

Date..... January 23, 2012

WHEREAS, on January 9, 2012, by Roll Call No. 12-0035, the City Council duly resolved that a public hearing be held on January 23, 2012 at 5:00 p.m., in Council Chambers at City Hall, to consider a proposal from Hubbell Realty Company to amend the approved Summersfield PUD Planned Unit Development Conceptual Plan for property located in the vicinity of 4605 Hubbell Avenue to define the layout and design of Tract 3 of the PUD Conceptual Plan for 20 row home units subject to administrative review of the final PUD Conceptual Plan documents; and

WHEREAS, due notice of the hearing was published in the Des Moines Register on January 12, 2012, as provided by law, setting forth the time and place for hearing on the proposed amendment to the approved PUD Conceptual Plan; and,

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on January 19, 2012, its members voted 11-0 in support of a motion to recommend **APPROVAL** of a request from Hubbell Realty Company (owner) represented by Steve Niebuhr (officer) to amend the Summersfield PUD Conceptual Plan, subject to the following modifications:

- a. Provision of a discussion for a stormwater management strategy on Tract 3.
- b. Provision of labels for all public utility and pedestrian easements on Tract 3.
- c. Provision of typical landscaping on Tract 3 for overstory and evergreen trees that complies with the "C-2" standards and update the landscape legend on Sheet CP2 to reflect evergreens.
- d. Reference compliance with the Tree Preservation and Mitigation requirements for any development plan for tract 3.

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

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

1. Upon due consideration of the facts, statements of interested persons and arguments of counsel, the objections to the proposed amendments to the approved Summersfield PUD Conceptual Plan for the property in the vicinity of 4605 Hubbell Avenue, and more specifically described below, are hereby overruled and the hearing is closed:

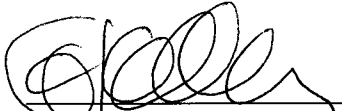
Lots 1 thru 79 and Outlots "Y" and "Z", Summersfield Plat 1, an Official Plat, and also Lot 1 and Outlot "Z", Summersfield Plat 2, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

Date January 23, 2012

2. The amended PUD Conceptual Plan for the Property described above, which is on file in the Community Development Department, is hereby approved, subject to the plan being first amended to satisfy the conditions recommended by the Plan and Zoning Commission as set forth in the attached letter from the Planning Administrator, and subject to approval of such amendments by the Community Development Director.

MOVED by _____ to adopt and approve the amendment to the PUD Planned Unit Development Conceptual Plan.

FORM APPROVED:


 Michael F. Kelley
 Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				
MOTION CARRIED			APPROVED	
_____ Mayor				

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.

_____ City Clerk

12-0035 19
JAN 9 2012 42

REGISTER
ORDER NO. 7842

ROLL
CALL LEGAL

BULLETIN
BOARD

FOLLOW UP

NOTICE OF HEARING

Notice is hereby given that on January 23, 2012, at 5:00 P.M., in the Council Chambers at City Hall at 400 Robert D. Ray Drive, Des Moines, Iowa, a hearing will be held by the City Council concerning a request from Hubbell Realty Company (owner) represented by Steve Niebuhr (officer) to amend the Summersfield PUD Conceptual Plan on property located at 4605 Hubbell Avenue, to define the layout and design of Tract 3 of the PUD Conceptual Plan for 20 row home units.

At the above designated time and place, opportunity to be heard will be given to proponents and opponents of the proposed rezoning.

CITY OF DES MOINES, IOWA

By: T.M. Franklin Cownie, Mayor

ATTEST: Diane Rauh, City Clerk

Published in the Des Moines Register on January 12, 2012.

42



AFFIDAVIT OF PUBLICATION

COPY OF ADVERTISEMENT
Exhibit "A"

STATE OF IOWA
SS
COUNTY OF POLK

R462 NOTICE OF HEARING
Notice is hereby given that on January 23, 2012, at 5:00 P.M., in the Council Chambers of City Hall at 400 Robert D. Ray Drive, Des Moines, Iowa, a hearing will be held by the City Council concerning a request from Hubbell Realty Company (owner) represented by Steve Niebuhr (officer) to amend the Summersfield PUD Conceptual Plan on property located at 4605 Hubbell Avenue, to define the layout and design of Tract 3 of the PUD Conceptual Plan for 20 row home units.
At the above designated time and place, opportunity to be heard will be given to proponents and opponents of the proposed rezoning.
CITY OF DES MOINES, IOWA
By: T.M. Franklin Cownie, Mayor
ATTEST: Diane Rauh, City Clerk
Published in the Des Moines Register on January 12, 2012.

The undersigned, being first duly sworn on oath, states that she/he is the

Maureen Walsh
Legals Clerk

of The Des Moines Register and Tribune Company, a corporation duly organized and existing under the laws of the State of Iowa, with its principal place of business in Des Moines, Iowa, the publisher of

THE DES MOINES REGISTER

newspapers of general circulation printed and published in the City of Des Moines, Polk County, Iowa, and that an advertisement, a printed copy of which is attached as Exhibit "A" and made a part of this affidavit, was printed and published in The Des Moines Register on the following dates

January 12, 2012

Subscribed and sworn to before me by said affiant this 12 day of January 2012.

Susan Hartzell
Notary Public in and for Polk County, Iowa

SAN HABIB
Notarial Seal
8-10-11

P07842

Date _____

January 23, 2012

Agenda Item 42

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 January 19, 2012, the following action was taken:

COMMISSION RECOMMENDATION:

After public hearing, the members voted 11-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
JoAnne Corigliano	X			
Shirley Daniels	X			
Jacqueline Easley	X			
Tim Fitzgerald	X			
Dann Flaherty	X			
John "Jack" Hilmes	X			
Joel Huston				X
Ted Irvine	X			
Greg Jones	X			
William Page	X			
Christine Pardee				X
Mike Simonson	X			
CJ Stephens	X			

APPROVAL of a request from Hubbell Realty Company (owner) represented by Steve Niebuhr (officer), of the requested amendment to the Summersfield PUD Conceptual Plan, subject to the following modifications:

ZON2011-00247

- a. Provision of a discussion for a stormwater management strategy on Tract 3.
- b. Provision of labels for all public utility and pedestrian easements on Tract 3.
- c. Provision of typical landscaping on Tract 3 for overstory and evergreen trees that complies with the "C-2" standards and update the landscape legend on Sheet CP2 to reflect evergreens.
- d. Reference compliance with the Tree Preservation and Mitigation requirements for any development plan for tract 3.

Written Responses

3 In Favor

52 In Opposition



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

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the requested amendment to the Summersfield PUD Conceptual Plan, subject to the following modifications:

- a. Provision of a discussion for a stormwater management strategy on Tract 3.
- b. Provision of labels for all public utility and pedestrian easements on Tract 3.
- c. Provision of typical landscaping on Tract 3 for overstory and evergreen trees that complies with the "C-2" standards and update the landscape legend on Sheet CP2 to reflect evergreens.
- d. Reference compliance with the Tree Preservation and Mitigation requirements for any development plan for tract 3.

STAFF REPORT

I. GENERAL INFORMATION

1. **Purpose of Request:** The requested review and approval of the Summersfield Concept Plan amendment for Tract 3 would define the proposed development on that undefined portion and allow for approval of a Development Plan for 20 rowhouse residential units.
2. **Size of Site:** Tract 3 is 2.54 acres.
3. **Existing Zoning (site):** "PUD" Planned Unit Development.
4. **Existing Land Use (site):** Agricultural production and undeveloped land.
5. **Adjacent Land Use and Zoning:**
 - North* – "A-1", Uses include single-family residential along Hubbell Avenue, Motel 8, and the vacant former Homemakers furniture store.
 - South* – "A-1", Uses include Grandview Park Jehovah Witnesses Church and Delaware Elementary School.
 - East* – "A-1" & Summersfield "PUD", Uses include single-family residential acreages and storm water detention area for Summersfield Subdivision for single-family housing.
 - West* – "A-1" & Baker "PUD", Uses include single-family residential acreage and vacant agricultural land.
6. **General Neighborhood/Area Land Uses:** The proposed development is located in a transitional area between commercial uses to the north and east and residential uses to the south and west. The proposed development surrounds Delaware Elementary School and Grandview Park Congregation of Jehovah Witnesses Kingdom Hall on three sides.
7. **Applicable Recognized Neighborhood(s):** N/A.

8. **Relevant Zoning History:** The City Council approved the original Summersfield PUD rezoning on September 26, 2005 by Ordinance No. 14,487. The approved Conceptual Plan identified Tract 3 for development with uses as permitted in "C-2" Districts with prohibition of adult entertainment businesses, off-premises advertising signs, vehicle display lots, and taverns/nightclubs. The Plan and Zoning Commission recommended that future development of Tract 3 return to the Commission for an amendment to the Conceptual Plan.
9. **2020 Community Character Land Use Plan Designation:** Commercial: Auto-Oriented Small-Scale Strip Development.
10. **Applicable Regulations:** The Commission reviews all proposals to amend zoning regulations or zoning district boundaries within the City of Des Moines. Such amendments must be in conformance with the comprehensive plan for the City and designed to meet the criteria in §414.3 of the Iowa Code. The Commission may recommend that certain conditions be applied to the subject property if the property owner agrees in writing, in addition to the existing regulations. The recommendation of the Commission will be forwarded to the City Council. The City Council's decision would only take effect at such a time that the site is annexed to the City of Des Moines.

