



Date January 26, 2009

WHEREAS, on January 5, 2009 by Roll Call No. 09-017 it was duly resolved that the application of Hubbell Realty Company (developer) represented by Steve Neibuhr (officer) to rezone property located at 5525 SE 14th Street, from Limited R-3 Multiple-Family Residential District to R-3 Multiple-Family Residential District, removing the limitation of senior residential housing on multiple-family dwellings and allowing for 240 apartments would be considered at a public hearing in Council Chambers, City Hall, Des Moines, Iowa at 5:00 p.m. on January 26, 2009; and

WHEREAS, the above described application was considered by the City Plan and Zoning Commission on January 15, 2009 at which time the Commission DENIED the application by voting 5 members in favor and 5 members opposed on a motion to approve the application. No further motion on this matter was brought forward; and

WHEREAS, due notice of the January 26th hearing before the City Council was published in the Des Moines Register on January 15, 2009 as provided by law, setting forth the time and place for hearing on the proposed application; and

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

Except the West 400 feet, and except the East 510 feet of the South 538.64 feet, and Except the South 4.5 feet of the East 240.75 feet of the West 1033.5 feet - the South 25 acres of Lot 5, Official Plat of the Northwest Quarter of Section 26, Township 78 North, Range 24 West of the 5th P.M.; and, except the West 30 feet and except the East 10.2 feet - Lot 7, Capitol View Acres, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa.



Roll Call Number

Agenda Item Number

56

Date January 26, 2009

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Des Moines that, upon due consideration of the facts and statements of interested persons and arguments of counsel, the hearing is closed and the application as set forth is hereby:

(Six votes needed for approval)

APPROVED: _____

DENIED: _____

(Council Communication No. 09-_____ attached)

Moved by _____ to _____

APPROVED AS TO FORM:

Michael F. Kelley
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
MEYER				
VLASSIS				
TOTAL				

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.

MOTION CARRIED APPROVED

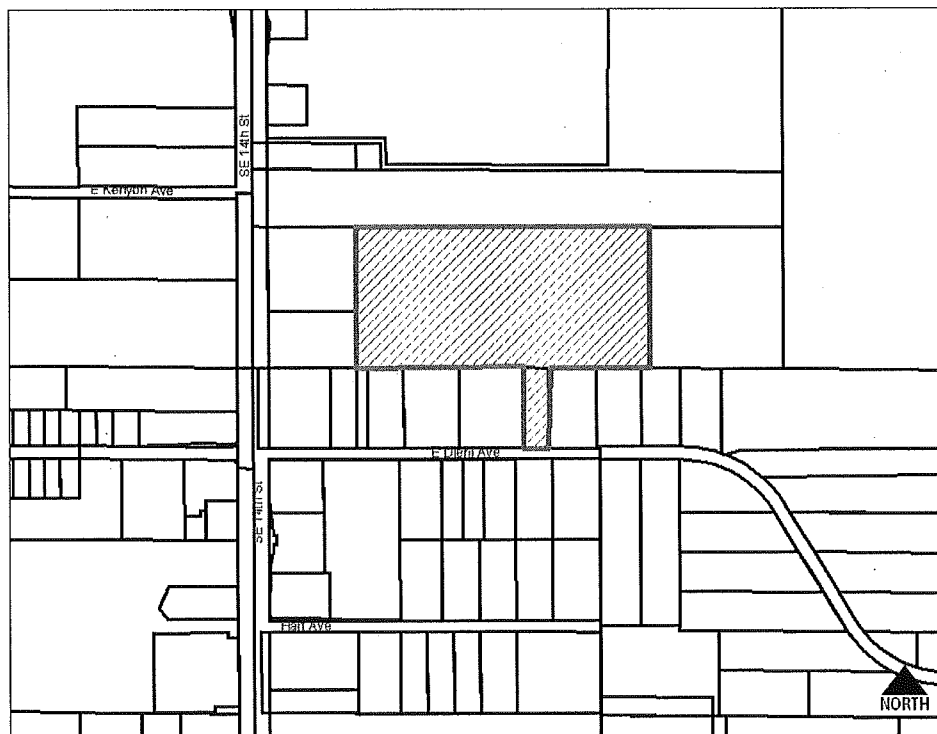
Mayor

City Clerk

Request from Hubbell Realty Company (developer) represented by Steve Niebuhr (officer) to rezone property located at 5525 Southeast 14 th Street. The subject property is owned by Donald White, Jr.			File # ZON2008-00191		
Description of Action	Rezone property from Limited "R-3" Multiple-Family Residential District to "R-3" Multiple-Family Residential District, removing the limitation of senior residential housing on multiple-family dwellings and allow for up to 240 multiple-family residential dwellings.				
2020 Community Character Plan	Medium-Density Residential				
Horizon 2025 Transportation Plan	No Planned Improvements				
Current Zoning District	Limited "R-3" Multiple-Family Residential District				
Proposed Zoning District	"R-3" Multiple-Family Residential District				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Inside Area	3	7		>20%	
Outside Area					
Plan and Zoning Commission Action	Approval		Required 6/7 Vote of the City Council	Yes	X
	Failed	5-5		No	

