



Date September 14, 2020

RECEIVE AND FILE COMMUNICATION FROM THE PLAN AND ZONING COMMISSION REGARDING APPROVAL OF A PRELIMINARY PLAT "AIRPORT INDUSTRIAL PARK PLAT 3" ON PROPERTY LOCATED AT 6200 SCOUT TRAIL

WHEREAS, on August 20, 2020, the City of Des Moines Plan and Zoning Commission voted 12-0 for APPROVAL of a Preliminary Plat "Airport Industrial Park Plat 3", submitted by Bell Avenue Properties, Inc. (Owner), represented by Guy Gast (Officer) on property located at 6200 Scout Trail, to define a 27.27 acre development parcel for previous Outlots X and Y in Airport Industrial Park Plat 2, to provide turnaround Right-of-Way (ROW) for Scout Trail, and to provide ROW to realign Southwest McKinley Avenue, subject to the following conditions:

- 1. Compliance with all comments of the administrative review by the Permit and Development Center.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, that the attached communication from the City Plan and Zoning Commission is hereby received and filed.

MOVED by _____ to receive and file.

FORM APPROVED:

Judy K Parks-Kruse (handwritten signature)

Judy K. Parks-Kruse, Assistant City Attorney

(13-2021-1.03)

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

MOTION CARRIED APPROVED

Mayor

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.

City Clerk

Date September 14, 2020
 Agenda Item 27
 Roll Call # _____

September 8, 2020

Honorable Mayor and City Council
 City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their August 20, 2020 meeting, the following action was taken regarding a request from Bell Avenue Properties, Inc. (owner) represented by Guy Gast (officer) for review and approval of a Preliminary Plat "Airport Industrial Park Plat 3", for property located at 6200 Scout Trail, to define a 27.27-acre development parcel for previous Outlots X and Y in Airport Industrial Park Plat 2, to provide turnaround Right-Of-Way (ROW) for Scout Trail, and to provide ROW to realign Southwest McKinley Avenue.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 11-0-1 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	X			
Dory Briles	X			
Abby Chungath	X			
Kayla Berkson	X			
Jann Freed	X			
Johnny Alcivar	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 submitted Preliminary Plat subject to compliance with compliance with all administrative review comments by the Permit and Development Center.

(13-2021-1.03)

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the submitted Preliminary Plat subject to compliance with compliance with all administrative review comments by the Permit and Development Center.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The developer is seeking to divide the subject property, provide turnaround Right-Of-Way (ROW) for Scout Trail, and to provide ROW to realign Southwest McKinley Avenue. This would also remove the Outlot status of the property.
2. **Size of Site:** 30.03 acres.
3. **Existing Zoning (site):** "EX" Mixed Use District.
4. **Existing Land Use (site):** Headquarters facility for Waldinger including office and workshop and warehousing uses.
5. **Adjacent Land Use and Zoning:**
 - North** – "EX", Use is the Mid-Iowa Council of the Boy Scouts of America Headquarters.
 - South** – "RX1", Uses are single-family dwellings.
 - East** – "P2", Use is large acreage single-family dwellings.
 - West** – "OS" Agricultural/Open Space (West Des Moines), Use is Brown's Woods (Polk County Park).
6. **General Neighborhood/Area Land Uses:** The subject property is located northwest of the Des Moines International Airport along the Iowa Highway 28 (Southwest 63rd Street) corridor, which is primarily developed with light industrial uses.
7. **Applicable Recognized Neighborhood(s):** The subject property is located in the Southwestern Hills Neighborhood. All recognized neighborhood associations were notified of the meeting by mailing of the Preliminary Agenda on July 31, 2020. Additionally, separate notifications of the hearing for this specific item were mailed on August 10, 2019 (10 days prior to the initially scheduled hearing) to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the subject property. A final agenda was mailed to all recognized neighborhood associations on August 14, 2020.

All agendas and applicable notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Development Division. The Southwestern Hills Neighborhood Association mailings were sent to George Davis, 3124 Southwest 29th Street, Des Moines, Iowa 50321.

