



Roll Call Number

Agenda Item Number

29A

Date May 19, 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 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 of Iowa, and Developer's obligations under this Agreement to construct the



Date May 19, 2025

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.



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(Council Communication No. 25-192)

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

Mayor

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.

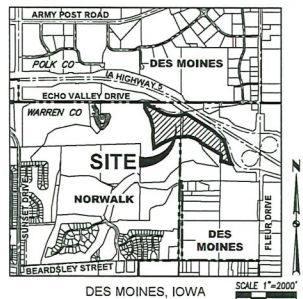
City Clerk

28A

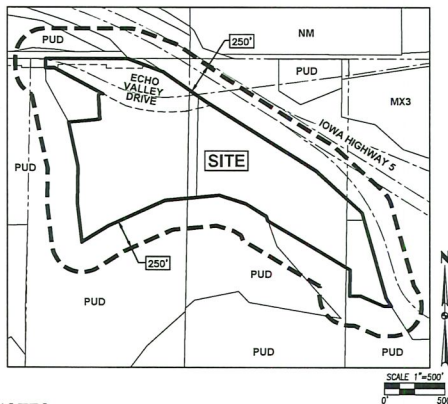
CONCEPTUAL PLAN FOR: ECHO VALLEY PUD AMENDMENT #1

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')



NOTES

1. THIS SITE IS SUBJECT TO THE TREE REMOVAL AND MITIGATION ORDINANCE OF THE CITY CODE.
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 (LMR) TO FORMALLY REMOVE THEM FROM THE FLOODPLAIN.
8. ALL DEVELOPMENT SHALL COMPLY WITH CHAPTER 50 (FLOODPLAIN DEVELOPMENT ORDINANCE) OF THE CITY CODE.

OWNER / DEVELOPER

UNITED PROPERTIES INVEST CO LLC
4521 FLEUR DRIVE, SUITE C
DES MOINES, IOWA 50322
PH: 515-285-8880
CONTACT: SCOTT MCMURRAY
EMAIL: SCOTTSMCMURRAY.COM

SHEET INDEX

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

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 MDR.

PROPOSED USES FOR AREA A1 ARE LDR, MDR AND HOR.

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

PROPOSED USES FOR AREA B ARE COMMERCIAL.

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 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°47'00" WEST, 52.29 FEET; THENCE NORTH 05°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 25.50 FEET, WHOSE ARC LENGTH IS 51.26 FEET AND WHOSE CHORD BEARS NORTH 58°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 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, 514.50 FEET; THENCE SOUTH 15°32'20" 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 69°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 89°14'44" WEST, 38.65 FEET; THENCE NORTH 57°44'44" WEST, 196.70 FEET; THENCE NORTH 72°35'21" WEST, 228.44 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 (21,081,102 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 ACRE)	LOT WIDTH (MIN)	LOT AREA (MIN SF)	SETBACKS					MAX. HEIGHT
						FRONT	REAR	SIDE (EACH)	SIDE (TOTAL)	GOLF COURSE	
A1	41.43	LDR	6	50'	5,000	25'	25'	6'	12'	50'	2-STORIES
		MDR	12	NA	NA	25'	25'	7'	14'	50'	3-STORIES
		HOR	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'	7'	14'	50'	3-STORIES
		COMMERCIAL	NA	NA	NA	25'	25'	10'	20'	50'	2-STORIES
B	7.55	COMMERCIAL	NA	NA	NA	25'	25'	10'	20'	50'	2-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 MULTIFAMILY WITH MAXIMUM OF 8 ATTACHED UNITS / BUILDING)
HOR = HIGH-DENSITY RESIDENTIAL (TOWNHOMES OR MULTIFAMILY WITH OVER 8 ATTACHED UNITS / BUILDING OR ASSISTED LIVING FACILITIES)
COMMERCIAL = ALL USES ALLOWED IN MX3 ZONING

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

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: 515-369-4400
CONTACT: DEAN ROGHAIH
EMAIL: DROGHAIH@CIVILDESIGNADVANTAGE.COM