Hubbell Realty Company - 5525 SE 14th Street

ZON2008-00191



Date _____
 Agenda Item 56
 Roll Call # _____

January 16, 2009

Honorable Mayor and City Council
 City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their meeting held January 15, 2009, the following action was taken:

COMMISSION RECOMMENDATION:

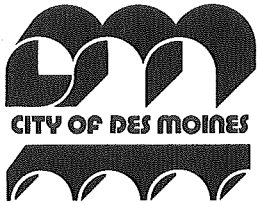
After public hearing, the members voted 9-1 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Leisha Barcus	X			
JoAnne Corigliano	X			
Shirley Daniels				X
Jacqueline Easley				X
Dann Flaherty		X		
Bruce Heilman	X			
Ted Irvine	X			
Jeffrey Johannsen				X
Greg Jones	X			
Frances Koontz				X
Jim Martin	X			
Brian Millard	X			
Mike Simonson	X			
Kent Sovern	X			

APPROVAL of a request from Hubbell Realty Company (developer) represented by Steve Niebuhr (officer) Donald White, Jr. (owner) to find the proposed rezoning in conformance with the Des Moines' 2020 Community Character Plan.

A separate motion **FAILED** by a vote of 5-5 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Leisha Barcus		X		
JoAnne Corigliano		X		
Shirley Daniels				X
Jacqueline Easley				X
Dann Flaherty		X		
Bruce Heilman	X			
Ted Irvine	X			
Jeffrey Johannsen				X
Greg Jones	X			
Frances Koontz				X
Jim Martin		X		
Brian Millard		X		
Mike Simonson	X			
Kent Sovern	X			



CITY PLAN AND ZONING COMMISSION
 ARMORY BUILDING
 602 ROBERT D. RAY DRIVE
 DES MOINES, IOWA 50309 -1881
 (515) 283-4182

ALL-AMERICA CITY
 1949, 1976, 1981
 2003

APPROVAL of a request to rezone property located at 5525 Southeast 14th Street from Limited "R-3" Multiple-Family Residential District to "R-3" Multiple-Family Residential District, removing the limitation of senior residential housing on multiple-family dwellings subject to applicant agreeing to the following conditions: (ZON2008-00191)

1. No removal of trees 6" inches or larger in diameter from the subject property until review of a tree inventory and mitigation plan with any site plan submittal or grading permit application.
2. Any development of the site is subject to provision of storm water management in accordance with State Wide Urban Design and Specifications (SUDAS) standards for a two-year frequency storm event developed release rate in addition to requirements for management of more frequent rain events.
3. Any development of the subject property will incorporate conservation design methods for mitigation of storm water from more frequent than two-year storm events.
4. Any Site Plan submittal or platting of the subject property for multiple residential units shall include an update to the professionally prepared traffic study for the property.
5. Primary vehicular access for any multiple family residential development shall be from SE 14th Street through the property adjoining to the west in accordance with all applicable Fire and Building codes.
6. Design and materials for any multiple-family structure built on the subject property shall be determined to be compatible with the adjoining residential properties by the Plan and Zoning Commission as part of Site Plan review.

Written Responses

3 In Favor

7 In Opposition

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the requested rezoning be found in conformance with the Des Moines' 2020 Community Character Plan.

Part B) Staff recommends approval of the requested rezoning subject to applicant agreeing to the following conditions:

1. No removal of trees 6" inches or larger in diameter from the subject property until review of a tree inventory and mitigation plan with any site plan submittal or grading permit application.
2. Any development of the site is subject to provision of storm water management in accordance with State Wide Urban Design and Specifications (SUDAS) standards for a two-year frequency storm event developed release rate in addition to requirements for management of more frequent rain events.
3. Any development of the subject property will incorporate conservation design methods for mitigation of storm water from more frequent than two-year storm events.
4. Any Site Plan submittal or platting of the subject property for multiple residential units shall include an update to the professionally prepared traffic study for the property.
5. Primary vehicular access for any multiple family residential development shall be from SE 14th Street through the property adjoining to the west in accordance with all applicable Fire and Building codes.
6. Design and materials for any multiple-family structure built on the subject property shall be determined to be compatible with the adjoining residential properties by the Plan and Zoning Commission as part of Site Plan review.

