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Date November 21, 2022

# HEARING ON REQUEST FROM ILEX GROUP, INC. (OWNER), REPRESENTED BY BEN SCHULTES (OFFICER) FOR PROPERTY LOCATED IN THE VICINTY OF 4600 EAST 14<sup>TH</sup> 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 14<sup>th</sup> 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 5™ 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 5™ P.M., POLK COUNTY, IOWA

**WHEREAS**, on November 7, 2022, by Roll Call No. 22-1727, it was duly resolved by the City Council that the request for approval of the proposed amendment and rezoning be set down for hearing on November 21, 2022, at 5:00 p.m., at the City Council Chambers; and

**WHEREAS**, due notice of said hearing was published in the Des Moines Register, as provided by law, setting forth the time and place for hearing on said proposals; and

**WHEREAS**, in accordance with said notice, those interested in said proposals, both for and against, have been given opportunity to be heard with respect thereto and have presented their views to the City Council.

**NOW, THEREFORE, BE IT RESOLVED,** by the City Council of the City of Des Moines, Iowa, as follows:





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Date November 21, 2022

- 1. Upon due consideration of the facts, and any and all statements of interested persons and arguments of counsel, any objections to the proposed amendment and rezoning are hereby overruled, and the hearing is closed.
- 2. The proposed amendment to PlanDSM: Creating Our Tomorrow Plan to assign the Industrial within a community node future land use designation for Property in the vicinity of 4600 East 14<sup>th</sup> Street is hereby approved.
- 3. The proposed rezoning of the Property, as legally described above, from "A" Agriculture District to "I1" Industrial District to allow development of an industrial use in coordination with the property adjacent to the west, is hereby approved, subject to final passage of an ordinance rezoning the Property as set forth herein.

MOVED BY TO ADOPT. SECOND BY .

FORM APPROVED:

<u>/s/ Lisa A. Wieland</u> Lisa A. Wieland Assistant City Attorney

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

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT	CERTIFICATE
COWNIE					
BOESEN					I, LAURA BAUMGARTNER, City Clerk of said
GATTO					City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the
SHEUMAKER					above date, among other proceedings the above
MANDELBAUM					was adopted.
VOSS					IN WITNESS WHEREOF, I have hereunto set my
WESTERGAARD					hand and affixed my seal the day and year first
TOTAL					above written.
MOTION CARRIED			API	PROVED	
Mayor					City Clerk

CITY OF DES MOINES
Date November 21,7022
Agenda Item <u>53</u>
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 14<sup>th</sup> 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				Х
Dan Drendel	Х			
Leah Rudolphi	Х			
Dory Briles	Х			
Abby Chungath	Х			
Kayla Berkson	Х			
Chris Draper	Х			
Todd Garner	Х			
Johnny Alcivar	Х			
Justyn Lewis				Х
Carolyn Jenison				Х
William Page	Х			
Andrew Lorentzen	Х			
Emily Webb	Х			
Katie Gillette	Х			

**ARPPOVAL** 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 14<sup>th</sup> 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 14<sup>th</sup>/ 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 14<sup>th</sup> Street near East Broadway Avenue.
- **10.Applicable Regulations:** Taking into consideration the criteria set forth in Chapter 18B of the lowa 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 lowa 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:

## <u>Industrial</u>

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

<u>Emily Webb</u> 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,

Jula Com

Jason Van Essen, AICP Planning & Urban Design Administrator

JMV:tjh

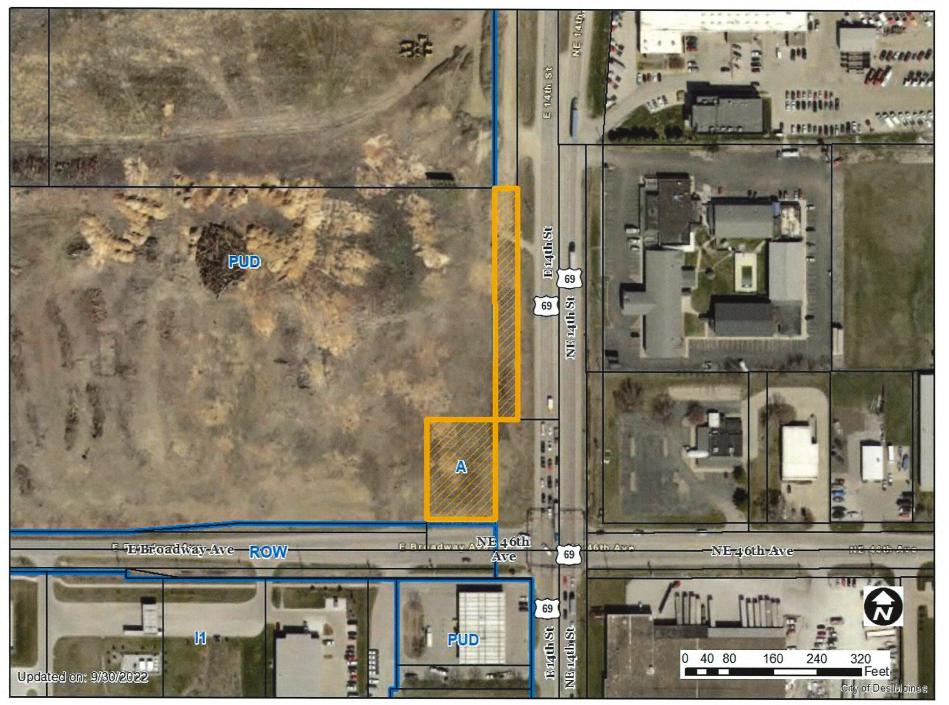
# ILEX Group, Inc, Two Parcels in Vicinity of 4600 East 14th Street

