



Date June 12, 2017

**RESOLUTION HOLDING HEARING ON REQUEST FROM
SOLID GROUND, LLC TO REZONE PROPERTY LOCATED AT
150 EAST COUNTY LINE ROAD**

WHEREAS, on May 22, 2017, by Roll Call No. 17-0866, the City Council received a communication from the City Plan and Zoning Commission advising that at a public hearing held on May 4, 2017, its members voted 13-0 in support of a motion to recommend **APPROVAL** of a request from Solid Ground, LLC (owner), represented by Eric Grubb (officer), to rezone property located at 150 East County Line Road ("Property") from "R1-80" One-Family Residential District to Limited "R1-60" One-Family Low-Density Residential District to allow subdivision of the Property for minimum 60-foot wide single-family residential lots, subject to the following conditions:

1. Street trees shall be provided along East County Line Road at the time public improvements are installed for the development. The trees shall be located between the street curb and the public sidewalk, shall be spaced 30 feet on center, and shall comply with the City's street tree policies.
2. A minimum of one street tree shall be provided per lot frontage within the development that complies with the City's street tree policies. Each tree shall be installed prior to the issuance of a Certificate of Occupancy for the dwelling constructed on that lot.
3. No same house plan shall be built on adjacent lots.
4. Each house shall have a full basement.
5. Each house shall have a minimum two-car attached garage.
6. The front façade of any house constructed must contain one of the following:
 - a. A front porch of not less than 60 square feet; or
 - b. Stone or brick masonry siding covering at least 1/3 of the façade.
7. All windows and doors shall have trim that is no less than 4-inches in width.
8. The roof on any house constructed shall be of asphalt type shingles or cedar shakes. Standard 3-tab shingles are prohibited.
9. Single story homes shall be constructed with a minimum of 1,300 square feet of above grade finished floor area.
10. 1½ story homes shall be constructed with a minimum of 1,500 square feet of above grade finished floor area with a minimum of 1,000 square feet on the first floor.
11. 2-story homes shall be constructed with a minimum of 1,500 square feet of above grade finished floor area.
12. Exterior material for any home constructed shall be masonry (brick or stone), vinyl of no less than 0.042 thickness, cedar, masonite, or cement fiber board.
13. Any chain link fence shall have black vinyl-cladding.
14. Provision of a trail providing pedestrian access to Fort Des Moines Park; and

WHEREAS, due notice of said hearing was published in the Des Moines Register, as provided by law, setting forth the time and place for hearing on said proposed amendment to the Zoning Ordinance; and

WHEREAS, in accordance with said notice, those interested in said proposed rezoning, both for and against, have been given opportunity to be heard with respect thereto and have presented their views to the City Council; and

WHEREAS, the Legal Department has prepared an amendment to the Zoning Ordinance of the City of Des Moines to rezone the Property locally known as 150 East County Line Road, legally described as:



Date June 12, 2017

PARCEL "O" ON THE PLAT OF SURVEY FILED NOVEMBER 16, 2012 IN BOOK 14534 PAGE 839 IN THE OFFICE OF THE POLK COUNTY RECORDER BEING PART OF THE WEST 1650 FEET OF THE SOUTH 1320 FEET OF THE SOUTHWEST 1/4 OF SECTION 34 TOWNSHIP 78 NORTH, RANGE 24, WEST OF THE 5TH P.M., ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

from "R1-80" One-Family Residential District to Limited "R1-60" One-Family Low-Density Residential District to allow subdivision of the Property for minimum 60-foot wide single-family residential lots, subject to the conditions stated above as agreed to and accepted by execution of an Acceptance of Rezoning Ordinance in writing by the owner of the Property, which is binding upon the owner and its successors, heirs and assigns.

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, and any and all statements of interested persons and arguments of counsel, any objections to the proposed rezoning of the Property to Limited "R1-60" One-Family Low-Density Residential District with conditions as set forth above, are hereby overruled, and the hearing is closed.
2. The proposed rezoning of the Property to Limited "R1-60" One-Family Low-Density Residential District with conditions as set forth above, is hereby found to be in conformance with the existing PlanDSM: Creating Our Tomorrow plan and is approved, subject to final passage of an ordinance rezoning the Property as set forth herein.

