

Notice of Meeting
Polk City | Planning and Zoning Commission (P&Z)

April 15, 2024 | 6:00 pm
City Hall | Council Chambers

Public Meeting participation in person or via phone
Call in #515-726-3598 Participant Code 535355

Public Members can provide comments directly to support@polkcityia.gov

**any comments received before the time of the meeting will be made a part of the minutes*

Broadcast live and playback will be available at <https://www.youtube.com/c/polkcityiagovchannel>

Tentative Meeting Agenda

Deanna Triplett | Chair

Justin Vogel | Vice Chair

P&Z Commission Members: Ron Hankins | Krista Bowersox | Doug Ohlfest | Amber Pringnitz | Doug Sires

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of P&Z Commission Meeting minutes for March 18, 2024
5. Kennedy Rural Plat of Survey
 - a) Developer Report
 - b) City Engineer Report
 - c) Public Comment
 - d) Recommendation to Council to approve Plat of Survey for Parcel 2023-181 & 2023-182
6. Sunrise Ridge Plat 1 rezoning petition for 36.58 Acres from R-1 to R-1A (Schlife property)
 - a) Developer Report
 - b) City Engineer Report
 - c) Public Comment
 - d) Recommendation to Council to approve rezoning from R-1 to R-1A
7. Big Creek Commons Plat 2 rezoning petition for 7.35 Acres from R-1 to R-1A
 - a) Developer Report
 - b) City Engineer Report
 - c) Public Comment
 - d) Recommendation to Council to approve rezoning from R-1 to R-1A
8. Antler Ridge rezoning petitions:
 - 2.017 Acres from R-2 to R-1
 - 0.116 Acres from R-2A to C-2
 - 50.144 Acres from R-1, R-2A, & R-2 to R-1A
 - a) Developer Report

- b) City Engineer Report
 - c) Public Comment
 - d) Recommendation to Council to approve:
 - i. 2.017 Acres from R-2 to R-1
 - ii. 0.116 Acres from R-2A to C-2
 - iii. 50.144 Acres from R-1, R-2A, & R-2 to R-1A
9. Antler Ridge Amended Preliminary Plat
- a) Developer Report
 - b) City Engineer Report
 - c) Public Comment
- Recommendation to Council to approve the amended Preliminary Plat
10. R-2A Zoning District modifications
- a) City Engineer Report
 - b) Public Comment
 - c) Recommendation to Council to make modifications to the R-2A zoning district to ensure inclusion of patio homes
11. Reports & Particulars
- Council Liaison, City Manager, Staff, and/or Commission
12. Adjourn until May 20, 2024

MEETING MINUTES
The City of Polk City
Planning and Zoning Commission
6:00 p.m., Monday, March 18, 2024

Polk City, Planning and Zoning Commission (P&Z) held a meeting at 6:00 p.m., on March 18, 2024 in City Hall Council Chambers.
The agenda was posted at the City Hall office as required by law.

These tentative minutes reflect all action taken at the meeting.

1. **Call to Order** | Vice Chair Vogel called the meeting to order at 6:00 p.m.
2. **Roll Call** | Hankins, Bowersox, Vogel, Triplet (via Zoom), Ohlfest, Pringnitz (via Zoom), Sires | In attendance
3. **Approval of Agenda**
MOTION: A motion was made by Bowersox and seconded by Ohlfest to approve the agenda.
MOTION CARRIED UNANIMOUSLY
4. **Approval of Meeting Minutes**
MOTION: A motion was made by Ohlfest and seconded by Sires to approve the P&Z Commission Meeting Minutes for February 19, 2024.
MOTION CARRIED UNANIMOUSLY
5. **Moeckly Rural Plat of Survey**
 - a) Connor Carleton, McClure Engineering provided an overview of the plat of survey
 - b) Travis Thornburgh, City Engineer provided a report
 - c) No public comments
 - d) **MOTION:** A motion was made by Hankins and seconded by Bowersox to recommend City Council approve the Plat of Survey subject to staff and engineering comments dated March 14, 2024
MOTION CARRIED UNANIMOUSLY
6. Engineering, Staff and Commission Members discussed in detail modifications of the R-2A zoning district to ensure inclusion of patio/garden homes. Engineering will bring final recommendations to the Commission in April for formal action.
7. **Reports & Particulars**
 - Council Member Vogel provided an update on the Budget process, and she reviewed the reduction of hours the Council made regarding the brush pile.
5. **Adjournment**
MOTION: A motion was made by Bowersox and seconded by Ohlfest to adjourn at 6:55 p.m.
MOTION CARRIED UNANIMOUSLY
Next Meeting Date – Monday April 15, 2024

Attest:

Jenny Coffin - City Clerk

PLAT OF SURVEY IN 2-MILE EXTRA-TERRITORIAL AREA

Date: April 10, 2024 Prepared by: Kathleen Connor
Travis D. Thornburgh, P.E.
Project: Kennedy Plat of Survey Project No.: 124.0446.01

GENERAL INFORMATION:

Applicant: Jason & Sarah Crocker
Owner: Kennedy Family Revocable Trust
Requested Action: Approval of P.O.S. for
Parcel 2023-181 & 2023-182
Location: 10710 NW Woods Lane
Polk City, Iowa
Located West of NW 100th Street
On Southwest Side of NW Madrid
Drive
Parcel Size: Parcel 2023-181: 0.14 acres
Parcel 2023-182: 0.73 acres
Residual Parcel Size: 2.73 acres
Current Zoning: Polk County – AG



PROJECT DESCRIPTION:

On behalf of the applicant, McClure has prepared a Rural Survey for the Kennedy Family Revocable Trust property highlighted in cyan on the aerial photo above. The property owners plan to split off two unbuildable parcels, defined in yellow above, and tie the parcels to the adjoining existing lot at 10700 NW Woods Lane highlighted in blue above. The split does not result in any new buildable parcels.

Polk County’s zoning for both properties property is AG – Agricultural. Since the proposed parcels do not meet the 10-acre minimum size in Polk City’s A-1 zoning district, the City’s equivalent zoning becomes R-1 Agricultural for review purposes. The setbacks shall need to meet or exceed Polk City’s R-1 requirements for lot size and width, including 80’ minimum width.

Polk City's amended Future Land Use Plan does not currently include a designated use for these parcels. Restrictions, proposed uses, parkland, and trail requirements will need to be determined in a future update to Polk City's Comprehensive Plan.

The property owner is aware that neither this parcel nor the residual parcel can be split in the future without approval of a Plat of Subdivision.

The Major Streets Plan in Polk City's 2016 Comprehensive Plan identifies NW Madrid Drive as a minor arterial and does not include NW Woods Lane, The Plat of Survey includes an ingress/egress easement that contains NW Woods Lane across the impacted parcels.

The impacted parcels appear to have three (3) existing gravel driveways onto NW Woods Lane. Neither parcel will be permitted to construct additional driveways.

Polk City Code requires any parcel of land being divided into two or more parcels to be a subdivision. However, since there are no public improvements associated with this land division, we recommend this requirement be waived, provided all review comments are addressed. The applicant should be aware that the subject parcels nor the remnant parcel can be split again via a Plat of Survey; a Plat of Subdivision will be required.

REVIEW COMMENTS:

The Plat of Survey (Rural Survey) has been revised to address all review comments.

RECOMMENDATION:

Based on the satisfactory resolution of the above review comments, we recommend P&Z approval of the Plat of Survey for Parcel 2023-181 and Parcel 2023-182 subject to the following:

1. P&Z recommendations, if any, shall be addressed prior to this item being placed on the Council agenda.
2. Payment to the City Clerk for the Application Fee and Engineering Review Fees prior to Council action on this Plat of Survey.
3. Provision of a signed copy of the Plat of Survey to the City Clerk following approval by Polk County and recordation.

REZONING PETITION REVIEW

Date: April 10, 2024

Prepared by: Travis Thornburgh, P.E.
Kathleen Connor

Subject Property: Sunrise Ridge

Project No.: 124.0458.01

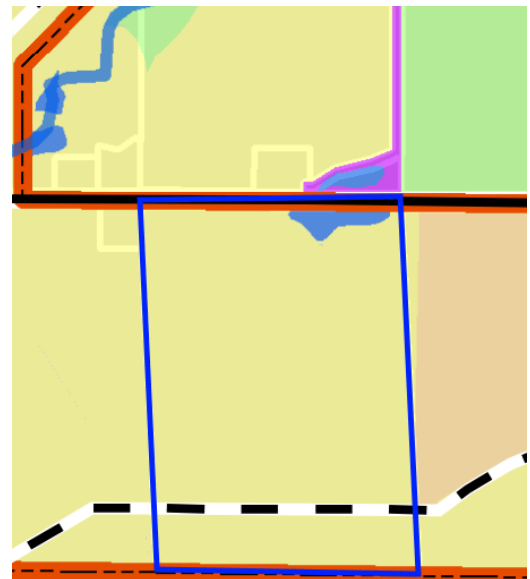
GENERAL INFORMATION:

Thomas W. Schlife and Mary A. DeVries are the owners of a 36.58-acre parcel and a 53.93-acre tract of land, located at 1716 E. Northside Drive. The subject property is highlighted in blue on the right. Rock Equity Holdings, LLC, have submitted a signed *Petition to Rezone* the property on the property owner's behalf to rezone the property from R-1 Single Family Detached Residential to R-1A Single Family Residential. Owners of 95.95% of the 250' buffer surrounding the proposed zoning boundary have consented to the rezoning. The date of the public hearing for this this rezoning will be set after P&Z forwards their recommendation to City Council.



COMPREHENSIVE PLAN:

The 2016 Comprehensive Plan designated this property, outlined in blue, for low density residential use, which is defined as 1-4 dwelling units per acre. Subsequent amendments to the Future Land Use Plan made no changes to land use on this property. Rock Equity Holdings, LLC, has not requested a Comprehensive Plan Amendment. The R-1A zoning district generally conforms to the low-density future land use as defined in the Polk City Comprehensive Plan.



REVIEW COMMENTS:

All City Staff review comments have been addressed.

RECOMMENDATION REGARDING THE PROPOSED REZONINGS:

The Planning & Zoning Commission may proceed with one of the following options regarding the four proposed rezonings at their meeting:

- A. Approve the applicant's request to rezone their property to R-1A Single Family Residential as presented.
- B. Deny the applicant's request to rezone their property to R-1A Single Family Residential as presented.
- C. Approve the applicant's request to rezone their property to R-1A Single Family Residential (Restricted) subject to certain restriction(s) as specified by the commission, provided the property owners agree to said restriction(s).

PETITION FOR REZONING

TO: Planning and Zoning Commission,
Mayor, and City Council

We, the undersigned owners of the following described property:

See Attached Rezoning Map (1716 E. Northside Drive)

Request that said property be rezoned from its present Zoning Classification of R-1
to Zoning Classification R-1A for the purpose of

Single-Family Residential Development

PROPERTY OWNER:

Mary Ann DeVries

Owner's Name (please print)

DocuSigned by:
 3/16/2024
Signature

PROPERTY OWNER (when jointly owned):

Thomas W. Schlife

Owner's Name (please print)

DocuSigned by:
 3/16/2024
Signature

Title (if owned by Inc., LLC, or similar)

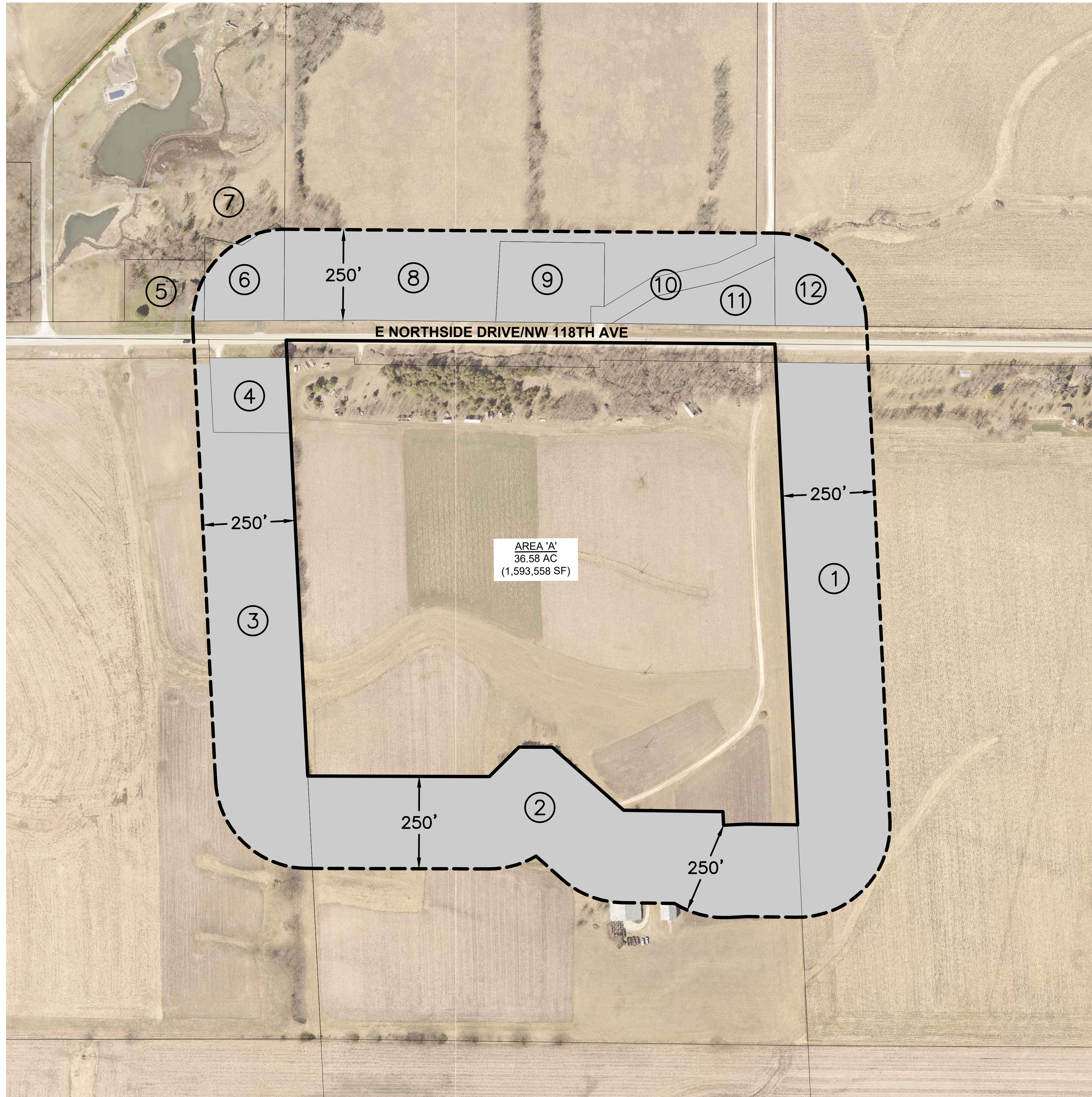
The above property owner(s) are herewith providing the following documentation:

- Signatures of owners of at least 50% of the area with a 250' buffer, exclusive of intervening ROW and alleys, surrounding the proposed rezoning (See Page 2)
- Table demonstrating sufficient consent of buffer area property owners (See Page 3)
- Rezoning Sketch depicting proposed zoning boundary line, all parcels within the buffer area, and ownership of each parcel. (To be attached)
- Two stamped and addressed envelopes for each property owner within buffer area which the City Clerk will use for required notice.
- Master Plan if rezoning to PUD or R-4 Mobile Home Parks.

CONSENT TABLE
(Percentage of Buffer Area Owners Consenting to Proposed Rezoning, by area)

Property Owner	Parcel Area within 250' Buffer (Acres)	% of Total 250' Buffer Area (%)	Consenting % Only (%)
Ronald R. Stone	8.27 Ac.	34.40 %	34.40 %
Schlif & DeVries	8.13 Ac.	33.79 %	33.79 %
North Polk Estates	6.68 Ac.	27.76 %	27.76 %
TOTALS	23.08 Acres	95.95 %	95.95 %*

* Must have at least 50% Consent for Proposed Rezoning.



OWNER

THOMAS W SCHLIFE
 1716 E NORTHSIDE DR
 POLK CITY, IA 50226

ZONING

EXISTING: R-1 SINGLE FAMILY
 DETACHED RESIDENTIAL
 DISTRICT
 PROPOSED: R-1A SINGLE FAMILY
 RESIDENTIAL DISTRICT

APPLICANT

ROCK EQUITY HOLDINGS, LLC
 3611 NE OTTERVIEW CIRCLE #42
 ANKENY, IA 50021

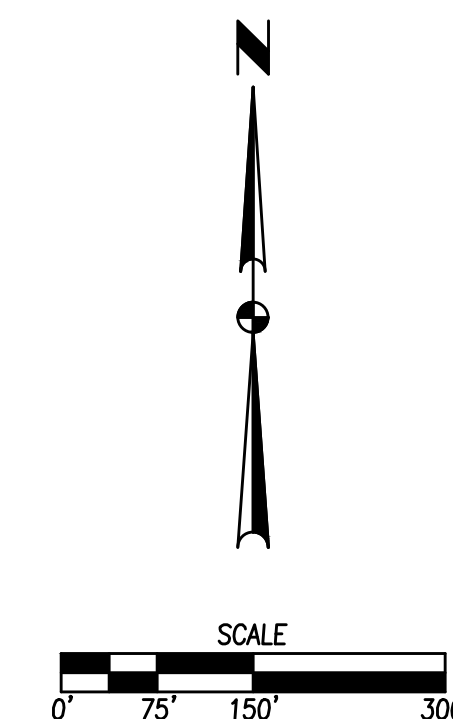
REZONING DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 6, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF POLK CITY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST FRACTIONAL QUARTER; THENCE SOUTH 89°32'37" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST FRACTIONAL QUARTER, 1322.41 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 6; THENCE SOUTH 02°42'40" EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST FRACTIONAL QUARTER, 1302.59 FEET; THENCE NORTH 89°12'54" WEST, 140.26 FEET; THENCE SOUTH 87°17'20" WEST, 60.00 FEET; THENCE NORTH 02°42'40" WEST, 36.73 FEET; THENCE NORTH 89°12'54" WEST, 268.64 FEET; THENCE NORTH 48°30'44" WEST, 257.93 FEET; THENCE NORTH 89°50'13" WEST, 90.15 FEET; THENCE SOUTH 45°09'47" WEST, 113.14 FEET; THENCE NORTH 89°50'13" WEST, 491.14 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST FRACTIONAL QUARTER; THENCE NORTH 02°51'00" WEST ALONG SAID WEST LINE, 1180.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 36.58 ACRES (1,593,558 SQUARE FEET), WHICH INCLUDES 1.73 ACRES (75,419 SQUARE FEET) FOR PUBLIC HIGHWAY EASEMENT ALONG SAID NORTH LINE.

