



Date ..... September 23, 2019 .....

**RESOLUTION HOLDING HEARING ON REQUEST FROM J LARSON HOMES, LLC TO  
AMEND PUD CONCEPTUAL PLAN FOR PROPERTY LOCATED IN THE VICINITY OF  
3001 BLOCK OF EAST ARMY POST ROAD**

WHEREAS, on September 9, 2019, by Roll Call No. 19-1399, the City Council received a communication from the City Plan and Zoning Commission advising that at a public hearing held on August 15, 2019, its members voted 10-0 in support of a motion to recommend **APPROVAL** of a request from J Larson Homes, LLC (owner), represented by John Larson (officer), to amend the “Three Lakes Estates Phase II” PUD Conceptual Plan for property located in the 3001 block of East Army Post Road (“Property”), to allow reconfiguration of the proposed public street layout for development of 80 lots for single-family semi-detached homes and 200 lots for single-family dwellings, subject to the following revisions to the Conceptual Plan:

- 1) Compliance with all administrative comments for final Mylar submittal.
- 2) Addition of a note on the Plan that any development of the Property must comply with the Tree Removal and Mitigation Ordinance contained in Chapter 42, Article X, of the City Code.
- 3) Revision to the note to require all public sidewalks to be 5-feet in width.
- 4) Revision of the fence allowance note to also allow up to a 6-foot tall solid wood fence in rear yards and along the frontages of East Army Post and East Pine Avenue for lots that have rear yards abutting those streets.
- 5) Revision to the notes on the Plan to provide the following requirements for single-family and single-family semi-detached dwellings:
  - A) No same single-family or single-family semi-detached house front elevations shall be built on adjacent lots.
  - B) The front façade of any single-family or single-family semi-detached 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 façade.
  - C) All windows and doors on any single-family or single-family semi-detached house shall have trim that is no less than 4 nominal inches in width.
  - D) The roof on any single-family or single-family semi-detached house constructed shall be of asphalt type shingles or cedar shakes. Standard 3-tab shingles are prohibited.
  - E) On single-family lot sizes less than 65 feet in width the following minimum house sizes shall be constructed:
    - i. Any 1-story house shall be constructed with a minimum of 1,250 square feet of above-grade finished floor area.
    - ii. Any 1-½-story house shall be constructed with a minimum of 1,350 square feet of above-grade finished floor area.
    - iii. Any 2-story house shall be constructed with a minimum of 1,400 square feet of above-grade finished floor area.
  - F) On single-family lot sizes 65 feet in width or greater the following minimum house sizes shall be constructed:
    - i. Any 1-story house shall be constructed with a minimum of 1,400 square feet of above-grade finished floor area.
    - ii. Any 1-½-story house shall be constructed with a minimum of 1,600 square feet of above-grade finished floor area.



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- iii. Any 2-story house shall be constructed with a minimum of 1,800 square feet of above-grade finished floor area.
- G) Exterior material for any single-family or single-family semi-detached house constructed shall be masonry (brick or stone), vinyl of no less than 0.042 thickness, cedar, masonite, or cement fiber board.
- H) For any single-family semi-detached dwellings, a brick or stone wainscot should extend along the full side façade on those units where the side faces a public street.
- I) Building elevations for the Conceptual Plan shall be required to be revised to demonstrate compliance with these provisions; and

**WHEREAS**, on September 9, 2019, by Roll Call No. 19-1399, it was duly resolved by the City Council that the application of J Larson Homes, LLC for review and approval of the proposed Amendment to the “Three Lakes Estates Phase II” PUD Conceptual Plan for the Property, as legally described below, be set down for hearing on September 23, 2019, at 5:00 p.m. in the City Council Chambers at City Hall; 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 approved “Three Lakes Estates Phase II” PUD Conceptual Plan; and

**WHEREAS**, in accordance with said notice, those interested in said proposed amendment to the approved “Three Lakes Estates Phase II” PUD Conceptual Plan, both for and against, have been given opportunity to be heard with respect thereto and have presented their views to the City Council.

