



Date May 6, 2013

WHEREAS, on April 22, 2013, by Roll Call No. 13-0645, the City Council duly resolved that a public hearing to be held on May 6, 2013, at 5:00 p.m., in the Council Chambers at City Hall, 400 Robert D. Ray Drive in Des Moines, to consider a proposal from Kading Properties (purchaser) and JKM Partners, LLC (owner), to amend the approved Meadowlands PUD Planned Unit Development District Conceptual Plan for property located in the vicinity of 7400 Meadowlands Drive, to revise the configuration of 70 residential units permitted on the property from seven (7) two-story multiple-family dwellings to 35 single-story two-family dwellings; and

WHEREAS, due notice of the hearing was published in the Des Moines Register on April 25, 2013, as provided by law, setting forth the time and place for hearing on the proposed amendment to the approved PUD Conceptual Plan; and

WHEREAS, at a public hearing on April 4, 2013, the Plan and Zoning Commission recommended by a vote of 6-3 that the proposed amendment to the approved PUD Conceptual Plan be approved, subject to the following conditions and subject to the conceptual plan being first amended as set forth in the attached letter from the Planning Administrator:

1. Conformance with all administrative review comments by the Permit and Development Center.
2. Provision of a note to state that any PUD Development Plan for the development shall be presented to the Plan and Zoning Commission for review and approval.
3. Provision of a note to state that the number of permitted residential dwelling units within any future development shall be dependent upon the PUD Development Plan review and compliance with the PUD Conceptual Plan. However, the number of dwelling units shall not exceed 70 units.
4. Provision of a second remote access drive. This may require reconfiguration of the development or elimination of dwelling units and may necessitate an access easement on an adjoining property.



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5. Provision of two additional building designs with varying massing, which could include either a porch element on the front of the unit or a gabled bumpout on the rear of the unit. The facades of these building designs should also include stone materials in amounts comparable to the submitted elevations. The elevations for the additional building designs shall be approved by the Planning Administrator.
6. Revision of Unit Types "E" and "E-2" to include a stone wainscoat on the front facades to match that on Unit Type "G".
7. Provision of a note to state that all lap siding shall be cement board, wood, or engineered wood with a minimum 50-year warranty.
8. Provision of a note to state that all windows within portions of the façade sided with lap siding shall include a minimum 4-inch wide trim board that is painted a different color than the lap siding.
9. Provision of a note to state that all dwelling units shall have architectural-type asphalt shingles.
10. Provision of a note to state there would be at least 10 feet of separation between the side facades of buildings and at least 25 feet of separation between rear facades of the buildings.
11. The "private park area" shall be relocated to be near the front of the development and shall include a children's play feature and a basketball court. The placement of this "private park area" to a more appropriate location may require the elimination or the shifting of dwelling units.
12. Provision of a note to state that foundation plantings shall be provided around each dwelling unit.

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13. The Conceptual Plan shall provide a brief discussion of the proposed storm water management plan practices to the satisfaction of the Permit & Development Center's Engineering staff
14. The Conceptual Plan shall provide a brief discussion of the proposed sanitary sewer connection to the satisfaction of the Permit & Development Center's Engineering staff.
15. Provision of a note to state that any refuse collection container enclosure shall be constructed with masonry walls to match the development and steel gate.
16. The Legal Description shall be corrected on the PUD Conceptual Plan.
17. Provision of a note to reflect the 7th Conceptual Plan Amendment that was approved administratively on May 13, 2009.
18. The applicant shall provide on-site management and video surveillance equipment.

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.

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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 PUD Conceptual Plan for the property in the vicinity of 7400 Meadowlands Drive, and more specifically described below, are hereby overruled and the hearing is closed.

Lots 1, 2, 3, B, C, The Meadowlands Plat 1, an Official Plat and Lots 1, 2, 3, 4, 5, A, B, The Meadowlands Plat 2, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

2. The proposed amended PUD Conceptual Plan is hereby found to be in conformance with the Des Moines 2020 Community Character Land Use Plan, subject to the conditions identified above.

3. 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 to approve the proposed amendment to the PUD Conceptual Plan.

FORM APPROVED:

Michael F. Kelley, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				

MOTION CARRIED

APPROVED

Mayor

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

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

City Clerk

April 15, 2013

Date _____
Agenda Item 46
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 April 4, 2013, the following action was taken regarding a request from Kading Properties (purchaser) represented by Karie Ramsey (officer) to amend the Meadowlands PUD Conceptual Plan for property located at 7400 Meadowlands Drive.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 6-3 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Dory Briles	X			
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
Greg Wattier				X

APPROVAL of the proposed 8th Amendment to the Meadowlands "PUD" Conceptual Plan, subject to the following revisions: (ZON2013-00033)

1. Conformance with all administrative review comments by the Permit and Development Center.
2. Provision of a note to state that any PUD Development Plan for the development shall be presented to the Plan and Zoning Commission for review and approval.
3. Provision of a note to state that the number of permitted residential dwelling units within any future development shall be dependent upon the PUD Development Plan review and compliance with the PUD Conceptual Plan. However, the number of dwelling units shall not exceed 70 units.



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

4. Provision of a second remote access drive. This may require reconfiguration of the development or elimination of dwelling units and may necessitate an access easement on an adjoining property.
5. Provision of two additional building designs with varying massing, which could include either a porch element on the front of the unit or a gabled bumpout on the rear of the unit. The facades of these building designs should also include stone materials in amounts comparable to the submitted elevations. The elevations for the additional building designs shall be approved by the Planning Administrator.
6. Revision of Unit Types "E" and "E-2" to include a stone wainscoat on the front facades to match that on Unit Type "G".
7. Provision of a note to state that all lap siding shall be cement board, wood, or engineered wood with a minimum 50-year warranty.
8. Provision of a note to state that all windows within portions of the façade sided with lap siding shall include a minimum 4-inch wide trim board that is painted a different color than the lap siding.
9. Provision of a note to state that all dwelling units shall have architectural-type asphalt shingles.
10. Provision of a note to state there would be at least 10 feet of separation between the side facades of buildings and at least 25 feet of separation between rear facades of the buildings.
11. The "private park area" shall be relocated to be near the front of the development and shall include a children's play feature and a basketball court. The placement of this "private park area" to a more appropriate location may require the elimination or the shifting of dwelling units.
12. Provision of a note to state that foundation plantings shall be provided around each dwelling unit.
13. The Conceptual Plan shall provide a brief discussion of the proposed storm water management plan practices to the satisfaction of the Permit & Development Center's Engineering staff
14. The Conceptual Plan shall provide a brief discussion of the proposed sanitary sewer connection to the satisfaction of the Permit & Development Center's Engineering staff.
15. Provision of a note to state that any refuse collection container enclosure shall be constructed with masonry walls to match the development and steel gate.
16. The Legal Description shall be corrected on the PUD Conceptual Plan.
17. Provision of a note to reflect the 7th Conceptual Plan Amendment that was approved administratively on May 13, 2009.
18. The applicant shall provide on-site management and video surveillance equipment.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the proposed 8th Amendment to the Meadowlands "PUD" Conceptual Plan, subject to the following revisions:

1. Conformance with all administrative review comments by the Permit and Development Center.
2. Provision of a note to state that any PUD Development Plan for the development shall be presented to the Plan and Zoning Commission for review and approval.
3. Provision of a note to state that the number of permitted residential dwelling units within any future development shall be dependent upon the PUD Development Plan review and compliance with the PUD Conceptual Plan. However, the number of dwelling units shall not exceed 70 units.
4. Provision of a second remote access drive. This may require reconfiguration of the development or elimination of dwelling units and may necessitate an access easement on an adjoining property.
5. Provision of two additional building designs with varying massing, which could include either a porch element on the front of the unit or a gabled bumpout on the rear of the unit. The facades of these building designs should also include stone materials in amounts comparable to the submitted elevations. The elevations for the additional building designs shall be approved by the Planning Administrator.
6. Revision of Unit Types "E" and "E-2" to include a stone wainscoat on the front facades to match that on Unit Type "G".
7. Provision of a note to state that all lap siding shall be cement board, wood, or engineered wood with a minimum 50-year warranty.
8. Provision of a note to state that all windows within portions of the façade sided with lap siding shall include a minimum 4-inch wide trim board that is painted a different color than the lap siding.
9. Provision of a note to state that all dwelling units shall have architectural-type asphalt shingles.
10. Provision of a note to state there would be at least 10 feet of separation between the side facades of buildings and at least 25 feet of separation between rear facades of the buildings.
11. The "private park area" shall be relocated to be near the front of the development and shall include a children's play feature and a basketball court. The placement of this "private park area" to a more appropriate location may require the elimination or the shifting of dwelling units.
12. Provision of a note to state that foundation plantings shall be provided around each dwelling unit.

13. The Conceptual Plan shall provide a brief discussion of the proposed storm water management plan practices to the satisfaction of the Permit & Development Center's Engineering staff
14. The Conceptual Plan shall provide a brief discussion of the proposed sanitary sewer connection to the satisfaction of the Permit & Development Center's Engineering staff.
15. Provision of a note to state that any refuse collection container enclosure shall be constructed with masonry walls to match the development and steel gate.
16. The Legal Description shall be corrected on the PUD Conceptual Plan.
17. Provision of a note to reflect the 7th Conceptual Plan Amendment that was approved administratively on May 13, 2009.

Written Responses

7 In Favor

28 In Opposition

STAFF REPORT

I. GENERAL INFORMATION

1. **Purpose of Request:** The proposed amendment would allow "Parcel 6" of the Meadowlands PUD Conceptual Plan to be developed with 70 dwelling units within 35, 1-story, 2-unit (duplex) structures. The PUD Conceptual Plan currently allows this parcel to be developed with 70 dwelling units within 7 separate two-story structures. 70 dwelling units on 7.21 acres represents a density of 10.3 dwelling units per acre.

The development would be accessed by a drive approach from the roundabout within Meadowlands Drive. The units would all front a private access road circling through the development. Each dwelling unit would have two (2) parking spaces in front of each unit, as well as an attached garage space.

As noted in this Staff Report, staff is recommending conditions of approval that could potentially alter the layout of the development. Therefore, staff recommends that any PUD Development Plan (Site Plan) for the development be presented to the Plan and Zoning Commission for final review and approval. Staff also recommends provision of a note on the PUD Conceptual Plan to state that the number of permitted residential dwelling units within any future development shall be dependent upon the PUD Development Plan review and compliance with the PUD Conceptual Plan. However, the number of dwelling units shall not exceed 70 units.

2. **Size of Site:** 7.21 acres.
3. **Existing Zoning (site):** "PUD" Planned Unit Development District.
4. **Existing Land Use (site):** "Parcel 6" is currently undeveloped land.

5. Adjacent Land Use and Zoning:

North – “R-5”, Use is undeveloped land used for agricultural production.

South – “PUD”, Use is multiple-family residential within 2-story buildings.

East – “PUD”, Use is multiple-family residential within 2-story buildings. (Only 2 of the 5 approved buildings have been constructed at this time.)

West – “R1-60”, Use is undeveloped land used for agricultural production.

- 6. General Neighborhood/Area Land Uses:** The site is located at the northwest corner of the Meadowlands subdivision, which includes a mix of multiple-family residential uses.

- 7. Applicable Recognized Neighborhood(s):** The subject property is not located with a recognized neighborhood. However, the Meadowlands PUD is within 250 feet of both the Easter Lake Area Neighborhood and the Hillsboro Neighborhood. These neighborhoods were notified of the meeting by mailing of the Preliminary Agenda to all recognized neighborhoods on March 15, 2013. Additionally, separate notifications of the hearing for this specific item were mailed on March 15, 2013 (20 days prior) and March 25, 2013 (10 days prior to the scheduled hearing) to the Neighborhood Associations and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the PUD Planned Unit Development. A Final Agenda for the meeting was mailed to all the recognized neighborhood associations on March 29, 2013.

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 Easter Lake Area Neighborhood Association mailings were sent to Jim Bollard, 4007 Southeast 26th Street, Des Moines, IA 50320, and the Hillsboro Neighborhood Association mailings were sent to Michael Schoborg, 2519 East Havens Avenue, Des Moines, IA 50320.

- 8. Relevant Zoning History:** The currently approved configuration for 70 dwelling units within 7 buildings on “Parcel 6” was allowed by the 7th amendment to the Meadowlands PUD Conceptual Plan, which was approved administratively on May 13, 2009. This amendment needs to be listed below Amendments 1-6 on Sheet 1 of the PUD Conceptual Plan.
- 9. 2020 Community Character Land Use Plan Designation:** Medium Density Residential, which allows for densities of up to 17 dwelling units per acre. The proposed 70 dwelling units on 7.21 acres represents a density of 10.3 dwelling units per acre.
- 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. Fire Protection Comments:** The layout of the proposed development must be revised to comply with the City's requirements for fire protection. International Fire Code Section D107.1 requires that any development with more than 30 units within one- or two-family structures shall be provided with two separate and approved fire apparatus access roads. International Fire Code Section D104.3 requires that these two separate access roads shall be placed a distance apart equal to not less than one half of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between the accesses. In this instance, the access roads must be at least 375 feet apart. This may require reconfiguration of the development or elimination of dwelling units and may necessitate an access easement on an adjoining property.
- 2. Urban Design:** The PUD Conceptual Plan demonstrates that all 35 structures would have the same massing and that the units would be differentiated by a mix of 8 façade types that include varying amounts of stone material, horizontal lap siding, and shake-pattern siding, as well as asphalt shingles.

In order to provide visual relief within the development, Staff believes it is necessary to provide two additional massing types that could include either a porch element on the front of the unit or a gabled bumpout on the rear of the unit. The facades of these units should also include stone materials in amounts comparable to the submitted elevations.

The elevations demonstrate that the most visible rear and side facades of the units would be sided with predominantly with stone materials. All Units Types have stone on the front facades, except Unit Types "E" and "E-2" since they have substantial stone on the side and rear facades. However, Staff believes that these should be revised to

provide a stone wainscoat on the front to match Unit Type "G".

The applicant has indicated their intent is to use an LP Smartside lap siding that is engineered wood. Staff recommends that a note be provided on the PUD Conceptual Plan to state that all lap siding shall be cement board, wood, or engineered wood with a minimum 50-year warranty.

Staff recommends that PUD Conceptual Plan include a note to state that all windows within portions of the façade sided with lap siding shall include a minimum 4-inch wide trim board that is painted a different color than the lap siding

Staff recommends that a note be provided on the PUD Conceptual Plan to state that all dwelling units shall have architectural asphalt shingles.

The Conceptual Plan demonstrates that there would be at least 10 feet of separation between the side facades of buildings and at least 25 feet of separation between rear facades of the buildings. Staff recommends that a note be added to the PUD Conceptual Plan to reflect these dimensions.

3. **Landscaping:** The PUD Conceptual Plan indicates a landscaped buffer around the perimeter of the site, as well overstory trees scattered throughout the unit. Staff recommends that the PUD Conceptual Plan also include foundation plantings around each unit.
4. **Open Space:** The PUD Conceptual Plan demonstrates a small "private park area" at the northwest corner (rear) of the development. Staff believes that it is reasonable to relocate this area to a location near the "front" of the development that is more accessible and visible to residents. Staff also recommends that this area include a children's play feature and a basketball court within this area.
5. **Natural Site Features:** The site includes existing trees and vegetation along fence rows at the north and west site perimeters. The proposed amendment would have minimal impact on these areas. However, any grading resulting in tree removal must be in accordance with the City's Tree Preservation and Mitigation Ordinance.
6. **Drainage/Grading:** 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.

