



Council Communication No. 97-302

SYNOPSIS –

This plat is the final plat for the Fort Des Moines Business Park area located south of Army Post Road and east of SW 9th Street. There are approximately 20 acres of ground in the plat, and it is part of the Fort Des Moines No. III National Landmark Site. The developer and the City have reached agreement on the covenants for the property that will allow for development of the site while at the same time identify and help preserve the historicness of the site. The owner of the property is the MidAmerican Group.

FISCAL IMPACT –

N/A.

RECOMMENDATION –

Streets, sidewalks, storm sewer, and sanitary sewer will be put in at the owner's expense.

BACKGROUND –

This area has been part of the City since the late 1960s and has been zoned C-2 since that time. This area was once part of the Fort Des Moines and is part of the Fort Des Moines No. III National Historic Landmark Site. The property was sold by the federal government to William Knapp who developed another portion of the property with apartments. Until now, the property has slowly been developed with commercial businesses with this piece remaining mostly vacant.

City staff has worked with the developer to develop covenants for development of the property that will identify and guide development of this plat so that the identity of the site will be part of the Fort Des Moines National Landmark Site. The City feels that the covenants will aid in this endeavor to have development compatible with the landmark site.

A copy of the covenants is included with this final plat request.