	ADJACENT OWNER	MAILING ADDRESS	ACRES WITHIN 250'	PERCENT	CONSENT
1	RONALD R STONE	3102 SW FOX RUN DR, ANKENY, IA 50023	8.274	34.40%	X
2	THOMAS W SCHLIFE	1716 E NORTHSIDE DR, POLK CITY, IA 50226	8.128	33.79%	X
3	NORTH POLK ESTATES	6601 WESTOWN PKWY STE 200, WDM, IA 50266	6.676	27.76%	X
4	DONNIE L BRILL	1312 E NORTHSIDE DR, POLK CITY, IA 50226	0.973	4.05%	
5	GLENN D WOODARD *	5539 NW 118TH AVE, POLK CITY, IA 50226	0.058	0.00%	
6	DOUGLAS J GUMBEL *	5487 NW 118TH AVE, POLK CITY, IA 50226	1.030	0.00%	
7	PATRICK B KINSEY *	5631 NW 118TH AVE, POLK CITY, IA 50226	0.014	0.00%	
8	QUICK SUPPLY CO *	6620 NW TONI DR, DES MOINES, IA 50313	4.487	0.00%	
9	DEBRA L LINDNER *	5301 NW 118TH AVE, POLK CITY, IA 50226	1.401	0.00%	
10	QS INVESTMENTS LC *	6620 NW TONI DR, DES MOINES, IA 50313	0.643	0.00%	
11	QUICK SUPPLY CO *	6620 NW TONI DR, DES MOINES, IA 50313	0.993	0.00%	
12	HALE PROPERTIES LLC *	6620 NW TONI DR, DES MOINES, IA 50313	1.122	0.00%	
	TOTALS		33.799	100.00%	95.95%

* PROPERTIES OWNED BY THE CITY OF POLK CITY OR NOT WITHIN THE POLK CITY CORPORATE LIMITS ARE NOT INCLUDED IN THE CONSENTING AREAS.



DATE	REVISIONS
04/01/2024	REVISED
03/18/2024	REVISED
03/13/2024	PREPARED

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

TECH:

ENGINEER:



SCHLIFE PROPERTY
REZONING MAP (R-1A)

REZONING PETITION REVIEW

Date: April 10, 2024

Prepared by: Travis Thornburgh, P.E.
Kathleen Connor

Subject Property: Big Creek Commons Plat 2

Project No.: 124.0458.01

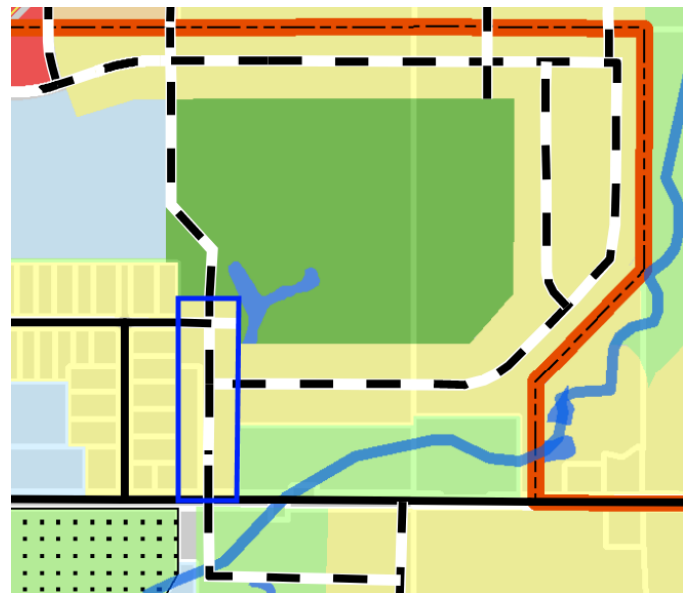
GENERAL INFORMATION:

William C. Knapp, LC are the owners of a 7.35-acre parcel located at 609 E. Northside Drive. The subject property is highlighted in blue on the right. William C. Knapp, LC has submitted a signed *Petition to Rezone* the property from R-1 Single Family Detached Residential to R-1A Single Family Residential. Owners of 55.83% of the 250' buffer surrounding the proposed zoning boundary have consented to the rezoning. The date of the public hearing for this this rezoning will be set after P&Z forwards their recommendation to City Council.



COMPREHENSIVE PLAN:

The 2016 Comprehensive Plan designated this property, outlined in blue, for low density residential use, which is defined as 1-4 dwelling units per acre. Subsequent amendments to the Future Land Use Plan made no changes to land use on this property. William C. Knapp, LC has not requested a Comprehensive Plan Amendment. The R-1A zoning district generally conforms to the low-density future land use as defined in the Polk City Comprehensive Plan.



REVIEW COMMENTS:

All review comments have been addressed.

RECOMMENDATION REGARDING THE PROPOSED REZONINGS:

The Planning & Zoning Commission may proceed with one of the following options regarding the four proposed rezonings at their meeting:

- A. Approve the applicant's request to rezone their property to R-1A Single Family Residential as presented.
- B. Deny the applicant's request to rezone their property to R-1A Single Family Residential as presented.
- C. Recommend Council approval of the applicant's request to rezone their property to R-1A, subject to certain specific comments being addressed prior to this item being placed on the Council agenda for approval. These recommendations should be clearly defined in P&Z's motion.

PETITION FOR REZONING

TO: Planning and Zoning Commission,
Mayor, and City Council

We, the undersigned owners of the following described property:

[See attached legal description.](#)

Request that said property be rezoned from its present Zoning Classification of R-1
to Zoning Classification R-1A for the purpose of
[single-family development.](#)

PROPERTY OWNER:

PROPERTY OWNER (when jointly owned):

Stuart Ruddy

Owner's Name (please print)

Owner's Name (please print)

Signature

Signature

General Counsel

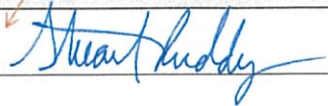

Title (if owned by Inc., LLC, or similar)

SIGN HERE

The above property owner(s) are herewith providing the following documentation:

- Signatures of owners of at least 50% of the area with a 250' buffer, exclusive of intervening ROW and alleys, surrounding the proposed rezoning (*See Page 2*)
- Table demonstrating sufficient consent of buffer area property owners (*See Page 3*)
- Rezoning Sketch depicting proposed zoning boundary line, all parcels within the buffer area, and ownership of each parcel. (*To be attached*)
- Two stamped and addressed envelopes for each property owner within buffer area which the City Clerk will use for required notice.
- Master Plan if rezoning to PUD or R-4 Mobile Home Parks.

The undersigned owners of property lying outside of said above described tract, but within two hundred and fifty (250) feet of the boundaries thereof, intervening streets and alleys not included in computation of said distance, join in this petition for the purposes of having the above described real estate rezoned from R-1 to R-1A.

PROPERTY OWNERS WITHIN THE 250' BUFFER CONSENTING TO THE PROPOSED REZONING			
			SIGN HERE
Property Owner Name:	Address:	Parcel Acreage (within buffer)	Signature:
WILLIAM C KNAPP LC	5000 Westown Parkway, Ste 400 West Des Moines, IA 50266	3.05 acres	
BCR LLC	5810 NW 118TH AVENUE CLIVE, IA 50325-2502	2.93 acres	
HUSAK, CHARLES B HUSAK, NICOLE L	717 E NORTHSIDE DRIVE POLK CITY, IA 50226	1.86 acres	
WELCH, TERRY L WELCH, BARBARA JO	605 E NORTHSIDE DR POLK CITY, IA 50226	0.48 acres	
HOLLAND, BRYAN WILSON-HOLLAND, COURNISA	601 E NORTHSIDE DR POLK CITY, IA 50226	0.43 acres	
HUMPHREY, EMILEE SOBERNOLTE, RUSSELL S	505 NE 6TH STREET POLK CITY, IA 50226	0.86 acres	
HAUGER, SHAWN N HAUGER, CHRISTINA A	509 NE 6TH STREET POLK CITY, IA 50226	0.86 acres	
LESHER, JODY L AUSTIN, STEVEN R	513 NE 6TH STREET POLK CITY, IA 50226	0.86 acres	
SHEA, DAVID NORBI, FARAH	517 NE 6TH STREET POLK CITY, IA 50226	0.86 acres	
KEVIN & KAREN BOWER LIVING TRUST BOWER, KEVIN T BOWER, KAREN A	604 E MADISON DR POLK CITY, IA 50226	0.86 acres	
AICHER, MATTHEW W AICHER, NICOLE L	601 E MADISON DR POLK CITY, IA 50226	0.39 acres	
BIENFANG, SUSAN E	605 E MADISON DR POLK CITY, IA 50226	0.60 acres	

Note: Attach additional sheets as required to include all signatures.

CONSENT TABLE			
(Percentage of Buffer Area Owners Consenting to Proposed Rezoning, by area)			
Property Owner	Parcel Area within 250' Buffer (Acres)	% of Total 250' Buffer Area (%)	Consenting % Only (%)
WILLIAM C KNAPP LC	3.05 acres	21.72%	21.72%
BCR LLC	2.93 acres	20.87%	20.87%
HUSAK, CHARLES B HUSAK, NICOLE L	1.86 acres	13.24%	13.24%
WELCH, TERRY L WELCH, BARBARA JO	0.48 acres	3.42%	
HOLLAND, BRYAN WILSON-HOLLAND, COURNISA	0.43 acres	3.06%	
HUMPHREY, EMILEE SOBERNOLTE, RUSSELL S	0.86 acres	6.13%	
HAUGER, SHAWN N HAUGER, CHRISTINA A	0.86 acres	6.13%	
LESHER, JODY L AUSTIN, STEVEN R	0.86 acres	6.13%	
SHEA, DAVID NORBI, FARAH	0.86 acres	6.13%	
KEVIN & KAREN BOWER LIVING TRUST BOWER, KEVIN T BOWER, KARENA	0.86 acres	6.13%	
AICHER, MATTHEW W AICHER, NICOLE L	0.39 acres	2.77%	
BIENFANG, SUSAN E	0.60 acres	4.27%	
TOTALS	Acres	%	55.83 %*

* Must have at least 50% Consent for Proposed Rezoning.

PETITION FOR REZONING

TO: Planning and Zoning Commission,
Mayor, and City Council

We, the undersigned owners of the following described property:

[See attached legal description.](#)

Request that said property be rezoned from its present Zoning Classification of R-1
to Zoning Classification R-1A for the purpose of
[single-family development.](#)

PROPERTY OWNER:

PROPERTY OWNER (when jointly owned):

Stuart Ruddy

Owner's Name (please print)

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SIGN HERE

Signature

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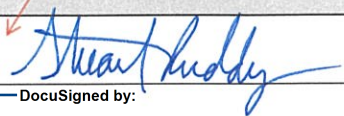
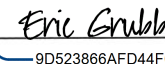
General Counsel

Title (if owned by Inc., LLC, or similar)

The above property owner(s) are herewith providing the following documentation:

- Signatures of owners of at least 50% of the area with a 250' buffer, exclusive of intervening ROW and alleys, surrounding the proposed rezoning (*See Page 2*)
- Table demonstrating sufficient consent of buffer area property owners (*See Page 3*)
- Rezoning Sketch depicting proposed zoning boundary line, all parcels within the buffer area, and ownership of each parcel. (*To be attached*)
- Two stamped and addressed envelopes for each property owner within buffer area which the City Clerk will use for required notice.
- Master Plan if rezoning to PUD or R-4 Mobile Home Parks.

The undersigned owners of property lying outside of said above described tract, but within two hundred and fifty (250) feet of the boundaries thereof, intervening streets and alleys not included in computation of said distance, join in this petition for the purposes of having the above described real estate rezoned from R-1 to R-1A.

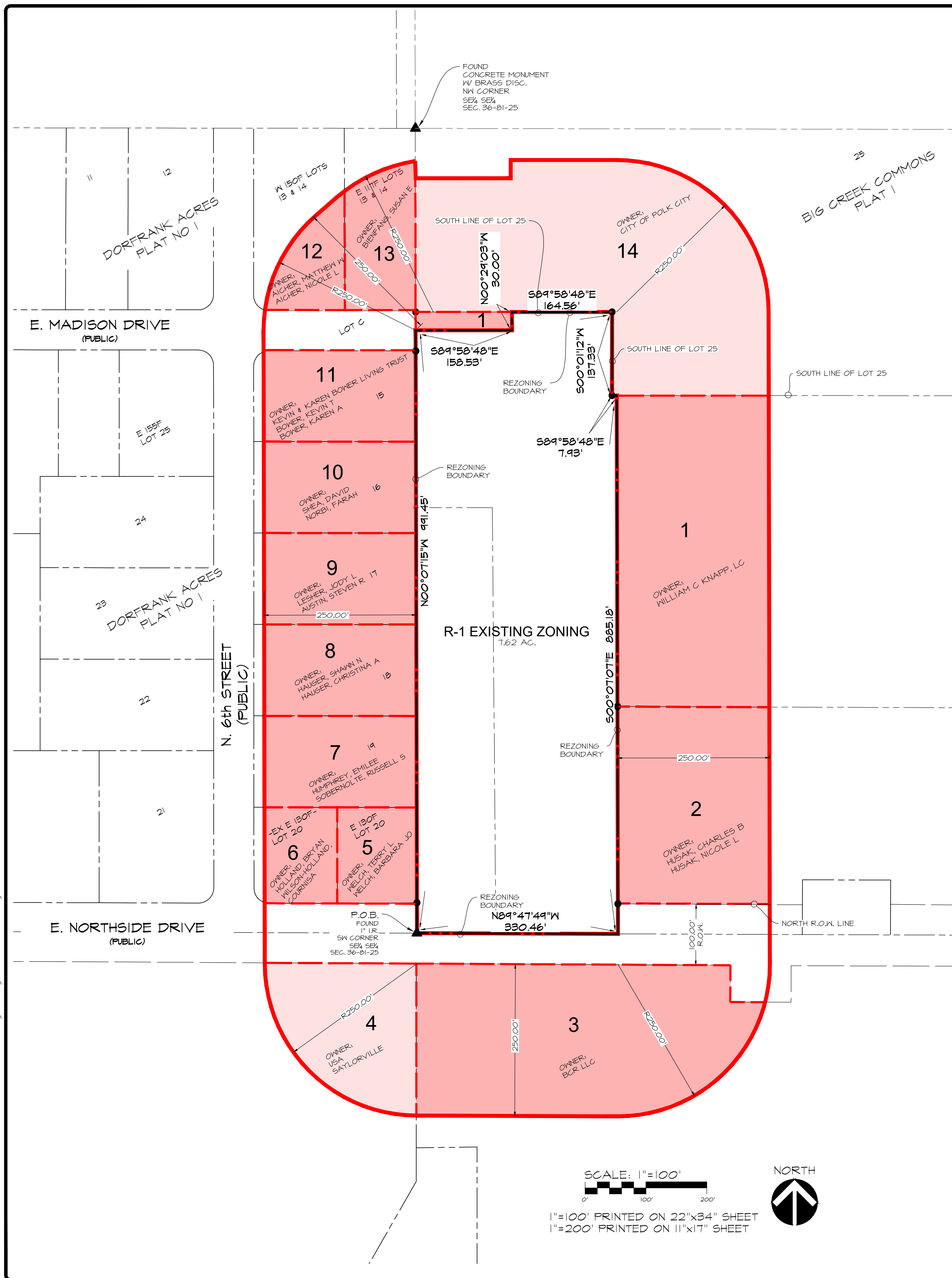
PROPERTY OWNERS WITHIN THE 250' BUFFER CONSENTING TO THE PROPOSED REZONING SIGN HERE			
Property Owner Name:	Address:	Parcel Acreage (within buffer)	Signature:
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BCR LLC	5810 NW 118TH AVENUE CLIVE, IA 50325-2502	2.93 acres	DocuSigned by:  9D523866AFD44F0...
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WELCH, TERRY L WELCH, BARBARA JO	0.48 acres	3.42%	
HOLLAND, BRYAN WILSON-HOLLAND, COUNISA	0.43 acres	3.06%	
HUMPHREY, EMILEE SOBERNOLTE, RUSSELL S	0.86 acres	6.13%	
HAUGER, SHAWN N HAUGER, CHRISTINA A	0.86 acres	6.13%	
LESHER, JODY L AUSTIN, STEVEN R	0.86 acres	6.13%	
SHEA, DAVID NORBI, FARAH	0.86 acres	6.13%	
KEVIN & KAREN BOWER LIVING TRUST BOWER, KEVIN T BOWER, KAREN A	0.86 acres	6.13%	
AICHER, MATTHEW W AICHER, NICOLE L	0.39 acres	2.77%	
BIENFANG, SUSAN E	0.60 acres	4.27%	
TOTALS	Acres	%	%*