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

1. Upon due consideration of the facts and any statements of interested persons and arguments of counsel, any and all objections to the proposed amendment to the “Three Lakes Estates Phase II” PUD Conceptual Plan for the Property, located in the 3001 block of East Army Post Road and legally described as follows, are hereby overruled, and the hearing is closed:

A PARCEL OF LAND IN THE NE 1/4 OF SECTION 36, TOWNSHIP 78 NORTH, RANGE 24 WEST, AND ALSO IN THE NW 1/4 OF SECTION 31, TOWNSHIP 78 NORTH, RANGE 23 WEST, OF THE 5 P.M. IN THE CITY OF DES MOINES, POLK COUNTY, STATE OF IOWA AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE E 1/4 CORNER OF SAID SECTION 36-78-24; THENCE NORTH 890 (DEGREES) 57' (MINUTES) 59" (SECONDS) WEST, 120.19 FEET ALONG SOUTH LINE OF SAID NE 1/4 OF SECTION 36-78-24 TO A POINT; THENCE NORTH 000 20' 34" W, 323.45 FEET TO A POINT; THENCE NORTH 890 54' 58" WEST, 558.41 FEET TO A POINT; THENCE NORTH 890 55' 24" WEST, 135.33 FEET TO A POINT; THENCE NORTH 000 00' 00" WEST 58.22 FEET TO A POINT; THENCE NORTH 120 34' 36" EAST, 122.51 FEET TO A POINT; THENCE NORTH 080 50' 20" EAST, 80.68 FEET TO A POINT; THENCE NORTH 000 02' 25" EAST, 80.63 FEET TO A POINT; THENCE NORTH 090 02' 09" WEST 80.61 FEET TO A POINT; THENCE NORTH 170 54' 13" WEST, 80.62 FEET TO A POINT; THENCE NORTH 260 47' 25" WEST, 71.06 FEET TO A POINT; THENCE SOUTH 650 35' 08" WEST, 36.46 FEET TO A POINT; THENCE NORTH 270 12' 55" WEST, 151.70 FEET TO





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A POINT; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 400.00 FEET, AN ARC LENGTH OF 25.27 FEET, AND A CHORD BEARING OF NORTH 600 15' 31" EAST TO A POINT; THENCE NORTH 250 36' 34" WEST, 156.38 FEET TO A POINT; THENCE NORTH 450 53' L6" EAST, 197.02 FEET TO A POINT; THENCE NORTH 000 00' 00" WEST, 187.08 FEET TO A POINT; THENCE NORTH 090 44' 30" EAST, 153.80 FEET TO A POINT; THENCE NORTH 490 31' L3" EAST, 146.56 FEET TO A POINT; THENCE NORTH 400 28' 47" WEST, 163.00 FEET TO A POINT; THENCE NORTH 490 31' 13" EAST, 166.00 FEET TO A POINT; THENCE NORTH 400 28' 47" WEST, 174.59 FEET TO A POINT; THENCE NORTH 570 52' 27" EAST, 6.68 FEET TO A POINT; THENCE NORTH 450 57' 10" EAST, 156.24 FEET TO A POINT; THENCE SOUTH 000 L8' 04" EAST, 5.14 FEET TO A POINT; THENCE NORTH 650 33' 05" EAST, 711.36 FEET TO A POINT; THENCE SOUTH 890 34' 06" EAST, 27.35 FEET TO A POINT; THENCE SOUTH 860 31' 33" EAST, 375.99 FEET TO A POINT; THENCE NORTH 860 41' L7" EAST, 207.41 FEET TO A POINT; THENCE SOUTH 390 28' 19" EAST, 385.07 FEET TO A POINT; THENCE SOUTH 240 28' 19" EAST, 540.00 FEET TO A POINT; THENCE NORTH 700 28' 52" EAST, 192.83 FEET TO A POINT; THENCE SOUTH 000 00' 42" EAST, 1794.04 FEET TO A POINT ON THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 31-78-23; THENCE NORTH 880 16' 39" WEST, 1218.04 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, AND CONTAINING 101.941 ACRES MORE OR LESS.