8. Relevant Zoning History: On July 9, 2018, by Ordinance No. 15,683 the City Council rezoned a majority of the property from Limited “C-2” District to a Limited “M-1” District subject to the following conditions:

- A) Overhead doors shall not face Iowa Highway 28 or any residentially developed property unless screened by another building or by earthen berms and landscaping materials.
- B) Provision of landscaping in accordance with the City’s standards for “C-2” Districts.
- C) No portion of the property within 50 feet of the public Rights-Of-Way or adjoining residentially zoned property may be used for the outside storage of materials, trailers or equipment. Any area used for the outside storage of materials or equipment shall be paved and screened from public street views and residential development by an architectural screening panel system or fencing/landscaping as approved by the Commission or Planning Administrator.
- D) The public street facades of any building or portion thereof located within the Property which is not blocked from view by other structures or landscaping shall be construed using exterior materials that are predominately glass, brick, masonry, architectural steel panels and other durable materials. No Exterior Insulations and Finish System (“EIFS”) shall be used below an elevation of 6 feet above grade on such facades.
- E) Compliance with all recommendations of the traffic study as part of any submitted subdivision or site plan.
- F) Any site plan for development shall be reviewed by the Plan and Zoning Commission.

On April 4, 2019, the Plan and Zoning Commission approved a Preliminary Plat for “Airport Industrial Park Plat 3”. This Preliminary Plat subsequently expired due to the lack of a Final Plat being filed for review within 270 days of its approval plus a 90-day extension by the Permit and Development Center Coordinator per Chapter 106 Section 106-72(g) of the City Code. On the same date, the Commission also approved a Site Plan for a corporate headquarters building with 90,000 square feet of office space on two stories and a 113,000 square feet of production area on the main level.

The applicant initially appealed a Site Plan requirement for a trail installation along Southwest 63rd Street as part of the “Waldinger Headquarters”, but the Council dismissed the appeal on May 6, 2019 when the appeal was withdrawn by the developer.

The property was subsequently zoned to “EX” Mixed Use District with the citywide rezoning, effective December 15, 2019.

9. PlanDSM Future Land Use Plan Designation: Business Park.

10. Applicable Regulations: In consideration of the criteria set forth in Chapter 18B of the Iowa Code, in acting upon any Preliminary Plat application the Plan and Zoning Commission shall apply the design standards in Chapter 106 Article III of the City Code. The decision to approve, approve subject to conditions or disapprove a proposed Preliminary Plat must be based upon the conformance of the standards.

II. ADDITIONAL APPLICABLE INFORMATION

With the exception of some final post construction site restoration, the property has essentially been developed in compliance with the approved Site Plan and public improvement plans approved in accordance with the previously approved Preliminary Plat. There are minor comments in the administrative review relative to identification of subsequently recorded easements and the change to the zoning classification that the Plat must be in compliance with.

A Final Plat has been submitted but may not be moved to the City Council for approval until the submitted Preliminary Plat is re-approved by the Commission. The Subdivision Regulations have not been amended since the previous approval so there is no cause to review the Plat under any separate standards than were reviewed previously.

SUMMARY OF DISCUSSION

Erik Lundy presented staff report and recommendation.

Guy Gast, 204 SW Camden Dr. Ankeny, IA Representing Waldinger Corp. stated they haven't changed anything within the site plan or plat, the item tonight allows them to stay in compliance with the final plat process.

CHAIRPERSON OPENED THE PUBLIC HEARING

Nick Van Patten, 6020 SW McKinley Avenue stated he believes issues were not followed through regarding vacation of right-of-way along the south side of McKinley Avenue and he would like to know what they plan to do.

Guy Gast stated this is the same version of the plat that was submitted and approved by the Plan and Zoning Commission last year. The piece of ground Mr. Van Patten is talking about is something they don't have control of because it's within the existing City right-of-way. They have provided a berm to raise and relocated trees to reduce line of site to the Waldinger property.

Mike Ludwig stated the ground Mr. Van Patten is referring to on the South edge is existing City right-of-way. Waldinger isn't changing anything, they are just showing the existing right-of-way on the plat. Mr. Van Patten could submit a request for Vacation of the right-of-way. If it is determined that the right-of-way is not needed for public purpose, the City Council could consider conveyance of the vacated right-of-way to an adjoining property owner to use for landscaping or screening they feel is appropriate.