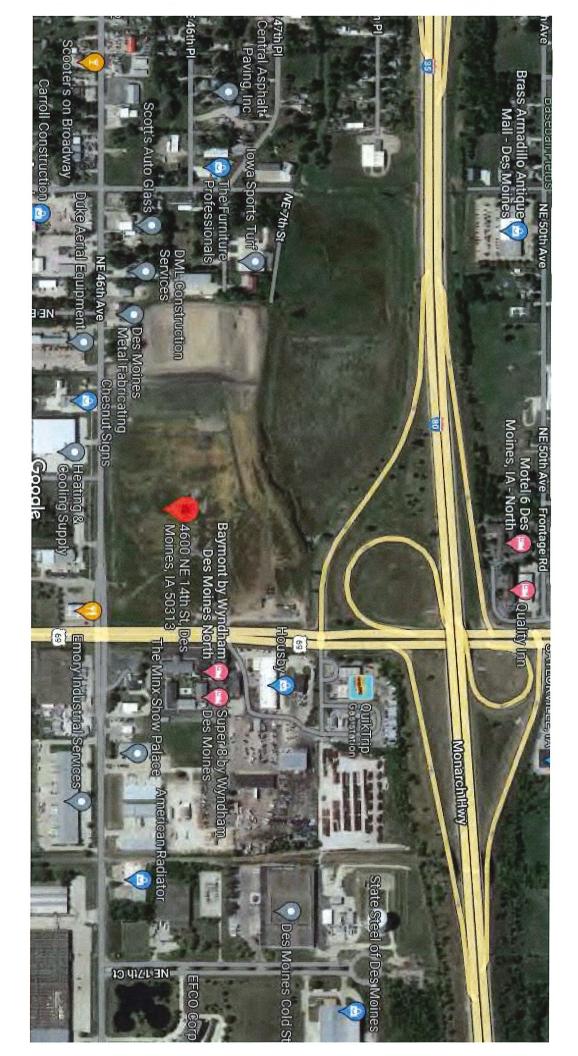
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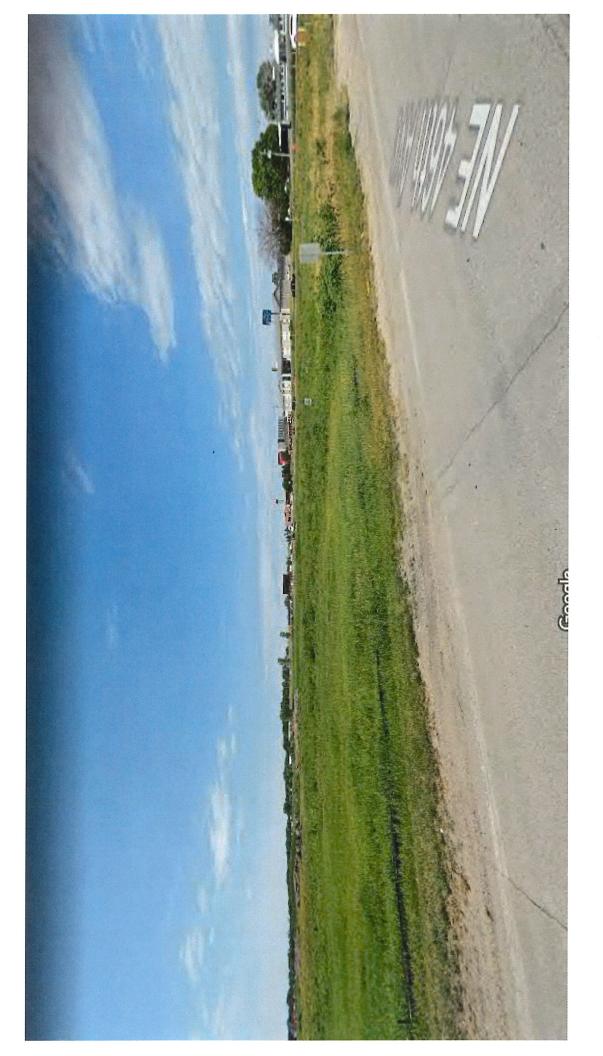
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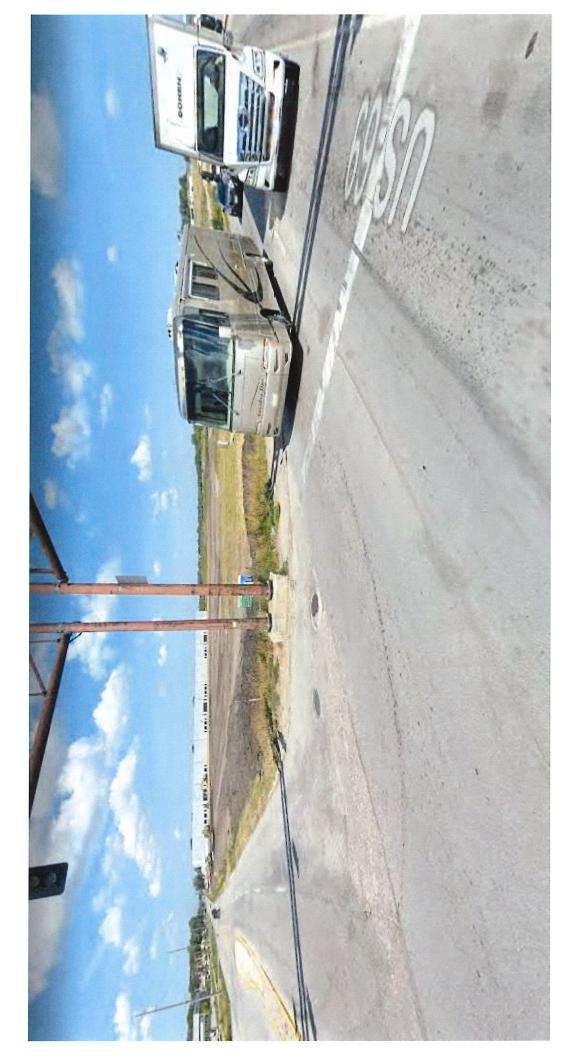
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# FIRST AMENDMENT NORTHRIDGE PUD A PLANNED UNIT DEVELOPMENT CITY OF DES MOINES, POLK COUNTY, IOWA

