

18

Date December 3, 2012

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on November 15, 2012, its members voted 7-3-1 in support of a motion to recommend **APPROVAL** of a request from Wakonda Living, LLC (developer) represented by Steve Niebuhr (officer) for property in the vicinity of 1430 Park Avenue to amend the Wakonda Living PUD Conceptual Plan subject to the following revisions:

1. Inclusion of typical building elevations for the semi-detached dwellings on the Conceptual Plan.
2. Conformance with all administrative review comments by the Permit and Development Center Administrator.

The subject property is more specifically described as follows:

Lots 1 thru 26 inclusive, Wakonda Plat 1, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

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

1. That the meeting of the City Council at which the proposed rezoning is to be considered shall be held in the Council Chambers, City Hall, Des Moines, Iowa at 5:00 p.m. on December 17, 2012, at which time the City Council will hear both those who oppose and those who favor the proposal.
2. That the City Clerk is hereby authorized and directed to cause notice of said proposal in the accompanying form to be given by publication once, not less than seven (7) days and not more than twenty (20) days before the date of hearing, all as specified in Section 362.3 and Section 414.4 of the Iowa Code.

FORM APPROVED:

MOVED by _____ to adopt.


 Michael F. Kelley
 Assistant City Attorney

(ZON2012-00187)

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.

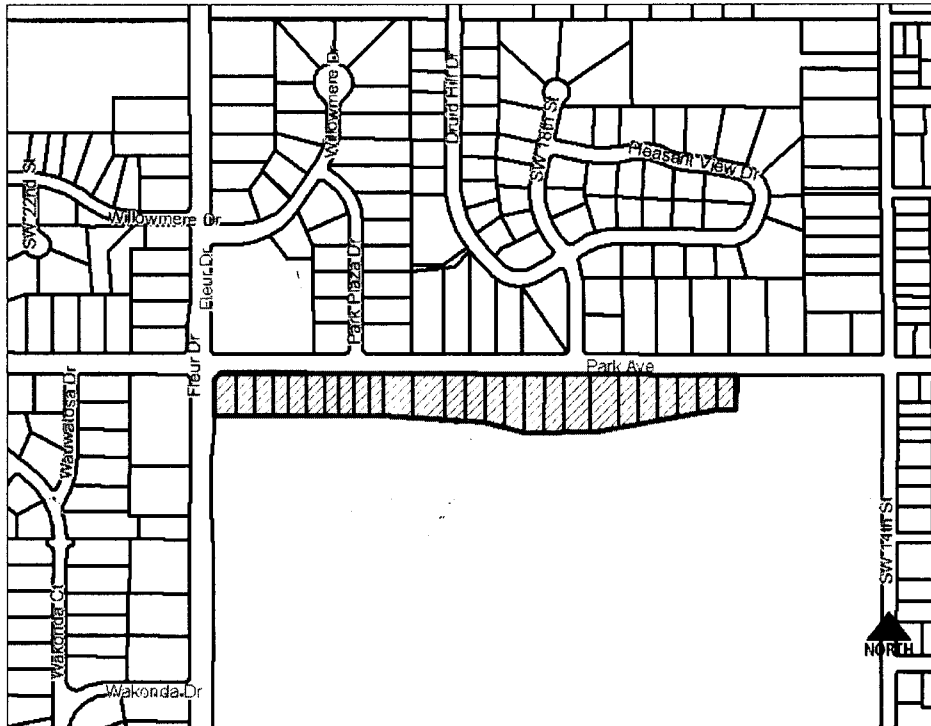
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

_____ City Clerk

Request from Wakonda Living, LLC (developer) represented by Jennifer Drake (officer) to amend the Wakonda Living PUD Conceptual Plan for property in the vicinity of 1430 East Park Avenue.		File # ZON2012-00187			
Description of Action	Approval to amend the "Wakonda Living" PUD Conceptual Plan, subject to the following revisions 1. Inclusion of typical building elevations for the semi-detached dwellings on the Conceptual Plan. 2. Conformance with all administrative review comments by the Permit and Development Center Administrator.				
2020 Community Character Plan	Low/Medium Density Residential				
Horizon 2035 Transportation Plan	Park Avenue from Valley Drive to SE 14 th Street to widen from 2 lanes undivided to 3 lanes undivided				
Current Zoning District	"PUD" Planned Unit Development				
Proposed Zoning District	"PUD" Planned Unit Development				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Inside Area	5	12			
Outside Area					
Plan and Zoning Commission Action	Approval	7-3-1	Required 6/7 Vote of the City Council	Yes	N/A
	Denial			No	

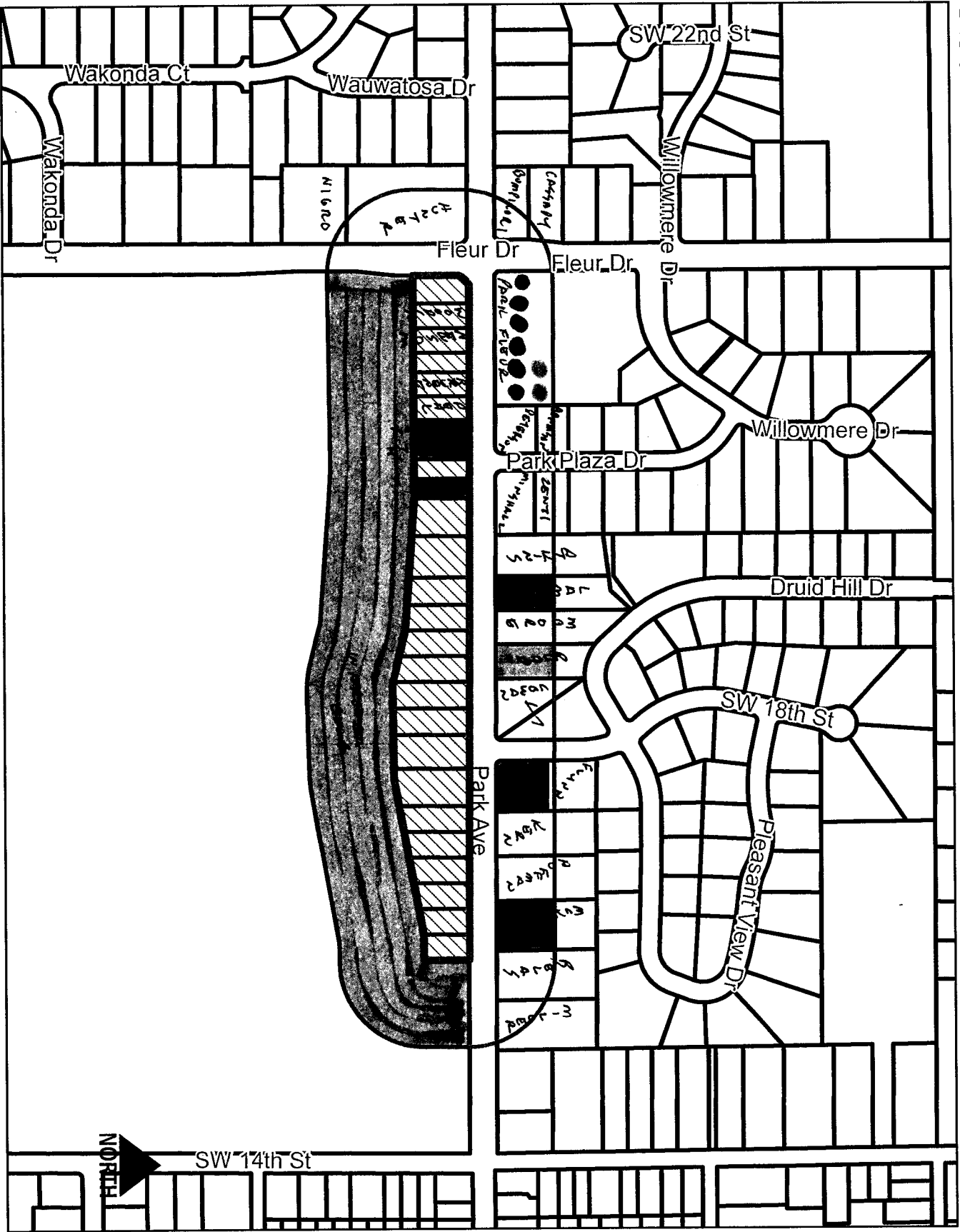
Wakona Living LLC (Wakonda Living PUD Amendment) -
1430 Park Avenue