The Conceptual Plan must provide a brief discussion of the proposed storm water management plan practices to the satisfaction of the Permit & Development Center's Engineering staff.

7. **Utilities:** All necessary utilities are available to the site from existing services within adjoining Meadowlands Drive right-of-way. However, the Conceptual Plan must provide a brief discussion of the proposed sanitary sewer connection to the satisfaction of the Permit & Development Center's Engineering staff.
8. **Other Information:** The PUD Conceptual Plan demonstrates a monument sign along Meadowlands Drive. The sign would have a decorative stone base to match the stone of the dwelling units.

While refuse collection container enclosures are not proposed, staff recommends the PUD Conceptual Plan include a note to state that any refuse collection container enclosure on the site shall be constructed with masonry walls to match the development and steel gate.

The Legal Description on the PUD Conceptual Plan must be revised to "Lots 1, 2, 3, B, C, The Meadowlands Plat 1, an Official Plat and Lots 1, 2, 3, 4, 5, A, B, The Meadowlands Plat 2, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa".

SUMMARY OF DISCUSSION

CJ Stephens left the meeting @ 7:35 p.m.

Jason Van Essen presented the staff report and recommendation.

Mark Lee with Lee Engineers and Surveyors at 8003 Douglas Avenue, Urbandale representing Kading Properties stated that the applicant agrees to all but three of staff's recommendations. The first one is condition #4 in regards to the remote access. The previous approved PUD had one access. The secondary access was not used other than to the partially developed property to the east.

Dann Flaherty asked if the applicant understands that the Commission has no control over the access issue because the remote access is required by the Fire Code.

Mark Lee stated yes he understands that the Commission has no control regarding the access. However, the applicant has no authorization from the neighbors because it is in a foreclosure situation and they are not sure how they can get to that point.

He pointed out that the street access does not change and have not been able to discuss this with the fire department or staff.

Condition #5 requires two additional building designs with varying massing, which could include either a porch element on the front of the unit or a gabled bumpout on the rear of the unit.

Dan Novellie with Kading Properties 7008 Madison Avenue showed a proposal of the massing type they are asked to provide. They believe it complies with the staff recommendation.

Mark Lee stated the last concern is condition 11 which requires that the private park area be relocated near the front of the development. The reason the applicant chose the rear is because that is where the private park was located in the previous approved PUD. There are other multi-family units that have their play area in the rear so they would like for staff to reconsider that condition.

They did have a successful neighborhood meeting where they talked about assessed value of properties being diminished, potential for increased crime and increased traffic among other concerns. To address the increase in traffic they are not changing the number of units, therefore, that particular increase has already been considered in the street layout.

JoAnne Corigliano asked if the proposed units are for purchase or rent.

Mark Lee stated that the proposed units are for rent.

Tim Fitzgerald asked why did they change from the original PUD. Is it market driven or a new funding source for the project?

Mark Lee stated the proposal is the developer's standard unit.

Tim Fitzgerald asked if the developer was involved with the original PUD.

Mark Lee stated no they were not a part of the original PUD.

Tim Fitzgerald asked staff if the stormwater issue been addressed for the amount of land they are proposing to cover.

Mike Ludwig stated yes and the design would be finalized with the Final Development Plan.

Tim Fitzgerald asked how many bedrooms will be in apartment unit.

Jason Van Essen stated that the proposal is for 70 units with 3 bedrooms in each unit.

Tim Fitzgerald asked in regards to the concern of the decrease in value of property how will these units differ from the apartments in the first PUD.

Mark Lee stated that the applicant's proposal is more of a home look versus an apartment look.

CHAIRPERSON OPENED THE PUBLIC HEARING

The following spoke in opposition of the applicant's request

Tracy Rockas 2101 Meadow Ct., Apt. 504 stated the people in the Meadow Ridge Association met and they concerned about the depreciation of their property value. She shared that she just refinanced her home and the value of her property now is much lower than when she purchased it.

She also stated that she never received a meeting notice when the proposal to put up the seven units and if so she would have been there in opposition. When she purchased her property she was told there would be only homeowners in that area. Now the proposal is instead of seven big buildings they want to put up thirty-five in this small area. She also expressed concern about the park going up in front and the increase in traffic, there is already a lot of traffic.

Dr. Mildred Rivera 2101 Meadow Court, #602 stated she also have a concern about the depreciation of her property. She researched Kading Properties, they have properties in Altoona, Newton, Boone, Perry and Urbandale and 73.5% of their rating was negative. Noted was poor quality of construction, poor management, parking problem and there is no pet or children supervision. That type of housing will have a negative impact to the

value of their property, will increase the traffic, Meadow Lane Drive and Meadow Court will become a parking option for tenants that own more than one vehicle.

Greg Jones asked where did this research come from.

Dr. Mildred Rivera stated she got the information from the website and submitted copies of her documentation for the record.

Diana Kramer 2101 Meadow Court, #403 stated she purchased her property because it was a very clean and quiet area and has enjoyed her stay. She also did some research online and found the same review that Dr. Rivera found. She did take time to drive to Kading Properties new development in Altoona. She also attended the neighborhood meeting and was informed that there will be new tenants in the neighborhood and there some tenants income is \$24,000 per year. Her list of concerns are the following:

- What is proposed for the size of the area
- The new building will be neat and clean now, but what will they look like in the future.
- They already have a low income rental situation to the west of her property which gives her a lot of concerns because of the number of cars coming and going in the area.
- She was also informed that the construction of condominiums across from her location had stopped and there would be apartments built there which would cause a very large traffic increase.
- Because they are going to allow two 40 lbs dogs in each dwelling unit at the proposed site she will have to clean up more dog feces.

She would like to only have single-family homes in that area or low income elderly that need a nice place to live.

Lynnette Chapman 2100 Meadow Lane Unit 505 stated she was not able to attend the neighborhood meeting but she has some concerns. Roundabouts are nice but there are a high number of people who go through them the wrong way. There will be an increase in traffic with the development that is proposed. She was led to believe that this property was going to be condominiums. They were going to be purchased property. Now to find out they are going to be rentals she is strongly opposed. That many units coming off of a roundabout will be very congested, green space will be diminished. She would prefer elderly low income versus low income. Also reducing the number of units because of the congestion that already exists in that area. Perhaps moving the park area to the center where it is away from the street where it would be more centrally located. She is also concerned with the decrease of her property value.

Jim Bollard 4007 SE 26th Street stated he did attend the meeting. One of his concern was the fire access and the density. He believes the best option to this development is to work with the developer.

Rebuttal

Mark Lee stated that Kading Properties quality is excellent and they manage their sites very well and would like to provide homes in the City of Des Moines.

Karie Ramsey 7008 Madison Avenue addressed the concerns. At the meeting they did tell the attendees of Kading's intent to retain ownership and lease all of the units. She

stated there are 38 comments on the website in regards to her company. The first one was reported in 2004. Their average tenant stay is 2.5 years company wide. The average tenancy for projects closer to this area is 7 years. She believes that people do not stay somewhere if they are unhappy with the service. They are in the business to lease, they do have a maintenance team. The property will be kept up and clean or the tenants not adhering to the rules will not be their tenants. Since these units will be leased, that gives Kading Properties control. They do put a better product on their buildings than most builders to protect their investment.

Tim Fitzgerald asked about the security and whether or not there will be an on-site manager.

Karie Ramsey stated a lot of the time they have someone living onsite that tenants can go to in case of emergency. They also have some video surveillance on some of the sites.

Mike Ludwig asked if any of those security measures are proposed on this site.

Karie Ramsey stated yes they can definitely do that. They do have a wide variety of tenants and their average age is 39 years old.

Tim Fitzgerald asked if there was anything in place in case a guest stays a long period of time.

Karie Ramsey stated the onsite person and someone daily will be looking out for something like this and address it. There is a two car maximum per unit rule. Vehicles must be registered with that property.

Tim Fitzgerald asked if there is a bus route out there and if not is there a sidewalk that protects people.

Karie Ramsey stated that their average income is \$38,500 for all of their property and \$42,000 in the metro which she does not consider to be a low income project. There will be a private sidewalk that connects to the public sidewalk. The Dart Bus Route is close but does not come into the area.

Tim Fitzgerald suggested that they contact Dart to add a route in that area.

Lynnette Chapman stated the closest bus stop is at Southridge Mall.

CHAIRPERSON CLOSED THE PUBLIC HEARING

Mike Ludwig pointed out that status of ownership is not a zoning matter. There is single-family housing, duplex housing and multi-family housing and the Commission does not regulate whether they are owned or rented. In Des Moines there is a rental code and rental inspection of rental units. There are minimum standards that a house must meet to be rented. Condominium ownership will be maintained by a common unit. The applicant has been open with the neighborhood that they are proposing to rent all of the units. In regards to the increased traffic, 70 units have already been approved for this area. The density has not changed. The type of housing has changed which may be triggering the fire code comment. In regards to the playground area, there may have been a playground area approved in the back previously. However, with the current proposal it is remote and the ability to monitor is very limited. The applicant has indicated that they will have onsite

management and video surveillance. Staff is not aware of any plans to extend Pine Avenue. There is already an approved development to the north of this and no extension of Pine Avenue was proposed. If this request is approved staff will continue to work with the developer on the building design. The developer is proposing a 6.5 million dollar project.

John "Jack" Hilmes confirmed that 70 units are already approved on the site and now the applicant is requesting they take the same number of units but have more buildings.

Greg Jones stated that he believes that this is better than the original proposal.

Will Page stated that with all of the conditions that staff has listed it gives him concern.

Greg Jones pointed out that this is only a preliminary plan and they would need to come back to the Commission with the Final Development Plan.

Shirley Daniels stated that she agrees with Greg in that this proposal is a huge improvement to the original proposal. She believes the number of staff recommendations secures things and the applicant would have to come back to the Plan and Zoning Commission with the Final Development Plan.

Dann Flaherty stated that he does not like this project. It looks too confined and a drainage problem will be created. Therefore he is not willing to support this project.

JoAnne Corigliano stated that she agrees that the density is frightening.

Shirley Daniels noted that the density is the same as previously approved.

Will Page stated that the density is the same but the number of buildings and amount of building coverage is different. He is concerned about the children who will live in the units.

COMMISSION ACTION:

Jacqueline Easley stepped out of the meeting and did not participate in vote.

Will Page moved to deny the applicant's request to amend the Meadowlands "PUD" Conceptual Plan.

Motion failed 3-6 (Dann Flaherty, Christine Pardee, and Will Page voted in favor. Greg Jones, John "Jack" Hilmes, JoAnne Corigliano, Dory Briles, Shirley Daniels, and Tim Fitzgerald vote in opposition).

Greg Jones moved staff recommendation to approve the proposed 8th Amendment to the Meadowlands "PUD" Conceptual Plan, subject to the following revisions:

1. Conformance with all administrative review comments by the Permit and Development Center.
2. Provision of a note to state that any PUD Development Plan for the development shall be presented to the Plan and Zoning Commission for review and approval.

3. Provision of a note to state that the number of permitted residential dwelling units within any future development shall be dependent upon the PUD Development Plan review and compliance with the PUD Conceptual Plan. However, the number of dwelling units shall not exceed 70 units.
4. Provision of a second remote access drive. This may require reconfiguration of the development or elimination of dwelling units and may necessitate an access easement on an adjoining property.
5. Provision of two additional building designs with varying massing, which could include either a porch element on the front of the unit or a gabled bumpout on the rear of the unit. The facades of these building designs should also include stone materials in amounts comparable to the submitted elevations. The elevations for the additional building designs shall be approved by the Planning Administrator.
6. Revision of Unit Types "E" and "E-2" to include a stone wainscoat on the front facades to match that on Unit Type "G".
7. Provision of a note to state that all lap siding shall be cement board, wood, or engineered wood with a minimum 50-year warranty.
8. Provision of a note to state that all windows within portions of the façade sided with lap siding shall include a minimum 4-inch wide trim board that is painted a different color than the lap siding.
9. Provision of a note to state that all dwelling units shall have architectural-type asphalt shingles.
10. Provision of a note to state there would be at least 10 feet of separation between the side facades of buildings and at least 25 feet of separation between rear facades of the buildings.
11. The "private park area" shall be relocated to be near the front of the development and shall include a children's play feature and a basketball court. The placement of this "private park area" to a more appropriate location may require the elimination or the shifting of dwelling units.
12. Provision of a note to state that foundation plantings shall be provided around each dwelling unit.
13. The Conceptual Plan shall provide a brief discussion of the proposed storm water management plan practices to the satisfaction of the Permit & Development Center's Engineering staff
14. The Conceptual Plan shall provide a brief discussion of the proposed sanitary sewer connection to the satisfaction of the Permit & Development Center's Engineering staff.
15. Provision of a note to state that any refuse collection container enclosure shall be constructed with masonry walls to match the development and steel gate.
16. The Legal Description shall be corrected on the PUD Conceptual Plan.

17. Provision of a note to reflect the 7th Conceptual Plan Amendment that was approved administratively on May 13, 2009.

18. The applicant shall provide on-site management and video surveillance equipment.

Motion passed 6-3 (Greg Jones, John "Jack" Hilmes, JoAnne Corigliano, Dory Briles, Shirley Daniels, and Tim Fitzgerald vote in favor and Dann Flaherty, Christine Pardee and Tim Fitzgerald voted in opposition).

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mike L.", is written over the typed name.

Michael Ludwig, AICP
Planning Administrator

MGL:clw

Attachment

Request from Kading Properties (purchaser) represented by Karie Ramsey (officer) to amend the Meadowlands PUD Conceptual Plan for property located at 7400 Meadowlands Drive. The subject property is owned by JKM Partners, LLC.					File # ZON2013-00033
Description of Action	Approval of a request to amend the Meadowlands PUD Conceptual Plan for property located at 7400 Meadowlands Drive, to revise the configuration of 70 residential units permitted on the property from seven (7) two-story multiple-family dwellings to 35 single-story two-family dwellings subject to revisions.				
2020 Community Character Plan	Medium-Density Residential and Commercial: Pedestrian-Oriented Neighborhood Node (current & no change proposed)				
Horizon 2035 Transportation Plan	No Planned Improvements				
Current Zoning District	"PUD" Planned Unit Development				
Proposed Zoning District	"PUD" Planned Unit Development				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Inside Area	7	28			
Outside Area					
Plan and Zoning Commission Action	Approval	6-3	Required 6/7 Vote of the City Council	Yes	
	Denial			No	X

Kading Properties - 7400 Meadowlands Drive

ZON2013-00033



Item ZON2013-00033

Date 3/27/13

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

(Circle One)

Print Name

Robert J Gibson

Signature

Robert J Gibson

Address

2220 E. Lusk Ln #4

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

Item ZON2013-00033

Date March 31 2013

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

(Circle One)

Print Name Steve Potter

Signature Steve Potter

Address 2100 Meadow Chase Lane

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

Item ZON2013-00033

Date 3/29/13

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

(Circle One)

Print Name Joe Sargent

Signature Joe Sargent

Address 2100 Meadow Chase LN 201

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

To Save Keding a buck or two! :)

Item ZON2013-00033

Date 28 MAR 2013

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

(Circle One)

Print Name JOE CAMPOPIANO

Signature Joe Campopiano

Address 2200 E SOUTHDAL E DR

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

Item ZON2013-00033

Date 3/27 / 2013

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

(Circle One)

Print Name Sherry Begalske

Signature Sherry Begalske

Address 2107 Meadow Ct # 306

ISM 50320

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

I think immediate development of single family
homes will increase property values in
the area and make it family-friendly as
our community grows.

