

Date November 7, 2022

RESOLUTION SETTING HEARING ON REQUEST FROM ILEX GROUP, INC. (OWNER), REPRESENTED BY BEN SCHULTES (OFFICER) FOR PROPERTY LOCATED IN THE VICINITY OF 4600 EAST 14TH STREET, TO AMEND PLANDSM TO ASSIGN THE INDUSTRIAL WITHIN A COMMUNITY NODE FUTURE LAND USE DESIGNATION AND TO REZONE THE PROPERTY FROM “A” AGRICULTURE DISTRICT TO “I1” INDUSTRIAL DISTRICT, TO ALLOW DEVELOPMENT OF AN INDUSTRIAL USE IN COORDINATION WITH THE PROPERTY ADJACENT TO THE WEST

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on October 20, 2022, its members voted 12-0 in support of a motion to recommend **APPROVAL** of a request from ILEX Group, Inc. (owner), represented by Ben Schultes (officer), to determine the requested rezoning is not in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan, to amend the PlanDSM: Creating Our Tomorrow to assign the Industrial within a community node future land use designation for Property in the vicinity of 4600 East 14th Street, and to rezone the Property from “A” Agriculture District to “I1” Industrial District to allow development of an industrial use in coordination with the property adjacent to the west, and:

WHEREAS, the Property is legally described as follows:

THE WEST 125.71 FEET OF THE EAST 241.71 FEET OF THE NORTH 191.71 FEET OF THE SOUTH 241.71 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 79 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA,
AND
THE WEST 41 FEET OF THE EAST 116 FEET OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, EXCEPT THE SOUTH 241.71 FEET THEREOF, TOWNSHIP 79 NORTH, RANGE 24 WEST OF THE 5TH P.M., 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 amendment to the comprehensive plan future land use designation 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 November 21, 2022, in the Council Chambers, City Hall, 400 Robert D. Ray, Drive, Des Moines.



Roll Call Number

.....

Agenda Item Number

19

Date November 7, 2022

- 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.

MOVED BY _____ TO ADOPT. SECOND BY _____.

FORM APPROVED:

/s/ Lisa A. Wieland
 Lisa A. Wieland
 Assistant City Attorney

(ZONG-2022-000019 & ZONG-2022-000020)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
SHEUMAKER				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED		APPROVED		

CERTIFICATE

I, LAURA BAUMGARTNER, 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 11/17/22
 Agenda Item 19
 Roll Call # _____

November 1, 2022

Communication from the City Plan and Zoning Commission advising that at their October 20, 2022 meeting, the following action was taken regarding a request from ILEX Group, Inc. (owner), represented by Ben Schultes (officer) to rezone property located in the vicinity of 4600 East 14th Street from “A” Agriculture District to “I1” Industrial District, to allow an industrial use in coordination with the property adjacent to the west.

COMMISSION RECOMMENDATION:

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

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus				X
Dan Drendel	X			
Leah Rudolphi	X			
Dory Briles	X			
Abby Chungath	X			
Kayla Berkson	X			
Chris Draper	X			
Todd Garner	X			
Johnny Alcivar	X			
Justyn Lewis				X
Carolyn Jenison				X
William Page	X			
Andrew Lorentzen	X			
Emily Webb	X			
Katie Gillette	X			

ARPROVAL of Part A) The requested rezoning be found not in conformance with the PlanDSM: Creating Our Tomorrow Comprehensive Plan, since there is not a future land use designation assigned for the subject properties.

Part B) Approval of the request to amend the PlanDSM: Creating Our Tomorrow Plan Future Land Use Map designation to assign the Industrial within Community Node future land use classification for the subject properties.

Part C) Approval of the rezoning of the subject properties from “A” Agriculture District to “I1” Industrial District.

Written Responses

1 in Favor

0 in opposition

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the requested rezoning be found not in conformance with the PlanDSM: Creating Our Tomorrow Comprehensive Plan, since there is not a future land use designation assigned for the subject properties.

Part B) Staff recommends approval of the request to amend the PlanDSM: Creating Our Tomorrow Plan Future Land Use Map designation to assign the Industrial within Community Node future land use classification for the subject properties.

Part C) Staff recommends approval of the rezoning of the subject properties from "A" Agriculture District to "I1" Industrial District.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The proposed rezoning would allow the subject properties to be developed in common with the properties immediately to the west, which are within the Northridge PUD (Planned Unit Development). This PUD allows for development of a multi-phase industrial use, including five (5) warehouse buildings with interconnecting parking and private drives for circulation.
2. **Size of Site:** 0.96 acres (41,716.5 square feet).
3. **Existing Zoning (site):** "A" Agricultural District.
4. **Existing Land Use (site):** The subject area consists of undeveloped land.
5. **Adjacent Land Use and Zoning:**
 - North** – "ROW"; Use is Iowa Department of Transportation Right-of-Way.
 - South** – "ROW" and "Casey's PUD"; Uses are East Broadway Avenue Right-of-Way and convenience store.
 - East** – Polk County "HI" Heavy Industrial District; Uses are commercial and industrial.
 - West** – "North Ridge PUD"; Uses are undeveloped land.
6. **General Neighborhood/Area Land Uses:** The subject area is located to the southwest of the interchange of Interstate 235 and East 14th Street/ US Highway 69. The subject area is located in the Highland Park Neighborhood, within the very northern extents of the City of Des Moines. The area in the vicinity of the subject property consists of a mix of industrial and higher intensity commercial uses along the East 14th/ US Highway 69 corridor as well as residential uses and undeveloped land.

- 7. Applicable Recognized Neighborhood(s):** The subject area is located within the Highland Park Neighborhood Association. All neighborhood associations were notified of the public hearing by mailing of the Preliminary Agenda on September 30, 2022, and by mailing of the Final Agenda on October 14, 2022. Additionally, separate notifications of the hearing for this specific item were mailed on September 30, 2022 (20 days prior to the public hearing) and October 10, 2022 (10 days prior to the public hearing) to Highland Park 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 Services Department on the date of the mailing. The Highland Park Neighborhood Association mailings were sent to Sherri Rosener, 106 Oak Park Avenue, Des Moines, IA 50313.

The applicant can provide a summary of the neighborhood meeting at the public hearing.

- 8. Relevant Zoning History:** The subject properties were annexed to the City in 2021, at which time they were automatically zoned "A" Agricultural District.

The properties immediately to the west are zoned "PUD" District (Northridge PUD). Since the City no longer allows properties to be rezoned to "PUD" District, the appellant has requested that the subject properties be rezoned to "I1" Industrial District so they can be developed in common with the properties zoned "PUD" District immediately to the west.

The Northridge PUD was initially approved by the City Council on April 6, 1987, by Roll Call 87-1330. On February 20, 2020, the Plan and Zoning Commission considered a request to amend the Northridge PUD Conceptual Plan, to allow revision of the development from a regional shopping mall to a warehouse and distribution center with 1,050,260 square feet of warehouse building use. On March 23, 2020, by Docket No. 20-0577, the Council approved the first amendment to the Northridge PUD Conceptual Plan subject to applicable conditions.

- 9. PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** No land use designation. However, the site is within a Community Node centered along East 14th Street near East Broadway Avenue.

- 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 area owner agrees to them in writing. The recommendation of the Commission will be forwarded to the City Council.

II. ADDITIONAL APPLICABLE INFORMATION

1. **PlanDSM Creating Our Tomorrow:** The applicant is requesting that the future land use designation for the property be assigned to “Industrial” within a “Community Node”. PlanDSM describes these designations as follows:

Industrial

Accommodates industrial development and limited supporting commercial uses. Development in this classification could have a large impact on adjoining properties and the environment which would need to be mitigated.

Community Node

Mid-sized centers providing a range of daily needs and specialized services within a larger neighborhood context. Consist of a mix of housing, retail, and offices serving a larger population and geographical area than a neighborhood node. May include a shopping district including a grocery and drug store. Residential development including medium and high densities may occur.

The subject parcel is currently zoned “A” District. The Zoning Ordinance describes this district as, “intended for low density uses in agricultural areas.”

The applicant is proposing to rezone the parcel to the “I1” District. The Zoning Ordinance describes this district as, “intended for general industrial uses, warehousing, and transportation terminals”. Building types allowed in this district include the Storefront, Commercial Cottage, General Building, Workshop/Warehouse, Civic Building, and Principal-Use Parking Structure.

Staff believes the requested rezoning to “I1” is appropriate, given the site would be developed in common with the properties immediately to the west, which are approved for industrial use within the Northridge PUD. Additionally, industrial uses should be located in areas of the City that are already designated for those types of uses. The location of the proposed project satisfies that criteria and would not negatively impact the other surrounding uses.

2. **Planning and Design Ordinance:** Any future construction or development of the site must comply with all applicable site plan and design regulations of the Planning and Design Ordinance (Chapter 135 of City Code). Should the rezoning be approved, the applicant would be required to prepare a site plan and building elevations for any proposed additions or modifications.

SUMMARY OF DISCUSSION

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

COMMISSION ACTION:

Todd Garner made a motion for:

Part A) The requested rezoning be found not in conformance with the PlanDSM: Creating Our Tomorrow Comprehensive Plan, since there is not a future land use designation assigned for the subject properties.

Part B) Approval of the request to amend the PlanDSM: Creating Our Tomorrow Plan Future Land Use Map designation to assign the Industrial within Community Node future land use classification for the subject properties.

Part C) Approval of the rezoning of the subject properties from "A" Agriculture District to "I1" Industrial District.

