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Agenda Item Number
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**Date** March 9, 2020

RESOLUTION SETTING HEARINGS ON REQUESTS FROM ILEX GROUP, LLC, ON DEVELOPER-INITIATED APPLICATION TO AMEND PLAN THE EXISTING PLANDSM: CREATING OUR TOMORROW PLAN FUTURE LAND USE DESIGNATION AND ON DEVELOPER-INITIATED REQUEST FOR REVIEW AND APPROVAL OF A PROPOSED 1<sup>ST</sup> AMENDMENT TO THE NORTHRIDGE PUD CONCEPTUAL PLAN FOR PROPERTY LOCATED IN THE VICINITY OF 4600 AND 4700 EAST 14<sup>TH</sup> STREET TO ALLOW REVISION FROM A REGIONAL SHOPPING MALL TO A WAREHOUSE AND DISTRIBUTION CENTER

**WHEREAS**, on April 25, 2016, by Roll Call No. 16-0717, the City Council adopted the PlanDSM: Creating Our Tomorrow Plan; and

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on February 20, 2020, the City Plan and Zoning Commission voted 8-0 in support of a motion to recommend APPROVAL of a Developer-initiated request from ILEX Group, LLC (Owner) represented by Ben Schultes (officer), regarding property located in the vicinity of 4600 and 4700 East 14<sup>th</sup> Street, to amend the existing PlanDSM: Creating Our Tomorrow Plan future land use designation for real property in the vicinity of 4600 and 4700 East 14<sup>th</sup> Street, from Community Mixed Use in a Regional Node to Industrial in a Regional Node; and

WHEREAS, the City Plan and Zoning Commission has further advised that, at a public hearing also held on February 20, 2020, its members voted 8-0 in support of a motion to recommend APPROVAL of a request from of a request from ILEX Group, LLC (Owner) represented by Ben Schultes (officer), regarding property located in the vicinity of 4600 and 4700 East 14<sup>th</sup> Street, to allow approval of a 1<sup>st</sup> Amendment to the Northridge PUD Conceptual Plan, to allow revision of the development from a regional shopping mall to a warehouse and distribution center with 1,050,260 square feet of warehouse building use, subject to the following conditions:

1. Permitted uses shall be limited to those allowed in the "I1" District by Chapter 134 of the Municipal Code, including any applicable supplemental regulations.

2. Provision of a note that states, "outdoor storage is prohibited unless identified on an approved Development Plan."

3. Amendment of Sheets 2 and 3 of the Conceptual Plan so that the portions of the site located outside of the PUD are clearly identified.

4. Compliance with the Fire Code to the satisfaction of the Fire Department.

5. Provision of dimensions for the tenant wall sign typicals on Sheet 5 of the Conceptual Plan to the satisfaction of the Planning Administrator.

6. Amendment of the Conceptual Plan so that it conceptually identifies the location of on-site storm water management facilities.

7. Replacement of all storm water management related notes with the following text: "any Development Plan shall comply with the City's storm water management requirements to the satisfaction of the City Engineer".

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8. Provision of a note that states, "the east bound, left turn lane on East Broadway Avenue for vehicles turning north onto East 14th Street shall be improved as determined necessary by the City Traffic Engineer."

9. Replacement of all sidewalk related notes with the following text: "sidewalks shall be provided as

determined by the City Traffic Engineer with any Development Plan".

10. Replacement of all parking related notes with the following text: "parking shall be provided in accordance with Section 135-6 of the Planning and Design Ordinance as reviewed and approved with any Development Plan".

11. Replacement of the proposed landscaping standards with a note that states, "Landscaping and buffering shall be provided in accordance with the City's Landscaping Standards applicable to the 'I1' District in place at the time the Development Plan is submitted or exceeded as illustrated on the Conceptual Plan."

12. Provision of a note that states, "all site lighting shall be directed downward and shielded from adjoining properties. Any pole-mounted lighting along private walkways shall not exceed 15 feet in height and

any pole-mounted lighting in a parking area shall not exceed 20 feet in height."

13. Provision of a note that states, "direct light trespass beyond property lines is prohibited. The maximum horizontal illuminance at grade and the maximum vertical illuminance at five feet above grade measured at the property line should not exceed Illuminating Engineering Society of North America (IESNA) recommended practices for light trespass. (0.5 foot-candles for residential, 2.0 foot-candles for commercial). The Development Plan must contain illuminance models showing light levels throughout the site."

14. Provision of a note that states, "all utility and similar service lines to buildings on the property shall be

located underground."

15. Provision of a note that states, "all utility meters, transformers, ground-mounted equipment, and other utilities shall be placed along rear or side façades that are internal to the site to the satisfaction of the City's Planning Administrator."

16. Provision of a note that states, "all reuse and recycling containers shall be stored within a building or within a trash enclosure constructed of masonry walls with solid steel gates as approved with any

Development Plan."

17. Replacement of all roof-mounted equipment screening notes with the following text: "all roof-mounted equipment shall be screened on all sides equal to the height of the equipment with architecturally integrated material as reviewed with any Development Plan"; and

18. Provision of a note that states, "tree removal and mitigation calculations must be submitted with any

Development Plan in accordance with Section 42-550 of the Municipal Code."

WHEREAS, the Property is legally described as follows:

### ZON2020-00018 (4600 AND 4700 EAST 14TH STREET)

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 14, TOWNSHIP 79 NORTH, RANGE 24 WEST OF THE 5TH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA; THENCE SOUTH 89 DEGREES 55 MINUTES 30 SECONDS WEST ALONG THE SOUTH LINE OF THE

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SOUTH EAST 1/4 OF SAID SECTION 14, 241.7 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 30 SECONDS WEST, 50.0 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 55 MINUTES 30 SECONDS WEST PARALLEL TO AND 50.0 FEET NORTH OF THE SOUTH LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 14, 347.50 FEET; THENCE SOUTH 85 DEGREES 03 MINUTES 30 SECONDS WEST, 200.75 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 30 SECONDS WEST PARALLEL TO AND 33.0 FEET NORTH OF THE SOUTH LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 14, 842.80 FEET TO A POINT THAT IS 1,632.05 FEET WEST OF AND 33.00 FEET NORTH OF THE POINT OF COMMENCEMENT; THENCE NORTH 00 DEGREES 03 MINUTES 45 SECONDS WEST, 192.00 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 30 SECONDS WEST, 348.00 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 45 SECONDS EAST, 192.00 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 30 SECONDS WEST PARALLEL TO AND 33.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 14, 18.02 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 45 SECONDS WEST ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SAID SECTION 14, 1,293.06 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 30 SECONDS WEST ALONG THE NORTH LINE OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SAID SECTION 14, 665.22 FEET TO THE NORTH WEST CORNER OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SAID SECTION 14; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 14, 479.65 FEET TO A POINT THAT IS 183.0 FEET SOUTH OF THE CENTER LINE OF INTERSTATE NO. 35-80, AS IT IS PRESENTLY ESTABLISHED; THENCE NORTH 89 DEGREES 55 MINUTES 30 SECONDS EAST PARALLEL TO AND 183.0 FEET SOUTH OF THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SAID SECTION 14, 1,329.98 FEET TO THE EAST LINE OF THE NORTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SAID SECTION 14; THENCE SOUTH 00 DEGREES 03 MINUTES 45 SECONDS EAST, 68.47 FEET ALONG THE EAST LINE OF THE NORTH WEST 1/4OF THE SOUTH EAST 1/4 OF SAID SECTION 14; THENCE SOUTH 85 DEGREES 15 MINUTES 30 SECONDS EAST, 956.27 FEET; THENCE SOUTHEASTERLY ALONG A 285.57 FOOT RADIUS CURVE TO THE RIGHT, 424.39 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 30 SECONDS EAST PARALLEL TO AND 116.0 FEET WEST OF THE EAST LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 14, 1,131.04 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 30 SECONDS WEST, 125.7 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 30 SECONDS EAST, 191.7 FEET TO THE POINT OF BEGINNING.