ZON2012-00187



Wakona Living LLC (Wakonda Living PUD Amendment) -
1430 Park Avenue

ZON2012-00187



November 21, 2012

Date _____

Agenda Item 18

Roll Call # _____

Honorable Mayor and City Council
City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their meeting held November 15, 2012, the following action was taken regarding a request from Wakonda Living, LLC (developer) represented by Steve Niebuhr (officer) to amend the Wakonda Living PUD Conceptual Plan for property in the vicinity of 1430 Park Avenue.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 7-3-1 as follows:

<u>Commission Action:</u>	<u>Yes</u>	<u>Nays</u>	<u>Pass</u>	<u>Absent</u>
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			



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 A) to find the proposed amendment is in conformance with the Des Moines' 2020 Community Character Plan; Part B) approval of an amendment to the Wakonda Living PUD Conceptual Plan to convert the 14 easternmost lots currently approved for single-family use into eight single-family lots and 12 single-family semi-detached lots subject to the following revisions: (ZON2012-00187)

1. Inclusion of typical building elevations for the semi-detached dwellings on the Conceptual Plan.
2. Conformance with all administrative review comments by the Permit and Development Center Administrator.

And

Part C) approval to amend the Wakonda Living Preliminary Plat to replat the 14 easternmost lots into 20 lots subject to approval of the PUD Concept Plan Amendment: (13-2013-1.15)

STAFF RECOMMENDATION TO THE P&Z COMMISSION

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

Part B) Staff recommends approval of the proposed amendment to the "Wakonda Living" PUD Conceptual Plan, subject to the following revisions:

1. Inclusion of typical building elevations for the semi-detached dwellings on the Conceptual Plan.
2. Conformance with all administrative review comments by the Permit and Development Center Administrator.

Part C) Staff recommends approval of the submitted preliminary plat subject to the conformance with all administrative review comments by the Permit and Development Center Administrator.

Written Responses

5 In Favor

11 In Opposition

STAFF REPORT

I. GENERAL INFORMATION

1. **Purpose of Request:** The subject site is located at the southeast corner of the intersection of Fleur Drive and Park Avenue along the north perimeter of the Wakonda Club grounds. The current "Wakonda Living" PUD Conceptual Plan consists of 26 single-family detached lots on 8.10 acres. The proposed amended Conceptual Plan consists of 20 single-family detached lots and 12 semi-detached single-family lots for a total of 32 dwelling units. A similar proposal was withdrawn by the applicant on May 11, 2012 after it was heard by the Commission on May 3, 2012. That proposal consisted of 20 single-family detached lots and 10 semi-detached single-family lots.

2. **Size of Site:** 8.10 acres.

3. **Existing Zoning (site):** "PUD" Planned Unit Development District.

4. **Existing Land Use (site):** Partially constructed golf course housing development.

5. **Adjacent Land Use and Zoning:**

North – "R1-80" & "R-3", Uses are large lot single-family dwellings and Park Fleur Condominiums.

South – "R1-80", Use is the Wakonda Club.

East – "R1-80", Use is the Wakonda Club.

West – "R1-80", Uses are large lot single-family dwellings.

6. **General Neighborhood/Area Land Uses:** The surrounding neighborhood is generally single-family residential in character, with the Wakonda Club and Park Fleur Condominiums located at the intersection of Park Avenue and Fleur Drive.
7. **Applicable Recognized Neighborhood(s):** The subject property is within the Gray's Lake Neighborhood. This neighborhood was notified of the meeting by mailing of the Preliminary Agenda to all recognized neighborhoods on October 26, 2012. Additionally, separate notifications of the hearing for this specific item were mailed on October 26, 2012 (20 days prior) and November 5, 2012 (10 days prior to the scheduled hearing) to the Gray's Lake Neighborhood Association and 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 November 9, 2012.

All agendas and notices are mailed to the primary contact person designated to the City of Des Moines Neighborhood Development Division by the recognized neighborhood association. The Gray's Lake Neighborhood Association mailings were sent to Evan Shaw, 2615 Druid Hill Drive, Des Moines, IA 50315.

The applicant is responsible for conducting a neighborhood meeting inviting representatives of the Gray's Lake Neighborhood Association and surrounding property owners within 250 feet. The applicant will provide a summary of the meeting at the public hearing. Staff understands that a small group meeting was held with existing Wakonda Living residents on November 1, 2012 and that a larger neighborhood meeting was held on November 7, 2012.

8. **Relevant Zoning History:** The City Council approved rezoning of the subject property to "PUD" on January 28, 2008 by Ordinance No. 14,743 with the following conditions:
 - A. No trees shall be removed from the subject property without approval by the Community Development Director, or based on an approved preliminary subdivision plat or development plan.
 - B. No grading shall be permitted prior to approval of a preliminary subdivision plat or development plan.
9. **2020 Community Character Land Use Plan Designation:** Low/Medium Density Residential.
10. **Applicable Regulations:** The Commission reviews all proposals to amend zoning regulations or zoning district boundaries within the City of Des Moines. Such amendments must be in conformance with the comprehensive plan for the City and designed to meet the criteria in §414.3 of the Iowa Code. The Commission may recommend that certain conditions be applied to the subject property if the property owner agrees in writing, in addition to the existing regulations. The recommendation of the Commission will be forwarded to the City Council.

The application, accompanying evidence and conceptual plan required shall be considered by the Plan and Zoning commission at a public hearing. The Commission shall review the conformity of the proposed development with the standards of this division and with recognized principles of civic design, land use planning, and landscape architecture. At the conclusion of the hearing, the Commission may vote to

recommend either approval or disapproval of the conceptual plan and request for rezoning as submitted, or to recommend that the developer amend the plan or request to preserve the intent and purpose of this chapter to promote public health, safety, morals and general welfare. The recommendations of the commission shall be referred to the City Council.

