



**Date** ..... February 7, 2022 .....

**RESOLUTION SETTING HEARING ON REQUEST FROM ABC PARTNERS, LP FOR APPROVAL OF A PROPOSED 2<sup>ND</sup> AMENDMENT TO THE AIRPORT BUSINESS PARK PHASE II PUD CONCEPTUAL PLAN ON PROPERTY LOCATED AT 7404 SW 37<sup>TH</sup> STREET**

**WHEREAS**, on January 20, 2022, the City Plan and Zoning Commission voted 14-0 to **APPROVE** a request from ABC Partners, LP (owner), represented by Ronald L. Daniels (officer), to review and approve a proposed 2<sup>nd</sup> Amendment to the Airport Business Park Phase II Planned Unit Development (PUD) Conceptual Plan on property located at 7404 SW 37<sup>th</sup> Street (“Property”) in order to reconfigure lots within the PUD, reduce the requirement of a 10-foot bicycle path along Southwest 37<sup>th</sup> Street and Gannett Avenue to a 5-foot sidewalk, and add the Fabrication and Production, Intensive use of fertilizer product assembly to the allowed uses within the Property, subject to the following revisions to the Plan:

- 1) Provision that the parking note be updated to state that parking shall be provided in accordance with Des Moines Municipal Code Chapter 135, Planning and Design Code.
- 2) Provision of a note that states that bike rack quantity, placement, and design shall be provided in accordance with Des Moines Municipal Code Chapter 135, Planning and Design Code.
- 3) Provision of a note that states that all site and building mounted lighting shall be provided in accordance with Des Moines Municipal Code Chapter 135, Planning and Design Code.
- 4) Provision of a note stating that any refuse collection container shall be within an enclosure constructed of masonry walls that match the primary building and steel gate with a pedestrian entrance or shall be fully enclosed within the building.
- 5) Provision of a note that states that pedestrian access to the public trail/sidewalk shall be provided.
- 6) Provision of a note that states that all signage shall be provided in accordance with MX1 Zoning Classification per Des Moines Municipal Code Chapter 134, Zoning Code; and

**WHEREAS**, the Property is legally described as follows:

LOT 1 AND 2 OF AIRPORT BUSINESS PARK PLAT 2, BEING AND OFFICIAL PLAT IN THE CITY OF DES MOINES, POLK COUNTY, IOWA.

**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 2<sup>nd</sup> Amendment to the Airport Business Park Phase II PUD Conceptual Plan is to be considered, shall be held at 5:00 p.m. on February 21, 2022, at which time the City Council will hear both those who oppose and those who favor the proposals.
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.



**Roll Call Number**

**Agenda Item Number**

26

**Date** February 7, 2022

MOVED BY \_\_\_\_\_ TO ADOPT.

FORM APPROVED:

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

(ZON2021-000058)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
SHEUMAKER				
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

Date February 7, 2022  
 Agenda Item 26  
 Roll Call # \_\_\_\_\_

January 26, 2022

Communication from the City Plan and Zoning Commission advising that at their January 20, 2022 meeting, the following action was taken regarding a request from ABC Partners, LP (owner), represented by Ronald L. Daniels (officer), for review and approval of a 2<sup>nd</sup> amendment to the Airport Business Park Phase II PUD Conceptual Plan on the property located at 7404 SW 37<sup>th</sup> Street, to update descriptions for permitted uses on Lots 1 and 2 of the PUD and to replace the requirement of a 10-foot-wide bicycle path with a 5-foot wide sidewalk.

**COMMISSION RECOMMENDATION:**

After public hearing, the members voted 14-0 as follows:

<u>Commission Action:</u>	<u>Yes</u>	<u>Nays</u>	<u>Pass</u>	<u>Absent</u>
Francis Boggus	X			
Dory Briles	X			
Abby Chungath	X			
Kayla Berkson	X			
Chris Draper	X			
Jann Freed	X			
Todd Garner	X			
Johnny Alcivar	X			
Lisa Howard	X			
Carolyn Jenison	X			
William Page	X			
Andrew Lorentzen	X			
Greg Wattier	X			
Emily Webb	X			

**APPROVAL** of the requested right-of-way vacation subject to the reservation of easements for any existing utilities until such time that they are abandoned or relocated at the applicant's expense. (ZONG-2021-000058)

Written Responses

0 in Favor  
 0 in opposition

**STAFF RECOMMENDATION TO THE P&Z COMMISSION**

Staff recommends approval of the proposed 2<sup>nd</sup> amendment to the Airport Business Park Phase II “PUD” Conceptual Plan to reduce the requirement of a 10-foot bicycle path along Southwest 37<sup>th</sup> Street and Gannett Avenue to a 5-foot sidewalk, and to update descriptions for proposed use in Lots 1 and 2 to allow Fertilizer Product Assembly, a “Fabrication and Production, Intensive” use, subject to the following conditions:

- 1) Provision that the parking note be updated to state that parking shall be provided in accordance with Chapter 135: Planning and Design Code.
- 2) Provision of a note that states that bike rack quantity, placement, and design shall be provided in accordance with Chapter 135: Planning and Design Code.
- 3) Provision of a note that states that all site and building mounted lighting shall be provided in accordance with Chapter 135: Planning and Design Code.
- 4) Provision of a note stating that any refuse collection container shall be within an enclosure constructed of masonry walls that match the primary building and steel gate with a pedestrian entrance or shall be fully enclosed within the building.
- 5) Provision of a note that states that pedestrian access to the public trail/sidewalk shall be provided.
- 6) Provision of a note that states that all signage shall be provided in accordance with MX1 Zoning Classification per Chapter 134: Zoning Code.

**STAFF REPORT TO THE PLANNING COMMISSION**

**I. GENERAL INFORMATION**

**1. Purpose of Request:** The applicant is proposing to reconfigure the lots within the Airport Business Park Phase II PUD and reduce the requirement of a 10-foot bicycle path along Southwest 37<sup>th</sup> Street and Gannett Avenue to a 5-foot sidewalk. The proposed PUD Conceptual Plan amendments includes the addition of Fertilizer Product Assembly, a “Fabrication and Production, Intensive” use, to the allowed uses table however no additional alterations to landscaping requirements or bulk regulations are requested.

Future development of the site must be in accordance with a “PUD” Development Plan that complies with the requirements established in the “PUD” Conceptual Plan and with the review process of Chapter 135 of the Planning and Design Code.

