



**Date** October 23, 2023

**RESOLUTION HOLDING HEARING REGARDING REQUEST FROM ELECTRO MANAGEMENT CORP (OWNER), REPRESENTED BY BRITT BAKER (OFFICER), FOR REVIEW AND APPROVAL OF A 2<sup>ND</sup> AMENDMENT TO THE CITY GATEWAY PUD CONCEPTUAL PLAN, ON TWO PARCELS LOCATED IN THE VICINITY OF 4240 ARMY POST ROAD, TO ALLOW THE CONSTRUCTION OF NEW WAREHOUSE SPACES, AND TWO PARKING LOTS**

**WHEREAS**, on September 7, 2023, the City Plan and Zoning Commission considered a request from Electro Management Corp (owner), represented by Britt Baker (officer), for review and approval of a 2<sup>nd</sup> amendment to the City Gateway PUD Conceptual Plan, on property located in the vicinity of 4240 Army Post Road, to allow the construction of new warehouse spaces, and two parking lots; and

**WHEREAS**, the City Plan and Zoning Commission voted 14-0 to **APPROVE** the a 2<sup>nd</sup> Amendment to the City Gateway PUD Conceptual Plan, on property located at 4240 Army Post Road, subject to the following revisions to the Plan:

1. A final PUD Conceptual Plan shall be submitted in accordance with all administrative review comments.
2. Landscaping for Phase 2 and 3 shall be consistent with Phase 1 and no less than the minimum requirements as per Chapter 135-7 of the City Code.
3. Any proposed full access drive entrances from Army Post Road in addition to the existing driveway shall be shared with the undeveloped City Gateway 2 “PUD” property to the west.
4. Should any driveway from Army Post Road be developed as full access it should be shown and developed with a westbound left turn-in lane constructed in the median and an eastbound right turn-in lane in the Right-of-Way west of the drive entrance, all at the expense of the developer and in accordance with SUDAS requirements.
5. The architectural design and building materials for Phase 3 of the PUD shall substantially match Phases 1 and 2 to the satisfaction of the Planning and Design Administrator.; and

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

**LEGAL DESCRIPTION - PARCEL 2016-230**

PART OF THE E1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE 5th P.M., CITY OF DES MOINES, POLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE EAST QUARTER CORNER OF SAID SECTION 36, THENCE S00°03'51"W, 33.00 FEET ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 36 TO A POINT; THENCE N89°55'37"W, 115.03 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SW 42ND STREET AND THE SOUTH RIGHT-OF-WAY



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**Date** ..... October 23, 2023 .....

LINE OF ARMY POST ROAD; THENCE S00°03'51"W, 1,118.35 FEET ALONG SAID WEST RIGHT-OF-WAY LINE OF SW 42ND STREET TO A POINT; THENCE S66°59'30"W, 56.72 FEET TO A POINT; THENCE S60°03'51"W, 143.64 FEET TO A POINT; THENCE N89°56'09"W, 314.97 FEET TO A POINT; THENCE N71°11'51"W, 341.94 FEET TO A POINT; THENCE N00°03'51"E, 636.15 FEET TO A POINT; THENCE N41°17'19"E, 215.42 FEET TO A POINT; THENCE N00°03'51"E, 179.52 FEET TO A POINT; THENCE N07°41'12"W, 120.74 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ARMY POST ROAD; THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3926.81 FEET, AND A CHORD BEARING OF N82°20'22"E, AN ARC LENGTH OF 39.61 FEET, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF ARMY POST ROAD TO A POINT; THENCE S89°55'37"E, 650.43 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF ARMY POST ROAD TO THE POINT OF BEGINNING CONTAINING 20.8503 ACRES MORE OR LESS.

**LEGAL DESCRIPTION - PARCEL 2016-231**

PART OF THE E1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 78 NORTH, RANGE 25 WEST OF THE 5th P.M., CITY OF DES MOINES, POLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE EAST QUARTER CORNER OF SAID SECTION 36, THENCE S00°03'51"W, 33.00 FEET ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 36 TO A POINT; THENCE N89°55'37"W, 115.03 FEET TO A POINT, SAID POINT ALSO BEING THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SW 42ND STREET AND THE SOUTH RIGHT-OF-WAY LINE OF ARMY POST ROAD; THENCE N89°55'37"W, 650.43 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF ARMY POST ROAD TO A POINT; THENCE CONTINUING WESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3926.81 FEET, AND A CHORD BEARING OF S82°20'22"W, AN ARC LENGTH OF 39.61 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF ARMY POST ROAD TO THE POINT OF BEGINNING: THENCE S07°41'12"E, 120.74 FEET TO A POINT; THENCE S00°03'51"W, 179.52 FEET TO A POINT; THENCE S41°17'19"W, 215.42 FEET TO A POINT; THENCE S00°03'51"W, 636.15 FEET TO A POINT; THENCE S71°11'51"E, 341.94 FEET TO A POINT; THENCE S89°56'09"E, 314.97 FEET TO A POINT; THENCE N60°03'51"E, 143.64 FEET TO A POINT; THENCE N66°59'30"E, 56.72 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SW 42ND STREET; THENCE S00°03'51"W, 224.25 FEET ALONG SAID WEST RIGHT-OF-WAY LINE OF SW 42ND STREET TO A POINT; THENCE S03°24'10"W, 254.62 FEET ALONG SAID WEST RIGHT-OF-WAY LINE OF SW 42ND STREET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF RELOCATED IOWA HIGHWAY 5; THENCE N89°57'14"W, 513.93 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE OF RELOCATED IOWA HIGHWAY 5 TO A POINT; THENCE N56°27'01"W, 802.98 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE OF



Date October 23, 2023

RELOCATED IOWA HIGHWAY 5 TO A POINT; THENCE N00°18'02"W, 1040.50 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ARMY POST ROAD; THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3926.81 FEET, AND A CHORD BEARING OF N78°12'20"E, AN ARC LENGTH OF 527.04 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF ARMY POST ROAD TO THE POINT OF BEGINNING CONTAINING 19.1005 ACRES MORE OR LESS.

**WHEREAS**, on October 2, 2023, by Roll Call No. 23-1328, it was duly resolved by the City Council that the request for approval of the 2<sup>nd</sup> Amendment to the City Gateway PUD Conceptual Plan be set down for hearing on October 23, 2023, 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 proposed 2<sup>nd</sup> Amendment to the City Gateway PUD Conceptual Plan; and

**WHEREAS**, in accordance with said notice, those interested in said proposed 2<sup>nd</sup> Amendment to the City Gateway PUD Conceptual Plan, 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:

1. Upon due consideration of the facts, and any and all statements of interested persons and arguments of counsel, any objections to the proposed 2<sup>nd</sup> Amendment to the City Gateway PUD Conceptual Plan are hereby overruled, and the hearing is closed.
2. The proposed 2<sup>nd</sup> Amendment to the City Gateway PUD Conceptual Plan is hereby found to be in conformance with PlanDSM: Creating Our Tomorrow Plan and is hereby approved as stated above, subject to conditions set forth above.



**Roll Call Number**

**Agenda Item Number**

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**Date** October 23, 2023

MOVED by \_\_\_\_\_ to adopt. SECOND by \_\_\_\_\_.

FORM APPROVED:

/s/ Chas M. Cahill

Chas M. Cahill  
Assistant City Attorney

(ZONG-2023-000027)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
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

September 12, 2023

Communication from the City Plan and Zoning Commission advising that at their September 7, 2023 meeting, the following action was taken regarding a request from Electro Management Corp (owner), represented by Britt Baker (officer) for review and approval of a 2<sup>nd</sup> amendment to the City Gateway PUD Conceptual Plan on two parcels located in the vicinity of 4240 Army Post Road, to allow the construction of new warehouse spaces, and two parking lots.

