



Date December 2, 2019

RESOLUTION HOLDING HEARING ON REQUEST FROM IOWA LABORERS EDUCATION AND TRAINING TRUST FUND TO AMEND PUD CONCEPTUAL PLAN FOR PROPERTY LOCATED IN THE VICINITY OF 4500 HUBBELL AVENUE

WHEREAS, on November 18, 2019, by Roll Call No. 19-1828, the City Council received a communication from the City Plan and Zoning Commission advising that at a public hearing held on November 7, 2019, its members voted 15-0 in support of a motion to recommend **APPROVAL** of a request from the Iowa Laborers Education and Training Trust Fund (owner), represented by Mike Weckman (officer), for the 8th Amendment to the Baker PUD Conceptual Plan for property located in the vicinity of the 4500 block of Hubbell Avenue, to allow development of 7.12 acres of the PUD area (“Property”) to be developed with a building for a training center and equipment storage as well as an outdoor training site, subject to the following revisions to the Conceptual Plan:

1. Conformance with all administrative comments of the final Mylar review.
2. Provision of specific elevations with labeled materials and dimensions of the proposed building for Parcel A as approved by the Planning Administrator prior to final Mylar review approval.
3. Provision of 5-foot public sidewalks along all public street frontages with any PUD Development Plan.
4. Provision of a note on the Conceptual Plan that any overhead doors on any building shall not be oriented towards a public street.
5. Provision of a note on the Conceptual Plan that any clearing and excavations as part of the outdoor training are on Parcel A shall be approved by the Engineering Staff in the Permit and Development Center.
6. Provision of a note that any tree removal shall comply with the Tree Removal and Mitigation regulations in Article X, of Chapter 42 of the City Code.
7. Provision of a note that hours of operation for any outdoor training activity on Parcel A shall be limited between the hours of 7:00 A.M. to 7:00 P.M.; and

WHEREAS, on November 18, 2019, by Roll Call No. 19-1828, it was duly resolved by the City Council that the application of the Iowa Laborers Education and Training Trust Fund for review and approval of the proposed 8th Amendment to the Baker PUD Conceptual Plan for the Property, as legally described below, be set down for hearing on December 2, 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 Baker PUD Conceptual Plan; and

WHEREAS, in accordance with said notice, those interested in said proposed amendment to the approved Baker 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 8th amendment to the Baker PUD Conceptual Plan for the



.....
Date December 2, 2019

Property, located in the vicinity of the 4500 block of Hubbell Avenue and legally described as follows, are hereby overruled, and the hearing is closed:

AN IRREGULARLY SHAPED PORTION OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5th P.M., DES MOINES, POLK COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE. 1/4) OF SECTION 21, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5th P.M., DES MOINES, POLK COUNTY, IOWA; THENCE SOUTH 00°24'05" WEST (BEARING ESTABLISHED IN THE PLAT OF BROWNSTONE ESTATES) ALONG THE WEST LINE OF NE. 1/4 OF SAID SECTION 21, A DISTANCE OF 1122.82 FEET TO THE SOUTHWEST CORNER OF OUTLOT "X" IN BROWNSTONE ESTATES, AN OFFICIAL PLAT, POLK COUNTY, IOWA AND TO THE POINT OF BEGINNING; THENCE NORTH 70°57'01" EAST ALONG THE SOUTHERLY LINE OF SAID BROWNSTONE ESTATES AND ALONG THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID BROWNSTONE ESTATES, A DISTANCE OF 2804.37 FEET TO THE WEST RIGHT OF WAY LINE OF NE. 46th STREET, AS IT IS PRESENTLY ESTABLISHED; THENCE SOUTH 00°09'26" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID NE. 46th STREET, A DISTANCE OF 603.03 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF F.M. HUBBELL AVENUE, AS IT IS PRESENTLY ESTABLISHED; THENCE SOUTH 55°26'35" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID F.M. HUBBELL AVENUE, A DISTANCE OF 261.74 FEET; THENCE SOUTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID F.M. HUBBELL AVENUE AND ALONG A 5765.00 FEET RADIUS CURVE CONCAVE SOUTHEASTERLY A DISTANCE OF 1011.34 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 50°08'14" WEST AND A CHORD LENGTH OF 1010.05 FEET; THENCE SOUTH 45°02'42" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID F.M. HUBBELL AVENUE, A DISTANCE OF 62.63 FEET TO THE NORTHEAST CORNER OF PARCEL "D" OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 21 AS SHOWN IN BOOK 8361 AT PAGE 967 IN THE OFFICE OF THE POLK COUNTY RECORDER; THENCE SOUTH 89°40'34" WEST ALONG THE NORTH LINE OF SAID PARCEL "D", A DISTANCE OF 280.81 FEET TO THE NORTHEAST CORNER OF PARCEL "A" OF LOT 1 IN CAPITOL HEIGHTS REPLAT, AN OFFICIAL PLAT, DES MOINES, POLK COUNTY, IOWA AS SHOWN IN BOOK 8361 AT PAGE 967 IN THE OFFICE OF THE POLK COUNTY RECORDER; THENCE SOUTH 88°56'37" WEST ALONG THE NORTH LINE OF SAID PARCEL "A" AND ALONG THE NORTH LINE OF PARCEL "C" OF LOT 1 IN CAPITOL HEIGHTS REPLAT, AN OFFICIAL PLAT, DES MOINES, POLK COUNTY, IOWA AS SHOWN IN BOOK 8727 AT PAGE 975 IN THE OFFICE OF THE POLK COUNTY RECORDER AND ALONG THE NORTH LINE OF SAID LOT 1 AND ALONG THE NORTH RIGHT-OF-WAY LINE OF E. 42nd STREET AS IT IS PRESENTLY ESTABLISHED, A DISTANCE OF 1336.97 FEET TO THE WEST LINE OF THE NE. 1/4 OF SAID SECTION 21; THENCE NORTH 00°18'10" EAST ALONG THE WEST LINE OF THE NE. 1/4 OF SAID SECTION 21, A DISTANCE OF 554.06 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.

