

Date June 22, 2020

RESOLUTION SETTING HEARING ON REQUEST FROM AIRPORT DEVELOPMENT, LC FOR APPROVAL OF PUD FINAL DEVELOPMENT PLAN FOR “FLEX WAREHOUSE ON PARK AVENUE” FOR PROPERTY AT 6000 PARK AVENUE

WHEREAS, on June 4, 2020, the City Plan and Zoning Commission voted 13-0 to **APPROVE** a request from Airport Development, LC (owner), represented by Aimee Staudt (officer), to approve the PUD Final Development Plan for “Flex Warehouse on Park Avenue” on property located at 6000 Park Avenue (“Property”) to allow development of a 6.53-acre site for a 57,720 square foot flex/warehouse building in accordance with the Airport Commerce Park West PUD Conceptual Plan requirements, subject to compliance with all administrative review requirements; and

WHEREAS, the Property is legally described as follows:

A PARCEL OF LAND IN PARCEL ‘C’ OF LOTS 2 & 3, AN OFFICIAL PARCEL RECORDED IN BOOK 12271, PAGE 634 AT THE POLK COUNTY RECORDER’S OFFICE, AND ALL OF LOT 4 AND PART OF LOT 5, AIRPORT COMMERCE PARK WEST PLAT 2, AND OFFICIAL PLAT RECORDED IN BOOK 8078, PAGE 223-2249 POLK COUNTY RECORDER’S OFFICE, POLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL ‘C’; THENCE S89°29’24”E, 834.64 FEET ALONG THE NORTH LINE OF SAID PARCEL ‘C’, LOT 4 AND 5 OF SAID AIRPORT COMMERCE PARK WEST PLAT 2, SAID NORTH LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF PARK AVENUE AS IT IS PRESENTLY ESTABLISHED, TO A POINT ON SAID NORTH LINE OF SAID LOT 5; THENCE S00°32’39”W, 354.77 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 5; THENCE N89°29’52”W, 434.46 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID LOT 4; SAID POINT ALSO BEING THE EAST LINE OF SAID PARCEL ‘C’; THENCE N00°32’39”E, 28.99 FEET TO A POINT; THENCE N89°29’24”E, 398.62 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL ‘C’, SAID LINE ALSO BEING THE EAST RIGHT-OF-WAY LINE OF SOUTHWEST 61ST STREET; THENCE N00°16’19”E, 325.84 FEET ALONG SAID WEST LINE TO POINT OF BEGINNING AND CONTAINING 6.53 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 PUD Final Development Plan for “Flex Warehouse on Park Avenue” is to be considered, and at which time the City Council will hear both those who oppose and those who favor the proposal, shall be held at 5:00 p.m. on July 13, 2020, by electronic means in accordance with the Governor’s and Mayor’s Proclamations and

Date June 22, 2020

to encourage and maintain social distancing to curb the spread of COVID19 in the community, with or without public access to the meeting location.

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. The City Clerk is instructed to provide this notice including information about participation in the electronic meeting as indicated above.

MOVED BY _____ TO ADOPT.

FORM APPROVED:

/s/ Glenna K. Frank
Glenna K. Frank, Assistant City Attorney

(10-2020-7.109)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
GRAY				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				

MOTION CARRIED APPROVED

CERTIFICATE

I, P. KAY CMELIK, 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.

Mayor

City Clerk



June 16, 2020

Date 6-22-20
 Agenda Item 39
 Roll Call # _____

Honorable Mayor and City Council
 City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their June 4, 2020 meeting, the following action was taken regarding a request from Airport Development, LC (owner) represented by Aimee Staudt (officer) for review and approval of a PUD Final Development Plan "Flex Warehouse on Park Avenue" for property located at 6000 Park Avenue, to allow development of a 6.53-acre site for a 57,720-square foot flex/warehouse building in accordance with the Airport Commerce Park West PUD Conceptual Plan requirements.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 13-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	X			
Dory Briles	X			
Abby Chungath	X			
Jacqueline Easley	X			
Jann Freed	X			
John "Jack" Hilmes	X			
Lisa Howard				X
Carolyn Jenison	X			
Greg Jones	X			
William Page	X			
Rocky Sposato	X			
Steve Wallace	X			
Greg Wattier	X			
Emily Webb	X			

APPROVAL of the proposed PUD Final Development Plan subject to compliance with all administrative review requirements.

