

**CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION**

Meeting Date: July 13, 2020

Item: Fox Ridge, West of Fox Valley and south of Veterans Parkway and SE Adams Street – Amend Comprehensive Plan Land Use Map and Zoning Map to enable single-family residential, medium-density residential, and park land uses – Charles I & Ruth Colby National Trust – CPA-004723-2020/ZC-004724-2020

Requested Action: Recommend Approval of Comprehensive Plan Land Use Map Amendment and Rezoning

Case Advisor: Brian S. Portz, AICP *BP*

Applicant's Request: The applicant, DR Horton – Iowa, LLC, in association with the property owner, Charles I & Ruth Colby National Trust, is requesting approval of both a Comprehensive Plan Land Use Amendment and Rezoning for property located west of Fox Valley and south of Veterans Parkway and SE Adams Street in Warren County. The applicant is requesting the following:

- 1) A Comprehensive Plan Land Use Map Amendment of approximately 14.8 acres situated approximately 1,500 feet west of SE Orilla Road and located south of and immediately adjacent to the Great Western Trail from Single Family (SF) to Medium Density (MD) and to rezone the same area from Single Family Residential (R-1) to Residential Medium Density (RM-12) for the development of attached multi-family;
- 2) A Comprehensive Plan Land Use Map Amendment of approximately 6.6 acres situated approximately 320 feet west of SE Orilla Road and located at the north end of SE Beaverbrook Trail from Medium Density (MD) to Single Family (SF) and rezone the same area from Residential Medium Density (RM-12) to Residential Single Family (RS-5) for the development of single-family detached homes on minimum 5,000 square foot lots;
- 3) A Comprehensive Plan Land Use Map Amendment of an approximately 4.8 acres along the western edge of the subject property (approx. 1,500' west and then 700' south of the west end of SE Creekhill Way) from Single Family (SF) to Parks and Greenways (PG) and rezone the same area from Single Family Residential (R-1) to Agricultural/Open Space (OS) for future development of a City park.
- 4) Rezone approximately 57.7 acres situated at the west end of SE Fox Valley Drive and SE Creekhill Way from Single Family Residential (R-1) to Residential Single Family (RS-5) for the development of single-family detached homes on minimum 5,000 square foot lots.

History: The property was annexed into the City as a part of the Orilla Road annexation in 1999 and the Colby-Davis Estates annexation in 2009. The property has not been previously platted. The portion of the property that is proposed to be changed from Single Family to Medium Density Residential (#2 above) was changed to the Medium Density designation in 2016 (CPA-003290-2016/ZC-003292-2020; approved by City Council on December 27, 2016). Also, in 2016, a 10-acre area to the south of area #2 mentioned above was changed from Medium Density Residential to Single Family and developed with single-family homes (CPA-003026-2016/ZC-002969-2020; approved by City Council on April 18, 2016).

City Council Subcommittee: This item was presented to the Development and Planning City Council Subcommittee on July 6, 2020 as an informational item only. No discussion or disagreement was had regarding the request.

Staff Review and Comment: This request was distributed to various City departments and outside agencies for their review and comment. Staff would note the following:

- **Proposed RS-5 Zoning:** The applicant is proposing RS-5 single family zoning which requires 5,000 square foot minimum lot size and 50' minimum lot width to the west and north of the existing Fox Valley development (areas #2 and #4 above). Lots of this size aren't consistent with the adjacent

R-1 zoned and developed properties to the east and south of the subject property which range in size from 9,000 square feet to approximately 15,000 square feet and provide average 80' of lot width. To be more consistent in size with the existing single-family lots, staff recommends RS-12 zoning which would require 12,000 square foot minimum lot size and 80' minimum lot width be provided as a transition between the existing platted lots and the applicants proposed RS-5 lots. Staff recommends this RS-12 zoning be provided for the area north of SE Fox Valley Drive (area #2 above) and also for a 400' deep area immediately west of Fox Valley Plat 2 (dead ends of SE Fox Valley Drive and SE Creekhill Way). Staff is comfortable with the remainder of the single-family area indicated in #4 above being designated as RS-5 as requested by the applicant.

Comprehensive Plan Consistency: The project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

Noticing Information: On July 3, 2020, notice for the July 13, 2020, Plan and Zoning Commission and July 20, 2020 City Council Public Hearings on this project was published in the Des Moines Register. Notice of these public hearings was also mailed to all surrounding property owners within 370 feet of the subject property on July 2, 2020.

Staff Recommendation And Conditions Of Approval – Comprehensive Plan Amendment: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, Staff recommends the Plan and Zoning Commission adopt a resolution to approve the Comprehensive Plan Land Use Map amendment for approximately 14.8 acres from Single Family (SF) to Medium Density (MD) and approximately 6.6 acres from Medium Density (MD) to Single Family (SF) and approximately 4.8 acres from Single Family (SF) to Parks and Greenways (PG) subject to the applicant meeting all City Code requirements.

