

PLAN AND ZONING COMMISSION

PZ AF 01-13-2020

Chairperson Andersen called the regular meeting of the Plan and Zoning Commission to order at 5:30 p.m. on Monday, January 13, 2020, in the Large Conference Room of the West Des Moines Law Enforcement Center, 250 Mills Civic Parkway, in West Des Moines.

Roll Call: Andersen, Crowley, Erickson, Hatfield.....Present
Costa, Drake, Southworth.....Absent

Item 1- Consent Agenda

Item 1a – Minutes of the meeting of December 9, 2019

Chairperson Andersen asked for any comments or modifications to the December 9, 2019 minutes.

Moved by Commissioner Hatfield, seconded by Commissioner Crowley, the Plan and Zoning Commission approved the December 9, 2019 meeting minutes.

Vote: Andersen, Crowley, Erickson, Hatfield.....Yes
Costa, Drake, Southworth.....Absent

Motion carried.

Item 2 – Public Hearings

There was 1 Public Hearing item.

Item 2a – 4th and Railroad PUD, 101 and 107 4th Street – Amend the Comprehensive Plan Land Use Map to change the land use designation for approximately 0.31 acres from Medium Density Residential to Historic Business and establish a Planned Unit Development (PUD) to allow development of a vertical commercial and residential mixed-use development – Cutler Development, LLC – ZC-004403-2019/CPA-004541-2019

Chairperson Andersen opened the public hearing and asked the Recording Secretary to state when the public notice was published. The Recording Secretary indicated that the notice was published in the Des Moines Register on January 3, 2020.

Chairperson Andersen asked for a motion to accept and make a part of the record all testimony and all other documents received at this public hearing.

Moved by Commissioner Crowley, seconded by Commissioner Erickson, the Plan and Zoning Commission accepted and made a part of the record all testimony and all other documents received at this public hearing.

Vote: Andersen, Crowley, Erickson, Hatfield.....Yes

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Costa, Drake, Southworth.....Absent
Motion carried.

Abby Gilroy, Neighborhood Development Corp., 2331 University Avenue, Des Moines, summarized the proposal. She introduced herself and the team present, stated her group is representative of Polk County and the City of Des Moines in partnership to rehab areas of depressed economic status. She noted the site location and provided a preliminary sketch of the general site plan. She pointed out the rerouting of the bike trail around the proposed building, and the new parking lot providing 13 stalls onsite. The multi-use building is planned to be three stories, with retail/office on the first floor, and one-bedroom residential units on each of the upper two floors. Ms. Gilroy noted that the project aligns with the comprehensive plan, and that the area is designated as an opportunity zone as it qualifies as economically distressed by the federal government. She stated that the project will provide jobs and listed the meetings the developer has had with the Valley Junction Residential Association, previous Executive Director Jim Miller, both parties being supportive. A courtesy notice was mailed to owners within 500sf of the site and a meeting was held to discuss the project. Ms. Gilroy concluded by noting a similarly scaled 3-story project completed at 6th and Elm Street, and also over the Theatrical Shop on 5th Street.

Brad Munford, Development Services Planner, acknowledged that Valley Junction is a very special place, and that many residents have very strong ties. The lots were developed prior to World War II, and over time the area has become more eclectic. He stated that the developer has worked hard to address City concerns and that he has had good conversations with many of the residents. Planner Munford noted that Ms. Gilroy had provided a good summary of the project and noted that the office/retail first floor would include a smaller ice-cream type shop but would not be a full restaurant. He stated that it was being planned to fit what exists now in Valley Junction. Planner Munford pointed out a small house on the northern part of the site which would be demolished. Mr. Munford then detailed the zoning of this area, informing that mixed use is allowed only in Support Commercial and Valley Junction Historic Business Districts. The lot being developed for this project is too small to qualify for Support Commercial but would comply with the bulk regulations for the Valley Junction Historic Business district. Planner Munford noted that the developer had brought the project to the Development and Planning Sub-committee on three occasions and had modified the building shape to create a safe vision triangle for bicyclists using the trail. He noted that there are 71 public parking spaces within walking distance and that the developer had chosen to include 13 onsite parking spaces, even though none are required by Code in this area. He also informed that the developer had located the building as close to 4th Street as possible, using the proposing parking and fence/landscaping as buffer between this use and the neighbor. There is a proposal to pave part of the alley and to adjust traffic on the alley so that it flows one-way for the area next to the project, and two-ways for the remainder of the alley. Planner Munford concluded that staff had worked with the applicant and recommended approval of the project, seeing this as a vision for the future of the community.

