

.....
December 4, 2006

Date

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on November 16, 2006, its members voted 11-3 to recommend **APPROVAL** of a request from Jerry's Homes (purchaser), represented by Ron Grubb, to rezone property located in the 2200 block of East Pine Avenue from the "R1-80" One-Family Residential District to the "R-3" Multiple-Family Residential District, the "R1-60" One-Family Low-Density Residential District, and the "R1-80" One-Family Residential District, to allow for future single-family detached, semi-detached and townhome development subject to the following limitations:

1. A tree survey of all trees over 6" in caliper and a tree protection plan and shall be submitted as part of any Preliminary Plat for the Property.
2. No removal of vegetation from the conservation easement areas and no removal of any vegetation on the Property until a grading plan is approved as part of a Preliminary Plat.
3. Each single-family dwelling unit shall have an attached two-car garage and basement.
4. Minimum building floor areas for single-family residential dwellings shall be as follows:
 - a) Single-story (ranch) 1,200 square feet, excluding basements.
 - b) Two-story 1,400 square feet, excluding basements.
 - c) 1700 square feet minimum for two-story dwellings and 1500 square feet minimum for ranch dwellings in the R1-80 zoned area.
5. At least 50% of the single family dwellings shall have either: i) masonry (stone or brick) covering one-third to one-half of the square footage of the front elevation exclusive of windows and doors; or, ii) a 60 square foot porch.
6. The front elevation of each single-family dwelling must contain one of the following:
 - a) Shutters on each side of each window: or
 - b) Window trim not less than 4" in width.
7. The exterior of each single-family dwelling must be of masonry (brick or stone) and/or vinyl, cedar, Masonite, or Hardi-Plank siding. If vinyl siding is selected, it must be greater than 40 mills thick.
8. The roof on any single family dwelling shall be of architectural type shingles or cedar shakes.
9. Fencing shall be limited as follows:
 - a) Black vinyl-clad chain link is the only fencing material permitted.
 - b) The maximum height of fencing allowed in a side or rear yard is five-feet (5').
 - c) Fencing is prohibited within any front yard and within access easements to detention basins or trails.

(continued)

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- d) If fencing is placed in an easement that prohibits access, the City may remove the fence to gain access. Replacement of the fence is the responsibility of the homeowner.
 - e) Wood privacy screens up to six-feet (6') in height are permitted when located outside of the required setbacks for a principal structure, outside of conservation easements and when adjoining private patios or decks outside the required front yard.
 - f) All other fencing or screening is subject to the review and approval of the Planning Director and/or the Zoning Board of Adjustment.
10. The builder owner is responsible for lot maintenance, erosion control and adhering to all EPA and DNR standards.
 11. No residential density within Area B as shown on the zoning concept map shall be greater than 12 units per acre.
 12. All single-family residential lots within areas A, B and C as shown on the zoning concept map shall have a minimum lot width of at least 65 feet.
 13. Submitted plats to be in substantial conformance with the zoning concept plan.

The Property is owned by the Michael Tobis Trust and is described as follows:

To be rezoned to a Limited "R-3" Multiple Family Residential District (up to 17 units per acre):

A PARCEL OF LAND IN THE NW1/4 OF SECTION 36, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF DES MOINES, POLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 36; THENCE N00°07'13"W, 45.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PINE AVENUE, A PLATTED STREET; THENCE S89°57'13"W, 1414.44 FEET ALONG SAID NORTH R.O.W. LINE TO THE POINT OF BEGINNING; THENCE CONTINUING S89°57'13"W, 1181.69 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF INDIANOLA AVENUE, A PLATTED STREET; THENCE N00°13'10"W, 822.33 FEET ALONG SAID EAST R.O.W. LINE TO A POINT; THENCE S89°28'59"E, 519.69 FEET TO A POINT; THENCE N00°14'24"W, 177.47 FEET TO A POINT ON THE SOUTH LINE OF PARCEL 'K' (RECORDED IN BOOK 10394, PAGE 736), IN SAID SECTION 36 ; THENCE N90°00'00"E, 665.91 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE S00°00'00"W, 994.15 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.937 ACRES, MORE OR LESS.

To be rezoned to a Limited "R-3" Multiple Family Residential District (limited to a maximum of 12 units per acre):

A PARCEL OF LAND IN THE NW1/4 OF SECTION 36, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF DES MOINES, POLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE CENTER OF SAID SECTION

(continued)

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36; THENCE N00°07'13"W, 45.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PINE AVENUE, A PLATTED STREET; THENCE S89°57'13"W, 715.10 FEET ALONG SAID NORTH R.O.W. LINE TO THE POINT OF BEGINNING; THENCE CONTINUING S89°57'13"W, 699.34 FEET ALONG SAID NORTH R.O.W. LINE TO A POINT; THENCE N00°00'00"E, 994.15 FEET TO A POINT ON THE SOUTH LINE OF PARCEL 'K' (RECORDED IN BOOK 10394, PAGE 736), IN SAID SECTION 36; THENCE S90°00'00"E, 104.10 FEET ALONG THE SOUTH LINE OF SAID PARCEL 'K' TO THE SW CORNER OF PARCEL 'L' AS RECORDED IN BOOK 10928, PAGE 300; THENCE CONTINUING S90°00'00"E 296.49 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL 'L'; THENCE S00°00'00"W, 261.52 FEET TO A POINT; THENCE S40°28'21"E, 462.19 FEET TO A POINT; THENCE S00°00'00"E, 380.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.944 ACRES, MORE OR LESS.

To be rezoned to a Limited "R1-60" One-Family Low-Density Residential District:

A PARCEL OF LAND IN THE NW1/4 OF SECTION 36, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF DES MOINES, POLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 36; THENCE N00°07'13"W, 45.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PINE AVENUE, A PLATTED STREET; THENCE S89°57'13"W, 100.00 FEET ALONG SAID NORTH R.O.W. LINE TO THE POINT OF BEGINNING; THENCE CONTINUING S89°57'13"W, 615.10 FEET ALONG SAID R.O.W. LINE TO A POINT; THENCE N00°00'00"E, 380.47 FEET TO A POINT; THENCE N40°28'21"W, 462.19 FEET TO A POINT; THENCE N00°00'00"E, 261.52 FEET TO A POINT ON THE SOUTH LINE OF PARCEL 'L' (RECORDED IN BOOK 10928, BOOK 300), IN SAID SECTION 36; THENCE S90°00'00"W, 308.28 FEET ALONG SAID SOUTH LINE TO THE SE CORNER OF PARCEL 'K' (RECORDED IN BOOK 10394, PAGE 736) IN SADI SECTION 36; THENC E CONTINUING S90°00'00"E, 103.44 FEET ALONG THE SOUTH LINE OF SAID PARCEL 'K' TO A POINT; THENCE N00°00'00"E, 175.84 FEET TO A POINT; THENCE S90°00'00"E, 103.32 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL 'L'; THENCE CONTINUING S90°00'00"E, 3082.8 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL 'L'; THENCE N00°00'00"W, 128.48 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL 'L'; THENCE S90°00'00"E, 811.50 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE S18°12'23"W, 394.90 FEET TO A POINT; THENCE S85°51'37"W, 203.72 FEET TO A POINT; THENCE S00°00'00"E, 121.80 FEET TO A POINT; THENCE S40°00'00"E, 183.90 FEET TO A POINT; THENCE S70°00'00"E, 424.12 FEET TO A POINT ON THE EAST LINE OF SAID NW1/4; THENCE S00°07'13"E, 399.75 FEET ALONG SAID EAST LINE TO A POINT; THENCE S44°55'00"W, 141.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.947ACRES, MORE OR LESS.

(continued)

Date December 4, 2006

To be rezoned to a Limited "R1-80" One Family Residential District:
PARCEL OF LAND IN THE NW1/4 OF SECTION 36, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF DES MOINES, POLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 36; THENCE N00°07'13"W, 544.75 FEET ALONG THE EAST LINE OF SAID NW1/4 TO THE POINT OF BEGINNING; THENCE N70°00'00"W, 424.12 FEET TO A POINT; THENCE N40°00'00"W, 183.90 FEET TO A POINT; THENCE N00°00'00"E, 121.80 FEET TO A POINT; THENCE N85°51'37"E, 203.72 FEET TO A POINT; THENCE N18°12'23"E, 394.90 FEET TO A POINT ON THE SOUTH LINE OF PARCEL 'L' (RECORDED IN BOOK 10928, PAGE 300), IN SECTION 36; THENCE S90°00'00"E 188.50 FEET ALONG SAID SOUTH LINE TO A POINT ON THE EAST LINE OF SAID NW1/4; THENCE S00°07'13"E 797.57 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 5.882 ACRES, MORE OR LESS.

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

1. That the meeting of the City Council at which the proposed rezoning is to be considered shall be held in the Council Chambers, City Hall, Des Moines, Iowa at 5:00 p.m. on January 22, 2007, at which time the City Council will hear both those who oppose and those who favor the proposal.
2. 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 Section 362.3 and Section 414.4 of the Iowa Code.

MOVED by _____ to adopt.

FORM APPROVED:

Roger K. Brown

Roger K. Brown, Assistant City Attorney

(ZON2006-00031)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
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

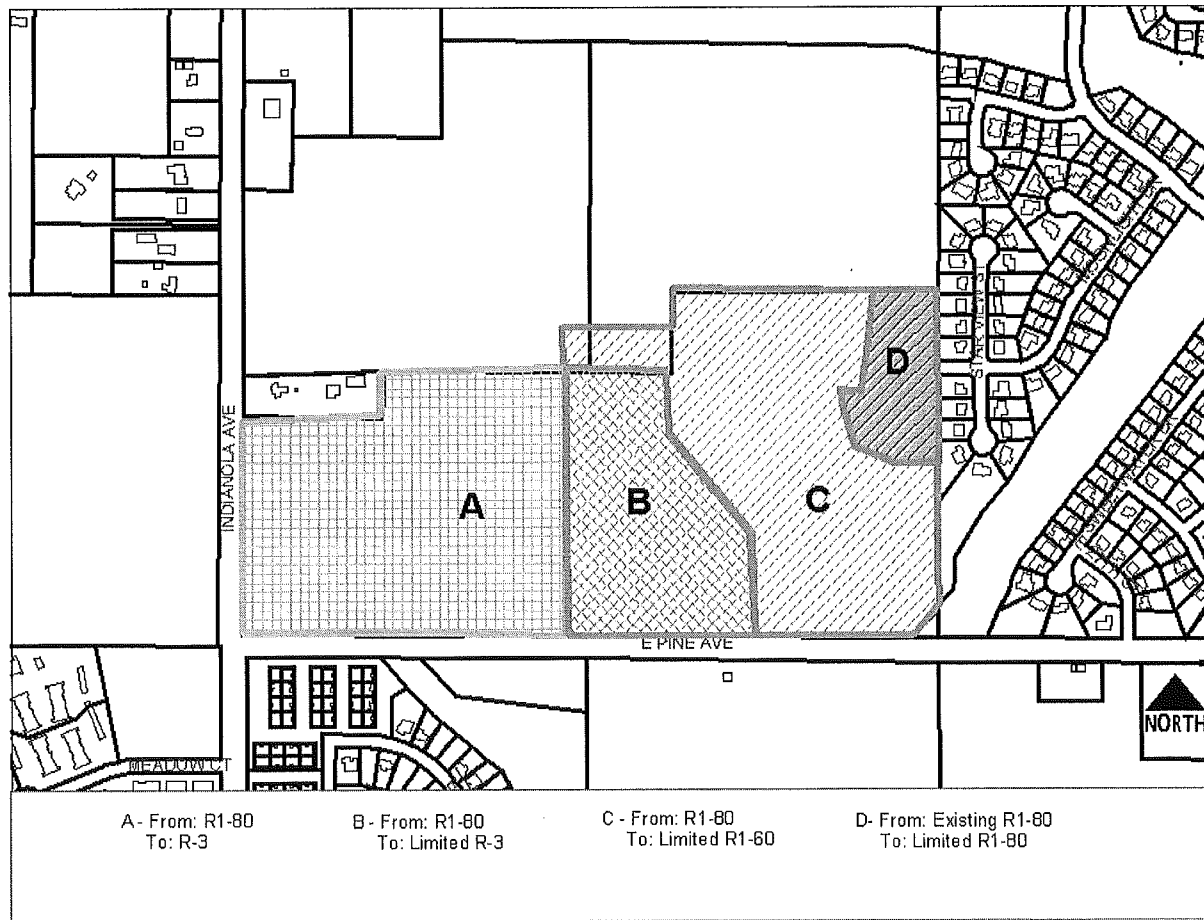
City Clerk

Request from Jerry's Homes (purchaser) represented by Ron Grubb to rezone property located in the 2200 block of East Pine Avenue. The subject property is owned by the Michael Tobis Trust.			File # ZON2006-00031		
Description of Action	Rezone property from "R1-80" One-Family Residential District to "R-3" Multiple-Family Residential District, Limited "R-3" Multiple-Family Residential District, Limited "R1-60" One-Family Low-Density District, and Limited "R1-80" One-Family Residential District, to allow for future single-family detached, single-family semi-detached and townhome development.				
2020 Community Character Plan	Low-Density Residential, Low/Medium-Density Residential, Medium-Density Residential, Park/Open Space – Public, Park/Open Space – Private, Public/Semi-Public, Neighborhood Activity Node, Bike Trail.				
Horizon 2025 Transportation Plan	Indianola Avenue from Army Post Road to Highway 65/69 widen from 2 lanes undivided to 3 lanes undivided.				
Current Zoning District	"R1-80" One-Family Residential District.				
Proposed Zoning District	"R-3" Multiple-Family Residential District, Limited "R-3" Multiple-Family Residential District, Limited "R1-60" One-Family Low-Density District, and Limited "R1-80" One-Family Residential District.				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Inside Area					
Outside Area	4	39	0	>15%	
Plan and Zoning Commission Action	Approval	11-3	Required 6/7 Vote of the City Council	Yes	X
	Denial			No	

Ronald Grubb - Indianola Avenue and Pine Avenue

ZON2006-00031

Applicant's Proposed Zoning Changes



December 4, 2006

Date 12-4-06

Agenda Item 23

Roll Call # _____

Honorable Mayor and City Council
City of Des Moines, Iowa

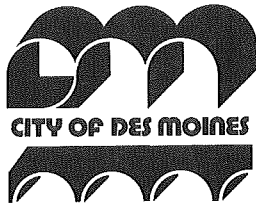
Members:

Communication from the City Plan and Zoning Commission advising that at their meeting held November 16, 2006, the following action was taken:

COMMISSION RECOMMENDATION:

After public hearing, the members voted 11-3 as follows:

Commission Action:	Yes	Nays	Pass	Absent
David Cupp	X			
Shirley Daniels	X			
Dann Flaherty	X			
Bruce Heilman	X			
Jeffrey Johannsen	X			
Greg Jones	X			
Frances Koontz		X		
Kaye Lozier	X			
Brian Meyer		X		
Brian Millard		X		
Brook Rosenberg	X			
Mike Simonson	X			
Kent Sovern	X			
Tim Urban	X			
Marc Wallace				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 from Jerry's Homes (purchaser) represented by Ron Grubb to amend the Des Moines 2020 Community Character Land Use Plan future land use designation for property located in the 2200 block of East Pine Avenue as follows: (21-2006-4.06)

- (1) From Public/Semi-Public, Park/Open Space - Public, and Low/Medium Density Residential designations to Medium Density residential.
- (2) From Low Density Residential to Low/Medium Density Residential.
- (3) Removal of the Neighborhood Activity Node at the southeast corner of the subject property.

By same motion and vote, members moved for **APPROVAL** of a request to rezone subject property from "R1-80" One-Family Residential District to Limited "R-3" Multiple-Family Residential District, Limited "R1-60" One Family Low Density District, and Limited "R1-80" One Family Low Density Residential District, and to allow for future single-family semi-detached and townhome development subject to the following limitations: (ZON2006-00031)

1. A tree survey of all trees over 6" in caliper and a tree protection plan and shall be submitted as part of any Preliminary Plat for the property.
2. No removal of vegetation from the conservation easement areas and no removal of any vegetation on the subject property until a grading plan is approved as part of a Preliminary Plat.

