


COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	23-401	Meeting:	September 11, 2023
	Agenda Item:	16	Roll Call:	23-1240
	Submitted by:	Cody Christensen, Development Services Director		

AGENDA HEADING:

Approval of final subdivision plat for Northridge 80|35 Business Park Plat 1.

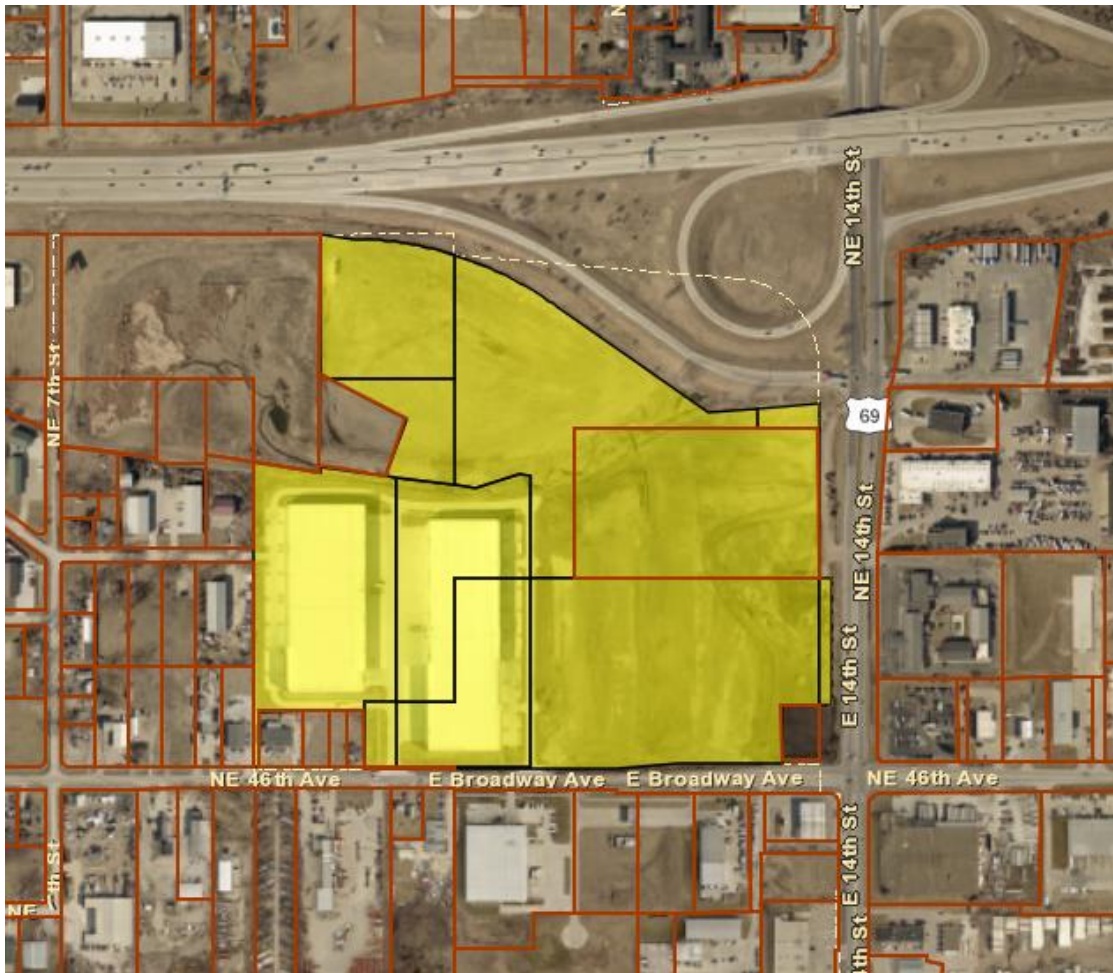
SYNOPSIS:

Recommend approval of the final subdivision plat for Northridge 80|35 Business Park Plat 1, located at 900 & 990 East Broadway Avenue, and recommend acceptance of the required easements necessary for the development. The developer of the property is Ilex Group, Inc., represented by Ben Schultes, authorized agent, 5101 Vernon Avenue South, Edina, Minnesota 55436.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

The proposed final subdivision plat contains approximately 58 acres of land zoned “PUD” Planned Unit Development District. It consists of two (2) development lots for recently constructed speculative warehouse buildings and two (2) outlots (Outlots X & Y) for future development lots that will accommodate additional warehouse buildings. Upon full build-out, the development will consist of a total of five (5) development lots, each with a building ranging in square footage from 170,000 square feet to 260,000 square feet. The proposed plat complies with all zoning regulations of the “PUD” Conceptual Plan and staff recommendations.



PREVIOUS COUNCIL ACTION(S):

Date: June 28, 2021

Roll Call Number: [21-0983](#)

Action: [Urban](#) Renewal Development Agreement with ILEX Group, Inc. and JE Northridge 2021, LLC (Ben Schultes, Officer) for the construction of Warehouse Buildings located in the vicinity of 4600 NE 14th Street. ([Council Communication No. 21-290](#)) Moved by Gatto to adopt. Motion Carried 7-0.

Date: June 28, 2021

Roll Call Number: [21-1030](#)

Action: [On](#) request from ILEX Group, Inc. for the PUD Final Development Plan “Northridge 80/35 Business Park – Plat 1” and for receive and file of a preliminary plat “Northridge 80/35 Business Park” all for property in vicinity of 4600 East 14th. Moved by Westergaard to adopt. Motion Carried 7-0.

Date: February 8, 2021

Roll Call Number: [21-0179](#)

Action: [Approving](#) Escrow Agreement for PUD Restoration for grading work associated with “Northridge” PUD in the vicinity of 4600 and 4700 E. 14th Street. Moved by Gatto to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: May 20, 2021

Resolution Number: 13-2021-1.28 & 10-2021-7.72

Action: Part A) Approval of the proposed Preliminary Plat “Northridge 80/35 Business Park”, subject to conditions, and Part B) Approval of the proposed PUD Final Development Plan “Northridge 80/35 Business Park - Plat 1”, subject to conditions. THE VOTE: 11-0.

Board: Urban Design Review Board

Date: May 18, 2021

Resolution Number: N/A

Action: Recommend approval of final design of the Improvements as proposed by the Developer and set forth in the Conceptual Development Plan incorporated in the Development Agreement, and for approval of financial assistance as set forth above and in said Agreement. Motion carried. Yes = 9. No = 0. Abstain = 0.

Board: Plan and Zoning Commission

Date: February 20, 2020

Resolution Number: N/A

Action: 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 “Northridge PUD” Conceptual Plan amendment subject to conditions. THE VOTE: 8-0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

- Release or reduction of the required PUD restoration escrow upon project completion.

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the first floor of City Hall, 400 Robert D Ray Drive. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to cityclerk@dmgov.org.