MOVED BY _____ TO ADOPT.

FORM APPROVED:

Glenna K. Frank
Glenna K. Frank, Assistant City Attorney

(ZON2017-00017)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MOORE				
WESTERGAARD				
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



CITY OF **DES MOINES**
COMMUNITY DEVELOPMENT

Date June 12, 2017

Agenda Item 60

Roll Call # _____

May 15, 2017

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 May 4, 2017, the following action was taken regarding a request from Solid Ground, LLC (owner) represented by Eric Grubb (officer) to rezone property located at 150 East County Line Road.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 13-0 as follows:

<u>Commission Action:</u>	<u>Yes</u>	<u>Nays</u>	<u>Pass</u>	<u>Absent</u>
Francis Boggus	X			
Dory Briles	X			
JoAnne Corigliano	X			
David Courard-Hauri	X			
Jacqueline Easley	X			
Jann Freed	X			
John "Jack" Hilmes	X			
Lisa Howard	X			
Carolyn Jenison	X			
Greg Jones	X			
William Page	X			
Mike Simonson	X			
Rocky Sposato				X
Steve Wallace	X			
Greg Wattier				X

APPROVAL of Part A) to find the requested rezoning in conformance with the PlanDSM; Creating Our Tomorrow Plan and approval of Part B) the rezoning subject to the following revisions:
(ZON2017-00017)

1. Street trees shall be provided along East County Line Road at the time public improvements are installed for the development. The trees shall be located between the street curb and the public sidewalk, shall be spaced 30 feet on center, and shall comply with the City's street tree policies.
2. A minimum of one street tree shall be provided per lot frontage within the development that complies with the City's street tree policies. Each tree shall be installed prior to the issuance of a Certificate of Occupancy for the dwelling constructed on that lot.
3. No same house plan shall be built on adjacent lots.
4. Each house shall have a full basement.
5. Each house shall have a minimum two-car attached garage.
6. The front façade of any house constructed must contain one of the following:
 - a. A front porch of not less than 60 square feet; or
 - b. Stone or brick masonry siding covering at least 1/3 of the façade.
7. All windows and doors shall have trim that is no less than 4-inches in width.
8. The roof on any house constructed shall be of asphalt type shingles or cedar shakes. Standard 3-tab shingles are prohibited.
9. Single story homes shall be constructed with a minimum of 1,300 square feet of above grade finished floor area.
10. 1½ story homes shall be constructed with a minimum of 1,500 square feet of above grade finished floor area with a minimum of 1,000 square feet on the first floor.
11. 2-story homes shall be constructed with a minimum of 1,500 square feet of above grade finished floor area.
12. Exterior material for any home constructed shall be masonry (brick or stone), vinyl of no less than 0.042 thickness, cedar, masonite, or cement fiber board.
13. Any chain link fence shall have black vinyl-cladding.
14. Provision of a trail providing pedestrian access to Fort Des Moines Park.

Written Responses

1 in Favor

3 in Opposition

STAFF RECOMMENDATION

Part A) Staff recommends that the Commission find the proposed rezoning in conformance with the PlanDSM Creating Our Tomorrow.

Part B) Staff recommends approval of the rezoning subject to the following revisions:

1. Street trees shall be provided along East County Line Road at the time public improvements are installed for the development. The trees shall be located between the street curb and the public sidewalk, shall be spaced 30 feet on center, and shall comply with the City's street tree policies.

