

★ Roll Call Number

Agenda Item Number

35A

Date November 5, 2012

WHEREAS, on August 7, 2000, by Roll Call No. 00-3381 the City Council adopted the Des Moines 2020 Community Character Land Use Plan; and

WHEREAS, the City Plan and Zoning Commission has advised in the attached letter that at a public hearing held October 4, 2012, the members voted 6-4 to recommend approval of a request from Hubbell Properties II, LC (owner) represented by Steve Niebuhr (officer) for property located at 4312, 4282, 4250, and 4216 East 50th Street to amend the Des Moines 2020 Community Character Plan to revise the future land use designation from Planned Business Park to Medium Density Residential. The motion **FAILED** due to the lack of the required 7 affirmative votes.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, that the proposed amendment to the Des Moines 2020 Community Character Land Use Plan described above, is hereby denied/approved.

MOVED by \_\_\_\_\_ to deny the proposed amendment.

Or

MOVED by \_\_\_\_\_ to adopt the proposed amendment  
(6/7<sup>th</sup> vote required)

FORM APPROVED:

  
\_\_\_\_\_  
Michael F. Kelley  
Assistant City Attorney

(21-2012-4.13)

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.

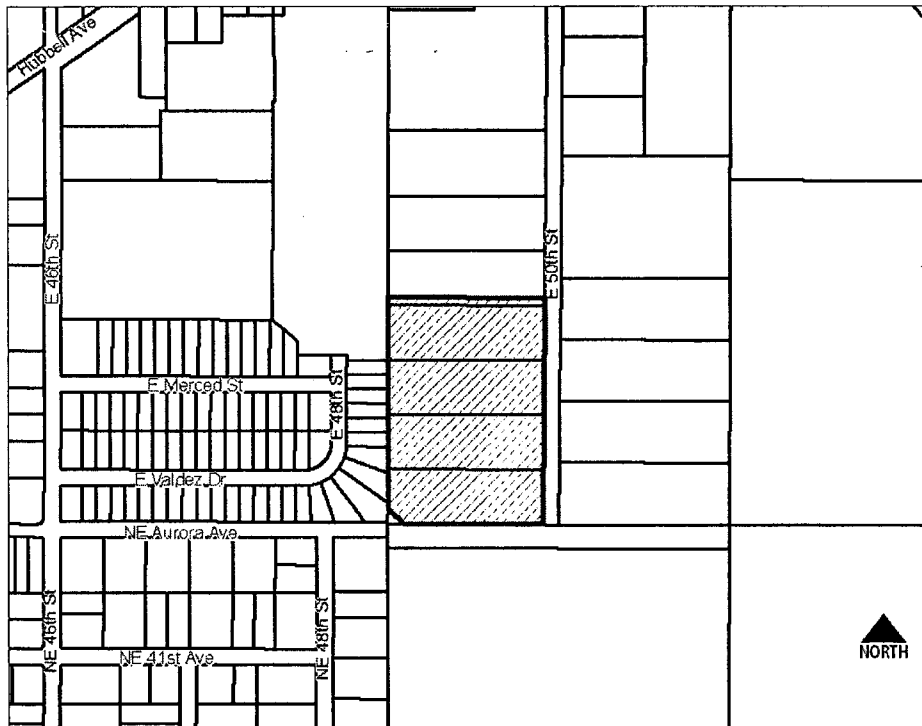
\_\_\_\_\_  
City Clerk

35A

Request from Hubbell Properties II, LC (owner) represented by Steve Niebuhr (officer) to rezone property located at 4312, 4282, 4250, and 4216 East 50th Street.		File # ZON2012-00166			
<b>Description of Action</b>	Approval to rezone from Limited "M-1" Light Industrial to "R-3" Multiple-Family Residential District to allow development of up to 200 residential apartments subject to staff working with Hubbell to determine if there is any additional right-of-way for a roundabout necessary that could be considered to help slow traffic.				
<b>2020 Community Character Plan</b>	Proposed Business Park				
<b>Horizon 2035 Transportation Plan</b>	No Planned Improvements				
<b>Current Zoning District</b>	Limited "M-1" Light Industrial District				
<b>Proposed Zoning District</b>	"R-3" Multiple-Family Residential District				
<b>Consent Card Responses</b>	In Favor	Not In Favor	Undetermined	% Opposition	
Inside Area	3	4			
Outside Area					
<b>Plan and Zoning Commission Action</b>	Approval	6-4	<b>Required 6/7 Vote of the City Council</b>	Yes	<b>X (Comp plan only)</b>
	Denial			No	