2. The proposed amendment to the "Three Lakes Estates Phase II" PUD Conceptual Plan, as on file in the Community Development Department, is hereby found to be in conformance with the PlanDSM: Creating Our Tomorrow Land Use Plan and is hereby approved, subject to the revisions to the Plan as set forth above.

MOVED BY \_\_\_\_\_ TO ADOPT.

FORM APPROVED:

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

(ZON2019-00133)

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, COLEMAN, GATTO, GRAY, MANDELBAUM, WESTERGAARD, and TOTAL. Includes MOTION CARRIED and APPROVED labels.

CERTIFICATE

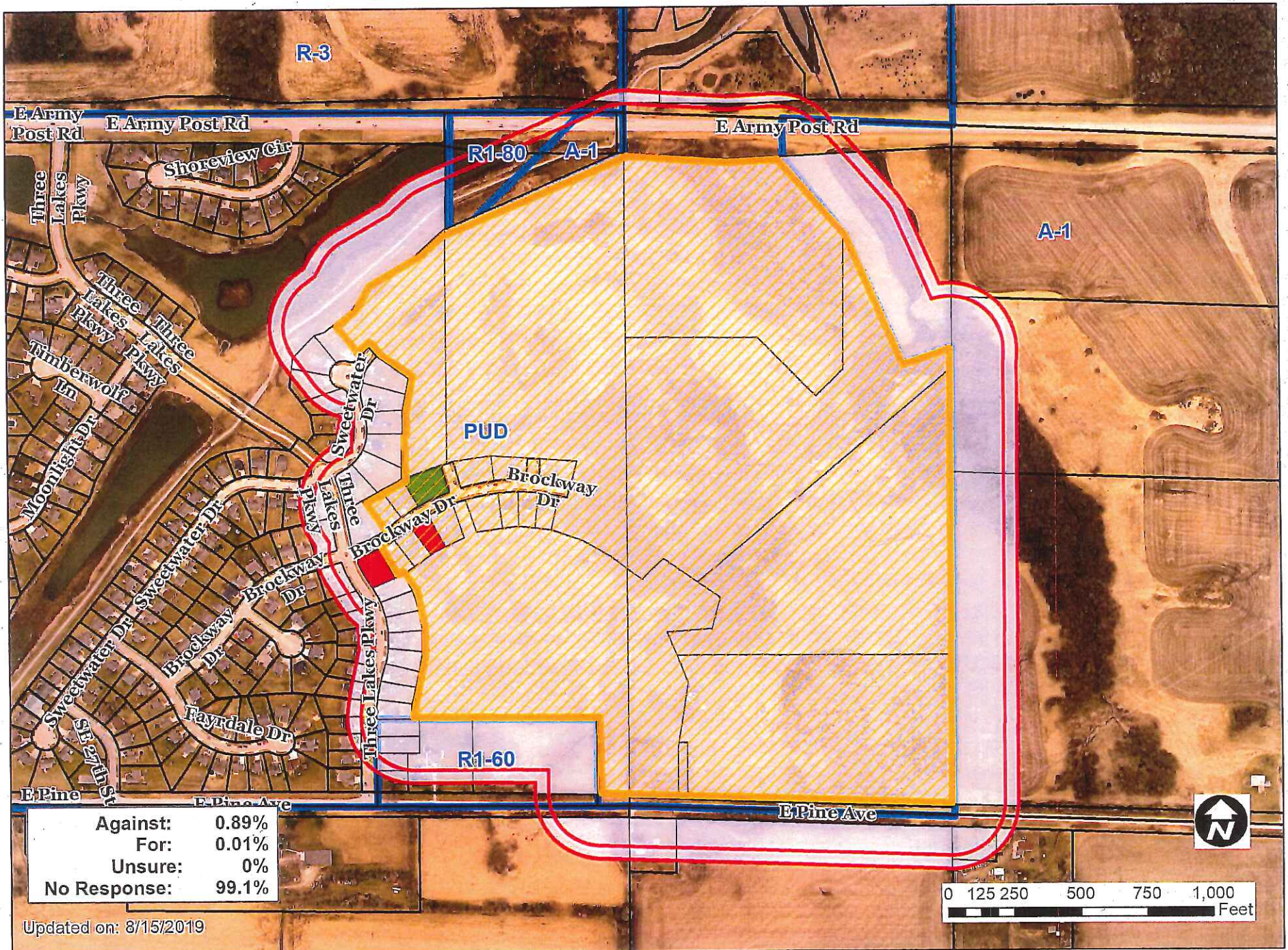
I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