2. A minimum of one street tree shall be provided per lot frontage within the development that complies with the City's street tree policies. Each tree shall be installed prior to the issuance of a Certificate of Occupancy for the dwelling constructed on that lot.
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6. The front façade of any house constructed must contain one of the following:
 - a. A front porch of not less than 60 square feet; or
 - b. Stone or brick masonry siding covering at least 1/3 of the façade.
7. All windows and doors shall have trim that is no less than 4-inches in width.
8. The roof on any house constructed shall be of asphalt type shingles or cedar shakes. Standard 3-tab shingles are prohibited.
9. Single story homes shall be constructed with a minimum of 1,400 square feet of above grade finished floor area.
10. 1½ story homes shall be constructed with a minimum of 1,600 square feet of above grade finished floor area with a minimum of 1,000 square feet on the first floor.
11. 2-story homes shall be constructed with a minimum of 1,800 square feet of above grade finished floor area.
12. Exterior material for any home constructed shall be masonry (brick or stone), vinyl of no less than 0.042 thickness, cedar, masonite, or cement fiber board.
13. Any chain link fence shall have black vinyl-cladding.
14. Provision of a trail providing pedestrian access to Fort Des Moines Park.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The proposed rezoning would allow the applicant to subdivide the property into lots that would each have a minimum width of at least 60 feet. The applicant has submitted a conceptual layout that consists of 52 lots for single-family residential development. The submitted application includes the following proposed zoning conditions:
 - a) The same house plan shall not be built on adjacent lots.
 - b) Each house shall have a full basement.
 - c) Each house shall have a minimum 2 car garage.
 - d) Windows on street frontages shall have shutters or minimum 4-inch wide trim.
 - e) Single story homes shall be a minimum 1,300 square feet.
 - f) Two-story homes shall be a minimum 1,600 square feet.
 - g) Exterior materials shall consist of masonry (brick or stone), vinyl not less than 0.042 inches thick, cedar or cement fiber board.
 - h) Chain link fences shall require black cladding.
 - i) A trail shall be provided between two lots to provide access to Fort Des Moines Park.

The applicant has indicated to staff that they are in agreement with the staff recommended conditions listed in Section III of this report, except for the minimum house sizes recommended by staff. Their preference is to keep the minimum houses sizes proposed in their application.

2. **Size of Site:** 14.738 acres or 642,003 square feet.
3. **Existing Zoning (site):** “R1-80” One-Family Residential District.
4. **Existing Land Use (site):** Undeveloped land.
5. **Adjacent Land Use and Zoning:**
 - North* - “R1-80”; Use is Fort Des Moines Park.
 - South* – Warren County “R-2”; Use is a rural subdivision of single-family dwellings.
 - East* - “R1-80”; Use is Studebaker Elementary School.
 - West* - “R1-80”; Use is McCombs Middle School.
6. **General Neighborhood/Area Land Uses:** The area generally consists primarily of educational and low-density single-family residential uses. It located between McCombs Middle School to the west and Studebaker Elementary School to the east.
7. **Applicable Recognized Neighborhood(s):** The subject property is not located in or within 250 feet of a recognized neighborhood. However, all recognized neighborhood associations were notified of the public hearing by mailing of the preliminary agenda on February 24, 2017. Notifications of the hearing for this specific item were mailed on February 24, 2017 (20 days prior to the public meeting) and March 6, 2017 (10 days prior to the public hearing) to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site.
8. **Relevant Zoning History:** None.
9. **PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** Low/Medium Density Residential.
10. **Applicable Regulations:** Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, the Commission reviews all proposals to amend zoning boundaries or regulations 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 make recommendations to the City Council on conditions to be made in addition to the existing regulations so long as the subject property owner agrees to them in writing. The recommendation of the Commission will be forwarded to the City Council.

II. ADDITIONAL APPLICABLE INFORMATION

1. **PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** The subject property is designated as “Low/Medium Density Residential” on the Future Land Use

Map. PlanDSM describes this designation as “areas developed with a mix of single family, duplex and small multi-family units up to 12 units per net acre.

