DES MOINES 2000
LAND USE PLAN

The Land Use Plan is one element in Des Moines' Comprehensive Plan—an overall plan including several other elements which address the Downtown, Population, Housing, Public Park and Open Space, Community Facilities, Utilities, Growth Management and Transportation. The Land Use Element provides the basic organizing structure for future day to day decisions relating to existing and proposed development. It also establishes the goals and provides direction for the creation and updating of the other elements of the Comprehensive Plan.

The Land Use Concept, on the opposite side of this sheet, is a graphic illustration of the direction of Des Moines' future development patterns. The guiding concept for the creation of this Plan has been the improvement of Des Moines for existing residents and businesses and the provision for moderate growth in the immediate future.

ECONOMIC GOAL

PROMOTE THE RETENTION AND EXPANSION OF EXISTING BUSINESSES AND THE ATTRACTION OF NEW BUSINESSES AND INDUSTRIES.

COMMERCIAL OBJECTIVES

- Promote and maintain the health and vitality of the downtown as the major center of civic, business, and commercial life of the community and Central Iowa.
- Limit the number of regional shopping centers (over 500,000 square feet or more) to those already existing or approved as of January 1985.
- Promote and encourage commercial activities in appropriate existing or proposed commercial districts outside the downtown (northwest of the beltway and northeast of Interstate 35) and in areas suitable for such activity such as by assisting owners and businesses in developing spaces for their areas and by providing incentives for mixed-use development where appropriate.
- Promote the consolidation of existing strip commercial areas into community and neighborhood areas through the use of centered access points, areas separated for internal oceans, and conditional zoning in areas where traffic and other property causes potential hazard to the neighborhood.
- Provide for mixed land use development within designated commercial and residential districts where proposed activities are compatible with surrounding areas.
- Promote Des Moines' attributes and diversity which lead to greater opportunities.

INDUSTRIAL OBJECTIVES

- Provide existing industrial parks with necessary utilities to meet the specific identified needs of each area.
- Promote development of additional housing units in major industrial areas. Industrial development located adjacent to or in close proximity to a residential area must minimize any adverse effects through use of good planning techniques such as buffering, screening, in existing truck traffic, trolley loops, headrooms, turn-unders, and providing service entry and storage areas where appropriate.
- Encourage mixed-use development in industrial areas and area and PUD developments.
- As a long term policy, support and encourage residential servery within major industrial areas to relocate to the area. The City will not provide financial assistance for major business improvements or new construction unless the intent and success of this policy.
- Actively promote and assist industrial park development in order to provide fully serviced, marketable sites for industrial use. Urban Renewal Plans should be developed for identified industrial park areas and appropriate financial incentives should be made available to industrial developments in order to provide needed jobs and improve the City's tax base.

ENVIRONMENTAL GOALS

PRESEVER AND ENHANCE THE CITY'S NATURAL FEATURES AND THE CITY'S ENVIRONMENTALLY SENSITIVE FEATURES.

PROMOTE DEVELOPMENT THAT PROVIDES FOR A CLEAN AND SAFE ENVIRONMENT FOR ALL RESIDENTS.

OBJECTIVES

- Preserve those lands and natural environment identified as critical lands and require new development to be located on or near sensitive lands to preserve those lands, maintain the natural environment, and meet all requirements for development and redevelopment of the land.
- Carefully locate activities that may cause significant levels of pollution so that problem areas are not created or aggravated.

FACILITIES GOAL

PROVIDE AND MAINTAIN NEEDED PUBLIC AMENITIES, FACILITIES, AND SERVICES IN AN EFFICIENT MANNER.

OBJECTIVES

- Insure the provision and coordination of transportation facilities and services that complement those residents' land use patterns and demands.
- Insure development surrounding the airport is compatible and complementary with airport activities and conditions with established noise and safety standards. Development shall not occur on any of the 9,000 acres of the Des Moines International Airport that is zoned for airport purposes without the written approval of the Department of Community Planning and Development.
- Develop new water and sewer lines which are consistent with the Land Use Plan and the City Plan. New public improvements should allow the use of existing service areas of the land to be encouraged. New and existing utility lines will be buried for reasons of safety and area beautification where economically and physically possible.
- Provide a variety of parks and recreation facilities to adequately serve the diverse needs of the community.

GROWTH MANAGEMENT GOAL

ENCOURAGE DESIRABLE LAND USE PATTERNS FOR ORDERLY AND EFFICIENT DEVELOPMENT.

OBJECTIVES

- Actively promote development with quality control through the City Plan Review process.
- Promote growth which is consistent with adopted maps, utility, land use, transportation, and other adopted plans for the City.

