



Date November 6, 2023

**RESOLUTION HOLDING HEARING REGARDING REQUEST FROM AIRPORT DEVELOPMENT, LC (OWNER), REPRESENTED BY STUART RUDDY (OFFICER); SCHARNBERG REAL ESTATE, LLC (OWNER), REPRESENTED BY MARK SCHARNBERG (OFFICER); DSM FLEUR HOSPITALITY, LLC (OWNER), REPRESENTED BY BIREN PATEL (OFFICER); AND WEST LAKES PROPERTIES, L.C. (OWNER), REPRESENTED BY GERARD D. NEUGENT (OFFICER), FOR REVIEW AND APPROVAL OF A 3<sup>RD</sup> AMENDMENT TO AIRPORT COMMERCE PARK SOUTH PUD CONCEPTUAL PLAN, ON PROPERTY LOCATED IN VICINITY OF 2400 GANNETT AVENUE**

**WHEREAS**, October 5, 2023, the City Plan and Zoning Commission considered a request from Airport Development, LC (owner), represented by Stuart Ruddy (officer); Scharnberg Real Estate, LLC (owner), represented by Mark Scharnberg (officer); DSM Fleur Hospitality, LLC (owner), represented by Biren Patel (officer); and West Lakes Properties, L.C. (owner), represented by Gerard D. Neugent (officer), for review and approval of a 3<sup>rd</sup> amendment to the Airport Commerce Park South PUD Conceptual Plan, on property located at located in the vicinity of 2400 Gannett Avenue, to allow the use of metal siding, cladding, and roofing materials; and

**WHEREAS**, the City Plan and Zoning Commission voted 11-0 to **APPROVE** the a 3<sup>rd</sup> amendment to the Airport Commerce Park South PUD Conceptual Plan, on property located in the vicinity of 2400 Gannett Avenue, to allow use of metal as a building material the use of metal siding, cladding, and roofing materials; all other lots within the Airport Commerce Park South PUD Conceptual Plan, owned by other parties that are not the current applicants, shall continue to be subject and governed by the existing standards of the Airport Commerce Park South PUD Conceptual Plan; and

**WHEREAS**, the Property is legally described as follows:

**PUD LOT 3**

LOT 3 AIRPORT COMMERCE PARK SOUTH, AN OFFICIAL PLAT, RECORDED IN BOOK 8463, PAGE 572-591, AT THE POLK COUNTY RECORDER’S OFFICE, IN THE W 1/2 OF SECTION 32, SE 1/4 SECTION 31, AND NE 1/4 SECTION 31, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5<sup>TH</sup> P.M., CITY OF DES MOINES, POLK COUNTY, IOWA

AND

LOT 2 AIRPORT COMMERCE PARK SOUTH, AN OFFICIAL PLAT, RECORDED IN BOOK 8463, PAGE 572-591, AT THE POLK COUNTY RECORDER’S OFFICE, IN THE W 1/2 OF SECTION 32, SE 1/4 SECTION 31, AND NE 1/4 SECTION 31, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5<sup>TH</sup> P.M., CITY OF DES MOINES, POLK COUNTY, IOWA

EXCEPT



Date November 6, 2023

PARCEL 'A', AN OFFICIAL PLAT, RECORDED IN BOOK 9224, PAGE 192, AT THE POLK COUNTY RECORDER'S OFFICE, CITY OF DES MOINES, POLK COUNTY, IOWA

**PUD LOT 4**

LOT 4 AIRPORT COMMERCE PARK SOUTH, AN OFFICIAL PLAT, RECORDED IN BOOK 8463, PAGE 572-591, AT THE POLK COUNTY RECORDER'S OFFICE, IN THE W 1/2 OF SECTION 32, SE 1/4 SECTION 31, AND NE 1/4 SECTION 31, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5<sup>TH</sup> P.M., CITY OF DES MOINES, POLK COUNTY, IOWA

**REMAINDER OF PUD LOT 5**

PARCEL 2018-39, AN OFFICIAL PLAT, RECORDED IN BOOK 16920, PAGE 338, AT THE POLK COUNTY RECORDER'S OFFICE, CITY OF DES MOINES, POLK COUNTY, IOWA

**PUD LOT 8**

LOT 2 AIRPORT COMMERCE PARK SOUTH PLAT 2, AN OFFICIAL PLAT, RECORDED IN BOOK 11974, PAGE 240-251, AT THE POLK COUNTY RECORDER'S OFFICE, IN THE E 1/2 OF SECTION 31, AND THE W 1/2 OF SECTION 32, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5<sup>TH</sup> P.M., CITY OF DES MOINES, POLK COUNTY, IOWA

**PUD LOT 9**

LOT 3 AIRPORT COMMERCE PARK SOUTH PLAT 2, AN OFFICIAL PLAT, RECORDED IN BOOK 11974, PAGE 240-251, AT THE POLK COUNTY RECORDER'S OFFICE, IN THE E 1/2 OF SECTION 31, AND THE W 1/2 OF SECTION 32, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5<sup>TH</sup> P.M., CITY OF DES MOINES, POLK COUNTY, IOWA

**PUD LOT 10**

LOT 4 AIRPORT COMMERCE PARK SOUTH PLAT 2, AN OFFICIAL PLAT, RECORDED IN BOOK 11974, PAGE 240-251, AT THE POLK COUNTY RECORDER'S OFFICE, IN THE E 1/2 OF SECTION 31, AND THE W 1/2 OF SECTION 32, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5<sup>TH</sup> P.M., CITY OF DES MOINES, POLK COUNTY, IOWA

**PUD LOT 11 & 12**

LOTS 5 AND 6 AIRPORT COMMERCE PARK SOUTH PLAT 2, AN OFFICIAL PLAT, RECORDED IN BOOK 11974, PAGE 240-251, AT THE POLK COUNTY RECORDER'S OFFICE, IN THE E 1/2 OF SECTION 31, AND THE W 1/2 OF SECTION 32, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5<sup>TH</sup> P.M., CITY OF DES MOINES, POLK COUNTY, IOWA

**PUD LOT 21**

LOTS 1 AIRPORT COMMERCE PARK SOUTH PLAT 2, AN OFFICIAL PLAT, RECORDED IN BOOK 11974, PAGE 240-251, AT THE POLK COUNTY RECORDER'S OFFICE, IN THE





.....  
**Date** ..... November 6, 2023 .....

E 1/2 SECTION 31, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5<sup>TH</sup> P.M., CITY OF DES MOINES, POLK COUNTY, IOWA

**PUD LOT 22**

LOT 8 AIRPORT COMMERCE PARK SOUTH, AN OFFICIAL PLAT, RECORDED IN BOOK 8463, PAGE 572-591, AT THE POLK COUNTY RECORDER'S OFFICE, IN THE W 1/2 OF SECTION 32, SE 1/4 SECTION 31, AND NE 1/4 SECTION 31, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5<sup>TH</sup> P.M., CITY OF DES MOINES, POLK COUNTY, IOWA

**PUD LOT 23**

LOT 9 AIRPORT COMMERCE PARK SOUTH, AN OFFICIAL PLAT, RECORDED IN BOOK 8463, PAGE 572-591, AT THE POLK COUNTY RECORDER'S OFFICE, IN THE W 1/2 OF SECTION 32, SE 1/4 SECTION 31, AND NE 1/4 SECTION 31, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5<sup>TH</sup> P.M., CITY OF DES MOINES, POLK COUNTY, IOWA

**PUD LOT 24**

LOT 10 AIRPORT COMMERCE PARK SOUTH, AN OFFICIAL PLAT, RECORDED IN BOOK 8463, PAGE 572-591, AT THE POLK COUNTY RECORDER'S OFFICE, IN THE W 1/2 OF SECTION 32, SE 1/4 SECTION 31, AND NE 1/4 SECTION 31, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5<sup>TH</sup> P.M., CITY OF DES MOINES, POLK COUNTY, IOWA

**PUD LOT 27**

LOT 13 AIRPORT COMMERCE PARK SOUTH, AN OFFICIAL PLAT, RECORDED IN BOOK 8463, PAGE 572-591, AT THE POLK COUNTY RECORDER'S OFFICE, IN THE W 1/2 OF SECTION 32, SE 1/4 SECTION 31, AND NE 1/4 SECTION 31, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5<sup>TH</sup> P.M., CITY OF DES MOINES, POLK COUNTY, IOWA

**PUD LOT 28**

LOT 15 AIRPORT COMMERCE PARK SOUTH, AN OFFICIAL PLAT, RECORDED IN BOOK 8463, PAGE 572-591, AT THE POLK COUNTY RECORDER'S OFFICE, IN THE W 1/2 OF SECTION 32, SE 1/4 SECTION 31, AND NE 1/4 SECTION 31, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5<sup>TH</sup> P.M., CITY OF DES MOINES, POLK COUNTY, IOWA

**PUD LOT 29**

LOT 16 AIRPORT COMMERCE PARK SOUTH, AN OFFICIAL PLAT, RECORDED IN BOOK 8463, PAGE 572-591, AT THE POLK COUNTY RECORDER'S OFFICE, IN THE W 1/2 OF SECTION 32, SE 1/4 SECTION 31, AND NE 1/4 SECTION 31, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5<sup>TH</sup> P.M., CITY OF DES MOINES, POLK COUNTY, IOWA

**PUD LOT 30**

LOT 17 AIRPORT COMMERCE PARK SOUTH, AN OFFICIAL PLAT, RECORDED IN BOOK 8463, PAGE 572-591, AT THE POLK COUNTY RECORDER'S OFFICE, IN THE W



**Date** ..... November 6, 2023 .....

1/2 OF SECTION 32, SE 1/4 SECTION 31, AND NE 1/4 SECTION 31, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5<sup>TH</sup> P.M., CITY OF DES MOINES, POLK COUNTY, IOWA

**PUD LOT 32**

LOT 19 AIRPORT COMMERCE PARK SOUTH, AN OFFICIAL PLAT, RECORDED IN BOOK 8463, PAGE 572-591, AT THE POLK COUNTY RECORDER’S OFFICE, IN THE W 1/2 OF SECTION 32, SE 1/4 SECTION 31, AND NE 1/4 SECTION 31, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5<sup>TH</sup> P.M., CITY OF DES MOINES, POLK COUNTY, IOWA

**PUD LOT 33**

LOT 20 AIRPORT COMMERCE PARK SOUTH, AN OFFICIAL PLAT, RECORDED IN BOOK 8463, PAGE 572-591, AT THE POLK COUNTY RECORDER’S OFFICE, IN THE W 1/2 OF SECTION 32, SE 1/4 SECTION 31, AND NE 1/4 SECTION 31, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5<sup>TH</sup> P.M., CITY OF DES MOINES, POLK COUNTY, IOWA

**PUD LOT ‘A’**

LOT 22 AIRPORT COMMERCE PARK SOUTH, AN OFFICIAL PLAT, RECORDED IN BOOK 8463, PAGE 572-591, AT THE POLK COUNTY RECORDER’S OFFICE, IN THE W 1/2 OF SECTION 32, SE 1/4 SECTION 31, AND NE 1/4 SECTION 31, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5<sup>TH</sup> P.M., CITY OF DES MOINES, POLK COUNTY, IOWA

**PUD LOTS 13, 14, 15, 16, 17, 18, 19, AND 20**

LOT 7 AIRPORT COMMERCE PARK SOUTH PLAT 2, AN OFFICIAL PLAT, RECORDED IN BOOK 11974, PAGE 240-251, AT THE POLK COUNTY RECORDER’S OFFICE, IN THE E 1/2 OF SECTION 31, AND THE W 1/2 OF SECTION 32, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5<sup>TH</sup> P.M., CITY OF DES MOINES, POLK COUNTY, IOWA

**PUD AIRPORT COMMERCE PARK PLAT 1**

LOT 3 AIRPORT COMMERCE PARK PLAT 1, AN OFFICIAL PLAT, RECORDED IN BOOK 7329, PAGE 629-637, AT THE POLK COUNTY RECORDER’S OFFICE, IN THE S 1/2 OF THE NW 1/4 OF SECTION 32, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5<sup>TH</sup> P.M., CITY OF DES MOINES, POLK COUNTY, IOWA.; and

**WHEREAS**, on October 23, 2023, by Roll Call No. 23-1431, it was duly resolved by the City Council that the request for approval of the 3<sup>rd</sup> Amendment to the Airport Commerce Park South PUD Conceptual Plan be set down for hearing on November 6, 2023, at 5:00 p.m., at the City Council Chambers; and

**WHEREAS**, due notice of said hearing was published in the Des Moines Register, as provided by law, setting forth the time and place for hearing on said proposed 3<sup>rd</sup> Amendment to the Airport Commerce Park South PUD Conceptual Plan; and





**Roll Call Number**

**Agenda Item Number**

47

**Date** November 6, 2023

**WHEREAS**, in accordance with said notice, those interested in said proposed 3<sup>rd</sup> Amendment to the Airport Commerce Park South PUD Conceptual Plan, both for and against, have been given opportunity to be heard with respect thereto and have presented their views to the City Council.

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

1. Upon due consideration of the facts, and any and all statements of interested persons and arguments of counsel, any objections to the proposed 3<sup>rd</sup> Amendment to the Airport Commerce Park South PUD Conceptual Plan are hereby overruled, and the hearing is closed.
2. The proposed 3<sup>rd</sup> Amendment to the Airport Commerce Park South PUD Conceptual Plan is hereby found to be in conformance with PlanDSM: Creating Our Tomorrow Plan and is hereby approved as stated above, subject to conditions set forth above.

MOVED by \_\_\_\_\_ to adopt. SECOND by \_\_\_\_\_.

FORM APPROVED:

/s/ Chas M. Cahill

Chas M. Cahill  
Assistant City Attorney

(ZONG-2023-000032)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED			APPROVED	

**CERTIFICATE**

I, LAURA BAUMGARTNER, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

\_\_\_\_\_  
Mayor

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

Date November 6, 2023

Agenda Item 47

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

October 16, 2023

Communication from the City Plan and Zoning Commission advising that at their October 5, 2023 meeting, the following action was taken regarding a request from Airport Development, LC (owner), represented by Stuart Ruddy (officer); Scharnberg Real Estate, LLC (owner), represented by Mark Scharnberg (officer); DSM Fleur Hospitality, LLC (owner), represented by Biren Patel (officer); and West Lakes Properties, L.C. (owner), represented by Gerard D. Neugent (officer), for review and approval of a 3<sup>rd</sup> amendment to the Airport Commerce Park South PUD Conceptual Plan for multiple parcels located in the vicinity of 2400 Gannett Avenue, to allow ~~construction of "flex" warehouse spaces with updated parking and landscaping standards and to allow use of metal as a building material~~ the use of metal siding, cladding, and roofing materials.

**COMMISSION RECOMMENDATION:**

After public hearing, the members voted 11-0 as follows.