(10-2020-7.109)

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the proposed PUD Final Development Plan subject to compliance with all administrative review requirements.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is proposing to develop a 57,720-square foot flex/warehouse building within the Airport Commerce Park West PUD. The site is located on the southeast corner of the Park Avenue and SW 61st Street intersection.
2. **Size of Site:** 284,285 square feet (6.53 acres). The overall PUD measures approximately 110 acres.
3. **Existing Zoning (site):** Legacy “PUD” Planned Unit Development.
4. **Existing Land Use (site):** Undeveloped land.
5. **Adjacent Land Use and Zoning:**
 - North** – “EX”; Uses are light industrial.
 - South** – “PUD”; Uses are light industrial and undeveloped land.
 - East** – “PUD”; Uses are light industrial and undeveloped land.
 - West** – “PUD”; Uses are light industrial.
6. **General Neighborhood/Area Land Uses:** The site is located within a business park that is generally bound by Park Avenue to the north and 63rd Street to the west. The area includes a mix of commercial and light industrial uses.
7. **Applicable Recognized Neighborhood(s):** The subject property is in the Southwestern Hills Neighborhood. The neighborhood association was notified of the meeting by mailing of the Preliminary Agenda to all recognized neighborhood associations on May 15, 2020. Additionally, separate notifications of the hearing for this specific item were mailed on May 25, 2020 (10 days prior to the original public hearing) to the neighborhood association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site.

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 at the time of the mailing. The Southwestern Hills Neighborhood Association notices were mailed to George Davis, 3124 SW 29th Street, Des Moines, IA 50321.

8. **Relevant Zoning History:** The Airport Commerce Park West PUD Conceptual Plan was approved in 1997 incorporating undeveloped land from the previously approved Airport Industrial Park PBP.
9. **PlanDSM Future Land Use Plan Designation:** Business Park.
10. **Applicable Regulations:** Considering the criteria set forth in Chapter 18B of the Iowa Code, and based on the provisions of Chapter 134 Section 134-2.2.9.C, all PUD Final Development Plans must be reviewed and approved by the City Council after review and recommendation by the Plan and Zoning Commission.

II. ADDITIONAL APPLICABLE INFORMATION

1. **Drainage & Grading:** All grading is subject to an approved grading permit and soil erosion control plan. The applicant is required to demonstrate compliance with the City's Stormwater Management requirements to the satisfaction of the City's Permit and Development Center. Storm water detention basins are proposed along the east and west perimeters of the property.
2. **Access & Parking:** The site is bound by Park Avenue to the north and SW 61st Street to the west. The Development Plan includes a single driveway to each street. The proposed flex building requires 92 off-street parking spaces. A total of 106 spaces are proposed.
3. **Urban Design:** The proposed building would front Park Avenue with a parking lot between the building and the front property line. The rear of the building would have truck access and overhead doors. The building would have precast panel walls with some metal accents on the front facades. Each potential tenant bay would have a glass storefront. The west side façade that faces SW 61st Street would have windows.

SUMMARY OF DISCUSSION

Jann Freed asked if any member of the public or the commission desired to speak on the item. None requested to speak.

COMMISSION ACTION:

John "Jack" Hilmes made a motion for approval of the proposed PUD Final Development Plan subject to compliance with all administrative review requirements.

