



Date October 23, 2023

RESOLUTION SETTING HEARING REGARDING REQUEST FROM AIRPORT DEVELOPMENT, LC (OWNER), REPRESENTED BY STUART RUDDY (OFFICER); SCHARNBERG REAL ESTATE, LLC (OWNER), REPRESENTED BY MARK SCHARNBERG (OFFICER); DSM FLEUR HOSPITALITY, LLC (OWNER), REPRESENTED BY BIREN PATEL (OFFICER); AND WEST LAKES PROPERTIES, L.C. (OWNER), REPRESENTED BY GERARD D. NEUGENT (OFFICER), FOR REVIEW AND APPROVAL OF A 3RD AMENDMENT TO AIRPORT COMMERCE PARK SOUTH PUD CONCEPTUAL PLAN, ON PROPERTY LOCATED IN VICINITY OF 2400 GANNETT AVENUE

WHEREAS, on October 5, 2023, the City Plan and Zoning Commission considered a request from Airport Development, LC (owner), represented by Stuart Ruddy (officer); Scharnberg Real Estate, LLC (owner), represented by Mark Scharnberg (officer); DSM Fleur Hospitality, LLC (owner), represented by Biren Patel (officer); and West Lakes Properties, L.C. (owner), represented by Gerard D. Neugent (officer), for review and approval of a 3rd amendment to the Airport Commerce Park South PUD Conceptual Plan, on property located at located in the vicinity of 2400 Gannett Avenue, to allow use of metal as a building material the use of metal siding, cladding, and roofing materials; and

WHEREAS, the City Plan and Zoning Commission voted 11-0 to **APPROVE** the a 3rd amendment to the Airport Commerce Park South PUD Conceptual Plan, on property located in the vicinity of 2400 Gannett Avenue, to allow use of metal as a building material the use of metal siding, cladding, and roofing materials; all other lots within the Airport Commerce Park South PUD Conceptual Plan, owned by other parties that are not the current applicants, shall continue to be subject and governed by the existing standards of the Airport Commerce Park South PUD Conceptual Plan.; and

WHEREAS, the Property is legally described as follows:

PUD LOT 3

LOT 3 AIRPORT COMMERCE PARK SOUTH, AN OFFICIAL PLAT, RECORDED IN BOOK 8463, PAGE 572-591, AT THE POLK COUNTY RECORDER’S OFFICE, IN THE W 1/2 OF SECTION 32, SE 1/4 SECTION 31, AND NE 1/4 SECTION 31, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF DES MOINES, POLK COUNTY, IOWA

AND

LOT 2 AIRPORT COMMERCE PARK SOUTH, AN OFFICIAL PLAT, RECORDED IN BOOK 8463, PAGE 572-591, AT THE POLK COUNTY RECORDER’S OFFICE, IN THE W 1/2 OF SECTION 32, SE 1/4 SECTION 31, AND NE 1/4 SECTION 31, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF DES MOINES, POLK COUNTY, IOWA

EXCEPT



Date October 23, 2023

PARCEL 'A', AN OFFICIAL PLAT, RECORDED IN BOOK 9224, PAGE 192, AT THE POLK COUNTY RECORDER'S OFFICE, CITY OF DES MOINES, POLK COUNTY, IOWA

PUD LOT 4

LOT 4 AIRPORT COMMERCE PARK SOUTH, AN OFFICIAL PLAT, RECORDED IN BOOK 8463, PAGE 572-591, AT THE POLK COUNTY RECORDER'S OFFICE, IN THE W 1/2 OF SECTION 32, SE 1/4 SECTION 31, AND NE 1/4 SECTION 31, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF DES MOINES, POLK COUNTY, IOWA

REMAINDER OF PUD LOT 5

PARCEL 2018-39, AN OFFICIAL PLAT, RECORDED IN BOOK 16920, PAGE 338, AT THE POLK COUNTY RECORDER'S OFFICE, CITY OF DES MOINES, POLK COUNTY, IOWA

PUD LOT 8

LOT 2 AIRPORT COMMERCE PARK SOUTH PLAT 2, AN OFFICIAL PLAT, RECORDED IN BOOK 11974, PAGE 240-251, AT THE POLK COUNTY RECORDER'S OFFICE, IN THE E 1/2 OF SECTION 31, AND THE W 1/2 OF SECTION 32, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF DES MOINES, POLK COUNTY, IOWA

PUD LOT 9

LOT 3 AIRPORT COMMERCE PARK SOUTH PLAT 2, AN OFFICIAL PLAT, RECORDED IN BOOK 11974, PAGE 240-251, AT THE POLK COUNTY RECORDER'S OFFICE, IN THE E 1/2 OF SECTION 31, AND THE W 1/2 OF SECTION 32, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF DES MOINES, POLK COUNTY, IOWA

PUD LOT 10

LOT 4 AIRPORT COMMERCE PARK SOUTH PLAT 2, AN OFFICIAL PLAT, RECORDED IN BOOK 11974, PAGE 240-251, AT THE POLK COUNTY RECORDER'S OFFICE, IN THE E 1/2 OF SECTION 31, AND THE W 1/2 OF SECTION 32, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF DES MOINES, POLK COUNTY, IOWA

PUD LOT 11 & 12

LOTS 5 AND 6 AIRPORT COMMERCE PARK SOUTH PLAT 2, AN OFFICIAL PLAT, RECORDED IN BOOK 11974, PAGE 240-251, AT THE POLK COUNTY RECORDER'S OFFICE, IN THE E 1/2 OF SECTION 31, AND THE W 1/2 OF SECTION 32, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF DES MOINES, POLK COUNTY, IOWA

PUD LOT 21

LOTS 1 AIRPORT COMMERCE PARK SOUTH PLAT 2, AN OFFICIAL PLAT, RECORDED IN BOOK 11974, PAGE 240-251, AT THE POLK COUNTY RECORDER'S OFFICE, IN THE



.....
Date October 23, 2023

E 1/2 SECTION 31, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF DES MOINES, POLK COUNTY, IOWA

PUD LOT 22

LOT 8 AIRPORT COMMERCE PARK SOUTH, AN OFFICIAL PLAT, RECORDED IN BOOK 8463, PAGE 572-591, AT THE POLK COUNTY RECORDER'S OFFICE, IN THE W 1/2 OF SECTION 32, SE 1/4 SECTION 31, AND NE 1/4 SECTION 31, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF DES MOINES, POLK COUNTY, IOWA

PUD LOT 23

LOT 9 AIRPORT COMMERCE PARK SOUTH, AN OFFICIAL PLAT, RECORDED IN BOOK 8463, PAGE 572-591, AT THE POLK COUNTY RECORDER'S OFFICE, IN THE W 1/2 OF SECTION 32, SE 1/4 SECTION 31, AND NE 1/4 SECTION 31, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF DES MOINES, POLK COUNTY, IOWA

PUD LOT 24

LOT 10 AIRPORT COMMERCE PARK SOUTH, AN OFFICIAL PLAT, RECORDED IN BOOK 8463, PAGE 572-591, AT THE POLK COUNTY RECORDER'S OFFICE, IN THE W 1/2 OF SECTION 32, SE 1/4 SECTION 31, AND NE 1/4 SECTION 31, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF DES MOINES, POLK COUNTY, IOWA

PUD LOT 27

LOT 13 AIRPORT COMMERCE PARK SOUTH, AN OFFICIAL PLAT, RECORDED IN BOOK 8463, PAGE 572-591, AT THE POLK COUNTY RECORDER'S OFFICE, IN THE W 1/2 OF SECTION 32, SE 1/4 SECTION 31, AND NE 1/4 SECTION 31, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF DES MOINES, POLK COUNTY, IOWA