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

Mayor

City Clerk









Date September 23, 2019

Agenda Item \_\_\_\_\_

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

September 3, 2019

Honorable Mayor and City Council  
City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their August 15, 2019 meeting, the following action was taken regarding a request from J Larson Homes, LLC (owner) represented by John Larson (officer) for a First Amendment to the "Three Lakes Estates Phase II" PUD Conceptual Plan for property in the Vicinity of 3001 block of East Army Post Road, to allow reconfiguration of the proposed public street layout for development of 80 lots for single-family semi-detached dwellings and 200 lots for single-family dwellings.

**COMMISSION RECOMMENDATION:**

After public hearing, the members voted 10-0 as follows:

<u>Commission Action:</u>	<u>Yes</u>	<u>Nays</u>	<u>Pass</u>	<u>Absent</u>
Francis Boggus	X			
Dory Briles	X			
Abby Chungath	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
Rocky Sposato				X
Steve Wallace	X			
Greg Wattier	X			
Emily Webb	X			

**APPROVAL** of the submitted PUD Conceptual Plan amendment subject to the following revisions:

- 1) Compliance with all administrative comments for final Mylar submittal.
- 2) Addition of a note on the Plan that any development of the Property must comply with the Tree Removal and Mitigation Ordinance contained in Chapter 42, Article X, of the City Code.
- 3) Revision to the note to require all public sidewalks to be 5-feet in width.
- 4) Revision of the fence allowance note to also allow up to a 6-foot tall solid wood fence in rear yards and along the frontages of East Army Post and East Pine Avenue for lots that have rear yards abutting those streets.
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    - i. A front porch of not less than 60 square feet; or
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  - G) Exterior material for any single-family or single-family semi-detached house constructed shall be masonry (brick or stone), vinyl of no less than 0.042 thickness, cedar, masonite, or cement fiber board.
  - H) For any single-family semi-detached dwellings, a brick or stone wainscot should extend along the full side façade on those units where the side faces a public street.
  - I) Building elevations for the Conceptual Plan shall be required to be revised to demonstrate compliance with these provisions.

(ZON2019-00133)

Written Responses  
 1 in Favor  
 3 in Opposition



## STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the submitted PUD Conceptual Plan amendment subject to the following revisions:

- 1) Compliance with all administrative comments for final Mylar submittal.
- 2) Addition of a note on the Plan that any development of the Property must comply with the Tree Removal and Mitigation Ordinance contained in Chapter 42, Article X, of the City Code.
- 3) Revision to the note to require all public sidewalks to be 5-feet in width.
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# STAFF REPORT TO THE PLANNING COMMISSION

## I. GENERAL INFORMATION

- 1. Purpose of Request:** The developer is seeking to resume development of "Three Lakes Estates Phase II". Due to market conditions they are looking to revise the row townhomes, proposed in the approved PUD Conceptual Plan in the northern portion of the area, to a cluster of 80 single-family semi-detached homes accessing directly onto a slightly revised street configuration. This replaces 97 proposed row and single-family semi-detached townhomes in the approved PUD Conceptual Plan.

Additionally, the single-family detached lots in the PUD are proposed to be grouped into 65 feet wide and greater, for 143 lots in the central portion of the PUD and 57 lots in the southeastern area that would be between 45 feet and 55 feet wide.

The existing row townhome area at the southwestern portion would remain as initially proposed and is currently under development with approved public infrastructure and street improvements.

