Agenda Item	Number
42	_

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.

Agenda	Item	Number
0		

Date January 23, 2012

-2-

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				<u> </u>
MAHAFFEY				
MEYER				
MOORE				
TOTAL				
MOTION CARRIED		APPROVED		PPROVED

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.

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.



# COPY OF ADVERTISEMENT Exhibit "A"

R462 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, lowa, 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
rowhome 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

opponents of the programmer rezoning.
CITY OF DES MOINES, IOWA by: T.M. Franklin Cownie, Mayor TTEST: Diane Rauh, City Clerk ublished in the Des Moines Register on January 12, 2012.

STATE OF IOWA

SS

COUNTY OF POLK

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

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

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

Notary Public in and for Polk County, Iowa

SANHALE arial Sect -

January	23,	2012	

Date	
Agenda Item_	42
Poll 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	Χ			

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 46<sup>th</sup> 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.

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

<u>CJ Stephens</u> asked about the cost of the proposed homes.

<u>Erik Lundy</u> 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.

<u>Brian Shiffler</u> 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.

<u>CJ Stephens</u> 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.

<u>Steve Niebuhr</u> 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 46<sup>th</sup>. 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.

<u>Will Page</u> 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.

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

<u>Tim Fitzgerald</u> asked if this will be considered owner occupied.

<u>Steve Niebuhr</u> 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

<u>Don Hansen</u> 4205 E. 48<sup>th</sup> 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 multifamily dwelling in the development.

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

<u>Don Hansen</u> 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.

<u>Tim Fitzgerald</u> 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. 48<sup>th</sup> 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 46<sup>th</sup> 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 46<sup>th</sup> is planned for multi-family also.

Rindle Childs stated that it is senior housing.

<u>Mike Ludwig</u> 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.

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

<u>CJ Stephens</u> 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 singlefamily 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 recredits 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.

<u>Will Page</u> 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:**

<u>Shirley Daniels</u> 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

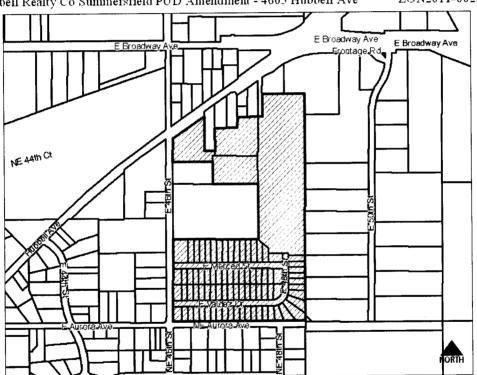
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Attachment

Request from Hubbell Realty Company (owner) represented by Steve Niebuhr (officer)				File #					
to amend the Summersf Avenue.	ield Pl	JD Conc	ID Conceptual Plan on property located at 4605 Hubbell ZON2011-00247			2011-00247			
<b>Description</b> 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.				ne the of 20 row					
2020 Community Character Plan			nsity Residercial: Auto-		al and ented Small-Sca	le Strip Dev	elopmeı	nt	
Horizon 2035 Transportation Plan		No Plar	ned Impro	vem	ents				
Current Zoning Distric	t	"PUD" I	Planned Un	it De	evelopment				
Proposed Zoning Distr	ict	"PUD" Planned Unit Development							
Consent Card Respon- Inside Area Outside Area	ses	In Favor Not In Favor Undetermined % 0			Opposition				
Plan and Zoning	Аррі	oval	11-0		Required 6/7		Yes		X
Commission Action	Deni	al			the City Cour	1CII	No		

Hubbell Realty Co Summersfield PUD Amendment - 4605 Hubbell Ave

ZON2011-00247



LEGAL DESCRIPTION
SILLARSSEED PLAT 1, AND SILLARSSEED PLAT 2, OFFICIAL PLATS IN INSEMBLES, POLK COMPTY, KNYL COMPTY, KNYL

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

SHEET 1 OF 4
AMENDMENT #3

AREAS TRUCT 1: 40.82 AC TRUCT 3: 3.12 AC

DEVELOPMENT SCHEDULE SINGLE FALBLY: DECHN SEPT, 2005 COMPLETE AUGUST 2014

TRACT 3 : LULII-ITAALY
BECH MARCH 2012
COMPLETE HANCHUSER 2012

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(c) SIDNO. SIDNO MATERIAL AND RODE MATERIALS SHALL BE ENFORCED THROUGH RESINICING CONFINANTS.

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(V) ONE AND ONE-HALF STORY DWELLINGS MUST HAVE A FHISHED FLOOR AREA OF AT LEAST 1,200 SOLWAR FEET.

(b) TWO-STORY DWELLINGS MUST HAVE A FINISHED FLOOR AREA OF AT LOSE 1,400 SQUARE FEET.

(N) ALL SPUT—LEVEL, RAISED RANCH, OR SPUT FORER DIRECTIONS MUST HAVE A LIBRIGIA OF 1,200 SQUARE FEET OF FHISHED AREA DIRECTLY UNDER THE ROOF

(6) PERSON AND FORBERS, RECESS ATTLESSES TO A SENSET-FAMILY FORLING MEDIC PER MEMORY FOR THE STATEMENT OF TH

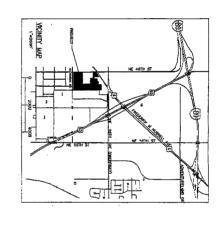
(A) EXTERIOR FOUNDATIONS. EXPOSED FOUNDATIONS MUST BE PAINTED TO BLEND WITH EXTERIOR WALL FINISHES

(8) SIDINO. SIDINO MAIERIAL SHALL BE PRIMAGLY CEMENT FIBER.

(C) MINIMUM UNIT SIZE. ALL UNITS SHALL BE A MINIMUM OF 1,300 SE

(b) ANY PORCHES SHALL BE CONSTRUCTED OF CEMENT FINER WITH CONCRETE STOOPS.

(F) SEE SHEET 4 FOR BUILDING ELEVATIONS



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# (TRACT 2 HOT USED)

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SMALL HOF DE ALLOWERS FORWER 3 SHALL AMBRE TO LANDSCAPE DECOMBELENTS OF C-2.

BASS/TAMERON ME NOT A FEMILIED LIZE WITHER TRAIN I

MI TUMUS ARE PROPOSED BY THE DEVELOPER, THIS SHALL NOT PROHABIT LOT OWNERS, OR DEVELOPERS FROM ERECIBIO EDUCES IN ACCORDANCE WITH CIFY CODES AND ANY CONCLIMATE.

: MONES 2029 COMMUNEY CHANGER PLAI USES; TRACT 1: LOW DENSITY RESIDENTIAL (8 UNITS/ACRE NET) TRACT 3: SMALL SCALE STRIP DEVELOPMENT APPLICATION WEETING HELD 12/14/05

DEHSITY FOR TRACT 1: 3.26 UNIS/ACRE

I MINE SIDEMALIS SHALL BE PROVIDED MONO BOIL SIDES OF ALL PAULIC STREETS WITHIN THE PUB AND ON THE LAST SIDE OF THE PROPERTY FROMINGE ALVIO DE 46H SREET, SIDEMALYS SHALL BE PLACED WHIT THE CONSTRUCTION OF EACH HOUSE.