3. Each single-family dwelling unit shall have an attached two-car garage and basement.
4. Minimum building floor areas for single-family residential shall be as follows:
 - a) Single-story (ranch) 1,200 square feet, excluding basements.
 - b) Two-story 1,400 square feet, excluding basements.
 - c) 1700 square feet minimum for two-story dwellings and 1500 square feet minimum for ranch dwellings in the R1-80 zoned area.
5. 1/3 to 1/2 masonry or a 60 square foot porch shall be required on at least 50% of the single-family dwellings.
6. The front elevation of each single-family home constructed must contain one of the following:
 - a) Shutters on each side of each window: or
 - b) Window trim not less than 4" in width.
7. The exterior of each single-family home must be of masonry (brick or stone) and/or vinyl, cedar, Masonite, or Hardi-Plank siding. If vinyl siding is selected, it must be greater than 40 mills thick.
8. The roof on any home constructed shall be of architectural type shingles or cedar shakes.
9. Fencing shall be limited as follows:
 - a) Black vinyl-clad chain link is the only fencing material permitted.
 - b) The maximum height of fencing allowed in a side or rear yard is five-feet (5').
 - c) Fencing is prohibited within any front yard and within access easements to detention basins or trails.
 - d) If fencing is placed in an easement that prohibits access, the city will remove the fence to gain access. Replacement of the fence is the responsibility of the homeowner.
 - e) Wood privacy screens up to six-feet (6') in height are permitted when located outside of the required setbacks for a principal structure, outside of conservation easements and when adjoining private patios or decks outside the required front yard.
 - f) All other fencing or screening is subject to the review and approval of the Planning Director and/or the Zoning Board of Adjustment.
5. The builder owner is responsible for lot maintenance, erosion control and adhering to all EPA and DNR standards.
6. No residential density within Area B shall be greater than 12 units per acre.
7. All single-family residential lots within areas A, B and C shall have a minimum lot width of at least 65 feet.
8. Submitted plats to be in substantial conformance with the zoning concept plan.

Written Responses Inside 250'

4 In Favor
39 In Opposition

There is at least 15% opposition to the rezoning from property owners within 250' of the subject property. Since there at least 30% of the adjoining property is owned by a governmental entity, this item would require a 6/7 vote at City Council.

STAFF RECOMMENDATION AND BASIS FOR APPROVAL

Part A) Staff recommends that the proposed rezoning be found not in conformance with the Des Moines' 2020 Community Character Plan.

Part B) Staff recommends approval of requested amendments (2), (3), (4), (6) and (8) to the Des Moines' 2020 Community Character Plan future land use designations as designated on the attached map (labeled 21-2006-4.06).

Part C) Staff recommends the rezoning of areas A, B, C, and D as designated on the attached map (labeled ZON2006-00031) subject to the following limitations:

1. A tree survey of all trees over 6" in caliper and a tree protection plan and shall be submitted as part of any Preliminary Plat for the property.

2. No trees over 6" in caliper shall be removed on the subject property until a grading plan is approved as part of a Preliminary Plat.
3. Each single-family dwelling unit shall have a private garage, whether attached or detached.
4. Minimum building floor areas for single-family residential shall be as follows:
 - a) Single-story (ranch) 1,200 square feet, excluding basements.
 - b) Two-story 1,400 square feet, excluding basements.
5. The front elevation of each single-family home constructed excluding windows and doors must consist of 1/3 to 1/2 stone or brick masonry.
6. The front elevation of each single-family home constructed must contain one of the following:
 - a) Shutters on each side of each window: or
 - b) Window trim not less than 4" in width.
7. The exterior of each single-family home must be of masonry (brick or stone) and/or vinyl, cedar, Masonite, or Hardi-Plank siding. If vinyl siding is selected, it must be greater than 40 mills thick.
8. The roof on any home constructed shall be of architectural type shingles or cedar shakes.
9. Fencing shall be limited as follows:
 - a) Black vinyl-clad chain link is the only fencing material permitted.
 - b) The maximum height of fencing allowed in a side or rear yard is five-feet (5').
 - c) Fencing is prohibited within any front yard and within access easements to detention basins or trails.
 - d) If fencing is placed in an easement that prohibits access, the city will remove the fence to gain access. Replacement of the fence is the responsibility of the homeowner.
 - e) Wood privacy screens up to six-feet (6') in height are permitted when located outside of the required setbacks for a principal structure, outside of conservation easements and when adjoining private patios or decks outside the required front yard.
 - f) All other fencing or screening is subject to the review and approval of the Planning Director and/or the Zoning Board of Adjustment.
10. The builder owner is responsible for lot maintenance, erosion control and adhering to all EPA and DNR standards.
11. No residential density within Area B shall be greater than 12 units per acre.
12. All single-family residential lots within areas A, B and C shall have a minimum lot width of at least 65 feet.

STAFF REPORT

I. GENERAL INFORMATION

NOTE: This item was continued from the April 20, 2006 and September 21, 2006 meetings of the Commission. The following is a new staff report based on revised material submitted by the applicant.

1. **Purpose of Request:** The applicant is proposing to leave the far northeastern 5.88 acres zoned "R1-80" One-Family Low Density Residential District and rezone the eastern and southeastern 21.71 acres to a Limited "R1-60" One-Family Low Density Residential District (65' minimum lot width), the central 12.94 acres to a "Limited R-3", Multiple Family Residential District (limited to a maximum of 12 units per acre) and the western 24.94 acres to "R-3" Multiple Family Residential District (allows up to a maximum of 17 units per acre) for future development of single-family detached, single-family semi-detached, single-family townhome and multi-family condominium uses.
2. **Size of Site:** 65.31 acres.
3. **Existing Zoning (site):** "R1-80" One-Family Residential District.
4. **Existing Land Use (site):** Undeveloped.

5. Adjacent Land Use and Zoning:

North – “R1-80”, undeveloped land (future park school sites owned by the City of Des Moines and Des Moines Public Schools).

South – “Hillsboro PUD” & “R1-80”, townhomes, single-family dwellings and undeveloped land.

East – “Three Lakes Estates PUD”, single-family dwellings.

West – “R-5”, undeveloped land.

6. General Neighborhood/Area Land Uses: The subject property is located in the Easter Lake New Town Plan area. The surrounding area generally consists of single-family dwellings, townhomes, agricultural land and future public park and school sites.

7. Applicable Recognized Neighborhood(s): Bloomfield/ Allen Township Neighborhood.

8. Relevant Zoning History: The applicant’s initial request for “R-2” One and Two Family Residential District and “R-3” Multiple-Family Residential District zoning was continued indefinitely by the Plan and Zoning Commission on April 20, 2006. On September 21, 2006 the applicant presented a revised request that consisted of “R1-70”, “R1-60” and “R-3” zoning. The Commission continued that request as well.

9. 2020 Community Character Land Use Plan Designation: Easter Lake New Town Plan - Low-Density Residential, Low/Medium Density Residential and Medium-Density Residential, Public/Semi-Public and Public Park/Open Space.

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, prior to the City Council Hearing. The recommendation of the Commission will be forwarded to the City Council.

II. ADDITIONAL APPLICABLE INFORMATION

1. Natural Site Features: The subject property consists of rolling hills with a primary ridgeline along the northern portion of the site. The property generally slopes downward towards the east and south. Natural drainage ways dissect the property in several locations and contain natural vegetation. The balance of the site has historically been used for agricultural production. The largest drainage way is located in the eastern portion of the property running from the northwest to the southeast and drains directly into the southern most lake of the Three Lakes Estates development. This drainage way contains a significant number of trees and is designated in the Easter Lake New Town Plan as both public and private open space. The developer has estimated this area is approximately 3.35 acres in size. While this area is proposed to be zoned “R1-80” and “R1-60”, it is with the understanding that the vegetation will be preserved (typically via conservation easements) and will serve as a buffer between the “R1-60” lots and the existing 80’- wide lots in Easter Lake Estates. Staff recommends that approval of the requested rezoning be on the condition that a survey of all trees over 6” in caliper and a tree protection plan be submitted during the Preliminary Plan review process. Staff further recommends that no trees over 6” in caliper be removed on the subject property until a grading plan is approved as part of a Preliminary Plat.

2. **Drainage/Grading:** Drainage and grading will be evaluated at the plat phase of the development and during the review of site plans for individual projects within the development. The site generally drains to the south and east corner. Through FY 2005-06 CIP the City has expended over \$2.7 million for the construction of retention basins and drop structure energy dissipaters to provide erosion protection and effective drainage for the tributaries of Easter Lake. The 2006-2007 CIP calls for an additional \$2.1 million dollars to be expended over the next 4 fiscal years (approximately \$500K to \$550K per year). The regional retention system is designed to accommodate release from stormwater detention facilities that will be required within the subject property.
3. **Utilities:** The developer will be required to extend services into the development. Staff believes there is sufficient capacity in the surrounding utilities to support future development.
4. **Landscaping & Buffering:** The retention of approximately 3.35 acres of wooded area along the eastern property line provides a visual screen and buffer between Three Lakes Estates and the proposed "R1-60" portions of the subject property. Future development of the "R1-60" and "R1-80" portions of the property would require one street tree per lot as a minimum. The City's Landscape Standards require the provision of open space, bufferyards, parking lot interior plantings and parking lot perimeter plantings in the "R-3" District. Multi-family site plan review(s) will be required for future development of the requested "R-3" portions of the property and such development must comply with the "R-3" Landscape Standards and the multi-family design guidelines contained in Chapter 82 of the City Code.
5. **Traffic/Street System:** The subject site is bounded by Indianola Avenue to the west and East Pine Avenue to the south. The Easter Lake New Town Plan shows a north/south street bisecting the subject site in half starting at East Pine Avenue and extending north to East Payton Avenue. The Plan also shows the extension of Moonlight Drive westward across the subject property to the planned north/south street and the extension of Driftwood Avenue westward across the park and school sites to the planned north/south street from the Three Lakes Estates development.

Moonlight Drive and Driftwood Avenue currently terminate with barricades at the western boundary of Three Lakes Estates rather than with cul-de-sac bulbs, as the streets were to be extended in the future.

The City's subdivision regulations limit the length of permanent cul-de-sacs to 660 lineal feet (to the center of the cul-de-sac bulb). The lineal distances from Army Post Road to the following points in Three Lakes Estates are as follows:

- Three Lakes Parkway / Driftwood Intersection – 470 ft.
- Westerly terminus of Driftwood Avenue – 1,030 ft.
- Center of Starview Street cul-de-sac south of Driftwood – 1,140 ft.
- Three Lakes Parkway / Moonlight Drive Intersection – 900 ft.
- Moonlight Drive / Timber Wolf Lane Intersection – 1,180 ft.
- Center of Timberwolf Lane cul-de-sac – 1,430 ft.
- Moonlight Drive / Starview Street Intersection – 1,950 ft.
- Westerly terminus of Moonlight Drive – 2,100 ft.
- Center of Starview Street cul-de-sac north of Moonlight Drive – 2,370 ft.
- Center of Starview Street cul-de-sac south of Moonlight Drive – 2,200 ft.

Combining a previous decision to eliminate the planned extension of Three Lakes Parkway with a decision to eliminate the westerly extensions of Driftwood Avenue and Moonlight Drive would result in a series of permanent cul-de-sacs with lengths of nearly 1.75 to 3.5 times the City subdivisions standard. Such a decision would create a significant risk to the public's health, safety and welfare.

The applicant's conceptual street network, including the westerly extension of Moonlight Drive from Three Lakes Estates is consistent with the Easter Lake New Town Plan and the City's subdivision ordinance.

6. **Trail System:** The Easter Lake New Town Plan shows a bike trail along the proposed diagonal street from the southeast corner of the subject property to the planned north/south street between E. Army Post Road and E. Pine Avenue. The Des Moines Area Metropolitan Planning Organization's Year 2030 Long Range Transportation Plan: Bicycle and Pedestrian Facilities map also shows a future shared-use path in the same location. The future school and park sites to the north of the subject property emphasize the importance of this bike trail. The City will request that the bike trail be dedicated and provide adjoining this street during review and consideration of the any preliminary plat for the subject property.
7. **Easter Lake New Town Plan:** The subject property is located in a Village Development Zone as described below by the Easter Lake New Town Plan.

Concentrated development that forms compact villages is proposed in the western-most area of the Easter Lake New Town with its proximity to Indianola Road. The area will be composed of three villages, each village is approximately ½ mile square with a center made up of commercial or public uses. Densities of 3-12 dwelling units/acre, with an average of 6-8 dwellings units/acre are proposed. The overall density and design character of development within the village will change as one moves from its centers to its edges.

The Easter Lake New Town Plan designates the eastern portion of the subject property as "Low Density Residential" which allows single-family residential densities of up to 6 dwelling units per acre. The amended rezoning request by the developer would provide a transition of density from the "R1-80" lots in Three Lakes Estates in the following manner.

First, the developer proposes "R1-80" lots in the area immediately adjoining the existing residential structures in Three Lakes Estates. The developer's conceptual drawing proposes 4 residential single-family lots along the eastern boundary abutting 6 existing single-family residential lots in Three Lakes Estates.

Second, the retention of approximately 3.35 acres of wooded area along the eastern property line provides a visual screen and buffer between Three Lakes Estates and future developed portions of the "R1-60" district of the subject property. Previous PUD's for single-family residential in the Village Development Zone have required all single-family residential lots to be at least 65'-wide. The applicant's revised submittal shows the "R1-60" lots being a minimum of 65' in width.

Third, the proposed "R1-80" and "R1-60" portions of the property will buffer Three Lakes Estates from the proposed "R-3" portions of the subject property.

Fourth, the "Limited R-3" portion of the property (limited to a maximum of 12 units per acre) provides a transition and buffer to the "R-3" portion of the property (limited to a maximum of 17 units per acre).

While the Three Lakes Estates neighborhood has expressed concern about increased density in the area, staff notes that the City of Des Moines and Des Moines Public School District have already acquired park and school sites to the north of the subject property that significantly reduces the amount of "Low Density Residential" (up to 6 dwelling units/acre) and "Low-Medium Density Residential" (up to 12 dwelling units per acre) development that was originally anticipated by the Easter Lake New Town Plan.

- 8. Urban Design:** The development of this site will be subject to the City's Subdivision Ordinance, which includes the review and approval of all Preliminary Plats by the Plan and Zoning Commission. Final Plats are reviewed and approved by the City Council.

The site plan for any project within the subject development containing three or more dwelling units would be subject to review and approval by the Plan and Zoning Commission in accordance with the City's Design Guidelines for Multiple Family Dwellings as described in Section 82-214.05 of the City Code.

While single-family residences proposed on any portion of the subject property would be subject to the minimum design standards contained in Section 134-342 of the City Code, staff believes that additional conditions should be placed on each of the requested zoning districts to ensure that future single-family residential development is compatible with existing residential development in the area and consistent with requirements placed on recent PUD developments in the City. Therefore, staff recommended the following conditions at the September 21, 2006 Commission meeting for all portions of the property:

1. Each single-family dwelling unit shall have a private garage, whether attached or detached.
2. Minimum building floor areas for single-family residential shall be as follows:
 - a) Single-story (ranch) 1,200 square feet, excluding basements.
 - b) Two-story 1,400 square feet, excluding basements.
3. The front elevation of each single-family home constructed must contain one of the following:
 - a) A front porch of not less than 60 square feet; or
 - b) 1/3 to 1/2 stone or brick masonry.
4. The front elevation of each single-family home constructed must contain one of the following:
 - a) Shutters on each side of each window; or
 - b) Window trim not less than 4" in width.
5. The exterior of each single-family home must be of masonry (brick or stone) and/or vinyl, cedar, Masonite, or Hardi-Plank siding. If vinyl siding is selected, it must be greater than 40 mills thick.
6. The roof on any home constructed shall be of architectural type shingles or cedar shakes.
7. Fencing shall be limited as follows:
 - a) Black vinyl-clad chain link is the only fencing material permitted.
 - b) The maximum height of fencing allowed in a side or rear yard is five-feet (5').
 - c) Fencing is prohibited within any front yard and within access easements to detention basins or trails.
 - d) If fencing is placed in an easement that prohibits access, the city will remove the fence to gain access. Replacement of the fence is the responsibility of the homeowner.
 - e) Wood privacy screens up to six-feet (6') in height are permitted when located outside of the required setbacks for a principal structure, outside of conservation easements and when adjoining private patios or decks outside the required front yard.
 - f) All other fencing or screening is subject to the review and approval of the Planning Director and/or the Zoning Board of Adjustment.
8. The builder owner is responsible for lot maintenance, erosion control and adhering to all EPA and DNR standards.

The applicant is concerned with items 2 and 3. The applicant is agreeable to staff's proposed single-family residential minimum floor areas for the "R1-80" area only. The applicant is proposing the minimum floor area for the remainder of the site be 1,000 sq. ft. for ranches and 1,200 sq. ft. for two-stories. Staff continues to recommend the minimums be 1,200 sq. ft. and

1,400 sq. ft. These minimums are standards the Commission has consistently used for a variety of developments.