A significant difference in the proposed PUD Conceptual Plan versus the approved Plan is that only one public street connection to East Army Post Road would be provided, with single-family lots now proposed to back onto the existing regional drainage basin at the northeast portion of the development. The approved plan proposed two street connections. There would still be two proposed street connections to the east and two street connections to the south to East Pine Avenue. The proposed Plan also further defines a greenbelt area along the drainage way into that basin. There would be six (6) single-family lots platted in the Phase I portion of Three Lakes Estates that are within the property owned by the developer.

- 2. Size of Site:** 101.94 acres.
- 3. Existing Zoning (site):** Three Lakes Estates Phase II "PUD" Planned Unit Development District.
- 4. Existing Land Use (site):** There are 14 single-family dwellings along a dead end segment of Brockway Drive that have been platted as Part of Three Lakes Estates Plat 6 built in accordance with the existing PUD Conceptual Plan and Preliminary Plat. There were also public sanitary sewer and water mains extended into the property of the end of Sweetwater Drive in accordance with public improvement plans based on the approved Preliminary Plat as well. Since these have not been inspected and accepted by the City, the developer would have to complete that process in order to make use of these facilities.

Construction of a row townhome cluster in the southwest part of the PUD area is also underway for 85 row and single-family semi-detached townhomes. Public improvement plans for streets and infrastructure were approved under the existing approved Preliminary Plat.



## 5. Adjacent Land Use and Zoning:

**North** – Pearl Lake “PUD”, “A-1”, “R1-80” & R-3”, Use is undeveloped agricultural land.

**South** - “A-1” & “R1-60”, Uses include single-family residential and undeveloped agricultural land.

**East** - “A-1”, Use is undeveloped agricultural land.

**West** – Three Lakes Estates “PUD”, Uses are single-family dwellings.

6. **General Neighborhood/Area Land Uses:** The subject property is located east of the built-out single-family subdivision along the East Army Post Road corridor (a former state highway). It is surrounded on the other three sides with undeveloped agricultural land.
7. **Applicable Recognized Neighborhood(s):** The subject property is located within the Easter Lake Area Neighborhood. All recognized neighborhoods were notified of the meeting by mailing of the Preliminary Agenda on July 26, 2019. Additionally, separate notifications of the hearing for this specific item were mailed on July 26, 2019 (20 days prior to the hearing) and on August 5, 2019 (10 days prior to the scheduled hearing) to the Easter Lake Area Neighborhood, and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the PUD boundary. A Final Agenda for the meeting was mailed to all the recognized neighborhood associations on August 9, 2019.

All agendas and notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Development Division on the date of the mailing. The Easter Lake Area Neighborhood Association mailings were sent to Jim Bollard, 4007 Southeast 26<sup>th</sup> Street, Des Moines, IA 50320.

The applicant held their neighborhood meeting on August 7, 2019. The applicant will be available to provide a summary of the neighborhood meeting at the hearing.

8. **Relevant Zoning History:** The Three Lakes Estates Phase II zoning to “PUD” was originally approved by the City Council on May 7, 2001 by Ordinance No. 13,950. There was a subsequent requested PUD Conceptual Plan amendment known as “The Palms” that was reviewed by the Plan and Zoning Commission on April 3, 2008 to revise townhome design and configuration. This amendment was withdrawn before City Council approval.
9. **PlanDSM Land Use Plan Designation:** Low Density Residential, Low-Medium Density Residential, and Parks and Open Space.
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



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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.

The application, accompanying evidence and "PUD" Conceptual Plan 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 the City Code 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 amended "PUD" Conceptual Plan 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.

## II. ADDITIONAL APPLICABLE INFORMATION

1. **Natural Features:** The PUD area has been rough-graded throughout. However, there are still some timbered areas that remain around the basins, drainageways and fence lines. Tree Protection and Mitigation provisions would be required with any future platting review. Any development of the Property must comply with the Tree Removal and Mitigation Ordinance contained in Chapter 42, Article X, of the City Code.
2. **Utilities:** The proposed utility extensions to serve development would be reviewed with a revised Preliminary Plat to be approved by the Plan and Zoning Commission.
3. **"PUD" Conceptual Plan:** The proposed amendment to the "PUD" Conceptual Plan would remain consistent with the existing PlanDSM future land use designations. The proposed single-family semi-detached (labeled as twin homes) at 5.3 units per acre would be within the Low-Medium Designated area, that provides for up to 12 units per acre. The rest of the development would be for single-family lots at proposed densities of 4.5 units per acre for the 45-foot to 55-foot wide lots and 3.0 units per acre for the 65-foot and greater width lots. The Parks and Open Space designated area is being reserved as a common greenbelt/drainageway.

