



Date September 28, 2015

**RESOLUTION HOLDING HEARING ON REQUEST FROM
ELECTRO MANAGEMENT CORP. (PURCHASER) FOR FIRST AMENDMENT TO THE CITY
GATEWAY PUD CONCEPTUAL PLAN ON PROPERTY
LOCATED AT 4240 ARMY POST ROAD**

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on September 17, 2015, its members voted 12-0 in support of a motion to recommend **APPROVAL** regarding a request from Electro Management Corp. (purchaser), represented by Britt Baker (officer), to amend the City Gateway PUD Conceptual Plan on property located at 4240 Army Post Road ("Property") to allow development of the Property for light manufacturing of electrical components within office/production facilities and with outside storage areas, subject to revisions as set forth in the communication from the Commission; and

WHEREAS, on September 14, 2015, by Roll Call No. 15-1514, it was duly resolved by the City Council that the application of Electro Management Corp. for review and approval of the proposed amendment to the City Gateway PUD Conceptual Plan for the Property, as legally described below, be set down for hearing on September 28, 2015, at 5:00 p.m. in the City Council Chambers at City Hall; and

WHEREAS, due notice of said hearing was published in the Des Moines Register, as provided by law, setting forth the time and place for hearing on said proposed amendment to the approved City Gateway PUD Conceptual Plan; and

WHEREAS, in accordance with said notice, those interested in said proposed amendment to the approved City Gateway PUD Conceptual Plan, both for and against, have been given opportunity to be heard with respect thereto and have presented their views to the City Council.

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

1. Upon due consideration of the facts and any statements of interested persons and arguments of counsel, any and all objections to the proposed Amendment to the City Gateway PUD Conceptual Plan for the Property, locally known as 4240 Army Post Road and legally described as follows, are hereby overruled, and the hearing is closed:

PART OF THE E1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 78N, R25 WEST OF THE 5TH PM, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE EAST QUARTER CORNER OF SECTION 36 TOWNSHIP 78N R25 WEST OF THE FIFTH PM; THENCE NORTH 89° 55' 33" WEST ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 36 A DISTANCE OF 115.00 FEET; THENCE SOUTH 00° 03' 55" WEST PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST 1/4 33.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE INTERSECTION OF THE WEST LINE OF SW 42ND STREET (IOWA HIGHWAY 28) AND THE SOUTH LINE OF PINE STREET; THENCE SOUTH 00° 03' 55" WEST ON SAID WEST LINE OF SW 42ND STREET A DISTANCE OF 1,342.60 FEET; THENCE SOUTH 03° 24' 14" WEST ON SAID WEST LINE OF SW 42ND STREET 254.91 FEET, TO THE NORTH LINE OF RELOCATED IOWA HIGHWAY 5; THENCE SOUTH 90° 00' 00" WEST ON SAID NORTH LINE OF RELOCATED IOWA HIGHWAY 5 A DISTANCE OF 511.54 FEET; THENCE NORTH 56° 30' 00" WEST ON SAID NORTH LINE OF RELOCATED IOWA HIGHWAY 5 A DISTANCE OF 805.35 FEET; THENCE NORTH 00° 17' 57" WEST A DISTANCE OF 1,040.50 FEET TO A POINT ON THE SOUTH LINE OF RELOCATED ARMY POST ROAD; THENCE NORTHEAST ALONG A 3,926.81 FOOT RADIUS CURVE CONCAVE SOUTHEAST



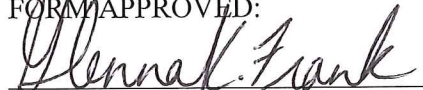
Date September 28, 2015

WITH A CENTRAL ANGLE OF 08° 16' 05", A CHORD DISTANCE OF 566.16 FEET, A CHORD BEARING OF NORTH 78° 29' 45" EAST, FOR AN ARC DISTANCE OF 566.65 FEET, SAID ARC BEING THE SOUTH LINE OF RELOCATED ARMY POST ROAD; THENCE SOUTH 89° 55' 33" EAST ON SAID SOUTH LINE OF RELOCATED ARMY POST ROAD A DISTANCE OF 650.42 FEET TO THE POINT OF BEGINNING CONTAINING 39.95 ACRES MORE OR LESS.

- 2. The communication from the Plan and Zoning Commission is hereby received and filed.
- 3. The proposed amendment to the City Gateway PUD Conceptual Plan, as on file in the Community Development Department, is hereby found to be in conformance with the Des Moines' 2020 Community Character Land Use Plan and is hereby approved.

MOVED BY _____ TO ADOPT.

FORM APPROVED:



 Glenna K. Frank, Assistant City Attorney

(ZON2015-00166)

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



September 23, 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 September 17, 2015, the following action was taken regarding a request from Electro Management Corp. (purchaser) represented by Britt Baker (officer) for review and approval of a proposed 1st Amendment to the City Gateway PUD Conceptual Plan on property located at 4240 Army Post Road to allow development of the property for light manufacturing of electrical components within an initial phase of a 182,000-square foot office/production facility that could be expanded to 286,000 square feet, and a 250,000-square foot second phase building. The use would include outside storage areas. The subject property is owned by Road Contractors, Inc.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 12-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
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			
Brian Millard	X			
William Page	X			
Jonathan Rosenbloom	X			
Mike Simonson				X
CJ Stephens	X			
Greg Wattier				X

APPROVAL of the proposed 1st Amendment to the PUD Conceptual Plan for "City Gateway" for Electro Management Corporation subject to the following revisions to the Plan:
(ZON2015-00166)