- 2. Size of Site:** The proposed amendment is on an area that measures approximately 6.17 acres in area.
- 3. Existing Zoning (site):** “PUD” Planned Unit Development District.
- 4. Existing Land Use (site):** Airport Business Park Phase II PUD.

## 5. Adjacent Land Use and Zoning:

**North** – “P2”. Use is the Des Moines International Airport.

**South** – “PUD” (Warren County), Use is vacant land and Country Club development with Golf course and townhomes and single-family development.

**East** – “PUD” & “NM”, Uses are Airport Commerce Park South and Meadows Mobile Home Community.

**West** – “EX”, Uses are the Airport Business Park Phase 1, which includes Katecho, the Des Moines Register facility, and offices for IPERS.

**6. General Neighborhood/Area Land Uses:** The surrounding area, just south of the Des Moines International Airport, is generally business park and support commercial uses.

**7. Applicable Recognized Neighborhood(s):** The subject areas is not located within the recognized neighborhood association. All neighborhoods were notified of the public hearing by mailing of the Preliminary Agenda on December 30, 2021. Additionally, separate notifications of the hearing for this specific item were mailed on September 30, 2021 (20 days prior to the hearing) and January 10, 2022 (10 days prior to the hearing) to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site. A Final Agenda was mailed to recognized neighborhoods on January 14, 2022.

**8. Relevant Zoning History:** On December 17, 2001, the City Council rezoned the site from “PBP” Planned Business Park District to “PUD” Planned Unit Development and approved the Airport Business Park Phase 2 “PUD” Conceptual Plan.

On February 14, 2011, the City Council amended the Airport Business Park Phase II PUD conceptual plan to allow for changes to the public street network and lot configuration to allow the development of a new warehouse facility, subject to conditions, (2-28-11).

**9. PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** Business Park.

**10. Applicable Regulations:** Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, 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. 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 “PUD” Conceptual Plan 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 the City

Code 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 amended “PUD” Conceptual Plan 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.

## II. ADDITIONAL APPLICABLE INFORMATION

1. **Land Use:** The existing PUD Development standards allow for PBP support commercial uses. The applicant is proposing to add Fertilizer Product Assembly, a “Fabrication and Production, Intensive” use which includes the mixing of raw materials, packaging, and distribution. No materials are discarded other than pallets nor does the processing include gas or smoke emissions. Any leftover product residue is to be collected monthly by a company specializing in waste disposal to prevent product from being disposed of within sewer line and avoid contamination.
2. **Drainage/Grading:** Future construction must comply with the City’s storm water management, soil erosion protection and grading requirements, as approved by the City’s Permit and Development Center’s Engineering Staff during the “PUD” Development Plan (site plan) review.
3. **Utilities:** The applicant has access to necessary utilities. Public storm and sanitary sewers are available to the lots. Each lot is required to have their own on-site stormwater detention.
4. **Traffic/Connectivity:** The subject property would be accessed from two (2) driveways, one from Southwest 37<sup>th</sup> Street and one from Gannett Avenue.

The applicant is proposing to reduce the 10-foot bicycle path requirement to a 5-foot sidewalk along Southwest 37<sup>th</sup> Street and Gannett Avenue. The trail would carry bicycle traffic south from Army Post Road to Gannett Avenue connecting to a trail and lake loop that would eventually cross Highway 5 but are not currently constructed or identified in MoveDSM. The Traffic and Transportation Division, and Park and Recreation Department are supportive of the waiver as installation of the 10-foot bicycle path along Army Post Road is to be installed at the time of construction.

Staff recommends approval of the request to reduce the requirement of a 10-foot bicycle path along Southwest 37<sup>th</sup> Street and Gannett Avenue to a 5-foot sidewalk as installation of the 10-foot bicycle path along Army Post Road is to be installed at the time of construction.

5. **Off-Street Parking:** The City’s standard off-street parking requirement for a manufacturing use is 1 parking stall per 2 employees plus 1 parking stall per 400 square feet of office space. The submitted Conceptual Plan indicates that parking should be in accordance with parking requirements of Des Moines Ordinance Section 134-1377.

Staff recommends that the parking note be updated to reflect the new code to state

that “parking shall be provided in accordance with Chapter 135: Planning and Design Code”.

6. **Landscaping:** The proposed “PUD” Conceptual Plan demonstrates that landscaping and plantings are to be provided throughout the site and along the frontage and that such landscaping shall be provided to the satisfaction of the Planning and Urban Design Administrator.
7. **Urban Design:** The proposed “PUD” Conceptual Plan amendment does not alter the palate of building materials which include precast concrete, brick, split face, ornamental and architectural concrete block, glass, alumabond, alucobond, or similar aluminum covered exterior panels, or other quality materials approved by declarant. Prohibited materials include metal walls, composite siding, and asphalt or asbestos cement shingles.
8. **Lighting:** The proposed “PUD” Conceptual Plan does not comment on the provision of lighting. Lighting should enhance safety and provide light levels appropriate to the visual task with minimal glare, light trespass and excess site brightness.

Staff recommends provision of a note stating that all lighting shall be provided in accordance with Chapter 135: Planning and Design Code.

9. **Trash Enclosure:** The “PUD” Conceptual Plan indicates that the trash enclosure shall be integrated into the overall architectural design of the building by being fully enclosed or screened with compatible fencing and plant material.

Staff recommends provision of a note stating that any refuse collection container shall be within an enclosure constructed of masonry walls that match the primary building and steel gate with a pedestrian entrance or shall be fully enclosed within the building.

10. **Signage:** The “PUD” Conceptual Plan proposes that signage shall be in accordance with C-1 Zoning Classification.

Staff recommends provision that the signage note be updated to state that all signage shall be provided in accordance with MX1 Zoning Classification per Chapter 134: Zoning Code.

## **SUMMARY OF DISCUSSION**

Dory Briles asked if any member of the public or commission desired to speak on the item. No one requested to speak.

## **COMMISSION ACTION:**

Jann Freed made a motion for approval of the proposed 2<sup>nd</sup> amendment to the Airport Business Park Phase II “PUD” Conceptual Plan to reduce the requirement of a 10-foot bicycle path along Southwest 37<sup>th</sup> Street and Gannett Avenue to a 5-foot sidewalk, and to update descriptions for proposed use in Lots 1 and 2 to allow Fertilizer Product Assembly, a “Fabrication and Production, Intensive” use, subject to the following conditions:

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- 5) Provision of a note that states that pedestrian access to the public trail/sidewalk shall be provided.
- 6) Provision of a note that states that all signage shall be provided in accordance with MX1 Zoning Classification per Chapter 134: Zoning Code.