The amendment would still propose a mix of unit types: row townhomes, single-family semi-detached homes, and single-family homes on medium and narrow lots. The narrower lots are proposed at the southeastern portion of the property providing a good transition of equivalent lots sizes between the existing Three Lakes Estates development. Staff believes that to support the variation in lot sizes, proportionate house sizes should be proposed as well. The submitted amendment sets house size minimums the same as the approved PUD Conceptual Plan at 1,200 square feet with required two-car garages and basements. However, no differentiation is made for the larger lot size area. Staff believes that since the 2001 approval of the PUD Conceptual Plan many practices have changed given review of many other residential developments throughout the City along with the more recent adoption of PlanDSM. In light of those changes over time staff believes that minimum house standards should be as follows:



- A) No same single-family or single-family semi-detached house front elevations shall be built on adjacent lots.
- B) The front façade of any single-family or single-family semi-detached 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 façade.
- C) All windows and doors on any single-family or single-family semi-detached house shall have trim that is no less than 4 nominal inches in width.
- D) The roof on any single-family or single-family semi-detached house constructed shall be of asphalt type shingles or cedar shakes. Standard 3-tab shingles are prohibited.
- E) On single-family lot sizes less than 65 feet in width the following minimum house sizes shall be constructed:
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- G) Exterior material for any single-family or single-family semi-detached house constructed shall be masonry (brick or stone), vinyl of no less than 0.042 thickness, cedar, masonite, or cement fiber board.
- H) With regard to the single-family semi-detached dwellings proposed brick or stone wainscot should extend along the full side façade on those units where the side faces a public street.

The final approved building elevations for the Conceptual Plan would be required to be revised to comply with these provisions.

These standards would be similar to requirements of the developer on recent rezoning on the northeast side of the City along East 56<sup>th</sup> Street and a single-family semi-detached development along Lower Beaver Avenue (Woodlawn PUD) on the north side of the City.

- 4. Permit & Development Center Comments:** Any modified lot configuration must be in accordance with an amended Preliminary Plat as approved by the Plan and Zoning Commission. Public sidewalks provided shall all be 5 feet in width. The proposed PUD Conceptual Plan only provides for 4-foot tall black chainlink fences. It is recommended that the Conceptual Plan allow up to a 6-foot tall solid wood fence in rear yards and along the frontages of East Army Post and East Pine Avenue for lots that have rear yards abutting those streets.



## **SUMMARY OF DISCUSSION**

Erik Lundy presented staff report and recommendations.

Greg Wattier asked what the applicant will be doing for fencing?

Erik Lundy stated its only allowing for 4-foot chain link with black coating. Typically, if a PUD is silent to fencing allowance they can have the option of a privacy fence rather than the chain link fence with the same requirements as standards single-family residential districts.

Greg Wattier asked if staff would be open to various fence types and heights?

Erik Lundy stated the proposed Condition would allow anything up to 6 feet within the side or rear yard. The proposed chain link fence would only be 4 feet.

Greg Wattier asked why there are square foot minimum requirements in the conditions?

Erik Lundy stated staff would like to have compatibility with the established neighborhood to the west of this development.

Glenna Frank stated it's not out of the Commission's practice to have approved minimum square footages within a PUD as they have been doing it this way for a decade or more.

Ed Arp Representing J Larson Homes stated they had a very good neighborhood meeting with everyone coming out happy after he compared the current PUD to the proposed PUD. Ed presented the current and proposed PUD to the commission via the overhead camera. Regarding the fencing, they would like to have what the ordinance allows, it's nice to have some flexibility.