2. **Natural Site Features:** The site consists of turf with some trees along its perimeters. Development of the site must comply with the Tree Removal and Mitigation Ordinance contained in Chapter 42, Article X, of the City Code.
3. **Utilities:** Water and storm sewer lines are available in the East County Line Road right-of-way. Sanitary sewer is available to the northeast of the property and would have to be extended by the developer at their expense.
4. **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. A homeowners association may have to be established for the purposes of entering into a Stormwater Management and Facility Maintenance Agreement with the City for any necessary stormwater facilities.
5. **Traffic/Street System:** The submitted development concept shows the site would be served by a looped street with two connection points to East County Line Road. A cul-de-sac would be extended from the midpoint of the loop street. A traffic study was prepared in accordance with the City’s traffic study policy. The study indicates the development would marginally increase traffic in the area and that no modifications to the street network would be necessary.
6. **Urban Design:** Staff recommends the following design standards to ensure a level of quality that will support the long-term stability of the proposed development and is consistent with the minimum placed on similar development throughout the City.
 - a) Street trees shall be provided along East County Line Road at the time public improvements are installed for the development. The trees shall be located between the street curb and the public sidewalk, shall be spaced 30 feet on center, and shall comply with the City’s street tree policies.
 - b) A minimum of one street tree shall be provided per lot frontage within the development that complies with the City’s street tree policies. Each tree shall be installed prior to the issuance of a Certificate of Occupancy for the dwelling constructed on that lot.
 - c) No same house plan shall be built on adjacent lots.
 - d) Each house shall have a full basement.
 - e) Each house shall have a minimum two-car attached garage.
 - f) The front façade of any house constructed must contain one of the following:
 - i. A front porch of not less than 60 square feet; or
 - ii. Stone or brick masonry siding covering at least 1/3 of the facade.
 - g) All windows and doors shall have trim that is no less than 4-inches in width.
 - h) The roof on any house constructed shall be of asphalt type shingles or cedar shakes. Standard 3-tab shingles are prohibited.

- i) Single story homes shall be constructed with a minimum of 1,400 square feet of above grade finished floor area.
- j) 1½ story homes shall be constructed with a minimum of 1,600 square feet of above grade finished floor area with a minimum of 1,000 square feet on the first floor.
- k) 2-story homes shall be constructed with a minimum of 1,800 square feet of above grade finished floor area.
- l) Exterior material for any home constructed shall be masonry (brick or stone), vinyl of no less than 0.042 thickness, cedar, masonite, or cement fiber board.
- m) Any chain link fence shall have black vinyl-cladding.
- n) Provision of a trail providing pedestrian access to Fort Des Moines Park.

SUMMARY OF DISCUSSION

Jason Van Essen presented the staff report and recommendation.

David Courard-Hauri asked where the minimum house size requirement comes from and how it fits with the PlanDSM that calls for variety of housing.

Jason Van Essen stated they have evolved over time. He believes the concern was there were few middle to upper market housing developments in Des Moines. In the Comprehensive Plan, there is dialogue about a variety of housing types. Once the new form based ordinance is in place, design standards will ensure quality regardless of square footage.

Josh Trygstad, Civil Design Advantage, 3405 SE Crossroad Drive, Suite G Grimes, IA stated the development consist of 52 lots. He noted that all are set up to be at least 60 foot. Approximately, half of them are about 65 foot to 79 foot. He mentioned that they do care about the quality of the homes that will be constructed and that is why they are in agreement with all of the conditions except for conditions #9, #10, & #11.

Eric Grubb Solid Ground 17389 Berkshire Parkway, Clive, IA gave a brief history on how they got started. The biggest questions he was asked was how much would the housing cost and what could the buyer get for their money. He began quoting in the upper \$260k plus range and would get laughed at. Still when he lowered the price to \$220 – \$240k he was told that it was still too much for people to afford. He then began asking what did the people want and what could they afford. The majority answered saying they wanted something nice and new between \$190 - \$230k. Construction prices began to climb in the past few years and under \$200K for a new home, no matter the size, is almost an impossibility. Modern construction codes, trends, materials and styles insure that anything that is built today is high quality and highly efficient. The HBA estimates the regulations imposed by government at all levels account for 25% of the final price of the new single-family home. While expensive, it guarantees that things are built well and efficiently. No matter the sizes of these home are they will be quality homes. His major concerns are meshing with what the market research tells him and the minimum square footage requirements recommended by staff. He passed out some information of the research he did in regards to the recommended square footages in the market in this area. He received information from Kelly Gibson, the new home manager with Iowa Realty. Builder statistics have shown since 2014 through the present, 86% of sales in southeast Des Moines have