Motion passed: 14-0

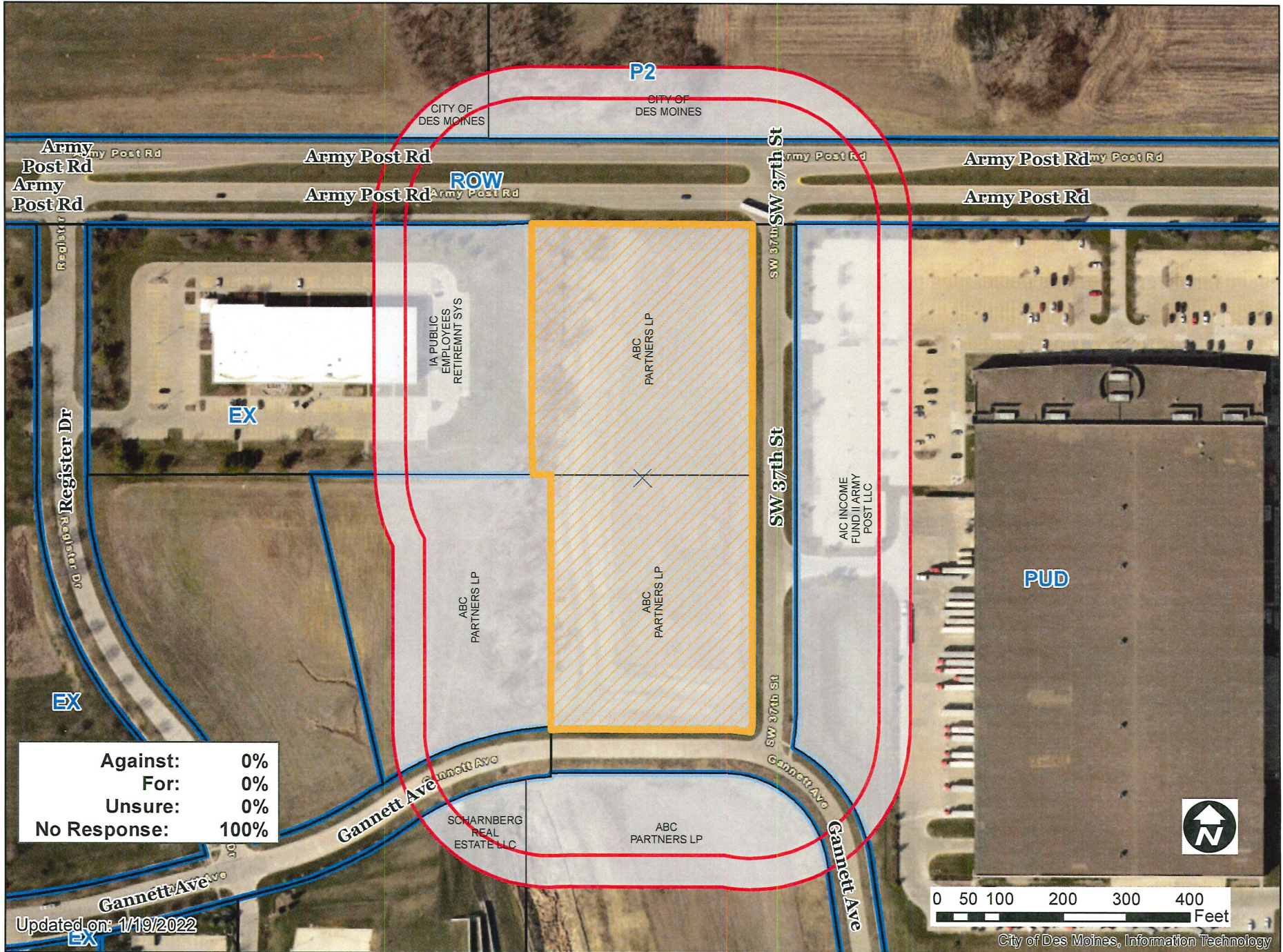
Respectfully submitted,



Jason Van Essen, AICP  
Planning & Urban Design Administrator

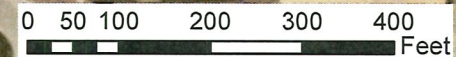
JMV:tjh





Against:	0%
For:	0%
Unsure:	0%
No Response:	100%

Updated on: 1/19/2022



City of Des Moines, Information Technology

1 inch = 202 feet

**PUD DEVELOPMENT STANDARDS**

- ALL PROVISIONS OF CHAPTER 154-276 THROUGH CHAPTER 154-284, PUD DISTRICT REGULATIONS LEFT OR NOT MOVED DURING ORIGINAL AVE INCORPORATED EXCEPT THE FOLLOWING:
- MINIMUM LOT WIDTH SHALL BE 300 FEET AS MEASURED AT THE BUILDING SETBACK LINE.
  - MINIMUM LOT SIZE SHALL BE 2 ACRES. LOTS SOUTH OF GANNETT AVENUE SHALL HAVE A MINIMUM LOT SIZE OF 4 ACRES.
  - LAND USE:
    - PERMITTED SUBSEQUENT: ALLOWED ON OR FOR AN ADDRESS OF THE BUSINESS PARK 2 LESS THE AREA OF THE ROAD RIGHT-OF-WAY.
    - NO TOP AMENDMENT WILL BE PROVIDED FOR LOTS WITH SUPPORT COMMERCIAL USES.
    - Lot 1 and 3 shall allow the mixing, packaging and distribution of chemicals.
  - OTHER SPACE REQUIREMENTS:
 

SIDE AREA	OTHER SPACE	SIDE AREA	OTHER SPACE
1/4 TO 1/2 ACRES	350	1/2 TO 3/4 ACRES	275
3/4 TO 1 ACRES	340	3/4 TO 1 ACRES	265
1 TO 2 ACRES	320	1 TO 2 ACRES	248
2 TO 3 ACRES	310	2 TO 3 ACRES	238
3 TO 4 ACRES	300	3 TO 4 ACRES	228
4 TO 5 ACRES	290	4 TO 5 ACRES	218
5 TO 6 ACRES	280	5 TO 6 ACRES	208
  - SETBACKS FOR PUD SUPPORT COMMERCIAL USES:
    - BUILDING SETBACKS:
      - FRONT: 50 FEET
      - REAR: 30 FEET
      - SIDE: 30 FEET TOTAL, 5 FEET MINIMUM, ONE SIDE
    - PARKING SETBACKS:
      - FRONT: 30 FEET
      - REAR AND SIDE: 5 FEET
  - STREET TREES MAY BE LOCATED TOWARDS THE MINIMUM LANDSCAPE REQUIREMENTS FOR INDIVIDUAL LOTS.