## **CHAIRPERSON OPENED THE PUBLIC HEARING**

Jim Bollard 4007 SE 26<sup>th</sup> Street stated this part of the city will support a bigger house and we shouldn't be selling ourselves short on minimum square footage requirements.

## **CHAIRPERSON CLOSED THE PUBLIC HEARING**

### **COMMISSION ACTION:**

Greg Wattier made a motion for approval of the submitted PUD Conceptual Plan amendment subject to the following revisions:


- 1) Compliance with all administrative comments for final Mylar submittal.
- 2) Addition of a note on the Plan that any development of the Property must comply with the Tree Removal and Mitigation Ordinance contained in Chapter 42, Article X, of the City Code.
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    - ii. Any 1-½-story house shall be constructed with a minimum of 1,350 square feet of above-grade finished floor area.
    - iii. Any 2-story house shall be constructed with a minimum of 1,400 square feet of above-grade finished floor area.
  - F) On single-family lot sizes 65 feet in width or greater the following minimum house sizes shall be constructed.
    - i. Any 1-story house shall be constructed with a minimum of 1,400 square feet of above-grade finished floor area.
    - ii. Any 1-½-story house shall be constructed with a minimum of 1,600 square feet of above-grade finished floor area.
    - iii. Any 2-story house shall be constructed with a minimum of 1,800 square feet of above-grade finished floor area.
  - G) Exterior material for any single-family or single-family semi-detached house constructed shall be masonry (brick or stone), vinyl of no less than 0.042 thickness, cedar, masonite, or cement fiber board.
  - H) For any single-family semi-detached dwellings, a brick or stone wainscot should extend along the full side façade on those units where the side faces a public street.
  - I) Building elevations for the Conceptual Plan shall be required to be revised to demonstrate compliance with these provisions.