** Must have at least 50% Consent for Proposed Rezoning.*

Q:\E-FILES\9000\9055_C3D Drawings\Reconing\9055_RZ - RI TO RIA.dwg - ANS FULL BLEED D (94.00 X 22.00 INCHES) - AUTOCAD PDF (GENERAL DOCUMENTATION)PCS - CEC-RES TESTC07B - PLOT SCALE = 1/1
 PLOT BY: MARTIN HILL - 2024/04/04 - G:\E-FILES\9000\9055_C3D Drawings\Reconing\9055_RZ - RI TO RIA.dwg - ANS FULL BLEED D (94.00 X 22.00 INCHES) - AUTOCAD PDF (GENERAL DOCUMENTATION)PCS - CEC-RES TESTC07B - PLOT SCALE = 1/1



ADJACENT PROPERTY OWNERS

	Name of Property Owner	Acreege within 250' of Rezoning	% of Total Area within 250' of Rezoning	% Consent
1	WILLIAM C KNAPP, LC	3.05	21.72%	21.72%
2	HUSAK, CHARLES B HUSAK, NICOLE L	1.86	13.24%	13.24%
3	BCR LLC	2.93	20.87%	20.87%
4	USA SAYLORVILLE	N/A		
5	WELCH, TERRY L WELCH, BARBARA JO	0.48	3.42%	
6	HOLLAND, BRYAN WILSON-HOLLAND, COURNISA	0.43	3.06%	
7	HUMPHREY, EMILEE SOBERNOLTE, RUSSELL S	0.86	6.13%	
8	HAUGER, SHAWN N HAUGER, CHRISTINA A	0.86	6.13%	
9	LESHER, JODY L AUSTIN, STEVEN R	0.86	6.13%	
10	SHEA, DAVID NORBI, FARAH	0.86	6.13%	
11	KEVIN & KAREN BOWER LIVING TRUST BOWER, KEVIN T BOWER, KAREN A	0.86	6.13%	
12	AICHER, MATTHEW W AICHER, NICOLE L	0.39	2.77%	
13	BIENFANG, SUSAN E	0.60	4.27%	
14	CITY OF POLK CITY	N/A		
	Total:	14.04	100.00%	55.83%

PROPERTY OWNER / DEVELOPER / APPLICANT:

WILLIAM C KNAPP, LC
 5000 WESTOWN PARKWAY SUITE 400
 WEST DES MOINES, IA 50266-5421
 CONTACT: TOM WITTMAN
 PH: 515-223-4000
 EMAIL: TOM.WITTMAN@KNAPPPROPERTIES.COM

PROJECT MANAGER:

PAUL CLAUSEN, PE
 CIVIL ENGINEERING CONSULTANTS
 2400 86TH STREET, #12
 DES MOINES, IOWA 50322
 PH: 515-276-4884 EXT. #217
 EMAIL: CLAUSEN@CECLAC.COM

TOTAL LAND AREA:

1.62 ACRES

EXISTING ZONING:

R-1 SINGLE FAMILY DETACHED RESIDENTIAL DISTRICT

PROPOSED ZONING:

R-1A SINGLE FAMILY RESIDENTIAL DISTRICT

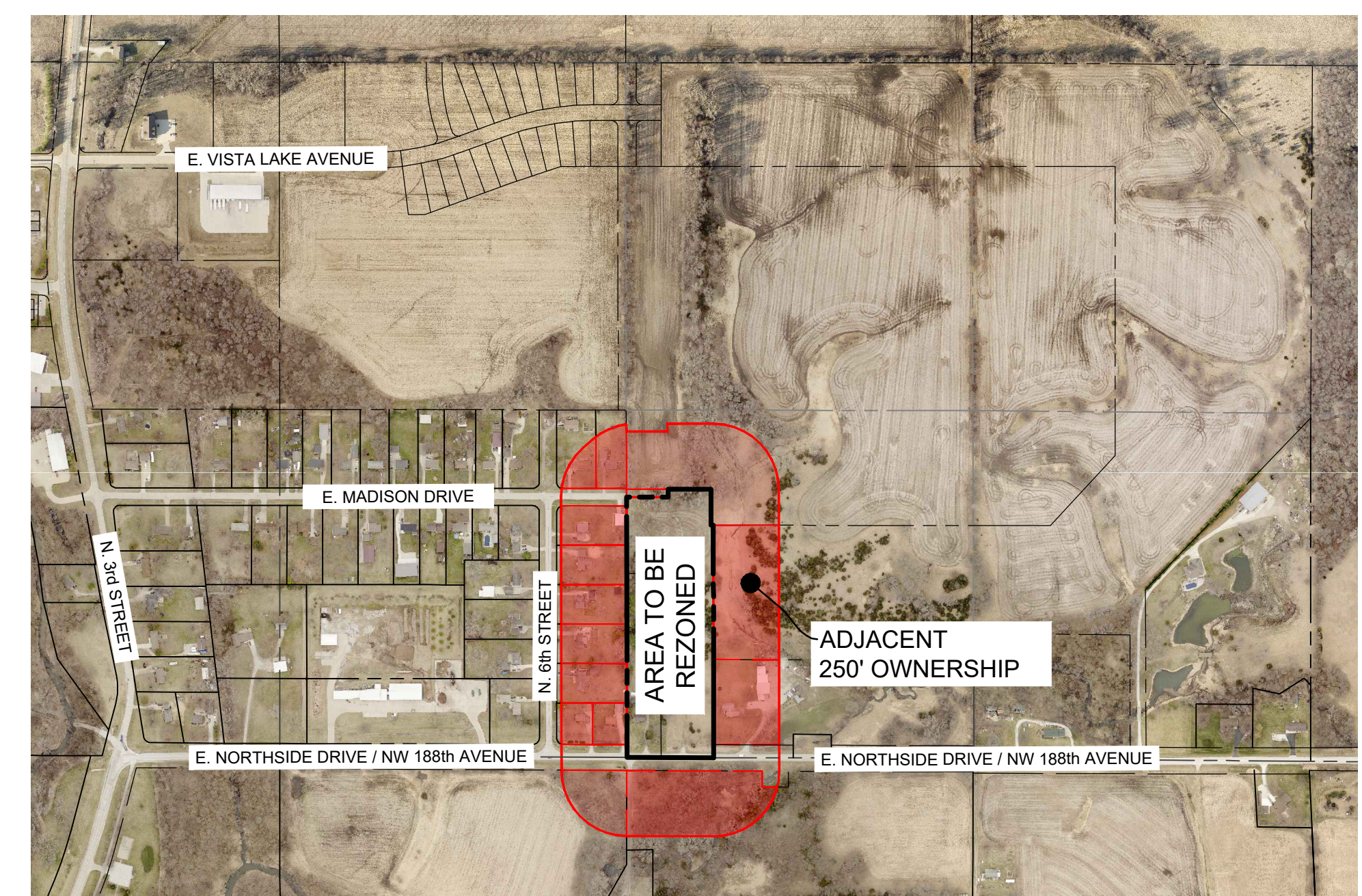
LEGAL DESCRIPTION

A PARCEL OF LAND IN PARCEL 'L' OF THE SW1/4 OF SECTION 31, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE 5TH P.M. AND PART OF THE SE1/4 & SW1/4 OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 25 WEST OF THE 5TH P.M. AN OFFICIAL PARCEL RECORDED IN BOOK 12848, PAGE 269 AT THE POLK COUNTY RECORDER'S OFFICE, CITY OF POLK CITY, POLK COUNTY, IOWA THE WEST 125 FEET OF THE SOUTH 700 FEET OF THE WEST 20 ACRES OF THE EAST HALF OF THE 5TH P.M. POLK COUNTY, IOWA AS DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 14676, PAGE 852 AT THE POLK COUNTY RECORDER'S OFFICE THAT IS ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SW CORNER OF THE SE1/4 SE1/4 OF SAID SECTION 36; THENCE N00°07'15\"/>

SUBMITTAL TABLE

SUBMITTAL DATE	SUBMITTAL NOTES
MARCH 20, 2024	INITIAL SUBMITTAL
APRIL 04, 2024	



VICINITY MAP
1" = 500'

Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12, Urbandale, Iowa 50322
 515.276.4884 · Fax: 515.276.7084 · mail@cecinc.com

CEC

PUBLISH DATE: April 4, 2024
 DATE OF SURVEY: PC
 DESIGNED BY: REH
 DRAWN BY:

Big Creek Commons Plat 2
 400 EAST VISTA LAKE AVENUE, POLK CITY, IOWA
REZONING MAP

SHEET
 OF 1
 E9195

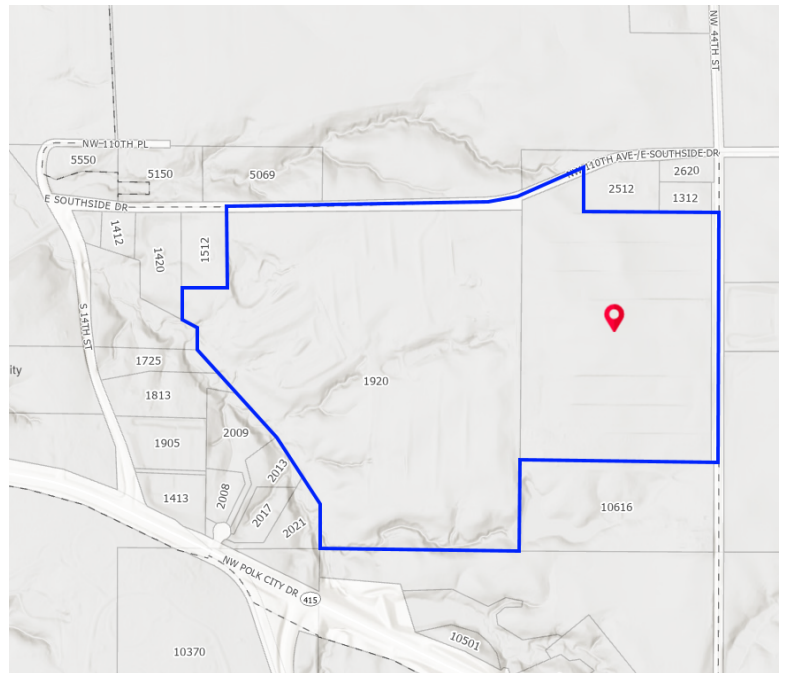
REZONING PETITION & AMENDED PRELIMINARY PLAT REVIEW

Date: April 10, 2024
 Property Owner: Antler Ridge, LLC.
 Applicant: Antler Ridge, LLC.

Prepared by: Travis Thornburgh, P.E.
 Project No.: 122.0178.01

GENERAL INFORMATION:

Antler Ridge, LLC. has submitted a petition for rezoning for several areas contained within the Antler Ridge subdivision. The intent of these rezonings is to revise the zoning districts to match the proposed lot lines that have been revised throughout the subdivision design process, and to add additional single-family homes. As part of these rezonings, the developer has also submitted a revised Preliminary Plat to show the changes in land use. The revised Preliminary Plat was further revised to remove a turn lane at the intersection of E. Red Cedar Drive and NW 44th Street. This turn lane was shown on the originally submitted Preliminary Plat but was not required by the Traffic Impact Study completed as part of this subdivision. The rezonings discussed above are summarized below.

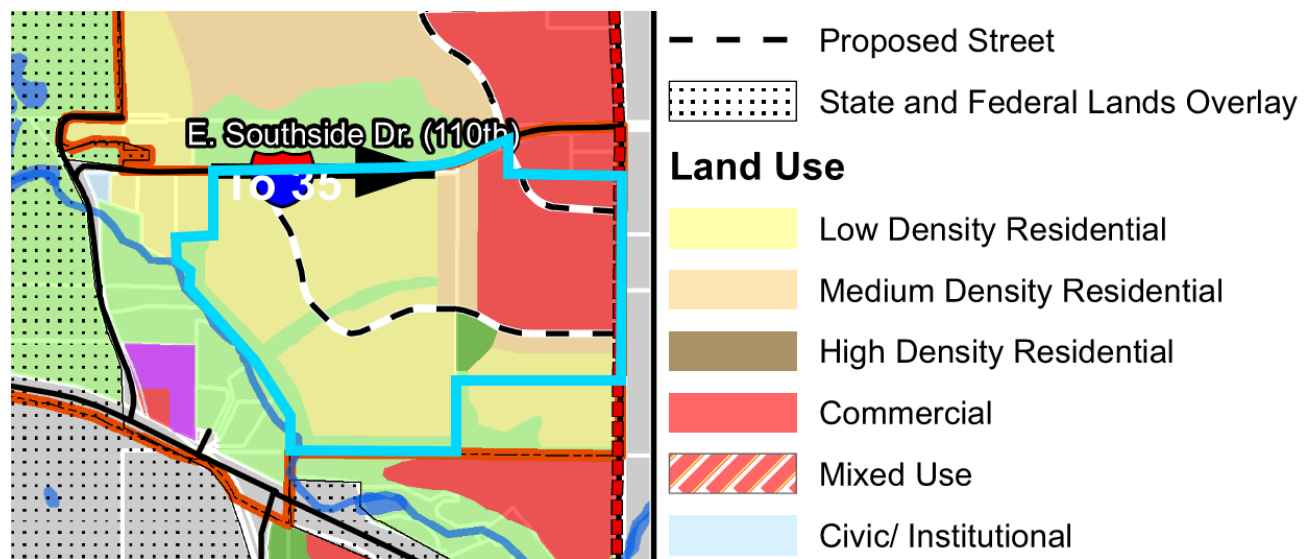


PROPOSED REZONINGS			
Rezoning Petition	#1	#2	#3
From Zoning District	R-2	R-2A	R-1, R-2A, & R-2
To Zoning District	R-1	C-2	R-1A
Area to be Rezoned	2.017 Acres	0.116 Acres	50.144 Acres
Cleanup Rezoning?	Yes	Yes	No

Antler Ridge, LLC. owns a majority of the property within 250' of all three of the proposed areas to be rezoned and has consented to all three rezonings. The date of the required public hearing at City Council on these rezonings has not yet been set.

COMPREHENSIVE PLAN

A Comprehensive Plan Amendment will be required prior to approval of these rezonings, as the proposed layout of the R-2 zoning district, and the change from bi-attached homes to single family homes as the proposed use of the lots does not meet the intent of the medium density designation (4-8 dwelling units per acre) currently shown in the Future Land Use Plan. The Comprehensive Plan will need to be amended to designate the entirety of the residential development within the Antler Ridge subdivision to be low density residential, while the commercial boundary would be adjusted to match the proposed rezoning boundary. Below is an excerpt from the current Future Land Use Plan, the Antler Ridge subdivision outlined in light blue.



REVIEW COMMENTS:

All review comments have been addressed.

RECOMMENDATION REGARDING COMPREHENSIVE PLAN AMENDMENT:

P&Z may proceed with one of the following options for amending Polk City's Comprehensive Plan at their meeting:

- A. Recommend Council approval of the applicant's request to amend the Future Land Use Plan to correspond to the proposed rezonings.
- B. Recommend Council deny the applicant's request to amend the Future Land Use Plan as presented.
- C. Recommend Council approval of the applicant's request to amend the Future Land Use Plan, subject to certain specific comments being addressed prior to this item being placed on the Council agenda for approval.

RECOMMENDATION REGARDING THE PROPOSED REZONINGS:

Based on P&Z's prior recommendation on an amendment to the Comprehensive Plan, P&Z may proceed with one of the following options regarding the three proposed rezonings at their meeting:

- A. Recommend Council approval of the applicant's request to rezone portions of their property to R-1, R-1A and C-2 as presented.
- B. Recommend Council deny the applicant's request to rezone portions of their property to R-1, R-1A, and C-2 as presented.
- C. Recommend Council approval of the approval of the applicant's request to rezone portions of their property to R-1, R-1A, and C-2, subject to certain specific comments being addressed prior to this item being placed on the Council agenda for approval. These recommendations should be clearly defined in P&Z's motion.

PETITION FOR REZONING

TO: Planning and Zoning Commission,
Mayor, and City Council

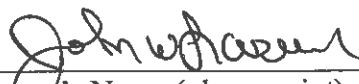
We, the undersigned owners of the following described property:

Lot 3, Red Cedar Prairie Plat 1

Request that said property be rezoned from its present Zoning Classification of R-2
to Zoning Classification R-1 for the purpose of
Future development of single family detached residences.