Commission Action:	Yes	Nays	Pass	Abstain	Absent
Francis Boggus	X				
Leah Rudolphi	X				
Carol Maher					X
Abby Chungath	X				
Kayla Berkson	X				
Chris Draper	X				
Todd Garner	X				
Johnny Alcivar	X				
Justyn Lewis					X
Carolyn Jenison	X				
William Page					X
Andrew Lorentzen	X				
Emily Webb	X				
Katie Gillette	X				
Rick Trower					X

**APPROVAL** of the requested 3<sup>rd</sup> amendment to the Airport Commerce Park South PUD, subject to the existing PUD standards shall apply to all other lots, uses, and circumstances.



## STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the requested 3<sup>rd</sup> amendment to the Airport Commerce Park South PUD, subject to the existing PUD standards shall apply to all other lots, uses, and circumstances.

## STAFF REPORT TO THE PLANNING COMMISSION

- 1. Purpose of Request:** The proposed 3<sup>rd</sup> amendment to the Airport Commerce Park South PUD Conceptual Plan would allow the use of architectural metal wall panel systems as a building siding, cladding, or roofing material where metal siding was previously not allowed. These proposed amendments would impact only the lots within the PUD owned by the applicant. Lots owned by other parties would continue to be governed by the existing standards of the PUD.

On January 25, 1999, by Ordinance No. 13,676, the City Council approved the Airport Commerce Park South PUD requiring the use of “permanent building materials such as brick, architectural precast panels, tilt-up concrete panels, stone, and glass.”

- 2. Size of Site:** The proposed area consists of 26.5 parcels (approximately 73.6 acres) of the 38 parcels within the PUD. The overall area of the Airport Commerce Park South PUD is 163.127 acres.
- 3. Existing Zoning (site):** Legacy “PUD” Airport Commerce Park South Planned Unit Development District.
- 4. Existing Land Use (site):** The PUD contains light industrial, office, support commercial uses, and undeveloped parcels.

### 5. Adjacent Land Use and Zoning:

**North** – “P2”; Use is Des Moines International Airport.

**South** – “PUD” & “NM”; Uses are Airport Business Park Phase II PUD, Airport Crossroads PUD, and a mobile home park.

**East** – “P1”, “NM”, “EX”, and “PUD”; Uses are unutilized cemetery land, mobile home park, single household dwelling, and Fleur Acres/Daryl Mayfield PUD.

**West** – “PUD”; Use is Airport Business Park Phase II PUD.

- 6. General Neighborhood/Area Land Uses:** The subject site is situated generally with Army Post Road to the north, Southwest 33<sup>rd</sup> Street to the west, Gannett Avenue through the southern portion, and Fleur Drive on the east. The area is part of a complex of business park developments in proximity to the Des Moines International Airport. The property is located to the northwest of the interchange of Fleur Drive and Iowa Highway 5. The southeastern portion of the Airport Commerce Park South PUD is located approximately one-third of a mile from the center of a Neighborhood Node situated at the Fleur Drive and County Line Road/Echo Valley Drive intersection.

**7. Applicable Recognized Neighborhood(s):** The subject area is not located within 250 feet of a recognized neighborhood association. All neighborhoods were notified of the public hearing by emailing of the Preliminary Agenda on August 18, 2023 for the September 7, 2023 meeting and September 15, 2023 for the October 5, 2023 meeting. Additionally, separate notifications of the hearing for this specific item were emailed on August 18, 2023 (20 days prior to the September 7, 2023 hearing) and on September 15, 2023 (20 days prior to the October 5, 2023 hearing) and August 28, 2023 (10 days prior to the September 7, 2023 hearing) and September 25, 2023 (10 days prior to the October 5, 2023 hearing) to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site. A Final Agenda was emailed to recognized neighborhoods on September 1, 2023 (for the September 7, 2023 hearing) and September 29, 2023 (for the October 5, 2023 hearing).

**8. Relevant Zoning History:** On January 25, 1999, the City Council approved rezoning from “PBP”, “PUD”, and “R1-80” to “PUD” with Ordinance No. 13,676 and also approved the Airport Commerce Park South PUD Conceptual Plan.

On October 28, 1999, the First Amendment to the Airport Commerce Park PUD Conceptual Plan was approved administratively to allow revision of the business park sign locations.

On July 27, 2015, by Ordinance No. 15-1282, the City Council approved a request to reduce the minimum required front yard setback from Gannett Avenue to 40 feet for 7301 SW 22nd Street; and to reduce the front yard setbacks from Gannett Avenue and SW 22nd Street to 40 feet for 7201 SW 22nd Street.

**9. PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation: Business Park.**

**10. Applicable Regulations:** Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, 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. 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 “PUD” Conceptual Plan 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 the City Code 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 amended “PUD” Conceptual Plan 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. **Building Materials:** The applicant is proposing to amend the approved PUD Conceptual Plan to allow the use of architectural metal wall panel systems as a building siding, cladding, or roofing material. Metal siding is currently listed on the Prohibited Building Materials list. The proposed 3<sup>rd</sup> Amendment would limit the use of architectural metal wall panel systems on facades to areas measuring two or more feet above grade. Facade areas between 0 and 2 feet above grade are limited to a Major Facade Material as defined by Table 135-4.2-1 of the Des Moines Municipal Code. The proposed 3<sup>rd</sup> Amendment would require that metal panels employ a concealed fastener system, have a minimum 24-gauge thickness, be finished with a fluoropolymer coil coating system, and be a factory fabricated prefinished system that is assembled on site.

Staff notes that if the subject area were not zoned PUD, it would likely be zoned "EX" Mixed Use District. The current Municipal Code Chapter 135 standards for the "EX" District allow 24-gauge minimum thickness metal siding with color-matched exposed fasteners on up to 60% of any facade. The applicant is proposing to incorporate an innovation in building materials that has occurred since the inception of the PUD but at standards that exceed those in the Municipal Code. The proposed changes align with the goal stated within the Building Design Standards outlined on the PUD, "Progressive architectural and structural design are encouraged when permanency and structural building strength are the result." Staff believes that the proposed amendment reflects both that intention and the spirit of Municipal Chapter 135, so long as all proposed design standards on the second sheet of the 3<sup>rd</sup> Amendment are retained.

The applicant has decided to retain plaster (stucco), EFIS, and common concrete block on the list of Prohibited Building Materials.

2. **Parking Standards:** The applicant has decided not to pursue modifications to the existing standards of the PUD for screening of parking areas.
3. **Landscaping Standards:** The applicant has decided not to pursue modifications to the existing landscaping standards of the PUD.
4. **Staff Rationale:** The applicant has worked extensively with staff to define quality requirements for any architectural metal panel systems that would be allowed by the proposed 3<sup>rd</sup> Amendment. The requirements as listed on the second sheet of the 3<sup>rd</sup> Amendment ensure that updating the majority of the PUD to allow architectural metal panel systems reflects changes within the building and real estate industry while maintaining the high standards that were the intention of the original PUD restrictions and requirements.

## SUMMARY OF DISCUSSION

Abby Chungath advised item #3 could be considered under the consent agenda. No one was present or requested to speak.

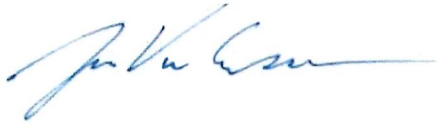
Emily Webb made a motion to move item #3 to the consent agenda.

**COMMISSION ACTION:**

Carolyn Jenison made a motion for approval of the requested 3<sup>rd</sup> amendment to the Airport Commerce Park South PUD, subject to the existing PUD standards shall apply to all other lots, uses, and circumstances.

**THE VOTE: 11-0**

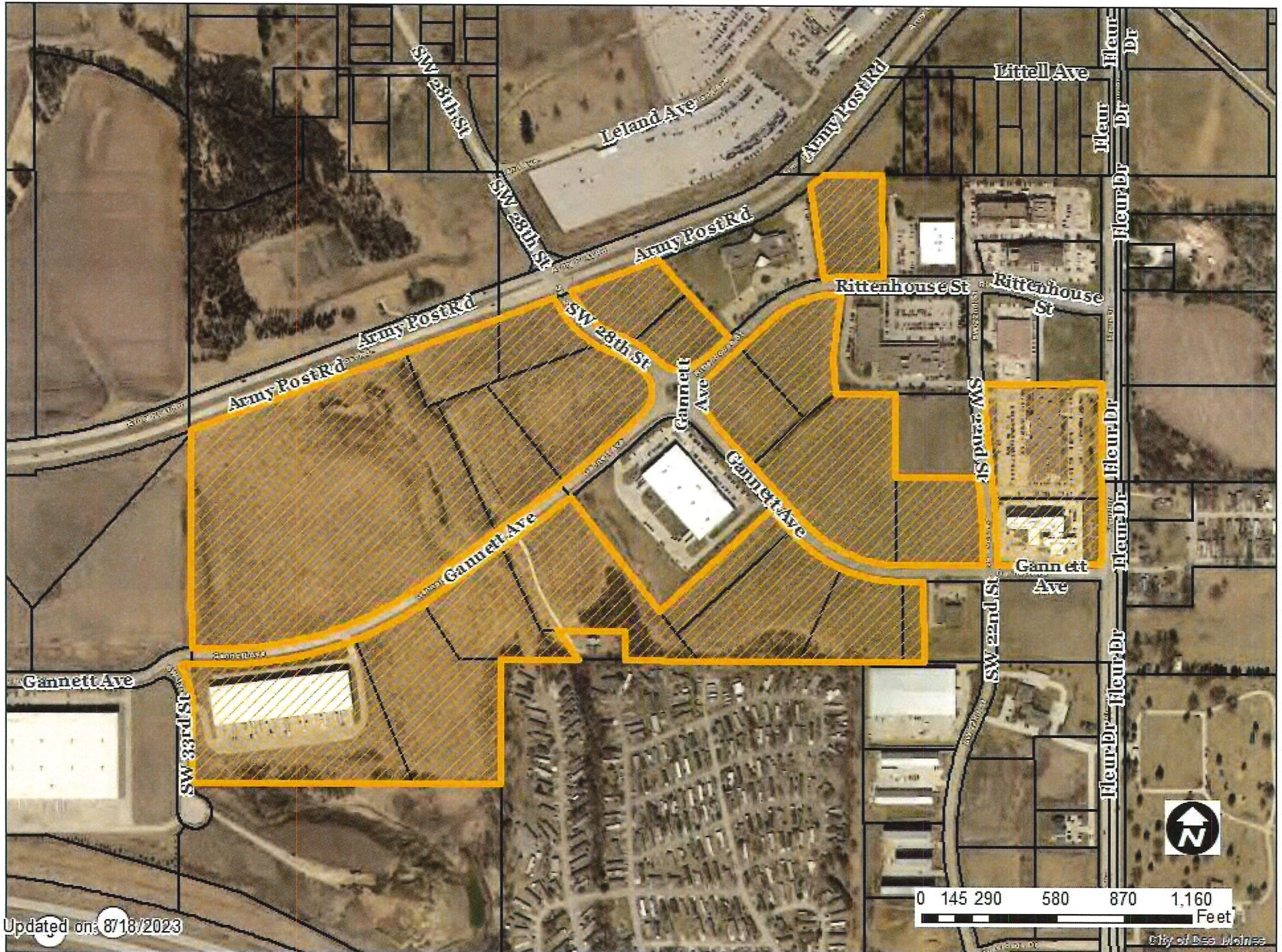
Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jason Van Essen".

Jason Van Essen, AICP  
Planning & Urban Design Administrator

JMV:tjh

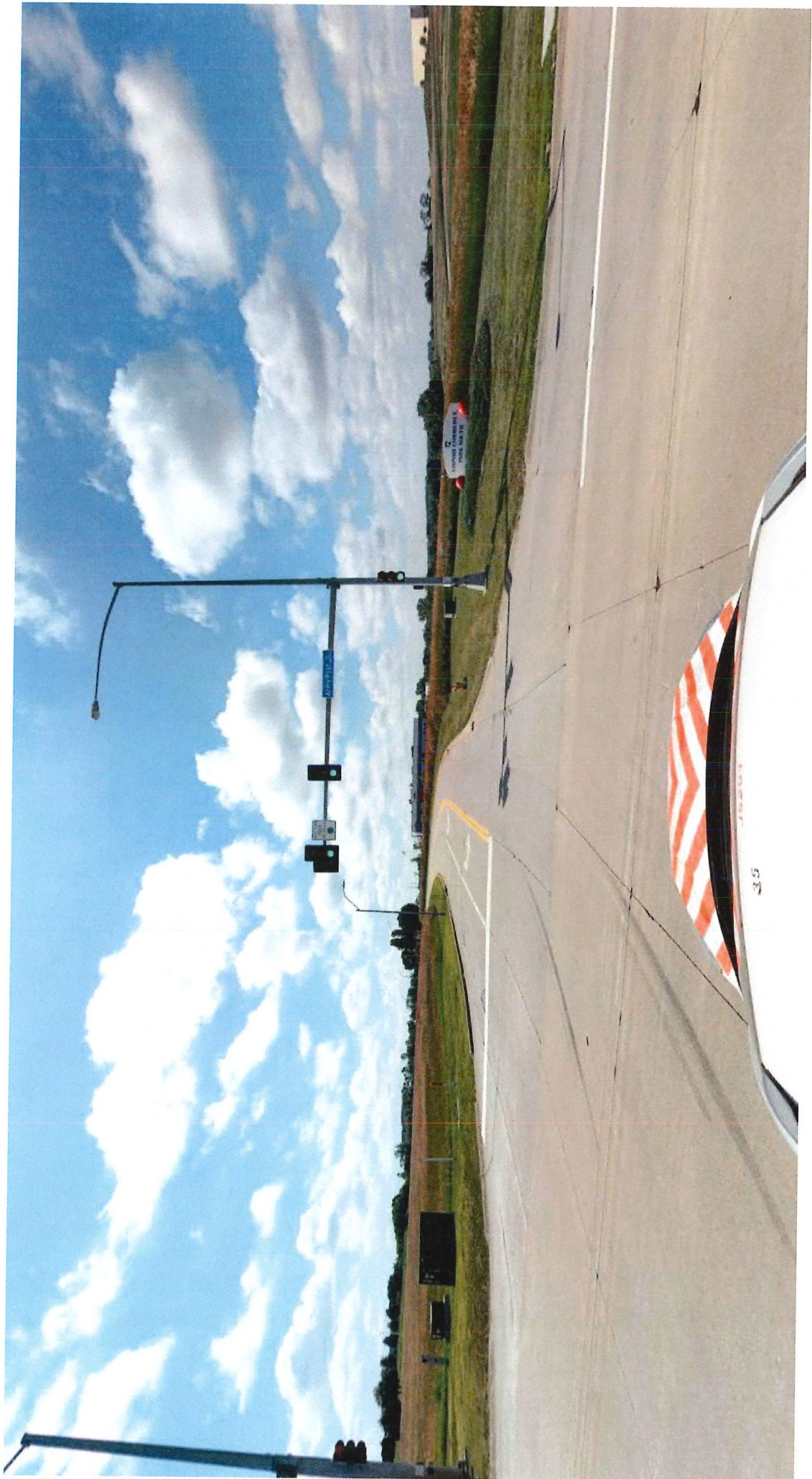




Updated on: 8/18/2023

1 inch = 543 feet























# 3rd AMENDMENT TO PUD CONCEPT PLAN FOR: AIRPORT COMMERCE PARK SOUTH SHEET 1 OF 2

OWNER/DEVELOPER  
 WEST LAKES PROPERTIES, LLC  
 5000 WESTON PARKWAY, SUITE 400  
 WEST DES MOINES, IOWA 50366  
 PH. (515) 223-4000