THE DEVELOPEN IS RESPONSIBLE FOR IMPROVEMENTS ESTIMATED TO BE ECHANALENT OF 1/2 OF A LOCAL STREET ALONG THE DEVELOPMENT'S FROMINGE TO HE 46TH STREET.

"GROWING GREEN" DEVELOPMENT PRINCIPIES SWILL BE INCORPORATED AT THE PLATTING AID FINAL DEVILOPMENT STAGES.

ARY, LOCAING ALL TREES CREATER THAN 6 (NOTES) IN DIMETER ON THE PROPERTY WILL HIBUTED TO AND EXPOSED BY THE CITY STAFF AT THE OF PATHEA AND PRIOR TO THE ENCEMENT OF ANY TREE REMOVAL, GRAUNG, OR CONSTRUCTION, ACHINTY,

) SOULT-MAY LOTS. ON LOCH SHALE-FAMEN LOT, THE OWNER ON BRAILER IN THE THE PRIVATE OF SOURCE HAVE FAMEN TO THE THE PRIVATE OF SOURCE HAVE BEEN AND THE THE PRIVATE OF SOURCE HAVE BEEN AND THE THE PRIVATE OF SOURCE HAVE BEEN AND THE PRIVATE FAMEN OF SOURCE HAVE BEEN AND THE SET THESE SHALL ALT IT IS CROSS-BEEN AND THE SET THESE SHALL ALT IT IS CROSS-BEEN AND THE SET THESE SHALL ALT IT IS CROSS-BEEN AND THE SET THESE SHALL ALT IT IS CROSS-BEEN AND THE SET THESE SHALL ALT IT IS CROSS-BEEN AND THE SET SHALL ALT IT IS CROSS-BEEN AND THE SET THESE SHALL ALT IT IS CROSS-BEEN AND THE SET THESE SHALL ALT IT IS CROSS-BEEN AND THE SET THESE SHALL ALT IT IS CROSS-BEEN AND THE SET THESE SHALL ALT IT IS CROSS-BEEN AND THE SET THESE SHALL ALT IT IS CROSS-BEEN AND THE SET THESE SHALL ALT IT IS CROSS-BEEN AND THE SET THESE SHALL ALT IT IS CROSS-BEEN AND THE SET THESE SHALL ALT IT IS CROSS-BEEN AND THE SET THESE SHALL ALT IT IS CROSS-BEEN AND THE SET THESE SHALL ALT IT IS CROSS-BEEN AND THE SHALL ALT IT IS

AURIDON TO THE STREET THEE REGIRED ABOVE, THE FOLLOWING MINIMAN QUANTITIES OF THE RECEIVED AND ITS SHALL PERMIT AND THE PROPERTY OF THE PROPER

(i) 2 TREES OH ALL SMACKE-MAIRY LOTS (TREES OTHER HIGH) STREET TREES MAY BE LIHER DECONDUST TREES WHOSE THOMAS ARE AT LEAST 2" IN CAUPER IN DAMEER OR EXERGREENS THAT AND AT LEAST 6" IN HERGHT); AND

(II) 10 DECIDIOUS AND/ON EVERCREEN SHRUBS.

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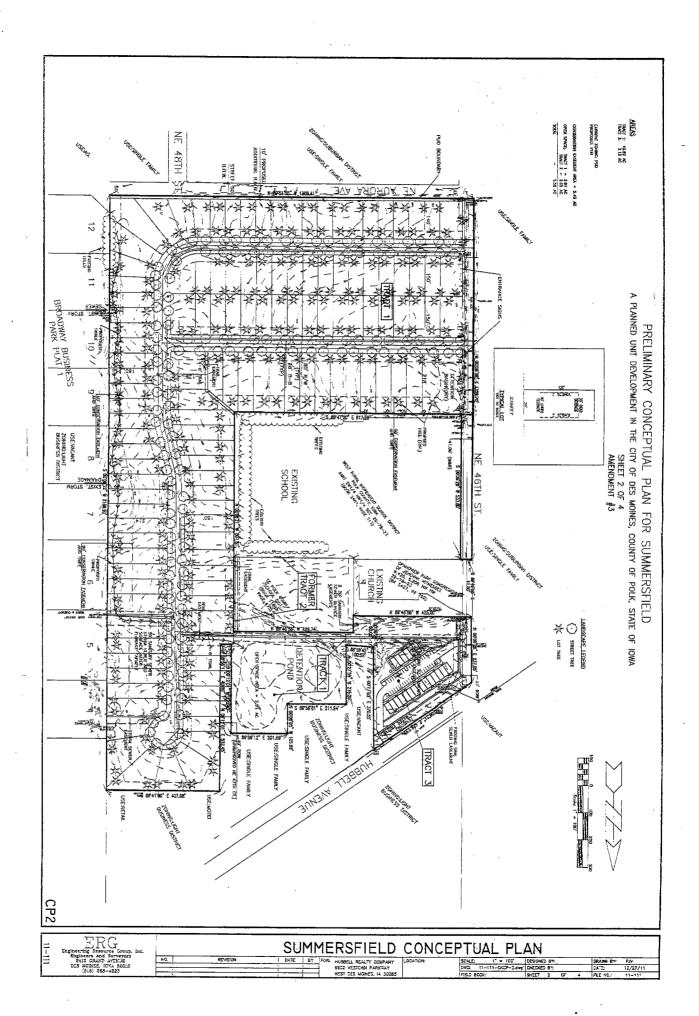
INFERENCE (20) DATS AFTER COMPLITION OF THE SEMEL-FAMAL FAMAL UPON A SHALE FAMAL). (LOT, THE 1894H YAND, DEC WASSA AND THE TRAINF-JAFET (23) OF THE FORM YAND JAFSESSERS FAMAL THE FRENCH OF THE ORILLIAN TOMONIOUS SAME HE FAMAL VOICIDED, AND THE REMAINERS OF THE RESEARCH TOMONIONS SAME HE FAMAL VOICIDED.