**BUILDING DESIGN STANDARDS**

IT IS INTENDED THAT ALL BUILDINGS CONSTRUCTED IN AIRPORT BUSINESS PARK SHALL BE DESIGNED IN COMPLIANCE WITH THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR AIRPORT BUSINESS PARK. TO INSURE THESE COMPLIANCE WITH EACH OTHER WHILE MAINTAINING AN ARCHITECTURALLY PLEASANT PARK.

THE DEVELOPERS OF EACH LOT SHALL BE RESPONSIBLE TO VERIFY THAT THESE BUILDINGS ALSO CONFORM WITH ALL APPLICABLE REQUIREMENTS OF THE GOVERNING AGENCIES AND THAT THEY OBTAIN ALL THE NECESSARY PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

**TERMINAL MATERIALS**

- BUILDINGS CONSTRUCTED PREDOMINANTLY WITH THE FOLLOWING:
  - PORECLAIN CONCRETE
  - SPRIT FACE OR ORNAMENTAL OR ARCHITECTURAL CONCRETE BLOCK
  - ENRICHED OR STAINED FOR ARCHITECTURAL ACCENTS ONLY
  - ORNAMENTAL OR DECORATED POURED CONCRETE
  - SLABS
  - ALUMINUM, ALLOIDED OR SIMILAR ALUMINUM COVERED EXTENDED PANELS
  - OTHER QUALITY MATERIALS APPROVED BY DECLARANT
- TERMINAL MATERIALS MAY BE CONSTRUCTED OF THE FOLLOWING MATERIALS:
  - PAVING: ASPHALT
  - CONCRETE: POLISHED, GLOSS OR MATTE
  - GRASS: MAINTAINED TO A MINIMUM OF 4 INCHES

**COLORS**

ALL SMALL BUILDING COLORS SHALL INCLUDE NATURAL MAJORITY OR 20% OR MORE OF EACH COLOR. EXTERIOR WALLS SHALL BE PERMITTED ONLY FOR ARCHITECTURAL ACCENTS. THE USE OF COLORED GLAZES AND OR REFLECTIVE GLASS IS PERMITTED.

**GENERAL LANDSCAPING STANDARDS**

ALL IMPAVED AREAS OF EACH LOT INCLUDING, BUT NOT LIMITED TO, DRIVEWAYS AND SIDEWALKS SHALL BE LANDSCAPED AND IRRIGATED BY THE LOT DEVELOPER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE LANDSCAPING PLAN TO THE DECLARANT, DECLARANT AGREES THAT THE LANDSCAPING WILL NEED TO MAINTAIN THE PARK AS A HIGH QUALITY AND ARCHITECTURALLY PLEASANT BUSINESS PARK. STREET TREES WILL BE PROVIDED BY THE DEVELOPER OF EACH LOT.

**SCREENING OF MECHANICAL AND ELECTRICAL EQUIPMENT**

ALL TRANSDUCERS, METERS, REGULATORS, EQUIPMENT CABINETS AND OTHER ELECTRICAL AND MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW FROM ALL STREETS AND OTHER LOTS. ALL SCREENING EQUIPMENT SHALL BE INSTALLED AND LOCATED ON THE ROOF.

**SCREENING OF BUILDING SERVICE AREAS**

TRUCK DOOR, DOORS SHALL NOT FACE ANY STREET WITHIN THE PARK. UNLESS THE FRONT PORCH OR SERVICE PORCH OR LANDSCAPING IN A MANNER FROM ALL STREETS AND OTHER LOTS. ALL SCREENING EQUIPMENT SHALL BE INSTALLED AND LOCATED ON THE ROOF.

**SHADE**

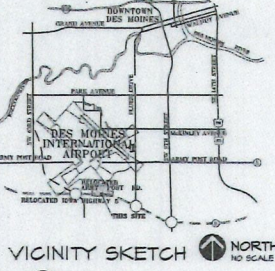
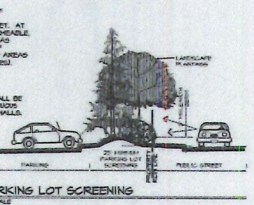
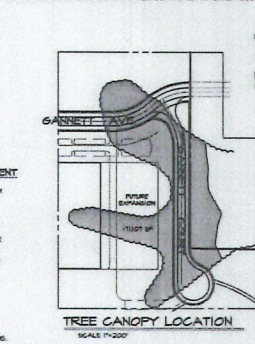
THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR AIRPORT BUSINESS PARK SHALL BE CONSIDERED TO BE INCORPORATED INTO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR AIRPORT BUSINESS PARK. THE LANDSCAPING PLAN MUST COMPLY WITH THE PROVISIONS OF THE CITY OF DES MOINES ORDINANCE 154-276 AS APPLICABLE TO CITY ZONING CLASSIFICATIONS.

**PARKING LAYOUT AND DESIGN**

- ALL BUILDINGS AND DRIVEWAYS SHALL BE SETBACK FROM THE FRONT OF BUILDINGS AT LEAST 20 FEET AND 30 FEET FROM THE BACK OR SIDES OF BUILDINGS. PARKING AREAS SHALL BE SETBACK 20 FEET FROM ANY STREET, AT LEAST 10 FEET FROM BUILDINGS. DRIVEWAYS SHALL BE LANDSCAPED AND PERMISSIBLE EXCLUSIVE OF FRONTIER PLANNING, LANDSCAPING, SIGNAGE AND SETBACKS SHALL BE AT LEAST 10 FEET FROM ANY STREET OR DRIVEWAY.
- PARKING ROWS AND AT LEAST EVERY 30 PARKING SPACES. ALL PARKING AREAS AND DRIVEWAYS SHALL HAVE BARRIERS CONCRETE CURBS AT LEAST 6 INCHES.

**PARKING LOT SCREENING**

TO THE EXTENT REASONABLY POSSIBLE PARKING AREAS ON EACH LOT SHALL BE SCREENED FROM VIEW FROM STREETS ADJACENT TO THE LOT BY A CONCRETE LANDSCAPED EARTH BORN WITH VARIOUS CONTOURS AND OR LANDSCAPE WALLS.



