

Date February 14, 2011

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on February 3, 2011, its members voted 12-0 in support of a motion to recommend **APPROVAL** of a City Council initiated request to rezone properties with multiple ownerships in furtherance of the "2 Rivers District Land Use and Redevelopment Plan" for an area of the City generally bounded by the Raccoon River on the north, Southeast 1<sup>st</sup> Street on the east, Indianola Road on the south and Southwest 7<sup>th</sup> Street on the west as follows: (See Attachment 2)

- (1) "M-1" Light Industrial District to "D-R" Downtown Riverfront District and "NPC" Neighborhood Pedestrian Commercial District.
- (2) "M-3" Limited Industrial District to "D-R" Downtown Riverfront District and "R-3" Multiple Family Residential.
- (3) "C-2" General Retail and Highway Oriented Commercial District to "D-R" Downtown Riverfront District and "NPC" Neighborhood Pedestrian Commercial District.
- (4) "C-0" Commercial Residential District to "NPC" Neighborhood Pedestrian Commercial District.
- (5) "R-4" Multiple Family Residential District to "D-R" Downtown Riverfront District and "NPC" Neighborhood Pedestrian Commercial District.
- (6) "R-3" Multiple Family Residential District to "NPC" Neighborhood Pedestrian Commercial District.

The subject properties are more specifically described as follows:

R-3, R-4, C-0, C-2, M-1 to NPC

Beginning at the intersection of the centerlines of Southwest 2<sup>nd</sup> Street and Dunham Avenue; thence northerly along the centerline of Southwest 2<sup>nd</sup> Street to the southerly line of vacated Southwest 2<sup>nd</sup> Street as described by City of Des Moines ordinance number 13,174; thence easterly along said southerly line to its intersection with the westerly line of Lot 1 of Block 7 of Van's Addition to South Des Moines, an official plat; thence northerly along the westerly line of said Lot 1 to the northwesterly corner of said Lot 1; thence easterly along the northerly line of said Lot 1 to its intersection with the northerly line of the vacated Chicago and Great Western Railroad right-of-way, said right-of-way line also being the southeasterly line of GeoParcel 7824-09-428-026; thence northeasterly along said right-of-way line to its intersection with the centerline of Granger Avenue and its westerly extension; thence easterly along the centerline of Granger Avenue and its westerly extension to its intersection with the centerline of South Union Street; thence northerly along the centerline of South Union Street to its intersection with the

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westerly extension of the northerly line of Lot 2 of Block 16 of said Van's Addition; thence easterly along the northerly line of said Lot 2 and its westerly and easterly extensions to its intersection with the centerline of the north-south alley lying east of and adjoining Lot 2 of said Block 16 and, also, lying east of and adjoining Lots 1 and 2 of Block 16 of South Fort Des Moines, an official plat; thence northerly along the centerline of said alley and its northerly extension to its intersection with the centerline of Jackson Avenue; thence westerly along the centerline of Jackson Avenue to its intersection with the centerline of South Union Street; thence northerly along the centerline of South Union Street to its intersection with the centerline of East Livingston Avenue; thence easterly along the centerline of East Livingston Avenue to its intersection with the centerline of Southeast 1<sup>st</sup> Street; thence northerly along the centerline of Southeast 1<sup>st</sup> Street to its intersection with the westerly extension of the centerline of the east-west alley lying northerly of and adjoining Lots 1, 2, 3 and 4 of Block 1 of the Second Plat of Clifton Heights, an official plat; thence easterly along said alley centerline and its westerly extension to its intersection with the northerly extension of the easterly line of said Lot 4; thence southerly along said easterly line and its northerly and southerly extensions to its intersection with the centerline of East Livingston Avenue; thence westerly along the centerline of East Livingston Avenue to its intersection with the northerly extension of the centerline of the north-south alley lying east of and adjoining Lots 1 through 6 , inclusive, of Block 2 of said Second Plat of Clifton Heights; thence southerly along said alley centerline and its northerly and southerly extensions to its intersection with the centerline of East Jackson Avenue; thence westerly along the centerline of East Jackson Avenue to its intersection with the centerline of Southeast 1<sup>st</sup> Street; thence southerly along the centerline of Southeast 1<sup>st</sup> Street to its intersection with the centerline of East Indianola Avenue; thence northerly along the centerline of East Indianola Avenue and its continuation as Indianola Avenue to its intersection with the centerline of Dunham Avenue; thence westerly along the centerline of Dunham Avenue to the point of beginning.