CHAIRPERSON CLOSED THE PUBLIC HEARING

COMMISSION ACTION:

Dory Briles made a motion for approval of the submitted Preliminary Plat subject to compliance with all administrative review comments by the Permit and Development Center.

Motion passed: 11-0-1

Respectfully submitted,



Michael Ludwig, AICP
Planning Administrator

MGL:tjh

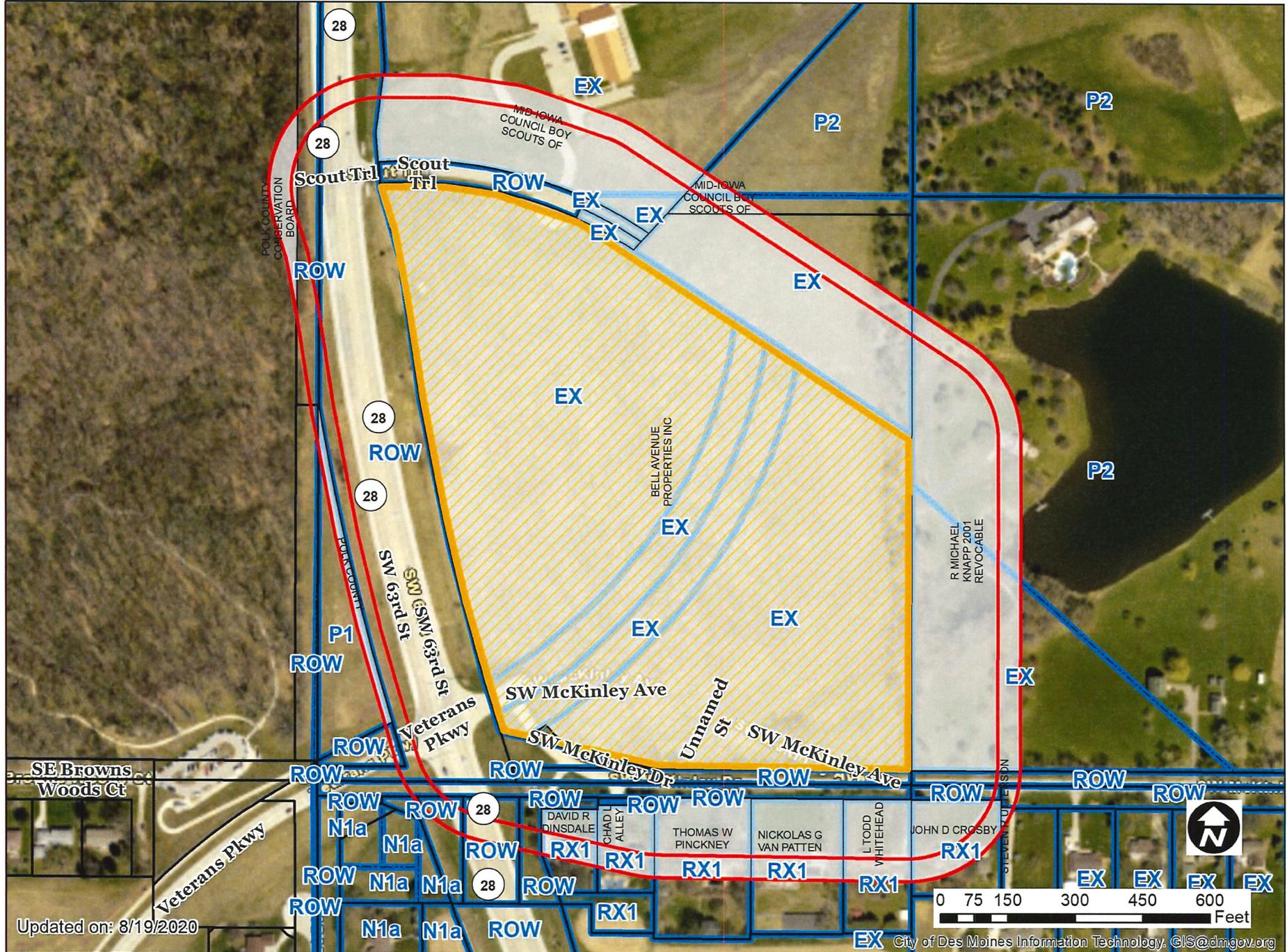
Request from Bell Avenue Properties, Inc. (owner) represented by Guy Gast (officer) for property located at 6200 Scout Trail.			File #	
			13-2021-1.03	
Description of Action	Review and approval of a Preliminary Plat "Airport Industrial Park Plat 3" to define a 27.27-acre development parcel for previous Outlots X and Y in Airport Industrial Park Plat 2, to provide turnaround Right-Of-Way (ROW) for Scout Trail, and to provide ROW to realign Southwest McKinley Avenue.			
PlanDSM Future Land Use	Current: Business Park. Proposed: N/A.			
Mobilizing Tomorrow Transportation Plan	No planned improvements.			
Current Zoning District	"EX" Mixed Use District.			
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

