



Date March 21, 2022

**RESOLUTION HOLDING HEARING ON REQUESTS FROM THE OAKS ON FLEUR, LLC TO AMEND  
THE EXISTING PLAN DSM: CREATING OUR TOMORROW PLAN FUTURE LAND USE  
DESIGNATION AND REZONE PROPERTY LOCATED AT  
3010 FLEUR DRIVE AND 3020 FLEUR DRIVE**

**WHEREAS**, on February 7, 2022, by Roll Call No. 22-0174, the City Council received a communication from the City Plan and Zoning Commission advising that at a public hearing held on January 20, 2022, the City Plan and Zoning Commission voted 14-0 in support of a motion to recommend **DENIAL** of a request by The Oaks on Fleur, LLC (owner), represented by Adam Sieren (officer), to amend the existing PlanDSM: Creating Our Tomorrow Comprehensive Future Land Use Plan designation for real property locally known as 3010 Fleur Drive and 3020 Fleur Drive (collectively "Property") from Low Density Residential to Medium Density Residential to allow for rezoning to Limited 'NX1' Neighborhood District to allow development of approximately 14 rowhouse dwelling units; and

**WHEREAS**, on February 7, 2022, by Roll Call No. 22-0174, the City Council received a communication from the City Plan and Zoning Commission further advising that at a public hearing held on January 20, 2022, its members voted 14-0 in support of a motion to recommend **DENIAL** of a request by The Oaks on Fleur, LLC (owner), represented by Adam Sieren (officer), to rezone 2 parcels comprising the Property from 'N3a' Neighborhood District to Limited 'NX1' Neighborhood District for the above-stated purpose, subject to the following conditions:

1. Drive approaches to the site from Fleur Drive are prohibited;
2. No more than 15 household units shall be developed;
3. All primary buildings shall front a public street; and
4. Any building that fronts Willowmere Drive shall not exceed 2 stories or 24 feet above grade in total height; and

**WHEREAS**, on February 7, 2022, by Roll Call No. 22-0174, it was duly resolved by the City Council that the request for approval of the proposed PlanDSM Comprehensive Future Land Use Plan amendment and rezoning of the Property, legally described as follows, be set down for hearing on February 21, 2022 at 5:00 P.M., in the Council Chamber at City Hall:

"LOT 2 (EXCEPT THE EAST 4 FEET) AND THE SOUTH 3 FEET OF THE WEST 193 FEET OF THE EAST 200 FEET OF LOT 1 (EXCEPT THE WEST 4 FEET OF THE EAST 11 FEET OF THE SOUTH 3 FEET) IN WILLOWMERE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

AND

LOT THREE (3) EXCEPT THE EAST 4.00 FEET THEREOF (AS MEASURED PERPENDICULAR TO THE EAST LINE OF LOT 3) IN WILLOWMERE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA."



Date March 21, 2022

**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 PlanDSM Comprehensive Future Land Use Plan amendment; and

**WHEREAS**, on February 21, 2022, by Roll Call No. 22-0263, the City Council opened and continued said hearing to 5:00 p.m. on March 21, 2022, upon request by the applicants' representative for additional time for review and evaluation of the proposed rezoning conditions and to address neighborhood questions; and

**WHEREAS**, in accordance with said notice, those interested in said proposed Comprehensive Future Land Use Plan amendment and rezoning and, 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:

Upon due consideration of the facts, and any and all statements of interested persons and arguments of counsel, any objections to the proposed amendment to the PlanDSM: Creating Our Tomorrow Comprehensive Future Land Use Plan designation for 3010 Fleur Drive and 3020 Fleur Drive, or the proposed rezoning of the Property to Limited 'NX1' Neighborhood District, subject to the conditions stated above, are hereby received and filed, and the hearing is closed.

**Alternative A**

MOVED by \_\_\_\_\_ and Seconded by \_\_\_\_\_ to adopt and **DENY** the proposed amendment to the PlanDSM: Creating Our Tomorrow Comprehensive Future Land Use Plan designation and rezoning, and to make the following findings of fact regarding the proposed land use plan amendment and rezoning:

- a. That the Plan and Zoning Commission voted 14-0 to DENY the proposed comprehensive plan amendment and proposed rezoning of the Property.
- b. If the proposed amendment to the PlanDSM future land use designation of the Property to Medium Density is not approved, then the proposed rezoning to is inapplicable due to nonconformance of Limited "NX1" with the PlanDSM designation of Low Density Residential.
- c. That the City Clerk received and filed a signed protest from owners of 20% or more of the property located within 200 feet of the exterior boundaries of the area included in the proposed zoning map amendment area, at or before the City Council hearing on the proposed zoning map amendment.
- d. The PlanDSM: Creating Our Tomorrow Comprehensive Future Land Use Plan designation of the Property is Low Density Residential, which is not in conformance with the proposed Medium Density Residential designation or proposed use of the Property as stated above as the higher density use does not fit with the Low Density designation nor with existing zoning and development in the vicinity.

If the application of the existing zoning regulations has the effect of denying the owner all economic use of the Property, then the appropriate remedy is to seek relief from the Zoning Board of Adjustment.





# Roll Call Number

Agenda Item Number

62

Date March 21, 2022

## Alternative B

MOVED by \_\_\_\_\_ and Seconded by \_\_\_\_\_ to  
to continue the public hearing until April 4, 2022, at 5:00 p.m. in the Council Chambers at City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa, and to direct the City Manager and Legal Department to prepare the necessary legislation to **APPROVE** the proposed PlanDSM Comprehensive Future Land Use Plan amendment from Low Density Residential to Medium Density Residential and **APPROVE** the proposed rezoning from 'N3a' Neighborhood District to Limited 'NX1' Neighborhood District, subject to conditions acceptable to the City and the owner(s).

NOTE: Affirmative votes of three-fourths of the council members who are not disqualified by reason of a conflict of interest are required to approve the proposed rezoning due to the Protest filed by 20% or more of the Property Owners located within 200 feet of the exterior boundaries of the area included within the proposed zoning map amendment area. Des Moines City Code §134-6.3.10 & Iowa Code §362.6 .

APPROVED AS TO FORM:

*Judy K. Parks-Kruse*

Judy K. Parks-Kruse  
Assistant City Attorney

(ZONG2021-000051)  
(ZONG2021-000052)

## 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.

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
SHEUMAKER				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED			APPROVED	

\_\_\_\_\_ City Clerk

Continued



January 26, 2022

Communication from the City Plan and Zoning Commission advising that at their January 20, 2022 meeting, the following action was taken regarding a request from The Oaks on Fleur, LLC, represented by Adam Sieren (officer) to rezone property located at 3020 Fleur Drive and 3010 Fleur Drive from "N3a" Neighborhood District to "NX1" Neighborhood District, to allow a 14-unit rowhome development.

#### COMMISSION RECOMMENDATION:

After public hearing, the members voted 9-5 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	X			
Dory Briles	X			
Abby Chungath	X			
Kayla Berkson	X			
Chris Draper		X		
Jann Freed	X			
Todd Garner	X			
Johnny Alcivar		X		
Lisa Howard		X		
Carolyn Jenison	X			
William Page	X			
Andrew Lorentzen		X		
Greg Wattier	X			
Emily Webb		X		

**DENIAL** of the request to rezone the property from "N3a" Neighborhood District to "NX1" Neighborhood Mix District. (ZONG-2021-000052)

#### Written Responses

6 in Favor

17 in opposition



## STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the requested "NX1" District be found not in conformance with the existing PlanDSM future land use designation of Low Density Residential.

Part B) Staff recommends approval of the request to amend the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use designation from Low Density Residential to Medium Density Residential.

Part C) Staff recommends approval of the request to rezone the property from "N3a" Neighborhood District to "NX1" Neighborhood Mix District, subject to the following conditions:

1. Drive approaches to the site from Fleur Drive are prohibited.
2. No more than 15 household units shall be developed.
3. All primary buildings shall front a public street.
4. Any building that fronts Willowmere Drive shall not exceed 2 stories or 24 feet above grade in total height.

## STAFF REPORT TO THE PLANNING COMMISSION

### I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is proposing to rezone the subject properties to "NX1" District, which would allow redevelopment of the site with townhomes. A submitted site sketch indicates 3 buildings containing between 3 and 8 units (totaling 14 or 15 townhomes) would be constructed.

Any future construction or redevelopment of the subject properties must comply with all applicable site plan and design regulations contained in the Planning and Design Ordinance (Chapter 135 of City Code).

2. **Size of Site:** 0.949 acres (41,345 square feet).
3. **Existing Zoning (site):** "N3a" Mixed Use District.
4. **Existing Land Use (site):** Vacant lot and one-household dwelling unit.
5. **Adjacent Land Use and Zoning:**

**North** – “NX2” and “N3a”; Uses are multiple-household residential and single-household residential.

**South** – “N3a”; Uses are single-household residential.

**East** – “NX3” and “N3a”; Uses are multiple-household residential and single-household residential.

**West** – “N3a”; Uses are single-household residential.

6. **General Neighborhood/Area Land Uses:** The subject property is located on the northwest corner of the intersection of Willowmere Drive and Fleur Drive. The area consists of one-household residential, multiple-household residential, educational, and open space/public uses.
7. **Applicable Recognized Neighborhood(s):** The subject property is located in the Southwestern Hills Neighborhood Association and within 250 feet of the Grays Lake Neighborhood Association. All neighborhood associations were notified of the January 20, 2022, public hearing by mailing of the Preliminary Agenda on December 30, 2021 and by mailing of the Final Agenda on January 14, 2022. Additionally, separate notifications of the hearing for this specific item were mailed on December 30, 2021 (20 days prior to the public hearing) and January 10, 2021 (10 days prior to the public hearing) to the Southwestern Hills and Grays Lake Neighborhood Associations and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site.

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 Southwestern Hills Neighborhood mailings were sent to George Davis, 3124 Southwest 29<sup>th</sup> Street, Des Moines, IA 50321. The Grays Lake Neighborhood mailings were sent to Heidi Ogden, 3709 Southwest 12<sup>th</sup> Street, Des Moines, IA 50315.

The applicant will provide a summary of the neighborhood meeting at the public hearing.

8. **Relevant Zoning History:** None.
9. **PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** Low 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:** The applicant is requesting that the future land use designation for the property be amended from “Low Density Residential” to “Medium Density Residential”. Plan DSM describes these designations as follows:

*Low Density Residential: Areas developed with primarily single-family and two-family residential units with up to 6 dwelling units per net acre.*

*Medium Density Residential: Areas developed with mix of single family, two family and multi-family residential up to 17 dwelling units per net acre.*

The subject property is currently zoned “N3a” District. The Zoning Ordinance describes this district as “to preserve the scale and character of residential neighborhoods developed predominantly during the 1950s, 1960s, and 1970s, typically in the ranch or split-level style pursuant to House B building type in section 135-2.14 of this code.”

The applicant is proposing to rezone the area to the “NX1” District. The Zoning Ordinance describes this district as “intended for a mix of single- and smaller-scaled multiple-household uses and building forms to preserve the scale and character of the existing neighborhood while allowing for new infill housing.”

Staff believes the proposed amendment to the comprehensive plan is appropriate as the subject property is located on a high-capacity transportation corridor and in an area with a mix of low and medium density residential uses.

2. **Grading & Storm Water Management:** Any grading is subject to an approved grading permit and soil erosion control plan, as well as a Stormwater Pollution Protection Plan (SWPPP) approved by the Iowa DNR.
3. **Nature Features:** The subject properties contain a number of mature trees and scrub trees. Any development of the site must comply with the Tree Removal and Mitigation Ordinance contained in Chapter 42, Article X, of the City Code.

Staff notes that the subject properties are located on a natural ridge line that is approximately 5-7 feet higher in grade than the surrounding area, including Fleur Drive and Willowmere Drive rights-of-way. Future development strategies should consider strategies to mitigate extensive overshadowing of existing dwelling units.

4. **Utilities:** Stormwater and sanitary sewers are located in both Fleur Drive and Willowmere Drive. A 16-inch feeder water main is located in Fleur Drive and an 8-inch water main is located in Willowmere Drive.
5. **Urban Design:** The applicant is proposing the rezoning from “N3a” Neighborhood District to “NX1” Neighborhood Mixed Use District to allow redevelopment of the site with rowhouses. The submitted site sketch and elevations indicated the construction of 3 buildings on the site with each building consisting of 3-8 units. Each unit is currently designed with an attached approximately 20-foot by 24-foot garage, a balcony, 3

bedrooms, 2.5 bathrooms, and would be 3 stories in height. Each story is proposed to be approximately 10 feet 5 inches with an overall estimated height of 31.5 feet.

Staff notes that the Planning and Design Section 135-2.12 requirements for Row Building Type restricts rowhomes in the "NX1" District between 1.5 and 2.5 stories with a story height between 9 and 12 feet. Staff recommends that any rowhouses constructed on the subject properties not exceed 2 stories and 24 feet in height.

Staff believes that the subject site would be an appropriate location for rowhouse development given the proximity to a high-capacity corridor, amenities, existing multiple-household uses. The proposed design may need additional refinement to better fit the existing character of the neighborhood.

- 6. Traffic/Street System:** The submitted site sketch indicates 3 townhome buildings situated off a common drive with one access located on Fleur Drive and one access located on Willowmere Drive. A drive approach off Fleur Drive does not match the goals of the City or the Fleur Drive reconstruction project, and should be removed from consideration.

Staff notes that a minimum 5-foot-wide sidewalk along all street frontages of the subject properties is required.

The subject site is located on Fleur Drive, which is currently served by a DART bus line. A bus stop is located in the right-of-way along Fleur Drive at the intersection with Willowmere Drive.

Traffic and Transportation staff has indicated that the proposed development will not necessitate any improvements to the surrounding public street. A traffic study was not required with the rezoning application, as the proposal does not meet the threshold that necessitates a study.

