



Date May 5, 2025

RESOLUTION HOLDING HEARING REGARDING REQUEST FROM RACCOON VALLEY INVESTMENT COMPANY, LC (OWNER), REPRESENTED BY MICHAEL A COPPOLA (OFFICER), FOR REVIEW AND APPROVAL OF A 2ND AMENDMENT TO THE AIRPORT BUSINESS PARK PHASE II PUD (PLANNED UNIT DEVELOPMENT) CONCEPTUAL PLAN FOR APPROXIMATELY 43.9 ACRES OF PROPERTY ON TWO (2) PARCELS LOCATED IN THE VICINITY OF 2909 COUNTY LINE ROAD (ECHO VALLEY DRIVE), TO ALLOW RESIDENTIAL DEVELOPMENT

WHEREAS, on April 3, 2025 the City Plan and Zoning Commission considered a request from Raccoon Valley Investment Company, LC (Owner), represented by Michael A Coppola (Officer), for review and approval of the 2nd amendment to the Airport Business Park Phase II PUD Conceptual Plan, on approximately 43.9 acres of property on two (2) parcels located in the vicinity of 2909 County Line Road (Echo Valley Drive), to allow residential development; 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, on approximately 43.9 acres of property on two (2) parcels located in the vicinity of 2909 County Line Road (Echo Valley Drive), to allow residential development, subject to the following conditions:

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. Private drives shall be treated as streets for the purpose of designating primary facades on buildings.
3. Signage for residential use shall be regulated in accordance with N District standards pursuant to Chapter 134 of the City Code.
4. A minimum 10-foot wide landscape buffer consisting of plant material shall be provided along the north property line fronting Highway 5 pursuant to the standards found in Section 135-7.8.4.D of the City Code.; and

WHEREAS, the Property is legally described as follows:

ALL OF OUTLOT X, AIRPORT BUSINESS PARK PLAT NO. 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, EXCEPT EXISTING ROADWAY PREVIOUSLY CONVEYED BY THE CITY OR DES MOINES TO THE STATE OF IOWA AS RECORDED IN BOOK 8073, PAGE 14 ON NOVEMBER 30, 1998 IN THE RECORDER'S OFFICE OF POLK COUNTY, IOWA.

AND

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 78 NORTH, RANGE 24, WEST OF THE 5TH P.M. LYING SOUTH OF HIGHWAY 5, NOW



Date May 5, 2025

INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, EXCEPT THAT PART DESCRIBED IN CONDEMNATION FILED JULY 8, 1999, AND RECORDED IN BOOK 8263 PAGE 770, SUBJECT TO LEGALLY ESTABLISHED HIGHWAYS.

THE PROPERTY CONTAINS 55.66 ACRES MORE OR LESS AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.; and

WHEREAS, on April 21, 2025, by Roll Call No. 25-0581, it was duly resolved by the City Council that the request for approval of the 2nd Amendment to the Airport Business Park Phase II 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 proposed 2nd Amendment to the Airport Business Park Phase II PUD Conceptual Plan; and

WHEREAS, in accordance with said notice, those interested in said proposed 2nd Amendment to the Airport Business Park Phase II 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 2nd Amendment to the Airport Business Park Phase II PUD Conceptual Plan are hereby overruled, and the hearing is closed.
2. The proposed 2nd Amendment to the Airport Business Park Phase II 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-2025-000005)



Roll Call Number

Agenda Item Number

52

Date May 5, 2025

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

Date May 5, 2025

Agenda Item 52

Roll Call # _____

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 Raccoon Valley Investment Company, LC (owner), represented by Michael A Coppola (officer), regarding approximately 43.9 acres of property on two (2) parcels located in the vicinity of 2909 County Line Road (Echo Valley Drive), for review and approval of a 2nd Amendment to the Airport Business Park Phase II PUD (Planned Unit Development) Conceptual Plan, to allow residential development.