1. Any development and construction permits for the site are subject to prior approval and compliance with FAA airspace restrictions and necessary permitting for any crane equipment that would temporarily encroach into restricted airspace.
2. Any proposed full access drive entrances shall be reflected on the plan. Only the one drive entrance to Army Post Road may be allowed with full access.
3. Should any driveway from Army Post Road be developed as full access it should be shown and developed with a westbound left turn-in lane constructed in the median and an eastbound right turn-in lane in the Right-of-Way west of the drive entrance, all at the expense of the developer and in accordance with SUDAS requirements. It shall be no closer than 800 feet to Southwest 42nd Street.
4. Any driveway encroaching onto City owned property to the west shall be in accordance with a lease reviewed by the Des Moines Airport Authority or any acquisition which may occur in accordance with requirements by the Federal Aviation Administration.
5. Provide requirements for Building Design Standards, Prohibited Materials, and Colors as contained in the current approved City Gateway Plan.
6. Add a note that Phase 2 and any subsequent phases of the Plan shall necessitate a future PUD Conceptual Plan amendment review of the building elevations.
7. Add a note regarding Architectural Screening that states architectural screens shall be provided for outdoor mechanical equipment, refuse collection containers, and outdoor storage and other outdoor service areas. Required screening shall be integrated into the overall architecture of the building or the elements shall otherwise be architecturally screened from public view. Architectural screening and landscaping solutions for the proposed outdoor storage area shall be designed to the satisfaction of the Planning Administrator as part of Development Plan review.
8. Flood hazard area and Good Neighbor Task Force references should be removed from the plan.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the proposed 1st Amendment to the PUD Conceptual Plan for "City Gateway" for Electro Management Corporation subject to the following revisions to the Plan:

1. Any development and construction permits for the site are subject to prior approval and compliance with FAA airspace restrictions and necessary permitting for any crane equipment that would temporarily encroach into restricted airspace.
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5. Provide requirements for Building Design Standards, Prohibited Materials, and Colors as contained in the current approved City Gateway Plan.
6. Add a note that Phase 2 and any subsequent phases of the Plan shall necessitate a future PUD Conceptual Plan amendment review of the building elevations.
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8. Flood hazard area and Good Neighbor Task Force references should be removed from the plan.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The PUD amendment would allow the site to be developed with light industrial and office uses as permitted and limited in the “M-1” Light Industrial District. The applicant is seeking to relocate their business operations from the current location at 1800 Hull Avenue in Des Moines and expand them at the subject property.
2. **Size of Site:** 39.95 acres.
3. **Existing Zoning (site):** “PUD” Planned Unit Development in accordance with the City Gateway PUD Conceptual Plan and “FSO” Freestanding Sign Overlay District.
4. **Existing Land Use (site):** The undeveloped site is currently used for agricultural production. There is some area with voluntary vegetation at the northeastern edge along Army Post Road and at the western and southwestern edges of the property.
5. **Adjacent Land Use and Zoning:**

North – “PBP” (undefined), Use is the Des Moines International Airport crosswind runway approach.

South – “PBP” (undefined), Use is Iowa Highway 5 interchange with Iowa Highway 28.

East – “PBP” (Airport Business Park Phase I), Uses are the Des Moines Register offices and presses; and Katecho/Surmasis medical technology product manufacturing and distribution.

West – “R1-80”, Use is undeveloped land owned by the City of Des Moines under control of the Des Moines Airport Authority.
6. **General Neighborhood/Area Land Uses:** The subject property is located southwest of the Des Moines International Airport, northeast of the interchange of Iowa Highway 5 and Iowa Highway 28, and west of the Airport Business Park Phase I Planned Business Park.

- 7. Applicable Recognized Neighborhood(s):** The subject property is not located in a recognized neighborhood. All neighborhood associations were notified of the meeting by mailing of the Preliminary Agenda to all recognized neighborhood associations on August 28, 2015 and by mailing of the Final Agenda on September 11, 2015. Additionally, separate notifications of the hearing for this specific item were mailed on August 28, 2015 (20 days prior) and September 7, 2015 (10 days prior) to the neighborhood associations and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the subject property.
- 8.** The applicant did not conduct a separate neighborhood meeting with surrounding property owners. Since there were only three separate property owners within the notification, the attorney for the developer reached out and met directly to legal counsel for the Des Moines Register and Scharnberg Real Estate (Katecho/Surmasis) as well as representative of the subject property owner and seller. The applicant will be able to provide a summary of those interactions at the hearing.
- 9. Relevant Zoning History:** On September 27, 1999, by Ordinance No. 13,754, the City Council rezoned the subject property to “PUD” Planned Unit Development in accordance with the City Gateway PUD Conceptual Plan. This plan allows for principal uses and support commercial uses as permitted in the “PBP” Planned Business Park District regulations, with no limitation on the area permitted for support commercial uses.
- 10. 2020 Community Character Land Use Plan Designation:** Planned Business Park.
- 11. Applicable Regulations:** The Commission, considering the criteria set forth in Chapter 18B of the Iowa Code, 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. 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.

The application, accompanying evidence and Conceptual Plan required shall be considered by the Plan and Zoning commission at a public hearing. The Commission shall review the conformity of the proposed development with the standards of this division and with recognized principles of civic design, land use planning, and landscape architecture. At the conclusion of the hearing, the Commission may vote to recommend either approval or disapproval of the Conceptual Plan and request for rezoning as submitted, or to recommend that the developer amend the plan or request to preserve the intent and purpose of this chapter to promote public health, safety, morals and general welfare. The recommendations of the commission shall be referred to the City Council. Amendments to any Conceptual Plan shall be considered in the same manner as the original.

II. ADDITIONAL APPLICABLE INFORMATION

1. **Drainage/Grading:** A majority of the existing site drains generally to the north with the minor southern portion of the property draining south. There is a public storm sewer intake at the north edge of the property that takes water under Army Post Road and releases it to an overland drainage way onto the airport property. The submitted Conceptual Plan proposes storm water detention along the northern portion and southern portions of the site.

A final stormwater management plan for the development must be approved by the City Engineer at such time that a PUD Development Plan is submitted for review and approval.

Any grading of the site is subject to issuance of a grading permit from the Permit and Development Center as well as review of a Storm Water Pollution Prevention Plan by the Iowa DNR.

2. **Flood Hazard Area/Airspace Restrictions:** The submitted plan indicates reference to a Zone A flood hazard area. This should be removed from the plan as there is not any designated flood hazard areas present on the subject property.