PROPERTY OWNER:

PROPERTY OWNER (when jointly owned):



Owner's Name (please print)

Owner's Name (please print)

Signature

Signature

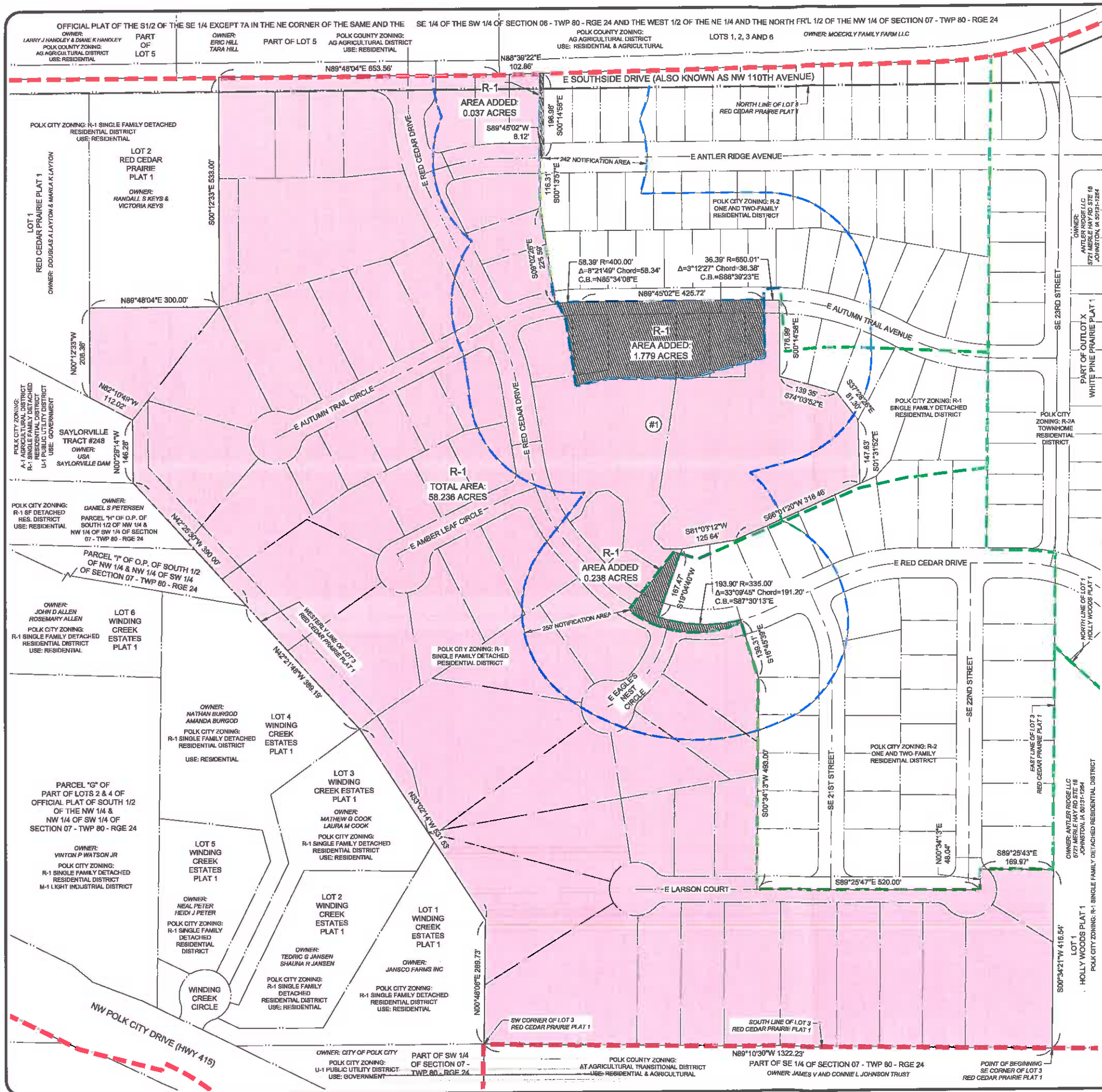
Title (if owned by Inc., LLC, or similar)

The above property owner(s) are herewith providing the following documentation:

- Signatures of owners of at least 50% of the area with a 250' buffer, exclusive of intervening ROW and alleys, surrounding the proposed rezoning (See Page 2)
- Table demonstrating sufficient consent of buffer area property owners (See Page 3)
- Rezoning Sketch depicting proposed zoning boundary line, all parcels within the buffer area, and ownership of each parcel. (To be attached)
- Two stamped and addressed envelopes for each property owner within buffer area which the City Clerk will use for required notice.
- Master Plan if rezoning to PUD or R-4 Mobile Home Parks.

CONSENT TABLE			
(Percentage of Buffer Area Owners Consenting to Proposed Rezoning, by area)			
Property Owner	Parcel Area within 250' Buffer (Acres)	% of Total 250' Buffer Area (%)	Consenting % Only (%)
Antler Ridge, LLC	22.796	100	100
TOTALS	22.796 Acres	100 %	100 %*

** Must have at least 50% Consent for Proposed Rezoning.*



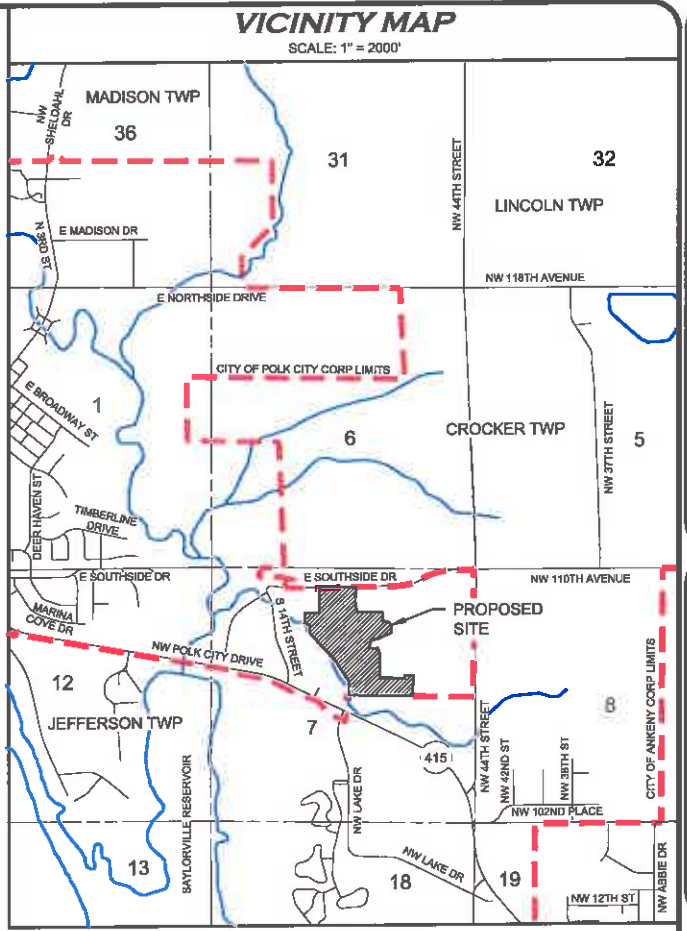
OWNER / DEVELOPER
 ANTLER RIDGE LLC
 5721 MERLE HAY ROAD
 JOHNSTON, IOWA 50131

ZONING NOTES

- EXISTING ZONING: R-2 ONE AND TWO-FAMILY RESIDENTIAL DISTRICT
- PROPOSED ZONING: R-1 SINGLE FAMILY DETACHED RESIDENTIAL DISTRICT

LEGEND

- SUBJECT REZONING AREA
- POLK CITY CORPORATE LIMITS
- EXISTING ZONING BOUNDARY LINE
- OVERALL ZONING BOUNDARY LINE
- SECTION LINE
- EXISTING PROPERTY LINE
- 250 FEET NOTIFICATION AREA



R-1 250' NOTIFICATION AREA PROPERTY OWNERS

PROPERTY #	PROPERTY OWNER	PROPERTY DESCRIPTION	ACRES WITHIN 250 FT BUFFER	% WITHIN 250 FT BUFFER
#1	ANTLER RIDGE LLC	LOT 3 RED CEDAR PRAIRIE PLAT 1	22.796	100.00%

PROPOSED ZONING: R-1 SINGLE FAMILY DETACHED RESIDENTIAL DISTRICT DESCRIPTION

That part of Lot 3, RED CEDAR PRAIRIE PLAT 1, an official plat, located in Polk City, Polk County, Iowa, and more particularly described as follows:

Beginning at the southeast corner of Lot 3, of said RED CEDAR PRAIRIE PLAT 1; thence North 89 degrees 10 minutes 30 seconds West, a distance of 1322.23 feet; thence North 00 degrees 48 minutes 06 seconds East, a distance of 289.73 feet; thence North 33 degrees 02 minutes 14 seconds West, a distance of 531.53 feet; thence North 42 degrees 21 minutes 48 seconds West, a distance of 389.19 feet; thence North 42 degrees 25 minutes 30 seconds West, a distance of 390.00 feet; thence North 00 degrees 29 minutes 14 seconds West, a distance of 146.28 feet; thence North 62 degrees 10 minutes 49 seconds West, a distance of 112.02 feet; thence North 00 degrees 12 minutes 33 seconds West, a distance of 208.36 feet; thence North 89 degrees 48 minutes 04 seconds East, a distance of 653.55 feet; thence North 88 degrees 39 minutes 22 seconds East, a distance of 102.86 feet; thence South 00 degrees 13 minutes 57 seconds East, a distance of 116.31 feet; thence South 09 degrees 02 minutes 26 seconds East, a distance of 225.59 feet; thence northeasterly 58.39 feet along a curve to the right, not tangent to the last described line, having a radius of 400.00 feet, a delta angle of 08 degrees 21 minutes 49 seconds and a chord distance of 58.34 feet which bears North 85 degrees 34 minutes 08 seconds East; thence North 89 degrees 45 minutes 02 seconds East, tangent to the last described curve, a distance of 425.72 feet; thence southeasterly 36.39 feet along a curve to the right, tangent to the last described line, having a radius of 650.01 feet, a delta angle of 03 degrees 12 minutes 27 seconds and a chord distance of 36.38 feet which bears South 88 degrees 39 minutes 23 seconds East; thence South 00 degrees 14 minutes 58 seconds East, not tangent to the last described curve, a distance of 176.99 feet; thence South 74 degrees 03 minutes 52 seconds East, a distance of 139.35 feet; thence South 37 degrees 28 minutes 26 seconds East, a distance of 81.30 feet; thence South 01 degree 31 minutes 52 seconds East, a distance of 147.83 feet; thence South 66 degrees 01 minutes 20 seconds West, a distance of 318.46 feet; thence South 81 degrees 03 minutes 12 seconds West, a distance of 125.64 feet; thence South 19 degrees 04 minutes 40 seconds West, a distance of 167.47 feet; thence southeasterly 193.90 feet along a curve to the left, not tangent to the last described line, having a radius of 335.00 feet, a delta angle of 33 degrees 09 minutes 45 seconds and a chord distance of 191.20 feet which bears South 67 degrees 30 minutes 13 seconds East; thence South 16 degrees 45 minutes 39 seconds East, not tangent to the last described curve, a distance of 139.31 feet; thence South 00 degrees 34 minutes 13 seconds East, a distance of 48.04 feet; thence South 89 degrees 25 minutes 43 seconds East, a distance of 169.97 feet; thence South 00 degrees 34 minutes 21 seconds West, a distance of 416.54 feet, to the Point of Beginning.

Containing 58.236 acres more or less.

1833 SW MAGAZINE ROAD
 ANKENY, IOWA 50023-2555
 (515) 965-0123 phone • (515) 965-3222 fax
 Civil Engineering • Land Surveying
 Landscape Architecture

NILLES ASSOCIATES

REVISIONS:

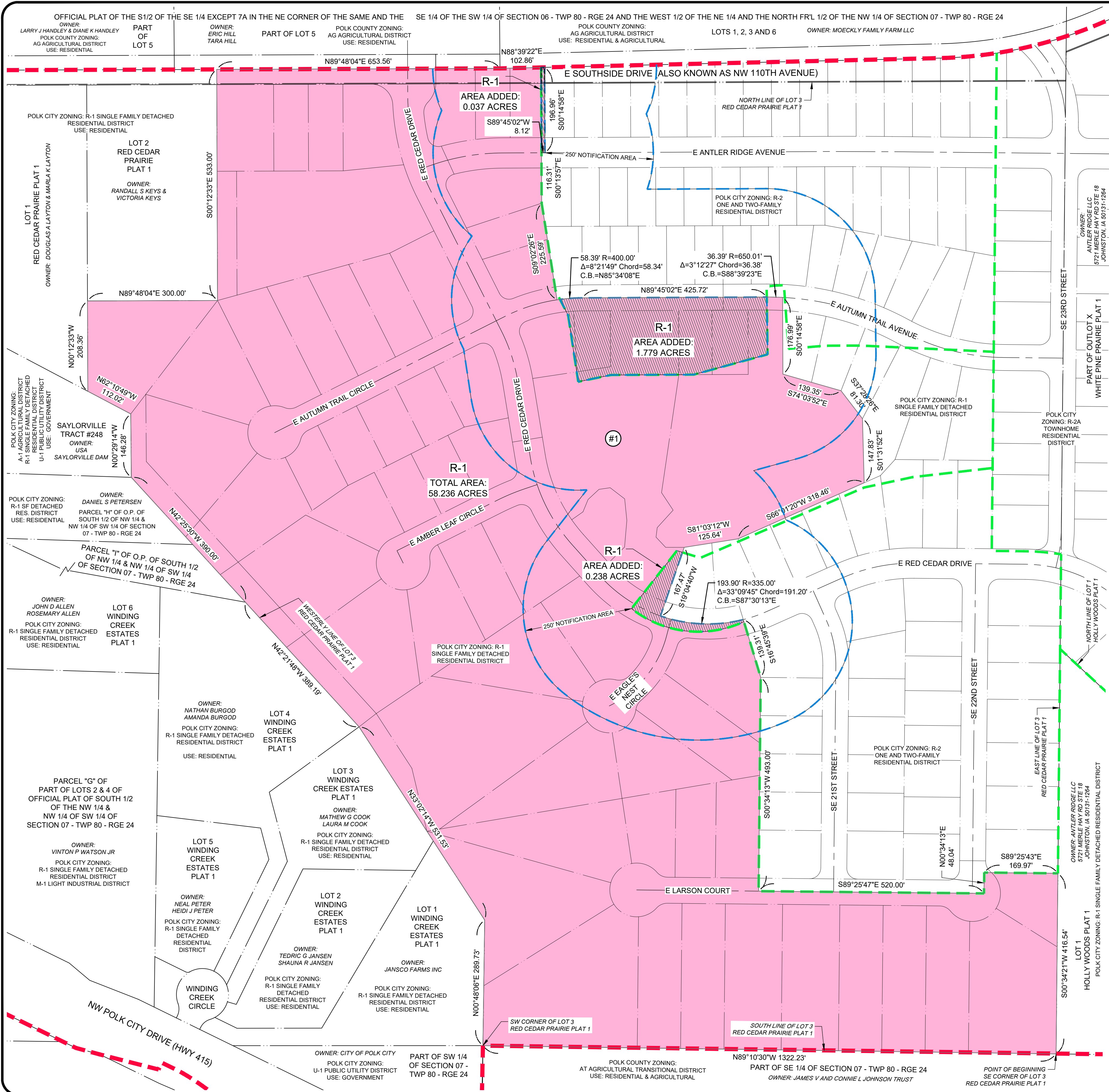
1	
2	
3	
4	
5	
6	
7	

NOTES: NILES ASSOCIATES, INC. WAKES ANY PRELIMINARY PLATS FROM PUBLIC RECORDS. THE LOWEST NUMBERED REVISION IS THE MOST RECENT. ANY CHANGES TO THIS PLAT MUST BE MADE TO ALL SHEETS OF THIS PROJECT. ANY CHANGES TO THIS PLAT MUST BE MADE TO ALL SHEETS OF THIS PROJECT. ANY CHANGES TO THIS PLAT MUST BE MADE TO ALL SHEETS OF THIS PROJECT.