**AIRPORT BUSINESS PARK PHASE 2 PLANNED UNIT DEVELOPMENT**

**1st AMENDMENT** OWNER/DEVELOPER/DECLARANT  
**2ND AMENDMENT** ASB PARTNERS, L.P., ARMY POST DEVELOPMENT, L.C.  
 2100 WESTON PARKWAY, SUITE 220  
 WEST DES MOINES, IOWA 50325  
 PH # (515) 226-4300

**PROPERTY DESCRIPTION**

LOTS 3, 1 AND EXCEPT THE NEAST 2.4284 ACRES OF LOT 6 AND ALL OF LOTS 10 AND 11, AIRPORT BUSINESS PARK, PLAT 1, LOTS 10 AND 11 AND THAT PART OF LOT 4 OF SAID AIRPORT BUSINESS PARK PLAT 1, LYING SOUTH OF SAID LOT 5 AND LYING EAST OF THE SOUTH EXTENSION OF THE WEST LINE OF SAID LOT 5, AND THE SOUTH 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHWEST 1/4, AND ALL THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF RELOCATED ARMY POST ROAD, ALL IN SECTION 13, TOWNSHIP 10 NORTH, RANGE 24 WEST OF THE 5TH P.M., ALL NOW INCLUDED WITHIN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, SUBJECT TO LEGALLY ESTABLISHED HIGHWAYS.

**ZONING**

PUD ZONING APPROVED BY CITY COUNCIL, ORDINANCE #14031, DEC. 17, 2001. ROLL CALL 31-21-01, ORDINANCE #14031

**UTILITIES**

SOURCE OF WATER SUPPLY - CITY OF DES MOINES WATER WORKS SYSTEM, SEWAGE DISPOSAL PLANTING - CITY OF DES MOINES SANITARY SEWER SYSTEM  
 \*STREETS AND UTILITIES SHALL BE DEDICATED TO THE CITY.

- NOTES**
- STREET ROW WILL BE DEDICATED TO THE CITY OF DES MOINES.
  - 4" PUBLIC SIDEWALKS OR SIDE PATHS WILL BE INSTALLED THROUGHOUT THE PROJECT BY INDIVIDUAL LOT OWNERS.
  - STREET NAMES WILL BE ASSIGNED BY THE CITY OF DES MOINES.
  - LANDSCAPE PLANTING AND STREET TREES WILL BE DONE AS EACH LOT DEVELOPS BY INDIVIDUAL DEVELOPERS.
  - EACH LOT WILL PROVIDE THEIR OWN WATER DETENTION ON SITE. EXISTING TREES WILL BE SAVED TO THE EXTENT THAT THEY ACCOMMODATE BUILDING UTILITY AND GRADING OF LOTS.
  - ALL INTERIOR STREETS WILL BE 20' B/W IN '10' RIGHT-OF-WAYS.
  - ALL LOTS WILL BE SERVED BY EXISTING 10" SANITARY SEWERS.
  - THE MAJORITY OF LOTS WILL RELEASE STORM WATER INTO STORM SEWER SYSTEM.
  - PARKING REQUIREMENTS TO MEET CITY OF DES MOINES ZONING ORDINANCE SEC. 104-1371.
  - ANY FUTURE PUD DEVELOPMENT PLAN FOR ANY SITE WITHIN THE PUD SHALL DEMONSTRATE LANDSCAPING AND BUFFERING TO THE SATISFACTION OF THE CITY'S PLANNING DIRECTOR.
  - ANY FUTURE PUD DEVELOPMENT PLAN FOR ANY SITE WITHIN THE PUD SHALL DEMONSTRATE THAT ALL LOADING DOCKS WILL BE ADEQUATELY SCREENED FROM VIEW ON ADJACENT STREETS INCLUDING HIGHWAY 5.

**TREE LIST**

SYM.	QTY.	COMMON/BOTANICAL NAME
A	20	EMERALD GREEN MAPLE Acer glaberrimus var. emerald green
B	20	SPIRELLER MAPLE Acer spicatoscedus schubertii
C	20	RED BARKED MAPLE Acer rubrum red bark
D	25	GLAZED MAPLE Acer glaberrimus
E	25	WHITE ASH Fraxinus americana
F	22	WHITE OAK Quercus laevis

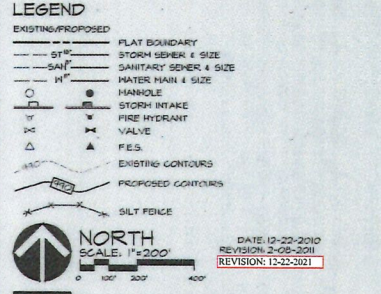
ALL TREES SHALL BE 2" CAL. DBH

**FINAL CONCEPT PLAN AMENDMENT APPROVAL**

APPROVED IN ACCORDANCE WITH CHAPTER 154-445 DES MOINES MUNICIPAL CODE AS AMENDED  
 NO CHANGES IN THIS PLAN UNLESS APPROVED IN WRITING FROM THE PLANNING DIRECTOR.  
 THE 1st AMENDMENT WAS APPROVED ON FEBRUARY 20, 2011 BY ROLL CALL 10-046  
 5/9/2011  
 FILE NUMBER: \_\_\_\_\_  
 PLANNING DIRECTOR