**COMMISSION RECOMMENDATION:**

After public hearing, the members voted 14-0 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 proposed 2<sup>nd</sup> Amendment to the City Gateway PUD Conceptual Plan subject to the following revisions to the Plan:

1. A final PUD Conceptual Plan shall be submitted in accordance with all administrative review comments.
2. Landscaping for Phase 2 and 3 shall be consistent with Phase 1 and no less than the minimum requirements as per Chapter 135-7 of the City Code.
3. Any proposed full access drive entrances from Army Post Road in addition to the existing driveway shall be shared with the undeveloped City Gateway 2 "PUD" property to the west.

4. Should any driveway from Army Post Road be developed as full access it should be shown and developed with a westbound left turn-in lane constructed in the median and an eastbound right turn-in lane in the Right-of-Way west of the drive entrance, all at the expense of the developer and in accordance with SUDAS requirements.
5. The architectural design and building materials for Phase 3 of the PUD shall substantially match Phases 1 and 2 to the satisfaction of the Planning and Design Administrator.

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

Staff recommends approval of the proposed 2<sup>nd</sup> Amendment to the City Gateway PUD Conceptual Plan subject to the following revisions to the Plan:

1. A final PUD Conceptual Plan shall be submitted in accordance with all administrative review comments.
2. Landscaping for Phase 2 and 3 shall be consistent with Phase 1 and no less than the minimum requirements as per Chapter 135-7 of the City Code.
3. Any proposed full access drive entrances from Army Post Road in addition to the existing driveway shall be shared with the undeveloped City Gateway 2 "PUD" property to the west.
4. Should any driveway from Army Post Road be developed as full access it should be shown and developed with a westbound left turn-in lane constructed in the median and an eastbound right turn-in lane in the Right-of-Way west of the drive entrance, all at the expense of the developer and in accordance with SUDAS requirements.
5. The architectural design and building materials for Phase 3 of the PUD shall substantially match Phases 1 and 2 to the satisfaction of the Planning and Design Administrator.

## **STAFF REPORT TO THE PLANNING COMMISSION**

### **I. GENERAL INFORMATION**

1. **Purpose of Request:** The proposed 2<sup>nd</sup> amendment to the PUD Conceptual Plan would allow the expansion of the existing parking lot to the north of the existing warehouse building (Phase 1) on the subject property. A second parking lot is proposed to the south of the existing warehouse. Additional changes proposed include the reorientation of the future warehouse to the west (Phase 2), which moves the parking and docking area to the west. The provision of outdoor storage along the southern boundary of the site has been eliminated with the proposal of a future warehouse and associated parking spaces (Phase 3). A second full movement drive access from Army Post Road has been realigned and moved further west in the adjoining undeveloped parcel.
2. **Size of Site:** 39.95 acres. The proposed area consists of 2 large parcels.
3. **Existing Zoning (site):** Legacy "PUD" City Gateway Planned Unit Development District.
4. **Existing Land Use (site):** The subject site is partially developed. There is an existing 288,000 square-foot warehouse building with a paved parking lot to the north. The

undeveloped portion of the site is currently used for agricultural production. There is one full movement access to the property from Army Post Road. The extension of Gannett Avenue provides access to the site from the south off Southwest 42<sup>nd</sup> Street.

**5. Adjacent Land Use and Zoning:**

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

**South** – “ROW”; Use is Iowa Highway 5 interchange with Iowa Highway 28.

**East** – “EX”; Uses are the Des Moines Register headquarters; and Katecho/Surmasis medical technology product manufacturing and distribution.

**West** – “PUD”; Use is an undeveloped parcel.

**6. General Neighborhood/Area Land Uses:** The subject property is located southwest of the Des Moines International Airport, northeast of the interchange of Iowa Highway 5 and Iowa Highway 28, and west of the Airport Business Park Phase II Planned Unit Development.

**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. Additionally, separate notifications of the hearing for this specific item were emailed on August 18, 2023 (20 days prior to the hearing) and August 28, 2023 (10 days prior to the hearing) to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site. A Final Agenda was emailed to recognized neighborhoods on September 1, 2023.

**8. Relevant Zoning History:** On September 27, 1999, by Ordinance No. 13,754, the City Council rezoned the subject property to “PUD” Planned Unit Development in accordance with the City Gateway PUD Conceptual Plan. This plan allows for principal uses and support commercial uses as permitted in the “PBP” Planned Business Park District regulations, with no limitation on the area permitted for support commercial uses.

On September 28, 2015, by Roll Call No. 15-1648, the City Council approved the first amendment to the City Gateway PUD Conceptual Plan to allow the development of the Property for light manufacturing of electrical components within office/production facilities and with outside storage areas, subject to the following conditions:

1. 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 encroach into restricted airspace.
2. Any proposed full access drive entrances shall be reflected on the plan. Only the one drive entrance to Army Post Road may be allowed with full access.
3. Should any driveway from Army Post Road be developed as full access it should be shown and developed with a westbound left turn-in lane constructed in the median and an eastbound right turn-in lane in the Right-of-Way west of the drive entrance, all at the expense of the developer and in accordance with SUDAS requirements. It shall be no closer than 800 feet to Southwest 42<sup>nd</sup> Street.

4. Any driveway encroaching onto City owned property to the west shall be in accordance with a lease reviewed by the Des Moines Airport Authority or any acquisition which may occur in accordance with requirements by the Federal Aviation Administration.
5. Provide requirements for Building Design Standards, Prohibited Materials, and Colors as contained in the current approved City Gateway Plan.
6. Add a note that Phase 2 and any subsequent phases of the Plan shall necessitate a future PUD Conceptual Plan amendment review of the building elevations.
7. Add a note regarding Architectural Screening that states architectural screens shall be provided for outdoor mechanical equipment, refuse 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 area shall be designed to the satisfaction of the Planning Administrator as part of Development Plan review.
8. Flood hazard area and Good Neighbor Task Force references should be removed from the plan.

**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. **Drainage/Grading/Stormwater:** A majority of the existing site drains generally to the north with a minor southern portion of the property draining south. There is a public storm sewer intake at the north edge of the property that takes water under Army Post Road and releases it to an overland drainage way onto the airport property. There is storm water detention along the northern portion of the site.



The existing site has an approved Stormwater Management Plan. So long as the proposed improvements (impervious area) are less than or equal to what was planned for as future improvements in the SWMP, this project should not need additional stormwater management.

Any grading of the site is subject to issuance of a grading permit from the Permit and Development Center as well as review of a Storm Water Pollution Prevention Plan by the Iowa DNR.

- 2. Landscaping and Buffering:** The Conceptual Plan Amendment references a landscaping standard requiring that landscaping shall be provided in accordance with "C-2" requirements of the retired Zoning Code and Landscaping Policy as part of a PUD Development Plan. The plan references bulk standards as required by the "M-1" District regulations of the retired Zoning Code, which are predominately minimum 25-foot setbacks from property lines for buildings and a 75-foot of maximum height allowance.

The existing landscaping within the developed area (Phase 1) of the PUD has set a stage for the landscaping standards within the subject property. Future phases of development should be consistent with the landscaping developed in Phase 1 and no less than the minimum requirements as per Chapter 135-7 of the City Code.

- 3. Traffic/Street System:** The proposed amendment to the PUD Conceptual Plan indicates a second full movement access from Army Post Road. There is an existing full movement driveway that provides access into the site from Army Post Road. The First Amendment to the PUD was approved subject to the condition that only one drive entrance from Army Post may be allowed with full access. Staff believes that while a full drive access to this development is not necessary, the proposed second driveway can provide shared access to the undeveloped parcel to the west, if and when it develops as well as the warehouse expansion in Phase 2. Traffic and Transportation staff have indicated that a second full movement driveway can be considered if the applicant can ensure that the proposed second full movement driveway will provide shared access to the parcel to the west in addition to the proposed warehouse in Phase 2.