The Commission reviews all preliminary subdivision plats. The Commission shall determine if such preliminary plat conforms to the standards and requirements outlined in Chapter 354 of the Iowa Code, and the City Subdivision Ordinance and shall approve, conditionally approve or reject such plat within 45 days after the date of submission to the City Permit and Development Center. Unless the applicant agrees in writing to an extension of time, the preliminary plat shall be deemed approved if the Commission does not act within such 45-day period. The Commission's action for approval or conditional approval shall be null and void unless the final plat is submitted to the City Permit and Development Center within 270 days after the date of such action; provided, however, that the Permit and Development Administrator may grant, upon written request of the applicant, up to a 90-day extension for submittal of the final plat to the City Permit and Development Center.

II. ADDITIONAL APPLICABLE INFORMATION

1. **Natural Site Features:** The Conceptual Plan identifies a number of mature trees. A statement in the Conceptual Plan states the intent to preserve mature trees and use the topography to the extent possible to reduce necessary grading in providing the housing development. The Concept Plan includes the following notes:

"No trees shall be removed from the subject property without approval by the Community Development Director, or based on an approved preliminary subdivision plat or development plan."

"No grading shall be permitted prior to approval of a preliminary subdivision plat or development plan."

"A tree survey shall be completed identifying location and species of all trees over 6 inches in diameter. A plan for protection or removal and mitigation shall be developed."

"Setbacks may be modified, if site conditions warrant, to accommodate for: grade, terrain, trees, drainage, views, etc. Any necessary variation to the required setbacks must be reviewed and approved by the Community Development Director after approval of the Wakonda Architectural Committee."

The proposed amendment would not require a significant change in the approved grading plan. The original building envelopes are generally maintained with the main change being a lot line down the middle of the envelope. Staff believes that the development of the attached units would generally have the same impact on trees as larger single-family dwellings.

2. **Drainage/Grading:** The Concept Plan states that "the Wakonda Living Development will utilize erosion control methods to protect the natural drainage ways running through the site. During construction, erosion control will be a high priority. Erosion protection

devises will be in place to make sure no silt leaves the site. Grading on site will be minimized which will also reduce erosion potential.”

Any development of the site must comply with the City's Stormwater Management requirements to the satisfaction of the City's Permit and Development Center. All grading is subject to an approved grading permit and soil erosion control plan.

3. **Utilities:** All necessary utilities are available to the site.
4. **Traffic/Access:** The Wakonda Living development is accessed from Park Avenue by two drive approaches. A private frontage drive links each unit to the drive approaches. The proposed amendment does not alter the approved configuration. Increasing the total number of units from 26 to 32 would have minimal impact on traffic in the area.
5. **2020 Community Character Plan:** The subject site is designated as Low/Medium Density Residential on the Future Land Use Map. The 2020 Community Character Plan describes this designation as areas developed with a mix of single-family, duplex and small multi-family units, up to 12 units per net acre. The proposed amendment contains 3.95 dwelling units per acre. In comparison, the Low-Density Residential Future Land Use designation allows a maximum of 6 units per acre and the Intown Estates Residential designation allows a maximum of 2 units per acre. The proposed amendment complies with the 2020 Community Character Plan.
6. **Urban Design:** The proposed amendment maintains the extensive design guidelines in the approved Conceptual Plan and continues to require designs to be approved by the Wakonda Architectural Review Committee before construction. The applicant has submitted a design example of how the semi-detached units would be constructed utilizing the architectural styles and materials already approved for the development. The applicant will be required to include typical drawings such as this example on the Conceptual Plan mylar if the amendment is approved.

SUMMARY OF DISCUSSION

Ted Irvine recused himself from the discussion.

Erik Lundy presented the staff report and recommendation.

Dann Flaherty asked if the Traffic and Transportation Division had reviewed and commented on the proposal.

Erik Lundy stated that Traffic and Transportation believed that six additional lots did not trigger the need for a full traffic analysis.

Mike Ludwig stated the City Traffic Engineer did not require a traffic study when the applicant came into the pre-application meeting.

Dann Flaherty asked if this is also a plat request.

Erik Lundy stated it is both a change to the conceptual plan and approval of the plat.

Dann Flaherty asked if the Commission did not want to approve the plat would it come back to the Commission after zoning was in place.

Erik Lundy stated if the Commission did not want to approve the plat the applicant would not be able to move forward. Usually, the request for the plat approval follows the request to amend the conceptual plan, in this instance the applicant is running it concurrently.

Dann Flaherty asked if the plat be can be changed once it is approved by the Commission.

Erik Lundy stated if any changes were to be made the applicant would have to come back to the Commission requesting a change to the conceptual plan.

Mike Ludwig stated that the plat could be conditioned on the zoning being approved.

Mike Simonson asked about the response from the Wakonda Club.

Erik Lundy stated the response cards and the letter from the Wakonda Club are being passed around. There are nine in opposition and four in favor. The Wakonda Club supports the request.

Steve Niebuhr, Hubbell Realty Company, 6900 Westown Parkway, West Des Moines stated their proposal is to keep the lot the same size as in Phase 1 and build the twin-homes on the east side of the development because they have had an interest from people who do not want that large square footage but do want this type of living. This is a change from when they came before the Commission in 2008 when they asked to develop the twin homes on the west and now they are asking to develop the twin homes on the east. The size of the units will be 44 foot wide and 37.6 foot wide. A great deal of discussion about how the units should look and whether or not they should all be the same. The consensus was to change the architecture on each side of the unit so that it does have a look of a single-family home. They have worked with Wakonda Club to address their concerns and an opportunity to meet with the neighbors both within the existing homes and in the neighborhood. One of the concerns was how this would impact their property value. The 37.6 foot wide unit that are being proposed will start at just over \$300,000 without the finished basement and the 44 foot wide unit will be just under \$400,000. These are not inexpensive homes. The \$300,000 will be a little less money than the range in the first Phase of homes sold, but the \$400,000 will be definitely in the range as far as the assessed value. If they stay on the path of selling one or two homes a year and stay there for seven or eight more years they are going to be under construction every year. There is interest, they have four reservations for the twin homes and they believe that this is another product type that will be popular.

JoAnne Corigliano stated that she loves the project. She pointed out that the width of the street and believes it will not be wide enough.

Steve Niebuhr stated that those twin homes were in the traffic study.

JoAnne Corigliano stated that she was under the impression that no traffic study was done.

Steve Niebuhr clarified a traffic study was submitted when the original PUD was put in place.

JoAnne Corigliano stated that the original only had six homes to begin with.

Steve Niebuhr believed there was some confusion. He showed the original master plan which shows twelve twin home lots on the west.

JoAnne Corigliano stated that did not concern her. However, originally at the other end there was not that many homes.

Steve Niebuhr stated that there is a two way gate at the east end and the gate at the west end is set up for exit only.

JoAnne Corigliano stated that something needs to be done about getting people in and out of that gate.

Steve Niebuhr stated that they have not received any complaints about getting in and out of the west gate.