Motion passed: 12-0

Respectfully submitted,

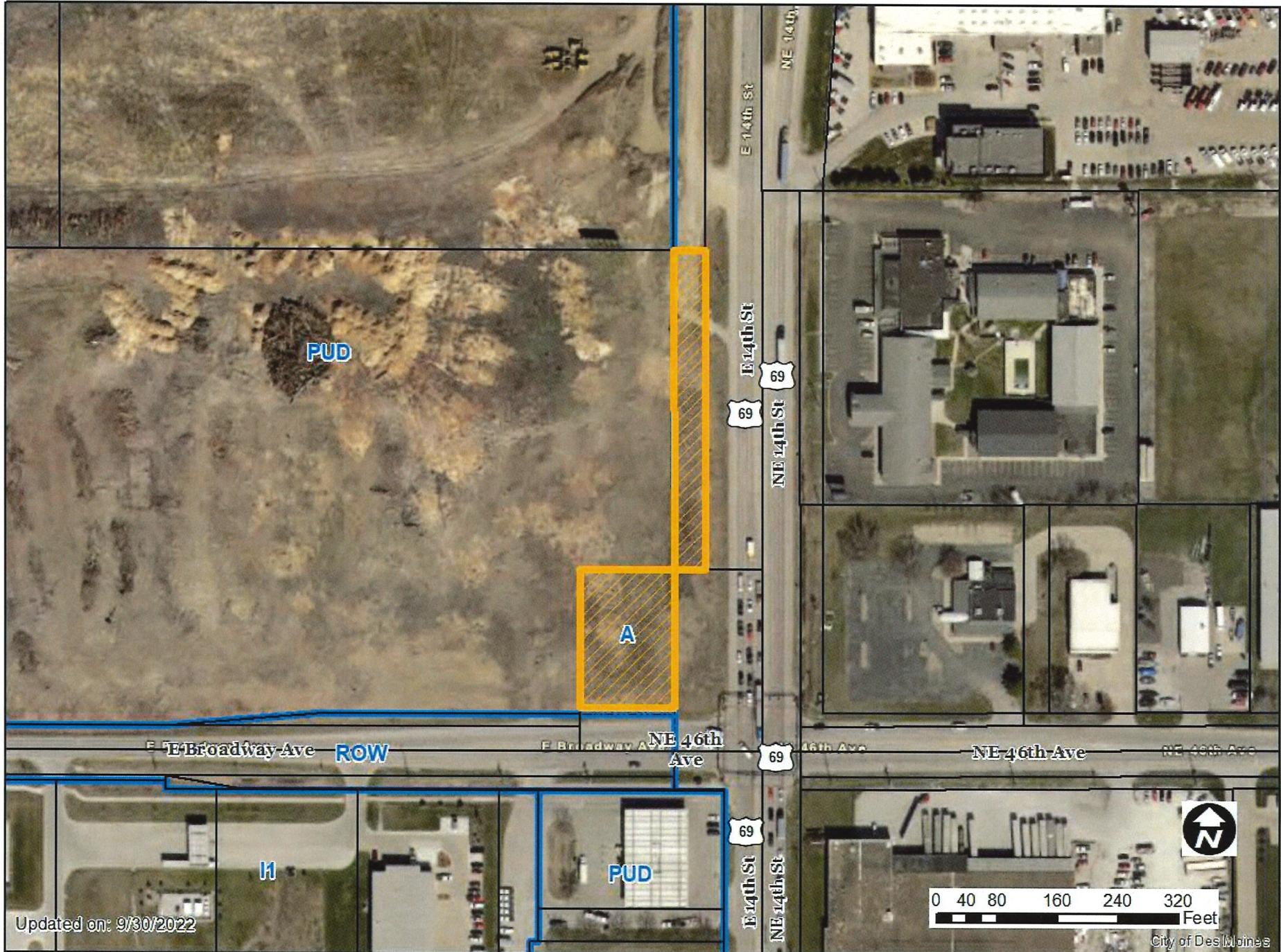
A handwritten signature in blue ink, appearing to read "Jason Van Essen".

Jason Van Essen, AICP
Planning & Urban Design Administrator

JMV:tjh

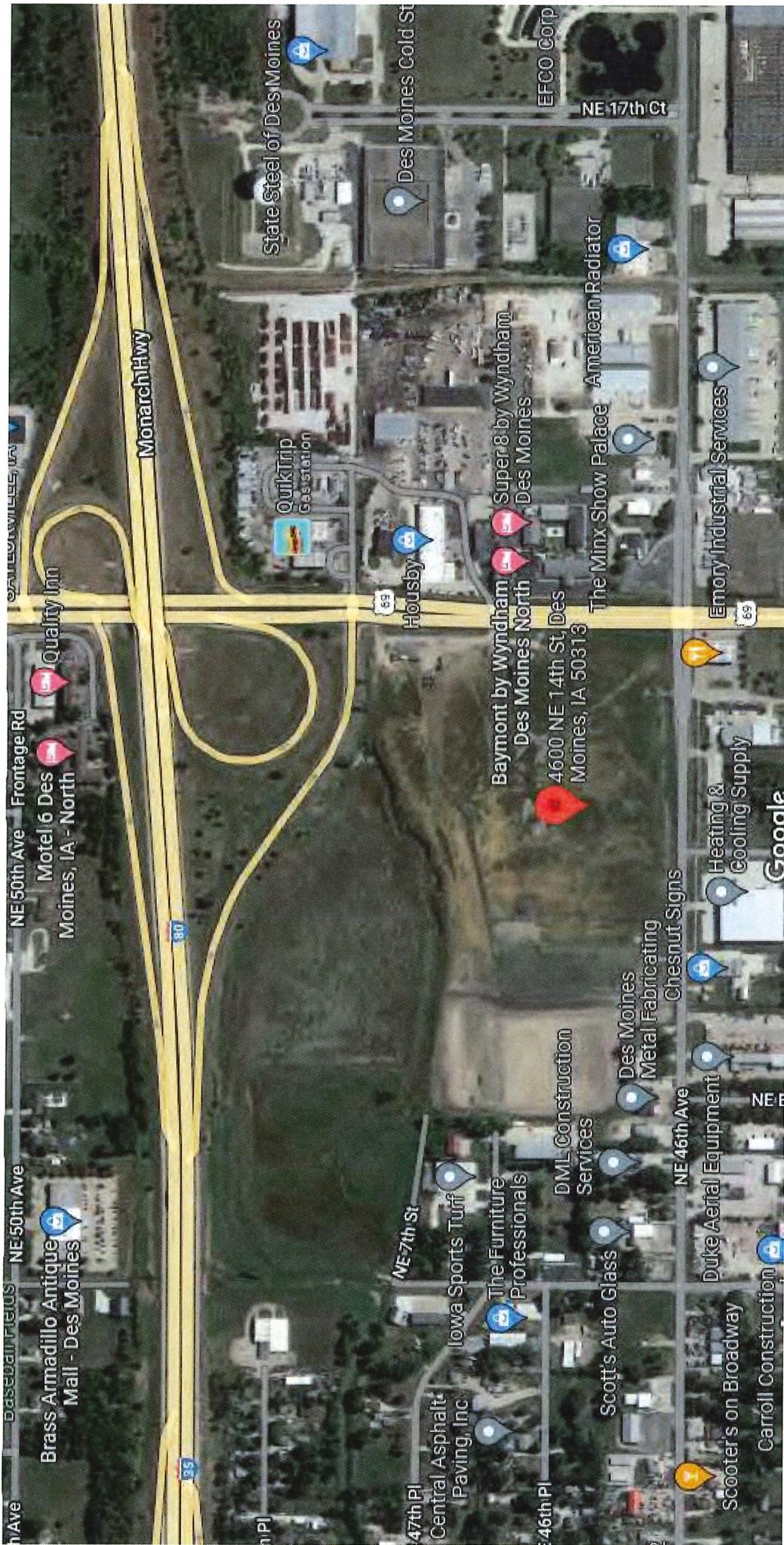
ILEX Group, Inc, Two Parcels in Vicinity of 4600 East 14th Street

