

Date April 21, 2025

**RESOLUTION SETTING HEARING REGARDING REQUEST FROM UNITED PROPERTIES INVEST CO, LC (OWNER), REPRESENTED BY MICHAEL A COPPOLA (OFFICER), FOR REVIEW AND APPROVAL OF A 1<sup>ST</sup> AMENDMENT TO THE UNITED PROPERTIES/ECHO VALLEY PUD (PLANNED UNIT DEVELOPMENT) CONCEPTUAL PLAN AND TO AMEND PLANDSM TO REVISE THE FUTURE LAND USE DESIGNATION FROM COMMUNITY MIXED USE, PARKS AND OPEN SPACE, AND DEVELOPMENT CONTROL ZONE TO COMMUNITY MIXED USE AND DEVELOPMENT CONTROL ZONE, FOR APPROXIMATELY 50.42 ACRES OF PROPERTY INCLUDING MULTIPLE PARCELS LOCATED IN THE VICINITY OF THE INTERSECTION OF ECHO VALLEY DRIVE AND GOLF HOUSE DRIVE (GEOPARCEL 91000060291), TO ALLOW THE DEVELOPMENT OF NEW RESIDENTIAL AND COMMERCIAL USES**

**WHEREAS**, on April 3, 2025, the City Plan and Zoning Commission considered a request from United Properties Invest Co, LC (Owner), represented by Michael A Coppola (Officer), for review and approval of the 1st Amendment to the United Properties/Echo Valley PUD Conceptual Plan, for approximately 50.42 acres of property including multiple parcels located in the vicinity of the intersection of Echo Valley Drive and Golf House Drive (geoparcels 91000060291), to allow the development of new residential and commercial uses; and

**WHEREAS**, the City Plan and Zoning Commission has advised that at a public hearing held on April 3, 2025 its members voted 10-0 in support of a motion finding the requested 1st Amendment to the United Properties/Echo Valley PUD Conceptual Plan, for approximately 50.42 acres of property including multiple parcels located in the vicinity of the intersection of Echo Valley Drive and Golf House Drive (geoparcels 91000060291) is not in conformance with the existing PlanDSM future land use designation of Community Mixed Use, Parks and Open Space, and Development Control Zone; and

**WHEREAS**, the City Plan and Zoning Commission has advised that at a public hearing held on April 3, 2025, its members voted 10-0 in support of a motion to recommend **APPROVAL** of a request from United Properties Invest Co, LC (Owner), represented by Michael A Coppola (Officer), to amend the PlanDSM: Creating Our Tomorrow future land use designation, for approximately 50.42 acres of property including multiple parcels located in the vicinity of the intersection of Echo Valley Drive and Golf House Drive (geoparcels 91000060291) from Community Mixed Use, Parks and Open Space, and Development Control Zone to Community Mixed Use and Development Control Zone, and determined the requested 1st Amendment to the United Properties/Echo Valley PUD Conceptual Plan is in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan; and

**WHEREAS**, the City Plan and Zoning Commission voted 10-0 to **APPROVE** the 2<sup>nd</sup> amendment to the Airport Business Park Phase II PUD Conceptual Plan, for approximately 50.42 acres of property including multiple parcels located in the vicinity of the intersection of Echo Valley Drive and Golf House Drive (geoparcels 91000060291), to allow the development of new residential and commercial uses, subject to the following conditions:



Date April 21, 2025

1. Development in the PUD shall meet or exceed applicable standards in Chapter 135 of the City Code, including but not limited to Building Types, Building Materials, and Landscaping.
2. Signage for commercial uses shall be regulated in accordance with MX3 District standards pursuant to Chapter 134 of the City Code.
3. Signage for residential use shall be regulated in accordance with N District standards pursuant to Chapter 134 of the City Code.
4. Development shall comply with all applicable Fire and Building Codes. Fire sprinklers or alternative fire protection measures may be required for all units developed on the cul-de-sac in subarea "A1"; and

WHEREAS, the Property is legally described as follows:

**A PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 5 AND A PART OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 6, ALL BEING IN TOWNSHIP 77 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF DES MOINES, WARREN COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE SOUTHWEST CORNER OF THE CREEK AT ECHO VALLEY PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF DES MOINES; THENCE NORTH 85°03'09" EAST ALONG THE SOUTHERLY LINE OF SAID THE CREEK AT ECHO VALLEY PLAT 1, A DISTANCE OF 202.42 FEET; THENCE NORTH 81°35'11" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 60.00 FEET TO THE SOUTHEAST CORNER OF SAID THE CREEK AT ECHO VALLEY PLAT 1; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID THE CREEK AT ECHO VALLEY PLAT 1 AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 570.00 FEET, WHOSE ARC LENGTH IS 52.30 FEET AND WHOSE CHORD BEARS NORTH 05°47'06" WEST, 52.29 FEET; THENCE NORTH 03°09'22" WEST CONTINUING ALONG SAID EASTERLY LINE, 117.25 FEET; THENCE NORTHERLY CONTINUING ALONG SAID EASTERLY LINE AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 310.00 FEET, WHOSE ARC LENGTH IS 19.13 FEET AND WHOSE CHORD BEARS NORTH 01°23'19" WEST, 19.12 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID EASTERLY LINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 51.26 FEET AND WHOSE CHORD BEARS NORTH 59°07'24" EAST, 42.74 FEET TO THE NORTHEAST CORNER OF SAID THE CREEK AT ECHO VALLEY PLAT 1; THENCE NORTH 62°07'55" WEST ALONG THE NORTHERLY LINE OF SAID THE CREEK AT ECHO VALLEY PLAT 1, A DISTANCE OF 203.51 FEET; THENCE NORTH 61°30'07" WEST CONTINUING ALONG SAID NORTHERLY LINE, 248.70 FEET; THENCE SOUTH 89°58'48" WEST CONTINUING ALONG SAID NORTHERLY LINE, 77.06 FEET TO THE NORTHWEST CORNER OF SAID THE CREEK AT ECHO VALLEY PLAT 1; THENCE NORTH**