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LAND USE MAP

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SCALE: 1"=2000

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PROJECT

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MU - Mixed Use District

MTZ.

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NE 46th Ave

GC - General Commercial District

24.8

ZONING MAP

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EXCEPT THAT PART DEEDED TO THE IOWA DEPARTMENT OF TRANSPORTATION FOR RIGHT OF WAY PURPOSES BY CONDEMNATION DEED RECORDED. ON MAY 20, 1999 IN BOOK \$219 AT PAGE 78 IN THE OFFICE OF THE POLK COUNTY RECORDER. AND

EXCEPT THAT PART ACQUIRED THROUGH CONDEMNATION PROCEEDINGS FOR PUBLIC PURPOSES RECORDED OCTOBER 14, 2014 IN BOOK 15352 ON PAGES 427-557 IN THE OFFICE OF THE POLK RECORDED OCTOBER COUNTY RECORDER

PROPERTY ADDRESS 4600 NE 14TH STREE DES MOINES, IOWA 50313

### PROPERTY AREA ACRES MORE OR LESS

OWNER ILEX GROUP, INC. 5101 VERNON AVENUE SOUTH EDINA, MINNESOTA 55436 CONTACT: BEN SCHULTES 952-283-2586

DEVELOPER THE OPUS GROUP 1860 NW 118TH STREET, SUITE 250 CLIVE, ICWA 50325 CONTACT: MICHAEL ANTHONY 515 445 4025

PREPARED BY SNYDER AND ASSOCIATES, INC 2727 SW SNYDER BLVD, ANKENY, IOWA 50023 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 INDUSTRILL AND PUD COMMERCIAL ION THE CORNER.

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P.U.D. DEVELOPMENT STANDARDS ALL PROVISIONS OF SECTION 134-704, PUD DEVELOPMENT STANDARDS, CITY OF DES MOINES ZONING ORDINANCE, ARE INCORPORATED:

- PERMITTED USES SHALL BE LIMITED TO THOSE ALLOWED IN THE I1 DISTRICT BY CHAPTER 134 OF THE UNIVERAL CODE, INCLUDING ANY APPLICABLE SUPPLEMENTA. REGULATIONS. OUTDOOR STORAGE IS PROVIBITED UNLESS IDENTIFIED ON AN APPROVED DEVELOPMENT PLAN.
- DEVELOFMENT PLAN. OPEN SPACE C) A MINIMUM OF 20% OPEN SPACE. BUILDING SETBACKS AND HEIGHT RESTRICTIONS:

) FRONT -50 FEET

a) FROM 1-30 FEET b) REAR - 10 FEET f) SIDE - 20 FEET TOTAL, 5' MINIMUM ONE SIDE g) MAXIMUM BUILDING HEIGHT: 75 FEET FARKING SETBACKS a) FRONT - 10 FEET

- a) FRONT 10 FEET DREAT AND SIDE: 5 FEET PARKING SETBACKS SHALL NOT APPLY WITH SHARED DRIVES ACROSS LOT LINES.
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6.ACCESS SHLL BE PROVIDE TO THE LIP STREET AT THE PRE-SETENARE 9.ACCESS SHLL BE PROVIDE TO THE LIP STREET AT THE PRE-SETENARE 19.ACCESS TO BE BROADWAY AVENUE SHLL BE DETENARED THROUGH THE BLOCTOR A MEN EXQUERED THAT FLOAT AVENUE STREET AND A STREET AND A STREET AND A STREET AND A STREET CONTROLMATION OF THE LOTS ALLOW. DURING DESCRIPTION FAMORED ESCRIPTION BALL APPLY TO ALL

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PANELS PRE-ENGINEERED METALS INSTALLED WITH EXPOSED FASTENERS ALL PLASTIC (EXCEPT SIGNS)

11. COMMON CONCRETE BLOCK, EXCEPT FOR REAR BUILDING WALLS, WHICH ARE NOT VISIBLE FROM A PUBLIC STREET

THE FOLLOWING ROOFING MATERIALS MAY NOT BE USED ON ANY BUILDING: 1. ASBESTOS CEMENT SHINGLES 2. ASPHALT SHINGLES

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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 ROOFMOUNTED EQUIPARIENT SHALL BE SCREENED ON ALL SIDES EQUIAL TO THE HIGHTOFT THE EQUIPARIENT 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 COUNT NEED OF THE INDIVIDUAL OCCUPANTS AS APPROVED WITH ANY PUD DEVELOPMENT PIAN

LANDSCAPING AND BUFFERING SHALL BE PROVIDED IN ACCORDANCE WITH THE CITYS 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

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 PLANING ADMINISTRATOR. ALL REUSE AND RECYCLING CONTAINERS SHALL BE STORED WITHIN A BUILDING OR WITHIN A TRASH ENCLOSURE CONSTRUCTED OF MASONRY WALLS WITH SOLID STEEL GATES AS APPROVED WITH ANY DEVELOPMENT PUNI.