Staff Recommendation And Conditions Of Approval – Rezoning: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, Staff recommends the Plan and Zoning Commission deny the applicant's request, and adopt a resolution to recommend the City Council approve the rezoning requests as follows:

- 1) Rezone approximately 14.8 acres from Single Family Residential (R-1) to Residential Medium Density (RM-12)
- 2) Rezone approximately 6.6 acres from Residential Medium Density (RM-12) to Residential Single Family (RS-12)
- 3) Rezone approximately 4.8 acres from Single Family Residential (R-1) to Agricultural/Open Space (OS)
- 4) Rezone approximately 49 acres from Single Family Residential (R-1) to Residential Single Family (RS-5)
- 5) Rezone approximately 8.47 acres from Single Family Residential (R-1) to Residential Single Family (RS-12)

Property Owner: Charles I and Ruth Colby National Trust
6581 University Avenue
Windsor Heights, IA 50324
Brian@colbyinterests.com

Applicant: DR Horton – Iowa, LLC
1910 SW Plaza Shops Lane
Ankeny, IA 50023
jlmoulton@drhorton.com

Applicant's Representatives: Stubbs Engineering
431 NE 72nd Street
Pleasant Hill, IA 50327
branden@stubbs3.com

ATTACHMENTS:

- Attachment A - Location Map
- Attachment B - Proposed Land Uses
- Attachment C - Adjacent Property Owner Emails
- Attachment D - Plan and Zoning Commission Resolution – Comprehensive Plan Amendment
 - Exhibit A - Conditions of Approval
 - Exhibit B - Comprehensive Plan Land Use Map Amendment Illustration
- Attachment E - Plan and Zoning Commission Resolution – Rezoning
 - Exhibit A - Conditions of Approval
 - Exhibit B - Zoning Map Amendment Illustration



