



Date July 13, 2015

**RESOLUTION SETTING HEARING ON REQUEST FROM
AIRPORT DEVELOPMENT, LLC (DEVELOPER) FOR SECOND AMENDMENT TO THE
AIRPORT COMMERCE PARK SOUTH PUD CONCEPTUAL PLAN ON PROPERTY
LOCATED AT 7201 AND 7301 SOUTHWEST 22ND STREET**

WHEREAS, on January 25, 1999, by Roll Call No. 99-224, the City Council adopted Ordinance No. 13,676, to rezone real property located in the vicinity of 7300 Fleur Drive, including property at 7201 and 7301 Southwest 22nd Street ("Property"), from "R1-80" One-Family Residential District, "PUD" Planned Unit Development District and "PBP" Planned Business Park District to "PUD" Planned Unit Development District classification for the Airport Commerce Park South PUD; and

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on June 18, 2015, its members voted 11-0 in support of a motion to recommend **APPROVAL** of a request from Airport Development, LLC (developer), represented by Gerard Nugent (officer), for review and approval of the Second Amendment to the Airport Commerce Park South PUD Conceptual Plan to reduce the minimum required front yard setback for the Property from 50 feet to 40 feet to accommodate redevelopment, subject to revisions set forth in the attached communication from the Commission; and

WHEREAS, the Property is legally described as follows:

A PARCEL OF LAND IN OUTLOT "X", AIRPORT COMMERCE PARK PLAT 1, AN OFFICIAL PLAT, CITY OF DES MOINES, AND A PARCEL OF LAND IN THE N 1/2 SW 1/4 SECTION 32, NE 1/4 SE 1/4 SECTION 31, AND SE 1/4 NE 1/4 SECTION 31, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF DES MOINES, POLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF SAID OUTLOT "X"; THENCE S00°00'00"E, 437.27 FEET ALONG THE EAST LINE OF SAID OUTLOT "X" TO A POINT; THENCE S90°00'00"W, 165.00 FEET ALONG SAID EAST LINE TO A POINT; THENCE S00°00'00"E, 80.00 FEET ALONG SAID EAST LINE TO A POINT; THENCE S07°10'39"W, 327.57 FEET ALONG SAID EAST LINE TO A POINT; THENCE S00°01'25"W, 476.74 FEET ALONG SAID EAST LINE TO A POINT ON THE SOUTH LINE OF SAID PLAT; THENCE S89°25'31"E, 1168.19 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE S00°06'41"W, 773.04 FEET TO A POINT; THENCE N89°25'01"W, 2603.68 FEET TO A POINT; THENCE S00°06'47"W, 545.27 FEET TO A POINT; THENCE N89°40'39"W, 1319.87 FEET TO A POINT; THENCE N00°05'21"E, 1318.60 FEET TO A POINT; THENCE N00°03'46"E, 196.22 FEET TO A POINT; THENCE N69°41'02"E, 2486.54 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1043.73 FEET AND A CHORD BEARING OF N57°25'02"E, AN ARC LENGTH OF 446.91 FEET TO A POINT ON THE NORTH LINE OF SAID AIRPORT COMMERCE PARK PLAT 1; THENCE S89°34'53"E, 256.15 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING AND CONTAINING 134.130 ACRES MORE OR LESS
AND



Date July 13, 2015

-2-

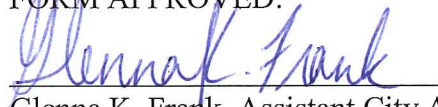
LOTS 1, 2, 3, 4, 5, 'B' AND 'C', AIRPORT COMMERCE PARK PLAT 1.
ENTIRE PARCEL CONTAINS 163.127 ACRES MORE OR LESS.

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

1. That the attached communication from the Plan and Zoning Commission is hereby received and filed.
2. That the meeting of the City Council at which the proposed Second Amendment to the Airport Commerce Park South PUD Conceptual Plan is to be considered shall be held in the Council Chambers, City Hall, Des Moines, Iowa, at 5:00 p.m. on July 27, 2015, at which time the City Council will hear both those who oppose and those who favor the proposal.
3. That the City Clerk is hereby authorized and directed to cause notice of said proposal in the accompanying form to be given by publication once, not less than seven (7) days and not more than twenty (20) days before the date of hearing, all as specified in Section 362.3 and Section 414.4 of the Iowa Code.

MOVED BY _____ TO ADOPT.

FORM APPROVED:



Glenna K. Frank, Assistant City Attorney

(ZON2015-00105)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MAHAFFEY				
MOORE				
TOTAL				

MOTION CARRIED

APPROVED

Mayor

CERTIFICATE

I, DIANE RAUH, 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.

City Clerk

Date July 13, 2015

Agenda Item 25

Roll Call # _____



July 6, 2015

Honorable Mayor and City Council
City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their meeting held June 18, 2015, the following action was taken regarding a request from Airport Development, LLC (developer) represented by Gerard Nugent (officer) for review and approval of the 2nd Amendment to the Airport Commerce Park South PUD Conceptual Plan on property located at 7201 and 7301 Southwest 22nd Street.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 11-0 as follows:

<u>Commission Action:</u>	<u>Yes</u>	<u>Nays</u>	<u>Pass</u>	<u>Absent</u>
Dory Briles	X			
JoAnne Corigliano	X			
Jacqueline Easley				X
Tim Fitzgerald	X			
Jann Freed				X
John "Jack" Hilmes	X			
Greg Jones	X			
Sasha Kamper				X
William Page	X			
Jonathan Rosenbloom	X			
Mike Simonson	X			
CJ Stephens	X			
Vicki Stogdill	X			
Greg Wattier	X			

APPROVAL of a request to reduce the minimum required front yard setback from Gannett Avenue to 40 feet for 7301 SW 22nd Street; and to reduce the front yard setbacks from Gannett Avenue and SW 22nd Street to 40 feet for 7201 SW 22nd Street.

(ZON2015-00105)

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the proposed amendment to the PUD Conceptual Plan.

Written Responses

- 4 In Favor
- 0 In Opposition

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. Purpose of Request: The applicant proposes to reduce the minimum required building setbacks from 50 feet to 40 feet for two undeveloped parcels within the business park located at Gannett Drive between Fleur Drive and Southwest 22nd Street. One potential buyer would seek to develop a hotel on the subject parcel north of Gannett Drive (Lot 33).

2. Size of Site: The parcel on the north side of Gannett Drive (Lot 33) is 2.9 acres and the parcel on the south side of Gannett Drive (Lot 1) is 3.8 acres. The overall PUD Conceptual Plan area is 163.1 acres.

3. Existing Zoning (site): "PUD" Planned Unit Development District and "FSO" Freestanding Sign Overlay District.

4. Existing Land Use (site): The two parcels in question are vacant undeveloped parcels. The overall PUD contains light industrial, office, and support commercial uses.

5. Adjacent Land Use and Zoning:

North – "PUD"; Use is Vatterott College.

South – "PUD"; Uses is dental office within the Airport Crossroads PUD.

East – "C-2", "R-5" and "R1-80"; Uses are single-family dwellings, the Fleur Mobile Home Park and Sunset Memorial Gardens cemetery.

West – "PUD"; Use is undeveloped land and office building for Leuwerke and Associates insurance adjusters.

6. General Neighborhood/Area Land Uses: The subject site is located in the eastern edge of the Airport Commerce Park South business park along Fleur Drive. The area is part of a complex of business park developments in proximity to the Des Moines International Airport. The property is located to the north of the interchange of Fleur Drive and Iowa Highway 5.

7. Applicable Recognized Neighborhood(s): The subject property is not located in a recognized neighborhood. All recognized neighborhoods were notified of the Commission meeting by mailing of the Preliminary Agenda on June 1, 2015. Additionally, separate notifications of the hearing for the site plan were mailed on May 29, 2015 (20 days prior to the hearing) and June 8, 2015 (10 days prior to the hearing) to the primary titleholder on file with the Polk County Assessor for each condominium owner within the PUD area and to every owner of property or condominium within 250 feet of the PUD boundary. A Final Agenda was mailed to the recognized neighborhood associations on June 11, 2015.

All agendas and notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Development Division.

The applicant was advised to conduct a neighborhood meeting and will be available to provide a summary at the public hearing.

- 8. Zoning History:** On January 25, 1999, the City Council approved rezoning from “PBP”, “PUD”, and “R1-80” to “PUD” with Ordinance No. 13,676 and also approved the Airport Commerce Park South PUD Conceptual Plan.

On October 28, 1999 the First Amendment to the Airport Commerce Park PUD Conceptual Plan was approved administratively to allow revision of the business park sign locations.