- 7. Planning and Design Ordinance:** Any development must comply with all applicable site plan and design regulations of the Planning and Design Ordinance. Should the rezoning be approved, the applicant would be required to prepare a Site Plan and building elevations for review before the property can be occupied by the proposed use.

## SUMMARY OF DISCUSSION

Bert Drost presented staff report and recommendation.

Chris Draper asked if there would be a height restriction for NX1 zoning and would that be binding with the change in zoning?

Jason Van Essen stated 2.5 stories is standard but could ask for more with a type 1 or 2 design alternative during the site plan review process. This zoning condition wouldn't allow more than 2 stories on Willowmere.

Chris Draper asked if a 4-story development would be possible if this rezoning was approved.



Jason Van Essen stated once it's a zoning condition, it could only be change with another rezoning.

Chris Draper asked if there is a height restriction within NX1 zoning.

Jason Van Essen stated yes, it would be 2.5 stories.

Emily Webb asked what type of single-family homes would be allowed.

Jason Van Essen stated in the NX1 district, only rowhomes, House Type C which is more cottage style and House type D being more of the traditional 4 square home are allowed.

Andrew Lorentzen stated he worries 24 feet wouldn't allow for anything more than a flat roof.

Jason Van Essen stated they can do 2 stories without a height limit based on how the condition is written; staff was trying to avoid saying only 2 stories.

Johnny Alcivar asked how long this lot has been vacant.

Jason Van Essen stated he did not know.

Adam Sieren, Premier Construction, 3315 Waco Court, stated the City of Des Moines needs missing middle housing and it's important for us to retain the residents of Des Moines by making more missing middle housing available. They plan to scrape 18 inches of grade off the top of the slope, extend the retaining wall to 4 feet and move the light pole in the middle of the development as it causes a hitch in the sidewalk. It's hard to listen to complaints about the development being too tall given the existing high-rise building across the street. Adding 60 cars to an already 34,000-car per day road won't be a big impact, snow removal will be handled through an HOA and storm water mitigation will meet all the necessary codes set by the City. His vision is to continue the modern architecture that already exist along this corridor. With the land acquisition and rising cost of building material, he cannot agree to the staff recommendation of primary dwelling units facing a public street.

## **CHAIRPERSON OPENED THE PUBLIC HEARING**

Matt Morrow broker for Remax Realty, stated he is speaking on behalf of the real estate market. The City needs this type of housing on the southwest side of Des Moines as options are very limited.

George Davis President of Southwestern Hills Neighborhood Association stated as a 10-member board, they are in support of this project. At their general membership meeting they had 54 people attend, 6 of those people being within the 250-foot notification area and it came out to be a 50/50 split for people in support and opposition of the project.

Kevin Lamer 3006 Fleur Drive stated he has never had an issue with traffic heading north to south. If he was to come to the correct terms with the applicant, his property would be apart of this proposal. He is in full support of the project.

Tim Hickman 2222 Willowmere Drive stated he has concerns with the scale of this development within a neighborhood with 1950 architecture. He would like to see some setback requirements for the building that faces Fleur Drive and finds it challenging for this development to comply with the City's Zoning code in regard to sidewalks on the public frontage.

Laura Coyle 3109 Park Plaza Drive stated changing the zoning does not benefit the city or neighborhood, it only benefits the business owner proposing it. This proposal will change the scale of this midcentury neighborhood, which is the reason she moved to this area. The homes in this area are well maintained, with high property value, they shouldn't be replaced by a development that would overshadow the uniqueness of this area.

Frank Vaia 2222 Willowmere Drive stated he is most concerned with the increased traffic going down Willowmere Drive toward SW 23<sup>rd</sup> Street. He isn't opposed to new development but would be opposed to the increase of risk to kids in the area.

John Purtle 3100 Fleur Drive stated the proposed exit from this development is directly across the street from his home and he is concerned that people will slide into his driveway due to ice in the winter months. He is also concerned with the visual angle when turning onto Willowmere and how much time people would have to react when they're turning off Fleur Drive.

Tony Gardner 2118 Willowmere Drive read submitted letter and presented submitted photos.

Bart Schmidt 3210 Wakonda Court stated the houses in this area do not need to be demolished and redeveloped, they just need renovated. He believes rezoning single lots is a bad way to go because of the standard it will set for other developers.

Taylor Webber 1334 Carrie Avenue stated he would like to uplift the neighbors that have come tonight to express their concerns. He respects the words from the real estate broker but that doesn't mean this is best for homeowners in the area, it's only best for the people in the buying and selling industry. He believes a traffic study should be done before a development like this takes place to make sure we are doing things that are in the best interest of the community.

Adam Sieren stated this project is not multifamily, this is a medium density, single family development. Again, it's hard to listen to concerns about building height when you have a high-rise condo across the street. The benefit to the city from this development far outweighs the benefit for a developer. He doesn't anticipate additional storm water runoff as they will be tying into the new storm sewer constructed along Fleur Drive. Regarding the height, he will be requesting a design alternative to allow 3-story units along Fleur Drive.

Dory Briles asked what the threshold is for requiring a traffic study?

Bert Drost recalled that a development has to generate more than 100 trips during peak traffic hours. Noted that 15 dwelling units would not generate that level of numbers.

Chris Draper asked how much on-street parking occurs on Willowmere currently.



Jason Van Essen stated the couple of cars shown on the aerial is likely a good representation of what is typical for the street. This isn't a dense area where you expect lots of on-street parking to occur like you see in the Sherman Hill Neighborhood for example.

Chris Draper asked if there are only 2 lots between this property and the next set of high-density buildings.

Bert Drost replied that is correct. Noted that the northern lot of the two intervening lots is designated for medium density residential on the PlanDSM Future Land Use Map. From that perspective, the site is only separated by one lot.

### **CHAIRPERSON CLOSED THE PUBLIC HEARING**

Will Page stated he would suggest the neighborhood association conduct a historic survey for the potential to be listed as a Nationally Registered Historic District. This would allow them to consider a local historic district, which includes a design review process that might offer some protection.

Jann Freed advised the audience that the commission appreciates them all for showing up and that their concerns are taken into consideration.

Chris Draper stated the City has a thoughtful plan for more shared wall, higher density development that utilizes our main corridors more effectively.

Abby Chungath agreed we need more medium density residential development, and that it makes sense for that to be along Fleur Drive. Expressed frustration that it typically has to be of a certain scale for it to be economically viable to construct and that scale typically makes it undesirable to neighbors.

Francis Boggus noted he typically supports preserving single family neighborhoods as well as supports the need for medium density housing. He is in favor of the neighbors in this instance as it would affect the overall appearance of the area and their values.

Emily Webb asked staff if the request will require a supermajority vote by the City Council to be approved no matter what the commission recommends.

Jason Van Essen stated that is correct, the commission is making a recommendation to Council which already needs a supermajority vote due to the response in opposition within the notice area.

### **COMMISSION ACTION:**

Francis Boggus made a motion for the following:

Part A) The requested "NX1" District be found **not** in conformance with the existing PlanDSM future land use designation of Low Density Residential.

### **THE VOTE: 14-0**

Part B) Denial of the request to amend the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use designation from Low Density Residential to Medium Density Residential.

Part C) Denial of the request to rezone the property from "N3a" Neighborhood District to "NX1" Neighborhood Mix District.

**THE VOTE: 9-5**

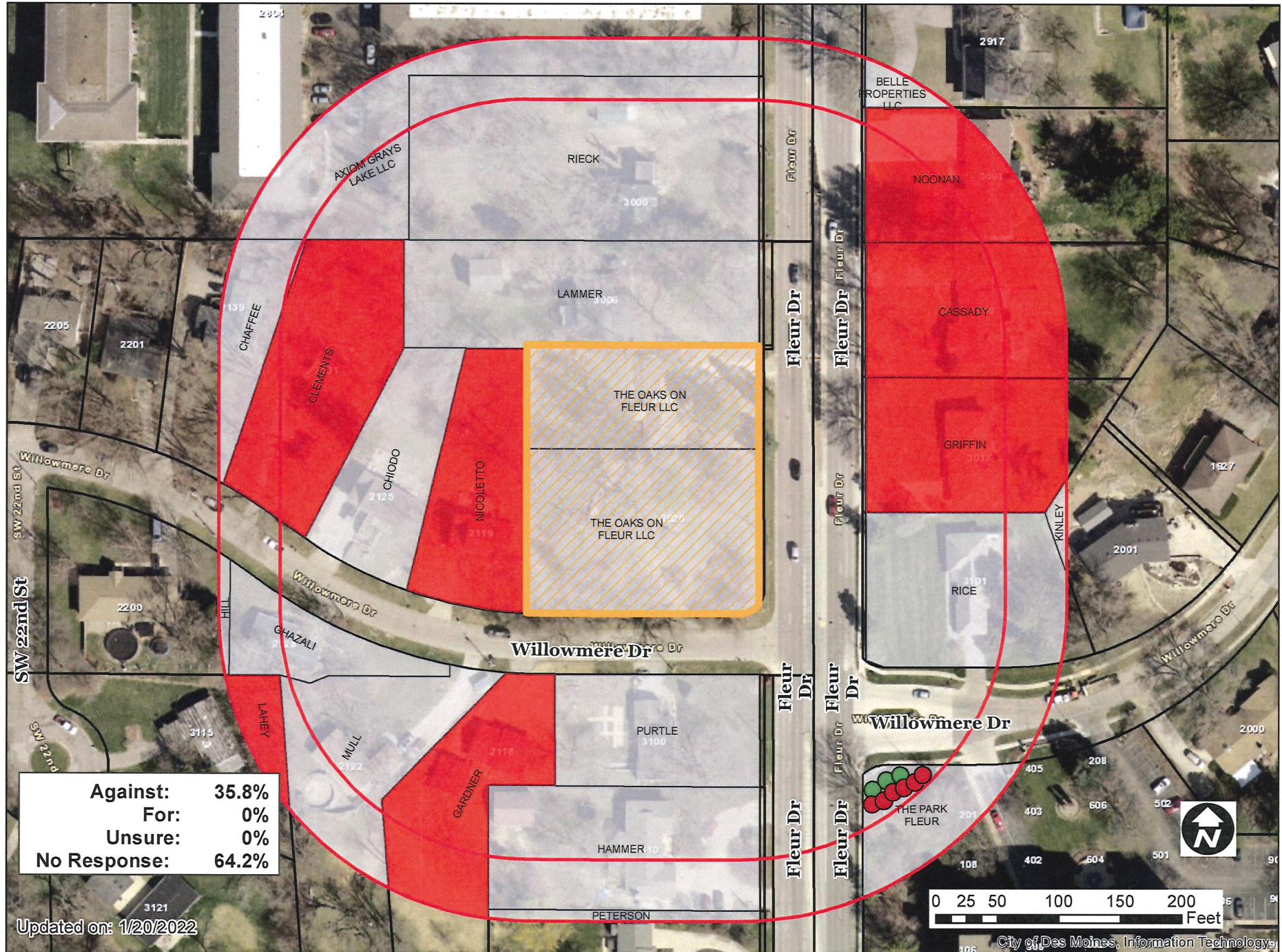
Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jason Van Essen", written in a cursive style.

Jason Van Essen, AICP  
Planning & Urban Design Administrator

JMV:tjh







Item: **ZONG-2021-000052**

Date: 39 102

Please mark one of the following



I am in favor of the request



I am not in favor of the request

Signature: John L. Friedman

Name: JO ANN L. FRIEDMAN

Address: 3131 Fleur Drive #302  
Des Moines, IA 50321

Staff Use Only

**RECEIVED**  
COMMUNITY DEVELOPMENT

JAN 19 2022

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

NO Entrance (Exit) on Fleur Drive

Item: **ZONG-2021-000052**

Date: 1/13/2021

Please mark one of the following



I am in favor of the request



I am not in favor of the request

Signature: W. Friedman

Name: WM FRIEDMAN JR

Address: 3131 FLEUR Dr #302  
DES MOINES, 50321

Staff Use Only

**RECEIVED**  
COMMUNITY DEVELOPMENT

JAN 19 2022

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

NO ENTRANCE (EXIT) ON FLEUR DR.



Item: ZONG-2021-000052

Date: 4/15/22

Please mark one of the following

☒ I am in favor of the request

☐ I am not in favor of the request

Signature: Henry A. Harmon

Name: Henry A. Harmon

Address: 3131 Flour Drive #1007

Staff Use Only

RECEIVED  
COMMUNITY DEVELOPMENT

JAN 19 2022

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Item: ZONG-2021-000052

Date: Jan 14, 2022

Please mark one of the following

☒ I am in favor of the request

☐ I am not in favor of the request

Signature: Judith Rinchard

Name: Judith Rinchard

Address: 3131 Flour Drive  
Unit 202 DM In 50321

Staff Use Only

RECEIVED  
COMMUNITY DEVELOPMENT

JAN 19 2022

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

This is a much better plan  
than the 1st plan submitted by the  
builder. The first plan on the corner  
of Ponderosa & Flour was not feasible because  
of access issues

Item: ZONG-2021-000052

Date: 1/15/22

Please mark one of the following

☐ I am in favor of the request

☒ I am not in favor of the request

Signature: Sheryl R. Price

Name: \_\_\_\_\_

Address: 3131 Glen Drive

Staff Use Only

RECEIVED  
COMMUNITY DEVELOPMENT

JAN 19 2022

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

Will add to traffic & density

Item: ZONG-2021-000052

Date: 01/14/22

Please mark one of the following

☐ I am in favor of the request

☒ I am not in favor of the request

Signature: Laura Clements

Name: Laura Clements

Address: 2131 Willowmere Dr

Staff Use Only

RECEIVED  
COMMUNITY DEVELOPMENT

JAN 18 2022

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

3 story row houses do not match the style of the surrounding homes. It is too high for hill on property. Will make that intersection & Willowmere more dangerous. Driveway will be too close to Glen drive for that number of vehicles.