Location Map



Legend



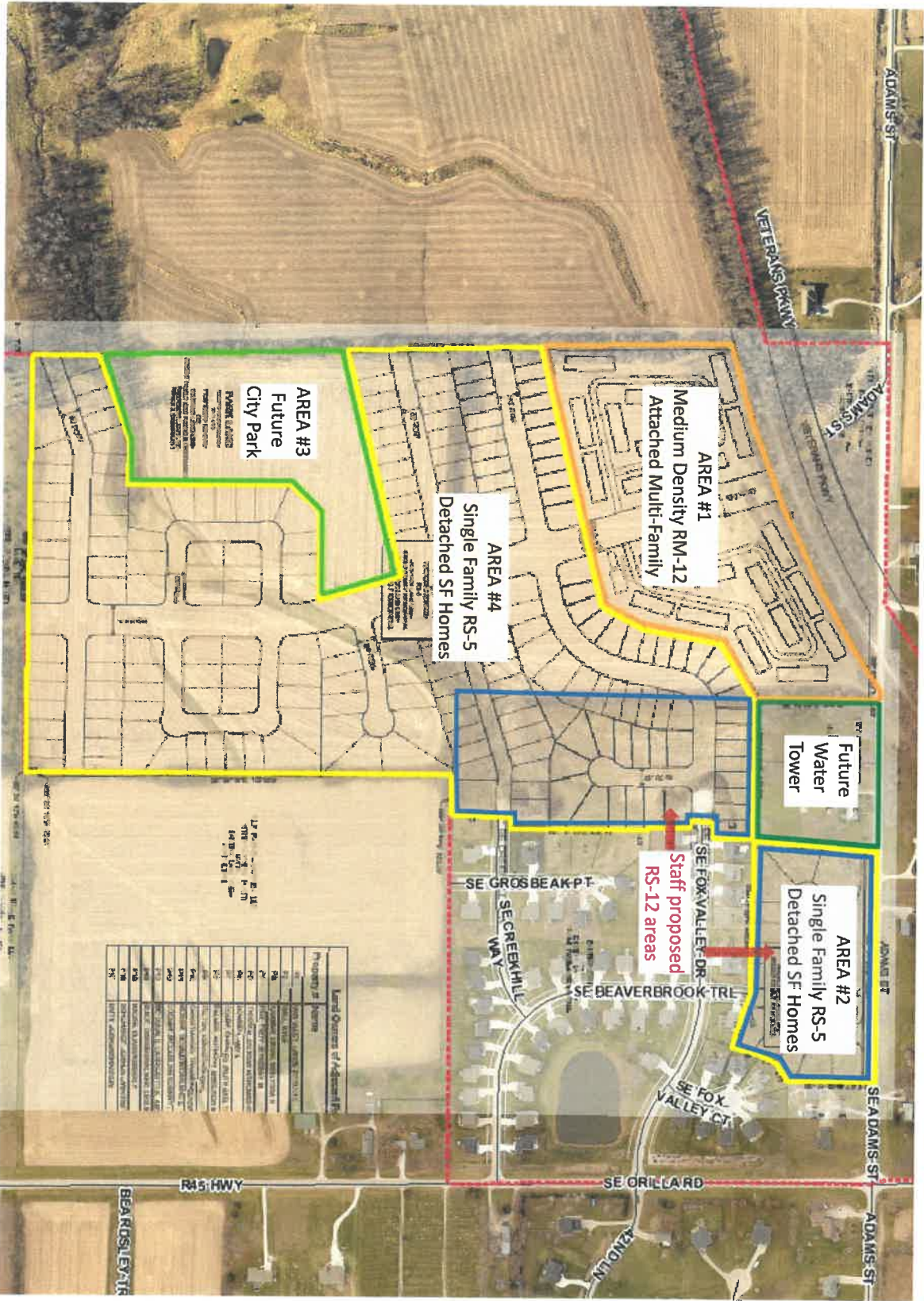
Corporate Limits



Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Fox Ridge Development Proposed Land Uses



Portz, Brian

From: Fox Valley <fvhoawdm@gmail.com>
Sent: Thursday, July 9, 2020 2:04 PM
To: Development Services Inbox; Portz, Brian
Subject: [EXT] Public Hearing Comments for July 13 & July 20 Meetings

Dear Brian,

The Home Owners Association of Fox Valley has some questions and concerns in regards to the proposed rezoning request by DR Horton and Colby Interests.

In particular:

Because of the increase of traffic off of SE Orilla Road into Fox Valley, we would request the addition of stop signs specifically at the corners of SE Creekhill Way to enter onto SE Beaverbrook Trail and at the intersection of SE Fox Valley Drive and SE Beaverbrook Trail. And within the new development that there be stop signs along SE Creekhill Way and SE Fox Valley Drive intersections to impede high speeds within those long stretches of road.

We're very concerned about the 5,000 square foot minimum of the lots proposed for two of the rezones requested. These are much smaller than Fox Valley, which is at a 9,000 square foot minimum, and feel this will also impact the size and quality of the homes proposed adjacent to our neighborhood.

Will there be a Home Owners Association formed for the Fox Ridge Development? And where will the storm water from these homes drain? In the previous zoning proposal, there was another private storm water retention pond in the Comprehensive Plan Land Use Map and it was our understanding that they would also have their own HOA separate from ours.

Thank you and we look forward to your response and to attending the upcoming public hearings.

Fox Valley Home Owner Board Members,

Eric Hogrefe, President
Andy Conyers, Vice President
Marty Deaton, Treasurer
Kris Verdeck, Secretary
Derrick Dickey, Director at Large

Portz, Brian

From: andrew thierer <andrewthierer@yahoo.com>
Sent: Tuesday, July 7, 2020 10:24 AM
To: Portz, Brian
Cc: Zannie Thomas-Peckumn
Subject: [EXT] Fox Valley Development

Brian,

I had a question regarding the new rezone DR Horton has proposed. I believe originally they had zoned for a drainage runoff of 30 feet between our lots and the other plats or so I was told. Also, there was said to be a run off pond when it was to be developed. Am I still going to have that drainage buffer with this new proposed rezone? I just want to make sure there is a plan in place for the water to drain to. My address is 4621 SE Grosbeak Pt, West Des Moines, IA 50265

I'm all for the development as I knew that was in store when we built last year but was told there would be much fewer homes in these other plats.

Thanks for your time on this,

Andrew & Zannie Thierer

RESOLUTION NO. PZC-20-042

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE AN AMENDMENT TO THE COMPREHENSIVE PLAN LAND USE MAP FOR APPROXIMATELY 14.8 ACRES FROM SINGLE FAMILY (SF) TO MEDIUM DENSITY (MD) AND APPROXIMATELY 6.6 ACRES FROM MEDIUM DENSITY (MD) TO SINGLE FAMILY (SF) AND APPROXIMATELY 4.8 ACRES FROM SINGLE FAMILY (SF) TO PARKS AND GREENWAYS (PG)

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, DR Horton – Iowa, LLC, in association with the property owner, Charles I and Ruth Colby National Trust, has requested an amendment to the Comprehensive Plan Land Use Map (CPA-04723-2020) for approximately 14.8 acres from Single Family (SF) to Medium Density (MD) and approximately 6.6 acres from Medium Density (MD) to Single Family (SF) and approximately 4.8 acres from Single Family (SF) to Parks and Greenways (PG) as illustrated on Exhibit B and located within part of the area legally described as:

Legal Description

NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) EXCEPT THE EAST 12 1/2 RODS AND EXCEPT THE RIGHT-OF-WAY OF CHICAGO GREAT WESTERN RAILROAD AND EXCEPT THAT PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) LYING NORTH AND WEST OF THE RIGHT-OF-WAY OF CHICAGO GREAT WESTERN RAILROAD COMPANY IN SECTION 4, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5th P.M., WARREN COUNTY, IOWA;

AND EXCEPT, THAT PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 4 LYING NORTH OF THE SOUTH RIGHT-OF-WAY LINE OF ADAMS STREET AS IT IS PRESENTLY ESTABLISHED;