Item ZON2013-00033

Date 3-30-13

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

(Circle One)

Print Name Leigh Ann Sheehy

Signature Leigh Ann Sheehy

Address 2100 Meadow Chase Ln, Unit 310
DSM, IA 50320

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

Item ZON2013-00033

Date Apr 2, 13

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

(Circle One)

Print Name Richard Wittich

Signature Richard Wittich

Address 5528 E. Luster Ln #1

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

Item ZON2013-00033

Date 30 Mar 2013

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

(Circle One)

Print Name Keith P Thomas

Signature [Signature]

Address 2205 E Southdale DR

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

The Reason is because I Feel that apartments
will bring the wrong people here, and drive down the
value of my property. would rather see them
stay townhomes.

Item ZON2013-00033

Date 3-29-13

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

(Circle One)

Print Name Maurine Pullen

Signature [Signature]

Address 3320 E. Ruston Dr #7

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

Having grown upon a farm, I enjoy
some open space.

ZON2013-00033

Date 4/02/13

Item

I (am) ☒ **RECEIVED** in favor of the request.COMMUNITY DEVELOPMENT
(Circle One)

APR 03 2013

DEPARTMENT

Print Name

Signature

Address

BRIDGET ANN STOLMEIER

Bridget Ann Stolmeier

2001 MEADOW CT. # 104
Bsn 50320

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

They look good on paper - In reality
they look like "barracks" / student housing /
"post war" dwellings - Cheaply constructed -
who now days installs window ^{CONDITIONERS} AIR ~~CONDITIONERS~~ ^{CONDIT}?
Their sign in Indiana says "Townhomes" 4 rent!

ZON2013-00033

Date

4/1/13

Item

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

(Circle One)

Print Name

Signature

Address

Billie Fruster

Billie Fruster

2101 Meadow Ct #705

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

opposing due to the reviews of ^{how} ~~how~~ this company
has managed other rental developments in other cities.
Overwhelming bad reviews. Do not want the same type
next door.

Home ownership developments vs. renting developments ^{helps my home's} ~~value~~ value.

Item ZON2013-00033 Date 3/26/13

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

(Circle One)



Print Name Brandy Omundson

Signature Brandy Omundson

Address 2100 Meadow Chase Ln
Unit 402

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

NOT IN FAVOR

Item ZON2013-00033 Date 3-26-13

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

(Circle One)



Print Name Rhonda O'Riley

Signature _____

Address 2101 MEADOW CT # 1003

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

Increased Crime Rates

Lower property value

We already have our share low rent

housing in our area.

Let's build them in your neighborhood

Item ZON2013-00033

Date March 26, 2013

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

(Circle One)

Print Name Lester C. Fleming

Signature Lester C. Fleming

Address 2220 E Luster Ln. #6

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

I appreciate the open space.

Item ZON2013-00033

Date 03/26/2013.

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

(Circle One)

Print Name MUKESH TAYAL

Signature M. Tayal

Address 13936 OAK BROOK DR
URBANDALE, IA 50323.

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

- Bad reviews of the builder on Internet.
- We purchased assuming this would not be an apartment complex type community. All rental units will significantly decrease the value of our condo unit in the same community.

Item ZON2013-00033

Date 3/27/13

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

(Circle One)

Print Name Kimberly Stephens

Signature Kimberly Stephens

Address 2101 meadow Ct #1002
PSM, IA 50320

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

Don't want to increase property tax in
my area. Don't want ^{any more} income
people living in the area.

Item ZON2013-00033

Date _____

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

(Circle One)

Print Name Val Vista Hillside LLC

Signature [Signature]

Address 6501 SE 14th

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

Already too much low
rent housing in this area

Item ZON2013-00033

Date March 29, 2013

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

(Circle One)

Print Name Mildred Rivera

Signature M Rivera

Address 2101 Meadow Ct, Apt 602.
Des Moines, IA 50320

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

- It will bring our property value down
- The reviews in the Kading Properties web page are very negative.
- In case of emerging issues, there is a high probability that management will not solve problems (according to web page)

Item ZON2013-00033

Date 3-28-13

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

(Circle One)

Print Name SHIRLEY GRIFFIN

Signature Shirley Griffin

Address 2101 MEADOW CT, #1303
50320

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

Item ZON2013-00033

Date

3/28/2013

46

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

(Circle One)

Print Name

OLUFEMI OLAGBASU

Signature

[Signature]

Address

2000 Meadow Ct Unit 101
D.M. it

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

Item ZON2013-00033

Date

3-27-13

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

(Circle One)

Print Name

Richard Biederman

Signature

Richard Biederman

Address

2100 Meadow Chase Ln. #401

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

Item ZON2013-00033Date 3/26/2013I (am) (am not) in favor of the request.

(Circle One)

Print Name Tracy Rockas, FKA Tracy/HughSignature Tracy RockasAddress 2101 Meadow Ct. #504

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

I'm opposing because I'm very concerned
about the depreciation this will cause on
the value of my home and the homes
around me. I've already LOST a lot of
value since I bought in 2005. Thank You

Item ZON2013-00033Date 3/27/13I (am) (am not) in favor of the request.

(Circle One)

Print Name Abby Kessler (Steffensen)Signature Abby KesslerAddress 2101 Meadow Ct #502

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

We already have low income rentals by us, I do
not want any more - this brings my property value
down. My house has already gone down about
\$40,000.⁰⁰

Item ZON2013-00033

Date 3-27-13

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

(Circle One)

Print Name Carey E. Bishop

Signature Carey E. Bishop

Address 2100 Meadow Chase Ln Unit 108
Des Moines, IA

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

Item ZON2013-00033

Date 3/27/13

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

(Circle One)

Print Name Debra A. Vandeweerd

Signature Debra A. Vandeweerd

Address 2101 Meadow Ct # 801

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

These unit, which are low rent duplexes,
will lower even more, our property
value. These types of rental unit usually
bring in more criminal activity. Since we
have low rent areas now crime is high already

Item ZON2013-00033

Date 27 March 2013

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

(Circle One)

Print Name Richard Berry

Signature Richard Berry

Address 2100 meadow Chase Ln unit 410
Des Moines IA 50320

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

- ① An over abundance of traffic already on the
only two streets available for passage.
- ② Storm Water system already overworked in neighborhood
- ③ Already over abundance of Apartments and Condos
in area that are vacant, In foreclosure and for rent.

Item ZON2013-00033

Date 3.27.13

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

(Circle One)

Print Name Charles Grimm

Signature Charles B Grimm

Address 7316 SE 23rd St #4
Des Moines IA 50320

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

- will lower value of our property
- will increase traffic
- View
- reduce privacy
- will bring too many kids which means more
noise

Item ZON2013-00033

Date 3.29.13

46

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

(Circle One)

Print Name

Signature

Address 2101 Meadow Ct. Unit 1402

Home: 1512 SW 44th St. Lawton, OK 73505

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

I am opposed due to concern of
decreased property value for my
townhome.

Item ZON2013-00033

Date 4-1-2013

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

(Circle One)

Print Name

Signature

Address 2000 Meadow Ct. Unit 106

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

I purchased a Condo in what was to be 5 buildings
of condos. These are now worth 1/4 of what I paid
for mine. If more rental properties go in next
to mine, I think my Condo will drop in value
to the point I will not be able to sell it for
any price.

Item ZON2013-00033

Date 4/1/13

I ☒ (am not) in favor of the request.

(Circle One)

Print Name Angie McCombs

Signature Angie McCombs

Address 2000 Meadow Ct Unit 110
DM 50320

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

Their other places look like CRAP!
Window air - no space
BAD BAD
It looks good on paper only.

Item ZON2013-00033

Date 3-29-13

I ☒ (am not) in favor of the request.

(Circle One)

Print Name Nancy L. Miller

Signature Nancy Miller

Address 2000 Meadow Ct #105 DM.

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

ZON2013-00033

Date 4/4/2013

Item

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

(Circle One)

Print Name Lynnette Chapman

Signature Lynnette Chapman

Address 2100 Meadow Creek Ln. #505

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

Rental properties will depreciate the property values

Further. Access is directly off the roundabout. Traffic

with roundabouts people go the wrong way. "Park" should

not be right on the street. Too many units whether as

2-story or 1 story for area. Severe reduction in green space.

If multi-unit rental restrictions are elderly to maintain quiet neighborhood. If multi-unit rental restrictions are elderly to maintain quiet neighborhood. If multi-unit rental restrictions are elderly to maintain quiet neighborhood.

Item ZON2013-00033

Date 04/02/13

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

(Circle One)

Print Name Ernesto Castaneda

Signature Ernesto Castaneda

Address 2101 Meadow Ct

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

Crime rates will go up higher than they already are w/ the lower income housing present.

Plenty of ^{vacant} housing elsewhere, no need for more.

Item ZON2013-00033

Date 3/29/13

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

(Circle One)

Print Name Bryan J Young

Signature Bryan J Young

Address 2000 Meadow Ct #112 DMA IA 50320

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

My property value has dropped enough
already!

Item ZON2013-00033

Date 3-30-13

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

(Circle One)

Print Name Amy (Kuldenberg) Matzen

Signature Amy Matzen

Address 2101 Meadow Court #301

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

Do not want the average property value to
decrease



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Kading Properties

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Vansetta F.

Joined 4 months ago

Doesn't Recommend

November 15, 2012

I moved into kading property on August 25, 2012 in their newly built townhomes in Altoona, Iowa and let me tell you it's been nothing but a NIGHTMARE!!!!!! Love my place ~minus the mice~ I was very disappointed in the fact that my place has no space what so ever! No linen closet nor any towel racks in the bathroom. Really? Who doesn't do that? The first issue was they had my van towed for expired plates, and leaking transmission fluid. Remember...at this time I had only been living in Altoona for about 3 weeks. I could have gotten my plates right away had I not given them all my money to move in. First of all, I had no idea my van leaked, because at the place I lived prior to moving to Altoona my van did not leak. Maybe it was due to my garage at my prior place was level ground. The drive at my new place is slightly slanted. I did not have my up to date tags because I was not driving my van, and I did not want to pay for tags and insurance if I was not driving it. I had not put it in the garage because I had boxes and totes in there from moving. They had my van towed on a Friday, September 28, 2012 and did not leave any information about who towed it or where it was towed. SOOO UNPROFESSIONAL!!!!!! I did not find out where my van was until that following Monday, October 1 when kading property called me to tell me where my van was at, and had the nerves to ask about my rent. How Rude!!!! It cost me \$258.00 to get my van back. I was sooo mad, because in the lease it stated "Non Working Vehicles" will be towed. My van works! Nothing about expired plates. I forgot to mention that they told me to clean up the leak before my van was towed. I bought some stuff from the auto part store to clean up the leak and I bought a huge leak/drip

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Des Moines, IA Metro



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October 31, 2011

Very Poor Communication. We moved into one of the duplexes in Newton on pretty short notice, and the office was great in working with us, and getting the place turned around as quickly as possible, as someone else was moving out at the same time.

The maintenance guy is great, if you can get ahold of him directly, but don't count on any kind of communication from the office, unless your rent is late. They hardly ever answer the phone.

When we moved in, we were thinking about getting a cat or dog, and were told that there would be a \$100 pet DEPOSIT, which seemed very reasonable. We want to adopt from a local shelter, and recently contacted the office to pay the deposit, only to be told that it was in fact a \$250 NON-REFUNDABLE FEE. Either get your story straight, or tell that to people up front!

0



MrZach
Joined 2 years ago

Doesn't Recommend

July 01, 2011

Don't Listen to the Good Reviews, Just Look Elsewhere. I have a feeling the "good" reviews are from Kading staff themselves trying to sell people on their crappy units.

I moved in while attending college. It started out good at first. I was shown a nice, clean unit and when asked if I could keep my daughter's guinea pigs there, I was told caged pets were no problem. That is one of the reasons I chose the place. Two or three weeks in, the maintenance guy came over to fix a problem with the living room ceiling fan and saw the guinea pigs. He immediately told me that I would have to get rid of the pigs because the only caged pets allowed were hamsters, fish and birds. I told him I didn't understand why hamsters could stay, but not slightly larger rodents like guinea pigs. I also said that I had asked to keep the guinea pigs before I signed anything, but he said I must have been hearing things because guinea pigs aren't allowed. I told him they could try to evict me if they were going to act that way. Nothing came of it. Probably because neighbors keep all kinds of pets.

It didn't stop there. They complained if I wasn't around to take my garbage can in the garage immediately after pick-up even though other people's cans never leave the curb. They came knocking on my door to yell at me when the neighbor kids left bikes on the yard, accusing me of letting my daughter leave her bike out which wasn't allowed. My daughter was four at the time and the bikes left in the yard were too big for her to ride. And I have more instances of harassment that I just can't fit in a review.

The units have no storage, no amenities. Better bring your own appliances because the ones they provide are cheaply made and break constantly. They won't repair stuff unless you threaten them. I have mold growing in my laundry room. They clean it out, but it comes back, which wouldn't happen if they did it correctly. The air conditioner freezes up constantly. One time it did when we were having 95 degree heat and it was over 100 in my house. I called and they did not call back until six hours later. It was 10:00 at night by then and they said nobody could fix it until tomorrow afternoon. I said that my daughter was getting severe heat rash and asked that they pay for a hotel room for the night since the heat levels were dangerous. Heather told me that since I was "getting snotty" with her she would tell the maintenance guy not to make my air conditioner a priority and we could wait a couple of days. It was repaired the next morning after I threatened to contact the county Health Department due to the dangerous conditions. But in return, they harass me constantly about everything they can, like the garbage cans. Stuff they don't harass other tenants about.

I've finally had it, looked up the law and gave them 10 days' notice in writing to fix the mold problem once and for all or I'm leaving and asking for my deposit back, as allowed by law. I expect a fight, but I'm willing to take it to small claims court.

If you rent from these slumlords and have trouble, don't say the reviews didn't tell you



I'm looking for...

Des Moines, IA Metro

ADVERTISE WITH US

June 18, 2010

So Far So Good. My mother and I have been pleased with our townhouse unit. We were treated wonderful by Heather and the staff. Each time I've called with a question or concern it has been addressed immediately! I'm sure that wherever you go that there will always be the good and the bad, but I have to say after reading many of the bad reviews that the lease clearly stated what we could and couldn't have and also before becoming a tenant that we were given the opportunity to see the unit and to read the lease. It's kind of hard to complain after knowing this and being given the option on whether or not to become a tenant.

The only problem thereafter is the fact that the neighbor has a dog and I own no pets. The neighbor expects me to be kind enough to allow their pet to be on my door step whenever it chooses. I talked to the neighbor and I talked to Heather and it was quickly addressed. The lawn has been mowed every week on the same day. While I don't like the parking and the street gets crowded, it was told to us in advance whereas I can't complain about something that I knew about. If I do have a problem, then I am quite aware of my rights as a tenant and as with any rental agreement: Tenants should always secure themselves by taking pictures, doing things in writing, and reading the fine print. That is why the Tenant/Landlord laws exist and they are easily accessible.

I'm more comfortable knowing that I'm aware of my rights and I've also not had anything major happen since my tenancy began months ago.