SAID TRACT OF LAND CONTAINS 49.67 ACRES MORE OR LESS.



Date December 2, 2019

AND,
WARRANTY DEED: BOOK 11622, PAGE 522-523

LOTS 5, 6 AND 7; LOT 13 AND THAT PART OF LOT 1 DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE EAST 500 FEET, THENCE SOUTH TO BOUNDARY LINE OF LOT 1, THENCE IN A SOUTHWESTERLY AND WESTERLY DIRECTION ALONG THE BOUNDARY LINE OF LOT 1 TO THE SOUTHWEST CORNER OF SAID LOT 1, THENCE NORTH TO THE POINT OF BEGINNING; AND THAT PART OF LOT 12 DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 12, THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 12, 133.33 FEET, THENCE SOUTHERLY IN A STRAIGHT LINE 151.65 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 12; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 12, 186.6 FEET TO THE NORTHEAST CORNER OF SAID LOT 12, AND TO THE POINT OF BEGINNING; ALL IN CAPITOL HEIGHTS REPLAT, AN OFFICIAL REPLAT IN POLK COUNTY, IOWA.

SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD, IF ANY.

2. The proposed 8th amendment to the Baker 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

(ZON2019-00189)

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

CERTIFICATE

I, P. KAY CMELIK, 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 December 2, 2019

Agenda Item 45

Roll Call # _____

November 12, 2019

Honorable Mayor and City Council
City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their November 7, 2019 meeting, the following action was taken regarding a request from Iowa Laborers Education and Training Trust Fund (owner) represented by Mike Weckman (officer) for review and approval of an 8th Amendment to the Baker PUD Conceptual Plan on property in the vicinity of the 4500 block of Hubbell Avenue to allow development of 7.12 acres of agricultural land designated for single-family semi-detached residential development to be developed with a building for a training center and equipment storage. An outdoor training site for skilled laborers is also proposed to practice infrastructure and utility construction techniques.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 15-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
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 Part A) **APPROVAL** of the requested amendment to PlanDSM future land use designation from Medium Density Residential to Industrial and Part B) **APPROVAL** of the proposed amendment to the Baker PUD Conceptual Plan subject to the following:

1. Conformance with all administrative comments of the final Mylar review.
2. Provision of specific elevations with labeled materials and dimensions of the proposed building for Parcel A as approved by the Planning Administrator prior to final Mylar review approval.
3. Provision of 5-foot public sidewalks along all public street frontages with any PUD Development Plan.
4. Provision of a note on the Conceptual Plan that any overhead doors on any building shall not be oriented towards a public street.
5. Provision of a note on the Conceptual Plan that any clearing and excavations as part of the outdoor training are on Parcel A shall be approved by the Engineering Staff in the Permit and Development Center.
6. Provision of a note that any tree removal shall comply with the Tree Removal and Mitigation regulations in Article X, of Chapter 42 of the City Code.
7. Provision of a note that hours of operation for any outdoor training activity on Parcel A shall be limited between the hours of 7:00 A.M. to 7:00 P.M.

(ZON2019-00189) & (21-2019-4.21)

Written Responses

5 in Favor

3 in Opposition

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends approval of the requested amendment to PlanDSM future land use designation from Medium Density Residential to Industrial.

Part B) Staff recommends approval of the proposed amendment to the Baker PUD Conceptual Plan subject to the following:

1. Conformance with all administrative comments of the final Mylar review.
2. Provision of specific elevations with labeled materials and dimensions of the proposed building for Parcel A as approved by the Planning Administrator prior to final Mylar review approval.
3. Provision of 5-foot public sidewalks along all public street frontages with any PUD Development Plan.
4. Provision of a note on the Conceptual Plan that any overhead doors on any building shall not be oriented towards a public street.
5. Provision of a note on the Conceptual Plan that any clearing and excavations as part of the outdoor training are on Parcel A shall be approved by the Engineering Staff in the Permit and Development Center.
6. Provision of a note that any tree removal shall comply with the Tree Removal and Mitigation regulations in Article X, of Chapter 42 of the City Code.
7. Provision of a note that hours of operation for any outdoor training activity on Parcel A shall be limited between the hours of 7:00 A.M. to 7:00 P.M.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant proposes to develop the property at the eastern end of the Planned Unit Development (PUD) area for an indoor and outdoor training center for skilled laborers practicing infrastructure and utility work. Since the October 17, 2019 Plan and Zoning Commission meeting the applicant has revised their typical building design concept to a masonry block unit building from a metal skinned building. The building would house an indoor training environment, offices and some storage for equipment and materials related to the training.
2. **Size of Site:** The area of the proposed development is 7.12 acres. The area of the land within the entire Baker "PUD" Conceptual Plan is approximately 60 acres.
3. **Existing Zoning (site):** Baker "PUD" Planned Unit Development.
4. **Existing Land Use (site):** Multiple-family residential dwellings, office, mechanical contractor shop, warehouse and agricultural land.
5. **Adjacent Land Use and Zoning:**
 - North** – "R1-80" & "A-1", Uses are single-family dwellings and agricultural land.
 - South** – Limited "R-3" and "A-1", Uses are multiple-family dwellings and vacant land.
 - East** – "C-2" & "A-1", Uses are single-family dwellings, office, warehouse, repair shop, outside storage, vehicle display lot, vacant retail garden center, vacant repair shop, and vacant land.
 - West** – "A-1", Use is vacant timbered land.
6. **General Neighborhood/Area Land Uses:** The subject property is located north and west of the Hubbell Avenue (U.S. Highway 6) corridor.
7. **Applicable Recognized Neighborhood(s):** The subject property is not in a recognized neighborhood but is within 250 feet of the Sheridan Gardens Neighborhood. The neighborhood was notified of the original October 17, 2019 Commission meeting by mailing of the Preliminary Agenda on September 27, 2019. Additionally, separate notifications of the hearing for this specific item were mailed on September 27, 2019 (20 days prior to the original public hearing) and on October 7, 2019 (10 days prior to the original public hearing) to the Sheridan Gardens Neighborhood and to the primary titleholder on file with the Polk County Assessor for each property within the PUD and within 250 of the PUD boundary. A final agenda was mailed on November 1, 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. The Sheridan Gardens Neighborhood notices were mailed to Kurt Lee, 3507 East 39th Court, Des Moines, IA 50317.