been under \$250k, 45% have been under \$200k. In 2017 alone almost 90% of those have been under \$250k. In his opinion he recommended ranch homes from 1300 – 1500 square feet and two-story homes from 1500 – 1900 square feet with the price range of \$195k to \$250k would be a critical factor to the success of this community. Tammy H, Iowa Realty top producer of 2016 doing mainly entry to midlevel sales for Greenland Homes stated 1200 to 1400 square feet ranges and 1400 to 1700 square feet two-story both with two and three car garages. The best price point is \$220k to \$250k maximum. He has more statistics from several other builders, but believes it is not necessary to share. To be at a certain price point the question is asked how do we get there. They believe the way to get there is by lowering the minimum square footages for the ranch from 1400 to 1300 square feet, for 1 ½ story homes to a minimum of 1500 square feet and 2-story homes a minimum of 1500 square feet.

CHAIRPERSON OPENED THE PUBLIC HEARING

Eric Burmeister Executive Director of the Polk County Housing Trust Fund 505 5th Avenue, Ste. 1000 stated the job of the Polk County Housing Trust Fund is to in many ways to make sure that the proper mix of housing available to all residents in central Iowa. They have worked quite closely with the City in terms of Plan DSM. He believes the City is moving in a different direction as staff indicated. A lot of what is being seen today is based upon past activity and past precedents and we are moving into a new age with Plan DSM where policy decisions have to begin to be made. He is here to just speak to the policy decisions that are involved in this site, which is as housing becomes more expensive to build, particularly new housing the community will have to find some ways in order to allow our middle-income residence or folks that we are going to need to attract to this area for our work force to find housing that they can afford and any of those folks want new housing. If the new housing can be kept in the \$210-\$220k range then housing could be provided for folks that make about 60% of area median income and that is for a family of four. In his opinion and the opinion of the Polk County Housing Trust Fund is we must make sure to provide that variety, and one of the ways to provide variety in terms of price is to begin to look at what makes since in terms of square footage.

Eric Grubb presented a snapshot at what houses are going for in that area, ranging from \$85k to \$385k.

Will Page asked is there some way to come up with an agreement to give more lot width without having the same look of repetition.

Eric Grubb stated the lot width varies. Any larger than the 60 square feet to 70 square feet means less density but costs more money. Then affordability becomes an issue.

John "Jack" Hilmes asked what would the minimum square footages be rewritten in condition #9, #10 and #11 if he were to rewrite them.

Eric Grubb stated the ranch style and the two-story are the two that are most commonly built so they would be the ones he would want to see the minimum square footage be lowered.

Mike Simonson based on the handout are you asking for 1200 square feet minimum for the ranch style and 1400 square feet for a two-story.

Eric Grubb stated that was what the real estate agent suggested. However, in the spirit of a compromise he would be willing for the minimum of 1300 square feet for a ranch style and a minimum of 1500 square feet for a two-story.

David Courard-Hauri clarified that the 1 ½ story would also be a minimum of 1500 square feet.

Eric Grubb stated yes

Jann Freed asked is he in agreement with the rest of the conditions.

Eric Grubb stated yes.

CHAIRPERSON CLOSED THE PUBLIC HEARING

Mike Simonson asked staff to talk about what was required in other developments, and what has been the rationale for minimum square footages.

Mike Ludwig stated the Copper Creek was a PUD that was initially approved about 7 or 8 years ago and the same standard was kept for the remainder of the development. In the last year or two, square footages have been typically what the Council has approved. In staff's analysis, the proximity to two schools and the park we thought could support maybe a higher value on individual homes. The low medium density land use designation under Plan DSM would call for a mix of housing types on the property, but we are only getting single-family residential proposed. When looking at the sales data he does not believe there is a shortage of affordable housing in this general vicinity, from the buyer's standpoint.

