



Date May 19, 2025

APPROVING THE MASTER URBAN RENEWAL DEVELOPMENT AGREEMENT WITH UNITED PROPERTIES INVESTMENT COMPANY, L.C. AND RACCOON VALLEY INVESTMENT COMPANY, L.C. AND APPROVING MASTER CONCEPTUAL DEVELOPMENT PLAN FOR THE ECHO VALLEY DEVELOPMENT AREA NORTH OF COUNTY LINE ROAD AND ECHO VALLEY DRIVE

WHEREAS, United Properties Investment Company, L.C. and Echo Valley Investment Company, L.C. (collectively “Developer”) wish to construct a variety of high-quality commercial, mixed use and residential uses improvements within the Echo Valley development area north of County Line Road and Echo Valley Drive; and

WHEREAS, the City’s Office of Economic Development has negotiated a Master Urban Renewal Development Agreement (hereinafter “Master Agreement”) to incentive such future improvements, 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 Airport Development 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 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



Date May 19, 2025

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

30

Date May 19, 2025

(Council Communication No. 25-193)

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

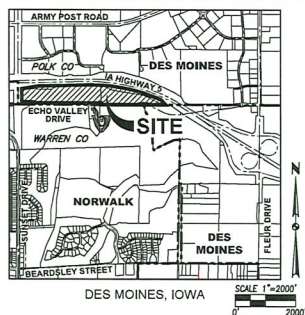
City Clerk

30

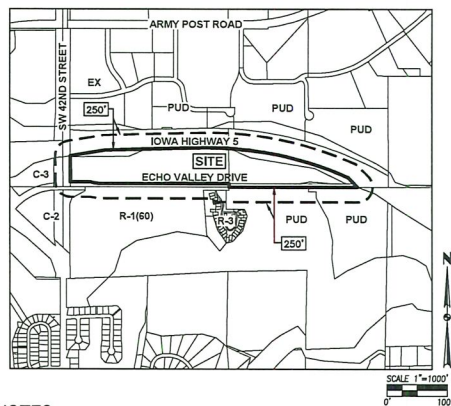
CONCEPTUAL PLAN FOR: AIRPORT BUSINESS PARK PUD AMENDMENT #2

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"=1000')



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.

OWNER / DEVELOPER

RACCOON VALLEY INVESTMENT COMPANY LC
4521 FLEUR DRIVE, SUITE C
DES MOINES, IOWA 50321
PH: 515-285-8880
CONTACT: SCOTT MCMURRAY
EMAIL: SCOTT@MCMURRAY.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).

PROPOSED USES FOR AREA A ARE LDR, MDR AND HDR.

ENGINEER / SURVEYOR

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

CITY PRE-APPLICATION MEETING DATE

01/28/2025

PLAN DSM FUTURE LAND USE

COMMUNITY MIXED USE

PERMITTED USES

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

ORIGINAL APPROVAL SUMMARY

CITY COUNCIL MEETING: ---
ROLL CALL: ---
ORDINANCE: ---
ZON: ---

PUD DESCRIPTION

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 OF 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 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.

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)	
A	55.66	LDR	6	50'	5,000	25'	25'	6'	12'	2-STORIES
		MDR	12	NA	NA	25'	25'	7'	14'	3-STORIES
		HDR	17	NA	NA	25'	25'	10'	20'	4-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)
HDR = HIGH-DENSITY RESIDENTIAL (TOWNHOMES OR MULTIFAMILY WITH OVER 8 ATTACHED UNITS / BUILDING OR ASSISTED LIVING FACILITIES)

NOTES:
SIDE-LOAD GARAGES AND COVERED PORCHES/STOOPS MAY REDUCE FRONT YARD SETBACK TO 15'.
BI-ATTACHED UNITS MINIMUM LOT WIDTH = 80' 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-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" BEARS, YELLOW CAP #16800
- (UNLESS OTHERWISE NOTED)
- ROW MARKER
- ROW RAIL
- PLATTED DISTANCE
- MEASURED BEARING & DISTANCE
- RECORDED AS
- DEED DISTANCE
- CALCULATED DISTANCE
- CURVE ARC LENGTH
- CENTRELINE
- SECTION LINE
- 1/4 SECTION LINE
- 1/4 1/4 SECTION LINE
- EASEMENT LINE
- LOT LINE
- RIGHT OF WAY
- UNDERGROUND TELEPHONE
- 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
- SOIL BORING
- UNDERGROUND TV CABLE
- TV
- GAS MAIN
- FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- FIELD TILE
- SANITARY SEWER W/ SIZE
- STORM SEWER W/ SIZE
- WATER MAIN W/ SIZE

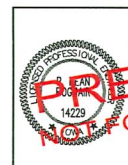
PUD CONCEPTUAL PLAN APPROVAL:

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

DEVELOPMENT SERVICES DIRECTOR DATE

PLANNING AND ZONING MEETING DATE

CITY COUNCIL APPROVAL DATE ROLL CALL NO. 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 IOWA.