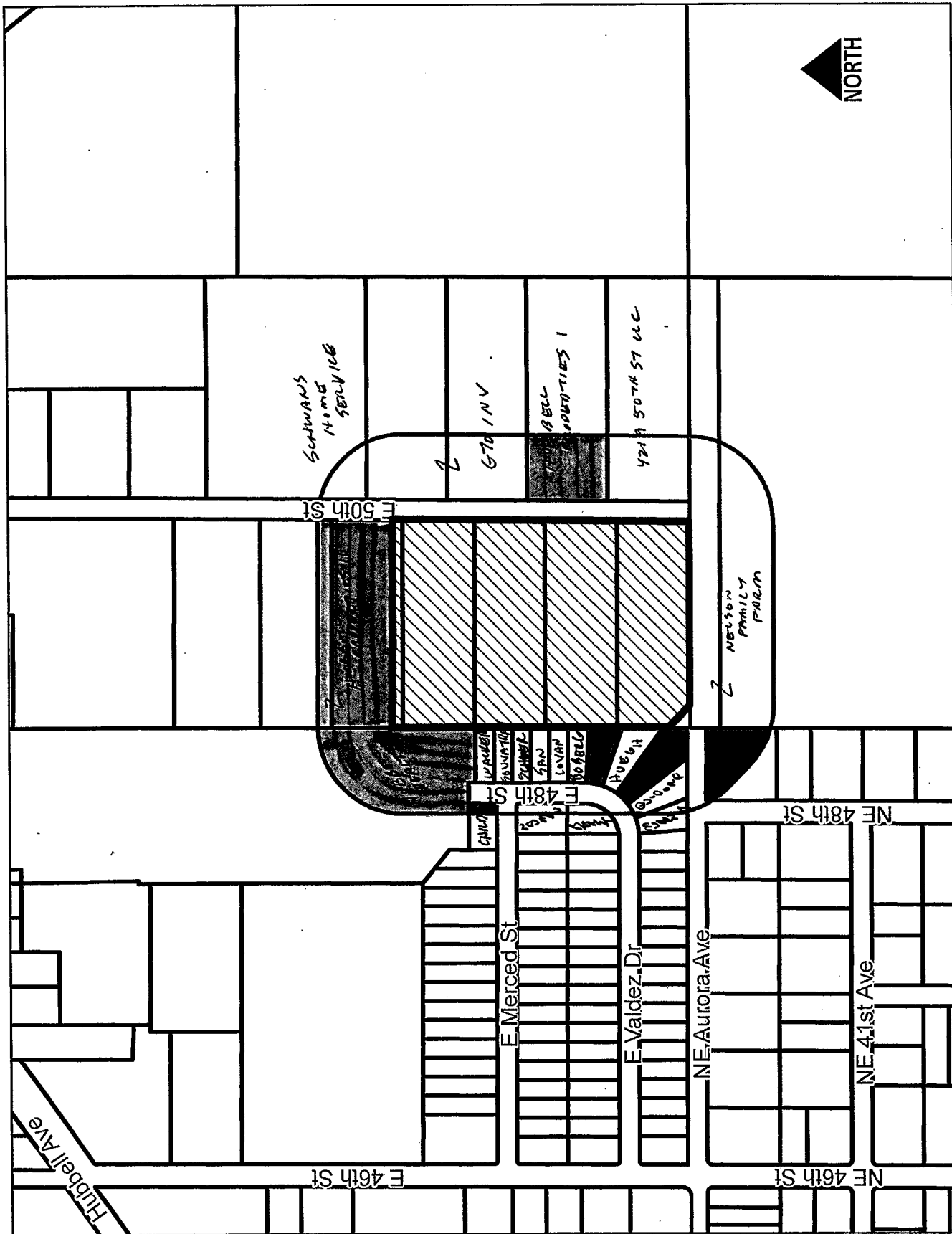
Hubbell Properties II LLC - 4216, 4250, 4282, 4312 NE 50th Street

ZON2012-00166



ZON2012-00166

Hubbell Properties II LLC - 4216, 4250, 4282, 4312 NE 50th Street



Date \_\_\_\_\_

Agenda Item 35A

Roll Call # \_\_\_\_\_

October 16, 2012

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 October 4, 2012, the following action was taken regarding a request from Hubbell Properties II, LC (owner) represented by Steve Niebuhr (officer) to rezone property located at 4312, 4282, 4250, and 4216 East 50th Street.

**COMMISSION RECOMMENDATION:**

After public hearing, the members voted 10-0 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			
Ted Irvine	X			
Greg Jones	X			
William Page	X			
Christine Pardee	X			
Mike Simonson	X			
CJ Stephens				X
Vicki Stogdill	X			

**APPROVAL** of Part A) to find the requested rezoning **not** in conformance with the existing Des Moines' 2020 Community Character Plan future land use designation.

