

★ Roll Call Number

Agenda Item Number

41E

Date January 22, 2007

Communication from area property owners.

Moved by _____ to receive and file.

| COUNCIL ACTION | YEAS | NAYS | PASS | ABSENT |
|----------------|----------|------|------|--------|
| COWNIE | | | | |
| COLEMAN | | | | |
| HENSLEY | | | | |
| KIERNAN | | | | |
| MAHAFFEY | | | | |
| MEYER | | | | |
| VLASSIS | | | | |
| TOTAL | | | | |
| MOTION CARRIED | APPROVED | | | |

CERTIFICATE

I, DIANE RAUH, 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

41E

Rauh, Diane I.

From: Davros, Lorna L. on behalf of Cownie, Frank
Sent: Tuesday, January 16, 2007 8:20 AM
To: Rauh, Diane I.
Subject: FW: Tobis Farm Rezoning at Indianola and Pine Avenues
Importance: High

Request for jan 22 meeting

From: jimrachellem@netzero.net [mailto:jimrachellem@netzero.net]
Sent: Tuesday, January 16, 2007 6:15 AM
To: Vlassis, Thomas D.; Cownie, Frank; Mahafb@AEDairy.com; hensley2@mchsi.com; ccoleman@dm.bbb.org; Kiernan, Michael J.; brianjmeyer@gmail.com
Subject: Tobis Farm Rezoning at Indianola and Pine Avenues

Dear Council,

The neighborhoods of the area surrounding the Tobis Farms (Bloomfield-Allen Neighborhood Association developments of Hillsboro, Three Lakes Estates, et al) wish to voice our opinion of the rezoning proposal by Jerry's Homes at the January 22 meeting. As observed by the recent Ward 4 election, our constituents are active participants in civic activism and look forward to verbal discussion of this issue on Monday. Please read the attached letter for further details.

Sincerely,

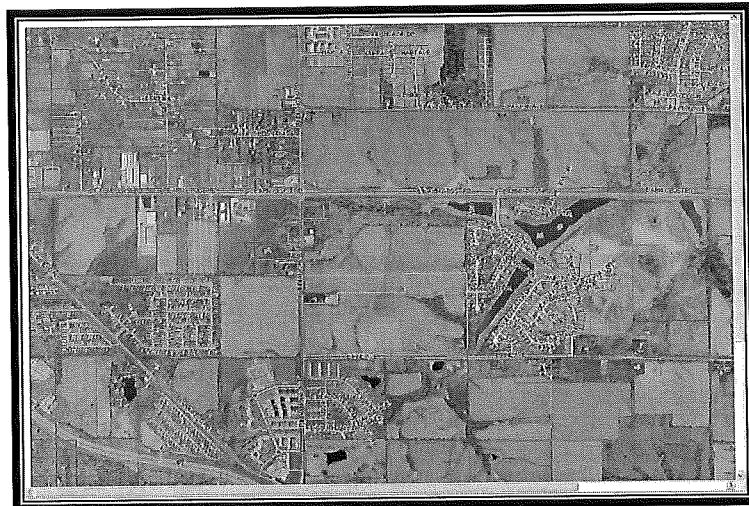
Jim Martin

Three Lakes Estates Representative

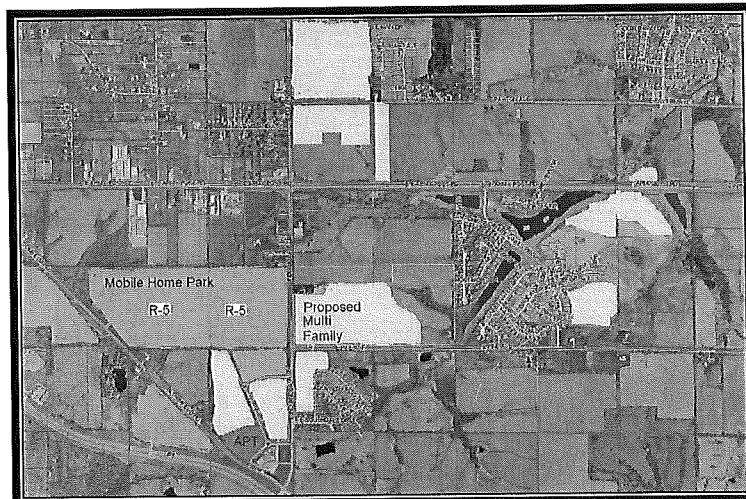
Key Points from property owners around the Tobis farm zone:

- All development in the Easter Lake New Town Plan be done through P.U.D. proposals. This has become the city's development norm.
- The Easter Lake 2020 Plan should be maintained to be as close as possible to its current intent and character. Creeping higher densities are diverging from this.
- **Jerry's Homes proposal be rejected.** Lack of plan clarity throughout the plan and lack of true collaboration have made this proposal widely unacceptable to the surrounding neighborhoods.

Easter Lake New Town Plan, 2000: all single-family residential zone.



*Current zoning,
2006*



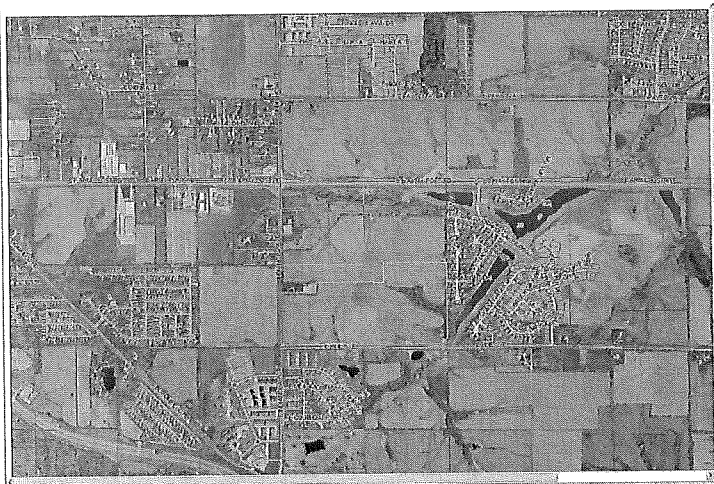
Dear City Council Members:

As members of varying neighborhoods surrounding the Tobis Farm area at Indianola and Pine Avenues, we are writing in concern of the rezoning proposed by Jerry's Homes. We wish to present our issues with the development proposal. As neighborhood communities, *we certainly wish to have the Tobis land developed*. However, we feel that the plan should reflect the interests of those that have chosen to live in the area for decades to come. Here are concepts that we feel are important:

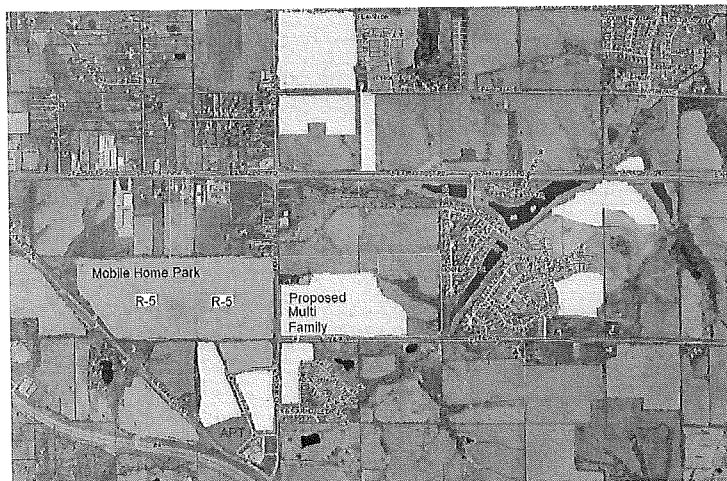
1. **All development in the Easter Lake New Town Plan be done through P.U.D. proposals** to allow all involved to maintain certainty of what is actually coming or being proposed.
2. **The Easter Lake 2020 Plan should be maintained to be as close as possible to its current intent and character**. After all, this is the plan that many residents based their building plans upon in the first place. Creeping increases in density one zone at a time diverge from this when holistically viewed.
3. **Jerry's Homes proposal be rejected**. Lack of plan clarity throughout the plan and lack of true collaboration have made this proposal widely unacceptable to the surrounding neighborhoods.