- 9. 2020 Community Character Land Use Plan Designation:** Planned Business Park. This designation is described in the Plan as areas intended for the development of light industry, manufacturing activity, office and warehouse uses. The parks promote a small amount of commercial services and pedestrian amenities for the park workers.
- 10. Applicable Regulations:** The Commission reviews all proposals to amend zoning boundaries or regulations within the City of Des Moines. Such amendments must be in conformance with the comprehensive plan for the City and designed to meet the criteria in 414.3 of the Iowa Code, and taking into consideration the criteria set forth in Chapter 18B of the Iowa Code. The Commission may make recommendations to the City Council on conditions to be made in addition to the existing regulations so long as the subject property owner agrees to them in writing. The recommendation of the Commission will be forwarded to the City Council.

II. ADDITIONAL APPLICABLE INFORMATION

- 1. Drainage:** Engineering review staff have indicated that on the subject parcel north of Gannett Drive (Lot 33), there is an existing 46-foot wide storm sewer and surface water drainage easement along Fleur Drive. This easement was created with the previous subdivision plat design to accommodate storm water management and surface flowage improvements for the surrounding street system. Engineering staff has indicated that development any building or structure placed within 40-feet of Fleur Drive would necessitate a re-design of the storm water management improvements as part of that development.
- 2. Urban Design:** The two parcels in question with the amendment are both corner parcels with street frontages on three sides, each only sharing a single interior lot line with an adjoining parcel. The original intent of the required 50-foot setbacks from street property lines throughout the PUD was to create green space and visual site lines surrounding development within the business park. While the reduction would reduce this slightly, it would create parcels which are more developable given their size and multiple frontages.

There has been concern expressed by representatives of property owners to the south of the subject parcel south of Gannett Drive (Lot 1), that the reduction of the setback along Fleur Drive from 50 feet to 40 feet would create more potential impact to the visibility of their property from southbound traffic on Fleur. They have expressed that many of their patients arrive from the Airport and their exposure is important for way finding. Staff would note the dental clinic is currently setback approximately 200 feet from Fleur Drive and would experience diminished exposure to southbound traffic on Fleur Drive whether a building was built with a 50-foot or 40-foot setback from that right-of-way.

SUMMARY OF DISCUSSION

Jason Van Essen presented the staff report and recommendation. The applicant revised their request to address concern of the property owner to the south. The revised proposal reduces the front yard setback from Gannett Avenue to 40 feet for 7301 SW 22nd Street; and the front yard setbacks from Gannett Avenue and SW 22nd Street to 40 feet for 7201 SW 22nd Street. The other setbacks proposed to be reduced would remain at 50 feet.

Will Page asked for verification that the adjacent property owner to the south who is no longer opposed and supports the revised request.

Jason Van Essen stated that is correct.

Jerry Oliver Civil Engineering Consultants 2400 85th Street stated staff has represented their proposal very clearly. They started out proposing to reduce setbacks from 50 feet to 40 feet. On the three sided lots where there are streets on the three sides they are finding that at least on one proposal they are looking at they are having some difficulty in fitting the buildings on these three sided lots with the 50 feet setbacks and likewise easements that are going through some of them. Therefore, they have asked to amend the PUD Concept Plan to allow the 40 feet on the sides that were indicated in the amended proposal. He believes that they have now reached an agreement with their neighbors to the south to provide the reduce setbacks on the three sides.

Dory Briles asked if there was a neighborhood meeting held.

Jerry Oliver stated no there was not a neighborhood meeting held.

Jonathan Rosenbloom asked who Dickinson Law Firm represents?

Jerry Oliver stated the Dickinson Law Firm represents the property owner immediately to the south.

CHAIRPERSON OPENED THE PUBLIC HEARING

There was no one to speak in favor or in opposition of the applicant's request.

CHAIRPERSON CLOSED THE PUBLIC HEARING

COMMISSION ACTION:

Mike Simonson moved staff recommendation for approval of the revised amendment to the PUD Conceptual Plan.

Motion passed 11-0.

Respectfully submitted,



Michael Ludwig, AICP
Planning Administrator

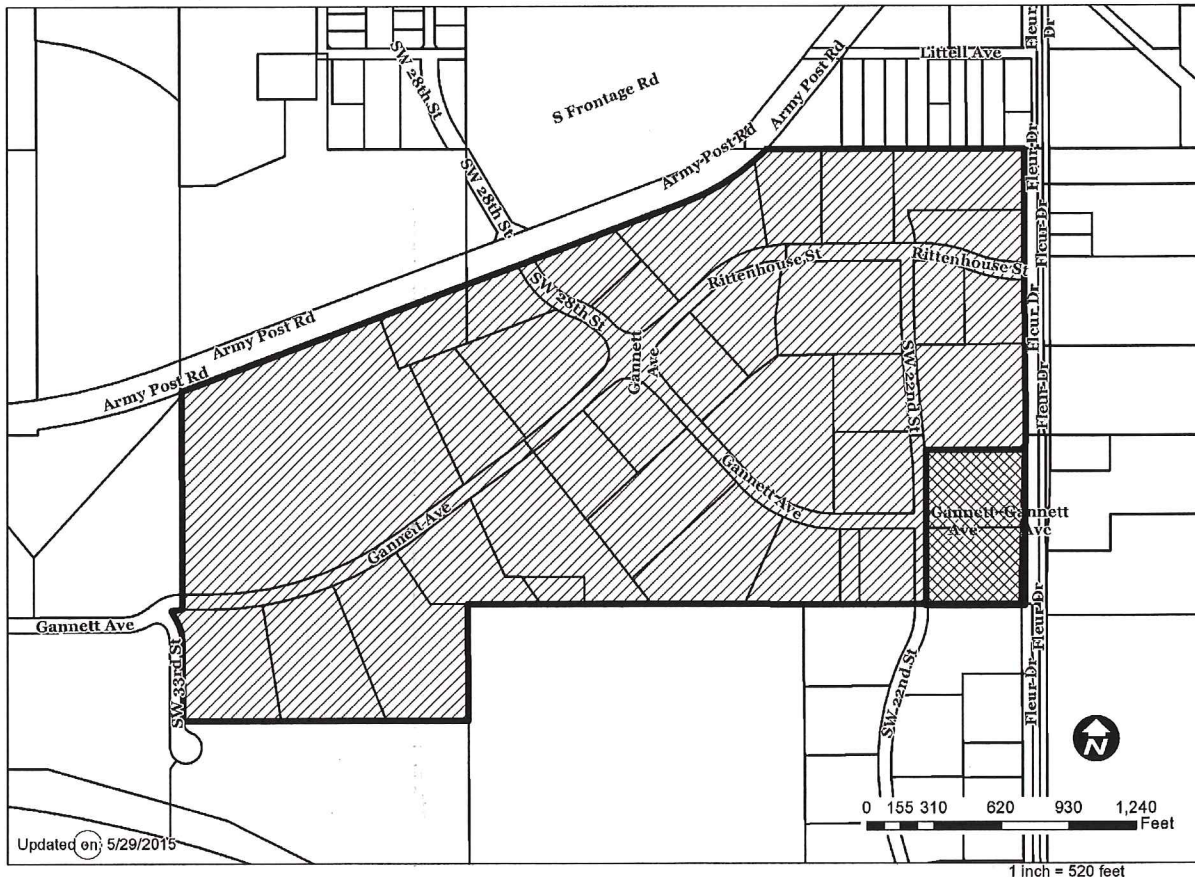
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Attachment

Airport Development, LLC (owner) represented by Gerard Nugent (officer) for property located at 7201 and 7301 Southwest 22nd Street.		File # ZON2015-00105		
Description of Action	Approval of the reduce the minimum required front yard setback from Gannett Avenue to 40 feet for 7301 SW 22nd Street; and to reduce the front yard setbacks from Gannett Avenue and SW 22nd Street to 40 feet for 7201 SW 22nd Street.			
2020 Community Character Plan	Current: Planned Business Park. Proposed: N/A.			
Mobilizing Tomorrow Transportation Plan	No planned improvements.			
Current Zoning District	"PUD" Planned Unit Development and "FSO" Freestanding Sign Overlay District.			
Proposed Zoning District	N/A.			
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition
Inside Area	4	0		
Outside Area				
Plan and Zoning Commission Action	Approval	11-0	Required 6/7 Vote of the City Council	Yes
	Denial			No
				X

Airport Development Park, LLC, Vicinity of 7201 & 7301 Southwest 22nd Park

ZON2015-00105



1 Inch = 520 feet

Item ZON2015-00105 Date 6-10-15

I (am) (am not) in favor of the request.

RECEIVED
COMMUNITY DEVELOPMENT DEPARTMENT

JUN 15 2015

Print Name Airport Commerce Condominium

Signature [Signature]

Address 1501 River Dr Moline IL 61265

Reason for opposing or approving this request may be listed below:

Allowing development closer to
street can enhance suburban
feel by adding a more
urban element.