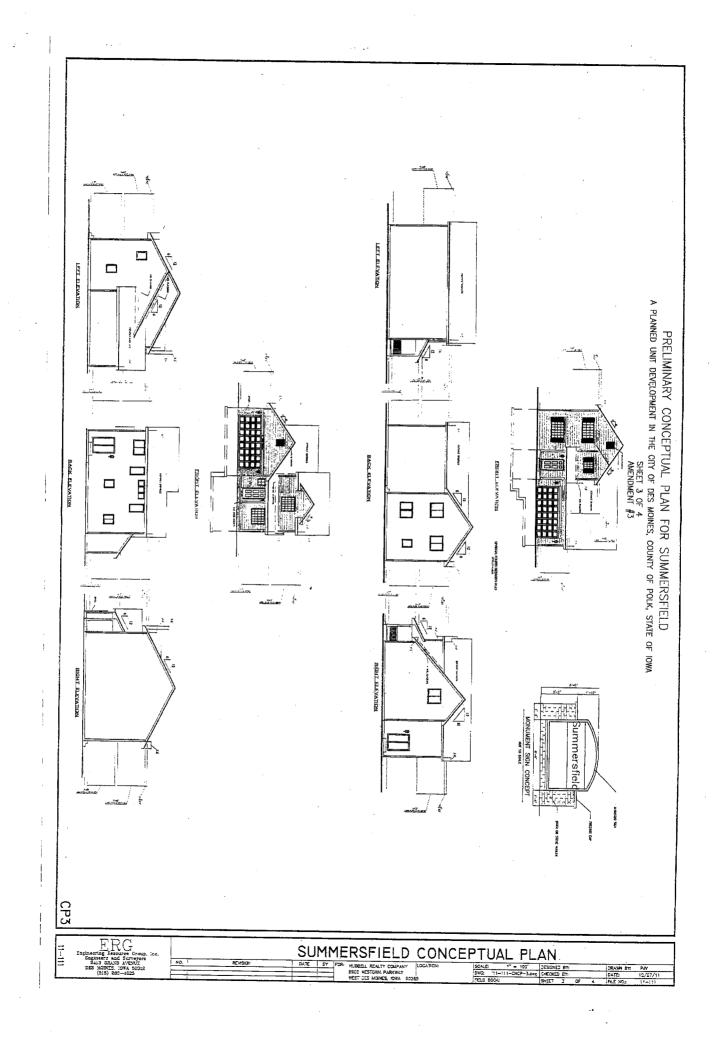
(A). All fencies must be apprince by the developer. This fence stall exceed six (b) feet in height, IF WEATHER CONDITIONS WAKE THE THAE ELEMENTS OF THE REQUIREDHENTS OF THIS SECTION IMPOSSIBLE TO FULFICL, DECLARANT, SHALL ESTABLISH A REASONABLE PERIOD OF TIME FOR COMPLIANCE. (MCES AND HEDGES. HO (CWES, WALLS, HEDGES OR RAKBIERS SIMIL BE PERMITED UPON LOTS OR ADLOWING PROPERTY UNES EXCEPT AS FOLLOWS:

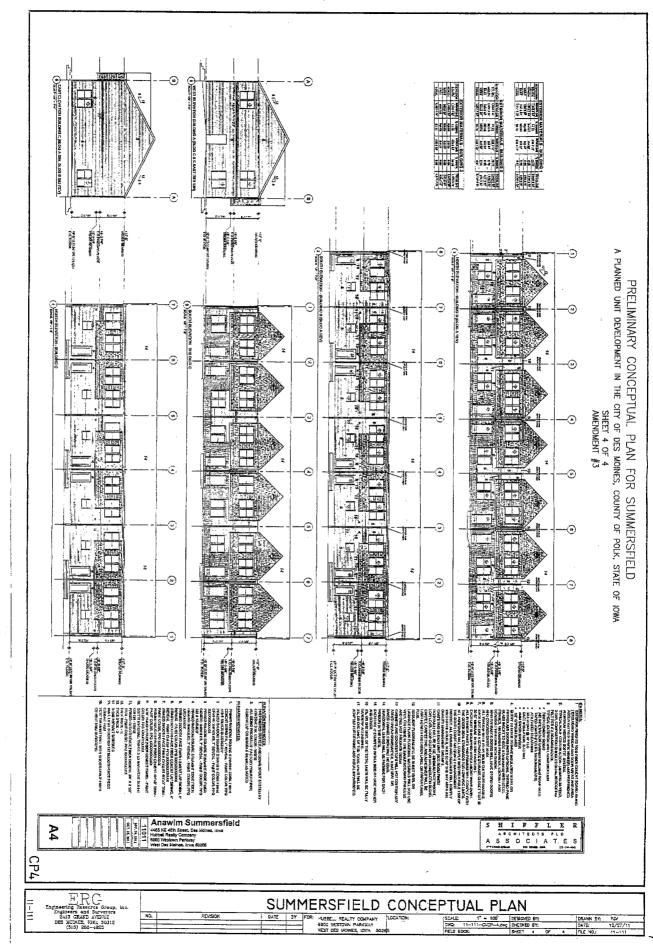
INDSEAFING FOR TRACT 3 SHALL COLVEY WITH REQUIREMENTS FOR C-2 ZONED PROFERILS.

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Resource of s and Surv mand Aven nee 1074 a SUMMERSFIELD
DATE BY FOR MIGHELL REALTY COMPANY CONCEPTUAL **PLAN** 







(Circle Offic) Print Name Eric Vander Linder  COMMUNITY DEVELOPMENT Print Name Eric Vander Linder  COMMUNITY DEVELOPMENT Address  Reason for opposing or approving this request may be listed below:  We are in favor of the Hubbill Really  Clevil print.  Sincerly Eric Vanderliner 515 665 - 042  Item on the control of the request.  (Circle One ENED RECOMMUNITY DEVELOPMENT Name Cittage & BAKERA BAKERA COMMUNITY DEVELOPMENT Name Libral.  JAN 17 2012 Signature Address 4224 Hubback.	Item	- 4	1-11-12	- 3
Reason for opposing or approving this request may be listed below:    We are in face of the Hubbell Really	(am) (am not) in favor of the re-	quest.		( . <b>(</b>
Reason for opposing or approving this request may be listed below:    We are in face of the Hubbell Really clearly print.     Sincerly Enclosion 515 665 - 042	(Circle OF WED PHENT	int Name Fire	Vanderlinden	4
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Reason for opposing or approving this request may be listed below:    K/e arc   Acres of the Hubbell Really	COMM JAN 17 LOVE SIL	Idroop 4634	NE THE AVE	JIM
Item	DEPARTIVENT AD	iuless_ ***********************************	w he listed below:	
Date 1/M/26/2  I (apr) (am not) in favor of the request.  (Circle One) EVED PARTITION Name 6/26027 BAKER BAKEREA.  COMMUNITY DEVELOPMENT Name 6/26027 BAKER BAKEREA.  Address 4224 Hubbers.	Reason for opposing or approvin	ig this request his	W. Lh. II. Neal	11
Date 1/M/26/2  I (am) (am not) in favor of the request.  (Circle One EVED PAFIN Name 6/26027 BAKER BAKEREA.  COMMUNITY DEVELOPMENT Name 6/26027 BAKER BAKEREA.  Address 4224 Hubber.	Wie are in this	on the	176 89211 12101	<del></del>
Date 1/M/26/2  I (am) (am not) in favor of the request.  (Circle One EVED PAFIN Name 6/26027 BAKER BAKEREA.  COMMUNITY DEVELOPMENT Name 6/26027 BAKER BAKEREA.  Address 4224 Hubber.	Clevilipmint.	11. ( 1. 1.	015 665 -1	0427
(Circle One) ENED RECEIOPANT Name 686687 BAILER BAKERRAN  COMMUNITY DEVELOPMENT Name 686687 BAILER BAKERRAN  COMMUNITY DEVELOPMENT Name 4224 Husher	Sincerly Fine	Vanctilling.	31) 601	
(Circle One) EIVED RECEIOPHENT Name Checky BAILTH BAKERRAN COMMUNITY DEVELOPHENT Name Checky BAILTH BAKERRAN LINE Signature MAD Address 4224 Hu8hter.		· · · · · · · · · · · · · · · · · · ·		<del></del>
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JAN Address 17 1 112 112 12	Item <u>2017 00047</u>		·	
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JAN Address 17 1 112 112 12	REULTY DEVELORATION	Intranto	12h - (	
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Reason for opposing of approving this request may be listed below:	JAN TO BE THE PARTY OF THE PART	Juless	110.10112.00	
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•	Item Date /-/2-/2
	(Circle One) (Circle One) COMMUNITY DEVELOPMENT Western Wester Street, VP
	COMMINIONS TO SAFETY OF THE PRINT Name WORLD FOR THE PRINT NAME WORLD FOR THE PRINT NAME WORLD FOR THE PRINT NAME OF THE
	JAN 1 7 Z Signature
	DEPARTMEADDRESS 6900 has form Pkay USDL 11
	Reason for opposing or approving this request may be listed below:
	also: HUBBELL HOMES L.C.
	HUBBELL PROPERTIES I LC.
	HUBBELL PROPERTIES IT L.C.
	Item 2011 00648. Date /-/7-/2
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	(Circle PTD) VED  (Circle PTD)
•	COMMUNITADEVELOPMERINT Name Gilbert R. Calvert  COMMUNITADEVELOPMERINT Name Gilbert R. Calvert  COMMUNITADEVELOPMERINT Name  Communitation Signature  Address 4630 Hubbell Ave
	JAN 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 renters may increase the crime anothe evec.
	This will probably result in desilowering 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 1/15/20(2
	I (am) (am not) in favor of the request.
	COMMUNITY DEVELOPMENTAL Name Wid Rush  COMMUNITY DEVELOPMENTAL Signature LILL 25 E HITE CH
	Address 7727 6 76231.
	Reason for approving this request may be listed below:
	Traffic Congestion in the avea -
•	There are a lot of accidente on
	The Corner of E46th & & Broadway
	already, that would make it worse
	<u></u>
	Item 2011 00247 Date Date
	COMMINE Signature Aller A Berst COMMINE Signature
	Reason for opposing or approving this request may be listed below:
	Reason for opposing or approving this request may be listed below:
	I Bought my Home in summer field under the impression it would be a single-thone
	the impression it would be a single-trone
	neighborhood. I specializedly asked my agent about the zoning here and she assured me that
	the zoning here and she assured me mat
	the zoning here and she assured me thange it it would never change and to change it now I would feel like i was lied to AB.