Bell Avenue Properties, Inc., 6200 Scout Trail

13-2021-1.03

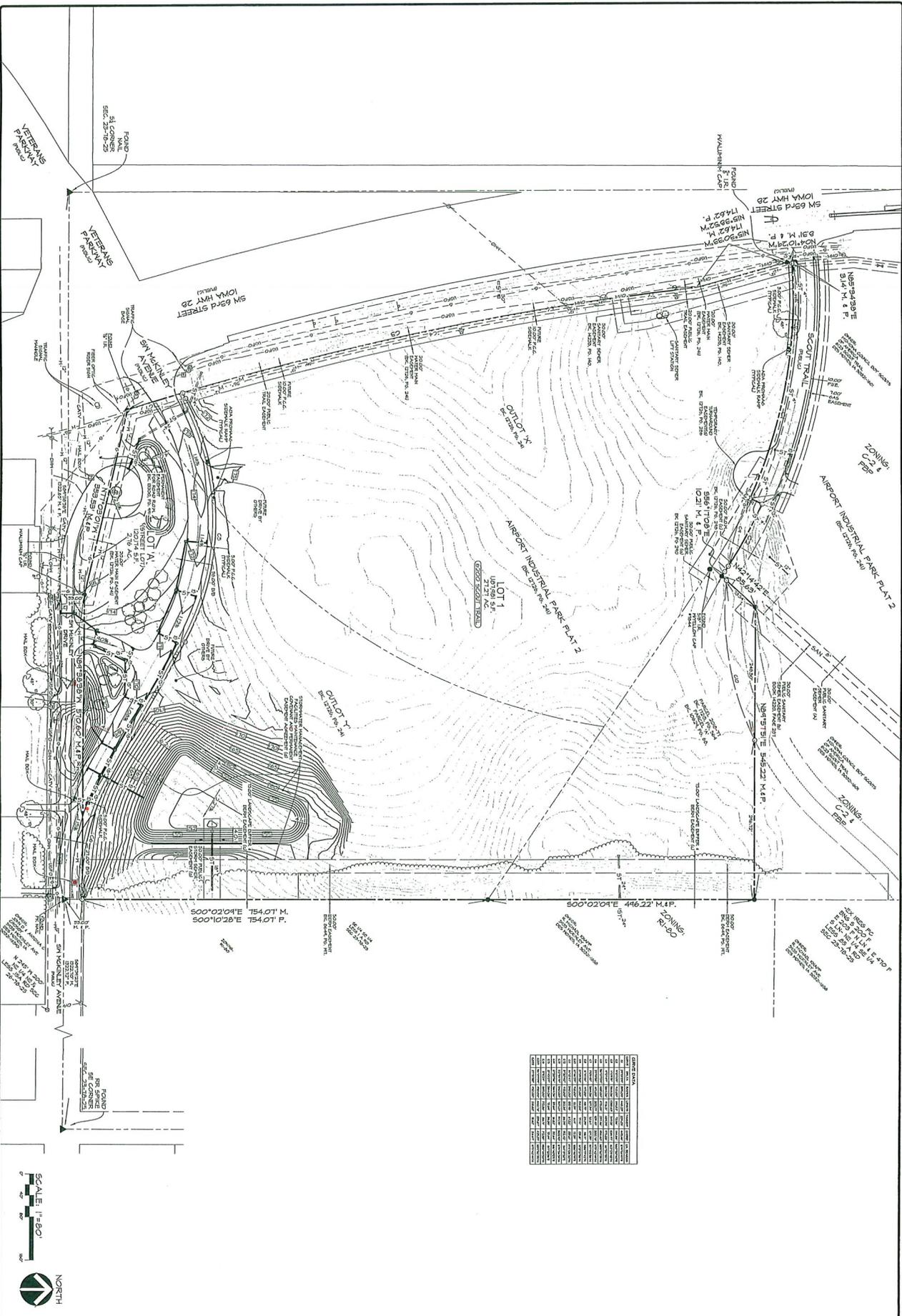


1 inch = 283 feet



1 inch = 284 feet

27



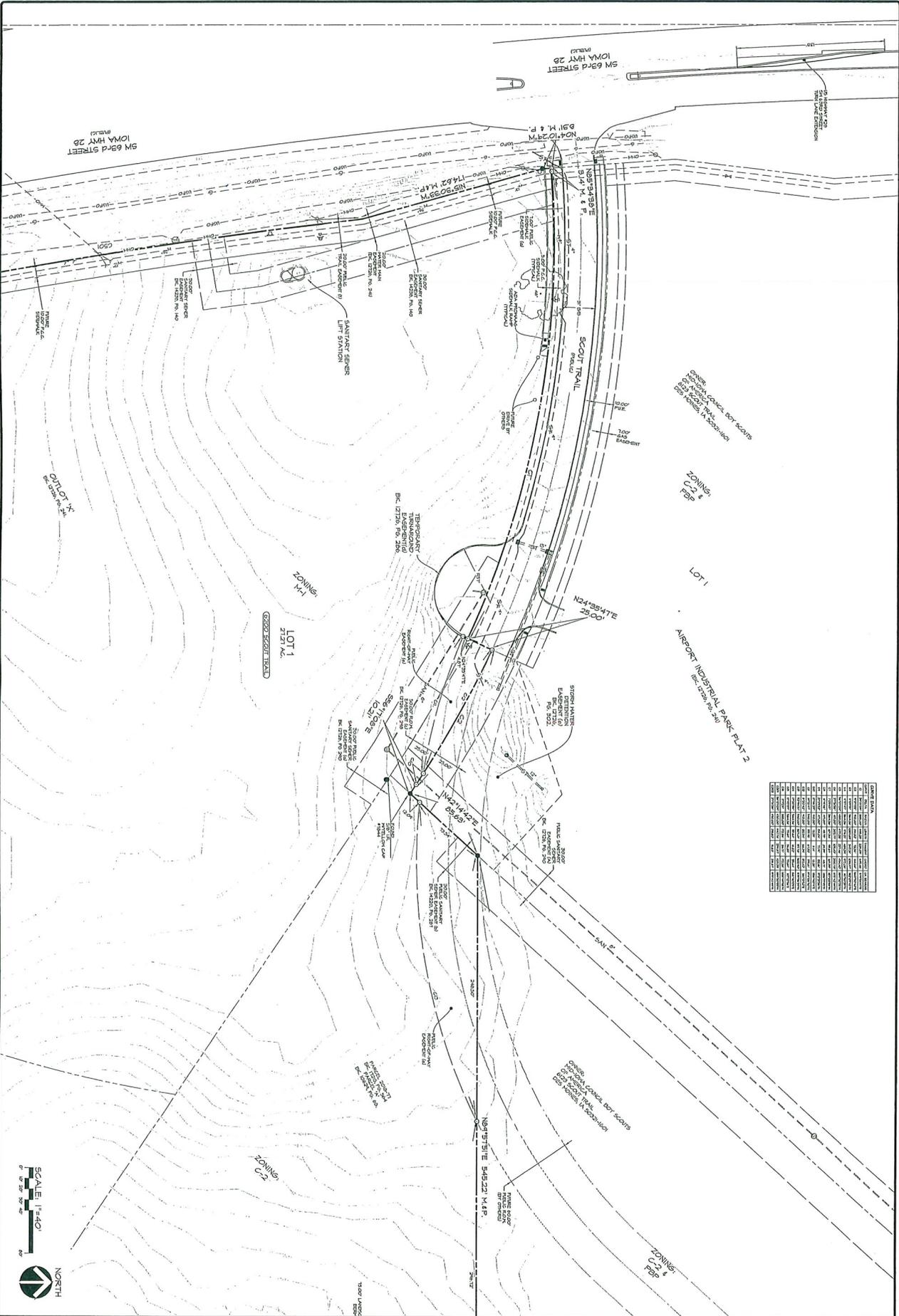
LOT NO.	AREA (SQ. FT.)	AREA (SQ. M.)
1	10,000	929
2	15,000	1393
3	20,000	1857
4	25,000	2321
5	30,000	2785
6	35,000	3249
7	40,000	3713
8	45,000	4177
9	50,000	4641
10	55,000	5105
11	60,000	5569
12	65,000	6033
13	70,000	6497
14	75,000	6961
15	80,000	7425
16	85,000	7889
17	90,000	8353
18	95,000	8817
19	100,000	9281
20	105,000	9745
21	110,000	10209
22	115,000	10673
23	120,000	11137
24	125,000	11601
25	130,000	12065
26	135,000	12529
27	140,000	12993
28	145,000	13457
29	150,000	13921
30	155,000	14385
31	160,000	14849
32	165,000	15313
33	170,000	15777
34	175,000	16241
35	180,000	16705
36	185,000	17169
37	190,000	17633
38	195,000	18097
39	200,000	18561
40	205,000	19025
41	210,000	19489
42	215,000	19953
43	220,000	20417
44	225,000	20881
45	230,000	21345
46	235,000	21809
47	240,000	22273
48	245,000	22737
49	250,000	23201
50	255,000	23665
51	260,000	24129
52	265,000	24593
53	270,000	25057
54	275,000	25521
55	280,000	25985
56	285,000	26449
57	290,000	26913
58	295,000	27377
59	300,000	27841
60	305,000	28305
61	310,000	28769