## LEGAL DESCRIPTION

A PARCEL OF LAND IN OUTLOT 'X', AIRPORT COMMERCE PARK PLAT 1, AN OFFICIAL PLAT, CITY OF DES MOINES, AND A PARCEL OF LAND IN THE N 1/2 SW 1/4 SECTION 22, NE 1/4 SE 1/4 SECTION 31, AND SE 1/4 NE 1/4 SECTION 31, TOWNSHIP 18 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF DES MOINES, POLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF SAID OUTLOT 'X', THENCE S00°00'00"E, 457.21 FEET ALONG THE EAST LINE OF SAID OUTLOT 'X' TO A POINT THENCE S40°00'00"W, 165.00 FEET ALONG SAID EAST LINE TO A POINT, THENCE S00°00'00"E, 80.00 FEET ALONG SAID EAST LINE TO A POINT, THENCE S07°00'00"W, 321.57 FEET ALONG SAID EAST LINE TO A POINT, THENCE S00°00'00"E, 476.74 FEET ALONG SAID EAST LINE TO A POINT ON THE SOUTH LINE OF SAID PLAT; THENCE S00°20'00"E, 188.88 FEET ALONG SAID SOUTH LINE TO A POINT, THENCE S00°00'41"W, 718.24 FEET TO A POINT, THENCE N84°25'01"W, 2603.66 FEET TO A POINT, THENCE S00°00'41"W, 545.21 FEET TO A POINT, THENCE N84°03'07"W, 1819.07 FEET TO A POINT, THENCE N00°05'21"E, 1310.60 FEET TO A POINT, THENCE N00°09'47"E, 162.22 FEET TO A POINT, THENCE N64°40'27"E, 2426.54 FEET TO A POINT OF CURVATURE, THENCE EASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1043.75 FEET AND A CHORD BEARING OF N51°19'02"E, AN ARC LENGTH OF 444.73 FEET AND A CHORD BEARING OF N51°19'02"E, AN ARC LENGTH OF 444.73 FEET TO A POINT ON THE NORTH LINE OF SAID AIRPORT COMMERCE PARK PLAT 1; THENCE S04°34'53"E, 256.15 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING AND CONTAINING 184.130 ACRES MORE OR LESS.

AND LOTS 1, 2, 3, 4, 5, 'B' AND 'C', AIRPORT COMMERCE PARK PLAT 1, ENTIRE PARCEL CONTAINS 183.21 ACRES MORE OR LESS.

## ZONING

EXISTING - R1-B0 & P.B.P. & P.U.D.  
 PROPOSED - P.U.D.

## UTILITIES

SOURCE OF WATER SUPPLY - CITY OF DES MOINES WATER WORKS SYSTEM  
 SEWER DISPOSAL PROVISION - CITY OF DES MOINES SANITARY SEWER SYSTEM  
 \*STREETS AND UTILITIES SHALL BE DEDICATED TO THE CITY.

## NOTES

- STREET R.O.M. WILL BE DEDICATED TO THE CITY OF DES MOINES.
- 5' PUBLIC SIDEWALKS ARE REQUIRED WITH PLATTING ON BOTH SIDES OF PUBLIC STREETS. HOWEVER, ONE 8'-FOOT SIDEWALK MAY BE LOCATED ON THE WEST SIDE OF 20th STREET AND THE SOUTH SIDE OF GANNETT AVENUE BETWEEN ARMY POST ROAD AND FLEUR DRIVE.
- STREET NAMES WILL BE ASSIGNED BY THE CITY OF DES MOINES.
- EXISTING TREES WILL BE SAVED TO THE EXTENT THAT THEY ACCOMMODATE GRADING AND UTILITY INSTALLATION ON INDIVIDUAL LOTS.
- EACH LOT OWNER WILL BE RESPONSIBLE FOR STORM WATER DETENTION TO BE INDICATED ON INDIVIDUAL SITE PLAN SUBMITTALS.
- THIS CONCEPT PLAN DOES NOT INCLUDE LOT 6, AIRPORT COMMERCE PARK PLAT 1.
- LOT 3, AIRPORT COMMERCE PARK, PLAT 1 SHALL HAVE LIMITED ACCESS TO FLEUR DRIVE.
- CONSTRUCTION FOR THIS PLAN WILL LIKELY COME IN THE SPRING OF 1999.
- A 3'-METER WIDE BIKE TRAIL IS REQUIRED ALONG THE SOUTH SIDE OF ARMY POST ROAD.
- LOCAL STREETS SHALL BE B' BY B'.
- A SHARED RIGHT IN-SIGHT OUT ACCESS DRIVE SHALL BE ALLOWED BETWEEN LOT A AND LOT 1, AND LOTS 25 & 26 FROM ARMY POST ROAD.

## CERTIFICATION

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 IOWA.

**PRELIMINARY**  
 FILE NO. GLA008.004.10.10.0012 DATE: MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023  
 PAGES OR SHEETS COVERED BY THIS SEAL:

## LEGEND

- EXISTING/PROPOSED
- FLAT BOUNDARY
  - SECTION CORNER
  - STORM SEWER 4" SIZE
  - SANITARY SEWER 4" SIZE
  - W" WATER MAIN 4" SIZE
  - MANHOLE
  - STORM INTAKE
  - FIRE HYDRANT
  - VALVE
  - EXISTING CONTOURS
- DATE: NOVEMBER 2, 1999  
 REVISION: MARCH 22, 2007  
 APRIL 25, 2007  
 JUNE 15, 2015  
 OCTOBER 16, 2015  
 MARCH 22, 2016
- NORTH**  
 SCALE: 1"=200'
- 0 100 200 400
- SEPTEMBER 14, 2023

**CBC** CIVIL ENGINEERING CONSULTANTS, INC.  
 2400 86TH STREET, UNIT 12 DES MOINES, IOWA 50322-4379  
 PHONE: 515.276.4884 FAX: 515.276.7048 EB421 / E0406

### PUD DEVELOPMENT STANDARDS

All provisions of Retired Chapter 184 Division 14, PUP District Regulations, City of Des Moines zoning Ordinance, are incorporated except the following:

- Minimum lot width shall be 200 feet as measured at the building setback line.
- Minimum lot area shall be 3 acres. Lots 1, 2, 23, 24, and 33 of Airport Commerce Park South, Plat 2, and Lot 2 of Airport Commerce Park South, Plat 1, shall have a minimum lot size of one acre.
- Lot Line:
  - PUP support commercial uses shall be allowed on Lot 1, the east half of Lot 22, Lots 23, 24, and 33 of Airport Commerce Park South, Plat 2, and Lot 2 of Airport Commerce Park South, Plat 1.
  - PUP support commercial uses shall be allowed on the entire area of Lot 22 if the entire parcel is developed as a P.U.D. building.
  - Commercial uses are allowed on Lots 1, 23 and 33 all in Airport Commerce Park South, Plat 2, and the east half of Lot 2A, Airport Commerce Park South, Plat 1, and common lots with lots with frontage on Fleur Drive, and common lots for separate developments (buildings) shall be provided.
  - If Lot 1 and 33 are sold, C-1 uses are only allowed on lots with frontage on Fleur Drive, and common lots for separate developments (buildings) shall be provided.
  - C-1 uses shall be allowed on Lot 24, if Lots 23 and 24 are combined and developed as a single building.
  - C-1 and PUP support commercial use lots shall have minimum of 30% open space.
- Setbacks for the two C-1 and support commercial lots located at the corner of Gannett Avenue and Fleur Drive shall be as follows:
  - Building Setback for Lot 1:  
 Front - (Gannett Ave.) 40 feet  
 Rear - (Fleur Drive) 30 feet  
 Side - 20 feet, 5' minimum one side
  - Building Setback for Lot 33:  
 Front - (Gannett Ave. and 922nd St.) 40 feet  
 Rear - (Fleur Drive) 30 feet  
 Side - 20 feet, 5' minimum one side
- Setbacks for all other C-1 and support commercial lots shall be as follows:
  - Building Setback:  
 Front - 30 feet  
 Rear - 15 feet  
 Side - 20 feet, 5' minimum one side
- Parking Setbacks for all support commercial lots shall be as follows:  
 Front - 15 feet  
 Rear and side - 5 feet. Parking setbacks shall not apply to C-1 or support commercial use lots with shared driveway access to lot lines.
- Street trees may be located towards the minimum landscape requirements for individual lots.

### BUILDING DESIGN STANDARDS

ALL BUILDINGS SHALL BE DESIGNED TO ENSURE THEIR INDIVIDUAL ATTRACTIVENESS AND COMPATIBILITY WITH EACH OTHER AND WITH THE AIRPORT COMMERCE PARK SOUTH ENVIRONMENT. BUILDINGS WITHIN AIRPORT COMMERCE PARK SOUTH SHALL BE CONSTRUCTED OF PERMANENT MATERIALS SUCH AS BRICK, ARCHITECTURAL PRECAST PANELS, ARCHITECTURAL METAL PANEL SYSTEMS, TILT-UP CONCRETE PANELS, STONE, AND GRANITE AND MAJOR FACADE MATERIALS LISTED IN TABLE 904-2.14 IN THE IOWA DES MOINES ZONING ORDINANCE. MATERIAL INNOVATION AND PROGRESSIVE ARCHITECTURAL AND STRUCTURAL DESIGN ARE ENCOURAGED WHEN PERMANENT AND STRUCTURAL BUILDING STRENGTH ARE THE RESULT. SEE SHEET 2 OF 2, ZONING STANDARDS FOR ARCHITECTURAL METAL PANEL SYSTEMS.

### PROHIBITED BUILDING MATERIALS

The following list of materials and finishes are prohibited and may not be used on exterior surfaces of any building:

- PLYWOOD
- CORROSIVE STONE SUCH AS MARBLE OR GRANITE
- GLAZED BUILDING PANELS SUCH AS METAL PAGED PLYWOOD OR METAL SHEETING
- PRE-ENGINEERED METALS INSTALLED WITH EXPOSED FASTENERS
- REINFORCED CONCRETE WITH EXPOSED REINFORCEMENT
- PAINTS (EXCEPT FOR EXTERIOR WALLS OF SCHEDULE 10 PROMOTED)
- ALUMINUM CLADDING
- GLAZED CONCRETE BLOCK EXCEPT FOR REAR BUILDING WALLS
- PAINT ARE NOT VISIBLE FROM A PUBLIC STREET.

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

- ASBESTOS CEILING PANELS
- ASBESTOS ROOFING

The Architectural Review Committee may allow minor exceptions for prohibited building materials when the architectural design demonstrates a unique and innovative approach for which such materials are a necessary material. For exterior building accents and architectural details or when the project is of sufficient size and scale to create its own distinctive environment.

### COLORS

Allowable colors include earth tones and other muted colors. Various primary colors will be allowed to accent architecturally significant building details but must contribute to the buildings overall attractiveness and design.

Some building materials shall be of consistent color, tone and quality. Nonsurface variations in color, pattern and texture resulting from casting, manufacturing, fabrication, size of exterior building materials, etc.

### ARCHITECTURAL SCREENS

All mechanical and electrical equipment necessary for the operation of an individual site on building shall be screened at building fronts, side views, and rear elevations if the rear elevation is visible from a public street. The screening device shall be architecturally compatible to the building design and construction of the materials. Exceptions may be made for equipment that, by nature of its unique operation, shape, brand, size and/or location, cannot be screened. Such exceptions shall also be mitigated with the architecture or screened. Loading docks, back entrances, rear core entrances, storage areas and other such areas necessary for the operation of a site or building shall be mitigated to the overall attractiveness of the building by being fully enclosed or architecturally screened from public view.

### PARKING DESIGN STANDARDS

Off-street parking and loading areas shall conform to Chapter 184-174 (D) and Chapter 184-176 and Chapter 184-177 of the ZONING ORDINANCE, CITY OF DES MOINES, IOWA.

All parking areas shall be screened from on-site drives and public right-of-way by location, earth berms, and plant materials. Earth berms shall be a minimum of 3' above an adjacent parking lot area and be supplemented with plant material which provides a year-around screening effect. Earth berm buffers are not required for parking areas for support commercial or C-1 principal permitted uses.