	Date 1-18-20/2
em_2011 00247	14
(am) (am not) in favor of the request	19
(Circle Pine) EIVED	ALUTN ADAMS
OMMUNITY DEVELOP WIENNam	Corin Chaus
JAN & U ZUIZ Signature	Just 11.00 Ell AUE
nen in TUENT	7 / - 3 / 1 - 12
Reason for opposing or approving this re	equest may be listed below:
The orea in questi	ar was designated for
linale Lanile Molwell	mas the brilliand
Westhing the Same	- weedon't weed now
Varia Sand Make	Traffic, when the
wouses the rows	what it already has.
the cont law care	mention of Bantan sweets
uslas also luci no	pulling of survey
	. / / .
Item 2017.00247 .	Date///6/2012
I (am) (am not) in faver of the request.	77
(Circle One)-VEL OPMENT	
	me Shawn Lidding
JAN 2 0 2012 Signatur	e 966
DEPATIMENT Address	4725 Hobbell AVZ.
Reason for opposing or approving this	request may be listed below:
NOT GOOD FOR THE PO	reighborhood WAG told
single tamily homes	s only would be built

	Item 2011 00247 4 Date 1//7//2_	
:	I (am not) in favor of the request.	
	COMPRINTY DEVELOPMENT Cherrie torter	
	JAN 20 2012 signature Morrie Autor Or	n
	DEPARTMENTAddress 2658 8th St SW	
·	Reason for opposing or approving this request may be listed below:	
	unfavorable impact to belleng	
	Droperly Dalues	
	Echocal Scotem	
•	Millio Mato;	
	Public Bericies	_
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	Date //6//2	.)
	Item 5017 00 × 4.7 Date 7.57	oner
	Herri Contraction of the second of the secon	Japan
	I (am) (am not) in favor of the radiost.  I (circle One) RECEI DEVELOPMENTO (UCEE)  Print Name (MARY Staphenson)	med Japaner
	I (am) (am not) in favor of the request.  I (am) (am not) in favor of the request.  I (circle One) RECENTIOPMEND (UCGE Staphenson)  Print Name (IARY Staphenson)  Print Name (IARY Staphenson)  White Signature (IARY Staphenson)  MAN Signature (IARY Staphenson)	small some
	I (am) (am not) in favor of the request.  (Circle One) RECEVELOPMEND (UCSE Staphenson)  Print Name (IARY Staphenson)  Print Name (IARY Staphenson)  DEPARABLE 1300 TO BOUL August May be listed below:	wis small plue.
	I (am) (am not) in favor of the request.  (Circle One) RECEVELOPMEND (UCSE Staphenson)  Print Name (IARY Staphenson)  Print Name (IARY Staphenson)  DEPARABLE 1300 TO BOUL August May be listed below:	wis small some
	Reason for opposing or approving this request may be listed below:  The Manuary Replacement of the request may be listed below:  The Manuary Replacement of the request may be listed below:  The Manuary Replacement of the request may be listed below:	in wis mad power
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	Reason for opposing or approving this request may be listed below:  The Manuary Respective of the request of the North of	S Chara and mid mad place
	Reason for opposing or approving this request may be listed below:  The Manuary Respective of the request of the North of	Es larga mi mid source
	Reason for opposing or approving this request may be listed below:  The Manusca T Rilly? At least 4 properties.  The Manusca T with legisland a great of the Manusca T filth.  The Manusca T with legisland a great of the Manusca T filth.  The Manusca T with legisland a great of the Manusca T filth.  The Manusca T with legisland a great of the Manusca T filth.  The Manusca T with legisland a great of the Manusca T filth.  The Manusca T with legisland a great of the Manusca T filth.  The Manusca T with legisland a great of the Manusca T filth.  The Manusca T was people, we to small of a wind to manuscape of the Man	of a large and mis small space.

	Date January 19TH 2012
	mem <u>2011</u> Office of the request of
	I (am) (am not) in favor of the request.
	(Circle One) EIVED MINISME Michelle Plummer
	(Circle One) EIVED PRIMINIAME Michelle Plummer  COMMUNITY DEVELOPMENTAME MICHELLE Plummer  Signature Michelle Plummer
	OMONITY DEVELOPMENTAME / TICHETE TRANSPORTED TO THE PROPERTY DEVELOPMENTAMENT SIGNATURE MANUAL Plummer Address 4565 NE Aurora Avenue 50317
	Reason for opposing of approving this request may be listed below:
	Reason for opposing or approving this request may be noted a series
	Item 2011 00247 Date 1-11-12
	I (am) (am not) in favor of the request.
	COMMUNITY DEVELOPMENT int Name Linda Pierce  COMMUNITY DEVELOPMENT int Name Linda Pierce  COMMUNITY DEVELOPMENT int Name Linda Pierce
	Signature Zunda Perie
•	Address 4/37 ME AWOULE ADV.
	Reason folioposing or approving this request may be listed below:
· -	Reason foliopposing of approving this requestion TOO CLOSE to
	100 CROWN
	be near Delaware Etementory School