#### AND

A RECTANGULAR PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 79 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA IS DESCRIBED AS FOLLOWS:

THE WEST 41.00 FEET OF THE EAST 116.00 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, EXCEPT THE SOUTH 241.71 FEET THEREOF. SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD. SAID TRACT OF LAND CONTAINS 17,257 SQUARE

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Date March	9, 2020	)			
FOR RIGHT IN BOOK 8 EXCEPT: T PURPOSES OF THE PO	F OF W. 219 AT HAT PA RECO LK CO	AY PUR PAGE 7 ART AC RDED C UNTY F	POSES 192 IN 1 QUIRE OCTOB RECOR	S BY CC THE OF ED THRO ER 14, 2 DER.	TO THE IOWA DEPARTMENT OF TRANSPORTATION ONDEMNATION DEED RECORDED ON MAY 20, 1999 FICE OF THE POLK COUNTY RECORDER. AND DUGH CONDEMNATION PROCEEDINGS FOR PUBLIC 2014 IN BOOK 15352 ON PAGES 427-557 IN THE OFFICE
NOW THEREF	ORE,	BE IT F	RESOI	LVED,	by the City Council of the City of Des Moines, Iowa, as follows:
filed.  2. That the moreover Conceptual Ray Drive, both those  3. That the Conceptual Ray Drive, both those	future I Plan a Des M who op City Cle ying for y (20)	of the Cland user to be coines, I copose an erk is he can to be days be	City Cose desconsidered those ereby and those ereby are ereby and those ereby and those ereby and those ereby are ereby and those ereby and those ereby are ereby are ereby and those ereby are ereby are ereby and those ereby are ereby and those ereby are ereby and those ereby are ereby are ereby and those ereby are ereb	ouncil a ignation dered she 5:00 p. e who facuthoriz	the Plan and Zoning Commission is hereby received and twhich the proposed amendment to PlanDSM: Creating Out and the proposed 1st Amendment to the Northridge PUI all be held at the Council Chambers, City Hall, 400 Robert Dm. on March 23, 2020, at which time the City Council will hear two the proposals. The proposals and directed to cause notice of said proposal in the dication once, not less than seven (7) days and not more of hearing, all as specified in Section 362.3 and Section
			MO	VED B	YTO ADOPT.
APPROVI Judy K. Pa				City Att	(21-2020-4.05) (ZON2020-00018)
COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT	CERTIFICATE
COWNIE BOESEN					I, P. Kay Cmelik, City Clerk of said City hereby certify that at a meeting of the City Council of said

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
GRAY				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED			API	PROVED

Mayor

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
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March 3, 2020

Honorable Mayor and City Council City of Des Moines, Iowa

#### Members:

Communication from the City Plan and Zoning Commission advising that at their February 20, 2020 meeting, the following action was taken regarding a a request from ILEX Group, LLC (owner) represented by Ben Schultes (officer) for the First Amendment to the Northridge PUD Conceptual Plan to revise the development from a regional shopping mall to a warehouse and distribution center with 1,050,260 square feet of warehouse building use in the vicinity of 4600 and 4700 East 14<sup>th</sup> Street. Additional subject property is owned by Polk County.

#### **COMMISSION RECOMMENDATION:**

After public hearing, the members voted 8-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	Χ			
Dory Briles	X			
Abby Chungath	Χ			V
Jacqueline Easley				X
Jann Freed				X X
John "Jack" Hilmes				^
Lisa Howard	Χ			
Carolyn Jenison	X			Х
Greg Jones				X
William Page				^
Rocky Sposato	X			
Steve Wallace	X			X
Greg Wattier	V			X
Emily Webb	X			

**APPROVAL** of Part A) the Commission find the proposed rezoning not in conformance with the PlanDSM Creating Our Tomorrow future land use map, Part B) **APPROVAL** of amending PlanDSM Creating Our Tomorrow Plan to revise the future land use plan from Community Mixed Use in a Regional Node to Industrial in a Regional Node and Part C)



APPROVAL of the proposed PUD Conceptual Plan amendment subject to the following conditions:

- 1. Permitted uses shall be limited to those allowed in the "I1" District by Chapter 134 of the Municipal Code, including any applicable supplemental regulations.
- 2. Provision of a note that states "outdoor storage is prohibited unless identified on an approved Development Plan."
- 3. Amendment of Sheets 2 and 3 of the Conceptual Plan so that the portions of the site located outside of the PUD are clearly identified.
- 4. Compliance with the Fire Code to the satisfaction of the Fire Department.
- 5. Provision of dimensions for the tenant wall sign typicals on Sheet 5 of the Conceptual Plan to the satisfaction of the Planning Administrator.
- 6. Amendment of the Conceptual Plan so that it conceptually identifies the location of on-site storm water manage facilities.
- 7. Replacement of all storm water management related notes with the following text "any Development Plan shall comply with the City's storm water management requirements to the satisfaction of the City Engineer."
- 8. Provision of a note that states "the east bound, left turn lane on East Broadway Avenue for vehicles turning north onto East 14th Street shall be improved as determined necessary by the City Traffic Engineer."
- 9. Replacement of all sidewalk related notes with the following text "sidewalks shall be provided as determined by the City Traffic Engineer with any Development Plan."
- 10. Replacement of all parking related notes with the following text "parking shall be provided in accordance with Section 135-6 of the Planning and Design Ordinance as review and approved with any Development Plan."
- 11. Replacement of the proposed landscaping standards with a note that states, "landscaping and buffering shall be provided in accordance with the City's Landscaping Standards applicable to the "I1" District in place at the time the Development Plan is submitted or exceeded as illustrated on the Conceptual Plan."
- 12. Provision of a note that states, "all site lighting shall be directed downward and shielded from adjoining properties. Any pole mounted lighting along private walkways shall not exceed 15 feet in height and any pole mounted lighting in a parking area shall not exceed 20 feet in height."
- 13. Provision of a note that states, "direct light trespass beyond property lines is prohibited. The maximum horizontal illuminance at grade and the maximum vertical illuminance at five feet above grade measured at the property line should not exceed Illuminating Engineering Society of North America (IESNA) recommended practices for light trespass. (0.5 foot-candles for residential, 2.0 foot-candles for commercial). The Development Plan must contain illuminance models showing light levels throughout the site."

- 14. Provision of a note that states, "all utility and similar service lines to buildings on the property shall be located underground."
- 15. Provision of a note that states, "all utility meters, transformers, ground-mounted equipment, and other utilities shall be placed along rear or side facades that are internal to the site to the satisfaction of the City's Planning Administrator."
- 16. Provision of a note that states, "all reuse and recycling containers shall be stored within a building or within a trash enclosure constructed of masonry walls with solid steel gates as approved with any Development Plan."
- 17. Replacement of all roof-mounted equipment screening notes with the following text "all roof-mounted equipment shall be screened on all sides equal to the height of the equipment with architecturally integrated material as reviewed with any Development Plan."
- 18. Provision of a note that states "tree removal and mitigation calculations must be submitted with any Development Plan in accordance with Section 42-550 of the Municipal Code." (21-2020-4.05) & (ZON2020-00018)

Written Responses 5 in Favor

1 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 PlanDSM Creating Our Tomorrow future land use map.

Part B) Staff recommends approval of amending PlanDSM Creating Our Tomorrow Plan to revise the future land use plan from Community Mixed Use in a Regional Node to Industrial in a Regional Node.

Part C) Staff recommends approval of the proposed PUD Conceptual Plan amendment subject to the following conditions:

- 1. Permitted uses shall be limited to those allowed in the "I1" District by Chapter 134 of the Municipal Code, including any applicable supplemental regulations.
- 2. Provision of a note that states "outdoor storage is prohibited unless identified on an approved Development Plan."
- 3. Amendment of Sheets 2 and 3 of the Conceptual Plan so that the portions of the site located outside of the PUD are clearly identified.
- 4. Compliance with the Fire Code to the satisfaction of the Fire Department.
- 5. Provision of dimensions for the tenant wall sign typicals on Sheet 5 of the Conceptual Plan to the satisfaction of the Planning Administrator.