Any development and construction permits for the site are subject to compliance with FAA airspace restrictions and necessary permitting for any crane equipment that would temporarily encroach into restricted airspace. The proposed plan indicates the elevation contour limits. None of the proposed development would permanently interfere with those restrictions.

3. **Utilities:** The site has access to all necessary utilities. Sanitary sewer service is located in Gannett Drive to the east across Southwest 42nd Street. Des Moines Waterworks water main is located on the east side of Southwest 42nd Street. These utilities have adequate capacity to serve the proposed development. Service connections will be subject to review with a final development plan.

4. **Landscaping & Buffering:** The Conceptual Plan references a landscaping standard requiring that landscaping shall be provided in accordance with "C-2" requirements as part of a PUD Development Plan. The plan references bulk standards as required by the "M-1" District regulations, which are predominately minimum 25-foot setbacks from property lines for buildings and a 75-foot of maximum height allowance.

The plan does propose an outdoor storage area at the south end of the site, to allow for electrical housings to be placed outside the building for their final stages of assembly and distribution. Due to elevation differences, this area would not be highly visible from the Iowa 5 corridor. However it will be visible to the golf course community in Norwalk south of the corridor. Based on this, staff recommends that any outdoor storage area be screened and landscaped in accordance with a development plan approved by the Planning Administrator. This should be comprised of a durable and aesthetic screen fence or wall material and a higher density of overstory tree and evergreen tree plant material.

- 5. Traffic/Street System:** The currently approved Conceptual Plan indicates an extension of Gannett Drive from the east through the property connecting at the northwest corner of the property to Army Post Road with right-in and right-out movement only, and no full access through the median. There are no other access drives permitted onto Army Post Road. Gannett is the only full access street connection at Southwest 42nd Street and there is also a full access driveway connection permitted at Southwest 42nd Street with both north and southbound left turn lanes in the center median.

The proposed amendment to the PUD Conceptual Plan indicates two drive entrances to Army Post Road and two drive entrances to Southwest 42nd Street. None of the entrances indicate a full access driveway. However, it is presumed that full access will be needed on both streets in order to make necessary traffic movement into and away from the site.

Traffic and transportation indicates that the proposed drive entrance locations are acceptable. However, only one entrance along Army Post Road should be allowed for full access with a median opening. This should be located no closer than 800 feet to Southwest 42nd Street, which is a fully signalized intersection. When any such full access drive would be constructed, it should provide separate eastbound deceleration right turn-in lane and a west bound left turn-in lane in accordance with SUDAS requirements at the developer's expense. Any full access drives will require modification to the public street and must be in accordance with a private construction contract approved by the City Council.

The proposed plan indicates the need for the northwest drive entrance and its grading limit to encroach over into the City owned property controlled by the Des Moines Airport. Engineering representatives of the Des Moines Airport Authority indicate the willingness to lease the necessary area for this entrance. Any sale of the property would require further review and approval by the FAA as it was acquired for purposed of the airport development.

- 6. 2020 Community Character Plan:** The 2020 Community Character Plan designates the entire site as Planned Business Park. Staff believes that the proposed "M-1" light industrial and office uses identified in the Conceptual Plan are consistent with the Planned Business Park land use designation.
- 7. Urban Design:** The proposed Conceptual Plan adopts the "M-1" District bulk regulations by reference. These essentially require 25-foot minimum setbacks from public streets and a maximum 75-foot building height limitation. There was not a concept submitted for subsequent phases of the plan. Future phases would necessitate a future PUD Conceptual Plan amendment review (either administrative or formally through the Plan and Zoning Commission and City Council.)

The currently approved PUD Conceptual Plan for City Gateway states that "All buildings shall be designed to ensure their individual attractiveness, compatibility with each other and with the business park environment. Buildings within City Gateway shall be constructed of permanent materials such as brick, architectural pre-cast panels, tilt-up concrete panels, split-faced concrete block, stone, glass, with EIFS/stucco as a

decorative architectural feature. Material innovation and progressive structural design are encouraged when permanency and structural building strength are a result.” The current plan also prohibits the following exterior materials: Plywood, composite siding, composite panels (metal-faced plywood or woodcore), pre-engineered metal with exposed fasteners, metal siding, all plastics (except signs), non-decorative concrete block except where not visible from public views, and EIFS/stucco except for decorative architectural features. Staff believes that these design guidelines are still valid and should be carried over to the proposed amendment. All colors are to be muted or earthtones, with all concrete block or concrete panels required to be painted. These standards should be maintained and added to any approved amendment. Staff believes that the proposed phase 1 building elevations would comply with these standards.

The currently adopted PUD Conceptual Plan has requirements for architectural screens for mechanical equipment, refuse collection containers loading docks and outdoor storage and other service areas. This screening is to be integrated into the overall architecture of the building or architecturally screened from public view. Because the site has 360 degree view to a public street, loading doors cannot be effectively screened from all public view in every instance. However, screening of all the other items remains valid and should be indicated in the proposed plan. The submitted PUD Conceptual Plan amendment identifies areas south of the building that would be used for outdoor storage. This area would not be visible to the immediate Iowa 5 corridor but would be visible from the residential golf course community further south. Staff recommends an architectural screening and landscaping solution designed to the satisfaction of the Planning Administrator.

While the submitted PUD Conceptual Plan amendment does not propose or reference any fencing, staff recommends a provision be added to state that any fence constructed on the site would be in accordance with the regulations as applicable in the “M-1” Light Industrial District. Minimal fencing allowed in “M-1” would not be adequate to meet the recommended architectural screening requirements.

The Conceptual Plan references sign regulations as applicable within the “M-1” Light Industrial District and per the “FSO” Freestanding Sign Overlay District. Staff believes that this is an appropriate standard for the proposed development.

SUMMARY OF DISCUSSION

Greg Jones asked if anyone was present to speak on this item. None were present or requested to speak.

Brian Millard asked staff to review the changes that were made to staff recommendation.

