



Date May 12, 2025

**APPROVING THE FIRST AMENDED AND RESTATED MASTER DEVELOPMENT AGREEMENT
WITH UNITED PROPERTIES INVESTMENT COMPANY, LC AND ECHO VALLEY
INVESTMENT COMPANY, LC AND APPROVING MASTER CONCEPTUAL DEVELOPMENT
PLAN FOR THE ECHO VALLEY DEVELOPMENT AREA SOUTH OF COUNTY LINE ROAD AND
ECHO VALLEY DRIVE**

WHEREAS, United Properties Investment Company, L.C. and Echo Valley Investment Company, L.C. (collectively “Developer”) previously entered into an Urban Renewal Development Agreement for the Echo Valley Urban Renewal Project dated November 23, 2015, and approved the Des Moines City Council by Roll Call No. 15-1977 (“Original Agreement”); and

WHEREAS, United Properties Investment Company, L.C. has subsequently constructed some improvements under the Original Agreement and conveyed the property locally known as 8050 Golf House Drive, Des Moines, IA 50320 to the Iowa Golf Association Foundation; and

WHEREAS, the City’s Office of Economic Development has negotiated terms to acknowledge those improvements constructed under the Original Agreement and replace the Original Agreement in its entirety with this First Amended and Restated Master Urban Renewal Development Agreement (hereinafter “Master Agreement”), which covers the development within up to four TIF districts, which may each contain any number of phases, each phase to be governed by a separately negotiated parcel development agreement for each phase of development; and

WHEREAS, every future phase of development will be required to propose a separately negotiated parcel development agreement and conceptual development plan, which shall be individually considered for approval by City Council, including all economic incentives therein on a project-by-project basis.

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

1. The City Council hereby makes the following findings in support of the proposed Master Agreement with Developer:

- a. Developer's obligations under the Master Agreement to redevelop the Property as set forth therein furthers the objectives of the Echo Valley Urban Renewal Plan to encourage and facilitate high quality commercial, mixed use and residential uses and the associated employment opportunities within the Plan area; provide a diversity of housing options to accommodate residents; and further Des Moines’ revitalization efforts to improve the strength, stability, and vitality of the Project Area.
- b. The economic development incentives for the development of the Project through separately negotiated parcel development agreements on a project-by-project basis are provided by the City pursuant to the Urban Renewal Law and Chapter 15A of the Code



Date May 12, 2025

of Iowa, and Developer's obligations under this Agreement to construct the Improvements will generate the following public gains and benefits: (i) it will encourage and assist with the redevelopment of underutilized properties within the Project Area; (ii) it will facilitate the development and re-development of commercial, mixed use and residential uses for the creation and retention of jobs in the City of Des Moines; (iii) it will provide a diversity of housing options; increase the overall tax base; and (iv) it will maximize the return on past investment in road and public utility networks.

- c. The construction of the Project is a speculative venture and the construction and the construction and resulting benefits would not occur without the economic incentives provided by the Master Agreement.
- d. The development of the Property pursuant to the Master Agreement, and the fulfillment generally of the Agreement, are in the vital and best interests of City and the health, safety, morals, and welfare of its residents, and in accord with the public purposes and provisions of the applicable state and local laws and requirements under which the Project has been undertaken, and warrant the provision of the economic assistance set forth in the Agreement, acknowledging payment will only be issued following City Council approval of a separately negotiated parcel development agreement for each specific project and the satisfaction of all conditions therein.

2. The Master Agreement between the City and Developer, and the Master Conceptual Development Plan attached thereto, both as on file in the office of the City Clerk, are hereby approved, and the Mayor and City Clerk are hereby authorized and directed to execute and attest to, respectively, the Master Agreement on behalf of the City of Des Moines.

3. The Director of the Office of Economic Development or her designee are directed to submit a copy of the fully executed Master Agreement to the Finance Department for purposes of required Electronic Municipal Market Access disclosure filings.

4. The Development Services Director or designee(s) are hereby authorized and directed to administer the Master Agreement on behalf of the City, and to monitor compliance by the Developer with the terms and conditions of the Agreement. The Development Services Director is further directed to forward to City Council all matters and documents that require City Council review and approval in accordance with the Master Agreement.



Roll Call Number

Agenda Item Number

3A

Date May 12, 2025

(Council Communication No. 25-191)

MOVED BY _____ TO ADOPT.

SECOND BY _____.

APPROVED AS TO FORM:

/s/ Lisa A. Wieland

Lisa A. Wieland, Assistant City Attorney

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.