Item ZON2015-00105 Date 6-10-15

I (am) (am not) in favor of the request. same as Airport Commerce Condominium

(Circle One)

Print Name Johnny's Italian Steakhouse

Signature [Signature] LLC

Address 1501 RIVER DR Moline IL

61265

Reason for opposing or approving this request may be listed below:

Current development best practices
CAN ACCOMMODATE smaller
setbacks

Item ZON2015-00105

I (am) (am not) in favor of the request.

Date 6-10-15

RECEIVED
COMMUNITY DEVELOPMENT DEPARTMENT

JUN 15 2015

Print Name HOA Hotels LLC

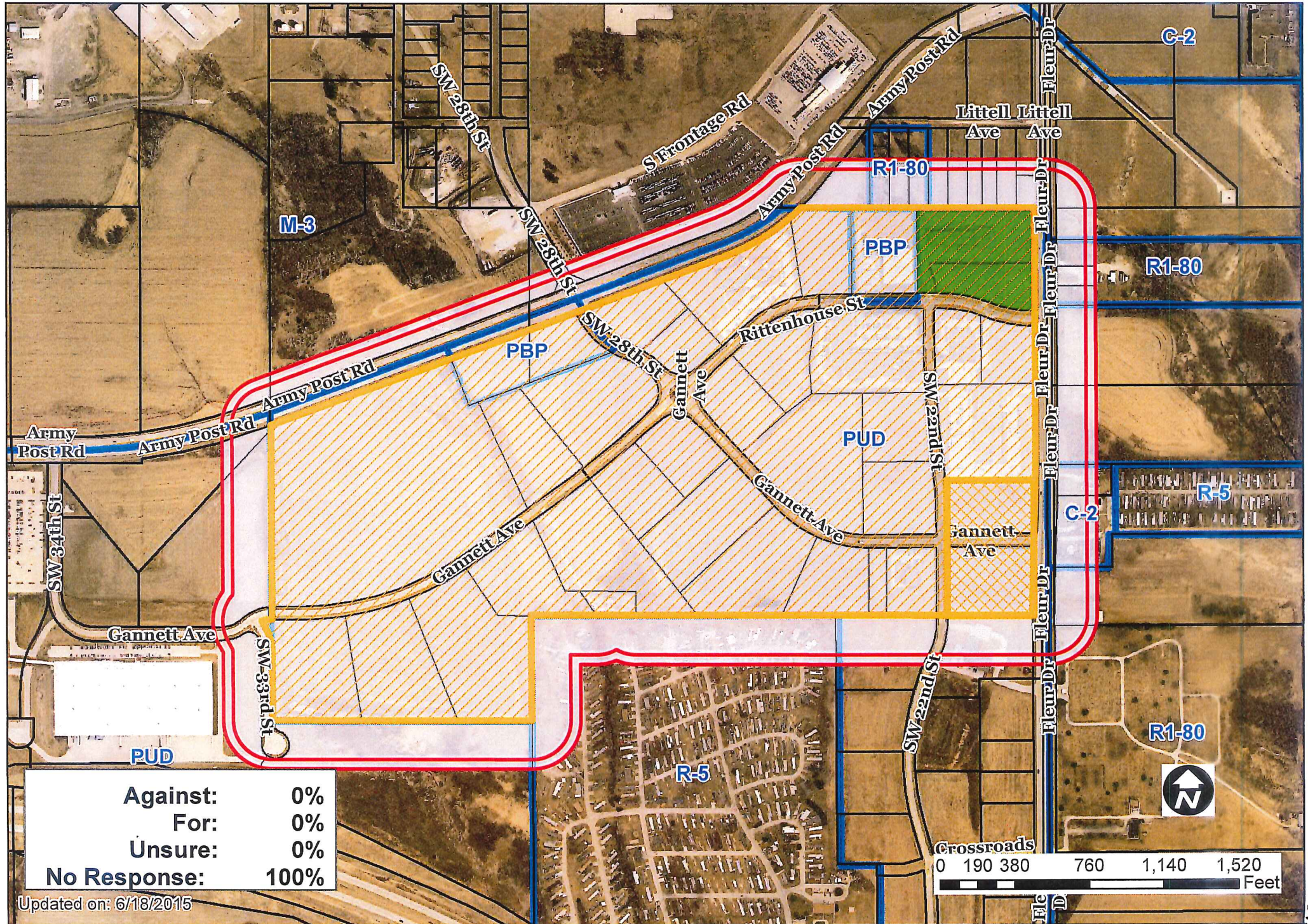
Signature [Signature]

Address 1501 River Dr Moline IL

61265

Reason for opposing or approving this request may be listed below:

Will NOT materially alter
Nature of Development.





DICKINSONLAW
Dickinson Mackaman Tyler & Hagen P.C.

Jeffrey G. Baxter
(515) 246-4506
jbaxter@dickinsonlaw.com

June 15, 2015

Des Moines Community Development Department
c/o Erik Lundy
400 Robert D. Ray Drive
Des Moines, Iowa 50309

Via E-mail
emlundy@dmgov.org

Re: Conditional Withdrawal of Objection to Proposed Second Amendment to the Airport Commerce Park South PUD Conceptual Plan

Dear Members of the Commission:


This correspondence shall serve as the conditional withdrawal of the formal objection to the Second Amendment (the "Amendment") which I filed on June 10, 2015.

I have been in communication with counsel for the Applicant, and believe we have come to a mutually agreeable resolution of the Amendment to the PUD. The agreement we reached with the Applicant was that the Applicant would not seek a reduction of the setback requirements along Fleur Drive, for either the property located at 7301 SW 22nd Street ("7301 Property"), or the property located at 7201 SW 22nd Street ("7201 Property"). In addition, the Applicant would not seek a reduction in the setback requirements for the 7301 Property along SW 22nd Street.

My clients withdraw their objections to the Second Amendment, if, and so long as, the Amendment conforms to this agreement. To be clear – a reduction in the setback requirements along Gannett Avenue for either the 7201 or the 7301 Property from 50' to 40' and a reduction to the setback requirements along SW 22nd for 7201 SW 22nd from 50' to 40' is not objected to by my clients.

Notwithstanding the foregoing, should the Amendment not conform with the terms described above, or should the Applicant (or any other party) seek to reduce the setback requirements along Fleur Drive for either the 7201 or 7301 Property, or along SW 22nd Street for the 7301 Property, then, my clients' objections, as stated in my correspondence dated June 10, 2015, will be renewed.

Should there be any questions concerning this conditional withdrawal, please contact me.

Very truly yours,

Jeffrey G. Baxter

00563472-1
Cc: Tom Whitman

PLANNING DEVELOPMENT STANDARDS

All provisions of Chapter 20-4-02, PUP District Regulations, City of Des Moines Zoning Ordinance, are incorporated except the following:

- 1. Height lots shall be 200 feet as measured at the building setback line.
- 2. Maximum lot area shall be 2 acres. Lots 1, 2, 23, 24, and 25 of Airport Commerce Park South, Plat 2, and Lot A shall have a minimum lot size of one acre.
- 3. Land Use
 - a. PUP Support Commercial uses shall be allowed on Lot 1, the east half of Lot 23, Lots 24, and 25 and all of Airport Commerce Park South, Plat 2, and Lot A.
 - b. PUP Support Commercial uses shall be allowed on the entire area of Lot 23 if the entire parcel is developed as a single building.
 - c. C-1 uses and all other C-1 and support commercial uses shall be allowed on Lot 23 and 24 and 25 and all of Airport Commerce Park South, Plat 2, and Lot A.
 - d. If Lots 1 and 23 are split, C-1 uses are only allowed on lots with frontage on Fleur Drive, and common access for separate development shall be provided.
 - e. No Tax Assessments will be provided for lots with commercial or support commercial uses.
 - f. C-1 uses shall be allowed on Lot 24, 23, Lots 23 and 24 are combined and developed on a single building.
- 4. C-1 and PUP support commercial uses shall have a minimum of 3500 open space.

- 5a. Setbacks for the two C-1 and support commercial lots located at the corner of Garnett Avenue and Fleur Drive shall be as follows:
 - a. Building Setback
 - Front - 40 feet
 - Rear - 20 feet
 - Side - 20 feet, or fifteen one side
 - b. Setbacks for all other C-1 and support commercial lots shall be as follows:
 - Front - 15 feet
 - Rear and side - 5 feet. Parking setbacks shall not apply to C-1 or support commercial use lots with shared driveway access lot lines.
- 6. Street trees may be substituted for the minimum landscape requirements for individual lots.

BUILDING DESIGN STANDARDS

All buildings shall be designed to ensure that individual architectural, compatibility with each other and with the Airport Commerce Park South environment. Buildings within Airport Commerce Park South shall be constructed of permanent materials such as brick, architectural precast panels, tilt-up concrete panels, stone, and glass. Material innovation and progressive structural design are encouraged when permitting and structural building strength are the result.