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ON EACH SIDE OF A MONUMENT SIGN, LOTS THAT FRONT NE 14<sup>TH</sup> STREET AND NE BROADWAY AVENUE MAY HAVE A MAXIMUM 32 SQUARE FEET OF SIGN FACE ON EACH SIDE OF A MONUMENT SIGN,

PUBLIC UTILITY EASEMENTS PUBLIC UTILITY EASEMENTS WILL BE COORDINATED WITH THE UTILITY COMPANIES BASED

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

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THE EXISTING INITIAL TARGET INE ON THE NORTH SIDE OF NE BROADWAY AVENUE CONSI OF SAF-OOT HALF WIDTH ON THE EASTERLY PORTION AND 33-POOT HALF WORTH ALCON TH WESTERLY PORTION. AN ADDITIONAL TAFOOT OF RIGHT-OF-WAY MILL BE DEDICATED WITH THE FINAL PLAT LONG 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

IT WOULD BE THE INTENT OF THE DEVELOPER TO MAINTAIN THE CURRENT DRAINAGE CHAINEL BISECTING THE NORTH ONE-THERD OF THE SITE LAST TO WEST IN ITS CURRENT CONDITION EXCEPT FOR TWO LOCATIONS WHERE ROTHE ACCESS TO THE NORTHERLY PORTION OF THE SITE WILL BE PROVIDED. THERE WILL ALSO BE UTILITY SERVICE CROSS AND STORK SEVER OUTLET LOCATIONS ALORS THE LEWIST OF THE DRAINAGE CHANNE

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

STE INFRASTRUCTURE STE INFRASTRUCTURE SHALLE FRINKTE STORM SEVER OWNED AND MINITAINED BY THE MONTAUL, HYDERYT OWNERS, AND FAILE GANTARY SEVER AND WITTE MAIN, FUELD MONTAUL, HYDERYT OWNERS, AND FAILE GANTARY SEVER AND WITTE MAIN, FUELD PUELD GANTARY SEVERY MALL BE MACH LATEMAL SEVENDED INTO THE EITE WITT AN ATTOPATED MIAINA BLOC OF ASA-DEVENT TO PROVED FOR THE BEST COMMCE OF GRAVITY SEVENTIAL BLE FACH LATEMAL SEVENDED INTO THE EITE WITT AN LI COMPECT OWNER AND ALCO OF ASA-DEVENT TO PROVED FOR THE BEST COMMUL SEVICES MILL COMPECT ON THE FAILE COMMON BETTRUED TO THE MONTAUL ASE/MILLS

PRIVATE STORM SEWER WILL DRAIN TO THE DRAINAGE CHANNEL TRANSVERSING THE SITE EAST TO WEST AS DESCRIBED IN THE STORM WATER LANAGEMENT SECTION, STORM SEWER WILL BE DESIGNED FOR THE E-YEAR RAINFALL EVENT WITH OVERLAND FLOW PATHS FOR THE LARGER, LESS FREQUENT STORM EVENTS.

PUBLIC WATER MAIN WILL EXTEND FROM NE 47<sup>TH</sup> STREET DEAD END AND LOOP BACK TO NE BROADWAY AVENUE, THIS IS ANTICIPATED AS A 12-NICH LOOP BUT FURTHER STUDY TO DETERMINE ACTUAL SZZE WILL COUR, PUBLIC INFORMUL WATER MAINS AND SERVICES ARE ANTICIPATED AS 6-NICH. ALL PUBLIC WATER MAIN WILL BE LOCATED WITHIN A 40-POOT EASEMBRY.

PRIVATE DRIVES AND PARKING IS ANTICIPATED AS PCC PAVEMENT. MAIN DRIVES ARI - INFORTE UNIVES AND PARKING IS ANTICIPATED AS PCC PAVEMENT, MAIN DRIVES ARE PLANNED AS JO-FOOT BIA AND 25-FOOT BIA ON THE HINAC RRIVES, INCH AND G-INCH, RESPECTIVELY AND DEPENDENT UPON THE FINAL GEOTECHNICAL PAVEMENT DETERMINATION.

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

N FOR THE SUBJECT

ENVIRONMENTALLY SIGNIFICANT AREAS A WETLAND DELINEATION STUDY WAS COMPLETED BY TERRACON FOR T PROPERTY. THE STUDY INDICATED ONE POTENTIAL 0.19 ACRE WETLAND

MULTI-TENANT AT ENTRANCES 15D SF MAX

WALL MOUNTED SIGNAGE 100 SF MAX DIRECTIONAL SIGN 3 SF MAX

THEIR SYSTEM DESIGN

RIGHTS-OF-WAY

SITE LIGHTING All ste lughting shall be directed downward and shielded from adjoining properties. And fock downed lughting lang frame walkways shall not exceed 15 feet in height and any pole mounted lighting in a parking area shall not exceed 20 feet in height. DRECT LIGHT TRESPASS BEYOND PROPERTY LINES IS PROHIBITED. THE MAXIMUM HORIZONTAL LUDBINGER AT GROEP AND THE MAXIMUM CENTROL LLUDBINANCE AT THE FEET AND/E GRADE GRADE GRADE CONTROL AND A CONTROL AN