- 6. Amendment of the Conceptual Plan so that it conceptually identifies the location of on-site storm water manage facilities.
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- 10. Replacement of all parking related notes with the following text "parking shall be provided in accordance with Section 135-6 of the Planning and Design Ordinance as review and approved with any Development Plan."
- 11. Replacement of the proposed landscaping standards with a note that states, "landscaping and buffering shall be provided in accordance with the City's Landscaping Standards applicable to the "I1" District in place at the time the Development Plan is submitted or exceeded as illustrated on the Conceptual Plan."
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- 14. Provision of a note that states, "all utility and similar service lines to buildings on the property shall be located underground."
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18. Provision of a note that states "tree removal and mitigation calculations must be submitted with any Development Plan in accordance with Section 42-550 of the Municipal Code."

## STAFF REPORT TO THE PLANNING COMMISSION

## I. GENERAL INFORMATION

- 1. Purpose of Request: The proposed PUD Conceptual Plan amendment would allow the site to be developed with five (5) warehouse buildings with interconnecting parking and private drives for circulation.
- 2. Size of Site: 59.95 acres.
- 3. Existing Zoning (site): Northridge "PUD" District.
- 4. Existing Land Use (site): Undeveloped land.
- 5. Adjacent Land Use and Zoning:

North - Polk County "MU" Mixed Use District: Use is Interstate 35/80.

South - "Casey's PUD" & "I1": Uses are a convenience store and light industrial.

East - Polk County "MU" Mixed Use District and Polk County "GC" General Commercial District: Uses are commercial and industrial.

West - Polk County "MU" Mixed Use District: Uses are commercial and residential.

- 6. General Neighborhood/Area Land Uses: The site is located at the southwest corner of the East 14th Street and Interstate 35/80 interchange. The area consists of industrial, commercial and residential uses, as well as undeveloped land.
- 7. Applicable Recognized Neighborhood(s): The subject property is located in the Highland Park Neighborhood. All neighborhoods were notified of the February 20, 2020 Commission meeting by mailing of the Preliminary Agenda on January 31, 2020 and the Final Agenda on February 14, 2020. Additionally, separate notifications of the hearing for this specific item were mailed on January 31, 2020 (20 days prior to the hearing) and February 10, 2020 (10 days prior to the hearing) to the neighborhood associations and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the requested rezoning.

All agendas and notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Development Division. The Highland Park Neighborhood Association mailings were sent to Drew Kelso, 815 East Seneca Avenue, Des Moines, IA 50316.

The applicant is required to hold a neighborhood meeting before the meeting and to provide a summary to City Staff at least 3 days prior to the public hearing. The applicant will be available to discuss the summary of the neighborhood meeting at the continuation of the hearing.

- 8. Relevant Zoning History: The Northridge PUD was approved by the City Council on April 6, 1987, by Roll Call 87-1330.
- 9. PlanDSM Creating Our Tomorrow Future Land Use Plan Designation: Community Mixed Use within a Regional Node.
- 10. Applicable Regulations: The Commission reviews all proposals to amend zoning boundaries or regulations within the City of Des Moines. Such amendments must be in conformance with the comprehensive plan for the City and designed to meet the criteria in 414.3 of the Iowa Code, and taking into consideration the criteria set forth in Chapter 18B of the Iowa Code. The Commission may make recommendations to the City Council on conditions to be made in addition to the existing regulations so long as the subject property owner agrees to them in writing. The recommendation of the Commission will be forwarded to the City Council.

The application, accompanying evidence and conceptual plan required shall be considered by the Plan and Zoning commission at a public hearing. The Commission shall review the conformity of the proposed development with the standards of this division and with recognized principles of civic design, land use planning, and landscape architecture. At the conclusion of the hearing, the Commission may vote to recommend either approval or disapproval of the conceptual plan and request for rezoning as submitted, or to recommend that the developer amend the plan or request to preserve the intent and purpose of this chapter to promote public health, safety, morals and general welfare. The recommendations of the commission shall be referred to the City Council.

# II. ADDITIONAL APPLICABLE INFORMATION

1. PlanDSM Creating Our Tomorrow: The subject site is designated as "Community Mixed Use" within a "Regional Node" on the Future Land Use Map. The proposed PUD Conceptual Plan amendment requires the "Industrial" future land use designation. Plan DSM describes these designations as follows:

Regional Node: The largest node, regional nodes are concentrations of employment, retail and housing and may include light industrial uses. They serve the widest geographical area and attract people from throughout the City and region. High density residential development is appropriate at regional nodes.

Community Mixed Use: Small- to medium-scale mixed use development, located on high capacity transit corridors or at the intersection of transportation corridors. Community mixed use areas include both a mix of medium density residential and a mix of retail and service establishments designed to attract customers from a large service area encompassing multiple neighborhoods and may include specialty retail that attracts regional customers.

<u>Industrial</u>: Accommodates industrial development and limited supporting commercial uses. Development in this classification could have a large

impact on adjoining properties and the environment with would need to be mitigated.

Staff believes that the proposed "Industrial" designation is appropriate for the subject property as it is compatible with the industrial character of the surrounding area and given its close proximity to the interstate highway. The proposal is consistent with the "Regional Node" designation, which allows light industrial uses.

- 2. PUD Standards: The following are standards from Section 134-704 of the retired Zoning Code and provides the foundation that all PUD Conceptual Plans should be based on.
  - A) All uses proposed in a PUD planned unit development district plan shall be in harmony with the existing or anticipated uses of other properties in the surrounding neighborhood and shall generally be in conformance with the city's land use plan. The design of a PUD development shall be based on harmonious architectural character; compatible materials; orderly arrangement of structures and open space; and conservation of woodlands, streams, scenic areas, open space and other natural resources.

Industrial and commercial uses characterize the surrounding area. The proposed development would consist is five (5) warehouse buildings ranging in size from 184,404 square feet to 262,524 square feet. Each building could be occupied by multiple tenants. The buildings would be constructed of precast concrete panels. A three-color scheme would be used to provide visual interest. Additionally, horizontal and vertical line patterns would be provided in the panels to visually break up the mass of the buildings. Four (4) of the buildings would be oriented north-to-south with frontage along East Broadway Avenue. The northern building would sit at an angle and be located north of a natural drainageway. The Conceptual Plan shows this building being accessed by a single drive extending off a shared driveway. The Fire Department has indicated that a second driveway to this building must be provided. Staff recommends approval subject to the Conceptual Plan being amended so that it complies with the Fire Code to the satisfaction of the City's Fire Department.

The Conceptual Plan references uses allowed by the Planned Business Park District of the retired Zoning Code. Staff believes that the "I1" District in the current Zoning Code should be the basis for the PUD instead.

B) Setbacks and other appropriate screens shall be provided around the boundary of a PUD development to protect the adjoining district properties. Only in exceptional circumstances shall such a setback be less than the amount of the setback which the adjoining district is required to maintain from the PUD development.

The proposed amendment requires 50-foot minimum front yard setbacks, 10-foot minimum rear yard setbacks, and combined total side yard setback minimums of 20 feet with no one side being less than 5 feet. In several locations, the buildings would set further back that the minimums. For comparison, Chapter 135 of the Municipal Code typically requires a 25-foot front yard setback for the

Workshop/Warehouse Building Type in "I1" and "I2" Districts. The required minimum side and rear yard setbacks are 0 feet unless the property adjoins a property zoned a "N" District. In those cases, 25 feet is the minimum side and rear yard setback. Staff believes that the proposed setbacks are appropriate as they fit the large scale of the development.

C) A PUD development shall comply with all applicable city ordinances, specifications and standards relating to all dedicated street, sanitary sewer and storm sewer facilities and to surface drainage and floodwater retention.

All necessary utilities are available within the adjoining rights-of-way. All grading is subject to an approved grading permit and soil erosion control plan, as well as a Stormwater Pollution Protection Plan (SWPPP) approved by the lowa DNR. The applicant is required to demonstrate compliance with the City's stormwater management regulations to the satisfaction of the City's Permit and Development Center during the review of any PUD Development Plan. Tree removal and mitigation calculations must be submitted with any PUD Development Plan in accordance with Section 42-550 of the Municipal Code.

The submitted Conceptual Plan indicates that an existing Polk County storm water basin shall be used to support the development. However, an agreement to use the basin has not been reached at this time. Staff recommends approval subject to the Conceptual Plan being amended to show on-site detention. In addition, the storm water notes on the Conceptual Plan should be replaced with a statement that reads "compliance with the City's stormwater management regulations will be demonstrated with any PUD Development Plan to the satisfaction of the City Engineer."