Erik Lundy stated the initial recommendation was to limit the full access point onto Army Post Road at the complete west edge of the project and that drew concern and then it was proposed that it be flipped to the other entrance onto Army Post Rd. Traffic and Transportation reviewed the request and believes it is far enough from the signal light intersection. Traffic and Transportation still wants the same standards to be met to for left turn into the site and right acceleration turn into the site at whatever point is a full access.

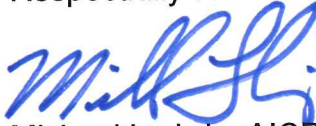
COMMISSION ACTION:

Jacqueline Easley moved staff recommendation for approval of the proposed 1st Amendment to the PUD Conceptual Plan for "City Gateway" for Electro Management Corporation subject to the following revisions to the Plan:

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8. Flood hazard area and Good Neighbor Task Force references should be removed from the plan.

Motion passed 12-0.

Respectfully submitted,



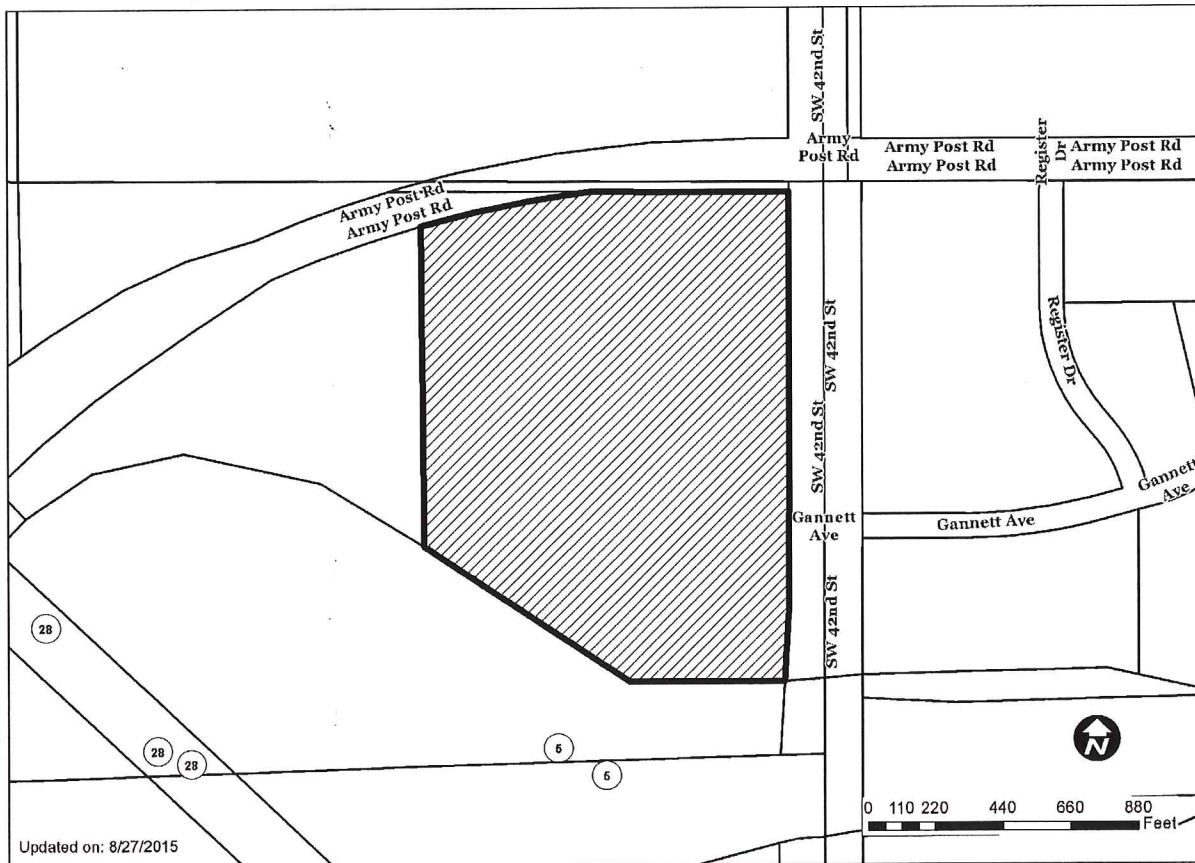
Michael Ludwig, AICP
Planning Administrator

MGL:clw
Attachment

Electro Management Corp. (purchaser) represented by Britt Baker (officer) on property located at 4240 Army Post Road. The subject property is owned by Road Contractors, Inc.				File # ZON2015-00166	
Description of Action		Approval of a proposed 1st Amendment to the City Gateway PUD Conceptual Plan to allow development of the property for light manufacturing of electrical components within an initial phase of a 182,000-square foot office/production facility that could be expanded to 286,000 square feet, and a 250,000-square foot second phase building subject to conditions. The use would include outside storage areas.			
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 Signs Overlay District.			
Proposed Zoning District		N/A.			
Consent Card Responses		In Favor	Not In Favor	Undetermined	% Opposition
Inside Area					
Outside Area					
Plan and Zoning Commission Action		Approval	12-0	Required 6/7 Vote of the City Council	
		Denial		Yes	
				No	X

Electro Management Corp, 4240 Army Post Road

ZON2015-00166



1 inch = 368 feet

CITY GATEWAY PUD CONCEPTUAL PLAN ELECTRICAL POWER PRODUCTS (EP2)