STAFF REPORT

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is conceptually proposing to develop six 36-unit and one 24-unit multiple-family dwellings. This is a density of approximately 13.8 units an acre. The applicant proposes three-story construction, and is seeking to remove the existing Zoning condition that only permits senior living multiple-family residential use. The Development of any proposal involving multiple-family residential dwellings will require review and approval of a Site Plan by the Commission under design guidelines for multiple-family residential.
2. **Size of Site:** Approximately 13.8 acres.
3. **Existing Zoning (site):** Limited "R-3" Multiple-Family Residential District.
4. **Existing Land Use (site):** Vacant land used for agricultural purposes.
5. **Adjacent Land Use and Zoning:**
 - North** – *Limited "C-2", Use is Dino's Storage mini-warehousing.*
 - South** – *"R1-80", Uses are single-family residential.*
 - East** – *"R1-80", Uses are open space and parkland.*
 - West** – *"C-2", Uses are vacant land and off-premises advertising sign.*
6. **General Neighborhood/Area Land Uses:** The subject property is located just east of commercial property fronting the SE 14th Street major commercial corridor. The property is just west of the Ewing Park complex.
7. **Applicable Recognized Neighborhood(s):** Easter Lake Area Neighborhood and South Park Neighborhood.
8. **Relevant Zoning History:** The subject property was rezoned by the City Council to Limited "R-3" on October 9, 2006 with the following conditions accepted by the owner:
 - A. Only the following uses of structures and land shall be permitted upon the Property:
 1. Any use allowed in and as restricted in the "R1-80" One-Family Residential District.
 2. Multiple-family senior residential housing.
 - B. None of the trees over 4 inch in caliper measured one foot above the ground shall be removed from the Property until a tree mitigation plan is approved by the City incident to the approval of a site plan or grading permit.
 - C. Any development of the Property is subject to provision of storm water management in accordance with State Wide Urban Design and Specifications (SUDAS) standards for a two-year frequency storm event developed release rate.
 - D. Any development of the Property will incorporate conservation design methods for mitigation of storm water runoff from more frequent than two-year storm events.

E. Any site plan or platting of the Property for multiple-family residential use shall include a professionally prepared traffic study and access to the subject property shall be based on the traffic study as reviewed and approved by the City Traffic Engineer.

F. In the site plan review process, the design and materials for any multiple-family structure built on the Property shall be reviewed by the City for compatibility with the adjoining residential properties.

9. **2020 Community Character Land Use Plan Designation:** Medium Density Residential.

10. **Applicable Regulations:** The Commission reviews all proposals to amend zoning regulations or zoning district boundaries within the City of Des Moines. Such amendments must be in conformance with the comprehensive plan for the City and designed to meet the criteria in §414.3 of the Iowa Code. The Commission may recommend that certain conditions be applied to the subject property if the property owner agrees in writing, in addition to the existing regulations. The recommendation of the Commission will be forwarded to the City Council.

II. ADDITIONAL APPLICABLE INFORMATION

1. **Natural Site Features:** The subject property is primarily cultivated land use for agriculture. There is some scattered timber along a drainage swale within the property and along the north, east and south boundary fence lines. A minor drainage way runs through the southern extension of the subject property fronting East Diehl Avenue. Staff recommends retention of the Zoning Condition prohibiting larger tree removal until an inventory and mitigation plan has been reviewed as part of site plan review or grading.

2. **Drainage/Grading:** Development of the site for housing will require approval of a grading and soil erosion control plan in conformance with City standards. Storm water management in accordance with site plan policies will be required prior to development as well. The Commission will review this at the Site Plan stage.

The drainage way to the south of the subject property has experienced some negative impacts during more frequent rain events (less than the five year storm) due to volumes from commercial development on SE 14th Street.

Due to the known problems in the drainage way to the south during more frequent storms, staff recommends retaining the Zoning condition requiring development releasing to this drainage way adhere to SUDAS standards which require storm water to be released at the rate of a two-year frequency storm event. Staff also recommends retention of the Zoning condition that any development of the subject property use low impact design or conservation design methods to keep storm water from more frequent than two-year storm events on the site putting it back into the ground instead of releasing it to the natural surface drainage away from the subject property. Consideration of water quality detention is now a requirement for sites over an acre during Site Plan review.

3. **Utilities:** Private utilities to serve the subject property are proposed to be extended through easements on the property to west from SE 14th Street. Private on site hydrants will be required in order to provide adequate fire protection. A private pumping station will likely be necessary for the developer to connect sanitary sewer to the public main in SE 14th Street.

4. **Landscaping & Buffering:** Development of the subject property will require compliance with the Des Moines Landscape standards. Conformance with these standards will be reviewed by the Commission at the Site Plan stage. Staff recommends that an emphasis be placed on any

bufferyard required to protect residential property to the south. This may involve additional plantings beyond the minimum required or concentration of some open space plantings within the buffer yard.

- 5. Traffic/Street System:** The applicant has provided a traffic study analyzing proposed development of the subject property along with the multiple-family development under review for the adjoining property to the west. The submitted development to the west and the proposed development of the subject property will generate 40% less vehicle trips than the previously proposed development, which consisted of senior housing with commercial strip development along Southeast 14th Street.

Traffic and Transportation and Fire Prevention staff have reviewed the study and have determined that outlet to Southeast 14th Street is sufficient for the projected volumes of traffic and that a separate access to East Diehl Avenue from the subject property or upgrade of East Diehl Avenue will not be necessary. Future phases of development should re-evaluate the traffic study to ensure the findings are still valid at that point in time.

- 6. Access or Parking:** While the actual required street frontage for the subject property under Zoning is along East Diehl Avenue, the applicant is conceptually proposing a single private driveway looping through development with two access connections to adjoining commercial property along Southeast 14th Street.

Preliminary evaluation of this concept from the Fire Prevention staff indicates that this is acceptable based on the proposed zoning densities and the fact that multiple-family units will require fire sprinklers in the building. Development of cross access drive connections through the adjoining property to the west to both the Tasty Tacos site and the Dino's storage site are mandatory to avoid a secondary outlet to East Diehl Avenue based on the proposed densities.