0



matthewmorgan
Joined 3 years ago

Doesn't Recommend

June 17, 2010

DON'T MOVE HERE!!!! So we moved in 3yrs ago and at first year it was great.. Then all of a sudden they moved in a ton of section 8 low lifes and druggies... Apartments were being raided for drugs a pedifile moved in across the street and they allow all of this.. I took a moving job for them and mowed 3 big complexes which took all day to do and they only paid me \$100 to do so.. I also installed new tile through out an apartment and help Dan with a bunch of work.. Then yesterday Heather came over and bitched about my 2yr old daughter's 6 inch deep swimming pool. Then told me that i couldn't keep my 10 week old boxer puppy cuz its a pit bull... i informed her that it was not a pitbull, it is a boxer and then told her of 4 tenants who have actual pitbulls and 2 which are very mean, and Heather informed me to worry about my self.. I got a letter today in the mail saying i have 3 days to get the pitbull which is a boxer out of here. so again i told her it was a boxer and not a pitbull and about the neighbors pit that chased a girl up the street trying to attack her and that Dan the maintenance man had seen this pitbull and didnt make them get rid of it..... so what iam trying to say is i would not let my biggest enemy move into these shitty slumlords apts. and suggest finding another place to live... we also have mold growing and a hole above our shower that has been there for months because they are to lazy to fix anything...And when my girlfriend called Kerry to collect the rest of the money they owe us for mowing she called her a drug addicted and said if she was called again she would press charges on us. Heather yesterday stated we wouldn't get paid at all unless we signed a paper stating we would move out! Since when do you have to sign anything to get paid for a job that has already been done.They now have plans in the works to evict us after this month (since we are already paid) for no reason. We have done nothing wrong to deserve this and you better believe we are going to fight this all the way through court! We have no plans on staying here but we are not going to let them get away with this horrible treatment and bullying! **DO NOT EVER MOVING INTO ANY OF THESE APARTMENTS!!! YOU WILL PAY TOO MUCH MONEY FOR A LITTLE APARTMENT, NO YARD AND BE TREATED HORRIBLY!**

0



barrellracer
Joined 3 years ago

Doesn't Recommend

June 07, 2010



I'm looking for...

Des Moines, IA Metro

ADVERTISE WITH US

about all that is nice here.

0

**AnyaEsq**

Joined 14 years ago

Doesn't Recommend

November 16, 2009

Horrible. Since we have moved into this place in Boone, we have been harassed on a nearly daily basis by the guy who drives around in his white truck making sure nobody breaks the rules. I finally called and told them that it had to stop, that even the landlord does not have the right to knock on our door constantly to tell us we needed to pick up a plastic bag that blew into our yard or asking if we knew anything about such-and-such that happened in the neighborhood. Instead of an "I'm sorry, we'll stop it," I got a whole lot of rudeness, threats of eviction and when I told them that I had passed the bar this year and very well knew the law on landlord harassment and retaliatory eviction, the woman on the phone threatened "to call whoever hands out bar licenses and have [mine] revoked for not knowing the law and obeying it." I have recorded all this and we are looking for a new place to live, middle of lease or not. Avoid these "townhouses" at all cost!

0

**ALH10**

Joined 4 years ago

Recommends

August 31, 2009

I like it!!!!!! We just moved in to Kading Properties, I have found the landlords and office people extremely helpful and not bothersome at all. being able to pay your rent via credit/debit is a huge benefit. i think prices are very reasonable. The units are uniform and made cheaply, trim isnt perfect, and it is pretty plain jane(no dishwasher, garbage disposal etc) but they really give you a lot of leeway for you to be able to personalize and make it your home, not just some place your renting. I enjoy the attached garage and single home entrance.

0

**renterman**

Joined 4 years ago

Doesn't Recommend

August 24, 2009

Kading developments. Kading Properties are very proud of these cheaply built duplexes they own in various small towns around IA. (Grinnell, Madrid, Perry, Boone...) You will be left annoying little notes of the privileges of owning a pet and where you can store your grill. The rent is high, and every expense was spared in construction. All I can say is beware of the trademark battleship grey with poorly finished drywall. Blue and white townhomes for rent sign is a good sign to keep looking. Hope you find somewhere else to live.

0

**honestjoe**

Joined 4 years ago

Doesn't Recommend

April 06, 2009

What ever it takes for the almighty dollar. These places may look good in pictures and from the outside but, live in one for a while and deal with the land lords you will be singing a different tune. It is my opinion that the material they use is the cheapest they can find and trim work looks to be poor workmanship. High rent, and high expectations of renters but, little expectations of they're work poor lawn care and poor snow removal and people in office are rude and slow to fix things. I would never rent from this company again and would tell anybody that asks me about them not to. Rent at your own risk be ready to fight tooth and nail for deposit even willing to take them to court. I am curious how many people git a deposit back from this company.



I'm looking for...

Des Moines, IA Metro



ADVERTISE WITH US

offense

0



cdsummers

Joined 5 years ago

Doesn't Recommend

September 22, 2008

poor organization. we signed a lease for a duplex. than got word that heather rented it to others after our lease was signed. we were than told another opening was gonna be open the end of the month. 2.5 weeks later we still haven't been allowed to see the other property. so are still in the process of fighting for our deposit.

RENTERS BEWARE..... DONT RENT FROM THIS COMPANY

0



buyjustice

Joined 5 years ago

Doesn't Recommend

September 17, 2008

Unimpressed.. High rental cost, considering that most are unfurnished. Crowded, inconvenient visitor parking. High expectation of renters on appearance, such as, "curtain inspections" however, close observations reveal, what appears to be cheapest construction materials used as well as uneven interior trim, plug-in covers, as well as other finishing details.

0

Write a Tip for Kading Properties

Write a Tip... optional



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Kading Properties

★☆☆☆☆ 27 Reviews [Write a Review](#)



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7008 Madison Ave Urbandale, IA 50322

Pictures of Kading Properties



- [Reviews](#)

Insider Pages Reviews for Kading Properties



★☆☆☆☆ JT ROCKWELL

[jeff h.](#) 1 Kading Properties

i lived at kading properties in perry iowa 3 yrs ago and i was shown the unit that we were going to rent and it was gross and dirty, but i was told that when we were ready to move that the whole place was going to be redone and clean. YEAH RIGHT!!!! it still looked the same but the smell was even worse now. it took them 3 days to clean it up. then i was getting ready to have a baby and the baby came on the rent due date. so dan the maintenance man came to my door showing a blank piece of paper in my face telling me that the VERY RUDE AND NASTY manganger Heather wanted me to sign this blank form. STAY AS FAR AWAY AS U CAN!!!! they have many properties in small towns so make sure that they are not Kading Properties!!!!

October 13, 2012



★☆☆☆☆ this is messed up

[amie k.](#) 1 Kading Properties i just wanna know if there this bad how is anyone allowed them to stay open im sure glad that a friend pointed this out to me bcause thats riduclouse on how they're aloud to treat tenates like that i know if you have to get something fixed and you do it your self you can take it off your rent

August 29, 2012



☆☆☆☆☆ *This is an AWFUL PLACE*

Mary H. 1 Kading Properties

I give this place NO STARS... this is a horrible place to live!! They treat you very poorly, do not fix things (our front door wouldn't lock for over 2 months) they refused to fix it... carpeting was awful, walls looked awful, cheap poorly built places.. biggest problem is the manager of this place Heather, she is stupid, and does not know the landlord/tenant laws. The handyman swore at me one day, and called me a liar about something that fell apart which was not our fault. When we were moving out, we found the carpet was soaking wet, and was all moldy under our furniture!! DO NOT RENT FROM THESE PEOPLE... unless you want to be treated like dirt and worse... and we did not get our deposit back either!! And we paid \$725.00 a month with our own appliances!! They also do not spray for bugs... we had roaches and huge spiders and they refused to treat the property! WARNING WARNING find another place to live!! Managed by Kading Properties gestapo!!

March 18, 2012



☆☆☆☆☆ *Run Away do not even look at these dumps*

Lindsay N. 1 Kading Properties

We have lived with mold in our Kading properties in boone iowa for almost 1 year of really bad mold, all the kids and myself are really sick and have been for months. We called several times for repair and when the guy showed up to help us he just gave us a can of kilz and shrugged it off, so we started taking pictures, once i just gave the landlord the pictures of the horrible mold, and withheld the rent, then they decided to come in and help us. Well after the many hours the man spent here cleaning we found tons more mold when he left. They do not like to repair anything until you freak out, and Heather who cannot communicate with others without threats and yelling is pretty scary to deal with. And if you want to rent in Boone, this is the person you must deal with.....Beware I regret ever moving here, i now have to use an inhaler daily and i have hard times breathing because of the mold.....Run

April 13, 2011



☆☆☆☆☆ *RUN!!! FAR FAR AWAY!!! OR TAKE PICTURES AND DOCUMENT!!!*

Wesley M. 1 Kading Properties

My girlfriend and I moved in here back in April of 2009 thinking it would be a great place to live. When we were shown the place, we were shown a clean, well kept unit thinking that was what we were going to get. 2 weeks before we were scheduled to move in, we stalked the neighborhood in Perry, IA to make sure it would be a great place to live and everything seemed very calm and quiet...little did we know that is NOT what it is. Once we were moved in, we had neighbors in our yard, walking in between our cars, 2-5 years old children running down the street until 9p.m.-10p.m.. The day we moved in, my girlfriend was to meet Heather for the keys at a time both specified and

agreed upon, when my girlfriend showed up, Heather was no where to be seen. After 15 minutes of waiting, my girlfriend called and Heather could not make it, not informing either myself or my girlfriend. Finally, later that day my girlfriend was let into the unit we were signing for and there was literally human crap in the toilet...one of the workers had crapped in the toilet while the water was shut off and left it. There were cockroaches everywhere both live and dead, the fridge and oven were in the garage uncleaned. THIS PLACE IS A JOKE AND SO IS THE MANAGEMENT! DO NOT RENT FROM THEM! THERE ARE BETTER PLACES TO RENT FROM!

IF YOU DO RENT FROM THEM, DOCUMENT and TAKE PICTURES OF EVERYTHING WRONG! DOCUMENT DOCUMENT DOCUMENT! I could sit here and read off the pages that we took of this place, but these bitches are not worth my time except this rating.

February 06, 2011



★ ★ ★ ★ ★ *there a joke*

[kyle e.](#) 1 Kading Properties

Kading Properties is a joke i worked for them for 9 mounths and got treeted like crap. i got fyerd for not risking my life and driving a crappy truck out of town on my day off to cut rail road tys. they are a realy pice of work and think there high and mighty and there tendin are trash

October 08, 2010



★ ★ ★ ★ ★ *Not even worth 1 star*

[john b.](#) 1 Kading Properties

Wow....I thought I was the only one getting this treatment. Kading Properties is the worst place I have lived. I lived here for 2 weeks and already know this. I've experienced everything on this wall of complaints. They are very poorly managed, even the tenant that shows the houses and gives out the leases in my area has called the main office girl an air head. I moved in thinking this was a amazing deal for college and that these house were very nice...but that was to much to ask. I was showed a duplex that was cleaned and painted very well and everything in perfect order that I was supposed to be moved into...well that didn't happen. I was moved into a duplex that wasn't cleaned whatsoever. I had to re-paint the walls since the idiots used satan paint over semi gloss. I had to carpet clean everything and the water that I got out of them was black and moldy!!! On top of all this they failed to mention that a water main broke in the back bedroom and flooded the entire place but just let it air dry out and with a shop vac. One of the corners of the house smells like the people living here used it as a bathroom. The yard was torn up with dirt spots everywhere. These guys demanded cash or money order only without receipts back! We had to ask for it. They also handed me a lease that they whited out from previous use!!!!!! Are these guys really this cheap? Another thing before I moved here that I heard about was they sprayed the grass with chemicals and didn't tell anyone or put signs up...week later everybody's dogs pissing and crapping blood with vomiting and diarrhea. That is animal cruelty!....I would love to hear other peoples complaints about this so email me at jb6075@hotmail.com

August 02, 2010

Latest reviews from [Citysearch.](#)



★☆☆☆☆ *PLEASE DONT MOVE IN!!!*

by samantha1119 at Citysearch 1 Kading Properties

August 12, 2010

Kading Properties are the worst people to rent from. The duplexes are poorly built and they build them so fast that things aren't put together right!! I pay \$660 for mine, and the foundation is coming apart. AND THESE ARE SUPPOSED TO BE BRAND NEW!! Some of the properties I've seen, there is barely any room to drive your car in and out! Also, the dumb bitch (landlord), harrasses you and acts like you're a piece of crap cuz her daddy (the real owner) pays for everything of hers! Ugh.....just please please dont rent from these people!!!



★☆☆☆☆ *Run as fast as you can*

by IndyIA1979 at Citysearch 1 Kading Properties

July 26, 2010

These places have to be the worst built places ever. I don't know how they passed building inspections. It is impossible to find a stud in the walls, and in some corners there are no studs at all. The tile floors are not level and some tiles sit higher than others. There was also grout all over all of the tiles, and they said that it would eventually wear off, one year later and still there. It is like they expect you to fix all of their crappy work if you want to have a decent home to live in. When you walk on the carpet if you step where there is a tack strip be prepared for it to get you in the foot. They say that the wall air conditioner is big enough and powerful enough to cool the unit, however it is not you have to run it constantly and have tons of fans going to get this accomplished, and since the windows and doors leak air like no other prepare for a huge energy bill. You can see daylight through the top of the door when it is closed and you can stick your finger through the gap. So if you want a crap hole to live in and high energy bills then this is the place for you. Otherwise, run, run, run as fast as you can.

Pros: NONE

Cons: Cheap Carpet, Poorly Constructed,



★★★★☆ *So Far So Good*

by Rochelle76 at Citysearch 3 Kading Properties

June 18, 2010

My mother and I have been pleased with our townhouse unit. We were treated wonderful by Heather and the staff. Each time I've called with a question or concern it has been addressed immediately! I'm sure that wherever you go that there will always be the good and the bad, but I have to say after reading many of the bad reviews that the lease

clearly stated what we could and couldn't have and also before becoming a tenant that we were given the opportunity to see the unit and to read the lease. It's kind of hard to complain after knowing this and being given the option on whether or not to become a tenant.

The only problem thereafter is the fact that the neighbor has a dog and I own no pets. The neighbor expects me to be kind enough to allow their pet to be on my door step whenever it choses. I talked to the neighbor and I talked to Heather and it was quickly addressed. The lawn has been mowed every week on the same day. While I don't like the parking and the street gets crowded, it was told to us in advance whereas I can't complain about something that I knew about. If I do have a problem, then I am quite aware of my rights as a tenant and as with any rental agreement: Tenants should always secure themselves by taking pictures, doing things in writing, and reading the fine print. That is why the Tenant/Landlord laws exist and they are easily accessible.

I'm more comfortable knowing that I'm aware of my rights and I've also not had anything major happen since my tenancy began months ago.