PUD LOT 28

LOT 15 AIRPORT COMMERCE PARK SOUTH, AN OFFICIAL PLAT, RECORDED IN BOOK 8463, PAGE 572-591, AT THE POLK COUNTY RECORDER'S OFFICE, IN THE W 1/2 OF SECTION 32, SE 1/4 SECTION 31, AND NE 1/4 SECTION 31, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF DES MOINES, POLK COUNTY, IOWA

PUD LOT 29

LOT 16 AIRPORT COMMERCE PARK SOUTH, AN OFFICIAL PLAT, RECORDED IN BOOK 8463, PAGE 572-591, AT THE POLK COUNTY RECORDER'S OFFICE, IN THE W 1/2 OF SECTION 32, SE 1/4 SECTION 31, AND NE 1/4 SECTION 31, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF DES MOINES, POLK COUNTY, IOWA

PUD LOT 30

LOT 17 AIRPORT COMMERCE PARK SOUTH, AN OFFICIAL PLAT, RECORDED IN BOOK 8463, PAGE 572-591, AT THE POLK COUNTY RECORDER'S OFFICE, IN THE W



Date October 23, 2023

1/2 OF SECTION 32, SE 1/4 SECTION 31, AND NE 1/4 SECTION 31, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF DES MOINES, POLK COUNTY, IOWA

PUD LOT 32

LOT 19 AIRPORT COMMERCE PARK SOUTH, AN OFFICIAL PLAT, RECORDED IN BOOK 8463, PAGE 572-591, AT THE POLK COUNTY RECORDER’S OFFICE, IN THE W 1/2 OF SECTION 32, SE 1/4 SECTION 31, AND NE 1/4 SECTION 31, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF DES MOINES, POLK COUNTY, IOWA

PUD LOT 33

LOT 20 AIRPORT COMMERCE PARK SOUTH, AN OFFICIAL PLAT, RECORDED IN BOOK 8463, PAGE 572-591, AT THE POLK COUNTY RECORDER’S OFFICE, IN THE W 1/2 OF SECTION 32, SE 1/4 SECTION 31, AND NE 1/4 SECTION 31, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF DES MOINES, POLK COUNTY, IOWA

PUD LOT ‘A’

LOT 22 AIRPORT COMMERCE PARK SOUTH, AN OFFICIAL PLAT, RECORDED IN BOOK 8463, PAGE 572-591, AT THE POLK COUNTY RECORDER’S OFFICE, IN THE W 1/2 OF SECTION 32, SE 1/4 SECTION 31, AND NE 1/4 SECTION 31, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF DES MOINES, POLK COUNTY, IOWA

PUD LOTS 13, 14, 15, 16, 17, 18, 19, AND 20

LOT 7 AIRPORT COMMERCE PARK SOUTH PLAT 2, AN OFFICIAL PLAT, RECORDED IN BOOK 11974, PAGE 240-251, AT THE POLK COUNTY RECORDER’S OFFICE, IN THE E 1/2 OF SECTION 31, AND THE W 1/2 OF SECTION 32, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF DES MOINES, POLK COUNTY, IOWA

PUD AIRPORT COMMERCE PARK PLAT 1

LOT 3 AIRPORT COMMERCE PARK PLAT 1, AN OFFICIAL PLAT, RECORDED IN BOOK 7329, PAGE 629-637, AT THE POLK COUNTY RECORDER’S OFFICE, IN THE S 1/2 OF THE NW 1/4 OF SECTION 32, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., 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 3rd amendment to the Airport Commerce Park PUD Conceptual Plan is to be considered, shall be held at 5:00 p.m. on November 6, 2023, in the Council Chambers, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa, 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



Roll Call Number

Agenda Item Number

33

Date October 23, 2023

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 Sections 362.3 and 414.4 of the Iowa Code.

MOVED by _____ to adopt.

SECOND by _____.

FORM APPROVED:

/s/ Chas M. Cahill
Chas M. Cahill
Assistant City Attorney

(ZONG-2023-000032)

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

MOTION CARRIED

APPROVED

Mayor

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.

City Clerk

October 16, 2023

Communication from the City Plan and Zoning Commission advising that at their October 5, 2023 meeting, the following action was taken regarding a request from Airport Development, LC (owner), represented by Stuart Ruddy (officer); Scharnberg Real Estate, LLC (owner), represented by Mark Scharnberg (officer); DSM Fleur Hospitality, LLC (owner), represented by Biren Patel (officer); and West Lakes Properties, L.C. (owner), represented by Gerard D. Neugent (officer), for review and approval of a 3rd amendment to the Airport Commerce Park South PUD Conceptual Plan for multiple parcels located in the vicinity of 2400 Gannett Avenue, to allow ~~construction of “flex” warehouse spaces with updated parking and landscaping standards and to allow use of metal as a building material~~ the use of metal siding, cladding, and roofing materials.

COMMISSION RECOMMENDATION:

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

Commission Action:	Yes	Nays	Pass	Abstain	Absent
Francis Boggus	X				
Leah Rudolphi	X				
Carol Maher					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				
Rick Trower					X

APPROVAL of the requested 3rd amendment to the Airport Commerce Park South PUD, subject to the existing PUD standards shall apply to all other lots, uses, and circumstances.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the requested 3rd amendment to the Airport Commerce Park South PUD, subject to the existing PUD standards shall apply to all other lots, uses, and circumstances.

STAFF REPORT TO THE PLANNING COMMISSION

- 1. Purpose of Request:** The proposed 3rd amendment to the Airport Commerce Park South PUD Conceptual Plan would allow the use of architectural metal wall panel systems as a building siding, cladding, or roofing material where metal siding was previously not allowed. These proposed amendments would impact only the lots within the PUD owned by the applicant. Lots owned by other parties would continue to be governed by the existing standards of the PUD.

On January 25, 1999, by Ordinance No. 13,676, the City Council approved the Airport Commerce Park South PUD requiring the use of “permanent building materials such as brick, architectural precast panels, tilt-up concrete panels, stone, and glass.”

- 2. Size of Site:** The proposed area consists of 26.5 parcels (approximately 73.6 acres) of the 38 parcels within the PUD. The overall area of the Airport Commerce Park South PUD is 163.127 acres.
- 3. Existing Zoning (site):** Legacy “PUD” Airport Commerce Park South Planned Unit Development District.
- 4. Existing Land Use (site):** The PUD contains light industrial, office, support commercial uses, and undeveloped parcels.

5. Adjacent Land Use and Zoning:

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

South – “PUD” & “NM”; Uses are Airport Business Park Phase II PUD, Airport Crossroads PUD, and a mobile home park.

East – “P1”, “NM”, “EX”, and “PUD”; Uses are unutilized cemetery land, mobile home park, single household dwelling, and Fleur Acres/Daryl Mayfield PUD.

West – “PUD”; Use is Airport Business Park Phase II PUD.

- 6. General Neighborhood/Area Land Uses:** The subject site is situated generally with Army Post Road to the north, Southwest 33rd Street to the west, Gannett Avenue through the southern portion, and Fleur Drive on the east. The area is part of a complex of business park developments in proximity to the Des Moines International Airport. The property is located to the northwest of the interchange of Fleur Drive and Iowa Highway 5. The southeastern portion of the Airport Commerce Park South PUD is located approximately one-third of a mile from the center of a Neighborhood Node situated at the Fleur Drive and County Line Road/Echo Valley Drive intersection.