- 4. Urban Design:** The currently approved PUD Conceptual Plan for City Gateway states that all buildings shall be designed to ensure their individual attractiveness, compatibility with each other and with the business park environment. Buildings within City Gateway shall be constructed of permanent materials such as brick, architectural pre-cast panels, tilt-up concrete panels, split-faced concrete block, stone, glass, with EIFS/stucco as a decorative architectural feature. Material innovation and progressive structural design are encouraged when permanency and structural building strength are a result." The current plan also prohibits the following exterior materials: plywood, composite siding, composite panels (metal-faced plywood or woodcore), pre-engineered metal with exposed fasteners, metal siding, all plastics (except signs), non-decorative concrete block except where not visible from public views, and EIFS/stucco except for decorative architectural features.

Staff believes that these design guidelines are still valid and have been successfully incorporated into the Phase 1 building. These standards should be maintained and carried over to future phases 2 and 3.

## **SUMMARY OF DISCUSSION**

Abby Chungath advised item #8 could be moved to the consent agenda. No members of the public or Commission wished to speak.

Carolyn Jension made a motion to move item #8 to the consent agenda.

## **COMMISSION ACTION:**

Carolyn Jenison made a motion for approval of the proposed 2<sup>nd</sup> Amendment to the City Gateway PUD Conceptual Plan subject to the following revisions to the Plan:

1. A final PUD Conceptual Plan shall be submitted in accordance with all administrative review comments.
2. Landscaping for Phase 2 and 3 shall be consistent with Phase 1 and no less than the minimum requirements as per Chapter 135-7 of the City Code.
3. Any proposed full access drive entrances from Army Post Road in addition to the existing driveway shall be shared with the undeveloped City Gateway 2 "PUD" property to the west.
4. Should any driveway from Army Post Road be developed as full access it should be shown and developed with a westbound left turn-in lane constructed in the median and an eastbound right turn-in lane in the Right-of-Way west of the drive entrance, all at the expense of the developer and in accordance with SUDAS requirements.
5. The architectural design and building materials for Phase 3 of the PUD shall substantially match Phases 1 and 2 to the satisfaction of the Planning and Design Administrator.

## **THE VOTE: 14-0**

Respectfully submitted,



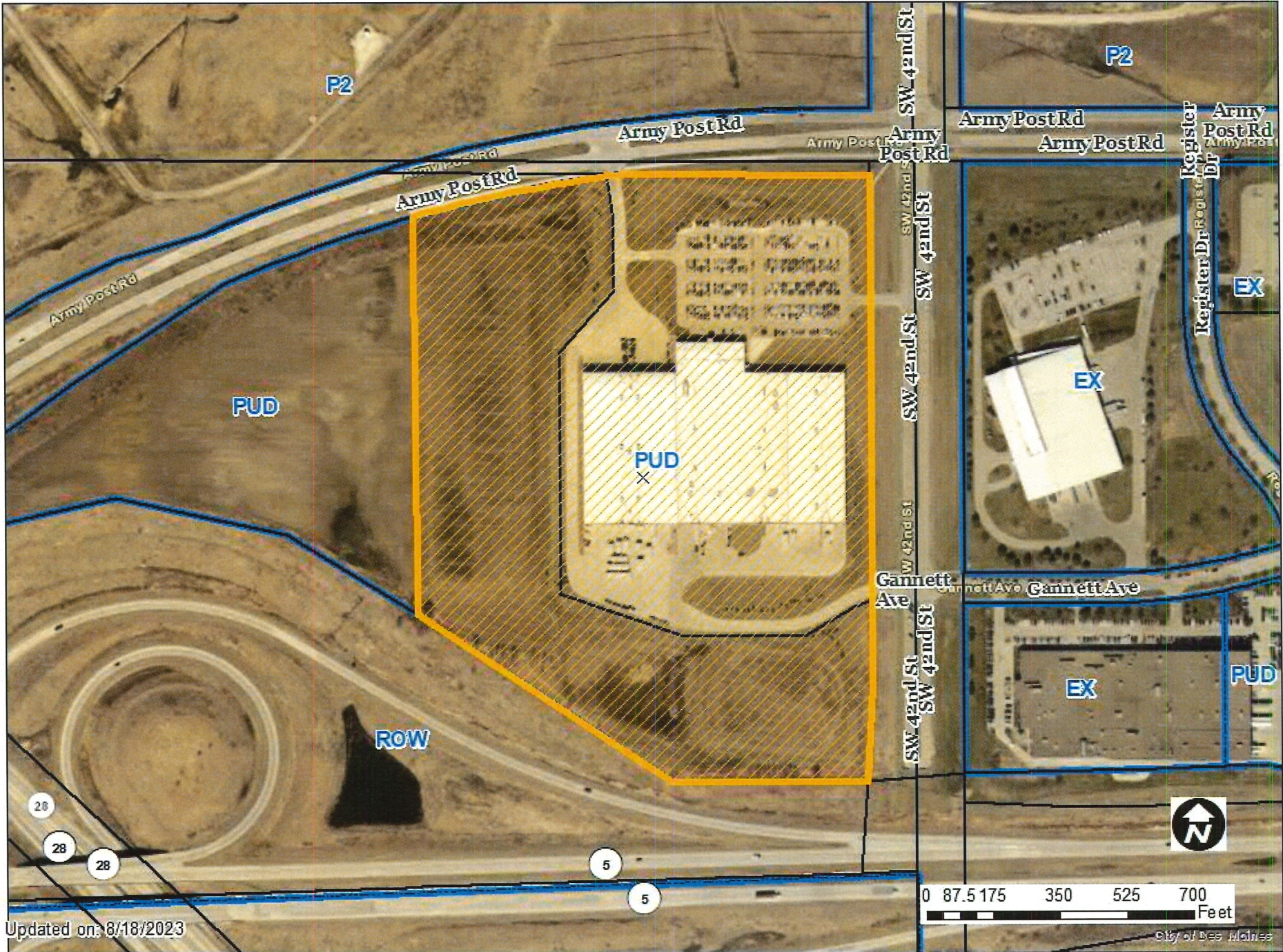
Bert Drost, AICP  
Deputy Planning & Urban Design Administrator

BAD:tjh

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# Electro Management Corp, Vicinity of 4240 Army Post Road

ZONG-2023-000027



Updated on: 8/18/2023

1 inch = 333 feet







# SECOND AMENDMENT CITY GATEWAY PUD CONCEPTUAL PLAN ELECTRO MANAGEMENT CORP.

**CURRENT OWNER**  
ELECTRO MANAGEMENT CORP  
2340 ARMY POST RD  
DES MOINES, IA 50321-4604  
ATTN: BRITT BAUER

**LEGAL DESCRIPTION**  
PART OF THE S1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 18N, R25 WEST OF THE 5TH PM, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENS AT THE EAST QUARTER CORNER OF SECTION 36 TOWNSHIP 18N R25 WEST OF THE FIFTH PM, THENCE NORTH 04° 55' 33" WEST ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 36 A DISTANCE OF 15,000 FEET, THENCE SOUTH 00° 03' 55" WEST PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST 1/4 33,000 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE INTERSECTION OF THE WEST LINE OF SW 42ND STREET (IOWA HIGHWAY 28) AND THE SOUTH LINE OF PINE STREET, THENCE SOUTH 00° 03' 55" WEST ON SAID WEST LINE OF SW 42ND STREET A DISTANCE OF 1342.60 FEET, THENCE SOUTH 03° 24' 14" WEST ON SAID WEST LINE OF SW 42ND STREET 254.48 FEET, TO THE NORTH LINE OF RELOCATED IOWA HIGHWAY 5, THENCE SOUTH 107° 00' 00" WEST ON SAID NORTH LINE OF RELOCATED IOWA HIGHWAY 5 A DISTANCE OF 5154 FEET, THENCE NORTH 56° 30' 00" WEST ON SAID NORTH LINE OF RELOCATED IOWA HIGHWAY 5 A DISTANCE OF 8033.5 FEET, THENCE NORTH 00° 17' 37" WEST A DISTANCE OF 124,000 FEET TO A POINT ON THE SOUTH LINE OF RELOCATED ARMY POST ROAD, THENCE NORTHEAST ALONG A 5,520.01 FOOT RADIUS CURVE CONCAVE SOUTHWEST WITH A CENTRAL ANGLE OF 09° 16' 05", A CHORD DISTANCE OF 584.8 FEET, A CHORD BEARING OF NORTH 78° 24' 45" EAST, FOR AN ARC DISTANCE OF 584.8 FEET, SAID ARC BEING THE SOUTH LINE OF RELOCATED ARMY POST ROAD, THENCE SOUTH 04° 55' 33" EAST ON SAID SOUTH LINE OF RELOCATED ARMY POST ROAD A DISTANCE OF 650.42 FEET TO THE POINT OF BEGINNING CONTAINING 34.45 ACRES MORE OR LESS.