DATE: 1/28/2025
PROJECT NUMBER: 14229
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL: 1
ALL SHEETS

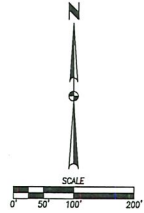
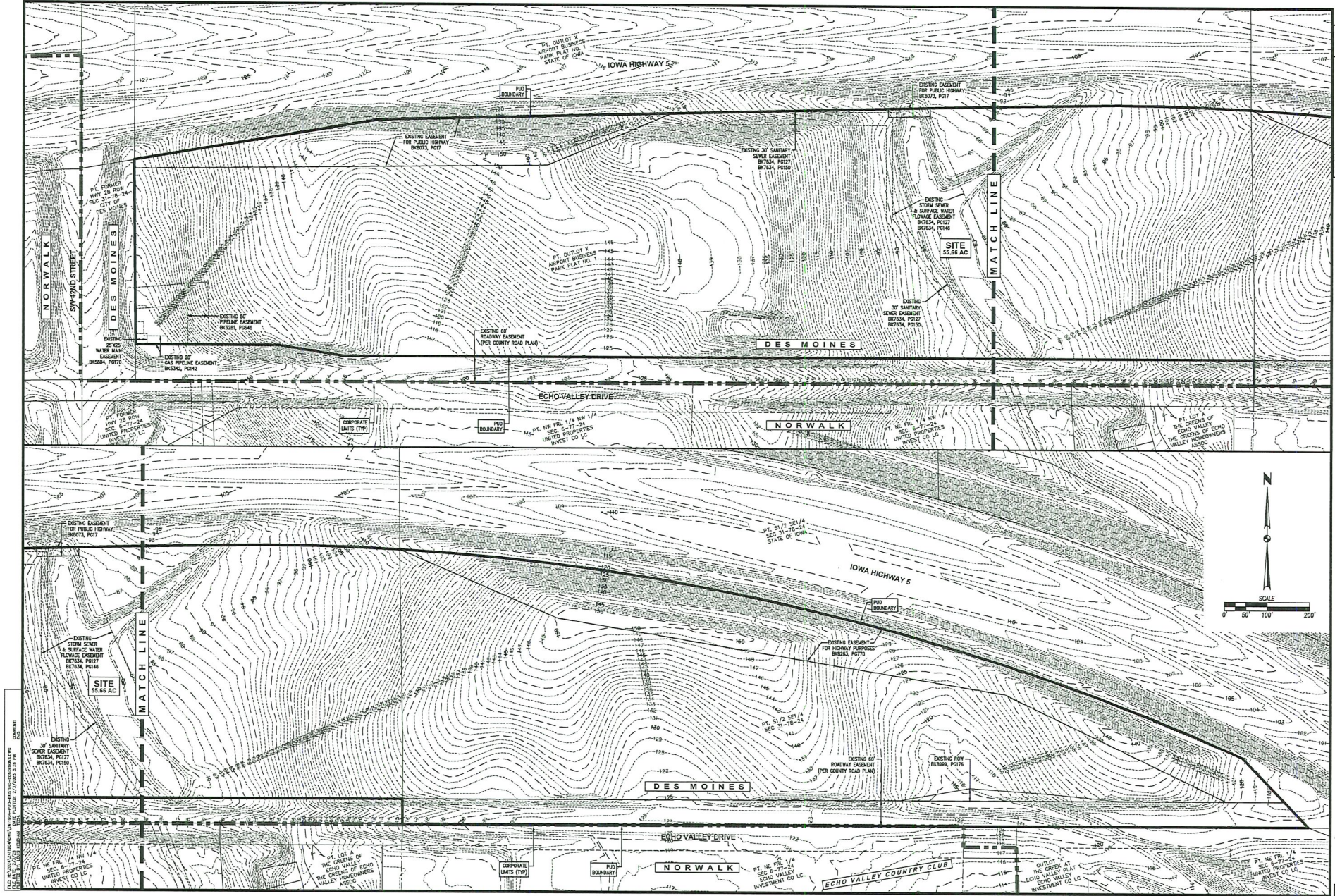
DATE	REVISIONS	FIRST SUBMITTAL
		02/02/2025