AND

THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION FOUR (4), TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-FIVE (25) WEST OF THE 5th P.M., WARREN COUNTY, IOWA; AND THE NORTH 1305 FEET OF THE WEST 25 FEET OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION FOUR (4), TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-FIVE (25) WEST OF THE 5th P.M., WARREN COUNTY, IOWA;

AND

PARCEL "L" IN A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND IN A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5th P.M., WEST DES MOINES, WARREN COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY FILED AS INSTRUMENT No. 2020-02585 IN THE OFFICE OF THE WARREN COUNTY RECORDER;

AND

PARCEL "K" IN A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5th P.M., WEST DES MOINES, WARREN COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY FILED AS INSTRUMENT No. 2020-02584 IN THE OFFICE OF THE WARREN COUNTY RECORDER.

SAID TRACTS OF LAND BEING SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS AND/OR RESTRICTIONS OF RECORD.

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference;

WHEREAS, on July 13, 2020, this Commission held a duly-noticed hearing to consider the application for Comprehensive Plan Amendment (CPA-004723-2020);

NOW, THEREFORE, THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The request for a change in the land use designation of approximately 14.8 acres from Single Family (SF) to Medium Density (MD) and approximately 6.6 acres from Medium Density (MD) to Single Family (SF) and approximately 4.8 acres from Single Family (SF) to Parks and Greenways (PG), for property lying south of Veterans Parkway and SE Adams Street and west of the Fox Valley development, is recommended to the City Council for approval.

PASSED AND ADOPTED on July 13, 2020.

Erica Andersen, Chairperson
Plan and Zoning Commission

ATTEST:

Recording Secretary

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Plan and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting held on July 13, 2020, by the following vote:

AYES:
NAYS:
ABSTENTIONS:
ABSENT:

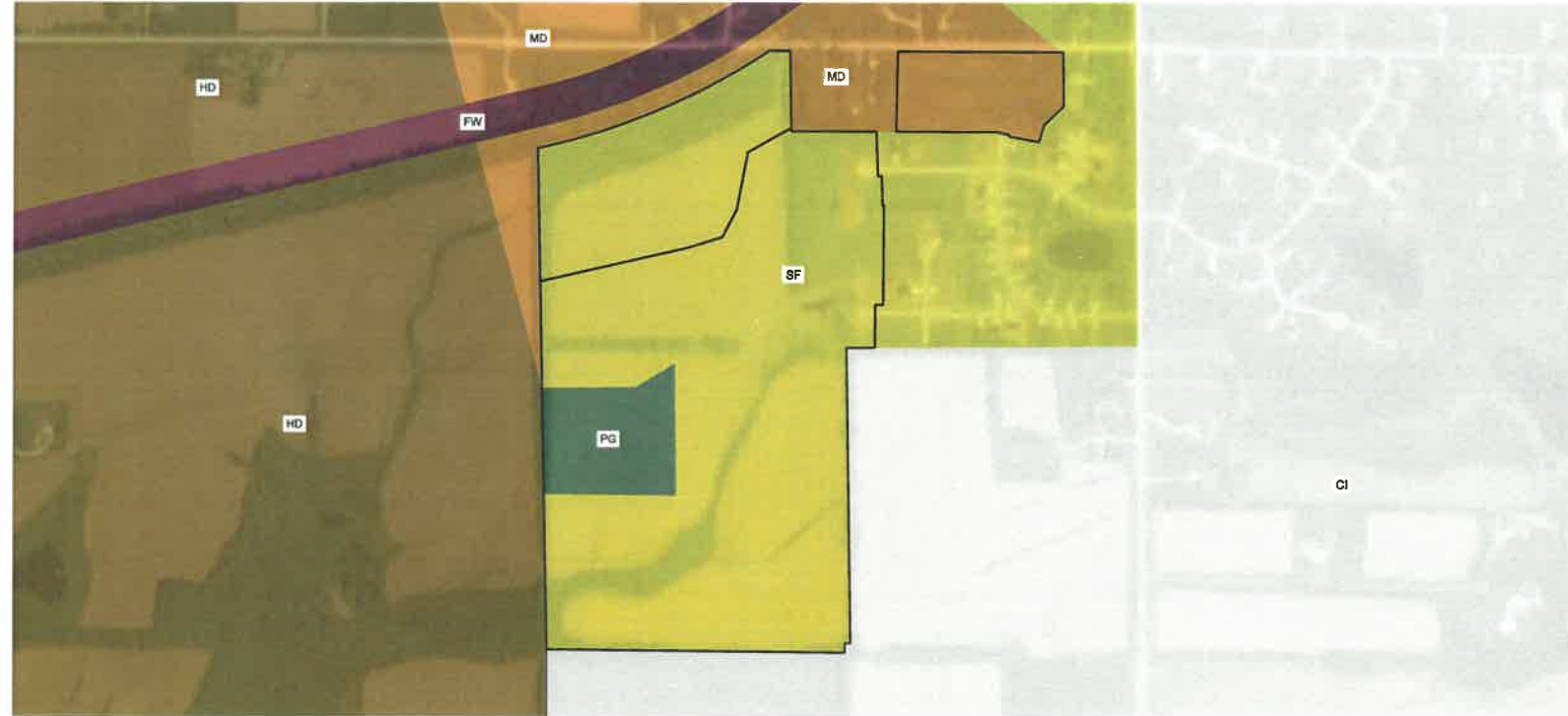
ATTEST:

Recording Secretary

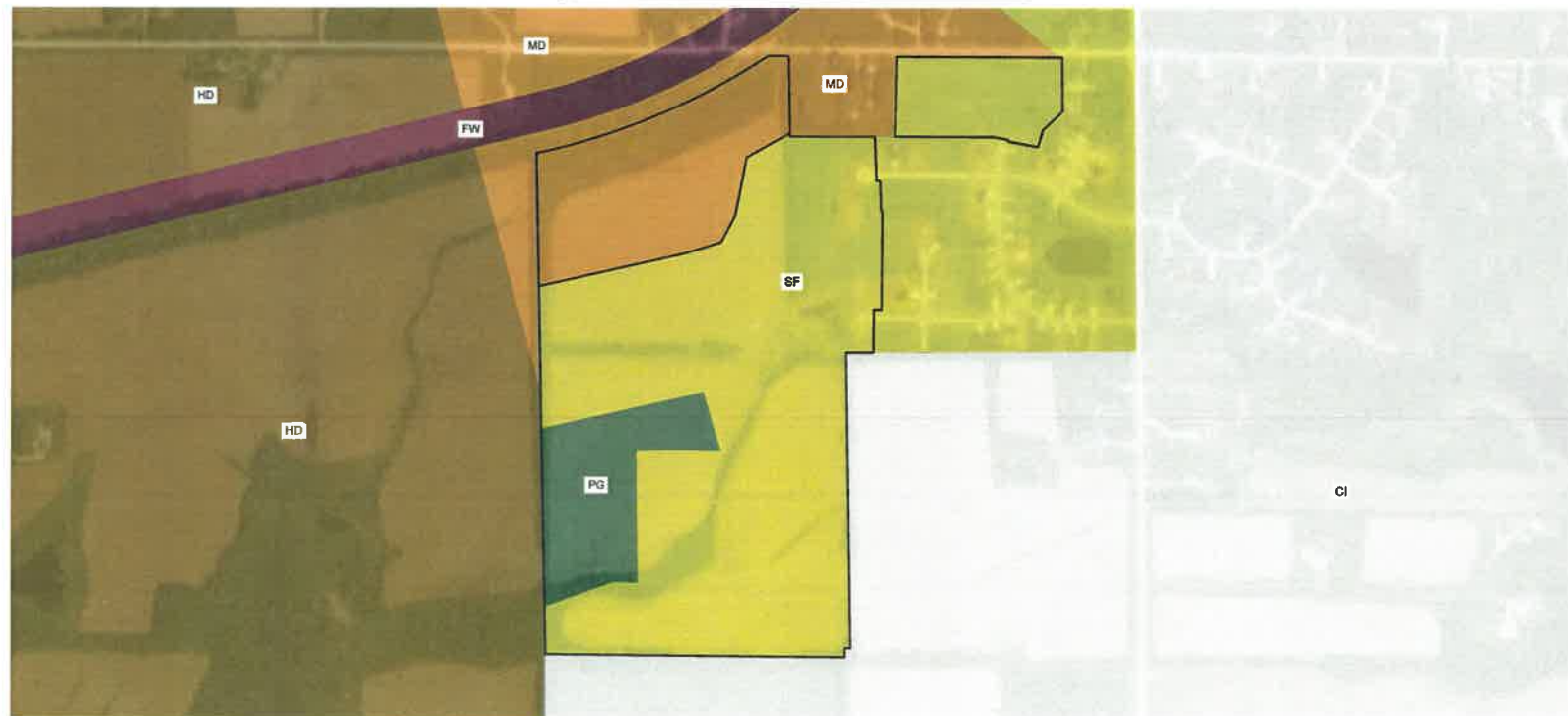
Exhibit A
Conditions of Approval

No Conditions of Approval

COMPREHENSIVE PLAN AMENDMENT SKETCH FOR DR HORTON PREPARED BY STUBBS ENGINEERING



FOX RIDGE CURRENT COMPREHENSIVE PLAN LAND USE



FOX RIDGE PROPOSED COMPREHENSIVE PLAN LAND USE

- LAND USE DESIGNATION:**
- PARK & GREENWAYS (PG)
 - SINGLE FAMILY RESIDENTIAL (SF)
 - MEDIUM DENSITY RESIDENTIAL (MD)
 - HIGH DENSITY RESIDENTIAL (HD)
 - FREEWAY / EXPRESS WAY (FW)
 - CUMMING, IOWA ZONING (CI)