PROJECT NAME: ANTLER RIDGE
 POLK CITY, IOWA

PROPOSED REZONING EXHIBIT: R-1

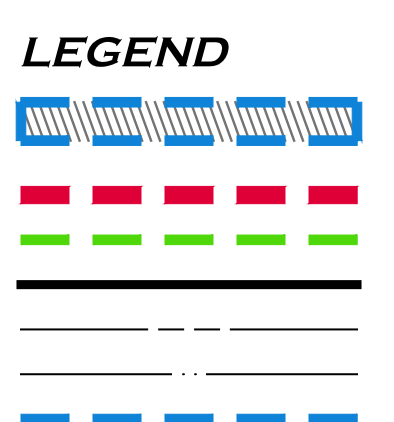
DATE: 11/09/2023
 DRAWN BY: ADS
 CHECKED BY: JTN
 SHEET SIZE: 22" X 34"
 SHEET TITLE: RZ-R1
 SHEET NO.: 1/1



OWNER / DEVELOPER
 ANTLER RIDGE LLC
 5721 MERLE HAY ROAD
 JOHNSTON, IOWA 50131

ZONING NOTES
 1. EXISTING ZONING : R-2 ONE AND TWO-FAMILY RESIDENTIAL DISTRICT
 2. PROPOSED ZONING: R-1 SINGLE FAMILY DETACHED RESIDENTIAL DISTRICT

LEGEND
 [Blue dashed line] SUBJECT REZONING AREA
 [Red dashed line] POLK CITY CORPORATE LIMITS
 [Green dashed line] EXISTING ZONING BOUNDARY LINE
 [Black solid line] OVERALL ZONING BOUNDARY LINE
 [Black dashed line] SECTION LINE
 [Black solid line] EXISTING PROPERTY LINE
 [Blue dashed line] 250 FEET NOTIFICATION AREA



R-1 250' NOTIFICATION AREA PROPERTY OWNERS

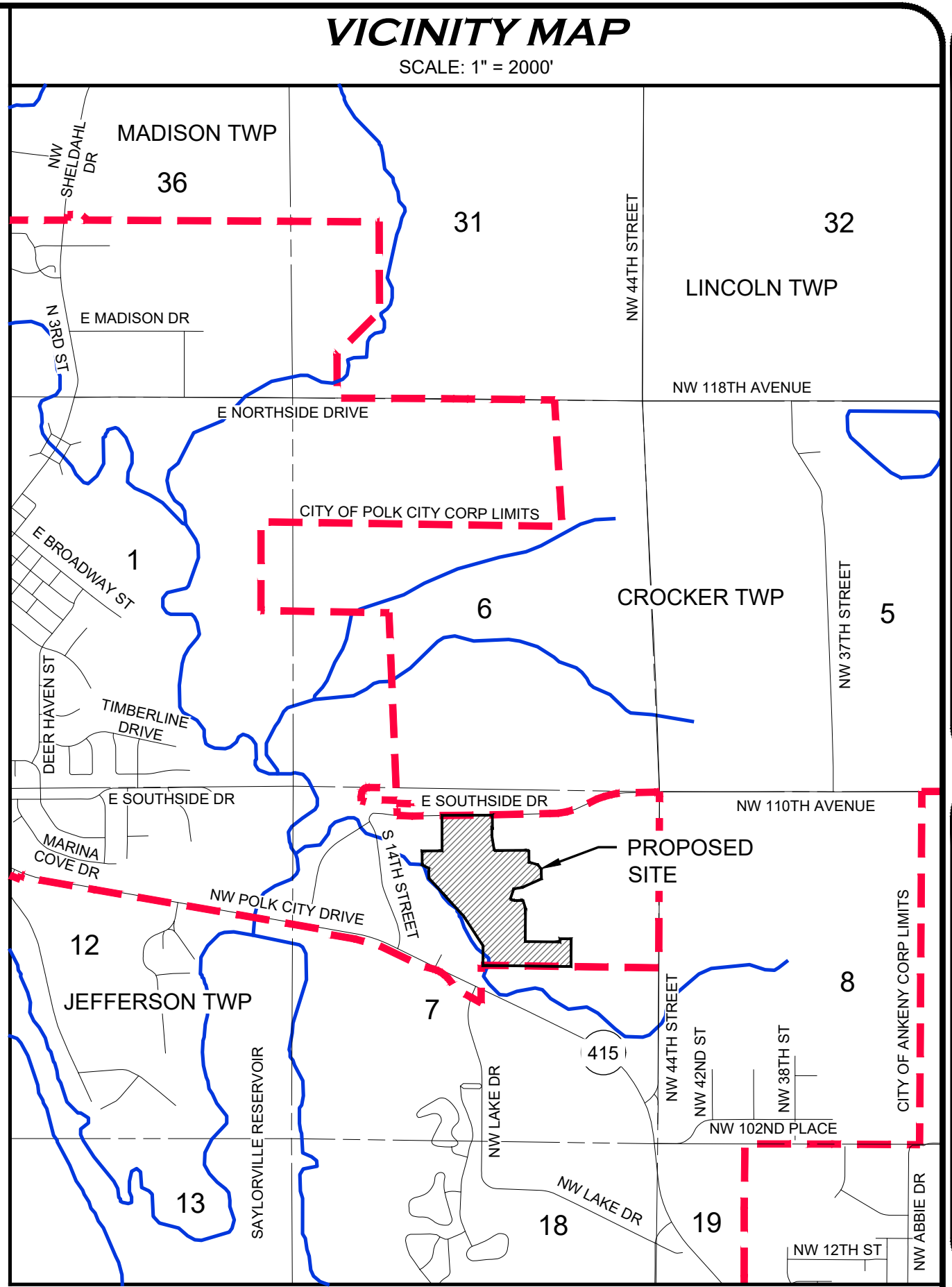
PROPERTY #	PROPERTY OWNER	PROPERTY DESCRIPTION	ACRES WITHIN 250 FT BUFFER	% WITHIN 250 FT BUFFER
#1	ANTLER RIDGE LLC	LOT 3 RED CEDAR PRAIRIE PLAT 1	22.843	100.00%
TOTAL AREA:			22.843	100%

PROPOSED ZONING: R-1 SINGLE FAMILY DETACHED RESIDENTIAL DISTRICT DESCRIPTION

That part of Lot 3, RED CEDAR PRAIRIE PLAT 1, an official plat, located in Polk City, Polk County, Iowa, and more particularly described as follows:

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Containing 58.236 acres more or less.



1833 SW MAGAZINE ROAD
 ANKENY, IOWA 50025-2555
 (515) 965-0123 phone - (515) 965-3322 fax
NILLES ASSOCIATES
 Civil Engineering - Land Surveying
 Landscape Architecture

REVISIONS:
 1) 02/28/2024 - REVISIONS PER CITY COMMENTS
 2) 03/01/2024 -
 3) 03/01/2024 -
 4) 03/01/2024 -
 5) 03/01/2024 -
 6) 03/01/2024 -
 7) 03/01/2024 -

NOTICE: NILLES ASSOCIATES, INC. WAIVES ANY AND ALL LIABILITY FOR ERRORS OR OMISSIONS IN THESE PLANS. SPECIFICATIONS AND NOTES SHALL TAKE PRECEDENCE OVER THESE PLANS. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR PROBLEMS WHICH ARISE FROM FAILURE TO OBTAIN SUCH PERMITS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY GUIDANCE WITH RESPECT TO ANY PERMITS, ORDINANCES, REGULATIONS, AND STATUTES WHICH MAY APPLY TO THE PROJECT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR PROBLEMS WHICH ARISE FROM FAILURE TO OBTAIN SUCH PERMITS.

PROJECT NAME: ANTLER RIDGE
 POLK CITY, IOWA

PROPOSED REZONING EXHIBIT: R-1

PROJECT NUMBER: 21255

DATE: 11/09/2023

DRAWN BY: ADS

CHECKED BY: JTN

SHEET SIZE: 22" X 34"

SHEET TITLE: RZ-R1

SHEET NO.: 1/1



**APPLICATION FORM
FOR
REZONINGS**

City of Polk City, Iowa

- FOR OFFICE USE ONLY -

Date:	Amount:	Rec'd by:
_____	_____	_____
_____	_____	_____
_____	_____	_____

Thank you for your interest in the City of Polk City!
It is the responsibility of the applicant (owner, developer and consultants) to compare their project submittal to City Code and this checklist and ensure that all items and requirements are included. If an application is substantially incomplete, the review will be delayed and the review schedule will be amended.

Project Name: Antler Ridge

Address: 10616 NW 44th St. Polk City, IA 50226

Current Zoning: R-2A **Proposed Zoning:** C-2

Parcel Area: 34.358 Acres **Area to be Rezoned:** 0.116 Acres

Applicant: *The Rezoning Petition MUST be signed by Property Owner to be considered a valid Petition.*

Property Owner: Antler Ridge, LLC

Street Address: 5727 Merle Hay Road Telephone No.: 515-491-4090

City, State: Johnston, IA 50131 Email Address: johnlarsen89@gmail.com

Site Plan Application Fee:

1 Acre or Less:	\$85
More than 1 Acre:	\$200

Amount Paid: \$ 85

City Engineering Review Fees:
City Engineering review fees are charged on an hourly basis. If desired, the applicant may request an estimate of review fees once a valid Petition for Rezoning has been submitted.

Documents to be Included with Initial Submitted:

✓ If Provided	Document
X	Completed Petition for Rezoning, signed by property owners
	List of Zoning Restrictions, if any are proposed
X	Completed Table of all Property Owners within the 250' Buffer consenting to the proposed rezoning, with all applicable signatures
X	Completed Consent Table listing the area of each parcel lying within the 250' Buffer, exclusive of ROW, and indicating the percentage of property owners that are consenting to the rezoning, based on area. (50% Consent is required)
X	Rezoning Sketch depicting proposed zoning boundary line, all parcels within the 250' buffer area, and ownership of each parcel
X	Legal description of the proposed rezoning boundary in Word format.
X	Two address labels and two stamps for each property owner within buffer area
	Master Plan; only if rezoning to PUD or R-4 Mobile Home Parks.

PETITION FOR REZONING

TO: Planning and Zoning Commission,
Mayor, and City Council


We, the undersigned owners of the following described property:

Outlot X, White Pine Prairie Plat 1

Request that said property be rezoned from its present Zoning Classification of R-2A
to Zoning Classification C-2 for the purpose of
Future commercial development.

PROPERTY OWNER:

PROPERTY OWNER (when jointly owned):


Owner's Name (please print)

Owner's Name (please print)

Signature

Signature

Title (if owned by Inc., LLC, or similar)

The above property owner(s) are herewith providing the following documentation:

- Signatures of owners of at least 50% of the area with a 250' buffer, exclusive of intervening ROW and alleys, surrounding the proposed rezoning (See Page 2)
- Table demonstrating sufficient consent of buffer area property owners (See Page 3)
- Rezoning Sketch depicting proposed zoning boundary line, all parcels within the buffer area, and ownership of each parcel. (To be attached)
- Two stamped and addressed envelopes for each property owner within buffer area which the City Clerk will use for required notice.
- Master Plan if rezoning to PUD or R-4 Mobile Home Parks.

CONSENT TABLE

(Percentage of Buffer Area Owners Consenting to Proposed Rezoning, by area)

Property Owner	Parcel Area within 250' Buffer (Acres)	% of Total 250' Buffer Area (%)	Consenting % Only (%)
Antler Ridge, LLC	6.746	100	100
TOTALS	6.746 Acres	100 %	100 %*

** Must have at least 50% Consent for Proposed Rezoning.*

OFFICIAL PLAT OF THE S1/2 OF THE SE 1/4 EXCEPT 7A IN THE NE CORNER OF THE SAME AND THE SE 1/4 OF THE SW 1/4 OF SECTION 06 - TWP 80 - RGE 24 AND THE WEST 1/2 OF THE NE 1/4 AND THE NORTH 1/2 OF THE NW 1/4 OF SECTION 07 - TWP 80 - RGE 24

POLK CITY ZONING: R-1 SINGLE FAMILY DETACHED RESIDENTIAL DISTRICT
 USE: RESIDENTIAL & AGRICULTURAL

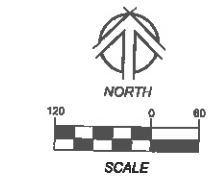
POLK COUNTY ZONING: AG AGRICULTURAL DISTRICT
 USE: RESIDENTIAL & AGRICULTURAL

73.56' R=1100.00'
 $\Delta=3^{\circ}49'53''$ Chord=73.54'
 C.B.=N66°33'40"E

OWNER: JERRY GREENWELL & BARBARA GREENWELL
 POLK CITY ZONING: R-1 SINGLE FAMILY DETACHED RESIDENTIAL DISTRICT
 USE: RESIDENTIAL & AGRICULTURAL

OWNER: DAVID L. MULDER, LYNSEY S. MULDER
 LOT 1 WHITE PINE PRAIRIE PLAT 1
 S89°21'28"E 896.00'

NORTH HALF OF THE NW 1/4 OF SECTION 08-80-24 EXCEPT PARCEL B
 OWNER: MOECKLY FAMILY FARM LLC
 POLK COUNTY ZONING: AT AGRICULTURAL TRANSITIONAL DISTRICT
 USE: AGRICULTURAL



OWNER / DEVELOPER
 ANTLER RIDGE LLC
 5721 MERLE HAY ROAD
 JOHNSTON, IOWA 50131

ZONING NOTES
 1. EXISTING ZONING: R-2A TOWNHOME RESIDENTIAL DISTRICT
 2. PROPOSED ZONING: C-2 COMMERCIAL DISTRICT

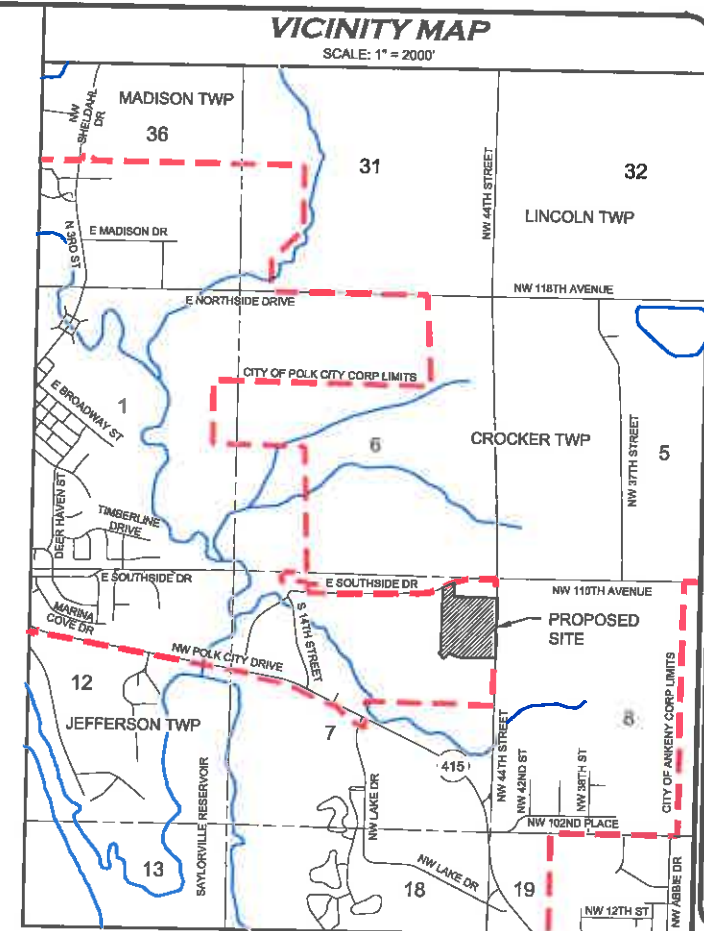
LEGEND

- SUBJECT REZONING AREA
- POLK CITY CORPORATE LIMITS
- EXISTING ZONING BOUNDARY LINE
- OVERALL ZONING BOUNDARY LINE
- SECTION LINE
- EXISTING PROPERTY LINE
- 250 FEET NOTIFICATION AREA

C-2 250' NOTIFICATION AREA PROPERTY OWNERS				
PROPERTY #	PROPERTY OWNER	PROPERTY DESCRIPTION	ACRES WITHIN 250 FT BUFFER	% WITHIN 250 FT BUFFER
#1	ANTLER RIDGE LLC	LOT 3, RED CEDAR PRAIRIE PLAT 1	6.746	100%

PROPOSED ZONING: C-2 COMMERCIAL DISTRICT DESCRIPTION

That part of Outlot X, WHITE PINE PRAIRIE PLAT 1, an official plat, located in Polk City, Polk County, Iowa, and more particularly described as follows:
 Beginning at the southwest corner of Lot 2, of said WHITE PINE PRAIRIE PLAT 1; thence South 89 degrees 21 minutes 26 seconds East, a distance of 896.00 feet; thence South 00 degrees 10 minutes 28 seconds West, a distance of 1257.01 feet; thence North 89 degrees 49 minutes 32 seconds West, a distance of 891.23 feet; thence northwesterly 302.63 feet along a curve to the right, tangent to the last described line, having a radius of 435.00 feet, a delta angle of 39 degrees 51 minutes 37 seconds and a chord distance of 296.56 feet which bears North 69 degrees 53 minutes 44 seconds West; thence South 40 degrees 02 minutes 05 seconds West right, not tangent to the last described curve, a distance of 185.00 feet; thence northwesterly 96.17 feet along a curve to the right, not tangent to the last described line, having a radius of 600.00 feet, a delta angle of 09 degrees 11 minutes 01 second and a chord distance of 96.07 feet which bears North 45 degrees 22 minutes 25 seconds West; thence 66.52 feet along a reverse curve to the left, tangent to the last described curve, having a radius of 335.00 feet, a delta angle of 11 degrees 22 minutes 38 seconds and a chord distance of 66.41 feet which bears North 46 degrees 28 minutes 14 seconds West; thence North 41 degrees 33 minutes 16 seconds East, not tangent to the last described curve, a distance of 60.36 feet; thence North 00 degrees 34 minutes 14 seconds East, a distance of 1310.71 feet; thence North 84 degrees 38 minutes 44 seconds East, a distance of 199.84 feet; thence northeasterly 73.56 feet along a curve to the right, tangent to the last described line, having a radius of 1100.00 feet, a delta angle of 03 degrees 49 minutes 53 seconds and a chord distance of 73.54 feet which bears North 66 degrees 33 minutes 40 seconds East; thence South 00 degrees 10 minutes 29 seconds West, not tangent to the last described curve, a distance of 294.52 feet, to the Point of Beginning.
 Containing 34.358 acres more or less.