Date April 21, 2025

**01°28'32" WEST, 25.43 FEET; THENCE NORTH 00°05'40" EAST, 49.57 FEET TO THE NORTH LINE OF SAID SECTION 6; THENCE NORTH 89°58'48" EAST ALONG SAID NORTH LINE, 686.43 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF IOWA HIGHWAY NO. 5; THENCE SOUTH 69°56'59" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 305.81 FEET; THENCE SOUTH 55°20'07" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 437.60 FEET; THENCE SOUTH 57°46'34" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 1074.22 FEET; THENCE SOUTH 47°34'09" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 514.60 FEET; THENCE SOUTH 15°33'20" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 740.01 FEET; THENCE SOUTH 32°06'29" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 85.00 FEET; THENCE NORTH 89°13'05" WEST, 60.00 FEET; THENCE NORTH 65°55'11" WEST, 208.88 FEET; THENCE NORTH 89°13'05" WEST, 95.00 FEET; THENCE NORTH 00°46'55" EAST, 221.10 FEET; THENCE NORTH 59°05'34" WEST, 794.41 FEET; THENCE NORTH 19°14'44" WEST, 38.65 FEET; THENCE NORTH 57°44'44" WEST, 196.70 FEET; THENCE NORTH 72°35'21" WEST, 229.44 FEET; THENCE SOUTH 84°36'15" WEST, 457.40 FEET; THENCE SOUTH 65°36'00" WEST, 508.85 FEET; THENCE SOUTH 57°58'11" WEST, 263.99 FEET; THENCE NORTH 06°32'13" WEST, 328.50 FEET; THENCE NORTH 01°00'34" EAST, 307.49 FEET; THENCE NORTH 12°05'17" WEST, 374.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 50.42 ACRES (2,196,102 SQUARE FEET).**

**THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.**

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

1. That the attached communication from the Plan and Zoning Commission is hereby received and filed.
2. That the meeting of the City Council at which the proposed amendment to PlanDSM Creating Our Tomorrow comprehensive Plan and 1st Amendment to the United Properties/Echo Valley PUD Conceptual Plan are to be considered, shall be held at 5:00 p.m. on May 5, 2025, 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 proposals in the accompanying form to be given by publication once, not less than seven (7) days and not more than twenty (20) days before the date of hearing, all as specified in Sections 362.3 and 414.4 of the Iowa Code.

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



**Roll Call Number**

**Agenda Item Number**

27

**Date** April 21, 2025

FORM APPROVED:

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

(ZONG-2025-000004) (COMP-2025-000002)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
SIMONSON				
VOSS				
COLEMAN				
WESTERGAARD				
MANDELBAUM				
GATTO				
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

April 10, 2025

Communication from the City Plan and Zoning Commission advising that at their April 3, 2025 meeting, the following action was taken on request from United Properties Invest Co, LC (owner), represented by Michael A Coppola (officer), regarding approximately 50.42 acres of property including multiple parcels located in the vicinity of the intersection of Echo Valley Drive and Golf House Drive (geoparcel 91000060291), for the following:

- A) Determination as to whether the requested PUD Amendment is in conformance with the PlanDSM: Creating Our Tomorrow Comprehensive Plan.
- B) Amend the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use classification for portions of the property from Community Mixed Use, Parks and Open Space, and Development Control Zone to Community Mixed Use and Development Control Zone.
- C) Review and approval of the 1<sup>st</sup> Amendment to the United Properties/Echo Valley PUD (Planned Unit Development) Conceptual Plan, to allow the development of new residential and commercial uses.

**COMMISSION RECOMMENDATION: 10-0**

After public hearing, the members voted as follows:

<u>Commission Action:</u>	<u>Yes</u>	<u>Nays</u>	<u>Pass</u>	<u>Abstain</u>	<u>Absent</u>
Francis Boggus	X				
Leah Rudolphi	X				
Kayla Berkson	X				
Chris Draper	X				
Laura Kessel	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
Jane Rongerude	X				

**Approval of the following:**

Part A) The requested PUD Amendment be found not in conformance with PlanDSM Creating Our Tomorrow Comprehensive Plan future land use classifications.

Part B) Amend the PlanDSM: Creating Our Tomorrow Plan to revise the future land use classification for portions of the property from Parks and Open Space to Community Mixed Use.

Part C) The proposed 1st Amendment to the United Properties/Echo Valley PUD, subject to provision of the following notes on the PUD Conceptual Plan:

1. Development in the PUD shall meet or exceed applicable standards in Chapter 135 of the City Code, including but not limited to Building Types, Building Materials, and Landscaping.
2. Signage for commercial uses shall be regulated in accordance with MX3 District standards pursuant to Chapter 134 of the City Code.
3. Signage for residential use shall be regulated in accordance with N District standards pursuant to Chapter 134 of the City Code.
4. Development shall comply with all applicable Fire and Building Codes. Fire sprinklers or alternative fire protection measures may be required for all units developed on the cul-de-sac in subarea "A1".

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

Part A) Staff recommends that the requested PUD Amendment be found not in conformance with PlanDSM Creating Our Tomorrow Comprehensive Plan future land use classifications.

Part B) Staff recommends approval of the requested amendment to the PlanDSM: Creating Our Tomorrow Plan to revise the future land use classification for portions of the property from Parks and Open Space to Community Mixed Use.

Part C) Staff recommends approval of the proposed 1st Amendment to the United Properties/Echo Valley PUD, subject to provision of the following notes on the PUD Conceptual Plan:

1. Development in the PUD shall meet or exceed applicable standards in Chapter 135 of the City Code, including but not limited to Building Types, Building Materials, and Landscaping.
2. Signage for commercial uses shall be regulated in accordance with MX3 District standards pursuant to Chapter 134 of the City Code.
3. Signage for residential use shall be regulated in accordance with N District standards pursuant to Chapter 134 of the City Code.

4. Development shall comply with all applicable Fire and Building Codes. Fire sprinklers or alternative fire protection measures may be required for all units developed on the cul-de-sac in subarea "A1".

## STAFF REPORT TO THE PLANNING COMMISSION

### I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is proposing to amend the United Properties/Eco Valley PUD Conceptual Plan to allow modifications to certain sub-areas within the PUD, including the construction of 15 one-household detached townhomes within subarea "A1", as well as potential future residential development of varying densities and commercial uses.

The current permitted uses within the PUD are Professional Business Park which include office, support commercial and light industrial type uses. The amendment area consists of three (3) subareas "A1", "A2", and "B". Subarea "A1" is proposed to include low, medium and high density residential uses. Subarea "A2" is proposed to include low and medium density residential, and commercial uses. Subarea "B" is proposed to include commercial uses only.

The PUD concept plan lays out maximum residential densities and bulk regulations for each subarea. One household or bi-attached lots are proposed within the Low Density Residential category. Townhomes or multiple household buildings with a maximum of 8 units are proposed for Medium Density Residential, while townhomes, multiple household buildings or assisted living facilities with over 8 attached units are proposed for High Density Residential. Uses within commercial areas are proposed to conform to the 'MX3' Mixed Use District.

2. **Size of Site:** United Properties/Echo Vally PUD – 112.93 acres. The proposed amendment area contains approximately 50.42 acres.
3. **Existing Zoning (site):** United Properties/Eco Valley PUD, Planned Unit Development District.
4. **Existing Land Use (site):** The subject area contains undeveloped land and open space.
5. **Adjacent Land Use and Zoning:**
  - North** – "ROW"; Uses include State Highway 5 right-of-way.
  - South** – "PUD"; Uses are Echo Valley Golf Course and Middle Creek open space.
  - East** – "ROW"; Uses are State right-of-way including Highway 5 and Fleur Drive Interchange.
  - West** – "PUD"; Uses are Golf House Iowa building and City of Norwalk.

6. **General Neighborhood/Area Land Uses:** The subject property is located along Echo Valley Drive to the south of Highway 5. The property is in close proximity to the Fleur Drive and Highway 5 interchange area. The area to the south of the site consists of recreational uses and low density residential, and undeveloped parcels. To the north of site and Highway 5 is a mix of light industrial and commercial uses.
7. **Applicable Recognized Neighborhood(s):** The subject property is not located within a designated neighborhood association. All neighborhoods were notified of the public hearing on March 6, 2025 by emailing of the Preliminary Agenda on February 14, 2025, and March 14, 2025, and of the public hearing on April 23, 2025 by emailing the Preliminary Agenda on March 14, 2025, and of the Final Agenda on March 28, 2025. Additionally, separate notifications of the hearing for this specific item were mailed on February 14, 2025 (20 days prior to the hearing) and February 24, 2022 (10 days prior to the hearing) to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site. A Final Agenda was emailed to all recognized neighborhoods on February 28, 2025, and March 28, 2025.

The applicant is required to hold a neighborhood outreach meeting prior to the public hearing and can provide a summary of such at the hearing.

8. **Relevant Zoning History:** On January 26, 2004, by Roll Call Number 04-0205, the City Council rezoned the property to “PUD”, from “A1” Agricultural District, and approved the “PUD” Conceptual Plan entitled ‘Echo Valley Community Plan’.
9. **PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** Community Mixed Use, Parks and Open Space, and Development Control Zone.
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. After 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 recommendation of the Commission shall be referred to the City Council.



## II. ADDITIONAL APPLICABLE INFORMATION

1. **United Properties/Echo Valley PUD Conceptual Plan:** If the proposed amendment to the United Properties/Echo Valley “PUD” is approved by the City Council, the applicant must submit to the Planning and Urban Design Division a revised version of the PUD Conceptual Plan that reflects the amendment and any conditions of approval.
2. **PlanDSM: Creating Our Tomorrow:** The future land use designation for portions of the PUD proposed to be amended is “Community Mixed Use”, “Parks and Open Space”, and “Development Control Zone”. PlanDSM describes these designations as follows:

*Community Mixed Use: Small- to medium-scale mixed use development, located on high capacity transit corridors or at the intersection of transportation corridors. Community mixed use areas include both a mix of medium density residential and a mix of retail and service establishments designed to attract customers from a large service area encompassing multiple neighborhoods and may include specialty retail that attracts regional customers.*

*Parks and Open Space: Land or water areas generally free from development. Primarily used for park and recreation purposes but may also indicate public or private open spaces reserved for natural resource conservation.*

*Development Control Zone: Areas that are sensitive to development, such as airport runway protection zones, flood hazard areas, etc.*

The applicant is proposing a PUD amendment to allow Low, Medium, and High Density Residential development in subarea “A1”, Low and Medium Density Residential, and Commercial in subarea “A2”, and Commercial in subarea “B” of the PUD. In order for the proposed amendment of these portions of the PUD to be in conformance with PlanDSM, the future land use designation for these portions must be revised to Community Mixed Use and Development Control.

Based on these designations, the proposed amendment to Low, Medium, and High Density Residential, and Commercial within portions of the PUD would not be found in conformance with the Comprehensive Plan designation of Parks and Open Space and Development Control but would be found in conformance with the requested designation of Community Mixed Use and Development Control.

3. **Site Plan Requirements:** Any future development upon the site must be in accordance with a PUD Development Site Plan as reviewed and approved by the City’s Development Services Department. A PUD Development Site Plan has not been submitted for review at this time. The PUD Development Site Plan would ensure that any development complies with all City requirements, including, but not limited to architectural, stormwater management, landscaping, off-street parking, and any other development standards required by the PUD Conceptual Plan.

4. **Fire Access:** The submitted PUD concept sketch shows there is approximately 800 feet between the access points into this development from Echo Valley Drive where the requirement is a minimum 1,500 feet of distance between access points. The applicant should either clarify the actual extent of the development, show the extent of how far the individual houses could be off the cul-de-sac, increase the distance between the access points, create a through street to the southeast, or provide a life safety alternative such as installing fire sprinklers.
5. **Traffic/Connectivity:** Development is expected to provide a network that supports urban connectivity. The PUD Conceptual Plan anticipates a network of public streets with a private drive for the initial townhome phase. Pedestrian accommodations and the exact details of improvements would be evaluated with each plat and site plan.
6. **Floodplain Requirements:** Some portions of the subject property within the proposed amendment boundary are within the 100-year floodplain. Any proposed buildings within the floodplain shall be elevated out of the Base Flood Elevation and require a Letter of Map Revision (LOMR) to formally remove it from the floodplain. All development within this area shall also conform to Chapter 50 (Floodplain Development Ordinance) of the City Code.
7. **Design Guidelines:** The 'Design Guidelines' within the PUD Concept Plan sets the general tone of the neighborhood character, building design, and streetscape elements. The applicant has provided character elevations for various building types envisioned for future development. Any development including building material and design must meet or exceed applicable City Code requirements. Chapter 135 of the City Code establishes design requirements for various Building Types. The PUD Development Site Plan should conform to such Building Types to the extent possible.

## **SUMMARY OF DISCUSSION**

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

## **COMMISSION ACTION**

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

## **COMMISSION ACTION**

Emily Webb made a motion for approval of the following:

Part A) The requested PUD Amendment be found not in conformance with PlanDSM Creating Our Tomorrow Comprehensive Plan future land use classifications.

Part B) Amend the PlanDSM: Creating Our Tomorrow Plan to revise the future land use classification for portions of the property from Parks and Open Space to Community Mixed Use.

Part C) The proposed 1st Amendment to the United Properties/Echo Valley PUD, subject to provision of the following notes on the PUD Conceptual Plan:

1. Development in the PUD shall meet or exceed applicable standards in Chapter 135 of the City Code, including but not limited to Building Types, Building Materials, and Landscaping.
2. Signage for commercial uses shall be regulated in accordance with MX3 District standards pursuant to Chapter 134 of the City Code.
3. Signage for residential use shall be regulated in accordance with N District standards pursuant to Chapter 134 of the City Code.
4. Development shall comply with all applicable Fire and Building Codes. Fire sprinklers or alternative fire protection measures may be required for all units developed on the cul-de-sac in subarea "A1".

**THE VOTE: 10-0** (Carolyn Jenison had not yet arrived)

Respectfully submitted,



Jason Van Essen

Planning & Urban Design Administrator

JMV:mrw

United Properties Invest Co, LC Vicinity of Geo Parcel #91000060291

ZONG-2025-000004



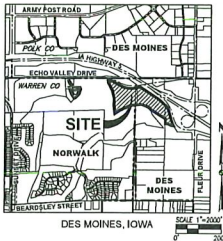
Updated on: 2/13/2025



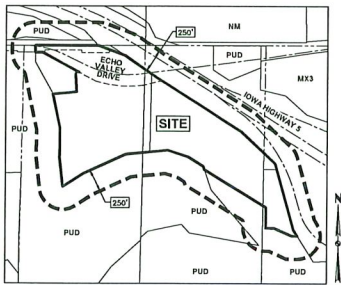
# CONCEPTUAL PLAN FOR: ECHO VALLEY PUD AMENDMENT #1

A PLANNED UNIT DEVELOPMENT IN THE CITY OF DES MOINES, COUNTY OF WARREN, STATE OF IOWA

VICINITY MAP (1"=2000')



ZONING OF ADJACENT PROPERTIES (1"=500')



**OWNER / DEVELOPER**

UNITED PROPERTIES INVEST CO LC  
4521 BEAVER DRIVE, SUITE C  
DES MOINES, IOWA 50321  
PH: 515-281-8800  
CONTACT: SCOTT MCMURRAY  
EMAIL: SCOTT@DESIGNADVANTAGE.COM

**ENGINEER / SURVEYOR**

DAVE DESIGN ADVANTAGE, LLC  
4121 NW URBANDALE DRIVE  
URBANDALE, IOWA 50322  
PH: 515-308-4800  
CONTACT: DEAN KOSMIR  
EMAIL: DROGHAN@DESIGNADVANTAGE.COM

**SHEET INDEX**

- 1 COVER SHEET
- 2 EXISTING CONDITIONS EXHIBIT
- 3 PUD MASTER PLAN
- 4 PROPOSED BUILDING CHARACTER MAP

**CITY PRE-APPLICATION MEETING DATE**

11/11/2024

**PLAN DSM FUTURE LAND USE**

COMMUNITY MIXED USE

**AMENDMENT SUMMARY**

CURRENT PERMITTED USES FOR THIS AMENDMENT AREA ARE PROFESSIONAL, BUSINESS PARK, OFFICE & SUPPORT, COMMERCIAL AND THE EAST 16 ACRES OF THIS AMENDMENT AREA ALSO ALLOWED MOR.

PROPOSED USES FOR AREA A1 ARE LDR, MOR AND MOR.

PROPOSED USES FOR AREA A2 ARE LDR, MOR AND COMMERCIAL.

PROPOSED USES FOR AREA B ARE COMMERCIAL.

**PERMITTED USES**

LDR (LOW DENSITY RESIDENTIAL)  
MOR (MEDIUM DENSITY RESIDENTIAL)  
MOR (HIGH DENSITY RESIDENTIAL)  
COMMERCIAL

**ORIGINAL APPROVAL SUMMARY**

CITY COUNCIL MEETING JANUARY 26, 2004  
ROLL CALL 04-205  
ORDINANCE 14,312  
2012003-00203

**LEGEND**

EXISTING	PROPOSED	EXISTING	PROPOSED
GROUND SURFACE CONTOUR	GROUND SURFACE CONTOUR	SANITARY MANHOLE	SANITARY MANHOLE
TYPE SW-501 STORM INTAKE	TYPE SW-501 STORM INTAKE	WATER VALVE BOX	WATER VALVE BOX
TYPE SW-503 STORM INTAKE	TYPE SW-503 STORM INTAKE	PIPE HUBMAN	PIPE HUBMAN
TYPE SW-505 STORM INTAKE	TYPE SW-505 STORM INTAKE	WATER CURB STOP	WATER CURB STOP
TYPE SW-508 STORM INTAKE	TYPE SW-508 STORM INTAKE	WELL	WELL
TYPE SW-513 STORM INTAKE	TYPE SW-513 STORM INTAKE	STORM SEWER MANHOLE	STORM SEWER MANHOLE
TYPE SW-401 STORM MANHOLE	TYPE SW-401 STORM MANHOLE	STORM SEWER DOUBLE INTAKE	STORM SEWER DOUBLE INTAKE
TYPE SW-402 STORM MANHOLE	TYPE SW-402 STORM MANHOLE	FLUVED DSD SECTION	FLUVED DSD SECTION
TYPE SW-201 SANITARY MANHOLE	TYPE SW-201 SANITARY MANHOLE	DECIDUOUS TREE	DECIDUOUS TREE
STORM/SANITARY GLENDOUT	STORM/SANITARY GLENDOUT	CONIFEROUS TREE	CONIFEROUS TREE
WATER VALVE	WATER VALVE	CONIFEROUS SHRUB	CONIFEROUS SHRUB
PIPE HUBMAN ASSEMBLY	PIPE HUBMAN ASSEMBLY	OUTRIGGER	OUTRIGGER
SOIL	SOIL	ELECTRIC POWER POLE	ELECTRIC POWER POLE
DETECTABLE WARNING PANEL	DETECTABLE WARNING PANEL	OUR ANDOVER	OUR ANDOVER
SANITARY SEWER WITH SIZE	SANITARY SEWER WITH SIZE	STREET LIGHT	STREET LIGHT
STORM SEWER	STORM SEWER	ELECTRIC POLE W/ LIGHT	ELECTRIC POLE W/ LIGHT
WATERMAN WITH SIZE	WATERMAN WITH SIZE	ELECTRIC TRANSFORMER	ELECTRIC TRANSFORMER
MINIMUM OPENING ELEVATION	MINIMUM OPENING ELEVATION	ELECTRIC MANHOLE OR VAULT	ELECTRIC MANHOLE OR VAULT
MINIMUM BASEMENT ELEVATION	MINIMUM BASEMENT ELEVATION	TRAFFIC SIGN	TRAFFIC SIGN
		TELEPHONE ANCHOR BOX	TELEPHONE ANCHOR BOX
		TELEPHONE MANHOLE/VAULT	TELEPHONE MANHOLE/VAULT
		TELEPHONE POLE	TELEPHONE POLE
		GAS VALVE BOX	GAS VALVE BOX
		CABLE TV ANCHOR BOX	CABLE TV ANCHOR BOX
		CABLE TV MANHOLE/VAULT	CABLE TV MANHOLE/VAULT
		MAIL BOX	MAIL BOX
		BIOMARK	BIOMARK
		SOB SIGN	SOB SIGN
		UNDERGROUND TV CABLE	UNDERGROUND TV CABLE
		GAS MAIN	GAS MAIN
		FIBER OPTIC	FIBER OPTIC
		UNDERGROUND TELEPHONE	UNDERGROUND TELEPHONE
		OVERHEAD TELEPHONE	OVERHEAD TELEPHONE
		OVERHEAD ELECTRIC	OVERHEAD ELECTRIC
		FIELD TILE	FIELD TILE
		SANITARY SEWER W/ SIZE	SANITARY SEWER W/ SIZE
		STORM SEWER W/ SIZE	STORM SEWER W/ SIZE
		WATER MAIN W/ SIZE	WATER MAIN W/ SIZE

**PUD DESCRIPTION**

A PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 5 AND A PART OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 6, ALL BEING IN TOWNSHIP 77 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF DES MOINES, WARREN COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF THE CREEK AT ECHO VALLEY PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF DES MOINES, THENCE NORTH 85°03'09" EAST ALONG THE SOUTHERLY LINE OF SAID THE CREEK AT ECHO VALLEY PLAT 1, A DISTANCE OF 302.42 FEET, THENCE NORTH 81°51'11" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 60.00 FEET TO THE SOUTHWEST CORNER OF SAID THE CREEK AT ECHO VALLEY PLAT 1; THENCE NORTHERLY ALONG THE EASTERN LINE OF SAID THE CREEK AT ECHO VALLEY PLAT 1 AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 330.00 FEET, WHOSE ARC LENGTH IS 52.30 FEET AND WHOSE CHORD BEARS NORTH 02°47'06" WEST, 52.29 FEET; THENCE NORTH 03°39'22" WEST CONTINUING ALONG SAID EASTERN LINE, 117.25 FEET; THENCE NORTHERLY CONTINUING ALONG SAID EASTERN LINE AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 310.00 FEET, WHOSE ARC LENGTH IS 181.13 FEET AND WHOSE CHORD BEARS NORTH 01°31'39" WEST, 181.22 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID EASTERN LINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 31.06 FEET AND WHOSE CHORD BEARS NORTH 09°07'24" EAST, 42.74 FEET TO THE NORTHEAST CORNER OF SAID THE CREEK AT ECHO VALLEY PLAT 1; THENCE NORTH 82°07'58" WEST ALONG THE NORTHERLY LINE OF SAID THE CREEK AT ECHO VALLEY PLAT 1, A DISTANCE OF 203.91 FEET; THENCE NORTH 81°30'07" WEST CONTINUING ALONG SAID NORTHERLY LINE, 248.70 FEET; THENCE SOUTH 85°52'48" WEST CONTINUING ALONG SAID NORTHERLY LINE, 77.26 FEET TO THE NORTHEAST CORNER OF SAID THE CREEK AT ECHO VALLEY PLAT 1; THENCE NORTH 01°29'32" WEST, 25.43 FEET; THENCE NORTH 02°02'40" EAST, 49.37 FEET TO THE NORTH LINE OF SAID SECTION 6; THENCE NORTH 82°58'44" EAST ALONG SAID NORTH LINE, 486.43 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF IOWA HIGHWAY NO. 5; THENCE SOUTH 89°55'59" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 302.81 FEET; THENCE SOUTH 85°07'07" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 437.60 FEET; THENCE SOUTH 57°46'34" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 1074.22 FEET; THENCE SOUTH 47°34'09" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 84.60 FEET; THENCE SOUTH 32°04'28" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 85.00 FEET; THENCE NORTH 89°13'07" WEST, 46.00 FEET; THENCE NORTH 15°32'20" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 740.01 FEET; THENCE NORTH 65°30'11" WEST, 208.89 FEET; THENCE NORTH 89°13'07" WEST, 45.00 FEET; THENCE NORTH 02°46'55" EAST, 221.10 FEET; THENCE NORTH 59°24'34" WEST, 784.41 FEET; THENCE NORTH 89°44'44" WEST, 38.65 FEET; THENCE NORTH 57°44'44" WEST, 198.70 FEET; THENCE NORTH 72°32'21" WEST, 229.44 FEET; THENCE SOUTH 84°36'15" WEST, 457.40 FEET; THENCE SOUTH 82°36'00" WEST, 208.83 FEET; THENCE SOUTH 57°58'11" WEST, 203.59 FEET; THENCE NORTH 02°21'12" WEST, 328.50 FEET; THENCE NORTH 01°07'34" EAST, 307.49 FEET; THENCE NORTH 12°05'17" WEST, 374.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 50.42 ACRES (21,636 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

**BULK REGULATIONS**

AREA	AREA ACRES +/-	PRINCIPAL LAND USES ALLOWED*	DENSITY (MAX UNITS/NET ACRES)	LOT WIDTH (MIN)	LOT DEPTH (MIN)	SETBACKS					MAX. HEIGHT	
						FRONT	REAR	SIDE (EACH)	SIDE (TOTAL COURSE)	GOLF COURSE		
A1	41.43	LDR	5	50'	50'	5,000'	25'	25'	5'	12'	50'	2-STORIES
		MOR	12	NA	NA	25'	25'	7'	14'	50'	3-STORIES	
		MOR	17	NA	NA	25'	25'	10'	20'	50'	4-STORIES	
A2	1.44	LDR	8	50'	5,000'	25'	25'	5'	12'	50'	2-STORIES	
		MOR	12	NA	NA	25'	25'	7'	14'	50'	3-STORIES	
		COMMERCIAL	NA	NA	NA	25'	25'	10'	20'	50'	2-STORIES	
B	7.58	COMMERCIAL	NA	NA	NA	25'	25'	10'	20'	50'	2-STORIES	

\* LDR = LOW-DENSITY RESIDENTIAL (SINGLE-FAMILY LOTS OR BLENDED LOTS OR SINGLE-FAMILY TOWNHOMES OR BLENDED TOWNHOMES)  
MOR = MEDIUM-DENSITY RESIDENTIAL (TOWNHOMES OR MULTIFAMILY WITH MAXIMUM OF 4 ATTACHED UNITS PER BUILDING)  
HMR = HIGH-DENSITY RESIDENTIAL (TOWNHOMES OR MULTIFAMILY WITH OVER 4 ATTACHED UNITS PER BUILDING OR ASSISTED LIVING FACILITIES)  
COMMERCIAL = ALL USES ALLOWED IAWA 2024S

NOTES:  
SIDE-LOAD GARAGES AND COVERED PORCHES/STOOPS MAY REDUCE FRONT YARD SETBACK BY 10'.  
BLAT-CHAINED LOTS MINIMUM LOT WIDTH = 85' AND MINIMUM LOT AREA = 8,000 SF.

**NOTES**

1. THIS SITE IS SUBJECT TO THE TREE REMOVAL AND MITIGATION ORDINANCE OF THE CITY OF DES MOINES.
2. ALL REQUIRED STORM-WATER MANAGEMENT CAN BE ACHIEVED UNDER THE PROPOSED CONCEPT. (NO DESIGN SUBMITTED).
3. ANY DEVELOPMENT PLAN REVIEW IS SUBJECT TO PROVIDING A TRAFFIC IMPACT ANALYSIS REVIEWED BY THE CITY TRAFFIC ENGINEER.
4. ALL SANITARY SEWER CONNECTIONS ARE AVAILABLE TO SERVICE THE PROPOSED CONCEPT.
5. ALL PREVIOUSLY APPROVED PUD REGULATIONS AND NOTES NO LONGER APPLY TO THIS PUD AMENDMENT AREA.
6. DEVELOPMENT IN THE PUD IS INTENDED TO MEET OR EXCEED APPLICABLE MINIMUM STANDARDS FOUND IN CHAPTER 135 OF THE DES MOINES MUNICIPAL CODE.
7. PORTIONS OF THE PUD LOCATED IN THE FLOODPLAIN THAT WILL BE OCCUPIED BY BUILDINGS SHALL BE ELEVATED OUT OF THE FLOODPLAIN AND THE DEVELOPER SHALL SEEK A LETTER OF MAP REVISION (LOMR) TO FORMALLY REMOVE THEM FROM THE FLOODPLAIN.
8. ALL DEVELOPMENT SHALL COMPLY WITH CHAPTER 50 (FLOODPLAIN DEVELOPMENT ORDINANCE) OF THE CITY CODE.

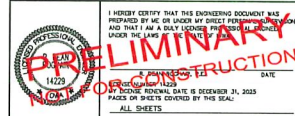
**EXISTING CONCEPTUAL PLAN APPROVAL**

- APPROVED  APPROVED WITH CONDITIONS - SEE EXHIBIT 'A'  
IN ACCORDANCE WITH SECTION 135-2.2.9 DES MOINES MUNICIPAL CODE, AS AMENDED.

DEVELOPMENT SERVICES DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING AND ZONING MEETING DATE \_\_\_\_\_

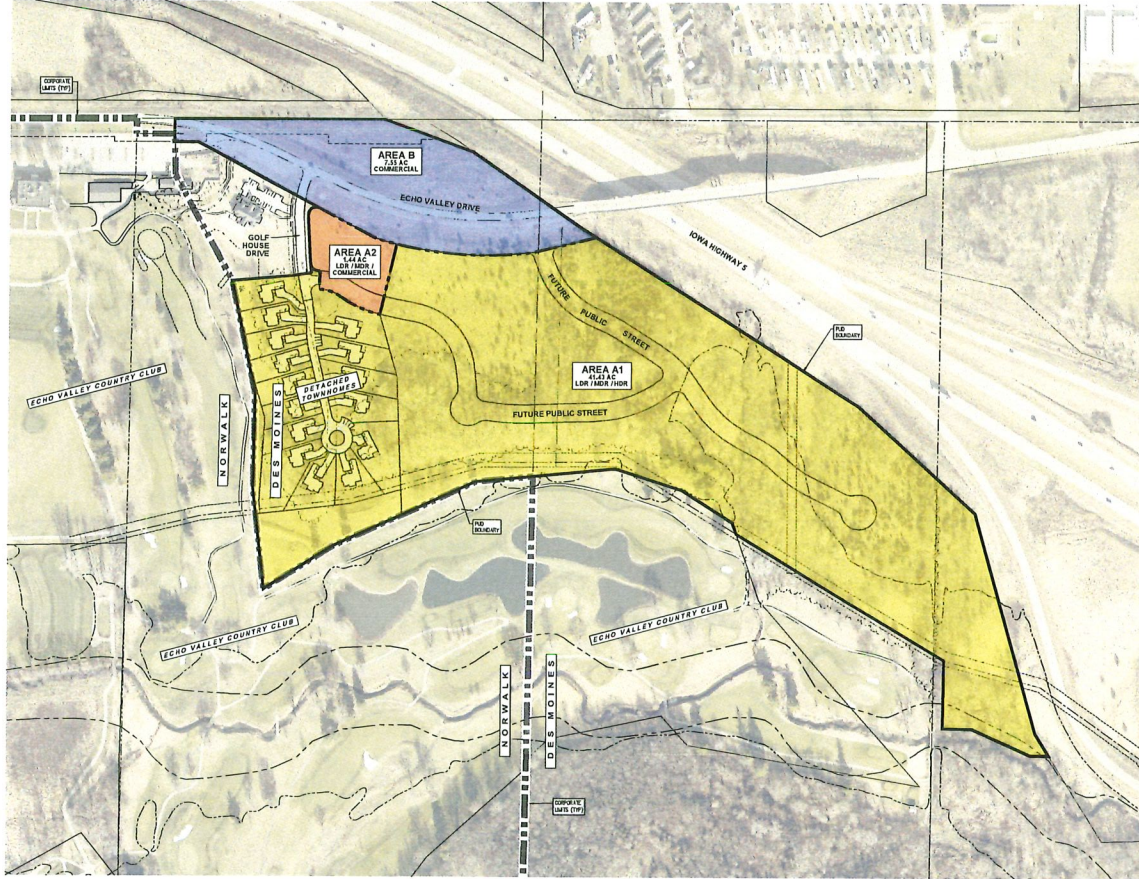
CITY COUNCIL APPROVAL DATE \_\_\_\_\_ ROLL CALL NO. \_\_\_\_\_ ORDINANCE NO. \_\_\_\_\_



DATE: 11/11/2024  
 ECHO VALLEY PUD AMENDMENT #1  
 4121 NW URBANDALE DRIVE  
 URBANDALE IA 50322  
 PHONE: (515) 308-4800  
 TECH: DAVID KOSMIR  
 CIVIL DESIGN ADVANTAGE ENGINEER  
 ECHO VALLEY PUD AMENDMENT #1  
 COVER SHEET  
 1 / 4  
 2501.033



DATE: 11/15/2011  
 DRAWN BY: J. HARRIS  
 CHECKED BY: J. HARRIS  
 PROJECT NO: 2501.033



DATE	11/15/2011
REVISIONS	
FIRST QUANTAL	
TECH	
ENGINEER	

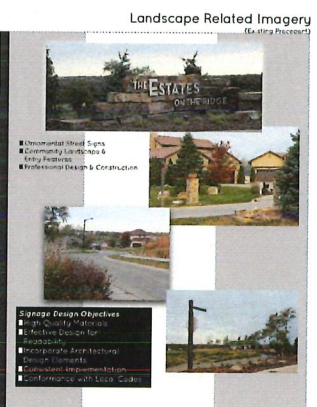
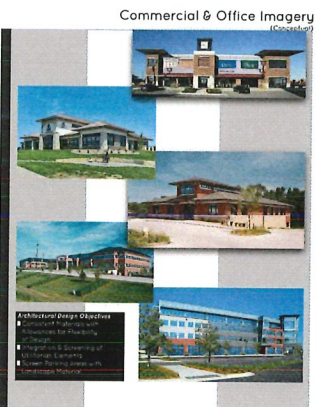
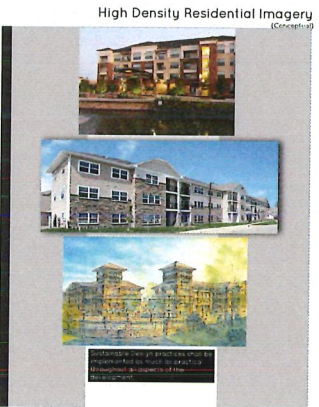
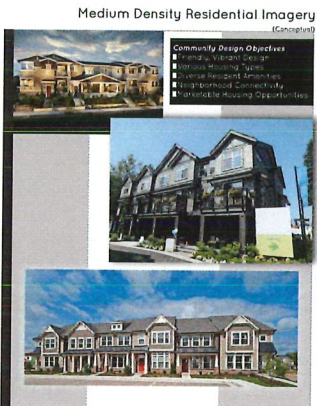
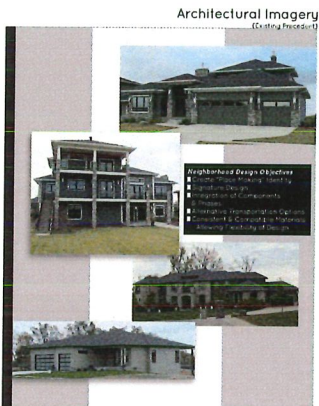
4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PHONE: (515) 584-4400

**EA**  
 CIVIL DESIGN ADVANTAGE ENGINEER  
 DES MOINES, IOWA

**ECHO VALLEY PUD AMENDMENT #1**  
**PUD MASTER PLAN**

**3** / **4**  
 2501.033





225 4th Street, NW  
 Des Moines, IA 50319  
 Phone: (515) 281-4400  
 Fax: (515) 281-4401  
 www.gsa.com

United Properties Invest Co, LC Vicinity of Geo Parcel #91000060291

ZONG-2025-000004

