



Roll Call Number

25-0690

Agenda Item Number

51

Date May 5, 2025

RESOLUTION HOLDING HEARING REGARDING REQUEST FROM UNITED PROPERTIES INVEST CO, LC (OWNER), REPRESENTED BY MICHAEL A COPPOLA (OFFICER), FOR REVIEW AND APPROVAL OF A 1ST AMENDMENT TO THE UNITED PROPERTIES/ECHO VALLEY PUD (PLANNED UNIT DEVELOPMENT) CONCEPTUAL PLAN AND TO AMEND PLANDSM TO REVISE THE FUTURE LAND USE DESIGNATION FROM COMMUNITY MIXED USE, PARKS AND OPEN SPACE, AND DEVELOPMENT CONTROL ZONE TO COMMUNITY MIXED USE AND DEVELOPMENT CONTROL ZONE, FOR APPROXIMATELY 50.42 ACRES OF PROPERTY INCLUDING MULTIPLE PARCELS LOCATED IN THE VICINITY OF THE INTERSECTION OF ECHO VALLEY DRIVE AND GOLF HOUSE DRIVE (GEOPARCEL #91000060291), TO ALLOW THE DEVELOPMENT OF NEW RESIDENTIAL AND COMMERCIAL USES

WHEREAS, on April 3, 2025, the City Plan and Zoning Commission considered a request from United Properties Invest Co, LC (Owner), represented by Michael A Coppola (Officer), for review and approval of the 1st Amendment to the United Properties/Echo Valley PUD Conceptual Plan, for approximately 50.42 acres of property including multiple parcels located in the vicinity of the intersection of Echo Valley Drive and Golf House Drive (Geoparcel #91000060291), to allow the development of new residential and commercial uses; and

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on April 3, 2025 its members voted 10-0 in support of a motion finding the requested 1st Amendment to the United Properties/Echo Valley PUD Conceptual Plan, for approximately 50.42 acres of property including multiple parcels located in the vicinity of the intersection of Echo Valley Drive and Golf House Drive (Geoparcel #91000060291) is not in conformance with the existing PlanDSM future land use designation of Community Mixed Use, Parks and Open Space, and Development Control Zone; and

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on April 3, 2025, its members voted 10-0 in support of a motion to recommend **APPROVAL** of a request from United Properties Invest Co, LC (Owner), represented by Michael A Coppola (Officer), to amend the PlanDSM: Creating Our Tomorrow future land use designation, for approximately 50.42 acres of property including multiple parcels located in the vicinity of the intersection of Echo Valley Drive and Golf House Drive (Geoparcel #91000060291) from Community Mixed Use, Parks and Open Space, and Development Control Zone to Community Mixed Use and Development Control Zone, and determined the requested 1st Amendment to the United Properties/Echo Valley PUD Conceptual Plan is in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan; 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, for approximately 50.42 acres of property including multiple parcels located in the vicinity of the intersection of Echo Valley Drive and Golf House Drive (Geoparcel #91000060291), to allow the development of new residential and commercial uses, subject to the following conditions:



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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. Signage for commercial uses shall be regulated in accordance with MX3 District standards pursuant to Chapter 134 of the City Code.
3. Signage for residential use shall be regulated in accordance with N District standards pursuant to Chapter 134 of the City Code.
4. Development shall comply with all applicable Fire and Building Codes. Fire sprinklers or alternative fire protection measures may be required for all units developed on the cul-de-sac in subarea "A1"; and

WHEREAS, the Property is legally described as follows:

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°47'06" WEST, 52.29 FEET; THENCE NORTH 03°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 25.00 FEET, WHOSE ARC LENGTH IS 51.26 FEET AND WHOSE CHORD BEARS NORTH 59°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



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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, 514.60 FEET; THENCE SOUTH 15°33'20" 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 89°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 19°14'44" WEST, 38.65 FEET; THENCE NORTH 57°44'44" WEST, 196.70 FEET; THENCE NORTH 72°35'21" WEST, 229.44 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 (2,196,102 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.; and

WHEREAS, on April 21, 2025, by Roll Call No. 25-0580, it was duly resolved by the City Council that the request for approval of the proposed PlanDSM amendment and 1st Amendment to the United Properties/Echo Valley PUD Conceptual Plan be set down for hearing on May 5, 2025, 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 proposals; and

WHEREAS, in accordance with said notice, those interested in said proposals, both for and against, have been given opportunity to be heard with respect thereto and have presented their views to the City Council.

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

1. Upon due consideration of the facts, and any and all statements of interested persons and arguments of counsel, any objections to the proposed amendment and 1st Amendment to the United Properties/Echo Valley PUD Conceptual Plan are hereby overruled, and the hearing is closed.



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- 2. The proposed amendment to PlanDSM: Creating Our Tomorrow Plan to revise the future land use classification for the Property Community Mixed Use, Parks and Open Space, and Development Control Zone to Community Mixed Use and Development Control Zone is hereby approved.
- 3. The proposed 1st Amendment to the United Properties/Echo Valley PUD Conceptual Plan is hereby found to be in conformance with PlanDSM: Creating Our Tomorrow Plan and is hereby approved as stated above, subject to conditions set forth above.

MOVED by Mandelbaum to adopt. SECOND by Gatto.

FORM APPROVED:

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

(ZONG-2025-000004) (COMP-2025-000002)

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