All building and site plans shall be submitted and must be approved by the Airport Commerce Park South Architectural Review Committee in the responsibility of the individual site developer to verify and confirm that all applicable codes and requirements of governing agencies and obtain all required permits and approvals prior to construction.

PROHIBITED BUILDING MATERIALS

The following list of materials and finishes are prohibited and may not be used as exterior surfaces of any building.

- 1. Plywood
- 2. Composite siding such as hardwood siding
- 3. Composite building panels such as metal faced plywood or modular panels
- 4. Pre-engineered metal installed with exposed fasteners
- 5. All plastic (except sign)
- 6. EPS insulation
- 7. Common concrete block, except for rear building walls which are not visible from a public street.

The architectural Review Committee may allow other exceptions for the use of materials and finishes if they can be demonstrated to be aesthetically pleasing, or if they are essential to the structural integrity of the building.

COLORS

Aluminum colors include earth tones and other muted colors. Exterior primary colors will be allowed to accent architecturally significant building details, but must contribute to the building's overall attractiveness and design.

Some building materials shall be of consistent color, tone and quality. Inadequate variations in color, texture and texture resulting from casting, manufacturing, fabrication, etc. or exterior building materials will not be allowed.

Walls built with common concrete block shall be painted. The Architectural Review Committee shall have the right to require that single concrete panels be painted.

ARCHITECTURAL SCREENS

All architectural and electrical equipment necessary for the development of an individual site or building shall be screened to building front side views and rear elevations if their rear elevation is visible from a public street. The screening device shall be architecturally compatible with the building design and constructed of the material. Exceptions may be made for architectural details such as air conditioning, above ground well, water tower, water tower, satellite dishes and other communication equipment and other architectural details which harmonize with the architecture or screened. Landscaping, trellis, pergolas, awns, overhangs, storage areas, and other screening devices may be used to screen equipment and other screening devices necessary for the development of a site or building shall be integrated into the overall architecture of the building by being fully enclosed or architecturally screened from view.

PARKING DESIGN STANDARDS

Off-street parking and loading areas shall conform to Chapter 20-4-02, paragraph (2)(b) and Chapter 20-4-02, 20-4-02(2)(b) of the ZONING ORDINANCE, CITY OF DES MOINES, IOWA.

All parking areas shall be screened from streets and public sidewalks by planting, earth berms or other screening devices which provide a visual screen between the parking area and adjacent property. Earth berms shall be at least 6 feet high and supplemented with plant materials which provide a visual screening effect. Earth berms shall not be required for lots with PUP support commercial or C-1 principal permitted uses.

LANDSCAPING

The minimum landscape planting requirements for individual lots shall be two trees and three shrubs per 3500 sq. ft. of open space. Plant materials sizes shall be as follows:

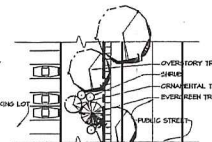
- Trees: 2 1/2" - 3" DBH caliper
- 20" - 40" x 2" - 3" DBH caliper
- Boluses: 8" - 10" DBH caliper or 1 1/2" caliper
- *Minimum height for averages shall be 6' and may be covered as 2" - 2 1/2" caliper for requirements

Shrubs: 10 to 24" balled & burlapped or container**

**Minimum height for averages shall be 6' and may be covered as 2" - 2 1/2" caliper for requirements

The planting plan shall be submitted for approval by the Airport Commerce Park South Architectural Review Committee and the City of Des Moines. The planting plan must be signed by a landscape architect registered in the State of Iowa.

LANDSCAPING IS ALLOWED IN THE CENTER 50' RADII OF THE TRAFFIC CIRCLE PER AGREEMENT WITH THE CITY OF DES MOINES.



PARKING LOT SCREENING - PLAN NO SCALE

Each lot shall have a minimum of one shrub 24" high located at an entry side entrance from a public street. The sign shall conform to local, state or federal requirements. Signs on each lot shall be complimentary in style and design with the lot. All signs and materials shall also conform with the sign requirements set forth in 20-4-02, PUP District Regulations.

Lots that front Army Post Road and Fleur Drive may have a maximum of 40 square feet of sign face on each side of an entrance sign. Lots that front Airport Commerce Park South Internal streets may have a maximum 25 square feet of sign face on each side of a non-entrance sign.



VICINITY SKETCH NORTH NO SCALE

AMENDED CONCEPT PLAN AIRPORT COMMERCE PARK SOUTH

OWNER/DEVELOPER WEST LAKES PROPERTIES, L.P. 5000 WESTON PARKWAY, SUITE 400 WEST DES MOINES, IOWA 50326 PH: (515) 293-1000

LEGAL DESCRIPTION

A PARCEL OF LAND OUTLOT 'A', AIRPORT COMMERCE PARK PLAT 1, AN AMENDED CONCEPT PLAN, CITY OF DES MOINES, AND A PARCEL OF LAND IN THE N 1/2 S 1/4 SECTION 32, NE 1/4 SE 1/4 SECTION 31, AND SE 1/4 NE 1/4 SECTION 31, TOWNSHIP 19 NORTH, RANGE 24 WEST, 5TH P.M., CITY OF DES MOINES POLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF SAID OUTLOT 'A', THENCE 500°02'00" E 431.21 FEET ALONG THE EAST LINE OF SAID OUTLOT 'A' TO A POINT, THENCE S00°00'00" E 105.00 FEET ALONG SAID EAST LINE TO A POINT, THENCE S00°00'00" E 60.00 FEET ALONG SAID EAST LINE TO A POINT, THENCE S07°10'00" W 151.75 FEET ALONG SAID EAST LINE TO A POINT, THENCE S00°02'00" W 476.74 FEET ALONG SAID EAST LINE TO A POINT ON THE SOUTH LINE OF SAID PLAT 1, THENCE S02°39'18" E 164.81 FEET ALONG SAID SOUTH LINE TO A POINT, THENCE S00°06'47" W 175.94 FEET TO A POINT, THENCE N45°00'00" E 262.60 FEET TO A POINT, THENCE S00°06'47" W 345.22 FEET TO A POINT, THENCE N04°40'54" E 357.07 FEET TO A POINT, THENCE N00°00'00" E 389.94 FEET TO A POINT, THENCE N07°08'46" E 116.22 FEET TO A POINT, THENCE N04°40'54" E 246.54 FEET TO A POINT, THENCE S07°10'00" W 195.75 FEET TO A POINT, THENCE THE LEFT HAVING A RADIUS OF 194.75 FEET AND A CHORD BEARING OF N0°25'00" E A LENGTH OF 448.34 FEET TO A POINT ON THE NORTH LINE OF SAID AIRPORT COMMERCE PARK PLAT 1, THENCE S04°33'32" E 254.65 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING AND CONTAINING 1343.60 ACRES, MORE OR LESS.

AND LOTS 1, 2, 3, 4, 5, 'B' AND 'C', AIRPORT COMMERCE PARK PLAT 1, ENTIRE PARCEL CONTAINS 163.121 ACRES MORE OR LESS.

ZONING EXISTING - R-80 & P.B.P. & P.U.D. PROPOSED - P.U.D.

UTILITIES SOURCE OF WATER SUPPLY - CITY OF DES MOINES WATER WORKS SYSTEM. SEWER DISPOSAL - PROVISIONS OF CITY OF DES MOINES SANITARY SEWER SYSTEM. STREETS AND UTILITIES SHALL BE DEDICATED TO THE CITY.

NOTES 1. STREET RIGHT OF WAY WILL BE DEDICATED TO THE CITY OF DES MOINES. 2. PUBLIC SIDEWALKS ARE REQUIRED ON BOTH SIDES OF PUBLIC STREETS. HOWEVER, ONE 8-FOOT SIDEWALK MAY BE LOCATED ON THE SOUTH AND WEST SIDE OF 28th STREET BETWEEN ARMY POST ROAD AND FLEUR DRIVE AT THE 150' TO 100' PLUG SIDEWALKS.

3. STREET NAMES WILL BE ASSIGNED BY THE CITY OF DES MOINES. 4. EXISTING TREES WILL BE SAVED TO THE EXTENT THAT THEY ACCOMMODATE GRADING AND UTILITY INSTALLATION ON INDIVIDUAL LOTS.

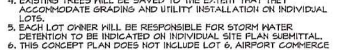
5. EACH LOT OWNER WILL BE RESPONSIBLE FOR STORM WATER DETENTION TO BE INDICATED ON INDIVIDUAL SITE PLAN SUBMITTAL. 6. THIS CONCEPT PLAN DOES NOT INCLUDE LOT 6, AIRPORT COMMERCE PARK PLAT 1.

7. LOT 5, AIRPORT COMMERCE PARK, PLAT 1 SHALL HAVE LIMITED ACCESS TO FLEUR DRIVE. 8. CONSTRUCTION FOR THIS PLAN WILL LIKELY COMMENCE IN THE SPRING OF 1994.