D) The streets surrounding a PUD development must be capable of accommodating the increased traffic that would be generated by the new development. The development shall be designed to provide maximum feasible separation of vehicular traffic from pedestrian ways and recreational areas. If turning lanes or other forms of traffic controls within or adjacent to the development are deemed necessary by the city council, the developer shall provide the necessary improvements.

The development would utilize private drives for internal circulation. Access to the site would be provided by one (1) drive approach along East 14<sup>th</sup> Street and four (4) approaches along East Broadway Avenue. A traffic study was prepared and reviewed by the City's Traffic and Transportation Division. As a result of the study, the developer is required to extend the existing east bound, left turn lane on East Broadway Avenue for vehicles turning north onto East 14<sup>th</sup> Street. The lane is currently 75 feet long and needs to be extended to 150 feet.

The Conceptual Plan identifies a trail/sidewalk along East Broadway Avenue. A walk must also be provided along East 14<sup>th</sup> Street. Public sidewalks for a phased development of this size and type are typically installed entirely with the first phase development. Notes on Sheet 1 suggest public sidewalks would be installed in phases. Staff recommends approval subject to the replacing the notes on the Conceptual Plan with the sidewalk note listed in Section III of this report.

- E) Off-street parking and loading spaces shall be provided as appropriate to the size and character of the development. Each off-street loading space shall be not less than ten feet in width and 25 feet in length. All off-street parking spaces shall be provided in accordance with the requirements of subsection 134-1377(g).
  - The proposed development would have a substantial amount of parking and loading spaces. Specific parking number are not provided. A note on Sheet 1 references the standards from the retired Zoning Code. Staff recommends approval subject to the note be amended to reflect the parking standards found in Section 135-6 of the Planning and Design Ordinance.
- F) Where appropriate to the size and character of a PUD development, provision shall be made therein for open space for recreation and other outdoor uses, and for places of worship, convenience shopping and other community services.
  - The project would include landscaped areas and would preserve some natural growth that has developed within a drainage ditch easement. Staff believes that this is adequate open space for a development of this type.
- 3. Additional Information: The staff recommendation found in Section III of this report contains several common conditions of approval for development pertaining to refuse collection, lighting, utilities, and meters.

#### SUMMARY OF DISCUSSION

<u>Dory Briles</u> noted that the applicant for item #7 has agreed to the staff recommendations. She asked if any members of the audience or the Commission requested to speak regarding moving the item to the consent agenda. None were present or requested to speak.

#### **COMMISSION ACTION:**

Rocky Sposato made a motion for approval of Part A) the Commission find the proposed rezoning not in conformance with the PlanDSM Creating Our Tomorrow future land use map, Part B) **APPROVAL** of amending PlanDSM Creating Our Tomorrow Plan to revise the future land use plan from Community Mixed Use in a Regional Node to Industrial in a Regional Node and Part C) **APPROVAL** of the proposed PUD Conceptual Plan amendment subject to the following conditions:

- Permitted uses shall be limited to those allowed in the "I1" District by Chapter 134
  of the Municipal Code, including any applicable supplemental regulations.
- 2. Provision of a note that states "outdoor storage is prohibited unless identified on an approved Development Plan."
- 3. Amendment of Sheets 2 and 3 of the Conceptual Plan so that the portions of the site located outside of the PUD are clearly identified.
- 4. Compliance with the Fire Code to the satisfaction of the Fire Department.

- 5. Provision of dimensions for the tenant wall sign typicals on Sheet 5 of the Conceptual Plan to the satisfaction of the Planning Administrator.
- 6. Amendment of the Conceptual Plan so that it conceptually identifies the location of on-site storm water manage facilities.
- 7. Replacement of all storm water management related notes with the following text "any Development Plan shall comply with the City's storm water management requirements to the satisfaction of the City Engineer."
- 8. Provision of a note that states "the east bound, left turn lane on East Broadway Avenue for vehicles turning north onto East 14th Street shall be improved as determined necessary by the City Traffic Engineer."
- 9. Replacement of all sidewalk related notes with the following text "sidewalks shall be provided as determined by the City Traffic Engineer with any Development Plan."
- 10. Replacement of all parking related notes with the following text "parking shall be provided in accordance with Section 135-6 of the Planning and Design Ordinance as review and approved with any Development Plan."
- 11. Replacement of the proposed landscaping standards with a note that states, "landscaping and buffering shall be provided in accordance with the City's Landscaping Standards applicable to the "I1" District in place at the time the Development Plan is submitted or exceeded as illustrated on the Conceptual Plan."
- 12. Provision of a note that states, "all site lighting shall be directed downward and shielded from adjoining properties. Any pole mounted lighting along private walkways shall not exceed 15 feet in height and any pole mounted lighting in a parking area shall not exceed 20 feet in height."
- 13. Provision of a note that states, "direct light trespass beyond property lines is prohibited. The maximum horizontal illuminance at grade and the maximum vertical illuminance at five feet above grade measured at the property line should not exceed Illuminating Engineering Society of North America (IESNA) recommended practices for light trespass. (0.5 foot-candles for residential, 2.0 foot-candles for commercial). The Development Plan must contain illuminance models showing light levels throughout the site."
- 14. Provision of a note that states, "all utility and similar service lines to buildings on the property shall be located underground."
- 15. Provision of a note that states, "all utility meters, transformers, ground-mounted equipment, and other utilities shall be placed along rear or side facades that are internal to the site to the satisfaction of the City's Planning Administrator."
- 16. Provision of a note that states, "all reuse and recycling containers shall be stored within a building or within a trash enclosure constructed of masonry walls with solid steel gates as approved with any Development Plan."
- 17. Replacement of all roof-mounted equipment screening notes with the following text "all roof-mounted equipment shall be screened on all sides equal to the height of

the equipment with architecturally integrated material as reviewed with any Development Plan."

18. Provision of a note that states "tree removal and mitigation calculations must be submitted with any Development Plan in accordance with Section 42-550 of the Municipal Code."

Motion passed: 8-0

Respectfully submitted,

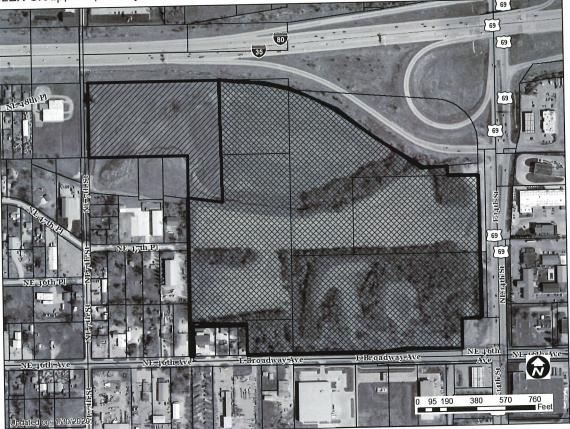
Erik Lundy, AICP

Senior City Planner

EML:tjh

ILEX Group, Ll	C lowns	r) ronr	esenter	l by Ben S	chu	Ites (officer) fo	or property			File #
located in the volume property is own	vicinity o	olk Co	and 470	00 East 14	th S	treet. Addition	ai Subject			1-2020-4.05
Description of Action	A also	a a nt to	the Planty Mixed	l Use in a l	Regi	Our Tomorrow onal Node to Ind	dustriai iii a i	Regiona	uture la al Node	and use plan e.
PlanDSM Futu	re Land I	Use	Propos	ed: Industr	rial in	Mixed Use in a F n a Regional No	ode.			
Mobilizing Ton Transportation			2025-2	029 Broad	way	vement Widenin Multimodal Imp	rovement Pi	33 <sup>rd</sup> Str rogram	reet (LI (LRTP	RTP ID #42) ID# 2102)
Current Zoning		t	"PUD"	Planned U	nit 🛭	Development Dis	strict.			
Proposed Zon	ing Distr	ict	"PUD"	Planned U	nit [	Development Dis	strict.			
Consent Card Outside Area	Respons (200 feet)	ses )	In Fav	or	No 0	t In Favor	Undetermi	ned	% O <sub>I</sub>	oposition
Within Subject		Appro	nval	Х		Required 6/7	Vote of	Yes		
Plan and Zoni Commission A	Action	Denia				the City Cour	ncil	No		X