Pros: Good Selection/Things still new/ Fast Service

Cons: Storage space/ Visitor Parking/ Neighbor Issues



☆☆☆☆ DON'T MOVE HERE!!!!

by matthewmorgan at Citysearch 1 Kading Properties

June 17, 2010

So we moved in 3yrs ago and at first yeah it was great.. Then all of a sudden they moved in a ton of section 8 low lifes and druggies... Apartments were being raided for drugs a pedifile moved in across the street and they allow all of this.. I took a mowing job for them and mowed 3 big complexes which took all day to do and they only paid me \$100 to do so.. I also installed new tile through out an apartment and help Dan with a bunch of work.. Then yesterday Heather came over and bitched about my 2yr old daughter's 6 inch deep swimming pool. Then told me that i couldn't keep my 10 week old boxer puppy cuz its a pit bull... i informed her that it was not a ptbull, it is a boxer and then told her of 4 tenants who have actuall pitbulls and 2 which are very mean, and Heather informed me to worry about my self.. I got a letter today in the mail saying i have 3 days to get the pitbull which is a boxer out of here, so again i told her it was a boxer and not a pitbull and about the neighbors pit that chased a girl up the street trying to attack her and that Dan the maintainace man had seen this pitbull and didnt make them get rid of it..... so what iam trying to say is i would not let my biggest enemy move into these shitty slumlords apts. and suggest finding another place to live... we also have mold growing and a hole above our shower that has been there for monthes because they are to lazy to fix anything...And when my girlfriend called Kerry to collect the rest of the money they owe us for mowing she called her a drug addicted and said if she was called again she would press charges on us. Heather yesterday stated we wouldn't get paid at all unless we signed a paper stating we would move out! Since when do you have to sign anything to get paid for a job that has already been done.They now have plans in the works to evict us after this month (since we are already paid) for no reason. We have done nothing wrong to desrve this and you better believe we are going to fight this all the way through court! We have no plans on staying here but we are not going to let them get away with this horrible treatment and bullying! DO NOT EVER MOVING INTO ANY OF THESE APARTMENTS!!! YOU WILL PAY TOO MUCH MONEY FOR A LITTLE APARTMENT, NO YARD AND BE TREATED HORRIBLY!

Pros: none

Cons: slum lords



☆☆☆☆ Beware of Mold

by barrellracer at Citysearch 1 Kading Properties

June 07, 2010

We moved in august. Let me tell you things started from the begining. We were told that we were getting a unit that was clean and very nice. We signed lease there and everything was great till we came with the moving truck the next morning and were told that the unit was already taken and we were getting a different one. No big deal right... WRONG!!! the unit we got has missing things not cleaned at all and we were told that the lease we signed was a mistake by them and that some one else had already moved in. So here we were cleaning our unit and had already paid a deposit. As time goes on things get worse our children can't play outside because neighborhood dogs and children running wild with knives and air guns. About January our tub wouldn't drain and it leaked. We tried everything even the stuff the wonderful maintenance man left on our door step one morning before 5 a.m. when my husband got home from work. It didn't work finally two months later we hired a plumber ourselves which yes we deducted from our rent and they are still b*tching about. Our children have had nothing but respiratory problems. We have a friend who is a contractor and we had him come in to look at the place and yes there is mold everywhere. Our attic insulation is only about 2 inches thick if even and is black. Our walls have black stuff above the heaters and behind the dryer and yes it is mold no soot like they say it is. I mean come on how stupid do they think we are soot does not come from electric heaters and electric dryers. We have talked to about 10 tennets down here and all of them say they have "soot" above their heaters. All I have to say is if you are desprate and don't care about your family and their well being welcome to Kading if you do run and run fast far away

Cons: everything



★★★★★ HOME

by Lulu2196 at Citysearch 5 Kading Properties

April 30, 2010

I have also had a great experience with Kading Properties. My mother moved into a Kading Properties unit in Newton when she had to sell her home. She did not want to move into a nursing home so we found a nice place that would take her and her dog. Not alot of places allow pets and Kading Properties understands the love of pets. They went out of their way to make sure my mother was taken care of...out of their way to take her trash out, shovel her patio, pick up her rent, and even call me when they hadn't seen any action there for a few days and they were worried she was sick! They worked with us on making paying rent easy with 2 payments and no late fee was ever added. Sometimes the girls would stop over (unannounced) just to visit with her. That made me feel she was taken care of and I would recommend Kading Properties to anyone.

Pros: Management And Office People Are Great

Cons: Renters That Ruin It For Us Good Tenants



★★★★☆ *At Home*

by BuchH2 at Citysearch 4 Kading Properties

April 05, 2010

I have lived here for a little over 2 months now, the management seems to be very friendly. I think for the price its a great place, I have looked at other apartments in the same price range and they were complete dumps, so I was excited to find something that didn't look overly lived in. I guess I don't understand all the bad reviews..I have never had a problem with anyone showing up unannounced, not that I would care if they did I don't have anything to hide and I have a clean place.

Pros: Quick response time, friendly, informative

Cons: every place has the good and bad..



☆☆☆☆☆ *DO NOT RENT FROM HERE*

by angryinperry at Citysearch 1 Kading Properties

March 19, 2010

we have been here in perry for only 7 months and have had so many problems with the "manager" or caretaker here that we finally have had the police involved and all we got from the Kadings was a bunch of grief and was told that maybe we should move because of this. The homes here look nice but that is about all that is nice here.

Pros: none

Cons: everything



☆☆☆☆☆ *Horrible*

by AnyaEsq at Citysearch 1 Kading Properties

November 16, 2009

Since we have moved into this place in Boone, we have been harassed on a nearly daily basis by the guy who drives around in his white truck making sure nobody breaks the rules. I finally called and told them that it had to stop, that even the landlord does not have the right to knock on our door constantly to tell us we needed to pick up a plastic bag that blew into our yard or asking if we knew anything about such-and-such that happened in the neighborhood. Instead of an "I'm sorry, we'll stop it," I got a whole lot of rudeness, threats of eviction and when I told them that I had passed the bar this year and very well knew the law on landlord harassment and retaliatory eviction, the woman

on the phone threatened "to call whoever hands out bar licenses and have [mine] revoked for not knowing the law and obeying it." I have recorded all this and we are looking for a new place to live, middle of lease or not. Avoid these "townhouses" at all cost!

Pros: Only that I have a roof over my head

Cons: Management



★★★★☆ *I like it!!!!!!!!!!!!*

by ALH10 at Citysearch 4 Kading Properties

August 31, 2009

We just moved in to Kading Properties, I have found the landlords and office people extremely helpful and not bothersome at all. being able to pay your rent via credit/debit is a huge benefit. i think prices are very reasonable. The units are uniform and made cheaply, trim isn't perfect, and it is pretty plain jane(no dishwasher, garbage disposal etc) but they really give you a lot of leeway for you to be able to personalize and make it your home, not just some place your renting. I enjoy the attached garage and single home entrance.

Pros: great town, and neighborhood, friendly people, nice looking

Cons: cheaper made



☆☆☆☆☆ *Kading developments*

by renterman at Citysearch 1 Kading Properties

August 24, 2009

Kading Properties are very proud of these cheaply built duplexes they own in various small towns around IA. (Grinnell, Madrid, Perry, Boone...) You will be left annoying little notes of the privileges of owning a pet and where you can store your grill. The rent is high, and every expense was spared in construction. All I can say is beware of the trademark battleship grey with poorly finished drywall. Blue and white townhomes for rent sign is a good sign to keep looking. Hope you find somewhere else to live.

Pros: Space, but no storage

Cons: Crowded noisy, cheaply built, annoying landlords



☆☆☆☆☆ *What ever it takes for the almighty dollar*

by honestjoe at Citysearch 1 Kading Properties

April 06, 2009

These places may look good in pictures and from the outside but, live in one for a while and deal with the land lords you will be singing a different tune. It is my opinion that the material they use is the cheapest they can find and trim work looks to be poor workmanship. High rent, and high expectations of renters but, little expectations of they're work poor lawn care and poor snow removal and people in office are rude and slow to fix things. I would never rent from this company again and would tell anybody that asks me about them not to. Rent at your own risk be ready to fight tooth and nail for deposit even willing to take them to court. I am curious how many people git a deposit back from this company.

Pros: the town is nice

Cons: very poor construction rude customer service.



☆☆☆☆☆ *Renters beware of you Landlord/tenant code*

by particularrae at Citysearch 1 Kading Properties

April 05, 2009

When we notified them that we were moving out is when the trouble started. Two weeks into the notice, they started wanting to show the unit with little to no notice. When we called to complain about it, they said that they wouldn't charge us anything more if we kept our mouth shut. Then they called me a "brat" since I knew what I was talking about. I wouldn't suggest anyone renting from them. Esp. since they don't know the Landlord/Tenant laws themselves.

Pros: Nice town to raise your kids

Cons: Horrible landlords



☆☆☆☆☆ **TERRIBLE!**

by pedro12 at Citysearch 1 Kading Properties

April 04, 2009

We moved in to a property and all was fine paid rent on time for the entire lease. Then we found a place that would more fit are family size. Thats when they started showing the apartment with little to no notice. We moved out and cleaned and scrubbed and were out by midnight feb 28 new tennant moved in the next day. 30 days later we git a letter charging us for stuff we already did and took pictures of ,and the letter was charging us for stuff they never did.

I would suggest to anybody never rent from this company. still fighting for deposit.

Pros: no pros at all

Cons: rude customer service and horrible snow removal and lawncare



★☆☆☆☆ *Run as fast as you can*

by honestrenter at Citysearch 1 Kading Properties

April 04, 2009

I have just moved in approx. 1 month ago. Had no other option so had to move here. It wasn't 1 week and Heather stopped uninvited, without even calling me, wanting to show the place... The tile is broken in the kitchen and bathroom due to poor workmanship. This place should be investigated by HUD!!! The person who answers the phone at the office is a liar and is very rude and inconsiderate. If you are reading this, RUN as fast as you can!!!

Pros: The town is nice

Cons: floors cracked, way expensive, yard sucks, poor construction



★★★★★ *Very nice and large townhouses*

by bburns95 at Citysearch 5 Kading Properties

January 31, 2009

Thank you so much to Kading Properties for helping us get into a place we now call our home! I love having a garage that is attached! Maintenance and all the staff at Kading Properties is extremely helpful. I would recommend renting from Kading.



★☆☆☆☆ *poor service*

by irritated1 at Citysearch 1 Kading Properties

January 10, 2009

We've lived at a "Kading Property" for almost 2 years now. At move in we were told that the snow removal and lawn care were provided. For the 2nd year we've had to shovel snow ourselves if we want to get cars out. At the beginning of the snow season this year whomever answered the phone at the office very rudely told us if we didn't like the snow removal we could do it ourselves or move out. As far as lawn care is concerned, it's in a word embarrassing. We've taken pictures of the grass and weeds at 14" tall.

If you are looking for a place to move - KEEP LOOKING!



★☆☆☆☆ TERRRIBLE!

by leahbabez at Citysearch 1 Kading Properties

December 15, 2008

We moved in and yes it is unfurnished completely and we have to pay \$25 for stove and \$25 for refrigerator. And then it comes with no currents, towel rods, shelf space in bathroom, shower curtain rod, heating and air are on wall not central, no disposal in kitchen, and it is cheaply made and I pay \$660 a month! A year lease can't wait to leave it is a boring neighborhood too unless you have kids or are elderly... no offense.

Pros: Nada.

Cons: Everything.



★☆☆☆☆ poor organization

by cdsummers at Citysearch 1 Kading Properties

September 22, 2008

we signed a lease for a duplex. than got word that heather rented it to others after our lease was signed. we were than told another opening was gonna be open the end of the month. 2.5 weeks later we still haven't been allowed to see the other property. so are still in the process of fighting for our deposit.

RENTERS BEWARE..... DONT RENT FROM THIS COMPANY

Pros: well they answered to phone

Cons: gave away the property after lease and deposit were done



★☆☆☆☆ Unimpressed.

by buyjustice at Citysearch 1 Kading Properties

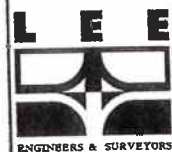
September 17, 2008

High rental cost, considering that most are unfurnished. Crowded, inconvenient visitor parking. High expectation of renters on appearance, such as, "curtain inspections", however, close observations reveal, what appears to be cheapest constuction materials used as well as uneven interior trim, plug-in covers, as well as other finishing details.

P.U.D. CONCEPTUAL PLAN 8TH AMENDMENT MEADOWLANDS

DESIGN START DATE:
12-19-12
DATE PLOTTED:
03-06-13
PRELIMINARY FIELD
WORK COMPLETED:
03-08-08
FIELD BOOK NO.
2013-01

SOUTHERN HORIZON CONDOMINIUMS
DES MOINES, POLK COUNTY, IOWA



8003 DOUGLAS AVENUE
URBANDALE, IOWA 50322
TELE: (515) 252-7457
EMAIL ADDRESS:
mark.lee@lee-engineers.net

DRAWING TITLE:

CONCEPT
PLAN

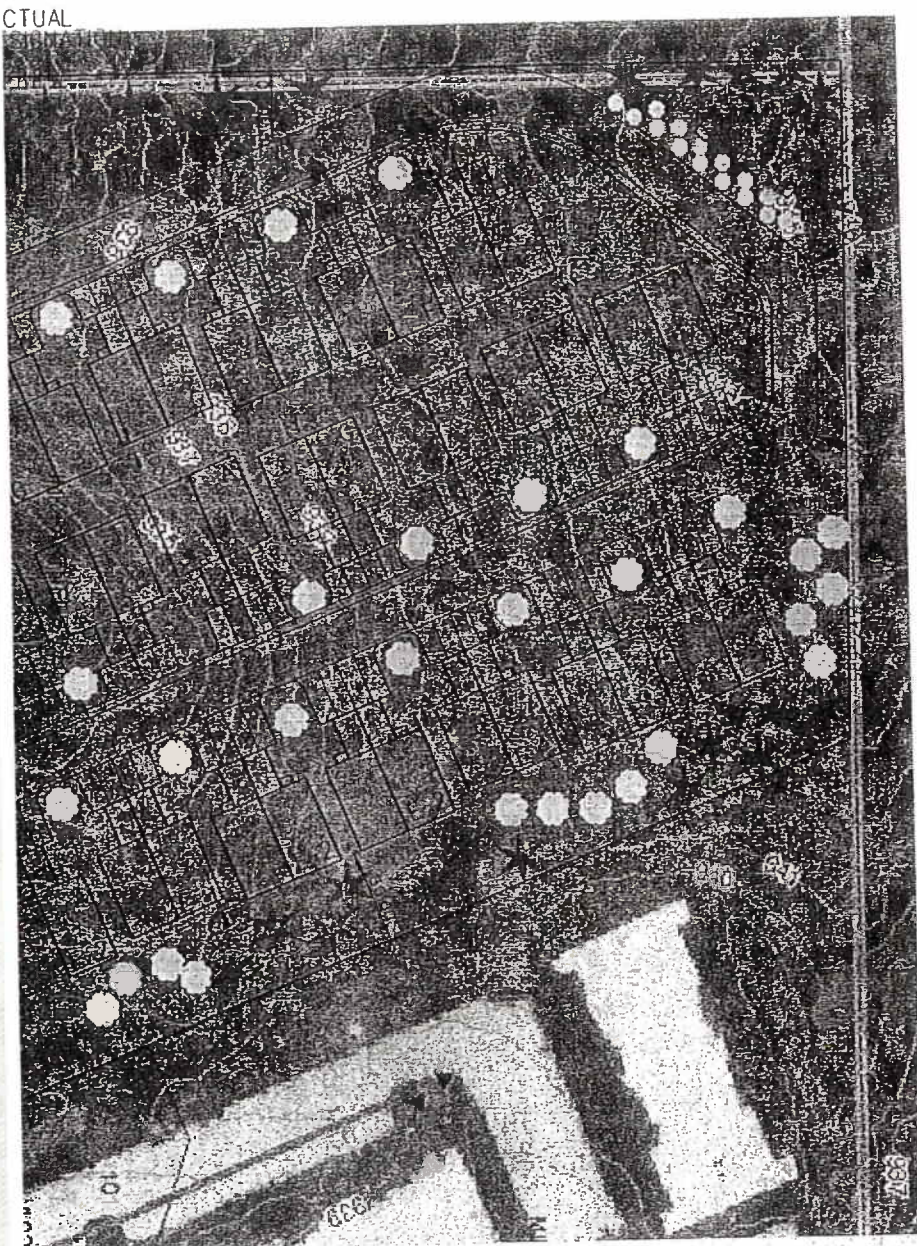
DRAWN BY:
M.L.L.
CHECKED BY:
M.L.L.