The applicant also indicated that the minimum porch requirement will not work with some of their house plans and has request that the requirement for brick or stone siding on the fronts of single-family homes be limited to the area zoned "R1-80". The applicant has also requested clarification on how the brick and stone siding requirement is calculated. Staff is agreeable with removing the porch requirement to allow a greater variety of house designs. Additional language has been added to staff's recommendation regarding brick and stone siding to clarify that the area used for the calculation does not include windows and doors. However, staff still recommends that all single-family homes be subject to this condition. The applicant has noted that this was not a requirement of the neighboring "Three Lakes Estates PUD". Staff strongly believes in evaluating previous developments and identifying "lessons learned." Staff believes that the requirement that 1/3 to 1/2 of the front facades of single-family homes be brick or stone is a condition that should be used in most cases.

SUMMARY OF DISCUSSION

Kent Sovern joined the meeting at 6:02 p.m.

Tim Urban joined the meeting at 6:05 p.m.

Mike Ludwig: Presented staff report and recommendation. Noted this was the third public hearing by the Plan and Zoning Commission regarding the proposed rezoning. Noted that on December 4, 2006 the Council would likely set the date of public hearing for the rezoning. Changes from the previous requests include the change in zoning from R1-70 to R1-80 for Area D and the 60 square foot minimum porch requirement that was removed under condition #5.

Brian Millard: Asked when the election for the Ward IV Council seat would be.

Brian Meyer: Noted it would be January 9, 2007.

Mike Ludwig: Explained Council could decide to set the hearing before the Ward IV election but the Planning Commission could make a recommendation that the Council hold the public hearing after the election. It is the City Council's decision.

Jeff Grubb, Land Development Director: Explained the Tobis Trust contract that they entered into several years ago, noting they negotiated a sale of property located to the north to the City and Des Moines Public School District for a park and school. Indicated at the last meeting they agreed to go back to the neighbors for additional discussion and a potentially new design. On October 23, 2006 they held a meeting with Tom Wittman of CEC, Brian Meyer, Jim Martin, Jim Bollard and Christine Brand at the Carmen Estates model to review the plan. They liked the R1-80 lots. Noted all lots in Area D exceed the R1-80 10,000 square foot minimum. All in attendance at the meeting agreed the layout was satisfactory. Indicated the Easter Lake New Town plan calls for transition of density from west to east. There have been four neighborhood meetings, numerous discussions with the City and three public hearings. Would like to move forward with the project. Indicated they had opposition to the minimum square footage requirements for single-family units and asked that it be limited to the R1-80 area. Noted they requested a possible reduction in the minimum square footage requirement for dwellings in the R1-60 area. The R1-60 area will be first-time buyers and buyers wanting to stay in the area. Indicated they are in agreement with all conditions. In the R1-80 area, they feel they can accept the conditions.

Brian Millard: Asked if staff condition #4 was a make/break for the applicant.

Jeff Grubb: Noted it is not.

Brian Meyer: Suggested at the meeting they were under the assumption that the applicant agreed to the staff recommendations. The applicant then wrote a letter to staff saying they didn't agree with all of the staff conditions without telling the neighbors and then alleges at the public hearing that they are all in agreement when they weren't.

Kent Sovern: Asked if the issue of minimum square footage was due to the size of the lot or that they believed the market demand was for a smaller structure.

Jeff Grubb: Noted they are looking at a transition of larger homes moving into an area of less expensive homes to the east.

Kent Sovern: Asked how large a custom home would be. Asked their point of view on reducing the 1400 square foot minimum to 1000 square foot minimum and asked if it was a matter of a 1000 square foot unit fitting better on the smaller lots, or that they felt the market demand was better for 1000 square foot unit than 1400 square foot unit.

Jeff Grubb: Noted it would be a market demand.

David Cupp: Asked what would happen when homes are built around the low area; if it would create a problem with drainage.

Jeff Grubb: Noted drainage runs the opposite direction (northwest to southeast).

Tim Urban: Asked about the staff recommendation that no trees greater than 6" be removed until grading. Asked if it would be better to leave the areas undisturbed until development takes place and asked if they had a problem with a restriction for removing any vegetation. Asked if the discretion would be left up to the homeowner.

Jeff Grubb: Explained that conservation easements would be platted on the rear of lots.

Mike Ludwig: Noted it is an issue handled at the subdivision plat stage.

Dann Flaherty: Asked why there was not a PUD.

Jeff Grubb: Indicated they were just asking for straight zoning. Did not think their proposal was unreasonable.

Greg Jones: Explained if the City doesn't want straight zoning they should get it out of the zoning ordinance (only have a PUD district). Suggested letting the rezoning request proceed with conditions.

Mike Ludwig: Clarified the applicant would have to return for a plat for single-family lots. For the areas where multi-family is allowed, there could be single-family housing interspersed among the multi-family. Before multi-family can be developed, it will have to return to the Commission for a multi-family site plan review.

Jeffrey Johannsen: Asked if they object to the City's 2020 Community Character Land Use Plan.

Jeff Grubb: Noted they were following the guidelines for the Easter Lake New Town plan, which is adopted as part of the 2020 Community Character Plan.

CHAIRPERSON OPENED THE PUBLIC HEARING

There was no one in the audience to speak in favor of the request.

The following individuals spoke in opposition to the request:

Jim Bollard, 4007 SE 26th Street, President of Bloomfield/Allen: Have met a number of times with the developer and City staff. Still had some questions relative to the proposed R1-60 area. There should not have been any statement by the developer that there was mutual agreement at the developer/neighborhood meeting. Explained it would make sense to have higher density along Indianola as it is in the 2020 Character plan. Expressed concern for the densities being requested by the applicant. Asked everyone in opposition to stand for identification (the majority of the audience stood). Expressed surprise regarding the letter submitted by the applicant.

Brook Rosenberg: Asked if the association objects to the square footage recommended by staff.

Jim Bollard: Noted they would like a higher minimum square footage, particularly in the R1-80 area, but they understood they were the City's requirements. They are willing to negotiate on that.

Fran Koontz: Noted the City has long held to a minimum standard for 1200 square foot minimum for a ranch and 1400 square foot minimum for a 2-story and those should be acceptable on the R1-60 lots.

James R. Martin, 6916 Star View Street: Three Lakes Estates area homes are 1924 square feet and in the carded zone area they are 1844 square feet. Explained there are homes that abut the area that are proposed for 1250 square feet. Noted the association would like to see PUD development. Concerned that the developer would not be held to the conceptual layout; the character of the Easter Lake New Town plan is a concern; and would like to have this item tabled if it wasn't going to be turned down. On the petition, there are two homes that are listed that are not filled in; there is complete opposition. Presented the petition to be entered into the record.

Christine Brand, 6705 Three Lakes Parkway: Represented the homeowner association: Expressed concern for the densities; noted that Indianola Road is lined with multi-family. Noted the north 30 acres would have accommodated 198 units originally; noted the residents proposal is to stay with the Easter Lake New Town plan and meet half way in the middle for a maximum of 522 units. The homeowners association asks that there be no rentals; ask for a basement for each unit; asked for a 2-car attached garage; asked if manufactured housing could be placed on the lots.

Mike Ludwig: Noted the square footage minimum excludes the basement.

Fran Koontz: Noted the original recommendation required a basement.

Phyllis Foster, 2300 E. Luster Lane, #8: Noted they bought a townhome south of Pine Avenue and noted it is the last home they plan to purchase; liked that it is part of a neighborhood. Were told the property to the north had been sold and would be developed for single-family homes. Opposed to rezoning as it is proposed with the high-density uses. Higher density will have a detrimental effect on the neighborhood, particularly with regard to the maintenance of the roads and property values.

Bruce Heilman: Noted medium density is across the street not high-density.

Mike Ludwig: Noted the Hillsboro PUD was approved before the Easter Lake New Town plan was adopted.

Brian Meyer: Asked if Ms. Foster would support a PUD proposal.

Phyllis Foster: Agreed.

Ron Foster, 2300 E. Luster Lane, #8: Expressed concern regarding the rezoning request. Explained the realtor got their information regarding densities from Grubb.

Jim Bollard: Noted the 2020 Community Character Plan and Easter Lake New Town Plan are expected to change, but there have been several changes and more density. If the City wants to put high-density in there, they should put it on the map so buyers moving in will know what to expect.

Tim Urban: Noted there were previous objections to the quality of residents potentially moving in and to the comparability of homes being built in the new area versus existing homes.

Jim Bollard: Noted everything could change; values are going up, but it could go the other way, as well. Did not think anyone was talking about the quality of people, they are just looking to invest in their properties and want assurance the value of their homes will be maintained.

Chad Urban, 2332 E. Luster Lane: Spoke on behalf of the Hillsboro Neighborhood Association. They are in support of the Bloomfield/Allen and the Three Lakes Estates comments. Expressed concern regarding high-density and increased traffic volume; want to protect integrity of the value of their properties.

Jeff Grubb: Noted they will be bringing forward a product that could be similar to Hillsboro. They will be bringing forward Carman Estates Plat 6, which will be similar density. Respectfully asked for the Commission's approval.

Brian Millard: Asked if the school and park transaction had occurred. Asked about basements.

Jeff Grubb: Noted the transaction had occurred and all single-family homes would have full basements and two car attached garages; there are no plans for detached garages.

CHAIRPERSON CLOSED THE PUBLIC HEARING

David Cupp: Could not vote on something this important without representation on City Council from the subject property's Ward. Moved to delay to the second meeting in January of 2007.

Tim Urban: Noted it is not the Commission's duty to advise the City Council of whether to deliberate on an issue. Suggested it is appropriate for the Commission to provide the zoning and planning recommendations and let the City Council use its own political judgment to decide whether to put off the hearing until after the January 9, 2007 election.

Fran Koontz: Expressed concerns that it should be a PUD zoning. Suggested the process would have been smoother if it had been PUD. Green spaces are not cast in stone and the schools don't necessarily keep their word.

Mike Simonson: Asked that the comments be specific to the motion.

Fran Koontz: Asked if her comments were viable to the motion.

Dann Flaherty: Explained the comments needed to be confined to the motion on the table.

Fran Koontz: Suggested her comments could have something to do with a "yea" or "nay" to the motion.

Dann Flaherty: Noted the motion was to delay and asked for other comments.

Kent Sovern: Opposed to the motion; believed the motion may cause unjustifiable delay and expedient resolution and puts the City Council in a precarious position.

Brian Millard: Supportive of the motion because the Commission does sometimes take action to force the City Council to do certain things including a super majority. Concerned Council representation of that Ward is critical.

Larry Hulse: Clarified the motion to table the Plan and Zoning Commission's consideration until January 2007.

Fran Koontz: Called the question.

Motion failed 3-11 (Greg Jones, Mike Simonson, Kent Sovern, Jeffrey Johannsen, Brook Rosenberg, Kaye Lozier, Dann Flaherty, Bruce Heilman, Shirley Daniels, Tim Urban, and Fran Koontz were opposed to the motion).

Bruce Heilman: Moved staff for all items with adjustments to the conditions as follows:

1. Each single-family dwelling unit shall have an attached two-car garage and basement.
2. Minimum building floor areas for single-family residential shall be as follows:
 - a) Single-story (ranch) 1,200 square feet, excluding basements.
 - b) Two-story 1,400 square feet, excluding basements.
 - c) 1700 square feet minimum in the R1-80 zoned area (Area D).
5. At least 50% of the single-family dwellings are required to have 1/3 to 1/2 brick on front facade.

Tim Urban: Friendly amendment under #2 that no removal of vegetation from the conservation easement areas by the developer.

Mike Ludwig: Noted the Commissioners may want to add a condition that the plats that are submitted be in substantial conformance with the presented plan.

Bruce Heilman: Asked to add that to the conditions as number 13.

Tim Urban: Suggested the developer indicate his position on the request for all R1-80 lots to have a minimum 1700 square feet.

Jeff Grubb: Would go along with 1700 square feet for two-story, but would be big for a ranch and suggested 1500 feet for ranch-style dwellings.

Bruce Heilman: Explained he was concerned about the buffer with the existing homes, which were generally 1850 to 2100 square feet abutting to the east. Suggested the lots would be the prime lots and did not want to over-duly restrict the applicant. Agreed with 1700 square feet for two-story and 1500 square feet for ranch.

Brian Millard: Spoke to recommendation #5 and explained the staff recommendation was for either the façade have 1/3 to 1/2 stone or have a porch on the front. In negotiations with the applicant, who has desired not to have the porch requirement, he did not think would be out of character. Concerned the recommendation was for "either/or", but the decision was made to have one. Masonry could be a problem on some designs; suggested reconsidering that portion of the motion.

Bruce Heilman: Asked the applicant about porches.

Jeff Grubb: Explained some designs would not look right with a porch.

Bruce Heilman: Asked if the applicant if he would agree to either/or and explained he would like to see a mix of porches on some of the homes.

Jeff Grub: Indicated there is a mixture now; homes with some brick, various types of siding and sizes.

Mike Simonson: Offered a friendly amendment that “front elevation must consist of 1/3 to 1/2 of the home stone or brick masonry or a porch of 60 square feet on at least 50% of the single-family dwellings”.

Jeff Grubb: Would be amenable to that.

Brian Millard: Noted the original staff recommendation was that all the homes either have brick, stone or a porch and now it's being cut to 50% of the homes so ½ of the home could have neither brick nor a porch.

David Cupp: Offered a friendly amendment that construction equipment access the subject site via Pine instead Three Lakes because Driftwood will not survive the construction since the concrete on Driftwood is deteriorating.

Jeff Grubb: Indicated they could put up signs to direct construction traffic to access via Pine.

Tim Urban: Suggested that comment be forwarded on to the Council as a friendly amendment.

Bruce Heilman: Accepted the friendly amendment. Asked if it would be appropriate to make a strong suggestion that City Council would wait to make a decision on the request until they have a seventh member.

Larry Hulse: Suggested it be a second motion for a strong recommendation that after spending many months on this issue the Commission suggest the Council strongly consider the timing of the public hearing to be after the Ward IV election issue is resolved.

Brian Millard: Suggested including that the applicant does not have any hard plans to move forward for 1-2 years so the Council knows it is not a timely issue.

Brian Meyer: Supported the division of the two motions.

Motion passed 14-0 to find the proposed rezoning to be not in conformance with the Des Moines' 2020 Community Character Plan.

Motion passed 11-3 to approve the requested amendments (2), (3), (4), (6), (8) to the Des Moines' 2020 Community Character Plan future land use designations as designated on the attached map (labeled 21-2006-4.06); (Brian Millard, Brian Meyer & Fran Koontz were in opposition).

Motion passed 11-3 to rezone areas A, B, C, and D as designated on the attached map (labeled ZON2006-00031) subject to indicated limitations (Brian Millard, Brian Meyer & Fran Koontz opposed).

Bruce Heilman: Moved to recommend City Council consider delaying the public hearing until the seventh member has been seated.