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Commissioner Crowley questioned the depth of the distance from the building to the next lot. Mr. Munford responded that it was 55 feet to the property line.

Chair Andersen asked what buffer was required between different uses by zoning. Mr. Munford responded that it is 30' however precedent has been established to give relief of that buffer with a fence or landscaping to prevent a lot from being unbuildable, given the smaller lot sizes in Valley Junction.

Commissioner Crowley asked what type of fence would be utilized. Planner Munford stated that this detail would be part of the site plan, however it would have a maximum height of 6', and would typically be vinyl or wood.

Commissioner Hatfield asked for an explanation of the three openings on the first floor of the north side contiguous to the parking lot. Mr. Munford responded that was articulation in the side of the building, rather than window openings. Daniel Willrich, Pelds Engineering Co, 2323 Dixon St, Des Moines inserted that there is an opportunity to provide openings to provide lighting to the retail space along that wall but are not intended to be openings that could be passed through.

Commissioner Hatfield asked if the external stairwell indicated on the drawing would be enclosed. Mr. Munford replied that it would not.

Chairperson Andersen asked if anyone from the audience would like to speak to this item.

Donald E. Stoudt, 111 4th Street and title owner of 116 3rd Street, 100 and 104th 3rd Street, provided a PowerPoint detailing points of concern regarding the project and stating clearly his opposition to it. This presentation is attached in the Minutes. He also provided a petition signed by residents of the area. Areas of concern included the scale of the project being too large for the single family, single story homes on the block, lack of adequate parking, bike trail realignment and traffic hazards, sewer infrastructure failure in recent history under the alley access to homeowner garages, negative impact on property values, retail vacancies currently existing on 5th Street, increased alley traffic, existing water runoff problems being exacerbated, and increased noise, traffic and light pollution from residents and customers of the mixed use building. Mr. Stoudt provided a timeline of the project and copies of letters and signed petitions which have been presented to the City. He concluded by urging the Commission to vote against the proposal.

Nick Waage, 136 3rd Street, stated he has spoken with the applicant. His concerns included the frontage on 4th Street, the impact on values, life quality, and the misalignment of the structure to the homes adjacent to the site. He also voiced concern about light pollution, in particular toward the property owner three feet from the proposed parking lot. He mentioned residents who were required to meet setback and landscaping requirements for proposed projects, stating that the lack of greenspace bothers him. Mr. Waage commented on the height of the building and the excessive

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use of the alley which is already being poorly maintained. He felt the change in zoning was a slick trick by the developer, with the City allowing parking where other applicants had to work with greenspace. He believed the developer was trying to shoehorn a big building into a small space.

Harold Thomason, 127 4th Street informed the Commission that he is firmly opposed to the project. He did not feel it was appropriate for the historic building zoning, but would fit better in support commercial. He provided pictures he had taken showing that 38 of 50 available parking spaces north of the project were filled up, allowing that there were more available in the evening but that during Valley Junction special events such as the Farmer's Market there were never enough parking spaces. He did not believe parking was going to be adequate. Mr. Thomason stated that the proposed project had a huge footprint on the property. He commented that he did not believe cyclists would follow the rerouting, but would add to an already busy intersection. He concluded that a meeting he had attended in September about Valley Junction re-envisioning was all about the inadequate parking in the area.

Don D. Stout, 111 4th St, noted he is the neighbor next door to the proposed development and would have zero privacy. He questioned rezoning to Historic Business District, commenting that the City was trying to shoehorn this building into the space. He noted that the proposed location of the dumpsters was right next to his property, commenting that he would prefer they remove the planned parking space and relocate the dumpsters next to their building. Mr. Stout noted that his property already has a water runoff problem from the adjacent alley and he believed this project would increase that issue. He also requested a two-way dialogue with the City.

Jannae Lutter, 115 4th Street, strongly opposed the change of the alley to one-way, as it is her primary access to her garage. She pointed out that as there is no parking on 4th Street, this is the driveway for all residents with garages on the alley. Ms. Lutter informed that the City continues to raise the alley with additional rock, and the runoff repeatedly floods her garage, her house, and her yard. She opposed having a tall structure with residents looking in her backyard.

Nick Waage, 136 3rd Street, resumed the podium to add to his earlier comments. He brought pictures of the parking from earlier the same day, which he provided to the Commission. He stated that he did not understand why all the apartments were proposed to have one bedroom, and noted that he would like the bike trail rerouting explained.

Randy Wright, 120 3rd Street, informed the Commission that the proposed development does not improve their neighborhood at all.

Brenda Clausman, 136 3rd Street, and Loretta Hansen, 133 4th Street, approached the podium together and voiced opposition to the additional burden on the sewer system, informing that Ms. Hansen has had to spend \$10,000 to repair the sewer which is being damaged by the current traffic on the alley. The sewer system has failed twice in the

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past couple years. Ms. Hansen noted that she grew up in the area, and the population had increased from 50,000 to 100,000.

As there were no more comments from the Public, Chairperson Andersen closed the public hearing and asked Planner Munford and Ms. Gilroy to respond to citizen concerns.

Mr. Munford noted that many of the specific concerns were required to be addressed during the site plan process, including the bike trail rerouting, the setbacks, the alley and runoff. He noted that the intersection of 4th and Railroad does have a good amount of traffic, and that the curb would be modified by having the ramp on each side of 4th Street removed, with grass and a natural curb replacing it to help reroute the bike trail up the street. He noted that a traffic study has been performed and it does meet the regulations set by City Council. Regarding a comment earlier about speeding, he noted that was a police issue to address. The applicant planned to pave their portion of the alley, and construct infrastructure to address the sewer needs. He stated the existing concerns regarding failing sewer infrastructure and water runoff would need to be directed to the City Engineering department. There was general discussion regarding other allowed uses on this lot. With regards to the concerns about lighting, Code requires shielding of light such that it can't exceed 1 foot-candle at the property line.

Ms. Gilroy stated that she was very empathetic to the residents, noting that the first step with redevelopment was always hard in moving toward a new vision. She commented that this is a high traffic corridor, and that the project does fit the comprehensive plan. Ms. Gilroy said that all of the concerns listed would be addressed, adding that they could add more streetscape, would not be adding to the water detention issue, and that she didn't know why 5th Street had vacant retail spaces but that this project should provide energy for the area.

Chairperson Andersen asked the Commission for continued discussion or a motion.

Commissioner Hatfield stated he agreed with the neighbors and did not believe the scale of the project was suitable for the neighborhood, the parking appears to be inadequate, and the buffer area would also not be adequate. He agreed that bicyclists would likely continue to cross the street rather than turn at the corner, and that eventually this would require some type of signal at the corner.

Chair Andersen agreed with Commissioner Hatfield, adding that without enough parking, residents and visitors would have to walk several blocks. She also noted that the neighbor next door to the project did not support it.

Commissioner Erickson commented that he is very supportive of the work being started by the Neighborhood Development Corporation, adding that Valley Junction is a very different area. He agreed that the project didn't feel right, although he appreciated all the work that had been done. He said he strongly heard the neighbors and believe

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there was too much that was not resolved in the project's current form to recommend approval.

Commissioner Crowley concluded that the density was too high on two small pieces of land as proposed with this project.

Moved by Commissioner Erickson, seconded by Commissioner Hatfield, the Plan and Zoning Commission adopted a resolution recommending that the City Council not approve the comprehensive plan land use map.

Vote: Andersen, Crowley, Erickson, Hatfield.....Yes
Costa, Drake, Southworth.....Absent
Motion carried.

Moved by Commissioner Erickson, seconded by Commissioner Hatfield, the Plan and Zoning Commission adopted a resolution recommending that the City Council not approve the planned unit development.

Vote: Andersen, Crowley, Erickson, Hatfield.....Yes
Costa, Drake, Southworth.....Absent
Motion carried.

Item 3 – Old Business

There were no Old Business items to address.

Item 4 – New Business

There were no New Business items.

Item 5 – Staff Reports

The next meeting is scheduled for Monday, January 27, 2020.

Item 6 – Adjournment

Chairperson Andersen adjourned the meeting at 6:36 p.m.

Erica Andersen, Chairperson

Jennifer Canada, Administrative Secretary

We, the undersigned residents of the 100 block located between 3rd Street and 4th Street of West Des Moines, Iowa to hereby declare our opposition to the proposed rezoning of lots 101 and 107 4th Street from Medium Density Residential (MDR) to Historic Business (HBC) and the establishment of a Planned Unit Development (PUD) allowing for a vertical commercial and residential mixed-use building on the property.

NAME	ADDRESS
Donald E. Straub	116 3rd Street
Dainedy Murielo	108 3rd Street
Ann Taylor	112 3rd WDM
Loretta Hanson	133-4th WDM
Audi Thomson	127 4th Street
James Lutter	115 4th Street
Brenda Clausman	136 3rd St.
Bob & Julie	136 3rd St.
Bob & Julie	131 4th St, WDM
Michelle	119 4th St. WDM
John &	111 4th St - WDM
Doreen P. Ceshuis	123-4th W.D.M. IA
Ray & H	124 3rd St WDM, IA
James	120 Third St.
James	132 3rd st west des moines

MailName1	MailAddress1	MailAddress2	MailName1	MailAddress1	MailAddress2
ALBERT M SALAZAR	131 4TH ST		JOSHUA POTTER	103 3RD ST	
CAROLYN GASTON	115 3RD ST		JNRG PROPERTIES LC	104 1ST ST	
CITY OF DES MOINES REAL ESTATE	400 ROBERT D RAY DR		JOHN LEYDENS	112 3RD ST	
CUTLER DEVELOPMENT LLC	1307 50TH ST		CAROLYN GASTON	115 3RD ST	
DJPOD LLC	36637 MEADOW LN		JANNAE I LUTTER	115 4TH ST	
DONALD E STOUT ✓✓	116 3RD ST	also 111 4th St	DONALD E STOUT	116 3RD ST	111 4th
GIANG TRAN	2675 NW 157TH ST		RANDYJ WRIGHT	120 3RD ST	
HAROLD THOMASON	PO BOX 65513		PAULINE PALMER EENHUIS	123 4TH ST	
JANNAE I LUTTER	115 4TH ST		PAULINA CASTRO	128 3RD ST	
JNRG PROPERTIES LC	104 1ST ST		CUTLER DEVELOPMENT LLC	1307 50TH ST	
JOHN LEYDENS	112 3RD ST		ALBERT M SALAZAR	131 4TH ST	
JOSHUA POTTER	103 3RD ST		THE PAT & PATTY COMPANY, LLC	139 4TH ST	
JUNCTION HOLDINGS OF IOWA INC	145 5TH ST		STEVE GENTLE UNION PACIFIC RAI	1400 DOUGLAS ST	
LEONARD HOLT	2824 N 8TH AVE		JUNCTION HOLDINGS OF IOWA INC	145 5TH ST	
MAINSTREAM LIVING INC	2012 E 13TH ST		MAINSTREAM LIVING INC	2012 E 13TH ST	
MEALS FROM THE HEARTLAND INC	357 LINCOLN ST		GIANG TRAN	2675 NW 157TH ST	
MICHAEL B BRIGGS	409 RAILROAD PL		LEONARD HOLT	2824 N 8TH AVE	
MONICA MAZUR	4815 PARK CIR		MEALS FROM THE HEARTLAND INC	357 LINCOLN ST	
NANCY A CRANDELL	629 18TH ST		DJPOD LLC	36637 MEADOW LN	
NATIONAL FORENSIC LEAGUE	401 RAILROAD PL		CITY OF DES MOINES REAL ESTATE	400 ROBERT D RAY DR	
PAULINA CASTRO	128 3RD ST		NATIONAL FORENSIC LEAGUE	401 RAILROAD PL	
PAULINE PALMER EENHUIS	123 4TH ST		MICHAEL B BRIGGS	409 RAILROAD PL	
RANDYJ WRIGHT	120 3RD ST		RONALD G STOOKEY	4140 NW 46TH PL	
RAYMOND J MURILLO	516 9TH ST		WILLIAM G LA FOLLETTE	415 RAILROAD PL	
RONALD G STOOKEY	4140 NW 46TH PL		MONICA MAZUR	4815 PARK CIR	
RONDA L HOLLENSE	512 36TH ST		RONDA L HOLLENSE	512 36TH ST	
SHIRLEY K SORENSON (TRUSTEE)	845 S 60TH ST	APT 209	RAYMOND J MURILLO	516 9TH ST	
STEVE GENTLE UNION PACIFIC RAI	1400 DOUGLAS ST		NANCY A CRANDELL	629 18TH ST	
WILLIAM G LA FOLLETTE	415 RAILROAD PL		SHIRLEY K SORENSON (TRUSTEE)	845 S 60TH ST	APT 209
THE PAT & PATTY COMPANY, LLC	139 4TH ST		HAROLD THOMASON	PO BOX 65513	

Pauline Eenhuis

Donald E Stout

Randy Wright

Don D Stout

Chris Gannon VCS

Harold Thomason

Matt Hauge

Nick Waage

Brenda Clausman

Loretta Hansen

Jeanne Lutter

4th & Railroad Rezoning

**Presentation By Don Stout
Home Owner 116 3rd Street
Current Title Holder 111 4th Street
West Des Moines, Iowa 50265**

Good evening. My name is Don Stout and I am a resident and property owner in the area impacted by the rezoning request.

November 5, 2019 Letter to Development Services

November 5, 2019

Development Services Department
6300 Alder Creek Parkway Suite 202
PO Box 63320
West Des Moines, Iowa 50265-0320

Attn: Lyana Towal
Development Services Director

Re: Proposed rezoning of lots 161 and 167 4th Street

To whom it may concern:

I am the resident and owner of the property at 114 3rd Street, West Des Moines, Iowa. I am also the current title holder for the property at 111 4th Street adjacent to lots 161 and 167, the subject of the proposed rezoning. I am writing to officially register my objections to the rezoning for the following reasons:

1. I believe the proposed rezoning will have a negative impact on the market value and sales prospects for the property at 111st Street. Future home owners will be less inclined to purchase a home next to a commercial building.
2. Currently, there is only one commercial building on the block and it is located at the corner of 4th and Maple. All other homes are single family residences.
3. The gravel alley between 3rd and 4th streets linking Radburn and Maple is commonly used as a short cut by non-residents to get to Eastland. These non-residents frequently speed through the alley creating dust and causing safety issues. This is especially true during Farmer's Market and allowing a commercial business on the proposed lots will only make the situation worse.
4. Even under the current conditions, the alley is constantly in a poor state of repair. Low spots fill with water which stands for days. The occasional grading of the alley only helps for a short time and then the low spots are formed again. Allowing a commercial business and its attendant traffic will only worsen the problem. It is also unclear if delivery vehicles will be using the alley to make deliveries to the building which may also cause concern.
5. There are 11 garages on the block in this area with overhead doors which open to the alley. Additional traffic will make random backing out of these garages more susceptible to accidents resulting from speeding vehicles.
6. For one, like my privacy I do not relish the idea of a multi-level commercial building with the potential for an unlimited number of occupants in the upper levels being able to peer down into my back yard at any time.

7. It is unclear what impact this will have on parking and traffic on 4th Street and traffic congestion on Radburn which could be of concern.

8. There is already significant off-street parking on 5th Street for commercial businesses. There are frequent narrowways resulting in traffic snarls and increased air time. In conclusion, the developer has given no clear picture of what it intends to do with the property. Will they build the structure themselves, or sell the property to the highest bidder? We are being asked to approve a rezoning that will alter the block's historic character and nature as an area of single family homes. I agree with the City Council to reject this proposed rezoning. Should the Council be inclined to approve the request for rezoning, I would ask they withhold final approval until the following items have been provided to residents for final comment:

1. An architectural rendering of the structure showing the front, rear and side views of the building.
2. The number of levels, stairs flights and apartments in the building.
3. A plan showing proposed parking facilities, where the building will sit on the property and suggest and open locations for the property.
4. An impact statement on noise and noise mitigation to existing lines.
5. An impact statement on traffic in the immediate area.
6. Do they intend to sell the property to others for development or do it themselves?

Sincerely,
Dan Street
Resident and Property Owner

On November 5, 2019 I sent a letter to Development Services in opposition to the proposed rezoning. I would like to read my objections stated in that letter for the record.

November 5, 2019

Development Services Department
4200 Mills Civic Parkway Suite 2D
PO Box 65320
West Des Moines, Iowa 50265-0320

Attn: Lynne Twedt
Development Services Director

Re: Proposed rezoning of lots 101 and 107 4th Street

To whom it may concern:

I am the resident and owner of the property at 116 3rd Street, West Des Moines, Iowa. I am also the current title holder for the property at 111 4th street adjacent to lots 101 and 107, the subject of the proposed rezoning. I am writing to officially register my objection to the rezoning for the following reasons:

1. I believe the proposed rezoning will have a negative impact on the market value and sales prospects for the property at 111 4th Street. Future home owners will be less inclined to purchase a home next to a commercial building.
2. Currently, there is only one commercial building on the block and it is located at the corner of 4th and Maple. All other homes are single family residences.
3. The gravel alley between 3rd and 4th streets linking Railroad and Maple is commonly used as a short cut by non-residents to get to Railroad. These non-residents frequently speed through the alley raising dust and causing safety issues. This is especially true during Farmer's Market and allowing a commercial business on the proposed lots will only make the situation worse.
4. Even under the current conditions, the alley is constantly in a poor state of repair. Low spots fill with water which stands for days. The occasional grading of the alley only helps for a short time and then the low spots are formed again. Allowing a commercial business and its attendant traffic will only worsen the problem. It is also unclear if delivery vehicles will be using the alley to make deliveries to the building which may also cause concern.
5. There are 11 garages on the block at this time with overhead doors which open to the alley. Additional traffic will make residents backing out of their garages more susceptible to accidents resulting from speeding vehicles.
6. I for one, like my privacy. I do not relish the idea of a multi-level commercial building with the potential for an unlimited number of occupants in the upper levels being able to peer down into my back yard at any time.

7. It is unclear what impact this will have on parking and traffic on 4th Street and traffic congestion on Railroad which could be of concern.
8. There is already sufficient office space on 5th street for commercial businesses. There are frequent turnovers resulting in vacant stores and facilities for rent.

In conclusion, the developer has given no clear picture of what it intends to do with the property. Will they build the structure themselves or sell the property to the highest bidder? We are being asked to approve a rezoning that will alter the blocks almost exclusive century old nature as an area of single family homes. I again urge the City Council to reject this proposed rezoning. Should the Council be inclined to approve the request for rezoning, I would ask they withhold final approval until the following items have been provided to residents for final comments:

1. An architectural rendering of the structure showing the front, rear and side views of the building.
2. The number of levels, store fronts and apartments in the building.
3. A plat showing proposed parking facilities, where the building will sit on the property and ingress and egress locations for the property.
4. An impact statement on sewer and water utilization to existing lines.
5. An impact statement on traffic in the immediate area.
6. Do they intend to sell the property to others for development or do it themselves?

Sincerely,

Don Stout
Resident and Property Owner

December 2, 2019 Supplemental to Development Services

December 2, 2019

Development Services Department
4300 Idaho Creek Parkway, Suite 200
PO Box 65326
West Des Moines, Iowa 50315-0326

Atty. J. Donley MacNeil

To whom it may concern:

Re: Supplemental Information
To November 5th letter from Don Street
4th and Railroad PUD

1. As of November 24, 2019 there were 7 vacant store fronts on 5th Street in Valley Junction from Railroad to Locust providing opportunity for new businesses.
2. Approximately 2 years ago a new medium size single story commercial building with room for multiple occupants was built at 820 1st Street in West Des Moines. That building has remained vacant since it was built. Whether there is a need for additional store front commercial space in the area that would require rezoning from residential to commercial is questionable.
3. As of November 24, 2019 there were 9 existing establishments on 5th Street in Valley Junction from Railroad to Locust. There are also many dining establishments within a 5 minute drive from anywhere in Valley Junction. This seems sufficient for the area.
4. The main street line runs underneath the alley between 3rd and 4th streets from Maple to Railroad. That sewer line has collapsed twice in the last two years and had to be excavated and repaired. An increase in alley traffic beyond what has been the norm, may lead to additional stress on the sewer lines.
5. A petition opposing the proposed rezoning signed by every current residential household on the 160 block of West Des Moines from 3rd Street to 4th Street is attached.
6. A copy of my original letter to the commission dated November 5, 2019.

My hope is that after reviewing my letter of November 5, 2019 and this supplemental information, the commission will vote to deny the rezoning request and allow that block to remain the quiet residential area it has been for over a century.