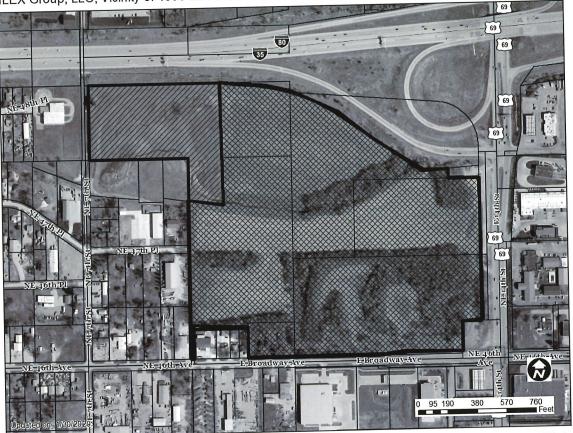
21-2020-4.05



1 inch = 365 feet

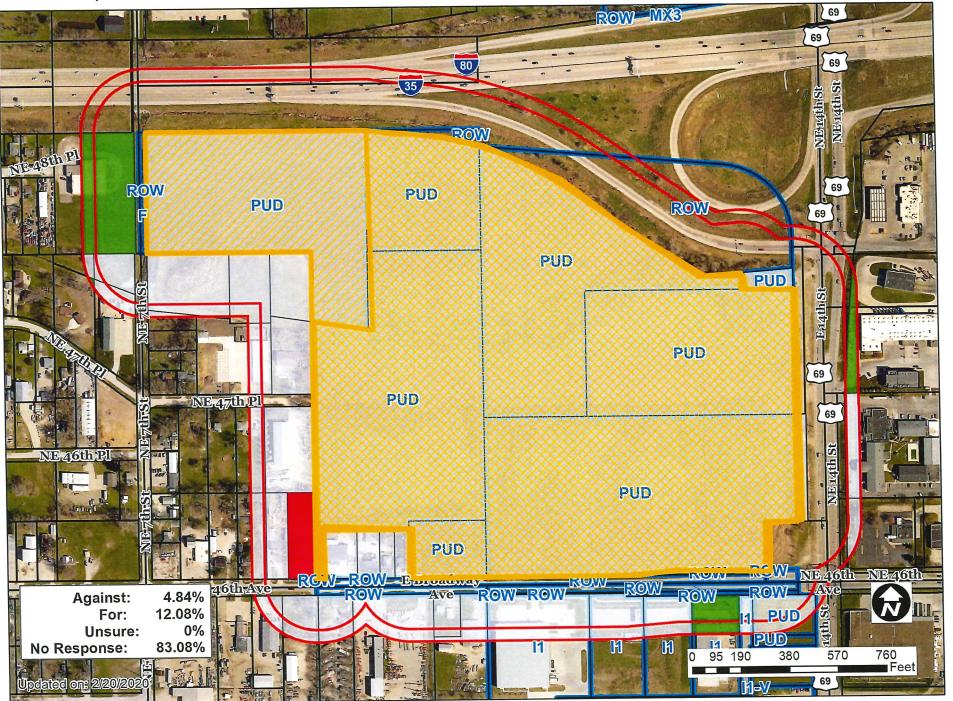
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lLEX Group, LI located in the v property is ow	icinity o	of 4600	and 4/0	DU East 14	ເມວ	treet. Addition	ai Subject			N2020-00018
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PlanDSM Futu	re Land I	Use	Propos	ed: Industr	rial ir	Mixed Use in a F n a Regional No	de.			
Mobilizing Ton Transportation	norrow n Plan		2025-2	029 Broad	way	vement Widenin Multimodal Imp	rovement Pi	33 <sup>rd</sup> Str ogram	eet (LI (LRTP	RTP ID #42) ID# 2102)
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Within Subject		Appro		Х		Required 6/7	Vote of	Yes		
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#### ZON2020-00018



1 inch = 365 feet

ZON2020-00018



21-2020-4.05



ZON2020-00018 Date: 2/12/20
I (am) (am not) in favor of the request:
(Circle One) Print Name: A- Willy ment - lelly tolky
RECEIVED Signature:  COMMUNITY DEVELOPMENT  FEB 1 8 2020 Address: 4747 HE 144 De Mojues JA
Reason for opposing or approving this request may be listed below:
Reason is: eppears 5
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ZON2020-00018 Date: 2-13-2020
(am) (am not) in favor of the request:
(Circle One) Print Name: MORUAL MACHIEC
COMMUNITY DEVELOPMENSIGNATURE: Caring Method
FEB 1 8 2020 Address: 640 N. S. 2/7774 P)
Reason for opposing or approving this request may be listed below:

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Cir COMM	cle One) ECEIVED	favor of the real print Name:	Juest: Bora Sue alores Sue	Ross	30
Reaso		ing or approvin			d below:

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Item: ZON2020-00018 Date:
1 (am) (am not) in favor of the request: 766 NE BRONDWAY AVE.
(Circle One) Print Name: Joel Swigart
COMMUNITY DEVELOPMENT SIGNATURE:
FEB 18 2020 Address: 6721 NE 1746St DM
Reason for opposing or approving this request may be listed below:
There is a dispute on the property line
at 766 NE Broadway for Joel's Suto Repair.
70N2020-00018
ZON2020-00018 Date: 2-13-20
I (am) (am not) in favor of the request:
I (am not) in favor of the request:
I (am not) in favor of the request:
(Circle One) Print Name:    Lance Arrasmith - NOT REGISTERS LICE   Line - X , (OWNER)     COMMUNITY DEVELOPMENT     COMMUN
(Circle One) Print Name:    Lance Arrasmith - NOT REGISTERS LOWNER)   RECEIVED Signature:   Lance Arrasmith - NOT REGISTERS     LINE-X, (OWNER)     AMERICAN TOPPERS, PRESIDENT, AMERICAN TOPPERS, AMERICAN TOPPER
(Circle One) Print Name:    Lance Arrasmith - NOT REGISTERS   LINE-X, (OWNER)     AMT ASSOCIATES LLC   AMT ASSOCIA
(Circle One) Print Name:    Lance Arrasmith - Not registrees
(Circle One) Print Name:    Lance Arrasmith - Not registress

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#### FIRST AMENDMENT

# ILEX NORTHRIDGE INDUSTRIAL PUD

# A PLANNED UNIT DEVELOPMENT CITY OF DES MOINES, POLK COUNTY, IOWA REZONING DESCRIPTION CDMISSICISIA AT THE SOUTHEAST CORNER OF SECTION 14, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 51H PRINCIPAL MISROWAL, POLIC COUNTY, IOWAT TRENCE SOUTH 82 WEST OF THE 51H PRINCIPAL MISROWAL, POLIC COUNTY, IOWAT TRENCE SOUTH 82 WEST OF THE 51H PRINCIPAL MISROWAL POLIC COUNTY, IOWAT TRENCE SOUTH 83 WEST, 30 FERT TO THE POINT OF BECONNING, THENCE SOUTH 80 DEGREES OF MANTES 30 WEST, 30 FERT TO THE POINT OF BECONNING THENCE SOUTH 80 DEGREES OF MANTES 30 EXCOSON WEST THE PAULLE TO AND SOUTH 61H SOUTH MAD OF BEILD THE PAULLE TO AND SOUTH 85 DEFENDED THE SOUTH MAD OF BEILD THE PAULLE TO AND SOUTH 85 DEGREES OF MANTES 30 BECONDS WEST TO SOUTH 85 DEGREES SOUTH 85 DEGREES SOUTH 85 DEGREES AND SOUTH 85 DEGR

PROJEC<sup>\*</sup> M 41 M 1 1 1 1 VICINITY MAP

PROJECT

LOCATION

PROJECT

LOCATION

LAND USE MAP

S Matapai County II GC General Commercial District

ZONING MAP

A RECTANGULAR PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 79 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA IS DESCRIBED AS FOLLOWS:

SCALE: 1"=2000"

THAT PART DEEDED TO THE IOWA DEPARTMENT OF TRANSPORTATION FOR RIGHT OF WAY PURPOSES BY CONDEMNATION DEED RECORDED ON MAY 20, 1993 IN BOOK 8219 AT PAGE 792 IN THE OFFICE OF THE POLK COUNTY RECORDER.