Motion passed 8-6 (Greg Jones, Mike Simonson, Kent Sovern, Jeffrey Johannsen, Tim Urban and Shirley Daniels were in opposition)

Fran Koontz left the meeting at 8:00 p.m. (asked that her comments be noted)

Respectfully submitted,

23



Michael Ludwig, AICP
Planning Administrator

MGL:dfa

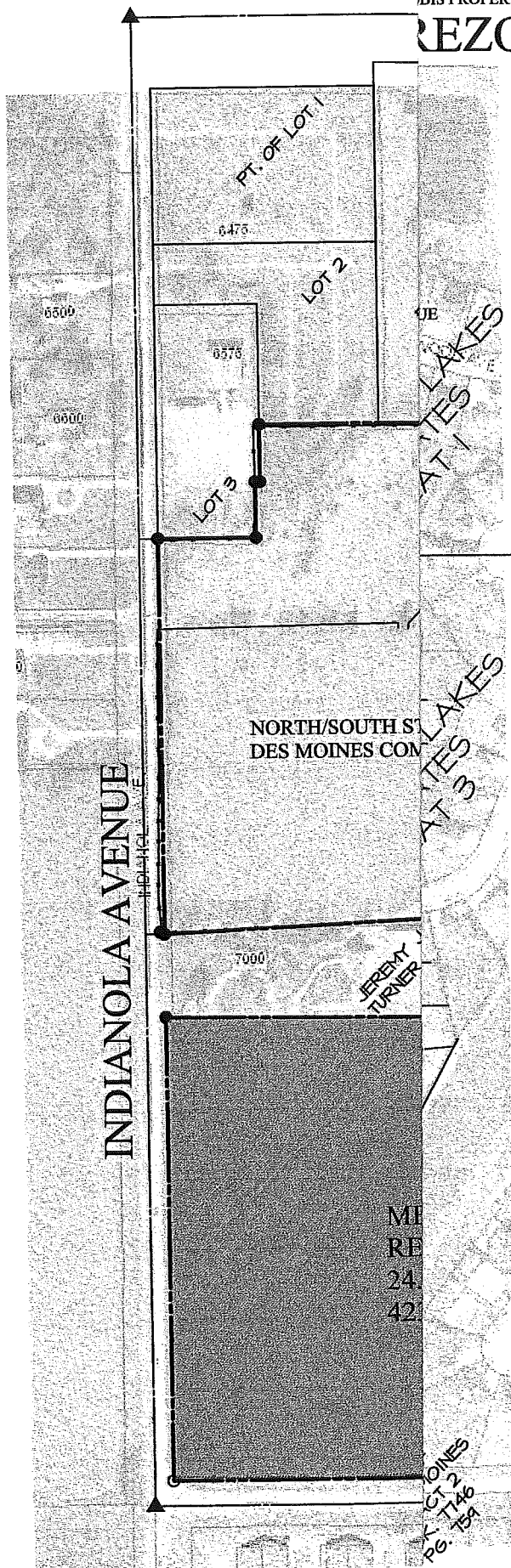
Attachment

23

ITEM 2C 30F3

BIS PROPERTY

REZONING SKETCH



LEGAL DESCRIPTIONS

MEDIUM DENSITY RESIDENTIAL PARCEL

A PARCEL OF LAND IN THE NW 1/4 OF SECTION 36, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF DES MOINES, POLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 36; THENCE N00°07'13"W, 45.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PINE AVENUE, A PLATTED STREET; THENCE S89°57'13"W, 1414.44 FEET ALONG SAID NORTH R.O.W. LINE TO THE POINT OF BEGINNING; THENCE CONTINUING S89°57'13"W, 1181.69 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF INDIANOLA AVENUE, A PLATTED STREET; THENCE N00°13'10"W, 822.31 FEET ALONG SAID EAST R.O.W. LINE TO A POINT; THENCE S89°28'59"E, 319.69 FEET TO A POINT; THENCE N00°14'24"W, 177.47 FEET TO A POINT ON THE SOUTH LINE OF PARCEL 'K' (RECORDED IN BOOK 10394, PAGE 736, IN SAID SECTION 36; THENCE N00°00'00"E, 665.91 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE S00°00'00"W, 594.15 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.937 ACRES, MORE OR LESS.

LOW-MEDIUM DENSITY RESIDENTIAL PARCEL

A PARCEL OF LAND IN THE NW 1/4 OF SECTION 36, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF DES MOINES, POLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE CENTER OF SAID SECTION 36; THENCE N00°07'13"W, 45.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PINE AVENUE, A PLATTED STREET; THENCE S89°57'13"W, 715.10 FEET ALONG SAID NORTH R.O.W. LINE TO THE POINT OF BEGINNING; THENCE CONTINUING S89°57'13"W, 699.34 FEET ALONG SAID NORTH R.O.W. LINE TO A POINT; THENCE N00°00'00"E, 594.15 FEET TO A POINT ON THE SOUTH LINE OF PARCEL 'K' (RECORDED IN BOOK 10394, PAGE 736, IN SAID SECTION 36; THENCE S90°00'00"E, 104.10 FEET ALONG THE SOUTH LINE OF SAID PARCEL 'K' TO THE SW CORNER OF PARCEL 'L' AS RECORDED IN BOOK 10928, PAGE 300; THENCE CONTINUING S90°00'00"E 296.49 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL 'L'; THENCE S00°00'00"W, 261.52 FEET TO A POINT; THENCE S40°28'21"E, 462.19 FEET TO A POINT; THENCE S00°00'00"E, 380.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.944 ACRES, MORE OR LESS.

R1-60 RESIDENTIAL PARCEL

A PARCEL OF LAND IN THE NW 1/4 OF SECTION 36, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF DES MOINES, POLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 36; THENCE N00°07'13"W, 45.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PINE AVENUE, A PLATTED STREET; THENCE S89°57'13"W, 100.00 FEET ALONG SAID NORTH R.O.W. LINE TO THE POINT OF BEGINNING; THENCE CONTINUING S89°57'13"W, 615.10 FEET ALONG SAID R.O.W. LINE TO A POINT; THENCE N00°00'00"E, 380.47 FEET TO A POINT; THENCE N40°28'21"W, 462.19 FEET TO A POINT; THENCE N00°00'00"E, 261.52 FEET TO A POINT ON THE SOUTH LINE OF PARCEL 'L' (RECORDED IN BOOK 10928, PAGE 300, IN SAID SECTION 36; THENCE S90°00'00"W, 308.28 FEET ALONG SAID SOUTH LINE TO THE SE CORNER OF PARCEL 'K' (RECORDED IN BOOK 10394, PAGE 736) IN SAID SECTION 36; THENCE CONTINUING S90°00'00"E, 103.44 FEET ALONG THE SOUTH LINE OF SAID PARCEL 'K' TO A POINT; THENCE N00°00'00"E, 150.84 FEET TO A POINT; THENCE S90°00'00"E, 103.44 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL 'L'; THENCE CONTINUING S90°00'00"E, 308.28 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL 'L'; THENCE N00°00'00"W, 153.48 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL 'L'; THENCE S90°00'00"E, 811.50 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE S18°12'23"W, 394.90 FEET TO A POINT; THENCE S83°51'7"W, 203.72 FEET TO A POINT; THENCE S00°00'00"E, 121.80 FEET TO A POINT; THENCE S40°00'00"E, 183.90 FEET TO A POINT; THENCE S70°00'00"E, 424.12 FEET TO A POINT ON THE EAST LINE OF SAID NW 1/4; THENCE S00°07'13"E, 399.75 FEET ALONG SAID EAST LINE TO A POINT; THENCE S44°55'00"W, 141.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.713 ACRES, MORE OR LESS.

R1-80 RESIDENTIAL

PARCEL OF LAND IN THE NW 1/4 OF SECTION 36, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF DES MOINES, POLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 36; THENCE N00°07'13"W, 544.75 FEET ALONG THE EAST LINE OF SAID NW 1/4 TO THE POINT OF BEGINNING; THENCE N70°00'00"W, 424.12 FEET TO A POINT; THENCE N40°00'00"W, 183.90 FEET TO A POINT; THENCE N00°00'00"E, 121.80 FEET TO A POINT; THENCE N83°51'7"E, 203.72 FEET TO A POINT; THENCE N18°12'23"E, 394.90 FEET TO A POINT ON THE SOUTH LINE OF PARCEL 'L' (RECORDED IN BOOK 10928, PAGE 300), IN SECTION 36; THENCE S90°00'00"E 188.50 FEET ALONG SAID SOUTH LINE TO A POINT ON THE EAST LINE OF SAID NW 1/4; THENCE S00°07'13"E 797.57 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 5.882 ACRES, MORE OR LESS.

R1-60 DENSITY

66 LOTS @ 21.713 ACRES = 3.040 DU/A

R1-80 DENSITY

10 LOTS @ 5.882 ACRES = 1.700 DU/A



Civil Engineering Consultants, Inc.

2400 86th Street, Unit 12 - Des Moines, Iowa 50322
515.276.4884 - Fax: 515.276.7084 - mail@cecinc.com

B-9123

Q:\E-FILES\E-5000\E5123\dwg\E5123 sketch 10-16-06.dwg, 11/8/2006 10:57:36 AM, skenton,
\\SRV01CEC\HP Design\Jet 1050C, 1:289.483

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RE
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DES MOINES
PG. 154

04/20/06	Pro	Con	09/21/06	Pro	Con	11/16/06	Pro	Con	Geo Parcel #	Owner Name
ID #			ID #			ID#				
2			2			50			7824-36-301-029	ABBIE M. DUGAN
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4			4		p	21		p	7824-36-203-042	ANTHONY STONE
5			5			59			Bloomfield/Allen Contact	Bloomfield/Allen Contact
6			6			46			7824-36-301-023	BRADLEY L. WIGGINS
7			7			4			7824-35-620-006	CITY OF DES MOINES
8			8			6			7824-36-100-008	CITY OF DES MOINES
9			9			8			7824-36-100-011	CITY OF DES MOINES
10			10			22			7824-36-204-005	CITY OF DES MOINES
11			11			55			7824-36-303-001	CITY OF DES MOINES
12			12			58			7824-36-630-003	CITY OF DES MOINES
13			13			7			7824-36-100-009	DES MOINES IND SCHOOLS
14			14		p	10		xp	7824-36-203-029	DONALD L. RAEFORD
15			15		p	13		p	7824-36-203-032	ERIC R. HAUPTLY
16		x	16		x	43		xl	7824-36-301-020	ERNEST J. BROOKS
17			17		x	34		p	7824-36-300-002	ETHELDA LEDLIE
18		x	33		xp	18		p	7824-36-203-039	JIM MARTIN
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58		x	58		x	51		xl	7824-36-301-030	VERNON J. HEMANN
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LIST PRIOR TO PIZ meeting
11-16-06

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AS OF 11-21-06

Item 2006 00031 Date 09-18-06

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

57

RECEIVED ✓
SEP 21 2006
COMMUNITY DEVELOPMENT
DEPARTMENT

Print Name Thomas Jaros
Signature Thomas Jaros
Address 6909 Star View St

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

Item 2006 00031 Date 9-14-06

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

58

RECEIVED
SEP 18 2006
COMMUNITY DEVELOPMENT
DEPARTMENT

Print Name VERNON J. HEMANN
Signature Vernon J. Hemann
Address 2300 E. LUSTER LN #7 DM

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

5032

Item 2006 00031

Date 9/13/06

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

(Circle One)

RECEIVED
SEP 19 2006

Print Name Peter & Shirley Sullivan

Signature [Signature]

COMMUNITY DEVELOPMENT
DEPARTMENT

Address 7116 Sweetwater Dr.
Des Moines IA 50322

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

- ① increase Traffic
- ② decrease property value

Item 2006 00031

Date 9/20/06

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

(Circle One)

RECEIVED
SEP 21 2006

Print Name Richard Wittich

Signature [Signature]

COMMUNITY DEVELOPMENT
DEPARTMENT

Address 2200 E. Luster Ln #1

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

- Want to see what type of buildings are going in

Item 2006 00031

Date 9-16-06

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

(Circle One)

40

RECEIVED



SEP 18 2006

COMMUNITY DEVELOPMENT DEPARTMENT

Print Name Lance Schaecher

Signature Lance J Schaecher

Address 6908 Star View St Des Mo, MO 64113

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

Item 2006 00031

Date 9-15-06

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

(Circle One)

45

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SEP 18 2006

COMMUNITY DEVELOPMENT DEPARTMENT

Print Name Mary + Carol Lancaster

Signature Mary Lancaster

Address 6800 Star View Street

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

Keep it zoned the same. we need
same type of housing.

Item 2006 00031 Date 9/15/06

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

RECEIVED ✓
SEP 18 2006

COMMUNITY DEVELOPMENT
DEPARTMENT

Print Name Jim & Laura Martin
Signature [Signature]
Address 6813 Star View Dr SA 90326

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

Changing the value ^{to here} by decreasing the lot size and square footage of the building home specs. I Request the home spec be minimum of 1800 sq ft finish above ground. The current covenant should apply to this area due to their request to the cities Manheim chair!

Item 2006 00031 Date 9/13/06

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

RECEIVED ✓
SEP 18 2006

COMMUNITY DEVELOPMENT
DEPARTMENT

Print Name Johann Schmolck
Signature [Signature]
Address 6912 Star View Street
Des Moines, IA 50320

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

- No adequate transition from existing properties
- Decrease in house values of existing properties
- Increase in thru traffic through neighborhood with many children
- Possible destruction of old growth trees, natural drainage into lake
- does not fit into long term concept of the area

Item 2006 00031 Date 9-21-06

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

30

RECEIVED

SEP 25 2006

Print Name Jeff Baird

Signature [Handwritten Signature]

Address 6804 Starview St

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

Item 2006 00031 Date 9-15-06

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

28

RECEIVED

SEP 21 2006

COMMUNITY DEVELOPMENT
DEPARTMENT

Print Name JAMES WALTERS

Signature [Handwritten Signature]

Address 6809 STARVIEW ST.

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

PLAN TOO HIGH DENSITY FOR
THE VALUE OF HOMES IN THE NEIGHBORHOOD
RIGHT NEXT TO IT (THREE LAKES ESTATES)
IF WE WANT TO IMPROVE DES MOINES, ESPECIALLY
THE SOUTH SIDE, WE SHOULDN'T HAVE APARTMENTS
& TOWN HOMES WITHIN A "ROCK" THROW FROM HIGH
VALUE HOMES.

Item 2006 00031

Date 9/13/06 23

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

(Circle One)

RECEIVED

SEP 19 2006

Print Name Jake DeVoogd 25

Signature *Jake DeVoogd*

Address 6905 Star View St, Dsm, 5032

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

I moved to this neighborhood for the closed in Area. There is only one way in and one way out. Right now it is a low Traffic area with all Cul de sacs. Our children can run in the area with out worrying about That a strange car is passing through. Street width not conducive to large quantities of traffic.

Item 2006 00031

Date 9/13/06

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

(Circle One)

RECEIVED

SEP 18 2006

COMMUNITY DEVELOPMENT DEPARTMENT

Print Name JAMES R. MARTIN 27

Signature *James R. Martin*

Address 6916 STAR VIEW ST.

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

The proposed change is far too high of density to be complementary to the aesthetic and monetary value of the adjacent development of Three Lakes Estates, and I do not feel that Jerry's has delt in good faith with the residents' interests and values.

Item 2006 00031

Date 9/19/06

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

23

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SEP 21 2006

COMMUNITY DEVELOPMENT
DEPARTMENT

Print Name HANG BUI
Signature [Signature]
Address 6808 STAR VIEW ST

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

1. Multi Family Residential makes more noise; prop value of single family homes will diminish
2. More families more traffic, higher safety concern:

Item 2006 00031

Date 9/21/06

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

24

Print Name Shash Ledlie Trust
Signature [Signature]
Address 2683 E PINE AVE DM

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

No Apartments on w parcel - only Townhomes and Condos -
E 3/4 of parcel to be Single Family Residential Has there been a traffic study Done?

