



Roll Call Number

25-0691

Agenda Item Number

52

Date May 5, 2025

RESOLUTION HOLDING 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

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



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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.; and

WHEREAS, on April 21, 2025, by Roll Call No. 25-0581, it was duly resolved by the City Council that the request for approval of the 2nd Amendment to the Airport Business Park Phase II 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 proposed 2nd Amendment to the Airport Business Park Phase II PUD Conceptual Plan; and

WHEREAS, in accordance with said notice, those interested in said proposed 2nd Amendment to the Airport Business Park Phase II PUD Conceptual Plan, 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 2nd Amendment to the Airport Business Park Phase II PUD Conceptual Plan are hereby overruled, and the hearing is closed.
2. The proposed 2nd Amendment to the Airport Business Park Phase II 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 Mendelbaum to adopt. SECOND by Gatto.

FORM APPROVED:

/s/ Chas M. Cahill

Chas M. Cahill
Assistant City Attorney

(ZONG-2025-000005)