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 proposed PUD Conceptual Plan amendment, 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. Private drives shall be treated as streets for the purpose of designating primary facades on buildings.
3. Signage for residential use shall be regulated in accordance with N District standards pursuant to Chapter 134 of the City Code.
4. A minimum 10-foot wide landscape buffer consisting of plant material shall be provided along the north property line fronting Highway 5 pursuant to the standards found in Section 135-7.8.4.D of the City Code.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the proposed PUD Conceptual Plan amendment, 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. Private drives shall be treated as streets for the purpose of designating primary facades on buildings.
3. Signage for residential use shall be regulated in accordance with N District standards pursuant to Chapter 134 of the City Code.
4. A minimum 10-foot wide landscape buffer consisting of plant material shall be provided along the north property line fronting Highway 5 pursuant to the standards found in Section 135-7.8.4.D of the City Code.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is proposing a second amendment to the Airport Business Park Phase II PUD to allow future residential development of varying densities within area "A" which is located south of State Highway 5 and has frontage on Echo Valley Drive. Current permitted uses within the PUD are business park in nature.

Future development of the site must be in accordance with a "PUD" Development Plan that complies with the requirements established in the "PUD" Conceptual Plan and with the review process of Chapter 135 of the Planning and Design Code.

2. **Size of Site:** The proposed amendment area measures 55.66 acres.

3. **Existing Zoning (site):** “PUD” Planned Unit Development District.

4. **Existing Land Use (site):** Airport Business Park Phase II PUD.

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

North – “ROW”; Uses include State Highway 5 right-of-way.

South – “City of Norwalk”; Use is vacant land and Country Club development with Golf course and townhomes and single-family development.

East – “ROW”; “PUD” & “NM”, Uses are State Highway 5 right-of-way, Airport Commerce Park South and Meadows Mobile Home Community.

West – “City of Norwalk”; Uses are undeveloped vacant land.

6. **General Neighborhood/Area Land Uses:** The surrounding area, just south of the Des Moines International Airport and to the north of the subject property, is generally business park and support commercial uses. The uses to the south of Echo Valley Drive and the subject property include low density residential and recreational uses within the City of Norwalk.

7. **Applicable Recognized Neighborhood(s):** The subject areas is not located within a recognized neighborhood association. All neighborhoods were notified of the public hearing by emailing of the Preliminary Agenda on February 14, 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.

8. **Relevant Zoning History:** On December 17, 2001, the City Council rezoned the site from “PBP” Planned Business Park District to “PUD” Planned Unit Development and approved the Airport Business Park Phase 2 “PUD” Conceptual Plan.

On February 14, 2011, the City Council amended the Airport Business Park Phase II PUD conceptual plan to allow for changes to the public street network and lot configuration to allow the development of a new warehouse facility, subject to conditions.

On March 7, 2022, by Roll Call # 22-0370, The City Council denied a request to amend the Airport Business Park Phase II PUD Conceptual Plan, on a property located at 7404 SW 37 Street in order to reconfigure lots within the PUD, reduce the requirement of a 10-foot bicycle path along Southwest 37th Street and Gannett Avenue to a 5-foot sidewalk, and add the Fabrication and Production, Intensive use of fertilizer product assembly to the allowed uses within the property.

9. PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation: Community Mixed Use.

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. Airport Business Park Phase II PUD Conceptual Plan:** If the proposed amendment to the Airport Business Park Phase II “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 any conditions of approval.
- 2. Land Use and Density:** The existing PUD Development standards allow for Planned Business Park and support commercial uses as defined by the retired zoning code. The applicant is proposing future residential development. Currently, the proposal is conceptual in nature. There is the possibility of multiple-household or single-household residential homes designed to Low, Medium, and High Density Residential standards. Bulk regulations including densities for each of these land use categories have been established in the PUD Concept Plan.
- 3. PlanDSM: Creating Our Tomorrow:** The future land use designation for portions of the PUD proposed to be amended is “Community Mixed Use”. PlanDSM describes this designation 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.

The proposed amendment to allow residential uses conforms to this Future Land Use Map designation.

4. **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.
5. **Drainage/Grading:** Future construction must comply with the City's storm water management, soil erosion protection and grading requirements, as approved by the City's Permit and Development Center's Engineering Staff during the "PUD" Development Plan (site plan) review.
6. **Traffic/Connectivity:** Development is expected to provide urban level infrastructure. This includes improving adjoining segments of existing roadways to an urban standard in addition to providing internal roadways and sidewalks. The subject property fronts Echo Valley Drive which consists of a paved rural cross section. Development of the subject property will need to include the improvement of the Echo Valley Drive right-of-way to an urban standard. An urban right-of-way cross-section typically includes curbs, storm water facilities, lighting and sidewalks. It may also include raised medians, turning lanes and traffic signals.
7. **Landscaping:** The proposed "PUD" Conceptual Plan should provide landscaping and plantings throughout the site and along the frontage and such landscaping shall meet or exceed applicable City Standards pursuant to Chapter 135-7. A heavy landscaping buffer should be incorporated along the northern property line of the subject property which has frontage along State Highway 5 right-of-way.
8. **Urban Design:** 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. 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 best extent possible. Additionally, private drives should be treated as streets for the purpose of designating primary facades on buildings.