II. ADDITIONAL APPLICABLE INFORMATION

1. **Natural Site Features:** There are mature trees at the eastern and southern edge of the tract. The developer is responsible for mitigation of any trees that might be removed with the proposed Development Plan for the 20 rowhouses. It is not anticipated that these existing trees will be disturbed with development.
2. **Drainage/Grading:** There is a natural drainage swale running east to west across the southern portion of the tract. The developer is required to comply with all stormwater management requirements with any Development Plan for the proposed 20 rowhouse units. The Conceptual Plan must include a specific discussion of the treatment of storm water management for Tract 3.
3. **Utilities:** There is an existing sanitary sewer main along the southern portion of Tract 3 that was constructed with the initial single-family subdivision phase of the Summersfield PUD. Storm sewer is available at the southwest portion of the tract. A Des Moines Water Works main is available within Hubbell Avenue right-of-way. The Conceptual Plan needs to be revised to show existing and proposed public utility and pedestrian easements on Tract 3.
4. **Landscaping & Buffering:** The amendment indicates that all future commercial development on Tract 3 would be required to adhere to the landscape standards applicable to the "C-2" General Retail and Highway-Oriented Commercial District. Sheet CP2 must be revised to show conceptual evergreen and overstory tree landscaping in quantities that would conform to the required standard.

5. **Traffic/Street System:** The amendment for Tract 3 shows direct driveway access to both East 46th Street and Hubbell Avenue. There is no access proposed to connect to the existing single-family subdivision internal to the PUD, which would have been seen as detrimental to the existing residential development.
6. **2020 Community Character Plan:** The proposed “C-2” District uses in Tract 3 are consistent with the Small-Scale Strip Development future land use designation in the Des Moines’ 2020 Community Character Plan. The “C-2” District allows one residential unit per 2,000 square feet of land area. The proposed configuration of rowhouses would have approximately 5,530 square-feet per residential unit, which is less than half the density allowed in the “C-2” District. Therefore, staff believes that the proposed amendment is in conformance with the Des Moines’ 2020 Community Character Plan.
7. **Urban Design:** The proposed arrangement of the rowhouses is two groupings of seven (7) unit buildings fronting Hubbell Avenue and one grouping of six (6) units facing the southeast towards the church. There is a central double-loaded parking lot proposed between the groupings to which the rear of all the units back-up. This design allows for the rowhouse units to obscure the parking somewhat from public views.

The proposed typical design for the rowhouse units indicates a two-story design with a common roof plane. Each unit would have a cross-gable projecting from the second floor above the front façade to give articulation. The exterior finishes would be 100% cement board lap and shake shingle siding, with brick veneer on the front facades for about 70% of the first floor. The roofs are proposed with asphalt shingles. Each rowhouse would have a separate front and rear entry way. These finishes are compatible and exceed what was permitted under the PUD for the single-family dwellings within the Summersfield PUD, which allows for vinyl type siding.

SUMMARY OF DISCUSSION

Erik Lundy presented staff report and recommendation.

CJ Stephens asked what the value is of the current homes and the proposed homes.

Erik Lundy stated that she may want to ask Hubbell what their target market will be. Currently, the range is approximate \$175,000 to \$350,000.

CJ Stephens asked about the cost of the proposed homes.

Erik Lundy stated that Hubbell is not planning to sell the row house units. Their intention is to provide a rental property. There is nothing in the zoning ordinance that distinguishes between a rental or non-rental.

Dann Flaherty asked if the fronts of these properties going to vary.

Erik Lundy stated the Commission can ask the applicant.

Steve Niebuhr Hubbell Realty 6900 Westown Parkway, West Des Moines stated they have been marketing this property as commercial since they did the plat which has been about 4 or 5 years at least, with no interest for commercial users. They are trying to deliver a product to the market that is acceptable. It is similar to what they developed on Forest Avenue. They are individual row homes with geothermal heat pumps, built to energy star standards, hardi-plank siding, brick, garden for the community members, playground, and each unit will have their own washer and dryer. It is being developed to be maintenance free and have a high level of amenities. It is a \$4 million investment by Hubbell and Anawim in this community which is very significant. They are not proposing to change anything in the single-family area. They are just talking about the commercial piece along Hubbell.

Brian Shiffler with Shiffler Associate Architects 4717 Grand Avenue went over the architectural features. He stated that the project will be two-story, three bedrooms with front and back door with a maximum occupancy of five people. This would be a strong addition to the neighborhood.

CJ Stephens asked when the Summersfield Development was developed were the people who purchased homes told that it was all going to be single-family homes or were they advised that there may be some multi-family also.

Steve Niebuhr stated that the single-family lots are staying single-family. The area that is being talked about tonight which is commercial piece at the corner of Hubbell & NE 46th. Hubbell does not have a lot of interaction with the homeowners, the real estate agent does. The real estate agent is told what the plans are for the development.

Will Page asked to hear about the color rendering in the drawing shown and any difference in what was received in the packet and what they are looking at tonight.

Brian Shiffler stated the drawing shown should be very similar. The confusion could be there was a base drawing used at 22nd and Forest and that had evolved into this drawing. The drawing shown tonight will be the building that will be built.

Tim Fitzgerald asked if this will be considered owner occupied.

Steve Niebuhr stated that they are rental units. They will be Section 42 tax credit units. They are not Section 8 units.

CHAIRPERSON OPENED THE PUBLIC HEARING

The following spoke in opposition of the applicant's request

Don Hansen 4205 E. 48th Street stated that he was under the assumption that the entire development would be single-family dwellings. There has never been a sign that stated the subject property had C-2 zoning. They never thought there would ever be a multi-family dwelling in the development.

CJ Stephens asked if he was told by anyone that this whole area would be single-family.

Don Hansen stated that originally he was told that all the way around would be single-family dwelling and the area that has not been developed yet where there is sewer and water put into was to be higher end housing than the original plat. There was nothing ever said regarding multi-family.

Jan Murphy 4729 E. Valdez Drive stated her house is right at Aurora and believes that nothing has yet been done as far as conservation. They only learned of the multi-family proposal Tuesday, January 17, 2012. She is opposed to the multi-family project because she believes that a renter has no investment in their home like a home buyer would, they could just drop it and leave. The applicant stated that they will be taking care of the property for 15 years, but what happens after the 15 years, they are left with whatever can happen in the neighborhood. Signs are posted suggesting single-family homes but nothing about multi-family homes.

Mike Simonson asked what she would like to see built there if not multi-family homes.

Jan Murphy stated that she did not know what PUD meant. However, something commercial could be beneficial to them.

Tim Fitzgerald stated that Hubbell will have a huge investment and Anawim Housing is probably one of the most professional management groups that the city has as far as, helping Section 42 people.

Jan Murphy asked what happens after the 15 years when they quit managing this property.

Tim Fitzgerald stated that they still have an investment in that property.

Rindle Childs 4238 E. 48th Street stated that he agrees with some of what his neighbors have already said. The location for this project seems odd and uncharacteristic. The corner of East 46th and Hubbell Avenue is already prone to many accidents and with the proposal add another driveway to the east can only mean that will cause more traffic problems. He is concerned nearby school children will be in greater danger.

Mike Ludwig stated that the PUD for the NW corner of Hubbell and NE 46th is planned for multi-family also.

Rindle Childs stated that it is senior housing.

Mike Ludwig stated the difficulty is the zoning code does not regulate between age or renters verses owner occupied. It is either multi-family or single-family.

Rindle Childs stated that they were told that it was a senior living at their neighborhood meeting.

Mike Ludwig stated that the use is multi-family and a senior multi-family is approved for that corner.

Rindle Childs stated that putting housing on that corner will add to the issue of traffic flow in that area.

Will Page asked if he would prefer to have that corner multi-family or commercial.

Rindle Childs stated he would prefer commercial because it is a wider array of what could possibly go there. It could be a bookstore something more neighborhood friendly.

CJ Stephens asked what year this area went through a forced annexation.

Erik Lundy stated that the PUD was voluntarily annexed in 2005. In 2009 was the overall effective date of the involuntary annexation.

CJ Stephens asked if the City fulfilled their obligation to these folks when they were annexed with the proper fire, police and protection.

Mike Ludwig stated that the area is either served by the City or under contract with the local fire district to provide fire service for the area. City of Des Moines Police does serve this area.