9. A 3-METER WIDE BIKE TRAIL IS REQUIRED ALONG THE SOUTH SIDE OF ARMY POST ROAD. 10. ALL STREETS SHALL BE 31' BY 8'. 11. A SHARED RIGHT OF WAY CUT ACCESS DRIVE SHALL BE ALLOWED BETWEEN LOT A AND LOT 1, AND LOTS 25 & 30 FROM ARMY POST ROAD.

12. AN ADJACENT UTILITY CONCERN MAY BE CONTACTED FOR INFORMATION ON THE LOCATION OF UTILITY LINES. 13. ANY CHANGES TO THIS PLAN SHALL BE APPROVED BY THE CITY OF DES MOINES.

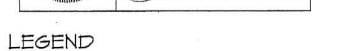
CERTIFICATION



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT HAS BEEN PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA. DATE: MAY 21, 2007

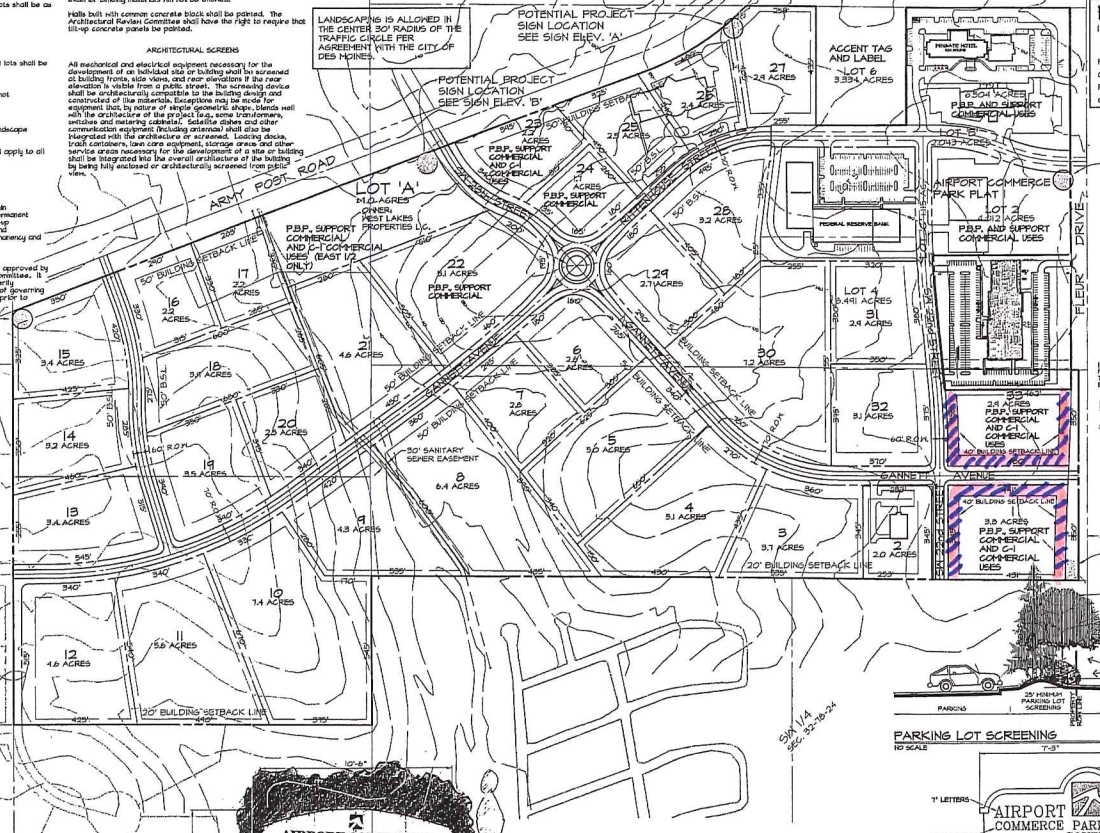
LEGEND

- EXISTING/PROPOSED
- FLAT BOUNDARY
- SECTION CORNER
- STORM SEWER 1 SIZE
- SANITARY SEWER 1 SIZE
- WATER MAIN 4 SIZE
- MANKLE
- STORM INTAKE
- FIRE HYDRANT VALVE
- EXISTING CONTOURS



DATE: NOVEMBER 2, 1994 REVISION: MARCH 22, 2007 APRIL 25, 2007 MAY 21, 2015

CEC CIVIL ENGINEERING CONSULTANTS, INC. 2481 86TH STREET, UNIT 13 DES MOINES, IOWA 50322-4379 PHONE: 515.276.4884 FAX: 515.276.7084 E-B921



FIRST AMENDMENT

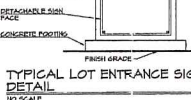
1. REVISE THE FRONT YARD SETBACK ON LOTS 1 AND 39 LOCATED AT GARNETT AVENUE AND FLEUR DRIVE FROM 50 FEET TO 40 FEET. 2. REVISE THE ZONING ACTION TO CITY COUNCIL APPROVAL. 3. REVISE THE ROLL CALL NUMBER. 4. REVISE THE ORDINANCE NUMBER.

POTENTIAL PROJECT SIGN LOCATION



TYPICAL LOT ENTRANCE SIGN DETAIL NO SCALE

POTENTIAL PROJECT SIGN LOCATION



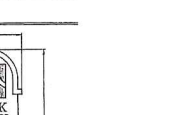
LANDSCAPE PLANNO SCALE

POTENTIAL PROJECT SIGN LOCATION



PARKING LOT SCREENING NO SCALE

POTENTIAL PROJECT SIGN LOCATION



TEMPORARY MARKETING SIGN SIGN ELEVATION 'A' NO SCALE

FINAL CONCEPT PLAN AMENDMENT APPROVAL

APPROVED BY ACCORDANCE WITH SECTION 20-4-14(1)(b) DES MOINES MUNICIPAL CODE AS AMENDED. NO CHANGES IN THIS PLAN UNLESS APPROVED IN WRITING FROM THE PLANNING DIRECTOR. DATE: _____ PLANNING DIRECTOR: _____ FILE NUMBER: _____



SIGN ELEVATION 'B' NO SCALE SEC. 31-18-24 SEC. 32-18-24

25

P.U.D. DEVELOPMENT STANDARDS

- All provisions of Chapter 204-14.022, PUP Ordinance, City of Des Moines Zoning Ordinance, are incorporated except the following:
 - Minimum lot width shall be 200 feet as measured at the building setback line.
 - Front setback shall be 2 acres. Lots 1, 22, 23, 24, and 30 of Airport Commerce Park South, Plat 2, and Lot A shall have a minimum lot size of one acre.
- Land Use:**
 - PBP Support Commercial uses shall be allowed on Lot 1, the east half of Lot 22, Lot 23, 24, and 30 in Airport Commerce Park South, Plat 2, and Lot A and Lot 1 and 2 of Airport Commerce Park, Plat 1.
 - PBP Support Commercial uses shall be allowed on the entire area of Lot 22 if the entire parcel is developed as a single building.
 - C-1 uses are allowed on Lots 1, 23 and 30 and 39 all in Airport Commerce Park South, Plat 2 and the east half of Lot A.
 - If Lots 1 and 39 are split, C-1 uses are only allowed on lots with frontage on Fleur Drive, and common access for separate development buildings shall be provided.
 - Use for abandoned lots will be provided with commercial or support commercial use.
 - C-1 uses shall be allowed on Lots 2, 9, Lots 23 and 24 are combined and developed as a single building.
- C-1 and PBP support commercial use lots shall have a minimum of 35K open space.
- Setbacks for the C-1 and PBP support commercial lots located at the corner of Garnett Avenue and Fleur Drive shall be as follows:
 - Building Setback:
 - Front - 40 feet
 - Side - 20 feet
 - Side - 20 feet, 3' minimum one side
 - Setbacks for all other C-1 and PBP support commercial lots shall be as follows:
 - Building Setback:
 - Front - 20 feet
 - Side - 20 feet, 3' minimum one side
 - Fronting setbacks for C-1 and PBP support commercial lots shall be as follows:
 - Front - 15 feet
 - Rear and side - 5 feet. Fronting setbacks shall not apply to C-1 or support commercial use lots with shared driveway access lot lines.
- Street trees may be located towards the minimum landscape requirements for individual lots.

BUILDING DESIGN STANDARDS

- All buildings shall be designed to ensure their individual attractiveness, consistently with each other and with the Airport Commerce Park South. Buildings within Airport Commerce Park South shall be constructed of permanent materials such as brick, architectural concrete panels, light-colored panels, stone, and glass. Historical innovation and progressive structural design are encouraged when permanent and structural building strength are the result.
- All building and site plans shall be submitted and must be approved by the Airport Commerce Park, L.C. Architectural Review Committee. It is the responsibility of the individual site developer to verify and conform with all applicable codes and regulations of governing agencies and obtain all required permits and approvals prior to construction.