CURRENT OWNER

ROAD CONTRACTORS, INC.
1704 SOUTH 42ND STREET
WEST DES MOINES, IOWA 50325

PROPOSED OWNER

ELECTRICAL POWER PRODUCTS
1800 HELL AVENUE
DES MOINES, IOWA 50318
ATTN: TIM O'CONNELL
PHONE: 515-262-2967

LEGAL DESCRIPTION

PART OF THE E/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 12N, R25 WEST OF THE 5TH PM, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 36 TOWNSHIP 12N R25 WEST OF THE FIFTH PM, THENCE NORTH 84° 59' 39" WEST ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 36 A DISTANCE OF 15.00 FEET; THENCE SOUTH 00° 03' 59" WEST PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST 1/4 93.00 FEET TO THE POINT OF BEGINNING SAID POINT BEING THE INTERSECTION OF THE WEST LINE OF 5th 42ND STREET (IOWA HIGHWAY 28) AND THE SOUTH LINE OF PINE STREET; THENCE SOUTH 00° 03' 59" WEST ON SAID WEST LINE OF 5th 42ND STREET A DISTANCE OF 1842.60 FEET; THENCE SOUTH 09° 24' 14" WEST ON SAID WEST LINE OF 5th 42ND STREET 254.81 FEET; TO THE NORTH LINE OF RELOCATED IOWA HIGHWAY 5; THENCE SOUTH 90° 00' 00" WEST ON SAID NORTH LINE OF RELOCATED IOWA HIGHWAY 5 A DISTANCE OF 515.54 FEET; THENCE NORTH 56° 50' 00" WEST ON SAID NORTH LINE OF RELOCATED IOWA HIGHWAY 5 A DISTANCE OF 805.35 FEET; THENCE NORTH 00° 11' 57" WEST A DISTANCE OF 1040.50 FEET TO A POINT ON THE SOUTH LINE OF RELOCATED ARMY POST ROAD; THENCE NORTHEAST ALONG A 3925.81 FOOT RADIUS CURVE CONCAVE SOUTHEAST WITH A CENTRAL ANGLE OF 08° 18' 03", A CHORD DISTANCE OF 368.85 FEET, A CHORD BEARING OF NORTH 78° 24' 42" EAST, FOR AN ARC DISTANCE OF 566.65 FEET; SAID ARC BEING THE SOUTH LINE OF RELOCATED ARMY POST ROAD; THENCE SOUTH 04° 55' 39" EAST ON SAID SOUTH LINE OF RELOCATED ARMY POST ROAD A DISTANCE OF 650.42 FEET TO THE POINT OF BEGINNING CONTAINING 39.45 ACRES MORE OR LESS.

DES MOINES 2020 COMMUNITY CHARACTER PLAN

FUTURE LAND USE DESIGNATION:
PLANNED BUSINESS PARK AND DEVELOPMENT CONTROL ZONED (FLOODPLAIN ZONE A)

PROJECT NARRATIVE

ELECTRICAL POWER PRODUCTS (EP2) IS A MANUFACTURING COMPANY ASSEMBLING ELECTRICAL RELAY PANELS AND HOUSING STRUCTURES FOR ELECTRICAL SYSTEMS USED BY COMMERCIAL AND UTILITY COMPANIES FOR POWER GENERATION, TRANSMISSION AND DISTRIBUTION.

SIZE - TO CONFIRM THE AREAS, PHASE 1 PROPOSED IS A 194,000 SF WITH A POTENTIAL FUTURE ADDITION OF 44,000 SF ON THE WEST AND 60,000 SF ON THE EAST, FOR A TOTAL OF 298,000 SF. PHASE 2 IS ANTICIPATED AT APPROXIMATELY 225,000 SF AND ITS DATE OF CONSTRUCTION IS UNDETERMINED.

TIMING AND PHASING

PROJECT GRADING: FALL 2015
CONSTRUCTION: SPRING 2017

PERMITTED LAND USES

LAND USES ARE AS PERMITTED AND LIMITED IN THE H-1 LIGHT INDUSTRIAL DISTRICT.

BULK STANDARDS

DEVELOPMENT SHALL COMPLY WITH H-1 LIGHT INDUSTRIAL DISTRICT BULK REGULATION (I.E. 25 FOOT PY, 25 FOOT SY, 25 FOOT RT, 25' MAXIMUM HEIGHT AND 9 STORES MAXIMUM).

ENVIRONMENTAL FEATURES

NONE OTHER THAN EXISTING ZONE A FLOOD HAZARD AREA THAT WILL BE FILLED, SUBJECT TO REVIEW AND APPROVAL OF CITY FLOODPLAIN ADMINISTRATOR.