JoAnne Corigliano stated she is concerned about the amount of traffic on that street. There is already a lot of traffic that has nothing to do with these homes.

Steve Niebuhr reiterated that the twin homes were accounted for in the traffic study. Yes they are increasing it by six units but staff has looked at that and stated that it is not a significant amount given the trips that could have been generated from this site.

CHAIRPERSON OPENED THE PUBLIC HEARING

The following spoke in favor of the applicant's request

Dave Schnieder, General Manager of the Wakonda Club 3915 Fleur stated that they are in favor of the proposed change. Over the last six months the Board of Directors and Executive Team at Wakonda have been in meetings with the applicant and the applicant has been very clear as to what their goals and objectives have been that this is quite a bit of change leading to the Plan and Zoning Commission meeting. They are very detailed in regards to what the homes would look like from the north looking south. Many hours were spent on reviewing the applicant's entire proposal and the applicant was very thorough in their explanation from the rear elevation and the north elevation and after all the consideration he was asked to represent the Wakonda Board that they are in favor of the applicant's proposed conceptual change.

CJ Stephens asked is the membership of the Wakonda Club was in favor of the applicant's request. There has been times when the Board is in favor but the membership has been split.

Dave Schneider stated the Board of Directors represent the membership. They did not have an all member meeting on this topic but there was when the land was sold five years ago.

CJ Stephens asked in regards to the tournament that will be held there next year is there any anticipation that this project will be finished and the construction will be out of the way. Has this been discussed with the applicant.

Dave Schneider stated the tournament starts in May. The initial thought is that the staging of the Principal Charity Classic in the entry and the exit of the people that will be coming for the tournament will be on the undeveloped portion of that land. That can change year

to year as their successful in filling out the project. This has been discussed at length and he believes there is an agreement.

The following spoke in opposition of the applicant's request

Henry Harmon 3131 Fleur Drive #1007 stated the two points that dictate against this amendment. They believe that the driveway to the east will be a problem because it is very close to the crest of the hill, which is just east of that driveway. The road carries 35 miles per hour and the line of sight when that hill is topped is very short. Therefore, to add to the number of people already living there and the number of cars travelling the road adds to the problem. They believe that increasing the density of the population in this area is ill-advised. The other point is further changes that the applicant is asking for by putting the twin home units on the east side will increase the density by at least 12 cars and they have small yard which do not fit with the nature of the community and the property value will decrease.

Timothy Formanek 1920 Park Avenue stated that he disagrees with several statements that Hubbell has made. The first formal conversation with the neighborhood and the applicant was when the announcement of the Principal Charity Classic was made. The next time this was brought to their attention was two weeks ago and it was presented to them as this is what Hubbell is going to do. There is no opportunity for feedback. The neighbors had an issue with that and the lack of representation in both the architectural process and within the homeowner association. He has talked to approximately a half a dozen members including some who are realtors who do not agree with the duplexes on the property. They believe that it is out of character. Looking at the architectural style with two homes representing different styles sharing a common wall does not represent the vibrancy of the community well or present the type of architecture that they would want in that area. When Hubbell represented their numbers in sales, since the announcement of the Principal Charity Classic there has been a lot of sales activity. The primary concern that they have is with the addition of duplexes to this development.

Stacy Pehl 1926 Park Avenue, Vice President of the Homeowners Association stated that the majority of homeowners are in opposition of this proposal they do not want duplexes. They believe that it compromises the integrity of their community. They have asked whether Hubbell will consider putting more duplexes towards the west. Their reply was they could not predict the future. The traffic pattern is also a concern.

Phil Miller 1425 Park submitted a list of his concerns. He stated that he agrees with everyone in opposition. He believes that the proposal will increase traffic, will change the character of overall neighborhood and damage the surrounding properties. He believes a traffic study is needed. He alleged this violates due process, it is fundamentally unfair, violates notice and no justice. In the winter time cars slide back down the hill.

Jeanne Low 1902 Park Avenue stated she loves the character of the neighborhood. They really wanted to work with Hubbell on this once they brought it to their attention formally. They discussed with the applicant that they had issues with this and want to talk and study it further. Asked if this be delayed and the answer was no. There has been an increase in activity and there is an increase in interest in these homes. They asked Hubbell to delay the development because there is going to be the Principal Charity Classic and there is going to be a lot of visibility for the neighborhood. They have a concern about their property values. That \$300,000 price point is significantly lower than the price point they were looking at.

Rebuttal

Steve Niebuhr stated that these are not duplexes but these three to four hundred thousand dollars homes. This is just a different form of homeownership that they have learned that the market is looking for. It is still a very high end home. They just do not want a lot of the square footage that some of the other single-family lots will have. This concept was originally proposed when they brought this property forward. They later came back with their first plat and thought they could sell all single-family homes. That has not been the case. There has been interest in the twin family homes that was originally submitted. They are going back to this now. This is not something that came out of the blue. This is something that was anticipated initially along with the traffic study and now they are back to it.

CJ Stephens asked about the architecture. She believes that it looks like a bunch of leftover stuff from another projects. It does not offer any quality that she usually see when she travels to that area of town. To line up a bunch of house on the street does not show any creativity. Suggested making them match, adding more brick, put them on a cul-de-sac or something.

Steve Niebuhr stated they have had a lot of debate about should the twin homes look the same on each side or should they be identified as single-family homes and no two people could agree. They believe that it is better to give the individuality of design to each side. It could look very sterile if they did a row of the same units all the way down. He believes that would decrease the value of the whole development if that was done. They have a set of architectural standards for this development which they agreed to. Wakonda is happy with it. Any development specifies the amount of brick, glass, materials, and the style of architecture that they are allowed to use. They have gone above and beyond.

Dann Flaherty asked to see the previous concept compared to the proposed concept so he could compare.

Steve Niebuhr walked through the differences.

JoAnne Corigliano stated that her concern is the traffic on Park Avenue and narrow road and asked if it was a possibility to add a deceleration lane at the eastern gate.

Joe Pietruszynski with Hubbell Realty Company stated there is a private drive with limited access to Park Avenue. That was by design to alleviate having driveways directly on Park Avenue to address safety concerns and minimize the number of access points to Park Avenue so there was controlled access at the time. When the PUD was brought forward, the traffic analysis was done under review of staff. The allowable density was 6.67 units per acre and they are still a little under 4. From their perspective they met the guidelines that were put forth from staff originally and they are not proposing to change them.

Jacqueline Easley stated she is also concern about the traffic but her biggest concern is the lack of communication with the neighbors. She lives in the area also and has never heard about this project even prior to being on the Plan and Zoning Commission.

Steve Niebuhr stated that they got the list from the City of Des Moines based on the requirement of the ordinance and that is how people are notified. It is not selective on their part.

CHAIRPERSON CLOSED THE PUBLIC HEARING

Tim Fitzgerald stated that he believes the irony that they fought so hard to get these homes in and now all of a sudden there is this generation of people saying they do not want these in their neighborhood.