Item: ZONG-2021-000052

Date: 1/14/2022

Please mark one of the following



I am in favor of the request



I am not in favor of the request

Signature: Kathryn A. Griffin

Name: Kathryn A. Griffin

Address: 3017 Fleur Drive  
DM 50321

Staff Use Only

RECEIVED  
COMMUNITY DEVELOPMENT

JAN 18 2022

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

- ① design too crowded in a lot less than one acre
- ② increased traffic to rowhouses -- residents, contracted Se,
- ③ elevation of land compared to neighboring homes
- ④ environmental impact of more concrete & less grass which had absorbed rainwater & snowmelt.

ZONG-2021-000052

Item: \_\_\_\_\_

Date: 1-13-2022

Please mark one of the following



I am in favor of the request



I am not in favor of the request

Signature: Paula Noonan

Name: Paula Noonan

Address: 3001 Fleur Drive

Staff Use Only

RECEIVED  
COMMUNITY DEVELOPMENT

JAN 18 2022

DON'T Rezone-Keep N3A

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

Rezoning from N3A to R1 would put undue stress on traffic - invade air space of natural light to my home, potentially effect my property taxes and value and ruin the aesthetic ranch single story scape of surrounding community

Item: ZONG-2021-000052

Date: 1-13-2022

Please mark one of the following

☐ I am in favor of the request

☒ I am not in favor of the request

Signature: Susan Nicoletto

Name: Susan Nicoletto

Address: 2119 Willamette Dr.  
Des Moines IA 50321

Staff Use Only

**RECEIVED**  
COMMUNITY DEVELOPMENT

JAN 18 2022

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

Interferes with the quiet enjoyment of  
my home. Concerned about on street parking.  
Just overall close proximity to my  
property.

Item: ZONG-2021-000052

Date: 1.13.22

Please mark one of the following

☐ I am in favor of the request

☒ I am not in favor of the request

Signature: Aleasha Lahay

Name: Aleasha Lahay

Address: 3115 SW 22nd St.

Staff Use Only

**RECEIVED**  
COMMUNITY DEVELOPMENT

JAN 18 2022

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

Traffic, decrease the scenery at our neighbor's  
look completely out of place, increase noise.  
We live on a quiet street, we love it that  
way & want it to stay that way.



ZONG-2021-000052

Item: \_\_\_\_\_ Date: \_\_\_\_\_

Please mark one of the following

☐ I am in favor of the request

☒ I am not in favor of the request

Signature: Mary N. Reavelly

Name: MARY N. REAVELY

Address: 3131 fleur Drive

Staff Use Only

**RECEIVED**  
COMMUNITY DEVELOPMENT

JAN 19 2022

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

# of units on land does not allow space for guest parking,  
snow removal. Limit to one row of units. Will  
not impact 3131 fleur but will be awful for those on  
W. Monroe & those on east side of fleur

Item: ZONG-2021-000052 Date: 1-16-22

Please mark one of the following

☐ I am in favor of the request

☒ I am not in favor of the request

Signature: Donna Trichel

Name: Donna Trichel

Address: 3131 Fleur Dr. #502

Des Moines IA 50321

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

Doesn't Fit the Neighborhood!

Staff Use Only

**RECEIVED**  
COMMUNITY DEVELOPMENT

JAN 19 2022

Item: ZONG-2021-000052

Date: January 15, 2022

Please mark one of the following

☐

I am in favor of the request

☒

I am not in favor of the request

Signature: Cherie L. Shreck

Name: Cherie L. Shreck

Address: 3131 Fleur Dr., Unit 802  
DSM, IA 50321-1751

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

Traffic congestion; noise; unsightliness  
of additional multi-"homes" in an urban  
setting!

Staff Use Only

RECEIVED  
COMMUNITY DEVELOPMENT

JAN 19 2022

Item: ZONG-2021-000052

Date: 1-12-2022

Please mark one of the following

☐

I am in favor of the request

☒

I am not in favor of the request

Signature: Mike J. Finnard

Name: Mike J. Finnard

Address: 3131 Fleur Dr., Unit 404

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

Who will maintain the exterior  
Will it be low income housing or able to become so  
How will the exterior be finished  
Where will the garbage - Will it be hidden from willow  
to trees

Staff Use Only

RECEIVED  
COMMUNITY DEVELOPMENT

JAN 19 2022



Item: ZONG-2021-000052 Date: Jan. 14, 2022

Please mark one of the following

☐

I am in favor of the request



I am not in favor of the request

Signature: Richard Maynard

Name: Richard E. Maynard

Address: 3131 Fleur Drive  
Des Moines 50321 #608

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

I oppose because it will increase  
traffic at an already busy  
intersection at Willowmere and  
Fleur.

Staff Use Only

RECEIVED  
COMMUNITY DEVELOPMENT

JAN 19 2022

Item: ZONG-2021-000052 Date: 1/17/22

Please mark one of the following

☐

I am in favor of the request



I am not in favor of the request

Signature: Tony and Jessica Gardner

Name: Tony and Jessica Gardner

Address: 2118 Willowmere Dr.

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

The Proposed Plan does not conform to the area  
or surrounding aesthetics. The additional noise  
light pollution and traffic are also major concern  
to us as this will be our view from our front  
windows.

Staff Use Only

RECEIVED  
COMMUNITY DEVELOPMENT

JAN 20 2022

Item: ZONG-2021-000052

Date: 1.14.2022

Please mark one of the following

☐

I am in favor of the request

☒

I am not in favor of the request

Signature: Chanté D. Davis

Name: Chanté D. Davis

Address: 3131 Fleur Dr. #901

Staff Use Only

RECEIVED  
COMMUNITY DEVELOPMENT

JAN 20 2022

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

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Item: ZONG-2021-000052

Date: \_\_\_\_\_

Please mark one of the following

☐

I am in favor of the request

☒

I am not in favor of the request

Signature: Donald L. Cassidy

Name: Donald L. Cassidy

Address: 3009 FLEUR DRIVE DRYDA

Staff Use Only

RECEIVED  
COMMUNITY DEVELOPMENT

JAN 20 2022

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

The natural grade on these properties is about 2 stories  
above street level & adding 3 story Row Homes would block  
natural light on properties to east & west. Most homes along  
Fleur are 1 story homes.



Paula and Dermot Noonan  
3001 Fleur Drive  
Des Moines, IA 50321  
515-402-2277  
iowanoonan@gmail.com

Saturday, January 15<sup>th</sup>, 2022

Dear Planning and Zoning Commission and City Council Members,

My name is Paula Noonan. My husband Dermot Noonan and I are residents of 3001 Fleur Drive. I reside across the street and just north of the proposed rezoning and development project of 3010/3020 Fleur Drive which is proposing a rezoning of my neighborhood for a proposed 3 story 15-unit townhomes. I am writing this letter to you to ask you to oppose rezoning of 3010 and 3020 Fleur Drive from N3a to NX1. It has been made clear the only way to oppose proposed rezoning is by attendance to this hearing. But I am currently out of the country and unable to attend with such short notice.

The current zoning code, N3a, is intended to preserve the scale and character of residential neighborhoods developed predominantly during the 1950s, 1960s, and 1970s. The proposed code, NX1, is intended for a mix of single and smaller-scaled multiple-household uses and building forms to preserve the scale and character of the existing neighborhood while allowing for new infill housing.

**Understanding the PlanDSM goals for main corridors of our city, I am not opposed to development. I am however opposed to the rezoning which will allow for a modern high-rise development. We have asked the builder directly, at the Southwestern Hills Neighborhood Association meeting on January 13th if we come to a mutual compromise and he build at minimum if rezoned in a midcentury modern archetype style conducive to the character and community of our neighborhood to lessen impact. The developer outright refused and stated it is his vision and intended to move forward with a 3 story cube architectural design not compatible with current character of our street, and neighborhood and frankly didn't care about what neighbors think. We thought it a fair request and he shot down any request for coming to a compromise. He is being unreasonable, and the P&Z should know this.**

- Rezoning would result in an invasive impact on the midcentury modern homes surrounding this property and frontage road of Fleur Drive.
- Airspace of current residential homes will be drastically altered with negative impact, blocking current conditions for invested landscaping and natural light, blocking afternoon sun.
- There is an abundance of accidents directly in front of the 3020-3001 Fleur Drive properties due to a natural visual obstruction on the hill going south on Fleur Drive – an influx of 30-60 potential cars dumping out onto Fleur Drive may have further impacts to the safety of community. I have lived in this neighborhood for 50 years and my home for 19 years. The addition of 60 car stalls will create a genuine traffic and safety concern.

Development and new neighbors are good, but a lack of respect and disregard to the current character and visual aesthetic of our neighborhood is wrong and aggressive to neighbors directly impacted by this project. This developer has proven disregard for our community and has put his vision first and foremost without compromise.

Thank you,



Paula and Dermot Noonan  
3001 Fleur Drive, Des Moines, IA 50321

39  
62

**Drost, Bert A.**

---

**From:** Joanna Carpe <pkjoia@hotmail.com>  
**Sent:** Thursday, January 20, 2022 3:37 PM  
**To:** Drost, Bert A.  
**Subject:** Premier Construction Services rezoning request

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Drost,

I am writing in regard to a proposed zoning change in my neighborhood. The site is at the corner of Fluer and Willowmere Drive. The current proposal is for a fifteen unit row home development on a .9 acre site. I have major concerns about changing the zoning and adding that many homes to such a small space. We have children living in the neighborhood and no sidewalks. Children from ours and adjacent blocks regularly walk through the neighborhood to go to school or to the park. The increased traffic will cause a safety issue for these children. As a homeowner living next to the drainage system that already has difficulty dealing with existing runoff I also have concerns about how this change would affect the system. Multiple family dwellings are needed in Des Moines but jamming them into land that is too small to adequately accommodate the development and create safety hazards is not the solution. I ask you to deny the rezoning of this land. Thank you for your time.  
Sincerely,  
Joanna Carpe



**Dostart, Katherine E.**

---

**From:** Drost, Bert A.  
**Sent:** Friday, January 14, 2022 8:40 AM  
**To:** Eon Mull  
**Subject:** RE: Oaks on Fluer

Eon Mull,

Thanks for your email. Please also mail in the signed comment card so that we have a signed copy of your opposition.

Sincerely,

Bert

**BERT DROST, AICP | CITY OF DES MOINES**

Planning & Urban Design Deputy Administrator | Development Services  
(515) 283-4257

[DSM.city](#) | 602 Robert D. Ray Drive | Des Moines, Iowa 50309

The City of Des Moines has launched new development review, permitting, and inspection software that includes a Customer Self-Service (CSS) online portal to make it easier to submit and track requests with the Planning & Urban Design Division. This portal provides customers with a secure and convenient way to submit applications and planning materials without printing, mailing, or faxing a form. Customers are also able to track requests to more easily determine where they are in the process. A link to this Customer Self Service site is available on the [Planning & Urban Design Division webpage](#).

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**From:** Eon Mull <washnew7@gmail.com>  
**Sent:** Friday, January 14, 2022 8:28 AM  
**To:** Drost, Bert A. <BADrost@dmgov.org>  
**Subject:** Oaks on Fluer

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please Deny this project from moving forward!!!!

Eon Mull  
2122 Willowmere Dr  
Des Moines

## Van Essen, Jason M.

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**From:** frankvaia@yahoo.com  
**Sent:** Friday, January 14, 2022 1:31 PM  
**To:** Van Essen, Jason M.; badrost@sdmgov.org; Mandelbaum, Josh T.  
**Cc:** George Davis  
**Subject:** Rezoning Opposition

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Gentlemen...

I want to be quite clear that I am strongly opposed to the rezoning request (from NA3 Neighborhood District to NX1 Neighborhood Mixed District) by Premier Construction Services for the plot of land located at 3010 and 3021 Fleur Drive.

My spouse Tim Hickman and I have owned our home at 2222 Willowmere Drive, which runs along the south edge of the proposed Premier Construction Services site, for 21+ years so we have a vested interest in the safety of our neighbors and neighborhood as well as its cohesiveness. We plan to remain in our home for many years to come.

A little background: An overwhelming majority of the Southwest Neighborhood Association has previously been opposed to the same developer's attempt to build on the northwest corner of Fleur Dr. and Park Ave. The reasons are many, and mostly identical to reasons why I am not in favor of his newest proposal.

1. The loss of our neighborhood character and esthetic along with green space and wildlife reduction.
2. Increased vehicle traffic and potential for personal injury for residents living on Willowmere Dr. as well as for the many Brody Middle School students, teachers and administrators, and student transporters who use it daily while going to and from the campus.
3. Access to the proposed site limited to one entrance/exit on Willowmere Dr.
4. Anticipated additional water runoff from the mounded site onto Willowmere Drive which is already vulnerable.
5. Possible, maybe probable, negative effect on the market value of surrounding homes.
6. Premier Construction Services's financial security and willingness to actually deliver what's promised once rezoning is approved.

I've stated my case, and would greatly appreciate it being considered at the January 20th Planning & Zoning meeting.

Thank you,  
Frank Vaia

Frank M Vaia  
frankvaia@yahoo.com  
515.419.7301



## Dostart, Katherine E.

---

**From:** Paula Noonan <iowanoonan@gmail.com>  
**Sent:** Friday, January 14, 2022 7:53 PM  
**To:** Dostart, Katherine E.  
**Subject:** Re: Staff recommendation for 3020 Fleur Drive Rezoning Request  
**Attachments:** 12 - ZONG-2021-000051 and 000052 - 3020 Fleur Drive - Staff Report.pdf

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We asked the builder at last night's association meeting if we could compromise and he build at least in a mid century modern archetype style conducive to the neighborhood to lessen impact he outright refused said it is his vision to do a 3 story futuristic cube design and frankly didn't care about what neighbors think. We thought it a fair request and he shot down any request for coming to a compromise. He is being unreasonable and the P&Z should know this.

Sent from my iPhone - please forgive any misspelled words or grammatical errors likely due to dictation or quick mobile response

On Jan 14, 2022, at 3:15 PM, Dostart, Katherine E. <KEDostart@dmgov.org> wrote:

Hi Paula,

Please find attached the staff recommendation for the rezoning request at 3020 Fleur Drive.