By separate motion Commissioners recommended 6-4 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			
Ted Irvine	X			
Greg Jones	X			
William Page	X			
Christine Pardee		X		
Mike Simonson	X			
CJ Stephens				X



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

ALL-AMERICA CITY  
1949, 1976, 1981  
2003

**APPROVAL** of Part B) to approve the requested future land use plan amendment. (Motion failed 6-4 as 7 affirmative votes were required. A 6/7<sup>th</sup> vote of the City Council is required to approve the land use plan amendment); and Part C) to approve the rezoning subject to staff working with Hubbell to determine if there is any additional right-of-way necessary for a roundabout that could be considered to help slow traffic. (If the Land Use Plan Amendment is approved by 6/7<sup>th</sup> vote, a simple majority is required to approve the rezoning). (ZON2012-00166 & 21-2012-4.13)

**STAFF RECOMMENDATION TO THE P&Z COMMISSION**

Part A) Staff recommends that the requested rezoning be found not in conformance with the Des Moines' 2020 Community Character Plan future land use designation.

Part B & C) Staff recommends denial of the requested future land use plan amendment and rezoning.

Written Responses

- 1 In Favor
- 3 In Opposition

**STAFF REPORT**

**I. GENERAL INFORMATION**

1. **Purpose of Request:** The applicant wishes to development multiple-family dwelling units on the subject property. The submitted sketch plan shows six apartment buildings, two garage structures, a clubhouse and splash park. The sketch plan indicates that the property would be developed in two phases each containing three apartment buildings. The southern phase would contain the clubhouse, splash park and garages. The application does not indicate which phase would be constructed first. Development of the site would be subject to further review by the Commission in accordance with the City's multiple-family design guidelines.
2. **Size of Site:** 11.69 acres.
3. **Existing Zoning (site):** "M-1" Light Industrial District.
4. **Existing Land Use (site):** Undeveloped.
5. **Adjacent Land Use and Zoning:**
  - North** – "M-1", Use is undeveloped land.
  - South** – "LDR" Low Density Residential District (Polk Co.) and "A-1" District, Use is undeveloped land.
  - East** – "M-1", Use is warehousing.
  - West** – "Summersfield PUD", Use is single-family residential.

6. **General Neighborhood/Area Land Uses:** The subject property is located in a partially developed light industrial business park near the Highway 65 and Hubbell Avenue interchange. The site adjoins constructed and planned single-family dwellings to the west. The street network does not connect these areas. The land to the south and east is undeveloped.
7. **Applicable Recognized Neighborhood(s):** The subject property is not located within the boundaries of a recognized neighborhood association. Notifications of the hearing for this item were mailed on September 14, 2012 (20 days prior) and September 24, 2012 (10 days prior to the scheduled hearing to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site. A Final Agenda for the meeting was mailed to all the recognized neighborhood associations on September 28, 2012.
8. **Relevant Zoning History:** On June 24, 2006 the subject property was rezoned to a Limited "M-1" District by Ordinance 14,578 subject to the following conditions.
  - A. The following uses of structures and land shall be prohibited upon the Property:
    1. Residential dwellings, duplexes, town homes, apartments, group homes, institutional residential facilities, mobile homes, or any other residential facility of any kind, except that hotels and motels who rent to transient guests are permitted;
    2. Farms, except growing crops on any land that has not been improved;
    3. Asphalt or concrete mixing or production facilities;
    4. Refining, smelting or mining operations, including, but not limited to gravel extraction, or drilling for or extraction of subsurface substances;
    5. Electrical, or gas generating facilities, except for use primarily on the premises where the same is generated;
    6. Cemeteries;
    7. Adult entertainment businesses;
    8. Arcades or game rooms as a substantial portion of a business;
    9. Taverns and nightclubs;
    10. Animal rendering or slaughter facility;
    11. Off-premises advertising signage;
    12. Sanitary sewer treatment facility (other than for waste material generated on the premises) or solid waste disposal facility;
    13. Jail, prison, or any other correctional facility of any kind;
    14. Any public or private nuisance or illegal activity;
    15. Any use that presents an undue hazard of pollution, fire or explosion, including, but not limited to, the manufacture, storage, display or sale of explosives or fireworks;
    16. Any use that creates hazardous or otherwise unreasonable levels of smoke, noise, vibrations, dust, pollutants, refuse, water borne waste, fumes, odors or other emissions; provided, that what level is "unreasonable" shall be determined with consideration given to the fact that the Property is dedicated for use as a retail commercial and light industrial area.
    17. Temporary structures of any kind other than during construction for construction purposes, unless determined by the Community Development Director to be adequately screened and designed in such a manner that the overall development and design of Broadway Business Park is not compromised.

18. Pole buildings, unless determined by the Community Development Director to be adequately screened and designed in such a manner that the overall development and design of Broadway Business Park is not compromised.