CITY PRE-APPLICATION MEETING DATE

11/11/2024

PLAN DSM FUTURE LAND USE

COMMUNITY MIXED USE

PERMITTED USES

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

ORIGINAL APPROVAL SUMMARY

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

LEGEND

FEATURES

PROPOSED

- GROUND SURFACE CONTOUR
- TYPE SW-501 STORM INTAKE
- TYPE SW-503 STORM INTAKE
- TYPE SW-505 STORM INTAKE
- TYPE SW-506 STORM INTAKE
- TYPE SW-513 STORM INTAKE
- TYPE SW-401 STORM MANHOLE
- TYPE SW-402 STORM MANHOLE
- TYPE SW-301 SANITARY MANHOLE
- STORM/SANITARY CLEANOUT
- 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" BEAR, YELLOW CAP (RUBBER)
- (UNLESS OTHERWISE NOTED)
- ROW MARKER
- ROW RAIL
- PLATTED DISTANCE
- MEASURED BEARING & DISTANCE
- RECORDED AS
- DEED DISTANCE
- CALCULATED DISTANCE
- CURVE ARC LENGTH
- CENTERLINE
- SECTION LINE
- 1/4 SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT OF WAY
- BUILDING SETBACK
- PLAT BOUNDARY

EXISTING

- GROUND SURFACE CONTOUR
- SANITARY MANHOLE
- WATER VALVE BOX
- FIRE HYDRANT
- WATER CURB STOP
- WELL
- STORM SEWER MANHOLE
- STORM SEWER SINGLE INTAKE
- STORM SEWER DOUBLE INTAKE
- FLARED END SECTION
- DECIDUOUS TREE
- CONIFEROUS TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- ELECTRIC POWER POLE
- GUY ANCHOR
- STREET LIGHT
- POWER POLE W/ TRANSFORMER
- UTILITY POLE W/ LIGHT
- ELECTRIC BOX
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE OR VAULT
- TRAFFIC SIGN
- TELEPHONE JUNCTION BOX
- TELEPHONE MANHOLE/VAULT
- TELEPHONE POLE
- GAS VALVE BOX
- CABLE TV JUNCTION BOX
- CABLE TV MANHOLE/VAULT
- MAIL BOX
- BENCHMARK
- SOL. BORING
- UNDERGROUND TV CABLE
- GAS MAIN
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- FIELD TILE
- SANITARY SEWER W/ SIZE
- STORM SEWER W/ SIZE
- WATER MAIN W/ SIZE

PUD 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

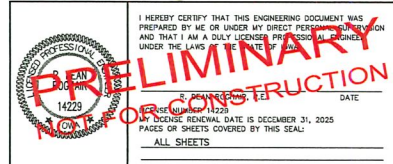
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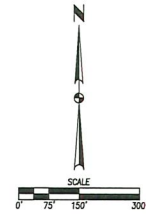
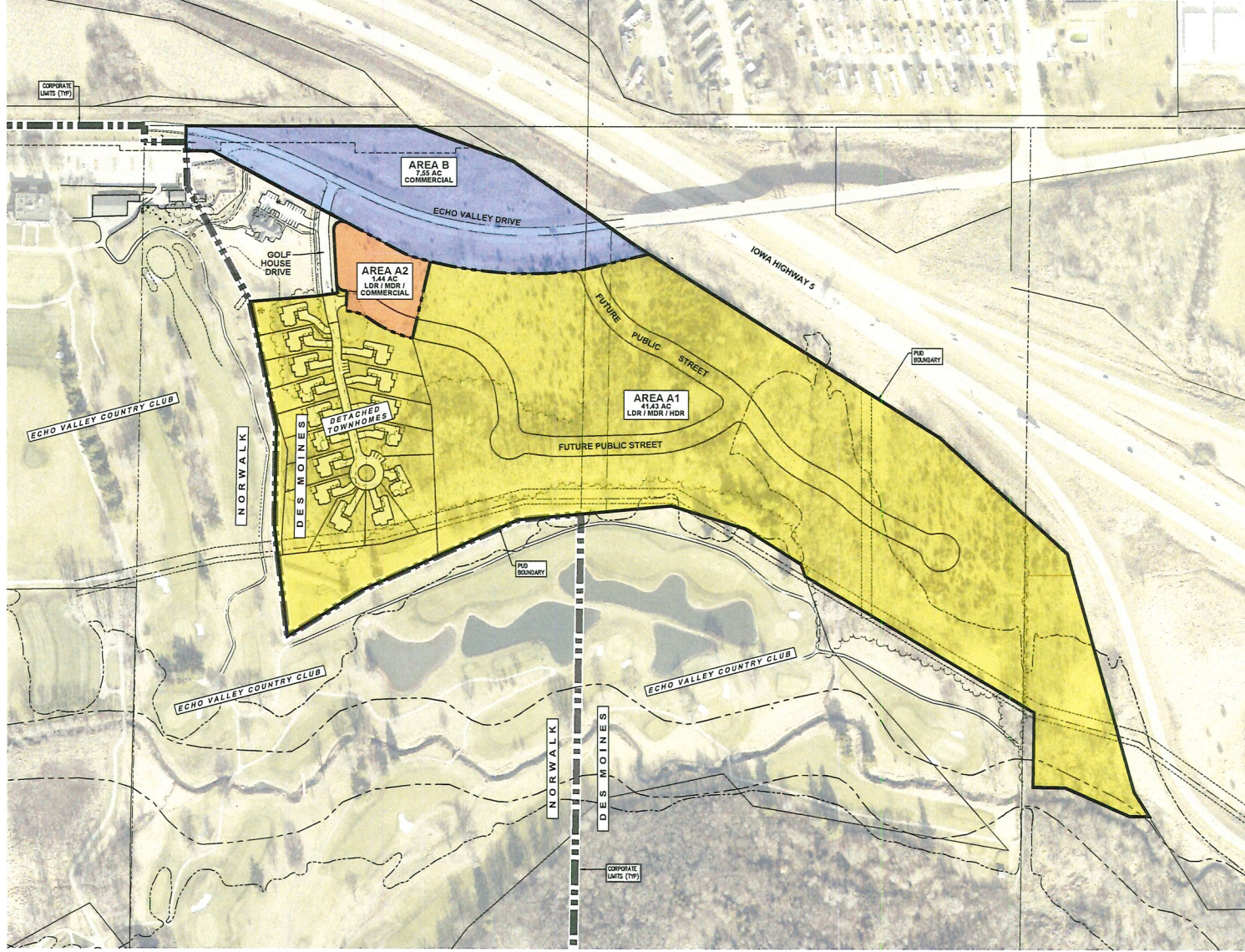
PLANNING AND ZONING MEETING DATE