## PLAN DSM CREATING OUR TOMORROW COMPREHENSIVE PLAN

DESIGN LINE DESIGNATION: PLANNED BUSINESS PARK AND DEVELOPMENT CONTROL ZONE

### PROJECT NARRATIVE

ELECTRICAL POWER PRODUCTS (EPP) IS A MANUFACTURING COMPANY ASSEMBLING ELECTRICAL RELAY PANELS AND HOUSING STRUCTURES FOR ELECTRICAL SYSTEMS USED BY COMMERCIAL AND UTILITY COMPANIES FOR POWER GENERATION, TRANSMISSION AND DISTRIBUTION.

SIZE: TO CONFIRM THE AREA, PHASE I PROPOSED IS A 184,000 SF WITH A POTENTIAL FUTURE ADDITION OF 44,000 SF ON THE WEST AND 80,000 SF ON THE EAST, FOR A TOTAL OF 288,000 SF. PHASE 2 IS ANTICIPATED AT APPROXIMATELY 225,000 SF AND ITS DATE OF CONSTRUCTION IS UNDETERMINED.

### TIMING AND PHASING

PROJECT GRADING: FALL 2023  
CONSTRUCTION: FALL 2023  
OCCUPY: SPRING 2025

### PERMITTED LAND USES

LAND USES ARE AS PERMITTED AND LIMITED IN THE M-1 LIGHT INDUSTRIAL DISTRICT OF THE RETIRED ZONING ORDINANCE.

### BULK STANDARDS

DEVELOPMENT SHALL COMPLY WITH M-1 LIGHT INDUSTRIAL DISTRICT BULK REGULATIONS I.E. 25 FOOT F.Y. 25 FOOT S.T. 25 FOOT R.T. 15' MAXIMUM HEIGHT AND 3 STORES MAXIMUM.

### STORMWATER MANAGEMENT COMPLIANCE

WATER QUALITY STORMWATER DETENTION SHALL BE PROVIDED ON-SITE.

### BUILDING DESIGN STANDARDS

ALL BUILDINGS SHALL BE DESIGNED TO ENSURE THEIR INDIVIDUAL ATTRACTIVENESS, COMPATIBILITY WITH EACH OTHER AND WITH THE BUSINESS PARK ENVIRONMENT. BUILDINGS WITHIN CITY GATEWAY SHALL BE CONSTRUCTED OF PERMANENT MATERIALS SUCH AS BRICK, ARCHITECTURAL PRECAST PANELS, TILT-UP CONCRETE PANELS, SPLIT-FACE CONCRETE BLOCK STONE CLADA, WITH EMPHASIS AS A DECORATIVE ARCHITECTURAL FEATURE. MATERIAL INNOVATION AND PROGRESSIVE STRUCTURAL DESIGN ARE ENCOURAGED WHEN PERMANENCY AND STRUCTURAL BUILDING STRENGTH ARE THE RESULT.

### PROHIBITED BUILDING MATERIALS

THE FOLLOWING LIST OF MATERIALS AND FINISHES ARE PROHIBITED AND MAY NOT BE USED ON EXTERIOR SURFACES OF ANY BUILDING.

1. PLYWOOD
2. COMPOSITE SIDING SUCH AS HARDBOARD SIDING
3. COMPOSITE BUILDING PANELS SUCH AS METAL FACED PLYWOOD OR ROODOCORE PANELS.
4. PRE-ENGINEERED METALS INSTALLED WITH EXPOSED FASTENERS.
5. METAL SIDING
6. ALL PLASTIC (EXCEPT SIGNS)
7. COMMON CONCRETE BLOCK EXCEPT FOR REAR BUILDING WALLS THAT ARE NOT VISIBLE FROM A PUBLIC STREET.
8. EPDM/RUBBER, EXCEPT AS A DECORATIVE ARCHITECTURAL FEATURE.

### 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 BUILDING'S OVERALL ATTRACTIVENESS AND DESIGN.

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

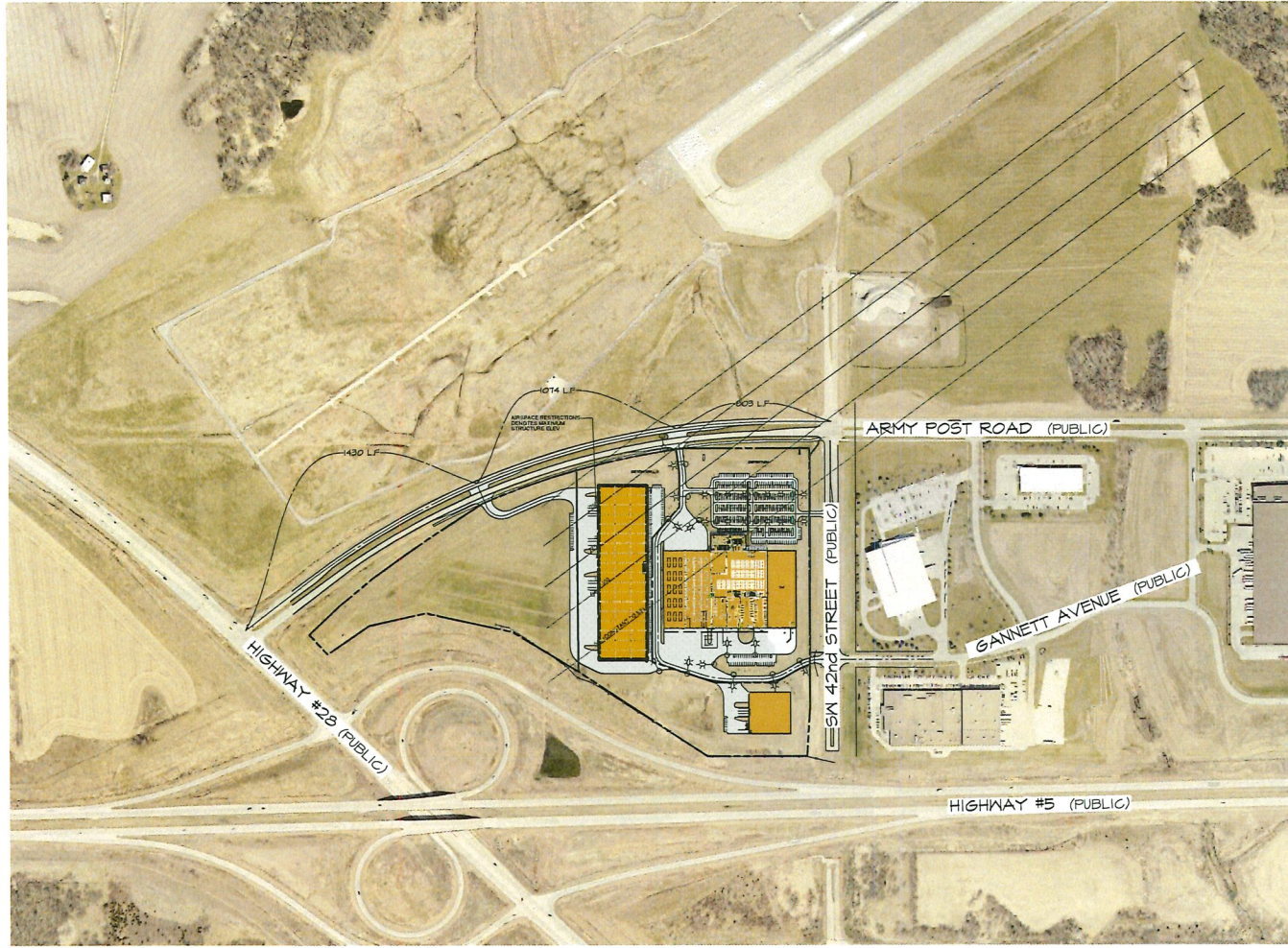
WALLS BUILT WITH COMMON CONCRETE BLOCK SHALL BE PAINTED TILT-UP PANELS MAY ALSO BE REQUIRED TO BE PAINTED.