Motion passed: 13-0

Respectfully submitted,



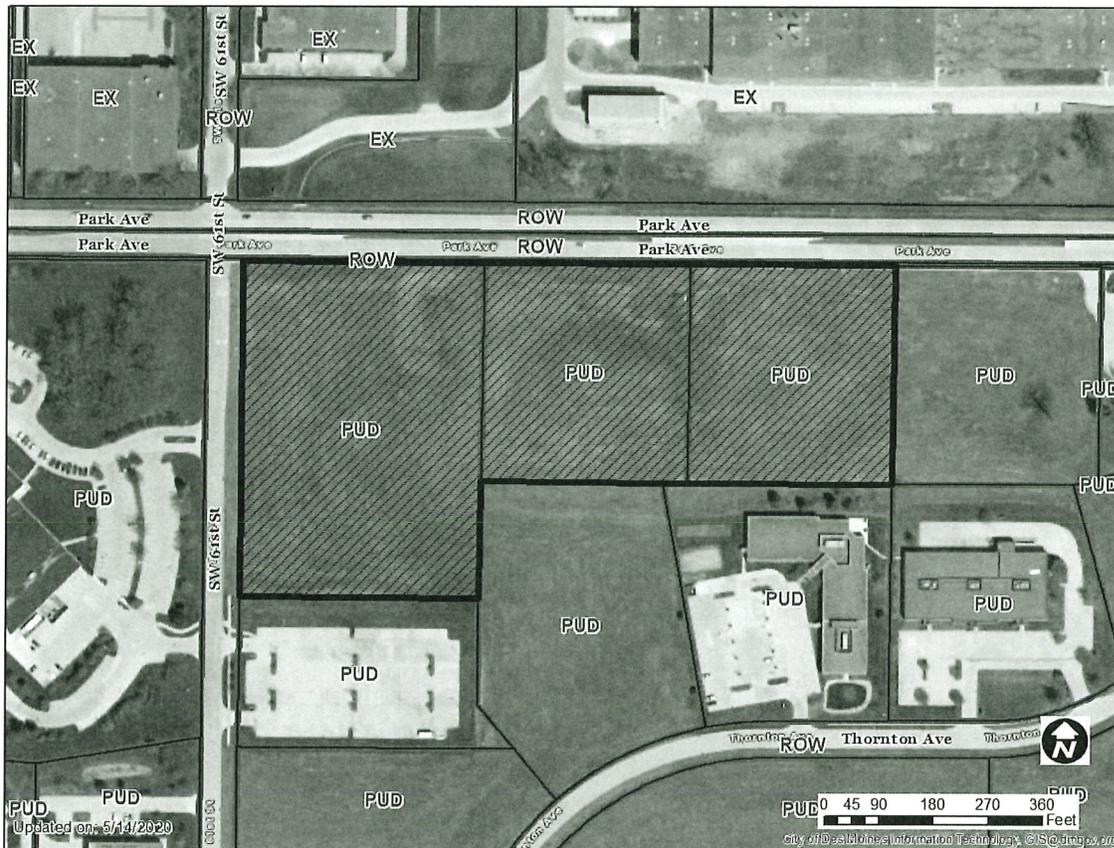
Michael Ludwig, AICP
Planning Administrator