Sincerely yours,

Don Street

**On December 2, 2019 I sent a supplemental letter to
Development Services with the following information.**

December 2, 2019

Development Services Department
4200 Mills Civic Parkway Suite 2D
PO Box 65320
West Des Moines, Iowa 50265-0320

Attn: J. Bradley Munford

To whom it may concern:

Re: Supplemental Information
To November 5th letter from Don Stout
4th and Railroad PUD

1. As of November 24, 2019 there were 5 vacant store fronts on 5th Street in Valley Junction from Railroad to Locust providing opportunity for new businesses.
2. Approximately 2 years ago a new medium size single story commercial building with room for multiple occupants was built at 820 1st Street in West Des Moines. That building has remained vacant since it was built. Whether there is a need for additional store front commercial space in the area that would require rezoning from residential to commercial is questionable.
3. As of November 24, 2019 there were 9 eating establishments on 5th Street in Valley Junction from Railroad to Locust. There are also many dining establishments within a 5 minute drive from anywhere in Valley Junction. This seems sufficient for the area.
4. The main sewer line runs underneath the alley between 3rd and 4th streets from Maple to Railroad. That sewer line has collapsed twice in the last two years and had to be excavated and repaired. An increase in alley traffic beyond what has been the norm, may lead to additional stress on the sewer lines.

5. A petition opposing the proposed rezoning signed by every current residential household in the 100 block of West Des Moines from 3rd Street to 4th Street is attached.
6. A copy of my original letter to the commission dated November 5, 2019.

My hope is that after reviewing my letter of November 5, 2019 and this supplemental information, the commission will vote to deny the rezoning request and allow this block to remain the quiet residential area it has been for over a century.

Sincerely yours,

Don Stout

Petition to Oppose Rezoning

We, the undersigned residents of the 100 block located between 3rd Street and 4th Street of West Des Moines, Iowa hereby declare our opposition to the proposed rezoning of lots 161 and 167 A-B Street from Medium Density Residential (MDR) to Historic Business (HBC) and the establishment of a Planned Unit Development (PUD) allowing for a vertical commercial and residential mixed-use building on the property.

NAME	ADDRESS
David F. Smith	163 3rd Street
David M. Muelke	109 3rd Street
John A. [unclear]	112 3rd W.D. St.
Christie Hansen	133-4th Street
Robert Thompson	127 4th Street
Janice Stitt	115 4th Street
Brenda Christman	136 3rd St.
[unclear]	136 3rd St.
[unclear]	131 4th St. W.D.
[unclear]	119 4th St. W.D.
[unclear]	111 4th St. W.D.
Anthony P. Buehler	123-4th W.D. St.
[unclear]	124 3rd St. W.D. St.
[unclear]	120 3rd St.
[unclear]	132 3rd St. W.D. St.

This is a copy of the petition opposing the proposed rezoning signed by every current household on the block.

111 4th St Home & Proposed Building



24'W x 60'L x 18'H



35'W x 135'L x 37'8"H

This slide reflects the comparative size of the adjacent property at 111 4th St to the proposed new building.

The new building is over twice as tall, over twice as long, and ½ again as wide as the home next door.

This home is fairly representative of the average size of homes on the block.

Summary of Reasons for Opposing Rezoning

- Size and cope of the project is incompatible with the existing single-family home nature of the block
- Negative impact on property values
- No need for additional commercial space
- Increased alley traffic 24/7
- Increased safety & maintenance concerns in alley
- Existing problems with water ponding in back yards due to alley runoff may be exacerbated
- Increase in noise and traffic 24/7 due to residents and customers going and coming from building
- Potential negative impact on privacy of residents due to security cameras, parking lot lights & north windows overlooking neighborhood yards

In summary:

- Satellite dish signals may be blocked by building
- Potential damage to sewer lines in alley
- Insufficient parking for residents/customers
- No clear benefits to residents of the block

Great Wall of China



Will Dominate Southern Skyline on 100 Block of 4th Street

In conclusion: Imagine this proposed building is next to your home. Everytime you walk out your front door about 15'feet away is a parking lot with people coming and going 24/7 bringing all the usual parking lot noise. People talking, laughing, shutting car doors. About 50' away is a 3 story Great Wall of China. You can't see over it and you can't see around it. It dwarfs every home on your block. Is this what you would want next to you? I urge you to vote no on this project and the rezoning request. Thank you.