7. Applicable Recognized Neighborhood(s): The subject area is not located within 250 feet of a recognized neighborhood association. All neighborhoods were notified of the public hearing by emailing of the Preliminary Agenda on August 18, 2023 for the September 7, 2023 meeting and September 15, 2023 for the October 5, 2023 meeting. Additionally, separate notifications of the hearing for this specific item were emailed on August 18, 2023 (20 days prior to the September 7, 2023 hearing) and on September 15, 2023 (20 days prior to the October 5, 2023 hearing) and August 28, 2023 (10 days prior to the September 7, 2023 hearing) and September 25, 2023 (10 days prior to the October 5, 2023 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 emailed to recognized neighborhoods on September 1, 2023 (for the September 7, 2023 hearing) and September 29, 2023 (for the October 5, 2023 hearing).

8. Relevant Zoning History: On January 25, 1999, the City Council approved rezoning from “PBP”, “PUD”, and “R1-80” to “PUD” with Ordinance No. 13,676 and also approved the Airport Commerce Park South PUD Conceptual Plan.

On October 28, 1999, the First Amendment to the Airport Commerce Park PUD Conceptual Plan was approved administratively to allow revision of the business park sign locations.

On July 27, 2015, by Ordinance No. 15-1282, the City Council approved a request to reduce the minimum required front yard setback from Gannett Avenue to 40 feet for 7301 SW 22nd Street; and to reduce the front yard setbacks from Gannett Avenue and SW 22nd Street to 40 feet for 7201 SW 22nd Street.

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. Building Materials:** The applicant is proposing to amend the approved PUD Conceptual Plan to allow the use of architectural metal wall panel systems as a building siding, cladding, or roofing material. Metal siding is currently listed on the Prohibited Building Materials list. The proposed 3rd Amendment would limit the use of architectural metal wall panel systems on facades to areas measuring two or more feet above grade. Facade areas between 0 and 2 feet above grade are limited to a Major Facade Material as defined by Table 135-4.2-1 of the Des Moines Municipal Code. The proposed 3rd Amendment would require that metal panels employ a concealed fastener system, have a minimum 24-gauge thickness, be finished with a fluoropolymer coil coating system, and be a factory fabricated prefinished system that is assembled on site.

Staff notes that if the subject area were not zoned PUD, it would likely be zoned “EX” Mixed Use District. The current Municipal Code Chapter 135 standards for the “EX” District allow 24-gauge minimum thickness metal siding with color-matched exposed fasteners on up to 60% of any facade. The applicant is proposing to incorporate an innovation in building materials that has occurred since the inception of the PUD but at standards that exceed those in the Municipal Code. The proposed changes align with the goal stated within the Building Design Standards outlined on the PUD, “Progressive architectural and structural design are encouraged when permanency and structural building strength are the result.” Staff believes that the proposed amendment reflects both that intention and the spirit of Municipal Chapter 135, so long as all proposed design standards on the second sheet of the 3rd Amendment are retained.

The applicant has decided to retain plaster (stucco), EFIS, and common concrete block on the list of Prohibited Building Materials.

- 2. Parking Standards:** The applicant has decided not to pursue modifications to the existing standards of the PUD for screening of parking areas.
- 3. Landscaping Standards:** The applicant has decided not to pursue modifications to the existing landscaping standards of the PUD.
- 4. Staff Rationale:** The applicant has worked extensively with staff to define quality requirements for any architectural metal panel systems that would be allowed by the proposed 3rd Amendment. The requirements as listed on the second sheet of the 3rd Amendment ensure that updating the majority of the PUD to allow architectural metal panel systems reflects changes within the building and real estate industry while maintaining the high standards that were the intention of the original PUD restrictions and requirements.

SUMMARY OF DISCUSSION

Abby Chungath advised item #3 could be considered under the consent agenda. No one was present or requested to speak.

Emily Webb made a motion to move item #3 to the consent agenda.

COMMISSION ACTION:

Carolyn Jenison made a motion for approval of the requested 3rd amendment to the Airport Commerce Park South PUD, subject to the existing PUD standards shall apply to all other lots, uses, and circumstances.

