



Date April 21, 2025

RESOLUTION SETTING 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



Roll Call Number

250581

Agenda Item Number

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Date April 21, 2025

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.

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

1. That the attached communication from the Plan and Zoning Commission is hereby received and filed.
2. That the meeting of the City Council at which the proposed 2nd amendment to the Airport Business Park Phase II PUD Conceptual Plan is to be considered, shall be held at 5:00 p.m. on May 5, 2025, in the Council Chambers, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa, at which time the City Council will hear both those who oppose and those who favor the proposals.
3. That the City Clerk is hereby authorized and directed to cause notice of said proposal in the accompanying form to be given by publication once, not less than seven (7) days and not more than twenty (20) days before the date of hearing, all as specified in Sections 362.3 and 414.4 of the Iowa Code.

MOVED BY Gatto TO ADOPT. SECOND BY Voss

FORM APPROVED:

/s/ Chas M. Cahill
Chas M. Cahill
Assistant City Attorney

(ZONG-2025-000005)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN	✓			
SIMONSON	✓			
VOSS	✓			
COLEMAN	✓			
WESTERGAARD	✓			
MANDELBAUM	✓			
GATTO	✓			
TOTAL	7			
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.

Connie Boesen Mayor

Laura Baumgartner City Clerk