DATE:
03-04-13

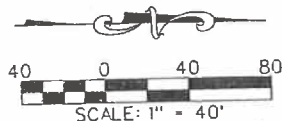
JOB NO.
12090

SHEET

C-2



PAVEMENT DETAIL

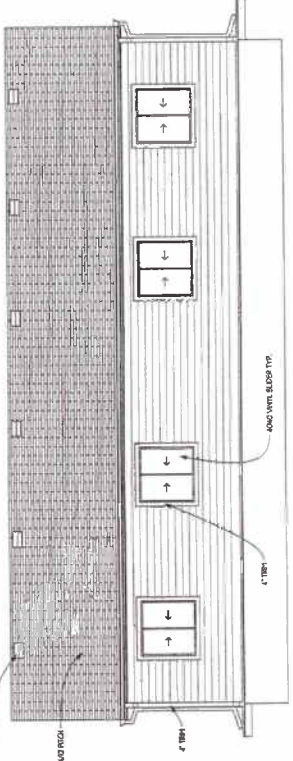
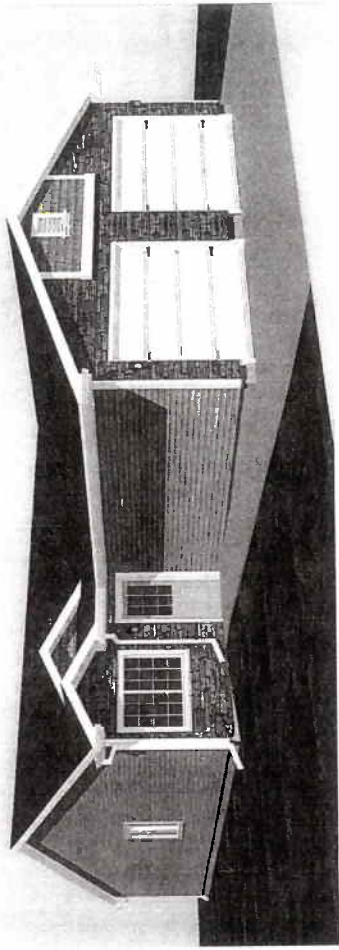


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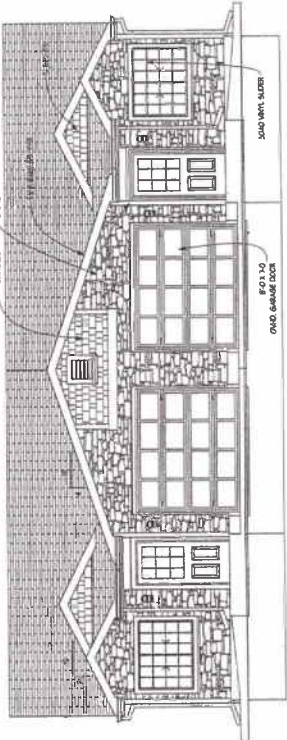
THE DESIGN REPRESENTS AN APPROXIMATE REPRESENTATION OF THE PROPOSED PROJECT. IT IS NOT A CONTRACT DOCUMENT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE DESIGN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE DESIGN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

Condominium Project by Kading Properties

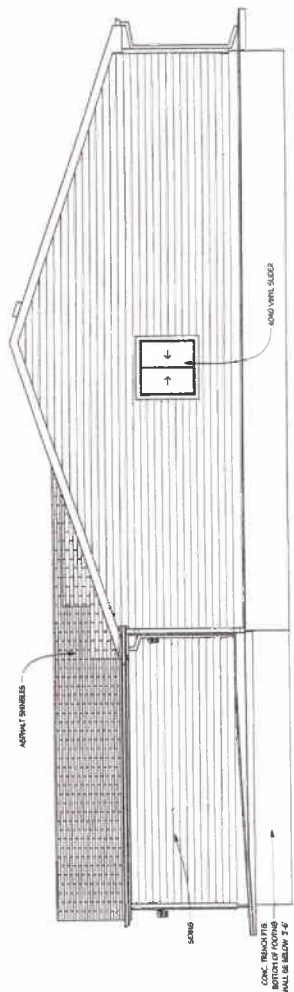
DATE: 10/15/2024	PROJECT: 24-001
DESIGNER: J. KADING	CLIENT: KADING PROPERTIES
UNIT TYPE: A	REVISIONS:
SHEET NO. 2 OF 3	



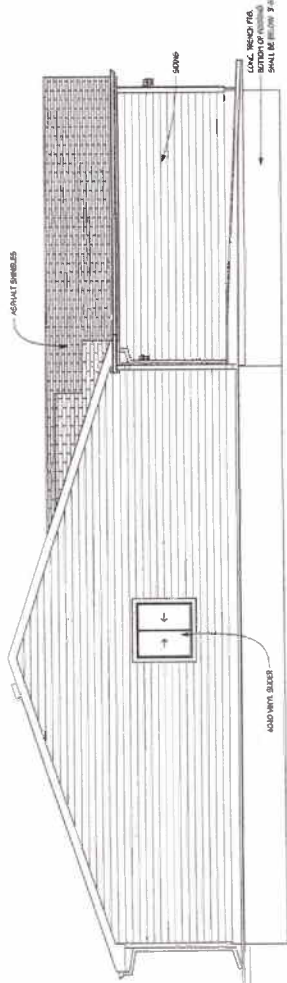
3 Rear Elevation
SCALE: 1/8" = 1'-0"



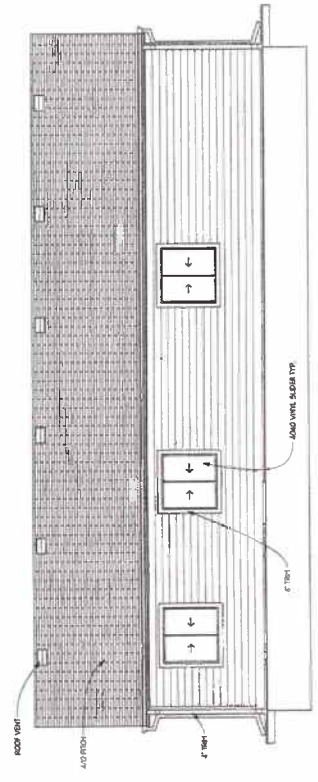
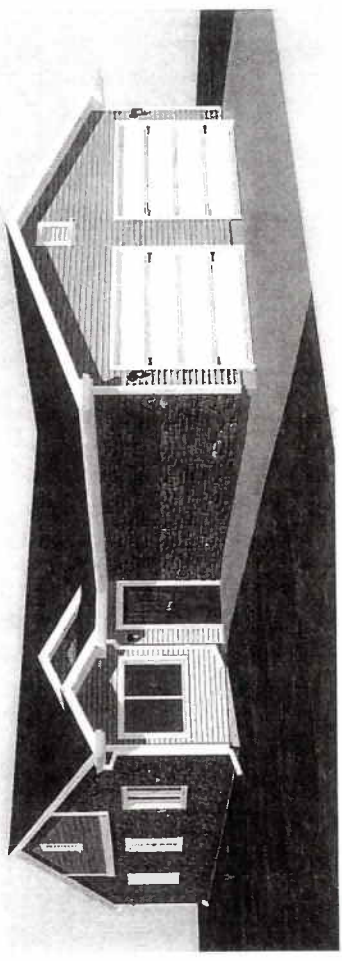
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SCALE: 1/8" = 1'-0"



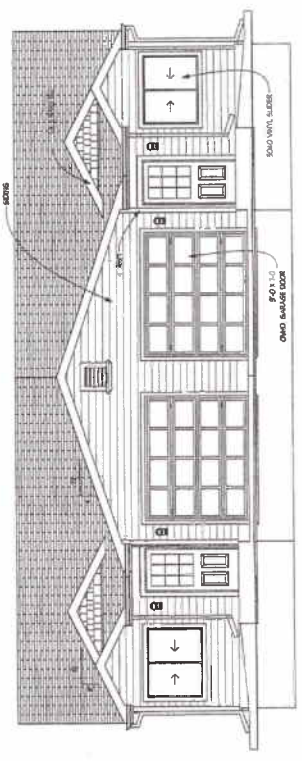
4 Right Side Elevation
SCALE: 1/8" = 1'-0"



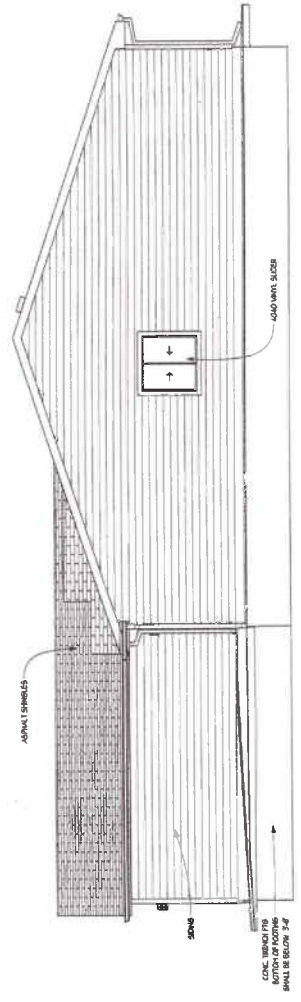
2 Left Side Elevation
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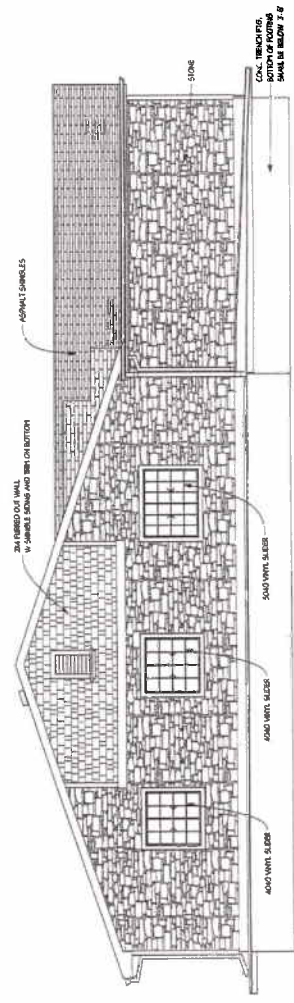
3 Rear Elevation



1 Front Elevation



4 Right Side Elevation



2 Left Side Elevation



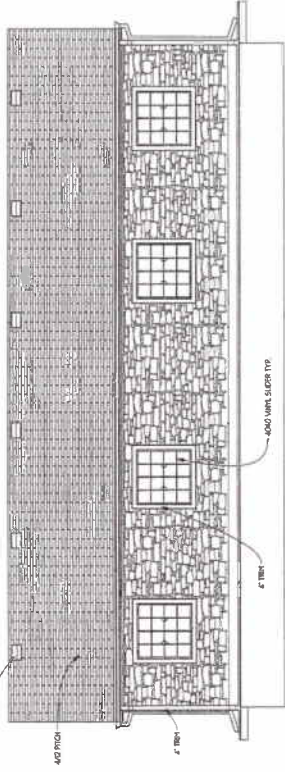
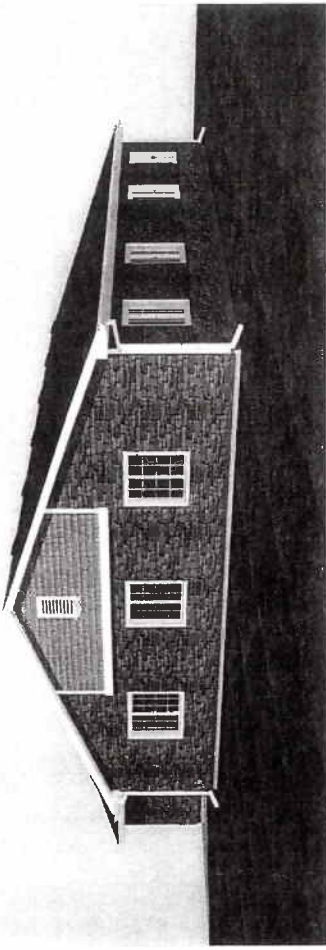
THE DESIGN PROFESSIONAL, ARCHITECT, ENGINEER, AND ALL OTHERS ARE NOT RESPONSIBLE FOR THE CONSTRUCTION OF THIS PROJECT. THE DESIGN PROFESSIONAL, ARCHITECT, ENGINEER, AND ALL OTHERS ARE NOT RESPONSIBLE FOR THE CONSTRUCTION OF THIS PROJECT.