Minimum off-street parking will be required to be provided as part of each phase of development. Each dwelling unit will require 1.5 off-street parking spaces.

- 7. 2020 Community Character Plan:** The proposed concept for the rezoning indicates a range of elderly residential living at a density that is just less than 14 units per acre. The future land use designation for the subject property of Medium Density Residential provides for up to 17 dwelling units per acre. Staff believes that the property should be limited to a maximum of 14 units an acre in order to prevent a higher density which would generate more impervious parking surfaces.
- 8. Urban Design:** The applicant has not submitted any conceptual elevations for the architecture of the proposed multiple-family residential buildings. While staff has a concern about the scale of proposed three-story construction in proximity to single-family residences, this must be reviewed with the Site Plan along with the availability of proposed topographic data. The character of any of these buildings as proposed will be reviewed by the Commission under the design guidelines for multiple-family residential during Site Plan consideration.

SUMMARY OF DISCUSSION

Erik Lundy presented staff report and recommendation.

Bruce Heilman asked if the entrance was a right in and right out on East 14th.

Erik Lundy stated there is an opening in the median. Staff is also requiring frontage road access to Diehl through the Tasty Taco site and to SE 14th through the Dino's Storage site.

JoAnne Corigliano asked if this plan would require a deceleration lane from the property like the previous plan.

Erik Lundy explained that this plan would require a deceleration lane, which will be talked about on the next agenda item.

JoAnne Corigliano stated that she is concerned with the water runoff and asked if there is a plan to handle this problem.

Erik Lundy stated that the multi-family site plan will come back to the Commission. One of the requirements under the site plan provisions, which are tighter than they were at the previous time of rezoning, is that more frequent storm water events be handled.

Larry Hulse clarified that this project is already zoned "R-3" with some conditions on it. Removing those conditions and setting a maximum number of units that they are going to have is this step of the process. If the zoning is approved then they will go into the engineering of their site plan for Plan & Zoning review. The site plan is where they lay it out to look at details to address water concerns on their property.

Erik Lundy stated the same property owners will receive notification at the time the Commission reviews the site plan.

Doug Saltsgaver, ERG Inc, 2413 Grand Avenue, addressed some of the concerns. With regards to storm water management, staff has recommended a more restrictive standard than typically required on projects. My client is planning to comply with this requirement using conservation methods in addition to detention. With regard to traffic, a traffic study has projected a 40% reduction in traffic compared to the levels predicted on the previously approved development concept. The submitted site plan includes the recommended deceleration lane on SE 14th Street.

My client is not willing to make a secondary connection to E. Diehl for a number of reasons. It is too expensive to improve that connection and bring E. Diehl up to an urban standard between there and SE 14th Street. Also the steep topography, grading, and tree clearing necessary lend the property to being left in a natural state. Therefore, the recommended cross-access connections become the alternative to satisfy staff's recommendation.

Bruce Heilman asked how they will achieve a 40% reduction in traffic with these apartments over the retirement apartments.

Doug Saltsgaver stated that the previous proposal had commercial uses fronting SE 14th.

Bruce Heilman stated that this means that a big traffic increase for the east three-fourths of the site but a big traffic decrease for the frontage on SE 14th.

Dann Flaherty asked if soil testing has been done in this area, and the ability for infiltration.

Doug Saltsgaver stated that a soil study has been done and there are some challenges fairly close to SE 14th so it will have to be reworked. Infiltration varies throughout the site. We are going to try to rework the soil in some locations to loosen it up to promote water getting back in the ground.

Dann Flaherty asked when roads are being built throughout the project, will they be using permeable concrete?

Doug Saltsgaver stated no, because they still think there are issues with sand and silt getting into those and plugging them up.

Bruce Heilman asked if Hubbell intend to clean up the property adjacent to SE Diehl.

Doug Saltsgaver stated they do intend to clean up the property and be a good neighbor.

Doug Wells, Wells and Associate Architects – 1105 Grand Avenue, West Des Moines. Showed building elevations and gave a brief overview.

JoAnne Corigliano commented that the quality and materials will look nice.

Dann Flaherty asked if open stairwells are proposed, or if they need to be enclosed at some point.

Doug Wells stated that this is a family complex and noted the ability for management to keep it neat. Less collection of debris in the area is a superior situation. Also the open area offers natural circulation alleviating the staleness that enclosed corridors offer.

Dann Flaherty asked if these are rentals not condos.

Doug Wells stated that they are all rentals.

CHAIRPERSON OPENED THE PUBLIC HEARING

The following individuals spoke in opposition

Robby Robinson, 1590 E. Diehl Avenue, handed clerk a petition to file. He stated when they were annexed they were told it would remain "R-2". There is continued property damage due to the increase water runoff due to the last development at "Stoney Pointe" and the businesses across the road. Several attempts have been made to control the water with no success: the retention pond did not work, they have lost several trees, and the bridge has been replaced three times. All of the future erosion will end up in Easter Lake and the city and county tax payers will be paying for future dredging. Traffic is already a problem and if this project is approved they have concerns regarding increased crime and sewage spills.

Mike Simonson stated that Hubbell's proposal should help the storm water situation.