1 - 11 - 2012
Item_2011_00%4% Date
34
(Circle One) TY DEVELOPINT Name George Skigle  JAN 20 20 Print Name George Skigle  JAN Signature Serge Skigle
JAN Signature Serge Stage
Signature Lerge Stade  DEPARTMENT Address 4562 East Aurora Fre
Reason for opposing or approving this request may be listed below:
10 AMPATY / WE YEARS DEG
V) 1 Color Joll NIG IA COM
for the prese of \$1,300 in our tans, not
for The parense of Dontexpect cooperation from
even street lights, converge l
me until I receive somethingfor my Tax increase!
Date 1/14/2012
Item 2011 00647 Date 1/14/2012
I (am) (am not) in favor of the request.
Item 011 00047 Date 1/14/2012  I (am) (am not) in favor of the request.  (Circle One) (Circle One) Marvin Cole, J- & Linda Cole
Item 2011 00047 Date 1/14/2012  I (am) (am not) in favor of the request.  (Circle One) File Right Name Marvin Cole, J- & Linda Cole  Signature Marvin Cole for Linda Cole
Item 2011 00047 Date 1/14/2012  I (am) (am not) in favor of the request.  (Circle One)  (Circle One)  Signature Marvin Cole for Anna Cole  Signature Marvin Cole for Anna Cole  Address 4350 E 46th 5T, Des Moines, Iowa
Item 2011 00 48 Date //14/20/2  I (am) (am not) in favor of the request.  (Circle One)  (Circle One)  (Circle One)  Signature Marvin Cole for dunda Cole  Signature Marvin Cole for dunda Cole  Address 4350 E 46th ST, Des Moines Iowa  Community of this request may be listed below:
I (am) (am not) in favor of the request.
I to Smany Jamilees leving in los small
I to Smany Jamilees leving in los small
Safety: too many families leving in loo small of an area too close to major roads.
Safety: Too Smary families living in too small of an area too close to major roads.  Conformity: Housing style wouldn't match the rest
I to Smany Jamilees leving in los small

	Item <u>£011 00847</u> Date 1,412012 I (am) (am not) in favor of the request.
	I (am) (am not) in favor of the request.
	(Circle RECEIVED
	COMMUNITY DEVELOPMENT I'ma (CLOVE
	JAN 20 2012 Signature Court
	DEPARTMENT Address 4575 WE KNOCK
	Reason for opposing or approving this request may be listed below:
	Traffic - clime
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	5. (1/ 70/2
	Item 2011 00247 Date /-/6. 30/2
4	- 2011
1 modern	I (am) (am not) in favor of the request.
	Completed Town
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(	Reason opposing or approving this request may be listed below. 50317
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-	Reason opposing or approving this request may be listed below. A 50317 This was cold as a lingle home commenty How have no with to charge than, that
-	Reason opposing or approving this request may be listed below. A 50317 This was would as a bringle home commenty They have no with to enauge that, that coniens pasont lower property unlies, increase
-	Reason proposing or approving this request may be listed below. In 50317  This was would as a bringle home commenty  Hey have no with to charge that, thate  conion pasour lower proposity water, increase.  (Nine, IF they had intended for this to be
	Reason proposing or approving this request may be listed below. In 50317  This was would as a bringle home commenty  Hey have no with to charge that, thate  conion pasour lower proposity water, increase.  (Nine, IF they had intended for this to be
	Reason proposing or approving this request may be listed below. In 50317  This was would as a bringle home commenty  Hey have no wight to charge that that the consense which increases.  Coniew 1918 out lower proposity which increases.  (Nine. IF they had intended for this to be
- !	Reason proposing or approving this request may be listed below. In 50317  This was would as a bringle home commenty  Hey have no wight to charge that that the consense which increases.  Coniew 1918 out lower proposity which increases.  (Nine. IF they had intended for this to be
	Reason opposing or approving this request may be listed below. In 50317  This was cold as a single home commenty  They have no witht to charge that, thate  coniens property when increases

ltem_ 2011 00%43	Date JANUARY 1/ 2012
I (am) (am not) in favor of th	· · · · · · · · · · · · · · · · · · ·
Community Development Dep	Print Name KEVIN & MICHELLE MANE
JAN 1 9 2012	Signature /
RECEIVED	Address 4716 E MERCED ST - Summers PIELD
	oving this request may be listed below:
We oppose !! For the	se of us who purchased land we believed
this would become a co	mmunity. This will continue to deflate our
closedy low property ve	luss and we did not buy this land to have
	in our backyard. Hubbell should try to promote
	rather thou runaway DTO PAPER
JAN 1 9 2012	
RECEIVED	proving this request may be listed below:
Reason for opposing or ap	proving unit require
Sec	attached

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Item_	2011 0	0247	_ Date	
I (am)	(am not) in fav	or of the request.		✓
	(Circle One)	Print Nam	BARBA	ara Hans
-			Barbara	11
		•	HINDURA HINT E	18+ Str
Daga		Address	Community Devel	poment Department
Reaso	1	or approving this re	equest may be lis	ted below: <b>9 2012</b>
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	am not) in favor RECEIVE	ED	_	<i>V</i>
	am not) in favor RECEIVE ITCLE One MUNITY DEVEL	of the request.  D  LOPMENT Name_	_	1-12 Densmore
	am not) in favor RECEIVE	of the request.  D  LOPMENT Name_  Z Signature_	Tegryne	Densmore
	am not) in favor RECEIVE ITCLE One MUNITY DEVEL	of the request.  D  LOPMENT Name_  Z Signature	_	Densmore
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Reason	am not) in favor RECEIVE WUNITY DEVEL  JAN 1 7 201  DEPARTMEN for opposing or	of the request.  D  LOPMENT Name  Signature  Address 4  approving this request.  Multiple Signature  Address 4  Address 5  Address 6  Address 7  Address 6  Address 7  Address 7	Tegryne  Gao NE Hin  S Morris : ±  west may be liste  The	Densmore  bbill  A 50317  d below:  / 000  city has
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em) (am not) in favor of the	he request.	V
(Circle One)	Print Name_	LUANG LOVAN
	Signature	The state of the s
	Address 4	221E 48th ST
Reason for opposing or app	proving this requ	uest may be listed below:  Development Department
* See attach	1 K	JAN 1 9 2012
se area		RECEIVED
		Du 1-11-17
		Date 1-11-12
tem <b>2011</b> 00 24 7		Date 1-11-12
(am) (am not) in favor of t	the request.  Defint Name LOPMENT Signature	Sosh and Kerri Hart
(am) (am not) in favor of the (Circle One) RECEIVE COMMUNITY DEVEL	the request.  Derint Name LOPMENT Signature Address	Josh and Kerri Hart Levilled 4632 E Muced St
(am) (am not) in favor of the CEIVE RECEIVE COMMUNITY DEVELOAN 17 ZU  Reason for opposing or approximation of the community of the community or approximation of the community o	the request.  Definit Name LOPMENT Signature  Address  Proving this request.	Josh and Kerri Hart Levelted 4632 E Merced St west may be listed below:
(am) (am not) in favor of the CEIVE RECEIVE COMMUNITY DEVELOAN 17 ZU  Reason for opposing or applications of the CEIVE Reason for opposing or applications.	the request.  Definit Name LOPMENT Signature  Address  Proving this request.	Josh and Kerri Hart Levelted 4632 E Merced St west may be listed below:
(am) (am not) in favor of the CEIVE RECEIVE COMMUNITY DEVELOAN 17 ZU  Reason for opposing or approximation of the community of the community or approximation of the community o	the request.  Definit Name LOPMENT Signature  Address  Proving this request.	Josh and Kerri Hartl  Weren Hartl  Hose Kerri Ha

•	Item 2011 00247 • Date /-/L/12
	I (am) (am not) in favor of the request.
	(Circle One)  Print Name Deloris Majon  Signature Welson
	Reason for opposing or approving this request may be listed below:
	Community Development Department
	JAN 1 9 2012
	RECEIVED
	Item 2011 60248 Date 1-14-2012  I (am) (am not) in favor of the request.  (Circle One)  Community Development Department Name Mabel L. Smith  JAN 19 2012 Signature Mabel L. Smith
	RECEIVED  Address 4280 £ 467h > 1.  Des mothes, Towa 50317  Received for approving this request may be listed below:
	There will be a constant flow of troffice on foff / fulbell, causing an increase in traffice accidents on the intersection of E. 46th Sh. + Hubbell sepecially on school days.