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

Emily Webb made a motion for approval of the proposed PUD Conceptual Plan amendment, 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. Private drives shall be treated as streets for the purpose of designating primary facades on buildings.
3. Signage for residential use shall be regulated in accordance with N District standards pursuant to Chapter 134 of the City Code.
4. A minimum 10-foot wide landscape buffer consisting of plant material shall be provided along the north property line fronting Highway 5 pursuant to the standards found in Section 135-7.8.4.D of the City Code.

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

Respectfully submitted,



Jason Van Essen

Planning & Urban Design Administrator

JMV:mrw

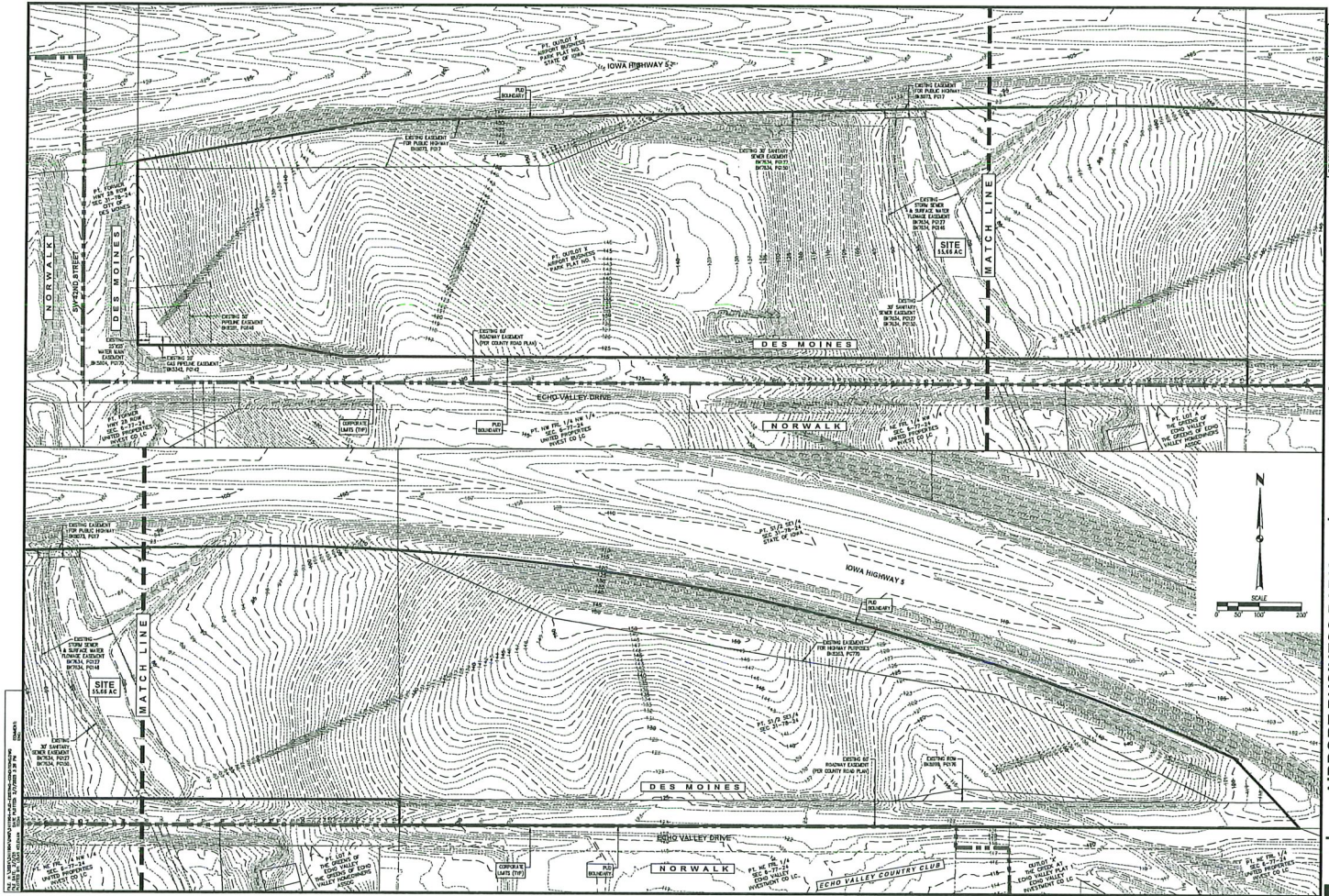
Raccoon Valley Investment Company, LC Vicinity of 2909 County Line Road