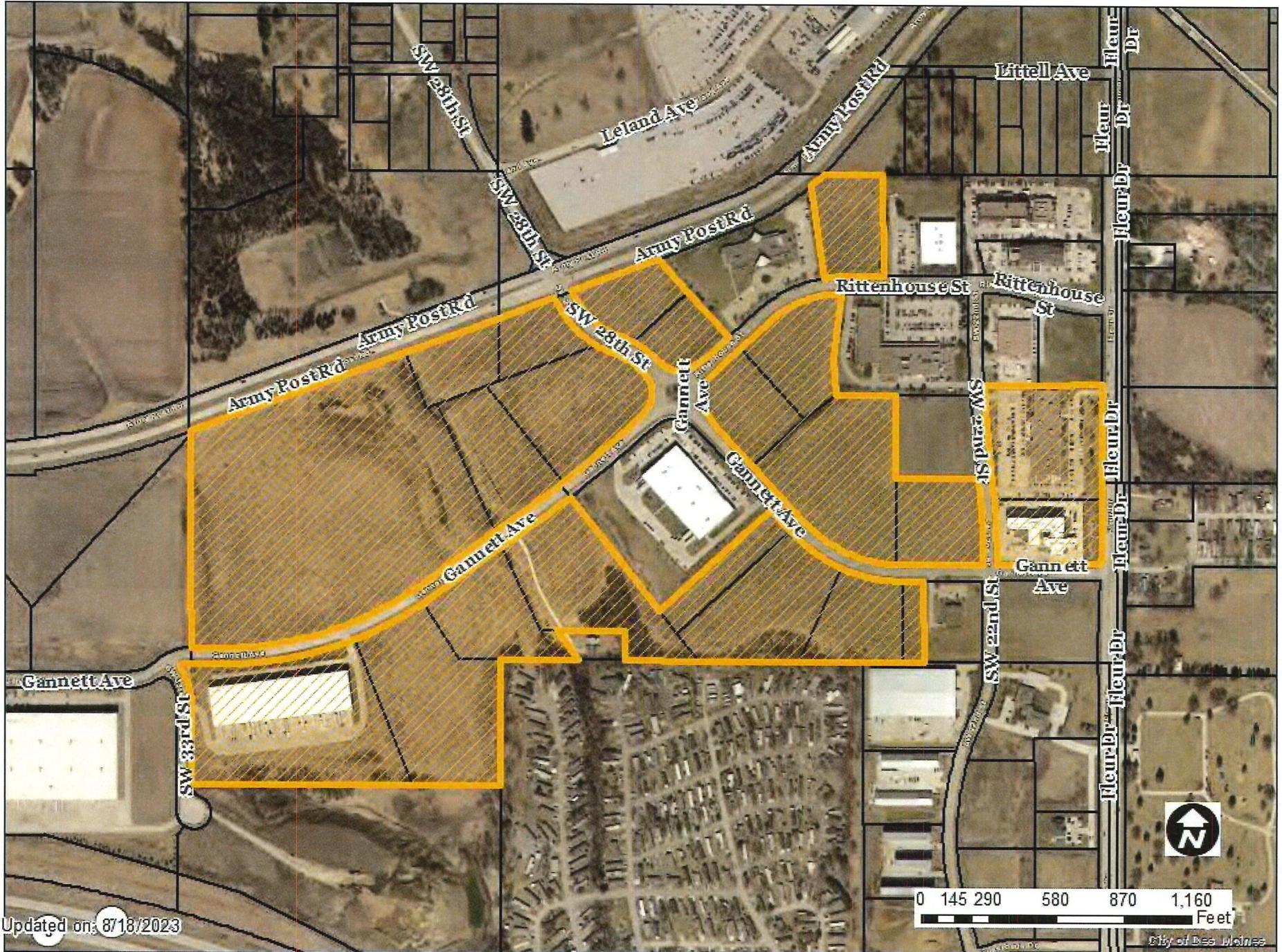
THE VOTE: 11-0

Respectfully submitted,

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

Jason Van Essen, AICP
Planning & Urban Design Administrator

JMV:tjh



Updated on: 8/18/2023

1 inch = 543 feet











3rd AMENDMENT TO PUD CONCEPT
 PLAN FOR:
**AIRPORT COMMERCE
 PARK SOUTH**
 SHEET 2 OF 2

A ENTIRE DRAWING IS PART
 OF P.U.D. 3rd AMENDMENT

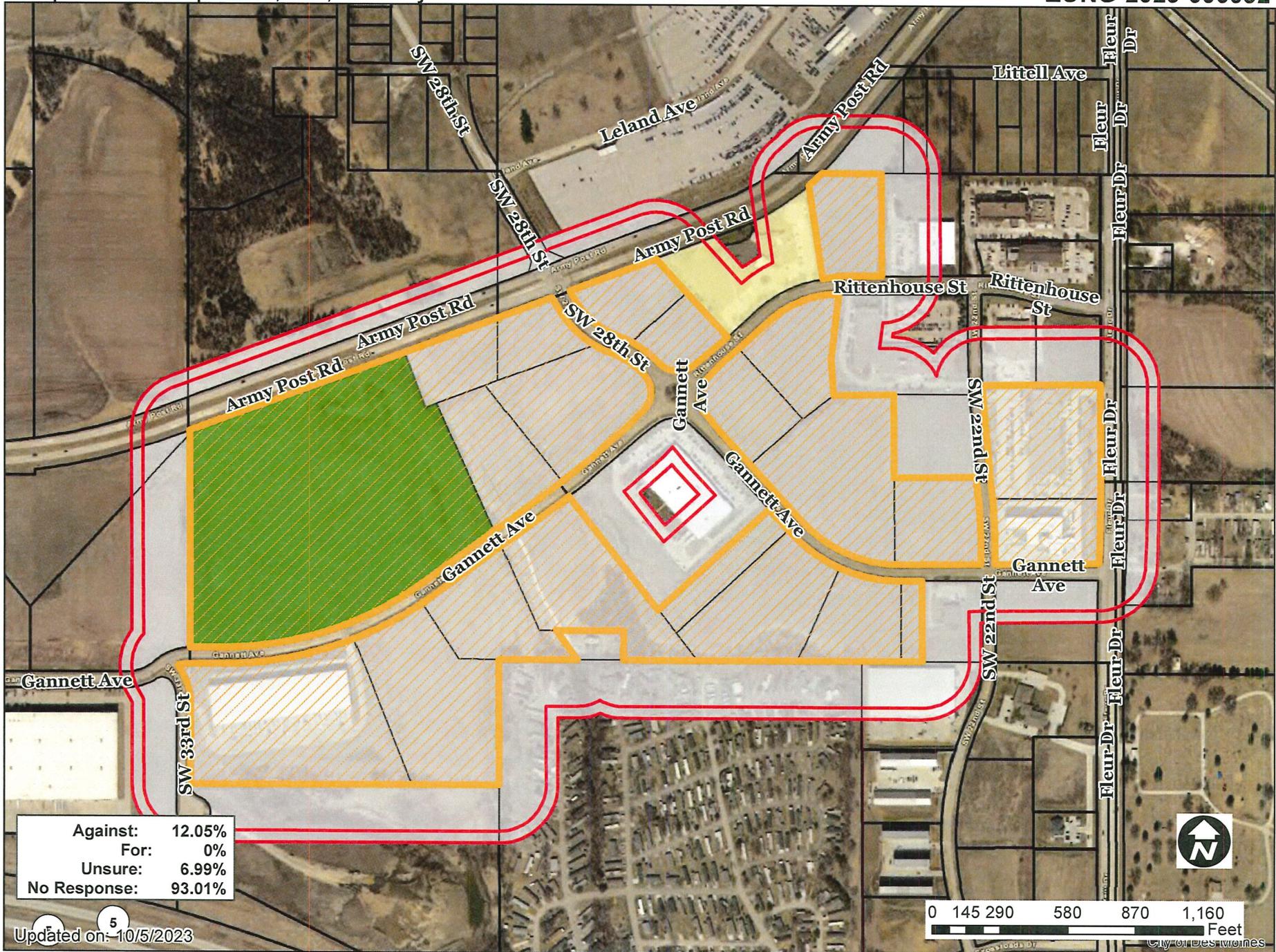
DESIGN STANDARDS FOR ARCHITECTURAL METAL WALL PANEL SYSTEMS:

1. ARCHITECTURAL METAL PANEL DESIGN WILL BE REVIEWED AND APPROVED BY THE AIRPORT COMMERCE PARK SOUTH ARCHITECTURAL REVIEW COMMITTEE IN ADDITION TO CITY OF DES MOINES REVIEW.
2. ARCHITECTURAL METAL WALL PANEL SYSTEMS SHALL BE ALLOWED IN AIRPORT COMMERCE PARK SOUTH FOR GLADDINGS, ROOFING, OR SIDING UP TO 600R ON ALL FACADES PER TABLE 335-4.2-2 IN THE NEW DES MOINES ZONING ORDINANCE.
3. THE REMAINING 40% OF ANY BUILDING FACADE INCLUDING ENTRANCE CANOPIES AND STORE FRONTS, AND AT GRADE UP TO 2-FEET SHALL BE A MAJOR FACADE MATERIAL SUCH AS BRICK, STONE, CONCRETE MASONRY UNITS, GLASS, ETC. PER TABLE 335-4.2-1 IN THE NEW DES MOINES ZONING ORDINANCE.
4. ARCHITECTURAL PANELS SHALL GENERALLY BE 24-GAUGE THICK AND CAN HAVE DIFFERENT PROFILES SUCH AS RIBS, FLUTES, OR BOXES THAT CREATE INTERESTING VISUAL EFFECTS AND ENHANCE THE STRUCTURAL PERFORMANCE OF THE METAL PANEL SYSTEM.
5. VARIATION IN ARCHITECTURAL METAL PANEL MATERIAL, PROFILES, VARIATIONS IN PANEL MOTIFS AND HEIGHTS, EXPRESSED JOINTS, COLORS, AND DETAILS IS REQUIRED TO BREAK UP THE BUILDING MASS.
6. VARIATION IN THE HORIZONTAL PLANES CAN BE EXPRESSED USING COLOR, PROJECTIONS FOR-ES, CANOPIES, WINDOWS, CURTAIN WALLS, AND JOINT PATTERNS.
7. EXTERIOR EXPRESSION OF STRUCTURAL ELEMENTS WITH METAL WALL BEHIND IS PERMITTED.
8. DUNSET ENTRIES ARE PERMITTED.
9. FLAT ROOF ARCHITECTURE IS REQUIRED AS THE DESIGN STANDARD IN AIRPORT COMMERCE PARK SOUTH WITH THE FOLLOWING EXCEPTIONS:
 - a. ENTRY CANOPIES.
 - b. CANOPIES OVER MAIN DOORS OR LOADING DOCK AREAS.
 - c. ROOF FEATURES THAT RISE UP TO ALLOW CLEARESTORY OR SIMILAR SOLAR LIGHT SKYLIGHTS.
 - d. DESIGN FEATURES THAT ENHANCE THE OVERALL BUILDING APPEARANCE.
 - e. ROOF SURFACES SLOPED TO FURTHER THE USE OF SOLAR PANELS.
10. AREAS THAT ARE SLOPED TO PROVIDE STRUCTURAL SUPPORT TO PERIMETER PARAPETS OR SIMILAR STRUCTURES.
11. AREAS THAT NEED TO BE RAISED ABOVE THE STANDARD CLEAR HEIGHT TO SUPPORT SPECIFIC NEEDS OF THE INTERNAL USES.
12. ARCHITECTURAL METAL PANELS SHALL BE INSTALLED PER RECOGNIZED INDUSTRY STANDARDS FOR WEATHER TIGHTNESS, FINISH, TEXTURE, AND UNDERLAYMENT.
13. CORRUGATED METAL PANELS SHALL BE LIMITED TO ARCHITECTURAL FEATURES.
14. PRINCIPAL ENTRANCES SHALL BE HIGHLIGHTED WITH ARCHITECTURAL FEATURES.
15. METAL PANEL SYSTEMS SHALL EMPLOY A CONCEALED FASTENER SYSTEM.
16. METAL PANEL SYSTEMS SHALL HAVE A MINIMUM 24-GAUGE THICKNESS, ALUMINUM COMPOSITE PANEL PRODUCTS MAY BE USED AND SHALL COMPLY WITH INDUSTRY STANDARDS.
17. METAL PANEL SYSTEMS SHALL BE FINISHED WITH A FLUOROPOLYMER COIL COATING SYSTEM MEETING THE FOLLOWING SPECIFICATION: MANUFACTURER'S STANDARD MULTI-COAT METAL COIL COATING SYSTEM COMPLYING WITH AAMA 2605, INCLUDING AT LEAST 10 PERCENT POLY(VINYLIDENE FLUORIDE (PVDF) RESIN, AND AT LEAST 80 PERCENT OF COIL COATED METAL SURFACES HAVING A MINIMUM TOTAL DRY FILM THICKNESS (DFT) OF 0.8 MIL (0.0008 INCH, OR EQUIVALENT AS DETERMINED BY THE CITY'S PLANNING & URBAN DESIGN ADMINISTRATOR.
18. THE METAL PANEL SYSTEM SHALL BE A FACTORY FABRICATED PREFINISHED SYSTEM THAT IS ASSEMBLED ON SITE.
19. THE BUILDING IMAGES SHOWN ON THIS SHEET PORTRAY ARCHITECTURAL METAL PANEL COLORS, PATTERNS, AND DETAILS ENVISIONED AT AIRPORT COMMERCE PARK SOUTH. PLEASE NOTE THAT THESE SAMPLE IMAGES MAY SHOW A HIGHER PERCENTAGE OF ARCHITECTURAL METAL PANELS THAN AIRPORT COMMERCE PARK SOUTH ALLOWS, WHICH IS 60% MAXIMUM.



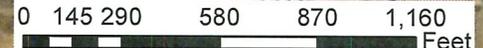
C:\PROJECTS\2023\230717\230717-01-AIRPORTCOMMERCEPARKSOUTH\230717-01-AIRPORTCOMMERCEPARKSOUTH.dwg

SEPTEMBER 25, 2023



Against:	12.05%
For:	0%
Unsure:	6.99%
No Response:	93.01%

Updated on: 10/5/2023



1 inch = 543 feet

Item: ZONG-2023-000032

Date: 8-30-23

Please mark one of the following:

- I support the request
- I am undecided
- I oppose the request

Staff Use Only
RECEIVED
 COMMUNITY DEVELOPMENT
 SEP 05 2023

Titleholder Signature: [Signature]

Name/Business: Scharabing Real Estate

Impacted Address: 4020 Burnett Ave, Des Moines IA 50321

Comments: _____

Item: ZONG-2023-000032

Date: 8/31/23

Please mark one of the following:

- I support the request
- I am undecided
- I oppose the request

Staff Use Only
RECEIVED
 COMMUNITY DEVELOPMENT
 SEP 05 2023

Titleholder Signature: [Signature]

Name/Business: Iowa Annual Conference of the UMC

Impacted Address: 2301 Rittenhouse St, Des Moines

Comments: _____

Item: ZONG-2023-000032

Date: 8/30/2023

Please mark one of the following:

I support the request

I am undecided

I oppose the request

Staff Use Only
RECEIVED
COMMUNITY DEVELOPMENT
SEP 05 2023

Titleholder Signature: 

Name/Business: TPI

Impacted Address: 2600 Gannett Avenue

Comments: See letter received 8/29/2023
from property owner detailing opposition

Dostart, Katherine E.

From: Chakraborty, Sreyoshi
Sent: Thursday, October 5, 2023 9:56 AM
To: Reasoner, William
Cc: Stuart Ruddy; Dostart, Katherine E.
Subject: RE: Airport Commerce Park South PUD - withdrawal of objection

Follow Up Flag: Follow up
Flag Status: Flagged

Will,

Thank you very much for the letter and update. We will include your communication in our presentation to the Commission.

Sreyoshi

From: Reasoner, William <wreasoner@dickinsonlaw.com>
Sent: Thursday, October 5, 2023 9:02 AM
To: Chakraborty, Sreyoshi <SChakraborty@dmgov.org>
Cc: Stuart Ruddy <Stuart.Ruddy@knapplc.com>
Subject: Airport Commerce Park South PUD - withdrawal of objection

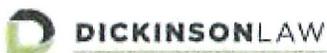
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sreyoshi,

I represent The Printer Inc. ("TPI") which operates at 2600 Gannett Avenue in Des Moines. Previously, TPI objected to the requested amendments to the Airport Commerce Park South PUD. Since that time, TPI has learned that the scope of the requested amendment has changed to what is attached to this email. Knapp Properties has worked with TPI on describing the types of building materials/designs that are contemplated by this revised amendment. Based on Knapp's examples and representations on what the proposed amendment would allow, TPI withdraws its objections to the amendment as currently proposed. You can share with the Planning & Zoning Commission that the TPI believes its concerns as previously articulated are now addressed.

Thank you, Will

Will Reasoner



Dickinson, Mackaman, Tyler & Hagen, P.C.
 699 Walnut Street, Suite 1600
 Des Moines, Iowa 50309-3986
 direct: (515) 246-4515
 fax: (515) 246-4550
wreasoner@dickinsonlaw.com



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This email has been scanned for email related threats and delivered safely by Mimecast.

