



Roll Call Number

22-0264

Agenda Item Number

40 ✓

Date February 21, 2022

RESOLUTION CONTINUING HEARING ON REQUEST FROM ABC PARTNERS, LP FOR APPROVAL OF A PROPOSED 2ND AMENDMENT TO THE AIRPORT BUSINESS PARK PHASE II PUD CONCEPTUAL PLAN ON PROPERTY LOCATED AT 7404 SW 37TH STREET

WHEREAS, on February 7, 2022, by Roll Call No. 22-0175, the City Council received a communication from the City Plan and Zoning Commission advising that on January 20, 2022, the Commission voted 14-0 to **APPROVE** a request from ABC Partners, LP (owner), represented by Ronald L. Daniels (officer), to review and approve a proposed 2nd Amendment to the Airport Business Park Phase II Planned Unit Development (PUD) Conceptual Plan on property located at 7404 SW 37th Street (“Property”) 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 subject to the following revisions to the Plan:

- 1) Provision that the parking note be updated to state that parking shall be provided in accordance with Des Moines Municipal Code Chapter 135, Planning and Design Code.
- 2) Provision of a note that states that bike rack quantity, placement, and design shall be provided in accordance with Des Moines Municipal Code Chapter 135, Planning and Design Code.
- 3) Provision of a note that states that all site and building mounted lighting shall be provided in accordance with Des Moines Municipal Code Chapter 135, Planning and Design Code.
- 4) Provision of a note stating that any refuse collection container shall be within an enclosure constructed of masonry walls that match the primary building and steel gate with a pedestrian entrance or shall be fully enclosed within the building.
- 5) Provision of a note that states that pedestrian access to the public trail/sidewalk shall be provided.
- 6) Provision of a note that states that all signage shall be provided in accordance with MX1 Zoning Classification per Des Moines Municipal Code Chapter 134, Zoning Code; and

WHEREAS, the Property is legally described as follows:

LOT 1 AND 2 OF AIRPORT BUSINESS PARK PLAT 2, BEING AND OFFICIAL PLAT IN THE CITY OF DES MOINES, POLK COUNTY, IOWA; and

WHEREAS, on February 7, 2022, by Roll Call No. 22-0175, it was duly resolved by the City Council that the request for approval of the 2nd Amendment to the PUD Conceptual Plan be set down for hearing on February 21, 2022, 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 PUD Conceptual Plan; and

WHEREAS, the applicant has requested that the hearing be continued to allow for additional time to address questions raised by the Development Services Department.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, that the public hearing on the proposed 2nd Amendment to the Airport Business Park Phase II PUD Conceptual Plan, for real property located at 7404 SW 37th Street, is hereby opened and continued to March 7, 2022, at 5:00 p.m. in the Council Chambers, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa.



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MOVED BY Mandelbaum TO ADOPT.

SECOND BY Gatto.

FORM APPROVED:

/s/ Glenna K. Frank
Glenna K. Frank
Assistant City Attorney

(ZON2021-000058)

CERTIFICATE

I, P. Kay Cmelik, 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.

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
BOESEN	✓			
GATTO	✓			
SHEUMAKER	✓			
MANDELBAUM	✓			
VOSS	✓			
WESTERGAARD	✓			
TOTAL	7			

MOTION CARRIED

APPROVED

J. M. Franklin Cownie
Mayor

P. Kay Cmelik

City Clerk