ZONG-2025-000005

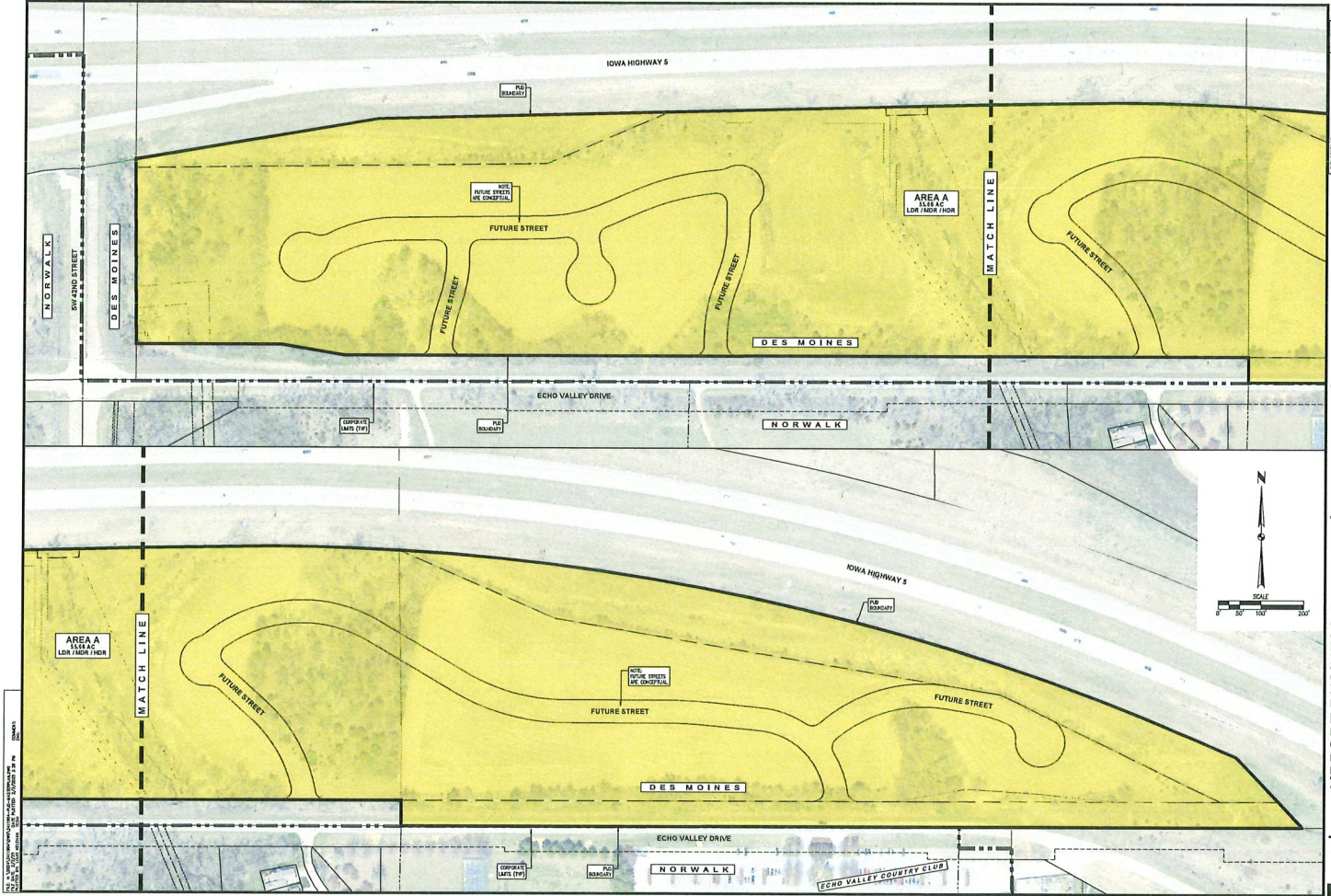


Updated on: 2/13/2025

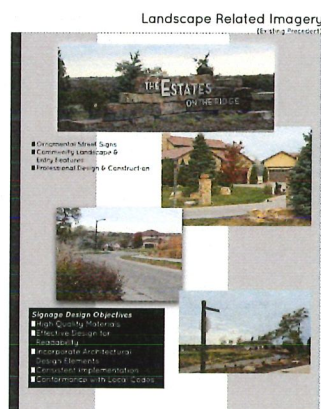
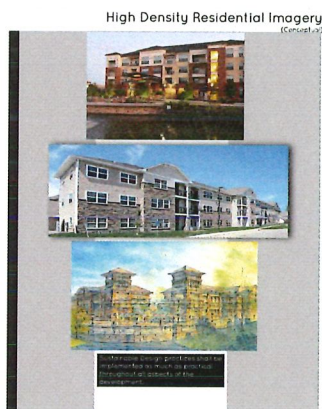
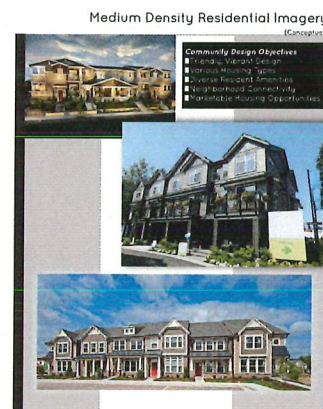
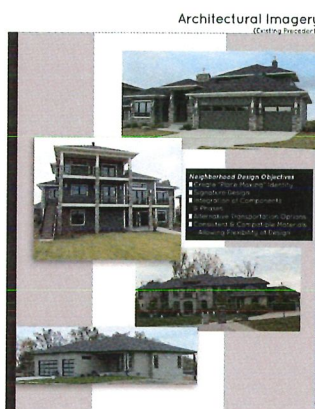
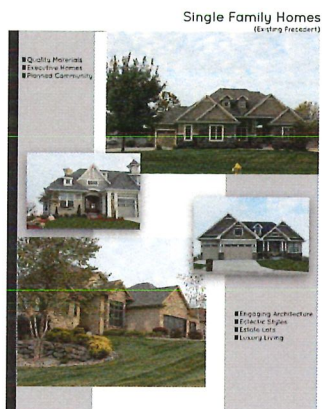




AIRPORT BUSINESS PARK PUD AMENDMENT #2 EXISTING CONDITIONS EXHIBIT		2 4
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 384-4400		2411.001
CIVIL DESIGN ADVANTAGE		DES MOINES, IOWA
ENGINEER:	TECH:	FIRST SUBMITTAL



AIRPORT BUSINESS PARK PUD AMENDMENT #2	
PUD MASTER PLAN	
3 4	24111.904
DES MOINES, IOWA	
CIVIL DESIGN ADVANTAGE	
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 368-4400	TECH: _____ ENGINEER: _____
DATE: _____ REVISION: _____ PROJECT: _____ SHEET: _____	E.A. DESIGN ADVANTAGE, INC. DESIGNER: _____ CHECKER: _____ DATE: _____



From: [McMurray, Scott](#)
To: [Dean Roghair](#)
Cc: [Chakraborty, Sreyoshi](#); [Sommer, Jillian L.](#)
Subject: Re: Airport Business Park - PUD Amendment
Date: Monday, February 24, 2025 3:35:28 PM
Attachments: [image001.png](#)
[image002.png](#)

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

All received notice. I communicated with White, Buckhouse, and Gillotti. No issues. Thanks

Scott McMurray
515-285-8880 (o)
515-490-4006 (c)

On Mon, Feb 24, 2025 at 3:32 PM Dean Roghair <DeanR@cda-eng.com> wrote:

Scott sent correspondence to all 6 of the surrounding properties last week and have received no objections to the proposed PUD Amendment - so we are not holding a formal Neighborhood Meeting.

Please let us know if you have any comments on the Plan other than adding a note about signage and let me know if you need anything else from us before the March 6 P&Z Meeting.