- 8. Relevant Zoning History:** The subject property was rezoned by the City Council from “A-1” District to “PUD” District on October 27, 1997.

The most recent amendment (7th) was approved by the City Council at a special meeting on September 11, 2019. This amendment allowed single-family residential subdivision development within 19.98 acres of the center portion of the PUD identified in the subject amendment consideration as Parcel “D”.

Of relevance is a previous amendment (6th) to the PUD Conceptual Plan. This was approved by the City Council on April 11, 2011 to allow multiple-family residential dwellings and single-family semi-detached dwellings on the eastern portion of the property, leaving the remaining property for future light industrial requiring a further PUD Conceptual Plan amendment. This included the provision of single-family semi-detached residential development on the subject Parcel “A” area of the amendment. The recent 7th Amendment was approved with only single-family residential development with the rationale that the area of the subject amendment would provide a denser housing type, giving the overall PUD a range of densities within different housing types.

- 9. PlanDSM Future Land Use Plan Designation:** The subject property for the amendment is designated as Medium Density Residential. The central portion of the PUD is designated as Low Density Residential and the western portion of the PUD is designated as Business Park.
- 10. Applicable Regulations:** The Commission, considering the criteria set forth in Chapter 18B of the Iowa Code, reviews all proposals to amend PUD Conceptual Plans or regulations within the City of Des Moines in accordance with Section 134-700 of the City Code. Such amendments must be in conformance with the Comprehensive Plan for the City and designed to meet the criteria in Section 414.3 of the Iowa Code.

II. ADDITIONAL APPLICABLE INFORMATION

- 1. Natural Features/Landscaping:** While the property is currently mostly tilled agricultural land, there are dense timbered areas to the northwest and southwest of the proposed amendment area. These timbered areas would partially segregate the subject amendment area from and protect residential areas to the northwest and southwest. The PUD Conceptual Plan indicates that any tree removals resulting from the proposed development would require compliance with mitigation per the City’s Ordinance.

The proposed conceptual landscaping includes overstory tree plantings along the east and south public street perimeters. A dense evergreen planting strip is proposed along the northern edge of the property where development would abut existing residential area.

Staff would recommend that conservation easement areas be indicated on any PUD Conceptual Plan amendment that would be approved to be provided on any Plat for the protection of timbered areas that are not disturbed by the development.

- 2. Drainage/Grading:** There is a tributary to Four Mile Creek running through the southwestern and western portions of the subject amendment area, generally from

east to west. There are existing easements along the drainage way to protect stream bank stabilization improvements that have been put in place. The City would need to ensure access through any development to maintain these areas over time. Any PUD Conceptual Plan amendment that would be approved should indicate that any platting of the property will provide necessary public access to maintain the stream stabilization areas.

3. **Traffic/Street System:** A Traffic Impact Study was not required prior to the proposed PUD Conceptual Plan amendment pursuant to City policy given the anticipated number of trips for the training facility. Traffic Engineering Staff have indicated the need for public sidewalks along Hubbell Avenue and East 46th Street as part of any development of the amendment area (Parcel "A").
4. **Urban Design:** The Conceptual Plan indicates that buildings shall be constructed of permanent materials such as, tilt-up concrete panels, architectural pre-cast panels, brick, stone and glass. Only durable materials such as stone, brick, block, concrete panels or concrete tile shall be used on the base four-feet of all sides of the building. The submitted Conceptual Plan provides a revised typical design for the proposed training center building. It would be a masonry block structure. This revised material palette is more in keeping with the intent for commercial buildings within a PUD. Staff would require a more specific elevation to be submitted with the final Mylar review for the PUD Conceptual Plan. There would be clear story window on the east and west elevations, with two overhead doors facing west internally into the site.
5. **PlanDSM Creating Our Tomorrow:** The subject property is currently designated as "Medium Density Residential" on the Future Land Use Map based upon uses identified on the existing PUD Concept Plan. PlanDSM notes that this classification "Areas developed with mix of single family, two family and multi-family residential up to 17 dwelling units per net acre."

The Future Land Use Map would require amendment to the "Industrial" classification to allow for the proposed training facility with outside training activity. This classification is defined as "Accommodates industrial development and limited supporting commercial uses. Development in this classification could have a large impact on adjoining properties and the environment which would need to be mitigated." For contrast, the "Business Park" designation elsewhere in the western portion of the PUD is defined as "Accommodates light industrial, office and employment uses along with limited complementary retail uses. Industrial uses in this category would produce little or no noise, odor, vibration, glare, or other objectionable influences, and would have little or no adverse effect on surrounding properties."

SUMMARY OF DISCUSSION

Jacqueline Easley asked if any member of the audience or the commission desired to speak regarding the item. None were present or requested to speak.