Robby Robinson stated that there has been nothing but damage to their property.

Kevin Walker 1540 E. Diehl states that his property is washed out and does not want to look at a 3-story building.

Dann Flaherty stated someone is going to buy the property behind him, and asked what is he looking for in its development?

Kevin Walker states he would be looking for better water retention and controlled traffic.

Dann Flaherty asked is there anyone who can resolve the problem by buying this property.

Kevin Walker replied he would have to think about that.

Tim Fitzgerald 2224 Evergreen is concerned with the increase of criminal element, debris and the deterioration of the community as a whole because of over abundance of multi-family housing.

Dann Flaherty asked what should be developed there.

Tim Fitzgerald answered he was not sure of the solution but it is not a 245 unit apartment complex.

Darren Hansen 5115 SE 9th stated that he met with the developer and they came up with some nice solutions but is concerned with traffic and the safety of the little children crossing E. 14th. He also asked how many parking spaces are shown on the drawing because those spaces will have that many vehicles.

Jim Bollard 4007 SE 26th states that he is concerned that if zoning is granted they will have no voice along the corridor. It should stay commercial in front with the back portion for townhomes, or single-family dwellings but not 3-story apartment buildings.

Brian Millard asked about the number of vehicles when it was previously considered.

Dann Flaherty stated that there are 486 parking stalls.

Jan Goode 4501 SE 6th Street states that this neighborhood has the highest per capita of section 8, low income housing, rental properties, and crime in the City.

Jim Martin 6916 Starview Street, has concerns with density and the development of the south side.

Brian Millard asked Jim Martin if he was surprised that no real storm water structure has been put in around Diehl. The City has been on notice about this and yet it seems to be worse than it ever was.

Jim Martin stated that he is a little bit surprised, but disappointed might be a better term. There are some hands tied with these issues and there have been some attempts to fix it, but according to the residents those things have not worked and have gotten worse.

Mel Pins, 210 E. Bundy Avenue, expressed concern that the development is too big for the site and it will cause traffic congestion and traffic safety issues.

Wanda Walker 1540 E. Diehl, is concerned with crime, noise level, privacy, traffic congestion, and the water runoff.

Tom Cooper 1730 E. Diehl submitted a petition with 57 signatures and wants Hubbell to know that he and the other signatories are pro development but do not want a transient neighborhood. His concerns are the increase traffic and the water runoff.

Steve Niebuhr, Hubbell Realty Company 6900 Westown Parkway, West Des Moines clarified that under the current zoning they could build 280 units for residents over 55. So they are not asking for any changes in the zoning just to lift the over 55 as it exists. A deceleration lane will be added to SE 14th, the traffic study has been done and under the current zoning there will be 40% less traffic with their project than what could be developed because they will be getting rid of that commercial component. Many changes were made due to the neighborhood meeting such as the fence between their property and the properties to the south to address any security concern they may have. A berm was added to alleviate some concerns to surface water that might flow onto those properties on the south and more. He asked that a moratorium not be held on this site while the City does something to solve the regional storm water problems. They would like to develop this site and create economic development.

Jim Martin, (Commissioner) asked if they can build 280 units any way, why remove the senior housing stipulation.

Steve Niebuhr stated that the stipulation on this project is not viable for Hubbell and don't think there is market demand for over 55.

CHAIRPERSON CLOSED THE PUBLIC HEARING

Leisha Barcus asked if the vote can be deferred until the commission hears Item 9.

Mike Kelley affirmed that the vote for item 8 could be deferred until item 9 was heard.

Bruce Heilman asked the applicant if Item 9 would be developed without rezoning in Item 8.

Steve Niebuhr stated that Item 9 would not go without Item 8.

Brian Millard commented about a moratorium that occurred on another development (Sawyers Landing).

COMMISSION ACTION

Mike Simonson moved Part A) Staff recommendation that the requested rezoning be found in conformance with the Des Moines' 2020 Community Character Plan.

Motion passed 9-1 (Dann Flaherty opposed)

Mike Simonson moved Part B) Staff recommendation to approve the requested rezoning subject to applicant agreeing to the following conditions:

1. No removal of trees 6" inches or larger in diameter from the subject property until review of a tree inventory and mitigation plan with any site plan submittal or grading permit application.
2. Any development of the site is subject to provision of storm water management in accordance with State Wide Urban Design and Specifications (SUDAS) standards for a two-year frequency storm event developed release rate in addition to requirements for management of more frequent rain events.
3. Any development of the subject property will incorporate conservation design methods for mitigation of storm water from more frequent than two-year storm events.
4. Any Site Plan submittal or platting of the subject property for multiple residential units shall include an update to the professionally prepared traffic study for the property.
5. Primary vehicular access for any multiple family residential development shall be from SE 14th Street through the property adjoining to the west in accordance with all applicable Fire and Building codes.
6. Design and materials for any multiple-family structure built on the subject property shall be determined to be compatible with the adjoining residential properties by the Plan and Zoning Commission as part of Site Plan review.

Motion failed 5-5 (Leisha Barcus, JoAnne Corigliano, Dann Flaherty, Jim Martin, and Brian Millard opposed)

Respectfully submitted,


Erik Lundy, AICP
Senior Planner

EML:clw

Attachment

Item ZON2008-00191

Date 11-10-08

56

I (am) (am not) in favor of the request.