Thank you.

Dean Roghair, PE



CIVIL DESIGN ADVANTAGE

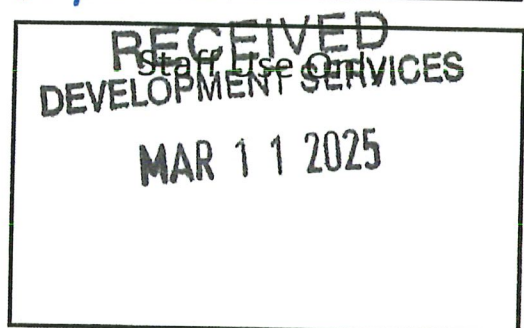
[4121 NW Urbandale Drive](#) [Urbandale, IA 50322](#)
O 515.369.4400 D 515.369.4421 C 515.208.1315

DeanR@CDA-eng.com | www.CDA-eng.com

Item: ZONG-2025-000005 Date: 3/1/2025

Please mark one of the following:

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



Titleholder Signature: Brad White / Marian White

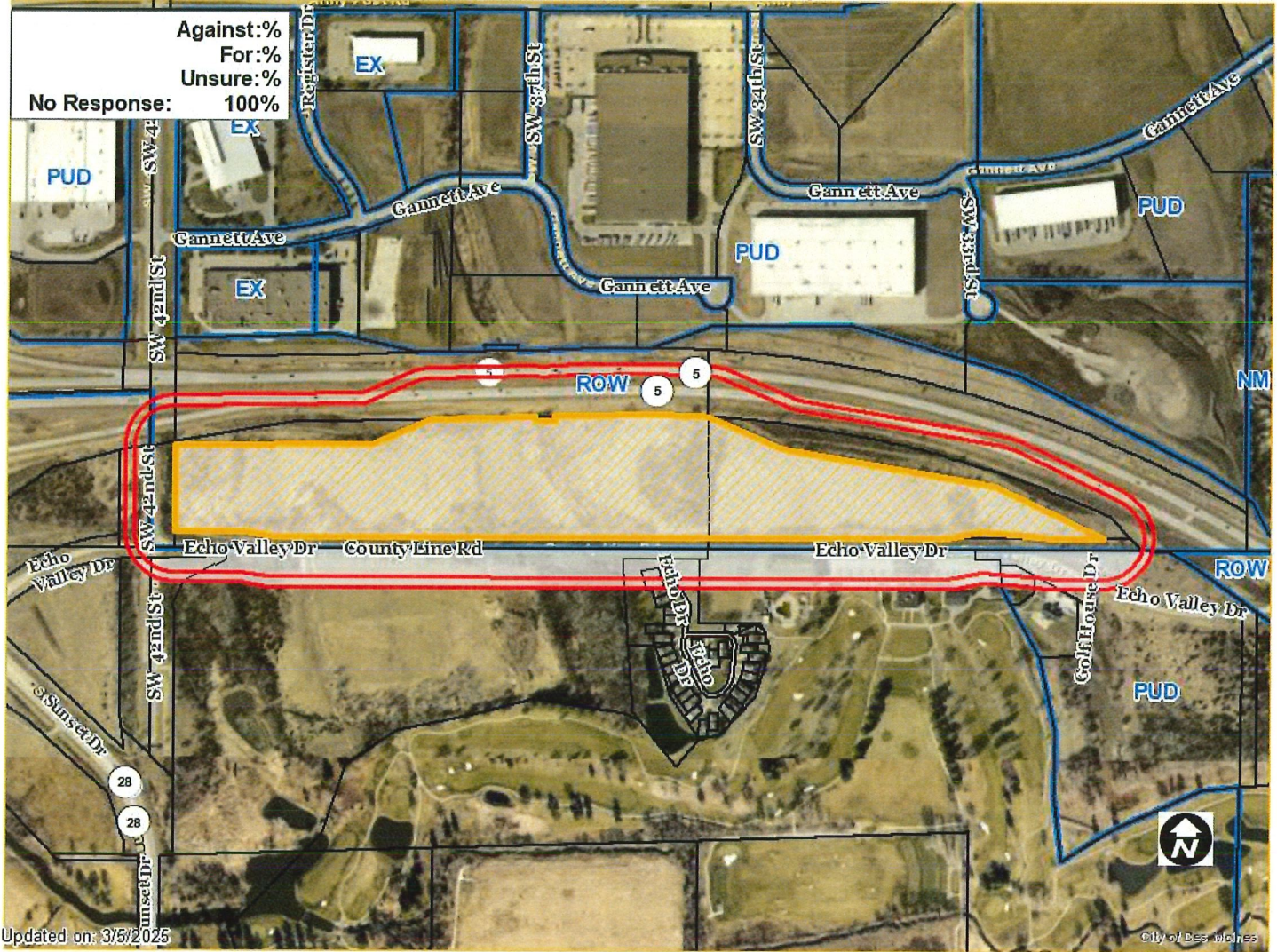
Name/Business: BRAD WHITE / MARIAN WHITE