ZONG-2022-000019



1 inch = 168 feet





NE 50th Ave

NE 50th Ave Frontage Rd

NE 50th Ave

Monarch Hwy

NE 17th Ct

Brass Armadillo Antique Mall - Des Moines

Motel 6 Des Moines, IA - North

Quality Inn

QuikTrip Gas Station

State Steel of Des Moines

Des Moines Cold Storage

EFCO Corp

The Minx Show Palace

American Radiator

Emory Industrial Services

Heating & Cooling Supply

Des Moines Metal Fabricating

Chesnut Signs

DML Construction Services

Duke Aerial Equipment

Carroll Construction

Scooter's on Broadway

Scott's Auto Glass

The Furniture Professionals

Iowa Sports Turf

Central Asphalt Paving, Inc

Baymont by Wyndham Des Moines North

Super 8 by Wyndham Des Moines

4600 NE 14th St, Des Moines, IA 50313

47th Pl

46th Pl

46th Pl

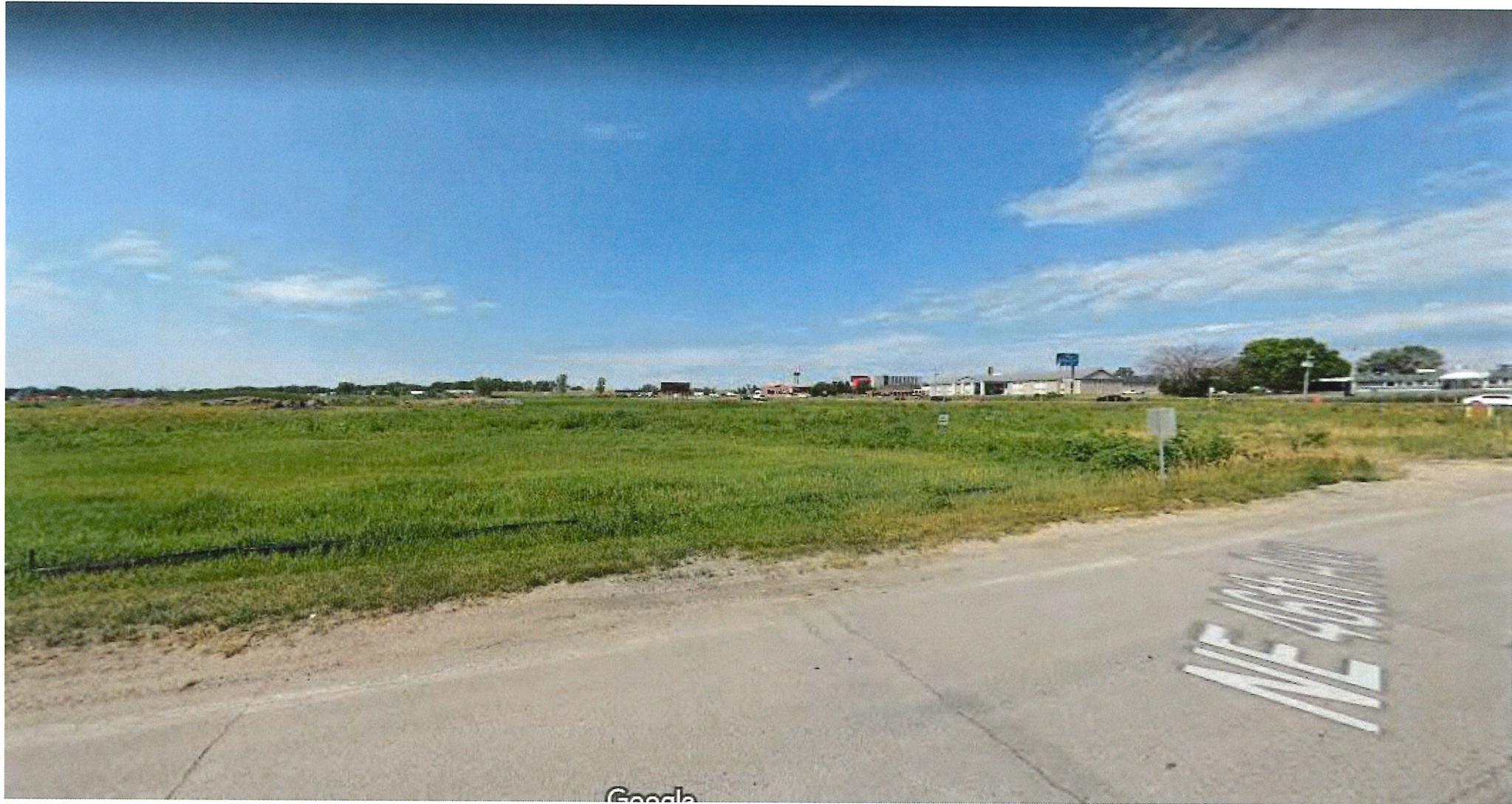
46th Pl

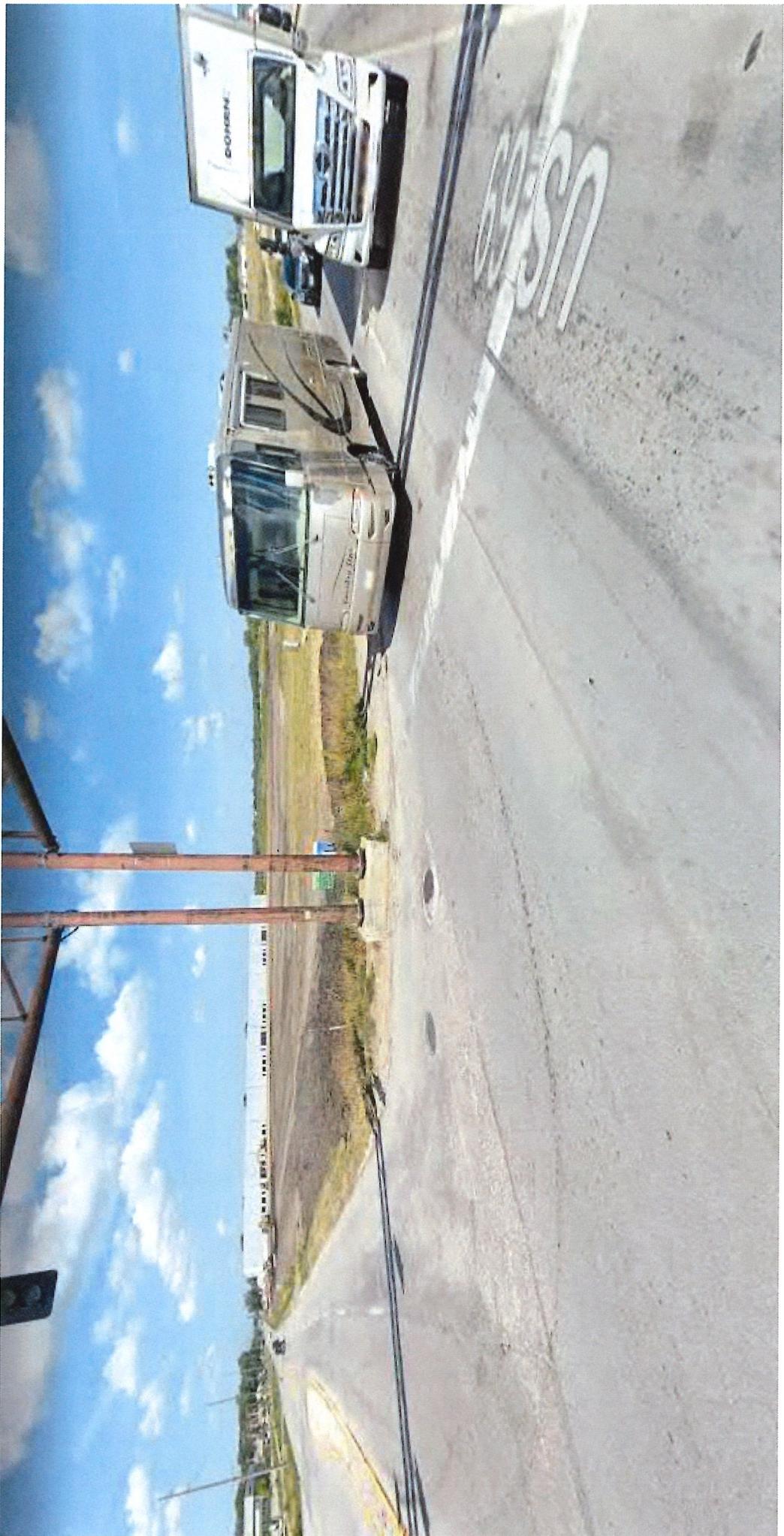
46th Pl

46th Pl

47th Pl

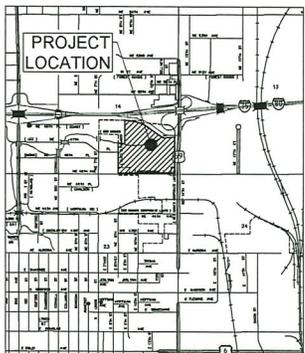
46th Pl







FIRST AMENDMENT NORTHBRIDGE PUD A PLANNED UNIT DEVELOPMENT CITY OF DES MOINES, POLK COUNTY, IOWA



REZONING DESCRIPTION

LOCATED ADJACENT TO MAJOR EAST-WEST AND NORTH-SOUTH INTERSTATE TRANSPORTATION CORRIDORS WITH INTERSTATE 80 AND 35. THE PROJECT WILL CONSIST OF LIGHT INDUSTRIAL, WAREHOUSING AND DISTRIBUTION USE WITH BUILDINGS LOCATED AND SIZED AS DICTATED BY MARKET DEMAND AND TENANT REQUIREMENTS. THE PUD PLAN INDICATES FIVE BUILDINGS ACCOUNTING FOR OVER ONE-MILLION SQUARE FEET OF LEASABLE BUILDING AREA.

GENERAL DEVELOPMENT CONCEPT

LOCATED ADJACENT TO MAJOR EAST-WEST AND NORTH-SOUTH INTERSTATE TRANSPORTATION CORRIDORS WITH INTERSTATE 80 AND 35. THE PROJECT WILL CONSIST OF LIGHT INDUSTRIAL, WAREHOUSING AND DISTRIBUTION USE WITH BUILDINGS LOCATED AND SIZED AS DICTATED BY MARKET DEMAND AND TENANT REQUIREMENTS. THE PUD PLAN INDICATES FIVE BUILDINGS ACCOUNTING FOR OVER ONE-MILLION SQUARE FEET OF LEASABLE BUILDING AREA.

P.U.D. DEVELOPMENT STANDARDS

- 1. PERMITTED USES SHALL BE LIMITED TO THOSE ALLOWED IN THE I DISTRICT BY CHAPTER 134 OF THE MUNICIPAL CODE, INCLUDING ANY APPLICABLE SUPPLEMENTAL REGULATIONS.
2. OUTDOOR STORAGE IS PROHIBITED UNLESS IDENTIFIED ON AN APPROVED DEVELOPMENT PLAN.
3. OPEN SPACE:
a) A MINIMUM OF 20% OPEN SPACE
4. BUILDING SETBACKS AND HEIGHT RESTRICTIONS
a) FRONT - 20 FEET
b) REAR - 10 FEET
c) SIDE - 10 FEET
d) MINIMUM ONE SIDE
e) MAXIMUM BUILDING HEIGHT: 75 FEET
5. PARKING AND SICKS:
a) FRONT - 10 FEET
b) REAR AND SIDE 5 FEET PARKING SETBACKS SHALL NOT APPLY WITH SHARED DRIVERS ACCESS LOT LAYOUTS.
6. ACCESS
a) ACCESS SHALL BE PROVIDED TO NE 14TH STREET AT THE PRE-DETERMINED ACCESS LOCATION STATION AS INDICATED THROUGH THE IOWA DOT.
7. BUILDING DESIGN STANDARDS DESCRIBED BELOW SHALL APPLY TO ALL BUILDINGS.
8. FENCING REQUIREMENTS
9. OUTDOOR STORAGE OF EQUIPMENT AREAS SHALL BE SECURED AND SCREENED BY FENCING THAT IS NOT LESS THAN SIX FEET, NOR MORE THAN TEN FEET HIGH. ALL CHAIN LINK FENCING USE SHOULD BE BLACK VINYL COATED. ALL FENCING MUST BE KEPT IN GOOD REPAIR AND SHALL NOT BE USED FOR ADVERTISING DISPLAYS OR SIGNS. FENCING SHALL NOT BE LOCATED IN ANY VISION CLEARANCE TRIANGLE. PROPOSED FENCING SHALL BE SHOWN ON INDIVIDUAL LOT DEVELOPMENT PLANS AND SHALL BE SUBJECT TO APPROVAL BY THE CITY OF DES MOINES.

SIGNS

EACH LOT SHALL HAVE A MINIMUM OF ONE ENTRANCE SIGN LOCATED AT A PRIMARY SITE ENTRANCE FROM A PUBLIC STREET. THE SIGN SHALL CONFORM TO THE MATERIAL STANDARDS DESCRIBED ON THE LOT ENTRANCE SIGN DETAIL. SIGNS ON EACH LOT SHALL BE COMPLIMENTARY IN STYLE AND DESIGN WITH SUCH LOT. ALL BUILDING AND WALL SIGNS SHALL ALSO COMPLY WITH THE SIGN REQUIREMENTS SET FORTH IN SECTION 134-7.1(1).