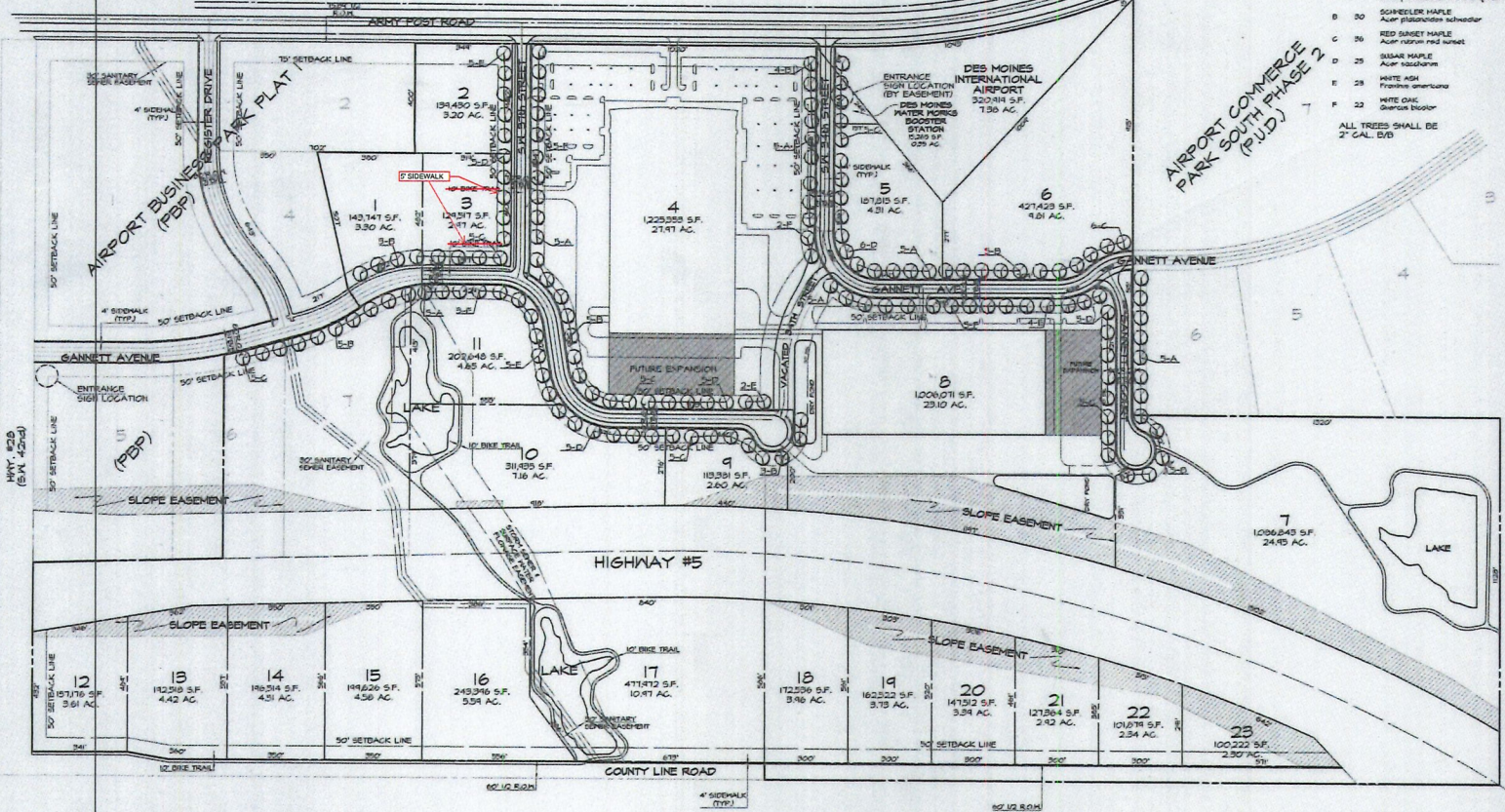
**CERTIFICATION**

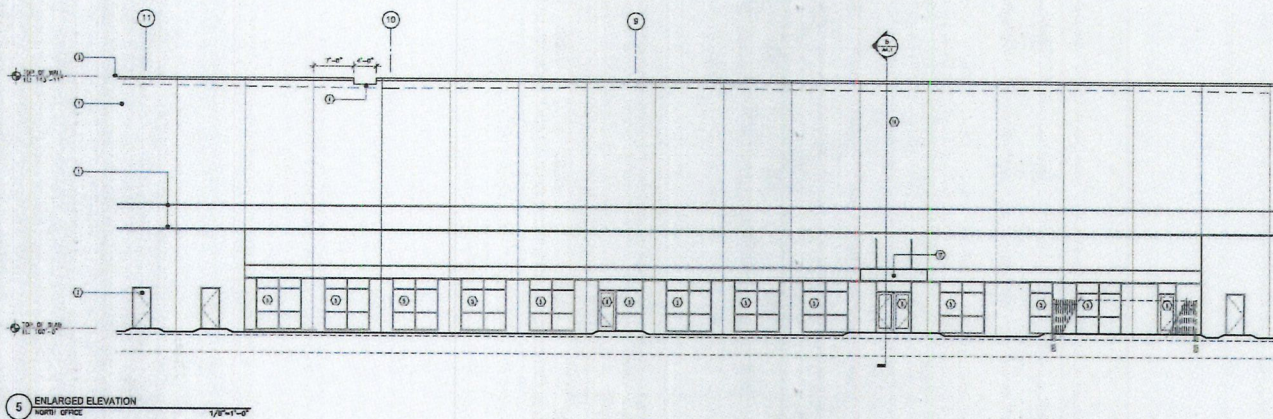
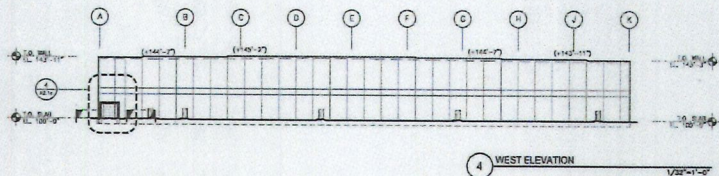
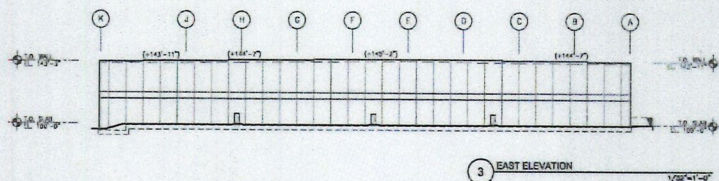
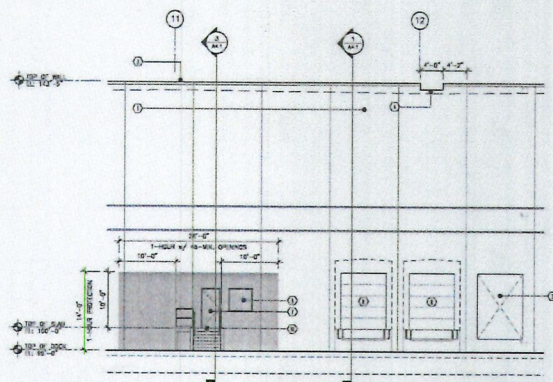
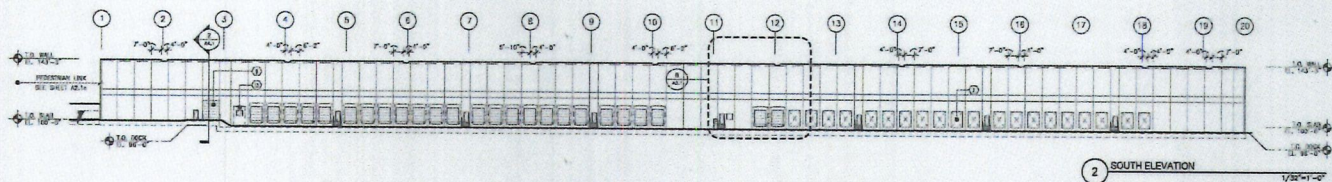
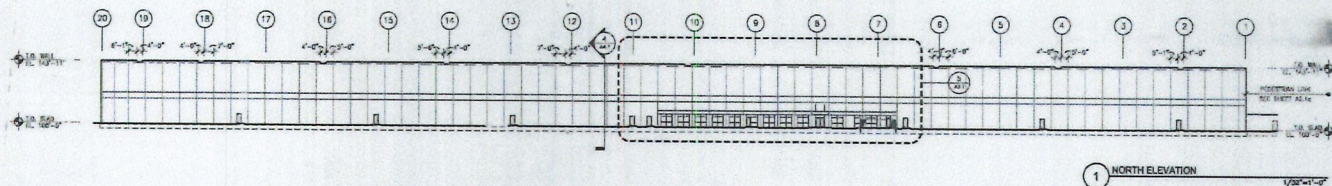
I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SURVEYING ENCLOSURED HEREIN WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.  
 DATE: 5/9/2011  
 EDWARD H. ARP, LICENSED NO. 200  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 THIS SHEET ONLY.