Impacted Address: 8001 ECHO DRIVE, NORWALK, IA 50211

Comments: _____

Raccoon Valley Investment Company, LC Vicinity of 2909 County Line Road

ZONG-2025-000005





Date May 5, 2025

RESOLUTION HOLDING HEARING REGARDING REQUEST FROM WC MRP DES MOINES CENTER, LLC (OWNER), REPRESENTED BY MICHAELA SCOTT (OFFICER), FOR REVIEW AND APPROVAL OF A 3RD AMENDMENT TO THE SOUTHDAL PUD CONCEPTUAL PLAN, ON PROPERTY LOCATED AT 5000 SOUTHEAST 14TH STREET, TO ALLOW USE OF THE TENANT BAY, KNOWN AS 5116 SOUTHEAST 14TH STREET, FOR A "LIQUOR STORE" USE SELLING ALCOHOLIC LIQUOR, WINE, AND/OR BEER FOR OFF-PREMISE CONSUMPTION

WHEREAS, on April 3, 2025, the City Plan and Zoning Commission considered a request from WC MRP Des Moines Center, LLC (Owner), represented by Michaela Scott (Officer), for review and approval of a 3rd amendment to the Southdale PUD Conceptual Plan, on property located at 5000 Southeast 14th Street, to allow use of the tenant bay known as 5116 Southeast 14th Street for a "Liquor Store" use selling alcoholic liquor, wine, and/or beer for off-premise consumption; and

WHEREAS, the City Plan and Zoning Commission voted 6-4 to **DENY** the 3rd amendment to the Southdale PUD Conceptual Plan, on property located at 5000 Southeast 14th Street, to allow use of the tenant bay known as 5116 Southeast 14th Street for a "Liquor Store" use selling alcoholic liquor, wine, and/or beer for off-premise consumption; and

WHEREAS, the Property is legally described as follows:

LOTS 2, 3, 6 AND OUTLET "XN OF SOUTHDAL, AN OFFICIAL PLAT, DES MOINES, POLK COUNTY, IOWA EXCEPT THAT PART OF OUTLOT "X" DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF OUTLOT "X", SOUTHDAL, AN OFFICIAL PLAT, DES MOINES, POLK COUNTY, IOWA, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 5 IN SAID SOUTHDAL; THENCE NORTH 00 DEGREES 04 MINUTES 20 SECONDS EAST ALONG THE WEST LINE OF SAID OUTLET "X" A DISTANCE OF 121.89 FEET; THENCE NORTH 88 DEGREES 14 MINUTES 00 SECONDS EAST A DISTANCE OF 374.80 FEET; THENCE NORTH 68 DEGREES 06 MINUTES 14 SECONDS EAST A DISTANCE OF 242.49 FEET; THENCE SOUTH 79 DEGREES 24 MINUTES 07 SECONDS EAST A DISTANCE OF 265.45 FEET; THENCE SOUTH 01 DEGREE 46 MINUTES 05 SECONDS WEST A DISTANCE OF 175.13 FEET TO A POINT ON THE SOUTH LINE OF SAID OUTLOT "X", SAID LINE ALSO BEING THE NORTH LINE OF SAID LOT 5; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID OUTLET "X" A DISTANCE OF 855.29 FEET TO THE POINT OF BEGINNING.

WHEREAS, on April 21, 2025 by Roll Call No. 25-0582, it was duly resolved by the City Council that the request for approval of the 3rd Amendment to the Southdale PUD Conceptual Plan be set down for hearing on May 5, 2025, at 5:00 p.m., at the City Council Chambers; and