### LANDSCAPE PLANTINGS

Minimum landscape plantings requirements for individual lots shall be two trees and three shrubs per 3,000 sq. ft. of required open space. Plant materials shall be as follows:

- Trees: 10" x 3-1/2" caliper
- Shrubs: 30-40" x 2-1/2" caliper
- Evergreen: 18" to 24" balled & burlapped or container

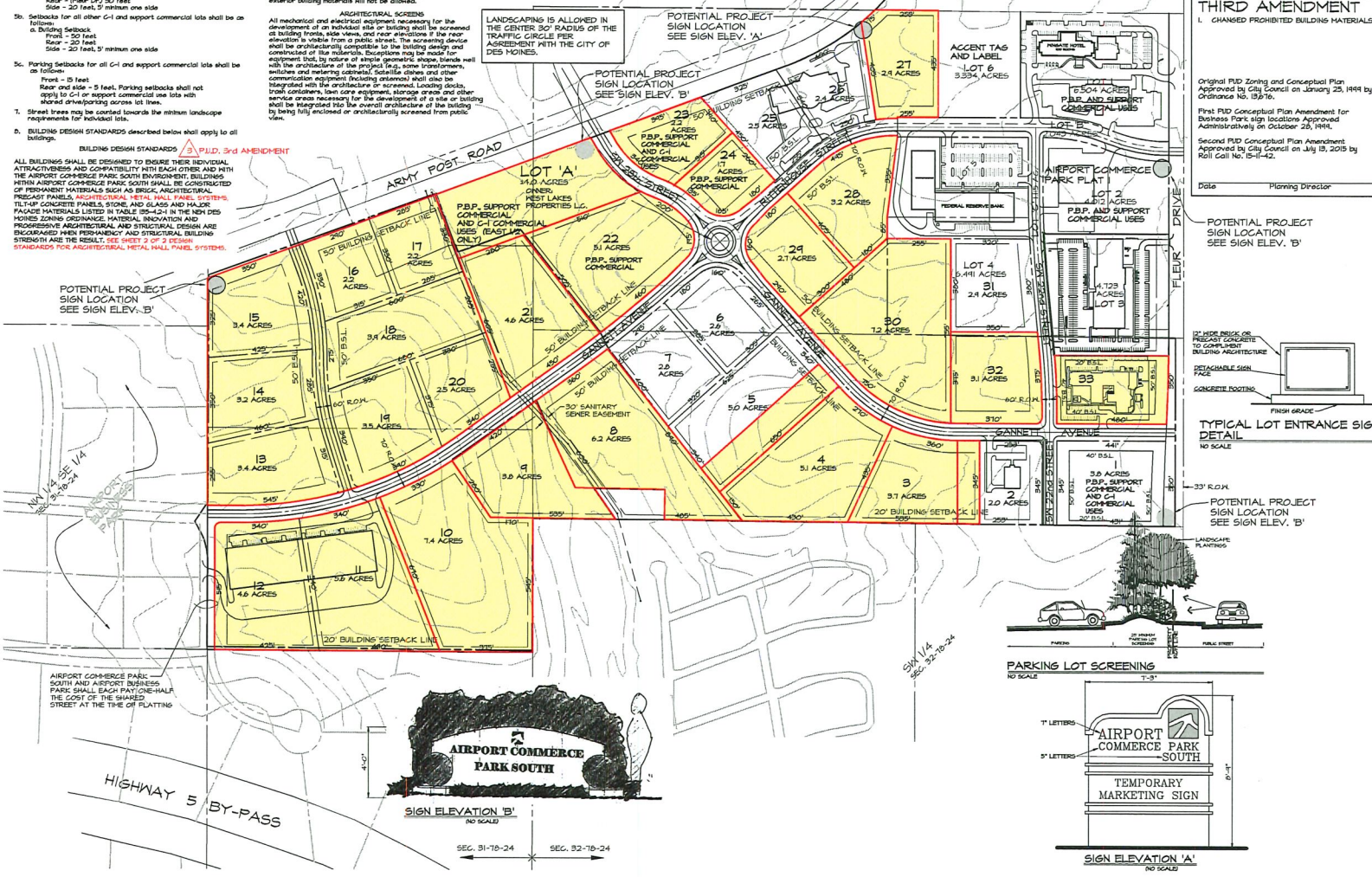
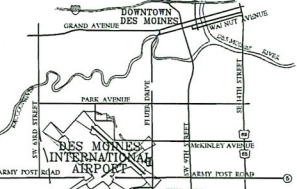
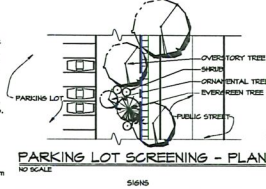
Trunkless trees, 6" height and contain a 2-1/2" caliper shrub.

\*\*Stabilization: For every three (3) shrubs in excess of the minimum requirements, one (1) 1-1/2" caliper tree may be reduced from the requirements, not to exceed two (2) tree stabilization per acre.

Planting plan shall be submitted for approval by Airport Commerce Park, LLC. Architectural Review Committee and City of Des Moines. Planting plan must be signed by a Landscape Architect registered in the State of Iowa.

Each lot shall have a minimum of one entrance sign located at a primary site entrance from a public street. The sign shall conform by the material standards identified on the Lot Entrance Sign Detail. Signs on each lot shall be complementary in style and design within each lot. All buildings and wall signs, and lots that allow PUP support commercial or C-1 principal permitted uses, shall also comply with the sign requirements set forth in 184-179(5)(3), PUP District Regulations.

Lots that front Army Post Road and Fleur Drive may have a maximum of 48 square feet of sign face on each side of a monument sign. Lots that front Airport Commerce Park South Internal streets may have a maximum 52 square feet of sign face on each side of a monument sign.



AIRPORT COMMERCE PARK SOUTH AND AIRPORT BUSINESS PARK SHALL EACH PAY ONE-HALF THE COST OF THE SHARED STREET AT THE TIME OF PLATTING

SEC. 31-78-24 SEC. 32-78-24

DATE: 09/14/2023 10:58:11 AM, DRAWING: 184-174-1



3rd AMENDMENT TO PUD CONCEPT  
 PLAN FOR:  
**AIRPORT COMMERCE  
 PARK SOUTH**  
 SHEET 2 OF 2

**A** ENTIRE DRAWING IS PART  
 OF P.U.D. 3rd AMENDMENT

**DESIGN STANDARDS FOR ARCHITECTURAL METAL HALL PANEL SYSTEMS:**

1. ARCHITECTURAL HALL PANEL DESIGN WILL BE REVIEWED AND APPROVED BY THE AIRPORT COMMERCE PARK SOUTH ARCHITECTURAL REVIEW COMMITTEE IN ADDITION TO CITY OF DES MOINES REVIEW.
2. ARCHITECTURAL METAL HALL PANEL SYSTEMS SHALL BE ALLOWED IN AIRPORT COMMERCE PARK SOUTH FOR CLADDING, ROOFING, OR SIDING UP TO 60% ON ALL FACADES PER TABLE 035-4.2-2 IN THE NEW DES MOINES ZONING ORDINANCE.
3. THE REMAINING 40% OF ANY BUILDING FACADE INCLUDING ENTRANCE CANOPIES AND STORE FRONTS, AND AT GRADE UP TO 2-FEET, SHALL BE A MAJOR FACADE MATERIAL SUCH AS BRICK, STONE, CONCRETE MASONRY UNITS, GLASS, ETC. PER TABLE 035-4.2-1 IN THE NEW DES MOINES ZONING ORDINANCE.
4. ARCHITECTURAL PANELS SHALL GENERALLY BE 24-GAUGE THICK AND CAN HAVE DIFFERENT PROFILES SUCH AS RIBS, FLUTES, OR BOXES, THAT CREATE INTERESTING VISUAL EFFECTS AND ENHANCE THE STRUCTURAL PERFORMANCE OF THE HALL PANEL SYSTEM.
5. VARIATION IN ARCHITECTURAL METAL PANEL MATERIAL, PROFILES, VARIATIONS IN PANEL WIDTHS AND HEIGHTS, EXPRESSED JOINTS, COLORS, AND DETAILS IS REQUIRED TO BREAK UP THE BUILDING MASS.
6. VARIATION IN THE HORIZONTAL PLANES CAN BE EXPRESSED USING COLOR, PROJECTING FORMS, CANOPIES, WINDOWS, CURTAIN WALLS, AND JOINT PATTERNS.
7. EXTERIOR EXPRESSION OF STRUCTURAL ELEMENTS WITH METAL HALL BEHIND IS PERMITTED.
8. BUNSET ENTRIES ARE PERMITTED.
9. FLAT ROOF ARCHITECTURE IS REQUIRED AS THE DESIGN STANDARD IN AIRPORT COMMERCE PARK SOUTH WITH THE FOLLOWING EXCEPTIONS:
  - a. ENTRY CANOPIES.
  - b. CANOPIES OVER MAN DOORS OR LOADING DOCK AREAS.
  - c. ROOF FEATURES THAT RISE UP TO ALLOW CLOSETORY OR SIMILAR SOLAR LIGHT SKYLIGHTS.
  - d. DESIGN FEATURES THAT ENHANCE THE OVERALL BUILDING APPEARANCE.
  - e. ROOF SURFACES SLOPED TO FURTHER THE USE OF SOLAR PANELS.
10. AREAS THAT ARE SLOPED TO PROVIDE STRUCTURAL SUPPORT TO PERIMETER PARAPETS OR SIMILAR STRUCTURES.
11. AREAS THAT NEED TO BE RAISED ABOVE THE STANDARD CLEAR HEIGHT TO SUPPORT SPECIFIC NEEDS OF THE INTERNAL USES.
12. ARCHITECTURAL METAL PANELS SHALL BE INSTALLED PER RECOGNIZED INDUSTRY STANDARDS FOR HEATHER TIGHTNESS, FINISH, TEXTURE, AND UNDERLAYMENT.
13. CORRUGATED METAL PANELS SHALL BE LIMITED TO ARCHITECTURAL FEATURES.
14. PRINCIPAL ENTRANCES SHALL BE HIGHLIGHTED WITH ARCHITECTURAL FEATURES.
15. METAL PANEL SYSTEMS SHALL EMPLOY A CONCEALED FASTENER SYSTEM.
16. METAL PANEL SYSTEMS SHALL HAVE A MINIMUM 24-GAUGE THICKNESS, ALUMINUM COMPOSITE PANEL PRODUCTS MAY BE USED AND WILL COMPLY WITH INDUSTRY STANDARDS.
17. METAL PANEL SYSTEMS SHALL BE FINISHED WITH A FLUOROPOLYMER COIL COATING SYSTEM MEETING THE FOLLOWING SPECIFICATION: MANUFACTURER'S STANDARD MULTI-COAT METAL COIL COATING SYSTEM COMPLYING WITH AAMA 2605, INCLUDING AT LEAST 70 PERCENT POLYVINYLIDENE FLUORIDE (PVDF) RESIN, AND AT LEAST 80 PERCENT OF COIL COATED METAL SURFACES HAVING A MINIMUM TOTAL DRY FILM THICKNESS (DFT) OF 0.8 MIL, 0.0008 INCH, OR EQUIVALENT AS DETERMINED BY THE CITY'S PLANNING & URBAN DESIGN ADMINISTRATOR.
18. THE METAL PANEL SYSTEM SHALL BE A FACTORY FABRICATED PREFINISHED SYSTEM THAT IS ASSEMBLED ON SITE.
19. THE BUILDING IMAGES SHOWN ON THIS SHEET PORTRAY ARCHITECTURAL METAL PANEL COLORS, PATTERNS, AND DETAILS ENVISIONED AT AIRPORT COMMERCE PARK SOUTH. PLEASE NOTE THAT THESE SAMPLE IMAGES MAY SHOW A HIGHER PERCENTAGE OF ARCHITECTURAL METAL PANELS THAN AIRPORT COMMERCE PARK SOUTH ALLOWS, WHICH IS 60% MAXIMUM.



P:\PROJECTS\2023\23-001\23-001\_PUD\23-001\_PUD\_SHEET\_2.dwg, 10/23/2023, 10:00:00 AM, 10/23/2023, 10:00:00 AM



# 2nd AMENDMENT TO PUD CONCEPT PLAN FOR AIRPORT COMMERCE PARK SOUTH

**OWNER/DEVELOPER**  
 WEST LAKES PROPERTIES, L.C.  
 5000 WESTON PARKWAY, SUITE 400  
 WEST DES MOINES, IOWA 50356  
 PH: (515) 223-4000

**LEGAL DESCRIPTION**  
 A PARCEL OF LAND IN OUTLOT 'X', AIRPORT COMMERCE PARK FLAT 1, AN OFFICIAL PLAN, CITY OF DES MOINES, AND A PARCEL OF LAND IN THE N 1/2 SW 1/4 SECTION 32, 1E 14E, 51ST SECTION 31, AND SE 1/4 NE 1/4 SECTION 31, TOWNSHIP 10 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF DES MOINES POLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NE CORNER OF SAID OUTLOT 'X', THENCE S00°00'00"E 451.21 FEET ALONG THE EAST LINE OF SAID OUTLOT 'X' TO A POINT THENCE S00°00'00"E S00°00'00"E 185.00 FEET ALONG SAID EAST LINE TO A POINT THENCE S07°03'04"E 221.21 FEET ALONG SAID EAST LINE TO A POINT THENCE S00°01'21"E 476.14 FEET ALONG SAID EAST LINE TO A POINT ON THE SOUTH LINE OF SAID PLAT THENCE S04°52'01"E 118.91 FEET ALONG SAID SOUTH LINE TO A POINT THENCE S00°04'11"E 173.04 FEET TO A POINT THENCE N04°22'01"W 282.85 FEET TO A POINT THENCE S00°04'11"W 545.21 FEET TO A POINT THENCE N04°40'34"W 184.01 FEET TO A POINT THENCE N02°02'01"E 510.60 FEET TO A POINT THENCE N00°04'46"E 195.22 FEET TO A POINT THENCE N04°14'02"E 246.54 FEET TO A POINT OF CURVE BEARING N02°02'01"E 296.30 FEET TO THE LEFT LEAVING A RADIUS OF 1049.78 FEET AND A CHORD BEARING OF N01°20'02"E AN ARC LENGTH OF 446.18 FEET TO A POINT ON THE NORTH LINE OF SAID AIRPORT COMMERCE PARK FLAT 1 THENCE S04°52'01"E 296.30 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING AND CONTAINS 134.30 ACRES MORE OR LESS

AND  
 LOTS 1, 2, 3, 4, 5, 'B' AND 'C', AIRPORT COMMERCE PARK FLAT 1, ENTIRE PARCEL CONTAINS 163.21 ACRES MORE OR LESS.

**ZONING**  
 EXISTING - R1-80 & P.U.D. & P.U.D.  
 PROPOSED - P.U.D.

**UTILITIES**  
 SOURCE OF WATER SUPPLY - CITY OF DES MOINES WATER WORKS SYSTEM  
 SEWAGE DISPOSAL PROVISION - CITY OF DES MOINES SANITARY SEWER SYSTEM  
 STREETS AND UTILITIES SHALL BE DEPLICATED TO THE CITY.

**NOTES**

1. STREET ROWs WILL BE DEDICATED TO THE CITY OF DES MOINES.
2. PUBLIC SIDEWALKS ARE REQUIRED WITH FLATTING ON BOTH SIDES OF PUBLIC STREETS. HOWEVER, ONE 8-FOOT SIDEWALK MAY BE LOCATED ON THE WEST SIDE OF 28th STREET AND THE SOUTH SIDE OF GANNETT AVENUE BETWEEN ARMY POST ROAD AND FLUR DRIVE.
3. STREET NAMES WILL BE ASSIGNED BY THE CITY OF DES MOINES.
4. EXISTING TREES WILL BE SAVED TO THE EXTENT THAT THEY ACCOMMODATE GRADINGS AND UTILITY INSTALLATION ON INDIVIDUAL LOTS.
5. EACH LOT OWNER WILL BE RESPONSIBLE FOR STORM WATER DETENTION TO BE INDICATED ON INDIVIDUAL SITE PLAN SUBMITTAL. THIS CONCEPT PLAN DOES NOT INCLUDE LOT 4, AIRPORT COMMERCE PARK, FLAT 1.
6. LOT 3, AIRPORT COMMERCE PARK, FLAT 1 SHALL HAVE LIMITED ACCESS TO FLUR DRIVE.
7. CONSTRUCTION FOR THIS PLAN WILL LIKELY CONCLUDE IN THE SPRING OF 1994.
8. A 34-INCHER HIDE BIKE TRAIL IS REQUIRED ALONG THE SOUTH SIDE OF ARMY POST ROAD.
9. ALL STREETS SHALL BE 30' B.V.D.
10. A SHARED RIGHT-OF-WAY CUT-ACCESS DRIVE SHALL BE ALLOWED BETWEEN LOT A AND LOT F, AND LOTS 25 & 26 FROM ARMY POST ROAD.