62	315,000	29233
63	320,000	29697
64	325,000	30161
65	330,000	30625
66	335,000	31089
67	340,000	31553
68	345,000	32017
69	350,000	32481
70	355,000	32945
71	360,000	33409
72	365,000	33873
73	370,000	34337
74	375,000	34801
75	380,000	35265
76	385,000	35729
77	390,000	36193
78	395,000	36657
79	400,000	37121
80	405,000	37585
81	410,000	38049
82	415,000	38513
83	420,000	38977
84	425,000	39441
85	430,000	39905
86	435,000	40369
87	440,000	40833
88	445,000	41297
89	450,000	41761
90	455,000	42225
91	460,000	42689
92	465,000	43153
93	470,000	43617
94	475,000	44081
95	480,000	44545
96	485,000	45009
97	490,000	45473
98	495,000	45937
99	500,000	46401
100	505,000	46865
101	510,000	47329
102	515,000	47793
103	520,000	48257
104	525,000	48721
105	530,000	49185
106	535,000	49649
107	540,000	50113
108	545,000	50577
109	550,000	51041
110	555,000	51505
111	560,000	51969
112	565,000	52433
113	570,000	52897
114	575,000	53361
115	580,000	53825
116	585,000	54289
117	590,000	54753
118	595,000	55217
119	600,000	55681
120	605,000	56145
121	610,000	56609
122	615,000	57073
123	620,000	57537
124	625,000	58001
125	630,000	58465
126	635,000	58929
127	640,000	59393
128	645,000	59857
129	650,000	60321
130	655,000	60785
131	660,000	61249
