

## COUNCIL COMMUNICATION

 CITY OF <b>DES MOINES</b> CITY MANAGER'S OFFICE	Number:	<b>26-047</b>	Meeting:	<b>February 9, 2026</b>
	Agenda Item:	<b>18</b>	Roll Call:	<b>26-0173</b>
	Submitted by:	<b>Cody Christensen, Development Services Director</b>		

### AGENDA HEADING:

Approval of final subdivision plat for Northridge 80|35 Business Park Plat 2.

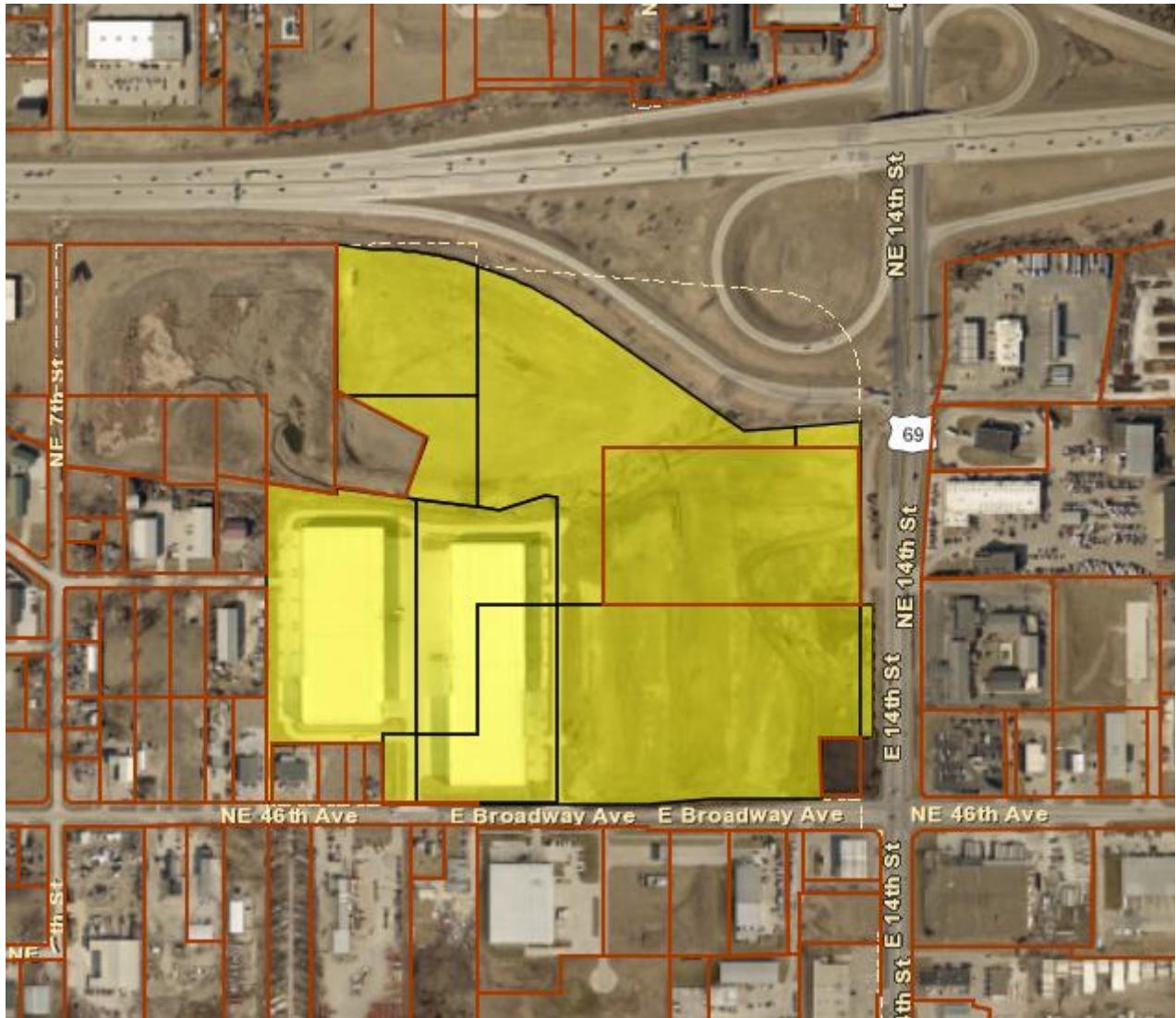
### SYNOPSIS:

Recommend approval of the final subdivision plat for Northridge 80|35 Business Park Plat 2, located at 1200 & 1300 East Broadway Avenue, and recommend acceptance of the required easements necessary for the development. The developer of the property is Ilex Group, Inc. (5101 Vernon Avenue South, Edina, Minnesota 55436: Ben Schultes, authorized agent).

### FISCAL IMPACT: NONE

### ADDITIONAL INFORMATION:

The proposed subdivision plat contains approximately 25.10 acres of land zoned “PUD” Planned Unit Development District. The final plat consists of 2 development lots for the construction of two (2) new warehouse buildings, including one (1) on each lot. Two (2) development lots were previously platted and built out, and it is expected that one (1) additional development lot will be platted in the future. Upon full build-out, the development would 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 project will comply with all zoning regulations of the PUD Conceptual Plan and staff recommendations.

**PREVIOUS COUNCIL ACTION(S):**

Date: September 11, 2023

Roll Call Number: [23-1240](#)

Action: [Approval](#) of final subdivision plat for Northridge 80|35 Business Park Plat 1, in the vicinity of 900 and 990 E. Broadway Avenue. ([Council Communication No. 23-401](#)) Moved by Gatto to adopt. Second by Boesen. Motion Carried 6-0.

**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.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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