David Courard-Hauri stated he agrees that we want to be consistent and apologize for pushing against consistency. At the same time he doesn't feel that square footage is a proxy for quality necessarily. Especially given changes in what people may be looking for. If it is not something that is addressing a place where there is a problem, he is not sure why mandatory minimum is required. He would be willing in the future to look into whether or not this would be a requirement at all.

Mike Simonson stated he appreciated Eric Burmeister from Polk County Housing Trust Fund for being here. It is important.

COMMISSION ACTION:

David Courard-Hauri moved for approval of Part A) the proposed rezoning in conformance with the PlanDSM Creating Our Tomorrow Plan and approval of Part B) the rezoning subject to the following revisions:

1. Street trees shall be provided along East County Line Road at the time public improvements are installed for the development. The trees shall be located between the street curb and the public sidewalk, shall be spaced 30 feet on center, and shall comply with the City's street tree policies.

2. A minimum of one street tree shall be provided per lot frontage within the development that complies with the City's street tree policies. Each tree shall be installed prior to the issuance of a Certificate of Occupancy for the dwelling constructed on that lot.
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13. Any chain link fence shall have black vinyl-cladding.
14. Provision of a trail providing pedestrian access to Fort Des Moines Park.

Motion carried 13-0.

Respectfully submitted,



Michael Ludwig, AICP
Planning Administrator

MGL:clw
Attachment

60

Solid Ground, LLC (owner) represented by Eric Grubb (officer) for property located at 150 East County Line Road			File # ZON2017-00017		
Description of Action	Approval of request to rezone property from "R1-80" One-Family Residential District to "R1-60" One-Family Low Density to allow subdivision of the property for minimum 60-foot width single-family residential lots subject to conditions.				
PlanDSM Future Land Use	Current: Low/Medium Density Residential. Proposed: N/A.				
Mobilizing Tomorrow Transportation Plan	No planned improvements.				
Current Zoning District	"R1-80" One-Family Residential District and "FSO" Freestanding Signs Overlay District.				
Proposed Zoning District	R1-60" One-Family Low-Density Residential District and "FSO" Freestanding Signs Overlay District.				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Subject Property	1	3			
Outside Area (200 feet)					
Plan and Zoning Commission Action	Approval	13-0	Required 6/7 Vote of the City Council	Yes	
	Denial			No	X

Solid Ground, LLC, 150 East County Line Road

ZON2017-00017



1 inch = 180 feet

ZON2017-00017

Date MAR 8, 2017

60

(am not) in favor of the request.

(Circle One)

Print Name RICHARD G. ARWOOD

Signature Richard G. Arwood

Address 2042 WARREN DR.

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

ARWOOD HIGH TRAFFIC ON CITY LINE ROAD + HIGH SCHOOLS TRAFFIC.
THE PROPOSED IS NOW USED MUCH FOR SPORTING, ALSO FOR SOCIALIZATION.
WILL HAVE NEGATIVE EFFECT ON THE VALUE OF BROWN BRICK PLEASANT HOMES VALUE
ADDED TO GOOD LOTS - DO TO LOWER VALUE HOMES AS PRESENT,
BLOCKS OUR VIEW OF PARK AREA.

ZON2017-00017

Date 3-13-17

(am not) in favor of the request.

(Circle One)

Print Name DOUG VAN WY

Signature Doug Van Wy

Address 112 COUNTRY LANE ROAD.

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

ZON2017-00017

Date 3/9/17

60

in favor of the request.

(Circle One)

Print Name Dorothy Livingston

Signature *Dorothy Livingston*

Address 8004 Suncrest Drive
DSM IA, 50320

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

Increased traffic, parking issues,
too close to school with small
children. Possibility of property tax
increase including annexation.
City F+DSM will become exclusive to
residential property owners - limiting public use.

ZON2017-00017

Date 3/9/17

in favor of the request.