MGL:tjh

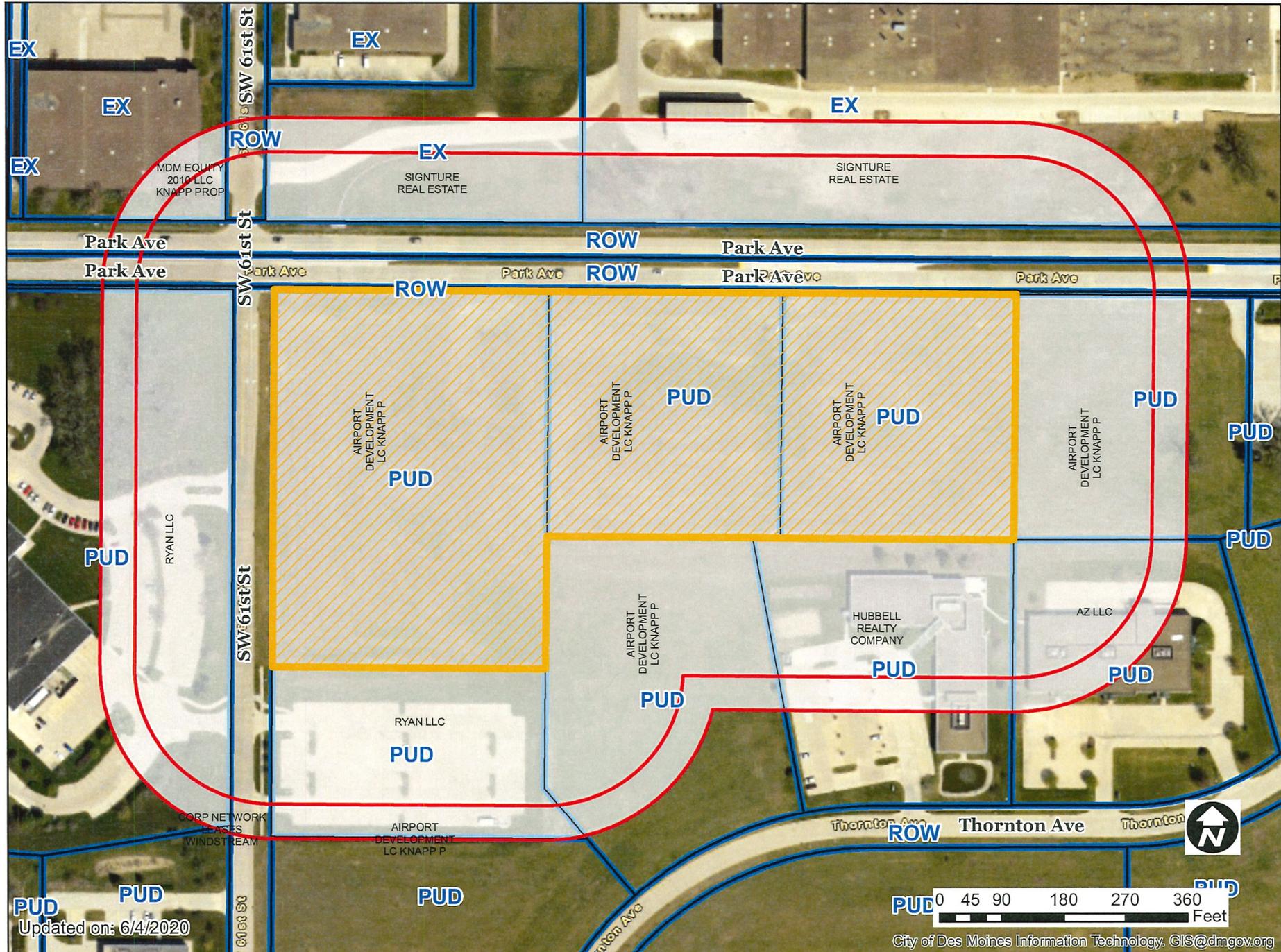
Airport Development, LC (owner) represented by Aimee Staudt (officer) for property located at 6000 Park Avenue.				File #	
				10-2020-7.109	
Description of Action	Review and approval of a PUD Final Development Plan "Flex Warehouse on Park Avenue", to allow development of a 6.53-acre site for a 57,720-square foot flex/warehouse building in accordance with the Airport Commerce Park West PUD Conceptual Plan requirements.				
PlanDSM Future Land Use	Current: Business Park. Proposed: N/A.				
Mobilizing Tomorrow Transportation Plan	No planned improvements.				
Current Zoning District	Legacy "PUD" Planned Unit Development.				
Proposed Zoning District	N/A.				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Outside Area (200 feet)	0	0			
Within Subject Property					
Plan and Zoning Commission Action	Approval	X	Required 6/7 Vote of the City Council	Yes	
	Denial			No	X

Airport Development, LC, 6000 Park Avenue

10-2020-7.109



1 inch = 185 feet



39



Farnsworth GROUP

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WAUWATSE, IOWA 50263
515.225.2407 / info@fng.com

www.fng.com
Engineers | Architects | Surveyors | Scientists

DATE: DESCRIPTION:

Project Status
NOT FOR CONSTRUCTION

PROJECT
Knapp Properties

**Park Avenue Flex
Space Building**

Enter address here

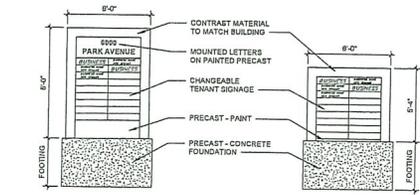
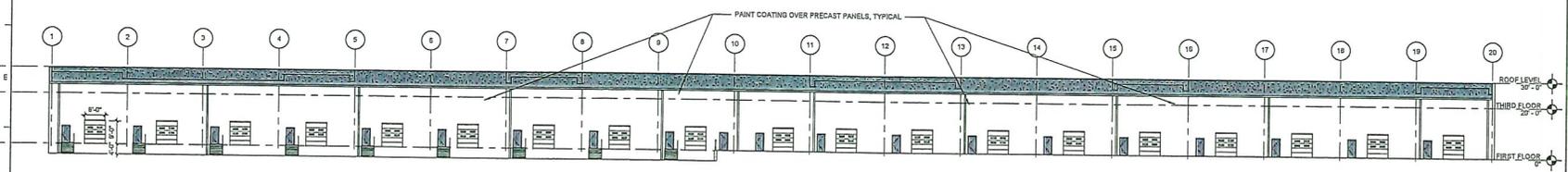
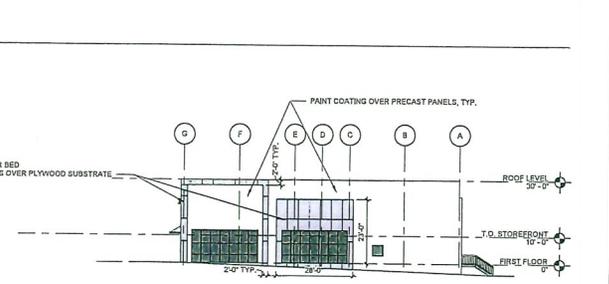
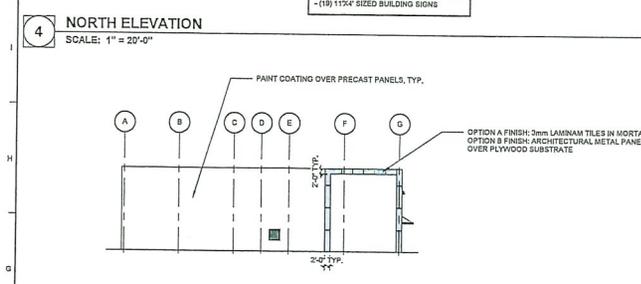
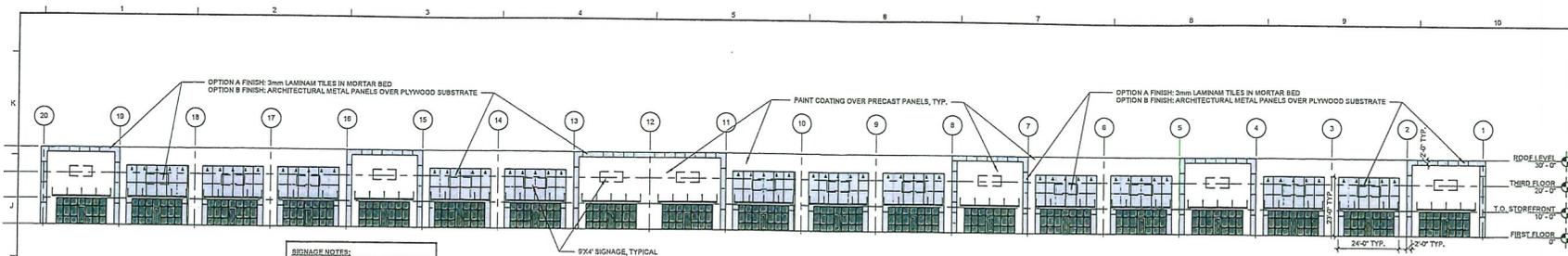
DATE: MM/DD/YYYY
DESIGNED: Designer
DRAWN: Author
REVIEWED: Approver

SHEET TITLE
**EXTERIOR
ELEVATIONS**

SHEET NUMBER

A3.0

PROJECT NO.: 0200325.00



000013325.PDW