•	Item 2011 00247 Date 1/11/12
	I (am) (am not) in favor of the request.
	(Circle One)
	Print Name Scott & Telicia Vesely
	Signature
	Address 4717 E Menced St
	Reason for opposing or approving this request may be listed below:  See attatched
	Community Development Department
	JAN 1 9 2012
	RECEIVED
	Item Date
	I (am) (am not) in favor of the request.
	Continuity Bevelopment Departmentime Paul & Nicole Barker
	JAN 19 2012 Signature 23h Such Borker
•	RECEIVED Address 4701 & Merced St Des Moines
	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

tem
(Circle Onetal ED WENT Paked IT Roch
COMMUNITY DEVELOPATION Name ROLLY STATE SIGNATURE ROLLY SIGNATURE ROLLY STATE SIGNATURE ROLLY STATE SIGNATURE STATE STAT
JAIN Address 4 725 E Mei CCG 51 50317
Descen for application approving this request may be noted as
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
I want my children to be 3-16
Item
Reason to oppeoing sales
•

Ite	m <u>2011 1024</u> 5	Date_/	
I (a	am) (am not) in favor of th	e request.	
	(Circle One)	Print Name GARY H	ood
Con	nmunity Development Depar	_	Klosel
	JAN 1 9 2012	Address 4/15 NE 4	ath st
Re	eason fo <b>r CEVED</b> r app	roving this request may be listed	below:
			7 - 7
_			
_			
_			
. —			
	em <u> 2011 00:4</u>		
	(am) (am not) in favor of t		V
		Print Name RINDLE CHI	CLDS (
•	JAN 1 9 2012	Signature / Signature	1005
	RECEIVED	Address <u>4238</u> & 4	IGEL STREET
· · · · · · · · · · · · · · · · · · ·	Reason for opposing or ap	proving this request may be listed	below:
	WE BOUGHT OUR I	HME IN SUMMESFIELD	BECAUSE II
	WAS ADJUTISED	Sono To US AS BE	CITI FAMILY LIVING
	JAMELY TOME NO	or Low INCOME PRO	PERTY VALUE +
	A COCHARCE ASSA	CRECUTIT WILL S	UFFER.
	UNEK ME / TRESH		

Item <u>2011 0000</u>	Date 1-11-12
I (am) (am not) in favor of the	ne request.
Community (Development Departm	Print Name Fthan Mechling
JAN 1 9 2012	Signature 4th Mul-Z
RECEIVED	Address 4606 EValdez
	proving this request may be listed below:
Develo	pront is for
Single	Family HomesONLY
NOT W	HAT WE Need Next
to a Sch	rool or Church
	N - 12 - 11
Item 2011 0024	7 Date 01-12-11
I (am) (am not) in favor of the	e request.
Community Development De	Print Name Nick & Alison (McKay) Osweiler
Jan. 19 2012	Signature Wison Osweller
RECEIVED	Address Alor E. Valdez DR.
Reason for opposing or appr	roving this request may be listed below:
Planse see attached	d. Also, we feel Hubbell Should
oponido elevati	ons and more information Re-Row
home units. Will 4	hase units be owned or Rental: What
value is ward	on these units? We have been unhappy
with how Hubbell h	as handled our development and do not
believe this chi	as handled our development and do not ange is in our neighborhood's best interest.

1-17-17	
tem 2011 00247 Date 1-12-12	
(am) (am not) in favor of the request.	
(Circle One)  Print Name Kyle (Md. Steph Schrer  Signature Med jumy Julie  Address 4224 E 48 44 St.	
Reason for opposing or approving this request may be listed below:	
See attached	
Community Development Department	
JAN 1 9 2012	
RECEIVED	_
a compare a so so so	
Item 2011 00247 Date 1-12-12  I (am) (am not) in favor effice request.  (Circle The DEVELOPMENT Print Name Community Souvatrate  Signature 4222 F 444 C+ 250	<b>V</b> , - TASD
Item_2011 00848 Date	<b>V</b> - - TASB
Item 2011 00247 Date Date Date I (am) (am not) in favor effice request.  (Circle The DEVELOPMENT Print Name Community Development Signature Signature Print Name Y233 E. 48th St Danger Print Name Department Address Y233 E. 48th St Danger Print Name Department approving this request may be listed below:	
Item 2011 00247 Date Date Date 1000 In favor of the request.  (Circle The DEVELOPMENT Print Name Community of DEVELOPMENT Signature Signature 4233 E. 45th St Danger Reason for opposing or approving this request may be listed below:	
Item 2011 00247 Date Date 17-12  I (am) (am not) in favor of the request.  (Circle the DEVELOPMEN Print Name Dandy Souvatrat  Signature Signature 4233 E. 48th St Dan,  Reason for opposing or approving this request may be listed below:  I would like See Sinck home continuing to be with cather them lover income housing.	
Item 2011 00247 Date Date Date I (am) (am not) in favor emperence request.  (Circle The DEVELOPMENT Print Name Community Development Signature Signature Print Name Y233 E. 48th St Danger Print Name Department Address Y233 E. 48th St Danger Print Name Department Address Y233 E. 48th St Danger Name Department Name Print Name Signature Name Name Name Name Name Name Name Nam	<u></u>

Item <u>2011 99149</u> Date 1/12/12
I (am) (am not) in favor of the request.
COMMUNITY DEVELOPMENT Name ADAM & KATIE AUSTIN
INN 17 2012 Signature Act In January Marketin
DEPARTMENT Address 4633 E VALOEZ DZ, DSM, FA 50317 Reason for opposing or approving this request may be listed below:
THIS BEADWAYTOOK AFFECTS THE PERCEPTION
OF OUR NEIGHBORHOOD, THEN DOWNGRADES OUR
PROTERTY VALUE 7 RUINS OUR CHANCES OF
SELLING OUR HOME (IF WE EVER MOVE). IF THIS
PASSES THE DEVELORMENT WILL NEVER FILL.
Date 1-12-2012  Them (am particle Determined Department)  COMMIGNIFICATION Print Name Keith Lefeber  Signature Kerth Lefeber  Signature Kerth Lefeber  Signature Kerth Lefeber  Address 4601 E Valdez Dr  Reason for opposing or approving this request may be listed below: 50317  It will hower our Property Value  It will increase the Probably of Crime  It will increase that ic flow  We bought here because of Single Family  Nomes - We Do Not Want this Change!