COMMISSION ACTION:

Mike Simonson moved staff recommendation Part A) to find the requested rezoning in conformance with the Des Moines' 2020 Community Character Plan, Part B) to approve the proposed amendment to the "Wakonda Living" PUD Conceptual Plan, subject to the following revisions:

1. Inclusion of typical building elevations for the semi-detached dwellings on the Conceptual Plan.
2. Conformance with all administrative review comments by the Permit and Development Center Administrator.

And

Part C) to approve submitted preliminary plat subject to approval of the PUD Concept Plan Amendment.

Motion passed 7-3-1 (Vicki Stogdill, Jacqueline Easley and CJ Stephens voted in opposition and Ted Irvine abstained)

Respectfully submitted,



Michael Ludwig, AICP
Planning Administrator

MGL:clw

Attachment

Item 2012 0187 Date _____

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

(Circle One)



Print Name William + Karla ~~Fultz~~

Signature *[Handwritten Signature]* Fultz

Address 3131 Fleur Dr. #107

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

We oppose the expansion. It is not
consistent with the single family
character of the neighborhood.
The increased density would
add increased traffic to the
area.

Item 2012 0187 Date 11/9/12

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

(Circle One)

Print Name KEETA J. KINNARA

Signature [Handwritten Signature]

Address 3131 7th Ave Dr. #404

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

I am not so much not in favor as I
am concerned with the doubled to almost
triple amount of traffic trying to get at
on Park Ave. without a light at
Park Plaza or further @ Wakarusa
entrance.

Item 2012 0187 Date 11/10/2012

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

(Circle One)

Print Name Landis/Norma Butcher

Signature [Handwritten Signature]

Address 3121 S. W. 18th

D. M. TA 50315

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

Traffic drain off
lots too close.

Item 2012 0187

Date 11/5/12

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

(Circle One)



Print Name W. FRIEDMAN JR

Signature [Handwritten Signature]

Address 3131 FLEET DR #302

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

I'm not in favor of increasing the density of living units in our neighborhood.

Item 2012 0187

Date 11-7-2012

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

IN SUBJECT PROPERTY

(Circle One)



Print Name Timothy J. Formanek

Signature 1920 Park Avenue

Address [Handwritten Signature]

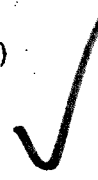
Reason for opposing or approving this request may be listed below:

The Duplexes being planned are not an appropriate style of dwelling despite Hubbell's claims of high-quality & price point. Long-term, this type of home in the development will create a greater inconsistency with the development and neighborhood. This seems to be undertaken simply to sell more new homes quickly without regard to the existing areas. Very unfortunate.

Item 2012 0187 Date 11/11/12

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

(Circle One)



Print Name THOMAS MEREDITH

Signature Thomas Meredith

Address 1914 PARK AVE DES MOINES, IA 50315

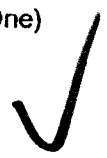
Reason for opposing or approving this request may be listed below:

WE PURCHASED OUR HOME ON PARK AVE BASED ON THE MASTER PLAN THAT WAS IN PLACE AT THE TIME AND ~~CHANGING~~ ^{APPROVING} THIS REQUEST WILL LIKELY HAVE A NEGATIVE IMPACT ON THE VALUE OF MY HOME. ~~IT~~
PART OF SUBJECT PROPERTY

Item 2012 0187 Date 11/06/2012

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

(Circle One)



Print Name Jessie Hoch

Signature Jessie Hoch

Address 331 Fleur Drive #206, DSM 50321

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

I believe that it will bring down property values & attract lower income families that will make it harder to sell my property in the future.
Thank you!

Item 2012 0187 Date 11-8-12

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

(Circle One)



Print Name Kenneth Lambert

Signature [Handwritten Signature]

Address 1821 PARK AVE, 50315-2157

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

Item 2012 0187 Date 11/7/2012

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

(Circle One)



Print Name Judy Kaser

Signature Judy Kaser

Address 313 Fleur Dr. Apt 208

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

- ① too many condos in area now.
- ② traffic congestion
- ③ spoil neighborhood feeling
- ④ unfair competition for units trying to be sold now + devaluation of property

Item 2012 0187

Date 11.9.12

18

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

(Circle One)



Print Name Chantry DeVries

Signature Chantry DeVries

Address 3131 Fern Dr #901

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

Four horizontal lines for text entry.

Item 2012 0187

Date NOV 12, 2012

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

(Circle One)



Print Name JEANNE + STEVE LOW

Signature Steve Low

Address 1902 PARK AVE

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

CONCERN FOR DECREASE IN PROPERTY VALUES. IF PLAN "B" DOESN'T WORK,
WHAT IS PLAN "C"?

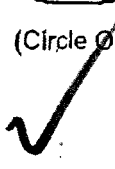
IN SUBJECT PROPERTY

Item 2012 0187

Date NOVEMBER 13, 2012

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

(Circle One)



Print Name BARBARA J McKINNEY

Signature Barbara J. McKinney

Address 1435 Park Ave.

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

The increase in density and
vehicle traffic on Park Ave are
complete changes in the plan and
are not consistent w/ the neighborhood
- the only justification is "profit" for
developer

Item 2012 0187 Date 11-15-12

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

(Circle One)



Print Name DAVID P. SCHWISDER

Signature David P. Schwisder

Address 3915 FLAIR DRIVE (WAKONDA Club)

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

AS THE GM OF WAKONDA CLUB, I REPRESENT THE WAKONDA BOARD
IN FAVOR OF WAKONDA LIVING'S CONCEPTUAL PLAN. WE HAVE MET
WITH HUBBELL MULTIPLE TIMES AND ACCEPT AND AGREE TO
THEIR CONCEPTS

DAVE SCHWISDER 419 5653-CELL

Item 2012 0187

Date 11.08.12

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

(Circle One)

Print Name Marcia Rudd

Signature Marcia Rudd

Address 1809 Park Ave., Des Moines 50315

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

Item 2012 0187

Date 11-9-12

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

(Circle One)

Print Name Wilbur C. Miller

Signature Wilbur C. Miller

Address 3131 Fleur # 301 DStn 50321

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

I have no objection

Item 2012 0187 Date 11-9-2012

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

(Circle One)

Print Name JOE PETRUSZYNSKI

Signature [Signature]

Address 6900 Western Parkway

West Des Moines, IA 50266

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

It is a quality project that is
consistent with the Comprehensive plan,
meets zoning requirements, maintains and
enhances value, and meets much needed
market demand.

SUBJECT PROPERTY

Item 2012 0187 Date Nov 8, 2012

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

(Circle One)

Print Name JOHN STROUF

Signature [Signature]

Address 3121 FLEUR, APT 502

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

October 16, 2012

Mr. Dan Flaherty, Chairman
Des Moines Planning & Zoning Commission
400 Robert D. Ray Drive
Des Moines, IA 50309

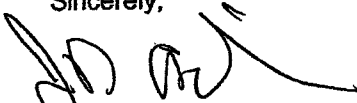
RE: Wakonda Living PUD Modification

Dear Mr. Flaherty:

Please accept this letter as a show of support by the Wakonda Club for the modifications proposed by Hubbell Realty Company to allow the Bi-Attached Homes on the east and the Lot modifications in the middle row of Lots, now Lots 12 through 20.