NORTHRIDGE MALL PUD APPROVAL DATES FILE NUMBER: 10-87-1.02 PLAN AND ZOINING COMMISSION: 3-5-87 CITY COUNCIL: 4-5-67 BY ROLL CALL 87-1330

PREPARATION / APPROVAL DATES IRST AMENDMENT - CASE NUMBER ZON2020-00018

IEPAADIOWAPPROVAL DATES - PREAPPLICATION MEETING VIELD ON: SEPTEMBER 10, 2019, - RECANING APPLICATION SUBMITTED ON: MANUARY 22, 2020, - NEIGHBORHOOD MEETING PRESENTATION ON: FEBRUARY 13, 2022 - CITY COUNCIL APPROVAL ON: MARCH 22, 2020 ROLL CALL 200577. - FINAL PUD CONCEPTUAL PLAN SUBMITTED ON: Y 13 2020

DEVELOPMENT SCHEDULE 212EL00PmENT SCIEDULE PHASE : BUILDING - SUMMER OF 2021 PHASE : BUILDING - SUMMER OF 2021 PHASE : BUILDING - SUMMER OF 2022 PHASE : BUILDING - SUMMER OF 2023 PHASE S: BUILDING - SUMMER OF 2024 THE DEVELOPMENT SCHEDULEIS BASED OFF OF MARKET DEMAND

SURVEY DATE

BENCHMARKS OF DES MOINES VERTICAL DATUM

CONVERSION FROM CITY OF DES MOINES DATUM TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) IS (+)773.94

BM500 N+599726 E=1610913 ELEV=64 39 SOUTHEAST BURY BOLT ON HYDRANT AT THE EAST END OF NE 47TH PLACE, WEST SIDE OF SITE.

BM501 N=586862 E=1612802 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, RELATIONED IN TO THE SAI SPACIFICATION OF THE CITY EXAMPLE. IT IS THE DEVELOPER'S INTENT THAT THE STORM WATER OFERSTICINA REQUIREMENTS FOR THE DEVELOPER'S INTENT THAT THE STORM WATER OFERSTICINA REQUIREMENTS FOR THE UNITED COLUMET'S AND LEAD REPORTED OF SPACE THE REPORT COLUMN ACQUISTION PROCESS WITH POLY COLUMN', THIS REGISTINE THE REPORT COLUMN' ACQUISTION PROCESS WITH POLY COLUMN', THIS REGISTINE PROPERTY, ALL DRAMAGE EXTERNICS INTO THE DRAMADE COMMENT. WILL BE COLVER THE PORTY ALL DRAMAGE EXTERNICS INTO THE DRAMADE COMMENT. WILL BE COLVERTING TO THE FOR COLUMN' THAT AND THE DRAMADE COMMENT. WILL BE COLVERTING TO THE FOR COLUMN' INTO TAVIABLE OFFICIAL COMMENT. WILL BE COLVERTING TO THE FOR COLUMN' INTO TAVIABLE OFFICIAL COMMENT. THE RESTING THE DRESTING THE INTO TAVIABLE OFFICIAL COMMENT. THE RESTING THE DRESTING THE DRESTING THE INTO TAVIABLE OFFICIAL COMMENT. THE RESTING THE DRESTING THE DRESTING THE DRESTING THE THE DREAMED COMMENT. THE RESTING THE DRESTING THE INTO TAVIABLE OFFICIAL COMMENT. THE RESTING THE DRESTING THE DRESTING THE DRESTING THE RESTING THE DRESTING THE DRESTING THE DRESTING THE DRESTING THE DRESTING THE DREAMED COMMENT. THE RESTING THE DRESTING THE DRESTING

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STORM WATER DETENTION: DETENTION VOLUME QUANTITY AND QUALITY SHALL BE PROVIDED OFF-SITE IN THE POLK COUNTY REGIONAL FACILITY, MV CORNER OF SITE, AS PREVIOUSLY

STREETS AND UTILITIES, IF PUBLIC, SHALL BE DEDICATED TO THE CITY.

PLAN UNIT DEVELOPMENT AMENDMENT APPROVED APPROVED WITH CONDITION See Exhibit "A" Attached Hereto

IN ACCORDANCE WITH THE DES MOINES MUNICIPAL CODE, AS AMENDED, NO CHANGES TO THIS PLAN UNLESS APPROVED IN WRITING FROM THE PLANNING DIRECTOR or NEW AMENDED DATED PLAN.