**CERTIFICATION**

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

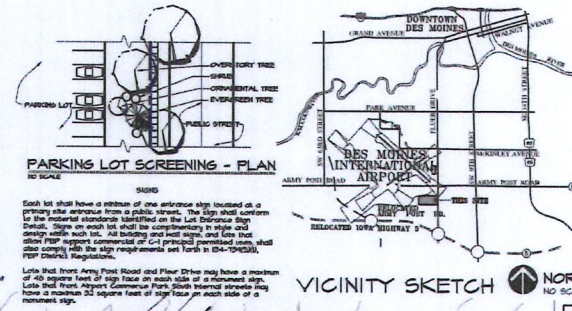
DATE: NOVEMBER 2, 1994  
 REVISION: MARCH 22, 2007  
 APRIL 25, 2007  
 JUNE 15, 2009  
 OCTOBER 16, 2010  
 MARCH 02, 2016

**LEGEND**

EXISTING/PROPOSED

- FLAT BOUNDARY
- SECTION CORNER
- STORM SEWER & SIZE
- SANITARY SEWER & SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- EXISTING CONTOURS

**CIVIL ENGINEERING CONSULTANTS, INC.**  
 3400 86TH STREET, UNIT 112, DES MOINES, IOWA 50322-4379  
 PHONE: 515.276.4834 FAX: 515.276.7054 E-9421



**PUD DEVELOPMENT STANDARDS**

All provisions of Chapter 04-D14 Section 14, PUD District Regulations, City of Des Moines Zoning Ordinance, are incorporated except the following:

1. Minimum lot width shall be 200 feet as measured at the building setback line.
2. Minimum lot area shall be 2 acres. Lots 1, 2, 3, 24, and 30 of Airport Commerce Park South, Flats 2 and Lot A, shall have a minimum lot size of one acre.
3. **Land Use**
  - a. PUP Support Commercial uses shall be allowed on Lot 1, the east half of Lot 2, Lots 24 and 30 and all of Airport Commerce Park South, Flats 2, 3, and Lot A and all of Airport Commerce Park, Flat 1.
  - b. PUP Support Commercial uses shall be allowed on the entire area of Lot 22 if the entire parcel is developed as a single building.
  - c. C-1 uses shall be allowed on Lots 1, 23 and 29 of all of Airport Commerce Park South, Flats 2 and 3 and the east half of Lot A.
  - d. If Lots 1 and 30 are split, C-1 uses are only allowed on the west half of Airport Commerce Park South, Flats 2 and 3 and the east half of Lot A.
  - e. C-1 uses shall be allowed on Lot 24, if Lots 23 and 24 are combined and developed as a single building.
  - f. C-1 and PUP support commercial use lots shall have a minimum of 200' open space.
4. C-1 and PUP support commercial use lots shall have a minimum of 200' open space.
5. Setbacks for the lot C-1 and support commercial lots located at the corner of General Avenue and Fleur Drive shall be as follows:
  - a. Building Setbacks for Lot 1
    - Front - (Street) 40' feet
    - Rear - 24' 2nd St. and Fleur Dr. 50' feet
    - Side - 20' feet, 17' minimum one side
  - b. Building Setbacks for Lot 29
    - Front - (General) Ave. and 24th St. 40' feet
    - Rear - Fleur Dr. 50' feet
    - Side - 20' feet, 17' minimum one side
6. Setbacks for all other C-1 and support commercial lots shall be as follows:
  - a. Building Setback
    - Front - 30' feet
    - Rear - 20' feet
    - Side - 30' feet, 17' minimum one side
7. Street trees may be located towards the minimum landscape requirements for individual lots.
8. **BUILDING DESIGN STANDARDS** described below shall apply to all buildings.

**ARCHITECTURAL SCREENS**

All mechanical and electrical equipment necessary for the development of an individual site or building shall be screened all locations visible from a public street. The screening device shall be architecturally compatible with the building design and construction of the individual. Exceptions to this rule shall be equipment that is necessary for safety, such as transformers, radiators and related controls. Other communication equipment, including antennae shall also be integrated into the overall architecture of the building by being fully enclosed or architecturally screened from public view.

**LANDSCAPING**

Off-street parking and loading areas shall conform to Chapter 04-104 and Chapter 04-105 and Chapter 04-071 of the ZONING ORDINANCE, CITY OF DES MOINES, IOWA.

All parking areas shall be screened from on-street drives and public right-of-way by location, north berms and plant materials. North berms shall be a minimum of 3 feet above an adjacent parking lot and height and supplemented with plant materials which provide a year-around screening effect. North berms are not required for lots with PUP support commercial or C-1 principal permitted uses.

**LANDSCAPING**

The minimum landscape planting requirements for individual lots shall be 10 trees and three shrubs per 3,000 sq. ft. of open space. Plant materials shall be as follows:

Trees: 1/2" - 2" 8" caliper  
 30" - 40" x 2" - 3" 1/2" caliper  
 Diameter + 8" - 10" (measured at 1 1/2' caliper)

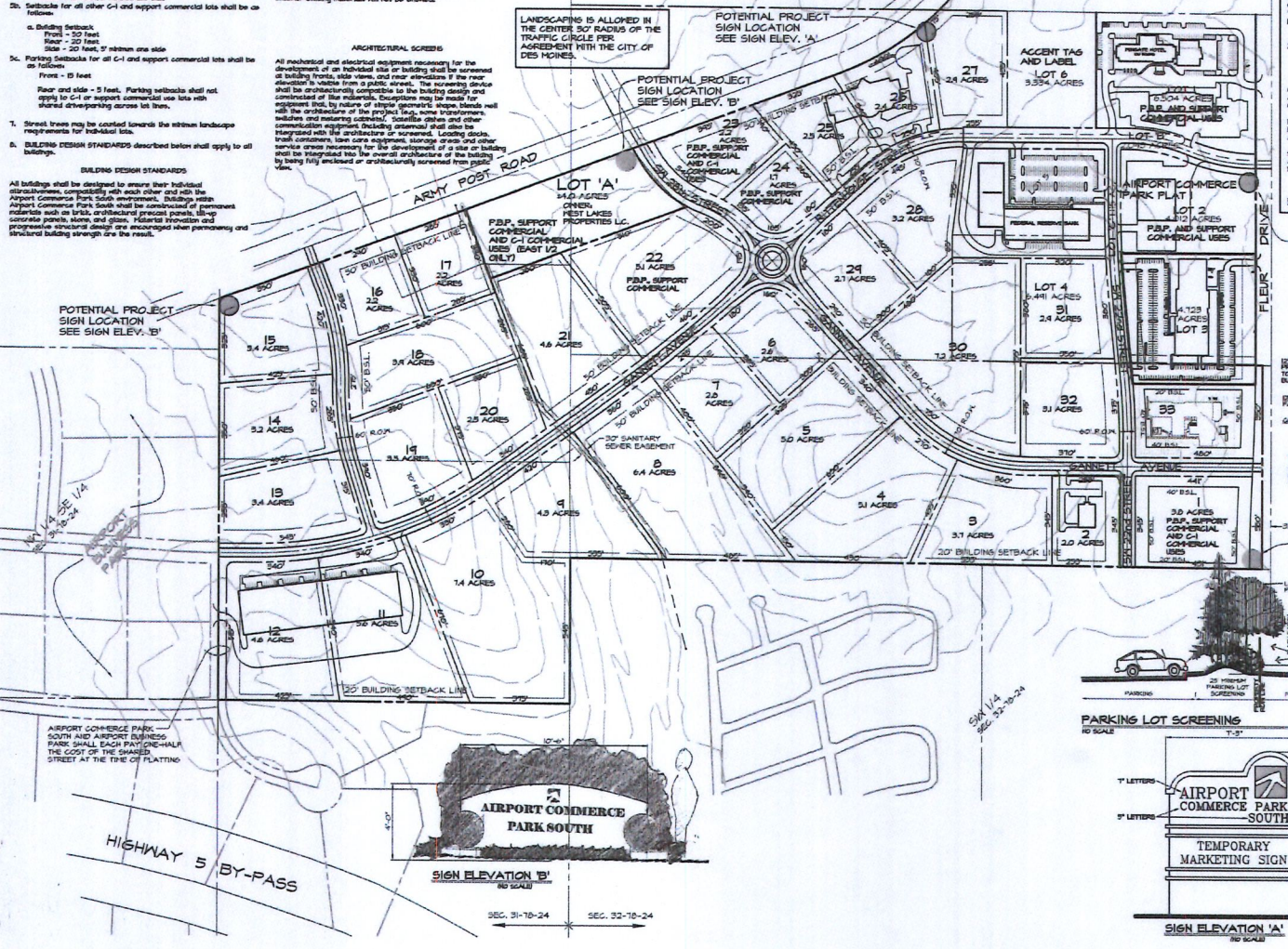
Shrubs: 10" to 24", balled & burlapped or container\*\*

\*\*Substitutions: For every three (3) shrubs in excess of the minimum requirements, one (1) 1 1/2" caliper tree may be reduced from the requirements, not to exceed two (2) tree substitutions per acre.

The planting plan must be submitted for approval by the Airport Commerce Park, L.C. Architectural Review Committee and the City of Des Moines. The planting plan must be signed by a landscape architect registered in the State of Iowa.

Each lot shall have a minimum of one entrance sign located on a primary street entrance from a public street. The sign shall conform to the material standards identified on the Lot Entrance Sign Detail. Signs on each lot shall be complementary in style and design with each lot. All buildings on each lot, and lots that also have PUP support commercial or C-1 principal permitted uses, shall also comply with the sign requirements set forth in 04-104(2)(3), P.U.D. Regulations.

Lots 23 and 24 from Army Post Road and Fleur Drive may have a maximum of 40 square feet of sign face on each side of a nonmain street. Lots 23 and 24 from Airport Commerce Park South shared streets may have a maximum of 22 square feet of sign face on each side of a nonmain street.



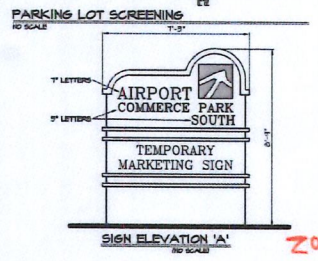
**AIRPORT COMMERCE PARK SOUTH AND AIRPORT BUSINESS PARK SHALL EACH PAY PRO-RATA THE COST OF THE SHARED STREET AT THE TIME OF FLATTING**

**HIGHWAY 5 BY-PASS**

**SIGN ELEVATION 'B'**  
 NO SCALE

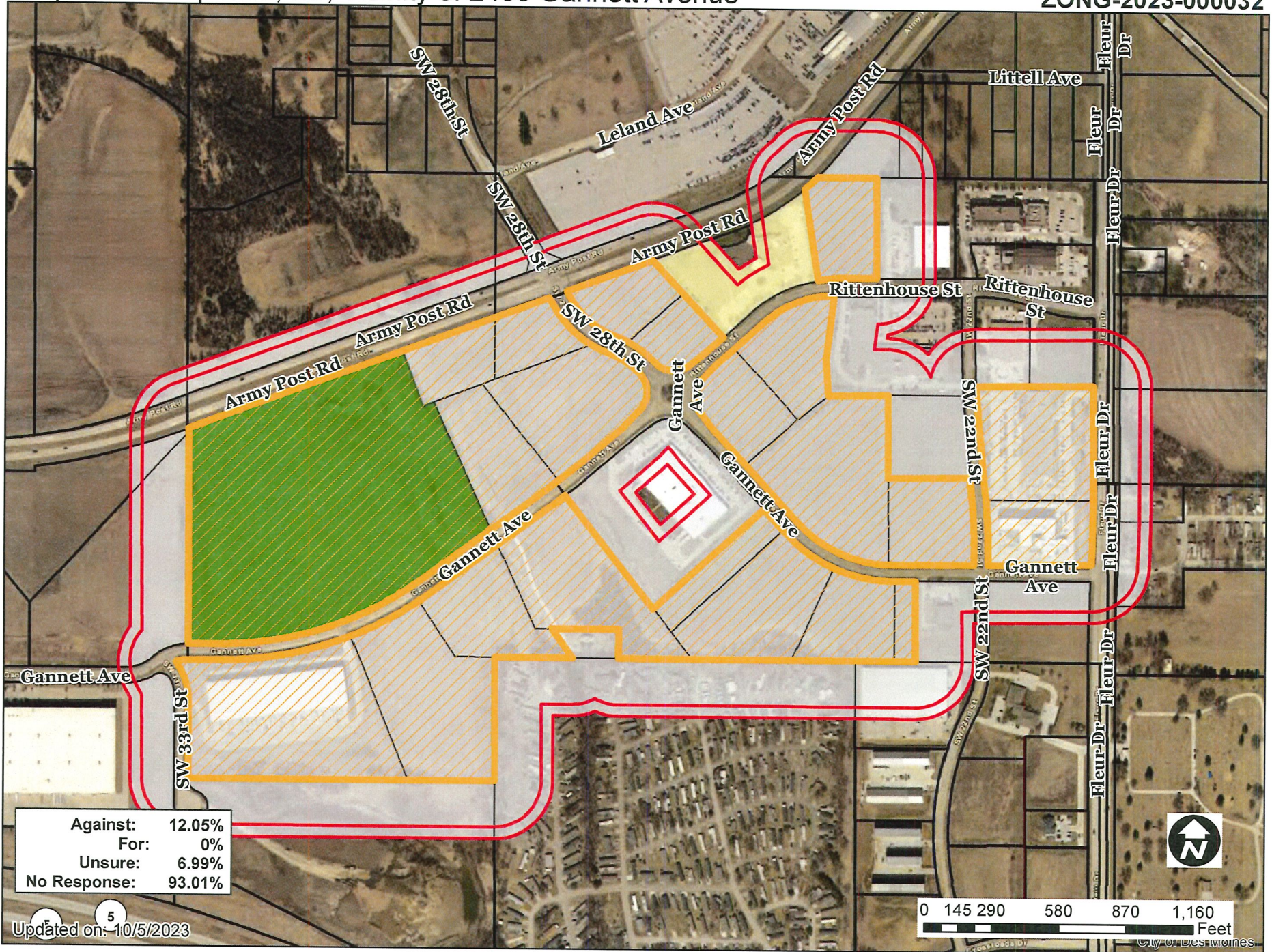
**SIGN ELEVATION 'A'**  
 NO SCALE

SEC. 31-10-24 SEC. 32-10-24



ZON 2015-00/05







Item: ZONG-2023-000032

Date: 8-30-23

Please mark one of the following:

- I support the request
- I am undecided
- I oppose the request

Staff Use Only  
**RECEIVED**  
 COMMUNITY DEVELOPMENT  
 SEP 05 2023

Titleholder Signature: [Signature]

Name/Business: Scharabey Real Estate

Impacted Address: 4020 Burnett Ave, Des Moines IA 50321

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Item: ZONG-2023-000032

Date: 8/31/23

Please mark one of the following:

- I support the request
- I am undecided
- I oppose the request

Staff Use Only  
**RECEIVED**  
 COMMUNITY DEVELOPMENT  
 SEP 05 2023

Titleholder Signature: [Signature]

Name/Business: Iowa Annual Conference of the UMC

Impacted Address: 2301 Rittenhouse St, Des Moines

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Item: ZONG-2023-000032 Date: 8/30/2023

Please mark one of the following:

- I support the request
- I am undecided
- I oppose the request

Staff Use Only  
**RECEIVED**  
COMMUNITY DEVELOPMENT  
SEP 05 2023

Titleholder Signature: 

Name/Business: TPI

Impacted Address: 2600 Gannett Avenue

Comments: See letter received 8/29/2023  
from property owner detailing opposition



**Dostart, Katherine E.**

---

**From:** Chakraborty, Sreyoshi  
**Sent:** Thursday, October 5, 2023 9:56 AM  
**To:** Reasoner, William  
**Cc:** Stuart Ruddy; Dostart, Katherine E.  
**Subject:** RE: Airport Commerce Park South PUD - withdrawal of objection

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Will,

Thank you very much for the letter and update. We will include your communication in our presentation to the Commission.