CITY COUNCIL APPROVAL DATE

ROLL CALL NO.

ORDINANCE NO.





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

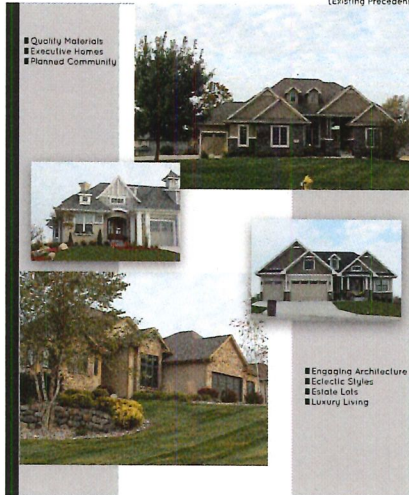
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DES MOINES, IOWA
 CIVIL DESIGN ADVANTAGE
 ENGINEER:
 TECH:
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 969-4400

DATE	REVISIONS	FIRST SUBMITTAL
		02/02/2025

Single Family Homes (Existing Precedent)



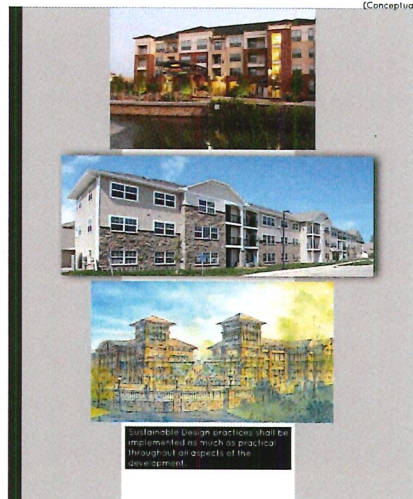
Architectural Imagery (Existing Precedent)



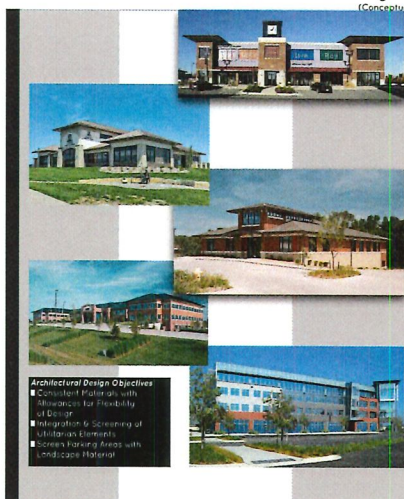
Medium Density Residential Imagery (Conceptual)



High Density Residential Imagery (Conceptual)



Commercial & Office Imagery (Conceptual)



Landscape Related Imagery (Existing Precedent)