Condominium Project by Kading Properties

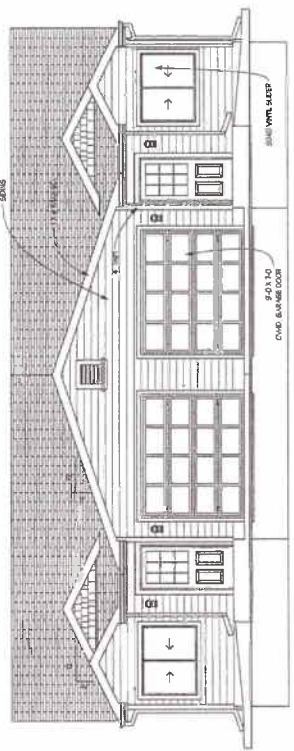
DATE: 11/11/11
REVISIONS: 1.11.11

CONTRACT: Unit Type C
REVISIONS: 1.11.11

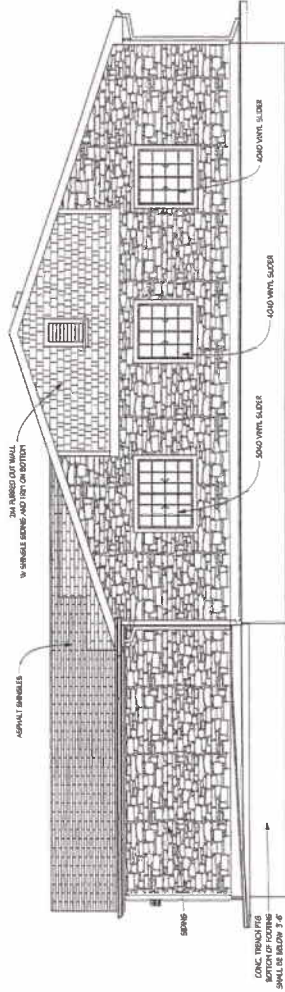
Sheet no. 2 of 3



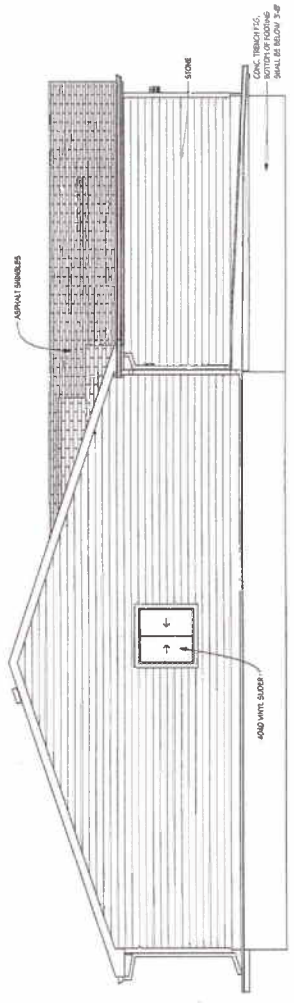
3 Rear Elevation
SCALE: 1/8" = 1'-0"



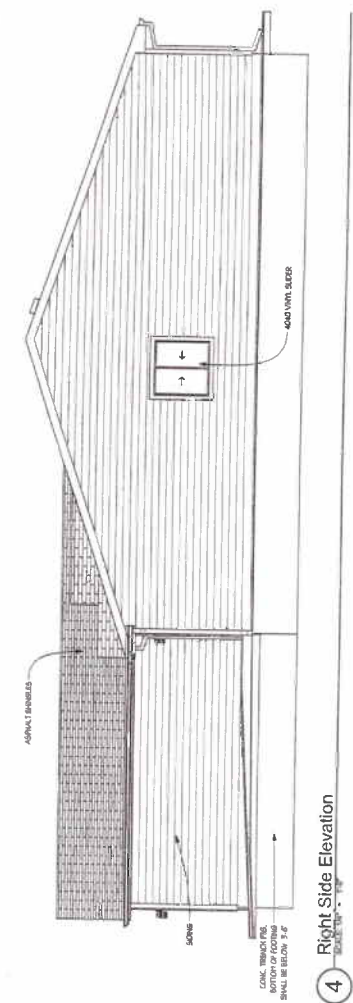
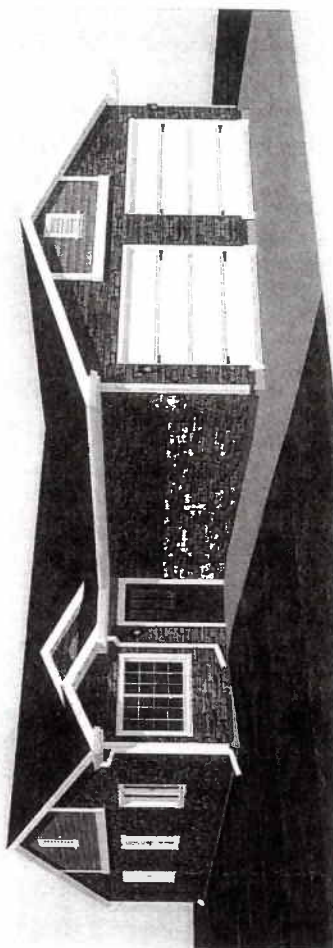
1 Front Elevation
SCALE: 1/8" = 1'-0"



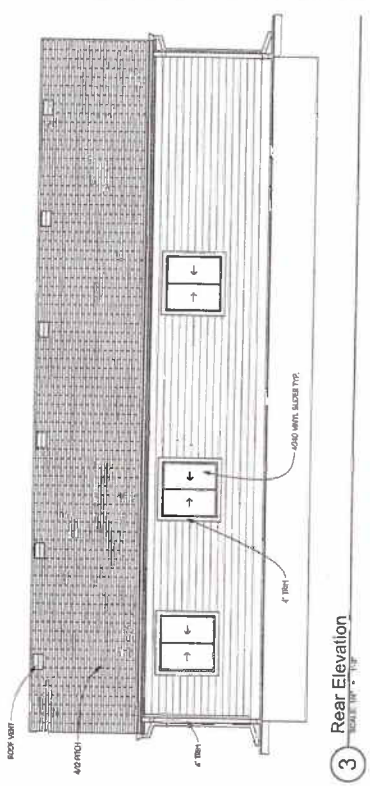
4 Right Side Elevation
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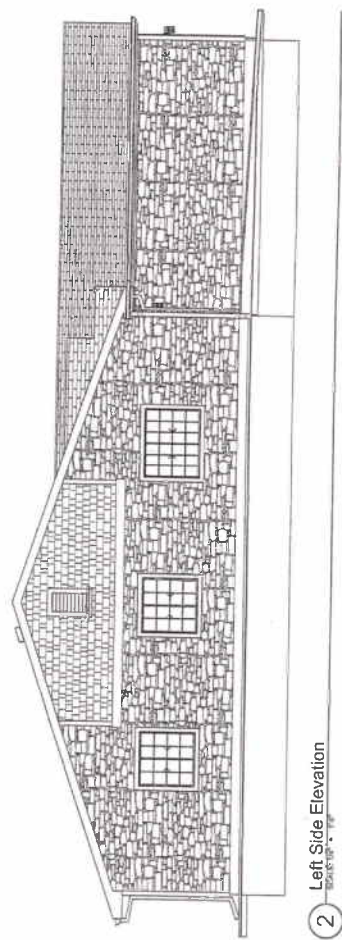
2 Left Side Elevation
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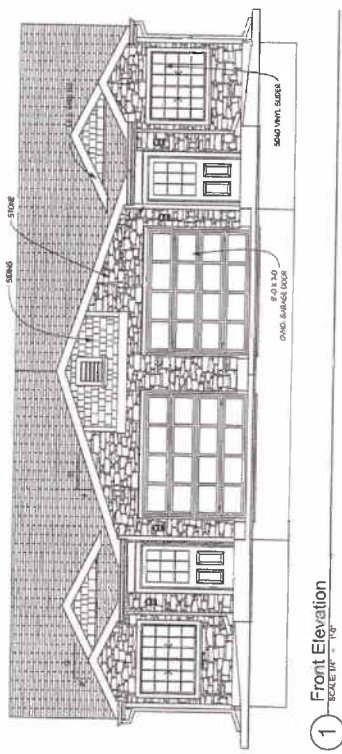
4 Right Side Elevation



3 Rear Elevation



2 Left Side Elevation



1 Front Elevation



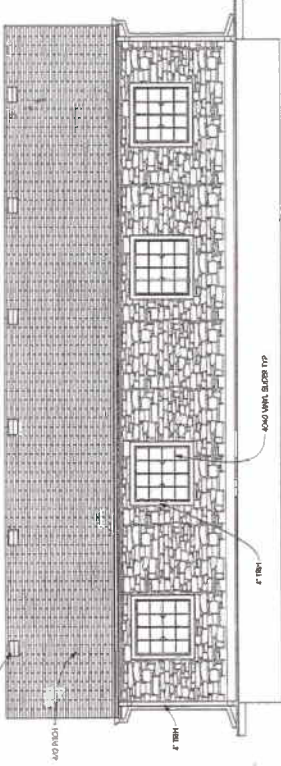
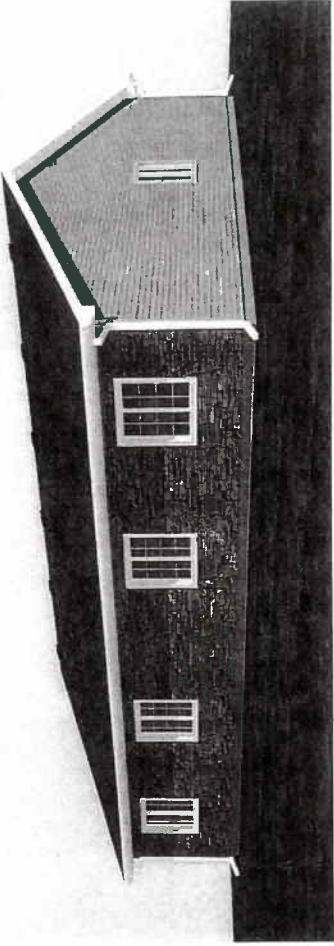
THESE PROJECTIONS SHALL BE MAINTAINED AT ALL TIMES. ANY CHANGES TO THE PROJECTIONS SHALL BE APPROVED BY THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROJECTIONS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROJECTIONS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROJECTIONS.

Condominium Project by Kading Properties

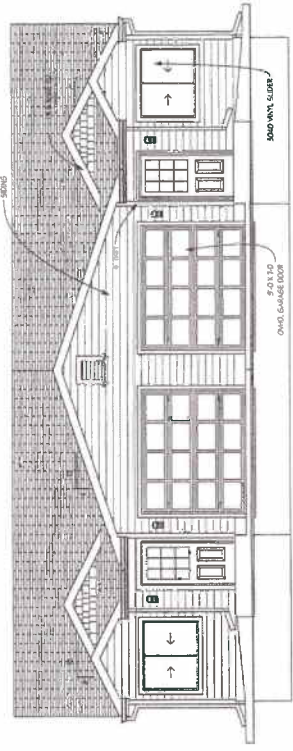
DATE: 10/1/2019
PROJECT: 10774 44th St. Bldg 201, Oak Harbor WA 98281

CONTRACT: Unit Type E
REVISIONS:

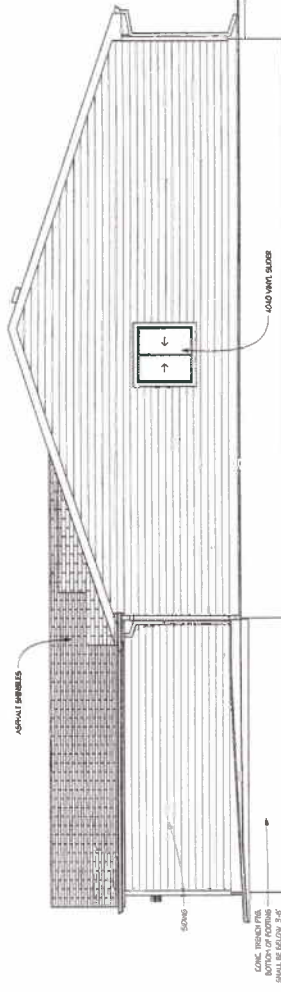
Sheet no. 2 of 3



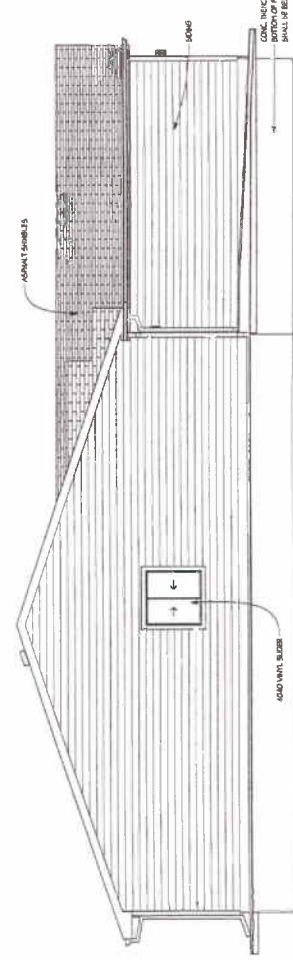
3 Rear Elevation
SCALE: 1/8" = 1'-0"



1 Front Elevation
SCALE: 1/8" = 1'-0"



4 Right Side Elevation
SCALE: 1/8" = 1'-0"



2 Left Side Elevation
SCALE: 1/8" = 1'-0"

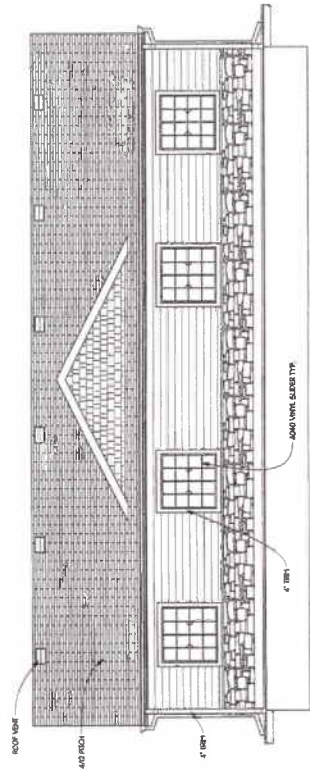
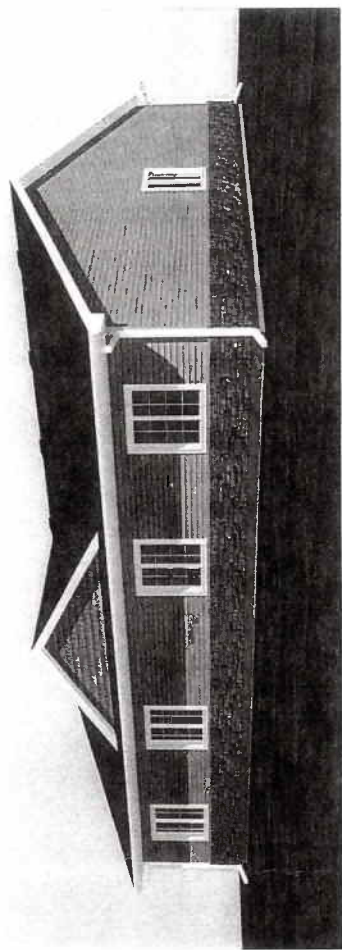


THE DESIGN PROFESSIONAL MAKES NO WARRANTY AND ASSUMES NO LIABILITY FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT. THE DESIGN PROFESSIONAL SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE DESIGN PROFESSIONAL SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

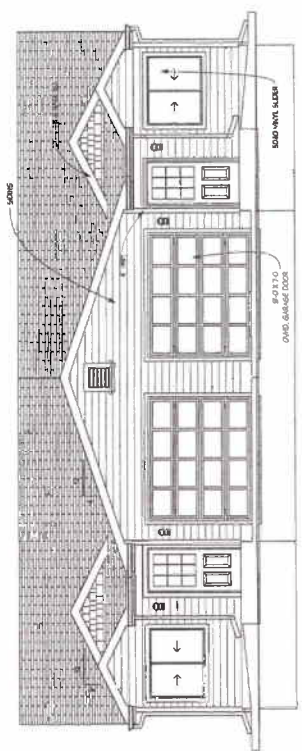
Condominium Project by Kading Properties

Unit Type E2
Exterior

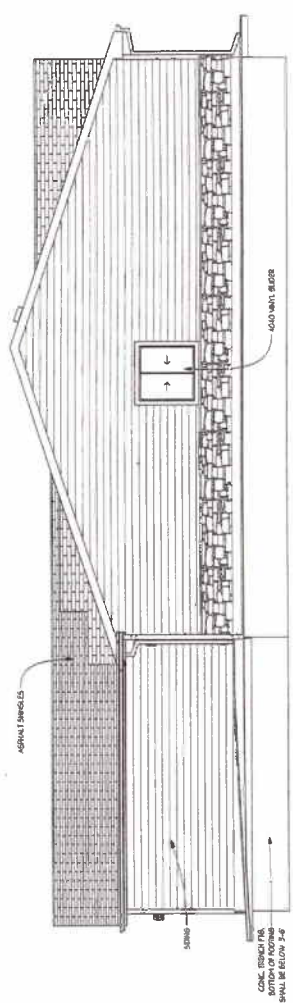
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2 of 3



