



Roll Call Number

Agenda Item Number

26

Date May 7, 2018

RESOLUTION APPROVING CONCEPTUAL DEVELOPMENT PLAN FOR THE DEVELOPMENT OF APPROXIMATELY 47 ACRES SOUTH OF THE 3800 BLOCK OF VANDALIA ROAD WHICH HELENA INDUSTRIES, LLC IS PURCHASING FROM CITY

WHEREAS, on April 9, 2018, by Roll Call No. 18-0619, the City Council approved an Agreement for Sale of Real Estate with Helena Industries, LLC ("Helena"), whereby Helena has agreed to purchase approximately 47 acres of City-owned land (the "Property") for the expansion of its manufacturing facility at 3525 Vandalia Road, in conformance with a City-approved Conceptual Development Plan; and,

WHEREAS, Helena has submitted a Conceptual Development Plan for the development of the Property with a 200,000 square foot warehouse with associated parking, driveways and landscaping to be commenced prior to January 1, 2021, and a second 200,000 square foot warehouse to be constructed at a later time, all in conformance with the approved Agreement; and,

WHEREAS, the Urban Design Review Board reviewed the proposed Conceptual Development Plan at its meeting on April 24, 2018, and voted 6-0 in support of a motion to recommend approval of the Plan as submitted.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, that the proposed Conceptual Development Plan for the development of the Property by Helena is hereby approved.

MOVED by \_\_\_\_\_ to adopt.

FORM APPROVED:

( Council Communication No. 18- 222 )

Roger K. Brown
Roger K. Brown, Assistant City Attorney

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, COLEMAN, GATTO, GRAY, MANDELBAUM, WESTERGAARD, and TOTAL.

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.

MOTION CARRIED APPROVED

Mayor

City Clerk

26

## **Conceptual Development Plan**

Provided by Helena Industries, LLC,  
pursuant to the Agreement for Sale of Real Estate  
with the City of Des Moines, Iowa, dated April 9, 2018

Approved by the City Council of the City of Des Moines, Iowa,  
on May \_\_\_\_\_, 2018, by Roll Call No. 18-\_\_\_\_\_.