Rebuttal

Steve Niebuhr clarified that at the neighborhood meeting discussion centered on single-family versus multi-family. We feel that we are bringing forward a project that is allowed by the zoning, a \$4 million investment by us, which will be over \$200,000 a unit and it is a low density project. He was asked how long will this be a tax credit project and he said the contract initially is 15 years. After the 15 years they were asked what would happen and the response was there are two things; one it could drop out of the program and become a market rate project which is possible or two a lot of times people put it back in and get re-credits and rehab them and bring up the maintenance items if there are any. The sign comments concern him because it came up in the meeting so they did some research and noted three signs on Google. All of the Summerfield signs are directional in nature and include an arrow and distance to the single-family lots. They are not trying to mislead anybody. On the background there is a CB Richard commercial Hubbell sign listing the subject property for sale as commercial property. The other directional sign is builder lots for sale. They contacted the school Delaware Elementary talked to the Assistant to the Principal and they do not have any concern about overcrowding or about accommodating this development.

Will Page asked if the Commission was told tonight that there was no interest from buyers in term of commercial building in this area.

Steve Niebuhr stated it has been since 2005 so it is up to seven years they have not had any interest from commercial buyers. They were marketing this area during "old economy" and there was still no interest so we think we have given it a fair chance of being a productive piece of ground in the City of Des Moines for commercial use.

CHAIRPERSON CLOSED THE PUBLIC HEARING

Mike Ludwig stated that the City Council will be hearing this item Monday, January 23, 2012. It is held in this same room. The hearing starts at 5:00 p.m.

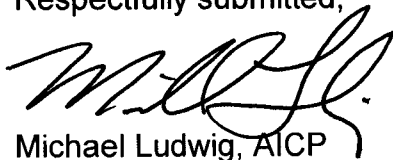
COMMISSION ACTION:

Shirley Daniels moved staff recommendation to approve the requested amendment to the Summersfield PUD Conceptual Plan, subject to the following modifications:

- a. Provision of a discussion for a stormwater management strategy on Tract 3.
- b. Provision of labels for all public utility and pedestrian easements on Tract 3.
- c. Provision of typical landscaping on Tract 3 for overstory and evergreen trees that complies with the "C-2" standards and update the landscape legend on Sheet CP2 to reflect evergreens.
- d. Reference compliance with the Tree Preservation and Mitigation requirements for any development plan for tract 3.

Motion passed 11-0.

Respectfully submitted,



Michael Ludwig, AICP
Planning Administrator

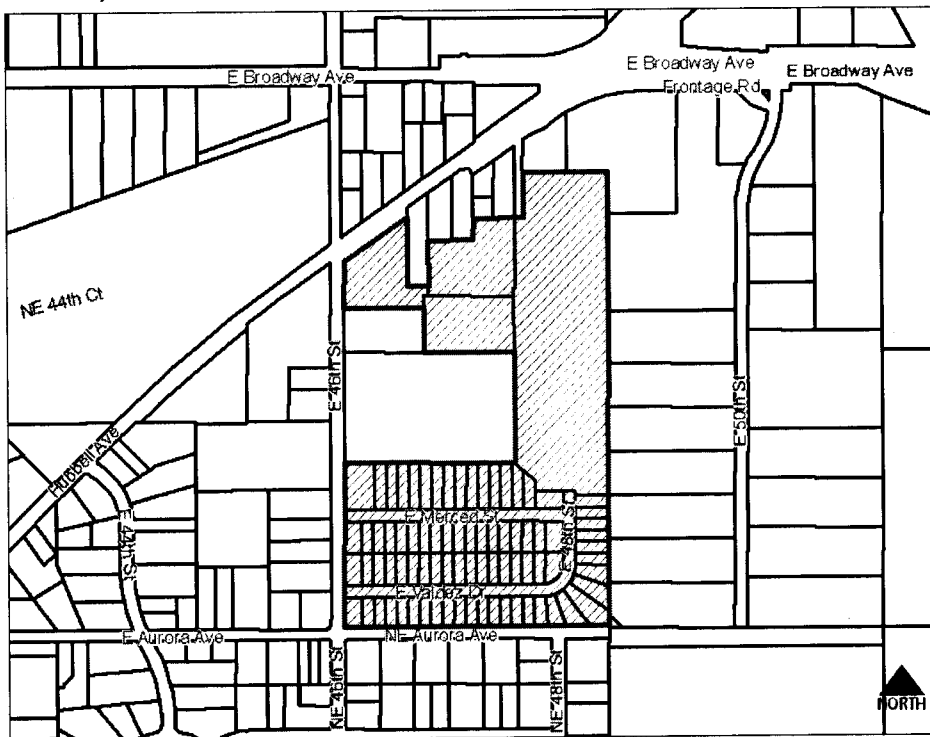
MGL:clw

Attachment

Request from Hubbell Realty Company (owner) represented by Steve Niebuhr (officer) to amend the Summersfield PUD Conceptual Plan on property located at 4605 Hubbell Avenue.				File # ZON2011-00247	
Description of Action	Review and approval to amend the Summersfield PUD Conceptual Plan, to define the layout and design of Tract 3 of the PUD Conceptual Plan to allow development of 20 row home dwelling units.				
2020 Community Character Plan	Low-Density Residential and Commercial: Auto-Oriented Small-Scale Strip Development				
Horizon 2035 Transportation Plan	No Planned Improvements				
Current Zoning District	"PUD" Planned Unit Development				
Proposed Zoning District	"PUD" Planned Unit Development				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Inside Area	3	52			
Outside Area					
Plan and Zoning Commission Action	Approval	11-0	Required 6/7 Vote of the City Council	Yes	X
	Denial			No	

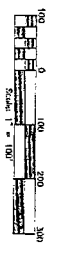
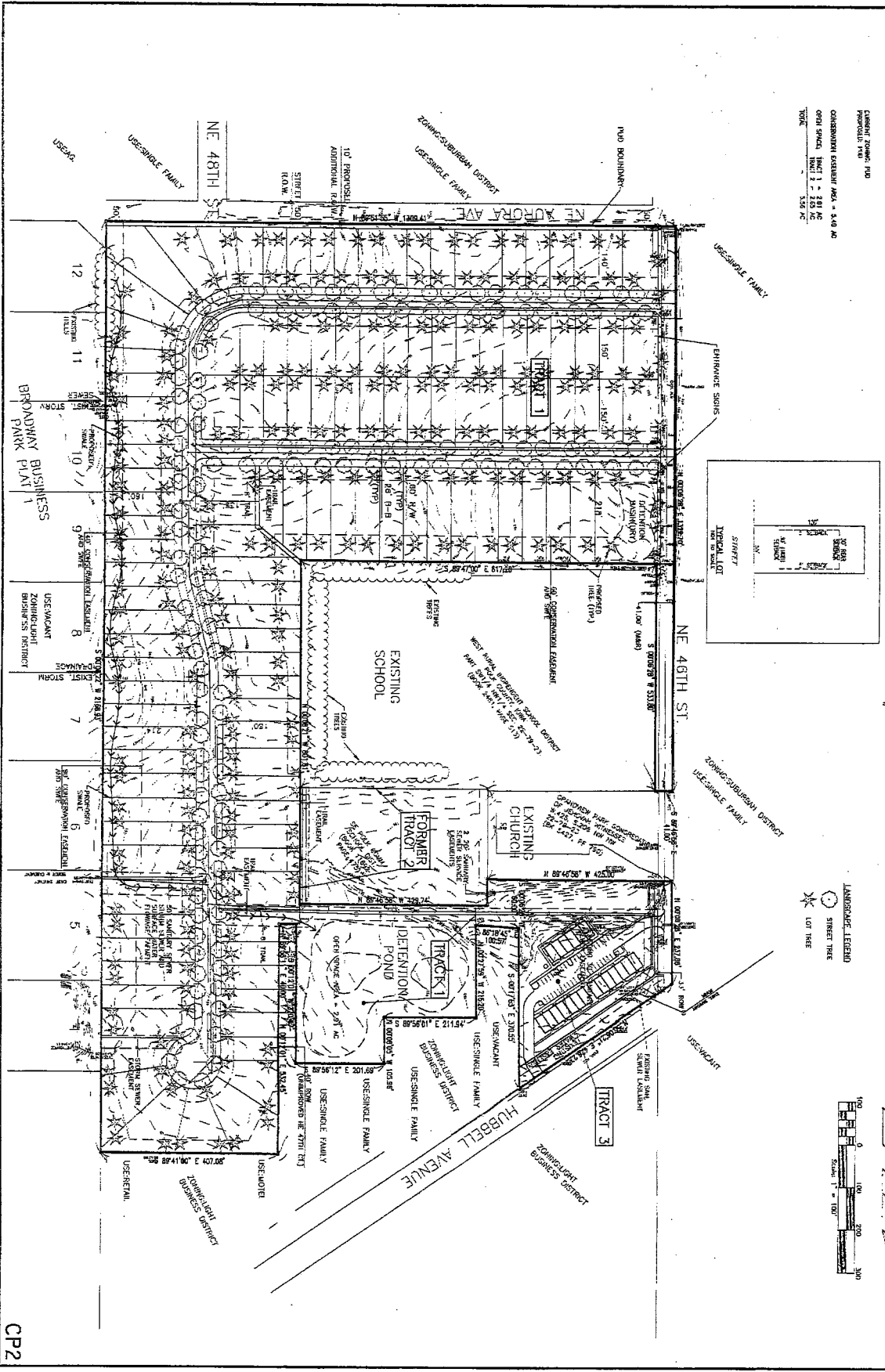
Hubbell Realty Co Summersfield PUD Amendment - 4605 Hubbell Ave