- B. Sidewalks shall be installed on along the public street on each lot prior to the later of: i) three (3) months after the property is annexed into the City of Des Moines; or, ii) the issuance of a Certificate of Occupancy for a building hereafter constructed on an undeveloped lot.
- C. All facades on the exterior wall of any principal or accessory building facing a public street must be comprised of no less than 20% in windows, doors, or masonry materials such as brick, cut stone, or decorative pre-cast concrete units, unless unique in architectural design and such design is approved by the Community Development Director to be consistent with the overall development and design of Broadway Business Park.
- D. All overhead doors and loading docks on any principal or accessory building shall not face NE 50th Street or NE Broadway Avenue (NE 46th Avenue), unless determined by the Community Development Director to be adequately screened and designed in such a manner that the overall development and design of Broadway Business Park is not compromised.
- E. Any determination by the Community Development Director in the application of the above conditions and requirements can be appealed to the Zoning Board of Adjustment.

9. **2020 Community Character Land Use Plan Designation:** Planned Business Park.

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

## II. ADDITIONAL APPLICABLE INFORMATION

- 1. **Drainage/Grading:** Any future development of the subject property will require a storm water management plan and a soil erosion protection and grading plan as part of the site plan review process. The submitted sketch plan shows two storm water detention basins and a wetland area along the west perimeter of the site.
- 2. **Landscaping & Buffering:** Landscaping and buffing would be required in accordance with the Des Moines Landscape Standards as applicable to "R-3" Districts. The submitted site sketch does not show landscape material. It shows that the garage and parking areas would be setback a minimum of 165 feet from the single-family residential lots to the west. The apartment buildings would setback a minimum of 240 feet from the west property line.
- 3. **Traffic/Access:** The subject property fronts a dead end segment of East 50<sup>th</sup> Street. All access to the development would come from the north via the East Broadway

Avenue and East 50<sup>th</sup> Street intersection. The future extension of East Aurora Avenue from the west would provide a second means of access to the area. The land needed for the extension is not owned by the applicant and there is no schedule for its construction. The Traffic and Transpiration Division has advised that a traffic study would be required during the site plan review process for any proposed multiple-family development.

- 4. 2020 Community Character Plan:** The proposed multiple-family residential development is not consistent with the current Planned Business Park designation. The Planned Business Park designation encourages a mixture of light manufacturing, office, warehousing and distribution jobs in designated planned business parks. This designation supports a small amount of commercial services and pedestrian amenities for park workers but does not allow residential uses.

An amendment to revise the future land use designation to Medium Density Residential is required. The Medium Density Residential designation allows the development of multi-family units with a density of up to 17 units per net acre.

This area contains existing light industrial development. The 2020 Community Charter Plan (page 96) states that the development of additional housing units in major industrial zones should be prohibited. Dense residential development is best located along corridors that contain transit stops and support commercial services within walking distance. The nearest bus stop is one mile away at the Walmart store to the east of the Highway 65 By-pass.

Single-family residential has been developed to the west and approved for the area to the south. Multiple-family development would generally be considered a good transitional use between light industrial development and single-family dwellings. However, the subject area is isolated and is not within walking distance of any transit or support commercial uses.

## **SUMMARY OF DISCUSSION**

Jason Van Essen presented staff report and recommendation based on what was submitted. Staff was subsequently notified there is an existing transit stop between 1/3 and 1/2 mile of the site. Staff also presented conceptual sketch plans for the area that demonstrated the importance of extending Aurora Avenue to the east.

Mike Ludwig stated that based on the new information about the transit stop, if the Commission is inclined to recommend approval of the rezoning staff suggests that there be a condition that Aurora be extended to connect to 50<sup>th</sup> Street as part of this proposal.

Dann Flaherty asked who would be responsible for the cost to extend Aurora.

Mike Ludwig stated that the local streets are a developer's responsibility. Part of the right-of-way has been dedicated for Aurora Avenue. He hopes that the developer can work with the property owner to the south to do a cost share on the construction of a street. The developer did ask if there is any City money to help. Staff checked with the Economic Development office and they will need to see where the financials are on the project to evaluate the potential for financial assistance. They would be willing to have discussion but no commitment was made at this time.



Dann Flaherty asked if staff have spoken with the applicant regarding these concerns. Would the applicant be willing to meet with staff to get this sorted through.

Mike Ludwig stated staff has spoken to the applicant this week and the Chair may want to ask the applicant if they are willing to meet with staff to get this resolved.

Dann Flaherty asked the applicant if they would be willing to meet with staff to resolve this issue.

Steve Niebuhr with Hubbell Properties II, LC 6900 Westown Parkway, West Des Moines stated that they did present two proposals with the City staff not knowing which way this really wanted to go. An access and the number of units they could build with only having one point of access was talked about a lot with the fire department and all city departments. They met all of the conditions regarding the maximum number of units. The final updated submission is a result of the input from the neighborhood. The neighborhood would be very unhappy if traffic is brought through their neighborhood. This was the one singular issue that was brought forward at the neighborhood meeting that was held about a week ago. His belief is if Aurora is extended the way that staff suggest there is a potential for truck traffic through their neighborhood. They have met with the school principal and there is already a problem on Aurora with the buses, the children and the parents lining up to pick up the kids. If the Commission do not want to go with Hubbell's plan, then it is probably a deal breaker. Councilman Mahaffey is in agreement with not extending Aurora.