NILES ASSOCIATES
 1933 SW MAGAZINE ROAD
 ANKENY, IOWA 50229-2655
 (515) 986-0123 phone - (515) 986-3322 fax
 Civil Engineering - Land Surveying
 Landscape Architecture

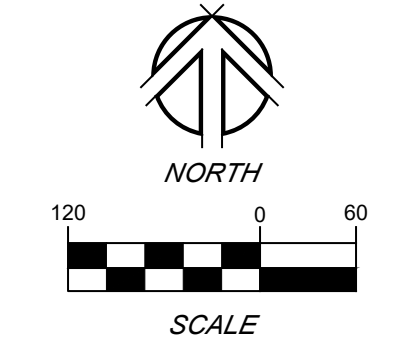
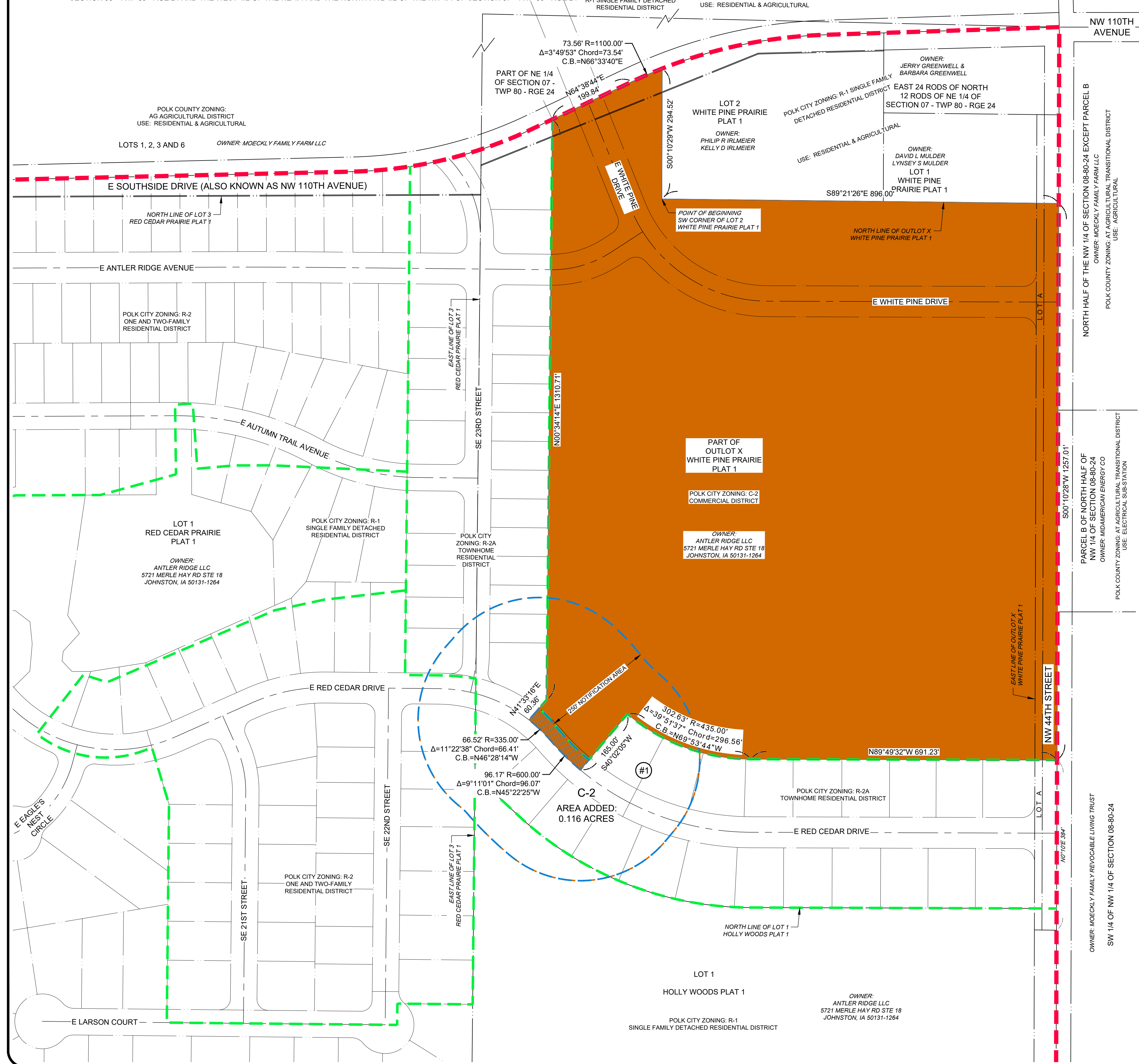
REVISIONS:

1	DATE	DESCRIPTION
2		
3		
4		
5		
6		
7		

PROJECT NAME: ANTLER RIDGE
 POLK CITY, IOWA
 PROJECT NO.: 21255
 DATE: 11/08/2023
 DRAWN BY: ADG
 CHECKED BY: JTN
 SHEET SIZE: 22" X 34"
 TITLE: RZ-C2
 SHEET NO.: 1/1

V:\NAI 2017\Drawings\20170115\NAI\21255-R7 (Clean).indd

OFFICIAL PLAT OF THE S1/2 OF THE SE 1/4 EXCEPT 7A IN THE NE CORNER OF THE SAME AND THE SE 1/4 OF THE SW 1/4 OF SECTION 06 - TWP 80 - RGE 24 AND THE WEST 1/2 OF THE NE 1/4 AND THE NORTH FRL 1/2 OF THE NW 1/4 OF SECTION 07 - TWP 80 - RGE 24



OWNER / DEVELOPER
 ANTLER RIDGE LLC
 5721 MERLE HAY ROAD
 JOHNSTON, IOWA 50131

- ZONING NOTES**
- EXISTING ZONING: R-2A TOWNHOME RESIDENTIAL DISTRICT
 - PROPOSED ZONING: C-2 COMMERCIAL DISTRICT

- LEGEND**
- SUBJECT REZONING AREA
 - POLK CITY CORPORATE LIMITS
 - EXISTING ZONING BOUNDARY LINE
 - OVERALL ZONING BOUNDARY LINE
 - SECTION LINE
 - EXISTING PROPERTY LINE
 - 250 FEET NOTIFICATION AREA

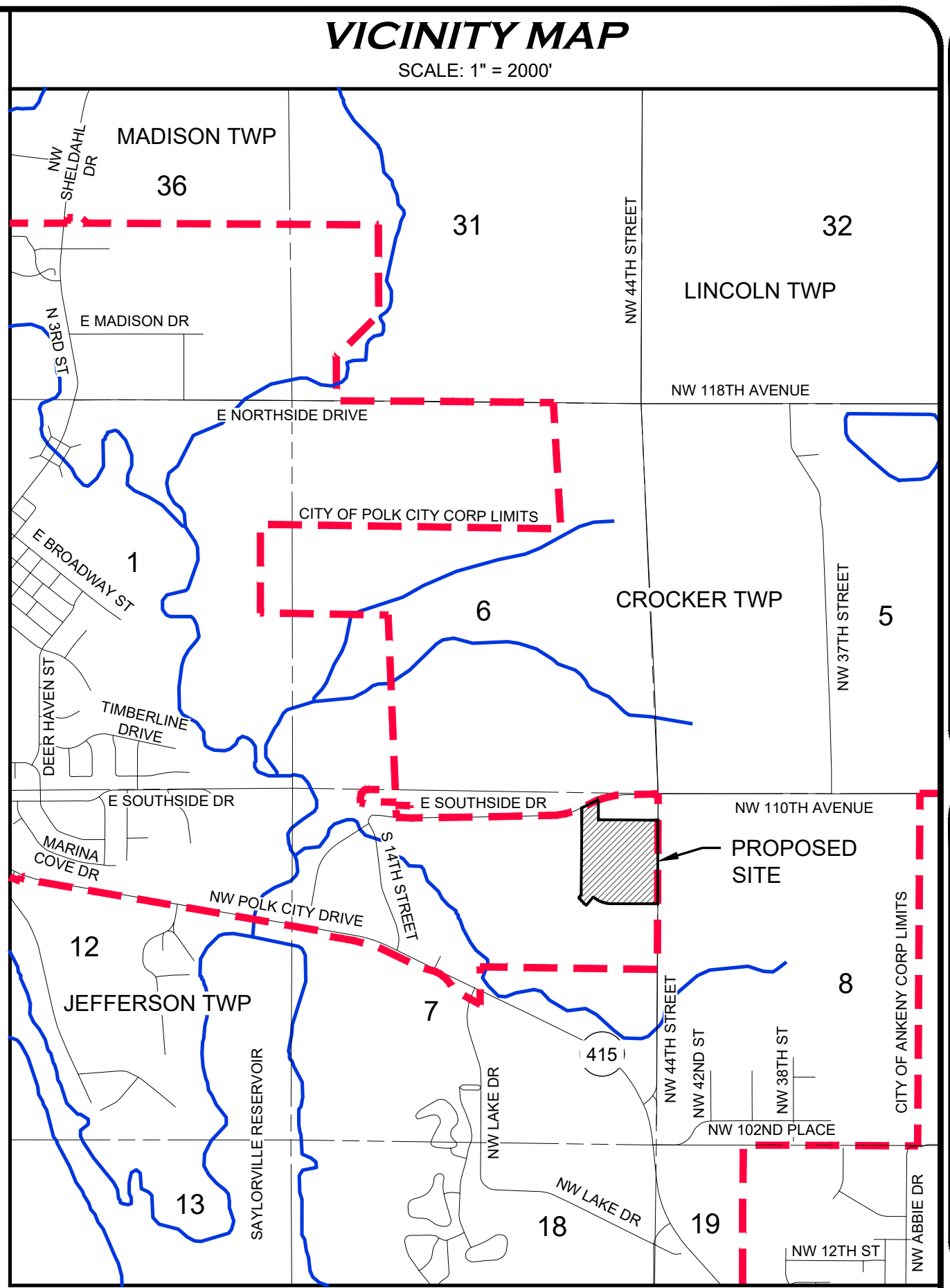
C-2 250' NOTIFICATION AREA PROPERTY OWNERS				
PROPERTY #	PROPERTY OWNER	PROPERTY DESCRIPTION	ACRES WITHIN 250 FT BUFFER	% WITHIN 250 FT BUFFER
#1	ANTLER RIDGE LLC	LOT 3, RED CEDAR PRAIRIE PLAT 1	6.746	100%
TOTAL AREA:			6.746 ACRES	100%

PROPOSED ZONING: C-2 COMMERCIAL DISTRICT DESCRIPTION

That part of Outlot X, WHITE PINE PRAIRIE PLAT 1, an official plat, located in Polk City, Polk County, Iowa, and more particularly described as follows:

Beginning at the southwest corner of Lot 2, of said WHITE PINE PRAIRIE PLAT 1; thence South 89 degrees 21 minutes 26 seconds East, a distance of 896.00 feet; thence South 00 degrees 10 minutes 28 seconds West, a distance of 1257.01 feet; thence North 89 degrees 49 minutes 32 seconds West, a distance of 691.23 feet; thence northwesterly 302.63 feet along a curve to the right, tangent to the last described line, having a radius of 435.00 feet, a delta angle of 39 degrees 51 minutes 37 seconds and a chord distance of 296.56 feet which bears North 69 degrees 53 minutes 44 seconds West; thence South 40 degrees 02 minutes 05 seconds West right, not tangent to the last described curve, a distance of 165.00 feet; thence northwesterly 96.17 feet along a curve to the right, not tangent to the last described line, having a radius of 600.00 feet, a delta angle of 09 degrees 11 minutes 01 second and a chord distance of 96.07 feet which bears North 45 degrees 22 minutes 25 seconds West; thence 66.52 feet along a reverse curve to the left, tangent to the last described curve, having a radius of 335.00 feet, a delta angle of 11 degrees 22 minutes 38 seconds and a chord distance of 66.41 feet which bears North 46 degrees 28 minutes 14 seconds West; thence North 00 degrees 34 minutes 14 seconds East, a distance of 60.36 feet; thence North 00 degrees 34 minutes 14 seconds East, a distance of 1310.71 feet; thence North 64 degrees 38 minutes 44 seconds East, a distance of 199.84 feet; thence northeasterly 73.56 feet along a curve to the right, tangent to the last described line, having a radius of 1100.00 feet, a delta angle of 03 degrees 49 minutes 53 seconds and a chord distance of 73.54 feet which bears North 66 degrees 33 minutes 40 seconds East; thence South 00 degrees 10 minutes 29 seconds West, not tangent to the last described curve, a distance of 294.52 feet, to the Point of Beginning.

Containing 34.358 acres more or less.



1833 SW MAGAZINE ROAD
 ANKENY, IOWA 50025-2555
 (515) 965-0123 phone - (515) 965-3322 fax
 Civil Engineering - Land Surveying
 Landscape Architecture

NILLES ASSOCIATES

- REVISIONS:**
- 02/28/2024 - REVISIONS PER CITY REVIEW COMMENTS
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 -
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NOTICE: NILLES ASSOCIATES, INC. WAIVES ANY AND ALL LIABILITY FOR DAMAGES OF ANY KIND, INCLUDING REASONABLE ATTORNEY'S FEES, WHICH MAY BE INCURRED BY ANY PARTY AS A RESULT OF THE USE OF THESE PLANS. SPECIFICATIONS AND NOTES SHALL PREVAIL IN THE EVENT OF A DISCREPANCY OR CONFLICT. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES RECORDS AND CONDUCTING ALL NECESSARY UTILITIES LOCATIONS PRIOR TO CONSTRUCTION.

PROJECT NAME: ANTLER RIDGE
 POLK CITY, IOWA

PROPOSED REZONING EXHIBIT: C-2

PROJECT NAME:	ANTLER RIDGE
DATE:	11/09/2023
DRAWN BY:	ADS
CHECKED BY:	JTN
SHEET SIZE:	22" X 34"
SHEET TITLE:	RZ-C2
SHEET NO.:	1/1

PETITION FOR REZONING

TO: Planning and Zoning Commission,
Mayor, and City Council

We, the undersigned owners of the following described property:

Lot 3, Red Cedar Prairie Plat 1 and Outlot X, White Pine Prairie Plat 1

Request that said property be rezoned from its present Zoning Classification of R-1, R-2, & R-2A
to Zoning Classification R-1A for the purpose of
Future development of single family residences.

PROPERTY OWNER:

PROPERTY OWNER (when jointly owned):

Owner's Name (please print)

Owner's Name (please print)

Signature

Signature

Title (if owned by Inc., LLC, or similar)

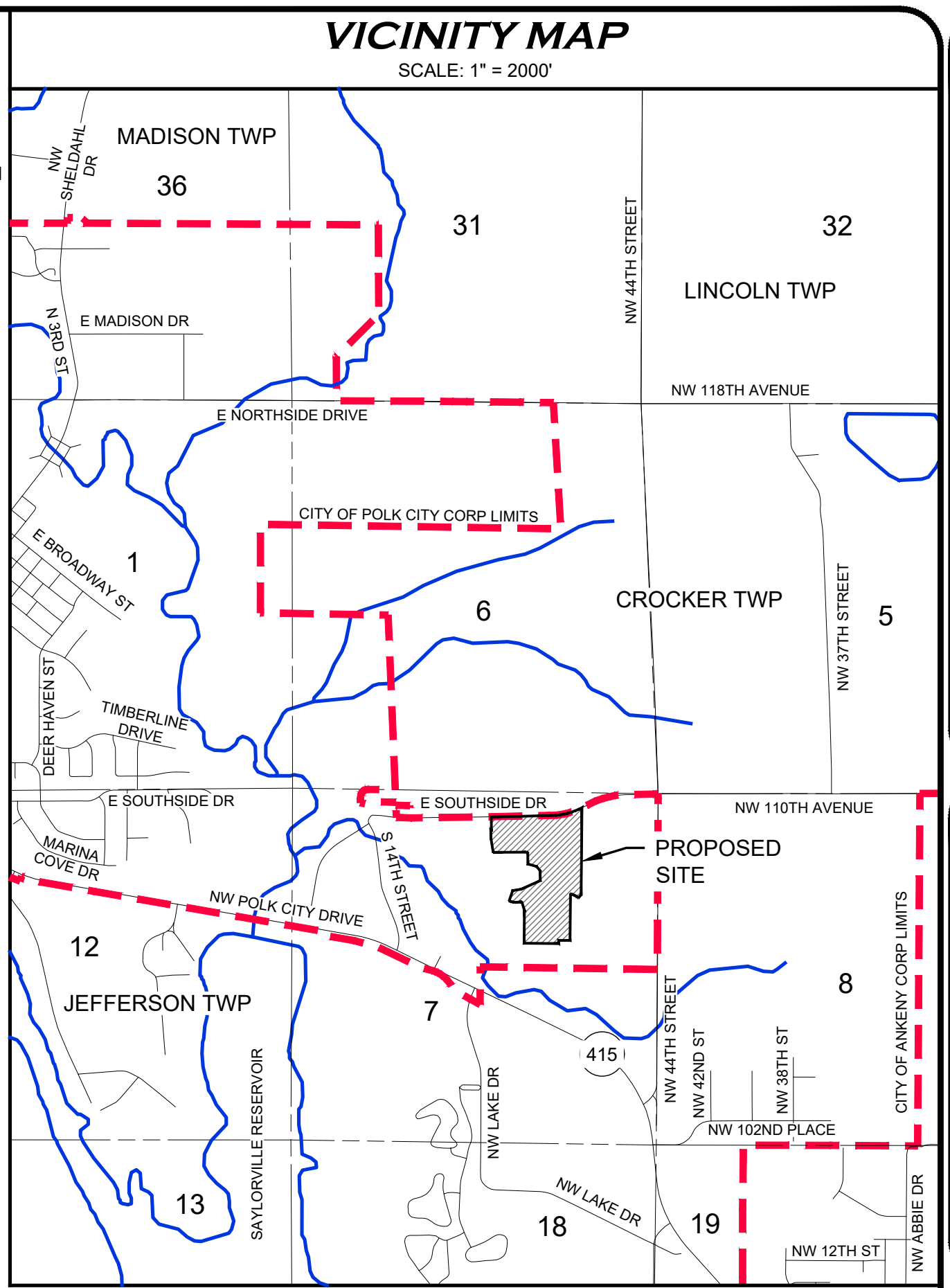
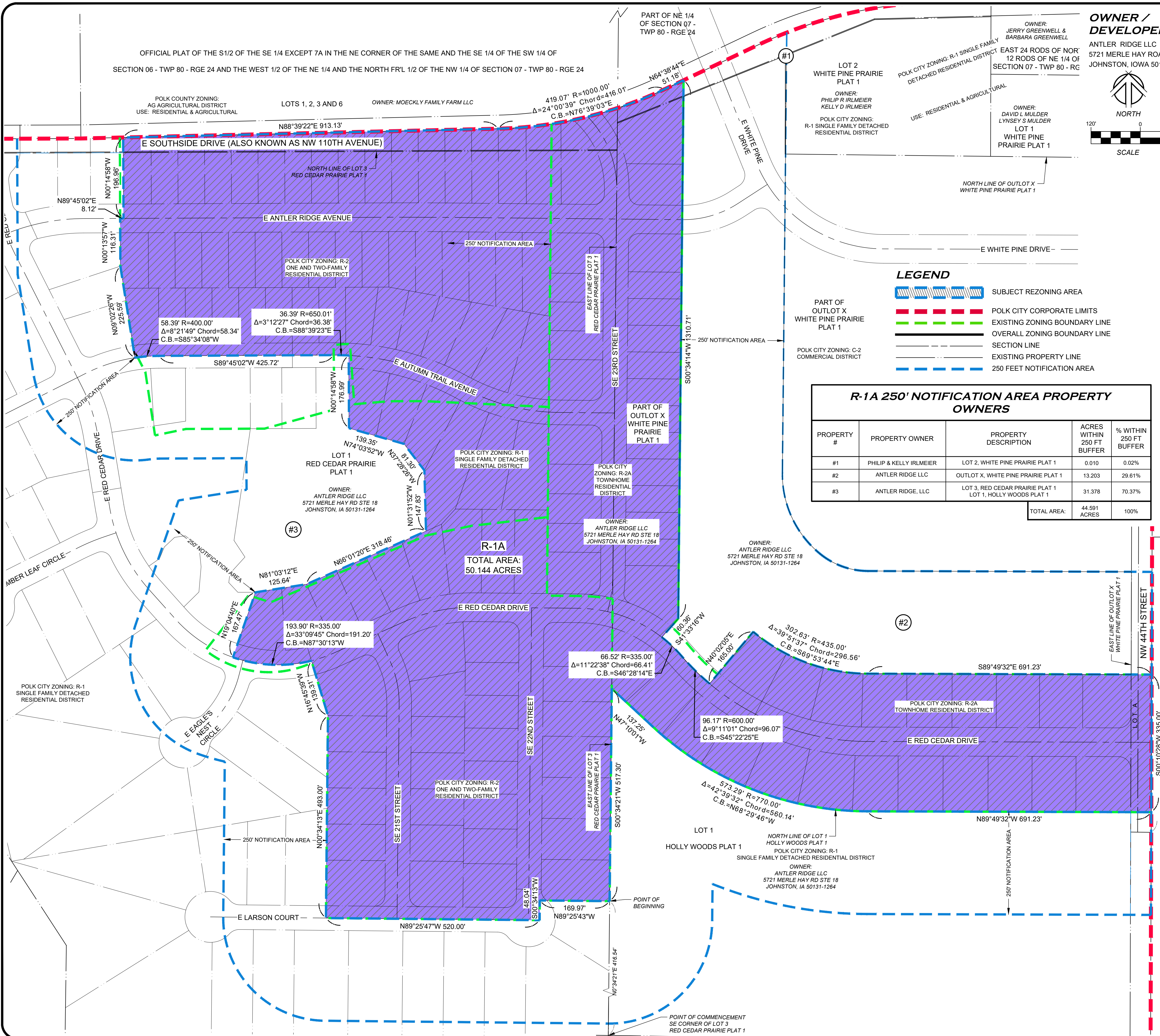
The above property owner(s) are herewith providing the following documentation:

- Signatures of owners of at least 50% of the area with a 250' buffer, exclusive of intervening ROW and alleys, surrounding the proposed rezoning (*See Page 2*)
- Table demonstrating sufficient consent of buffer area property owners (*See Page 3*)
- Rezoning Sketch depicting proposed zoning boundary line, all parcels within the buffer area, and ownership of each parcel. (*To be attached*)
- Two stamped and addressed envelopes for each property owner within buffer area which the City Clerk will use for required notice.
- Master Plan if rezoning to PUD or R-4 Mobile Home Parks.

CONSENT TABLE
(Percentage of Buffer Area Owners Consenting to Proposed Rezoning, by area)

Property Owner	Parcel Area within 250' Buffer (Acres)	% of Total 250' Buffer Area (%)	Consenting % Only (%)
Antler Ridge, LLC	44.581	99.8	99.8
TOTALS	44.581 Acres	99.8 %	99.8 %*

* Must have at least 50% Consent for Proposed Rezoning.



OWNER / DEVELOPER
 ANTLER RIDGE LLC
 5721 MERLE HAY ROAD
 JOHNSTON, IOWA 50131

LEGEND

- SUBJECT REZONING AREA
- POLK CITY CORPORATE LIMITS
- EXISTING ZONING BOUNDARY LINE
- OVERALL ZONING BOUNDARY LINE
- SECTION LINE
- EXISTING PROPERTY LINE
- 250 FEET NOTIFICATION AREA

R-1A 250' NOTIFICATION AREA PROPERTY OWNERS

PROPERTY #	PROPERTY OWNER	PROPERTY DESCRIPTION	ACRES WITHIN 250 FT BUFFER	% WITHIN 250 FT BUFFER
#1	PHILIP & KELLY IRLMEIER	LOT 2, WHITE PINE PRAIRIE PLAT 1	0.010	0.02%
#2	ANTLER RIDGE LLC	OUTLOT X, WHITE PINE PRAIRIE PLAT 1	13.203	29.61%
#3	ANTLER RIDGE, LLC	LOT 3, RED CEDAR PRAIRIE PLAT 1 LOT 1, HOLLY WOODS PLAT 1	31.378	70.37%
TOTAL AREA:			44.591 ACRES	100%

**PROPOSED ZONING: R-1A
 SINGLE FAMILY RESIDENTIAL DISTRICT
 DESCRIPTION**

That part of Lot 3, RED CEDAR PRAIRIE PLAT 1, an official plat, located in Polk City, Polk County, Iowa; AND that part of Outlot X, WHITE PINE PRAIRIE PLAT 1, an official plat, located in Polk City, Polk County, Iowa, and more particularly described as follows:

Commencing at the southeast corner of Lot 3, of said RED CEDAR PRAIRIE PLAT 1; thence N 00° 34' 21" E, a distance of 416.54 feet, to the Point of Beginning; thence N 89° 25' 43" W, a distance of 169.97 feet; thence S 00° 34' 13" W, a distance of 48.04 feet; thence N 89° 25' 47" W, a distance of 520.00 feet; thence N 00° 34' 13" E, a distance of 493.00 feet; thence N 16° 45' 39" W, a distance of 139.31 feet; thence 193.90 feet along a curve to the right, not tangent to the last described line, having a radius of 335.00 feet, a delta angle of 33° 09' 45" and a chord distance of 191.20 feet which bears N 87° 30' 13" W; thence N 19° 04' 40" E, a distance of 167.47 feet; thence N 81° 03' 12" E, a distance of 125.64 feet; thence N 66° 01' 20" E, a distance of 318.46 feet; thence N 01° 31' 52" W, a distance of 147.83 feet; thence N 37° 28' 26" W, a distance of 81.30 feet; thence N 74° 03' 52" W, a distance of 139.35 feet; thence N 00° 14' 58" W, a distance of 176.99 feet; thence 36.39 feet along a curve to the left, tangent to the last described line, having a radius of 650.01 feet, a delta angle of 03° 12' 27" and a chord distance of 36.38 feet which bears N 88° 39' 23" W; thence S 89° 45' 02" W, a distance of 425.72 feet; thence 58.39 feet along a curve to the left, not tangent to the last described line, having a radius of 400.00 feet, a delta angle of 08° 21' 49" and a chord distance of 58.34 feet which bears S 85° 34' 08" W; thence N 09° 02' 26" W, a distance of 225.59 feet; thence N 00° 13' 57" W, a distance of 116.31 feet; thence N 89° 45' 02" E, a distance of 8.12 feet; thence N 00° 14' 58" W, a distance of 196.96 feet; thence N 88° 39' 22" E, a distance of 913.13 feet; thence 419.07 feet along a curve to the left, tangent to the last described line, having a radius of 1000.00 feet, a delta angle of 24° 00' 39" and a chord distance of 416.01 feet which bears N 76° 39' 03" E; thence N 64° 38' 44" E, a distance of 51.18 feet; thence S 00° 34' 14" W, a distance of 1310.71 feet; thence S 41° 33' 16" W, a distance of 60.36 feet, thence 66.52 feet along a curve to the right, not tangent to the last described line, having a radius of 600.00 feet, a delta angle of 11° 22' 38" and a chord distance of 66.41 feet which bears S 46° 28' 14" E; thence 96.17 feet along a curve to the left, tangent to the last described line, having a radius of 600.00 feet, a delta angle of 09° 11' 01" and a chord distance of 96.07 feet which bears S 45° 22' 25" E; thence N 40° 02' 05" E, a distance of 165.00 feet; thence 302.63 feet along a curve to the left, tangent to the last described line, having a radius of 435.00 feet, a delta angle of 39° 51' 37" and a chord distance of 296.56 feet which bears S 69° 53' 44" E; thence S 89° 49' 32" E, a distance of 691.23 feet; thence S 00° 10' 28" W, a distance of 335.00 feet; thence N 89° 49' 32" W, a distance of 691.23 feet; thence 573.29 feet along a curve to the right, tangent to the last described line, having a radius of 770.00 feet, a delta angle of 42° 39' 32" and a chord distance of 560.14 feet which bears N 68° 29' 46" W; thence N 47° 10' 01" W, a distance of 137.25 feet; thence S 00° 34' 21" W, a distance of 517.30 feet, to the Point of Beginning. Containing 50.144 acres more or less.

ZONING NOTES

- EXISTING ZONING: R-1 SINGLE FAMILY DETACHED RESIDENTIAL DISTRICT, R-2A TOWNHOME RESIDENTIAL DISTRICT, & R2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT.
- PROPOSED ZONING: R1A SINGLE FAMILY RESIDENTIAL DISTRICT
- PROPOSED DENSITY: 137 DWELLINGS IN 50.144 ACRES = 2.73 UNITS PER ACRE

1833 SW MAGAZINE ROAD
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 (515) 965-0123 phone - (515) 965-3322 fax
NILLES ASSOCIATES
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 Landscape Architecture

REVISIONS:
 1) 02/28/2024 - REVISIONS PER CITY REVIEW COMMENTS
 2) 04/04/2024 - REVISIONS PER CITY REVIEW COMMENTS
 3) 04/04/2024 - REVISIONS PER CITY REVIEW COMMENTS
 4) 04/04/2024 - REVISIONS PER CITY REVIEW COMMENTS
 5) 04/04/2024 - REVISIONS PER CITY REVIEW COMMENTS
 6) 04/04/2024 - REVISIONS PER CITY REVIEW COMMENTS
 7) 04/04/2024 - REVISIONS PER CITY REVIEW COMMENTS

NOTICE: NILLES ASSOCIATES, INC. WAIVES ANY AND ALL LIABILITY FOR DAMAGES OF ANY KIND, INCLUDING REASONABLE ATTORNEY'S FEES, WHICH MAY BE INCURRED BY ANY PARTY AS A RESULT OF THE PREPARATION, REVIEW, OR USE OF THESE PLANS, SPECIFICATIONS, AND CALCULATIONS. THE USER OF THESE PLANS, SPECIFICATIONS, AND CALCULATIONS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR PROTECTING AGAINST ALL RISKS OF FAILURE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR PROTECTING AGAINST ALL RISKS OF FAILURE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR PROTECTING AGAINST ALL RISKS OF FAILURE.

PROJECT NAME:
ANTLER RIDGE
 POLK CITY, IOWA

DESCRIPTION:
PROPOSED REZONING EXHIBIT: R-1A

PLAN NO.: 21255
 DATE: 11/09/2023
 DRAWN BY: ADS
 CHECKED BY: JTN
 SHEET SIZE: 22" X 34"
 SHEET TITLE: RZ-R1A
 SHEET NO.: 1/1

PRELIMINARY PLAT REVIEW

Date: April 10, 2024

 Prepared by: Kathleen Connor, Planner
 Travis D. Thornburgh, P.E.

Project: Antler Ridge Amended Preliminary Plat

Project No.: 122.0178.01

GENERAL INFORMATION:

Applicant:	Antler Ridge, LLC
Property Owner:	Antler Ridge, LLC
Requested Action:	Approval of Preliminary Plat
Location	West of NW 44 th Street & South of E. Southside Drive
Size:	138.46 acres
Zoning:	R-1 – Single Family R-1A – One & Two Family C-2 – Commercial
Proposed Use:	200 SF lots; 3 Commercial outlots; 2 Outlots; 1 Park; ROW



PROJECT DESCRIPTION:

On behalf of the developer, Nilles Engineering has submitted an amended Preliminary Plat for Antler Ridge. The amended Preliminary Plat now includes 61 R-1 lots and 139 R-1A lots that are all intended for single family homes. The previously approved Preliminary Plat included 43 R-2A lots for townhomes, which have now been removed from the amended Preliminary Plat. The amended Preliminary Plat still includes a 25.5-acre commercial outlot fronting on NW 44th Street and a 4.0- acre commercial outlot fronting on E. White Pine Drive to the north. A 0.77-acre outlot will be used for detention for the northern portion of the commercial area.

This subdivision still proposes vacating a portion of E. Southside Drive by creating a new collector street system, similar to E. Southside Drive in Marina Cove, thus eliminating the need to upgrade the non-compliant existing E. Southside Drive. E. Red Cedar Drive is a collector street, running from NW 44th Street to E. Southside Drive at the northwest corner of the subdivision. E. White Pine Drive is a collector street, running from NW 44th Street through the commercial area to E. Southside Drive where it will eventually be extended to E. Northside Drive as development continues to the north of this subdivision. E. Southside Drive/E. Antler Ridge Drive will be an east/west collector through the development. All other streets in this subdivision are local streets. Water mains and sanitary sewers will serve the lots within this plat and provide for future extension. The developer proposes a multi-basin storm water management facility that will be privately maintained by the Homeowners/Business Owners Association.

ITEMS OF NOTE:

1. **Park & Recreational Trail.** The developer plans to dedicate a 3.06-acre park located west of the existing home on Lot 200. A minimum of 75% of this park area will be graded to 5% max., with the exception of an existing stand of trees that will remain. A Recreational Trail will be paved along the south side of Red Cedar Drive, from the park to SE 23rd Street. From SE 23rd Street, the trail will extend along the rear of Lots 1-10 east to NE 44th Street and along the rear of Lot Z north to E. Southside Drive. A trail will be constructed along the east side of Outlot Z to match the trail in Holly Woods.
2. **Zoning.** The submitted rezoning petitions are intended to rectify previous discrepancies between the proposed lot lines and the zoning boundaries.
3. **Traffic Impact Study.** Snyder & Associates has completed a Traffic Impact Study. The amended Preliminary Plat removes a previously proposed southbound right turn lane at the intersection of E. Red Cedar Drive and NW 44th Street that was not required as part of the Final Traffic Impact Study recommendations. The preliminary plat reflects the on-site public improvements to be constructed by the developer. Off-site improvements will be covered by a Development Agreement.
4. **E. Southside Drive.** City staff agrees with the concept to realign E. Southside Drive in order to avoid reconstruction of a large portion of this street, similar to the realignment of E. Southside Drive in the Marina Cove subdivision.
 - a. The north half of E. Southside Drive is owned by Polk County. City staff and the developer have had ongoing discussions with the county, and they appear to be in agreement with the developer's plan to vacate a portion of this street. However, City Staff and Polk County are currently working to transfer jurisdiction of existing roadway easement from Polk County to Polk City.
 - b. Vacation of portions of this right-of-way will require Public Hearings by Polk City. A revised Phasing Plan may need to be provided that addresses the sequence of construction and vacation in order to maintain traffic through all phases of development.
 - c. A Development Agreement is currently being negotiated by City Staff and the Developer to define the city's and the developer's responsibility for resurfacing and/or reconstruction of E. Southside Drive, as well as additional platting restrictions should the transfer of easement be further delayed. This Agreement will need to be approved prior to approval of the Final Plat for Antler Ridge Plat 1.
5. **Sanitary Sewer.** This amended Preliminary Plat does not modify the previously approved alignment of the SE Trunk Sewer. The amended Preliminary Plat still includes an overdepth sewer through Antler Ridge. A Development Agreement defining the city's responsibility for cost sharing associated with upsizing the sanitary trunk sewer and for overdepth construction was previously approved and remains in effect.