PROHIBITED BUILDING MATERIALS

- The following list of materials and finishes are prohibited and may not be used on exterior surfaces of any building:
 - Plastic
 - Composite siding such as hardwood siding
 - Composite building panels such as metal faced plywood or moderate panels
 - Any material that requires fasteners
 - All plastic (except signs)
 - EPF
 - Common concrete block, except for rear building walls which are not visible from a public street.
- The following roofing materials may not be used on any building:
 - Asbestos cement shingles
 - Asphalt shingles

- The Architectural Review Committee may allow other materials for prohibited building materials when the architectural design of the building is exceptional and the project is of sufficient size and scale to create its own distinct environment.
- COLORS**
 - Allowable colors include earth tones and other muted colors. Warm primary colors will be allowed to accent architectural highlighting details, but must contribute to the building's overall attractiveness and design.
 - Some building materials shall be of consistent color, tone and quality. Inconsistent variations in color, pattern and texture resulting from casting, manufacturing, fabrication, etc. of exterior building materials will be allowed.
- Halls built with common concrete block shall be painted. The Architectural Review Committee shall have the right to require that landscaping treatments will be allowed.

ARCHITECTURAL SCREENS

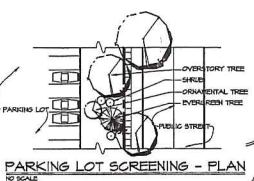
All architectural and other treatments necessary for the development of an individual site or building shall be screened by brick, stone, stone veneer, or other materials of like material or color. The screening device shall be architecturally compatible with the building design and constructed of like materials. Exceptions may be made for equipment, such as air conditioning units, satellite dishes and other communication equipment (including antennae) shall also be screened with like or otherwise screened, including devices, antennas and other equipment. Landscaping and other service areas necessary for the development of a site or building may be screened from the overall architecture of the building by being enclosed or architecturally screened from public view.

PARKING DESIGN STANDARDS

- Off-street parking and loading areas shall conform to Chapter 2A-14.022, paragraph (a)(3) and Chapter 2A-24 and 2A-25 of the ZONING ORDINANCE, CITY OF DES MOINES, IOWA.
- All parking areas shall be screened from on-site drive and public thoroughfares by location, earth berms and plant materials which provide a good degree of screening effect. Earth berm barriers are not required for lots with PBP support commercial or C-1 principal permitted use.

LANDSCAPING

- The minimum landscape planting requirements for individual lots shall be two trees and three shrubs per 3,000 sq. ft. of open space. Plant materials shall be as follows:
 - Trees:
 - 50' x 6" - 1 1/2" caliper
 - 30' x 6" - 1 1/2" caliper
 - Radius - 8' - 10' or smaller or 1 1/2" caliper
 - *Minimum height for evergreens shall be 6' and may be considered as 2 - 2 1/2" caliper for requirements
 - Shrubs:
 - 20' to 24", balled & burlapped or container**
- Modifications: For every three (3) shrubs in excess of the minimum requirements, one (1) 1 1/2" caliper tree may be substituted per acre.
- The planting plan shall be submitted for approval by the Airport Commerce Park, L.C. Architectural Review Committee and the City of Des Moines. The planting plan must be signed by a landscape architect registered in the State of Iowa.



Each lot shall have a minimum of one entrance sign located at a primary site entrance from a public street. The sign shall conform to the material standards identified on the Lot Entrance Sign Detail. Signs on each lot shall be complementary in style and color. PBP support commercial or C-1 principal permitted uses, shall also comply with the sign requirements set forth in 204-14.022, PUP District Regulations.

Lots that front Army Post Road and Fleur Drive may have a maximum of 40 square feet of sign face on each side of a street sign. Lots that front Airport Commerce Park South internal streets shall have a maximum 22 square feet of sign face on each side of a non-street sign.



AMENDED CONCEPT PLAN AIRPORT COMMERCE PARK SOUTH

OWNER/DEVELOPER

BEST LAKES PROPERTIES, L.C.
5000 WESTON PARKWAY, SUITE 400
WEST DES MOINES, IOWA 50259
PH: (515) 223-4000

LEGAL DESCRIPTION

A PARCEL OF LAND IN OUTLOT 'X', AIRPORT COMMERCE PARK PLAT 1, AN ORIGINAL PLAT, CITY OF DES MOINES, AND A PARCEL OF LAND IN THE 1/2 SE 1/4 SECTION 32, NE 1/4 SE 1/4 SECTION 31, AND SE 1/4 NE 1/4 SECTION 31, TOWNSHIP 18 NORTH, RANGE 12 WEST OF THE 5TH P.M., CITY OF DES MOINES, POLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF SAID OUTLOT 'X', THENCE 500°00'00"E, 437.1 FEET ALONG THE EAST LINE OF SAID OUTLOT 'X' TO A POINT, THENCE S90°00'00"W, 182.0 FEET ALONG SAID EAST LINE TO A POINT, THENCE S00°00'00"E, 80.0 FEET ALONG SAID EAST LINE TO A POINT, THENCE S01°03'34"W, 321.5 FEET ALONG SAID EAST LINE TO A POINT, THENCE S00°01'25"W, 416.74 FEET ALONG SAID EAST LINE TO A POINT ON THE SOUTH LINE OF SAID PLAT, THENCE S89°22'51"E, 169.3 FEET ALONG SAID SOUTH LINE TO A POINT, THENCE S04°51'17"W, 175.0 FEET ALONG SAID SOUTH LINE TO A POINT, THENCE S01°03'34"W, 80.0 FEET ALONG SAID SOUTH LINE TO A POINT, THENCE N84°40'37"W, 158.1 FEET TO A POINT, THENCE N00°00'00"E, 181.80 FEET TO A POINT, THENCE S01°03'34"W, 162.2 FEET ALONG SAID SOUTH LINE TO A POINT, THENCE N46°56'54 FEET TO A POINT OF CURVATURE, THENCE EASTERLY ALONG A CURVE TO THE SAID AIRPORT COMMERCE PARK SOUTH PLAT 1, BEING A PART OF A CURVE OF RADIUS 124.3 FEET AND A CHORD OF N81°23'02"E, AN ARC LENGTH OF 446.81 FEET TO A POINT ON THE NORTH LINE OF SAID AIRPORT COMMERCE PARK SOUTH PLAT 1, BEING A PART OF SAID NORTH LINE ALONG SAID NORTH LINE TO THE POINT OF BEGINNING AND CONTAINING 154.130 ACRES MORE OR LESS.

SECOND AMENDMENT

1. REVISE THE FRONT YARD SETBACK ON LOTS 1 AND 39 LOCATED AT GANNETT AVENUE AND FLEUR DRIVE.

PLANNING & ZONING ACTION

CITY COUNCIL APPROVAL _____

ROLL CALL NUMBER _____

ORDINANCE NUMBER _____

AND

LOTS 1, 2, 3, 4, 5, 'B' AND 'C', AIRPORT COMMERCE PARK PLAT 1, ENTIRE PARCEL CONTAINS 169.121 ACRES MORE OR LESS.

ZONING

EXISTING - R-80 & P.B.P. & P.U.D.

PROPOSED - P.U.D.

UTILITIES

SOURCE OF WATER SUPPLY - CITY OF DES MOINES WATER WORKS SYSTEM.

SEWAGE DISPOSAL - PRIVATELY OWNED CITY OF DES MOINES SANITARY SEWER SYSTEM.

STREETS AND UTILITIES SHALL BE DEDICATED TO THE CITY.

NOTES

- STREET R.O.M. WILL BE DEDICATED TO THE CITY OF DES MOINES.
- 4' PUBLIC SIDEWALKS ARE REQUIRED WITH PLATINGS ON BOTH SIDES OF PUBLIC STREETS. HOWEVER, ONE 4-FOOT SIDEWALK MAY BE LOCATED ON THE SOUTH AND WEST SIDE OF 20th STREET BETWEEN ARMY POST ROAD AND FLEUR DRIVE IN LIEU OF TWO 4-FOOT WIDE SIDEWALKS.
- STREET NAMES WILL BE ASSIGNED BY THE CITY OF DES MOINES.
- EXISTING TREES WILL BE SAVED TO THE EXTENT THAT THEY ACCOMMODATE GRADING AND UTILITY INSTALLATION ON INDIVIDUAL LOTS.
- EACH LOT OWNER WILL BE RESPONSIBLE FOR STORM WATER DETENTION TO BE INDICATED ON INDIVIDUAL SITE PLAN SUBMITTAL.
- THIS CONCEPT PLAN DOES NOT INCLUDE LOT 6, AIRPORT COMMERCE PARK PLAT 1.
- LOT 8, AIRPORT COMMERCE PARK PLAT 1 SHALL HAVE LIMITED ACCESS TO FLEUR DRIVE.
- CONSTRUCTION FOR THIS PLAN WILL LIKELY OCCUR IN THE SPRING OF 1998.
- A SHARED WIDE BIKE TRAIL IS REQUIRED ALONG THE SOUTH SIDE OF ARMY POST ROAD.
- 10' ALL SIDINGS SHALL BE 3' B'D.
- A SHARED RIGHT IN/RIGHT OUT ACCESS DRIVE SHALL BE ALLOCATED BETWEEN LOT A AND LOT I, AND LOTS 25 & 26 FROM ARMY POST ROAD.