EXCEPT:

THAT PART ACQUIRED THROUGH CONDEMNATION PROCEEDINGS FOR PUBLIC PURPOSES RECORDED OCTOBER 14, 2014 IN BOOK 15352 ON PAGES 427-557 IN THE OFFICE OF THE POLK

4600 NE 14TH STREET DES MOINES, IOWA 50313

PROPERTY AREA

ORTHRIDGE MALL PUD PROPOSED: ILEX NORTHRIDGE INDUSTRIAL PUL

ILEX GROUP, INC. 5101 VERNON AVENUE SOUTH EDINA, MINNESOTA 55436 CONTACT: BEN SCHULTES 952-283-2586

1860 NW 118TH STREET, SUITE 250 CLIVE, IOWA 50325 CONTACT: MICHAEL ANTHONY 515-446-4935

PREPARED BY

PLANDSM
THE PLANDSM FUTURE LAND USE MAP INDICATES THAT THIS PROPERTY CURRENTLY HAS A COMMUNITY MIXED USE DESIGNATION. THE PROPOSED LAND USE DESIGNATION IS BUSINESS

THE SURROUNDING LAND IS CURRENTLY WITHIN RURAL POLK COUNTY EXCEPT A PORTION OF THE PROPERTY IMMEDIATELY SOUTH WHICH HAS A ZONING DESIGNATION OF M-1: LIGHT INDUSTRIAL AND PUD COMMERCIAL ON THE CORNER.

P.U.D. DEVELOPMENT STANDARDS
ALL PROVISIONS OF SECTION 134-704, PUD DEVELOPMENT STANDARDS, CITY OF DES
MOINES ZONING ORDINANCE, ARE INCORPORATED EXCEPT THE POLLOWING:

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3) RESIDENTIAL LISES ALLOWED IN ANY RESIDENTIAL DISTRICT

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3, LAND LISE:

4, CPENS PACE:

4, CPENS PACE:

5, BULLIAND LISES IN THE PIRP: PLANNED BUSINESS PARK DISTRICT SHALL BE

4, CPENS PACE:

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5, BULLIAND SETENCES AND REGISTRICTIONS:

5, BULLIAND SETENCES AND REGISTRICTIONS:

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O MANGAUM BUILDING HEIGHT; 75 FEET 
PARKING SETHALOGS

SPRONT, 10 FEET 
SP

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3. OCCESS HOCATION STATION AS MANDED THROUGH THE IDWA DOT.

5. MENN ENGINEERING TRAFFIC ANALYSIS.

6. MENN ENGINEERING TRAFFIC ANALYSIS.

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S BUILDING DESIGNED STANDARDS DESCRIBED BY SHALL APPLY TO ALL BUILDINGS.

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PROHIBITED BUILDING MATERIALS
THE FOLLOWING LIST OF MATERIALS AND PINISHINGS ARE PROHIBITED AND MAY NOT
BE USED ON EXTERIOR SURFACES OF ANY BUILDING.
1, PLYWOOD.

PLYWOOD
 COMPOSITE SIDING SUCH AS HARDBOARD SIDING
 COMPOSITE BUILDING PANELS SUCH AS METAL FACED PLYWOOD OR WOODCORE PANELS
PANELS

PANELS
4. PRE-ENGINEERED METALS INSTALLED WITH EXPOSED FASTENERS
5. ALL PIASTIC (EXCEPT SIGNS)
6. COMMON CONCRETE BLOCK, EXCEPT FOR REAR BUILDING WALLS, WHICH ARE
NOT VISIBLE FROM A PUBLIS STREET

THE FOLLOWING ROOFING MATERIALS MAY NOT BE USED ON ANY BUILDING:

1. ASBESTOS CEMENT SHINGLES

2. ASPHALT SHINGLES

COLORS
ALLOWABLE COLORS INCLUDE EARTH TONES AND OTHER MUTED COLORS, VIBRAN
PRIMARY COLORS WILL BE ALLOWED TO ACCENT ARCHITECTURALLY SIGNIFICANT
BUILDING DETAIL, BUT MUST CONTRIBUTE TO THE BUILDINGS OVERALL
ATTRACTIVENESS AND DESIGN.

SAME BUILDING MATERIAL SHALL BE OF CONSISTENT COLOR, TONE AND CUALITY, NOTICEABLE WARRATIONS IN COLOR, PAYTERN AND TEXTURE RESULTING FROM CASTING, MANUFACTURING, PABRICATION, ETC. OF EXTERIOR BUILDING MATERIALS WILL NOT BE ALLOWED.

ARCHITECTURAL SCREENS

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ALL NEISHAGALAND ELECTRICAL EQUIPMENT NEGESBARY FOR THE DEVELOPMENT

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PARKING DESIGN OTANDARDS

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OFFEREET PARKING AND LOGGER FASES SMAL IS CONFIRM TO SECTION 114-7390;

ENDING JOHN ALL PARKING AREAS SMAL ISS CONFIDENT FROM THE PARKING PROPERTY OF THE PARKING AREAS SMALL ISS CONFIDENCE FROM THE PARKING FASE SMALL ISS CONFIDENCE FASE SMALL ISS CONFIDENCE FASE SMALL ISS CONFIDENCE FASE SMALL ISS CONFIDENCE FASE SMALL INCOME.

PARKING STALL INSTALLATION MAY BE PHASED BASED ON THE PARKING STALL COUNT NEED OF THE INDIVIDUAL OCCUPANTS.

TREES: 10% = 2 1/2" CALIPER 30% -40% = 1 - 1 1/2" CALIPER BALANCE = 8 - 10" ORNAMENTAL OR 1 1/2" CALIPER

"MINIMUM HEIGHT FOR EVERGREENS SHALL BE 4" AND MAY BE COUNTED AS 2 1/2" CAUPER FOR REQUIREMENTS

SHRUBS: 18-24", BALLED & BURLAPPED OR CONTAINER\*\*

"SUBSTITUTIONS; FOR EVERY THREE (3) SHRUBS IN EXCESS OF THE MINIMUM REQUIREMENTS, ONE (1) 1 ½" CALIPER TREE MAY BE REDUCED FROM THE REQUIREMENTS, NOT TO EXCEED TWO (2) TREE SUBSTITUTIONS PER ACRE.

LMDSCAPING SHALL BE INSTALLED IN AN EFFORT TO BREAKUP THE SITE AND BRIND DOWN THE SOCIE OF THE BUILDINGS. THE PLANTING PLAN SHALL BE SUBMITTED FOR EACH NOWDULL LOT FOR APPROVALE THE OUT OF DOES MONES. THE PLANTING PLAN MUST BE SIGNED BY A LANGE-OFFE ARCHITECT REGISTERED IN THE STATE OF IOWA.

TREE MITIGATION
THE PROVIDED FORWITH SEA ARTICLE X, TIREE REMOVAL AND MITIGATION CITY OF DES MONRES ZONNO GROUNAGE, WITH THE REGULARD THE MITIGATION CITY OF DES MONRES ZONNO GROUNAGE, WITH THE REGULARD THE MITIGATION REGULARD COPEN AND AND THE METER MITIGATION REQUIREMENT OF PACH OF TOWNOOD THE RESURPED COPEN AND AND THE TIERE MITIGATION REQUIREMENT OF PACH LOT OF THE MITIGATION REQUIREMENT OF PACH TO THE MITIGATION REQUIREMENT AND AND THE MITIGATION REQUIREMENT FOR THEMSE STORY DESIGNATIONS.

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BIGHT OF THAL HAVE A MINIMUM OF ONE ENTRANCE SIGN LOCATED AT A PRIMARY SITE

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THAN AND SIDE OF THE OF THE OF THE OF THAN EASY DESCRIPTION AND WALL SIGNS

EMPLIANCED CHAPTER ON THE ICE THAN CHECKEREMENTS BY FORTH IN SECTION 147-18(1).