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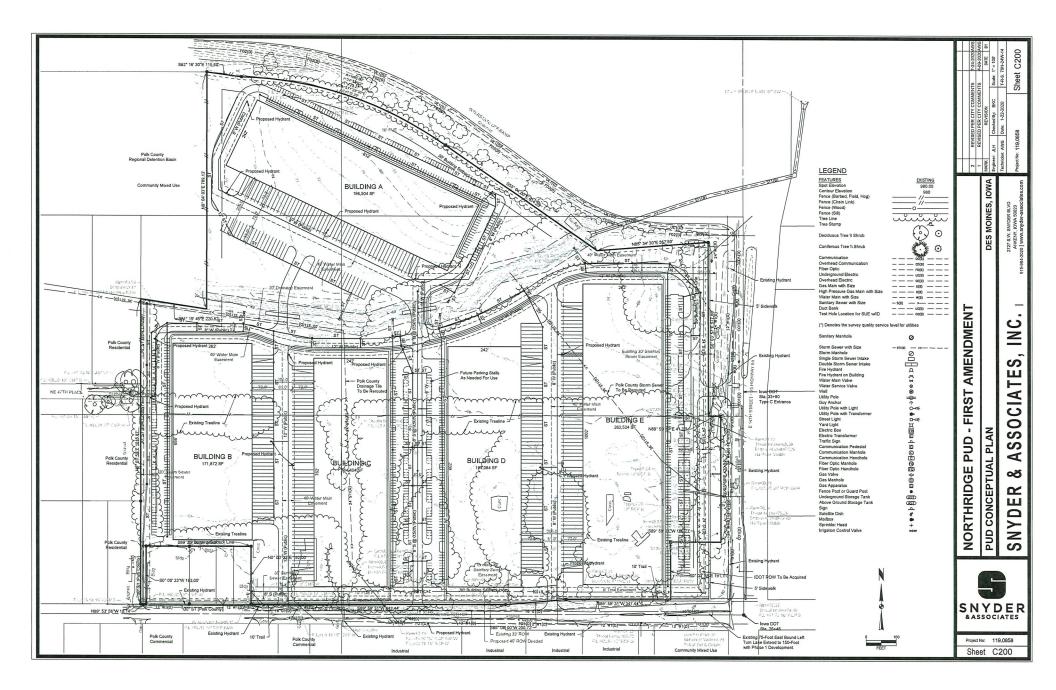
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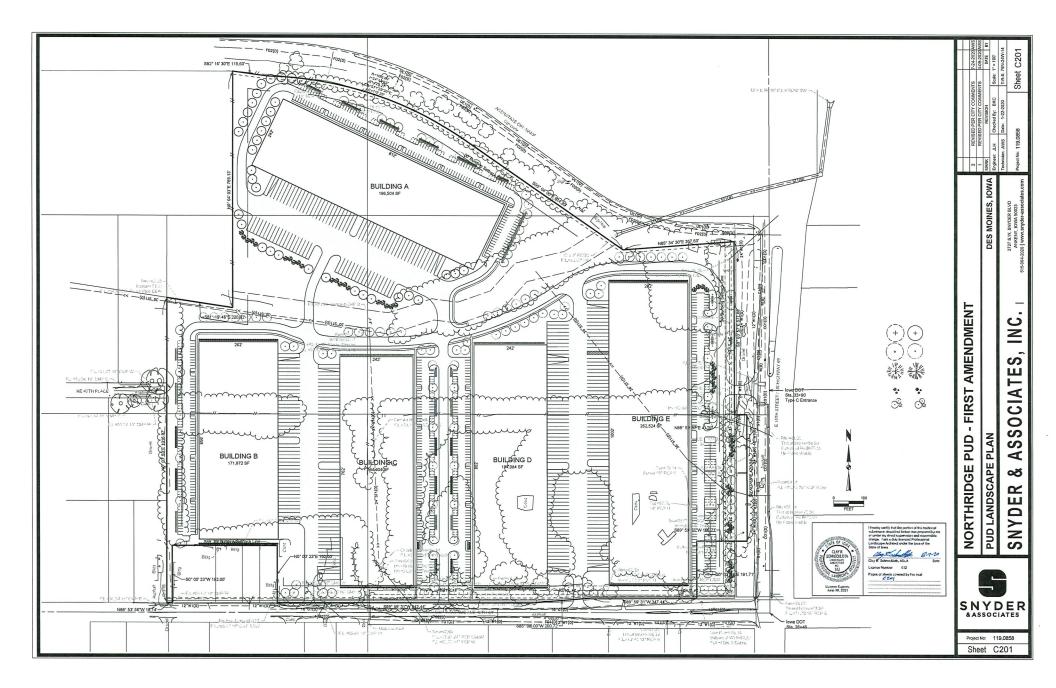
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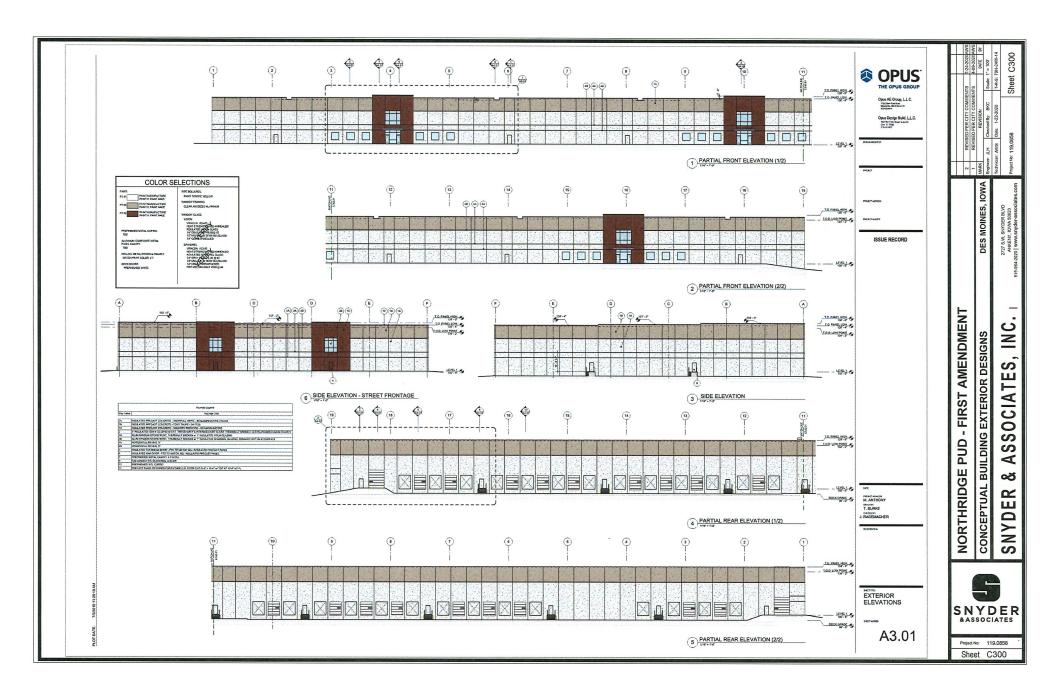
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# FIRST AMENDMENT NORTHRIDGE PUD A PLANNED UNIT DEVELOPMENT CITY OF DES MOINES, POLK COUNTY, IOWA

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THAT PART ACQUEED THROUGH CONDENNATION PROCEEDINGS FOR PUBLIC PLINPOSES RECORDED OCTOBER 14, 2014 IN SOCK ISSUE ON PAGES 427-657 IN THE OFFICE OF THE POLIC COUNTY RECORDER.