Sreyoshi

---

**From:** Reasoner, William <wreasoner@dickinsonlaw.com>  
**Sent:** Thursday, October 5, 2023 9:02 AM  
**To:** Chakraborty, Sreyoshi <SChakraborty@dmgov.org>  
**Cc:** Stuart Ruddy <Stuart.Ruddy@knapplc.com>  
**Subject:** Airport Commerce Park South PUD - withdrawal of objection

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sreyoshi,

I represent The Printer Inc. ("TPI") which operates at 2600 Gannett Avenue in Des Moines. Previously, TPI objected to the requested amendments to the Airport Commerce Park South PUD. Since that time, TPI has learned that the scope of the requested amendment has changed to what is attached to this email. Knapp Properties has worked with TPI on describing the types of building materials/designs that are contemplated by this revised amendment. Based on Knapp's examples and representations on what the proposed amendment would allow, TPI withdraws its objections to the amendment as currently proposed. You can share with the Planning & Zoning Commission that the TPI believes its concerns as previously articulated are now addressed.

Thank you, Will

**Will Reasoner**



Dickinson, Mackaman, Tyler & Hagen, P.C.  
699 Walnut Street, Suite 1600  
Des Moines, Iowa 50309-3986  
direct: (515) 246-4515  
fax: (515) 246-4550  
[wreasoner@dickinsonlaw.com](mailto:wreasoner@dickinsonlaw.com)





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**IRS Circular 230 Disclosure:** Although this written communication may address certain tax issues, it is not intended to constitute a reliance opinion as described in IRS Circular 230 and, therefore, it cannot be relied upon by itself to avoid any tax penalties.

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This email has been scanned for email related threats and delivered safely by Mimecast.

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To whom it may concern:

The Owners of Lot 7, Airport Commerce Park South, Plat 2 hereby agree with the proposed Airport Commerce Park South PUD 3<sup>rd</sup> Amendment request described in **Exhibit 'A'**

 9.19.2023

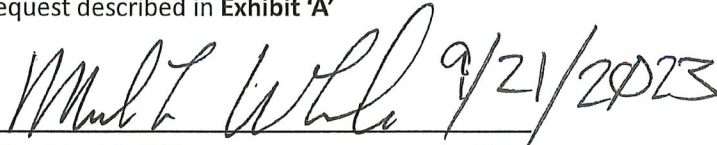
Mark Scharnberg  
Scharnberg Real Estate LLC  
4020 Gannett Avenue  
Des Moines, IA 50321-2951

Date



To whom it may concern:

The Owners of Parcel B of Lot One (1) in Airport Commerce Park Plat 1, as shown in Plat of Survey filed in book 8082, Page 569, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa (6880 Fleur Drive) hereby agree with the proposed Airport Commerce Park South PUD 3<sup>rd</sup> Amendment request described in **Exhibit 'A'**

Handwritten signature of Mike Whalen and the date 9/21/2023.

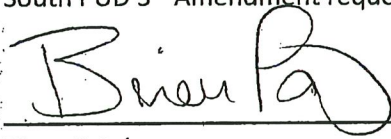
Mike Whalen, President & CEO  
HOA Hotels, LLC  
515 E. Locust Street, Suite 100  
Des Moines, IA 50309

Date



To whom it may concern:

The Owners of Parcel "B" of Plat of Survey filed April 25, 2007, recorded in Book 12163 Page 169 being the South 280.00 feet of Lot 20, Airport Commerce Park South, an Official Plat, in and forming a part of the City of Des Moines (7201 SW 22<sup>nd</sup> Street), hereby agree with the proposed Airport Commerce Park South PUD 3<sup>rd</sup> Amendment request described in **Exhibit 'A'**



09/20/2023

---

Biren Patel

Date

DSM Fleur Hospitality LLC  
7201 SW 22<sup>nd</sup> Street  
Des Moines, IA 50321



CITY GATEWAY PUD AMENDMENT #2 – NEIGHBORHOOD MEETING MINUTES  
Monday, August 28<sup>TH</sup>, 2023

1. Efforts to notify the neighbors about the proposal:
  - a. A letter inviting the neighboring property owners was mailed on Friday, August 18<sup>th</sup>.
  - b. The invitation was mailed to the addresses of the neighboring properties as provided by the City of Des Moines.

ELECTRO MANAGEMENT CORP	4240 ARMY POST RD	DES MOINES IA 50321-9609
DES MOINES REGISTER & TRIBUNE CO	GANNET POB 750	FISHERS IN 46038-0750
SCHARNBERG REAL ESTATE LLC	4020 GANNETT AVE	DES MOINES IA 50321-2951
George Davis*	3124 SW 29th St	Des Moines IA 50321

- c. A copy of the invitation letter can be found in the appendix of these meeting minutes.
2. Who was involved with the discussion:
  - a. Attendees included:
    - i. Brit Baker – Electro Management Corp. (President)
    - ii. Nick Van Paten – Southwestern Hills Neighborhood Association (Vice-President)
    - iii. Steve Uterson - Southwestern Hills Neighborhood Association (Board Member)
3. Suggestions and concerns raised:
  - a. None
4. What specific changes were considered or made:
  - a. None





Civil Engineering Consultants, Inc.

---

August 18, 2023

To: Surrounding Property Owners of:  
**4240 ARMY POST ROAD**

**RE: NEIGHBORHOOD MEETING**

Dear Property Owner:

This letter is notice of a neighborhood meeting to be held on Monday, August 28<sup>th</sup> at 6:00 pm at the Electro Management Corporation Conference Room (4240 Army Post Road, Des Moines, IA 50321).

This informational meeting is being held as a courtesy to the neighborhood. No formal action will be taken. If you know of any interested parties who have not received a copy of this letter, we would appreciate it if you would inform them of the time, date and place of the Neighborhood Meeting. Your comments and suggestions for the project will be appreciated.

The property owner is Electro Management Corp (Britt Baker, CEO). The property is amending the Planned Unit Development zoning. The owner is pursuing additional parking, revising the proposed layout of a future building, and proposing an access to Army Post Road. A Public Hearing to review the PUD Amendment request will be held before the City of Des Moines Planning & Zoning Commission on September 7, 2023 at 6:00 p.m. at 1551 East Martin Luther King, Jr. Parkway, 2<sup>nd</sup> Floor MCS Board Room.

Further information about the project can be obtained by calling:  
Paul Clausen, Civil Engineering Consultants, Inc. at (515) 276-4884 ext. 212 or  
Frank Dunn-Young, City Planner, City of Des Moines at (515) 283-4749.

If you cannot attend the neighborhood meeting on September 7, 2023 and have comments you would like to share, please send them via e-mail to [CLAUSEN@CECLAC.COM](mailto:CLAUSEN@CECLAC.COM) or by U.S. Postal Service to Paul Clausen, Civil Engineering Consultants, Inc., 2400 86<sup>th</sup> Street, Unit 12, Des Moines, Iowa, 50322.

Sincerely,

**CIVIL ENGINEERING CONSULTANTS, INC.**

Paul Clausen, PE, LSIT  
Engineer  
Board Member



# SECOND AMENDMENT CITY GATEWAY PUD CONCEPTUAL PLAN ELECTRO MANAGEMENT CORP.

**CURRENT OWNER**  
ELECTRO MANAGEMENT CORP  
4550 ARMY POST RD  
DES MOINES, IA 50321-4624  
ATTN: BETT BAKER

## LEGAL DESCRIPTION

PART OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 78N, R25 WEST OF THE 5TH PR. MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST-SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 78N, R25 WEST OF THE 5TH PR. MERIDIAN, THENCE NORTH 01° 55' 33" WEST ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 36 A DISTANCE OF 150.00 FEET; THENCE SOUTH 00° 02' 55" WEST PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST 1/4 350.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING THE INTERSECTION OF THE WEST LINE OF SA 42ND STREET (OWN HIGHWAY 25) AND THE SOUTH LINE OF PINE STREET; THENCE SOUTH 00° 09' 50" WEST ON SAID WEST LINE OF SA 42ND STREET A DISTANCE OF 1242.00 FEET; THENCE SOUTH 03° 04' 14" WEST ON SAID WEST LINE OF SA 42ND STREET 224.00 FEET; TO THE NORTH LINE OF RELOCATED IOWA HIGHWAY 15; THENCE SOUTH 03° 00' 00" WEST ON SAID NORTH LINE OF RELOCATED IOWA HIGHWAY 15 A DISTANCE OF 578.00 FEET; THENCE NORTH 56° 20' 00" WEST ON SAID NORTH LINE OF RELOCATED IOWA HIGHWAY 15 A DISTANCE OF 500.00 FEET; THENCE NORTH 00° 17' 07" WEST A DISTANCE OF 1640.00 FEET TO A POINT ON THE SOUTH LINE OF RELOCATED ARMY POST ROAD; THENCE NORTH-EAST ALONG A STRAIGHT FOOT RADIUS CURVE CONCAVE SOUTHWEST WITH A CENTRAL ANGLE OF 28° 16' 09"; A CHORD DISTANCE OF 124.00 FEET; A CHORD BEARING OF NORTH 78° 26' 40" EAST FOR AN ARC DISTANCE OF 2040.00 FEET; SAID ARC BEING THE SOUTH LINE OF RELOCATED ARMY POST ROAD; THENCE SOUTH 01° 55' 33" EAST ON SAID SOUTH LINE OF RELOCATED ARMY POST ROAD A DISTANCE OF 600.00 FEET TO THE POINT OF BEGINNING CONTAINED ABOVE ACROSS MORE OR LESS.

## DES MOINES 2020 COMMUNITY CHARACTER PLAN

RESIDENTIAL LIFESTYLE DESIGNATION  
PLANNED BUSINESS PARK AND DEVELOPMENT CONTROL ZONING

## PROJECT NARRATIVE

ELECTRICAL POWER PRODUCTS (EPP) IS A MANUFACTURING COMPANY ASSEMBLING ELECTRICAL RELAY PANELS AND MOUNTING STRUCTURES FOR ELECTRICAL SYSTEMS USED BY COMMERCIAL AND UTILITY COMPANIES FOR POWER GENERATION, TRANSMISSION AND DISTRIBUTION.

SIZE - TO COMPLETE THE AREA, PHASE 1 PROPOSED IS A 164,000 SF WITH A POTENTIAL FUTURE ADDITION OF 44,000 SF ON THE WEST AND 60,000 SF ON THE EAST, FOR A TOTAL OF 268,000 SF. PHASE 2 IS ANTICIPATED AT APPROXIMATELY 220,000 SF AND ITS DATE OF CONSTRUCTION IS DETERMINED.

## TIMING AND PHASING

PROJECT STARTING: FALL 2025  
CONSTRUCTION: SPRING 2026  
OCCUPY: SPRING 2027

## PERMITTED LAND USES

LAND USES ARE AS PERMITTED AND LISTED IN THE LIGHT INDUSTRIAL DISTRICT.

## BULK STANDARDS

DESIGN SETBACK SHALL COMPLY WITH IAW LIGHT INDUSTRIAL DISTRICT BULK REGULATIONS OF 20 FOOT SF, 20 FOOT SF, 10' MAXIMUM HEIGHT AND 2 STOREY MAXIMUM.

## PRE-APPLICATION DATE

AUGUST 23, 2024

## STORMWATER MANAGEMENT COMPLIANCE

WATER QUALITY STORMWATER DETENTION SHALL BE PROVIDED ON-SITE.

## BUILDING DESIGN STANDARDS

ALL BUILDINGS SHALL BE DESIGNED TO SHOW THEIR INDIVIDUAL ATTRACTIVENESS, COMPATIBILITY WITH EACH OTHER AND WITH THE IMMEDIATE SURROUNDINGS. BUILDINGS WITHIN CITY GATEWAY SHALL BE CONSTRUCTED OF PERMANENT MATERIALS SUCH AS BRICK, ARCHITECTURAL PRECAST PANELS, TILT-UP CONCRETE PANELS, SURFACE CONCRETE BLOCK, STONE, GLASS WITH REFLECTIVE AND/OR DECORATIVE ARCHITECTURAL FEATURE MATERIAL, INNOVATION AND AGGRESSIVE STRUCTURAL DESIGN ARE ENCOURAGED OVER PERMANENT AND STRUCTURAL BUILDING STRENGTH AND THE RESULT.

## PROHIBITED BUILDING MATERIALS

THE FOLLOWING LIST OF MATERIALS ARE PROHIBITED AND MAY NOT BE USED ON EXTERIOR SURFACE OF ANY BUILDING:

1. POLYWOOD
2. COMPOSITE SIDING SUCH AS HARBORBARD SIDING
3. COMPOSITE BUILDING PANELS SUCH AS METAL FACED FLYWOOD OR FIBROCK PANELS
4. PRE-ENGINEERED METALS INSTALLED WITH EXPOSED PATTERNS
5. METAL SIDING
6. ALL PLASTIC (EXCEPT STONE)
7. COMMON CONCRETE BLOCK EXCEPT FOR REAR BUILDING WALLS THAT ARE NOT VISIBLE FROM A PUBLIC STREET
8. EMPLOYING COLOUR AS A DECORATIVE ARCHITECTURAL FEATURE.