To whom it may concern:

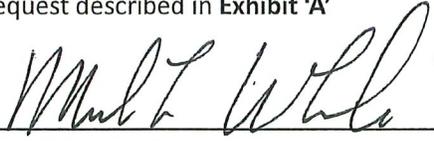
The Owners of Lot 7, Airport Commerce Park South, Plat 2 hereby agree with the proposed Airport Commerce Park South PUD 3rd Amendment request described in **Exhibit 'A'**


_____ 9.19.2023
Date

Mark Scharnberg
Scharnberg Real Estate LLC
4020 Gannett Avenue
Des Moines, IA 50321-2951

To whom it may concern:

The Owners of Parcel B of Lot One (1) in Airport Commerce Park Plat 1, as shown in Plat of Survey filed in book 8082, Page 569, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa (6880 Fleur Drive) hereby agree with the proposed Airport Commerce Park South PUD 3rd Amendment request described in **Exhibit 'A'**

 9/21/2023

Mike Whalen, President & CEO

Date

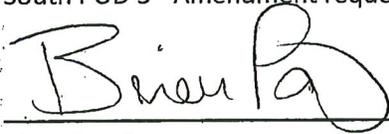
HOA Hotels, LLC

515 E. Locust Street, Suite 100

Des Moines, IA 50309

To whom it may concern:

The Owners of Parcel "B" of Plat of Survey filed April 25, 2007, recorded in Book 12163 Page 169 being the South 280.00 feet of Lot 20, Airport Commerce Park South, an Official Plat, in and forming a part of the City of Des Moines (7201 SW 22nd Street), hereby agree with the proposed Airport Commerce Park South PUD 3rd Amendment request described in **Exhibit 'A'**



09/20/2023

Biren Patel

Date

DSM Fleur Hospitality LLC

7201 SW 22nd Street

Des Moines, IA 50321

CITY GATEWAY PUD AMENDMENT #2 – NEIGHBORHOOD MEETING MINUTES

Monday, August 28TH, 2023

1. Efforts to notify the neighbors about the proposal:
 - a. A letter inviting the neighboring property owners was mailed on Friday, August 18th.
 - b. The invitation was mailed to the addresses of the neighboring properties as provided by the City of Des Moines.

ELECTRO MANAGEMENT CORP	4240 ARMY POST RD	DES MOINES IA 50321-9609
DES MOINES REGISTER & TRIBUNE CO	GANNETT POB 750	FISHERS IN 46038-0750
SCHARNBERG REAL ESTATE LLC	4020 GANNETT AVE	DES MOINES IA 50321-2951
George Davis*	3124 SW 29th St	Des Moines IA 50321

- c. A copy of the invitation letter can be found in the appendix of these meeting minutes.
2. Who was involved with the discussion:
 - a. Attendees included:
 - i. Brit Baker – Electro Management Corp. (President)
 - ii. Nick Van Pat en – Southwestern Hills Neighborhood Association (Vice-President)
 - iii. Steve Uterson - Southwestern Hills Neighborhood Association (Board Member)
3. Suggestions and concerns raised:
 - a. None
4. What specific changes were considered or made:
 - a. None



Civil Engineering Consultants, Inc.

August 18, 2023

To: Surrounding Property Owners of:
4240 ARMY POST ROAD

RE: NEIGHBORHOOD MEETING

Dear Property Owner:

This letter is notice of a neighborhood meeting to be held on Monday, August 28th at 6:00 pm at the Electro Management Corporation Conference Room (4240 Army Post Road, Des Moines, IA 50321).

This informational meeting is being held as a courtesy to the neighborhood. No formal action will be taken. If you know of any interested parties who have not received a copy of this letter, we would appreciate it if you would inform them of the time, date and place of the Neighborhood Meeting. Your comments and suggestions for the project will be appreciated.

The property owner is Electro Management Corp (Britt Baker, CEO). The property is amending the Planned Unit Development zoning. The owner is pursuing additional parking, revising the proposed layout of a future building, and proposing an access to Army Post Road. A Public Hearing to review the PUD Amendment request will be held before the City of Des Moines Planning & Zoning Commission on September 7, 2023 at 6:00 p.m. at 1551 East Martin Luther King, Jr. Parkway, 2nd Floor MCS Board Room.

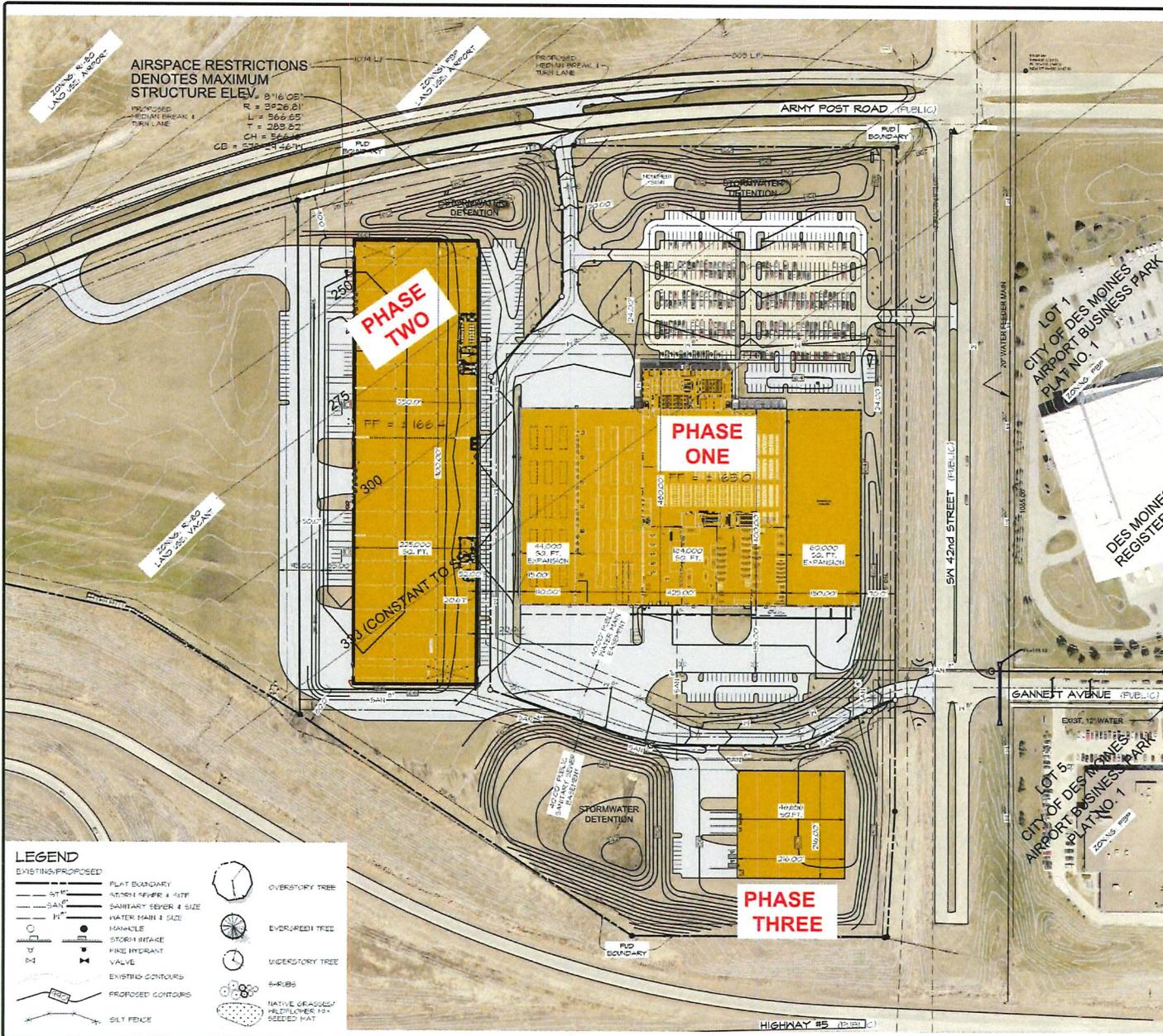
Further information about the project can be obtained by calling:
Paul Clausen, Civil Engineering Consultants, Inc. at (515) 276-4884 ext. 212 or
Frank Dunn-Young, City Planner, City of Des Moines at (515) 283-4749.

If you cannot attend the neighborhood meeting on September 7, 2023 and have comments you would like to share, please send them via e-mail to CLAUSEN@CECLAC.COM or by U.S. Postal Service to Paul Clausen, Civil Engineering Consultants, Inc., 2400 86 th Street, Unit 12, Des Moines, Iowa, 50322.