PRE-APPLICATION DATE

AUGUST 23, 2015

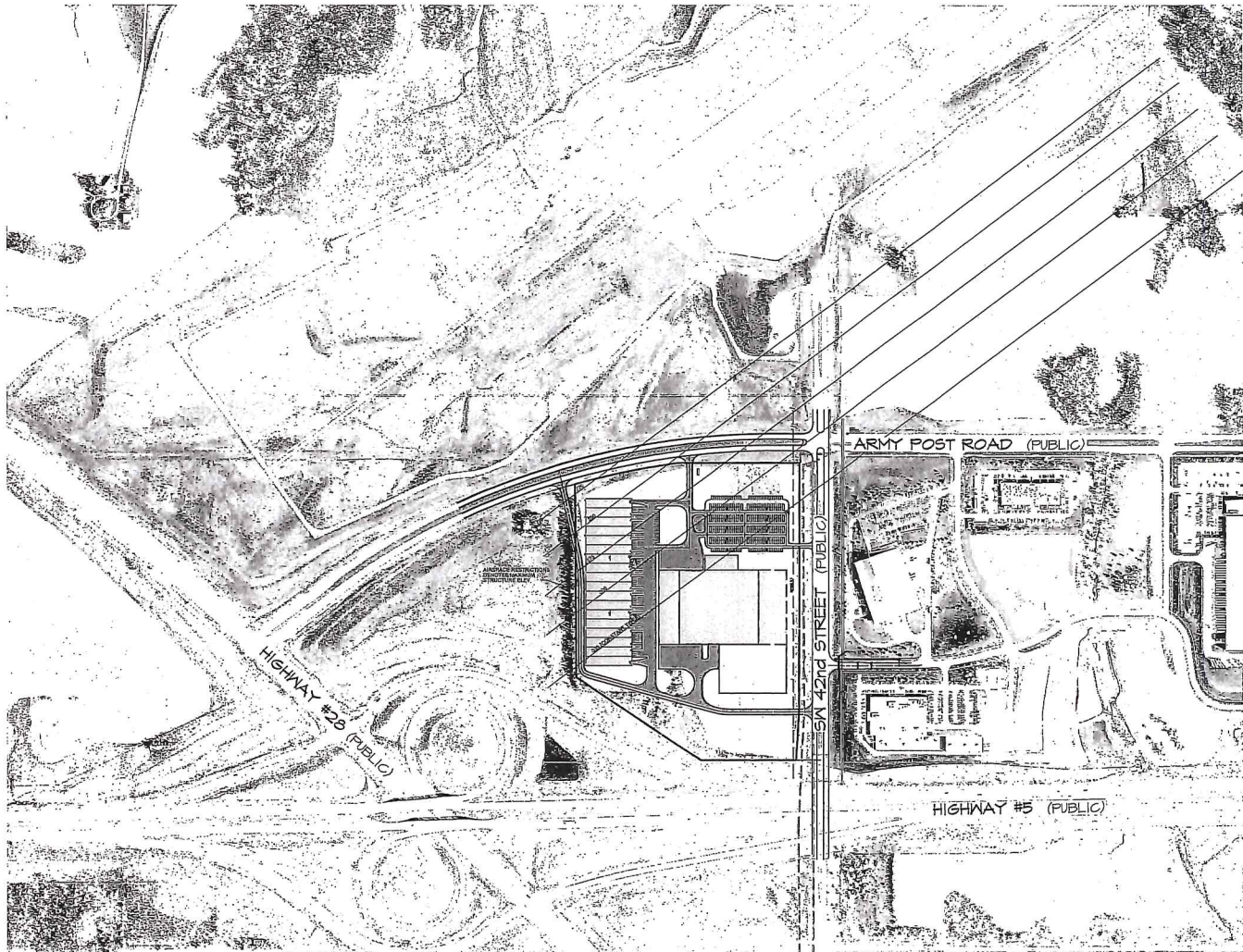
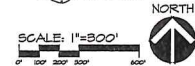
GOOD NEIGHBOR TASK FORCE MEETING

STORMWATER MANAGEMENT COMPLIANCE

WATER QUALITY STORMWATER DETENTION SHALL BE PROVIDED ON-SITE.

LEGEND

---	PLAT BOUNDARY		OVERSTORY TREE
---	5" P" STORM SEWER & SIZE		EVERGREEN TREE
---	8" P" SANITARY SEWER & SIZE		UNDERSTORY TREE
---	12" P" WATER MAIN & SIZE		SHRUBS
○	MANHOLE		NATIVE GRASSES/ WILDFLOWER MIX SEEDING MAT
⊕	STORM INTAKE		
⊕	FIRE HYDRANT		
⊕	VALVE		
---	EXISTING CONTOURS		
---	PROPOSED CONTOURS		
---	SILT FENCE		



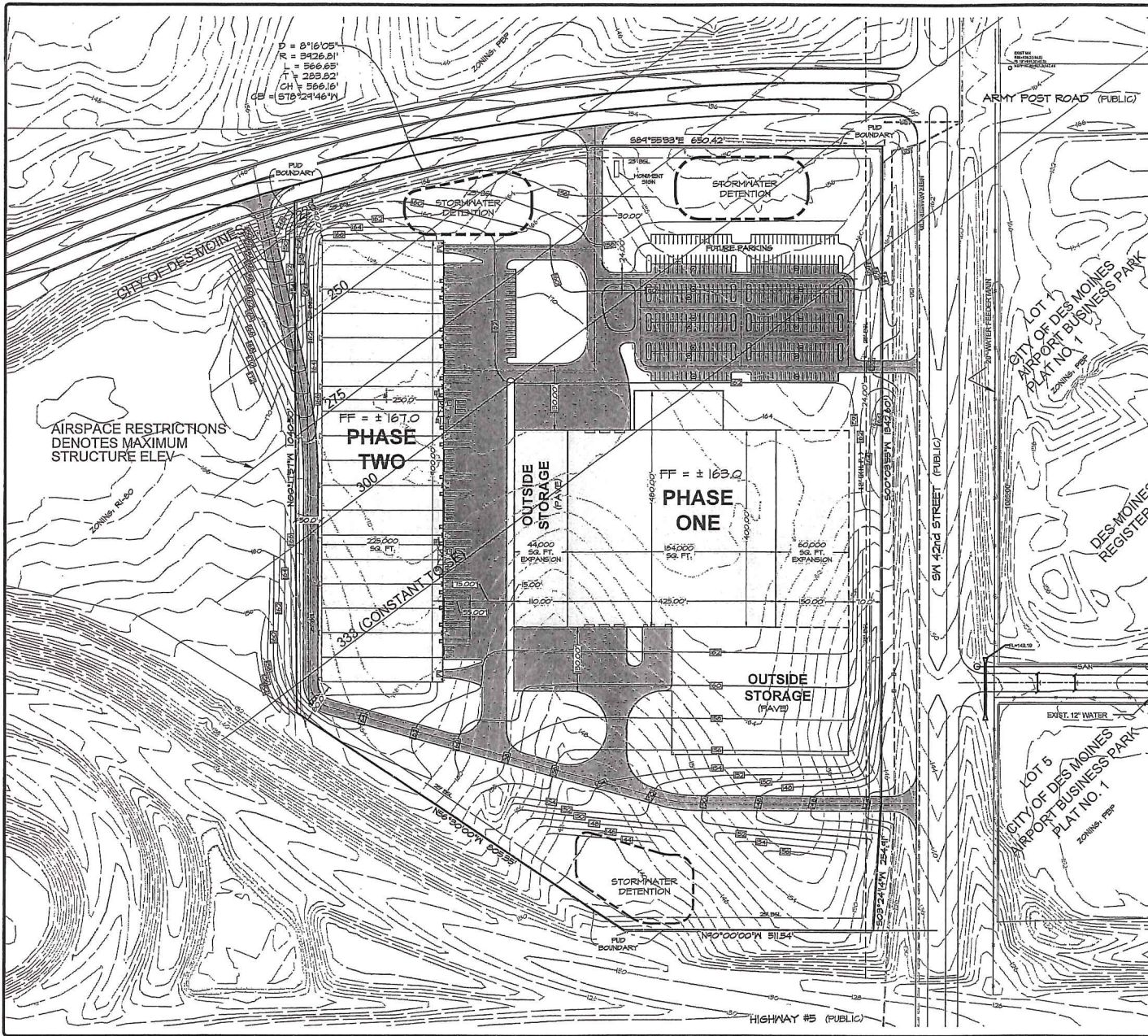
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2400 86th Street, Unit 12 - Des Moines, Iowa 50322
515.276.4884 - Fax: 515.276.7084 - mail@cecinc.com