COMMISSION ACTION:

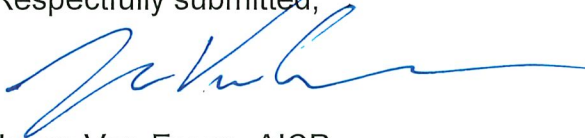
Greg Jones made a motion for approval of Part A) **APPROVAL** of the requested amendment to PlanDSM future land use designation from Medium Density Residential to

Industrial and Part B) **APPROVAL** of the proposed amendment to the Baker PUD Conceptual Plan subject to the following:

1. Conformance with all administrative comments of the final Mylar review.
2. Provision of specific elevations with labeled materials and dimensions of the proposed building for Parcel A as approved by the Planning Administrator prior to final Mylar review approval.
3. Provision of 5-foot public sidewalks along all public street frontages with any PUD Development Plan.
4. Provision of a note on the Conceptual Plan that any overhead doors on any building shall not be oriented towards a public street.
5. Provision of a note on the Conceptual Plan that any clearing and excavations as part of the outdoor training are on Parcel A shall be approved by the Engineering Staff in the Permit and Development Center.
6. Provision of a note that any tree removal shall comply with the Tree Removal and Mitigation regulations in Article X, of Chapter 42 of the City Code.
7. Provision of a note that hours of operation for any outdoor training activity on Parcel A shall be limited between the hours of 7:00 A.M. to 7:00 P.M.

Motion Carried: 15-0

Respectfully submitted,



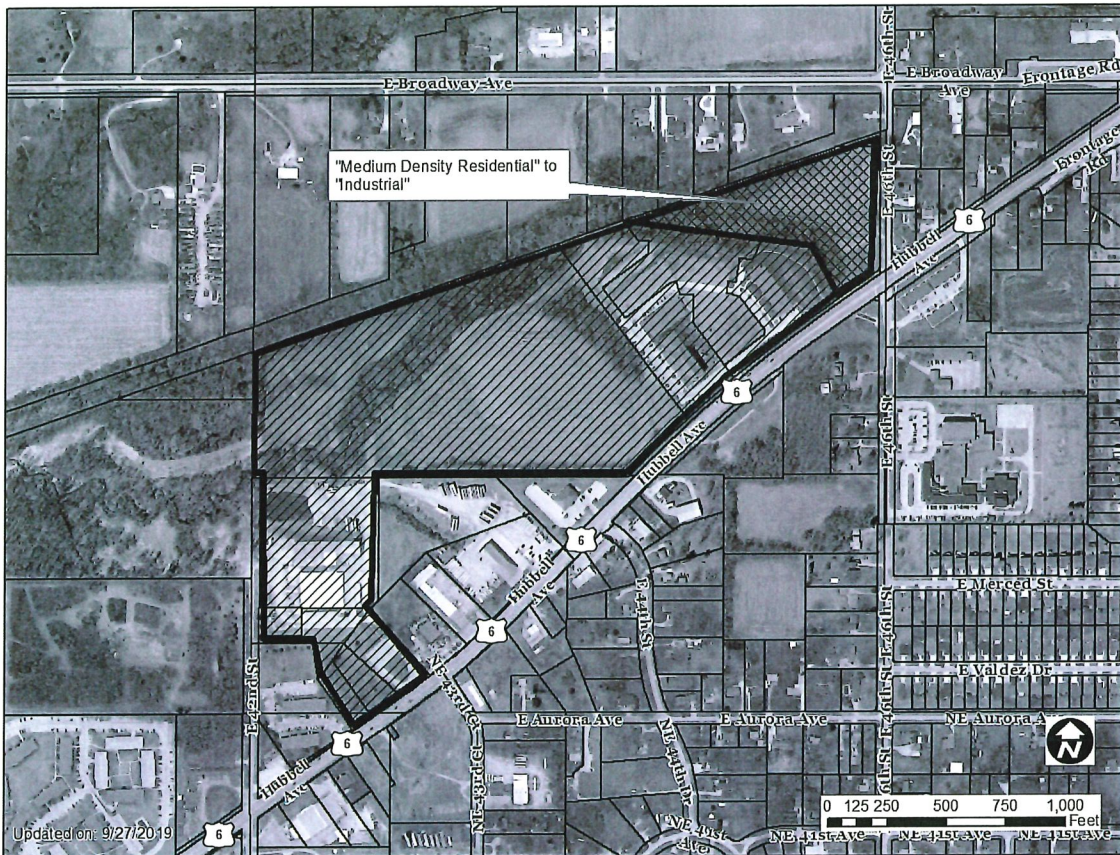
Jason Van Essen, AICP
Senior City Planner

JVE:tjh

Iowa Laborers Education and Training Trust Fund (owner) represented by Mike Weckman (officer) for property located in the vicinity of 4560 Hubbell Avenue. Additional property in the PUD boundary is owned by Baker Real Estate, LP; Baker Creek Senior Living I, LP; McKinley Crest, LLLP and B & B Real Estate Group, LLC.				File # 21-2019-4.21	
Description of Action	Amend the PlanDSM Creating Our Tomorrow Plan to revise the future land use designation from Medium Density Residential to Industrial.				
PlanDSM Future Land Use	Current: Medium Density Residential District. Proposed: Industrial.				
Mobilizing Tomorrow Transportation Plan	No planned improvements.				
Current Zoning District	"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)	0	0			
Within Subject Property					
Plan and Zoning Commission Action	Approval	X	Required 6/7 Vote of the City Council	Yes	
	Denial			No	X