(Circle One)
RECEIVED
DEC 12 2008
COMMUNITY DEVELOPMENT
DEPARTMENT

Print Name KEVIN WALKER
Signature Kevin Walker
Address 1540 E DIEHL AVE

Reason for opposing or approving this request may be listed below:

n
o It was our understanding that we voted for Denise n
o showing that it couldn't be changed for anything o
n
o else. Due to the water problems in this area we will n
o not be in favor of this until our water problems are o
n
o solved from the erosion it causes to our property. A
This will cause alot of grief for all involved Home owners o

Item ZON2008-00191

Date 12-12-08

I (am) (am not) in favor of the request.

RECEIVED
DEC 17 2008
COMMUNITY DEVELOPMENT
DEPARTMENT

Print Name Manuel Banegas
Signature Manuel Banegas
Address 1515 East Diehl

Reason for opposing or approving this request may be listed below:

The above request would bring more traffic
to East Diehl, the entrance being on Diehl.
Our road is already falling apart and
destroying our lawns and driveways. More
traffic would just speed up the erosion of
our street.

Item ZON2008-00191 Date 12-11-2008

I (am) (am not) in favor of the request.

56

(Circle One)
RECEIVED

DEC 15 2008

COMMUNITY DEVELOPMENT
DEPARTMENT

Print Name Robbie Robinson

Signature Robbie Robinson

Address 1590 E. Diehl Ave.

Reason for opposing or approving this request may be listed below:

On going water problems from Walter's
project not yet addressed. No infra-
structure to support project. We
have enough low rent apts. on south
side. Too much traffic. More damage
will be added from water run-off.

Item ZON2008-00191 Date 12-10-08

I (am) (am not) in favor of the request.

(Circle One)
RECEIVED

DEC 15 2008

COMMUNITY DEVELOPMENT
DEPARTMENT

Print Name JAMES Seiderino

Signature JAMES Seiderino

Address 4500 E. Diehl

Reason for opposing or approving this request may be listed below:

In increasing this because of the
water drainage on our property
if we don't want all of those
apartments, our property will
go down in value. You wouldn't want
them in your back yard but Dr. Citizen

Reason for opposing or approving this request may be listed below:

COMMUNITY DEVELOPMENT DEPARTMENT

Address 1565 - EAST DIEHL AVE.

Signature Mrs. Russell Collins

Print Name MRS. RUSSELL COLLINS

DEC 16 2008

RECEIVED

(Circle One)

I (am) (am not) in favor of the request.

Item ZON2008-00191 Date 12-12-08

Item ZON2008-00191 Date 12-12-08

I (am) (am not) in favor of the request.

(Circle One)

RECEIVED

DEC 15 2008

COMMUNITY DEVELOPMENT DEPARTMENT

Reason for opposing or approving this request may be listed below:

1 I feel this proposal will disturb the tranquility of the area.

2 With the amount of people dwelling in it, it would be too congested and fire hazard.

3 Our other Trash Tower is now neighboring apartments, I feel very strongly about safety issues and drug trafficking.

Date Dec 10-08

Item ZON2008-00191

I (am) (am not) in favor of the request.

RECEIVED

DEC 16 2008

COMMUNITY DEVELOPMENT DEPARTMENT

Print Name Cheryl Rice

Signature Cheryl Rice

Address 1160 SE. Pudd

Reason for opposing or approving this request may be listed below:

Blank lines for providing reasons for opposing or approving the request.

Item ZON2008-00191 Date 12-10-2008
DES MOINES IA 503
RECEIVED
11 DEC 2008 PM 2 T
Print Name Easter Lake Estates Inc
Signature Ronald J Wood
Address 12001 SE Hartford PM 5A

(am) (am not) in favor of the request.
(Circle One)
RECEIVED
DEC 16 2008
COMMUNITY DEVELOPMENT DEPARTMENT
Reason for opposing or approving this request may be listed below:
Great Project

Item ZON2008-00191 Date 12-12-08
 (am) (am not) in favor of the request.
(Circle One)
RECEIVED
DEC 17 2008
COMMUNITY DEVELOPMENT DEPARTMENT
Print Name Bill Anderson
Signature Bill Anderson
Address 3011 Justin Dr.

Reason for opposing or approving this request may be listed below:
As this is a nice size parcel with limited frontage on E14th, the best use is multi-family and or care facility. Commercial interest has been for only the 2-3 acres that front E14th Street.
Bill Anderson

Item ZON2008-00191 Date _____

(am) (am not) in favor of the request.
RECEIVED
DEC 18 2008
Print Name Dino Sforza
Signature Dino Sforza
Address 5327

COMMUNITY DEVELOPMENT DEPARTMENT
Reason for opposing or approving this request may be listed below:

We the undersigned are against the rezoning of the property at 5525 S.E. 14St from Limited "R-3" Multiple Family Residential District to "R-3" Multiple Family Residential District, removing the limitation of senior residential housing on multiple-family dwellings and allowing for up to 240 multiple-family residential dwellings. (ZON2008-00191)