### LEGEND

— PLAT BOUNDARY	○ MANGLE	○ OVERSTORY TREE
— ST" SIZ	○ STORM INTAKE	○ EVERGREEN TREE
— SAN" SIZ	○ FIRE HYDRANT	○ UNDERSTORY TREE
— W" SIZ	○ VALVE	○ SHRUBS
○ EXISTING CONTOURS	○ NATIVE GRASSES/ MILDFLOWER MIX	○ SEEDING MAT
○ PROPOSED CONTOURS	○	○

SCALE: 1"=300'

NORTH



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



DATE	REVISIONS	COMMENTS
September 1, 2023	1	
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DATE OF SURVEY: \_\_\_\_\_  
DESIGNED BY: DC  
DRAWN BY: HSB

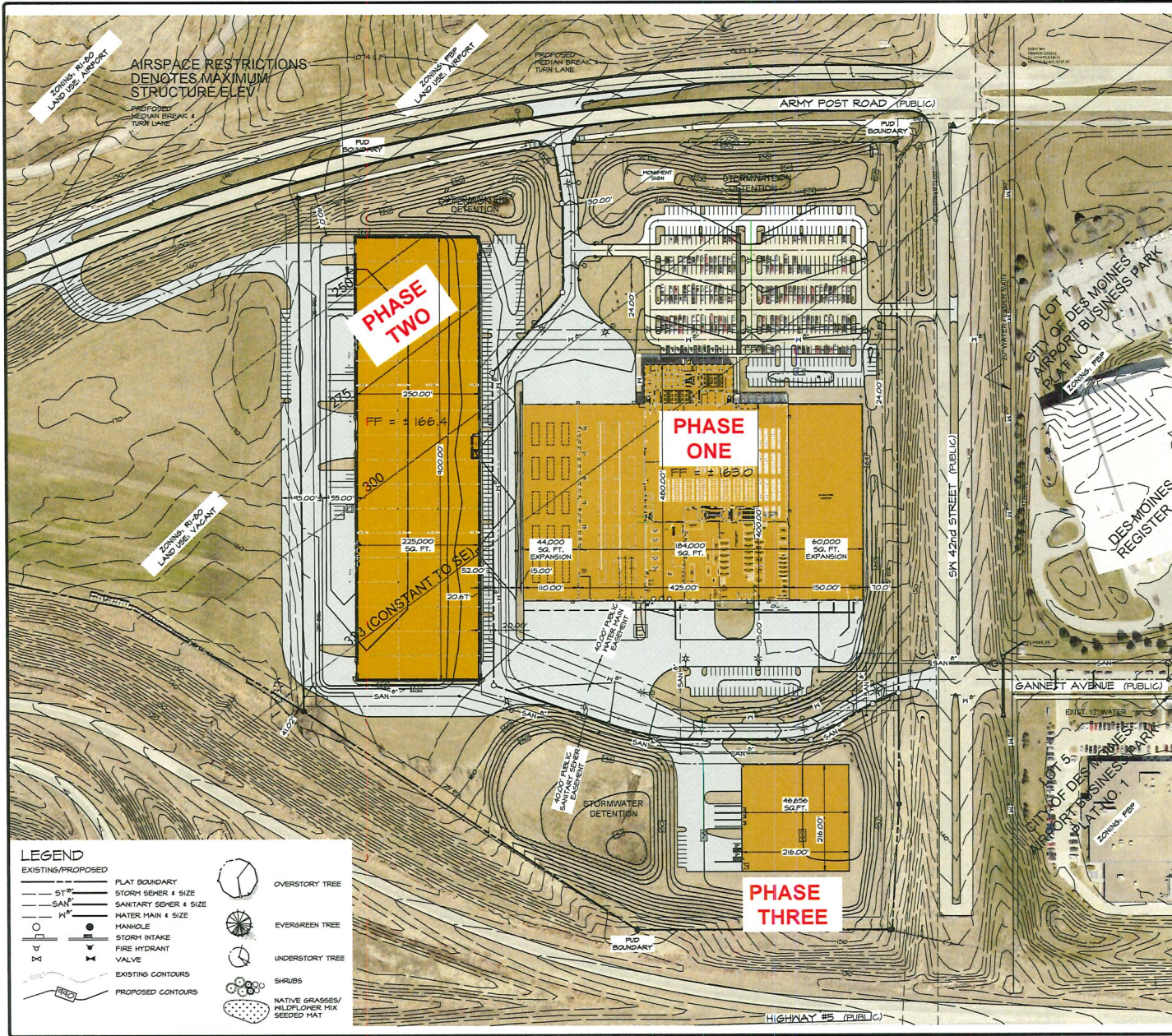
CITY GATEWAY PUD CONCEPTUAL PLAN  
DES MOINES, IA

VICINITY SKETCH

SHEET 1 OF 4

11/2023

Q:\FILES\2023\11\_23\_CIP\_PUD\CONCEPTUAL PLAN\DES MOINES IA 11/23/23.dwg, 11/23/23.dwg, 11/23/23.dwg



# SECOND AMENDMENT CITY GATEWAY PUD CONCEPTUAL PLAN ELECTRO MANAGEMENT CORP.

## CERTIFICATIONS

I HEREBY CERTIFY THAT THE ENGINEERING DOCUMENT HAS BEEN PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

PROJ. NO. 201509010001 NO. 25110 DATE: 09/23/2015  
 HY. LICENSE NO. 50283 DATE: 05/26/2014  
 PAGES OR SHEETS COVERED BY THIS SEAL: 1

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL DOCUMENT COVERED BY THIS SEAL WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

BY: MICHAEL S. HORNUNG, LSCA NO. 50283 DATE: 09/23/2015  
 HY. LICENSE NO. 50283 DATE: 05/26/2014  
 PAGES OR SHEETS COVERED BY THIS SEAL: 1

ORIGINAL PUD ZONING AND CONCEPTUAL PLAN  
 APPROVED BY COUNCIL: SEPTEMBER 27, 1994 DATE: 1975A  
 ROLL CALL NO. \_\_\_\_\_

FIRST AMENDMENT TO THE PUD ZONING AND CONCEPTUAL PLAN  
 APPROVED BY COUNCIL: SEPTEMBER 28, 2015 DATE: 15-164B  
 ROLL CALL NO. \_\_\_\_\_

SECOND AMENDMENT TO THE PUD ZONING AND CONCEPTUAL PLAN  
 CONDITIONALLY APPROVED BY COUNCIL: \_\_\_\_\_ DATE: \_\_\_\_\_  
 ROLL CALL NO. \_\_\_\_\_

PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

## NOTES

- ALLOWED USES: M-1 LIGHT INDUSTRIAL USES IN ACCORDANCE WITH RETIRED ZONING ORDINANCE.
- LANDSCAPING: PERMETER PARKING LOT AND OPEN SPACE LANDSCAPING SHALL BE IN ACCORDANCE WITH G-2 LANDSCAPING REQUIREMENTS. ANY DEVELOPMENT PLAN SHALL COMPLY WITH THE TREE REMOVAL AND MITIGATION ORDINANCE IN ACCORDANCE WITH RETIRED ZONING ORDINANCE.
- WATER QUALITY: STORM WATER DETENTION SHALL BE ON SITE AS SHOWN. SIGNAGE SHALL BE PER M-1 DISTRICT AND FREESTANDING SIGN OVERLAY DISTRICT ALLOWANCES AND REQUIREMENTS.
- SIGNAGE: STORM WATER DETENTION SHALL BE ON SITE AS SHOWN. SIGNAGE SHALL BE PER M-1 DISTRICT AND FREESTANDING SIGN OVERLAY DISTRICT ALLOWANCES AND REQUIREMENTS.
- 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 ENCRUSH INTO RESTRICTED AIRSPACE.
- ANY CHANGES TO SUBSEQUENT PHASES OF THE PLAN SHALL NECESSITATE A FUTURE PUD CONCEPTUAL PLAN AMENDMENT REVIEW OF THE BUILDING ELEVATIONS.
- ARCHITECTURAL SCREENS SHALL BE PROVIDED FOR OUTDOOR MECHANICAL EQUIPMENT, 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 AREA SHALL BE DESIGNED TO THE SATISFACTION OF THE PLANNING ADMINISTRATOR AS PART OF DEVELOPMENT PLAN REVIEW.
- PHASE 3 SHALL INCORPORATE THE SAME ARCHITECTURAL STYLE AND MATERIALS AS PHASE 2.

## PUBLIC IMPROVEMENTS

- THE EXISTING PUBLIC SANITARY SEWER IS LOCATED AT THE NORTHEAST CORNER OF SA 42ND STREET AND GANNETT AVENUE. PUBLIC SANITARY HILL BE EXTENDED TO THE WEST TO PROVIDE PUBLIC SANITARY SEWER TO CITY GATEWAY PUD 2.
- THE EXISTING PUBLIC WATER MAIN IS LOCATED ON THE EAST SIDE OF SA 42ND STREET. PUBLIC WATER HILL BE EXTENDED INTO THE SITE AND LOOP AROUND THE PHASE ONE BUILDING AND CONNECT BACK TO THE MAIN ON THE EAST SIDE OF SA 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

	FLAT BOUNDARY		OVERSTORY TREE
	STORM SEWER # SIZE		EVERGREEN TREE
	SANITARY SEWER # SIZE		UNDERSTORY TREE
	WATER MAIN # SIZE		SHRUBS
	MANHOLE		NATIVE GRASSES/ WILDFLOWER MIX SEEDED MAT
	STORM INTAKE		
	FIRE HYDRANT VALVE		
	EXISTING CONTOURS		
	PROPOSED CONTOURS		

SCALE: 1"=100'

NORTH

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**CEC**

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September 1, 2015	1	
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DATE OF SURVEY: \_\_\_\_\_  
 DESIGNED BY: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_

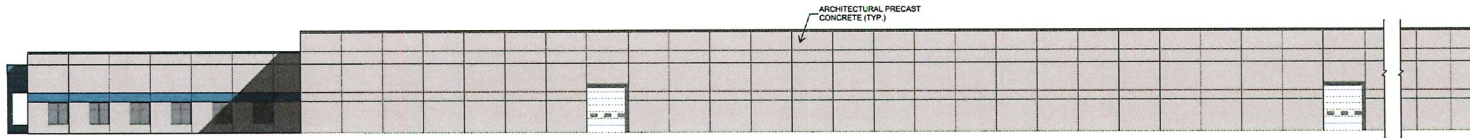
CITY GATEWAY PUD CONCEPTUAL PLAN  
 DES MOINES, IA  
 LAYOUT PLAN

SHEET  
 OF 4  
 E1939

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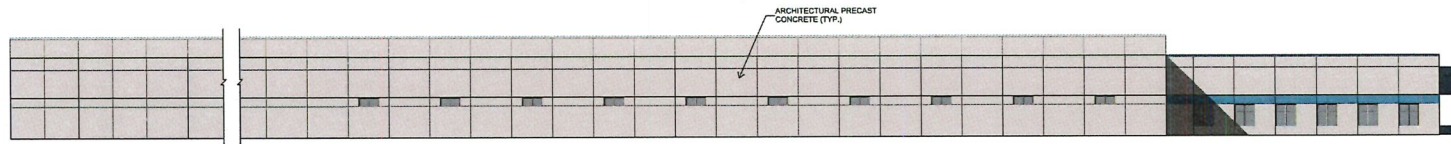


SECOND AMENDMENT  
CITY GATEWAY PUD  
CONCEPTUAL PLAN  
ELECTRICAL POWER  
PRODUCTS (EP<sup>2</sup>)



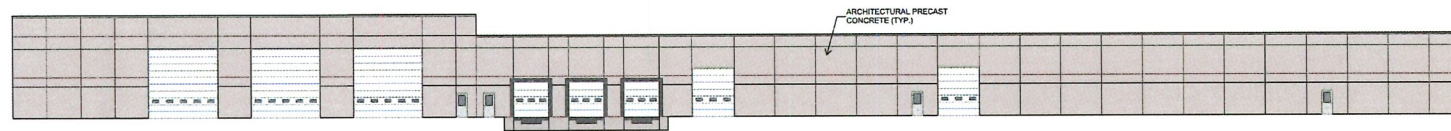
4 WEST ELEVATION  
SIP+1'2"

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



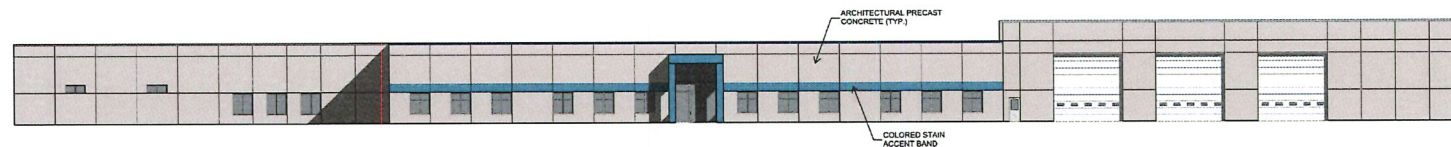
1 EAST ELEVATION  
SIP+1'2"