Item 2006 00031

Date Sept 15, 2006 23

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

(Circle One)

16

RECEIVED
SEP 21 2006
COMMUNITY DEVELOPMENT
DEPARTMENT

Print Name Ernest J. Brooks

Signature Ernest J. Brooks

Address 2230 E Luster Lane, Unit 8

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

The attraction to our property was the farm land view from our deck. We don't want the peaceful, rural landscape destroyed and we don't want our property value driven down by a low income housing project. If housing is in the future then it should be no less than what currently exists in the neighborhood. dfB

Item 2006 00031

Date 9/15/06

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

(Circle One)

17

Print Name Ethel Heddie & Richard Heddie

Signature Richard Heddie

Address 2683 EPINEAUE DR

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

Would prefer to see W 20 acres along Indio AVE only Town homes and condos NO Apartments
E 3/4 of property single family home

Petition opposing the rezoning of land at Indianola and Pine Avenue 23

ZON2006-00031

IF NO DESIGNATION IS NEXT TO NUMBER THE PROPERTY IS OUTSIDE OF THE 250' BOUNDARY

X = PROPERTY OWNER ALSO SENT BACK CARD

	NAME	ADDRESS	SIGNATURE
1	Stacy Lea Sterrett	6712 Star View St.	Stacy Lea Sterrett
2	Wade + Tina Balcastos	2617 Moonlight Dr	Wade Balcastos
3	Terrold Swinton	2621 Moonlight Dr.	Ronald Swinton
4	Murray + Mary Thole	6704 & 6700 Star View St.	Murray Thole
5	Brian + Karen Thompson	6800 Timberwolf Ln.	Karen Thompson
6	Crystal + Aaron Kephart	2614 Moonlight Dr.	Crystal Kephart
7	Larry + Lynda Bates	6713 Three Lakes Pkwy	Larry Bates
8	Dana Kungen + Marys Gaston	2609 Moonlight Dr	Dana Kungen Marys Gaston
57	Thomas + Huey Jirou	6909 Star View St	Thomas A. Jirou
10	John + Sandy Oatts	6709 Star View St	John Oatts
11	GEORGE CROOKER	6705 STAR VIEW	George Crooker
12	Don + Carol Williams	2613 Moonlight Dr	Don Williams
39	Kham Sackpraseuth	6904 Star View St	Kham Sackpraseuth
14	Shirley + Ron Davis	6804 Timberwolf	Shirley Davis
15	Kimberly Clark	6804 Timberwolf	Kimberly Clark
16	Bill + Margy Kasik	2637 Moonlight Dr	Margy Kasik
17	Keith Swire + Christine Bertsch	6701 Three Lakes Pkwy	Christine Bertsch
18	Suzanne + Kenneth Caldbeck	6708 Three Lakes Parkway	Suzanne Caldbeck
19	Christine Brand	6705 Three Lakes Pkwy	Christine Brand
x27	Tim + Rachelle Martin	6916 Star View St	Tim Martin
x35	Johann Schueler	6912 Star View St	Johann Schueler
56	SOMLITH KHAMVONGSA	6900 STAR VIEW	S. Khamvongsa
x23	Hoang Bui	6808 STAR VIEW ST	Hoang Bui
30	JEFF BAIRD	6804 Star View St	Jeff Baird
x45	Man Farnard	6800 Star View St	Man Farnard
26	Brian B. HAYES	6805 STAR VIEW ST	Brian B. Hayes
x28	James S. Walters	6809 STAR VIEW ST	James S. Walters
54	Robert Knudson	6821 Star View St	Robert Knudson
47	Matt Kelly	6820 Star View St.	Matt Kelly
43	Anthony Stone	6825 Star View St	Anthony Stone

Petition opposing the rezoning of land at Indianola and Pine Avenue
 ZON2006-00031

	NAME	ADDRESS	SIGNATURE
26	JIM KELLY	6901 STARVIEW	[Signature]
32	BRIAN BURGETT	6913 STARVIEW ST	[Signature]
25	JAKE DeVoogal	6905 STARVIEW ST	[Signature]
34	Candice Jorgensen	2641 Moonlight Dr	[Signature]
35	Phyllis Nielsen & Laurie Nielsen	2629 Moonlight Dr	[Signature]
36	Larry Stanton	6808 Timberwolf Ln	[Signature]
37	Larry Stanton	6810 Timberwolf Ln	[Signature]
38	Kenny Link	6809 Timberwolf Ln	[Signature]
39	Travis & Kim Foltz	6801 Timberwolf Ln	[Signature]
40	Robyn & Tim Mulcahy	6816 Sweetwater Dr	[Signature]
14	DION RaeFord	6824 STARVIEW	[Signature]
42	Slise Pappas	6816 Starview St	[Signature]
43	Vank Nadi evgen	2618 Moonlight Dr	[Signature]
44	Horacio Hermesillo	2630 Moonlight Dr.	[Signature]
45	Ray & Jan Tharp	6813 Timberwolf Ln	[Signature]
46	Don & Kandi Claman	2653 Moonlight Dr	[Signature]
47	John Blecker	6721-Three Lakes Pkwy	[Signature]
48	Ginger Adams	6716 Three Lakes Pkwy	[Signature]
49	Robert & Laura Lockhart	6709 Three Lakes Pkwy	[Signature]
50	Dorothy S. Parker	2612 Driftwood Ave.	[Signature]
51	TODD RECTOR	2604 DRIFTWOOD AVE	[Signature]
52	Sheila O'Donnell	2600 Driftwood Ave	[Signature]
53	Julie Jordan	6708 Starview St	[Signature]
54	Jacqueline Mallory	4716 Starview St	[Signature]
55	John Branchi	6713 Starview St	[Signature]
56	Terry Taiber	2621 Driftwood Ave	[Signature]
57	DOUG & SARAH SELLARS	6809 SWEETWATER DR.	[Signature]
38	Karin & Kristi Berg	6817 Starview St	[Signature]
15	Eric & Karla Hauptly	6812 Starview St	[Signature]
60	Red & Courtney King	2616 Moonlight Dr.	[Signature]

Petition opposing the rezoning of land at Indianola and Pine Avenue
 ZON2006-00031

	NAME	ADDRESS	SIGNATURE
61	David Russell Myers	6804 E. Sweetwater Dr.	David Russell Myers
62	Spencer Van Hook	6807 SWEETWATER DR	Spencer Van Hook
63	Spencer Van Hook	2625 Moonlight Dr	Spencer Van Hook
64	Pearl Simpson	2645 Moonlight Dr.	Pearl Simpson
65	Janina + Joe Reja	2649 Moonlight Dr.	J Reja
66	Shella Formaro	6805 TIMBERWOLF LN	Shella Formaro
67	Darcy + Jason Villalobos	2633 moonlight Dr	Darcy Villalobos
68	Jenki Bishop	6704 Three Lakes Pky Dr.	Jenki Bishop
69	Troy Bushnell	2620 Driftwood Ave.	Troy Bushnell
70	William Leng	2615 Driftwood Ave	William Leng
71	David Okland	2622 Moonlight Dr	David Okland
72	Renaee Peters	6717 Three Lakes Pkwy	Renaee Peters
73	Dave Stooden	6700 THREE LAKES PKWY	Dave Stooden
74	Ron Dickerson	2617 Driftwood Ave	Ron Dickerson
75	Linda Dickerson	2617 Driftwood Ave	Linda Dickerson
76	Sara Sayasane-Nguyen	2616 Driftwood Ave	Sara Sayasane-Nguyen
77	Loren Bishop	6701 Star View St	Loren Bishop
78	Mack Myrve	2608 Driftwood	Mack Myrve
79	Mack Myrve Gina/Garzo	26816 Moonlight Dr	Mack Myrve
	Tommy	6813 STARVIEW	Tommy
81	Meranda Jenkins	6712 Three Lakes Pkwy	Meranda Jenkins
x 40	Lore Schaefer	6908 Starview St	Lore Schaefer
x 33	Jim Martin	6813 StarView St	Jim Martin
84	Frank L. Gaulke	7100 SWEETWATER DR.	FRANK L. GAULKE
85	Travis J Schooley	7109 Sweetwater Dr.	Travis J Schooley
86	STUARTS. HEITSHUSEN	7012 SWEETWATER DR.	Stuart Heitshusen
87	Deb Zeller	7004 Sweetwater Dr.	Deborah Zeller
88	David Zeller	"	David Zeller
89	Troy Myrve	6916 Sweetwater Dr	Troy Myrve
90	Troy Myrve	2701 Feyrdal Dr	Troy Myrve

NOT
 CURRENT
 ON FILE

Petition opposing the rezoning of land at Indianola and Pine Avenue
ZON2006-00031

	NAME	ADDRESS	SIGNATURE
91	THORMAN WARD	6601 STAR VIEW ST	
18	<input checked="" type="checkbox"/> GARY RUFER	7108 Sweetwater DR.	
61	<input checked="" type="checkbox"/> Peter G. Sullivan	7116 Sweetwater Dr.	
94	Richard Reitz	7124 Sweetwater dr.	
	<input checked="" type="checkbox"/> Sheryl Ledlie	2683 E. Pine Ave	Sheryl Ledlie
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I (am) am not in favor of the request.

36

(Circle One)

RECEIVED

Print Name Richard Wittich

NOV 15 2006

Signature Richard Wittich

COMMUNITY DEVELOPMENT DEPARTMENT

Address 2220 E. Luster Ln #1

RECEIVED
NOV 15 2006
COMMUNITY DEVELOPMENT DEPARTMENT

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

Want to see what type of buildings
will be on the property.

Subject: ZON2006-00031 – Re-Zoning of property owned by Michael Tobis Trust

Dear City of Des Moines Planning and Zoning Commission:

As an owner of a residence in Hillsboro Townhomes, I am opposed to the re-zoning request by Jerry's Homes (purchaser) for the 65.31 acres currently owned by the Michael Tobis Trust. I feel that re-zoning any of this area to R-3 Multi Family Residential would:

- Decrease the home values in the neighborhood
- Increase traffic on roads that are not designed to carry the increase
- Compromise the natural drainage system of the Easter Lake water basin

I ask that you re-consider this re-zoning request at your November 16 meeting.

Thank you for your consideration.

Richard Wittich
Homeowner

2220 E. Luster Ln #1

Des Moines, IA 50320
Address

October 30, 2006

RECEIVED
OCT 31 2006
COMMUNITY DEVELOPMENT
DEPARTMENT

City of Des Moines Planning and Zoning Commission
City of Des Moines, Iowa
602 Robert D. Ray Drive
Des Moines, Iowa 50309

✓ 38

Subject: ZON2006-00031 – Re-Zoning of property owned by Michael Tobis Trust

Dear City of Des Moines Planning and Zoning Commission:

As an owner of a residence in Hillsboro Townhomes, I am opposed to the re-zoning request by Jerry's Homes (purchaser) for the 65.31 acres currently owned by the Michael Tobis Trust. I feel that re-zoning any of this area to R-3 Multi Family Residential would:

- Decrease the home values in the neighborhood
- Increase traffic on roads that are not designed to carry the increase
- Compromise the natural drainage system of the Easter Lake water basin

I ask that you re-consider this re-zoning request at your November 16 meeting.

Thank you for your consideration.

Kathy M. Bianchi
Homeowner

2220 E. Luster Ln #2
Des Moines, IA 50320
Address

23

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

(Circle One)

39

RECEIVED

Print Name Maurine Pullen

NOV 15 2006

Signature Maurine Pullen

COMMUNITY DEVELOPMENT DEPARTMENT

Address 3220 E. Luster Ln # 7

RECEIVED
NOV 02 2006
COMMUNITY DEVELOPMENT DEPARTMENT

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

Too much traffic
Prefer single family homes

39

Subject: 2006-00031 - re-zoning of property owned by Michael Tobis Trust

Dear City of Des Moines Planning and Zoning Commission:

As an owner of a residence in Hillsboro Townhomes, I am opposed to the re-zoning request by Jerry's Homes (purchaser) for the 65.31 acres currently owned by the Michael Tobis Trust. I feel that re-zoning any of this area to R-3 Multi Family Residential would:

- Decrease the home values in the neighborhood
- Increase traffic on roads that are not designed to carry the increase
- Compromise the natural drainage system of the Easter Lake water basin

I ask that you re-consider this re-zoning request at your November 16 meeting.

Thank you for your consideration.

Maurine Pullen
Homeowner

3220 E. Luster Ln # 7
Des Moines, Ia. 50320
Address

October 30, 2006

RECEIVED

OCT 31 2006

COMMUNITY DEVELOPMENT
DEPARTMENT

City of Des Moines Planning and Zoning Commission
City of Des Moines, Iowa
602 Robert D. Ray Drive
Des Moines, Iowa 50309

✓ 41

Subject: ZON2006-00031 – Re-Zoning of property owned by Michael Tobis Trust

Dear City of Des Moines Planning and Zoning Commission:

As an owner of a residence in Hillsboro Townhomes, I am opposed to the re-zoning request by Jerry's Homes (purchaser) for the 65.31 acres currently owned by the Michael Tobis Trust. I feel that re-zoning any of this area to R-3 Multi Family Residential would:

- Decrease the home values in the neighborhood
- Increase traffic on roads that are not designed to carry the increase
- Compromise the natural drainage system of the Easter Lake water basin

I ask that you re-consider this re-zoning request at your November 16 meeting.

Thank you for your consideration.

Lester C. Fleming
Homeowner

2220 E Luster Ln #6

Des Moines, IA 50320
Address

Item 2006 00031

Date 11-09-06

23

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

(Circle One)

RECEIVED

NOV 13 2006

COMMUNITY DEVELOPMENT DEPARTMENT

Print Name Ernest Brooks / Dorothy Brooks
Signature Ernest Brooks / Dorothy Brooks
Address 2230 E. Luster Lane #8

RECEIVED

NOV 01 2006

COMMUNITY DEVELOPMENT DEPARTMENT

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

We are opposed to this request because we do not want our property to decrease in value. We do not want this part of town to downgrade. This is a great part of Des Moines. Please don't downgrade it for the sake of a contractor. He won't stay here the residents must. We bought here because of how it was zoned already. Please don't make us move!

43

Subject: ZON2006-00031 - Re-Zoning of property owned by Michael Tobis Trust

Dear City of Des Moines Planning and Zoning Commission:

As an owner of a residence in Hillsboro Townhomes, I am opposed to the re-zoning request by Jerry's Homes (purchaser) for the 65.31 acres currently owned by the Michael Tobis Trust. I feel that re-zoning any of this area to R-3 Multi Family Residential would:

- Decrease the home values in the neighborhood
- Increase traffic on roads that are not designed to carry the increase
- Compromise the natural drainage system of the Easter Lake water basin

I ask that you re-consider this re-zoning request at your November 16 meeting.

Thank you for your consideration.

Ernest + Dorothy Brooks

Ernest Brooks Dorothy Brooks
Homeowner

2230 E. Luster Lane #8

Des Moines, IA 50320

Address

2006 00031

Date 11-11-06

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

(Circle One)

RECEIVED

NOV 15 2006

COMMUNITY DEVELOPMENT DEPARTMENT

Print Name Marita Lundy
Signature Marita Lundy
Address 2330 E. Luster Ln, #2, DM 50320

44

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

Could decrease the home values in the neighborhood and increase traffic on roads that are not designed to carry the increase.

MENT

14

subject: ZON2006-00031 – Re-Zoning of property owned by Michael Tobis Trust

Dear City of Des Moines Planning and Zoning Commission:

As an owner of a residence in Hillsboro Townhomes, I am opposed to the re-zoning request by Jerry's Homes (purchaser) for the 65.31 acres currently owned by the Michael Tobis Trust. I feel that re-zoning any of this area to R-3 Multi Family Residential would:

- Decrease the home values in the neighborhood
- Increase traffic on roads that are not designed to carry the increase
- Compromise the natural drainage system of the Easter Lake water basin

I ask that you re-consider this re-zoning request at your November 16 meeting.

Thank you for your consideration.

Marita Lundy
Homeowner

2230 E. Luster Lane #2

Des Moines, IA 50320
Address

Item 2000 00031

Date 11-8-06

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

(Circle One) RECEIVED

NOV 13 2006

Print Name MARK TIGEMARCO

Signature [Handwritten Signature]

Address 2300 E LUSTER LN Unit 1

RECEIVED
OCT 31 2006
UNITY DEVELOPMENT
DEPARTMENT

23

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

Will Decrease Home Value. There is already too much traffic. Jerry's Homes is the worst home builder in Des Moines. Poor quality and don't follow through on warranties. Single family homes with a nice park is my opinion.

48

SUBJECT: 2012000-00031 - Re-Zoning of property owned by Michael Tobis Trust

Dear City of Des Moines Planning and Zoning Commission:

As an owner of a residence in Hillsboro Townhomes, I am opposed to the re-zoning request by Jerry's Homes (purchaser) for the 65.31 acres currently owned by the Michael Tobis Trust. I feel that re-zoning any of this area to R-3 Multi Family Residential would:

- Decrease the home values in the neighborhood
- Increase traffic on roads that are not designed to carry the increase
- Compromise the natural drainage system of the Easter Lake water basin

I ask that you re-consider this re-zoning request at your November 16 meeting.

Thank you for your consideration.

[Handwritten Signature]
Homeowner

2300 E LUSTER LANE
DES MOINES IA 50320
Address UNIT 1

Item

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

(Circle One)

RECEIVED

NOV 15 2006

COMMUNITY DEVELOPMENT DEPARTMENT

Print Name

VERNON J. HEMANN

Signature

Vernon J. Hemann

Address

2300 E. LUSTER LN #7

51

RECEIVED

NOV 15 2006

COMMUNITY DEVELOPMENT DEPARTMENT

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

Decrease in property values

TRAFFIC INCREASE ON STREETS NOT MADE FOR HIGH USAGE

INCREASED DRAINAGE PROBLEMS FOR EASTER LAKE

Subject: 2000-00031 - re-zoning of property owned by Michael Tobis Trust

Dear City of Des Moines Planning and Zoning Commission:

As an owner of a residence in Hillsboro Townhomes, I am opposed to the re-zoning request by Jerry's Homes (purchaser) for the 65.31 acres currently owned by the Michael Tobis Trust. I feel that re-zoning any of this area to R-3 Multi Family Residential would:

- Decrease the home values in the neighborhood
- Increase traffic on roads that are not designed to carry the increase
- Compromise the natural drainage system of the Easter Lake water basin

I ask that you re-consider this re-zoning request at your November 16 meeting.