ZON2011-00247



AREAS
 TRACT 1 = 4.83 AC
 TRACT 2 = 2.81 AC
 TRACT 3 = 2.81 AC
 TRACT 4 = 2.81 AC
 TRACT 5 = 2.81 AC
 TRACT 6 = 2.81 AC
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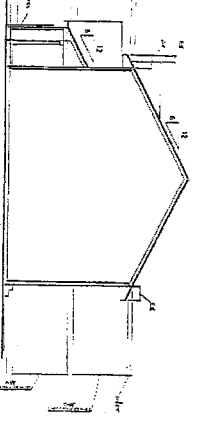
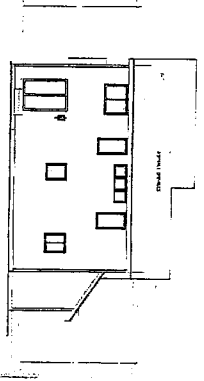
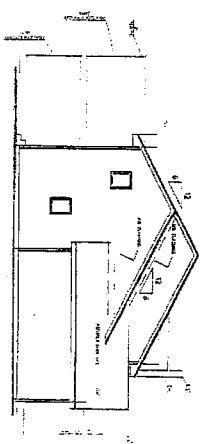
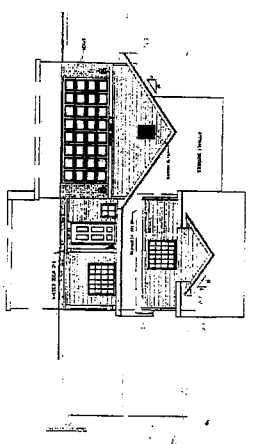
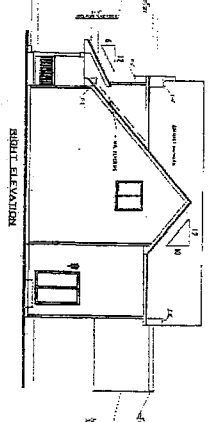
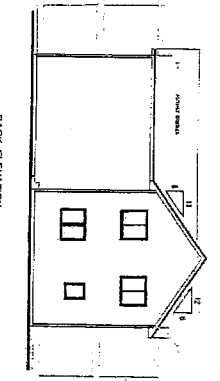
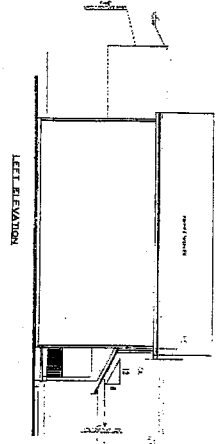
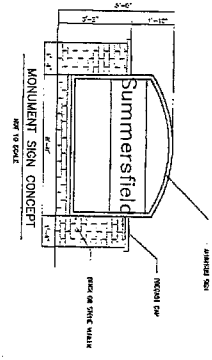
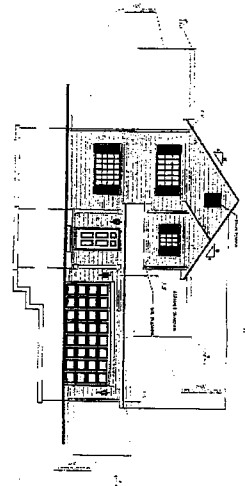
PRELIMINARY CONCEPTUAL PLAN FOR SUMMERSFIELD
 A PLANNED UNIT DEVELOPMENT IN THE CITY OF DES MOINES COUNTY OF POLK, STATE OF IOWA
 SHEET 2 OF 4
 AMENDMENT #3



CP2

ERG Engineering Resource Group, Inc. Registered and Surveyors 2410 GRAND AVENUE DES MOINES, IOWA 50319 (515) 265-4832		SUMMERSFIELD CONCEPTUAL PLAN		NO. REVISION DATE BY FOR: HUBBELL REALTY COMPANY 8820 WESTON PARKWAY WEST DES MOINES, IA 50265		LOCATION:		SCALE: 1" = 100' DWG: 11-11-CADP-2.6W FIELD BOOK:		DESIGNED BY:		DRAWN BY: PAV	
								CHECKED BY:		DATE: 12/27/11		SHEET 2 OF 4 FILE NO.: 11-111	

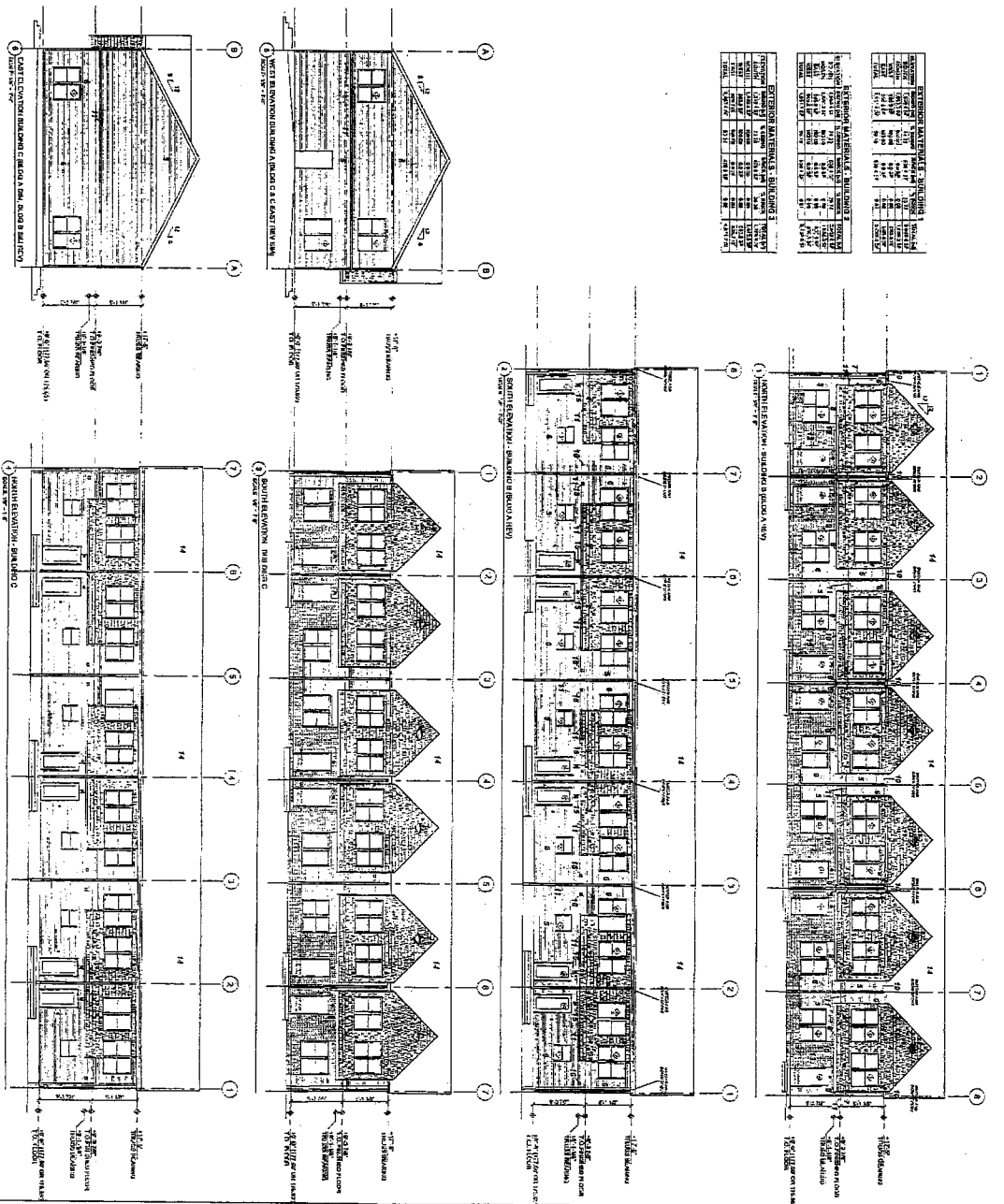
PRELIMINARY CONCEPTUAL PLAN FOR SUMMERSFIELD
 A PLANNED UNIT DEVELOPMENT IN THE CITY OF DES MOINES, COUNTY OF POLK, STATE OF IOWA
 SHEET 3 OF 4
 AMENDMENT #3



CP3

ERG Engineering Resources Group, Inc. Engineers and Surveyors 2413 GRAND AVENUE DES MOINES, IOWA 50312 (515) 282-1122		SUMMERSFIELD CONCEPTUAL PLAN				SCALE: 1" = 10' DWG: 11-111-CHCP-3.dwg FIELD EDC:	DESIGNED BY: CHECKED BY: SHEET 3 OF 4	DRAWN BY: PAV DATE: 12/22/11 FILE NO.: 11-111
NO.	REVISION	DATE	BY	FOR: HUBBELL REALTY COMPANY 8500 WESTON PARKWAY WEST DES MOINES, IOWA 50365	LOCATION:			

PRELIMINARY CONCEPTUAL PLAN FOR SUMMERSFIELD
 A PLANNED UNIT DEVELOPMENT IN THE CITY OF DES MOINES, COUNTY OF POLK, STATE OF IOWA
 SHEET 4 OF 4
 AMENDMENT #3



GENERAL NOTES	
1.	CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE IOWA BUILDING CODE AND ALL APPLICABLE CODES.
2.	ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE.
3.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
4.	PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
5.	MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
6.	ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
7.	THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORKING SITE.
8.	PROTECT ALL ADJACENT AREAS FROM DAMAGE DURING CONSTRUCTION.
9.	ALL MATERIALS SHALL BE STORED PROPERLY ON-SITE.
10.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS.
11.	ALL WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE ARCHITECT.