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### PROHIBITED BUILDING MATERIALS

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RENCHMARKS

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### UTILITY NOTES

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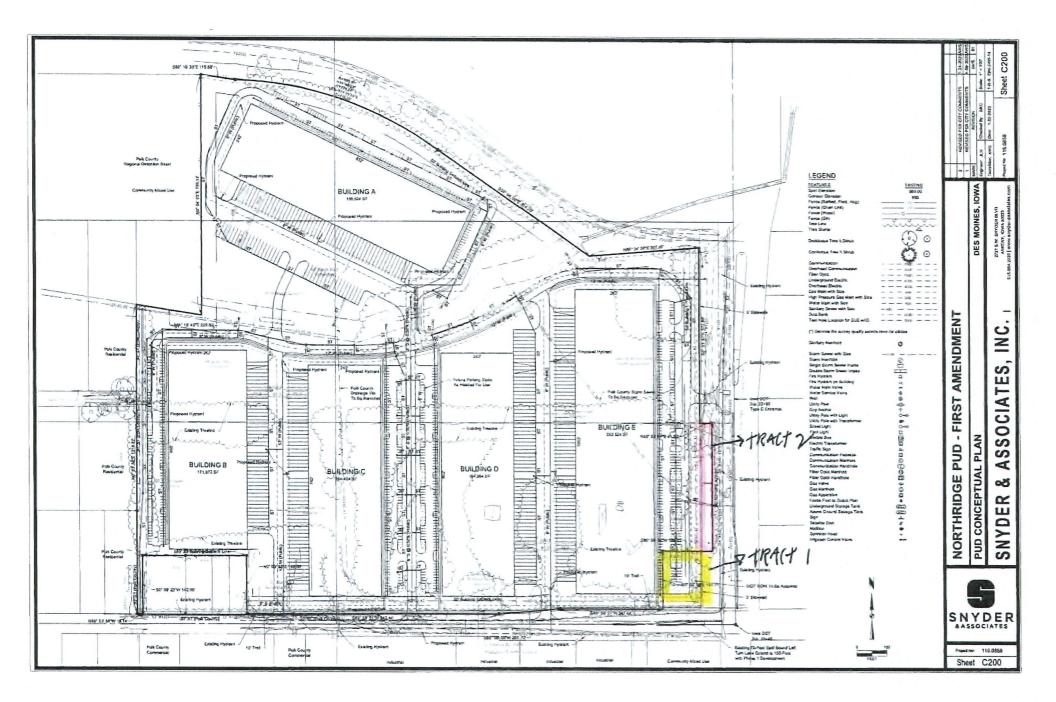
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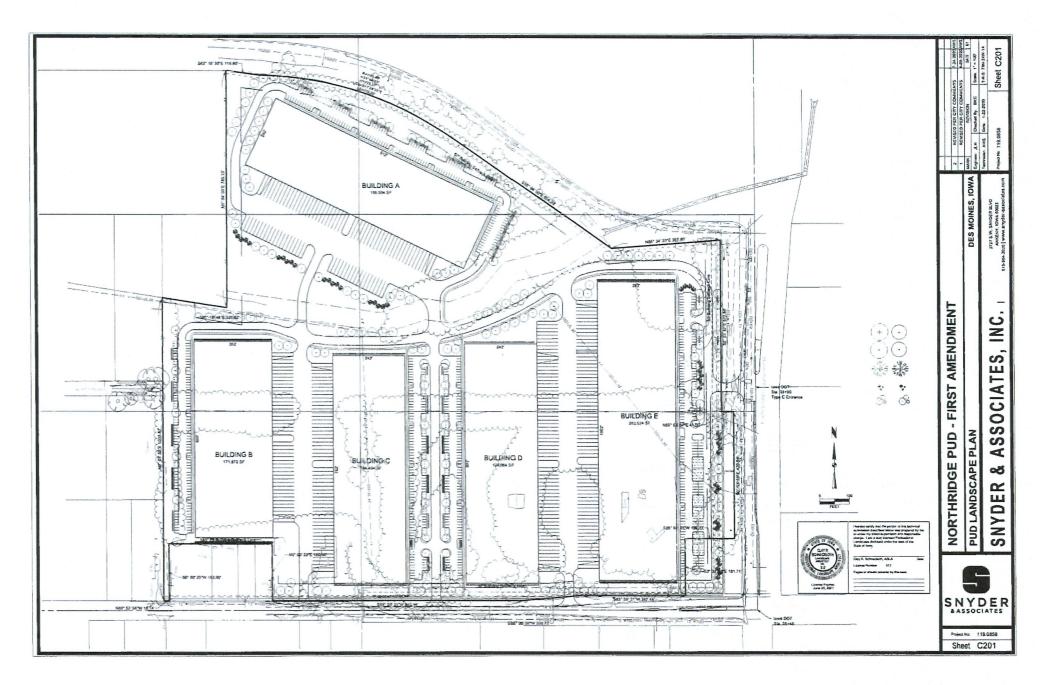
ON THEIR EMETER DESIGN