From: R-4, M-1, M-3 to DR

Beginning at the intersection of the centerlines of Southwest 2<sup>nd</sup> Street and Dunham Avenue; thence southerly along the centerline of Southwest 2<sup>nd</sup> Street to its intersection with the centerline of Edison Avenue; thence easterly along the centerline of Edison Avenue to its intersection with the northerly extension of the centerline of the north-south alley lying easterly of and adjoining Lots 1 and 2 of Block 5 of Van's Addition to South Des Moines, an official plat; thence southerly along said alley centerline and its northerly and southerly extensions to its intersection with the centerline of Columbus Avenue; thence westerly along the centerline of Columbus Avenue to its intersection with the centerline of Southwest 2<sup>nd</sup> Street; thence southerly along the centerline of Southwest 2<sup>nd</sup> Street and its southerly extension to its intersection with the centerline of Indianola Road; thence westerly along the centerline of

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Indianola Road to its intersection with the centerline of Southwest 7<sup>th</sup> Street; thence northerly along the centerline of Southwest 7<sup>th</sup> Street to its intersection with the southerly line of the FW floodway district along the Raccoon River; thence easterly along the said southerly line of the FW floodway district along the Raccoon River and its continuation as the southerly line of the FW floodway district along the Des Moines River to its intersection with the northerly extension of the centerline of Southeast 4<sup>th</sup> Street; thence southerly along the centerline of Southeast 4<sup>th</sup> Street and its northerly extension to its intersection with the easterly extension of the centerline of the east-west alley lying northerly of and adjoining Lots 13 through 2, inclusive, of Block 10 of the 2<sup>nd</sup> Plat of Clifton Heights, an official plat; thence westerly along said alley centerline and its easterly and westerly extensions to its intersection with the centerline of Southeast 3<sup>rd</sup> Street; thence northerly along the centerline of Southeast 3<sup>rd</sup> Street to its intersection with the easterly extension of the centerline of the east-west alley lying northerly of and adjoining Lots 22 through 1, inclusive, of Block 1 of said 2<sup>nd</sup> Plat of Clifton Heights; thence westerly along said alley centerline and its easterly and westerly extensions to its intersection with the centerline of Southeast 1<sup>st</sup> Street; thence southerly along the centerline of Southeast 1<sup>st</sup> Street to its intersection with the centerline of East Livingston Avenue; thence westerly along the centerline of East Livingston Avenue to its intersection with the centerline of South Union Street; thence southerly along the centerline of South Union Street to its intersection with the centerline of East Jackson Avenue; thence easterly along the centerline of East Jackson Avenue to its intersection with the northerly extension of the centerline of the north-south alley lying easterly of and adjoining Lots 1 and 2 of Block 16 of South Fort Des Moines, an official plat, and lying easterly of and adjoining Lot 1 of Block 16 of Van's Addition to South Des Moines, an official plat; thence southerly along the centerline of said alley and its northerly extension to its intersection with the easterly extension of the northerly line of Lot 2 of Block 16 of said Van's Addition; thence westerly along the northerly line of said Lot 2 and its easterly and westerly extensions to its intersection with the centerline of South Union Street; thence southerly along the centerline of South Union Street to its intersection with the centerline of Granger Avenue; thence westerly along the centerline of Granger Avenue and its westerly extension to its intersection with the northerly right-of-way line of the vacated Chicago and Great Western Railroad, said right-of-way line also being the southeasterly line of GeoParcel 7824-09-428-026; thence southwesterly along said northerly right-of-way line to its intersection with the northerly line of Lot 1 of Block 7 of Van's Addition to South Des Moines; thence westerly along the northerly line of said Lot 1 to the northwesterly corner of said Lot 1; thence southerly along the westerly line of said Lot 1 to its intersection with the southerly line of vacated Southwest 2<sup>nd</sup> Street as described by City of Des Moines ordinance number 13,174; thence westerly along said southerly line to its intersection with the centerline of Southwest 2<sup>nd</sup> Street; thence southerly along the centerline of Southwest 2<sup>nd</sup> Street to the point of beginning.

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To R-3 from M-3


Beginning at the intersection of the centerlines of the rights-of-way of Southwest 2<sup>nd</sup> Street and Dunham Avenue; thence easterly along the centerline of Dunham Avenue to its intersection with the northerly extension of the centerline of the north-south alley lying east of and adjoining Lots 1, 2, 3 and 4 of Block 6 of Van's Addition to South Des Moines, an official plat; thence southerly along the centerline of said north-south alley to its intersection with the centerline of Edison Avenue; thence westerly along the centerline of Edison Avenue to its intersection with the centerline of Southwest 2<sup>nd</sup> Street; thence northerly along the centerline of Southwest 2<sup>nd</sup> Street to the point of beginning.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

1. That the meeting of the City Council at which the proposed rezoning is to be considered shall be held in the Council Chambers, City Hall, Des Moines, Iowa at 5:00 p.m. on February 28, 2011, at which time the City Council will hear both those who oppose and those who favor the proposal.
2. That the City Clerk is hereby authorized and directed to cause notice of said proposal in the accompanying form to be given by publication once, not less than seven (7) days and not more than twenty (20) days before the date of hearing, all as specified in Section 362.3 and Section 414.4 of the Iowa Code.