HISTORIC GOAL

PRESERVE AND ENHANCE THE HISTORIC HERITAGE OF THE CITY AS A LINK BETWEEN PAST AND FUTURE GENERATIONS.

OBJECTIVE

- Seek to preserve historic districts through the use of zoning controls or special historic district ordinances.

ANNEXATION GOAL

PLAN FOR FUTURE EXPANSION OF THE CITY TO MEET FUTURE DEVELOPMENT NEEDS.

OBJECTIVES

- Insure that a sufficient amount of land is available to meet demand for various land uses.
- Promote annexation to satisfy growth needs and allow for the total development of the City's land physically, socially, and economically. Annexation will include those areas adjacent to the City that are developing in urban densities and standards as well as land undeveloped tracts capable of helping growth.

REUSE GOAL

PROMOTE THE REUSE OF UNDERUTILIZED BUILDINGS AND SITES.

OBJECTIVE

- Promote the adaptive reuse of underutilized buildings, such as schools, institutions, residential, commercial, and industrial buildings, and their surrounding sites. Such adaptive reuse must be consistent with the uses surrounding the site.

DOWNTOWN OBJECTIVE

IN CLOSE COOPERATION WITH THE PRIVATE SECTOR, ACTIVELY PROMOTE AND ASSIST THE DEVELOPMENT OF THE DOWNTOWN CORE AS A REGIONAL TRADITIONAL CENTER OF BUSINESS, GOVERNMENT, OFFICE, CULTURAL AND RECREATIONAL FACILITIES, AND USES ADAPTED TO THE REDEVELOPMENT OF THE DOWNTOWN CORE AS A CULTURAL, RECREATIONAL, AND BUSINESS CENTER IN WHICH PEOPLE CAN LIVE, WORK, EAT, AND PLAY WITHIN A WALKING DISTANCE.

POLICIES

- Provide the downtown "core area" for high intensity development as a traditional center of business, government, office, cultural, and recreational activities in the City. Use of the downtown area linked to the "core" via the equity system, pedestrian movement to a grid through perpendicular streets, and a pedestrian system surrounding the core link to the metropolitan area and PUD development.
- In close cooperation with the private sector, actively promote and assist the development of the downtown core as a regional traditional center of business, government, office, cultural, and recreational facilities, and uses adapted to the reconstruction of the downtown as a strong downtown business center or regional center for government, office, cultural, and recreational activities in the City. Use of the downtown area linked to the "core" via the equity system, pedestrian movement to a grid through perpendicular streets, and a pedestrian system surrounding the core link to the metropolitan area and PUD development.
- Actively promote and assist industrial park development in order to provide fully serviced, marketable sites for industrial use. Urban Renewal Plans should be developed for identified industrial park areas and financial incentives should be made available to industrial developments in order to provide needed jobs and improve the City's tax base.

ENCOURAGE THE CONSERVATION OF ENERGY IN LAND DEVELOPMENT.

OBJECTIVE

- Increase the potential use of mass transit by locating higher intensity developments in urban or suburban areas, which also provide public service assistance, influence and protect the quality of existing neighborhoods, and provide a high density development in order to decrease average driving distance and take advantage of existing utilities.

HOUSING GOALS

PROTECT AND ENHANCE EXISTING RESIDENTIAL NEIGHBORHOODS.

OBJECTIVE

- Promote and encourage residential designs and densities that conserve energy and land resources, provide public service assistance, influence and protect the quality of existing neighborhoods, and provide a high density housing for residents of all income levels, and maintain an adequate supply of developable land to support such housing.

POLICIES

- Provide a greater variety of housing types for residential areas located within the central part of the city, within the city limits of the Des Moines Housing Authority.
- Provide new developments and subdivisions which maintain an appropriate ratio of housing types for residential areas located within the central part of the city, within the city limits of the Des Moines Housing Authority.
- Encourage and support the use of planned, planned home development as a major development area for the City, within the city limits of the Des Moines Housing Authority. Planned home developments shall be located within a planned planning area, the city limits of the Des Moines Housing Authority.
- Encourage and provide a variety of housing types and styles that complement the City's residential areas located within the central part of the city, within the city limits of the Des Moines Housing Authority.
- Promote the conservation of energy in land development.

INSTITUTIONAL OBJECTIVE

- Large institutional uses shall develop overall plans that address long range physical development needs of the institution and address potential adverse effects on the neighborhoods.

.Encourage developer participation in the writing of the comprehensive plan, and encourage the coordination of the plan with the urban renewal plans, the land use plans, and the planning of the city.

- Promote the conservation of energy in land development.

- Insure that the plan is consistent with the comprehensive plan and the urban renewal plans, and the planning of the city.

- Promote the conservation of energy in land development.