We have had several meetings with Hubbell Realty Company since the Planning and Zoning Meeting in May and are now in full support of the proposed changes.

Sincerely,



Jim Adrianse
President
Wakonda Club

First Amendment to Conceptual Plan Wakonda Living a Planned Unit Development in the City of Des Moines, County of Polk, State of Iowa

McCLURE
ENGINEERING CO.
building strong communities.

1340 HWY 13 IN Des Moines
Des Moines, IA 50319
PH: 515-281-4370

BULK STANDARDS

- MINIMUM LOT WIDTH:** 40 FEET
- MINIMUM LOT DEPTH:** 10 FEET
- MINIMUM FRONT YARD SETBACK:** 10 FEET
- MINIMUM SIDE YARD SETBACK:** 5 FEET
- MINIMUM REAR YARD SETBACK:** 10 FEET
- MINIMUM HEIGHT:** 35 FEET
- MINIMUM NUMBER OF UNITS:** 10 UNITS
- MINIMUM NUMBER OF PARKING SPACES:** 10 SPACES
- MINIMUM NUMBER OF BICYCLE RACKS:** 10 RACKS

ARCHITECTURAL STANDARDS

ATTACHMENT TO CONCEPTUAL PLAN

LANDSCAPING STANDARDS

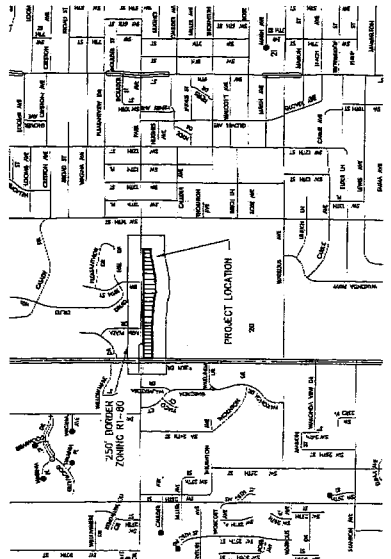
ATTACHMENT FOLLOWING PAGE 2 OF THIS PLAN

STORM WATER MANAGEMENT

STORM WATER SHALL BE COLLECTED BY THROUGH A DRAINAGE SYSTEM AND DISCHARGED TO THE STREET OR TO A DRAINAGE BASIN. THE DESIGN SHALL BE APPROVED BY THE CITY ENGINEER.

OTHER NOTES

- NO TREES SHALL BE REMOVED FROM THE PROPERTY WITHOUT APPROVAL FROM THE COMMUNITY DEVELOPMENT DIRECTOR, OR BASED ON APPROVED REMEDIATION PLAN OR DEVELOPMENT PLAN.
- NO SIGNAGE SHALL BE PERMITTED PRIOR TO APPROVAL OF A PRELIMINARY SUBDIVISION PLAN OR DEVELOPMENT PLAN.
- A TREE SURVEY SHALL BE COMPLETED (INCLUDING LOCATION AND SPECIES OF ALL TREES OVER 6 IN DIAMETER AT AN 8 INCH PROTECTION OR REMOVAL AND ATTENTION SHALL BE DEVELOPED).
- A TREE SURVEY SHALL BE COMPLETED (INCLUDING LOCATION AND SPECIES OF ALL TREES OVER 6 IN DIAMETER AT AN 8 INCH PROTECTION OR REMOVAL AND ATTENTION SHALL BE DEVELOPED).
- SOIL LOT SHALL BE PROVIDED WITH A SANITARY SEWER SERVICE, AS REQUIRED BY THE CITY ENGINEER.
- ALL CONSTRUCTION SHALL BE ACCORDANCE WITH THE IOWA ARCHITECTURAL STANDARDS FOR SINGLE-FAMILY DWELLINGS AND APPROVED BY THE IOWA ARCHITECTURAL STANDARDS COMMITTEE PRIOR TO SUBMISSION TO A PERMIT BY THE CITY.
- RETRACTORS SHALL BE PROVIDED, IF THE CONDITIONS WARRANT, TO ACCOMMODATE FOR SERVICE CONTRACTORS TO MAINTAIN THE SANITARY SEWER SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SANITARY SEWER SERVICE AFTER APPROVAL OF THE IOWA ARCHITECTURAL STANDARDS COMMITTEE.



VICINITY SKETCH

SCALE: 1" = 100'

LEGAL DESCRIPTION

PARCELS IN SECTION 16, TOWNSHIP 23 NORTH, RANGE 12 WEST, POLK COUNTY, IOWA DESCRIBED AS:

COMMERCIAL ALONG THE WEST LINE OF THE 1/2 AC. 1/2 AC. SECTION 16, PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

DEVELOPMENT CONCEPT

WAKONDA LIVING IS A COMMUNITY DEVELOPMENT CONCEPT OF SINGLE-FAMILY LOTS, DETACHED TOWNHOUSE UNITS, AND AN ATTACHED MULTI-FAMILY UNIT. THE DEVELOPMENT WILL BE ACCORDANCE WITH THE IOWA ARCHITECTURAL STANDARDS FOR SINGLE-FAMILY DWELLINGS AND APPROVED BY THE IOWA ARCHITECTURAL STANDARDS COMMITTEE PRIOR TO SUBMISSION TO A PERMIT BY THE CITY.

DES MOINES 2020 COMMUNITY CHARACTER PLAN STATUS

THE PROPOSED DEVELOPMENT MEETS STANDARDS SET FORTH IN THE COMMUNITY CHARACTER PLAN, PROVIDED ARCHITECTURAL STANDARDS WILL BE ACCORDANCE WITH THE IOWA ARCHITECTURAL STANDARDS COMMITTEE PRIOR TO SUBMISSION TO A PERMIT BY THE CITY.

CONSERVATION, MITIGATION, AND CONSTRUCTOIN PROTECTION MEASURES

THE IOWA ARCHITECTURAL STANDARDS COMMITTEE WILL USE PROTECTIVE CONSTRUCTION METHODS TO PROTECT THE NATURAL DRAINAGEWAYS RUNNING THROUGH THE SITE. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE NATURAL DRAINAGEWAYS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE NATURAL DRAINAGEWAYS AFTER APPROVAL OF THE IOWA ARCHITECTURAL STANDARDS COMMITTEE.



I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF IOWA.