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS WILL BE COORDINATED WITH THE UTILITY COMPANIES BASED ON THEIR SYSTEM DESIGN.

SIDEWALKS

SIDEWALKS SHALL BE PROVIDED AS DETERMINED BY THE CITY TRAFFIC ENGINEER WITH ANY DEVELOPMENT PLAN.

RIGHTS-OF-WAY

RIGHTS-OF-WAY NEGOTIATIONS WITH THE IOWA DOT IS OCCURRING TO LINE-UP THE WESTERN RIGHT-OF-WAY LINE ALONG NE 14TH STREET. THE PROPOSED RIGHT-OF-WAY OF THE NORTHERLY PORTION SHALL BE EXTENDED SOUTH IN A STRAIGHT LINE TO ELIMINATE A 'KNOCK' IN THE EXISTING RIGHT-OF-WAY LINE.

THE EXISTING RIGHT-OF-WAY LINE ON THE NORTH SIDE OF NE BROADWAY AVENUE CONSIST OF 50-FOOT HALF WIDTH ON THE EASTERLY PORTION AND 33-FOOT HALF WIDTH ALONG THE NORTHERLY PORTION. AN ADDITIONAL FACET OF RIGHT-OF-WAY WILL BE DEDICATED WITH THE FINAL PLAN ALONG THE WESTERLY PORTION TO ALLOW FUTURE ROADWAY WIDENING AND PLACEMENT OF THE SIDEWALK.

THE EAST BOUND, LEFT TURN LANE ON EAST BROADWAY AVENUE FOR VEHICLES TURNING NORTH ONTO EAST 14TH STREET SHALL BE IMPROVED AS DETERMINED NECESSARY BY THE CITY TRAFFIC ENGINEER.

ENVIRONMENTALLY SENSITIVE AREAS

A WETLAND DELINEATION STUDY WAS COMPLETED BY TERRACON FOR THE SUBJECT PROPERTY. THE STUDY INDICATED ONE POTENTIAL 0.19 ACRE WETLAND.

STORM WATER MANAGEMENT

ANY DEVELOPMENT PLAN SHALL COMPLY WITH THE CITY'S STORM WATER MANAGEMENT REQUIREMENTS TO THE SATISFACTION OF THE CITY ENGINEER.

UPON AN AGREEMENT BETWEEN POLK COUNTY AND CITY OF DES MOINES, IT IS THE DEVELOPER'S INTENT THAT THE STORM WATER DETENTION REQUIREMENTS FOR THE WATER QUANTITY AND QUALITY SHALL BE PROVIDED OFF-SITE IN THE POLK COUNTY REGIONAL FACILITY. ANY CORNER OF SITE, AS PREVIOUSLY NEGOTIATED THROUGH THE ACQUISITION PROCESS WITH POLK COUNTY, THIS REGIONAL BASIN IS LOCATED OFF-SITE NORTHWEST OF THE DRAINAGE CHANNEL THAT SERVES THE PROPERTY. ALL DRAINAGE ENTERING INTO THIS DRAINAGE CHANNEL WILL BE CONVEYED TO THE POLK COUNTY REGIONAL BASIN. IF THE POLK COUNTY REGIONAL STORM WATER DETENTION FACILITY IS NOT A Viable OPTION, ON-SITE STORM WATER DETENTION WILL BE PROVIDED ON AN INDIVIDUAL LOT BASIS OR BY THE MEANS OF A DRAINAGE BASIN WITH THE INTENT TO ONLY SERVE THE PENDING NEEDS OF THIS DEVELOPMENT.

SITE INFRASTRUCTURE

SITE INFRASTRUCTURE SHALL BE PRIVATE STORM SEWER OWNED AND MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER(S), AND PUBLIC SANITARY SEWER AND WATER MAIN. PUBLIC SANITARY SEWER WILL BE 8-INCH LATERALS EXTENDED INTO THE SITE WITH AN ANTICIPATED MINIMUM SLOPE OF 0.50 PERCENT TO PROVIDE FOR THE BEST CHANGE OF GRAVITY SERVING THE AREA NORTH OF THE DRAINAGE CHANNEL. INDIVIDUAL SERVICES WILL CONNECT TO THE PUBLIC SEWER AND EXTENDED TO THE INDIVIDUAL BUILDING.

PRIVATE STORM SEWER WILL DRAIN TO THE DRAINAGE CHANNEL. TRANVERSING THE SITE EAST TO WEST AS DESCRIBED IN THE STORM WATER MANAGEMENT SECTION. STORM SEWER WILL BE DESIGNED FOR THE 5-YEAR RAINFALL EVENT WITH OVERLAND FLOW PATHS FOR THE LARGEST, LEAST FREQUENT STORM EVENTS.

PUBLIC WATER MAIN WILL EXTEND FROM VAN 47TH STREET DEAD END AND LOOP BACK TO NE BROADWAY AVENUE. THIS IS ANTICIPATED AS A BENCH LOOP BUT FURTHER STUDY TO DETERMINE ACTUAL SIZE WILL OCCUR. PUBLIC INTERNAL WATER MAINS AND SERVICES ARE ANTICIPATED AS BENCH. ALL PUBLIC MAIN WILL BE LOCATED WITHIN A 4-FOOT EASEMENT.

PRIVATE DRIVES AND PARKING IS ANTICIPATED AS PCC PAVEMENT. MAIN DRIVES ARE PLANNED AS 30-FOOT B&B AND 25-FOOT B&B ON THE MINOR DRIVES. B&B AND G&B, RESPECTIVELY, AND DEPENDENT UPON THE FINAL GEOTECHNICAL PAVEMENT DETERMINATION.

ALL UTILITY AND SIMILAR SERVICE LINES TO BUILDINGS ON THE PROPERTY SHALL BE LOCATED UNDERGROUND.

ALL UTILITY METERS, TRANSFORMERS, GROUND-MOUNTED EQUIPMENT, AND OTHER UTILITIES SHALL BE PLACED ALONG REAR OR SIDE FACADES THAT ARE INTERNAL TO THE SITE TO THE SATISFACTION OF THE CITY'S PLANNING ADMINISTRATOR.

ALL REUSE AND RECYCLING CONTAINERS SHALL BE STORED WITHIN A BUILDING OR WITHIN A TRASH ENCLOSURE CONSTRUCTED OF MASS-COURT WALLS WITH SOLID STEEL GATES AS APPROVED WITH ANY DEVELOPMENT PLAN.

SITE LIGHTING

ALL SITE LIGHTING SHALL BE DIRECTED DOWNWARD AND SHIELDED FROM ADJOINING PROPERTIES. ANY POLE MOUNTED LIGHTING ALONG PRIVATE WALKWAYS SHALL NOT EXCEED 15 FEET IN HEIGHT AND ANY POLE MOUNTED LIGHTING IN A PARKING AREA SHALL NOT EXCEED 30 FEET IN HEIGHT. DIRECT LIGHT TRESPASS BEYOND PROPERTY LINES IS PROHIBITED. THE MAXIMUM HORIZONTAL ILLUMINANCE AT GRADE AND THE MAXIMUM VERTICAL ILLUMINANCE AT FIVE FEET ABOVE GRADE MEASURED AT THE PROPERTY LINE SHOULD NOT EXCEED ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) RECOMMENDED PRACTICES FOR LIGHT TRESPASS. 0.8 FOOT-CANDELES FOR RESIDENTIAL, 2.0 FOOT-CANDELES FOR COMMERCIAL. THE DEVELOPMENT PLAN MUST CONTAIN ILLUMINANCE MODELS SHOWING LIGHT LEVELS THROUGHOUT THE SITE.

NORTHBRIDGE MALL PUD APPROVAL DATES

FILE NUMBER: 19-01-102 PLAN AND ZONING COMMISSION: 3-4-87 CITY COUNCIL: 4-4-87 BY ROLL CALL 87-1330

PREPARATION / APPROVAL DATES

- PRE-APPLICATION MEETING HELD ON: SEPTEMBER 10, 2018
REZONING APPLICATION SUBMITTED ON: JANUARY 22, 2020
NEIGHBORHOOD MEETING PRESENTATION ON: FEBRUARY 13, 2020
PLAN AND ZONING APPROVAL ON: FEBRUARY 20, 2020
CITY COUNCIL APPROVAL ON: MARCH 23, 2020 ROLL CALL 20-0577
FINAL PUD CONCEPTUAL PLAN SUBMITTED ON: 11/19/2020

DEVELOPMENT SCHEDULE

- PHASE 1: BUILDING B - SUMMER OF 2020
PHASE 2: BUILDING C - SUMMER OF 2021
PHASE 3: BUILDING D - SUMMER OF 2022
PHASE 4: BUILDING E - SUMMER OF 2023
PHASE 5: BUILDING A - SUMMER OF 2024

THE DEVELOPMENT SCHEDULE IS BASED OFF OF MARKET DEMAND

SURVEY DATE

SEPTEMBER 15, 2019

BENCHMARKS

CITY OF DES MOINES VERTICAL DATUM
IARTN DERIVED - US SURVEY FEET

CONVERSION FROM CITY OF DES MOINES DATUM TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD83) IS (+)73.84

BM500 N45972E E+1610913 ELEV+4.39

SOUTHEAST BURY BOLT ON HYDRANT AT THE EAST END OF NE 47TH PLACE, WEST SIDE OF SITE.

BM501 N459662E E+1612902 ELEV+75.23

CUT "X" ON TOP OF CONCRETE MAST ARM FOOTING AT THE SOUTHWEST QUADRANT OF NE 14TH STREET & NE BROADWAY AVENUE, SOUTHEAST OF SITE.

UTILITY NOTES

- THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXPECT WHERE NEEDED FOR A QUALITY LEVEL A.
- WATER SUPPLY: DES MOINES WATER WORKS
- STORM SEWER: CITY OF DES MOINES
- STORM WATER DETENTION: DETENTION VOLUME QUANTITY AND QUALITY SHALL BE PROVIDED OFF-SITE IN THE POLK COUNTY REGIONAL FACILITY, NW CORNER OF SITE, AS PREVIOUSLY NEGOTIATED.
- STREETS AND UTILITIES, IF PUBLIC, SHALL BE DEDICATED TO THE CITY.