## COLORS

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

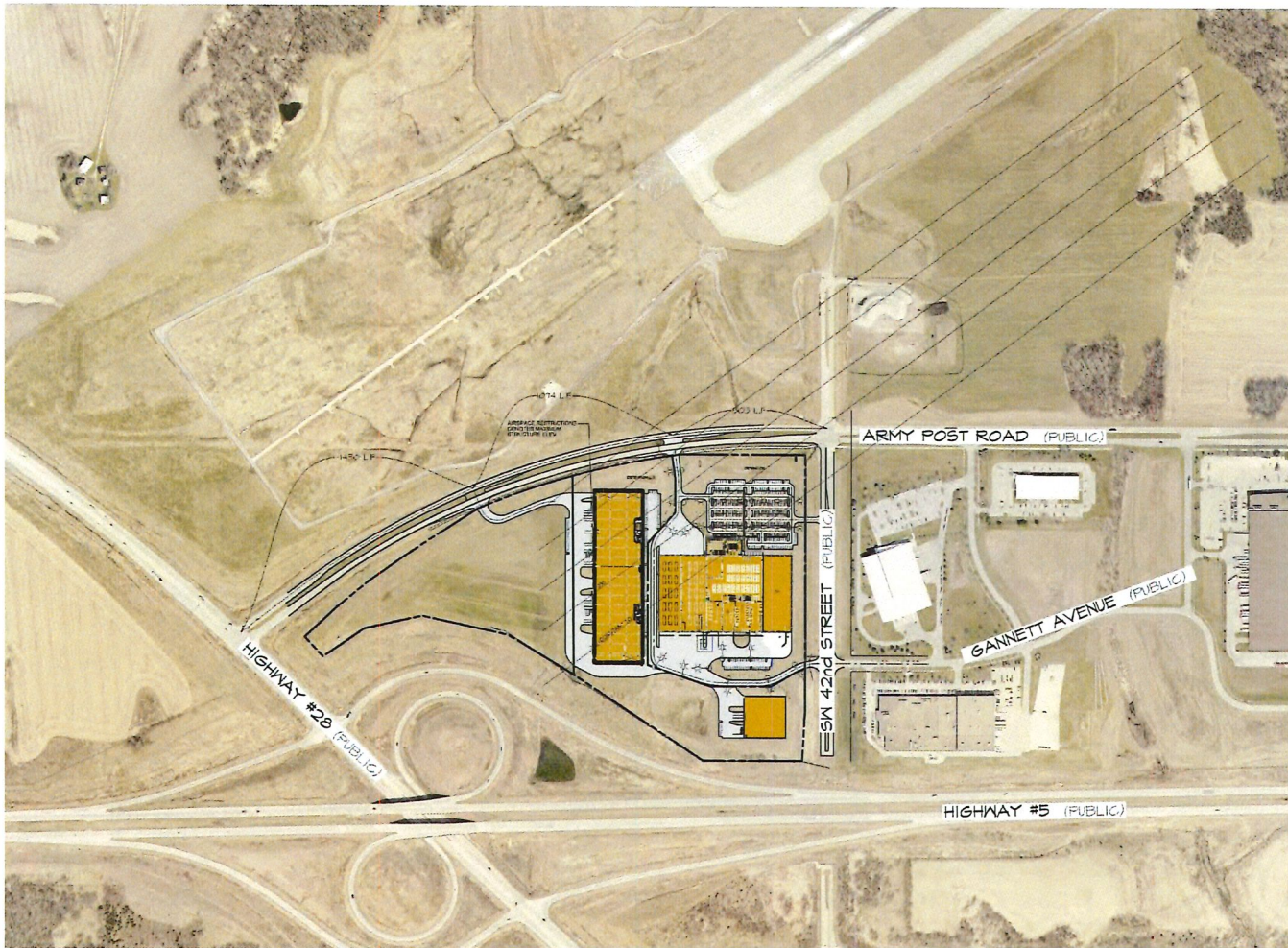
SOME BUILDING MATERIALS SHALL BE OF CONSISTENT COLOR, TONES AND QUALITY. NOTICEABLE VARIATIONS IN COLOR, PATTERN AND TEXTURE RESULTING FROM CASTING, MANUFACTURING, FABRICATION, ETC. OF EXTERIOR BUILDING MATERIAL WILL NOT BE ALLOWED.

WALLS BUILT WITH COMMON CONCRETE BLOCK SHALL BE PAINTED TILT-UP PANELS MAY ALSO BE REQUIRED TO BE PAINTED.

## LEGEND

— PLAT BOUNDARY	— PLANT BOUNDARY	○ OVERSTORY TREE
— STIP STORM SEWER 4" SIZE	— STIP STORM SEWER 4" SIZE	○ EVERGREEN TREE
— DASH SANITARY SEWER 4" SIZE	— DASH SANITARY SEWER 4" SIZE	○ UNDERSTORY TREE
— DASH WATER MAIN 4" SIZE	— DASH WATER MAIN 4" SIZE	○ SHRUBS
○ MANHOLE	○ STORM INTAKE	○ NATIVE GRASSES/ FIELD/LOWER MIX SEEDED MAT
○ FIRE HYDRANT	○ FIRE HYDRANT	
○ VALVE	○ VALVE	
— EXISTING CONTOURS	— PROPOSED CONTOURS	
— SILT FENCE		

SCALE 1"=500'  
600'



Civil Engineering Consultants, Inc.  
2400 86th Street, Unit 12 - Des Moines, Iowa 50322  
515.276.7084 - Fax: 515.276.7084 - mail@cecinc.com

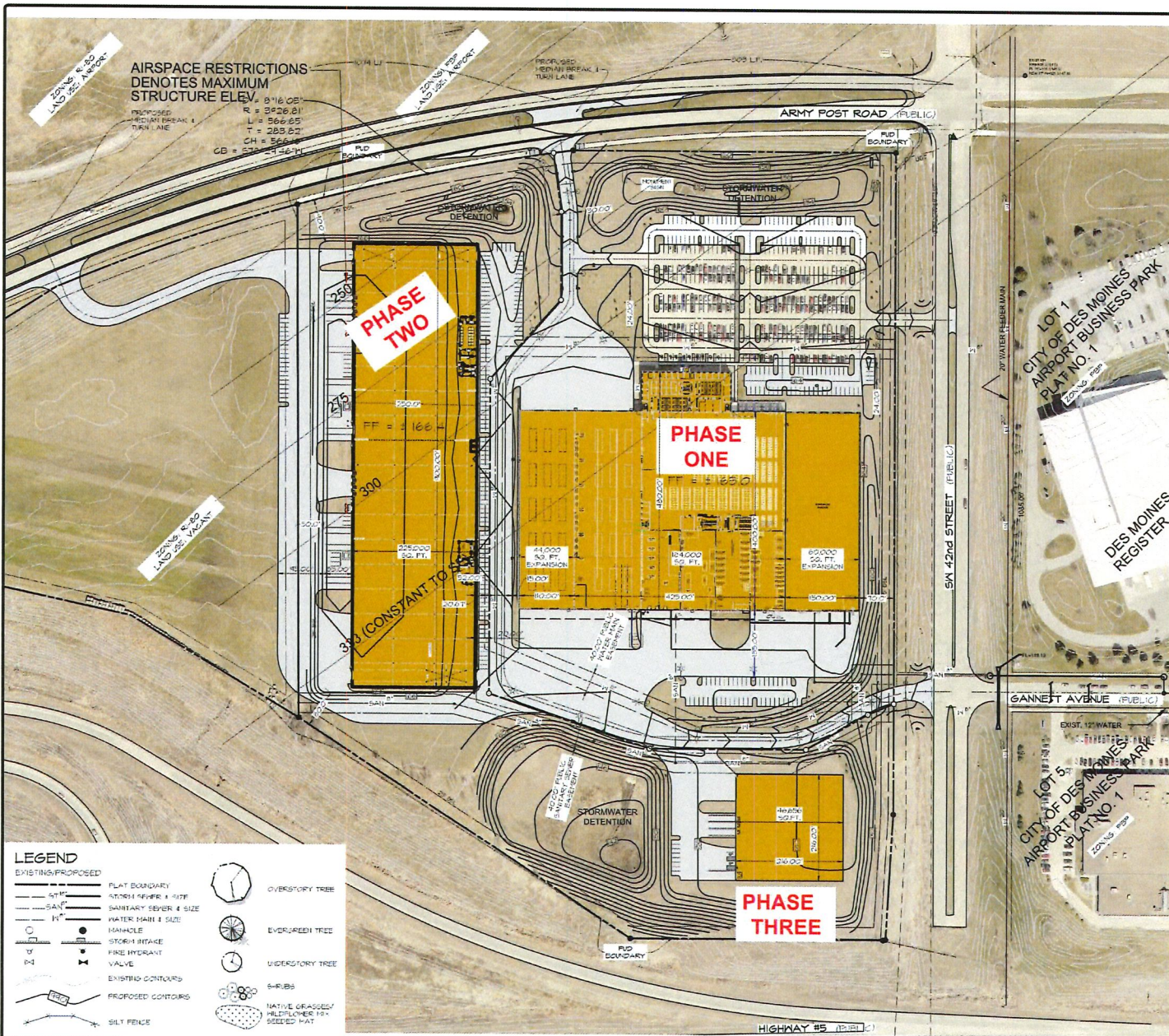


DATE	REVISED	COMMENTS	REVISIONS			
			1	2	3	4
August 11, 2024						

CITY GATEWAY PUD CONCEPTUAL PLAN  
DES MOINES, IA  
VICINITY SKETCH

SHEET  
OF 4  
61923





**AIRSPACE RESTRICTIONS DENOTES MAXIMUM STRUCTURE ELEV.**

PROPOSED  
 HORIZONTAL BREAK 1  
 TURN LANE

B<sup>1</sup>/<sub>16</sub> OB  
 R = 3428.81  
 L = 566.65  
 T = 283.62  
 CH = 566.65  
 CB = 530.215671

**LEGEND**

	FLAT BOUNDARY		OVERSTORY TREE
	STORM SEWER 4 SIZE		EVERGREEN TREE
	SANITARY SEWER 4 SIZE		UNDERSTORY TREE
	WATER MAIN 8 SIZE		SHRUBS
	MANHOLE		NATIVE GRASSES/
	STORM INTAKE		HELIO METER 10"
	FIRE HYDRANT		SEEDED MAT
	VALVE		
	EXISTING CONTOURS		
	PROPOSED CONTOURS		
	SALT FENCE		

## SECOND AMENDMENT CITY GATEWAY PUD CONCEPTUAL PLAN ELECTRO MANAGEMENT CORP.

### CERTIFICATIONS

	PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MISSOURI.
	DATE OF REVIEW: SEPTEMBER 27, 2009
	DATE OF REVIEW: SEPTEMBER 28, 2009
	DATE OF REVIEW: SEPTEMBER 28, 2009

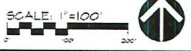
ORIGINAL PUD ZONING AND CONCEPTUAL PLAN	APPROVED BY COUNCIL: SEPTEMBER 27, 1999	DATE	12-15-94	ROLL CALL NO.
FIRST AMENDMENT TO THE PUD ZONING AND CONCEPTUAL PLAN	APPROVED BY COUNCIL: SEPTEMBER 28, 2009	DATE	12-10-09	ROLL CALL NO.
SECOND AMENDMENT TO THE PUD ZONING AND CONCEPTUAL PLAN	APPROVED BY COUNCIL:	DATE		ROLL CALL NO.
	PLANNING DIRECTOR:	DATE		

### NOTES

- ALLOWED USES: 1-4 LIGHT INDUSTRIAL USES.
- LANDSCAPING: PERIMETER PARKING LOT AND OTHER SPACE LANDSCAPING SHALL BE IN ACCORDANCE WITH L-2 LANDSCAPING REQUIREMENTS. ANY DEVELOPMENT PLAN SHALL COMPLY WITH THE TREE REMOVAL AND REPLACEMENT CRITERIA.
- WATER QUALITY: STORM WATER DETENTION SHALL BE ON SITE AS SHOWN.
- SHADE: SHADES SHALL BE PER THE DISTRICT AND PRESTANDARD SIGN OVERLAY DISTRICT ALLOWANCES AND REQUIREMENTS.
- OUTDOOR STORAGE: OUTDOOR STORAGE AREAS SHALL BE PAVED WITH ASPHALT CONCRETE OR PORTLAND CEMENT OR OTHER SURFACE THAT PROVIDES A DURABLE AND DUSTLESS SURFACE THAT THE CITY ENGINEERING DEPARTMENT APPROVES.
- ANY DEVELOPMENT AND CONSTRUCTION PERMITS FOR THE SITE ARE SUBJECT TO PRIOR APPROVAL AND COMPLIANCE WITH FAA AIRSPACE RESTRICTIONS AND NECESSARY PERMITTING FOR ANY CRANE EQUIPMENT THAT WOULD TEMPORARILY ENROACH INTO REGULATED AIRSPACE.
- ANY DRIVEWAY ENROACHING THIS CITY OWNED PROPERTY TO THE WEST SHALL BE IN ACCORDANCE WITH A LICENSE REVIEWED BY THE CITY OF DES MOINES AIRPORT AUTHORITY OR ANY ACQUISITION WHICH MAY OCCUR IN ACCORDANCE WITH REQUIREMENTS BY THE FEDERAL AVIATION ADMINISTRATION.
- PHASE 2, AND ANY SUBSEQUENT PHASES OF THE PLAN SHALL NECESSITATE A FUTURE PUD CONCEPTUAL PLAN AMENDMENT REVIEW OF THE BUILDING ELEVATION.
- ARCHITECTURAL SCREENS SHALL BE PROVIDED FOR OUTDOOR MECHANICAL EQUIPMENT, REUSE COLLECTION CONTAINERS, AND OUTDOOR STORAGE AND OTHER OUTDOOR SERVICE AREAS. REQUIRED SCREENING SHALL BE INTEGRATED INTO THE OVERALL ARCHITECTURE OF THE BUILDINGS OR THE ELEVATIONS SHALL OTHERWISE BE ARCHITECTURALLY SCREENED FROM PUBLIC VIEW. ARCHITECTURAL SCREENS AND LANDSCAPING SOLUTIONS FOR THE PROPOSED OUTDOOR STORAGE AREA SHALL BE DESIGNED TO THE SATISFACTION OF THE PLANNING ADMINISTRATION AS PART OF DEVELOPMENT PLAN REVIEW.

### PUBLIC IMPROVEMENTS

- THE EXISTING PUBLIC SANITARY SEWER IS LOCATED AT THE NORTHEAST CORNER OF 5TH 42ND STREET AND GANNETT AVENUE. PUBLIC SANITARY WILL BE EXTENDED TO THE WEST TO PROVIDE PUBLIC SANITARY SEWER TO CITY GATEWAY PUD 2.
- THE EXISTING PUBLIC WATER MAIN IS LOCATED ON THE EAST SIDE OF 5TH 42ND STREET. PUBLIC WATER WILL BE EXTENDED INTO THE SITE AND LOOP AROUND THE PHASE ONE BUILDING AND CONNECT BACK TO THE MAIN ON THE EAST SIDE OF 5TH 42ND STREET. CITY GATEWAY PUD 2 CAN CONNECT TO THIS SYSTEM OR CONNECT TO THE PUBLIC WATER MAIN ON THE NORTH SIDE OF ARMY POST ROAD.