CERTIFICATION

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

JERRY R. OLIVER, L.C. No. 1594 DATE: 11/15/98
MY LICENSE EXPIRES: 12/31/00
PAGES OR SHEETS COVERED BY THIS SEAL: See sheet only.

LEGEND

EXISTING/PROPOSED

—	FLAT BOUNDARY
▲	SECTION CORNER
— ST —	STORM SEWER & SIZE
— SAN —	SANITARY SEWER & SIZE
— HW —	WATER MAIN & SIZE
○	MANHOLE
○	STORM INTAKE
⊕	FIRE HYDRANT
⊕	VALVE
—	EXISTING CONTOURS

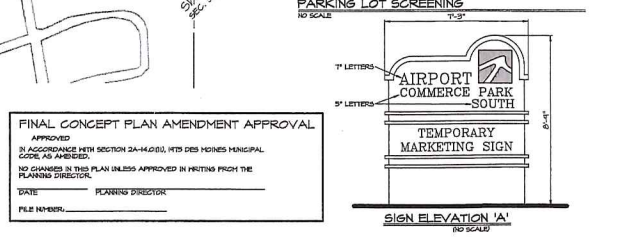
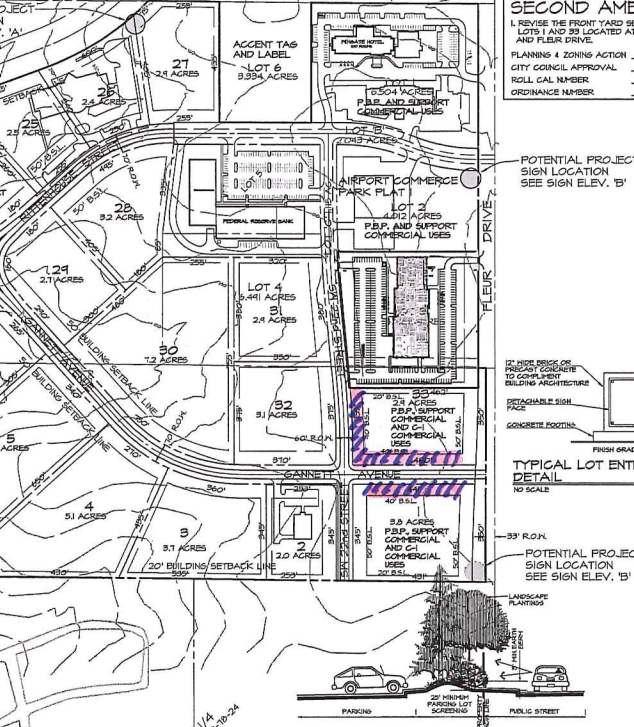
NORTH

SCALE: 1"=200'

DATE: NOVEMBER 2, 1998
REVISION: MARCH 22, 2001
APRIL 25, 2001
JUNE 15, 2015

CEC CIVIL ENGINEERING CONSULTANTS, INC.

2400 86TH STREET, UNIT 12 DES MOINES, IOWA 50322-4379
PHONE: 515.276.4884 FAX: 515.276.7084 E-9421



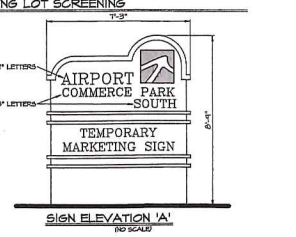
FINAL CONCEPT PLAN AMENDMENT APPROVAL

APPROVED:

IN ACCORDANCE WITH SECTION 204-14.020, IHS DES MOINES MUNICIPAL CODE, I HEREBY APPROVE THIS PLAN UNLESS APPROVED IN WRITING FROM THE PLANNING DIRECTOR.

DATE: _____ PLANNING DIRECTOR: _____

FILE NUMBER: _____



REVISED REQUEST

AMENDED CONCEPT PLAN AIRPORT COMMERCE PARK SOUTH

OWNER/DEVELOPER

WEST LAKES PROPERTIES, L.P.
3000 WESTON PARKWAY, SUITE 400
DES MOINES, IOWA 50394
PH: (515) 223-4000

LEGAL DESCRIPTION

A PARCEL OF LAND IN OUTLOT "X", AIRPORT COMMERCE PARK PLAT 1, AN OFFICIAL PLAT, CITY OF DES MOINES, AND A PARCEL OF LAND IN THE N/2 SW 1/4 SECTION 32, NE 1/4 SE 1/4 SECTION 31, AND SE 1/4 NE 1/4 SECTION 31, TOWNSHIP 16 NORTH, RANGE 24 WEST OF THE 6TH PM. CITY OF DES MOINES POLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHER CORNER OF SAID OUTLOT "X", THENCE 500°00'00"E 491.21 FEET ALONG THE EAST LINE OF SAID OUTLOT "X" TO A POINT; THENCE 500°00'00"E 162.00 FEET ALONG SAID EAST LINE TO A POINT; THENCE 500°00'00"E 60.00 FEET ALONG SAID EAST LINE TO A POINT; THENCE 507°10'00"E 321.57 FEET ALONG SAID EAST LINE TO A POINT; THENCE 500°02'14"E 416.14 FEET ALONG SAID EAST LINE TO A POINT ON THE SOUTH LINE OF SAID PLAT; THENCE 504°25'31"E 168.19 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE 180°00'00"E 168.22 FEET TO A POINT; THENCE N84°20'14"W 206.66 FEET TO A POINT; THENCE 500°47'14"E 545.21 FEET TO A POINT; THENCE 190°40'31"E 194.87 FEET TO A POINT; THENCE N00°02'14"E 186.60 FEET TO A POINT; THENCE N00°00'00"E 186.22 FEET TO A POINT; THENCE N00°00'00"E 2486.54 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 196.22 FEET TO A POINT; THENCE N00°00'00"E 2020.21 FEET ALONG SAID NORTH LINE TO A POINT ON THE NORTH LINE OF SAID AIRPORT COMMERCE PARK PLAT; THENCE S84°34'59"E 256.15 FEET ALONG SAID NORTH LINE TO A POINT OF BEGINNING AND CONTAINING 184.30 ACRES MORE OR LESS.

SECOND AMENDMENT

1. REVISE THE FRONT YARD SETBACK ON LOTS 1 AND 93 LOCATED AT GANNETT AVENUE AND FLEUR DRIVE.

PLANNING & ZONING ACTION
CITY COUNCIL APPROVAL
ROLL CALL NUMBER
ORDINANCE NUMBER

AND
LOTS 1, 2, 3, 4, 5, 'B' AND 'C', AIRPORT COMMERCE PARK PLAT 1. ENTIRE PARCEL CONTAINS 168.21 ACRES MORE OR LESS.

ZONING

EXISTING - R1-80 & P.B.P. & P.U.D.
PROPOSED - P.U.D.

UTILITIES

SOURCE OF WATER SUPPLY - CITY OF DES MOINES WATER WORKS SYSTEM.
SEWERAGE DISPOSAL PROVISION - CITY OF DES MOINES SANITARY SEWER SYSTEM.
STREETS AND UTILITIES SHALL BE DEDICATED TO THE CITY.

- ### NOTES
- STREET R.O.W. WILL BE DEDICATED TO THE CITY OF DES MOINES.
 - 4' PUBLIC SIDEWALKS ARE REQUIRED WITH PLATING ON BOTH SIDES OF PUBLIC STREETS. HOWEVER, ONE 8-FOOT SIDEWALK MAY BE LOCATED ON THE SOUTH AND WEST SIDE OF 30TH STREET BETWEEN ARMY POST ROAD AND FLEUR DRIVE IN LIEU OF TWO 4-FOOT WIDE SIDEWALKS.
 - STREET NAMES WILL BE ASSIGNED BY THE CITY OF DES MOINES.
 - EXISTING TREES WILL BE SAVED TO THE EXTENT THAT THEY ACCOMMODATE GRADING AND UTILITY INSTALLATION ON INDIVIDUAL LOTS.
 - EACH LOT OWNER WILL BE RESPONSIBLE FOR STORM WATER DETENTION TO BE INDICATED ON INDIVIDUAL SITE PLAN SUBMITTAL.
 - THIS CONCEPT PLAN DOES NOT INCLUDE LOT 9, AIRPORT COMMERCE PARK PLAT 1.
 - LOT 9, AIRPORT COMMERCE PARK, PLAT 1 SHALL HAVE LIMITED ACCESS TO FLEUR DRIVE.
 - CONSTRUCTION FOR THIS PLAN WILL BEGIN COMMENCE IN THE SPRING OF 1998.
 - A 3-METER WIDE BIKE TRAIL IS REQUIRED ALONG THE SOUTH SIDE OF ARMY POST ROAD.
 - LOCAL STREETS SHALL BE 30' B.V.B.
 - A SHARED RIGHT TURN CUT OFF DRIVE SHALL BE ALLOWED BETWEEN LOT 1 AND LOT 11, AND LOTS 2 & 26 FROM ARMY POST ROAD.

