

Date November 4, 2013

RESOLUTION APPROVING CONCEPTUAL DEVELOPMENT PLAN SUBMITTED BY HELENA INDUSTRIES FOR THE CONSTRUCTION OF AN ADDITION TO ITS WAREHOUSE AT 3525 VANDALIA ROAD

WHEREAS, Helena Industries, Inc. ("Helena"), is a multi-state business with a regional office and industrial facility located in the City of Des Moines, at 3525 Vandalia Road in the SE AgriBusiness Park Urban Renewal Area, and,

WHEREAS, on February 25, 2013, by Roll Call No. 13-0344, the City Council approved an *Urban Renewal Agreement for the Sale of Real Estate* with Helena whereby Helena purchased 30 acres of adjoining land from the City for the expansion of Helena's facilities, and agreed to construct one or more buildings on the purchased property for industrial use containing at least 100,000 square feet in conformance with a City approved Conceptual Development Plan; and,

WHEREAS, on December 4, 2012, the Urban Design Review Board reviewed and gave final approval to the conceptual layout for a 100,000 square foot expansion of its warehouse building, and to the use of information and visuals about the current site as the standard for the expansion in lieu of formal architectural and landscape plans; and,

WHEREAS, Helena has submitted a Conceptual Development Plan for the construction of a 100,000 square feet addition to its existing warehouse that is consistent with the conceptual layout plan and other visuals and information presented to the Urban Design Review Board.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, that the Conceptual Development Plan submitted by Helena is hereby approved.

(Council Communication No. 13- **541**)

MOVED by _____ to adopt.

FORM APPROVED:

Roger K. Brown

Roger K. Brown, Assistant City Attorney

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COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MOORE				
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

MEMO

**TO: Rita Conner
City of Des Moines**

FROM: Michael Anthony

DATE: October 25, 2013

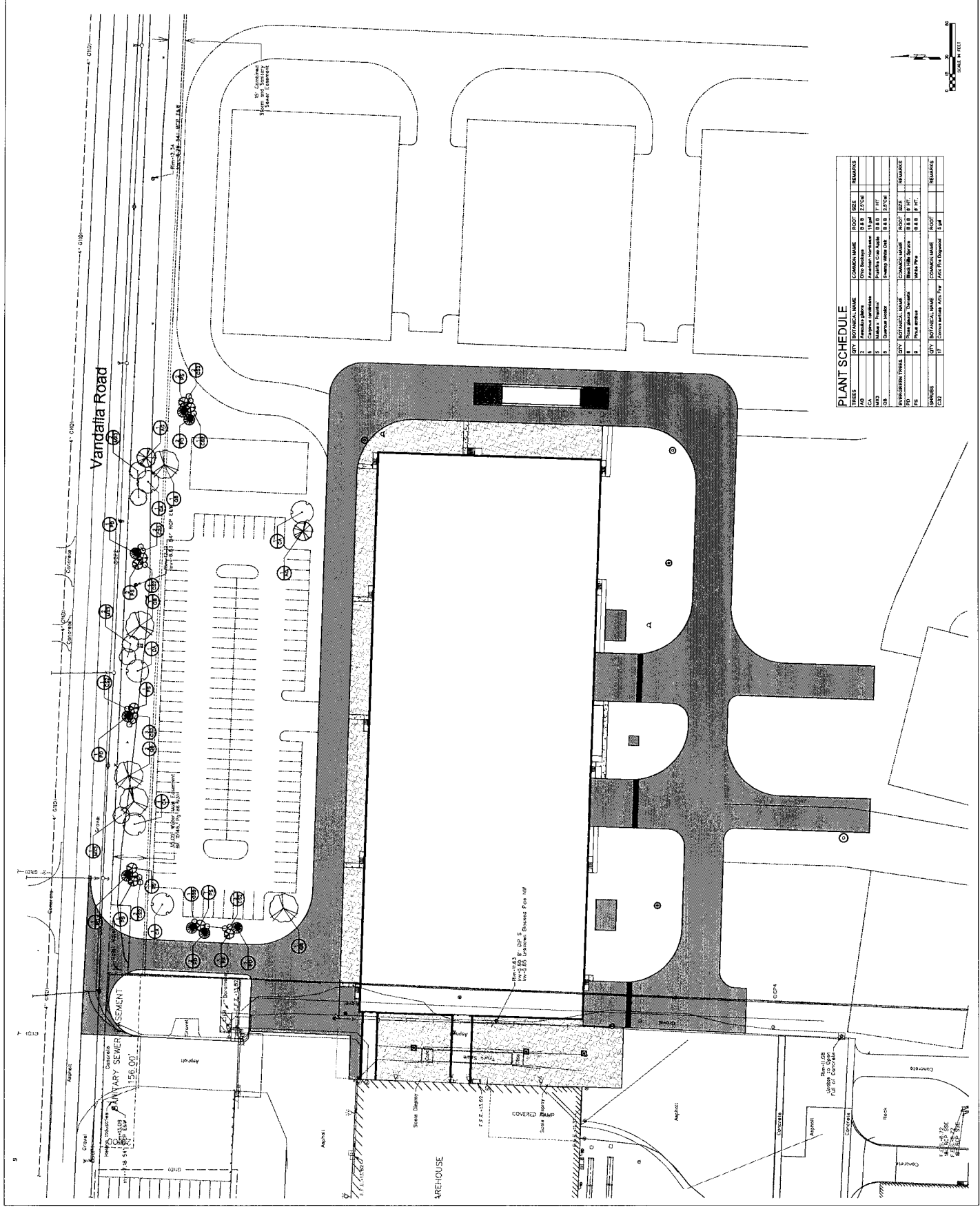
RE: Helena - Conceptual Development Plan Approval

