested tax abatement in order to proceed with the project. The proposed new construction totals about 17,000 square feet, which does not qualify for tax abatement under the current standards which require a minimum of 25,000 square feet of new construction.

II. DES MOINES' 2020 COMMUNITY CHARACTER PLAN

Chapter 1 of Des Moines' 2020 Community Character Plan is titled "Underlying Principals" and includes the following goals:

- Promote economic growth and efficiency.
- Enhance and preserve Des Moines' urban character.
- Create a livable community for several generations.

Chapter 5 of Des Moines' 2020 Community Character Plan is titled "Existing Character of Commercial Land Use" and includes the following goals:

- Establish marketing strategies for the various commercial categories to attract investors, businesses and customers to the area and to maintain healthy commercial areas.
- Enhance the pedestrian character of all retail and shopping areas whether it is a regional shopping center or a small neighborhood store.

The proposed 22nd Amendment to the Restated Urban Revitalization Plan for the City-Wide Revitalization Area anticipates that all redevelopment will conform to the existing Zoning Ordinance and future land use designations contained in the approved Des Moines' 2020 Community Character Plan. In this instance the property affected by the proposed amendment zoned "C-0" District allowing for the proposed medical office use. The proposed medical office and urgent care facility will be required to comply with the "C-0" District provisions for compatibility with residential character.

The proposed site is designated Public/Semi-Public in the future land use plan component of the Des Moines' 2020 Community Character Plan. Staff believes the Urban Renewal Plan is in conformance with the goals and future land use designations within the Des Moines' 2020 Community Character Plan.

SUMMARY OF DISCUSSION

CHAIRPERSON OPENED THE PUBLIC HEARING

There was no one in the audience to speak on this item.

CHAIRPERSON CLOSED THE PUBLIC HEARING

There was no discussion.

COMMISSION ACTION

Greg Jones moved staff recommendation to find the 22nd Amendment to the Restated Urban Revitalization Plan for the City-Wide Revitalization Area in conformance with the Des Moines' 2020 Community Character Plan.

65A

Motion passed 13-0.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'M. Ludwig'.

Michael Ludwig, ACP
Planning Administrator

MGL:clw

Attachment