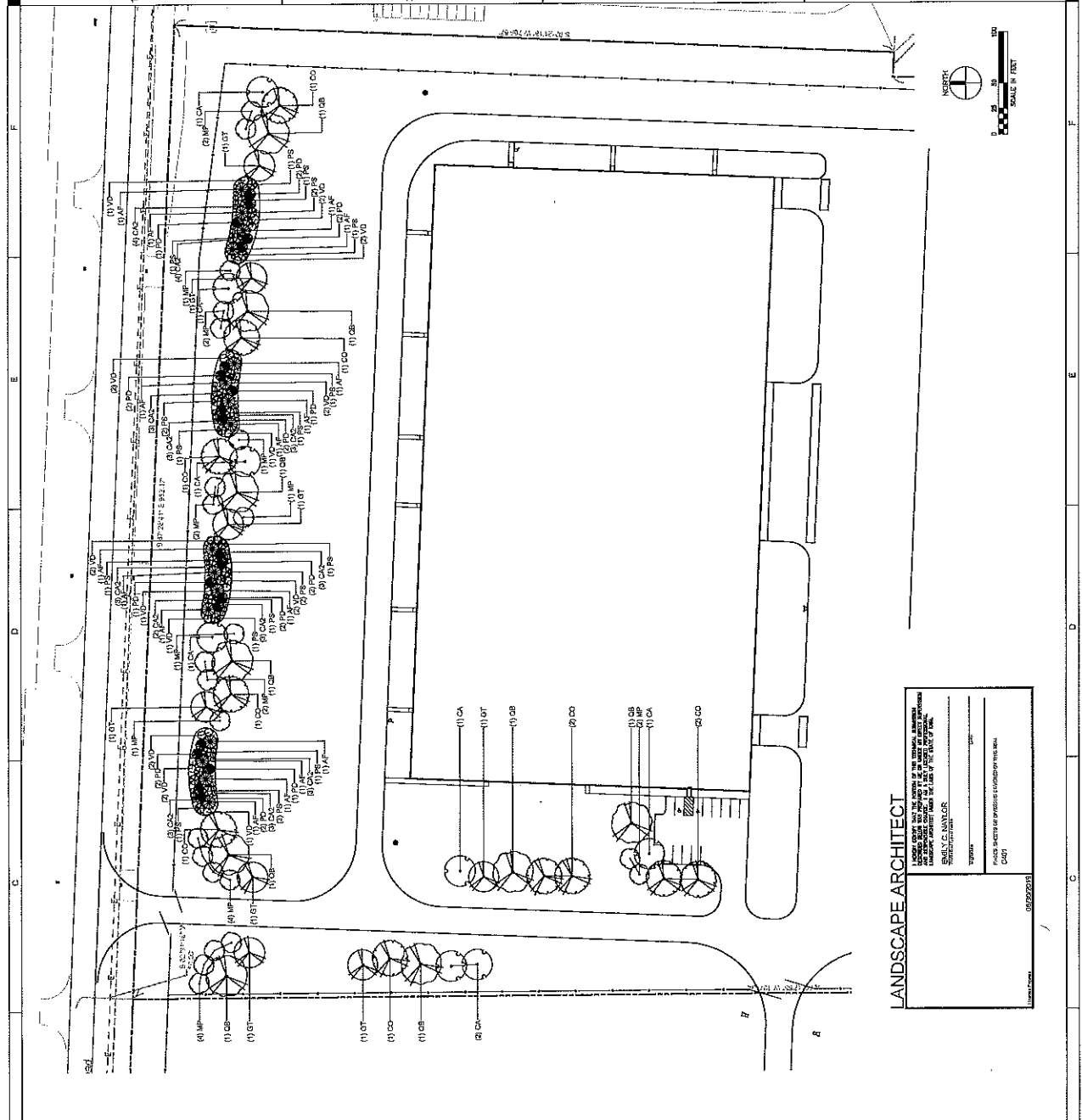


DATE:	04/20/2016
PROJECT NO.:	4172565
CLIENT NO.:	
APPROVED BY:	GM
ISSUED FOR REVIEW:	
PREPARED BY:	

PRELIMINARY  
- NOT FOR  
CONSTRUCTION

HELENA COMMERCIAL  
WAREHOUSE  
HELENA INDUSTRIES  
3525 VAN-DUNN ROAD

SHIVEHARTY ARCHITECTURE ENGINEERING  
4555 WARDEN DRIVE, SUITE 100, HELENA, MONTANA 59602  
509.262.8101 FAX: 509.262.8022 WWW.SHIVEHARTY.COM  
1044 E BROWN STREET HELENA



LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECT'S CERTIFICATE OF PROFESSIONAL RESPONSIBILITY  
I, the undersigned, being a duly licensed and qualified Landscape Architect, do hereby certify that I am the author of the design shown on the above-entitled plan, and that I am a duly licensed and qualified Landscape Architect under the laws of the State of Montana.  
DATE: 04/20/2016  
SIGNATURE: [Signature]  
TITLE: [Title]  
PROJECT NO.: C401

**PLANT SCHEDULE**

QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
8	Chaetochloa corymbosa	American Hornsman	15 gal	24" x 24"
10	Calla cordifolia	Common Hackberry	B & B	12.5" x 12.5"
8	Chionodoxa thymiflora	Styrian Honey Locust	B & B	7" x 11"
12	Manis x 'Festiva'	Prunella Cist. Apple	B & B	12.5" x 12.5"
9	Doronic 'Bicolor'	Sheep's Bane Cist.	B & B	12.5" x 12.5"

QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
1	Asak. Grand	Fern	B & B	12" x 12"
2	Black Hills Spruce	Black Hills Spruce	B & B	6" x 6"
2	Callunetia 'Festiva'	Callunetia White Pine	B & B	6" x 6"

QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
5	Comastachya 'Vireo'	Arctic Pine Dogwood	CONT.	5 gal
21	Artemisia 'Aurea'	Artemisia	CONT.	5 gal

**LANDSCAPE SUMMARY:**  
OPEN SPACE LANDSCAPE REQUIREMENT: 100% PLANTING TREE AND 1 SHRUB PER 200 SQ FT OF PROPOSED OPEN SPACE.  
TOTAL SITE = 743,274 SF  
TOTAL PLANTING AREA = 148,655 SF (20%)  
PLANTS REQUIRED = 45,076,200 = 64 UNITS  
OVERSEED TREES REQUIRED = 1.25 x 58 = 72.50 PROPOSED TREES  
OVERSEED SHRUBS REQUIRED = 1.25 x 58 = 72.50 PROPOSED SHRUBS  
PARKING AREA INTERIOR LANDSCAPE REQUIREMENT:  
NO PARKING AREA INTERIOR AT THIS TIME.  
PARKING PERIMETER REQUIREMENT:  
NO PARKING PERIMETER AT THIS TIME.  
TREE MITIGATION:  
NO TREES TO BE MITIGATED AT THIS TIME.  
TOTAL LANDSCAPE REQUIREMENT:  
OVERSEED TREES = 72  
OVERSEED SHRUBS = 72  
TOTAL LANDSCAPE PROVIDED:  
58 OVERSEED TREES (58 PROPOSED)  
58 OVERSEED SHRUBS (58 PROPOSED)

- LANDSCAPE NOTES:**
- ALL TREES, SHRUBS, AND PERENNIAL PLANTS ARE LISTED IN THE PLANT SCHEDULE IN THE SAME ORDER AS THEY ARE LISTED IN THE PLANT SCHEDULE. THE PLANT QUANTITIES SHALL PREVAIL.
  - ALL TREES SHALL BE PER THE RECOMMENDATIONS AND REQUIREMENTS OF THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK.
  - PROTECT ALL EXISTING AND NEW STRUCTURES AND UTILITY SERVICES DURING INSTALLATION OF ALL PLANT MATERIAL. NOTIFY ENGINEER IMMEDIATELY UPON CONTACT OF PILING, STRUCTURES, AND UTILITIES.
  - EXISTING RECORDS THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES. ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
  - ALL PLANTING BEDS SHALL RECEIVE PRE-EMERGENT WEED PREVENTER. MULCH PLANTING BEDS WITH HARDWOOD MULCH TO A MINIMUM DEPTH OF 3". UTILIZE PERMISSIBLE WEED BARRIER FABRIC IN MULCH BEDS. 6" PLANE WEED BARRIER AT PERIMETER.
  - ALL PLANTING BEDS SHALL BE PLANTED IN A CONTIGUOUS MANNER. PLANTINGS OF DISCONTIGUOUS TREES SHALL BE PLANTED IN INDIVIDUAL BEDS. BEDS SHALL REMAIN A MINIMUM DISTANCE OF 8' APART TO ACCOMMODATE FUTURE OPERATIONS.
  - ALL PLANTING BEDS SHALL RECEIVE QUALITY PLANTING SOIL, PER SPECIFICATION.
  - ALL PLANTING BEDS SHALL BE DEFINED BY A SIDE-CUT EDGE.

CLIENT NO.:	
PROJECT NO.:	
DATE:	
ISSUED FOR:	
APPROVED:	
DRAWN:	

PRELIMINARY  
- NOT FOR  
CONSTRUCTION

HELENA INDUSTRIES  
3925 VANDALIA ROAD, DES MOINES, IA 50317

HELENA COMMERCIAL WAREHOUSE  
ARCHITECTURE & ENGINEERING  
425 MARKET PLACE, SUITE 500, WEST DES MOINES, IOWA 50325  
PHONE: 515.281.1011 FAX: 515.282.0072 WWW.HELENA-AE.COM