Motion Carried: 10-0

Respectfully submitted,

  
Erik Lundy, AICP  
Senior City Planner

EML:tjh

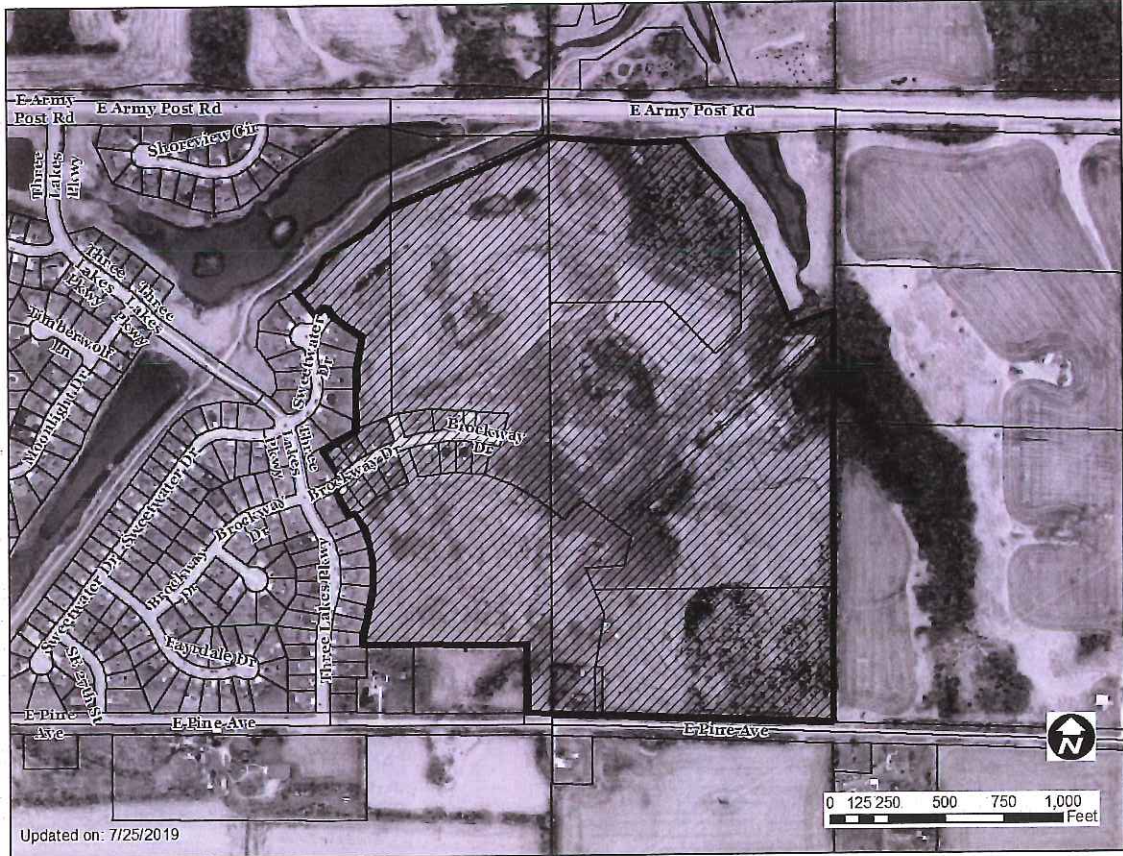


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J Larson Homes, LLC (owner) represented by John Larson (officer) for property in the Vicinity of 3001 block of East Army Post Road.		File # ZON2019-00133		
Description of Action	A First Amendment to the "Three Lakes Estates Phase II" PUD Conceptual Plan, to allow reconfiguration of the proposed public street layout for development of 80 lots for single-family semi-detached dwellings and 200 lots for single-family dwellings.			
PlanDSM Future Land Use	Current: Low Density Residential, Low-Medium Density Residential, and Parks and Open Space. Proposed: N/A.			
Mobilizing Tomorrow Transportation Plan	No planned improvements.			
Current Zoning District	Three Lakes Estates Phase II "PUD" Planned Unit Development and "FSO" Freestanding Signs Overlay District.			
Proposed Zoning District	N/A.			
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition
Outside Area (200 feet)	1	3		
Within Subject Property				
Plan and Zoning Commission Action	Approval	X	Required 6/7 Vote of the City Council	Yes
	Denial			No

J Larson Homes, LLC, Vicinity of 2600 East Army Post Road

ZON2019-00133





Item ZON2019-00133 Date 8/10/19

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

(Circle One)

RECEIVED  
COMMUNITY DEVELOPMENT

Print Name Alban Crook

Signature [Signature]

AUG 13 2019

Address 2832 Brockway Dr

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

Larger area for storm water collection  
Street layout is improved  
Quality and design of townhome/multifamily units are improvements

Item ZON2019-00133 Date 8/8/19

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

(Circle One)

RECEIVED  
COMMUNITY DEVELOPMENT

Print Name Khadga Thapa

Signature [Signature]

AUG 13 2019

Address 2827 Brockway dr

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

1) Beautiful natural vegetation is carelessly damaged.  
2) Land is raised so the flood comes to our basement  
3) Calm peaceful and small neighbourhood doesn't  
want extention. 4) Habitat of 1000 of animals is  
damaged. 5) The neighbourhood-become unneces-  
sarily crowded there by increasing maybe  
crime level in future.

Item ZON2019-00133

Date 8/8/19

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

(Circle One)

RECEIVED  
COMMUNITY DEVELOPMENT

AUG 13 2019

Print Name Aubrey Eyr  
Signature [Signature]  
Address 112 Three Lakes Plaza

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

I USE THE WALK WAY EVERY DAY AND NOW  
A ROAD WILL BE VERY UNSAFE TO WALK  
BY EVERY MORNING. ALSO DON'T UNDERSTAND  
WHY 280 HOUSES IS NECESSARY IN OUR  
Small "Farm" Community



ZON2019-00133

Item

Date

8/9/19

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

(Circle One)

RECEIVED  
COMMUNITY DEVELOPMENT

AUG 13 2019

Print Name

Signature

Address

Taylor Brus

Taylor Brus

28017 Brockway Drive

Des Moines, IA, 50320

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

I am not in favor of this because I do not want multi-family home in the neighborhood. We bought our home here specifically because it was single family only.