VICINITY MAP SCALE: 1"=200'



PROPERTY ADDRESS

4620 NE 14TH STREET, DES MOINES, IOWA 50313

PROPERTY AREA

59.85 ACRES MORE OR LESS

OWNER

LEX GROUP, INC. 5101 VERNON AVENUE SOUTH EDINA, MINNESOTA 55448 CONTACT: BEN SCHULTES 953-283-2586

DEVELOPER

THE OPUS GROUP 16600 NW 118TH STREET, SUITE 250 OLIVE, IOWA 50325 CONTACT: MICHAEL ANTHONY 515-446-4935

PREPARED BY

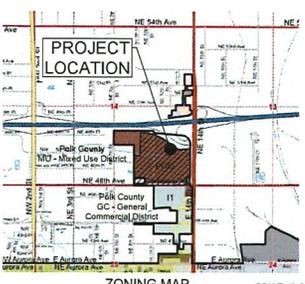
SNYDER AND ASSOCIATES, INC. 2723 CENTER BLVD. ANKENY, IOWA 50022 TELEPHONE: 515-964-2020

PLANDSM

THE PLANDSM FUTURE LAND USE MAP INDICATES THAT THIS PROPERTY CURRENTLY HAS A COMMUNITY MIXED USE DESIGNATION. THE PROPOSED LAND USE DESIGNATION IS INDUSTRIAL.

ADJACENT ZONING DESIGNATIONS

THE SURROUNDING LAND IS CURRENTLY WITHIN RURAL, POLK COUNTY EXCEPT A PORTION OF THE PROPERTY IMMEDIATELY SOUTH WHICH HAS A ZONING DESIGNATION OF M-1 LIGHT INDUSTRIAL AND PUD COMMERCIAL ON THE CORNER.



ZONING MAP SCALE: 1"=200'

PROHIBITED BUILDING MATERIALS

- 1. ASPHALT CEMENT SHINGLES
2. ASPHET SHINGLES
3. COMPOSITE SIDING SUCH AS HARDBOARD SIDING
4. COMPOSITE BUILDING PANELS SUCH AS METAL FACED PLYWOOD OR WOODCORE PANELS
5. PRE-ENGINEERED METALS INSTALLED WITH EXPOSED FASTENERS
6. COMMON CONCRETE BLOCK, EXCEPT FOR REAR BUILDING WALLS, WHICH ARE NOT VISIBLE FROM A PUBLIC STREET
7. THE FOLLOWING ROOFING MATERIALS MAY NOT BE USED ON ANY BUILDING:
1. ASPHALT CEMENT SHINGLES
2. ASPHET SHINGLES

COLORS

ALLOWABLE COLORS INCLUDE EARTH TONES AND OTHER MUTED COLORS. VIBRANT PRIMARY COLORS WILL BE ALLOWED TO ACCENT ARCHITECTURALLY SIGNIFICANT BUILDING DETAIL, BUT MUST CONTRIBUTE TO THE BUILDINGS OVERALL ATTRACTIVENESS AND DESIGN.

SAME BUILDING MATERIAL SHALL BE OF CONSISTENT COLOR, TONE AND QUALITY. NOTICEABLE VARIATIONS IN COLOR, PATTERN AND TEXTURE RESULTING FROM CASTING, MANUFACTURING, FABRICATION, ETC. OF EXTERIOR BUILDING MATERIALS WILL NOT BE ALLOWED.

ARCHITECTURAL SCREENS

ALL ROOF-MOUNTED EQUIPMENT SHALL BE SCREENED ON ALL SIDES EQUAL TO THE HEIGHT OF THE EQUIPMENT WITH ARCHITECTURALLY INTEGRATED MATERIAL AS REVIEWED WITH ANY DEVELOPMENT PLAN.

PARKING DESIGN STANDARDS

PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 135-6 OF THE PLANNING AND DESIGN ORDINANCE AS REVIEW AND APPROVED WITH ANY DEVELOPMENT PLAN. PARKING STALL INSTALLATION MAY BE PHASED BASED ON THE PARKING STALL COANT NEED OF THE INDIVIDUAL OCCUPANTS AS APPROVED WITH ANY PUD DEVELOPMENT PLAN.

LANDSCAPING

LANDSCAPING AND BUFFERING SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY'S LANDSCAPING STANDARDS APPLICABLE TO THE 11' DISTRICT IN PLACE AT THE TIME THE DEVELOPMENT PLAN IS SUBMITTED OR EXCEEDED AS ILLUSTRATED ON THE CONCEPTUAL PLAN.

TREE MITIGATION

TREE REMOVAL AND MITIGATION CALCULATIONS MUST BE SUBMITTED WITH ANY DEVELOPMENT PLAN IN ACCORDANCE WITH SECTION 42-550 OF THE MUNICIPAL CODE.

PLAN UNIT DEVELOPMENT AMENDMENT
APPROVED
APPROVED WITH CONDITION
IN ACCORDANCE WITH THE DES MOINES MUNICIPAL CODE, NO CHANGES TO THIS PLAN UNLESS APPROVED IN WRITING FROM THE PLANNING DIRECTOR OR NEW AMENDED DATED PLAN.
DATE PLANNING DIRECTOR

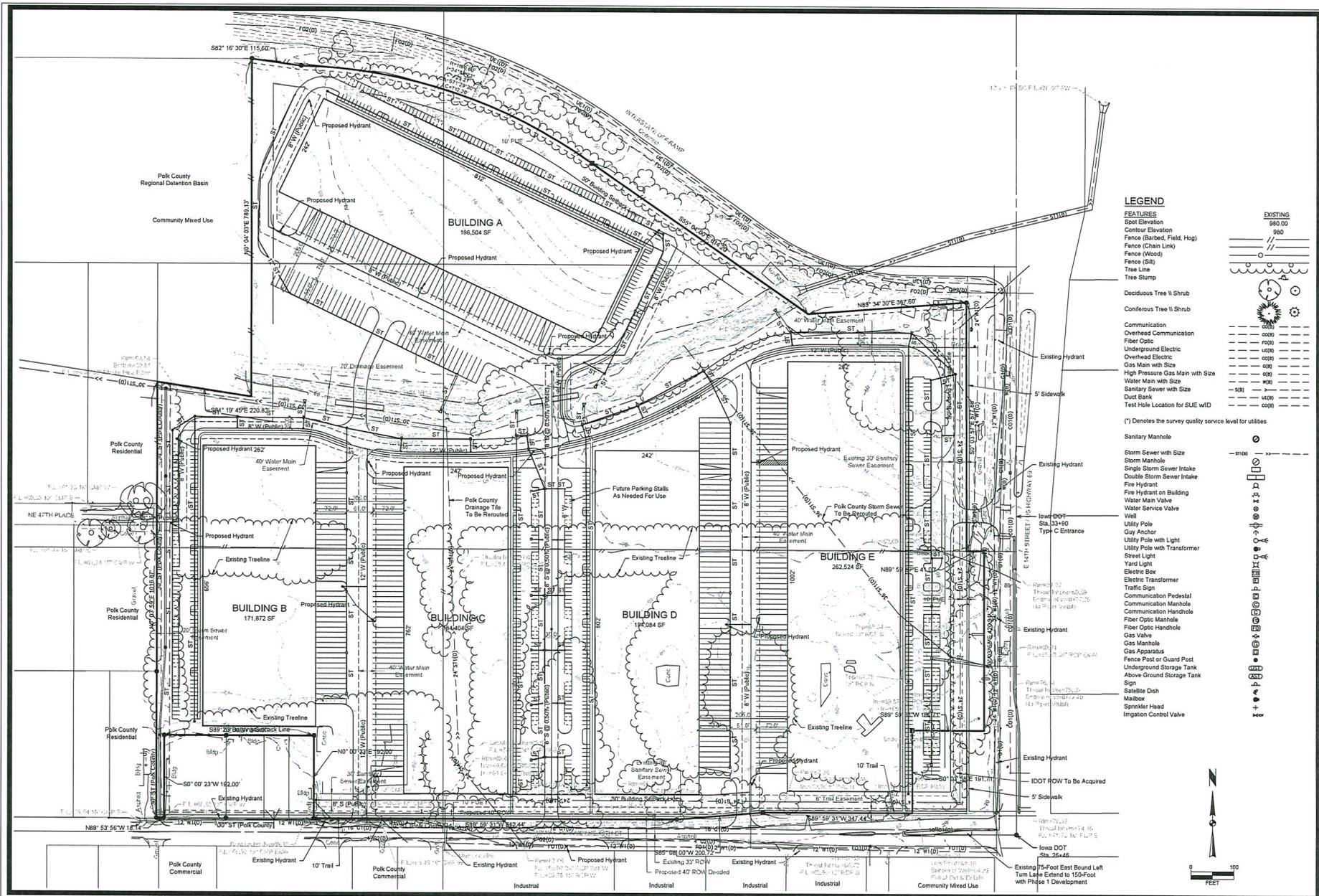
Signature block for Jon L. Hanson, P.E., dated 8/1/2020, License Number P15502, City of Des Moines, Iowa. Includes a circular seal for Jon L. Hanson, Professional Engineer, No. 15592, State of Iowa.

Table with columns: REVISED PER CITY COMMENTS, REVISED PER CITY COMMENTS, MARK, REVISION, CHECKED BY, DATE, SCALE, and SHEET. Includes revision 1 and 2.

DES MOINES, IOWA
2727 S.W. SNYDER BLVD. ANKENY, IOWA 50023
19-01-02001
Project No. 119/0588
Sheet C100

NORTHBRIDGE PUD - FIRST AMENDMENT
PUD CONCEPTUAL PLAN
SNYDER & ASSOCIATES, INC. I

SNYDER & ASSOCIATES logo and contact information. Includes Project No. 119,0588 and Sheet C100.