Dann Flaherty stated that the issue is traffic pattern through this neighborhood not whether or not Aurora is developed.

Steve Niebuhr stated that currently Aurora is a 20 foot wide agricultural section unimproved. At 50<sup>th</sup> which was put in 2000 when the development was completed is a 30 foot wide section, fully improved fire hydrants that is ready to go to handle this type of traffic. Therefore, if traffic is directed through this 20 foot wide section it will be an issue all the way out.

Mike Simonson asked if the Fire Department has any concerns.

Steve Niebuhr stated that the Fire Department is okay with a single access provided they stay under 200 units. They are at 186 units.

Greg Jones asked if not Aurora is there another solution. Where would NE 50<sup>th</sup> Street connect.

Steve Niebuhr stated that he believes it connects like the master plan the staff showed when the southern part is developed and the round-about is done, no truck traffic through and connect from the south single-family area.

Mike Ludwig clarified that there is nothing preventing a round-about from being built now. There is nothing preventing signage saying "NO TRUCK TRAFFIC" going onto Aurora. The point that staff was trying to make is they believe the extension of Aurora is inevitable. To sell a multi-family rezoning to the neighborhood without showing an extension of Aurora could be misleading. Staff's believes Aurora needs to be extended through this area at some point.

Greg Jones asked if this area been platted this way or is it just a master plan.

Mike Ludwig stated no this area has not been platted and staff just showed a conceptual master plan for streets in that area. Aurora is unimproved because when the Summersfield PUD came through the developer did not want to widen Aurora. The City did get right-of-way dedicated at that time but did not require any improvements to Aurora.

Greg Jones stated that he believes that the second access needs to be solved realizing that the fire department and other departments may have agreed to it. He believes that there should be some notion as to how this will connect up and work.

Steve Niebuhr stated that if it stays industrial the same issue will exist with the exception of a \$15 million dollar investment.

Dann Flaherty stated that he would prefer to have the other access done now before a bigger problem is created.

Mike Simonson commented that moving away from "M-1" zoning is fine. The question is do we deal with what will be a problem in the future now or wait until later. The school does not want the traffic, some of the neighbors are saying they do not want the traffic. If it would be connected it would be to a rural cross section that is 20 feet wide which at some point would need to be corrected. Asked if right-of-way is dedicated for Aurora.

Mike Ludwig stated that right-of-way is dedicated to the far west edge of this development.

Mike Simonson asked is Hubbell showing a possible right-of-way for Aurora to continue.

Mike Ludwig stated no they are not.

Mike Simonson stated that Hubbell is relying on the Conceptual plan that would shift Aurora south and that proposes a round-about to take care of truck traffic.

Mike Ludwig stated that shifting Aurora south makes sense if there is industrial all to the north. However, if it is multi-family staff would prefer that the road be shifted further north, run more continuous across and maybe front some of the multi-family residential onto Aurora so that it relates better with future residential to the south. These are just concepts that were discussed previously. Councilmember Moore was relying on what Plan and Zoning input would be tonight. Staff was not able to talk to Councilmember Mahaffey. Staff's concern is that if this was not addressed now there would be a bigger problem later. Staff does not want the neighbors to think that Aurora will never be extended. The only section that is approved for development is the Silver Leaf PUD which is the lower middle portion along Douglas Avenue and the Brook Run North PUD at the corner of Douglas and NE 56<sup>th</sup> Street.

Will Page asked if the city has control of the full width of Aurora that would be needed for an improvement of the street in the future.

Mike Ludwig stated yes the city the necessary right-of-way between 46<sup>th</sup> and 49<sup>th</sup>. The City has it all the way to the west edge of this property because Hubbell did dedicate right-of-way on the north side of the roadway in their Summersfield PUD.

Mike Simonson stated that the school does not want the traffic, apparently the neighborhood does not want the traffic, there is an opportunity to do an east/west road on

the property to the south later and NE 50<sup>th</sup> Street is fully improved so he does not have an issue.

Dann Flaherty expressed concern the City is telling citizens now that Aurora will not be extended and then in the future Aurora will be extended.

Steve Niebuhr stated that it looks a lot different when trucks are not being routed through. If they do what is being talked about to do there is a potential for routing the trucks through there and the neighborhood will be totally unhappy. The same thing happened on McKinley.

Greg Jones stated that he believes that the Commission is stuck. However, he agrees with Mike Simonson that this is an area where development has not happened yet. At some point there will be a lot of demand for the road to be extended. If it does not go there now it will be up to someone else to build it. He believes as long as there is no plan to fix existing Aurora then the Commission should ignore the extension of Aurora at this time.