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			1	2	3	4	5	6
JUNE 30, 2015								

CITY GATEWAY PUD CONCEPTUAL PLAN
DES MOINES, IA
VICINITY SKETCH

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E-1935



CITY GATEWAY PUD CONCEPTUAL PLAN ELECTRICAL POWER PRODUCTS (EP²)

CERTIFICATION

	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.
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P.U.D. ZONING APPROVED BY COUNCIL:	ROLL CALL NO.
	DATE
	ROLL CALL NO.
	ORDINANCE NO.
PLANNING DIRECTOR	DATE

NOTES

- ALLOWED USES: H-1 LIGHT INDUSTRIAL USES.
- LANDSCAPING: PERIMETER PARKING LOT AND OPEN SPACE LANDSCAPING SHALL BE IN ACCORDANCE WITH C-2 LANDSCAPING REQUIREMENTS.
- WATER QUALITY: STORM WATER DETENTION SHALL BE ON SITE AS SHOWN.
- SIGNS: SIGNS SHALL BE PER H-1 DISTRICT AND FREE-STANDING SIGN OVERLAY DISTRICT ALLOWANCES AND REQUIREMENTS.
- OUTDOOR STORAGE: OUTDOOR STORAGE AREAS SHALL BE PAVED WITH ASPHALT CONCRETE OR PORTLAND CEMENT OR OTHER SURFACE THAT PROVIDES A DURABLE AND DUSTLESS SURFACE THAT THE CITY ENGINEERING DEPARTMENT APPROVES.

LEGEND

EXISTING/PROPOSED	PLANT BOUNDARY	OVERSTORY TREE
ST 12"	STORM SEWER & SIZE	EVERGREEN TREE
SAN 12"	SANITARY SEWER & SIZE	UNDERSTORY TREE
H 12"	WATER MAIN & SIZE	SHRUBS
M 12"	MANGROVE	NATIVE GRASSES/ MULCH/FLYER MIX SEEDED MAT
F 12"	STORM INTAKE	
V 12"	FIRE HYDRANT	
	VALVE	
	EXISTING CONTOURS	
	PROPOSED CONTOURS	
	SILT FENCE	

SCALE: 1"=100'

NORTH

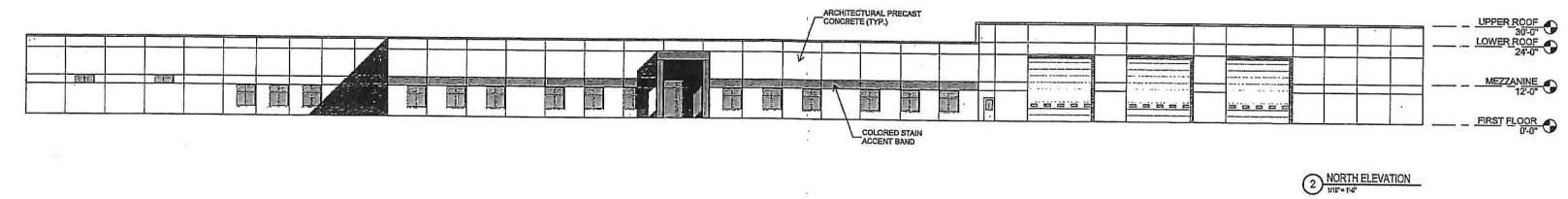
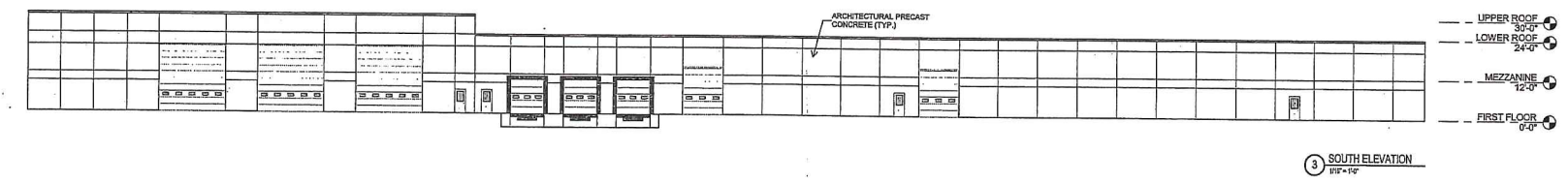
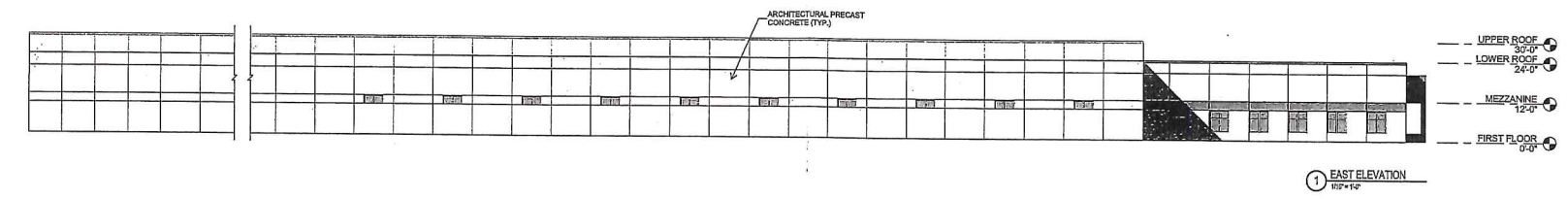
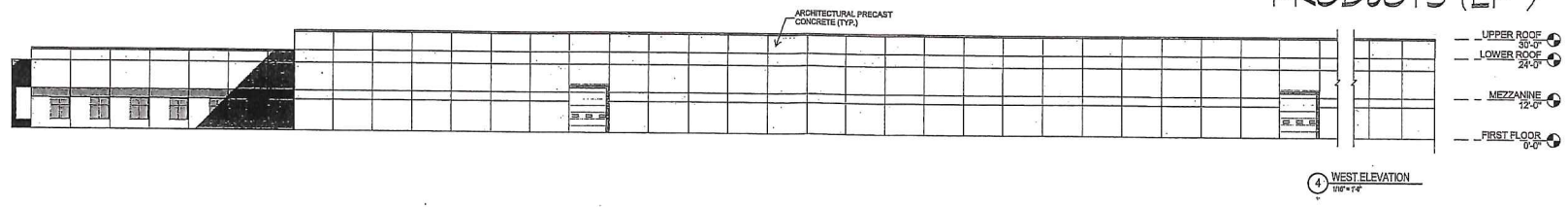
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CITY GATEWAY PUD CONCEPTUAL PLAN
DES MOINES, IA
LAYOUT PLAN