Enclosed are the requested materials for final approval of the Helena Conceptual Development Plan. Further clarification on the required elements is presented below. Please feel free to contact me with any additional needs or questions. Thanks.

1. Conceptual Site Plan – Enclosed please find the proposed site plan for the 100,000SF warehouse to be constructed on the Helena site. Future development of the site is shown for information only. These plans may change based on business and economic factors.
2. The proposed 100,000SF warehouse will be constructed in one phase, so scope and schedule of additional phases is not required.
3. Schematic Signage Plan – The proposed improvements will include a modified entrance with a guard shack. (Refer to site plan) All traffic will be required to check in/out at the guard shack. Signage is not currently part of the development plan. If a signage plan is completed in the future it will adhere to the required permitting process.
4. Building Elevations – The proposed warehouse will be more than 100 feet from the Vandalia Road ROW, however building elevations have been included for your review.
5. Floor Plans – The proposed warehouse will be more than 100 feet from the Vandalia Road ROW, however floor plans for the first story have been included for your review. The proposed warehouse will be one story.
6. Equipment and Industrial Facility not within Building – The proposed improvements do not include exterior equipment or industrial facility.
7. Landscape Plan – Enclosed please find a landscape plan for the north 100 feet of the property adjoining Vandalia Road. The landscaping shown on the plan is only what is required as part of the 100,000 SF warehouse.