**CEC** CIVIL ENGINEERING CONSULTANTS, INC.  
 3400 96TH STREET, UNIT 12, DES MOINES, IOWA 50322-4379  
 PHONE: 515.276.4884 FAX: 515.276.7084 A-1519

2012010-00230 1 of 3





**OPUS.**

Opus AE Group, Inc.  
1000 West Park Drive  
Ann Arbor, MI 48106-1710  
734-769-1100

DATE PLOTTED  
12/17/10 10:00 AM  
01/19/11 PLOTTED BY MKC  
02/05/11 L&L DESIGN PLANS  
02/19/11 HP REVIEW

JOB NUMBER  
30072  
PROJECT NUMBER  
30072100  
DATE  
02/16/11  
PROJECT ARCHITECT  
A&P Smith  
OWNER  
HP  
DESIGNED BY  
S. THORNTON

EXTERIOR MATERIAL LEGEND	
(1)	INSULATED PRECAST CONCRETE WALL PANEL, SMOOTH FINISH, UNPAINTED. APPROX. 2" DOOR FINISHES. HORIZONTAL REINFORCING TO BE 2" DIA. VERTICAL REINFORCING TO BE 2" DIA.
(2)	PULVERIZED FLY ASH CONCRETE DOOR AND WINDOW FRAME, 1/2" MIN. DOOR FRAME. FINISH TO BE AS SHOWN FOR FINISH DOOR FRAME.
(3)	PREFINISHED METAL CORNING ROOF EAVE
(4)	PREFINISHED METAL OVERHUNG ROOF EAVE
(5)	1" TYPED INSULATING GLASS IN ALUMINUM FRAME
(6)	1" CLEAR INSULATED GLASS WINDOW
(7)	INSULATED POLYMER METAL DOORS AND FINISHES, UNPAINTED
(8)	PAINTED, ROLLED-STEEL SECTIONAL OVERHUNG ROOF WITH HORIZONTAL LOCK UNLESS SPECIFIED TRUSS ROOFING AND DOOR SYSTEM
(9)	PAINTED, INSULATED STEEL SECTIONAL OVERHUNG DRIFT-IN DOOR
(10)	PAINTED METAL DOOR SYSTEM WITH CONDENSATE-DRAINING, PAINTED STEEL PIPE INSULATION
(11)	CORNER-FITTED, FINISHED STEEL PIPE DETAILS
(12)	PREFINISHED METAL CORNING ROOF SYSTEMS BY METAL ROOFING SYSTEMS TO PRECAST CONCRETE WALL PANEL
(13)	4" x 4" PAINTED METAL TRUSS DOOR AND FRAME
(14)	MALL-MOUNTED SIGN MOUNTING AND FINISHES

\* Owner may refer to the Submittal Schedule for the Submittal Schedule and for information for any items, drawings or materials that are not shown on the drawings. For more information, contact the architect.

\* Designer's files may not accurately reflect the latest file modifications. It is the responsibility of the user to verify all information on the drawings and any other documents.

\* This document may not be used or copied without prior written consent of the architect.

Prepared by  
**OPUS.**  
Opus Design Build, L.L.C.  
100 West Park Drive, Suite 200  
Ann Arbor, MI 48106-1710  
734-769-1100