PRINT NAME	SIGN NAME	ADDRESS
David Palmer	David Palmer	1890 E Army Post RD
John Sorenson	John Sorenson	6155 SE 19th
MARY Sorenson	Mary Sorenson	6155 SE 19th
Greg Scott	Greg Scott	6160 SE 19th
Wendy Carr	Wendy Carr	6160 SE 19th
Mark Steward	Mark Steward	6050 SE 19th
Paula Killian	Paula Killian	6050 SE 19th
Cashua Graham	Cashua Graham	5950 SE 19th
Misty Graham	Misty Graham	5950 SE 19th
OTTO BASTIAN	Otto Bastian	5985 SE 19th
Kate Mullis	Kate Mullis	5965 SE 19th
Nikky Scott	Nikky Scott	5916 SE 19th
Tom Dudley	Tom Dudley	5910 SE 19th
DIXIE DUDLEY	Dixie Dudley	5910 SE 19th
Tammy A Dudley	Tammy A Dudley	5910 SE 19th
Stanley G. Hill	Stanley G. Hill	5800 SE 19th St
James Fisher	James Fisher	5775 SE 19th St
BATH FISHER	Bath Fisher	5775 SE 19th St
SAM DEIERLING	Sam Deierling	5635 SE 19th
JOAN DEIERLING	Joan Deierling	5635 SE 19th
Paulette Buckingham	Paulette Buckingham	5660 SE 19th
Jerraine Kinney	Jerraine Kinney	5680 SE 19th ST
Jim Kinney	Jim Kinney	5680 SE 19th ST
Rachael Kinney	Rachael Kinney	5700 SE 19th
Michelle Robb	Michelle Robb	5920 SE 19th
Michael Robb	Michael Robb	5920 SE 19th
Mary Jane Albright	Mary Jane Albright	5940 SE 19th St.
William Albright	William Albright	5940 SE 19th
AMBER LUKSETICH	Amber Luksetich	1870 E Diehl Ave
ANDY LUKSETICH	Andy Luksetich	1870 E Diehl Ave
GREG ELLIS	Greg Ellis	1860 E Diehl Ave
BURBANK KELLEN	Burk Kellen	1840 E Diehl Ave
Dean Overton	Dean Overton	1840 E Diehl Ave
Richard D. Smith	Richard D. Smith	1818 E Diehl Ave

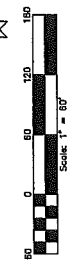
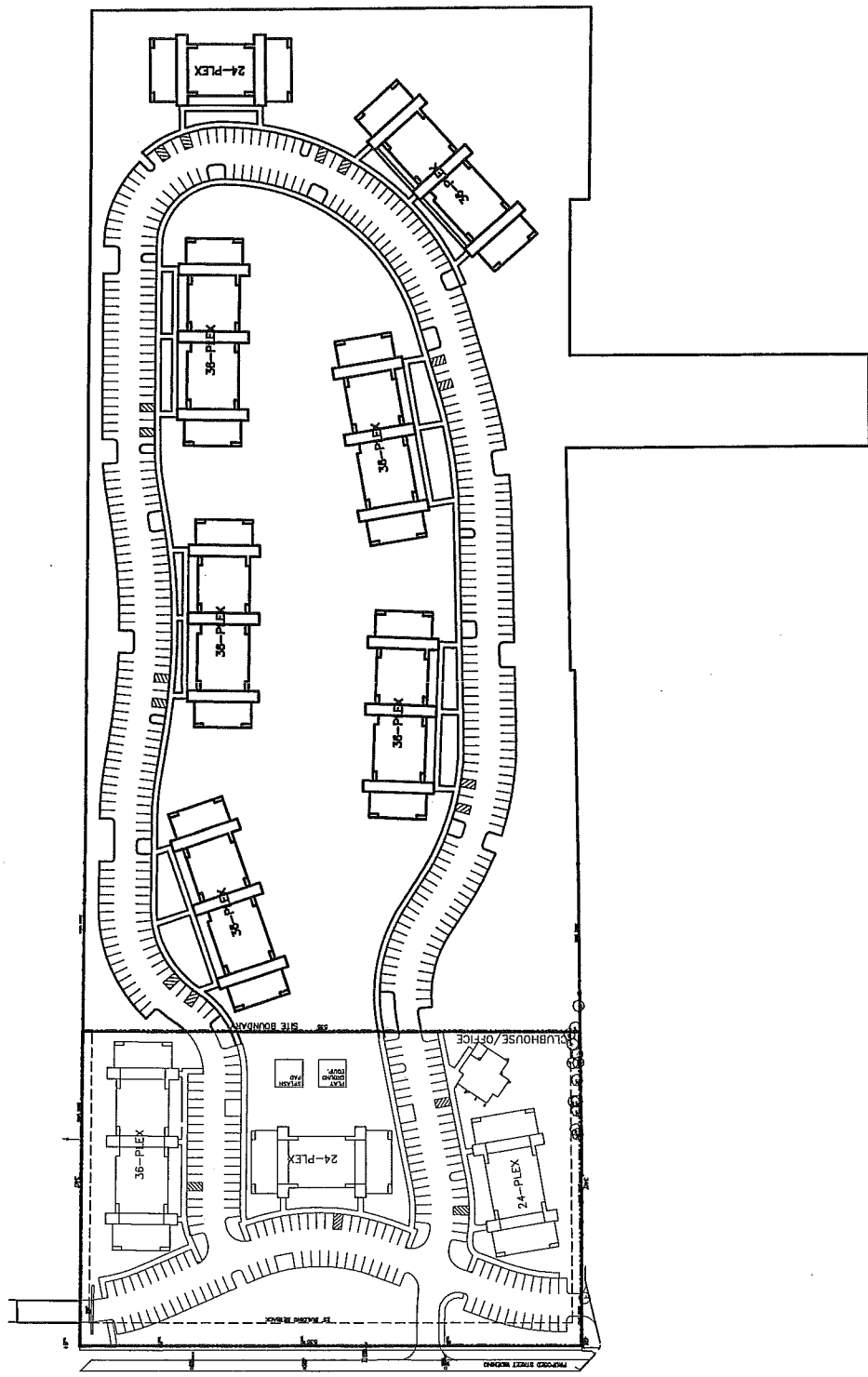
IA