DESIGNER	SHIVEHATTERY
DATE	08/14/2013
PROJECT NO.	13-0175
SCALE	AS SHOWN
APPROVED	DEBRA DEVELOPMENT, LLC
DRAWN	RE



PLANT SCHEDULE

TREE	QTY	TESTAMENTAL NAME	COMMON NAME	ROOT	SIZE	TERMINAL
1	1	Amelanchier	White Dogwood	9.8.8	2.5'CH	
2	1	Amelanchier	White Dogwood	11.8.8	2.5'CH	
3	1	Amelanchier	White Dogwood	13.8.8	2.5'CH	
4	1	Amelanchier	White Dogwood	15.8.8	2.5'CH	
5	1	Amelanchier	White Dogwood	17.8.8	2.5'CH	
6	1	Amelanchier	White Dogwood	19.8.8	2.5'CH	
7	1	Amelanchier	White Dogwood	21.8.8	2.5'CH	
8	1	Amelanchier	White Dogwood	23.8.8	2.5'CH	
9	1	Amelanchier	White Dogwood	25.8.8	2.5'CH	
10	1	Amelanchier	White Dogwood	27.8.8	2.5'CH	
11	1	Amelanchier	White Dogwood	29.8.8	2.5'CH	
12	1	Amelanchier	White Dogwood	31.8.8	2.5'CH	
13	1	Amelanchier	White Dogwood	33.8.8	2.5'CH	
14	1	Amelanchier	White Dogwood	35.8.8	2.5'CH	
15	1	Amelanchier	White Dogwood	37.8.8	2.5'CH	
16	1	Amelanchier	White Dogwood	39.8.8	2.5'CH	
17	1	Amelanchier	White Dogwood	41.8.8	2.5'CH	
18	1	Amelanchier	White Dogwood	43.8.8	2.5'CH	
19	1	Amelanchier	White Dogwood	45.8.8	2.5'CH	
20	1	Amelanchier	White Dogwood	47.8.8	2.5'CH	
21	1	Amelanchier	White Dogwood	49.8.8	2.5'CH	
22	1	Amelanchier	White Dogwood	51.8.8	2.5'CH	
23	1	Amelanchier	White Dogwood	53.8.8	2.5'CH	
24	1	Amelanchier	White Dogwood	55.8.8	2.5'CH	
25	1	Amelanchier	White Dogwood	57.8.8	2.5'CH	
26	1	Amelanchier	White Dogwood	59.8.8	2.5'CH	
27	1	Amelanchier	White Dogwood	61.8.8	2.5'CH	
28	1	Amelanchier	White Dogwood	63.8.8	2.5'CH	
29	1	Amelanchier	White Dogwood	65.8.8	2.5'CH	
30	1	Amelanchier	White Dogwood	67.8.8	2.5'CH	
31	1	Amelanchier	White Dogwood	69.8.8	2.5'CH	
32	1	Amelanchier	White Dogwood	71.8.8	2.5'CH	
33	1	Amelanchier	White Dogwood	73.8.8	2.5'CH	
34	1	Amelanchier	White Dogwood	75.8.8	2.5'CH	
35	1	Amelanchier	White Dogwood	77.8.8	2.5'CH	
36	1	Amelanchier	White Dogwood	79.8.8	2.5'CH	
37	1	Amelanchier	White Dogwood	81.8.8	2.5'CH	
38	1	Amelanchier	White Dogwood	83.8.8	2.5'CH	
39	1	Amelanchier	White Dogwood	85.8.8	2.5'CH	
40	1	Amelanchier	White Dogwood	87.8.8	2.5'CH	
41	1	Amelanchier	White Dogwood	89.8.8	2.5'CH	
42	1	Amelanchier	White Dogwood	91.8.8	2.5'CH	
43	1	Amelanchier	White Dogwood	93.8.8	2.5'CH	
44	1	Amelanchier	White Dogwood	95.8.8	2.5'CH	
45	1	Amelanchier	White Dogwood	97.8.8	2.5'CH	
46	1	Amelanchier	White Dogwood	99.8.8	2.5'CH	
47	1	Amelanchier	White Dogwood	101.8.8	2.5'CH	
48	1	Amelanchier	White Dogwood	103.8.8	2.5'CH	
49	1	Amelanchier	White Dogwood	105.8.8	2.5'CH	