132	665,000	61713
133	670,000	62177
134	675,000	62641
135	680,000	63105
136	685,000	63569
137	690,000	64033
138	695,000	64497
139	700,000	64961
140	705,000	65425
141	710,000	65889
142	715,000	66353
143	720,000	66817
144	725,000	67281
145	730,000	67745
146	735,000	68209
147	740,000	68673
148	745,000	69137
149	750,000	69601
150	755,000	70065
151	760,000	70529
152	765,000	70993
153	770,000	71457
154	775,000	71921
155	780,000	72385
156	785,000	72849
157	790,000	73313
158	795,000	73777
159	800,000	74241
160	805,000	74705
161	810,000	75169
162	815,000	75633
163	820,000	76097
164	825,000	76561
165	830,000	77025
166	835,000	77489
167	840,000	77953
168	845,000	78417
169	850,000	78881
170	855,000	79345
171	860,000	79809
172	865,000	80273
173	870,000	80737
174	875,000	81201
175	880,000	81665
176	885,000	82129
177	890,000	82593
178	895,000	83057
179	900,000	83521
180	905,000	83985
181	910,000	84449
182	915,000	84913
183	920,000	85377
184	925,000	85841
185	930,000	86305
186	935,000	86769
187	940,000	87233
188	945,000	87697
189	950,000	88161
190	955,000	88625
191	960,000	89089
192	965,000	89553
193	970,000	90017
194	975,000	90481
195	980,000	90945
196	985,000	91409
197	990,000	91873
198	995,000	92337
200	1,000,000	92801