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

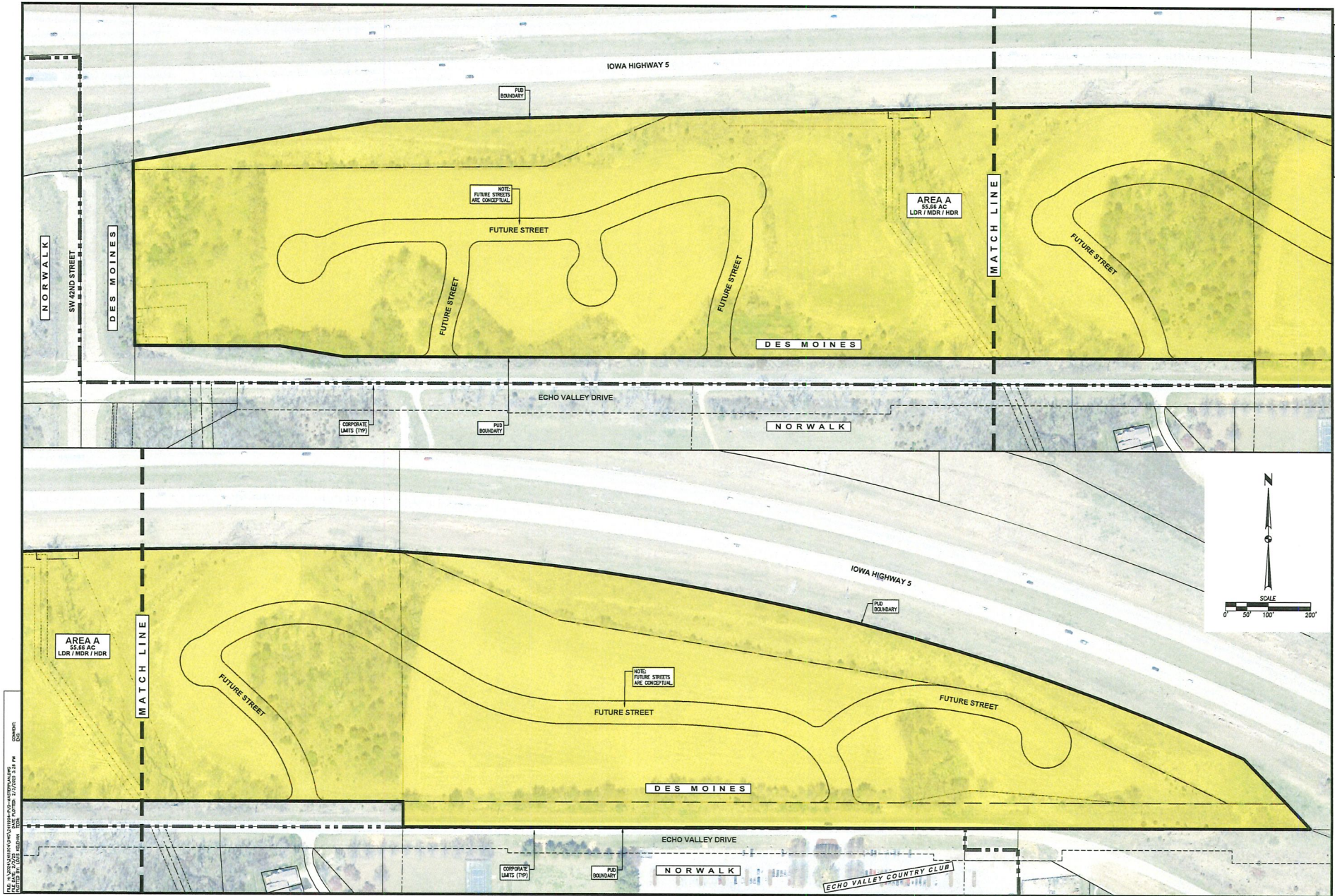


AIRPORT BUSINESS PARK
PUD AMENDMENT #2
COVER SHEET

2411.904

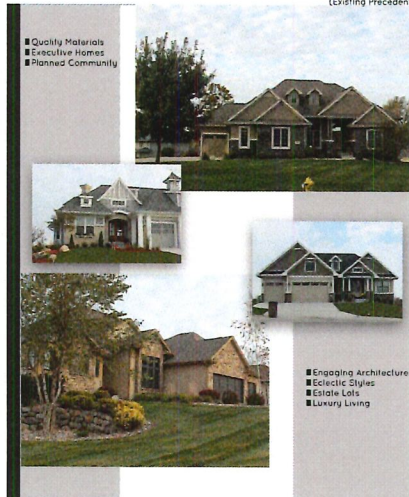


DATE 02/02/2025	REVISIONS 1. 02/02/2025 2. 02/02/2025 3. 02/02/2025 4. 02/02/2025 5. 02/02/2025 6. 02/02/2025 7. 02/02/2025 8. 02/02/2025 9. 02/02/2025 10. 02/02/2025 11. 02/02/2025 12. 02/02/2025 13. 02/02/2025 14. 02/02/2025 15. 02/02/2025 16. 02/02/2025 17. 02/02/2025 18. 02/02/2025 19. 02/02/2025 20. 02/02/2025 21. 02/02/2025 22. 02/02/2025 23. 02/02/2025 24. 02/02/2025 25. 02/02/2025 26. 02/02/2025 27. 02/02/2025 28. 02/02/2025 29. 02/02/2025 30. 02/02/2025 31. 02/02/2025 32. 02/02/2025 33. 02/02/2025 34. 02/02/2025 35. 02/02/2025 36. 02/02/2025 37. 02/02/2025 38. 02/02/2025 39. 02/02/2025 40. 02/02/2025 41. 02/02/2025 42. 02/02/2025 43. 02/02/2025 44. 02/02/2025 45. 02/02/2025 46. 02/02/2025 47. 02/02/2025 48. 02/02/2025 49. 02/02/2025 50. 02/02/2025 51. 02/02/2025 52. 02/02/2025 53. 02/02/2025 54. 02/02/2025 55. 02/02/2025 56. 02/02/2025 57. 02/02/2025 58. 02/02/2025 59. 02/02/2025 60. 02/02/2025 61. 02/02/2025 62. 02/02/2025 63. 02/02/2025 64. 02/02/2025 65. 02/02/2025 66. 02/02/2025 67. 02/02/2025 68. 02/02/2025 69. 