SHALL ALSO COMPY WITH THE SIGN FAUCURLEMENTS SET FORTH IN SECTION 147-18(1).

LOTS THAT FRONT INTERSTATE BOYS MAY BE A MAXIMUM OF 48 SQUARE FEET OF SIGN FACE ON EACH SIDE OF A MONUMENT SIGN, LOTS THAT FRONT NE 14TH STREET AND NE BROADWAY AVENUE MAY HAVE A MAXIMUM 32 SQUARE FEET OF SIGN FACE ON EACH SIDE

PUBLIC UTILITY EASEMENTS
PUBLIC UTILITY EASEMENTS WILL BE COORDINATED WITH THE UTILITY COMPANIES BASED
OWN THEIR DISTRIBUCESION.

SILVEYVALIAS
ASTRE LOTS ARE DEVELOPED, A 5-FOOT WIDE SIDEWALK WILL BE CONSTRUCTED ON THE
NORTH SIDE OF ME BROADWAY AVENUE, INTERNAL SIDEWALKS MILL CONNECT THE
BUILDING AND LOTS TOTHER FOR PROESSTRIAN CONNECTIVITY AND SHALL BE LOCATED
ATTHE DISCRETION OF THE DEVELOPER.

RIGHTS-OF-WAY
RIGHTG-WAY NEGOTIATIONS WITH THE LOWA DOT IS OCCURRING TO "LINE-UP" THE
RESTELY REINFO-CHAY USE ALONG NE 14<sup>10</sup> STREET. THE PROPOSED RIGHT-OF-WAY OF
THE NORTHERLY PORTION SHALL BE EXTENDED SOUTH IN A STRAIGHT LINE TO ELIMINATE
THE JOSS IN THE DOSITION RIGHT-OF-WAY LINE.

THE EXISTING RIGHT-OFWAY LINE ON THE NORTH SIDE OF HE BROADWAY AVENUE CONSIST OF SHOOTH HALF WIDTH NO THE EASTERLY PORTION AND 33-FOOT HALF WIDTH ALLONG THE WESTERLY PORTION. AND DATEON. FOOT OF RESERVING WINE LIBE EXISTING THE THE PROPERTY OF THE STRENGTH WILL BE EXISTED. THE STRENGTH OF THE STRENGTH

ENVIRONMENTALLY SIGNIFICANT AREAS
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PROPERTY. THE STUDY INDICATED ONE POTENTIAL 0.19 ACRE WETLAND.

IT WOULD BE THE INTENT OF THE DEVELOPER TO MAINTAIN THE CURRENT DRAINAGE CHANNEL BISECTION THE NORTH ONE-THIRD OF THE SITE EAST TO WEST IN TIS CURRENT CONDITION BEOFF FOR TWO LOCATIONS WERRE DEVINE COLSES TO THE MORNING EXCESSION FOR WORK OF THE SITE WILL BY PROVIDED. THESE WILL BY PROVIDED. THE SITE WILL BY PROVIDED. THE DRAINAGE CHANNEL AND STORM SERVE OUTLET LOCATIONS ALONG THE EIGHTH OF THE DRAINAGE CHANNEL.

STORM WATER MANAGEMENT
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THE STORMWATER CHEMICAL SECURISHMENT REGIONAL FACILITY, MY CONSER OF
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CHAMBER THAT BESIGN THE PROPERTY.

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CONNECT INTO THE PROPERTY AN EXISTING 36-INCH STORM SEWER ENTERS THE SITE APPROXIMATELY 400 FEET NORTH OF THE CONTER LINE OF NE BROADWAY AVENUE THE STORM SEVER ROUTES NORTH MEST THROUGH THE SITE AS A POUR LIST ON THE PRAINAGE CHANNEL. THIS STORM SEWER WILL SE REPOUTED AROUND THE PROPOSED BUILDING AND OUTLIFE INTO THE DEPANAGE CHANNEL.

SITE INFRASTRUCTURE
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STEE INFRASTRUCTURE SHALL BE FROM SEVER CHINED AND IMANTANED BY THE
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SANTIANY SEVER WILL SENDED AND THE SEVER SEVE

PRIVATE STORM SEVER WILL DRAIN TO THE DRAINAGE CHANNEL TRANSFERENCE THE SITE EAST TO WEST AS DESCRIBED IN THE STORM WATER MANAGEMENT SECTION, STORM SEMENT WILL SE DESIGNED FOR THE S-YEAR RAINFALL EVERY WITH OVERLAND FLOW PATHS FOR THE LARGER, LESS PRECUENT STORM PATHS.

PUBLIC WATER MAIN WILL EXTEND FROM NE 47<sup>TH</sup> STREET DEAD END AND LOOP BACK TO NE BROJOWAY AVENUE, THIS IS ANTICIPATED AS A EXHICH LOOP BUT FURTHER STUDY TO DETERMINE ACTUAL SIZE WILL COCKE. INSTERNAL WATER MAINS NO SERVICES ARE ANTICIPATED AS ANCH, ALL PUBLIC WATER MAIN WILL BE LOCATED WITHIN A 40-FOOT EASEMENT.

PRIVATE DRIVES AND PARKING IS ANTICIPATED AS PCC PAVEMENT, MAIN DRIVES ARE PLANN 30-FOOT BIS AND 25-FOOT BIS ON THE MINIOR DRIVES, BLINCH AND SHICH, RESPECTIVELY AND DEPENDENT UPON THE FINAL GEOTECHNICAL PAVEMENT DETERMINATION.

NORTHRIDGE MALL PUD APPROVAL DATES FILE NUMBER: 10-67-1,02 PLAN AND ZONING COMMISSION: 3-5-87 CITY COUNCIL: 4-6-97 BY ROLL CALL 87-1330

PREPARATION / APPROVAL DATES

EPARATIONAPPROVAL DATES:
PRE-APPLICATION MEETING HELD ON: SEPTEMBER 10, 2019.
REZONING APPLICATION SUBMITTED ON:
NEIGHBORHOOD MEETING PRESENTATION ON:
PLM AND ZONING APPROVAL ON:

CITY COUNCIL APPROVAL ON: FINAL PUD CONCEPTUAL PLAN SUBMITTED ON:

DEVELOPMENT SCHEDULE
PRASE 18 MEDITOR 5, SAMER OF 2000
PRASE 18 MEDITOR 5, SAMER OF 2000
PRASE 3: BULDING 5, SAMER OF 2021
PRASE 3: BULDING 5 SAMER OF 2022
PRASE 4: BULDING 5 SAMER OF 2022
PRASE 5: BULDING 5 SAMER OF 2022
PRASE 5: BULDING 5 SAMER OF 2024
PRASE 5:

BENCHMARKS

CITY OF DES MOINES VERTICAL DATUM

IARTIN DERIVED - US SURVEY FEET

CONVERSION FROM CITY OF DES MOINES DATUM TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) IS (+)773.94

BM500 N=599726 E=1610913 ELEV=64.39 SOUTHEAST BURY BOLT ON HYDRANT AT THE EAST END OF NE 47TH PLACE, WEST SIDE OF SITE.

BM501 N=598962 E=1612902 ELEV=75.23 BINDUT N°DSBUSZ EI\*16172902 ELEV#75.23 CUT "X" ON TOP OF CONCRETE MAST ARM FOOTING AT THE SOUTHWEST QUADRANT OF NE 14TH STREET & NE BROADWAY AVENUE, SOUTHEAST OF SITE.

U ILLITY NO LES

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STURM SEWER CITY OF DES MOINÉS STORM WATER DETENTION DETENTION YOLUME QUANTITY AND QUALITY SHALL BE PROVIDED OFF-STIE. IN THE POLK COUNTY RESIGNAL FACILITY, NY CORNER OF SITE, AS PREVIOUSLY STORM SEWER: CITY OF DES MOINES





I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of lows.