Thank you for your consideration.

Vernon J. Hemann

Homeowner

VERNON J. HEMANN

2300 E. LUSTER LN. #7

DES MOINES, IA 50320

Address

23

October 30, 2006

RECEIVED
NOV 03 2006
COMMUNITY DEVELOPMENT
DEPARTMENT

City of Des Moines Planning and Zoning Commission
City of Des Moines, Iowa
602 Robert D. Ray Drive
Des Moines, Iowa 50309



52

Subject: ZON2006-00031 – Re-Zoning of property owned by Michael Tobis Trust

Dear City of Des Moines Planning and Zoning Commission:

As an owner of a residence in Hillsboro Townhomes, I am opposed to the re-zoning request by Jerry's Homes (purchaser) for the 65.31 acres currently owned by the Michael Tobis Trust. I feel that re-zoning any of this area to R-3 Multi Family Residential would:

- Decrease the home values in the neighborhood
- Increase traffic on roads that are not designed to carry the increase
- Compromise the natural drainage system of the Easter Lake water basin

I ask that you re-consider this re-zoning request at your November 16 meeting.

Thank you for your consideration.

Nancy Butler
Homeowner

2300 E Luster Ln #3
Des Moines Iowa 50320
Address

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

(Circle One) RECEIVED

NOV 08 2006
COMMUNITY DEVELOPMENT
DEPARTMENT

Print Name William Kreutz ⁵³

Signature _____

Address 2300 E Luster Ln #6

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

No not want more apartment
so near our development...
especially multi level dwellings
as it will definitely lower
our property value.

53

SUBJECT: 2012000-00051 - Re-Zoning of property owned by Michael Tobis Trust

Dear City of Des Moines Planning and Zoning Commission:

As an owner of a residence in Hillsboro Townhomes, I am opposed to the re-zoning request by Jerry's Homes (purchaser) for the 65.31 acres currently owned by the Michael Tobis Trust. I feel that re-zoning any of this area to R-3 Multi Family Residential would:

- Decrease the home values in the neighborhood
- Increase traffic on roads that are not designed to carry the increase
- Compromise the natural drainage system of the Easter Lake water basin

I ask that you re-consider this re-zoning request at your November 16 meeting.

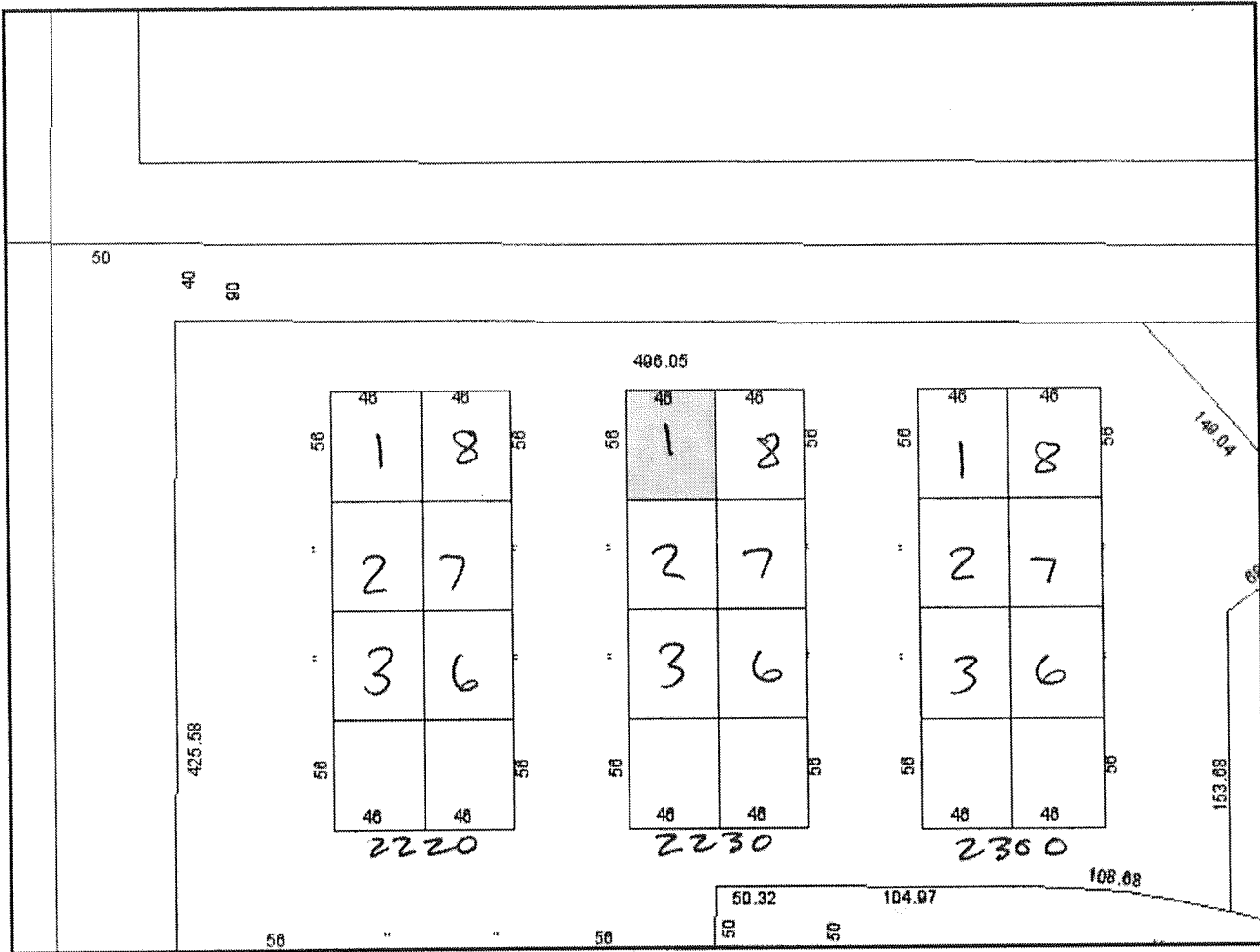
Thank you for your consideration.

William Kreutz
Homeowner

2300 E. Luster Ln #6

Des Moines Iowa 50315
Address

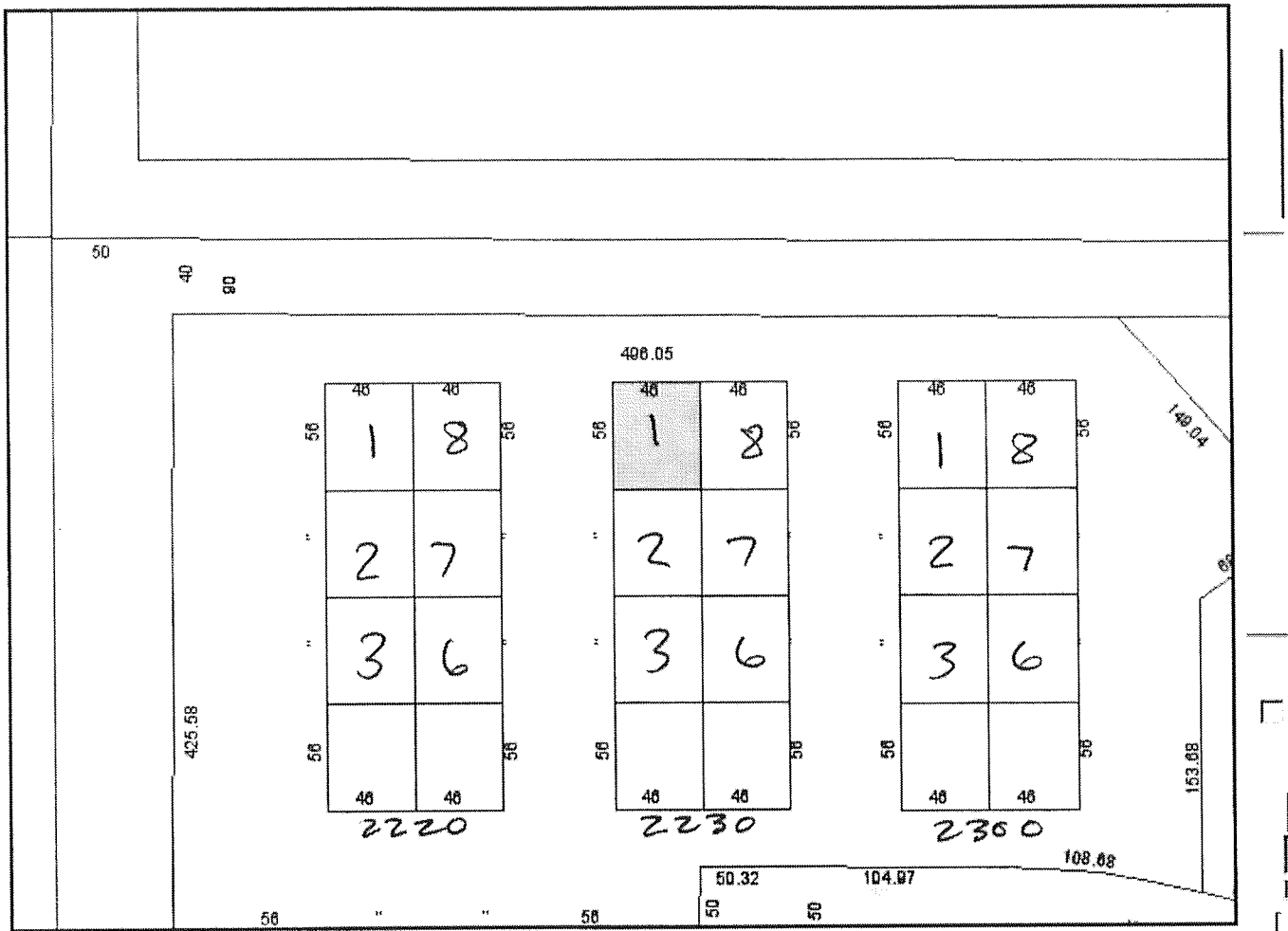
23



Courtesy of Polk County Auditor Michael Mauro
640' x 480' -- Click to center and select a parcel

THESE TOWNHOMES ARE IN 250'

3's + 6's OUT OF 200'



Courtesy of Polk County Auditor Michael Mauro
640' x 480' -- Click to center and select a parcel

THESE TOWNHOMES ARE IN 250'

3's, 6's OUT OF 200'

23

October 30, 2006

City of Des Moines Planning and Zoning Commission
City of Des Moines, Iowa
602 Robert D. Ray Drive
Des Moines, Iowa 50309

RECEIVED
NOV 01 2006
COMMUNITY DEVELOPMENT
DEPARTMENT

Subject: ZON2006-00031 – Re-Zoning of property owned by Michael Tobis Trust

Dear City of Des Moines Planning and Zoning Commission:

The Hillsboro Townhome Association would like to formally oppose the proposed re-zoning of the property owned by the Michael Tobis Trust. Jerry's Homes (purchaser) has asked that 65.31 acres be re-zoned from the current Single Family Residences to a combination of Single Family Residences and Multi Family Residences. This public hearing item has been discussed at the April 20, 2006 and September 21, 2006 meetings of the Commission and will again be on the agenda of the November 16, 2006 meeting.

The Hillsboro Townhome Association would like to endorse the following recommendation proposed by the Three Lakes neighborhood, which was submitted on September 21, 2006, except where noted:

- Require basements in all units
- No rental property
- Maximum 522 units on entire 65.31 acres
- B-C-D zoning of R1-70 with staff additions
(Exception: A also zoned R1-70 with staff additions)
- Minimum 1,700 square feet Ranch homes
- Minimum 2,000 square feet on 1.5 story and 2-story homes
- Minimum two car attached garage

The above proposal would be applied to the entire 65.31 acres (A-B-C-D)

Hillsboro Townhome Association endorses the above Three Lakes proposal for the following reasons:

- Protect the property values of the single family homes and townhomes in the Hillsboro area
- Eliminate increased traffic on roads that were not designed to carry heavy traffic
- Protect the natural habitat and drainage system of the Easter Lake water basin.

Thank you for your consideration in this matter.



Ronald K. Foster, President
Hillsboro Townhome Association
2300 E. Luster Lane, #8
Des Moines, IA 50320

November 1, 2006

RECEIVED

NOV 02 2006

COMMUNITY DEVELOPMENT
DEPARTMENT

City of Des Moines Planning and Zoning Commission
City of Des Moines, Iowa
602 Robert D. Ray Drive
Des Moines, Iowa 50309

Subject: 21-20064.06 & ZON2006-00031 – Rezoning of property owned by Michael Tobis Trust

Dear City of Des Moines Planning and Zoning Commission:

The Hillsboro Neighborhood Association has been informed of a proposed development in the 2200 block of East Pine Avenue. The request from Jerry's Homes (purchaser) to rezone this property would impact 65.31 acres of subject property owned by the Michal Tobis Trust. This public hearing item was originally discussed during the April 20, 2006 meeting of the Commission and tabled until September 21, 2006. This topic will again be on the agenda November 16, 2006.

On behalf of the Hillsboro Neighborhood Association, we endorse the recommendation proposed by the Three Lakes neighborhood. Their proposal, submitted on September 21, 2006, included the following requirements, except where noted:

- Require basements in all units
- No rental property
- Maximum 522 units on entire 65.31 acres
- B-C-D zoning of R1-70 with staff additions
 - (Exception: A also zoned R1-70 with staff additions)
- Minimum 1,700 square feet Ranch homes
- Minimum 2,000 square feet on 1.5-story and two-story homes
- Minimum two car attached garage
- This proposal applies to the entire 65.31 acres (A-B-C-D)

Hillsboro Neighborhood Association endorses the Three Lakes proposal for the following primary reasons:

- 1) Protect the integrity of the property values of single family and townhomes in the Hillsboro neighborhood
- 2) Eliminate unnecessary traffic in an area not designed to accommodate heavy traffic and to protect an area heavily populated with children
- 3) Protect the natural habitat and drainage system of the Easter Lake water basin

Thank you for your consideration.



Chad M. Ervin
Hillsboro Neighborhood Association
2332 East Luster Lane
Des Moines, Iowa 50320

Item ZON 2006 00031

Date April 17, 2006 23

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

RECEIVED ✓

APR 20 2006

**COMMUNITY DEVELOPMENT
DEPARTMENT**

Print Name

Ernest Brooks

Signature

Ernest Brooks

Address

2230 E. Luster Lane, Unit 8

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

We purchased our property partly because of the view of
farm land from our deck. We didn't think we
would lose this so quickly!

Item ZON 2006 00031

Date 4/22/06

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

(Circle One)

24

RECEIVED ✓

APR 25 2006

Print Name HOANG BUI

Signature [Handwritten Signature]

COMMUNITY DEVELOPMENT DEPARTMENT

Address 6808 STAR VIEW ST

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

1. Multiple family homes will decrease ^{the} value of our properties in Three Lakes Estates.
2. Traffic flow will increase causing safety issue for four youngsters.
3. We enjoy the quiet neighborhood - the tight knit community.

Item ZON 2006 00031

Date 4-18-06

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

(Circle One)

18

STRONGLY ↑

RECEIVED ✓

APR 20 2006

Print Name GARY F. HANDLEY

Signature [Handwritten Signature]

COMMUNITY DEVELOPMENT DEPARTMENT

Address 6813 STAR VIEW ST

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

INDIANOLA RD IS ALREADY CONGESTED WITH TRAFFIC, WITHOUT IMPROVEMENTS IN SIGHT. SCHOOLS IN THE AREA ARE PUSHED TO THE LIMIT. THE DECREES IN CURRENT PROPERTY VALUES DUE TO THE COOKIE-CUTTER STYLES AND MULTI-FAMILY STRUCTURES.

THANK YOU!!

[Handwritten Signature]

Item ZON 2006 00031

Date 4-22-06

27 23

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

(Circle One)

RECEIVED

APR 25 2006

Print Name JAMES B. KELLY JR.

Signature James B. Kelly Jr.

COMMUNITY DEVELOPMENT DEPARTMENT Address 6901 STARVIEW ST.

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

KEEP AREA SINGLE FAMILY HOUSING.
KEEP TRAFFIC TO MINIMUM.

Item ZON 2006 00031

Date 4/15/06

26

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

(Circle One)

RECEIVED

APR 25 2006



Print Name Jake Delbogd

Signature Jake Delbogd

COMMUNITY DEVELOPMENT DEPARTMENT Address 6905 Star View St. Des Moines, IA 50320

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

The ~~high~~ Neighborhood TRAFFIC.
Don't want moonlight Dr connected to the
New development.
We moved to this Area for the low traffic
with 1 way in and 1 way out.