GALTER W. SMITH, P.E., No. 12345
MY LICENSE EXPIRES ON: DECEMBER 31, 2013
PAGES OR SHEETS COVERED BY THIS SEAL:

Wakonda Living
Planned Unit
Development
Des Moines, Iowa
2/20/13
C. Smith
C. Smith

PUD-01 01 / 02

First Amendment to Conceptual Plan Wakonda Living a Planned Unit Development in the City of Des Moines, County of Polk, State of Iowa



McCLURE ENGINEERING CO.
building strong communities

150 NEW 13TH STREET
DES MOINES, IOWA 50319
515.281.1233
WWW.MCCLUREENR.COM

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I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

ZACHARY K. HEITZMAN, NO. 00262
MY LICENSE RENEWAL DATE IS
JUNE 30, 2018

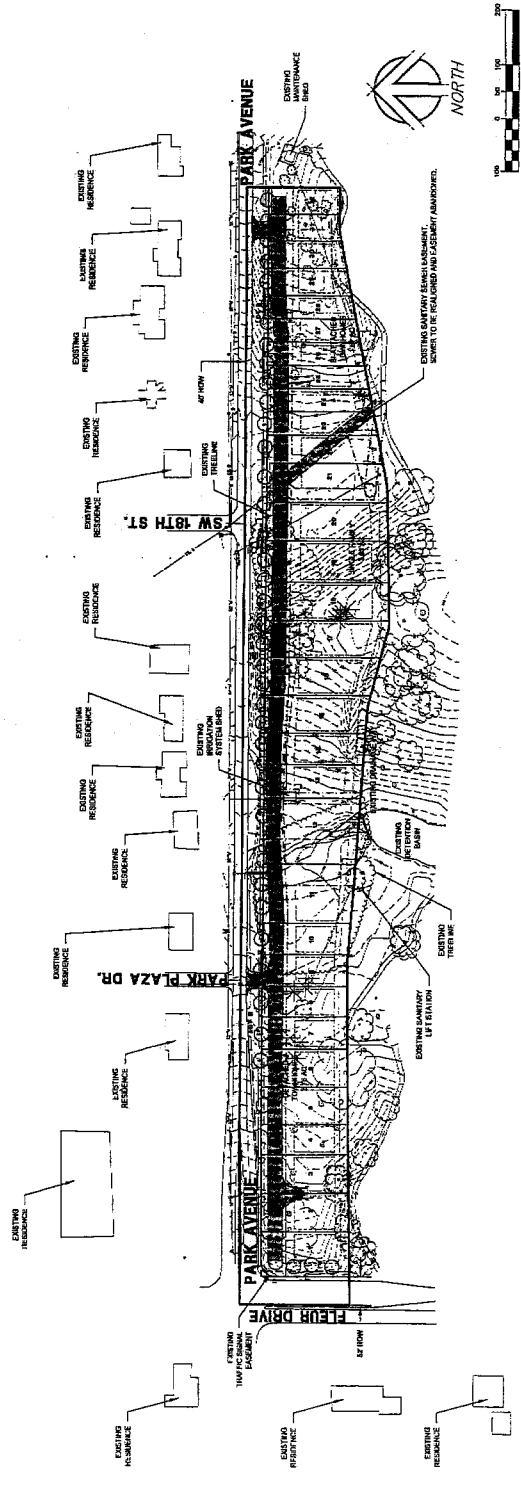
PAGES ON THIS SHEET: 02 / 02

Wakonda Living
Planned Unit
Development
Des Moines, Iowa
October 2012

DATE: 10/20/12
DRAWN BY: C. Smith
CHECKED BY: C. Smith
SCALE: AS SHOWN
PROJECT NO.: PUD-02

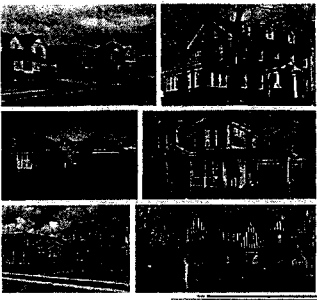
GENERAL LEGEND

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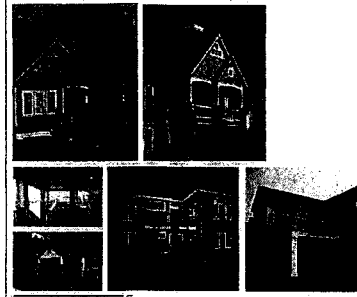
PUD-02 02 / 02

Missing



MISSING ARCHITECTURE

Decks and Porches



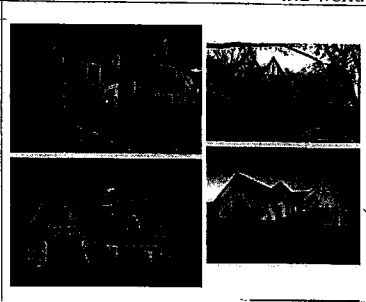
MISSING ARCHITECTURE

Rear Decks and Porches

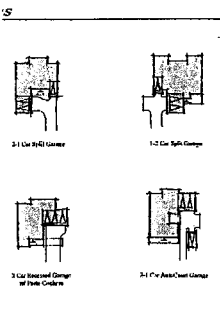
- Decking should be done in a way that is aesthetically pleasing.
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Old World Architecture

The Old World style is based on the early French homes of the mid-17th century in the New England and New York regions of the Eastern United States. The style is characterized by a variety of architectural details such as stone, brick, wood and plaster. Typical elements include gambrel roofs, dormer windows, and decorative moldings. The style is often associated with the Dutch Colonial and English Colonial periods.



MISSING ARCHITECTURE

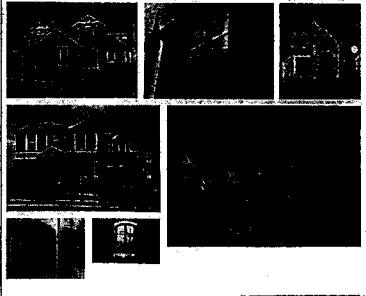


Garage Conditions

- Garages shall have solid garage walls and floors and properly pitched roofs.
- Garages shall have solid garage walls and floors and properly pitched roofs.
- Garages shall have solid garage walls and floors and properly pitched roofs.
- Garages shall have solid garage walls and floors and properly pitched roofs.

Materials and Treatments

- Materials and treatments should be aesthetically pleasing and appropriate to the style of the house.
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MISSING ARCHITECTURE

Old World

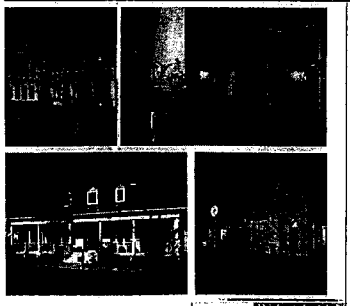


Acceptable Characteristics

1. The style should be based on the early French homes of the mid-17th century in the New England and New York regions of the Eastern United States.
2. The style is characterized by a variety of architectural details such as stone, brick, wood and plaster.
3. Typical elements include gambrel roofs, dormer windows, and decorative moldings.
4. The style is often associated with the Dutch Colonial and English Colonial periods.
5. The style should be based on the early French homes of the mid-17th century in the New England and New York regions of the Eastern United States.
6. The style is characterized by a variety of architectural details such as stone, brick, wood and plaster.
7. Typical elements include gambrel roofs, dormer windows, and decorative moldings.
8. The style is often associated with the Dutch Colonial and English Colonial periods.
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11. Typical elements include gambrel roofs, dormer windows, and decorative moldings.
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13. The style should be based on the early French homes of the mid-17th century in the New England and New York regions of the Eastern United States.
14. The style is characterized by a variety of architectural details such as stone, brick, wood and plaster.
15. Typical elements include gambrel roofs, dormer windows, and decorative moldings.
16. The style is often associated with the Dutch Colonial and English Colonial periods.