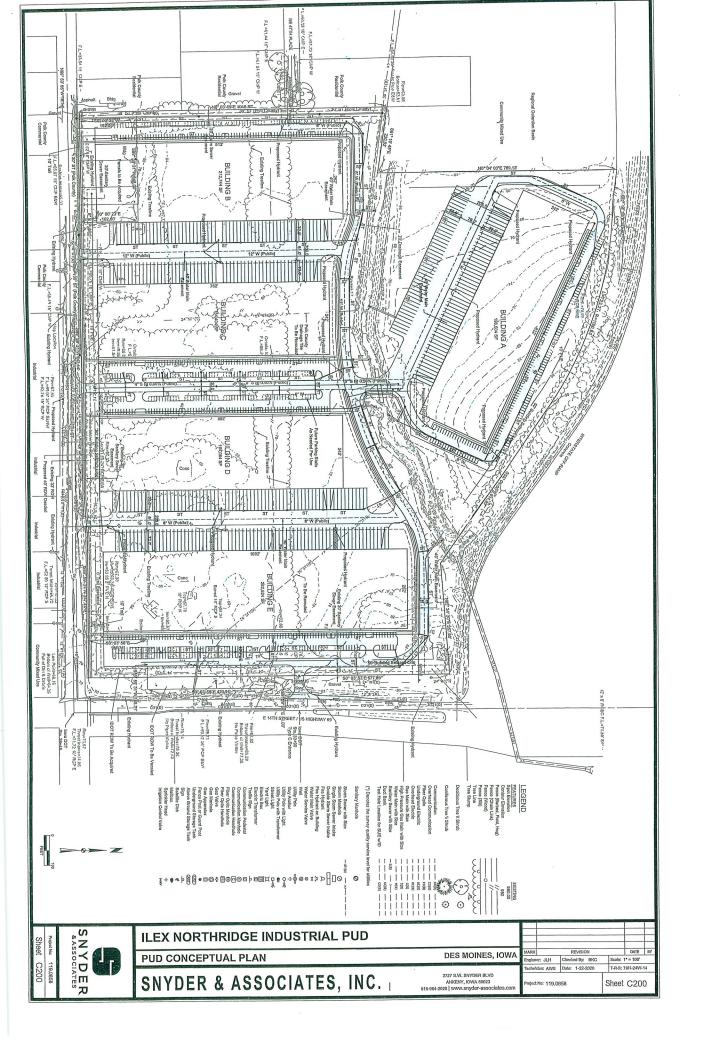
Jon L. Hanson, P.E. License Number My License Renewal Date is December 31, 202 Pages or sheets covered by this seal

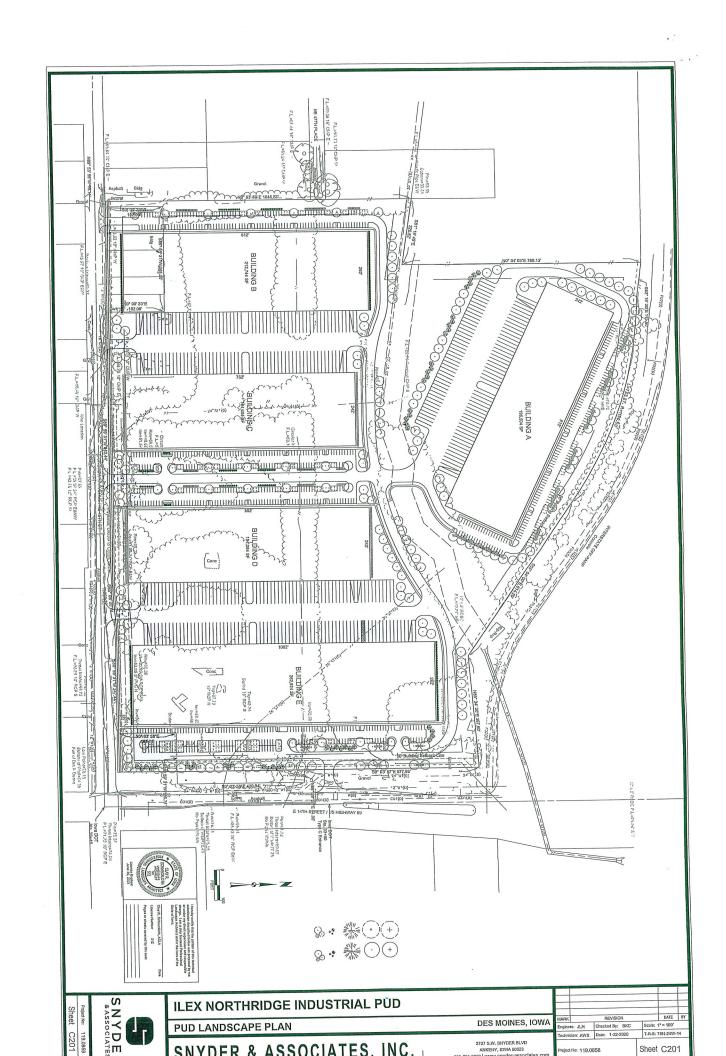
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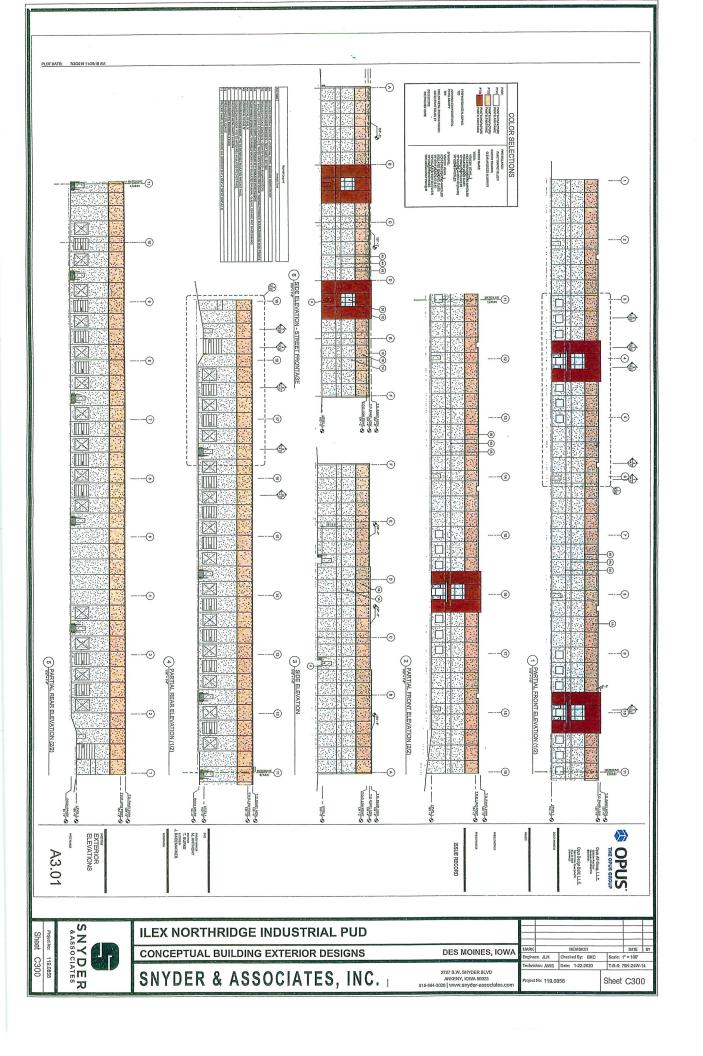


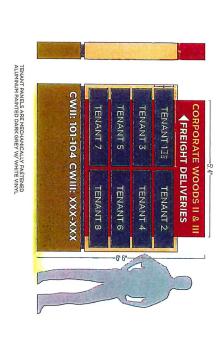
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MONUMENT DEVELOPMENT SIGN



DIRECTIONAL SIGN







PowerDistributors

WALL MOUNTED TENANT SIGN
THROAL EXAMPLE



Project No: Sheet	S N S	ILEX NO
		SIGNAGE
19.0858 C400	O E R	SNYDE

ILEX NORTHRIDGE INDUSTRIAL PU	IL	EX	NORT	HRIDGI	<b>EINDUS</b>	TRIAL PL	ID
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SIGNAGE PLAN

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD ANKENY, IOWA 50023 515-954-2020 | www.snyder-associates.com

DES MOINES, IOWA

MARK		REVISION		DATE	BY
Englned	r: JLH	Checked By: BKC	Scale: 1	" = 100"	
Technic	ian: AWS	Date: 1-22-2020	T-R-S: 7	9N-24W-	14