



Roll Call Number

23-1240

Agenda Item Number

16

Date September 11, 2023

APPROVAL OF FINAL SUBDIVISION PLAT FOR NORTHRIDGE 80|35 BUSINESS PARK PLAT 1

WHEREAS, the final subdivision plat entitled Northridge 80|35 Business Park Plat 1 for property located at 900 & 990 E Broadway Avenue, to be developed by Ilex Group, Inc., 5101 Vernon Avenue South, Edina, Minnesota 55436, Ben Schultes, authorized agent, was submitted to the Development Services Department on February 14, 2022; and,

WHEREAS, the City Plan and Zoning Commission approved the preliminary subdivision plat on May 20, 2021; and,

WHEREAS, subject to the conditions identified below, said subdivision plat conforms to Iowa Code Sections 355.8, 354.6, and 354.11, and said subdivision plat conforms to the standards and conditions set forth in Chapter 106 of the Municipal Code of the City of Des Moines, Iowa; and,

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

1. It is hereby determined that the subdivision plat identified above conforms to the PlanDSM: Creating Our Tomorrow Plan and the subdivision, with the required installation of public improvements, will not unduly burden public improvements in the area and will provide an appropriate balance of interests between current proprietors, future purchasers and the public interest.
2. The subdivision plat entitled Northridge 80|35 Business Park Plat 1 is hereby approved.
3. Upon satisfaction of the conditions set forth above, the Mayor and City Clerk are hereby authorized and directed to execute approval on all copies of said subdivision plat as appropriate.
4. The City Clerk is hereby directed to provide the approved subdivision plat, a certified copy of this resolution, the attorney's title opinion and the attachments to the plat to the Developer for delivery to the County Recorder for recording by the plat proprietors. The City Clerk is hereby further directed to send a copy of the subdivision plat to the Board of Education, Century Link Communications, Mid-American Energy, Mediacom, Des Moines Water Works, U.S. Post Office – Post Master, U.S. Post Office – Technical Sales and Services, City Engineer, City Land Records, Public Works – Street Department, Public Works – Forestry Division, Fire Department, Police Department – Research and Development Section, City Traffic and Transportation Division, Information Technology Department, and Development Services Department.



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- 5. The Permanent Easements for storm sewer and surface water flowage, sanitary sewer, and trail have been provided incident to said subdivision plat, are hereby approved and accepted subject to the final approval of the City Legal Department, and the City Clerk is hereby authorized and directed to certify to the City's acceptance on such agreement upon approval by the City Legal Department.

MOVED by Gatto to adopt.

Second by Boesen.

(Council Communication No. 23-401)

FORM APPROVED:

/s/ Lisa A. Wieland
Lisa A. Wieland
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
BOESEN	✓			
GATTO	✓			
MANDELBAUM	✓			
VOSS	✓			
WESTERGAARD	✓			
TOTAL	6			

MOTION CARRIED

APPROVED

J. M. Franklin Cownie Mayor

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.

Laura Baumgartner City Clerk