Per our phone conversation, below is the potential timeline for this rezoning request as of today (01/14/2022). A reminder that this schedule is tentative and may change.

- P&Z: Thursday, January 20, 2022
- City Council: Either Monday, February 14 or Monday, February 28, 2022
- If approved, a site plan is required. The timeline depends on when that site plan would be submitted. The site plan would only go to P&Z if the applicant requested Type 2 Design Alternatives. If it goes to P&Z, neighborhood notification by the city would occur again.

Please feel free to reach out with any questions or comments,  
Katherine.

**KATHERINE DRAHOS** | CITY OF DES MOINES

City Planner | Development Services

o: 515.283.4964 | m: 515.210.4811

[DSM.city](http://DSM.city) | 602 Robert D. Ray Drive | Des Moines, Iowa 50309

## Van Essen, Jason M.

---

**From:** Sanders, Scott E.  
**Sent:** Thursday, January 20, 2022 9:03 AM  
**To:** Warburton, Joyce M.; Van Essen, Jason M.; Drost, Bert A.  
**Subject:** RE: Opposition to The Oaks on Fleur

Citizen comment on a zoning item.  
Scott

---

**From:** Warburton, Joyce M. <JMWarburton@dmgov.org>  
**Sent:** Thursday, January 20, 2022 9:00 AM  
**To:** Sanders, Scott E. <SESanders@dmgov.org>  
**Subject:** FW: Opposition to The Oaks on Fleur

Scott,

The meeting Taylor is speaking about is today's P&Z Commission meeting.

Thanks,  
Joyce

### JOYCE Warburton | CITY OF DES MOINES

Executive Assistant to the City Manager | City Manager's Office  
(515) 283-4507  
[DSM.city](http://DSM.city) | 400 Robert D. Ray Drive | Des Moines, Iowa 50309

---

**From:** Taylor Brus <[taylor.brus@gmail.com](mailto:taylor.brus@gmail.com)>  
**Sent:** Thursday, January 20, 2022 6:57 AM  
**To:** CityManager <[CityManager@dmgov.org](mailto:CityManager@dmgov.org)>  
**Subject:** Opposition to The Oaks on Fleur

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I'm writing because I am unable to attend the meeting today, but want to make my opposition known. I live in the area, and do not want this space rezoned. The area is full of single family homes, and I believe that should continue to be the practice. The area is also already very heavily traveled, and adding more multi family homes will make the area even more crowded and busy. Please let me know if you have any questions for me.

Thank you,  
Taylor Brus  
815-751-8657



**Dostart, Katherine E.**

---

**From:** Van Essen, Jason M.  
**Sent:** Tuesday, January 18, 2022 1:15 PM  
**To:** Tom Koehn  
**Cc:** Dostart, Katherine E.  
**Subject:** RE: Fleur Rezoning

Tom, I thought question 1 was in response to the map on the notice that the city sends. I have no idea why the applicant shaped this red line that way on his drawing. But, I also see no impact from him doing so to the rezoning process.

**JASON VAN ESSEN, AICP** | CITY OF DES MOINES  
Planning & Urban Design Administrator | Development Services  
515-283-4147  
[dsm.city](http://dsm.city) | 602 Robert D. Ray Drive | Des Moines, Iowa 50309

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---

**From:** Tom Koehn <Tom.Koehn@waldinger.com>  
**Sent:** Saturday, January 15, 2022 11:08 AM  
**To:** Van Essen, Jason M. <JMVanessen@dmgov.org>  
**Cc:** Dostart, Katherine E. <KEDostart@dmgov.org>  
**Subject:** FW: Fleur Rezoning

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jason – Thanks for the call back and for the subsequent email.

Curious about two things –

1. Why the miter corner on the Park Fleur portion of the map, and no miter corner on the other 3 corners?
2. Why is the recommendation of staff for two stories on Willomere but not on Fleur?

Appreciate you feedback.

Tom

---

**From:** Van Essen, Jason M.  
**Sent:** Friday, January 14, 2022 4:26 PM  
**To:** Tom Koehn <[Tom.Koehn@waldinger.com](mailto:Tom.Koehn@waldinger.com)>  
**Cc:** Dostart, Katherine E. <[KEDostart@dmgov.org](mailto:KEDostart@dmgov.org)>  
**Subject:** Fleur Rezoning

Hello Tom-

Please see attachments per our phone call.

Thanks!

Jason

**JASON VAN ESSEN, AICP** | CITY OF DES MOINES

Planning & Urban Design Administrator | Development Services

515-283-4147

[dsm.city](http://dsm.city) | 602 Robert D. Ray Drive | Des Moines, Iowa 50309

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Date: 1/13/2022

Permits  
Unincorporated Service  
Center

39  
102

Dear Planning and Zoning Commission,

We are writing to express **strong opposition** to the proposed rezoning of properties at 'The Fleur Oaks' Development at 3010/3020 Fleur Drive and adjacent lot from N3A to a NX1 on the northwest quadrant of Fleur Drive and Willomere. While the local community may be unable to prevent development, that will be detrimental to the area, many residents of the Southwestern Hills Association neighborhoods are **opposed to the rezoning of NX1**. Our current zoning of N3A allows for single family housing (ranch) midcentury modern neighborhood. This development that will cause traffic and safety problems, create even more problems with schools that are already over-capacity and potentially negatively impact the property values and tax rates of the existing community.

The development of multiple-family residences (row house style) tends to be clustered together in large developments near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, isolated from single-family residences; **it is the goal of the Planning Commission to preserve existing neighborhoods**. Our opposition is also based on these potential/probable negative effects:

- The loss of neighborhood integrity, historical aesthetics, and community character
- Density of a rezoned large development would negatively impact our infrastructure and safety struggles with current traffic issues and congestion adding to an already dangerous situation along Park Avenue/Fleur Drive and cross traffic from Willomere and increasing already frequent accident rates in the southbound lanes.
- If rezoning is passed, the developer can change the original concept within the approved new zoning and build 3+ story structures on an already elevated lot in a residential neighborhood zoned with N3A ranch/single story homes.
- Possible negative impact on the market value of homes already well established in the area
- Imposition and conflict of airspace for current residences along Fleur Drive and Willomere:
  1. Afternoon and evening natural sunlight blocked due to lot elevation and proposed development height
  2. Property landscaping disruption for direct light plant investment of property owners for over 20 years in direct line sight of development.

We urge you to disapprove the proposed rezoning from N3A to NX1 which would allow for multiple story building development on an already elevated lot. Please protect the integrity of our neighborhood and keep our current N3A zoning. Our neighborhoods opinions are shared by many who have not managed to attend meetings or write letters and emails.

Thank you for your continued service and support of our communities.

We respectfully submit opposition to this project,

Diane Foggia

Signature

1-20-22

Date

Printed Name:

Diane Foggia

Residential Address:

2906 Summit Vista Dr.



Date: 1/13/2022

Permits  
Municipal Services  
Center

Dear Planning and Zoning Commission,

We are writing to express strong opposition to the proposed rezoning of properties at 'The Fleur Oaks' Development at 3010/3020 Fleur Drive and adjacent lot from N3A to a NX1 on the northwest quadrant of Fleur Drive and Willomere. While the local community may be unable to prevent development, that will be detrimental to the area, many residents of the Southwestern Hills Association neighborhoods are **opposed to the rezoning of NX1**. Our current zoning of N3A allows for single family housing (ranch) midcentury modern neighborhood. This development that will cause traffic and safety problems, create even more problems with schools that are already over-capacity and potentially negatively impact the property values and tax rates of the existing community.

The development of multiple-family residences (row house style) tends to be clustered together in large developments near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, isolated from single-family residences; **it is the goal of the Planning Commission to preserve existing neighborhoods**. Our opposition is also based on these potential/probable negative effects:

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- If rezoning is passed, the developer can change the original concept within the approved new zoning and build 3+ story structures on an already elevated lot in a residential neighborhood zoned with N3A ranch/single story homes.
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- Imposition and conflict of airspace for current residences along Fleur Drive and Willomere:
  1. Afternoon and evening natural sunlight blocked due to lot elevation and proposed development height
  2. Property landscaping disruption for direct light plant investment of property owners for over 20 years in direct line sight of development.

We urge you to disapprove the proposed rezoning from N3A to NX1 which would allow for multiple story building development on an already elevated lot. Please protect the integrity of our neighborhood and keep our current N3A zoning. Our neighborhoods opinions are shared by many who have not managed to attend meetings or write letters and emails.

Thank you for your continued service and support of our communities.

We respectfully submit opposition to this project,

Patricia S. Nizzi  
Signature

1/20/2022  
Date

Printed Name: Patricia S. Nizzi

Residential Address: 2902 Summit Vista Dr.



Date: 1/13/2022

Permits  
Municipal Services  
Center

Dear Planning and Zoning Commission,

We are writing to express strong opposition to the proposed rezoning of properties at 'The Fleur Oaks' Development at 3010/3020 Fleur Drive and adjacent lot from N3A to a NX1 on the northwest quadrant of Fleur Drive and Willomere. While the local community may be unable to prevent development, that will be detrimental to the area, many residents of the Southwestern Hills Association neighborhoods are **opposed to the rezoning of NX1**. Our current zoning of N3A allows for single family housing (ranch) midcentury modern neighborhood. This development that will cause traffic and safety problems, create even more problems with schools that are already over-capacity and potentially negatively impact the property values and tax rates of the existing community.

The development of multiple-family residences (row house style) tends to be clustered together in large developments near other dense land uses, such as commercial and office, as opposed to being scattered throughout neighborhoods; multiple-family residences are typically, physically, and visually, isolated from single-family residences; it is the goal of the Planning Commission to preserve existing neighborhoods. Our opposition is also based on these potential/probable negative effects:

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We urge you to disapprove the proposed rezoning from N3A to NX1 which would allow for multiple story building development on an already elevated lot. Please protect the integrity of our neighborhood and keep our current N3A zoning. Our neighborhoods opinions are shared by many who have not managed to attend meetings or write letters and emails.

Thank you for your continued service and support of our communities.

We respectfully submit opposition to this project,

Arthur D. Nizzi  
Signature

1/20/2022  
Date

Printed Name: Arthur D. Nizzi

Residential Address: 2902 Summit Vista Dr.



**The Oaks on Fleur** <notice@godaddy.com> Thu, Jan 20, 2022 at 5:33 PM  
Reply-To: [ibthenonie@mchsi.com](mailto:ibthenonie@mchsi.com)  
To: [tonyjamesgardner@gmail.com](mailto:tonyjamesgardner@gmail.com)

## **The Oaks on Fleur has received a new message.**

**Name**

Anita Schlenker

**Email**

[ibthenonie@mchsi.com](mailto:ibthenonie@mchsi.com)

**Address**

[3707 SW 33rd street](#)  
[50321](#)

**Device**

mobile

**Language**

en-US

**Submitted from**

Homepage

{Quoted text hidden}



Tony Gardner <tonyjamesgardner@gmail.com>

---

**A message from your The Oaks on Fleur contact form.**

1 message

---

**The Oaks on Fleur** <notice@godaddy.com>

Reply-To: sylb676@gmail.com

To: tonyjamesgardner@gmail.com

Tue, Jan 18, 2022 at 5:02 PM

## **The Oaks on Fleur has received a new message.**

**Name**

Sylvia Baker

**Email**

sylb676@gmail.com

**Address**

510 East Miller Avenue  
Des Moines, IA 50315

**Device**

tablet

**Language**

en-US

**Submitted from**

Homepage

**Reply to this email to respond.**

---

This message came from your website contact form, <http://theoaksonfleur.com>.

Sent via Websites + Marketing





Tony Gardner <tonyjamesgardner@gmail.com>

---

**A message from your The Oaks on Fleur contact form.**

1 message

---

**The Oaks on Fleur** <notice@godaddy.com>  
Reply-To: lisa@dennisshaw.com  
To: tonyjamesgardner@gmail.com

Mon, Jan 17, 2022 at 1:33 PM

**The Oaks on Fleur  
has received a new message.**

**Name**

Lisa Shaw

**Email**

lisa@dennisshaw.com

**Address**

1611 McKinley Ave.  
Des Moines, Iowa 50315

**Device**

desktop

**Language**

en-US

**Submitted from**

Homepage

**Reply to this email to respond.**

This message came from your website contact form, <http://theoaksonfleur.com>.