CERTIFICATION

THESEY CERTIFY THAT THIS ENGINEERING DOCUMENT HAS BEEN PREPARED BY THE ENGINEER OR ARCHITECT OR PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

JERRY P. CLARK
7844
IOWA PROFESSIONAL ENGINEER

DATE OF ORIGINAL DESIGN: 10/16/84
DATE OF LICENSE RENEWAL: DATE IS DECEMBER 31, 2019
PAGES OR SHEETS COVERED BY THIS SEAL: 16 SHEETS (21)

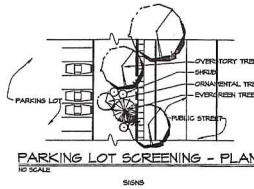
LEGEND

EXISTING/PROPOSED	PLAT BOUNDARY
▲	SECTION CORNER
— ST'—	STORM SEWER & SIZE
— SAN'—	SANITARY SEWER & SIZE
— H'—	WATER MAIN & SIZE
○	MANHOLE
⊖	STORM INTAKE
⊕	FIRE HYDRANT
⊖	VALVE
—	EXISTING CONTOURS

NORTH SCALE: 1"=200'

DATE: NOVEMBER 2, 1998
REVISION: MARCH 22, 2001
APRIL 25, 2007
JUNE 15, 2015

CEC CIVIL ENGINEERING CONSULTANTS, INC.
2400 86TH STREET, UNIT 12 DES MOINES, IOWA 50323-4379
PHONE: 515.276.4884 FAX: 515.276.7084 E-9421



Each lot shall have a minimum of one entrance sign located at a primary site entrance from a public street. The sign shall conform to the material standards identified on the Lot Entrance Sign Detail. Signs on each lot shall be complementary in style and color. P.B.P. support commercial or C-1 principal permitted uses, shall also comply with the sign requirements set forth in 2A-4-02, P.B.P. District Regulations.

Each lot front Army Post Road and Fleur Drive may have a maximum of 48 square feet of sign face on each side of a named sign. Lots that front Airport Commerce Park shall also have a maximum of 48 square feet of sign face on each side of a named sign.



PARKING DESIGN STANDARDS

Off-street parking and loading areas shall conform to Chapter 2A-4-02, paragraph (b)(2) and Chapter 2A-04 and 2A-22 of the ZONING ORDINANCE, CITY OF DES MOINES, IOWA.

All parking areas shall be screened from nearby drives and public right-of-way by location, earth berms and plant materials. Earth berms shall be a minimum of 9 feet above an adjacent parking lot grade height and supplemented with plant materials which provide a good overall screening effect. Earth berm barriers are not required for lots with P.B.P. support commercial or C-1 principal permitted uses.

LANDSCAPING

The minimum landscape planting requirements for individual lots shall be two trees and three shrubs per 5,000 sq. ft. of open space. Plant materials shall be as follows:

Trees: 10% - 8" - 1 1/2" caliper
30% - 40% - 2" - 2 1/2" caliper
Shrubs: 10% - 10" - 1 1/2" caliper
*Minimum height for evergreens shall be 6' and may be counted as 2" - 2 1/2" caliper for requirements.

Shrubs: 10% to 21" called 4 shrubs per container*

Exceptions: For every three (3) shrubs in excess of the minimum requirements, two (2) 1 1/2" caliper trees may be substituted for the requirements, not to exceed two (2) tree substitution per acre.

The planting plan shall be submitted for approval by the Airport Commerce Park, L.P. Architectural Review Committee and the City of Des Moines. The planting plan must be signed by a landscape architect registered in the state of Iowa.

PROHIBITED BUILDING MATERIALS

The following list of materials and finishes are prohibited and may not be used on exterior surfaces of any building:

- Plwood
- Composite siding such as horizontal siding
- Composite building panels such as metal, fibreglass plywood or weathering panels
- Pre-engineered metal building with exposed fasteners
- Metal roofs
- All plastic (except signs)
- Flouler (except signs)
- EPDM
- Common concrete block, except for masonry walls which are not visible from a public street.

The following coating materials may not be used on any building:

- Asphelt
- Asphelt shingles

The Architectural Review Committee may allow other exceptions for prohibited building materials when the architectural design demonstrates a unique and creative solution for which no alternatives are especially well suited. For example, building accents and architectural details on the project by a sufficient site scale to create its own distinct environment.

COLORS

Aluminum colors include earth tones and other muted colors. Vibrant primary colors will be allowed to accent architectural approved structures and design.

Some building materials shall be of consistent color, tone and quality. Noticeable variations in color, pattern and texture resulting from casting, manufacturing, fabrication, etc. of exterior building materials will not be allowed.

Walls built with common concrete block shall be painted. The Architectural Review Committee shall have the right to require that block concrete panels be painted.

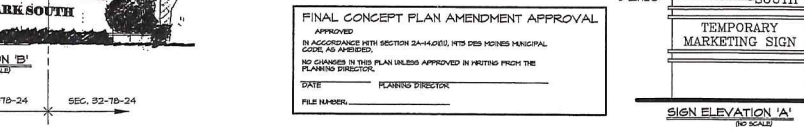
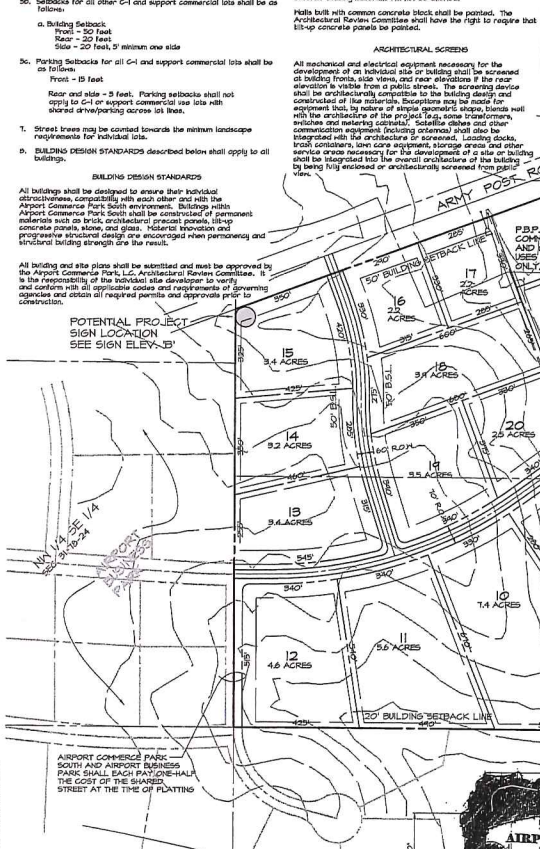
ARCHITECTURAL SCREENS

All mechanical and electrical equipment necessary for the development of an individual site or building shall be screened or hidden from view and rear elevations if the rear elevation is visible from a public street. The screening device shall be architecturally compatible to the building design and constructed of like materials. Screens may be made for equipment such as air conditioning units, transformers, ductwork and metering cabinets. Satellite dishes and other communications equipment shall be screened from view and integrated with the architecture or screened. Loading docks, trash containers, low clearances, storage areas and other service areas necessary for the development of a site or building shall be integrated into the overall architecture of the building by being fully enclosed or architecturally screened from public view.

BUILDING DESIGN STANDARDS

All buildings shall be designed to ensure their individual attractiveness, compatibility with each other and with the Airport Commerce Park South environment. Buildings within Airport Commerce Park South shall be constructed of permanent materials such as brick, architectural concrete panels, slip-cast concrete panels, masonry blocks, stone, natural innovation and progressive structural design and encouraged when permanent and structural building strength are the result.

All buildings and site plans shall be submitted and must be approved by the Airport Commerce Park South Architectural Review Committee. It is the responsibility of the individual site developer to verify and conform with all applicable codes and regulations of governing agencies and obtain all required permits and approvals prior to construction.



FINAL CONCEPT PLAN AMENDMENT APPROVAL

APPROVED IN ACCORDANCE WITH SECTION 2A-4-02(1), THE DES MOINES MUNICIPAL CODE, AS AMENDED.

NO CHANGES IN THIS PLAN UNLESS APPROVED IN WRITING FROM THE PLANNING DIRECTOR.

DATE: _____ PLANNING DIRECTOR: _____

FILE NUMBER: _____