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



3 SOUTH ELEVATION  
SIP+1'2"

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



2 NORTH ELEVATION  
SIP+1'2"

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

Electrical  
Power  
Products

bsbdesign.com

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Exterior Elevations

EP<sup>2</sup>



BSB  
DESIGN

07/01/15

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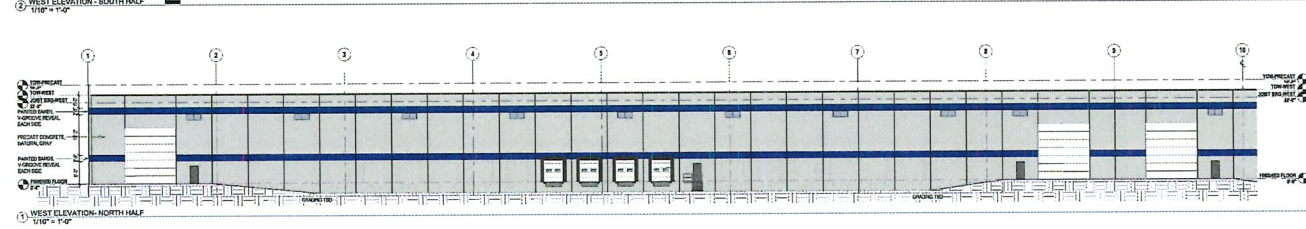
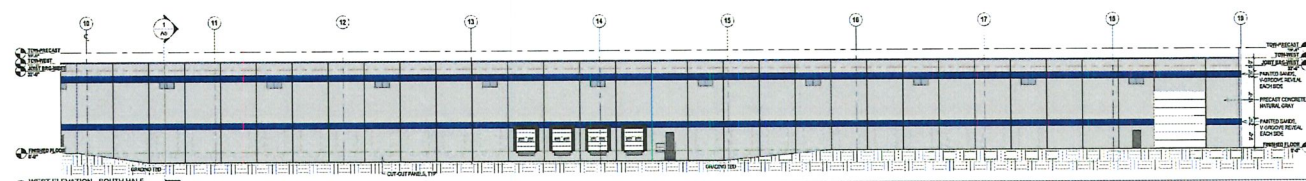
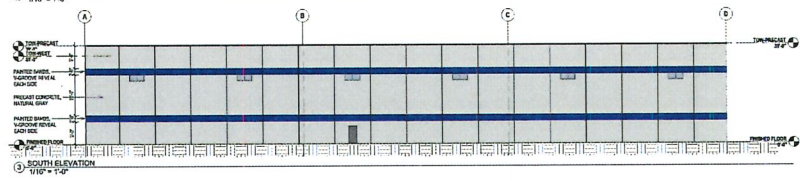
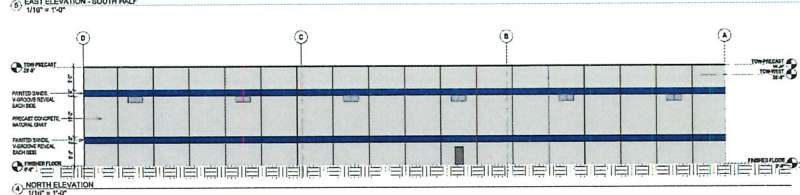
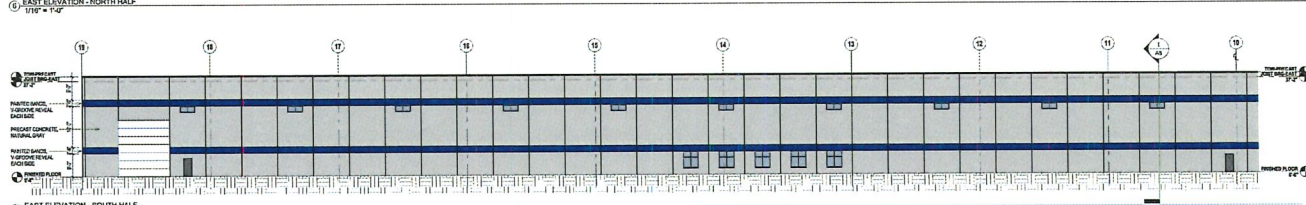
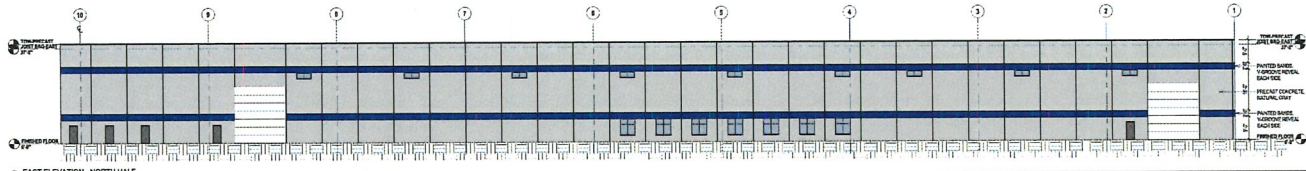


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CITY GATEWAY PUD CONCEPTUAL PLAN  
DES MOINES, IA  
EXTERIOR ELEVATIONS - PHASE ONE

SHEET  
4  
OF  
4

E-1333



**RAINS ARCHITECTURE**  
 300 79TH ST, URUNDALE, IOWA 50322  
 515-274-8029 jh@rainsarch.com

**STRUCTURAL ENGINEERING**  
 PAUER BRIDGES ENGINEERING, LLC  
 477 GRAND AVE.  
 DES MOINES, IA 50315  
 515-277-0273 pbr@pauerbridges.com

**CIVIL ENGINEERING**  
 CIVIL ENGINEERING CONSULTANTS, INC.  
 2400 86th Street, Unit 12 - Des Moines, Iowa 50322  
 515-276-4884 ceh@cedc.com

**GENERAL CONTRACTOR**  
 GRANALL CONSTRUCTION COMPANY  
 21 GRAND AVENUE  
 DES MOINES, IA 50320  
 515-244-1720 granall@granallconstruction.com

**EP2 WAREHOUSE**  
 PARCEL 2016-231  
 4200 ARMY POST ROAD  
 DES MOINES, IOWA 50321

2023-06-21 - PRELIMINARY - NOT FOR CONSTRUCTION

ISSUE 07-06-23 PROJ. RA-23035  
 EXTERIOR ELEVATIONS

**A4**

Civil Engineering Consultants, Inc.  
 2400 86th Street, Unit 12 - Des Moines, Iowa 50322  
 515-276-4884 - Fax: 515-276-7084 - mail@ceci.com



DATE	REVISIONS	COMMENTS
September 1, 2023	1	
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DESIGNED BY: [Blank]  
 DRAWN BY: [Blank]

**CITY GATEWAY PUD CONCEPTUAL PLAN**  
 DES MOINES, IA

**EXTERIOR ELEVATIONS - PHASE TWO**

SHEET  
**4**  
 OF 4

E-1993

CITY GATEWAY PUD AMENDMENT #2 – NEIGHBORHOOD MEETING MINUTES  
Monday, August 28<sup>TH</sup>, 2023

1. Efforts to notify the neighbors about the proposal:
  - a. A letter inviting the neighboring property owners was mailed on Friday, August 18<sup>th</sup>.
  - 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	GANNET 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. Britt Baker – Electro Management Corp. (President)
    - ii. Nick Van Patten – Southwestern Hills Neighborhood Association (Vice-President)
    - iii. Steve Utterson - Southwestern Hills Neighborhood Association (Board Member)
3. Suggestions and concerns raised:
  - a. None
4. What specific changes were considered or made:
  - a. None

CITY GATEWAY PUD AMENDMENT #2 – NEIGHBORHOOD MEETING MINUTES  
Monday, August 28<sup>TH</sup>, 2023

**APPENDIX**



Civil Engineering Consultants, Inc.

---

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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 28<sup>th</sup> 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, 2<sup>nd</sup> 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](mailto:CLAUSEN@CECLAC.COM) or by U.S. Postal Service to Paul Clausen, Civil Engineering Consultants, Inc., 2400 86<sup>th</sup> Street, Unit 12, Des Moines, Iowa, 50322.

Sincerely,

**CIVIL ENGINEERING CONSULTANTS, INC.**

Paul Clausen, PE, LSIT  
Engineer  
Board Member

Item: ZONG-2023-000027

Date: 8-30-23 72

Please mark one of the following:

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

Staff Use Only  
**RECEIVED**  
 COMMUNITY DEVELOPMENT  
 SEP 01 2023

Titleholder Signature: Guy Durr

Name/Business: Southwestern Hills Neighborhood Assoc.

Impacted Address: \_\_\_\_\_

Comments: We have no problem with this project.