Sincerely,

CIVIL ENGINEERING CONSULTANTS, INC.

Paul Clausen, PE, LSIT
Engineer
Board Member



AIRSPACE RESTRICTIONS DENOTES MAXIMUM STRUCTURE ELEV.

$D = 116.02'$
 $R = 3926.81'$
 $L = 566.95'$
 $T = 283.27'$
 $CH = 566.95'$
 $CB = 566.95'$

SECOND AMENDMENT CITY GATEWAY PUD CONCEPTUAL PLAN ELECTRO MANAGEMENT CORP.

CERTIFICATIONS

	<p>I, DAVID L. GAUDIN, a duly Licensed Professional Engineer under the laws of the State of Iowa, certify that the information contained herein was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Iowa.</p>
	<p>I, DAVID L. GAUDIN, a duly Licensed Professional Engineer under the laws of the State of Iowa, certify that the information contained herein was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Iowa.</p>

ORIGINAL PUD ZONING AND CONCEPTUAL PLAN	APPROVED BY COUNCIL:	SEPTEMBER 27, 2018	DATE	18-154	ROLL CALL NO.
FIRST AMENDMENT TO THE PUD ZONING AND CONCEPTUAL PLAN	APPROVED BY COUNCIL:	SEPTEMBER 20, 2020	DATE	18-168	ROLL CALL NO.
SECOND AMENDMENT TO THE PUD ZONING AND CONCEPTUAL PLAN	APPROVED BY COUNCIL:		DATE		ROLL CALL NO.
PLANNING DIRECTOR:			DATE		

NOTES

1. ALLOWED USES: 154 LIGHT INDUSTRIAL USES.
2. LANDSCAPING: PERIMETER PARKING LOT AND OPEN SPACE LANDSCAPING SHALL BE IN ACCORDANCE WITH L-2 LANDSCAPING REQUIREMENTS. ANY DEVELOPMENT PLAN SHALL COMPLY WITH THE TREE REMOVAL AND REPLANTING ORDINANCE.
3. WATER QUALITY: STORM WATER DETENTION SHALL BE ON SITE AS CHURN.
4. SIGNAGE: SIGNAGE SHALL BE PER I-11 DISTRICT AND FREESTANDING SIGN OVERLAY DISTRICT ALLOWANCES AND REQUIREMENTS.
5. OUTDOOR STORAGE: OUTDOOR STORAGE AREAS SHALL BE PAVED WITH ASPHALT CONCRETE OR PORTLAND CEMENT OR OTHER SURFACE THAT PROVIDES A DURABLE AND SMOOTH SURFACE THAT THE CITY ENGINEERING DEPARTMENT APPROVES.
6. ANY DEVELOPMENT AND CONSTRUCTION PERMITS FOR THE SITE ARE SUBJECT TO PRIOR APPROVAL AND COMPLIANCE WITH FAA AIRSPACE RESTRICTIONS AND NECESSARY PERMITTING FOR ANY CRANE EQUIPMENT THAT WOULD TEMPORARILY ENCRUMB INTO RESTRICTED AIRSPACE.
7. ANY DISTURBANCE ENCROACHING ONTO CITY OWNED PROPERTY TO THE WEST SHALL BE IN ACCORDANCE WITH A LEASE REVIEWED BY THE CITY OF DES MOINES AIRPORT AUTHORITY OR ANY ACQUISITION WHICH MAY OCCUR IN ACCORDANCE WITH REQUIREMENTS BY THE FEDERAL AVIATION ADMINISTRATION.
8. PHASE 2 AND ANY SUBSEQUENT PHASES OF THE PLAN SHALL NEGOTIATE A FUTURE PUD CONCEPTUAL PLAN AMENDMENT REVIEW OF THE BUILDING ELEVATIONS.
9. ARCHITECTURAL SCREENING SHALL BE PROVIDED FOR OUTDOOR MECHANICAL EQUIPMENT REUSE COLLECTION CONTAINERS AND OUTDOOR STORAGE AND OTHER OUTDOOR SERVICE AREAS. REQUIRED SCREENING SHALL BE INTEGRATED INTO THE OVERALL ARCHITECTURE OF THE BUILDING OR THE ELEMENTS SHALL OTHERWISE BE ARCHITECTURALLY SCREENED FROM PUBLIC VIEW. ARCHITECTURAL SCREENING AND LANDSCAPING SOLUTIONS FOR THE PROPOSED OUTDOOR STORAGE AREAS SHALL BE DESIGNED TO THE SATISFACTION OF THE PLANNING ADMINISTRATOR AS PART OF DEVELOPMENT PLAN REVIEW.

PUBLIC IMPROVEMENTS

1. THE EXISTING PUBLIC SANITARY SEWER IS LOCATED AT THE NORTHEAST CORNER OF SW 42ND STREET AND GANNETT AVENUE. PUBLIC SANITARY SHALL BE EXTENDED TO THE WEST TO PROVIDE PUBLIC SANITARY SEWER TO CITY GATEWAY PUD 2.
2. THE EXISTING PUBLIC WATER MAIN IS LOCATED ON THE EAST SIDE OF SW 42ND STREET. PUBLIC WATER SHALL BE EXTENDED INTO THE SITE AND LOOP AROUND THE PHASE ONE BUILDING AND CONNECT BACK TO THE MAIN ON THE EAST SIDE OF SW 42ND STREET. CITY GATEWAY PUD 2 CAN CONNECT TO THIS SYSTEM OR CONNECT TO THE PUBLIC WATER MAIN ON THE NORTH SIDE OF ARMY POST ROAD.

LEGEND

EXISTING/PROPOSED	FLAT BOUNDARY	OVERSTORY TREE
3/4" = 1' SHT	ROUND SQUARE 4" SHT	EVERGREEN TREE
1/2" = 1' SHT	SANITARY SEWER 4" SIZE	UNDERSTORY TREE
1/4" = 1' SHT	WATER MAIN 4" SIZE	SHRUBS
MANHOLE	STORM SURFACE	NATIVE GRASSES/
FIRE HYDRANT	VALVE	WETLAND 10' +
EXISTING CONTOURS	PROPOSED CONTOURS	SEEDING MAT
SILT FENCE		

SCALE: 1" = 100'

NORTH

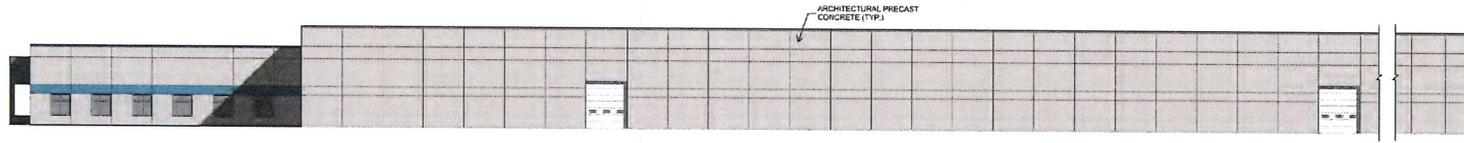
Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12, Des Moines, Iowa 50322
 515.276.6884 • Fax: 515.276.7084 • mail@cecinc.com