FORM APPROVED:

Moved by \_\_\_\_\_ to adopt.



Michael F. Kelley  
Assistant City Attorney

(ZON2011-00005)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				
MOTION CARRIED	APPROVED			

**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.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

City Council initiated rezoning of properties with multiple ownerships in furtherance of the "2 Rivers District Land Use and Redevelopment Plan" for an area of the City generally bounded by the Raccoon River on the north, Southeast 1 <sup>st</sup> Street on the east, Indianola Road on the south and Southwest 7 <sup>th</sup> Street on the west:			File # ZON2011-00005	
<b>Description of Action</b>	Rezone property as follows: (1) "M-1" Light Industrial District to "D-R" Downtown Riverfront District and "NPC" Neighborhood Pedestrian Commercial District. (2) "M-3" Limited Industrial District to "D-R" Downtown Riverfront District and "R-3" Multiple Family Residential. (3) "C-2" General Retail and Highway Oriented Commercial District to "D-R" Downtown Riverfront District and "NPC" Neighborhood Pedestrian Commercial District. (4) "C-0" Commercial Residential District to "NPC" Neighborhood Pedestrian Commercial District. (5) "R-4" Multiple Family Residential District to "D-R" Downtown Riverfront District and "NPC" Neighborhood Pedestrian Commercial District. (6) "R-3" Multiple Family Residential District to "NPC" Neighborhood Pedestrian Commercial District.			
<b>2020 Community Character Plan</b>	Low-Density Residential, Medium-Density Residential, High-Density Residential, Commercial: Pedestrian-Oriented Neighborhood Node, Commercial: Pedestrian-Oriented Commercial Corridor, General Industrial, Park/Open Space, Public/Semi-Public			
<b>Horizon 2035 Transportation Plan</b>	No Planned Improvements			
<b>Current Zoning District</b>	See Above (Description of Action)			
<b>Proposed Zoning District</b>	See Above (Description of Action)			
<b>Consent Card Responses</b>	In Favor	Not In Favor	Undetermined	% Opposition
Inside Area	10			
Outside Area	2			
<b>Plan and Zoning Commission Action</b>	Approval	12-0	<b>Required 6/7 Vote of the City Council</b>	Yes
	Denial			No X

2 Rivers District Land Use and Redevelopment Plan  
 "Attachment 2" - Proposed Zoning

ZON2011-00005



Date \_\_\_\_\_

Agenda Item 34

Roll Call # \_\_\_\_\_

February 7, 2011

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 February 3, 2011, the following action was taken:

**COMMISSION RECOMMENDATION:**

After public hearing, the members voted 12-0 as follows:

<u>Commission Action:</u>	<u>Yes</u>	<u>Nays</u>	<u>Pass</u>	<u>Absent</u>
JoAnne Corigliano	X			
Shirley Daniels	X			
Jacqueline Easley	X			
Dann Flaherty	X			
John "Jack" Hilmes	X			
Joel Huston	X			
Ted Irvine	X			
Greg Jones	X			
Jim Martin	X			
Brian Millard	X			
William Page	X			
Mike Simonson	X			
Kent Sovern	X			



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

**APPROVAL** of Part A) to find the proposed rezoning **not** in conformance with the existing Des Moines' 2020 Community Character Plan Future Land Use Map, Part B) to approve amendments to the Des Moines' 2020 Community Character Plan Future Land Use Map as illustrated on Attachment #1; and Part C) to approve City Council initiated request to rezone properties with multiple ownerships in furtherance of the "2 Rivers District Land Use and Redevelopment Plan" for an area of the City generally bounded by the Raccoon River on the north, Southeast 1<sup>st</sup> Street on the east, Indianola Road on the south and Southwest 7<sup>th</sup> Street on the west as illustrated on Attachment #2. ZON2011-00005 & 21-2011-4.02

Written Responses

- 10 In Favor
- 2 In Opposition

**STAFF RECOMMENDATION TO THE P&Z COMMISSION**

Part A) Staff recommends that the Commission find the proposed rezoning not in conformance with the existing Des Moines' 2020 Community Character Plan Future Land Use Map.