### **CHAIRPERSON OPENED THE PUBLIC HEARING**

*The following spoke in opposition of the applicant's request*

Adam Austin 4633 E. Valdez stated that his backyard backs up to Aurora. They have a 18' setback because of stormwater easement. If he installs a fence he will only have use of 12' of his backyard. He has two small children in which currently he can send them to the backyard and know they will be safe. However, adding potentially 300 cars or more a day going back and forth on Aurora would be a real safety issue. There will be more congestion at the school traffic wise and more students in which the school has no capacity for. His issue is with Aurora not the apartment building. Aurora is not developed. There are no sidewalks, and it is unsafe.

Dann Flaherty asked would the roundabout help or assist with the concerns that he has.

Adam Austin stated he believes a round-about will probably funnel more traffic to Aurora which will increase the safety risk. However, it might discourage large trucks.

### **CHAIRPERSON CLOSED THE PUBLIC HEARING**

Tim Fitzgerald asked for clarity. Were the neighbors told that Aurora would not go through.

Mike Ludwig stated that staff has never said that Aurora would not go through.

Steve Niebuhr stated that they have never said that Aurora would not go through.

Dann Flaherty stated that he believes that it has never been represented to them that Aurora would not go through but instead he believes the neighbors would like to have Aurora not go through.

Mike Simonson commented that he does not believe the issue is necessarily this amount of Aurora, it is the existing Aurora that will not support traffic and there are no sidewalks.

Ted Irvine stated that if the Commission decides that they only need to deal with Aurora with this project there is not going to be a project.

Greg Jones stated that he believes that this is a way out of the Aurora can still be extended in the future.

**COMMISSION ACTION:**

Mike Simonson moved staff recommendation Part A) the requested rezoning be found not in conformance with the Des Moines' 2020 Community Character Plan future land use designation.

Motion passed 10-0.

Mike Simonson moved Part B) to approve the requested future land use plan amendment; and Part C) to approve the rezoning subject to staff working with Hubbell to determine if there is any additional right-of-way for a roundabout necessary that could be considered to help slow traffic.

Motion for Part B failed 6-4 (Dann Flaherty, Christine Pardee, Vicki Stogdill, and Tim Fitzgerald voted in opposition)

Motion for Part C passed 6-4 (Dann Flaherty, Christine Pardee, Vicki Stogdill, and Tim Fitzgerald voted in opposition)

**NOTE: An amendment to the land use plan required 2/3 of the quorum present to approve. Ten members were present. Seven votes were necessary to approve the land use plan amendment. Therefore the motion to approve the land use amendment failed and a 6/7 vote of Council is required to approve it. If the City Council approves the land use plan amendment by 6/7<sup>th</sup> vote, a simple majority is required to approve the rezoning.**

Respectfully submitted,



Michael Ludwig, AICP  
Planning Administrator

MGL:clw

Attachment

3SA

Item ZON2012-00166 Date 9-28-12

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

(Circle One)



Print Name DONALD C. HANSEN

Signature Donald C. Hansen

Address 4205 E 48th DSM IA 50317

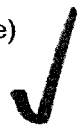
Reason for opposing or approving this request may be listed below:

When I bought this property I didn't expect  
there was going to be opportunity all around  
me. I am also concerned about  
property values.

Item ZON 2012-00166 Date 9/26/12

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

(Circle One)



Print Name Rindle R. Childs

Signature Rindle R. Childs

Address 4238 E. 48th Street

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

- 1) DELAWARE ELEMENTARY SCHOOL IS ALREADY OVER-CROWDED.  
NEGATIVELY
- 2) DEVELOPMENT OF APARTMENTS WOULD AFFECT AN ALREADY STRUGGLING SINGLE FAMILY HOME DEVELOPMENT NEAR PROPOSED SITES.
- 3) ACCESS ROADS TO SITES MAY NOT HANDLE TRAFFIC INCREASE.
- 4) THERE ARE MANY MULTI FAMILY HOUSING PROPERTIES WITH IN A FEW MILES OF THE SITES IN QUESTION. \*WISH I HAD MORE SPACE.

Item ZON 2012-00166 Date 9-26-12

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

(Circle One)



Print Name GARY L. HOOD

Signature Gary L. Hood

Address 1175 NE 4th Street

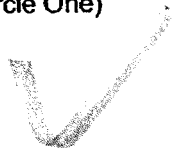
Reason for opposing or approving this request may be listed below:

upside @ break-eaten up enough  
and crowded  
low schools. I definately oppose  
this.