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE.
3. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORKING SITE.
4. PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
5. MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS.
8. ALL MATERIALS SHALL BE STORED PROPERLY ON-SITE.
9. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORKING SITE.
10. PROTECT ALL ADJACENT AREAS FROM DAMAGE DURING CONSTRUCTION.
11. ALL WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE ARCHITECT.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
13. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE.
14. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORKING SITE.
15. PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
16. MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
17. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS.
19. ALL MATERIALS SHALL BE STORED PROPERLY ON-SITE.
20. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORKING SITE.
21. PROTECT ALL ADJACENT AREAS FROM DAMAGE DURING CONSTRUCTION.
22. ALL WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE ARCHITECT.

A4	Anawim Summersfield	SHIFFLER ARCHITECTS P.L.C. ASSOCIATES 630 10th Street, Des Moines, IA 50319 515-281-1111
	4405 NE 46th Street, Des Moines, Iowa Hickory Realty Company 6800 Westloch Parkway West Des Moines, Iowa 50266	

11-111	ERC Engineering Research Group, Inc. Engineers and Surveyors 2419 GRAND AVENUE DES MOINES, IOWA 50312 (515) 282-3822	SUMMERSFIELD CONCEPTUAL PLAN		NO.	REVISION	DATE	BY	FOR:	HICKORY REALTY COMPANY	LOCATION:	4405 NE 46th Street, Des Moines, Iowa	SCALE:	1" = 10'	DESIGNED BY:	DRAWN BY:	RSJ
		11-111	CP4	11-111	CP4	11-111	CP4	11-111	CP4	11-111	CP4	11-111	CP4	11-111	CP4	11-111

4/2

Item 2011 00047

Date 1-11-12

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

RECEIVED
COMMUNITY DEVELOPMENT
DEPARTMENT
JAN 17 2012

Print Name Eric VanderLinden

Signature [Handwritten Signature]

BROADWAY STORAGE

Address 4933 NE 40th AVE JMI 50317

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

We are in favor of the Hubbell Realty
development.

Sincerely, Eric Vanderlinden 515 669-0422

Item 2011 00047

Date 1/11/2012

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

RECEIVED
COMMUNITY DEVELOPMENT
DEPARTMENT
JAN 17 2012

Print Name GREGORY BAKER / BAKER REAL ESTATE

Signature [Handwritten Signature]

Address 4224 HUBBELL

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

Item 2011 00487 Date 1-12-12

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

Hubbell Realty Co, by:

RECEIVED
(Circle One)
COMMUNITY DEVELOPMENT
DEPARTMENT

Print Name Joe Pietruszynski, VP

JAN 17 2012 Signature [Signature]

Address 6700 Westown Pkwy, WSOH, IA 50266

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

also: HUBBELL HOMES L.C.
HUBBELL PROPERTIES I L.C.
HUBBELL PROPERTIES II L.C.

Item 2011 00487 Date 1-17-12

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

35

RECEIVED
(Circle One)
COMMUNITY DEVELOPMENT
DEPARTMENT
JAN 20 2012

Print Name Gilbert R. Calvert

Signature [Signature]

Address 4630 Hubbell Ave

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

Row Houses will cheapen the look of the area, and with the numerous centers may increase the crime in the area. This will probably result in ~~lowering~~ lowering the home values and making it more difficult to get a desirable price when selling, and will make it harder to sell. No one likes to live in a low income area and that is what this will become.

Item 2011 00247 Date 1/15/2012

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

5

(Circle One)
RECEIVED
COMMUNITY DEVELOPMENT
JAN 20 2012
DEPARTMENT

Print Name David Rush
Signature David Rush
Address 4425 E 46th St.

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

Traffic congestion in the area -
There are a lot of accidents on
the corner of E 46th & E Broadway
already, that would make it worse

Item 2011 00247 Date 1-13-12

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

69

(Circle One)
RECEIVED
COMMUNITY DEVELOPMENT
JAN 20 2012
DEPARTMENT

Print Name Robert A. Berst
Signature Robert A. Berst
Address 4214 E 48th St D.M.I.A 50317

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

I Bought my Home in summerfield under
the impression it would be a single-home
neighborhood. I specifically asked my agent about
the zoning here and she assured me that
it would never change and to change it
now I would feel like i was lied to ab.

Item 2011 00247 Date 1-18-2012

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

14

RECEIVED
COMMUNITY DEVELOPMENT
JAN 20 2012

Print Name ALVEN ADAMS

Signature Alven Adams

Address 4755 HUBBELL AVE

DEPARTMENT

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

The area in question was designated for single family dwellings + has billboard advertising the same - we don't need row houses and more traffic, when the city can't take care of what it already has. There has also been no mention of Barntons success

far over area

Item 2011 00247 Date 1/16/2012

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

77

RECEIVED
COMMUNITY DEVELOPMENT
JAN 20 2012

Print Name Sharon Lidding

Signature SL

Address 4725 Hubbell Ave.

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

Not good for the neighborhood. Was told single family homes only would be built.

Item 2011 00247 Date 1/17/12

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

RECEIVED
25
(Circle One) COMMUNITY DEVELOPMENT
Print Name Cherrie Porter

JAN 20 2012
Signature Cherrie Porter
DEPARTMENT Address 4675 NE Hubbard Ave, DM
2658 8th St SW
Atlanta, Ga

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

unfavorable impact to falling
Property Values
Traffic
School System
Crime Rate
Public Services

Item 2011 00247 Date 1/16/12

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

RECEIVED
19
(Circle One) COMMUNITY DEVELOPMENT
Print Name BRUCE'S MARY STEPHENSON
Signature Mary Stephen
DEPARTMENT Address 1300 7th Boell Ave DM

*Please
Put it
Back
of yard*

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

Row houses? Really? At least 4 people turn
the number of units equals a ghetto!
Garbage dumpsters! Crow/Noise/Filth!
It's way to many people, in to small of a
space - green space? No Playground, No ^{for} many
to a huge parking mess, plus garbage, plus ^{people}

not my property?
this small space
in

Item 2011 00247 Date January 14th, 2012

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

57

RECEIVED
COMMUNITY DEVELOPMENT
JAN 20 2012
DEPARTMENT

Name Michelle Plummer

Signature Michelle Plummer

Address 4565 NE Aurora Avenue
Des Moines, Iowa 50317

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

Item 2011 00247 Date 1-11-12

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

49

RECEIVED
COMMUNITY DEVELOPMENT
JAN 20 2012
DEPARTMENT

Print Name Linda Pierce

Signature Linda Pierce

Address 4755 NE Aurora Ave.

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

TOO CROWD! TOO CLOSE to
be near Delaware Elementary School!

Item 2011 00247

Date 1-11-2012

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

RECEIVED
COMMUNITY DEVELOPMENT
DEPARTMENT
JAN 20 2012

34

Print Name George Skagle

Signature *George Skagle*

Address 4562 East Aurora Ave

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

You annexed our property two years ago and we have received nothing in return for the increase of \$1,300⁰⁰ in our taxes, not even street lights. Don't expect cooperation from me until I receive something for my tax increase!

Item 2011 00247

Date 1/14/2012

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

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT
DEPARTMENT
JAN 20 2012

54

Print Name Marvin Cole, Jr & Linda Cole

Signature *Marvin Cole Jr, Linda Cole*

Address 4350 E 46th ST, Des Moines, Iowa

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

Safety: Too many families living in too small of an area too close to major roads.