Iowa Laborers Education Trust Fund, Vicinity of 4560 Hubbell Avenue

21-2019-4.21

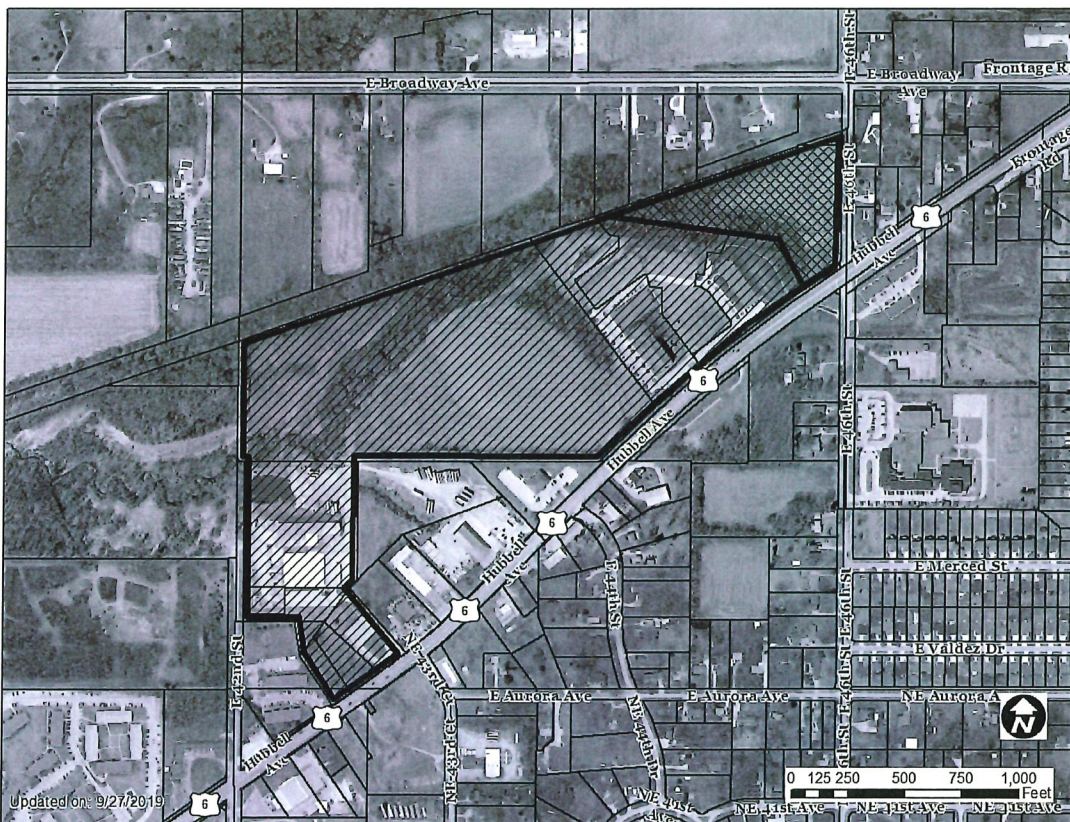


1 inch = 476 feet

Iowa Laborers Education and Training Trust Fund (owner) represented by Mike Weckman (officer) for property located in the vicinity of 4560 Hubbell Avenue. Additional property in the PUD boundary is owned by Baker Real Estate, LP; Baker Creek Senior Living I, LP; McKinley Crest, LLLP and B & B Real Estate Group, LLC.				File # ZON2019-00189	
Description of Action	Review and approval of an 8th Amendment to the Baker PUD Conceptual Plan on property in the vicinity of the 4500 block of Hubbell Avenue to allow development of 7.12 acres of agricultural land designated for single-family semi-detached residential development to be developed with a building for a training center and equipment storage. Also an outdoor training site for skilled laborers to practice infrastructure and utility construction techniques.				
PlanDSM Future Land Use	Current: Medium Density Residential District. Proposed: Industrial.				
Mobilizing Tomorrow Transportation Plan	No planned improvements.				
Current Zoning District	"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)	5	3			
Within Subject Property					
Plan and Zoning Commission Action	Approval	X	Required 6/7 Vote of the City Council	Yes	
	Denial			No	X

Iowa Laborers Education Trust Fund, Vicinity of 4560 Hubbell Avenue

ZON2019-00189



1 inch = 475 feet

Item ZON2019-00189

Date 10-8

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

RAM DEVELOPMENT

(Circle One)

Print Name Andy Holt

Signature [Signature]

Address 702 NE Pinnacle Court
Ankeny IA 50021

RECEIVED
COMMUNITY DEVELOPMENT

OCT 15 2019

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

We Need Development

Item ZON2019-00189

Date 10/10/19

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

(Circle One)

Print Name Shirley J Broad

Signature [Signature]

Address 484 E 46th St

RECEIVED
COMMUNITY DEVELOPMENT

OCT 15 2019

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

Item ZON2019-00189

Date 10-9-19

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

(Circle One)

Print Name David A Parker

Signature [Signature]

Address 2209 Kibbitt Ave

RECEIVED
COMMUNITY DEVELOPMENT

OCT 15 2019

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

[Signature]

Item: ZON2019-00189 Date 10/10/2019

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

(Circle One)

STEPHENTH-WILLIAMS

Print Name FEKSTEVE LIMITED CO

Signature StephentH-Williams

Address 2139 HIGT ST
DM PA 50312

RECEIVED
COMMUNITY DEVELOPMENT

OCT 16 2019

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

Item: ZON2019-00189 Date 10/9/19

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

(Circle One)

SUBJECT PROPERTY

Print Name Glynn Pickard

Signature Glynn Pickard

Address 3400 E Euclid Ave

RECEIVED
COMMUNITY DEVELOPMENT

OCT 16 2019

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

I am the Administrator/Training
Director of IOWA Laborers
Training Fund. It is our goal
to continue to help the residents in
the community and to provide skills for
careers.

475

Item: ZON2019-00189

Date 10/13/19

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

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT

OCT 21 2019

Print Name Carne Jordan

Signature Carne Jordan

Address 4555 46th St

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

I Do Not want a business and
Storage facility across from my
house.