MARK	REVISION	DATE	BY
2	REVISED PER CITY COMMENTS	2-21-2020	AW/S
1	REVISED PER CITY COMMENTS	4-20-2019	AW/S
1	REVISION	DATE	BY
	Engineer: ALH	Checked By: BKC	Scale: 1" = 100'
	Technician: AW/S	Date: 1-22-2020	PLANS: 19A-244V4-4

Project No: 119 0658
Sheet C200

DES MOINES, IOWA

2727 S.W. SNYDER BLVD
ANNEXEY, IOWA 50020
515-264-3200 | www.snyder-associates.com

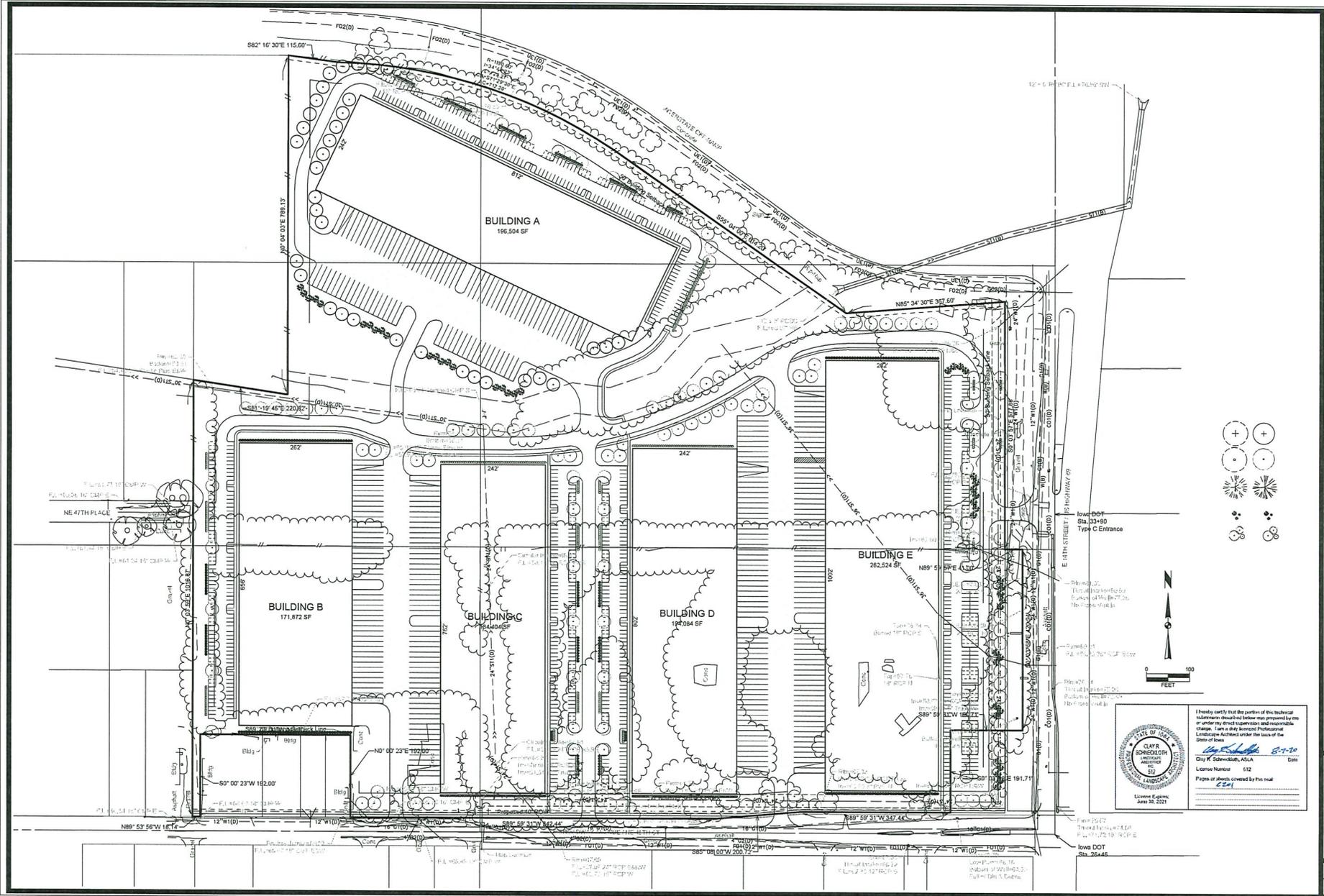
NORTHBRIDGE PUD - FIRST AMENDMENT

PUD CONCEPTUAL PLAN

SNYDER & ASSOCIATES, INC.

SNYDER & ASSOCIATES

Project No: 119 0658
Sheet C200



NO.	REVISION	DATE	BY
2	REVISED PER CITY COMMENTS	1-23-2023 AWS	
1	REVISED PER CITY COMMENTS	4-03-2023 AWS	
	ENGINEER	DATE	BY
	Engineer: AJH	Checked By: BJC	
	Techman: AWS	Date: 1-22-2020	
		Scale: 1" = 100'	
		Project No. 119-0858	
		Sheet C201	

NORTH RIDGE PUD - FIRST AMENDMENT
PUD LANDSCAPE PLAN
DES MOINES, IOWA

2727 S.W. SNYDER BLVD
DES MOINES, IOWA 50319
515-594-3200 | www.snyder-associates.com

SNYDER & ASSOCIATES, INC.

SNYDER & ASSOCIATES

Project No: 119,0858
Sheet C201



Opus AE Group, L.L.C.
 1000 West
 Des Moines, IA 50319
 515.281.1000

Opus Design Bldg, L.L.C.
 1000 West
 Des Moines, IA 50319
 515.281.1000

2	REVISED PER CITY COMMENTS	7-24-2020	AWG
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	Technician: AWG	Date: 1-22-2020	PAR-S: 791241V-14

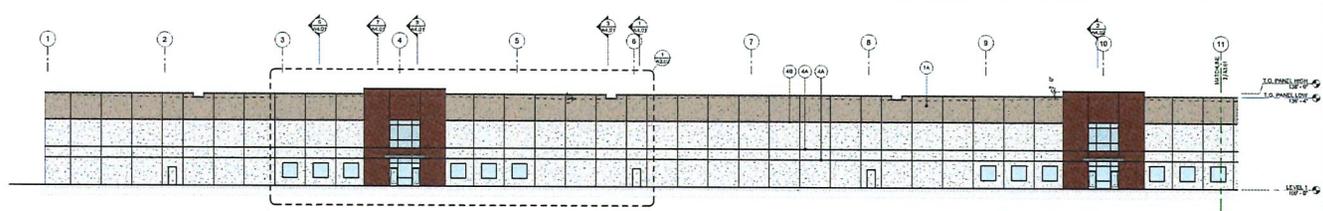
Sheet C300

DES MOINES, IOWA
 2727 S.W. SNYDER BLVD
 ANKENY, IOWA 50023
 515-663-2020 | www.snyderassociates.com

NORTHTRIDGE PUD - FIRST AMENDMENT
CONCEPTUAL BUILDING EXTERIOR DESIGNS
SNYDER & ASSOCIATES, INC. |

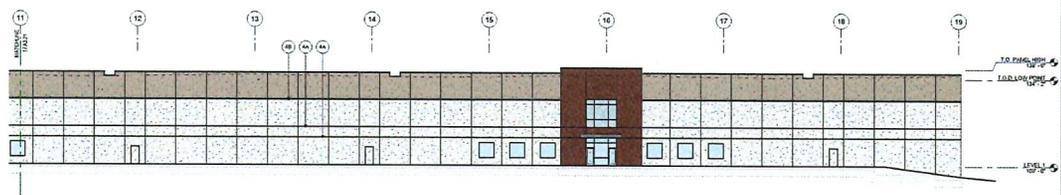


Project No: 119.0858
 Sheet C300

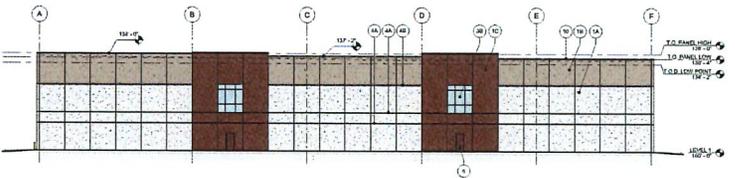


1 PARTIAL FRONT ELEVATION (1/2)
1/8" = 1'-0"

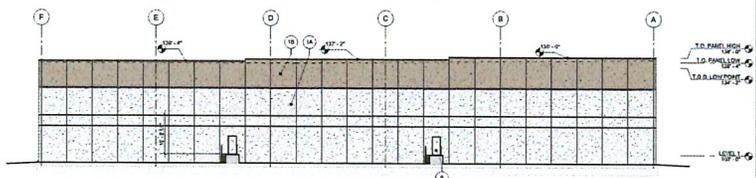
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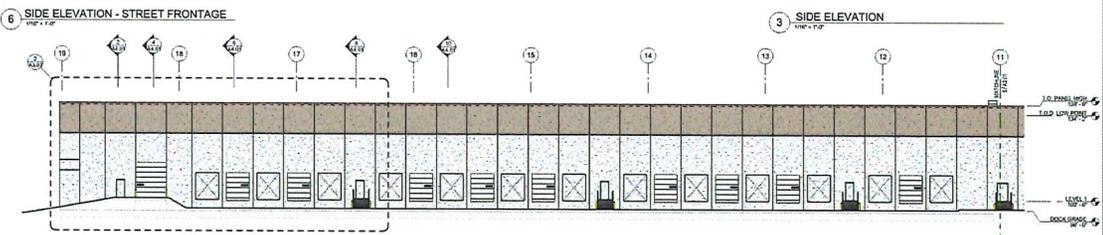
2 PARTIAL FRONT ELEVATION (2/2)
1/8" = 1'-0"



3 SIDE ELEVATION
1/8" = 1'-0"



4 PARTIAL REAR ELEVATION (1/2)
1/8" = 1'-0"



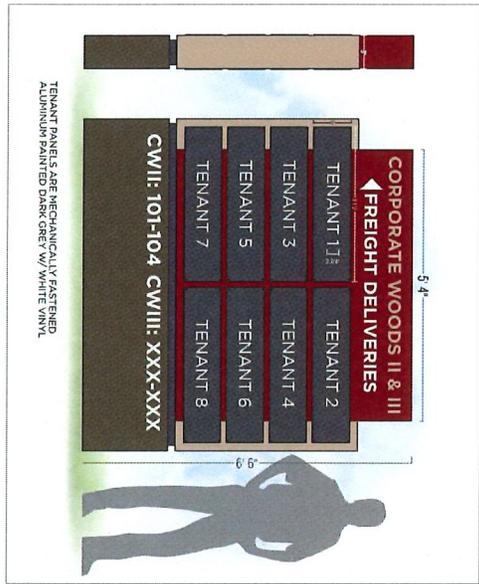
5 PARTIAL REAR ELEVATION (2/2)
1/8" = 1'-0"