Sent via Websites + Marketing

**The Oaks on Fleur** <notice@godaddy.com>  
Reply-To: trishagruss@gmail.com  
To: tonyjamesgardner@gmail.com

Sun, Jan 16, 2022 at 8:03 AM

## **The Oaks on Fleur has received a new message.**

**Name**  
Trisha Gruss

**Email**  
trishagruss@gmail.com

**Address**  
1239 Carrie Ave  
Des Moines, IA 50315

**Device**  
mobile

**Language**  
en-US

**Submitted from**  
Homepage

[Quoted text hidden]

**The Oaks on Fleur** <notice@godaddy.com>  
Reply-To: ladystorm1969@yahoo.com  
To: tonyjamesgardner@gmail.com

Sat, Jan 15, 2022 at 8:43 PM

## **The Oaks on Fleur has received a new message.**

**Name**  
Tina Dewey

**Email**  
ladystorm1969@yahoo.com

**Address**  
4240 High Street  
West Des Moines, IA 50265

**Device**  
mobile

**Language**  
en-US

**Submitted from**  
Homepage

[Quoted text hidden]



**The Oaks on Fleur** <notice@godaddy.com>  
Reply-To: Michael.Sheresh@gmail.com  
To: tonyjamesgardner@gmail.com

Sat, Jan 15, 2022 at 11:38 AM

## **The Oaks on Fleur has received a new message.**

**Name**

Michael Sheresh

**Email**

Michael.Sheresh@gmail.com

**Address**

1336 BROAD ST  
Des Moines  
Polk  
IA

**Device**

desktop

**Language**

en-US

**Submitted from**

Homepage

[Quoted text hidden]

---

**The Oaks on Fleur** <notice@godaddy.com>  
Reply-To: patsyshors@gmail.com  
To: tonyjamesgardner@gmail.com

Sat, Jan 15, 2022 at 9:07 AM

## **The Oaks on Fleur has received a new message.**

**Name**  
Patsy Shors

**Email**  
patsyshors@gmail.com

**Address**  
2854 Druid Hill Drive  
Des Moines Iowa 50315

**Device**  
mobile

**Language**  
en-US

**Submitted from**  
Homepage

[Quoted text hidden]



---

**The Oaks on Fleur** <notice@godaddy.com>  
Reply-To: Amandalappin77@gmail.com  
To: tonyjamesgardner@gmail.com

Sat, Jan 15, 2022 at 12:57 AM

## **The Oaks on Fleur has received a new message.**

**Name**

Amanda Lappin

**Email**

Amandalappin77@gmail.com

**Address**

105 sw meadowlark ct in Ankeny but my family with little kiddos lives on Willomere

**Device**

mobile

**Language**

en-US

**Submitted from**  
Homepage

[Quoted text hidden]

**The Oaks on Fleur** <notice@godaddy.com>  
Reply-To: bkschutt@msn.com  
To: tonyjamesgardner@gmail.com

Fri, Jan 14, 2022 at 10:55 PM

## **The Oaks on Fleur has received a new message.**

**Name**  
Kathi Schutt

**Email**  
bkschutt@msn.com

**Address**  
3824 WAKONDA DR  
Des Moines, IA 50321

**Device**  
desktop

**Language**  
en-US

**Submitted from**  
Homepage

[Quoted text hidden]



**The Oaks on Fleur** <notice@godaddy.com>  
Reply-To: Brandylincoln@hotmail.com  
To: tonyjamesgardner@gmail.com

Fri, Jan 14, 2022 at 8:42 PM

## **The Oaks on Fleur has received a new message.**

**Name**

Brandy G. Lincoln

**Email**

Brandylincoln@hotmail.com

**Address**

2717 Thornton Avenue  
Des Moines 50321

**Device**

mobile

**Language**

en-US

**Submitted from**  
Homepage

[Quoted text hidden]

**The Oaks on Fleur** <notice@godaddy.com>  
Reply-To: Scampbell9312@gmail.com  
To: tonyjamesgardner@gmail.com

Fri, Jan 14, 2022 at 5:51 PM

## **The Oaks on Fleur has received a new message.**

**Name**  
Sarah

**Email**  
Scampbell9312@gmail.com

**Address**  
3404

**Device**  
mobile

**Language**  
en-US

**Submitted from**  
Homepage

[Quoted text hidden]

**The Oaks on Fleur** <notice@godaddy.com>  
Reply-To: josiemott15@gmail.com  
To: tonyjamesgardner@gmail.com

Fri, Jan 14, 2022 at 4:46 PM

## **The Oaks on Fleur has received a new message.**

**Name**  
josie mott

**Email**  
josiemott15@gmail.com

**Address**  
1223 lewis ave

**Device**  
mobile

**Language**  
en-US

**Submitted from**  
Homepage

[Quoted text hidden]



**The Oaks on Fleur** <notice@godaddy.com>  
Reply-To: dina\_kajtazovic@yahoo.com  
To: tonyjamesgardner@gmail.com

Fri, Jan 14, 2022 at 3:33 PM

## **The Oaks on Fleur has received a new message.**

**Name**

Dina Kajtazovic

**Email**

dina\_kajtazovic@yahoo.com

**Address**

9312 Echo Ridge Trail, Norwalk IA

**Device**

mobile

**Language**

en-US

**Submitted from**  
Homepage

[Quoted text hidden]

**The Oaks on Fleur** <notice@godaddy.com>  
Reply-To: Sophiewanekmargelos@gmail.com  
To: tonyjamesgardner@gmail.com

Fri, Jan 14, 2022 at 2:32 PM

## **The Oaks on Fleur has received a new message.**

**Name**

Sophie Wanek Margelos

**Email**

Sophiewanekmargelos@gmail.com

**Address**

1005 Virginia Ave, Des Moines, IA 50315

**Device**

mobile

**Language**

en-US

**Submitted from**

Homepage

[Quoted text hidden]

**The Oaks on Fleur** <notice@godaddy.com>  
Reply-To: TOWKNEEG@aol.com  
To: tonyjamesgardner@gmail.com

Fri, Jan 14, 2022 at 12:56 PM

## **The Oaks on Fleur has received a new message.**

**Name**

Tony P Gardner

**Email**

TOWKNEEG@AOL.COM

**Address**

3207 s.e. 20th

**Device**

desktop

**Language**

en-US

**Submitted from**  
Homepage

[Quoted text hidden]



---

**The Oaks on Fleur** <notice@godaddy.com>  
Reply-To: molly@precisiondsm.com  
To: tonyjamesgardner@gmail.com

Fri, Jan 14, 2022 at 12:46 PM

## **The Oaks on Fleur has received a new message.**

**Name**  
Molly Caldas

**Email**  
molly@precisiondsm.com

**Address**  
3118 SW 22nd St Des Moines, IA 50321

**Device**  
desktop

**Language**  
en-US

**Submitted from**  
Homepage

[Quoted text hidden]

**The Oaks on Fleur** <notice@godaddy.com>  
Reply-To: caldasw27@gmail.com  
To: tonyjamesgardner@gmail.com

Fri, Jan 14, 2022 at 12:47 PM

## **The Oaks on Fleur has received a new message.**

**Name**

Walter Caldas

**Email**

caldasw27@gmail.com

**Address**

3118 SW 22nd St Des Moines, IA 50321

**Device**

desktop

**Language**

en-US

**Submitted from  
Homepage**

[Quoted text hidden]

39  
62

**The Oaks on Fleur** <notice@godaddy.com>  
Reply-To: cathieameng@gmail.com  
To: tonyjamesgardner@gmail.com

Fri, Jan 14, 2022 at 11:19 AM

## **The Oaks on Fleur has received a new message.**

**Name**  
Cathie Meng

**Email**  
cathieameng@gmail.com

**Address**  
3131 Fleur Drive #602

**Device**  
desktop

**Language**  
en-US

**Submitted from**  
Homepage

[Quoted text hidden]



---

**The Oaks on Fleur** <notice@godaddy.com>  
Reply-To: jamielordrell@gmail.com  
To: tonyjamesgardner@gmail.com

Fri, Jan 14, 2022 at 11:19 AM

## **The Oaks on Fleur has received a new message.**

**Name**

Jamie Dorrell

**Email**

jamielordrell@gmail.com

**Address**

3828 SW 26th St

**Device**

mobile

**Language**

en-US

**Submitted from**

Homepage

[Quoted text hidden]

---

**The Oaks on Fleur** <notice@godaddy.com>  
Reply-To: ima.big.girl@hotmail.com  
To: tonyjamesgardner@gmail.com

Fri, Jan 14, 2022 at 10:29 AM

## **The Oaks on Fleur has received a new message.**

**Name**

Lauri Mihalovich

**Email**

ima.big.girl@hotmail.com

**Address**

3215 Fairlane Dr

**Device**

desktop

**Language**

en-US

**Submitted from**

Homepage

[Quoted text hidden]

---

**The Oaks on Fleur** <notice@godaddy.com>  
Reply-To: tcm57@hotmail.com  
To: tonyjamesgardner@gmail.com

Fri, Jan 14, 2022 at 10:29 AM

## **The Oaks on Fleur has received a new message.**

**Name**

Tom Mihalovich

**Email**

tcm57@hotmail.com

**Address**

3215 Fairlane Dr

**Device**

desktop

**Language**

en-US

**Submitted from**

Homepage

[Quoted text hidden]



---

**The Oaks on Fleur** <notice@godaddy.com>  
Reply-To: antonia.mihalovich@gmail.com  
To: tonyjamesgardner@gmail.com

Fri, Jan 14, 2022 at 10:29 AM

## **The Oaks on Fleur has received a new message.**

**Name**

Antonia L Mihalovich

**Email**

antonia.mihalovich@gmail.com

**Address**

3215 Fairlane Drive

**Device**

desktop

**Language**

en-US

**Submitted from**

Homepage

[Quoted text hidden]

---

**The Oaks on Fleur** <notice@godaddy.com>  
Reply-To: Mindy.m.milligan@gmail.com  
To: tonyjamesgardner@gmail.com

Fri, Jan 14, 2022 at 10:20 AM

## **The Oaks on Fleur has received a new message.**

**Name**  
Mindy Milliga

**Email**  
Mindy.m.milligan@gmail.com

**Address**  
2420 56th St Des Moines, IA 50310

**Device**  
mobile

**Language**  
en-US

**Submitted from**  
Homepage

[Quoted text hidden]

38  
62

**The Oaks on Fleur** <notice@godaddy.com>  
Reply-To: sarah3hamilton@hotmail.com  
To: tonyjamesgardner@gmail.com

Fri, Jan 14, 2022 at 10:00 AM

## **The Oaks on Fleur has received a new message.**

**Name**  
Sarah Hamilton

**Email**  
sarah3hamilton@hotmail.com

**Address**  
3708 sw 28th street

**Device**  
mobile

**Language**  
en-US

**Submitted from**  
Homepage

[Quoted text hidden]



**The Oaks on Fleur** <notice@godaddy.com>  
Reply-To: wanetaknudsen@gmail.com  
To: tonyjamesgardner@gmail.com

Fri, Jan 14, 2022 at 9:40 AM

## **The Oaks on Fleur has received a new message.**

**Name**

Waneta Knudsen

**Email**

wanetaknudsen@gmail.com

**Address**

1100 E. County Line Road  
Des Moines, IA 50320

**Device**

mobile

**Language**

en-US

**Submitted from**  
Homepage

[Quoted text hidden]

---

**The Oaks on Fleur** <notice@godaddy.com>  
Reply-To: rkfeucaloro@gmail.com  
To: tonyjamesgardner@gmail.com

Fri, Jan 14, 2022 at 9:40 AM

## **The Oaks on Fleur has received a new message.**

**Name**

Kristin Feucaloro

**Email**

rkfeucaloro@gmail.com

**Address**

208 Hughes Ave  
Des Moines IA 50315

**Device**

mobile

**Language**

en-US

**Submitted from**

Homepage

[Quoted text hidden]

---

**The Oaks on Fleur** <notice@godaddy.com>  
Reply-To: kimrenea@gmail.com  
To: tonyjamesgardner@gmail.com

Fri, Jan 14, 2022 at 9:31 AM

## **The Oaks on Fleur has received a new message.**

**Name**  
Kim Gray

**Email**  
kimrenea@gmail.com

**Address**  
201 E ROSE AVE DM IA 50315

**Device**  
mobile

**Language**  
en-US

**Submitted from**  
Homepage

[Quoted text hidden]



---

**The Oaks on Fleur** <notice@godaddy.com>  
Reply-To: Washnew7@gmail.com  
To: tonyjamesgardner@gmail.com

Fri, Jan 14, 2022 at 8:24 AM

## **The Oaks on Fleur has received a new message.**

**Name**  
Eon Mull

**Email**  
Washnew7@gmail.com

**Address**  
2122 Willowmere Dr  
Des Moines IA 50321

**Device**  
mobile

**Language**  
en-US

**Submitted from**  
Homepage

[Quoted text hidden]

---

**The Oaks on Fleur** <notice@godaddy.com>  
Reply-To: Frankvaia@yahoo.com  
To: tonyjamesgardner@gmail.com

Fri, Jan 14, 2022 at 8:24 AM

## **The Oaks on Fleur has received a new message.**

**Name**  
Frank Vaia

**Email**  
Frankvaia@yahoo.com

**Address**  
2222 Willowmere Dr.  
Des Moines. IA 50321

**Device**  
mobile

**Language**  
en-US

**Submitted from**  
Homepage

[Quoted text hidden]

---

**The Oaks on Fleur** <notice@godaddy.com>  
Reply-To: Jessi.Leigh0503@gmail.com  
To: tonyjamesgardner@gmail.com

Fri, Jan 14, 2022 at 8:05 AM

## **The Oaks on Fleur has received a new message.**

**Name**

Jessica Gardner

**Email**

Jessi.Leigh0503@gmail.com

**Address**

2118 Willowmere Dr.

**Device**

mobile

**Language**

en-US

**Submitted from**

Homepage

[Quoted text hidden]

---

**The Oaks on Fleur** <notice@godaddy.com>  
Reply-To: jtel66@yahoo.com  
To: tonyjamesgardner@gmail.com

Fri, Jan 14, 2022 at 2:41 AM

## **The Oaks on Fleur has received a new message.**

**Name**

Jeffrey Lahey

**Email**

jtel66@yahoo.com

**Address**

3115 SW 22nd st  
Des Moines, IA 50321

**Device**

mobile

**Language**

en-US

**Submitted from**

Homepage

[Quoted text hidden]



---

**The Oaks on Fleur** <notice@godaddy.com>  
Reply-To: Lafkids@aol.com  
To: tonyjamesgardner@gmail.com

Thu, Jan 13, 2022 at 10:05 PM

## **The Oaks on Fleur has received a new message.**

**Name**

LeeAnne Fuller

**Email**

Lafkids@aol.com

**Address**

3409 SW 13th Street

**Device**

mobile

**Language**

en-US

**Submitted from**

Homepage

[Quoted text hidden]

---

**The Oaks on Fleur** <notice@godaddy.com>  
Reply-To: Lgray425@hotmail.com  
To: tonyjamesgardner@gmail.com

Thu, Jan 13, 2022 at 8:49 PM

## **The Oaks on Fleur has received a new message.**

**Name**

Lauren gray

**Email**

Lgray425@hotmail.com

**Address**

695 Franklin Ave

**Device**

mobile

**Language**

en-US

**Submitted from**

Homepage

[Quoted text hidden]

39  
62

**The Oaks on Fleur** <notice@godaddy.com>  
Reply-To: dpnoonan@mchsi.com  
To: tonyjamesgardner@gmail.com

Thu, Jan 13, 2022 at 5:03 PM

## **The Oaks on Fleur has received a new message.**

**Name**  
Paula Noonan

**Email**  
dpnoonan@mchsi.com

**Address**  
3001 Fleur Drive

**Device**  
desktop

**Language**  
en-US

**Submitted from**  
Homepage

[Quoted text hidden]

1/20/22, 4:23 PM

Gmail - A message from your The Oaks on Fleur contact form.