Item ZON2006-00031

Date 4-26-06

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

29

RECEIVED ✓

MAY 02 2006

COMMUNITY DEVELOPMENT
DEPARTMENT

Print Name JAMES S. WALTERS

Signature James S. Walters

Address 6809 STAR VIEW ST DSM, IA 50320

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

Item ZON 2006 00031

Date 4/13/06

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

28

RECEIVED ✓

APR 17 2006

COMMUNITY DEVELOPMENT
DEPARTMENT

Print Name JIM MARTIN

Signature Jim Martin

Address 6916 STAR VIEW ST

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

We bought our property with the knowledge of zoning for one-family residential homes. Anything less than this equates to higher volumes of traffic and a nebulously flexible development plan that can range from town homes to apartments. This is not acceptable purpose for change, nor an acceptable plan for change.

Item ZON 2006 00031

Date 4/20/2006 23

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

35

RECEIVED

APR 25 2006

COMMUNITY DEVELOPMENT DEPARTMENT

Print Name Johann Schmolck

Signature J. Schmolck

Address 6912 Starviews Street

Reason for opposing or approving this request may be listed below: Des Moines, IA 50320

- Not acceptable to have townhomes etc built right next to development with single family homes
- Destruction of natural trees, water flow to lakes
- no comprehensive plan
- Unacceptable traffic
- loss of value of our homes

Item ZON 2006 00031

Date 4-17-06

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

31

RECEIVED

APR 20 2006

COMMUNITY DEVELOPMENT DEPARTMENT

Print Name Jeff Baird

Signature Jeff Baird

Address 6804 Star View St

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

Purchased my home in this area because of the current zoning status - Do not want to see it changed!

Item ZON 2006 00031

Date 5/1/06

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

46

RECEIVED

MAY 09 2006 ✓

**COMMUNITY DEVELOPMENT
DEPARTMENT**

Print Name Laura + Matt Kelly
Signature Laura Williams-Kelly
Address 6820 Star View St

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

It will lower property values. ~~and~~
Increase traffic in a quiet neighborhood.
Increased population could cause
environmental problems with our lakes

Item ZON 2006 00031

Date 04-14-06

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

44

RECEIVED

APR 17 2006 ✓

**COMMUNITY DEVELOPMENT
DEPARTMENT**

Print Name Marvin + Carol Lancaster
Signature Marvin + Carol Lancaster
Address 6800 Star view street

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

Low cost homes + townhomes will bring the
resale and appraised value down on the current
homes in this area. The average value of homes
in this area are \$240,000 plus. My wife and
I have been through Jerry's Homes + townhomes. These
homes aren't in the same grade of quality. why
can't this area have quality homes of equal or more
attractiveness + landscaping.

Item ZON 2006 00031

Date 04-22-06 23

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

57

(Circle One)

RECEIVED

APR 25 2006

COMMUNITY DEVELOPMENT
DEPARTMENT

Print Name Thomas Jaros

Signature Thomas A. Jaros

Address 6909 Star View St

Des Moines, IA 50320

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

We oppose to the rezoning of the land that Jerry's Homes is trying to change from R1 to R2 & R3. R1 will provide this area with the quiet and safe environment we all have enjoyed so far.

Item ZON 2006 00031

Date 4/23/06

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

51

(Circle One)

RECEIVED

APR 21 2006

COMMUNITY DEVELOPMENT
DEPARTMENT

Print Name Shirley Sullivan

Signature Shirley C. Sullivan

Address 7116 Sweetwater Dr.

Des Moines IA 50320

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

* decrease property & House value

Item ZON 2006 00031

Date 04-14-06

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

58
Print Name VERNON J. HEMANN

Signature Vernon J. Hemann

Address 2300 E. LUSTER LN #7
DES MOINES, IA 50320

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

RECEIVED
APR 18 2006
COMMUNITY DEVELOPMENT
DEPARTMENT

Item ZON 2006 00031

Date April 14, 2006

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

RECEIVED

APR 17 2006

COMMUNITY DEVELOPMENT
DEPARTMENT

90
Print Name Lester C. Fleming

Signature Lester C. Fleming

Address 2220 E Luster Ln. #6 50320

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

Item 2006 00031

Date 11-12-06

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

(Circle One)

RECEIVED

223

NOV 15 2006

Print Name

Joanne Stevens

COMMUNITY DEVELOPMENT DEPARTMENT

Signature

Joanne Stevens

Address

365 Trailridge Rd. SE
Cedar Rapids, IA

52403

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

D.M. needs affordable housing,
especially in average
neighborhoods!

Item 2006 00031

Date

11-9-06

I (am not) in favor of the request.

(Circle One)

RECEIVED

49

NOV 13 2006

Print Name

Ronald K. FOSTER

COMMUNITY DEVELOPMENT DEPARTMENT

Signature

Ronald K. Foster

Address

2300 E. LUSTER LANE # 8

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

- ① NOT OPPOSED TO DEVELOPMENT OF THE LAND - ONLY OPPOSED TO THE HIGH DENSITY OF R-3
- ② This should be postponed until the 4th Ward has a City Council representative
- ③ Postpone until Jerry's Homes provides a P.U.D.

Item 2006 00031

Date 11-6-06

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

(Circle One) **RECEIVED**

NOV 08 2006

COMMUNITY DEVELOPMENT
DEPARTMENT

Print Name Jeffrey Grubb

Signature [Handwritten Signature]

Address 3301 106th CR Urbandale 50322

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

**APPLICANT-SUBJECT
PROPERTY**

Item 2006 00031

Date 11-6-06

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

(Circle One) **RECEIVED**

NOV 08 2006

COMMUNITY DEVELOPMENT
DEPARTMENT

Print Name Jeff Grubb

Signature [Handwritten Signature]

Address 3301 106th CR Urbandale 50322

541 56

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

APPLICANT

Item 2006.00031

Date 11/14/06 **23**

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

(Circle One)

30

RECEIVED ✓

NOV 20 2006

COMMUNITY DEVELOPMENT DEPARTMENT

Print Name Jake DeVoogd

Signature Jake DeVoogd

Address 6905 Star View St. DSM

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

RI-80's were originally suppose to
be in area. We do not want or
need RI-60's (multiple-family residents).
Traffic will increase. Safety of
our children will be at stake.

Item 2006.00031

Date 11/12/06 **31**

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

(Circle One)

RECEIVED ✓

NOV 16 2006

COMMUNITY DEVELOPMENT DEPARTMENT

Print Name Jim Kelly

Signature Jim Kelly

Address 6901 Star View St

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

Item 2006 00031

Date 11/10/06

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

28

RECEIVED

Print Name BRIAN BURGETT

NOV 15 2006

Signature [Signature]

COMMUNITY DEVELOPMENT
DEPARTMENT

Address 6913 STARVIEW ST

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

This would increase traffic in our area
and lower our property values.

Item 2006 00031

Date 11-13-06

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

29

RECEIVED

Print Name Thomas Jaro

NOV 15 2006

Signature [Signature]

COMMUNITY DEVELOPMENT
DEPARTMENT

Address 6909 Star View St

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

possible increase in traffic

Item 2006.00031

Date 11/8/2006 23

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

(Circle One)

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NOV 13 2006

COMMUNITY DEVELOPMENT DEPARTMENT

Print Name

Johann Schmolik

Signature

J. Schmolik

Address

6912 Star View St

Des Moines, 50320

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

No adequate transition

Loss of Value for existing properties

Too much traffic through area & many children

Destruction of old growth trees, important water drainage areas

This plan does not fit into the existing development in the area

Item 2006.00031

Date 11/8/06 27

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

(Circle One)

RECEIVED

NOV 13 2006

COMMUNITY DEVELOPMENT DEPARTMENT

Print Name

JAMES R. MARTIN

Signature

James R. Martin

Address

6916 STAR VIEW ST

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

THIS IS THE EXACT, SAME PROPOSAL as the September 21st meeting - what a waste of time, effort, and money! AGAIN, the density increases are too much in this proposal, and again, the lack of detail in a non-P.U.D. proposal leaves little certainty for current property owners.

Item 2006 00081

Date 11-13-06

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

18

RECEIVED

NOV 21 2006

Print Name

Laura Martin

Signature

Laura Martin

COMMUNITY DEVELOPMENT
DEPARTMENT

Address 6813 Star View St

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

Density too high - need consistency
of lot size, house size & specs

Item 2006 00081

Date 11-13-06

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

25

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NOV 21 2006

Print Name

Lance Schaecher

Signature

Lance Schaecher

COMMUNITY DEVELOPMENT
DEPARTMENT

Address 6908 Star View St.

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

Does not build trust by not willing to provide more
specifics (e.g. square footage, etc.)

Item 2006_00031

Date 11-10-06

23

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

(Circle One)

RECEIVED

NOV 14 2006

COMMUNITY DEVELOPMENT DEPARTMENT

Print Name Marvin Lancaster

Signature *Marvin Lancaster*

Address 6800 Starview street

16

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

I oppose. Homes, townhomes will not be of equal or same value as homes already built in this development.

Item 2006_00031

Date 13 NOV 06

17

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

(Circle One)

RECEIVED

NOV 15 2006

COMMUNITY DEVELOPMENT DEPARTMENT

Print Name JAMES WALTERS

Signature *James Walters*

Address 6807 STARVIEW ST. DES MOINES, IOWA

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

HOUSE PURCHASED THINKING (KNOWING!) THE DEVELOPMENT WAS ZONED SINGLE FAMILY. IF CHANGED, YOU WILL LOWER MY PROPERTY VALUE!!! WHAT'S NEXT, RETROACTIVE TAXES? (THAT WAS A POOR JOKE, BUT REALLY WHAT'S NEXT?)

Item: 2006 00031

Date 11-9-06

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

(Circle One)

RECEIVED ✓

NOV 14 2006

COMMUNITY DEVELOPMENT DEPARTMENT

Print Name Donald Raeford

Signature Donald Raeford

Address 6824 Starview St DM 5032

10

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

Too much traffic thru neighborhood, decrease in property values.

Item: 2006 00031

Date 11/15/06

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

(Circle One)

RECEIVED ✓

NOV 16 2006

COMMUNITY DEVELOPMENT DEPARTMENT

Print Name HOANG BUI

Signature [Signature]

Address 6808 STAR VIEW ST

14

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

1. Traffic flow will increase
2. Property values will decrease with multi family units
3. Love our small community + want to keep it small.

Item 2006.00031

Date 23

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

33

(Circle One)

RECEIVED

Print Name Peter & Shirley Sullivan

NOV 15 2006

Signature Peter & Shirley Sullivan

COMMUNITY DEVELOPMENT DEPARTMENT

Address 716 Sweetwater Dr. Des Moines, IA 50320

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

Lower Property Values
Roads can't support traffic
Transition from single family home to multi insufficient
2 nonhome developments within 1 block

Item 2006 00031

Date 11-7

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

32

(Circle One)

RECEIVED

Print Name Gary Ruff

NOV 08 2006

Signature Gary Ruff

COMMUNITY DEVELOPMENT DEPARTMENT

Address 7108 Sweetwater Dr.

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

It needs to stay zoned
R1-50 and R1-70

Petition opposing the rezoning of land at Indianola and Pine Avenue
 ZON2006-00031

23

	NAME	ADDRESS	SIGNATURE
1075106 2501	Stacy Lea Sterrett	6712 Star View St.	Stacy Lea Sterrett
1075106 2502	Wade + Tina Bagastos	2617 Moonlight Dr	Wade Bagastos
1075106 2503	Terrold Swinton	2621 Moonlight Dr.	Terrold Swinton
1075106 2504	Murray + Mary Thole	6704 + 6700 Star View St.	Murray Thole
175106 2505	Brian + Karen Thompson	6800 Timberwolf Ln.	Karen Thompson
175106 2506	Crystal + Aaron Kephart	2614 Moonlight Dr.	Crystal Kephart
175106 2507	Larry + Lynda Bates	6713 Three Lakes Pkwy	Larry Bates
175106 2508	Hema Kungu + Marlys Gaston	2609 Moonlight Dr	Hema Kungu Marlys Gaston
299	Thomas + Hyei-Ji Yoo	6909 Star View St	Thomas Yoo
1075106 25010	John + Sandy Oatts	6709 Star View St	John Oatts
175106 25011	George + Roxanne	6705 Star View St	George + Roxanne
175106 25012	Don + Carol Williams	2613 Moonlight Dr	Don Williams
2413	Kyam Sackpraseuth	6904 Star View St	Kyam Sackpraseuth
175106 25014	Shirley + Russ Davis	6804 Timberwolf	Shirley Davis
175106 25015	Linda Clark	6804 Timberwolf	Linda Clark
175106 25016	Bill + Margy Kasik	2637 Moonlight Dr	Margy Kasik
175106 25017	Keith Svare + Christine Bertsch	6701 Three Lakes Pkwy	Keith Svare
175106 25018	Susanne + Kenneth Calbeck	6708 Threelakes Parkway	Susanne Calbeck
175106 25019	Christine Brand	6705 Three Lakes Pkwy	Christine Brand
2720	Jean + Rachelle Martin	6916 Star View St	Jean Martin
2621	Johann Schueler	6912 Star View St	Johann Schueler
2322	SOMLITH KHAMVONGSA	6900 STAR VIEW	S. Khamvongsa
1423	Hoang Bui	6808 STAR VIEW ST	Hoang Bui
1524	Jeff Baird	6804 Star View St	Jeff Baird
1625	Man + Pamela	6800 Star View St	Man + Pamela
175106 25026	Brent B. Hayes	6805 STAR VIEW ST	Brent Hayes
1727	James S. Walter	6809 STAR VIEW ST	James S. Walter
2028	Robert Kenneth	6821 Starview St	Robert Kenneth
1129	Matt Kelly	6820 Star View St.	Matt Kelly
2130	Anthony Stone	6825 Star view St	Anthony Stone

**Petition opposing the rezoning of land at Indianola and Pine Avenue
ZON2006-00031**

	NAME	ADDRESS	SIGNATURE
31 31	Jim Kelly ✓	6901 STAR VIEW	Jim Kelly
28 32	BRIAN BURGETT ✓	6913 STARVIEW ST	Brian Burgett
30 33	JAKE DeVoogd ✓	6905 STARVIEW ST	Jake DeVoogd
UTS10E 250 34	Carole Jorgensen	2641 Moonlight Dr.	Carole Jorgensen
UTS10E 250 35	Therese Nielsen & Laurie Nielsen	2629 Moonlight Dr.	Therese Nielsen
UTS10E 250 36	Larry Stanton	6808 Timberwolf Ln	Larry Stanton
UTS10E 250 37	Larry Stanton	6810 Timberwolf Ln	Larry Stanton
UTS10E 250 38	Kenny Link	6809 Timberwolf Ln	Kenny Link
UTS10E 250 39	Travis & Kim Foltz	6801 Timberwolf Ln	Travis Foltz
UTS10E 250 40	Robyn & Tim Mulcahy	6816 Sweetwater Dr.	Robyn Mulcahy
10 41	DON Rae Ford ✓	6824 STARVIEW	Donald Rae Ford
12 42	Elise Pippin ✓	6816 Star View St	Elise Pippin
UTS10E 250 43	Vanh Nadi eugan	2618 Moonlight Dr	Carl Nadi eugan
UTS10E 250 44	Horacio Hermosillo	2630 Moonlight Dr.	Horacio H.
UTS10E 250 45	Ray & Jan Tharp	6813 Timberwolf Ln	Ray & Jan Tharp
UTS10E 250 46	Don & Kandi Claman	2653 Moonlight Dr	Don & Kandi Claman
UTS10E 250 47	John Blecker	6721-Three Lakes Pkwy	John Blecker
UTS10E 250 48	Ginger Adams	6716 Three Lakes Pkwy	Ginger Adams
UTS10E 250 49	Robert & Laura Lockhart	6709 Three Lakes Pkwy	Laura Lockhart
UTS10E 250 50	Dorothy L. Parker	2612 Driftwood Ave.	Dorothy L. Parker
UTS10E 250 51	TODD RECTOR	2604 DRIFTWOOD AVE	Todd Rector
UTS10E 250 52	Sheila O'Donnell	2600 Driftwood Ave	Sheila O'Donnell
UTS10E 250 53	Julie Jordan	6708 Starview St	Julie Jordan
UTS10E 250 54	Jacqueline Mallory	6716 Starview St.	Jacqueline Mallory
UTS10E 250 55	Janet Branchi	6713 Starview St	Janet Branchi
UTS10E 250 56	Terry Taiber	2621 Driftwood Ave	Terry Taiber
UTS10E 250 57	DOUG + SARAH SELLARS	6809 SWEETWATER DR.	Doug Sellars
19 58	Karin & Kristi Berg ✓	6817 Starview St	Karin Berg
13 59	Eric & Karla Hauptly ✓	6812 Starview St	Eric Hauptly
UTS10E 250 60	Red & Courtney King	2616 Moonlight Dr.	Red King

Petition opposing the rezoning of land at Indianola and Pine Avenue
 ZON2006-00031

23

	NAME	ADDRESS	SIGNATURE
175106 250 61	David Russell Myers	6804 E. Sweetwater Dr.	David Russell Myers
175106 250 62	Spencer Van Hook	6807 SWEETWATER DR	Spencer Van Hook
175106 250 63	Spencer Van Hook	2625 Moonlight Dr	Spencer Van Hook
175106 250 64	Pamela Squire	2645 Moonlight Dr.	Pamela Squire
175106 250 65	Janina + Joe Reja	2649 Moonlight Dr.	Joe Reja
175106 250 66	Stella Formaro	6805 Timberwolf Ln	Stella Formaro
175106 250 67	Darcy + Jason Villalobos	2633 moonlight Dr	Darcy Villalobos
175106 250 68	Jenki Bishop	6704 Three Lakes Pky Dr.	Jenki Bishop
175106 250 69	Troy Bushnell	2620 Driftwood Ave.	Troy Bushnell
175106 250 70	William Leng	2615 Driftwood Ave	William Leng
175106 250 71	David Okland	2622 Moonlight Dr	David Okland
175106 250 72	Renaé Peters	6717 Three Lakes Pkwy	Renaé Peters
175106 250 73	DAVE STODDEN	6700 THREE LAKES PKWY	Dave Stodden
175106 250 74	Ron Dickerson	2617 Driftwood Ave	Ron Dickerson
175106 250 75	Linda Dickerson	2617 Driftwood Ave	Linda Dickerson
175106 250 76	Sara Sayasane-Nguyen	2616 Driftwood Ave	Sara Sayasane-Nguyen
175106 250 77	Loren Bishop	6701 Star View St	Loren Bishop
175106 250 78	Mark Myrre	2608 Driftwood	Mark Myrre
175106 250 79	Myra Gagnier Gina/Gazz20	2681 Moonlight Dr	Myra Gagnier
175106 250 80	707 Star View	6813 STARVIEW	GARY F. HANDEE
175106 250 81	Meranda Jenkins	6712 Three Lakes Pkwy	Meranda Jenkins
175106 250 82	Larre Schaeffer ✓	6908 Starview St	Larre Schaeffer
175106 250 83	Jim Martin ✓	6813 Star View St	Jim Martin
175106 250 84	Frank L. Gaulke	7100 SWEETWATER DR.	FRANK L. GAULKE
175106 250 85	Travis J Schooby	7109 Sweetwater Dr.	Travis J Schooby
175106 250 86	STUARTS, HEITSHUSEN	7012 SWEETWATER DR.	Stuart Heitshusen
175106 250 87	Deb Zeller	7004 Sweetwater Dr.	Deborah Zeller
175106 250 88	David Zeller	"	David Zeller
175106 250 89	Troy Mayke	6916 Sweetwater Dr	Troy Mayke
175106 250 90	Cory	2701 Feydt Dr	Cory

Petition opposing the rezoning of land at Indianola and Pine Avenue
ZON2006-00031

NAME

ADDRESS

SIGNATURE

TS106
258

91 NORMAN WARD

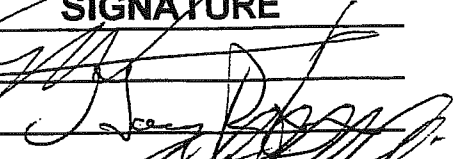
6601 STAR VIEW ST



32 92

GARY RUFER

✓ 7108 Sweetwater DR.



33 93

Peter G. Sullivan

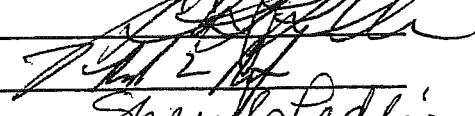
✓ 7116 Sweetwater Dr.



TS106
250

94 Richard Reitz

7124 Sweetwater dr.



34 95

Sheryl Ledlie

✓ 2683 E. Pine Ave

Sheryl Ledlie

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23

OUTSIDE OF 250 FOOT NOTIFICATION BOUNDARY

October 30, 2006

RECEIVED

NOV 08 2006

COMMUNITY DEVELOPMENT
DEPARTMENT

City of Des Moines Planning and Zoning Commission
City of Des Moines, Iowa
602 Robert D. Ray Drive
Des Moines, Iowa 50309

Subject: ZON2006-00031 – Re-Zoning of property owned by Michael Tobis Trust

Dear City of Des Moines Planning and Zoning Commission:

As an owner of a residence in Hillsboro Townhomes, I am opposed to the re-zoning request by Jerry's Homes (purchaser) for the 65.31 acres currently owned by the Michael Tobis Trust. I feel that re-zoning any of this area to R-3 Multi Family Residential would:

- Decrease the home values in the neighborhood
- Increase traffic on roads that are not designed to carry the increase
- Compromise the natural drainage system of the Easter Lake water basin

I ask that you re-consider this re-zoning request at your November 16 meeting.

Thank you for your consideration.



Homeowner

7422 SE 23RD ST UNIT 4

DES MOINES, IA 50320

Address

OUTSIDE OF 250 FOOT NOTIFICATION BOUNDARY

November 2, 2006

RECEIVED
NOV 07 2006
COMMUNITY DEVELOPMENT
DEPARTMENT

City of Des Moines Planning and Zoning Commission
City of Des Moines, Iowa
602 Robert D. Ray Drive
Des Moines, Iowa 50309

Subject: ZON2006-00031 – Re-Zoning of property owned by Michael Tobis Trust

Dear City of Des Moines Planning and Zoning Commission:

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- Decrease the home values in the neighborhood
- Increase traffic on roads that are not designed to accommodate heavy traffic
- Compromise the natural drainage system of the Easter Lake water basin

I ask that you re-consider this re-zoning request at your November 16 meeting.

Thank you for your consideration.

Jeff Rogers

Homeowner

2501 E. Havens ave

DSM, Ia. 50320

Address

23

OUTSIDE OF 250 FOOT NOTIFICATION BOUNDARY

October 30, 2006

RECEIVED

NOV 07 2006

COMMUNITY DEVELOPMENT
DEPARTMENT

City of Des Moines Planning and Zoning Commission
City of Des Moines, Iowa
602 Robert D. Ray Drive
Des Moines, Iowa 50309

Subject: ZON2006-00031 – Re-Zoning of property owned by Michael Tobis Trust

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- Decrease the home values in the neighborhood
- Increase traffic on roads that are not designed to carry the increase
- Compromise the natural drainage system of the Easter Lake water basin

I ask that you re-consider this re-zoning request at your November 16 meeting.

Thank you for your consideration.

Herman Kappelman
Homeowner

7422 SE 23 rd Unit #4
DES MOINES IOWA 50320
Address

OUTSIDE OF 250 FOOT NOTIFICATION BOUNDARY

October 30, 2006

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NOV 06 2006
COMMUNITY DEVELOPMENT
DEPARTMENT

City of Des Moines Planning and Zoning Commission
City of Des Moines, Iowa
602 Robert D. Ray Drive
Des Moines, Iowa 50309

Subject: ZON2006-00031 – Re-Zoning of property owned by Michael Tobis Trust

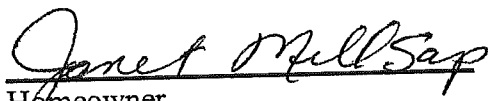
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- Decrease the home values in the neighborhood
- Increase traffic on roads that are not designed to carry the increase
- Compromise the natural drainage system of the Easter Lake water basin

I ask that you re-consider this re-zoning request at your November 16 meeting.

Thank you for your consideration.


Homeowner

7422 S.E 23rd St, #3

Des Moines, Iowa 50320
Address

23

RECEIVED
OUTSIDE OF 250 FOOT NOTIFICATION BOUNDARY
NOV 0 8 2006

October 30, 2006

COMMUNITY DEVELOPMENT
DEPARTMENT

City of Des Moines Planning and Zoning Commission
City of Des Moines, Iowa
602 Robert D. Ray Drive
Des Moines, Iowa 50309

Subject: ZON2006-00031 – Re-Zoning of property owned by Michael Tobis Trust

Dear City of Des Moines Planning and Zoning Commission:

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- Decrease the home values in the neighborhood
- Increase traffic on roads that are not designed to carry the increase
- Compromise the natural drainage system of the Easter Lake water basin

I ask that you re-consider this re-zoning request at your November 16 meeting.

Thank you for your consideration.

Rarry J. Bowden
Homeowner

7316 SE 23rd St, Unit 1
Des Moines, Ia 50320-9209
Address

OUTSIDE OF 250 FOOT NOTIFICATION BOUNDARY

October 30, 2006

RECEIVED
NOV 02 2006
COMMUNITY DEVELOPMENT
DEPARTMENT

City of Des Moines Planning and Zoning Commission
City of Des Moines, Iowa
602 Robert D. Ray Drive
Des Moines, Iowa 50309

Subject: ZON2006-00031 – Re-Zoning of property owned by Michael Tobis Trust

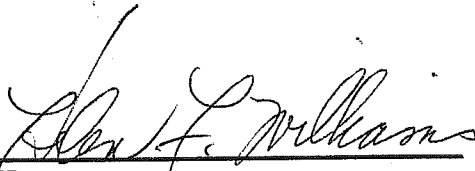
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- Decrease the home values in the neighborhood
- Increase traffic on roads that are not designed to carry the increase
- Compromise the natural drainage system of the Easter Lake water basin

I ask that you re-consider this re-zoning request at your November 16 meeting.

Thank you for your consideration.


Homeowner

7422 SE 23rd #8
Des Moines, Ia 50320
Address

23

OUTSIDE OF 250 FOOT NOTIFICATION BOUNDARY

RECEIVED

NOV 02 2006

COMMUNITY DEVELOPMENT
DEPARTMENT

October 30, 2006

City of Des Moines Planning and Zoning Commission
City of Des Moines, Iowa
602 Robert D. Ray Drive
Des Moines, Iowa 50309

Subject: ZON2006-00031 – Re-Zoning of property owned by Michael Tobis Trust

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- Decrease the home values in the neighborhood
- Increase traffic on roads that are not designed to carry the increase
- Compromise the natural drainage system of the Easter Lake water basin

I ask that you re-consider this re-zoning request at your November 16 meeting.

Thank you for your consideration.

Robert Slavin
Homeowner

7402 SE 23rd #2

Des Moines 50320
Address

OUTSIDE OF 250 FOOT NOTIFICATION BOUNDARY

RECEIVED

October 30, 2006

NOV 02 2006

COMMUNITY DEVELOPMENT
DEPARTMENT

City of Des Moines Planning and Zoning Commission
City of Des Moines, Iowa
602 Robert D. Ray Drive
Des Moines, Iowa 50309

Subject: ZON2006-00031 – Re-Zoning of property owned by Michael Tobis Trust

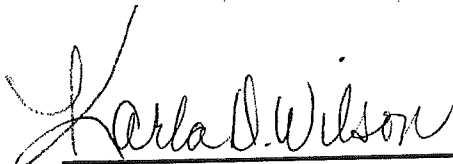
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- Decrease the home values in the neighborhood
- Increase traffic on roads that are not designed to carry the increase
- Compromise the natural drainage system of the Easter Lake water basin

I ask that you re-consider this re-zoning request at your November 16 meeting.

Thank you for your consideration.



Homeowner

7300 SE 23rd St #4
Des Moines, IA 50320
Address

23

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OUTSIDE OF 250 FOOT NOTIFICATION BOUNDARY
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Thank you for your consideration.


Homeowner

2220 E. Luster Ln Unit 5
Des Moines, Ia 50320
Address

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Thank you for your consideration.

Aracim L Guenther
Frances J Guenther
Homeowner

7422 S.E. 23rd St # 7
Des Moines, Ia. 50320
Address

As Homeowners we would like to see a better South Side. More apartments that a builder or big buyer could quietly change over into low income (more profit for them) housing is not the answer. I resent that my tax dollars could be used to lower my property value.

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Thank you for your consideration.

W. June Holden
Homeowner

7422 S.E. 23rd St #5
Des Moines, Ia 50320
Address

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Thank you for your consideration.

Patricia L Manahl
Homeowner

7402 SE 23rd St, #1
Des Moines Iowa 50320
Address

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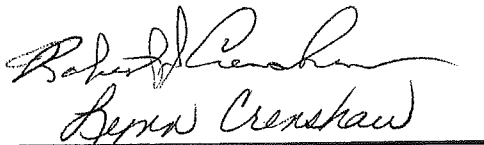
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Thank you for your consideration.


Lynn Crenshaw
Homeowner

7402 S.E. 23RD ST., UNIT 7
DES MOINES IA 50320
Address

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Thank you for your consideration.

Francis E. Woodward

Ruth A. Woodward
Homeowner

7402 S.E. 23 Unit 8

Des Moines, IA. 50320
Address

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Thank you for your consideration.

Trande E. Smith
Homeowner

7402 S.E. 23rd St - #4
Des Moines, Ia. 50320
Address

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Thank you for your consideration.

Diana White
Homeowner

7402 SE 23rd Street Unit 5
Des Moines, IA 50320
Address

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Thank you for your consideration.

Wm. Steve & Tayla Jean Smith
Homeowners

7316 S.E. 23rd St. Unit #7 (Town home)

Des Moines, Iowa 50320
Address

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Thank you for your consideration.

Andrea Week
Homeowner

7316 SE 235+

Unit #2 DM 50320
Address

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Thank you for your consideration.

Clarence M. Kellam

Edward F. Kellam

Homeowner

7316 SE 23rd St. Unit #8

Des Moines, Ia 50320

Address

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Thank you for your consideration.

Nancy J Brown
Homeowner

7316 SE 23rd #6
Des Moines, IA
Address
50320

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Thank you for your consideration.

John J. Barrett
Homeowner

7316 SE 23rd St #5

Des Moines Iowa 50320
Address

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Thank you for your consideration.

Rebecca Sturgeon
Homeowner

7300 SE 23rd Unit 2
DSM, IA 50320
Address

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Thank you for your consideration.

Burdie May Stacker
Homeowner

7300 SE 23rd St #8

Des Moines, Ia 50320
Address

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Thank you for your consideration.

Gene Ramms Dolores Ramms
Homeowner

7300 SE 73rd St #1

Des Moines, IA 50320

Address

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Thank you for your consideration.

Dolores "Mia" Smith
Homeowner

7300 SE 23rd #5
Des Moines, Ia. 50320
Address

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Thank you for your consideration.

Gat Brunella
Cecil M. Kurhn
Homeowner

7300 SE 23rd Unit 7
Des Moines 50320
Address

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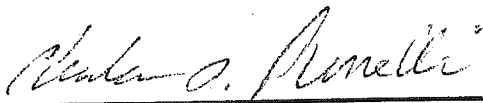
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Thank you for your consideration.



Homeowner

2300 E. Luster Lane, Unit 4

Des Moines, IA 50320

Address

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Thank you for your consideration.

Katherine L. Diaz

Katherine L. Diaz
Homeowner

2230 E Lusk Lane #4

DM Ia 50320
Address

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Charles & Utaha Grimm

Homeowner

7316 SE 23rd St DSM IA

50320

Address

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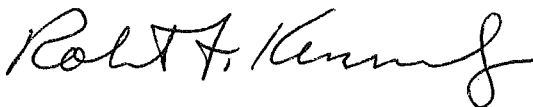
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Thank you for your consideration.



ROBERT F. KENNEDY
Homeowner

2300 EAST LUSTER LANE #5

DES MOINES, IOWA 50320-6432
Address

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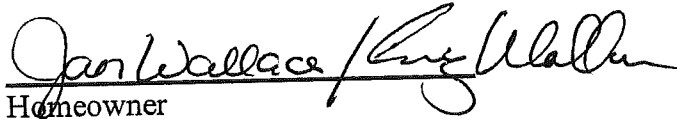
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Homeowner

7402 SE 23RD ST UNIT 6

DES MOINES IA 50320
Address

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Thank you for your consideration.

Terry & Leola Howard
Homeowner

7422 SE. 23rd #1
Des Moines, Ia 50320
Address