Item: ZONG-2023-000027

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: Scharnberg Real Estate

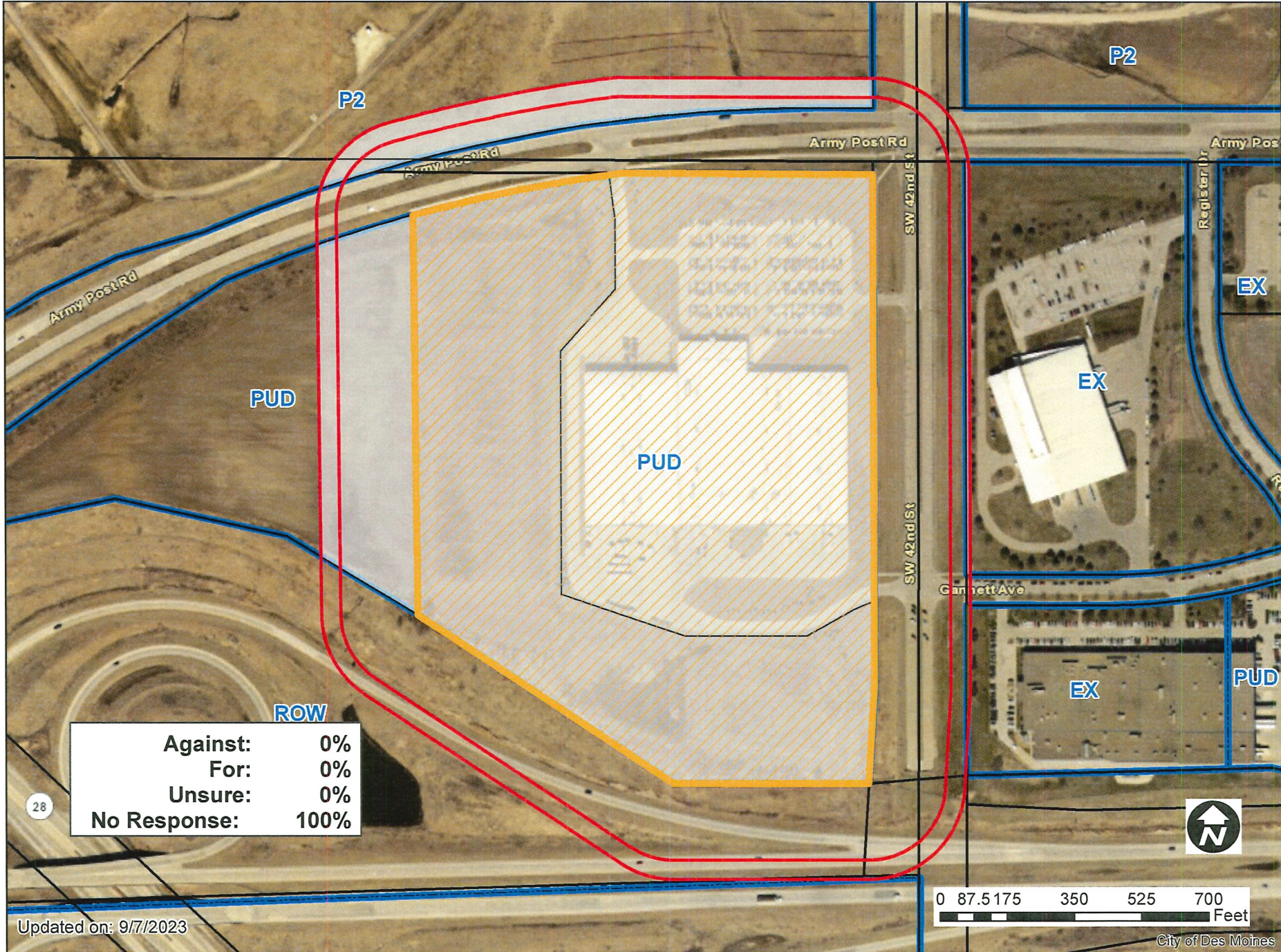
Impacted Address: 4020 Garnett Ave Des Moines IA 50321

Comments: \_\_\_\_\_

72

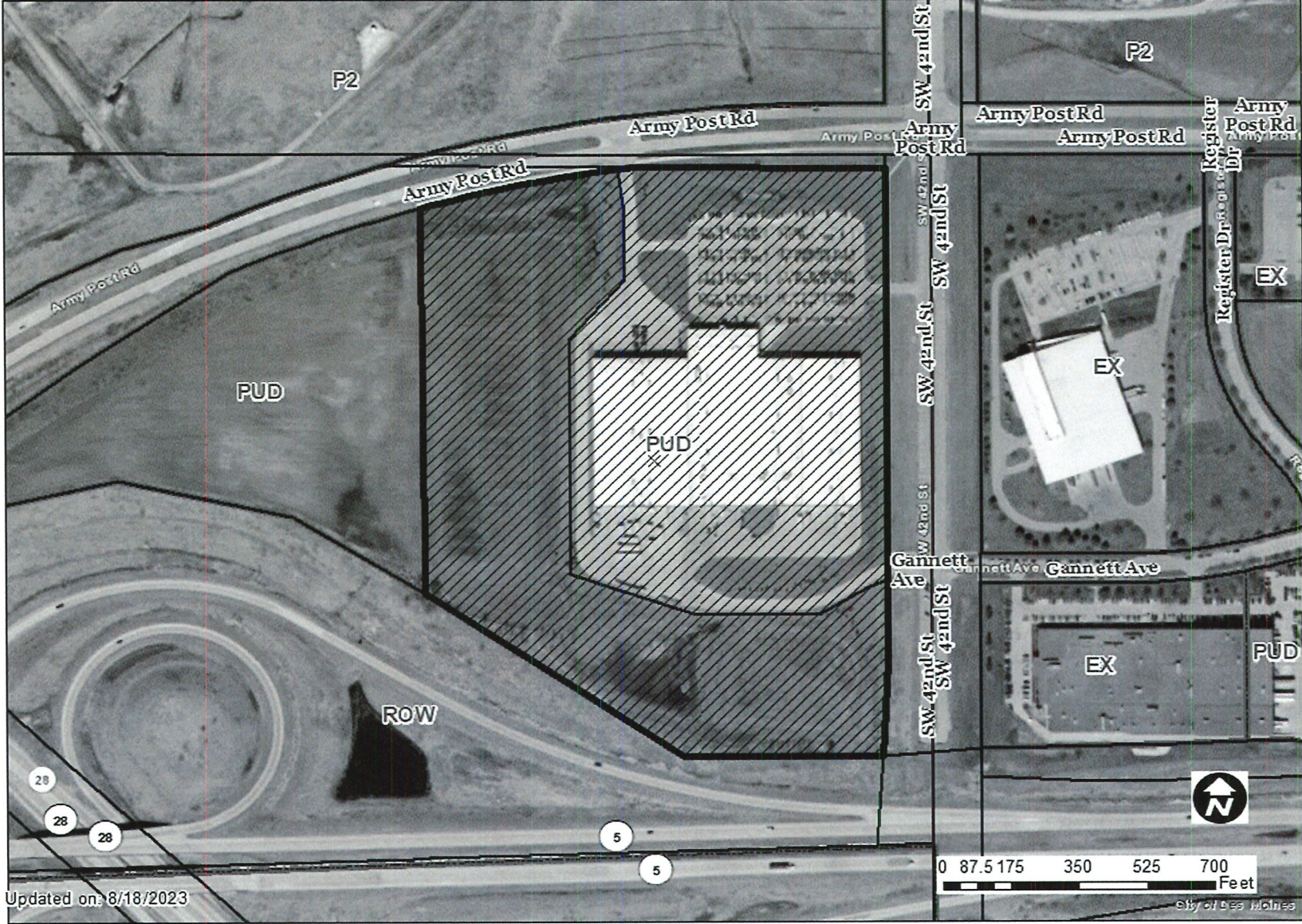
# Electro Management Corp, vicinity of 4240 Army Post Road

ZONG-2023-000027



Updated on: 9/7/2023

1 inch = 333 feet



Updated on: 8/18/2023

1 inch = 333 feet