- LAND USE DESIGNATION:**
- PARK & GREENWAYS (PG)
 - SINGLE FAMILY RESIDENTIAL (SF)
 - MEDIUM DENSITY RESIDENTIAL (MD)
 - HIGH DENSITY RESIDENTIAL (HD)
 - FREEWAY / EXPRESS WAY (FW)
 - CUMMING, IOWA ZONING (CI)



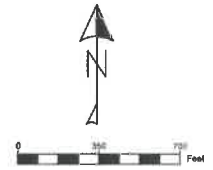
EXISTING ZONING:
RM-12 RESIDENTIAL MEDIUM-DENSITY
R-1 SINGLE-FAMILY RESIDENTIAL

PROPOSED ZONING:
RM-12 RESIDENTIAL MEDIUM-DENSITY
RS-5 RESIDENTIAL SINGLE-FAMILY DISTRICT

OWNER:
COLBY INTERESTS
6561 UNIVERSITY AVE
WINDSOR HEIGHTS, IA 50324
CONTACT: BRIAN SHERIFF
PHONE: 515-274-3411

DEVELOPER:
DR HORTON
1910 SW PLAZA SHOPS LANE
ANKENY, IA 50023
CONTACT: JOSH MCULTON
PHONE: (515) 955-7876

ENGINEER:
STUBBS ENGINEERING
431 NE 72ND ST
PLEASANT HILL, IA 50327
CONTACT: BRANDEN STUBBS
PHONE: (515) 979-8499
EMAIL: BRANDEN@STUBBS1.COM



FOX RIDGE
WEST DES MOINES, IA

STUBBS ENGINEERING
431 NE 72ND ST, PLEASANT HILL, IA 50327
(515) 979-8499



COMPREHENSIVE PLAN
AMENDMENT SKETCH

DATE: 05-12-20
DRAWN BY: JA
ENGINEER: BWS
PROJECT NUMBER: 19-193
PAGE NUMBER:

RESOLUTION NO. PZC-20-043

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE THE REZONING REQUEST (ZC-004724-2020) FOR PROPERTY LOCATED SOUTH OF VETERANS PARKWAY AND SE ADAMS STREET AND WEST OF THE FOX VALLEY DEVELOPMENT

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, DR Horton – Iowa, LLC, in association with the property owner, Charles I and Ruth Colby National Trust, has requested approval of a Rezoning Request for that property located south of Veterans Parkway and SE Adams Street and west of the Fox Valley development as illustrated in Exhibit B to amend the Zoning Map as follows:

- 1) Rezone approximately 14.8 acres from Single Family Residential (R-1) to Residential Medium Density (RM-12)
- 2) Rezone approximately 6.6 acres from Residential Medium Density (RM-12) to Residential Single Family (RS-5)
- 3) Rezone approximately 4.8 acres from Single Family Residential (R-1) to Agricultural/Open Space (OS)
- 4) Rezone approximately 57.7 acres from Single Family Residential (R-1) to Residential Single Family (RS-5)

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, Staff is requesting approval of a Rezoning Request for that property located south of Veterans Parkway and SE Adams Street and west of the Fox Valley development as illustrated in Exhibit B to amend the Zoning Map as follows:

- 1) Rezone approximately 14.8 acres from Single Family Residential (R-1) to Residential Medium Density (RM-12)
- 2) Rezone approximately 6.6 acres from Residential Medium Density (RM-12) to Residential Single Family (RS-12)
- 3) Rezone approximately 4.8 acres from Single Family Residential (R-1) to Agricultural/Open Space (OS)
- 4) Rezone approximately 49 acres from Single Family Residential (R-1) to Residential Single Family (RS-5)
- 5) Rezone approximately 8.47 acres from Single Family Residential (R-1) to Residential Single Family (RS-12)

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference;

WHEREAS, on July 13, 2020, this Commission held a duly-noticed hearing to consider the application for the Rezoning Request (ZC-004724-2020);

NOW, THEREFORE, THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings, for approval, in the staff report, dated July 13, 2020, or as amended orally at the Plan and Zoning Commission hearing of July 13, 2020, are adopted.

SECTION 2. REZONING REQUEST (ZC-004724-2020) as outlined above per the *(applicant's request or staff's request)* is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report, dated July 13, 2020, including conditions added at the Hearing, and attached hereto as Exhibit "A", if any. Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on July 13, 2020.