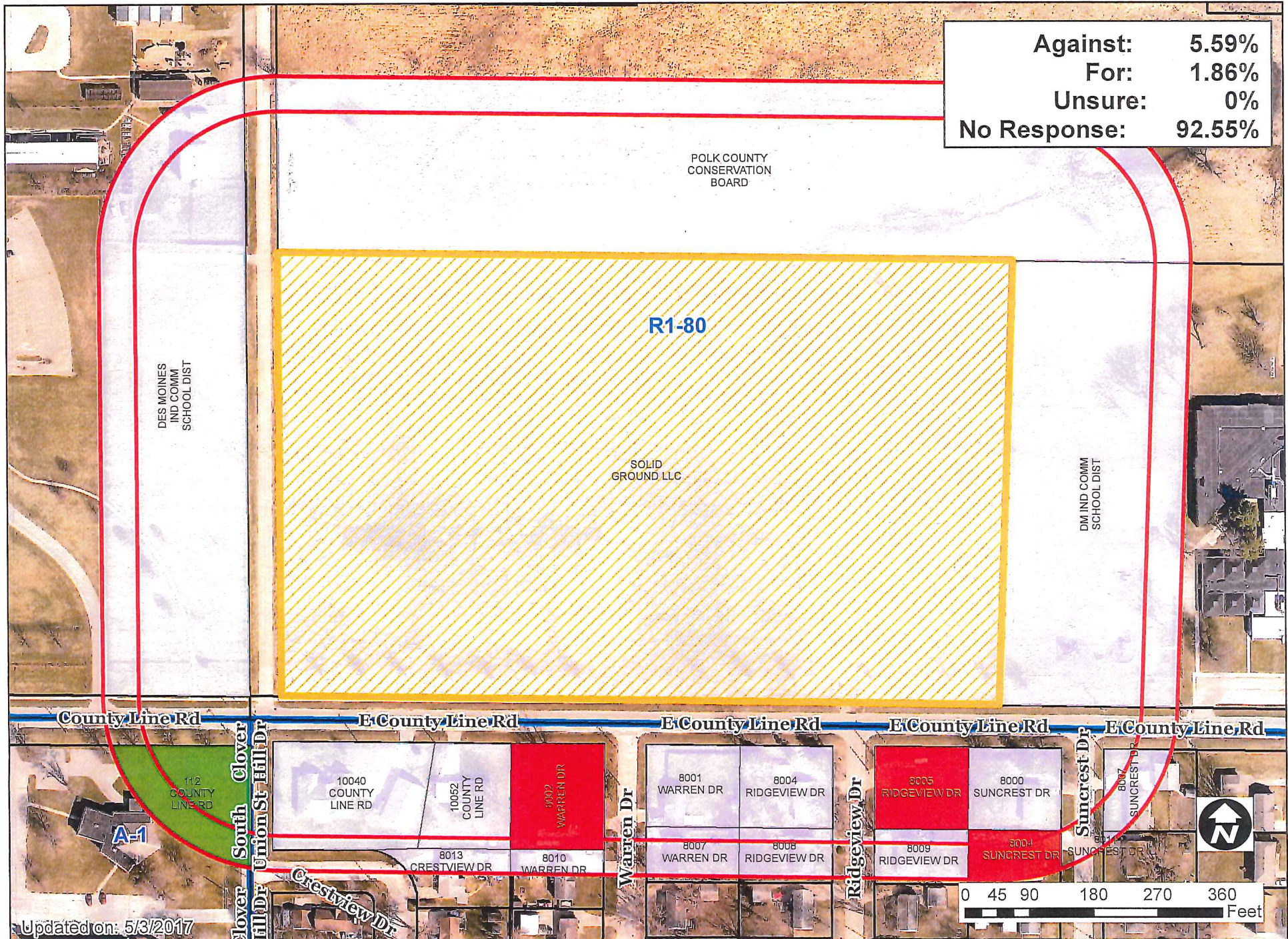
(Circle One)

Print Name ROGER E. SIMMONS

Signature *Roger E. Simmons*

Address 8005 RIDGEVIEW DR

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



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