**The Oaks on Fleur** <notice@godaddy.com>

Reply-To: Pkjoia@hotmail.com

To: tonyjamesgardner@gmail.com

Thu, Jan 20, 2022 at 3:12 PM

## **The Oaks on Fleur has received a new message.**

**Name**

Joanna Carpe

**Email**

Pkjoia@hotmail.com

**Address**

2206 Willowmere Drive

**Device**

mobile

**Language**

en-US

**Submitted from**

Homepage

[Quoted text hidden]





Tony Gardner <tonyjamesgardner@gmail.com>

---

**A message from your The Oaks on Fleur contact form.**

2 messages

**The Oaks on Fleur** <notice@godaddy.com>

Thu, Jan 20, 2022 at 3:05 PM

Reply-To: batschmidt@yahoo.com

To: tonyjamesgardner@gmail.com

## **The Oaks on Fleur has received a new message.**

**Name**

Bart Schmidt

**Email**

batschmidt@yahoo.com

**Address**

3210 Wakonda Ct., Des Moines, IA 50321

**Device**

desktop

**Language**

en-US

**Submitted from**

Homepage

**Reply to this email to respond.**

This message came from your website contact form, <http://theoaksonfleur.com>.

Sent via Websites + Marketing

**The Oaks on Fleur** <notice@godaddy.com>  
Reply-To: cathieameng@gmail.com  
To: tonyjamesgardner@gmail.com

Fri, Jan 14, 2022 at 11:19 AM

## **The Oaks on Fleur has received a new message.**

**Name**  
Cathie Meng

**Email**  
cathieameng@gmail.com

**Address**  
3131 Fleur Drive #602

**Device**  
desktop

**Language**  
en-US

**Submitted from**  
Homepage

[Quoted text hidden]

---

**The Oaks on Fleur** <notice@godaddy.com>  
Reply-To: jamielordrell@gmail.com  
To: tonyjamesgardner@gmail.com

Fri, Jan 14, 2022 at 11:19 AM

## **The Oaks on Fleur has received a new message.**

**Name**  
Jamie Dorrell

**Email**  
jamielordrell@gmail.com

**Address**  
3828 SW 26th St

**Device**  
mobile

**Language**  
en-US

**Submitted from**  
Homepage

[Quoted text hidden]

---

**The Oaks on Fleur** <notice@godaddy.com>  
Reply-To: ima.big.girl@hotmail.com  
To: tonyjamesgardner@gmail.com

Fri, Jan 14, 2022 at 10:29 AM

## **The Oaks on Fleur has received a new message.**

**Name**

Lauri Mihalovich

**Email**

ima.big.girl@hotmail.com

**Address**

3215 Fairlane Dr

**Device**

desktop

**Language**

en-US

**Submitted from**

Homepage

[Quoted text hidden]



---

**The Oaks on Fleur** <notice@godaddy.com>  
Reply-To: tcm57@hotmail.com  
To: tonyjamesgardner@gmail.com

Fri, Jan 14, 2022 at 10:29 AM

## **The Oaks on Fleur has received a new message.**

**Name**

Tom Mihalovich

**Email**

tcm57@hotmail.com

**Address**

3215 Fairlane Dr

**Device**

desktop

**Language**

en-US

**Submitted from**

Homepage

[Quoted text hidden]

---

**The Oaks on Fleur** <notice@godaddy.com>  
Reply-To: antonia.mihalovich@gmail.com  
To: tonyjamesgardner@gmail.com

Fri, Jan 14, 2022 at 10:29 AM

## **The Oaks on Fleur has received a new message.**

**Name**

Antonia L Mihalovich

**Email**

antonia.mihalovich@gmail.com

**Address**

3215 Fairlane Drive

**Device**

desktop

**Language**

en-US

**Submitted from**  
Homepage

[Quoted text hidden]

---

**The Oaks on Fleur** <notice@godaddy.com>  
Reply-To: Mindy.m.milligan@gmail.com  
To: tonyjamesgardner@gmail.com

Fri, Jan 14, 2022 at 10:20 AM

## **The Oaks on Fleur has received a new message.**

**Name**  
Mindy Milliga

**Email**  
Mindy.m.milligan@gmail.com

**Address**  
2420 56th St Des Moines, IA 50310

**Device**  
mobile

**Language**  
en-US

**Submitted from**  
Homepage

[Quoted text hidden]

---

**The Oaks on Fleur** <notice@godaddy.com>  
Reply-To: sarah3hamilton@hotmail.com  
To: tonyjamesgardner@gmail.com

Fri, Jan 14, 2022 at 10:00 AM

## **The Oaks on Fleur has received a new message.**

**Name**

Sarah Hamilton

**Email**

sarah3hamilton@hotmail.com

**Address**

3708 sw 28th street

**Device**

mobile

**Language**

en-US

**Submitted from**

Homepage

[Quoted text hidden]



39  
62

**The Oaks on Fleur** <notice@godaddy.com>  
Reply-To: wanetaknudsen@gmail.com  
To: tonyjamesgardner@gmail.com

Fri, Jan 14, 2022 at 9:40 AM

## **The Oaks on Fleur has received a new message.**

**Name**

Waneta Knudsen

**Email**

wanetaknudsen@gmail.com

**Address**

1100 E. County Line Road  
Des Moines, IA 50320

**Device**

mobile

**Language**

en-US

**Submitted from**

Homepage

[Quoted text hidden]

**The Oaks on Fleur** <notice@godaddy.com>  
Reply-To: rkfeucaloro@gmail.com  
To: tonyjamesgardner@gmail.com

Fri, Jan 14, 2022 at 9:40 AM

## **The Oaks on Fleur has received a new message.**

**Name**

Kristin Feucaloro

**Email**

rkfeucaloro@gmail.com

**Address**

208 Hughes Ave  
Des Moines IA 50315

**Device**

mobile

**Language**

en-US

**Submitted from**

Homepage

[Quoted text hidden]

---

**The Oaks on Fleur** <notice@godaddy.com>  
Reply-To: kimrenea@gmail.com  
To: tonyjamesgardner@gmail.com

Fri, Jan 14, 2022 at 9:31 AM

## **The Oaks on Fleur has received a new message.**

**Name**  
Kim Gray

**Email**  
kimrenea@gmail.com

**Address**  
201 E ROSE AVE DM IA 50315

**Device**  
mobile

**Language**  
en-US

**Submitted from**  
Homepage

[Quoted text hidden]

---

**The Oaks on Fleur** <notice@godaddy.com>  
Reply-To: Washnew7@gmail.com  
To: tonyjamesgardner@gmail.com

Fri, Jan 14, 2022 at 8:24 AM

## **The Oaks on Fleur has received a new message.**

**Name**  
Eon Mull

**Email**  
Washnew7@gmail.com

**Address**  
2122 Willowmere Dr  
Des Moines IA 50321

**Device**  
mobile

**Language**  
en-US

**Submitted from**  
Homepage

[Quoted text hidden]



---

**The Oaks on Fleur** <notice@godaddy.com>  
Reply-To: Frankvaia@yahoo.com  
To: tonyjamesgardner@gmail.com

Fri, Jan 14, 2022 at 8:24 AM

## **The Oaks on Fleur has received a new message.**

**Name**  
Frank Vaia

**Email**  
Frankvaia@yahoo.com

**Address**  
2222 Willowmere Dr.  
Des Moines. IA 50321

**Device**  
mobile

**Language**  
en-US

**Submitted from**  
Homepage

[Quoted text hidden]

---

**The Oaks on Fleur** <notice@godaddy.com>  
Reply-To: Jessi.Leigh0503@gmail.com  
To: tonyjamesgardner@gmail.com

Fri, Jan 14, 2022 at 8:05 AM

## **The Oaks on Fleur has received a new message.**

**Name**

Jessica Gardner

**Email**

Jessi.Leigh0503@gmail.com

**Address**

2118 Willowmere Dr.

**Device**

mobile

**Language**

en-US

**Submitted from**

Homepage

[Quoted text hidden]

---

**The Oaks on Fleur** <notice@godaddy.com>  
Reply-To: jtel66@yahoo.com  
To: tonyjamesgardner@gmail.com

Fri, Jan 14, 2022 at 2:41 AM

## **The Oaks on Fleur has received a new message.**

**Name**

Jeffrey Lahey

**Email**

jtel66@yahoo.com

**Address**

3115 SW 22nd st  
Des Moines, IA 50321

**Device**

mobile

**Language**

en-US

**Submitted from**

Homepage

[Quoted text hidden]

---

**The Oaks on Fleur** <notice@godaddy.com>  
Reply-To: Lafkids@aol.com  
To: tonyjamesgardner@gmail.com

Thu, Jan 13, 2022 at 10:05 PM

## **The Oaks on Fleur has received a new message.**

**Name**

LeeAnne Fuller

**Email**

Lafkids@aol.com

**Address**

3409 SW 13th Street

**Device**

mobile

**Language**

en-US

**Submitted from**

Homepage

[Quoted text hidden]



---

**The Oaks on Fleur** <notice@godaddy.com>  
Reply-To: Lgray425@hotmail.com  
To: tonyjamesgardner@gmail.com

Thu, Jan 13, 2022 at 8:49 PM

## **The Oaks on Fleur has received a new message.**

**Name**

Lauren gray

**Email**

Lgray425@hotmail.com

**Address**

695 Franklin Ave

**Device**

mobile

**Language**

en-US

**Submitted from**

Homepage

[Quoted text hidden]

**The Oaks on Fleur** <notice@godaddy.com>  
Reply-To: dpnoonan@mchsi.com  
To: tonyjamesgardner@gmail.com

Thu, Jan 13, 2022 at 5:03 PM

## **The Oaks on Fleur has received a new message.**

**Name**

Paula Noonan

**Email**

dpnoonan@mchsi.com

**Address**

3001 Fleur Drive

**Device**

desktop

**Language**

en-US

**Submitted from**

Homepage

[Quoted text hidden]

1/20/22, 4:23 PM

Gmail - A message from your The Oaks on Fleur contact form.

**The Oaks on Fleur** <notice@godaddy.com>

Thu, Jan 20, 2022 at 3:12 PM

Reply-To: Pkjoia@hotmail.com

To: tonyjamesgardner@gmail.com

## **The Oaks on Fleur has received a new message.**

**Name**

Joanna Carpe

**Email**

Pkjoia@hotmail.com

**Address**

2206 Willowmere Drive

**Device**

mobile

**Language**

en-US

**Submitted from**

Homepage

[Quoted text hidden]



Tony Gardner <tonyjamesgardner@gmail.com>

---

**A message from your The Oaks on Fleur contact form.**

2 messages

**The Oaks on Fleur** <notice@godaddy.com>

Reply-To: batschmidt@yahoo.com

To: tonyjamesgardner@gmail.com

Thu, Jan 20, 2022 at 3:05 PM

# **The Oaks on Fleur has received a new message.**

**Name**

Bart Schmidt

**Email**

batschmidt@yahoo.com

**Address**

3210 Wakonda Ct., Des Moines, IA 50321

**Device**

desktop

**Language**

en-US

**Submitted from**

Homepage

**Reply to this email to respond.**

This message came from your website contact form, <http://theoaksonfleur.com>.