Symbol	Material
1A	INSULATED PRECAST CONCRETE - EXTERIOR ALL SIDES - BUSHBERGWOODS ST1400
1B	INSULATED PRECAST CONCRETE - EXTERIOR ALL SIDES - BUSHBERGWOODS ST1400
1C	INSULATED PRECAST CONCRETE - EXTERIOR ALL SIDES - BUSHBERGWOODS ST1400
1D	INSULATED PRECAST CONCRETE - EXTERIOR ALL SIDES - BUSHBERGWOODS ST1400
1E	INSULATED PRECAST CONCRETE - EXTERIOR ALL SIDES - BUSHBERGWOODS ST1400
1F	INSULATED PRECAST CONCRETE - EXTERIOR ALL SIDES - BUSHBERGWOODS ST1400
1G	INSULATED PRECAST CONCRETE - EXTERIOR ALL SIDES - BUSHBERGWOODS ST1400
1H	INSULATED PRECAST CONCRETE - EXTERIOR ALL SIDES - BUSHBERGWOODS ST1400
1I	INSULATED PRECAST CONCRETE - EXTERIOR ALL SIDES - BUSHBERGWOODS ST1400
1J	INSULATED PRECAST CONCRETE - EXTERIOR ALL SIDES - BUSHBERGWOODS ST1400
1K	INSULATED PRECAST CONCRETE - EXTERIOR ALL SIDES - BUSHBERGWOODS ST1400
1L	INSULATED PRECAST CONCRETE - EXTERIOR ALL SIDES - BUSHBERGWOODS ST1400
1M	INSULATED PRECAST CONCRETE - EXTERIOR ALL SIDES - BUSHBERGWOODS ST1400
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1O	INSULATED PRECAST CONCRETE - EXTERIOR ALL SIDES - BUSHBERGWOODS ST1400
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1R	INSULATED PRECAST CONCRETE - EXTERIOR ALL SIDES - BUSHBERGWOODS ST1400
1S	INSULATED PRECAST CONCRETE - EXTERIOR ALL SIDES - BUSHBERGWOODS ST1400
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1V	INSULATED PRECAST CONCRETE - EXTERIOR ALL SIDES - BUSHBERGWOODS ST1400
1W	INSULATED PRECAST CONCRETE - EXTERIOR ALL SIDES - BUSHBERGWOODS ST1400
1X	INSULATED PRECAST CONCRETE - EXTERIOR ALL SIDES - BUSHBERGWOODS ST1400
1Y	INSULATED PRECAST CONCRETE - EXTERIOR ALL SIDES - BUSHBERGWOODS ST1400
1Z	INSULATED PRECAST CONCRETE - EXTERIOR ALL SIDES - BUSHBERGWOODS ST1400
2A	INSULATED PRECAST CONCRETE - EXTERIOR ALL SIDES - BUSHBERGWOODS ST1400
2B	INSULATED PRECAST CONCRETE - EXTERIOR ALL SIDES - BUSHBERGWOODS ST1400
2C	INSULATED PRECAST CONCRETE - EXTERIOR ALL SIDES - BUSHBERGWOODS ST1400
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2Y	INSULATED PRECAST CONCRETE - EXTERIOR ALL SIDES - BUSHBERGWOODS ST1400
2Z	INSULATED PRECAST CONCRETE - EXTERIOR ALL SIDES - BUSHBERGWOODS ST1400

PLOT DATE: 7/20/2019 11:28:10 AM

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100	ISSUE RECORD

A3.01



MONUMENT DEVELOPMENT SIGN
TYPICAL EXAMPLE



WALL MOUNTED TENANT SIGN
TYPICAL EXAMPLE 7' X 12' = 84 SF



WALL MOUNTED TENANT SIGN
TYPICAL EXAMPLE 9' X 25' = 225 SF



DIRECTIONAL SIGN
TYPICAL EXAMPLE 7' X 3' = 21 SF



DIRECTIONAL SIGN
TYPICAL EXAMPLE 7' X 3' = 21 SF

NORTHRIDGE PUD - FIRST AMENDMENT

SIGNAGE PLAN

DES MOINES, IOWA

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

MARK	REVISION	DATE	BY
2	REVISED PER CITY COMMENTS	7-24-2020	AWG
1	REVISED PER CITY COMMENTS	4-09-2020	AWG

Engineer: J.J.H.	Checked By: B.K.C.	Scale: 1" = 100'
Technician: AWIS	Date: 1-22-2020	T-R-S: 794-24W-14

Project No: 119.0858

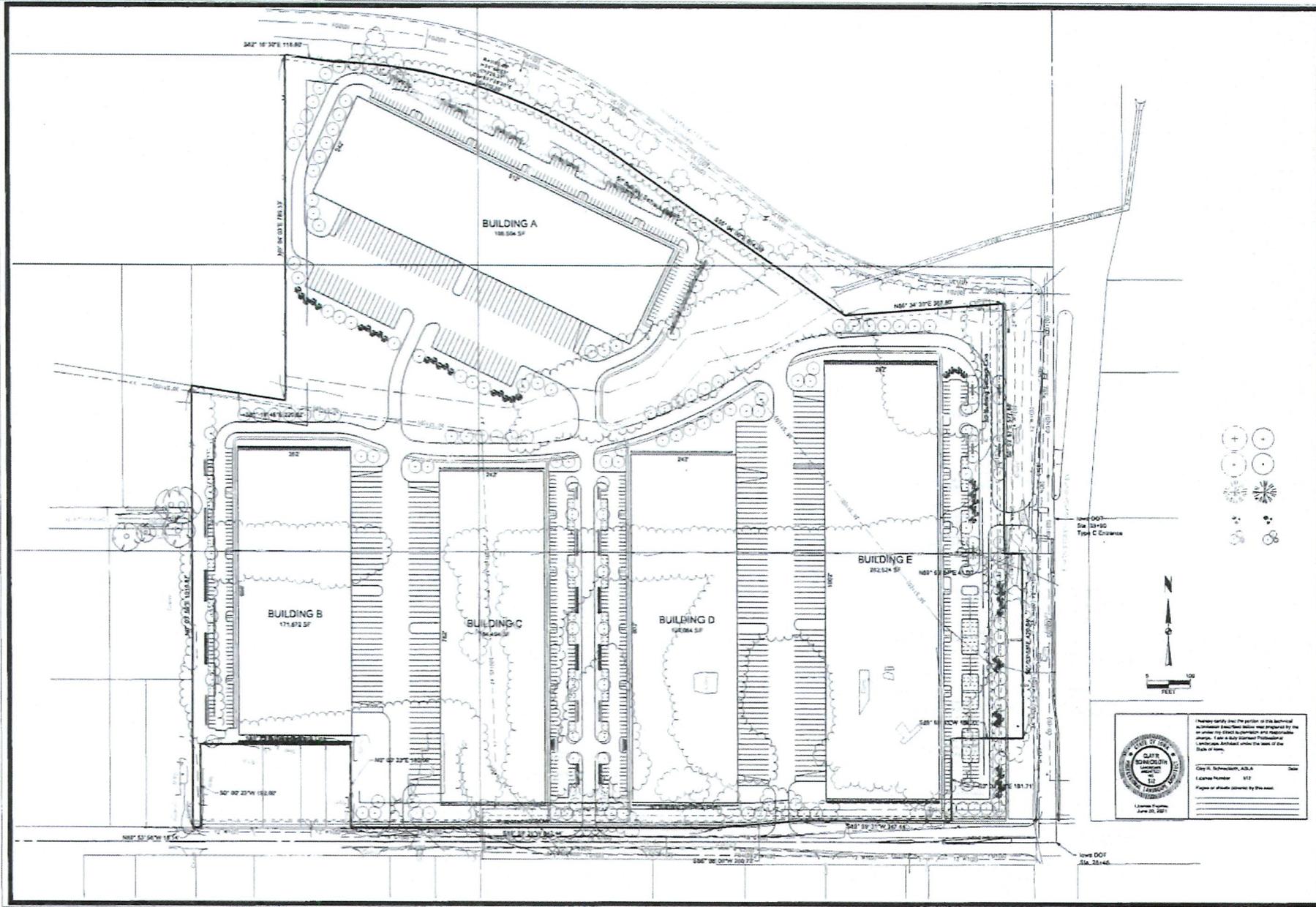
Sheet C400



SNYDER & ASSOCIATES

Project No: 119.0858

Sheet C400



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80	REVISED PER CITY COMMENTS	K-S 2024/MS
81	REVISED PER CITY COMMENTS	K-S 2024/MS
82	REVISED PER CITY COMMENTS	K-S 2024/MS
83	REVISED PER CITY COMMENTS	K-S 2024/MS
84	REVISED PER CITY COMMENTS	K-S 2024/MS
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87	REVISED PER CITY COMMENTS	K-S 2024/MS
88	REVISED PER CITY COMMENTS	K-S 2024/MS
89	REVISED PER CITY COMMENTS	K-S 2024/MS
90	REVISED PER CITY COMMENTS	K-S 2024/MS
91	REVISED PER CITY COMMENTS	K-S 2024/MS
92	REVISED PER CITY COMMENTS	K-S 2024/MS
93	REVISED PER CITY COMMENTS	K-S 2024/MS
94	REVISED PER CITY COMMENTS	K-S 2024/MS
95	REVISED PER CITY COMMENTS	K-S 2024/MS
96	REVISED PER CITY COMMENTS	K-S 2024/MS
97	REVISED PER CITY COMMENTS	K-S 2024/MS
98	REVISED PER CITY COMMENTS	K-S 2024/MS
99	REVISED PER CITY COMMENTS	K-S 2024/MS
100	REVISED PER CITY COMMENTS	K-S 2024/MS

DES MOINES, IOWA
 2725 N. ANNECK BLVD
 ANNECK, IOWA 50002
 515-281-2023 | www.snyder-associates.com