Erica Andersen, Chairperson
Plan and Zoning Commission

ATTEST:

Recording Secretary

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Plan and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting held on July 13, 2020, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

Recording Secretary

Exhibit A
Conditions of Approval

No Conditions of Approval

REZONING SKETCH FOR DR HORTON PREPARED BY STUBBS ENGINEERING

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	1109.37	2914.93	21.81	N67° 04' 06"E	1102.88
C2	17.02	1965.00	0.50	S88° 17' 39"W	17.02
C3	7.32	642.49	0.65	S8° 12' 50"W	7.32

Parcel Line Table		
Line #	Length	Direction
L1	190.00	S0° 20' 10.92"W
L2	35.00	S89° 43' 02.45"E
L3	5.95	N89° 25' 41.97"W
L4	129.09	N1° 31' 48.88"W
L5	196.54	N1° 56' 31.43"W
L6	59.67	S78° 29' 16.39"E
L7	133.49	S79° 23' 04.71"E
L8	76.68	N15° 54' 43.16"E
L9	55.75	N26° 55' 12.64"E
L10	70.63	N81° 39' 49.80"E

PROPERTY DESCRIPTIONS:

PARCEL "K" IN A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5TH P.M., WEST DES MOINES, WARREN COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY FILED AS INSTRUMENT No. 2020-02584 IN THE OFFICE OF THE WARREN COUNTY RECORDER.

SAID TRACT OF LAND BEING SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS AND/OR RESTRICTIONS OF RECORD.

PARCEL "L" IN A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND IN A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5TH P.M., WEST DES MOINES, WARREN COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY FILED AS INSTRUMENT No. 2020-02585 IN THE OFFICE OF THE WARREN COUNTY RECORDER.

SAID TRACT OF LAND BEING SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS AND/OR RESTRICTIONS OF RECORD.

NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) EXCEPT THE EAST 1/2 R00S AND EXCEPT THE RIGHT-OF-WAY OF CHICAGO GREAT WESTERN RAILROAD AND EXCEPT THAT PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) LYING NORTH AND WEST OF THE RIGHT-OF-WAY OF CHICAGO GREAT WESTERN RAILROAD COMPANY IN SECTION 4, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE 5TH P.M., WARREN COUNTY, IOWA;

AND EXCEPT, THAT PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 4 LYING NORTH OF THE SOUTH RIGHT-OF-WAY LINE OF ADAMS STREET AS IT IS PRESENTLY ESTABLISHED;

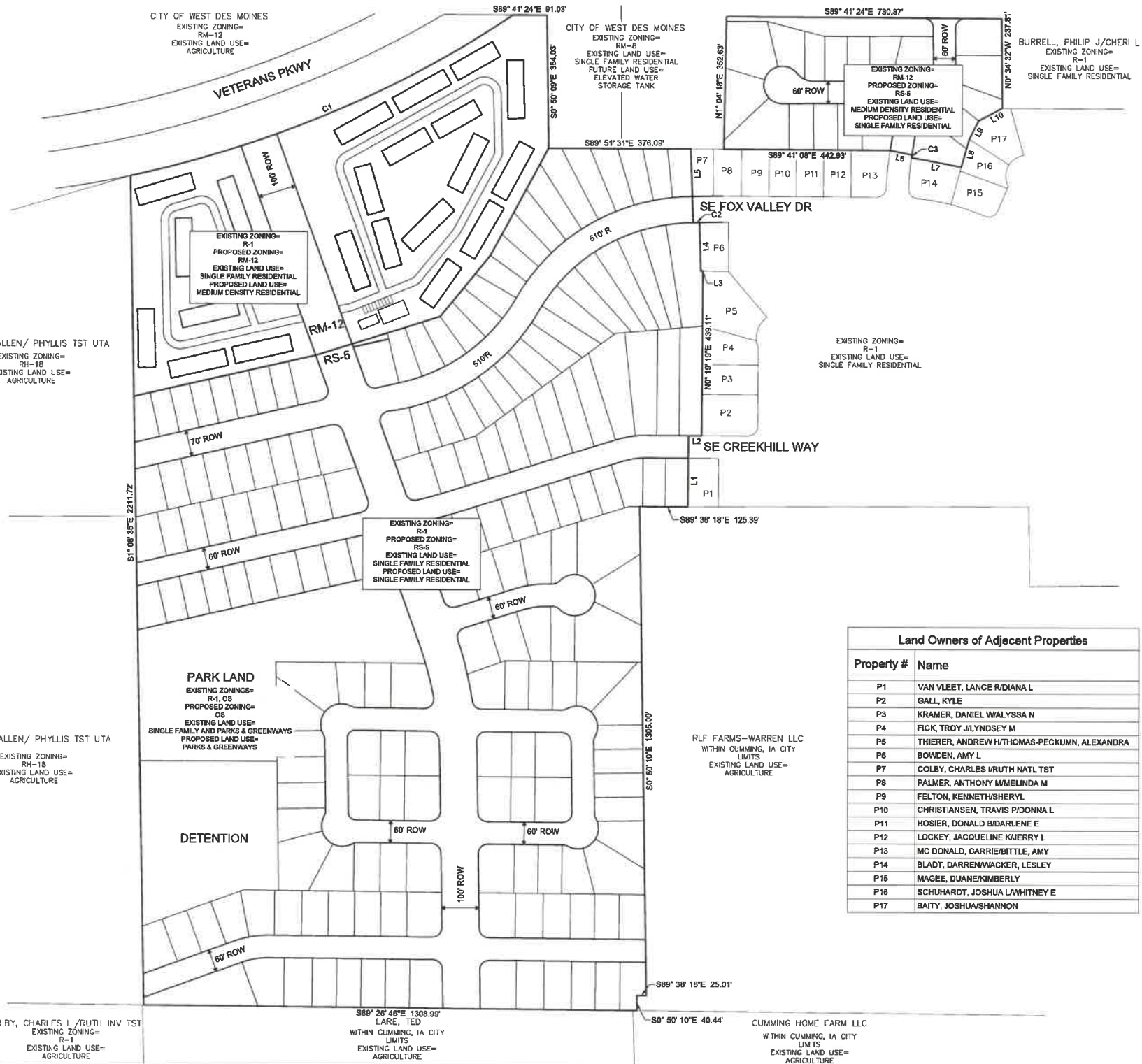
AND, THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION FOUR (4), TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-FIVE (25) WEST OF THE 5TH P.M., WARREN COUNTY, IOWA; AND THE NORTH 1/2 OF THE WEST 25 FEET OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION FOUR (4), TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-FIVE (25) WEST OF THE 5TH P.M., WARREN COUNTY, IOWA.