02/02/2025 70. 02/02/2025 71. 02/02/2025 72. 02/02/2025 73. 02/02/2025 74. 02/02/2025 75. 02/02/2025 76. 02/02/2025 77. 02/02/2025 78. 02/02/2025 79. 02/02/2025 80. 02/02/2025 81. 02/02/2025 82. 02/02/2025 83. 02/02/2025 84. 02/02/2025 85. 02/02/2025 86. 02/02/2025 87. 02/02/2025 88. 02/02/2025 89. 02/02/2025 90. 02/02/2025 91. 02/02/2025 92. 02/02/2025 93. 02/02/2025 94. 02/02/2025 95. 02/02/2025 96. 02/02/2025 97. 02/02/2025 98. 02/02/2025 99. 02/02/2025 100. 02/02/2025
PROJECT 4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 969-4400	TECH: ENGINEER:
CIVIL DESIGN ADVANTAGE DES MOINES, IOWA	
AIRPORT BUSINESS PARK PUD AMENDMENT #2 EXISTING CONDITIONS EXHIBIT	
2 2411.904	4

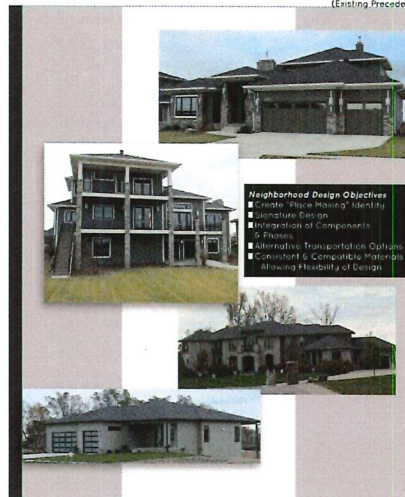


CA CIVIL DESIGN ADVANTAGE DES MOINES, IOWA	AIRPORT BUSINESS PARK PUD AMENDMENT #2 PUD MASTER PLAN		3 2411.904
	4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400		4
REVISIONS DATE	ENGINEER: TECH:	FIRST SUBMITTAL 02/29/2025	

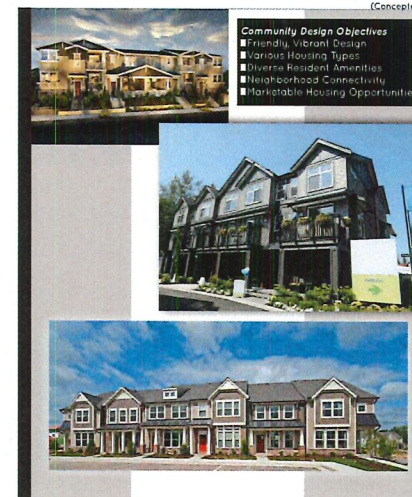
Single Family Homes (Existing Precedent)



Architectural Imagery (Existing Precedent)



Medium Density Residential Imagery (Conceptual)



High Density Residential Imagery (Conceptual)



Landscape Related Imagery (Existing Precedent)