CEC

DATE	REVISED	REVISIONS	COMMENTS

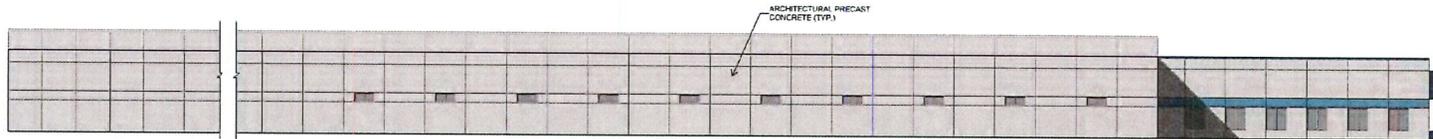
CITY GATEWAY PUD CONCEPTUAL PLAN
 DES MOINES, IA
 SHEET 9 OF 4
 LAYOUT PLAN
 E1922

SECOND AMENDMENT
CITY GATEWAY PUD
CONCEPTUAL PLAN
ELECTRICAL POWER
PRODUCTS (EP²)



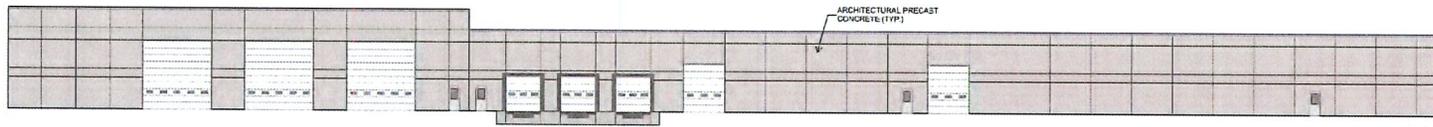
4 WEST ELEVATION
1/8" = 1'-0"

- UPPER ROOF 30'-0"
- LOWER ROOF 24'-0"
- MEZZANINE 12'-0"
- FIRST FLOOR 0'-0"



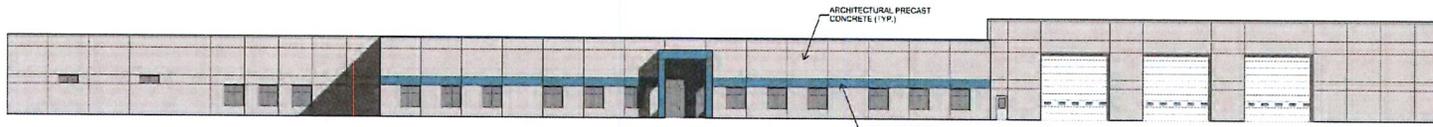
1 EAST ELEVATION
1/8" = 1'-0"

- UPPER ROOF 30'-0"
- LOWER ROOF 24'-0"
- MEZZANINE 12'-0"
- FIRST FLOOR 0'-0"



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

- UPPER ROOF 30'-0"
- LOWER ROOF 24'-0"
- MEZZANINE 12'-0"
- FIRST FLOOR 0'-0"



2 NORTH ELEVATION
1/8" = 1'-0"

- UPPER ROOF 30'-0"
- LOWER ROOF 24'-0"
- MEZZANINE 12'-0"
- FIRST FLOOR 0'-0"

Exterior Elevations

Electrical
Power
Products

www.ep2.com

The drawings provided are preliminary and subject to change without notice. They are not to be used for construction without the approval of the architect. All dimensions shown are approximate and subject to change without notice.

07/01/15

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Civil Engineering Consultants, Inc.
3400 Main Street, Suite 113 - Des Moines, Iowa 50321
515.276.8884 - Fax: 515.276.7984 - mail@cecinc.com

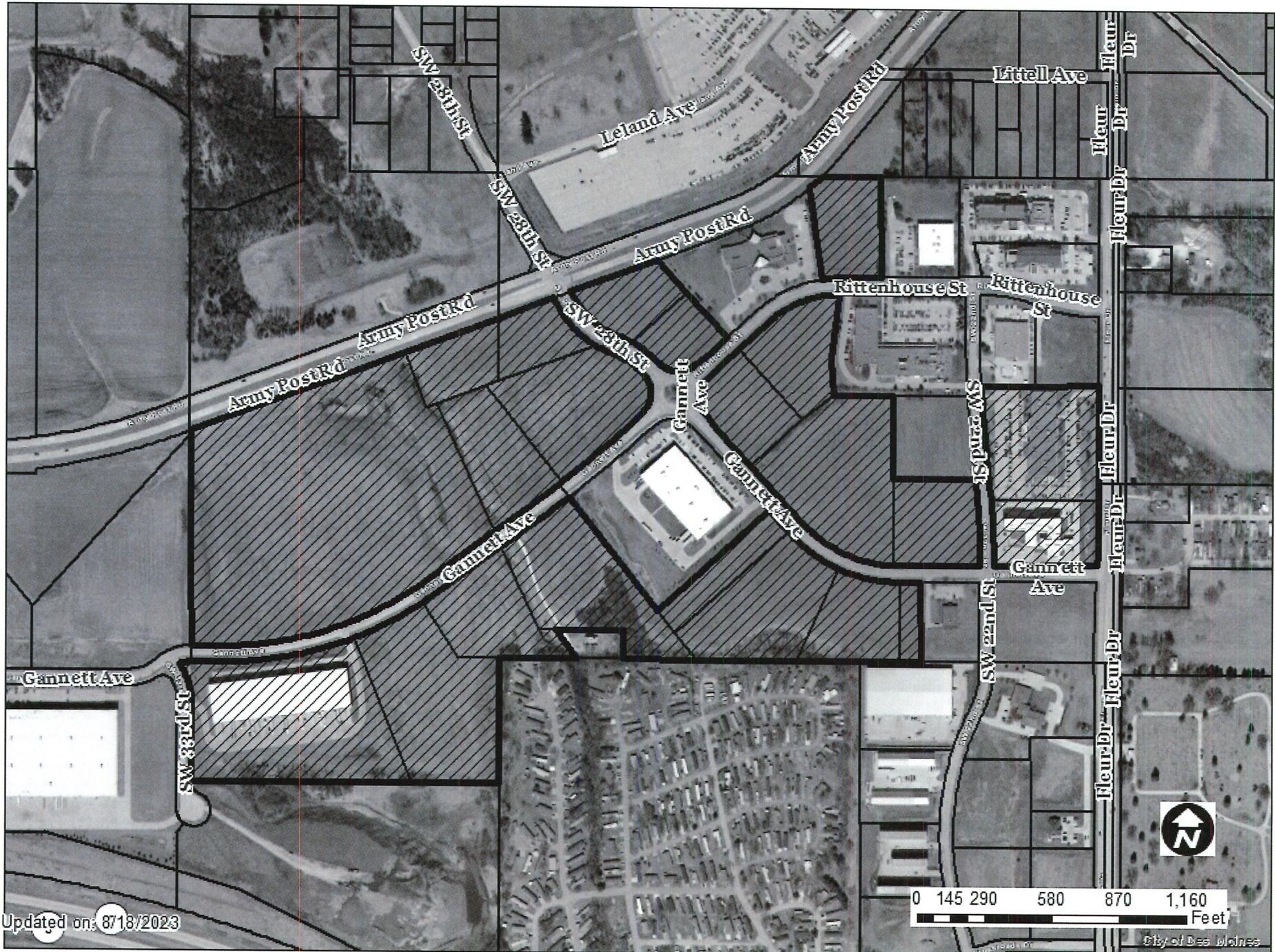


DATE	REVISION	COMMENTS				
		1	2	3	4	5
NOV 11, 2012	REVISED					

CITY GATEWAY PUD CONCEPTUAL PLAN
DES MOINES, IA
EXTERIOR ELEVATIONS

SHEET
9
3

8-1025



Updated on: 8/18/2023

1 inch = 543 feet