SCALE: 1"=80'
 NORTH

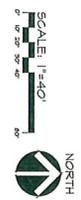
AIRPORT INDUSTRIAL PARK PLAT 3
 5M 63RD STREET, DES MOINES, IOWA
 SHEET 2 OF 5
 OVERALL - LAYOUT

DATE: JUNE 11, 2020
 APPROVED MAY 11, 2019
 MAY 03, 2019
 JAN 23, 2019
 DATE OF SURVEY: JAN 23, 2019
 DESIGNED BY: JAC
 DRAWN BY: JAC

CEC Civil Engineering Consultants, Inc.
 2400 86th Street . Unit 12 . Des Moines, Iowa 50322
 515.276.4884 . Fax: 515.276.7084 . mail@cecinc.com



NO.	DESCRIPTION	DATE	BY
1	PREPARED	11/11/2019	JAG
2	REVISED	12/11/2019	JAG
3	REVISED	01/14/2020	JAG
4	REVISED	02/11/2020	JAG
5	REVISED	03/11/2020	JAG
6	REVISED	04/11/2020	JAG
7	REVISED	05/11/2020	JAG
8	REVISED	06/11/2020	JAG
9	REVISED	07/11/2020	JAG
10	REVISED	08/11/2020	JAG
11	REVISED	09/11/2020	JAG
12	REVISED	10/11/2020	JAG
13	REVISED	11/11/2020	JAG
14	REVISED	12/11/2020	JAG
15	REVISED	01/11/2021	JAG
16	REVISED	02/11/2021	JAG
17	REVISED	03/11/2021	JAG
18	REVISED	04/11/2021	JAG
19	REVISED	05/11/2021	JAG
20	REVISED	06/11/2021	JAG
21	REVISED	07/11/2021	JAG
22	REVISED	08/11/2021	JAG
23	REVISED	09/11/2021	JAG
24	REVISED	10/11/2021	JAG
25	REVISED	11/11/2021	JAG
26	REVISED	12/11/2021	JAG
27	REVISED	01/11/2022	JAG
28	REVISED	02/11/2022	JAG
29	REVISED	03/11/2022	JAG
30	REVISED	04/11/2022	JAG
31	REVISED	05/11/2022	JAG
32	REVISED	06/11/2022	JAG
33	REVISED	07/11/2022	JAG
34	REVISED	08/11/2022	JAG
35	REVISED	09/11/2022	JAG
36	REVISED	10/11/2022	JAG
37	REVISED	11/11/2022	JAG
38	REVISED	12/11/2022	JAG
39	REVISED	01/11/2023	JAG
40	REVISED	02/11/2023	JAG
41	REVISED	03/11/2023	JAG
42	REVISED	04/11/2023	JAG
43	REVISED	05/11/2023	JAG
44	REVISED	06/11/2023	JAG
45	REVISED	07/11/2023	JAG
46	REVISED	08/11/2023	JAG
47	REVISED	09/11/2023	JAG
48	REVISED	10/11/2023	JAG
49	REVISED	11/11/2023	JAG
50	REVISED	12/11/2023	JAG



AIRPORT INDUSTRIAL PARK PLAT 3
 5th 63rd STREET, DES MOINES, IOWA
DETAIL - NORTH HALF

DATE: JUNE 11, 2020
 APPROVED: MAY 11, 2021
 MAY 03, 2021
 JAN 23, 2021
 DATE OF SURVEY: JAN 23, 2021
 DESIGNED BY: JAG
 DRAWN BY: JAG



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