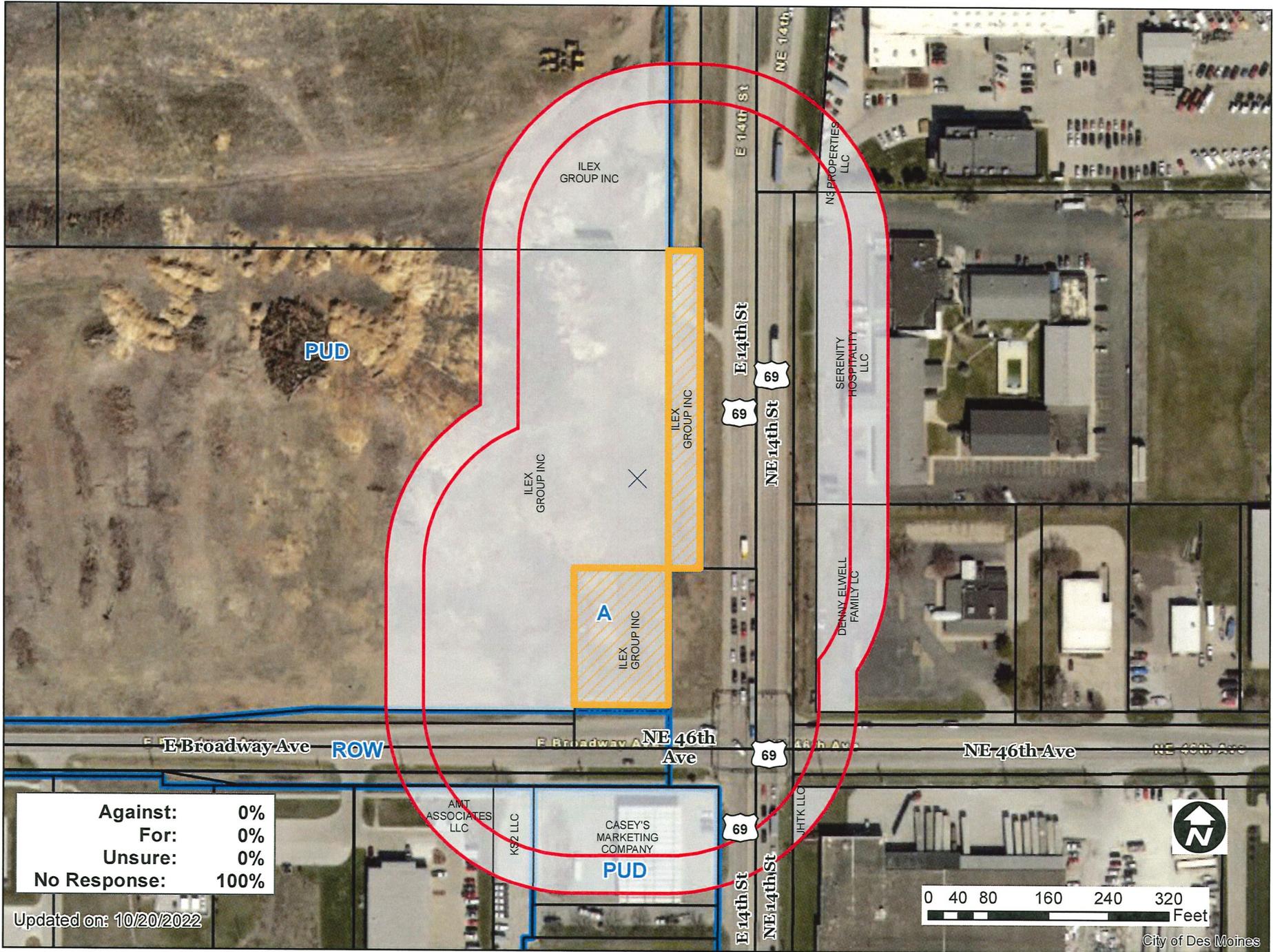
NORTH RIDGE PUD - FIRST AMENDMENT
PUD LANDSCAPE PLAN
SNYDER & ASSOCIATES, INC. I

Project No. 119.0858
 Sheet C201

Project No. 119.0858
 Sheet C201

ILEX Group, Inc, Two Parcels in Vicinity of 4600 East 14th Street

ZONG-2022-000019

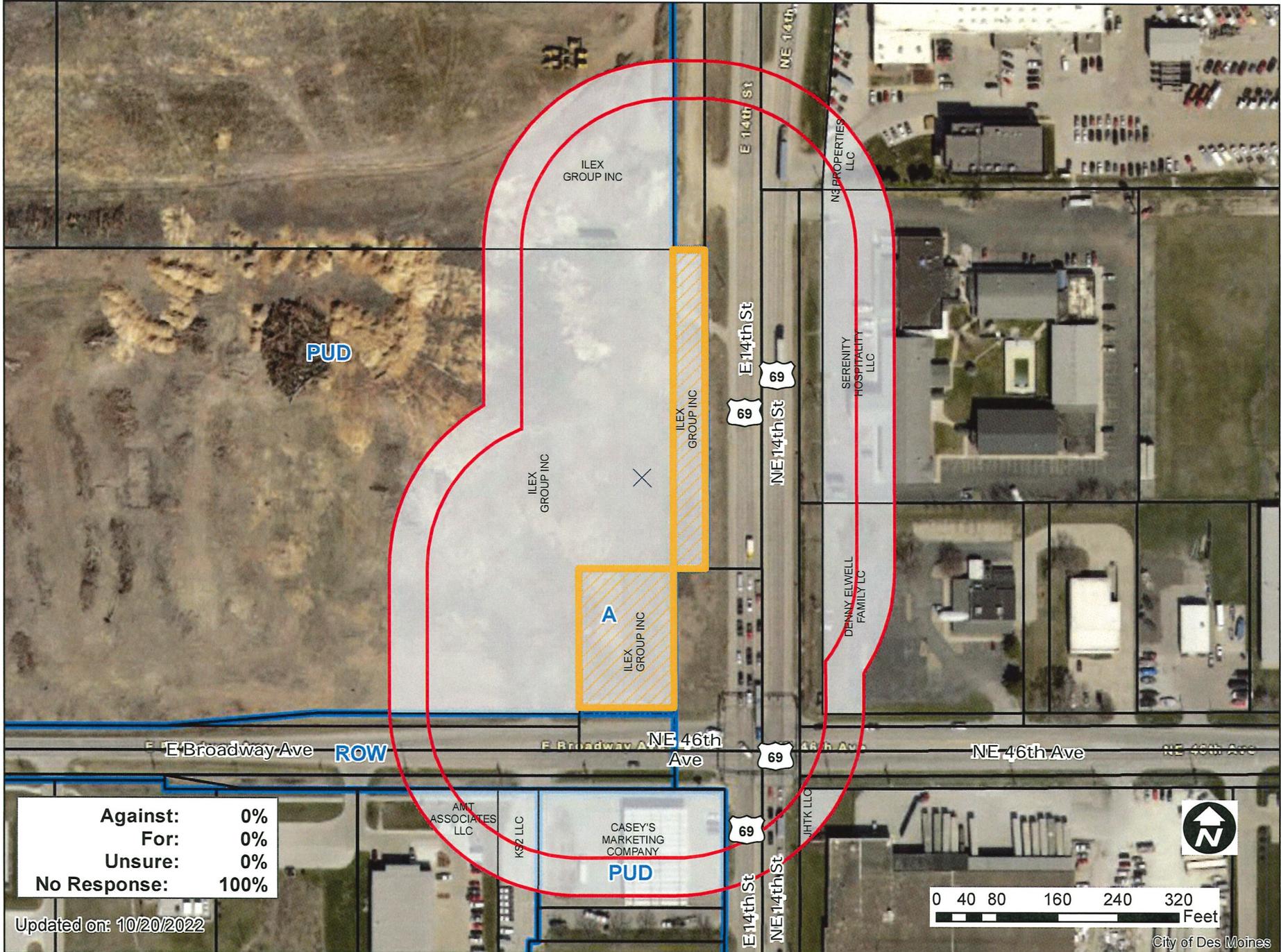


Against:	0%
For:	0%
Unsure:	0%
No Response:	100%

Updated on: 10/20/2022

City of Des Moines

1 inch = 168 feet



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

Updated on: 10/20/2022

City of Des Moines

1 inch = 168 feet

Item: ZONG-2022-000019 Date: _____

Please mark one of the following

I am in favor of the request

I am not in favor of the request

Staff Use Only
RECEIVED
COMMUNITY DEVELOPMENT
OCT 17 2022

Signature: Ken Niece

Name: Ken Niece

Address: 1001 NE 44th Ave Des Moines
Iowa 50313

Reason for opposing or approving this request may be listed below:

Opus notified neighbors via certified mail for the neighborhood meeting to rezone 4600 E 14th St, Des Moines, IA 50313. Invites went out on October 3rd. Opus notified everyone on the list given to us from the city. ILEX was notified via email but with the same information. Attached is a copy of the invitation and receipts for the certified mail. The meeting was to be held in our office at 1860 NW 118th Street, Suite 250, Clive, IA 50325, with an option to attend virtually on October 11th from 4-5 pm.

None of the neighbors attended the meeting. Many of these neighbors showed interest in our first developments on this site but have since understood what has been happening on the land.

Neighbors of 4600 E 14th St, Des Moines, IA 50313,

On behalf of The Opus Group, we invite you to a meeting to discuss the proposed rezoning of property at 4600 E 14th St, Des Moines, IA 50313. The meeting will be held Tuesday, October 11th, from 4 pm- 5 pm in our office, 1860 NW 118th Street, Suite 250 Clive, IA 50325. The rezoning is being requested to allow the subject property to reflect the same zoning as the adjacent development.

If you have any questions or would like to attend virtually, you can reach me at my email Alyson.Leusink@opus-group.com.

Thank you,



Driven to Deliver

Alyson G. Leusink

Real Estate Representative | Opus Development Company, L.L.C.
1860 NW 118th St., Suite 250 | Clive, IA 50325

D: 515.446.4941 |

Alyson.Leusink@opus-group.com | www.opus-group.com



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 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.00

Total Postage and Fees \$4.00

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 Adult Signature Restricted Delivery \$0.00

Postage \$0.50

Total Postage and Fees \$0.50

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Postage \$0.00

Total Postage and Fees \$0.00

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 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.00

Total Postage and Fees \$0.00

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 Adult Signature Restricted Delivery \$0.00

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ILEX Group, Inc, Two Parcels in Vicinity of 4600 East 14th Street

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Updated on: 9/30/2022

0 40 80 160 240 320 Feet

City of Des Moines

1 inch = 168 feet