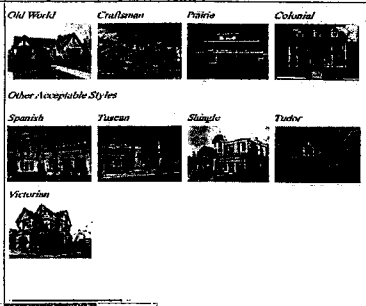
MISSING ARCHITECTURE

Transitional Zone / Landscaping



MISSING ARCHITECTURE

Acceptable Styles



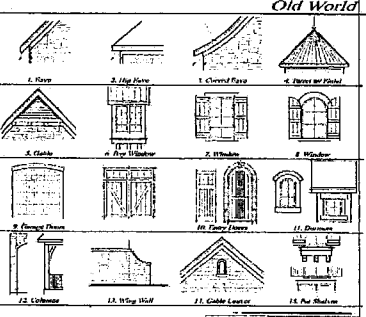
MISSING ARCHITECTURE

Styles

- Old World
- Craftsman
- Prairie
- Colonial
- Spanish
- Tuscan
- Shingle
- French
- Victorian

Acceptable Details

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- 15. Typical elements include gambrel roofs, dormer windows, and decorative moldings.
- 16. The style is often associated with the Dutch Colonial and English Colonial periods.



MISSING ARCHITECTURE



Craftsman

Acceptable Characteristics

1. The architecture should be based on the study of the work of the American architects of the Craftsman Movement.
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ILWACO COLLEGE OF DESIGN

Craftsman Architecture

The building is a single-story house with a low-pitched roof, wide eaves, and a prominent chimney. It features a mix of materials, including brick and wood, and is surrounded by a lawn and trees.

ILWACO COLLEGE OF DESIGN

Craftsman

Acceptable Characteristics

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ILWACO COLLEGE OF DESIGN

Prairie

ILWACO COLLEGE OF DESIGN



Prairie

Acceptable Details

1. The architecture should be based on the study of the work of the American architects of the Prairie School.
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3. The architecture should be based on the study of the work of the American architects of the Prairie School.
4. The architecture should be based on the study of the work of the American architects of the Prairie School.
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ILWACO COLLEGE OF DESIGN

Prairie Architecture

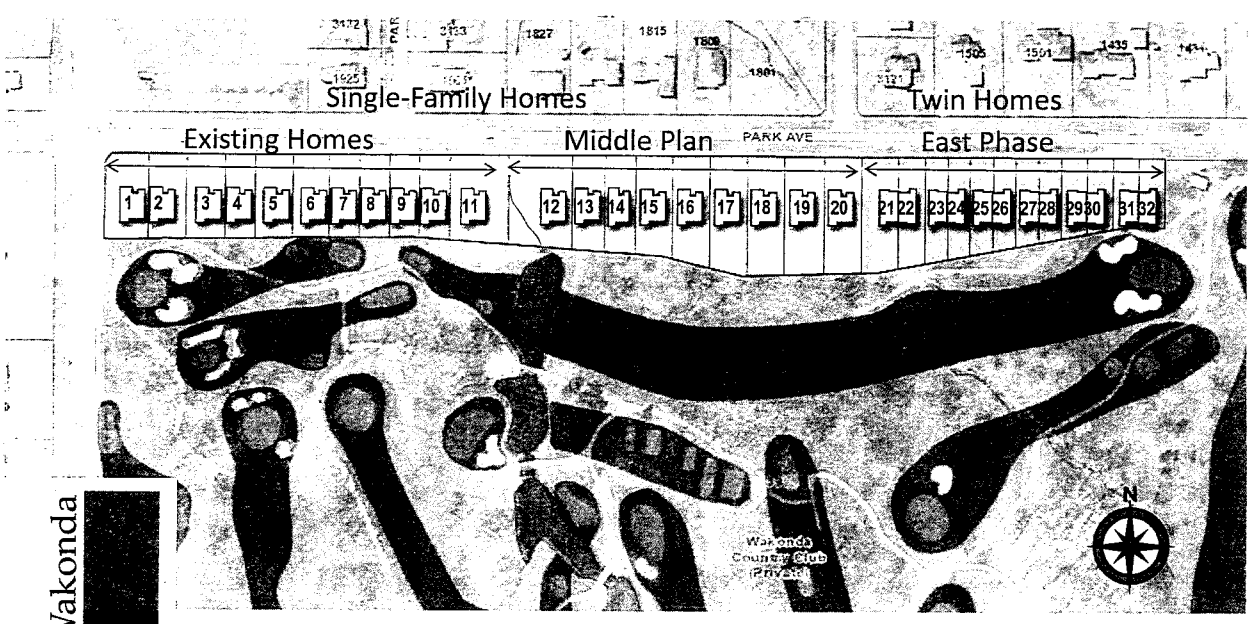
The building is a single-story house with a low-pitched roof, wide eaves, and a prominent chimney. It features a mix of materials, including brick and wood, and is surrounded by a lawn and trees.

ILWACO COLLEGE OF DESIGN



Wakonda Living Proposed Plan

October 4, 2012



8.09 Acres

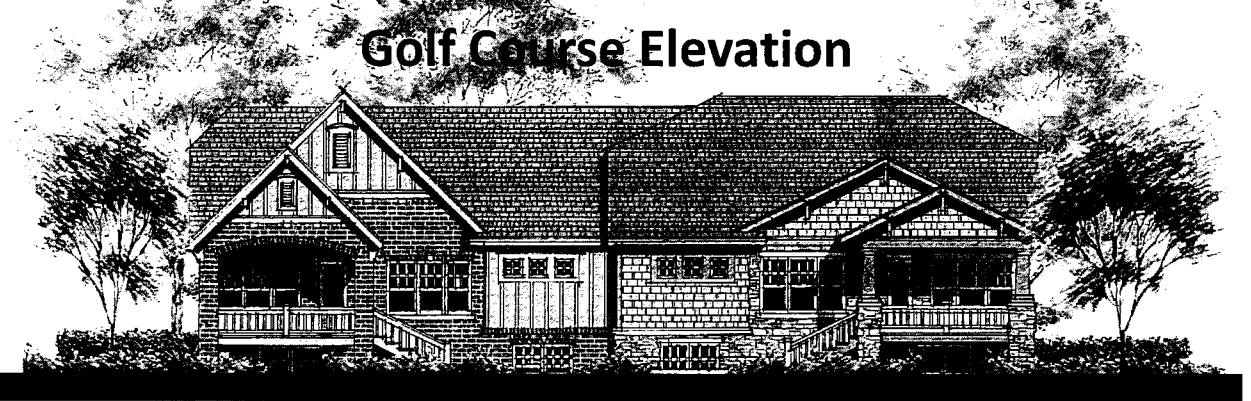
Proposed Density: 3.96 units/acre out of 6.67 units per acre permitted

Number of Units: 32

Street Elevation



Golf Course Elevation



Street Elevation



Golf Course Elevation



East and West Elevations