Sent via Websites + Marketing



Jan 19, 2022 11:36



87  
602





Jan 19, 2022 11:36



Jan 19, 2022 11:35





Jan 19, 2022 11:36

Willowmere

Stop



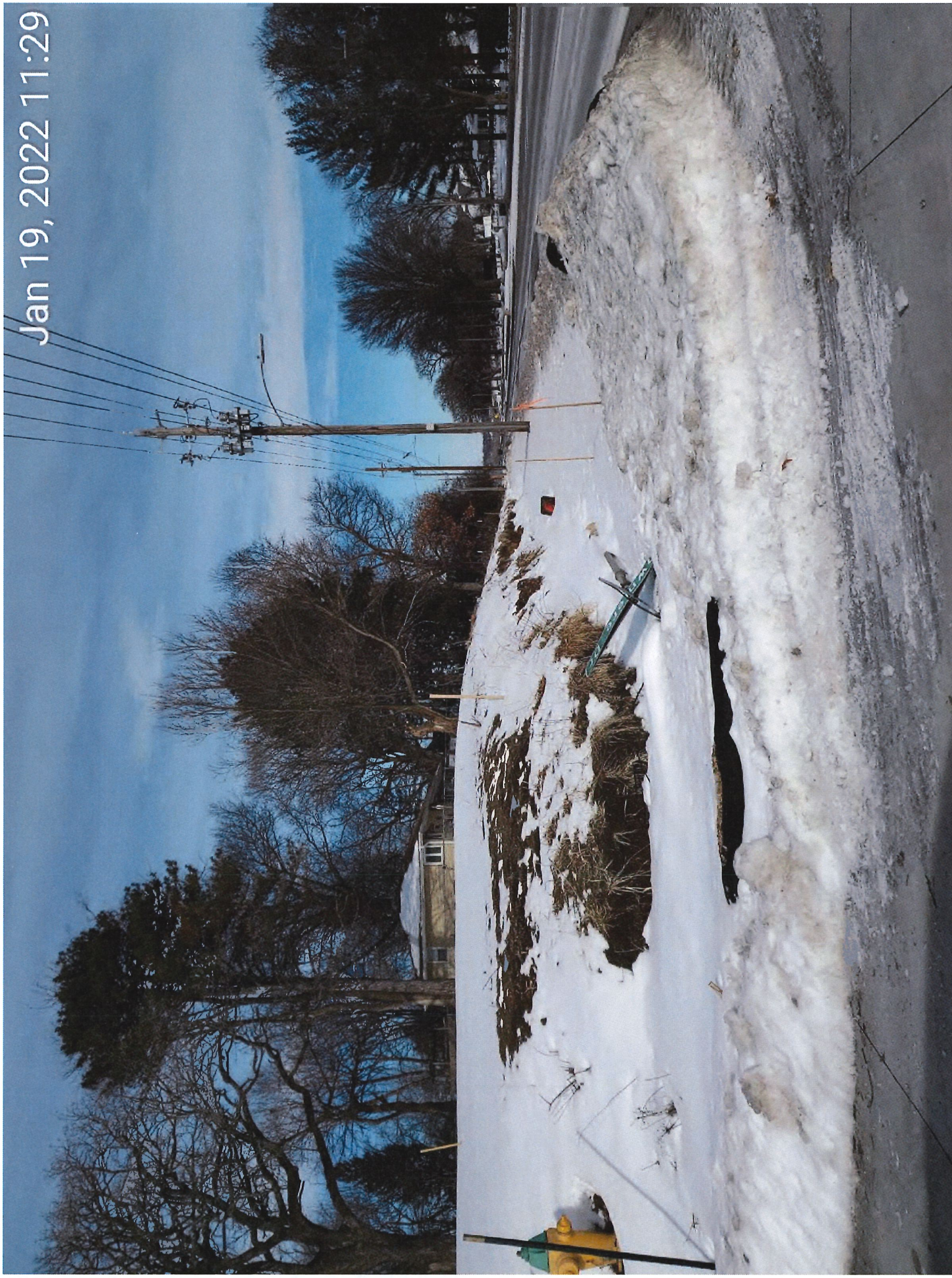


Jan 19, 2022 11:32



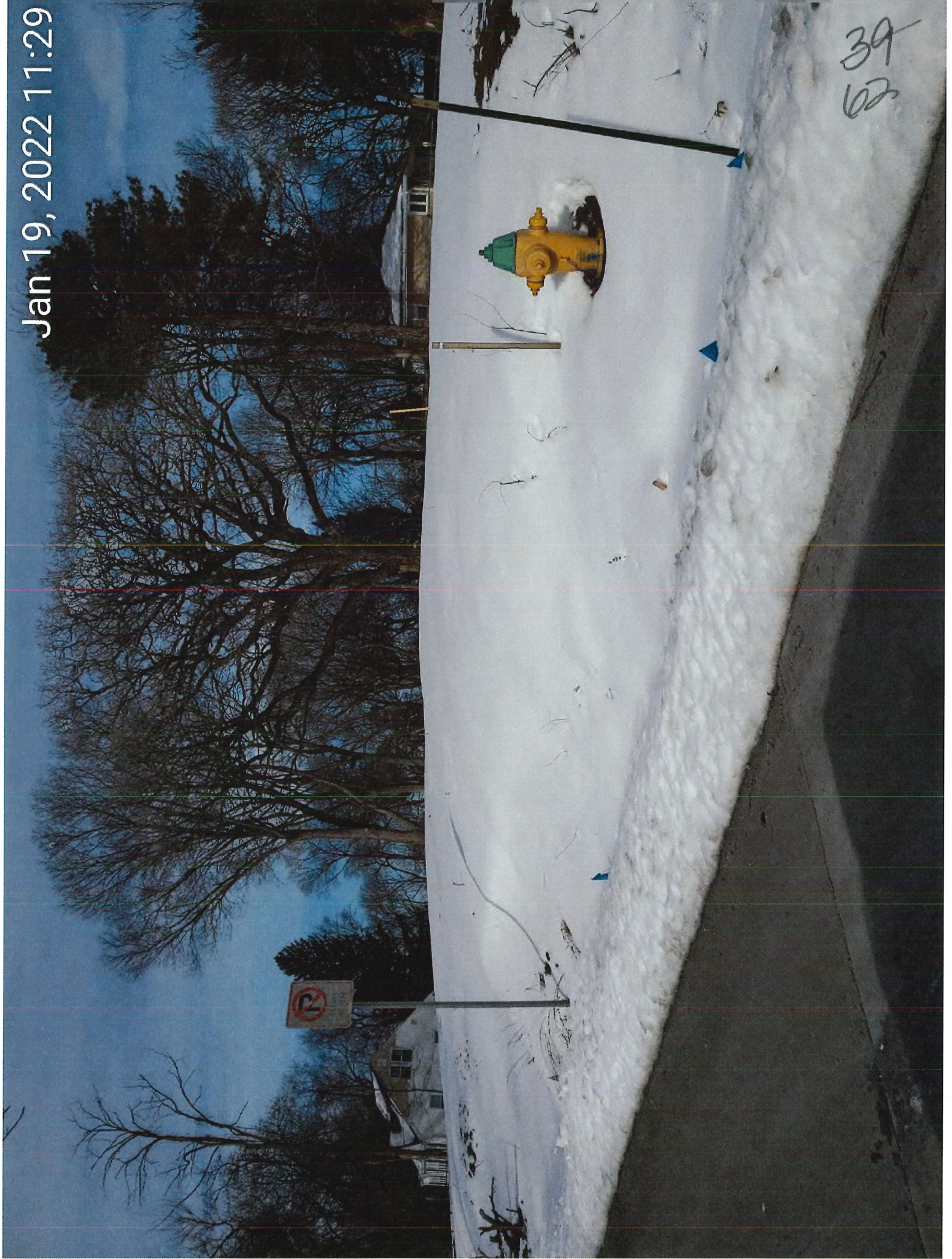


Jan 19, 2022 11:29





Jan 19, 2022 11:29





Jan 19, 2022 11:29





Jan 19, 2022 11:29





Jan 19, 2022 11:29





Jan 19, 2022 11:28





Jan 19, 2022 11:28





Jan 19, 2022 11:28

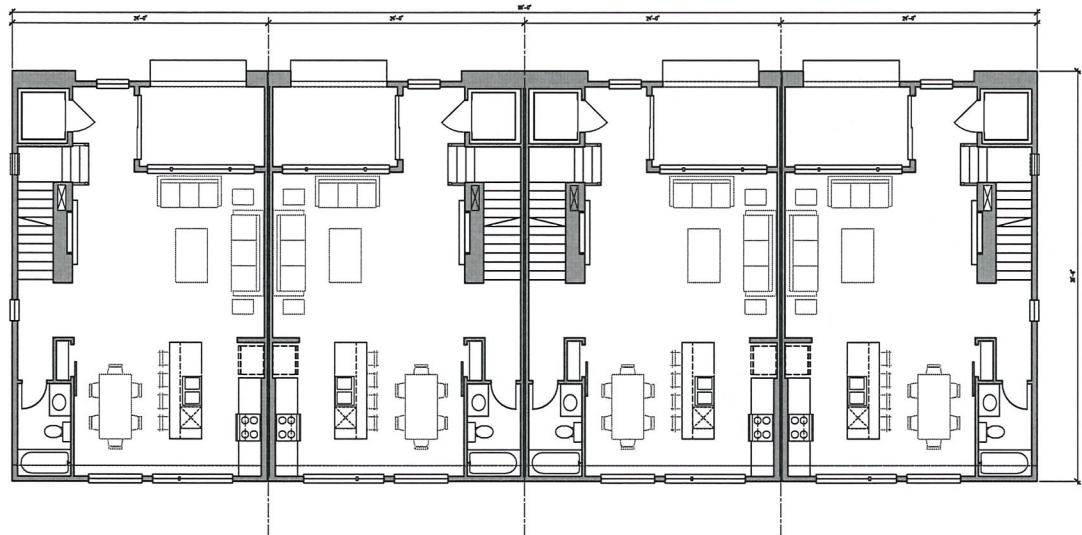




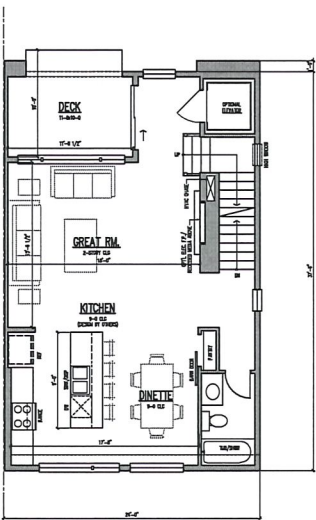
# OAKS ON FLEUR TOWNHOMES



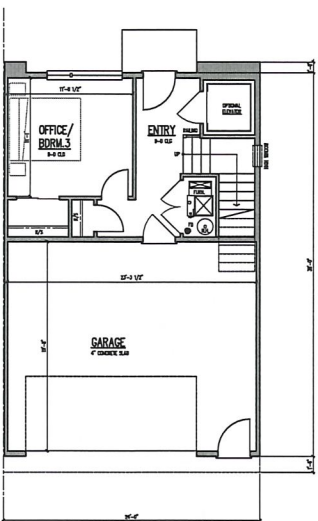
FRONT ELEVATION



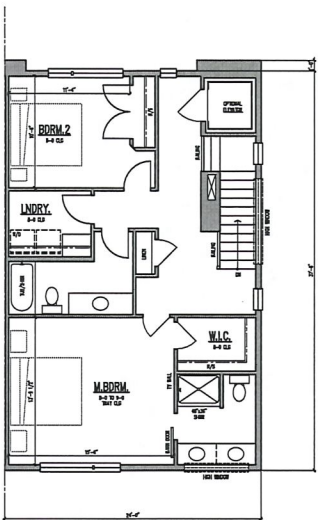
LEVEL 2 CLUSTER FLOOR PLAN



LEVEL 2



LEVEL 1

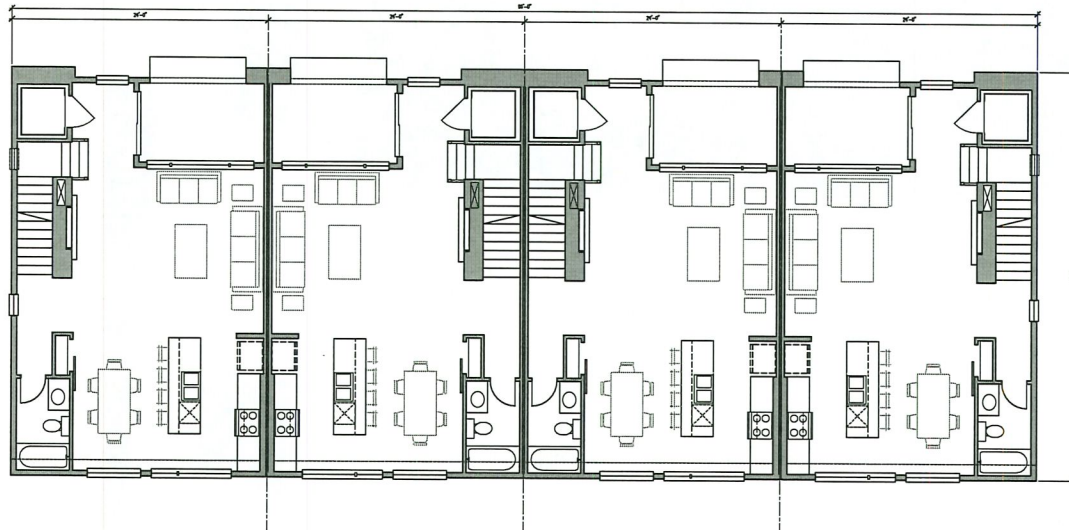


LEVEL 3

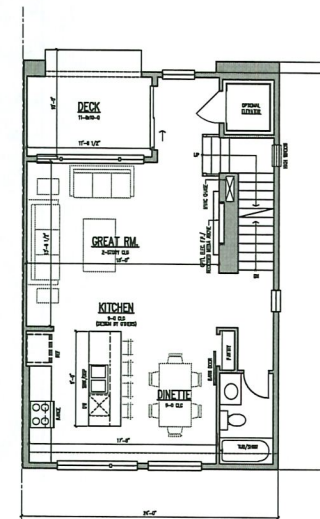
# OAKS ON FLEUR TOWNHOMES



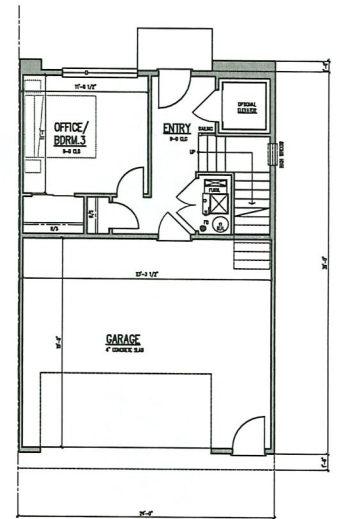
FRONT ELEVATION



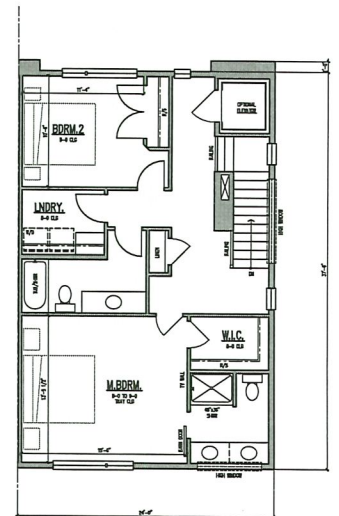
LEVEL 2 CLUSTER FLOOR PLAN



LEVEL 2



LEVEL 1



LEVEL 3




WHO 13  
KWWN-TV

NEWS SPORTS VIDEO CENTER MEGA DOPPLER-S WEATHER HELLO IOWA! ON WHO 13 CONTACT US

NEWS

Flooding Takes Over South Side Home

f t w v e +



TONY GARDNER  
DES MOINES

Posted: Oct 2, 2019 / 07:13 PM CDT / Updated: Oct 2, 2019 / 07:13 PM CDT

This is an archived article and the information in the article may be outdated. Please look at the time stamp on the story to see when it was last updated.