FIELD BOOK		DATE		NO.		REVISION		DATE		BY		FOR		LOCATION		SCALE		CHECKED BY		DESIGNED BY		DRAWN BY		DATE		FILE NO.		SHEET 1 OF 1	
DWS		12/15/08		8107		REVISION		12/15/08		DJS		DJS		DJS		DJS		DJS		DJS		DJS		DJS		DJS		DJS	

MELBOURNE APARTMENT REZONING CONCEPT PLAN

FRC
 Residential Resource Group, Inc.
 4415 Grand Avenue
 Downs, MO 64240
 (616) 268-1823

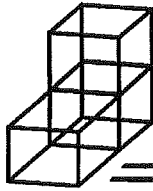
8107.00



TOTAL PROJECT:
 LAND AREA: 798,864 SF = 18.25 AC
 LAND ASSESSMENT DENSITY: 1 UNIT/2,365 SF = 18.26/AC
 PROVIDED DENSITY: 324 UNITS = 17.65/AC = 2,467 SF/UNIT
 324 UNITS @ 1.5 STALLS/UNIT
 REQUIRED PARKING: 486 STALLS

FUTURE PHASES: R-3
 LAND AREA: 616,403 SF = 14.15 AC
 MAX. DENSITY: 1 UNIT/2,500 SF = 16.92/AC = 2,568 SF/UNIT
 240 UNITS @ 1.5 STALLS/UNIT
 REQUIRED PARKING: 360 STALLS

PHASE 1: ZONE C-2
 LAND AREA: 183,001 SF = 4.20 AC
 MAX. DENSITY: 1 UNIT/2000 SF = 21.78/AC
 PROVIDED DENSITY: 84 UNITS = 20.0/AC = 2,179 SF/UNIT
 84 UNITS @ 1.5 STALLS/UNIT
 REQUIRED PARKING: 126 STALLS



ANDERSON PROPERTIES

January 23, 2009

Honorable Mayor and City Council Members:

Next week you will be asked to vote on the project known as Melbourne Apartments. I realize that the project is being met with opposition from various neighborhood associations. I believe that the reason for the opposition is not substantiated.

As I understand it, the neighborhood associations have issues with storm water drainage coming from the site. Some adjacent neighbors have complaints that water enters their basements as a result of the current landscape of the project site. This is a first I have heard of anyone accusing our property of filling their basement with storm water in my 15 years of ownership with this property.

Hubbell Development has planned an apartment community that consists of nice amenities including a club house. One other benefit to the area is that Hubbell has planned to retain 20% more storm water than the city requires. This is to help mitigate the drainage issue that has plagued this area due to lack of proper engineering in the past. I am not sure why the neighborhood associations feel that this is a bad deal, when Hubbell is going to help handle a drainage issue for the neighbors.

I understand that one neighboring land owner feels that traffic will be an issue. This is also hard for me to understand as this neighbor is a restaurant /retailer that would easily benefit from more housing in the area. The traffic created by this project will be far less than the retail traffic that has been proposed in the past when Home Depot and Lowes looked at the site in the past.

Should this project not be approved, it may be the last time any progress will be made on this parcel of land for quite some time. With the current economic conditions as they are, we certainly don't see any retail, big box or otherwise coming into the area anytime soon. I realize that the assisted living project proposed over a year ago was a favorite of the neighbors. However, it seems that those projects have funding problems as well due to the credit crisis.

All of this leads back to the project at hand. I have the current power of attorney for me and my partner who owns the majority of this site. My partner is in his mid 80's and could use the funds to support him and his wife. If this project doesn't get approved, we will have to look at reducing the price of the property once more. We have torn down old ratty buildings on the site, got rid of a used car lot on the SE 14th frontage and tried to make the entire site better for the area. We did all of this, lost our income from the property to pay the property taxes and now have a reduced value in the property due to economic conditions and a neighborhood who seems to have their priorities backwards. Frankly, we would like to sell this property and move on. The proposed project is the best use for the location for now and for the foreseeable future.

Regards,


Wm. L. Anderson