Item ZON 2012-00166 Date 9-26-12

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

(Circle One)



Print Name STEVE NEUBER

Signature [Handwritten Signature]

Address 6900 WESTOWN PL WY WDM

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

\_\_\_\_\_  
\_\_\_\_\_

SUBJECT PROPERTY AND  
ADJACENT PROPERTIES

Item ZON 2012-00166 Date 9-28-12

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

(Circle One)



Print Name Nicolle Ledger

Signature [Handwritten Signature]

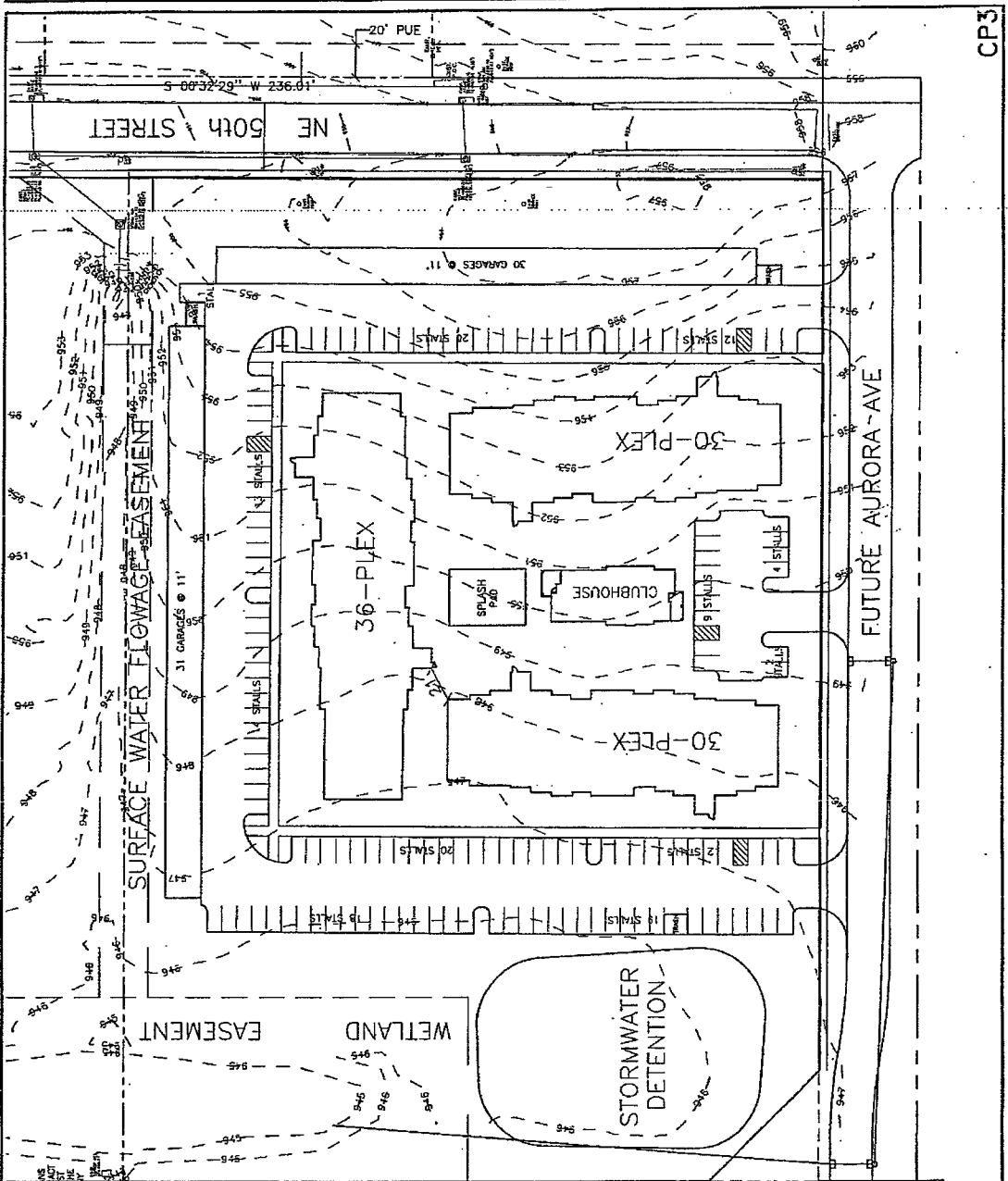
Address 4213 E 48th St. DSM, IA 50317

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

When we purchased our home, Hubbell had  
about the future plans for the properties  
at hand. Also, this would be an eye  
sore in our backyard. We feel the safety  
& security of our home would be in question.

35A

FIELD BOOK		DATE		REVISION	
SHEET 1 OF 1		10/20/12		1	
PROJECT NO. 12-044		DRAWN BY		CHECKED BY	
12-044		SAS		SAS	
PROJECT NAME		LOCATION		SCALE	
AURORA APARTMENTS - CONCEPT 3		1" = 30'		AS SHOWN	

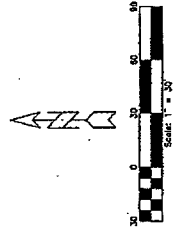


**NOTE:**  
 THE LOCATION OF ALL UTILITIES INDICATED ON THE PLANS IS BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE LOCATION AND DEPTH OF ALL UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES. ADDITIONAL FACTORS OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.