Item <u> </u>	Date January 12, 2012
I (am) (am not) in favor of	the request.
(Circle One) Community Development Dep	arment Name hantelle Mitadien & Armintrout
JAN 1 9 2012	Signature Martile McFadden (Xichizar Santa)  Address 4720 E Merced St
RECEIVED Reason for opposing or ap	oproving this request may be listed below:
readon for opposing or ap	, , , , , , , , , , , , , , , , , , ,
	Date // 12/12
1tem 2011 0 4 4	
I (am) (am not) in favor of	* A • • • • • • • • • • • • • • • • • •
(Circle One)  Community Development Develo	enanthing Name Patrick Bob F19
	Signature
JAN 1 9 2012	Address 4217 E 48th St. DES Moines, IA 50317
RECEIVED	
Reason for opposing or a	approving this request may be listed below:
See attached	but also Theyre going to de day
and not in li	but also they're going to be ugly int with our neighborhood

Item 2011 00247 1 Date
I (am) (am not) in favor of the request.
(Circle One) Community Development Department ame Pamela I. Tedes
JAN 19 2012 Signature Pamela J. Ledisco
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 apposed to
assistation property tages went thru
the roof Totally against.
Item 2011 00247  Date //2/2017  I (am) (apr not) in favor of the request.
Community Development Department Print Name Norma Jurado
JAN 1 9 2012 Signature 1
RECEIVED Address 4607 & Murced St
Reason for opposing or approving this request may be listed below:
see attached downers.

.

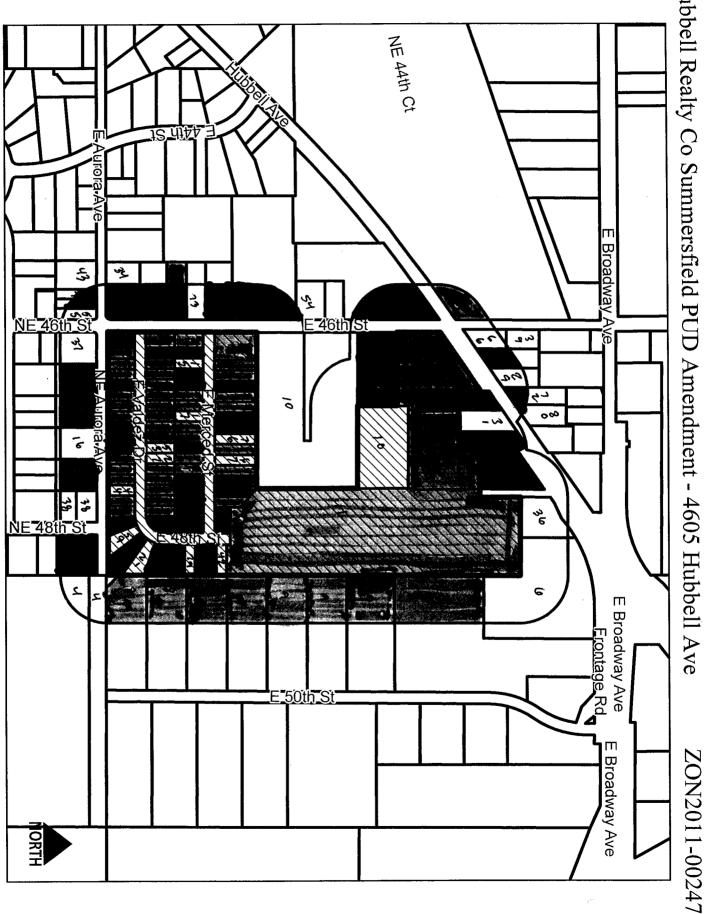
•	Item 2012 00207 Date 1-13-12
	I (am) (am not) in favor of the request.
	(Circle One)
•	Community Development Departmentime  JAN 1 9 2012 Signature  4 177 F. Marca of St.
	Reason for opposing or approving this request may be listed below:
	gent a letter back!
	•
	Item 2011 00247 Date 0//3/2012
	I (am) (am not) in favor of the request.
1.2,	Community Development Departmentame Shelly D. Sawhill
	LANTA 2012 Signature Sully DAWlul Doctory 118
	RECEIVED Address 4637 E. Valdez Prive Towa 50317
	Reason for opposing or approving this request may be listed below:

Item _ Date  -  - 2
(am) am not) in favor of the request.
COMMUNITY DEVELOPMENT Print Name WALLES STOCKTON  Signature Q
DEPARTMEN Address 4256 E 46 ST
Reason for opposing or approving this request may be listed below:
I WILL BEIN FADOR IF YOU LET
ME BURN AGAIN!
C.A.F.A
CITIZENS AGAINST FORKED AND EXATION
Item 2011 00547 Date /-/1-/2
I (am) (am not) in favor of the request.
I (am) (am not) in favor of the request.
(Circle One)  (Circle One)  (Circle One)
(Circle One)  RECEIVED Name Polal Rupe  COMMUNITY DEVELOPMENT Ponald Rupe
(Circle One)  RECEIVED Name ROAD Rupe  COMMUNITY DEVELOPMENT PONDER Rupe  Signature Revald Rupe  JAN 17 LUIL  Address 4670 Hubbell Ave
(Circle One)  RECEIVED PROPERTY ON A Ruge  COMMUNITY DEVELOPMENT ON A Ruge  Signature Renald Ruge  JAN 1 7 LUIL  Address 4670 Hubbell Ave  Reason for opposing of approving this request may be listed below:
(Circle One)  RECEIVED NAME OF A COMMUNITY DEVELOR Signature Panalal Rupe  Signature Panalal Rupe  JAN 1 7 Address 4670 Hubbell Ave  Reason for opposing of approving this request may be listed below:  Since the annexation of this Area there
(Circle One)  RECEIVED AREA ROAD Ruge  COMMUNITY DEVELOPMENT ROAD Ruge  Signature Road Ruge  JAN 17 LUNI  Address 4670 Hubbell Ave  Reason for opposing prapproving this request may be listed below:  Since the annexation of this Area there  Has been a fire at E. 4151 + Broadway, Defaunce
(Circle One)  RECEIVED AREA ROAD Ruge  COMMUNITY DEVELOPMENT ROAD Ruge  Signature Road Ruge  JAN 17 LUNI  Address 4670 Hubbell Ave  Reason for opposing prapproving this request may be listed below:  Since the annexation of this Area there  Has been a fire at E. 4151 + Broadway, Defaunce
(Circle One)  RECEIVED Name ROADIA Ruge  COMMUNITY DEVELOPMENT ROADIA Ruge  Signature Resold Ryre  Signature Resold Ruge  Reason for opposing of approving this request may be listed below:  Since the annexation of this Area there  Has been a fire at E. 41st + Broadway, Defaure  Township was not able to Raspond to this Fire  Even though they are located across the street
(Circle One)  RECEIVED AREA ROAD Ruge  COMMUNITY DEVELOPMENT ROAD Ruge  Signature Road Ruge  JAN 17 LUNI  Address 4670 Hubbell Ave  Reason for opposing prapproving this request may be listed below:  Since the annexation of this Area there  Has been a fire at E. 4151 + Broadway, Defaunce

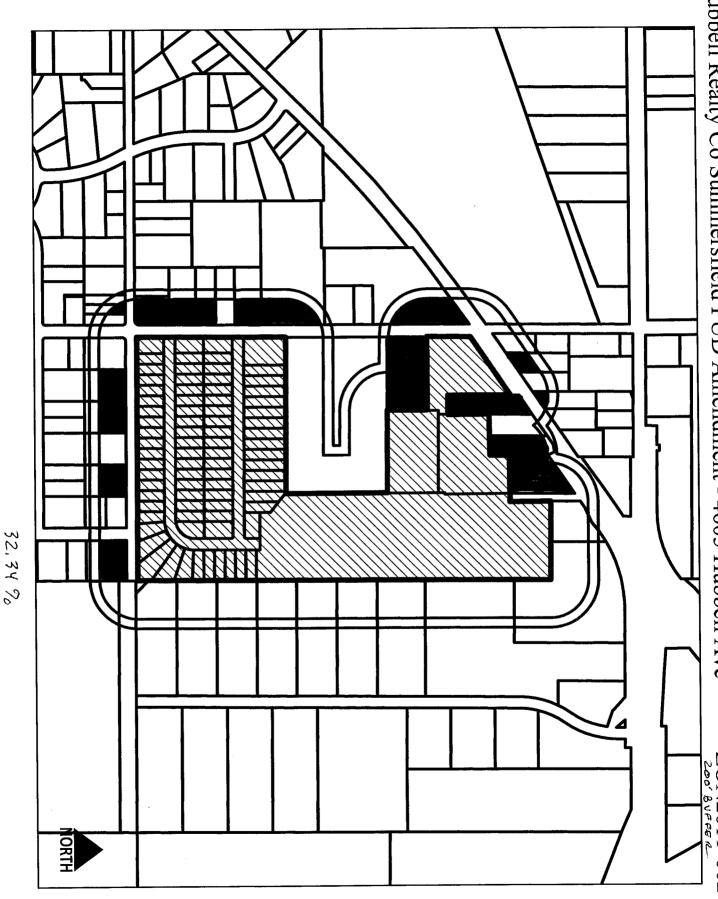
Item
I (am) (am not) in favor of the request.
Company Development Department Print Name Dennis Stein Kamp
JAN 19 2012 Signature Tro Dames Sanda
RECEIVED Address 4781 E. Valdes Dr.
Reason for opposing or approving this request may be listed below:
OProperty value?
820 Townhouses where will Fraction
go in + out from?
@ Finish developing single family homes at summer field first
Summerfield first
Summerfield first.  Distreet light needed corner of NE 46hst.  Distreet light needed corner of NE 46hst.
Item <u>2011 00:47</u> Date
I (am) (am not) in favor of the request.
COMMUNITY DEVELOPMENT FANderson  Signature RI and Lower  COMMUNITY DEVELOPMENT Signature
RECEI OPMENTINE Name The Property And Property Development Name
Signature RI Condition  JAN 17 LUIL  Address 4400 E 461 S:
JAN Address 4400 E4(A S)
Reason for person or approving this request may be listed below:
I would oppose any development to this area that does
not include plans for deslegment of the Property Philady
that was the "Homomekers Outlet" This Abandoned Sirecture
need to be dealt with before ong other development along
Hildell Ave Proceiles I would endorse any development
Il a " I ded dead rion of said Propage

Item 2011 0024	7 Date           2
(am) (am not) in favor of the	e cequest.
(Circle CEVE	Dequest. 10PMENT Print Name Ryan and Brittney Obermeiu
· VW F.	Signature 100
JAN.	Address 4619 E. Mened St. Des Moines
Reason for opposing or appr	oving this request may be listed below:
We bought this hou	iso to raise our family in a single family
nome in a nice neig	nborhood near aschool. We feel the row home units will not only decrease
	s in summersfield but also make it
THE VALUE OF THE POPPER	MI SUMMER SHOW AND THE WALL STORE WAS WALLEST
less desirable-for other hour and will consider movi	ng it action is approved!
	T Date 12-12-12
I (am) (am not) in favor of the	request.
(Circle GEIVED	Jishaia C Jac
COMMUNITY DEVELOP	MENTPlame Victoria Carlos
JAN <b>1 7</b> 2012	Signature Destoria Carlos
	Address 4300 NE 46th SM, TA ving this request may be listed below:
	nt close neighbors
to my home.	. Udon't want kids or people
walking thro	uch my land of trash
of any kind	I in my yard/land. Most
of all orden	I want my value to go down.
ltem <u> </u>	• Date 01/14/2012
I (am) (am not) in favor of the	e request.
Community Development Depart	Print Name Candi Naumann
JAN 1 9 2012	Signature Land le
RECEIVED	Address 4723 E Merced St
Reason for opposing or appro	oving this request may be listed below:
See affache	d

Hubbell Realty Co Summersfield PUD Amendment - 4605 Hubbell Ave



Hubbell Realty Co Summersfield PUD Amendment - 4605 Hubbell Ave ZON2011-00247



# Community Development Department

JAN 1 9 2012

RECEIVED

Attn: Mr. Stene Klinbefus Des Moines Comm. Dér. 602 Robert DRay Dr.



Des Moines Ja. 50309-9603

Re: Hubbell Realty plan to Change Boning.

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 Ny. 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.

Thatak you Mrs Mis Merman 4636 E. Merced St Des Mories Da. Name(s) Faul & Vorginia Mornan Address: \$4636 Wercod, East 157

Hubbell Avenue for 20 row home units, ZON2011-00247.

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

Des Moines, IA 50317

**Community Development Department** 

JAN 1 9 2012

RECEIVED

Attn: Steve Klinkefus

Des Moines Community Dev

602 Robert D Ray Dr

Des Moines, IA 50309-9603

Dear Sir:

Hubbell Realty Company has placed advertising signs on East 46<sup>th</sup> 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.

Re: Hubbell Realty Company's request to amend Summersfield PUD Conceptual Plan at 4605

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 lowa 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,

Ful a Morpar (2) Virginia Morran Ph: 515-26-4493

Name(s) Brian + Gessera Bessell
Address: 4020 E. Menard St



Des Moines, IA 50317

Community Development Department

JAN 1 9 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:

Hubbell Realty Company has placed advertising signs on East 46<sup>th</sup> Street, at both Summersfield's outlets (at East Merced St and E Valdez Dr,) as well as at the corner of E. 46<sup>th</sup> 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.

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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,

Jessein Bessell (2) Brian Bessell Ph: 4898468

Name(s) KEVIN ! MICHELLE MANZ

Community Development Department

JAN 1 9 2012

Address: 4711 E MERCED ST

RECEIVED

Des Moines, IA 50317

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:

Hubbell Realty Company has placed advertising signs on East 46<sup>th</sup> Street, at both Summersfield's outlets (at East Merced St and E Valdez Dr,) as well as at the corner of E. 46<sup>th</sup> St & Hubbell Avenue. The signs read: "Summersfield, Single Family <u>Homes</u>, 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.

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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)

2 Cabil Huy

oh: 371-3621

January 14, 2012

Van GUNDY

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 46<sup>th</sup> St. at both Summersfield's outlets, as well as at the corner of E. 46<sup>th</sup> St & Hubbell Ave. They read: "Summersfield, Single Family <u>Homes,</u>" 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  $\underline{not}$  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)(1) Mania Lay Jan 2 (2)

Ph:: 262-7446

Name_	DAUL	SONDALL	
Address	: 4615	FAST MERCED	57

JAN 1 9 2012

Community Development Department

Des Moines, IA 50317

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.

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Signature(s)(1) Parl Sondall (2) Terry South Ph:: Z49-1642

Name(s) GARY Des Moines, IA 50317

# **Community Development Department**

JAN 1 9 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:

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. 46<sup>th</sup> 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.

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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) Day D Drug (2) Rose Bray