Conformity: Housing style wouldn't match the rest of the neighborhood

Item 2011 00247

Date 1/4/2012

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

81

RECEIVED
(Circle One)
COMMUNITY DEVELOPMENT

Print Name Tina Grove

JAN 20 2012 Signature Tina Grove

DEPARTMENT Address 4575 NE Aurora
Des Moines IA

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

50317

Traffic - crime

Item 2011 00247

Date 1-16-2012

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

52

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(Circle One)
COMMUNITY DEVELOPMENT
JAN 20 2012
DEPARTMENT

Print Name Mark Wolfe

Signature Mark Wolfe

Address 4713 E Mancel St

Reason for opposing or approving this request may be listed below:
Des Moines IA 50317

This was sold as a single home community
they have no right to change that, I have
concerns about lower property values, increased
crime. If they had intended for this to be
a multi-dimensional community it should have
been stated from the beginning

Item 2011 00247

Date JANUARY 11 2012

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



Community Development Department

Print Name KEVIN & MICHELLE MANS

JAN 19 2012

Signature [Signature]

RECEIVED

Address 4716 E MERCED ST - SUMMERSFIELD

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

We oppose!! For those of us who purchased land we believed this would become a community. This will continue to deflate our already low property values and we did not buy this land to have low-income housing be in our backyard. Hubbell should try to promote the area they started rather than runaway. -> TO PAPER

Item 2011 00247

Date JAN 12, 2012

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



Community Development Department

Print Name JANET E. MURPHY

JAN 19 2012

Signature Janet E Murphy

RECEIVED

Address 4729 E. VALDEZ DR
515-238-3990

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

See attached

Item 2011 00247

Date

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

(Circle One)

Print Name BARBARA HANSEN

Signature Barbara Hansen

Address 4205 E 48th Street
Community Development Department

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

I believe if these **JAN 19 2012** houses are built **RECEIVED** it's very
possible our property values
will decline even more.

Item 2011 00247

Date 1-14-12

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

RECEIVED
(Circle One)

COMMUNITY DEVELOPMENT Name Tegryne Densmore

JAN 17 2012

Signature

DEPARTMENT

Address 4690 NE Hubbill
Des Moines, IA 50317

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

My taxes went up nearly 1000
due to annexation. The city has
stripped nearly everything from our area.
My light industrial zoning was taken away. Leave
us alone. Single family dwellings. We chose
this area & made our investments in our homes for a reason.

North
Develop out by the intersection here

Item 2011 00247

Date 1-11-2012

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



(Circle One)

Print Name LUANG LOVAN

Signature *[Handwritten Signature]*

Address 4221 E 48th ST

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

Community Development Department

* see attached *

JAN 19 2012

RECEIVED

Item 2011 00247

Date 1-11-12

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



(Circle One)

RECEIVED

Print Name Josh and Kerri Hartl

COMMUNITY DEVELOPMENT

Signature *[Handwritten Signature]* Kerri Hartl

JAN 17 2012

Address 4632 E Merced ST

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

This neighborhood needs to remain the way it is, that is the main reason most of the "single family" homes are sold here. LEAVE IT THAT WAY

Item 2011 00247 Date 1-14-12

I (am) in favor of the request.

(Circle One)

Print Name Deloris Mason

Signature Deloris Mason

4675
NE AURORA

Address 4651 NE Aurora
OSM IA 50317

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

Community Development Department

JAN 19 2012

RECEIVED

Item 2011 00247 Date 1-14-2012

I (am) in favor of the request.

(Circle One)

Community Development Department

Name Mabel L. Smith

Signature Mabel L. Smith

JAN 19 2012

Address 4280 E. 46th St.
Des Moines, Iowa 50317

RECEIVED

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

There will be a constant flow of traffic
on 46th / Hubbell, causing an increase
in traffic accidents on the intersection
of E. 46th St. & Hubbell especially
on school days.

Item 2011 00247

Date 1/11/12

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

(Circle One)



Print Name Scott & Felicia Vesely

Signature [Signature]

Address 4717 E Merced St

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

See attached

Community Development Department

JAN 19 2012

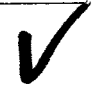
RECEIVED

Item 2011 00247

Date 01-11-2012

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

(Circle One)



Community Development Department Print Name Paul & Nicole Barker

JAN 19 2012 Signature [Signature] Nicole Barker

RECEIVED Address 4701 E Merced St Des Moines IA 50317

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

Neighborhood was advertised as single-family homes. We would not have moved here if it was anything else. We chose this community over a similar community in Bondurant

Item 2011 00247 Date 1-11-2012 ✓

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

RECEIVED
COMMUNITY DEVELOPMENT
JAN 17 2012

(Circle One)

Print Name Robert J. Rash

Signature Robert J. Rash

Address 4725 E Merced St Des Moines, IA 50317

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

I do NOT want property value to go down
I do NOT want low income near my investment
I WANT to keep the neighborhood as is.
Problems come sometimes with low income housing
I want my children to be safe

Item 2011 00848 Date 1-11-12 ✓

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

RECEIVED
COMMUNITY DEVELOPMENT
JAN 17 2012

(Circle One)

Print Name Nicole & Justin Ledger

Signature [Signature]

Address 4013 E 48th St,
DSM, IA 50317

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

Item 2011 00247 Date 1-

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



Print Name GARY HOOD

Community Development Department

Signature Gary Hood

JAN 19 2012

Address 4175 NE 48TH ST

Reason for **RECEIVED** or approving this request may be listed below:

Item 2011 00247 Date 1/11/12

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



Community Development Department

Print Name RINDLE CHILDS

JAN 19 2012

Signature Rindle Childs

RECEIVED

Address 4238 E. 48TH STREET

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

WE BOUGHT OUR HOME IN SUMMERSFIELD BECAUSE IT
WAS ADVERTISED & SOLD TO US AS BEING SINGLE
FAMILY HOME NEIGHBORHOOD. NOT MULTI FAMILY LIVING,
& CERTAINLY NOT LOW INCOME PROPERTY VALUE &
OVERALL AREA GROWTH WILL SUFFER.

Item 2011 00247 Date 1-11-12

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



Community Development Department

JAN 19 2012

RECEIVED

Print Name Ethan Mechling

Signature Ethan Mechling

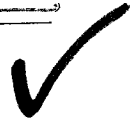
Address 4606 E Valdez

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

Development is for
Single Family Homes ONLY
NOT WHAT WE Need Next
to a School or Church

Item 2011 00247 Date 01-12-11

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



Community Development Department

JAN 19 2012

RECEIVED

Print Name Nick & Alison (McKay) Osweiler

Signature Alison Osweiler

Address 4617 E. Valdez Dr.

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

Please see attached. Also, we feel Hubbell should
provide elevations and more information re: row
home units. Will these units be owned or rental? What
value is placed on these units? We have been unhappy
with how Hubbell has handled our development and do not
believe this change is in our neighborhood's best interest.

Item 2011 00247 Date 1-12-12

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

(Circle One)

Print Name Kyle and Steph Schper

Signature [Handwritten Signature]

Address 4224 E 48th St.



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

See attached

Community Development Department

JAN 19 2012

RECEIVED

Item 2011 00247 Date 1-12-12

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

(Circle One)

**RECEIVED
COMMUNITY DEVELOPMENT
DEPARTMENT**

JAN 17 2012

Print Name Chandy Souvatrat

Signature [Handwritten Signature]

Address 4233 E. 48th St DEN, IASD 37



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

I would like see single home continuing to
be built rather than lower income housing.
That's one of the major reasons we
bought a home in this community.

Item 2011 00840

Date 1/12/12

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

RECEIVED
COMMUNITY DEVELOPMENT

JAN 17 2012

Name ADAM & KATIE AUSTIN

Signature *Adam & Katie Austin*

Address 4633 E VALDEZ DR, DSM, IA 50317

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

THIS DRASTICALLY
~~DEGRADES~~ AFFECTS THE PERCEPTION
OF OUR NEIGHBORHOOD, THEN DOWNGRADES OUR
PROPERTY VALUE, & RUINS OUR CHANCES OF
SELLING OUR HOME (IF WE EVER MOVE). IF THIS
PASSES THE DEVELOPMENT WILL NEVER FILL.

Item 2011 00840

Date 1-12-2012

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

RECEIVED
COMMUNITY DEVELOPMENT

JAN 17 2012

Print Name Keith Lefebor

Signature *Keith Lefebor*

Address 4601 E Valdez Dr

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

It will lower our Property Value
It will increase the Probabily of Crime
It will increase traffic flow
We bought here because of Single Family
Homes - We Do Not Want this Change!

Item 2011 00247

Date January 12, 2012 ✓

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

(Circle One)

Community Development Department

Print Name Chantelle McFadden & Richard Armistrot

Signature Chantelle McFadden Richard Armistrot

Address 4720 E Merced St

JAN 19 2012

RECEIVED

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

Item 2011 00248

Date 1/12/12 ✓

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

(Circle One)

Community Development Department

Print Name Patrick Boberg

Signature Patrick Boberg

Address 4217 E 48th St, Des Moines, IA 50317

JAN 19 2012

RECEIVED

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

See attached but also they're going to be ugly
and not in line with our neighborhood

Item 2011 00247

Date _____ ✓

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

(Circle One)
Community Development Department

Print Name Pamela I. Tedes

JAN 19 2012

Signature Pamela I. Tedesco

RECEIVED

Address 4210 E. 46th Des Moines

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

I believe this would lower my property value. I was opposed to annexation - property taxes went thru the roof. Totally against.