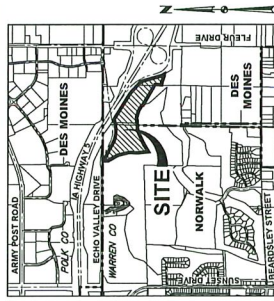
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Mayor

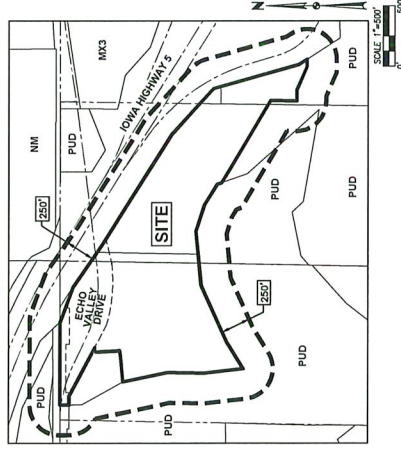
City Clerk

ECHO VALLEY PUD AMENDMENT #1

VICINITY MAP (1"=2000')



ZONING OF ADJACENT PROPERTIES (1"=500')



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 SUBMITTED).

3. REVIEWED BY THE CITY TRAFFIC ENGINEER TO PROVIDING A TRAFFIC IMPACT ANALYSIS.

4. ALL SANITARY SEWER CONNECTIONS ARE AVAILABLE TO SERVICE THE PROPOSED CONCEPT.

5. ALL UTILITIES ARE LOCATED AND NOTED TO NO LONGER APPLY TO THIS PROJECT.

6. PAID ADJACENT AREA IS REQUIRED TO PROVIDE A MINIMUM 10' BUFFER TO THE ADJACENT BUILDINGS FOUND IN CHAPTER 135 OF THE DEER WOODS MUNICIPAL CODE.

7. BUILDINGS SHALL BE ELEVATED OUT OF THE FLOODPLAIN AND THE OCCUPANTS SHALL SEEK A LETTER OF MAP REVISION (LOMR) TO FORMALLY REMOVE THEM FROM THE FLOODPLAIN.

8. THE CITY CODE REQUIREMENT TO PROVIDE A MINIMUM 5' FLOODPLAIN DECREMENT (ORDINANCES) OF THE CITY CODE.

AREA	AREA ACRES ±4	PERMANENT LAND USES ALLOWED	SECURITY (MANKINTS NET ACRES)	LOT (MANKINTS WITH NET ACRES)	WT (MANKINTS)	SETBACKS		TOTAL COURSE	MAX. HEIGHT
						FRONT	REAR		
A1	41.43	LDR	6	57	5,000	25'	25'	12'	50'
		MDR	12	NA	NA	25'	25'	12'	50'
		MDR	12	NA	NA	25'	25'	12'	50'
A2	1.44	LDR	6	57	5,000	25'	25'	7'	50'
		MDR	12	NA	NA	25'	25'	7'	50'
		COMMERCIAL	12	NA	NA	25'	25'	7'	50'
B	7.65	COMMERCIAL	12	NA	NA	25'	25'	7'	50'

LDR = LOW-DENSITY RESIDENTIAL (SINGLE-FAMILY LOTS OR BI-ATTACHED LOTS OR SINGLE-UNIT TOWN-HOMES OR BI-ATTACHED TOWN-HOMES)
MDR = MEDIUM DENSITY RESIDENTIAL (TOWN-HOMES OR MULTI-FAMILY WITH MAXIMUM OF 8 ATTACHED UNITS / BUILDING)
HDR = HIGH-DENSITY RESIDENTIAL (TOWN-HOMES OR MULTI-FAMILY WITH OVER 8 ATTACHED UNITS / BUILDING OR ASSISTED LIVING FACILITIES)
COMMERCIAL = ALL USES ALLOWED IN MX-3 ZONING

NOTES:
SIDE-LOAD GARAGES AND COVERED PORCHES/STOOPS MAY REDUCE FRONT YARD SETBACK TO 15'.
BLA-ATTACHED UNITS MINIMUM LOT WIDTH = 85' AND MINIMUM LOT AREA = 8500 SF.

REVISIONS	DATE
FIRST SUBMITTAL	02/05/2023

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400



DES MOINES, IOWA/

Le

COVER SHEET

1/4 2501.033

ECHO VALLEY PUD AMENDMENT #1

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

UNITED PROPERTIES INVEST CO LC
4521 LEOR DRIVE, SUITE C
DES MOINES, IA 50321
PH: 515-285-8860
CONTACT: SCOTT MCMURRAY
EMAIL: SCOTT@SCMCMURRAY.COM

CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
DES MOINES, IOWA 50322
PH: 515-281-1111
CONTACT: DEAN ROCHAIER
EMAIL: DROCHAI@CIVILDESIGNADVANTAGE.COM

FEATURES
PROPOSED
GROUND SURFACE CONTOUR

1 COVER SHEET

- | | |
|---|-----------------------------------|
| 2 | EXISTING CONDITIONS EXHIBIT |
| 3 | PUD MASTER PLAN |
| 4 | PROPOSED BUILDING CHARACTERISTICS |

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 MDR.