RIGHTS-OF-WAY

CONTACT: NICHAEL ANTICONY \$15-448-4522 PREPARED BY SHYDER AND ADSOCIAT TES MC WALENY, IQNA SOUTS HE \$15-954-7070

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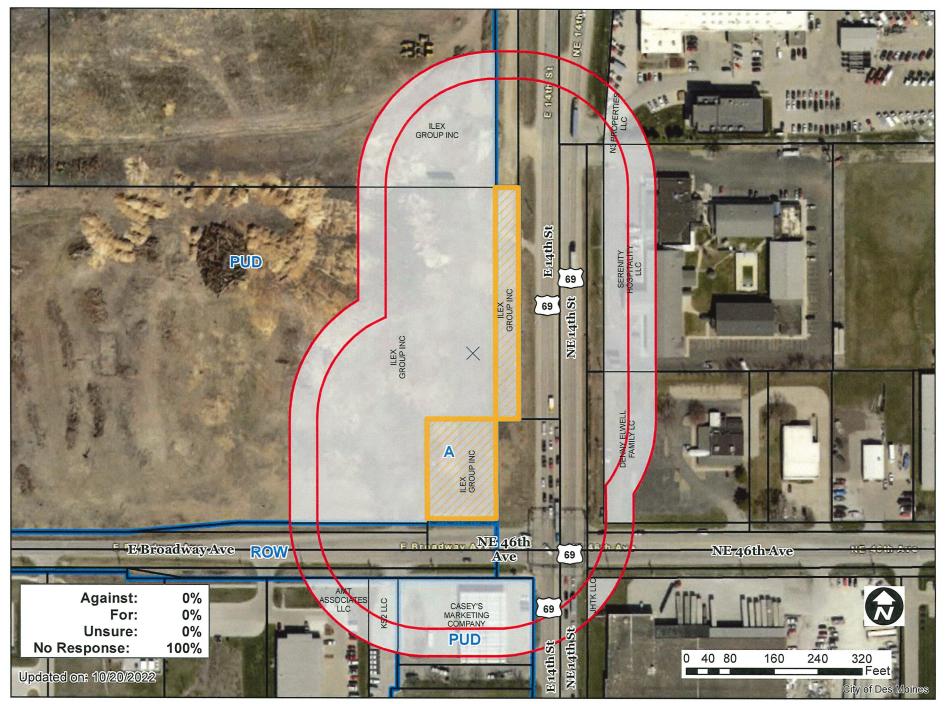




# ILEX Group, Inc, Two Parcels in Vicinity of 4600 East 14th Street

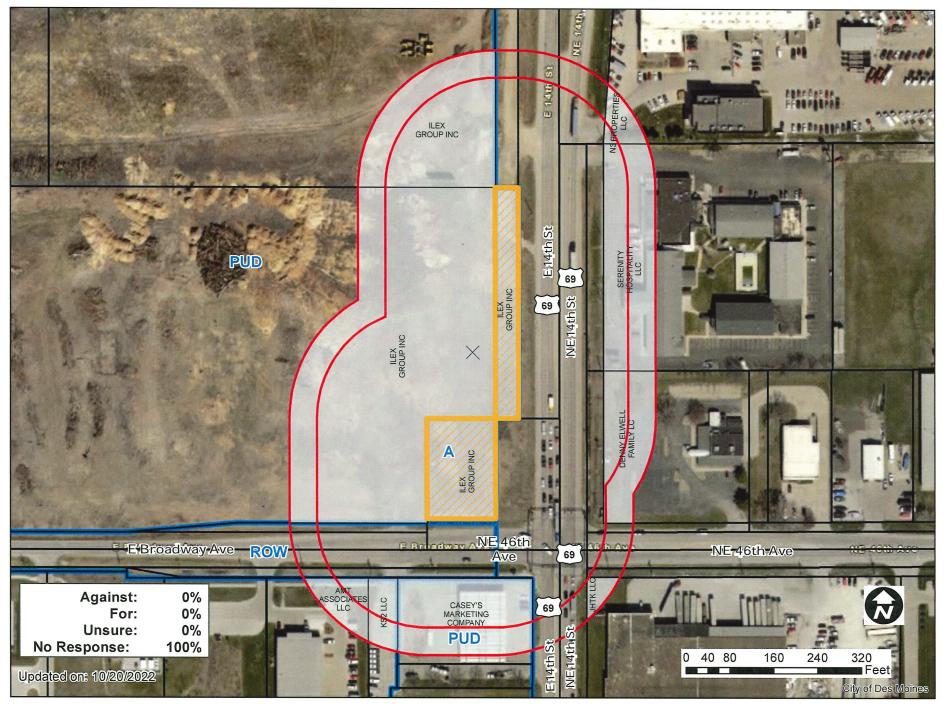
ZONG-2022-000019

53



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

ZONG-2022-000020



<sup>1</sup> inch = 168 feet

127						
Item: <u>ZONG-2022-000019</u>						
Please mark one of the following	Staff Use Only					
I am not in favor of the request						
Signature: The Properties UL K. M	OCT <u>172022</u>					
Name: Ken Nicce						
Address: 1001 NE 44 1 AUE Des Moines Jour 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 <u>Alyson.leusink@opus-group.com</u>.

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

ZONG-2022-000019

1 inch = 168 feet