We welcome any City Council members to come out and view the territory currently in question. We believe that seeing the actuality of the project offers a much different perspective than a two-dimensional map. The topography of the land does affect how the development will impact the neighborhoods already established in the area.

Although the lay of the land is a concern, our greatest concern resides in the issue of density. When looking only at the numbers assigned to a zone, it may appear that Jerry's plan is reasonable. However, when widening the lens to consider all of the developmental changes that have already deviated from the original Easter Lake 2020 Plan, one can see how density truly causes anxiety for those already established in the area. Below are two maps that show the change, and a quick first-person tour of the higher-density areas can show even more:



Easter Lake New
Town Plan, 2000: all
single-family
residential zone.



*Current zoning,
2006*

As one can see, there have already been considerable increases in density in the area. When seeing how all of the parts affect the whole, it is easy to discern how a series of smaller concessions to greater density quickly and literally add up. Higher density has residual effects, such as traffic issues. Although the city of Des Moines does have a plan for the addressing traffic on Indianola Avenue, other roads that will become highly traveled are not, such as Pine Avenue.

Density and traffic, however, are not the only concerns. The similarity of the buildings in the rezoning proposal is also in question. City planning administrator Mike Ludwig cited several suggestions to Jerry's plan, which addressed square footage and construction material quality. In the November 16th meeting, the Plan and Zoning Commission held Jerry's to those stipulations and more on the R1 territory adjacent to the Three Lakes Estates properties, but no specifications were made for the proposed R2 and R3 areas. There is no certainty involved in this area, and it begs current property owners to question the purposes of city planning if the whims of builders are given carte blanche to changing the plans—the very plan by which the hundreds of homeowners made decisions to reside in the area. What purpose would aspiring homeowners have to build in this area knowing that the sanctity of their neighborhoods lies only in hopes of the clemency of a builder whose main concern is market trends and quick ability to sell?

Because of the growing density concerns paired with the lack of certainty of this proposal, we recommend the Council reject this plan. If both the neighborhoods and developers are to work together and come to agreements regarding development, as indicated by Mayor Frank Cownie's words in the Ward 4 Town Hall meeting, a more concerted effort needed to be made by Jerry's Homes other than to come to meetings, show a rezoning plan, merely listen to concerns, and tell people that "this is what we plan to present" regardless of feedback or counter-proposals. We do not feel that Jerry's has the best interests of the Bloomfield-Allen Neighborhood Association territory, the Hillsboro area, or the Three Lakes Estates neighborhoods in mind with this plan, although the organization has been given several opportunities to do so. To say that Jerry's Homes has "really, really tried" (Jeff Grubb, September 21 and November 16, 2006 P&Z meetings) to work the issues out with the neighborhoods is, at best, inaccurate. The virtually unanimous opposition to this proposal should be a clear indicator that this is not a plan befitting of the area.

Thank you for your time and attention to this issue. We welcome any City Council members to the area to gain further knowledge of the matter at hand, and we encourage any members to contact the people listed below to make arrangements to do so.

A considerate and detailed plan respectful of the property owners with vested interests is called for here, the kind of plans revealed in the PUD's that the Easter Lake New Town Plan requests. We hope that the Council thoughtfully considers these requests.

Sincerely,

Jim Martin
Three Lakes Estates Rep.
284-0807

Christine Brand
Three Lakes Estates Rep.
256-0696

Jim Bollard
President, Bloomfield-Allen Association
508-4550

Ron Foster
President,
Hillsboro Town Home
Association
287-1888

Chad Ervin
Hillsboro Neighborhood
Association Board Representative
953-0085

Michael Schoborg
President, Hillsboro
Neighborhood Association
480-6325