Project:  
**HEWLETT -  
PACKARD CO.**

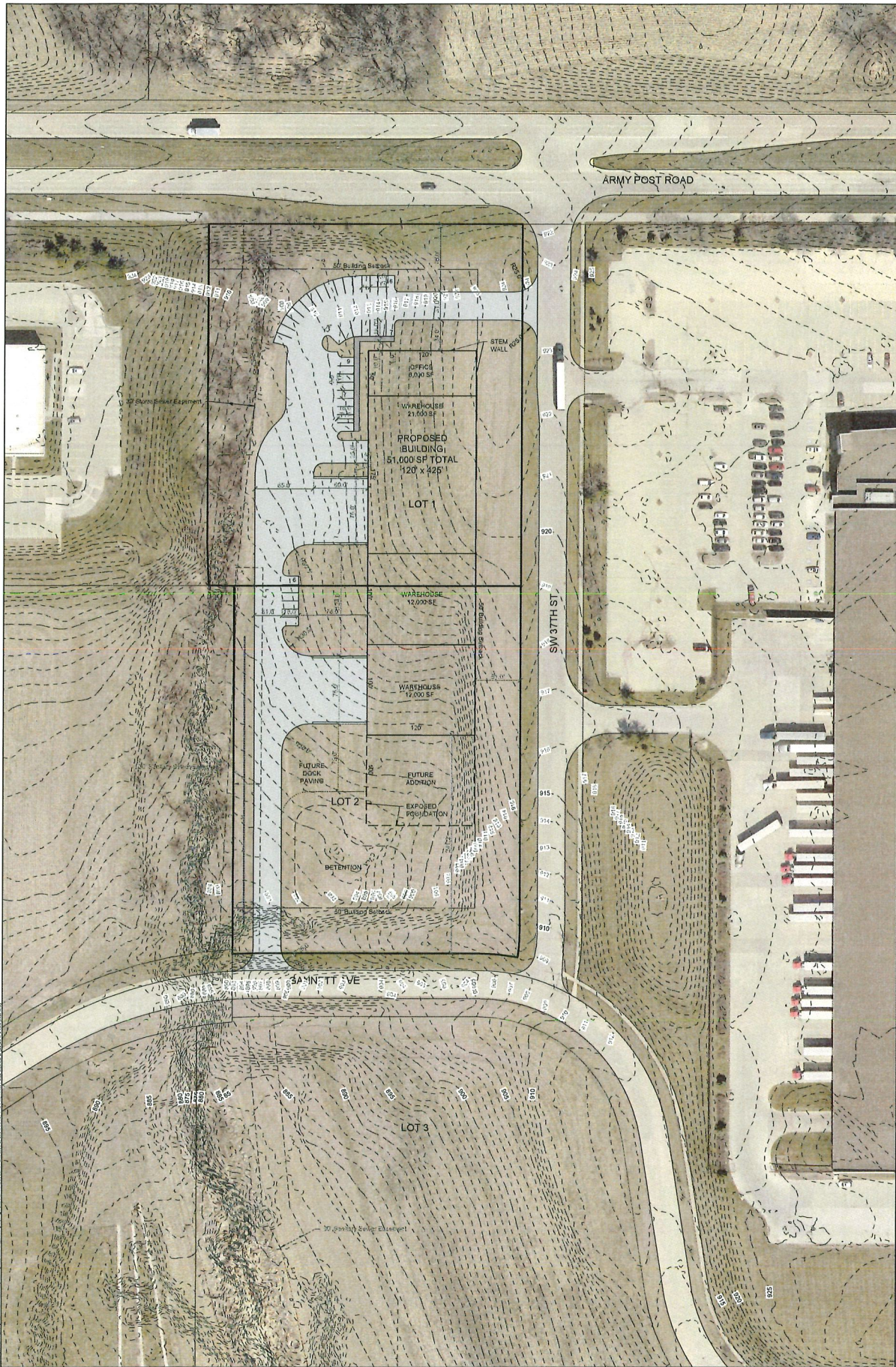
Client:  
DESIGNER, KIVA

Sheet No.  
**EXTERIOR  
ELEVATIONS**

Plot Name:  
**A3.1**



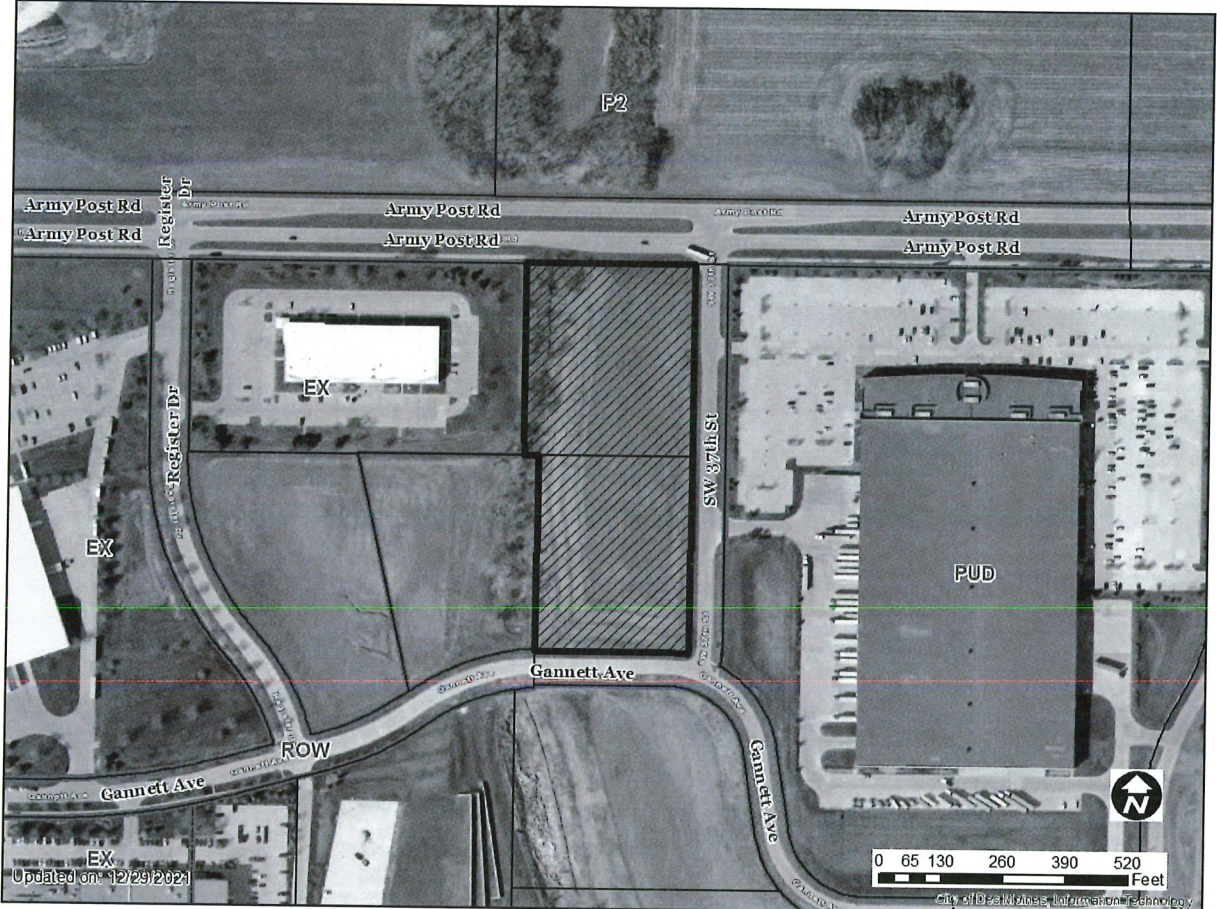
26



202101101018\_4.42 PM LAND FALL IN FIELD COLOR 2 - LANDSCAPE  
 202101101018\_Concept Plan SW 37TH ST - LANDSCAPE  
 202101101018\_Concept Plan SW 37TH ST - LANDSCAPE

ABC Partners, LP, 7404 SW 37th Street

ZONG-2021-000058



1 inch = 250 feet