DES MOINES, Iowa — Last night south side resident Tony Gardner experienced flooding so exponential he says it turned his backyard into an aquatic park.

In a video Gardner shared with WHO-TV, water splashes and runs off of Fleur drive into the neighborhood below.

Current  
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1/19/22, 5:49 PM

Yahoo Mail - Crossing Zone near Brody School

## Crossing Zone near Brody School

From: tony gardner (tony@tcitelecom.com)

To: joshmandelbaum@dmgov.org

Date: Monday, June 24, 2019, 03:49 PM CDT

Mr Mandelbaum,

My name is Tony Gardner and I reside at 2118 Willowmere Dr in Des Moines.

As you know the west end of Willowmere Dr. connects to S.W. 23rd. St which allows access to Brody School and Park. A recent additional of a sidewalk along 23rd St. has been a well needed addition for neighbors and students alike however for many the sidewalk has no access. Unless you travel north to Virginia Ave., there are no ramps to get onto the sidewalk. Meaning, residents like myself have to "jump" the curb with their strollers or bikes to access the trails. Even along the eastern driveway to Brody, there is no access, which should you be in a wheelchair and would like to visit the school or park, you would be forced to do so via the driveway.

Furthermore, the combination of a DART bus stop on Fleur Dr. and Willowmere Dr. along with the proximity of Gray's Lake Apartments, the dozens of students who unsafely cross over 23rd St. is a staggering sight to see.

It would be nice to see several small changes that could drastically increase safety in the area. First, and most importantly, the addition of a school crossing zone at the intersection of 23rd St. and Willowmere Dr. would allow students to safely cross the street and access Grays Lake Apartments or walk up the much less traveled Willowmere Dr. to access the DART stop. Secondly, and just as important, there needs to be an access ramp from 23rd St. to the newly constructed sidewalk.

In addition, though the speed limit along 23rd St is 25 mph, this seems to rarely be observed during school drop off and pick up times. The addition of yellow flashing lights during school drop off / pick up hours would immensely improve awareness of any students in the area.

Thank you for taking the time to read this and I trust you will forward this concern to the appropriate party. Please reach out to me should you have any further questions.

Tony Gardner









COMING

2021



# PINNACLE ON FLEUR

ELEVATE YOUR LIFESTYLE



1 inch = 103 feet



Item: ZONG-2021-000052

Date: 1.19.21

Please mark one of the following



I am in favor of the request



I am not in favor of the request

Signature:

Name:

Address:

DSM, IA

50321

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

Fleur and Park Ave. are already very congested! Not needed in this area or wanted.

Staff Use Only

RECEIVED  
COMMUNITY DEVELOPMENT  
JAN 21 2022

Item: ZONG-2021-000052

Date: 1/19/2022

Please mark one of the following



I am in favor of the request



I am not in favor of the request

Signature:

Name:

Address:

3131 Fleur Dr, #908

Des Moines, IA 50321

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

Too much traffic, too many people in neighborhood

Staff Use Only

RECEIVED  
COMMUNITY DEVELOPMENT  
JAN 21 2022

39  
62

Item: ZONG-2021-000052

Date: 1/18/22

Please mark one of the following

☐ I am in favor of the request

☒ I am not in favor of the request

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

*[Handwritten signature]*

Eon Mull

2122 Willowmore Dr.

Staff Use Only

**RECEIVED**  
COMMUNITY DEVELOPMENT

JAN 21 2022

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

This project will ruin a nice quiet neighborhood  
Also will congest Fluer Dr. even more and  
push Brookly middle school to massive overcrowding  
this project is a Bad! Idea



# OAKS ON FLEUR TOWNHOMES

## REZONING EXHIBIT

PROPERTY DESCRIPTION:  
(BOOK 18740, PAGE 199)  
-EX E 4F MEAS PERPENDICULAR TO E 1/4-LOT 3  
WILLOWMERE  
AND  
(DEED BOOK 18103 PAGE 208)  
-EX E 4F-LOT 2 & 4-EX W 4F E 1/4-4-EX E 7F-5  
3F E 200F LOT 1 WILLOWMERE

REZONE AREA:  
0.55 ACRES

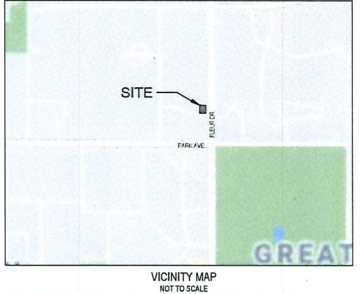
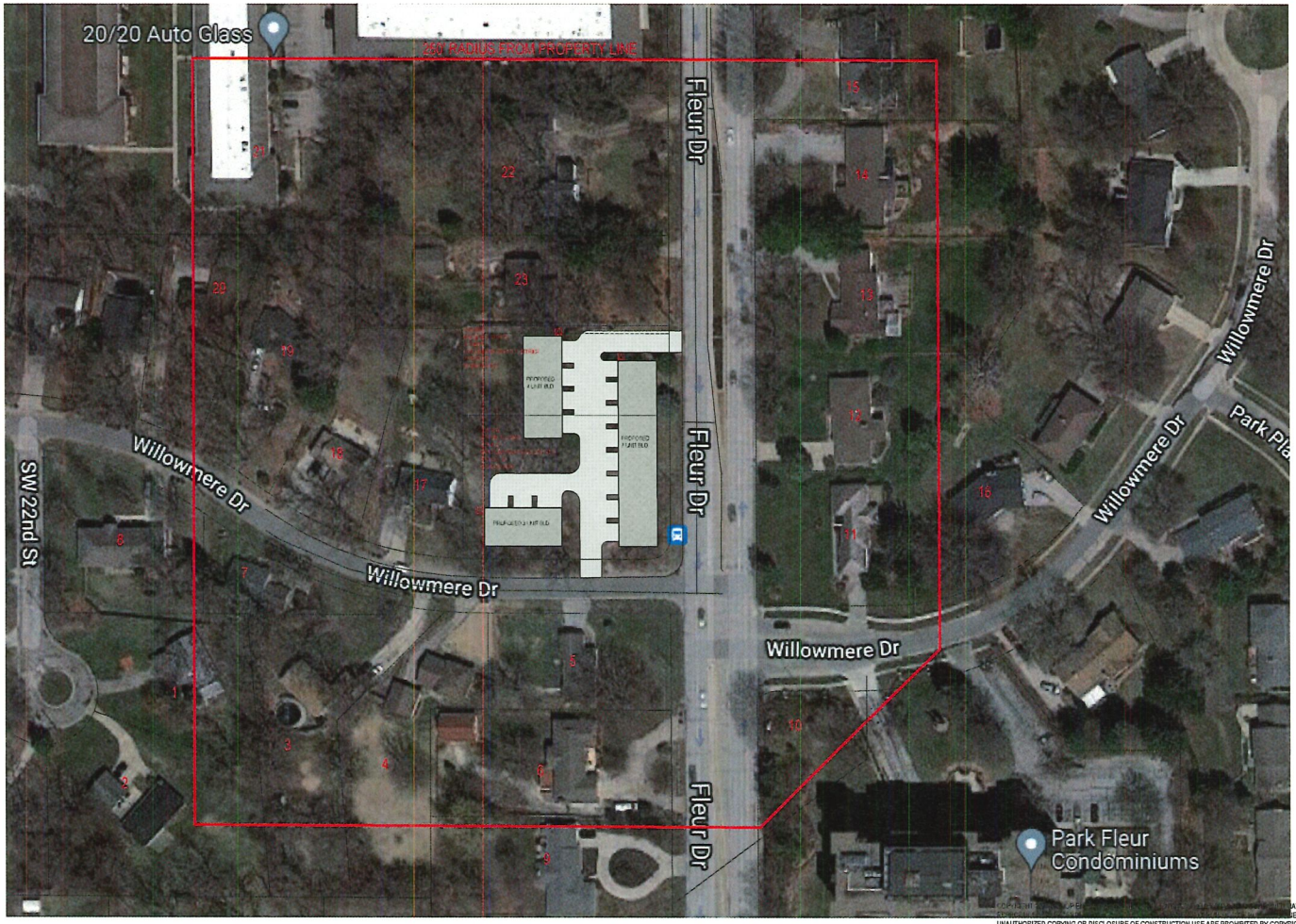
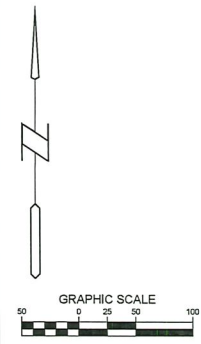
ADDRESS:  
3020 FLEUR DRIVE DES MOINES, IA 50321,  
A10  
3010 FLEUR DRIVE DES MOINES, IA 50321

OWNER/PREPARED FOR:  
ADAM SIEREN  
PREMIER CONSTRUCTION  
2007 SOUTH LAWN DES MOINES, IA 50315  
515-468-4005

ZONING:  
EXISTING  
NDA - NDA NEIGHBORHOOD DISTRICT

PROPOSED  
N1T DISTRICT

NAME OF PROJECT	LEGAL	ADDRESS	ACRES	% COVERED	% COVERED
1. JEFFREY LANE	LOT 1, JEFFREY LANE	3010 FLEUR DRIVE DES MOINES, IA 50321	0.05	100%	100%
2. JEFFREY LANE	LOT 2, JEFFREY LANE	3010 FLEUR DRIVE DES MOINES, IA 50321	0.05	100%	100%
3. ECH LANE	LOT 3, ECH LANE	3010 FLEUR DRIVE DES MOINES, IA 50321	0.05	100%	100%
4. ECH LANE	LOT 4, ECH LANE	3010 FLEUR DRIVE DES MOINES, IA 50321	0.05	100%	100%
5. ECH LANE	LOT 5, ECH LANE	3010 FLEUR DRIVE DES MOINES, IA 50321	0.05	100%	100%
6. ECH LANE	LOT 6, ECH LANE	3010 FLEUR DRIVE DES MOINES, IA 50321	0.05	100%	100%
7. ECH LANE	LOT 7, ECH LANE	3010 FLEUR DRIVE DES MOINES, IA 50321	0.05	100%	100%
8. ECH LANE	LOT 8, ECH LANE	3010 FLEUR DRIVE DES MOINES, IA 50321	0.05	100%	100%
9. ECH LANE	LOT 9, ECH LANE	3010 FLEUR DRIVE DES MOINES, IA 50321	0.05	100%	100%
10. ECH LANE	LOT 10, ECH LANE	3010 FLEUR DRIVE DES MOINES, IA 50321	0.05	100%	100%
11. ECH LANE	LOT 11, ECH LANE	3010 FLEUR DRIVE DES MOINES, IA 50321	0.05	100%	100%
12. ECH LANE	LOT 12, ECH LANE	3010 FLEUR DRIVE DES MOINES, IA 50321	0.05	100%	100%
13. ECH LANE	LOT 13, ECH LANE	3010 FLEUR DRIVE DES MOINES, IA 50321	0.05	100%	100%
14. ECH LANE	LOT 14, ECH LANE	3010 FLEUR DRIVE DES MOINES, IA 50321	0.05	100%	100%
15. ECH LANE	LOT 15, ECH LANE	3010 FLEUR DRIVE DES MOINES, IA 50321	0.05	100%	100%
16. ECH LANE	LOT 16, ECH LANE	3010 FLEUR DRIVE DES MOINES, IA 50321	0.05	100%	100%
17. ECH LANE	LOT 17, ECH LANE	3010 FLEUR DRIVE DES MOINES, IA 50321	0.05	100%	100%
18. ECH LANE	LOT 18, ECH LANE	3010 FLEUR DRIVE DES MOINES, IA 50321	0.05	100%	100%
19. ECH LANE	LOT 19, ECH LANE	3010 FLEUR DRIVE DES MOINES, IA 50321	0.05	100%	100%
20. ECH LANE	LOT 20, ECH LANE	3010 FLEUR DRIVE DES MOINES, IA 50321	0.05	100%	100%
21. ECH LANE	LOT 21, ECH LANE	3010 FLEUR DRIVE DES MOINES, IA 50321	0.05	100%	100%
22. ECH LANE	LOT 22, ECH LANE	3010 FLEUR DRIVE DES MOINES, IA 50321	0.05	100%	100%
23. ECH LANE	LOT 23, ECH LANE	3010 FLEUR DRIVE DES MOINES, IA 50321	0.05	100%	100%
24. ECH LANE	LOT 24, ECH LANE	3010 FLEUR DRIVE DES MOINES, IA 50321	0.05	100%	100%
25. ECH LANE	LOT 25, ECH LANE	3010 FLEUR DRIVE DES MOINES, IA 50321	0.05	100%	100%
26. ECH LANE	LOT 26, ECH LANE	3010 FLEUR DRIVE DES MOINES, IA 50321	0.05	100%	100%
27. ECH LANE	LOT 27, ECH LANE	3010 FLEUR DRIVE DES MOINES, IA 50321	0.05	100%	100%
28. ECH LANE	LOT 28, ECH LANE	3010 FLEUR DRIVE DES MOINES, IA 50321	0.05	100%	100%
29. ECH LANE	LOT 29, ECH LANE	3010 FLEUR DRIVE DES MOINES, IA 50321	0.05	100%	100%
30. ECH LANE	LOT 30, ECH LANE	3010 FLEUR DRIVE DES MOINES, IA 50321	0.05	100%	100%



**Bishop Engineering**  
"Planning Your Successful Development"  
3501 104th Street  
Des Moines, Iowa 50322-5825  
Phone: (515) 276-0467 Fax: (515) 276-0417  
Civil Engineering & Land Surveying  
Established 1959

OAKS ON FLUER  
DES MOINES, IOWA

REFERENCE NUMBER:
CREATED BY: DRL
CHECKED BY:
REVISION DATE:
PROJECT NUMBER: 210428
SHEET NUMBER: 1 OF 1

### REZONING EXHIBIT