50	1	Amelanchier	White Dogwood	107.8.8	2.5'CH	
51	1	Amelanchier	White Dogwood	109.8.8	2.5'CH	
52	1	Amelanchier	White Dogwood	111.8.8	2.5'CH	
53	1	Amelanchier	White Dogwood	113.8.8	2.5'CH	
54	1	Amelanchier	White Dogwood	115.8.8	2.5'CH	
55	1	Amelanchier	White Dogwood	117.8.8	2.5'CH	
56	1	Amelanchier	White Dogwood	119.8.8	2.5'CH	
57	1	Amelanchier	White Dogwood	121.8.8	2.5'CH	
58	1	Amelanchier	White Dogwood	123.8.8	2.5'CH	
59	1	Amelanchier	White Dogwood	125.8.8	2.5'CH	
60	1	Amelanchier	White Dogwood	127.8.8	2.5'CH	
61	1	Amelanchier	White Dogwood	129.8.8	2.5'CH	
62	1	Amelanchier	White Dogwood	131.8.8	2.5'CH	
63	1	Amelanchier	White Dogwood	133.8.8	2.5'CH	
64	1	Amelanchier	White Dogwood	135.8.8	2.5'CH	
65	1	Amelanchier	White Dogwood	137.8.8	2.5'CH	
66	1	Amelanchier	White Dogwood	139.8.8	2.5'CH	
67	1	Amelanchier	White Dogwood	141.8.8	2.5'CH	
68	1	Amelanchier	White Dogwood	143.8.8	2.5'CH	
69	1	Amelanchier	White Dogwood	145.8.8	2.5'CH	
70	1	Amelanchier	White Dogwood	147.8.8	2.5'CH	
71	1	Amelanchier	White Dogwood	149.8.8	2.5'CH	
72	1	Amelanchier	White Dogwood	151.8.8	2.5'CH	
73	1	Amelanchier	White Dogwood	153.8.8	2.5'CH	
74	1	Amelanchier	White Dogwood	155.8.8	2.5'CH	
75	1	Amelanchier	White Dogwood	157.8.8	2.5'CH	
76	1	Amelanchier	White Dogwood	159.8.8	2.5'CH	
77	1	Amelanchier	White Dogwood	161.8.8	2.5'CH	
78	1	Amelanchier	White Dogwood	163.8.8	2.5'CH	
79	1	Amelanchier	White Dogwood	165.8.8	2.5'CH	
80	1	Amelanchier	White Dogwood	167.8.8	2.5'CH	
81	1	Amelanchier	White Dogwood	169.8.8	2.5'CH	
82	1	Amelanchier	White Dogwood	171.8.8	2.5'CH	
83	1	Amelanchier	White Dogwood	173.8.8	2.5'CH	
84	1	Amelanchier	White Dogwood	175.8.8	2.5'CH	
85	1	Amelanchier	White Dogwood	177.8.8	2.5'CH	
86	1	Amelanchier	White Dogwood	179.8.8	2.5'CH	
87	1	Amelanchier	White Dogwood	181.8.8	2.5'CH	
88	1	Amelanchier	White Dogwood	183.8.8	2.5'CH	
89	1	Amelanchier	White Dogwood	185.8.8	2.5'CH	
90	1	Amelanchier	White Dogwood	187.8.8	2.5'CH	
91	1	Amelanchier	White Dogwood	189.8.8	2.5'CH	
92	1	Amelanchier	White Dogwood	191.8.8	2.5'CH	
93	1	Amelanchier	White Dogwood	193.8.8	2.5'CH	
94	1	Amelanchier	White Dogwood	195.8.8	2.5'CH	
95	1	Amelanchier	White Dogwood	197.8.8	2.5'CH	
96	1	Amelanchier	White Dogwood	199.8.8	2.5'CH	
97	1	Amelanchier	White Dogwood	201.8.8	2.5'CH	
98	1	Amelanchier	White Dogwood	203.8.8	2.5'CH	
99	1	Amelanchier	White Dogwood	205.8.8	2.5'CH	
100	1	Amelanchier	White Dogwood	207.8.8	2.5'CH	