Civil Engineering Consultants, Inc.  
 2400 86th Street, Suite 112, Des Moines, Iowa 50322  
 515.276.0884 - Fax: 515.276.7084 - mail@cec.com

**CEC**

DATE	APPROVED BY	REVISIONS	COMMENTS
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 DRAWN BY: \_\_\_\_\_

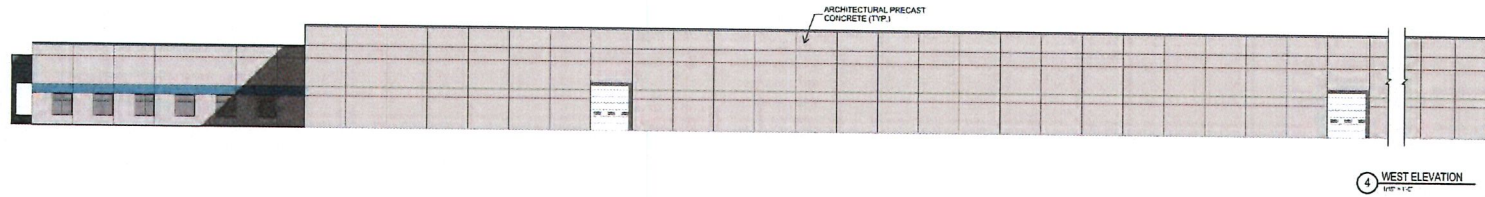
**CITY GATEWAY PUD CONCEPTUAL PLAN**  
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**LAYOUT PLAN**

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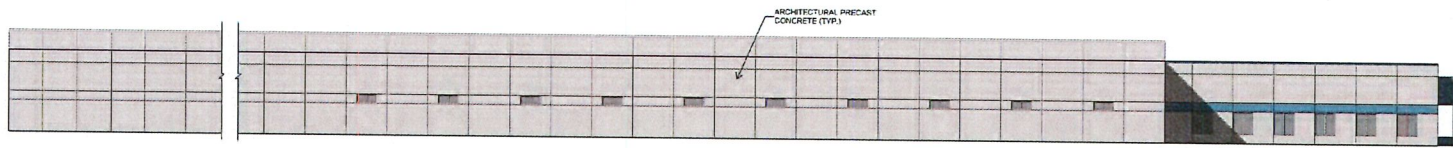


SECOND AMENDMENT  
CITY GATEWAY FUD  
CONCEPTUAL PLAN  
ELECTRICAL POWER  
PRODUCTS (EP<sup>2</sup>)



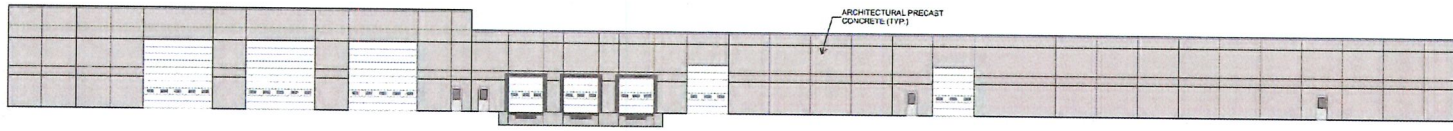
- UPPER ROOF 30'-0"
- LOWER ROOF 24'-0"
- MEZZANINE 12'-0"
- FIRST FLOOR 0'-0"

4 WEST ELEVATION  
1/8" = 1'-0"



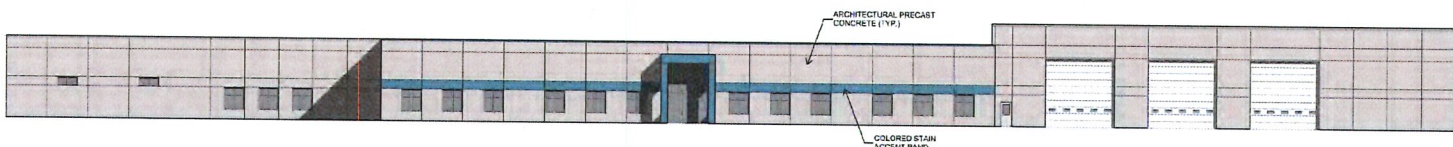
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- MEZZANINE 12'-0"
- FIRST FLOOR 0'-0"

1 EAST ELEVATION  
1/8" = 1'-0"



- UPPER ROOF 30'-0"
- LOWER ROOF 24'-0"
- MEZZANINE 12'-0"
- FIRST FLOOR 0'-0"

3 SOUTH ELEVATION  
1/8" = 1'-0"



- UPPER ROOF 30'-0"
- LOWER ROOF 24'-0"
- MEZZANINE 12'-0"
- FIRST FLOOR 0'-0"

2 NORTH ELEVATION  
1/8" = 1'-0"

Exterior Elevations

Electrical  
Power  
Products

18000001001  
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07/01/15  
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EP<sup>2</sup>

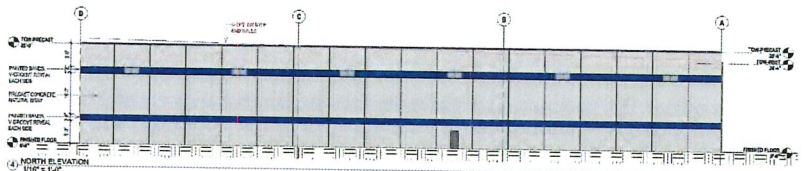
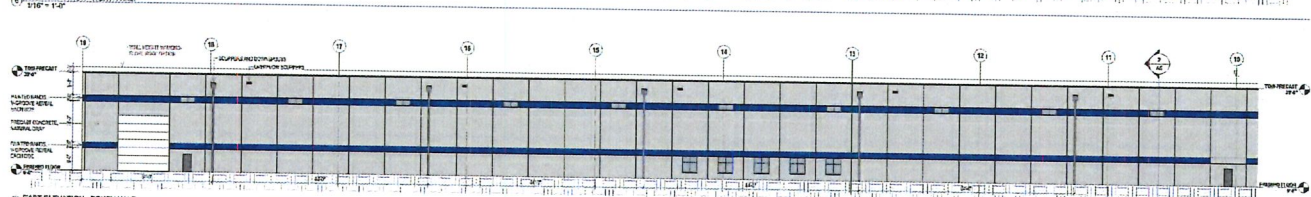
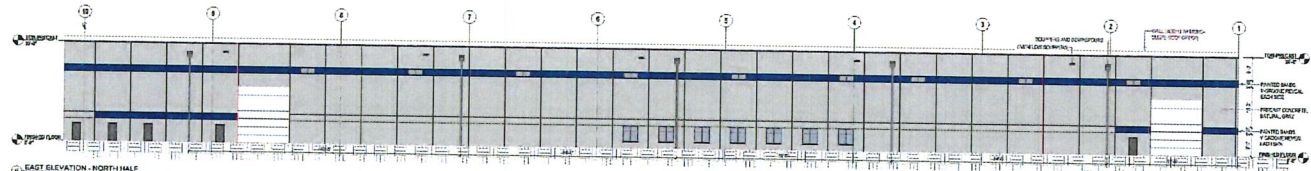
Civil Engineering Consultants, Inc.  
2400 86th Street, Unit 13, Des Moines, Iowa 50323  
515.276.8884 • Fax: 515.276.7084 • mail@cecinc.com



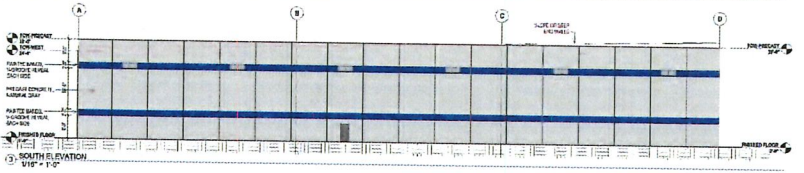
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CITY GATEWAY FUD CONCEPTUAL PLAN  
DES. MOINES, IA  
EXTERIOR ELEVATIONS

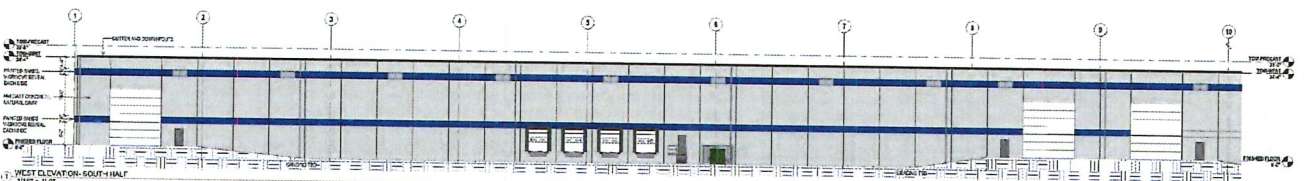
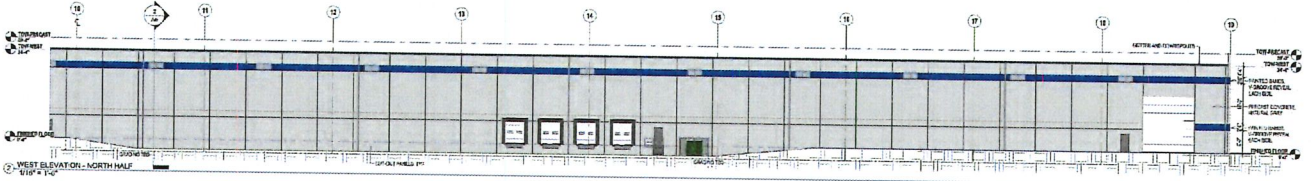




3) NORTHEAST VIEW



7) SOUTHWEST VIEW



**RAINS | ARCHITECTURE**  
 3325 17TH ST. LEWISVILLE, IOWA 50232  
 515.276.4255 | info@rainsarch.com

**STRUCTURAL ENGINEERING**  
 RAINIER ARCHITECTURAL ENGINEERS, LLC  
 4117 GRAND AVE.  
 DES MOINES, IA 50312  
 515.277.8076 | info@rainierarch.com

**CIVIL ENGINEERING**  
 CIVIL ENGINEERING CONSULTANTS, INC.  
 2006 8TH ST., SUITE 10  
 DES MOINES, IOWA 50319  
 515.274.4284 | info@cecinc.com

**GENERAL CONTRACTOR**  
 CROWLEY CONSTRUCTION COMPANY  
 411 GRAND AVENUE  
 DES MOINES, IOWA 50312  
 515.274.1271 | info@crowleyconstruction.com

**EP2 WAREHOUSE**  
 PARCEL 2016-031  
 4240 ARMY POST ROAD  
 DES MOINES, IOWA 50321

2023-09-07 - PRELIMINARY - NOT FOR CONSTRUCTION

ISSUE: 07-20-23 PROJ: SA-2023  
 EXTERIOR ELEVATIONS

**A4**

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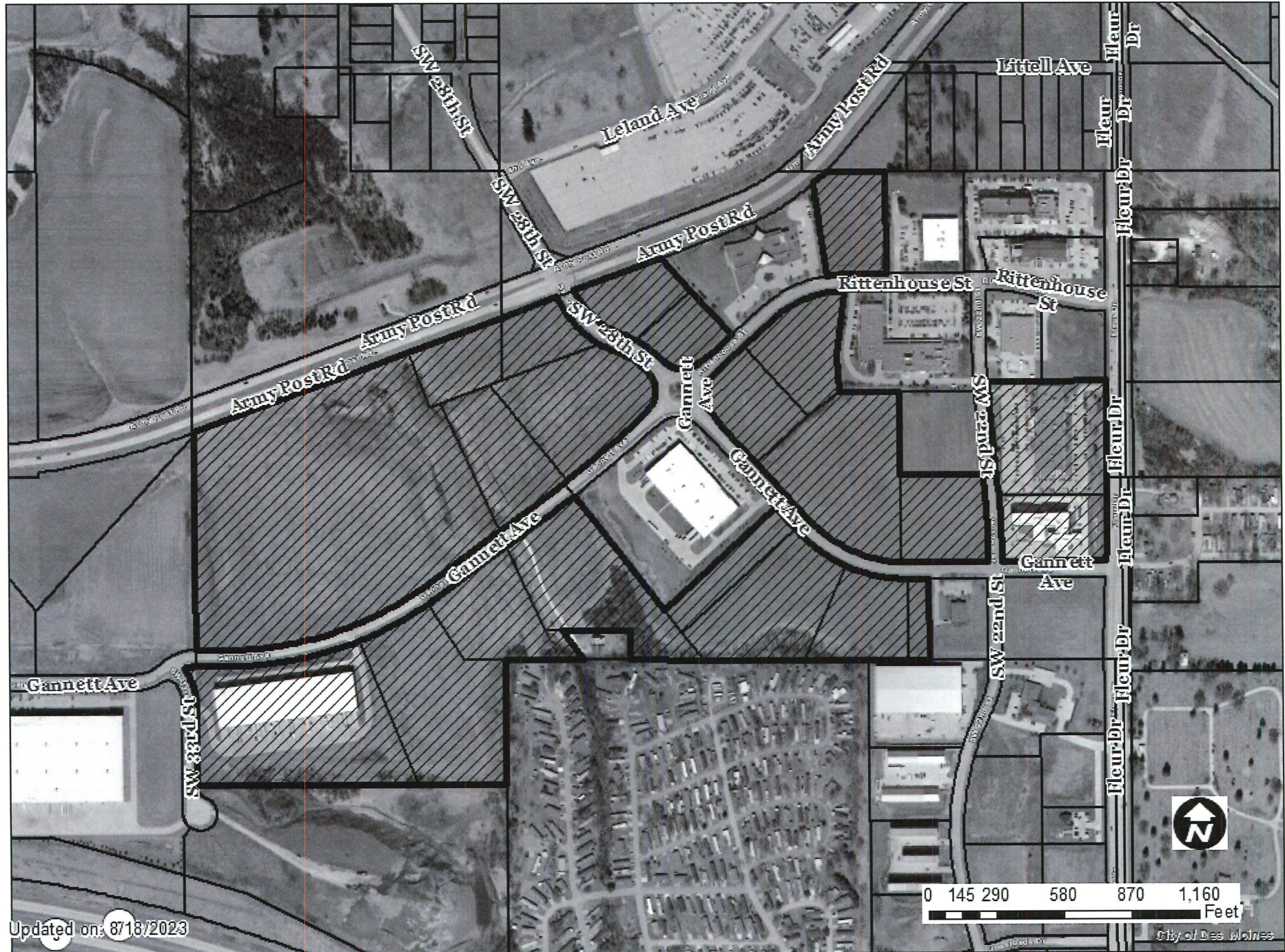
DATE	NO. IN 2023	REVISIONS	COMMENTS
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**CITY GATEWAY PUD CONCEPTUAL PLAN**  
 DES MOINES 1A

**EXTERIOR ELEVATIONS**

SHEET  
**4**  
 9 of 4





Updated on: 8/18/2023

1 inch = 543 feet