Item 2011 00247

Date 1/12/2012 ✓

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

(Circle One)
Community Development Department

Print Name Norma Jurado

JAN 19 2012

Signature [Signature]

RECEIVED

Address 4607 E. Merced St

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

see attached document.

Item 2011 00247 Date 1-13-12

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



(Circle One)

Community Development Department Name

JAY OWENS

JAN 19 2012

Signature

Jay Owens

Address

4721 E. Merced St.

RECEIVED

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

Send a letter back!

Item 2011 00247 Date 01/13/2012

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



(Circle One)

Community Development Department Name

Shelly D. Sawhill

JAN 19 2012

Signature

Shelly D. Sawhill

Address

4637 E. Valdez Drive Des Moines
Iowa 50317

RECEIVED

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

I do not approve of the proposition at all!!

Item 2011 00247

Date 1-11-12



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

RECEIVED
COMMUNITY DEVELOPMENT
JAN 17 2012
DEPARTMENT

Print Name CHARLES STOCKTON

Signature

Address 4256 E 46th ST

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

I will be in favor if you let
me burn again !!
C.A.F.A
CITIZENS AGAINST FORCED ANNEXATION

Item 2011 00247

Date 1-11-12



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

RECEIVED
COMMUNITY DEVELOPMENT
JAN 17 2012
DEPARTMENT

Print Name Ronald Rupe

Signature Ronald Rupe

Address 4670 Hubbell Ave

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

Since the annexation of this Area there
has been a fire at E. 41st & Broadway, Delaware
Township was not able to respond to this fire
Even though they are located across the street
from said fire, City has no provisions for
any fires in this Area, we need services first!!

Item 2011 00:47 Date 1-12-12

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

Community Development Department
(Circle One)

Print Name Dennis Steinkamp

JAN 19 2012

Signature [Signature]

RECEIVED

Address 4701 E. Valley Dr.

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

- ① Property value?
- ② 20 townhouses where will traffic go in & out from?
- ③ Finish developing single family homes at Summerfield first.
- ④ Street light needed corner of NE 46th St. and Hubball Avenue.

Item 2011 00:47 Date _____

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

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT
DEPARTMENT
JAN 17 2012

Print Name Rupert F Anderson

Signature [Signature]

Address 4400 E 46th St.

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

I would oppose any development to this area that does not include plans for development of the property that was the "Homebrew Outlet". This abandoned structure need to be dealt with before any other development along Hubball Ave proceeds. I would endorse any development that included demolition of said property.

Item 2011 00247

Date 1/11/12

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

RECEIVED
COMMUNITY DEVELOPMENT DEPARTMENT
JAN 17 2012

Print Name Ryan and Brittney Obermeier

Signature Brittney Obermeier

Address 4619 E. Merced St. Des Moines IA 50317

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

We bought this house to raise our family in a single family home in a nice neighborhood near a school. We feel the construction of 20 row home units will not only decrease the value of the homes in summersfield but also make it less desirable for other home buyers. We strongly oppose this request and will consider moving if action is approved.

Item 2011 00247

Date 1-12-12

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

RECEIVED
COMMUNITY DEVELOPMENT DEPARTMENT
JAN 17 2012

Print Name Victoria Carlos

Signature Victoria Carlos

Address 4300 NE 416th DSM, IA 4320

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

I dont want close neighbors to my home. I dont want kids or people walking through my land or trash of any kind in my yard/land. Most of all I dont want my value to go down.

