

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b> March 28, 2011
	<b>Agenda Item No.</b> 16C <b>Roll Call No.</b> <u>11-0513</u> <b>Communication No.</b> <u>11-179</u> <b>Submitted by:</b> Phil Delafield, Community Development Director

**AGENDA HEADING:**

Conditional approval of final subdivision plat for Airport Business Park Plat 3.

**SYNOPSIS:**

Recommend conditional approval of the final plat for Airport Business Park Plat 3, located in the vicinity of 7425 SW 34th Street. The owner and developer of the property is ABC Partners, LP/Army Post Development, LC, represented by Richard B. Margulies (President), 2100 Westown Parkway, Suite 220, West Des Moines, IA 50265.

**FISCAL IMPACT: NONE**

Amount: N/A

Funding Source: N/A

**ADDITIONAL INFORMATION:**

This proposed subdivision plat contains 5 lots on 69.1 acres of land. The lots are intended for business park and commercial uses in accordance with the approved “PUD”, Planned Unit Development Concept Plan. Segments of SW 34th Street and Gannett Avenue were vacated and conveyed to the adjacent property owner for purposes of incorporating the right-of-way into a development parcel. A subdivision improvement bond in the amount of \$81,548 shall be provided as security for the required infrastructure improvements consisting of 4,596 lineal feet of 4-foot wide sidewalk, related engineering inspection and as-built survey costs.

The “PUD”, Planned Unit Development Concept Plan has been amended to provide for changes to the public street network and lot configuration within the plat to allow development of a new warehouse and office facility.

Opus Development Corporation is the selected developer to construct the proposed Hewlett-Packard Logistics Center, to be built on Lot 1 of Airport Business Park Plat 3. On behalf of Hewlett-Packard, Opus Development Corporation will construct a new \$16.7 million, 300,000 sq. ft. expansion of their existing 410,000 sq. ft. facility at 3600 Army Post Road, an investment that will result in 150 new jobs.

**PREVIOUS COUNCIL ACTION(S):**

Date: February 28, 2011

Roll Call Number: 11-0347 thru 11-0349

Action: [Approving](#) vacation and conveyance of necessary rights-of-way, to Opus Development Corporation, for the relocation of Gannett Avenue. ([Council Communication No. 11-104](#)) **Moved by Hensley to adopt. Motion Carried 7-0.**

[First](#) consideration of vacation ordinance. **Moved by Hensley that this ordinance be considered and given first vote for passage. Motion Carried 7-0.**

[Final](#) consideration of vacation ordinance (wavier requested by Opus Development Corporation), requires 6 votes. **Moved by Hensley that the rule requiring that an ordinance must be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be finally passed be suspended, that the ordinance be placed upon its final passage and that the ordinance do now pass, #14,994. Motion Carried 7-0.**

Date: February 28, 2011

Roll Call Number: 11-0345 and 11-0346

Action: [Recommendation](#) from Plan and Zoning Commission. **Moved by Hensley to receive and file and refer to the Engineering Department, Real Estate Division. Motion Carried 7-0.**

[Approving](#) amendments to the Airport Business Park Phase II PUD Conceptual Plan. **Moved by Hensley to adopt. Motion Carried 7-0.**

Date: August 19, 2002

Roll Call Number: 02-456

Action: Approval of final subdivision plat entitled Airport Business Park Plat 2, located in vicinity of Register Drive and Gannett Avenue. ([Council Communication No. 02-456](#)). **Moved by McPherson to adopt. Motion Carried 6-1.**

**BOARD/COMMISSION ACTION(S):**

Board: Plan and Zoning Commission

Date: January 20, 2011

Resolution Number: 11-0204

Action: Communication from Plan and Zoning Commission on 11-0 vote in support of a motion to approve an amendment to the Preliminary Plat for Airport Business Park, subject to conditions.

Board: Plan and Zoning Commission

Date: January 20, 2011

Resolution Number: N/A

Action: Plan and Zoning Commission voted 11-0 in support of a motion to approve the requested vacation of a segment of Gannett Avenue running east of Southwest 34th Street and a segment of Southwest 34th Street running north of Gannett Avenue, subject to reservation of easements for any public utilities in place to remain until such time the adjoining property owner either assumes private ownership of the facilities or relocates the utilities with creation of new public easements and to approve the amendment to the "PUD" Concept Plan subject to conditions.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Reduction or release of required PUD Restoration and Subdivision Improvement Bonds.

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