SAID TRACT OF LAND BEING SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS AND/OR RESTRICTIONS OF RECORD.

HANKINS, ALLEN/ PHYLIS TST UTA
EXISTING ZONING=
RH-18
EXISTING LAND USE=
AGRICULTURE

HANKINS, ALLEN/ PHYLIS TST UTA
EXISTING ZONING=
RH-18
EXISTING LAND USE=
AGRICULTURE

COLBY, CHARLES I /RUTH INV TST
EXISTING ZONING=
R-1
EXISTING LAND USE=
AGRICULTURE



VICINITY MAP:



EXISTING ZONING:
RM-12 RESIDENTIAL MEDIUM-DENSITY
R-1 SINGLE-FAMILY RESIDENTIAL

PROPOSED ZONING:
RM-12 RESIDENTIAL MEDIUM-DENSITY
RS-5 RESIDENTIAL SINGLE-FAMILY DISTRICT

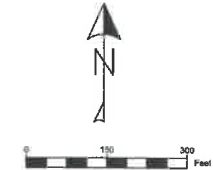
OWNER:
COLBY INTERESTS
6581 UNIVERSITY AVE
WINDSOR HEIGHTS, IA 50324
CONTACT: BRIAN SHERIFF
PHONE: 515-274-3411

DEVELOPER:
DR HORTON
1910 SW PLAZA SHOPS LANE
AMES, IA 50023
CONTACT: JOSH MCULTON
PHONE: (515) 855-7876

ENGINEER:
STUBBS ENGINEERING
431 NE 72ND ST.
PLEASANT HILL, IA 50327
CONTACT: BRANDEN STUBBS
PHONE: (515) 979-9499
EMAIL: BRANDEN@STUBBS3.COM

Land Owners of Adjacent Properties	
Property #	Name
P1	VAN VLEET, LANCE R/DIANA L
P2	GALL, KYLE
P3	KRAMER, DANIEL W/ALYSSA N
P4	FICK, TROY J/LYNDESE M
P5	THIERER, ANDREW H/THOMAS-PECKUM, ALEXANDRA
P6	BOWDEN, AMY L
P7	COLBY, CHARLES I/RUTH NATL TST
P8	PALMER, ANTHONY M/EMELINDA M
P9	FELTON, KENNETH/SHERYL
P10	CHRISTIANSEN, TRAVIS P/DONNA L
P11	HOSIER, DONALD B/DARLENE E
P12	LOCKEY, JACQUELINE K/JERRY L
P13	MC DONALD, CARRIE/BITTLE, AMY
P14	BLADT, DARREN/WACKER, LESLEY
P15	MAGEE, DUANE/KIMBERLY
P16	SCHUHARDT, JOSHUA L/WHITNEY E
P17	BAITY, JOSHUA/SHANNON

- LEGEND:**
- E W- EXISTING WATER
 - E ST- EXISTING STORM
 - E SS- EXISTING SANITARY
 - P W- PROPOSED WATER
 - P ST- PROPOSED STORM
 - P SS- PROPOSED SANITARY
 - FIRE HYDRANT
 - WATER MAIN VALVE
 - STORM INTAKE
 - STORM FLARED END
 - STORM MANHOLE
 - SANITARY MANHOLE
 - PROPOSED STREET LIGHT
 - EXISTING STREET LIGHT



FOX RIDGE
WEST DES MOINES, IA

STUBBS ENGINEERING
431 NE 72ND ST., PLEASANT HILL, IA 50327
(515) 979 - 9499



REZONING MAP

DATE:
07-02-20
DRAWN BY:
JA
ENGINEER:
BWS
PROJECT NUMBER:
19-193
PAGE NUMBER: