



Date May 5, 2025

RESOLUTION HOLDING HEARING REGARDING REQUEST FROM UNITED PROPERTIES INVEST CO, LC (OWNER), REPRESENTED BY MICHAEL A COPPOLA (OFFICER), FOR REVIEW AND APPROVAL OF A 1ST 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 (Geoparcel #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 (Geoparcel #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 (Geoparcel #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 2nd 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 (Geoparcel #91000060291), to allow the development of new residential and commercial uses, subject to the following conditions:



Date May 5, 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 May 5, 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.; and

WHEREAS, on April 21, 2025, by Roll Call No. 25-0580, it was duly resolved by the City Council that the request for approval of the proposed PlanDSM amendment and 1st Amendment to the United Properties/Echo Valley PUD Conceptual Plan be set down for hearing on May 5, 2025, at 5:00 p.m., at the City Council Chambers; and

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

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

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

1. Upon due consideration of the facts, and any and all statements of interested persons and arguments of counsel, any objections to the proposed amendment and 1st Amendment to the United Properties/Echo Valley PUD Conceptual Plan are hereby overruled, and the hearing is closed.



Roll Call Number

Agenda Item Number

51

Date May 5, 2025

2. The proposed amendment to PlanDSM: Creating Our Tomorrow Plan to revise the future land use classification for the Property Community Mixed Use, Parks and Open Space, and Development Control Zone to Community Mixed Use and Development Control Zone is hereby approved.
3. The proposed 1st Amendment to the United Properties/Echo Valley 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.

MOVED by _____ to adopt. SECOND by _____.

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 1st 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:

Commission Action:	Yes	Nays	Pass	Abstain	Absent
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,



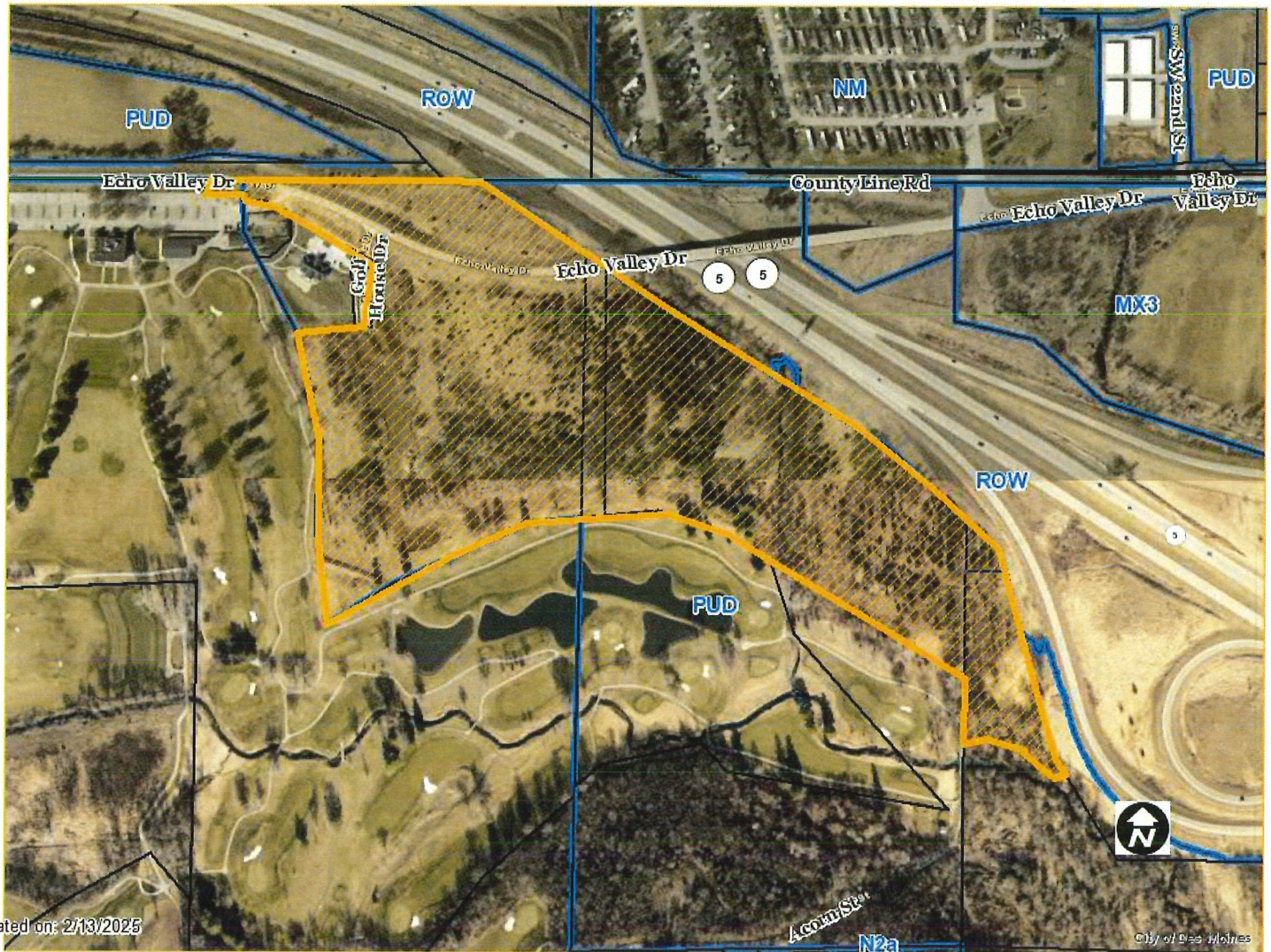
Jason Van Essen

Planning & Urban Design Administrator

JMV:mrw

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

ZONG-2025-000004

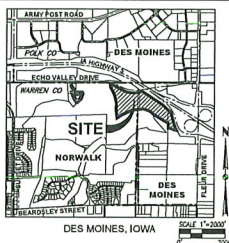


Updated on: 2/13/2025

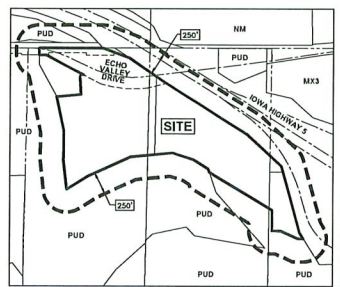


A PLANNED UNIT DEVELOPMENT IN THE CITY OF DES MOINES, COUNTY OF WARREN, STATE OF IOWA

VICINITY MAP (1"=2000')



ZONING OF ADJACENT PROPERTIES (1"=500')



NOTES

1. THIS SITE IS SUBJECT TO THE TREE REMOVAL AND MITIGATION ORDINANCE OF THE CITY CODE.
2. REQUIRED STORM-WATER MANAGEMENT CAN BE ACHIEVED UNDER THE PROPOSED CONCEPT. (NO DESIGN SUBMITTAL)
3. ANY DEVELOPMENT PLAN REVIEW IS SUBJECT TO PROVIDING A TRAFFIC IMPACT ANALYSIS REVIEWED BY THE TRAFFIC ENGINEER.
4. ALL SANITARY SEWER CONNECTIONS ARE AVAILABLE TO SERVICE THE PROPOSED CONCEPT. (NO DESIGN SUBMITTAL)
5. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE CITY'S FLOODPLAIN. THE FLOODPLAIN MAP ALIGNMENT AREA.
6. THE FLOODPLAIN MAP IS INTENDED TO MEET OR EXCEED APPLICABLE MINIMUM STANDARDS FOUND IN CHAPTER 133 OF THE DEER WOODS MUNICIPAL CODE.
7. PORTIONS OF THE PUD LOCATED IN THE FLOODPLAIN THAT WILL BE OCCUPIED BY BUILDINGS SHALL BE PROTECTED BY THE CITY'S FLOODPLAIN MAP. THE CITY WILL SEND A LETTER OF MAP REVISION (LWRM) TO FORMALLY REMOVE THEM FROM THE FLOODPLAIN. ALL DEVELOPMENT SHALL COMPLY WITH CHAPTER 50 (FLOODPLAIN DEVELOPMENT) OF THE CITY CODE.

OWNER / DEVELOPER

- UNITED PROPERTIES INVEST CO LC
4521 FLEUR DRIVE, SUITE C
DES MOINES, IOWA 50321
PH. 515-285-8890
CONTACT: SCOTT MCMURRAY
EMAIL: SCOTT@SCMCMURRAY.COM
- SHEET INDEX**
- 1 COVER SHEET
 - 2 EXISTING CONDITIONS EXHIBIT
 - 3 PUD MASTER PLAN
 - 4 PROPOSED BUILDING CHARACTER IMAGES

AMENDMENT SUMMARY

CURRENT PERMITTED USES FOR THIS AMENDMENT AREA A PROFESSIONAL BUSINESS PARK (OFFICE & SUPPORT COMMERCIAL) AND THE EAST 16 ACRES OF THIS AMENDMENT AREA ALSO ALLOWED MDR.

PROPOSED USES FOR AREA A1 ARE LDR, MDR AND HDR.
PROPOSED USES FOR AREA A2 ARE LDR, MDR AND
COMMERCIAL.

PROPOSED USES FOR AREA B ARE COMMERCIAL.

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: 515-369-4400
CONTACT: DEAN ROGHAIR
EMAIL: DROGHAIR@CIVILDISENADVANTAGE.COM

CITY PRE-APPL
MEETING DATE

11/11/2024

PLAN DSM FUTURE LAND USE

COMMUNITY MIXED USE

PERMITTED USES

LDR (LOW DENSITY RESIDENTIAL)
MDR (MEDIUM DENSITY RESIDENTIAL)
HDR (HIGH DENSITY RESIDENTIAL)
COMMERCIAL

ORIGINAL APPROVAL SUMMARY

CITY COUNCIL MEETING: JANUARY 26, 2004
ROLL CALL 04-205
ORDINANCE 14,312
ZON2003-00203

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:

[illegible]

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 AREA (SQ. FT)	SETBACKS				SIDE (TOTAL)	GOLF COURSE	MAX HEIGHT
						FRONT	REAR	SEA (EACH)	SEA (EACH)			
A1	41.43	LDR	8	50	5,000	25'	25'	6'	12'	50'	2-STORIES	
		MDR	12	NA	NA	25'	25'	10'	14'	50'	3-STORIES	
		HDR	17	NA	NA	25'	25'	10'	20'	50'	4-STORIES	
A2	1.44	LDR	6	50	5,000	25'	25'	6'	12'	50'	2-STORIES	
		MDR	12	NA	NA	25'	25'	10'	14'	50'	3-STORIES	
		HDR	17	NA	NA	25'	25'	10'	20'	50'	4-STORIES	
B	7.66	COMMERCIAL	NA	NA	NA	25'	25'	10'	20'	50'	3-STORIES	
		COMMERCIAL	NA	NA	NA	25'	25'	10'	20'	50'	3-STORIES	

LDR = LOW-DENSITY RESIDENTIAL (SINGLE-FAMILY LOTS OR BI-ATTACHED LOTS OR SINGLE-UNIT TOWNHOMES OR BI-ATTACHED TOWNHOMES);
MDR = MEDIUM DENSITY RESIDENTIAL (TOWNHOMES OR MULTI-FAMILY WITH MAXIMUM OF 8 ATTACHED UNITS / BUILDING)
HDR = HIGH-DENSITY RESIDENTIAL (TOWNHOMES OR MULTI-FAMILY WITH OVER 8 ATTACHED UNITS / BUILDING OR ASSISTED LIVING FACILITIES
COMMERCIAL = ALL USES ALLOWED IN MKS ZONING

NOTES:
SIDE-LOAD GARAGES AND COVERED PORCHES/SKTOPS MAY REDUCE FRONT YARD SETBACK TO 15'
DETACHED UNITS MINIMUM LOT WIDTH = 65' AND MINIMUM LOT AREA = 8500 SF.

LEGEND

FEATURES

PROPOSED

GROUND SURFACE CONTOUR

TYPE SW-501 STORM INTAKE

TYPE SW-503 STORM INTAKE

TYPE SW-505 STORM INTAKE

TYPE SW-508 STORM INTAKE

TYPE SW-513 STORM INTAKE

TYPE SW-601 STORM MANHOLE

TYPE SW-602 STORM MANHOLE

TYPE SW-208 SANITARY MANHOLE

STORM/SANITARY CLEAFOUT

WATER VALVE

FIRE HYDRANT ASSEMBLY

SIGN

DETECTABLE WARNING PANEL

SANITARY SEWER WITH SIZE

STORM SEWER

WATERMAIN WITH SIZE

MINIMUM OPENING ELEVATION

MINIMUM BASEMENT ELEVATION

SURVEY

SECTION CORNER
1/2" PEBAR, YELLOW CAP (#8660)
(UNLESS OTHERWISE NOTED)
ROW MARKER
ROW RAIL
PLATTED DISTANCE
MEASURED BEARINGS & DISTANCE
RECORDED AS
DEED DISTANCE
CALCULATED DISTANCE
CURVE ARC LENGTH
CENTERLINE
SECTION LINE
1/4 SECTION LINE
1/4 1/4 SECTION LINE
EASEMENT LINE
LOT LINE
RIGHT OF WAY
BUILDING SETBACK
PLAT BOUNDARY

DISTING

GROUND SURFACE CONTROLS
 SANITARY MANHOLE
 WATER VALVE BOX
 FIRE HYDRANT
 WATER CURB STOP
 WELL
 STORM SEWER MANHOLE
 STORM SEWER SINKHOLE
 STORM SEWER DOUBLE INLET
 FLARED END SECTION
 DECIDUOUS TREE
 CONIFEROUS TREE
 DECIDUOUS SHRUB
 CONIFEROUS SHRUB
 ELECTRIC POWER POLE
 UTILITY ANCHOR
 STREET LIGHT
 POWER POLE W/ TRANSFORMER
 UTILITY POLE W/ LIGHT
 ELECTRIC BOX
 ELECTRIC TRANSFORMER
 ELECTRIC MANHOLE OR VALVE
 TRAFFIC SIGN
 TELEPHONE ANCHOR BOX
 TELEPHONE MANHOLE/VALVE
 TELEPHONE POLE
 GAS VALVE BOX
 CABLE TV ANCHOR BOX
 CABLE TV MANHOLE/VALVE
 MAIL BOX
 BENCHMARK
 SOIL BORING
 UNDERGROUND TV CABLE
 GAS MAIN
 FIBER OPTIC
 OVERHEAD ELECTRIC
 UNDERGROUND ELECTRIC
 FIELD TILE
 SANITARY SEWER W/ SIZE
 STORM SEWER W/ SIZE
 WATER MAIN W/ SIZE

EUD CONCEPTUAL PLAN APPROVAL:

☐ APPROVED ☐ APPROVED WITH CONDITIONS - SEE EXHIBIT "A"

IN ACCORDANCE WITH SECTION 135-22.9 OF MONROVIA MUNICIPAL CODE, AS AMENDED.

DEVELOPMENT SERVICES DIRECTOR

DATE _____

PLANNING AND ZONING MEETING DATE:

CITY COUNCIL APPROVAL DATE _____

ORDINANCE NO.

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS 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 TEXAS.

PRELIMINARY

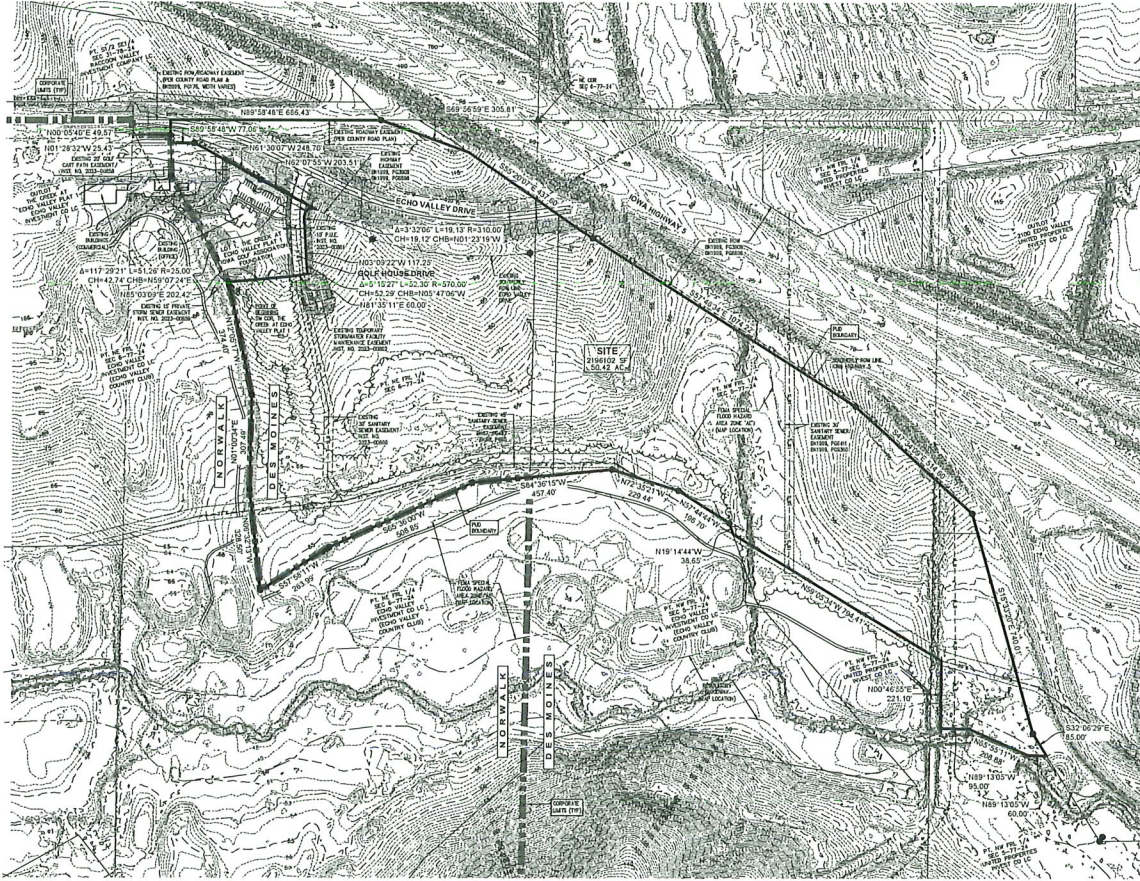
DATE _____

PROJECT NO. 14229

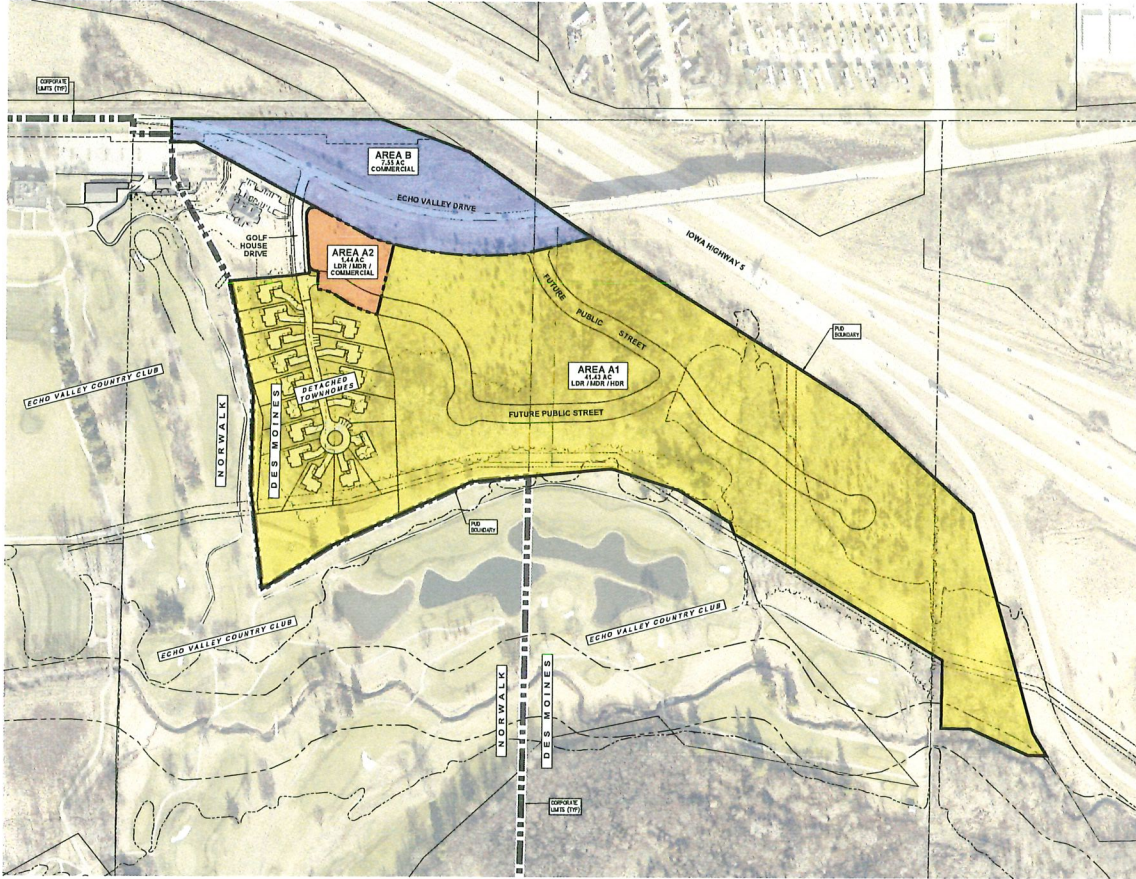
EXPIRATION DATE: DECEMBER 31, 2025

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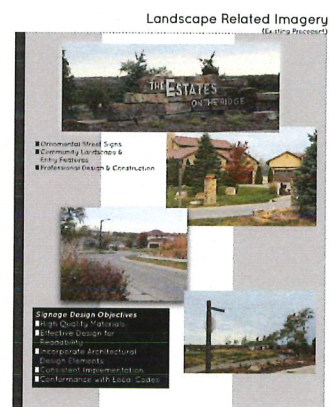
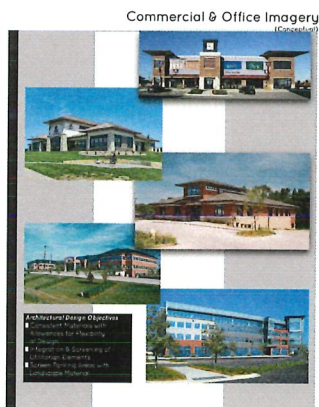
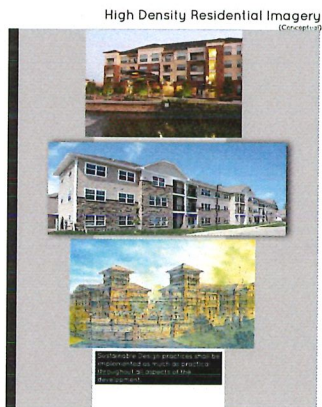
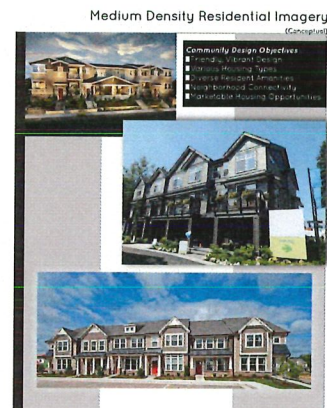
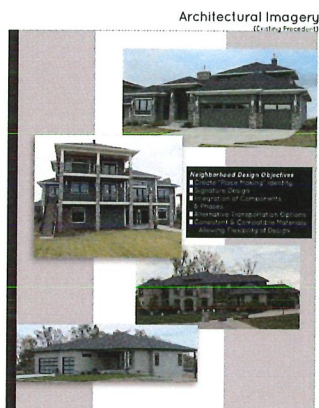
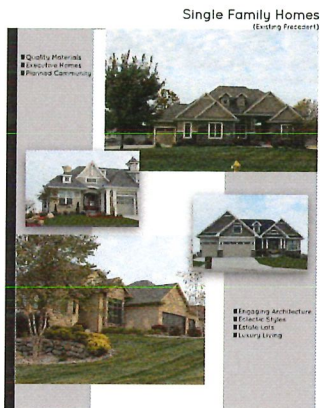
ALL SHEETS _____



DESIGN: J. J. MOORE & ASSOCIATES, INC.
 4171 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

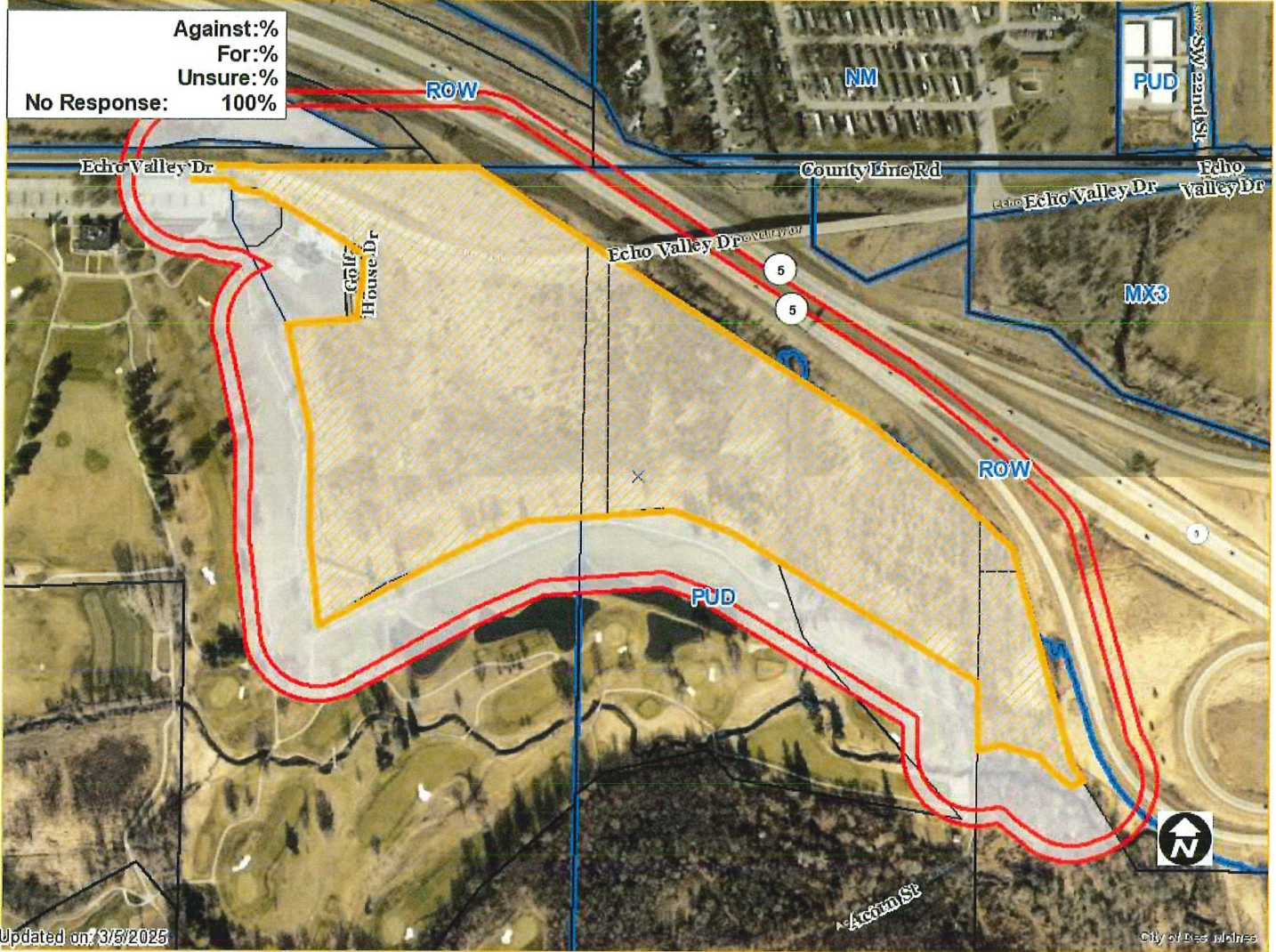


ECHO VALLEY PUD AMENDMENT #1 PUD MASTER PLAN	 CIVIL DESIGN ADVANTAGE DES MOINES, IOWA	ENGINEER:	TECH:
		4171 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400	PROJECT:
3 / 4	2501.033	DATE:	SCALE:



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

ZONG-2025-000004



Updated on: 3/5/2025

City of Des Moines