SHEET
2
OF 4
E-7899

CITY GATEWAY PUD CONCEPTUAL PLAN ELECTRICAL POWER PRODUCTS (EP²)



Electrical
Power
Products

The drawings are prepared as a service of our client and are not to be used for any other purpose without the written consent of the designer. All dimensions and notes are subject to change without notice.

Exterior Elevations

EP²
Vandalla Road & SE 43rd Street

07/01/15
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Sheet
4/4



CITY GATEWAY PUD CONCEPTUAL PLAN
DES. MOINES, IA
EXTERIOR ELEVATIONS

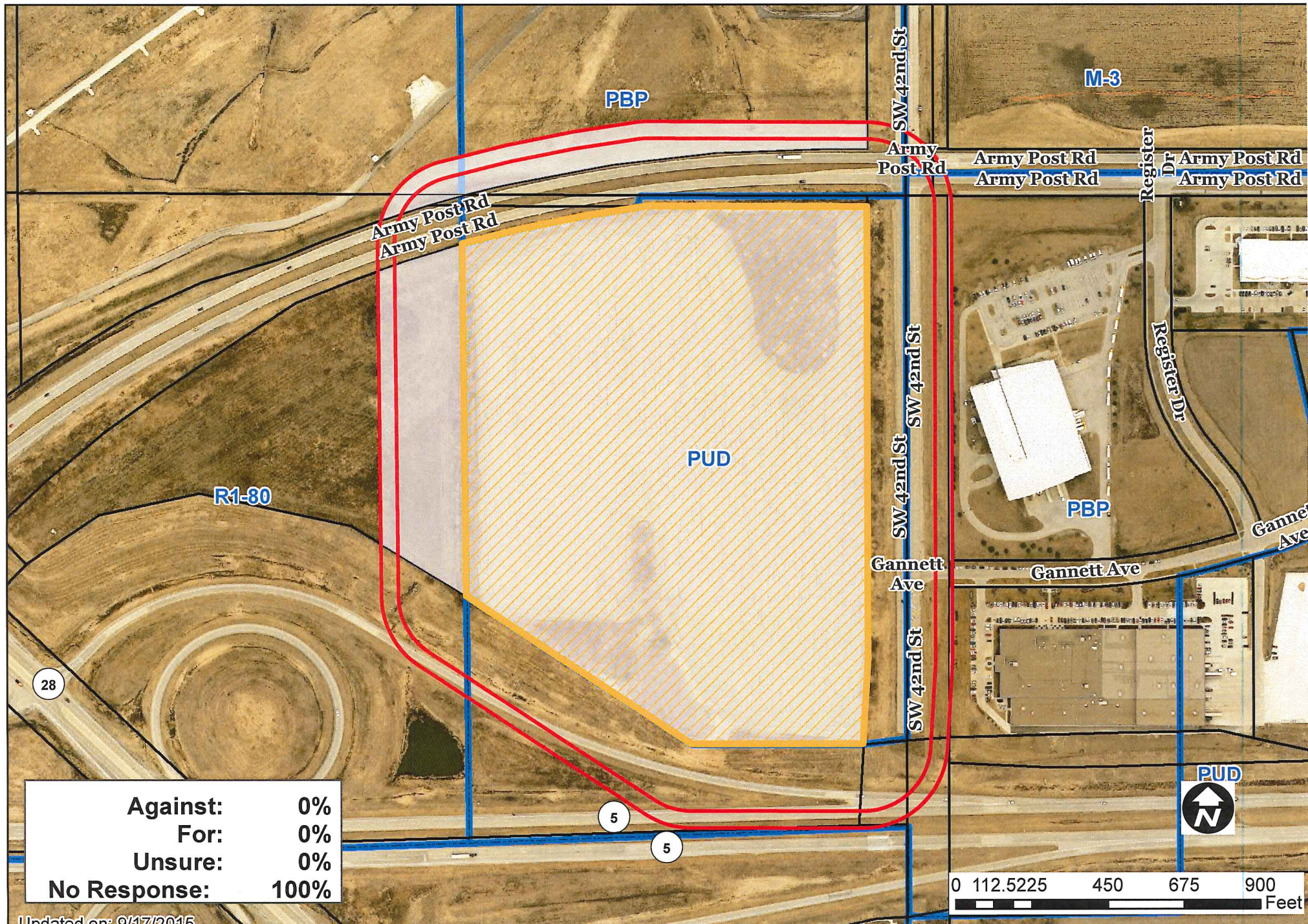
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DATE	REV.	BY/CHK	COMMENTS
JUN 30, 2015	2	EP/BSB	
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	0	EP/BSB	

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