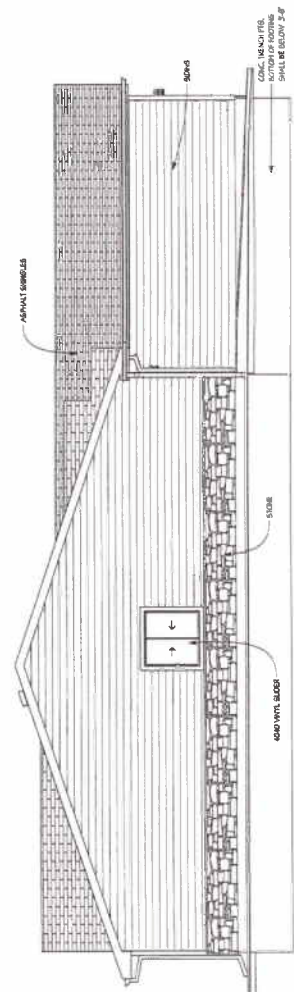
3 Rear Elevation



1 Front Elevation



4 Right Side Elevation



2 Left Side Elevation



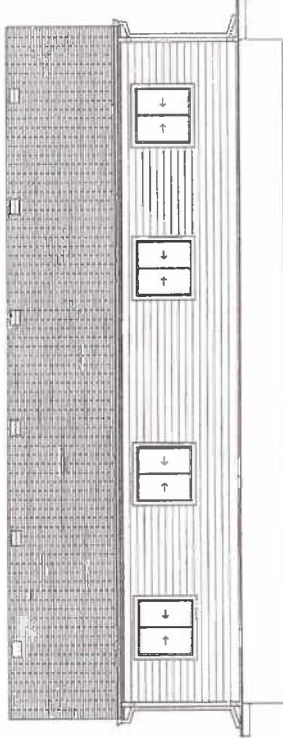
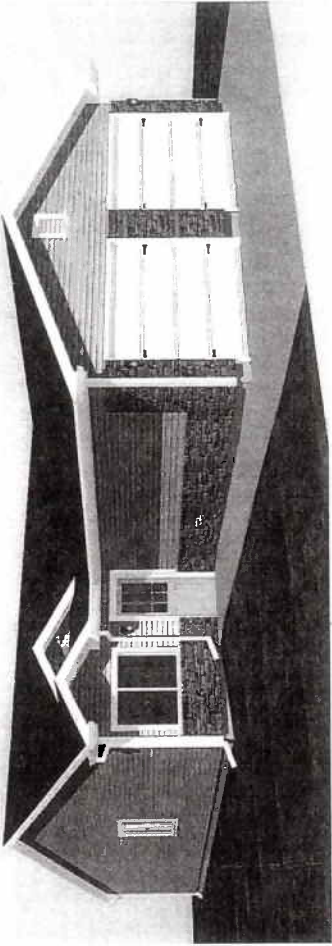
THE DESIGN PROFESSIONAL, OWNER AND ALL
CONTRACTORS SHALL BE RESPONSIBLE FOR
OBTAINING ALL NECESSARY PERMITS AND
COMPLYING WITH ALL APPLICABLE
REGULATIONS AND ORDINANCES.

Condominium Project by Kading Properties

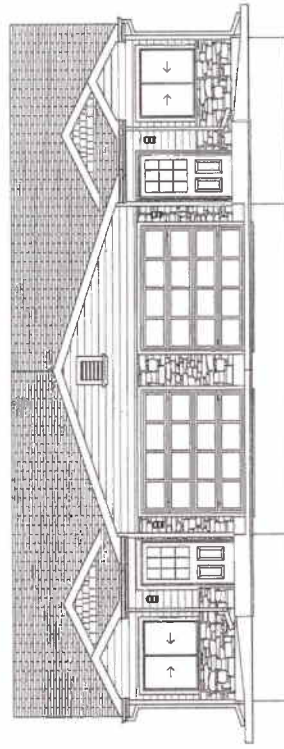
DATE: 10/10/2020
DRAWN BY: J. KADIN

PROJECT:
Unit Type F
Elevations

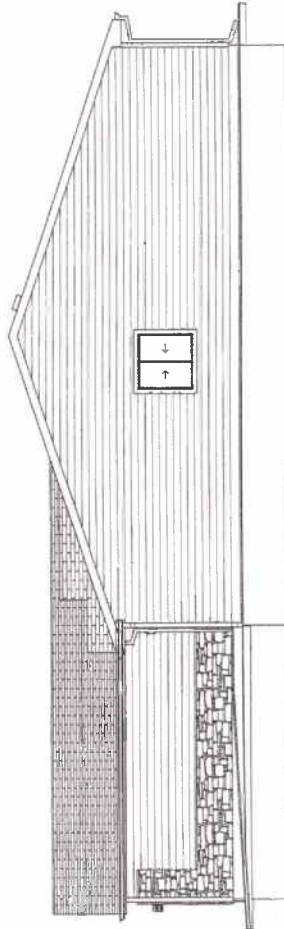
SHEET NO.
2 of 3



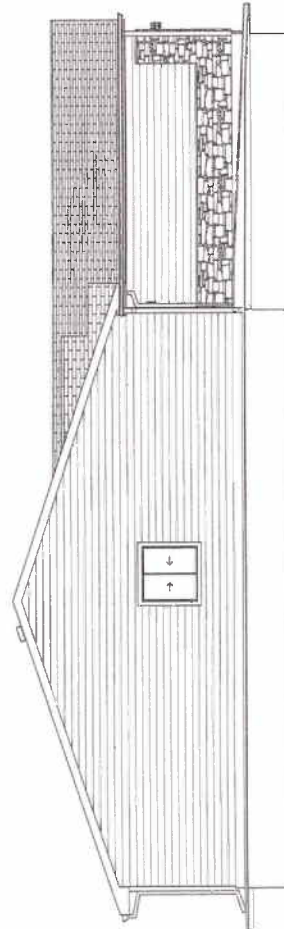
3 Rear Elevation
SCALE: 1/4" = 1'-0"



1 Front Elevation
SCALE: 1/4" = 1'-0"



4 Right Side Elevation
SCALE: 1/4" = 1'-0"



2 Left Side Elevation
SCALE: 1/4" = 1'-0"

THE DESIGN PROFESSIONAL MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE, EXPRESS OR IMPLIED, REGARDING THE ACCURACY, COMPLETENESS OR QUALITY OF THE INFORMATION PROVIDED HEREIN. THE DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES OF THE USE OF THE INFORMATION PROVIDED HEREIN. THE DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES OF THE USE OF THE INFORMATION PROVIDED HEREIN.

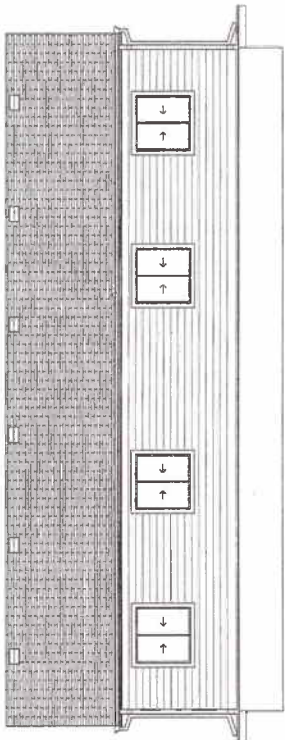
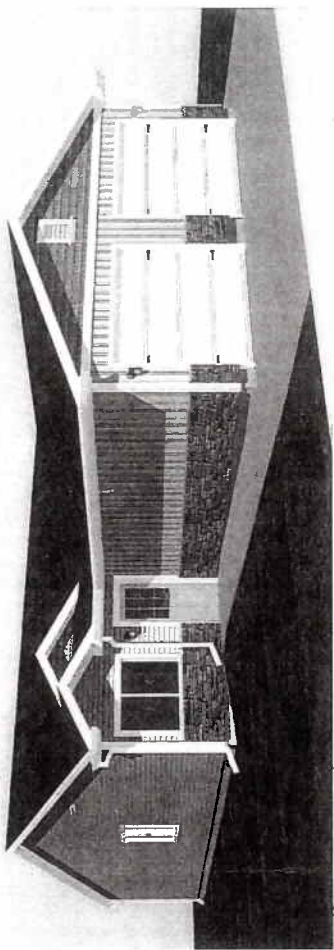
Condominium Project by Kading Properties

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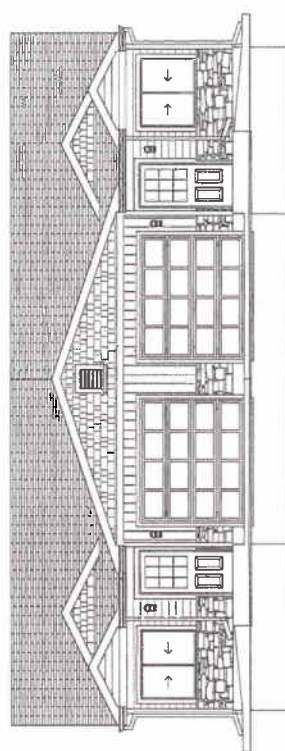
Comments:
Unit Type B
Elevations

Sheet No.
2 of 3

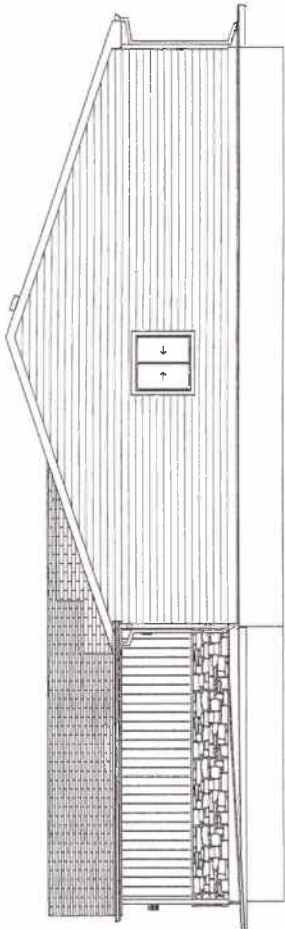
MONARCH
ELEVATIONS
1072 Main St., Suite 201, Oak Ridge, TN 37830
915-271-5404



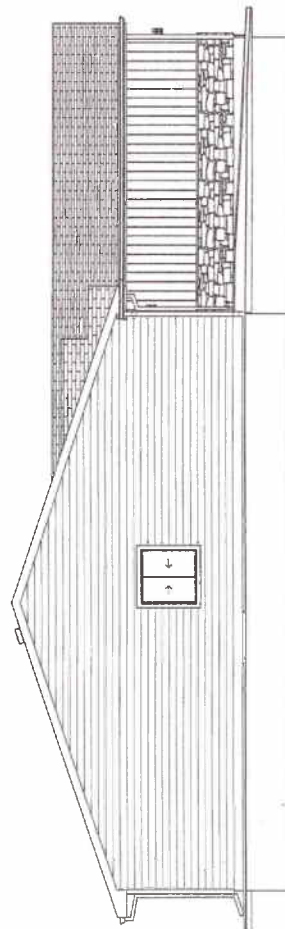
3 Rear Elevation
3'-0" x 14'-0"



1 Front Elevation
3'-0" x 14'-0"



4 Right Side Elevation
3'-0" x 14'-0"



2 Left Side Elevation
3'-0" x 14'-0"



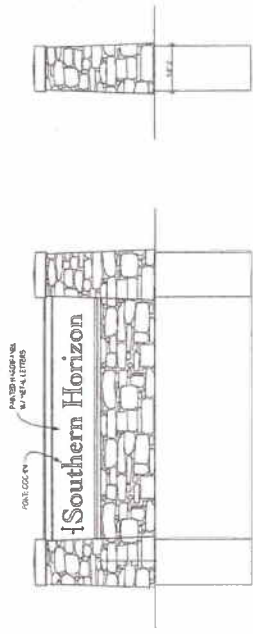
1072 64th St, Suite 101, New York, NY 10019
 212 254 5884

Condominium Project by Kading Properties

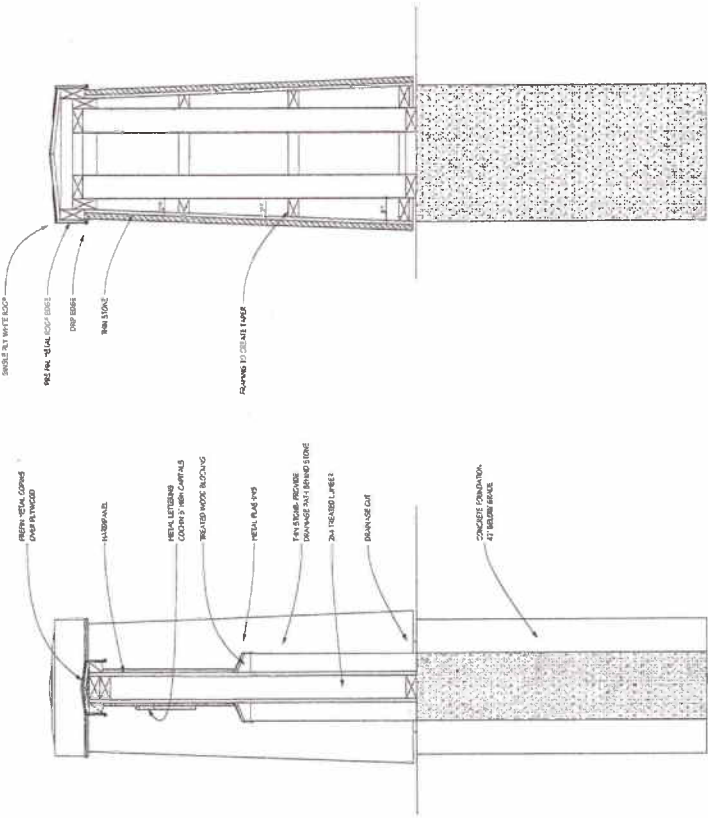
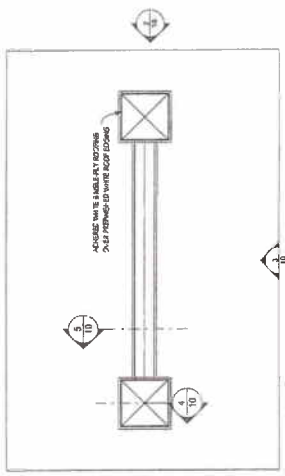
Scale: 1/4" = 1'-0"

Scale: 1/4" = 1'-0"

Scale: 1/4" = 1'-0"



2 Right Side Elevation
 SCALE: 1/4" = 1'-0"



4 Pier Section
 SCALE: 1/4" = 1'-0"

5 Section
 SCALE: 1/4" = 1'-0"



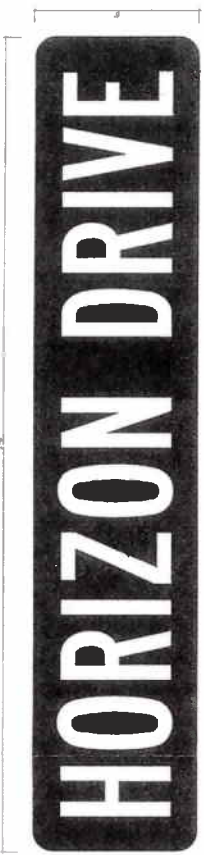
THIS SIGN IS FOR THE "CONCRETE DRIVE" AND NOT FOR THE "FIRE LANE" SIGN. THE "FIRE LANE" SIGN IS FOR THE "FIRE LANE" AND NOT FOR THE "CONCRETE DRIVE".

Condominium Project by Kading Properties

Sign
Project
1075 44th St. Ste. 100
S.W. 20141

Signage

Signs



1 Misc Signs
1075 44th St. Ste. 100
S.W. 20141