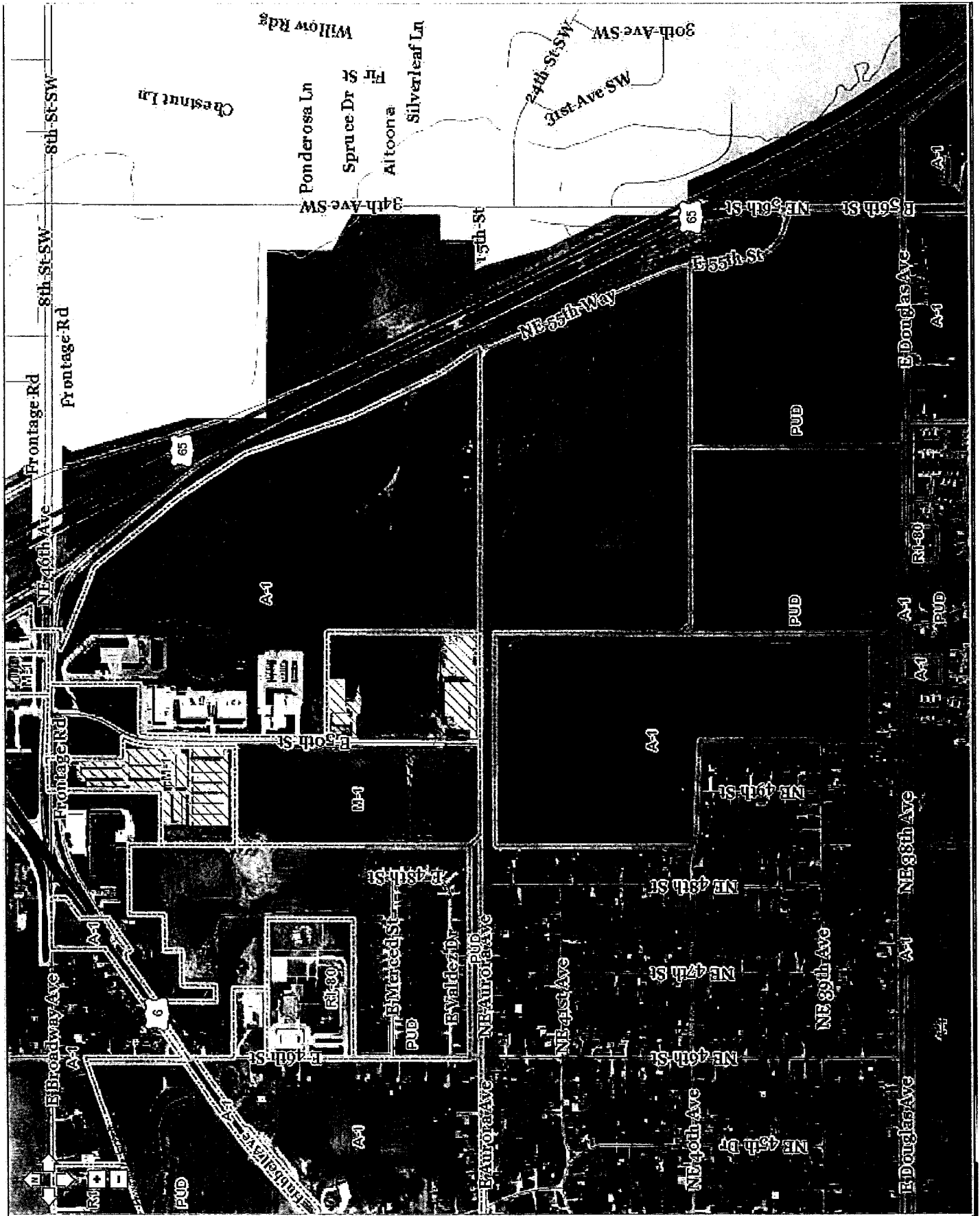
5.77 ACRES (251,340 SF)  
 2,500 SF/UNIT  
 (1,742 UNITS/AC)  
 5,77 X 17.42 = 100 UNITS MAX  
 UNITS PROVIDED: 96

PARKING:  
 REQUIRED: 1.5/UNIT = 144  
 PROVIDED:  
 144  
 1.5/UNIT

61 GARAGE STALLS  
 846 NOT COUNT GARAGE  
 STALLS TOWARD  
 PARKING REQUIREMENT







4637 4640 4701 4703 4712 4716 4720 4724



4238

4297

E Merced St

5 4th St

4635 4701 4703 4709 4719 4717 4721 4725 4729

PUD

4232

4298

4229

4225

4221

4217

4218

U-1

4250

4634 4636 4702 4703 4710 4714 4718 4722 4726 4214

E Valdez Dr

4209

4205

4638 4639 4701 4703 4719 4717 4721 4725 4729

PUD

4216

4219

NE Aurora Ave

4765

4717

4176

4162

4728 4760

4720

4102

4145

A-1

NE 41st Ave

4091

4088

4055

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