

**CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION**

Meeting Date: November 25, 2019

Item: Review of Alluvion Urban Renewal Plan Amendment No.4 for Conformity with the General Plan (Comprehensive Plan)

Requested Action: Finding of Conformity with the General Plan

Case Advisor: Rachel Wacker, Business Development Coordinator
Community and Economic Development Department

Applicant's Request: City Staff has initiated the process to amend the Alluvion URA. The purpose of the amendment is to facilitate a Development Agreement with Wright Tree Service, Inc, and add infrastructure projects. Any urban renewal area (URA) that is being created or amended to add new land area is required to be sent to the Plan and Zoning Commission for review of the URA Plan for conformity with the General Plan.

History This is a proposed amendment to the URA that was originally approved by City Council on May 5, 2014. The land area being added to create Alluvion Urban Renewal Plan Amendment No. 4 does not currently exist in another URA.

Staff Review and Comment: This request has been reviewed by City staff. Staff is of the opinion that the proposed Urban Renewal Plan amendment generally conforms to the City's adopted General Plan (Comprehensive Plan). The property included in the Plan Area has land use category of Business Park, Warehouse/Retail, Light Industrial, Office, Community Commercial, Highway Commercial, Medium Density Residential, High Density Residential and Open Space which is consistent with the planned use within the Urban Renewal Area.

Comprehensive Plan Consistency: The Alluvion Urban Renewal Plan as proposed has been reviewed by City staff for consistency with the General Plan. Based upon that review, a finding has been made that the proposed Urban Renewal Plan generally conforms to the General Plan in that the plan conforms to all of the goals and policies of the General Plan and the land use map of the General Plan.

Staff Recommendation and Conditions of Approval: Based upon the preceding review and a finding of conformity with the goals and policies of the General Plan, staff recommends that the Plan and Zoning Commission adopt a resolution finding that the Alluvion Urban Renewal Plan Amendment No.4 conforms to the adopted General Plan and recommend its approval to the City Council, subject to any applicable State Codes.

Applicant: City of West Des Moines
4200 Mills Civic
Parkway West Des
Moines, IA 50265 515-
222-3600

Owner: N/A

Applicant's Representative: City of West Des Moines
4200 Mills Civic
Parkway West Des
Moines, IA 50265
515-222-3600

Attachments:

- Exhibit I - Proposed Alluvion Urban Renewal Plan Amendment #4
- Exhibit A - Legal Description
- Exhibit II - Resolution
- Exhibit III - Map

CITY OF WEST DES MOINES, IOWA
URBAN RENEWAL PLAN AMENDMENT #4
ALLUVION URBAN RENEWAL AREA

December, 2019

The Urban Renewal Plan (the "Plan") for the Alluvion Urban Renewal Area (the "Urban Renewal Area") is being amended for the purposes of adding certain real property to the Urban Renewal Area and identifying new urban renewal projects to be undertaken therein.

1) Addition of Property. The real property (the "Property") legally described on Exhibit A hereto includes the December, 2019 Addition to the Urban Renewal Area. With the adoption of this Amendment, the City will designate the December, 2019 Addition as an economic development area. The December, 2019 Addition will become subject to the provisions of the Plan for the Urban Renewal Area. It is anticipated that the City will adopt an ordinance providing for the division of property tax revenues, as set forth in Section 403.19 of the Code of Iowa, with respect to the Property.

2) Identification of Projects. By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following project descriptions:

A.

Name of Project: Traffic Signals Installation Project

Name of Urban Renewal Area: Alluvion Urban Renewal Area

Date of Council Approval of Project: December 16, 2019

Description of Project and Project Site: The Traffic Signals Installation Project will consist of the installation of new traffic signals along Veterans Parkway in the Urban Renewal Area. It is expected that the completed Traffic Signals Installation Project will cause increased and improved ability of the City to provide adequate transportation infrastructure for the growth and retention of commercial enterprises in the City.

Description of Properties to be Acquired in Connection with Project: The City will acquire such easement territory and rights-of-way as are necessary to successfully undertake the Traffic Signals Installation Project.

Description of Use of TIF for the Project: It is anticipated that the City will pay for the Traffic Signals Installation Project with borrowed funds and/or the proceeds of an internal advance of City funds on-hand. In any case, the City's obligations will be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues for the Traffic Signals Installation Project will not exceed \$1,000,000.

B.

Name of Project: Street Improvements Project

Name of Urban Renewal Area: Alluvion Urban Renewal Area

Date of Council Approval of Project: December 16, 2019

Description of Project and Project Site: The Street Improvements Project will consist of the construction of street extensions; the construction of minor collector roads; street widening and paving; street reconstruction; and the incidental utility, landscaping, site clearance and cleanup work related thereto in the Urban Renewal Area on and along the segments of the following streets and locations in the Urban Renewal Area:

- 1) On and along Veterans Parkway from its intersection with SE Salix Drive and continuing south to a point north of Willow Creek Drive (street widening); and
- 2) On and along SE Willow Creek Drive from its intersection with SE Soteria Avenue and continuing east to its intersection with SE 1st Street (street reconstruction); and
- 3) Beginning at the intersection of SE Salix Drive and Veterans Parkway and extending east to SE 1st Street (street extension); and
- 4) On and along SE 1st Street from its intersection with the new extension of SE Salix Drive and continuing south to its intersection with SE Willow Creek Drive (street reconstruction); and
- 5) Beginning at point on SE Willow Creek Drive between SE Soteria Avenue and SE 1st Street and extending north to the new extension of SE Salix Drive (minor collector).

It is expected that the completed Street Improvements Project will cause increased and improved ability of the City to provide adequate transportation infrastructure for the growth and retention of commercial enterprises in the City.

Description of Properties to be Acquired in Connection with Project: The City will acquire such easement territory and rights-of-way as are necessary to successfully undertake the Street Improvements Project.

Description of Use of TIF for the Project: It is anticipated that the City will pay for the Street Improvements Project with borrowed funds and/or the proceeds of an internal advance of City funds on-hand. In any case, the City's obligation will be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues for the Street Improvements Project will not exceed \$7,000,000.

C.

Name of Project: Water Main Installation Project

Name of Urban Renewal Area: Alluvion Urban Renewal Area

Date of Council Approval of Project: December 16, 2019

Description of Project and Project Site: The Water Main Installation Project will consist of the installation of new twelve inch and eight inch water mains and the incidental landscaping, site clearance and cleanup work related thereto in the Urban Renewal Area on and along the segments of the following streets in the Urban Renewal Area:

- 1) On and along SE Willow Creek Drive from its intersection with SE Soteria Avenue and continuing east to its intersection with SE 1st Street (12" main); and
- 2) On and along SE Salix Drive from its intersection with Veterans Parkway and continuing east to its intersection with SE 1st Street (8" main); and
- 3) On and along SE 1st Street from its intersection with SE Salix Drive and continuing south to its intersection with SE Willow Creek Drive (8' Main);

It is expected that the completed Water Main Installation Project will cause increased and improved ability of the City to provide adequate waterworks utility system infrastructure for the growth and retention of commercial enterprises in the City.

Description of Properties to be Acquired in Connection with Project: The City will acquire such easement territory and rights-of-way as are necessary to successfully undertake the Water Main Installation Project.

Description of Use of TIF for the Project: It is anticipated that the City will pay for the Water Main Installation Project with borrowed funds and/or the proceeds of an internal advance of City funds on-hand. In any case, the City's obligation will be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues for the Water Main Installation Project will not exceed \$1,500,000.

D.

Name of Project: Sanitary Sewer Line Installation Project

Name of Urban Renewal Area: Alluvion Urban Renewal Area

Date of Council Approval of Project: December 16, 2019

Description of Project and Project Site: The Sanitary Sewer Line Installation Project will consist of the installation of new twelve inch and eight inch sanitary sewer lines and the incidental landscaping, site clearance and cleanup work related thereto in the Urban Renewal Area in the Willow Creek Drive Sanitary Sewer Connection Fee District (12" line) and/or on and along SE 1st Street (8" line) in the Urban Renewal Area.

It is expected that the completed Sanitary Sewer Line Installation Project will cause increased and improved ability of the City to provide adequate sanitary sewer utility system infrastructure for the growth and retention of commercial enterprises in the City.

Description of Properties to be Acquired in Connection with Project: The City will acquire such easement territory and rights-of-way as are necessary to successfully undertake the Sanitary Sewer Line Installation Project.

Description of Use of TIF for the Project: It is anticipated that the City will pay for the Sanitary Sewer Line Installation Project with borrowed funds and/or the proceeds of an internal advance of City funds on-hand. In any case, the City's obligation will be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues for the Sanitary Sewer Line Installation Project will not exceed \$650,000.

E.

Name of Project: Wright Service Corp. Development Project

Name of Urban Renewal Area: Alluvion Urban Renewal Area

Date of Council Approval of Project: December 16, 2019

Description of the Project: Wright Service Corp. (the "Developer") has proposed to undertake the construction of an 80,000 square-foot building that will contain office and warehouse space (the "Project") on certain real property situated in the Urban Renewal Area and bearing Polk County Property Tax Parcel Identification Numbers 320/00370-703-007 and 320/00370-306-002 (the "Development Property").

It has been requested that the City provide tax increment financing assistance to the Developer in support of the efforts to complete, operate and maintain the Project.

The costs incurred by the City in providing tax increment financing assistance to the Developer will include legal and administrative fees (the "Admin Fees") in an amount not to exceed \$8,000.

Description of Public Infrastructure to be Constructed in Connection with the Project: Some of the public infrastructure projects described in this Amendment are necessary for the development of the Project.

Description of Properties to be Acquired in Connection with the Project: It is not anticipated that the City will acquire real property in connection with the Project.

Description of Use of TIF for the Project: The City intends to enter into a Development Agreement with the Developer with respect to the construction and use of the completed Project and to provide annual appropriation economic development payments (the

“Payments”) to the Developer thereunder. The Payments will be funded with incremental property tax revenues to be derived from the Development Property. It is anticipated that the City’s total commitment of incremental property tax revenues with respect to the Project will not exceed \$1,275,871, plus the Admin Fees.

F.

Name of Project: Allied Construction Services, Inc. Development Project

Name of Urban Renewal Area: Alluvion Urban Renewal Area

Date of Council Approval of Project: December 16, 2019

Description of the Project: Allied Construction Services, Inc. (the “Developer”) has proposed to undertake the construction of an 47,380 square-foot building that will contain warehouse space (the “Project”) on the Property described in Section 1 of this Amendment.

Description of Public Infrastructure to be Constructed in Connection with the Project: Some of the public infrastructure projects described in this Amendment are necessary for the development of the Project.

Description of Properties to be Acquired in Connection with the Project: It is not anticipated that the City will acquire real property in connection with the Project.

Description of Use of TIF for the Project: The City intends to enter into a Development Agreement with the Developer with respect to the construction and use of the completed Project. Further, the Developer and the City will enter into a Minimum Assessment Agreement pursuant to the provisions of Iowa Code Section 403.6(19) establishing a minimum taxable value of the Property described in Section 1 of this Amendment.

3) Required Financial Information. The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Constitutional debt limit of the City:	<u>\$414,397,845</u>
Outstanding general obligation debt of the City:	<u>\$211,560,000</u>
Proposed debt to be incurred in under this December, 2019 Amendment:	<u>\$ 11,433,871*</u>

* Plus any interest expense incurred by the City on any borrowing undertaken for the funding of the Projects described in this Amendment.

EXHIBIT A
Legal Description
Expanded Alluvion Urban Renewal Area
(December, 2019 Addition)

All that part of Lots "A", "B", 1, 2, 3, 4 and 5 of Pleasant Ridge Heights, an Official Plat, AND the Southwest Quarter (SW1/4) of Section 26, Township 78 North, Range 25 West of the 5th P.M., all now included in and forming a part of the City of West Des Moines, Polk County, Iowa, more particularly described as follows:

Beginning at the intersection of the North Right of Way of SE Willow Creek Drive, formerly SE Army Post Road and the East line of the SW1/4 of said Section 26;

Thence West along said North Right of Way of SE Willow Creek Drive and the South lines of Lots 4, 1 and 5 of said Pleasant Ridge Heights, to the Southwest Corner of said Lot 5 and Southeast corner of Lot 6 Pleasant Ridge Heights;

Thence North along the East line of said Lot 6 and the West lines of Lots 5 and 1 of said Pleasant Ridge Heights, to the Northwest corner of said Lot 1 and the Northeast corner of said Lot 6;

Thence West along the north line of Lots 6 and 7 of Pleasant Ridge Heights and the projection west thereof, to the West Right of Way line of Veterans Parkway;

Thence Northeast along the West Right of Way line of Veterans Parkway to the intersection of the North line of the SW1/4 of Section 26, Township 78 North, Range 25 West of the 5th P.M., now included in the City of West Des Moines, Polk County, Iowa;

Thence East, along the North line of said SW1/4 of Section 26, Township 78 North, Range 25 West of the 5th P.M., now included in and forming a part of the City of West Des Moines, Polk County, Iowa, to the Intersection of the Northerly projection of the West line of Quinn's Acres, an Official Plat, now included in and forming a part of the City of West Des Moines, Polk County, Iowa and the North line of the SW1/4 of said Section 26;

Thence South along the Northerly projection of the West line of said Quinn's Acres, a distance of 409.75 feet;

Thence East, 409.75 feet South of and parallel to the North line of the SW1/4 of said Section 26, to the West Right of Way line of SE 1st Street;

Thence South, along the West Right of Way line of SE 1st Street a distance of 60 feet;

Thence West 469.75 feet South of and parallel to the North line of the SW1/4 of said Section 26, to the Northerly projection of the West line of Quinn's Acres;

Thence South, along the Northerly projection of the West line of Quinn's Acres, to the Northwest corner of Lot 1 of said Quinn's Acres;

Thence continuing South, along the West line of Quinn's Acres to the Southwest corner of Lot 3 of said Quinn's Acres;

Thence East, along the South line of said Lots 3 and A of said Quinn's Acres to the Southeast corner of said Quinn's Acres, being a point on the East line of the SW1/4 of Section 26, Township 78 North, Range

RESOLUTION NO. PZC -19-081

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, FINDING THE PROPOSED ALLUVION URBAN RENEWAL PLAN AMENDMENT NO. 4 CONFORMS TO THE GENERAL PLAN FOR DEVELOPMENT AND RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE THE ALLUVION URBAN RENEWAL PLAN AMENDMENT NO. 4.

WHEREAS, pursuant to the applicable State statutory provisions, the applicant, The City of West Des Moines, has requested approval for the Alluvion Urban Renewal Plan Amendment No. 4 for property North of Willow Creek Drive and West of 1st Street for the purpose of amending the Alluvion Urban Renewal Plan; and

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference; and

WHEREAS, on November 25, 2019, this Commission held a duly-noticed public meeting to consider the application for the Alluvion Urban Renewal Plan Amendment No. 4

NOW, THEREFORE, THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The finding, of conformity, in the staff report, dated November 25, 2019, or as amended orally at the Plan and Zoning Commission hearing of November 25, 2019, is adopted.

SECTION 2. In accordance with applicable State statutory provisions, the proposed Alluvion Urban Renewal Plan Amendment No. 4 is found to be in conformity with the General Plan for development of the City and recommended to the City Council for approval.

PASSED AND ADOPTED on November 25, 2019.

ATTEST:

Erica Andersen, Chairperson
Plan and Zoning Commission

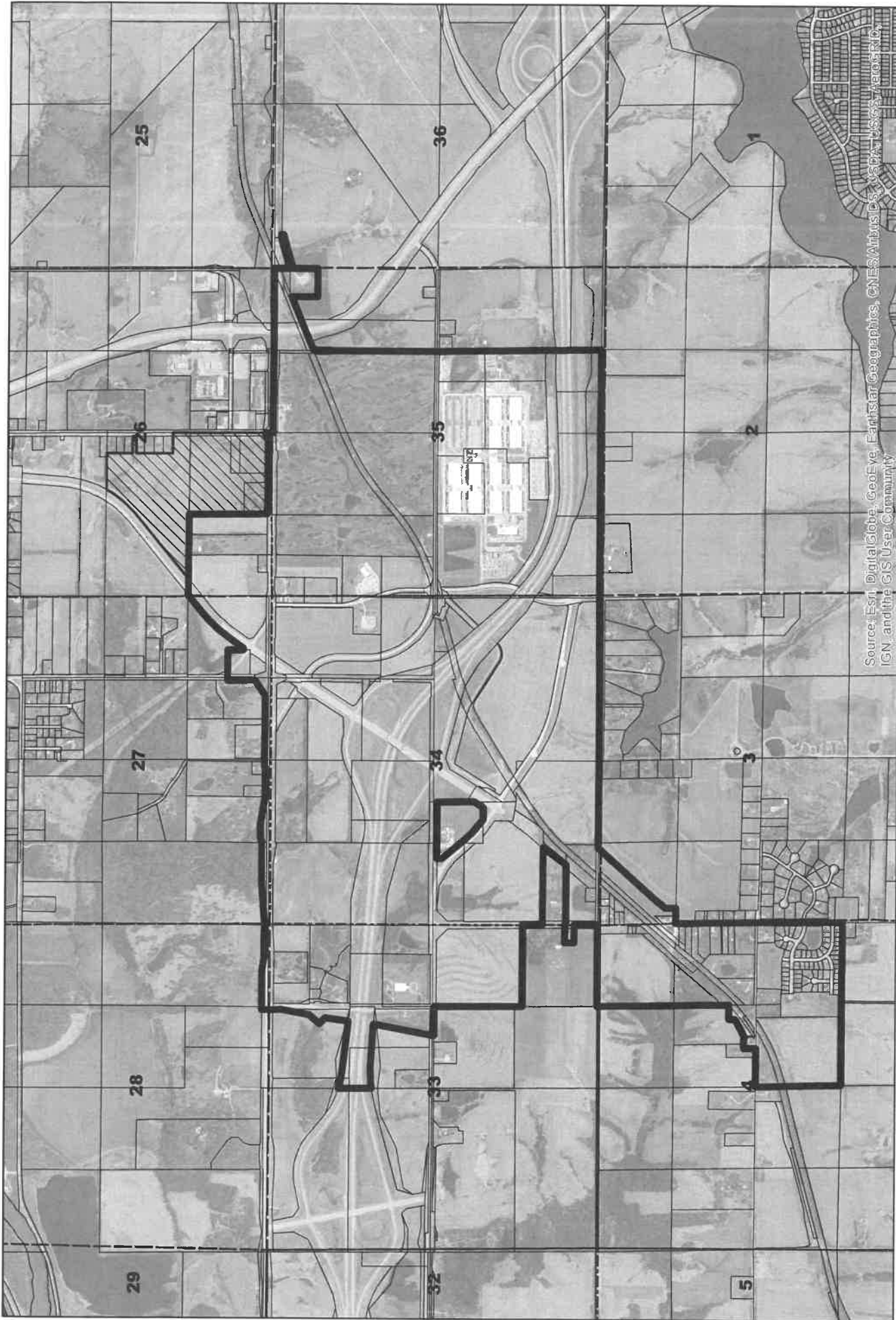
Recording Secretary

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Plan and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting held on November 25, 2019, by the following vote:

AYES:
NAYS:
ABSTENTIONS:
ABSENT




ATTEST:


Recording Secretary



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, AeroGRID, IGN, and the GIS User Community

Legend

-  Add
-  Remove
-  Existing Urban Renewal Area

	PROJECT:		
	Alluvion Urban Renewal Area		
LOCATION:			
Amendment #4			
AUTHOR:	DATE:	SHEET:	
BJM	10/3/2019	1 OF 1	