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

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

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:

2000

[illegible]

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD

[illegible]

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

DEVELOPMENT SERVICES DIRECTOR

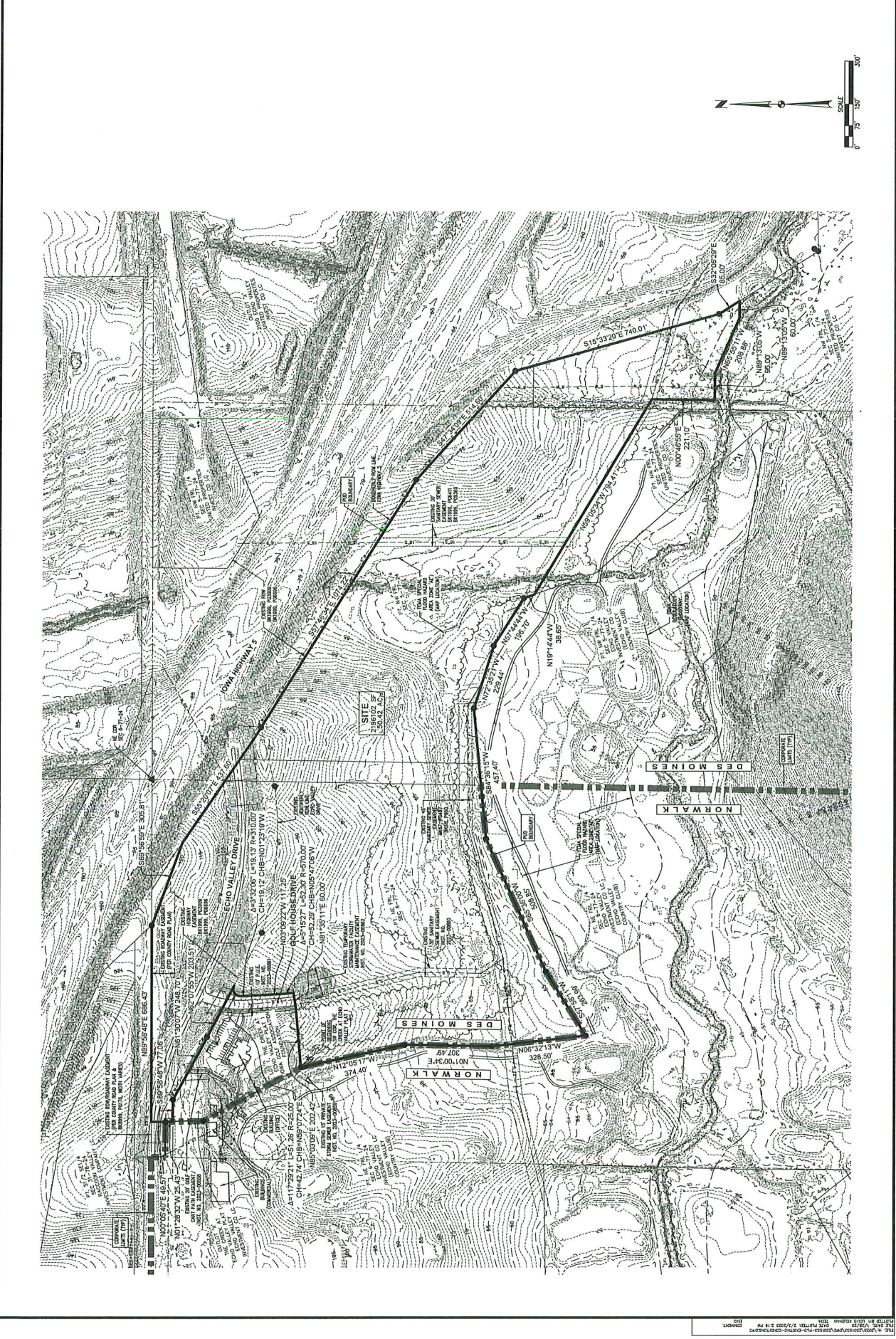
PLANNING AND ZONING MEETING DATE

CITY COUNCIL APPROVAL DATE _____

146

COPIES

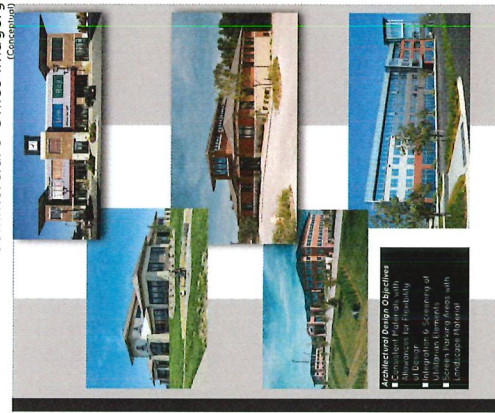
3017
05555





Single Family Homes
(Existing Precedent)Architectural Imagery
(Existing Precedent)Medium Density Residential Imagery
(Concentrations)

High Density Residential Imagery (Conceptual)

Commercial & Office Imagery
(Conceptual)Landscape Related Imagery
(Exclusion Document)