Item 2011 00247

Date 01/14/2012

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

Community Development Department

JAN 19 2012

Print Name Cardi Naumann

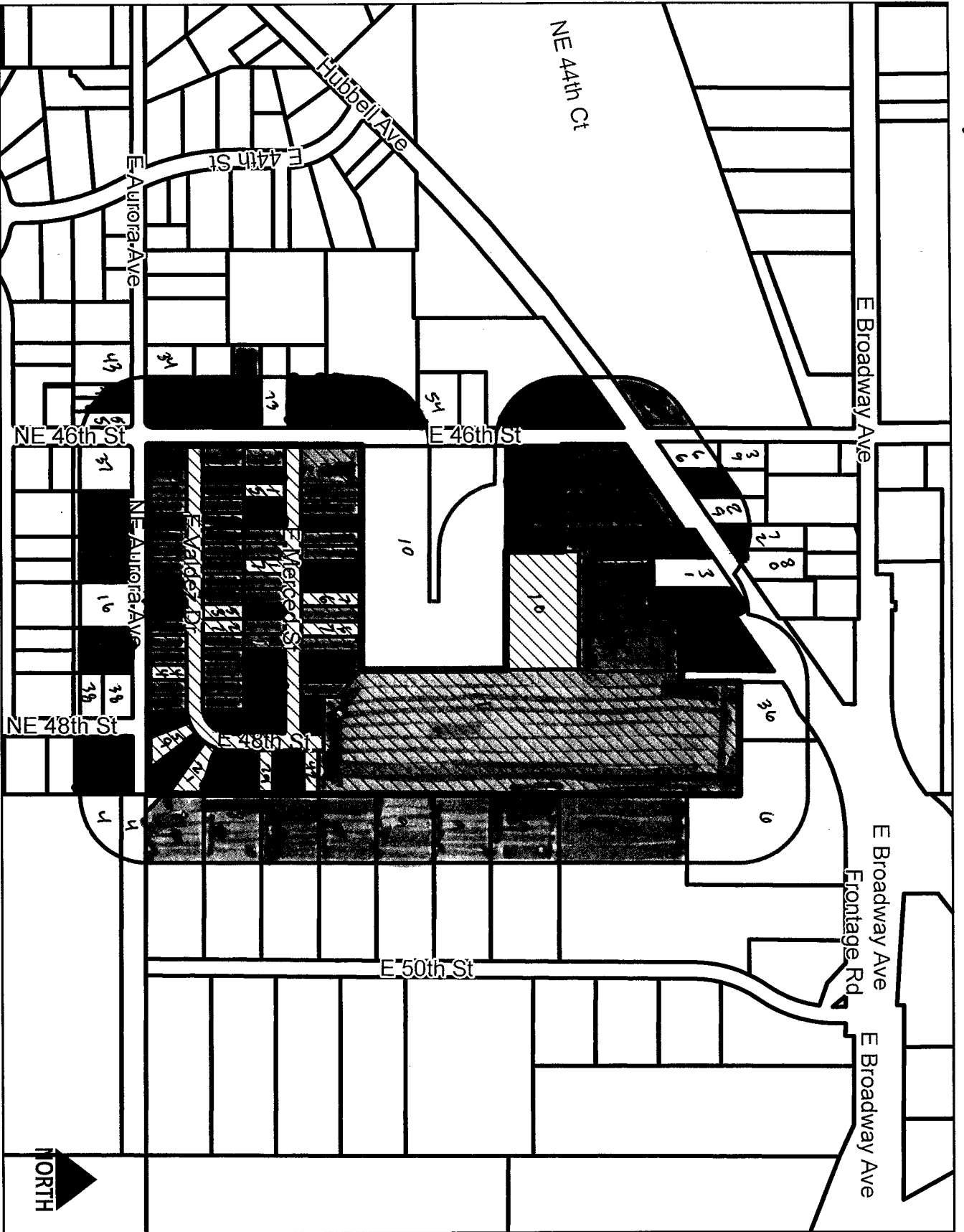
Signature Cardi

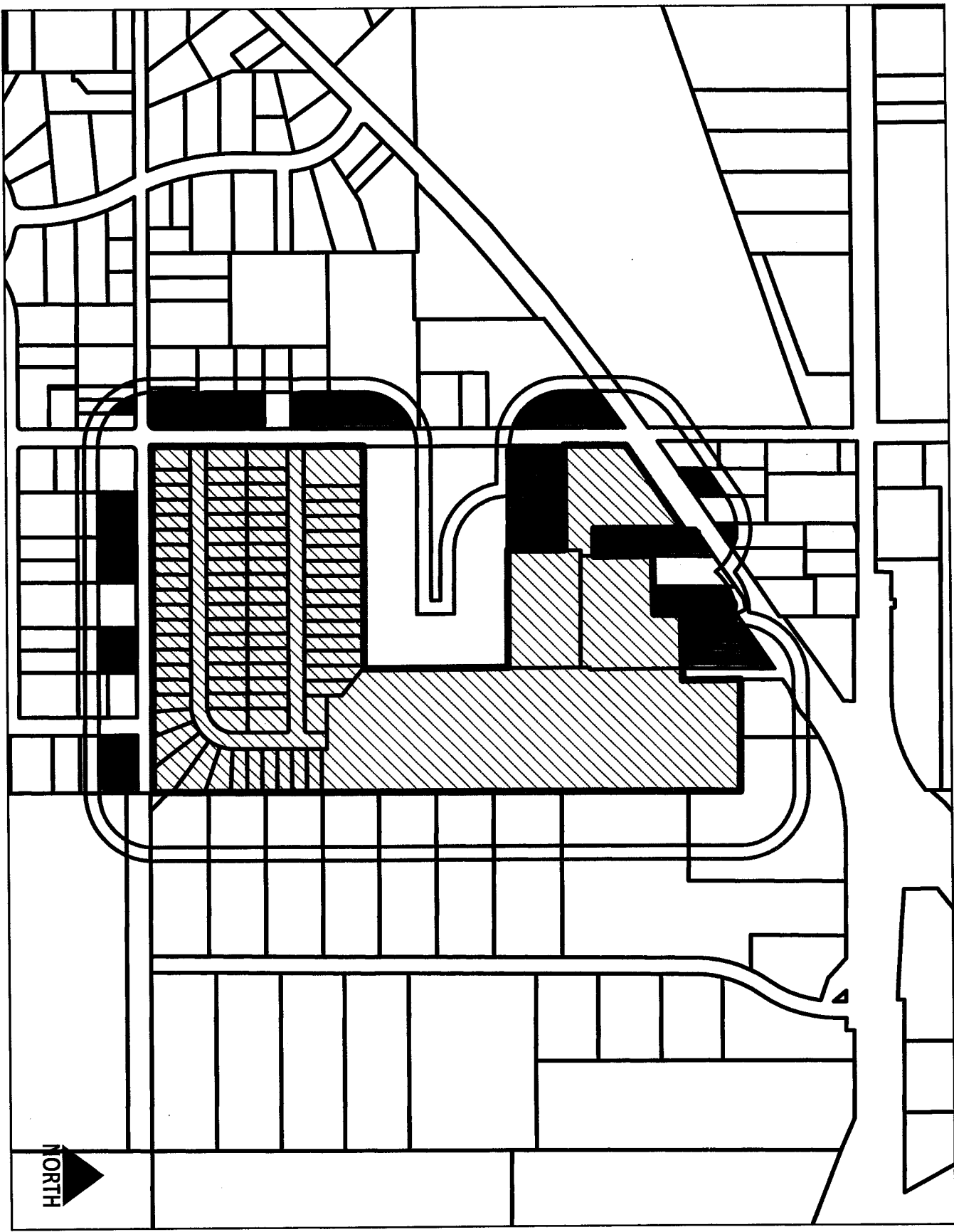
Address 4723 E merced St

RECEIVED

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

See attached





32.34%

Community Development Department

JAN 19 2012

Attn: Mr. Steve Klinkenfus
Des Moines Comm. Div.
602 Robert D Ray Dr.
Des Moines Ia. 50309-9603

RECEIVED



Re: Hubbell Realty plan to change zoning.

Dear Sir:

We as Senior Citizens bought this house four years ago hoping to get a good price, when the times comes to sell.

We lived 60 years across the Hudson River from N.Y. City. Any time these low income homes were built, blight set in very quickly. We are not prejudice, we have many Black friends, but the above conditions happen in low income families. Please consider for those of us who invested our life savings.

I thank You
Mrs & Mrs Murman
4636 E. Merced St
Des Moines Ia.

Name(s) Paul & Virginia Mornan
Address: 4636 Merced, East 15th
Des Moines, IA 50317

Virgina & Paul Mornan
4636 E Merced St
Des Moines IA 50317-4700



1/13/20

Attn: Steve Klinkefus
Des Moines Community Dev
602 Robert D Ray Dr
Des Moines, IA 50309-9603

Community Development Department

JAN 19 2012

RECEIVED

Re: Hubbell Realty Company's request to amend Summersfield PUD Conceptual Plan at 4605 Hubbell Avenue for 20 row home units, ZON2011-00247.

Dear Sir:

Hubbell Realty Company has placed advertising signs on East 46th Street, at both Summersfield's outlets (at East Merced St and E Valdez Dr,) as well as at the corner of E. 46th St & Hubbell Avenue. The signs read: "Summersfield, Single Family Homes, hubbellhomes.com," which causes prospective buyers to believe that the neighborhood will remain as only single family dwellings. Those signs remain in place, even as this letter is being written.

I (we) believe that Hubbell Realty Company advertised as such to receive optimal selling prices for homes in our area. To change now, would not be in the best interest of current and future Summersfield home buyers.

Many of us grew up in old fashioned Iowa neighborhoods, those which were only single family dwellings. When searching for a new home, we hoped to mirror the neighborhoods of our childhood. Paying extra for the opportunity, was a price we were willing to pay. We believe that living in an area that includes 20 row homes is much less desirable.

For that reason, I (we) stand opposed to the approval of Hubbell Realty's request to change Summersfield's zoning to include the construction of 20 row home units. Sincerely,

Signature(s) (1) Paul A Mornan (2) Virginia Mornan Ph: 515-266-4493



Name(s) Brian + Jessica Bessell
Address: 4620 E. Merced St

Des Moines, IA 50317

Community Development Department

JAN 19 2012

RECEIVED

Attn: Steve Klinkufus

Des Moines Community Dev

602 Robert D Ray Dr

Des Moines, IA 50309-9603

Re: Hubbell Realty Company's request to amend Summersfield PUD Conceptual Plan at 4605 Hubbell Avenue for 20 row home units, ZON2011-00247.

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Signature(s)(1) Jessica Bessell (2) Brian Bessell Ph: 689 8468

Name(s) KEVIN & MICHELLE MANZ

Address: 4716 E MERCED ST

Des Moines, IA 50317

Community Development Department ✓

JAN 19 2012

RECEIVED

Attn: Steve Klinkefus

Des Moines Community Dev

602 Robert D Ray Dr

Des Moines, IA 50309-9603

Re: Hubbell Realty Company's request to amend Summersfield PUD Conceptual Plan at 4605 Hubbell Avenue for 20 row home units, ZON2011-00247.

Dear Sir:

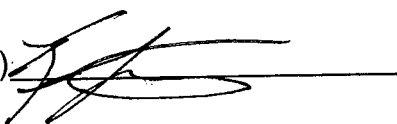
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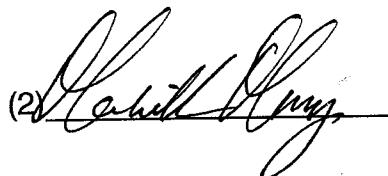
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Signature(s)(1)



(2)



Ph: 371-3621

January 14, 2012



Name WILMA VAN GUNDY

Address: 4240 E 46th St.

Des Moines, IA 50317

Community Development Department

JAN 19 2012

RECEIVED

Attn: Steve Klinkefus

Des Moines Community Dev

602 Robert D Ray Dr

Des Moines, IA 50309-9603

Re: Hubbell Realty Company's request to amend Summersfield PUD Conceptual Plan at 4605 Hubbell Avenue for 20 row home units, ZON2011-00247.

Dear Sir:

Many of us grew up in old fashioned neighborhoods, those with single family (stand alone) homes. Wanting to mirror those for our children and ourselves, we bought or built in this area. Paying extra for the opportunity, was a price we paid.

Hubbell Realty Company has advertising signs on East 46th St. at both Summersfield's outlets, as well as at the corner of E. 46th St & Hubbell Ave. They read: "Summersfield, Single Family Homes," causing prospective buyers to believe the neighborhood will remain as only single family (stand alone) dwellings. Those signs remain in place, even today.

We believe that living in an area that includes 20 row homes is not desirable. Those row homes would change the face of our community, probably resulting in a decline in our property values, in addition to those caused by our recent recession.

Another concern is the continued safety of our neighborhood. One can often see our neighbors, ages four to eighty four, safely walking or biking, while babies & tots go along for the ride in strollers, often with their dogs trotting along.

To change the face of our neighborhood would not be in the best interest of current and future area home owners. For those reasons, we stand opposed to the proposed amendment to the Summersfield PUD for Tract 3. Sincerely,

Signature(s) Wilma Van Gundy (2)

(515)

Ph: 262-7946

January 14, 2012



Name PAUL SONDAII
Address: 4615 EAST MERCED ST
Des Moines, IA 50317

Community Development Department

JAN 19 2012

RECEIVED

Attn: Steve Klinkefus
Des Moines Community Dev
602 Robert D Ray Dr
Des Moines, IA 50309-9603

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Signature(s) (1) Paul Sondall (2) Terry Sondall Ph: 249-1642

Name(s) GARY + ROSE GRAY

Address: 4705 E. VALDEZ DR

Des Moines, IA 50317

Richard & LINDA CARLSON?

1/10/2012

Community Development Department

JAN 19 2012

RECEIVED



Attn: Steve Klinkefus

Des Moines Community Dev

602 Robert D Ray Dr

Des Moines, IA 50309-9603

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Signature(s) (1) Gary D Gray

(2) Rose Gray

Ph: 515-262-9208