Item ZON2019-00189

Date 10/15/19

45

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

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT

OCT 16 2019

Print Name Becky Smith

Signature Becky Smith

Address 4215 Hubbell Avenue

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

1. The area was zoned for single family semi-detached homes and businesses in the area have developed their business plan relying on same.
2. A There is a concern for traffic as this street is always busy. 2B. There is a huge environmental impact of great concern.

Item ZON2019-00189

Date 10-28-19

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

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT

OCT 30 2019

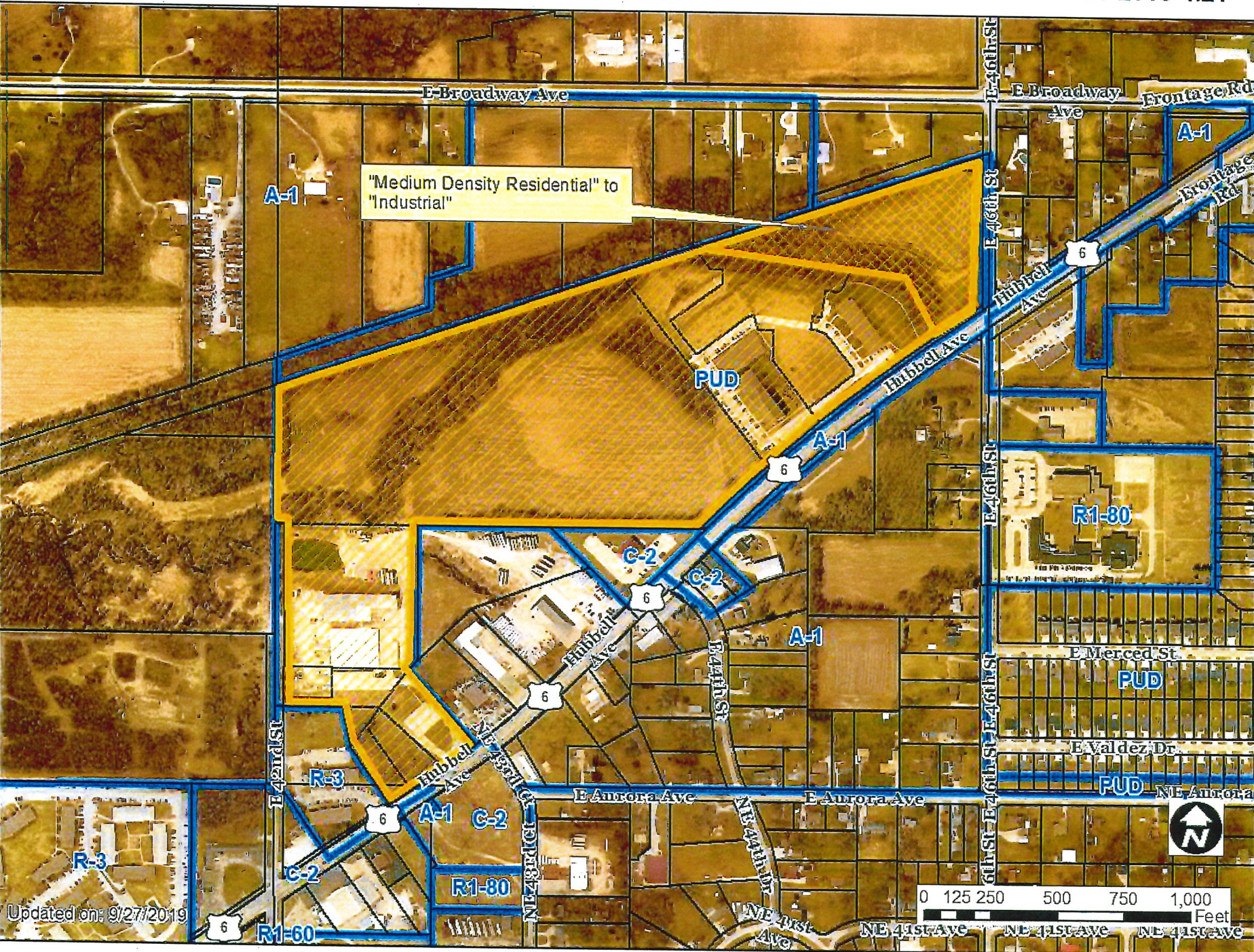
Print Name JOSEPH CLARK

Signature J Clark

Address 4600 HUBBELL AVE

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

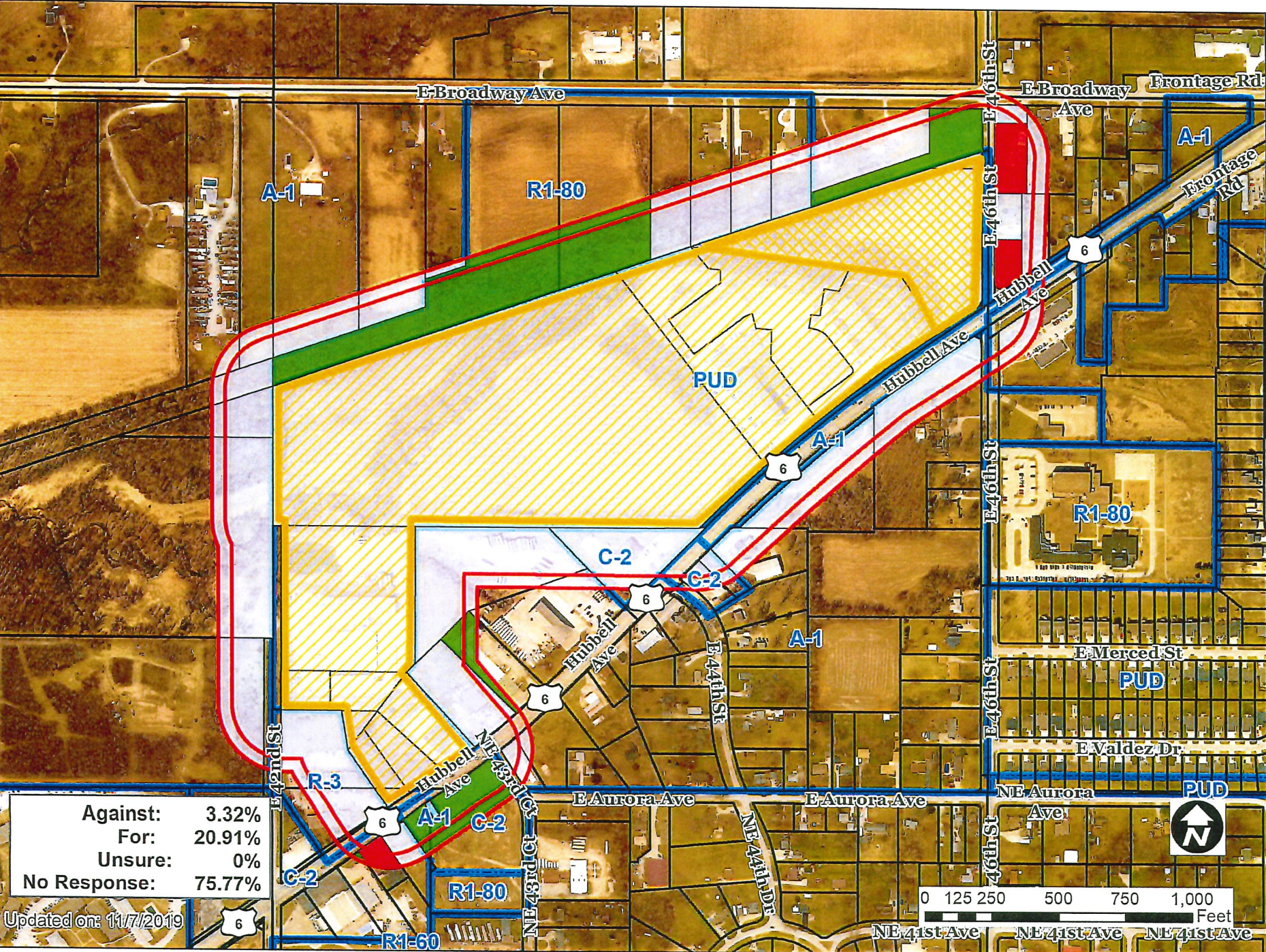
NOISE, LIGHT ~~POLLUTION~~ POLLUTION, FLOODING
DUE TO LEVELING LOW GROUND



Updated on: 9/27/2019

LS

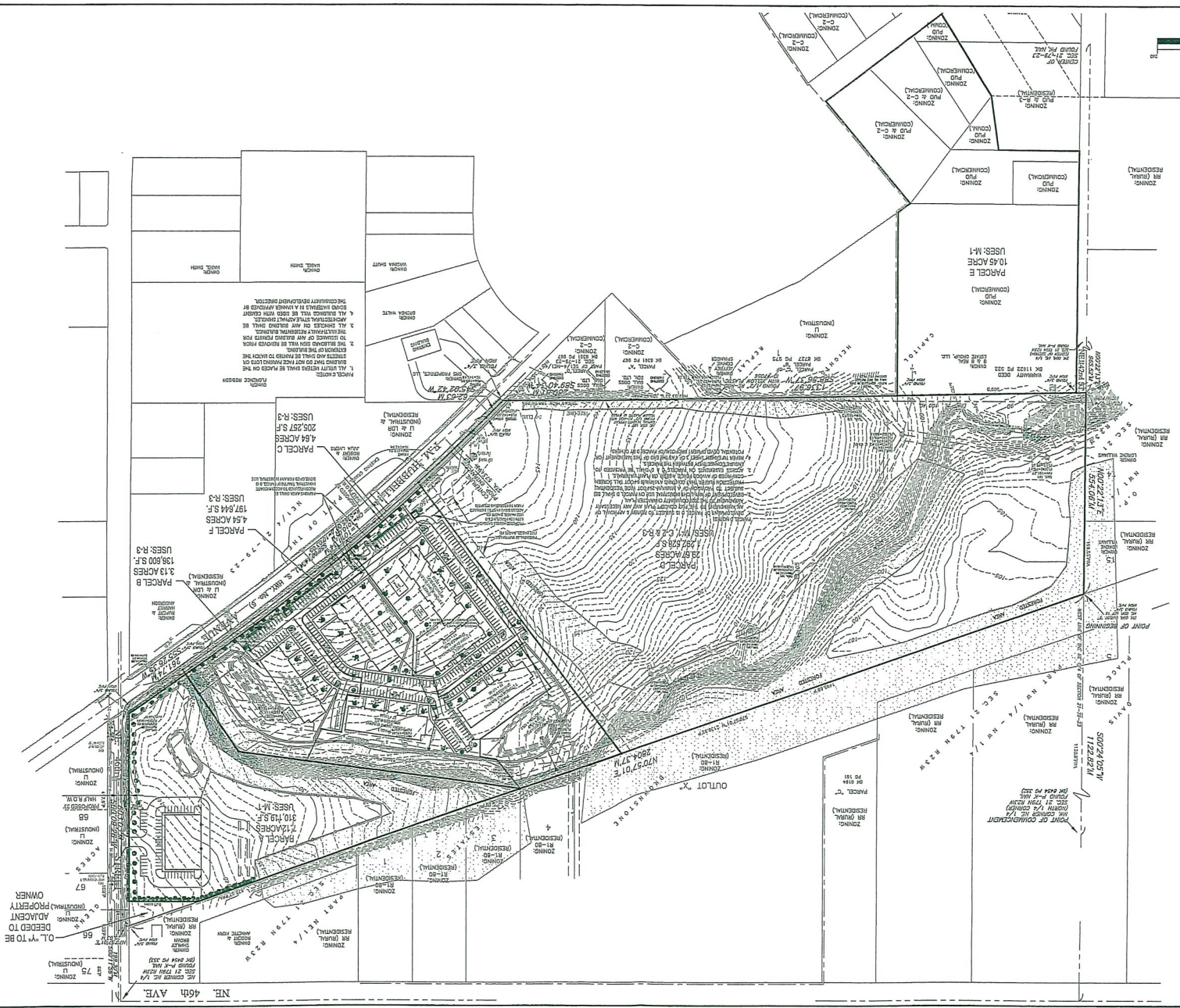
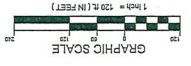
1 inch = 476 feet



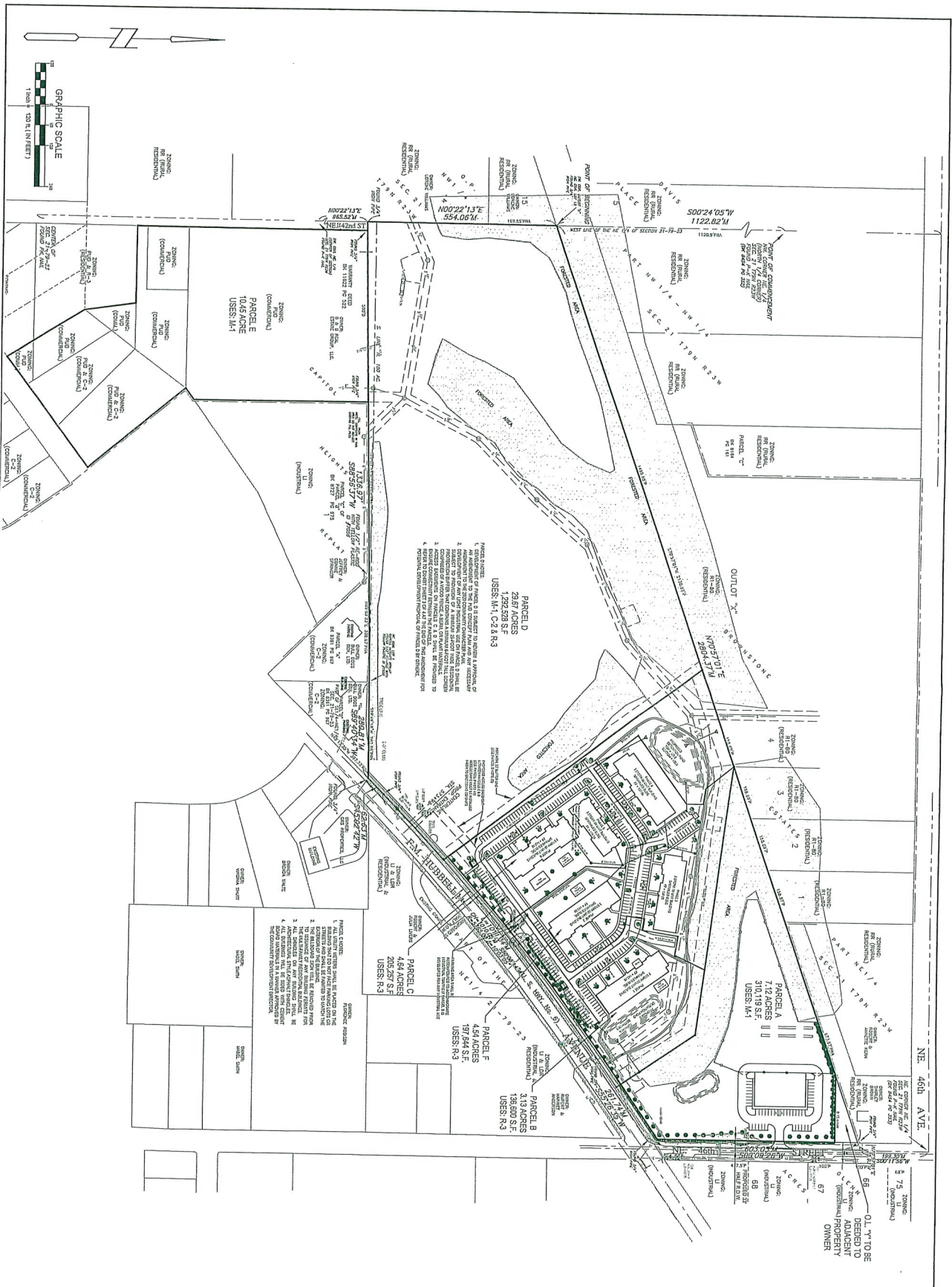
Against:	3.32%
For:	20.91%
Unsure:	0%
No Response:	75.77%

Updated on: 11/7/2019

5/17



 Bishop Engineering Turning Your Successful Development Into A Successful Project 3501 104th Street Des Moines, Iowa 50323-2822 Phone: 515-281-1100 Fax: 515-281-1101 Established 1999 Civil Engineering & Land Surveying	
NE. 46th Avenue Development Plan w/ Topo	
REVISION DATES 08-04-2019 09-01-2019 11-02-2019	SHEET NUMBER C1.1
REVISION DATES 08-04-2019 09-01-2019 11-02-2019	PROJECT NUMBER 170527
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Land Projects 2011/03/24/10/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100

PROJECT NUMBER	170527
SHEET NUMBER	C12
DATE	02-04-2019
REVISION DATE	10-20-2019
DRWN BY	0300119
CHECKED BY	1100020
DATE	11/02/20
PROJECT NUMBER	170527
DATE	02-04-2019
REVISION DATE	10-20-2019

BAKER CREEK P.U.D. AMENDMENT
NE 46TH STREET & HUBBELL AVENUE

CONCEPTUAL PLAN W/O TOPO

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