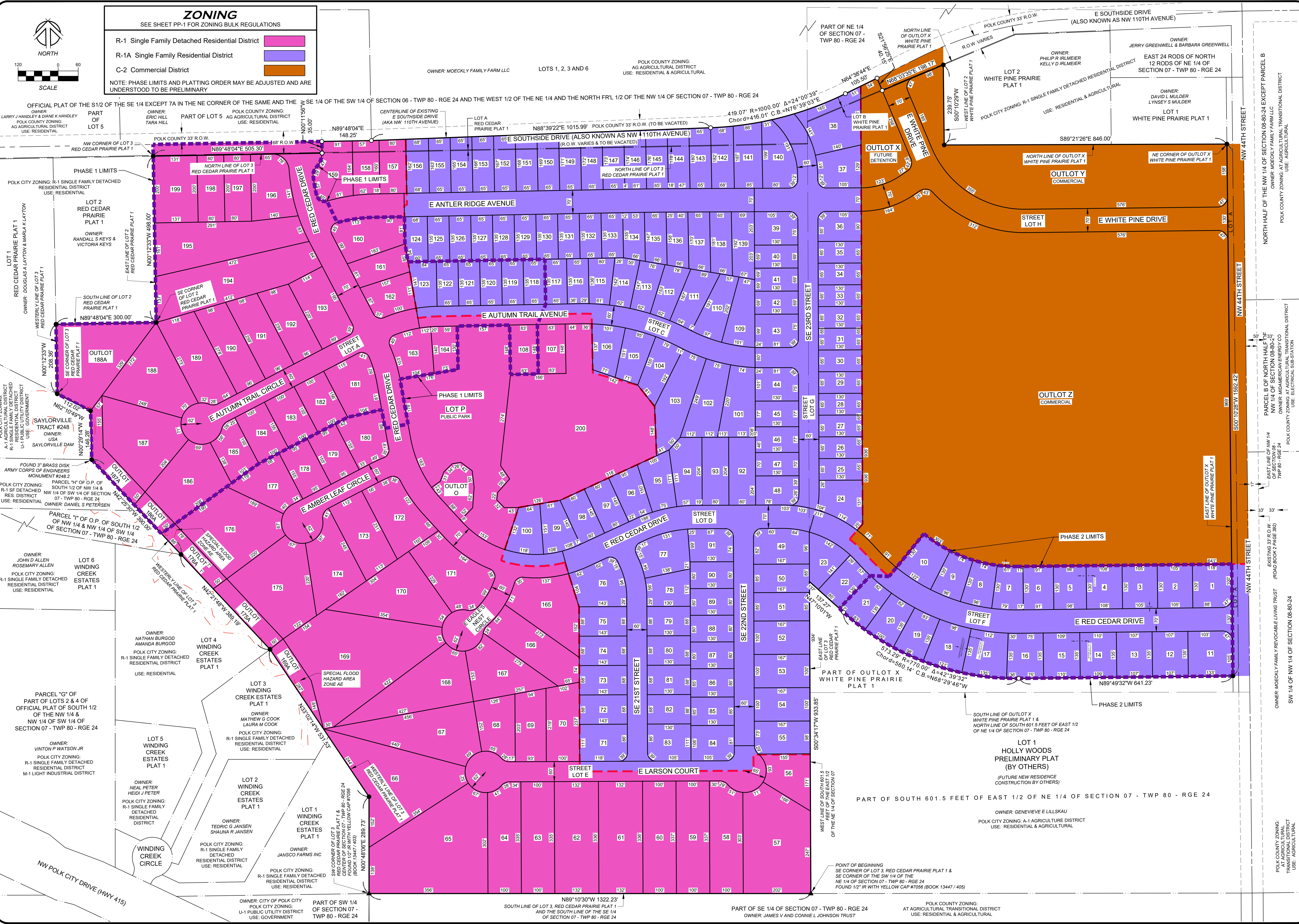
REVIEW COMMENTS:

All staff review comments were addressed.

RECOMMENDATION:

Based on Items of Note identified herein, we recommend P&Z approval of the amended Preliminary Plat for Antler Ridge, subject to:

1. Approval of a Development Agreement regarding E. Southside Drive responsibilities being approved prior to approval of a Final Plat for Antler Ridge Plat 1.
2. P&Z recommendations, if any, shall be addressed prior to this item being placed on the City Council agenda.
3. Payment of all professional billings prior to City Council action on this amended Preliminary Plat.



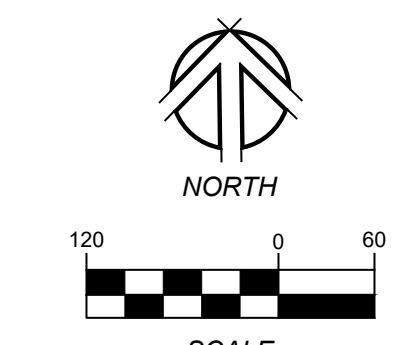
ZONING
SEE SHEET PP-1 FOR ZONING BULK REGULATIONS

R-1 Single Family Detached Residential District

R-1A Single Family Residential District

C-2 Commercial District

NOTE: PHASE LIMITS AND PLATTING ORDER MAY BE ADJUSTED AND ARE UNDERSTOOD TO BE PRELIMINARY



1933 SW MAGAZINE ROAD
ANKENY, IOWA 50023-2555
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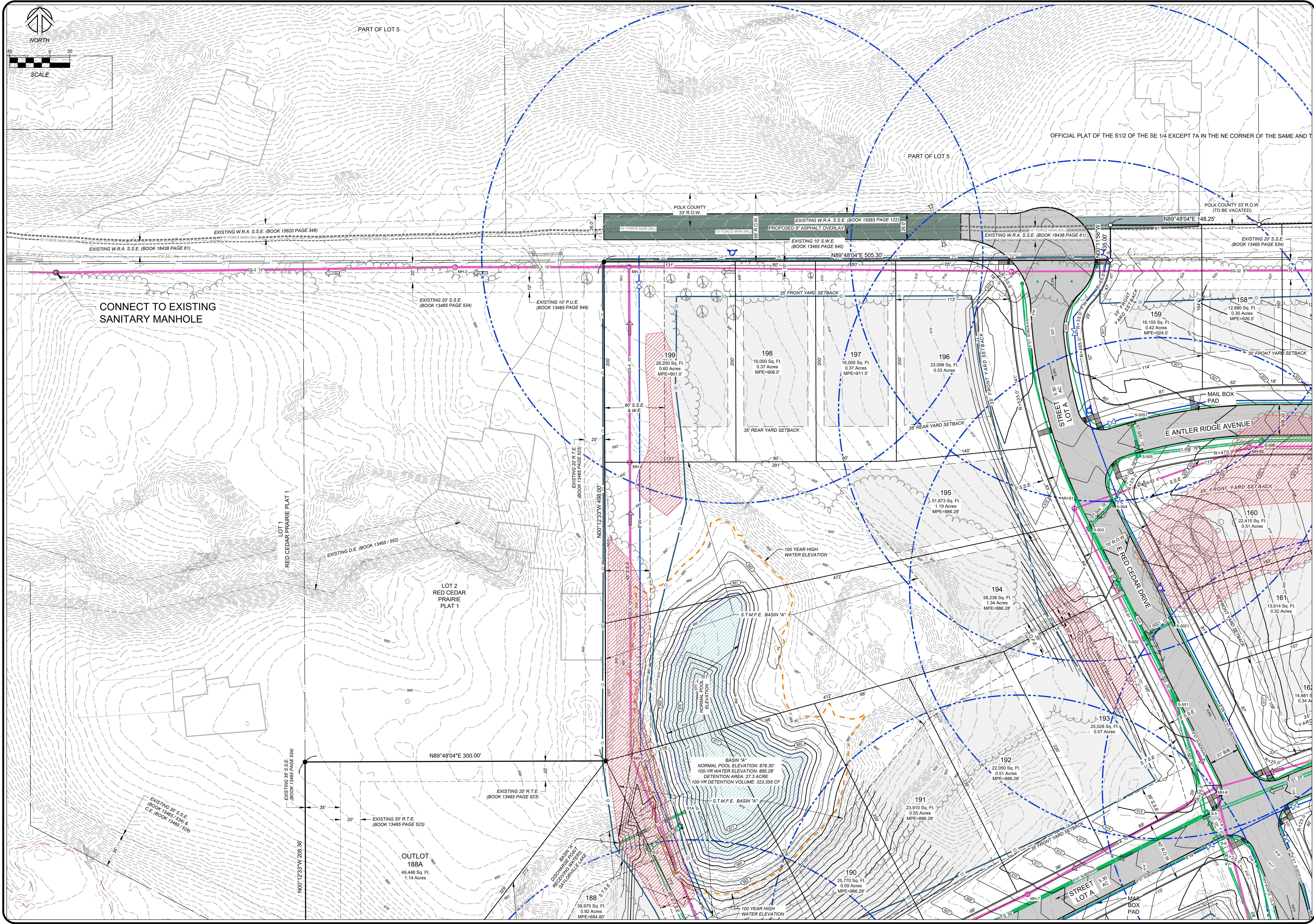
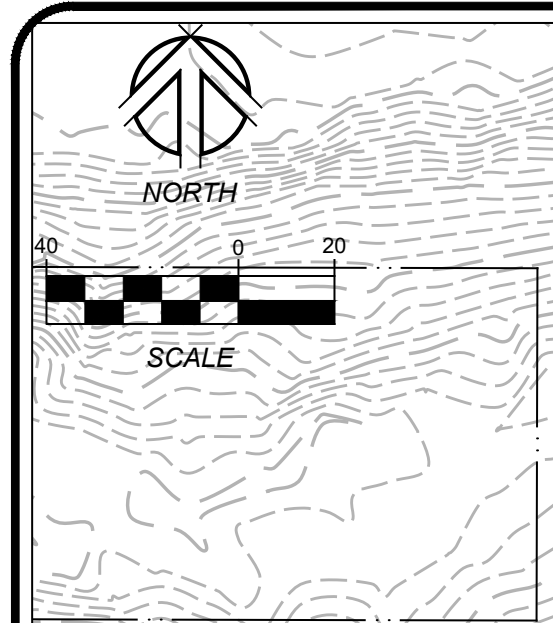
NILLES ASSOCIATES

REVISIONS:
1) 10/12/20 PER COMMENTS DATED 4-1-22
2) 10/12/22 PER COMMENTS DATED 6-15-22
3) 10/12/22 PER COMMENTS DATED 6-15-22
4) 10/12/22 PER COMMENTS DATED 6-15-22
5) 10/12/22 PER COMMENTS DATED 6-15-22
6) 10/12/22 PER COMMENTS DATED 6-15-22
7) 11/17/22 PER COMMENTS DATED 11-15-22

NOTE: NILES ASSOCIATES, INC. (NILES ASSOCIATES) HAS BEEN ADVISED BY THE IOWA DEPARTMENT OF TRANSPORTATION THAT THE IOWA DEPARTMENT OF TRANSPORTATION HAS A REVIEW OF THIS PROJECT AND HAS COMMENTED ON THE PROJECT. THE ENGINEERING INTENT OF THIS PROJECT IS TO OBTAIN AND FOLLOW THE ENGINEERING INTENT OF THE IOWA DEPARTMENT OF TRANSPORTATION. NILES ASSOCIATES, INC. HAS REVIEWED THE COMMENTS AND HAS MADE THE NECESSARY CHANGES TO THE PROJECT. THE ENGINEERING INTENT OF THIS PROJECT IS TO OBTAIN AND FOLLOW THE ENGINEERING INTENT OF THE IOWA DEPARTMENT OF TRANSPORTATION. NILES ASSOCIATES, INC. HAS REVIEWED THE COMMENTS AND HAS MADE THE NECESSARY CHANGES TO THE PROJECT. THE ENGINEERING INTENT OF THIS PROJECT IS TO OBTAIN AND FOLLOW THE ENGINEERING INTENT OF THE IOWA DEPARTMENT OF TRANSPORTATION.

PROJECT NAME: ANTLER RIDGE
DESCRIPTION: LOT 3 RED CEDAR PRAIRIE PLAT 1 & PART OF OUTLOT X WHITE PINE PRAIRIE PLAT 1, POLK COUNTY, IOWA

DATE: 04/04/2024
DRAWN BY: ADS
CHECKED BY: JTN
SHEET SIZE: 24" X 36"
SHEET TITLE: PP-2
SHEET NO.: 2/16



CONNECT TO EXISTING
SANITARY MANHOLE

PART OF LOT 5

PART OF LOT 5

OFFICIAL PLAT OF THE S1/2 OF THE SE 1/4 EXCEPT 7A IN THE NE CORNER OF THE SAME AND T

1250 SW STATE STREET, SUITE A
ANKENY, IOWA 50023-2555
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Landscape Architecture

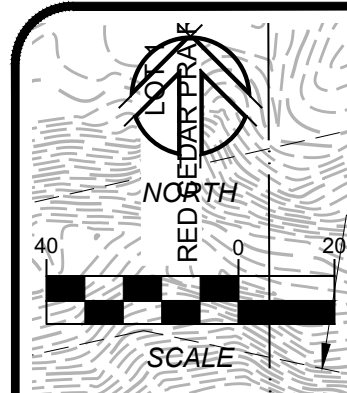
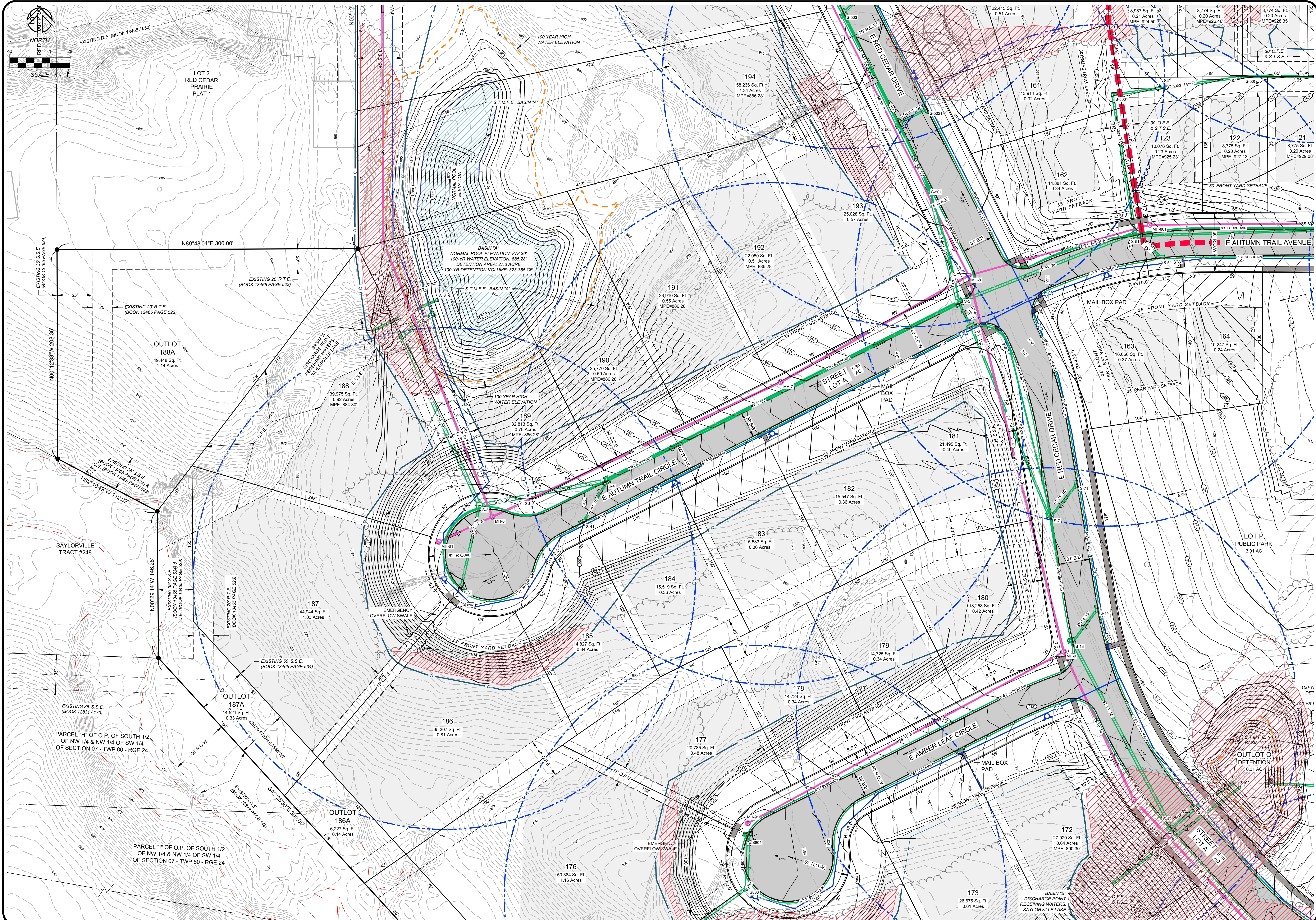
NILLES ASSOCIATES

REVISIONS:
1) 1/10/22 PER COMMENTS DATED 4-1-22
2) 1/10/22 PER COMMENTS DATED 6-17-22
3) 1/10/22 PER COMMENTS DATED 6-15-22
4) 1/10/22 PER COMMENTS DATED 6-15-22
5) 1/10/22 PER COMMENTS DATED 6-15-22
6) 1/10/22 ADDED ADDITIONAL EASEMENTS
7) 1/10/22 50' BUFFER PER CITY COMMENT DATED 11-15-22

NOTE: NILLES ASSOCIATES, INC. WARRANTS ANY
PROBLEMS WHOSE CAUSE ORIGINATES FROM FAILURE TO
THE ENGINEERING INTENT OF THIS PLAN, OR
TO BE IN ACCORDANCE WITH THE ENGINEERING
DRAWINGS, ACCORDANCE THEREWITH IS
OR CONFLICTS WHICH ARE ALLEGED.

ANTLER RIDGE
LOT 3 RED CEDAR PRAIRIE PLAT 1, E PART OF OUTLOT X WHITE PINE PRAIRIE PLAT 1, POLK COUNTY, IOWA
E SOUTHSIDE DRIVE & E RED CEDAR DRIVE

PROJECT NO.: 21255
DATE: 04/04/2024
DRAWN BY: ADS
CHECKED BY: JTN
SHEET NO.: 3 / 16
SHEET SIZE: 24" X 36"
SHEET TITLE: PP-3



1250 SW STATE STREET, SUITE A
 ANKENY, IOWA 50023-2555
 (515) 965-0123 phone • (515) 965-3322 fax
 CIVIL ENGINEERING • LAND SURVEYING
 LANDSCAPE ARCHITECTURE

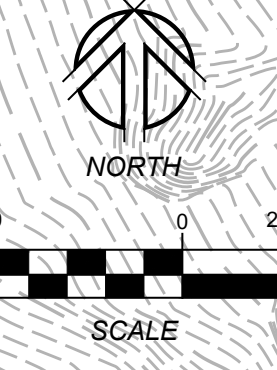
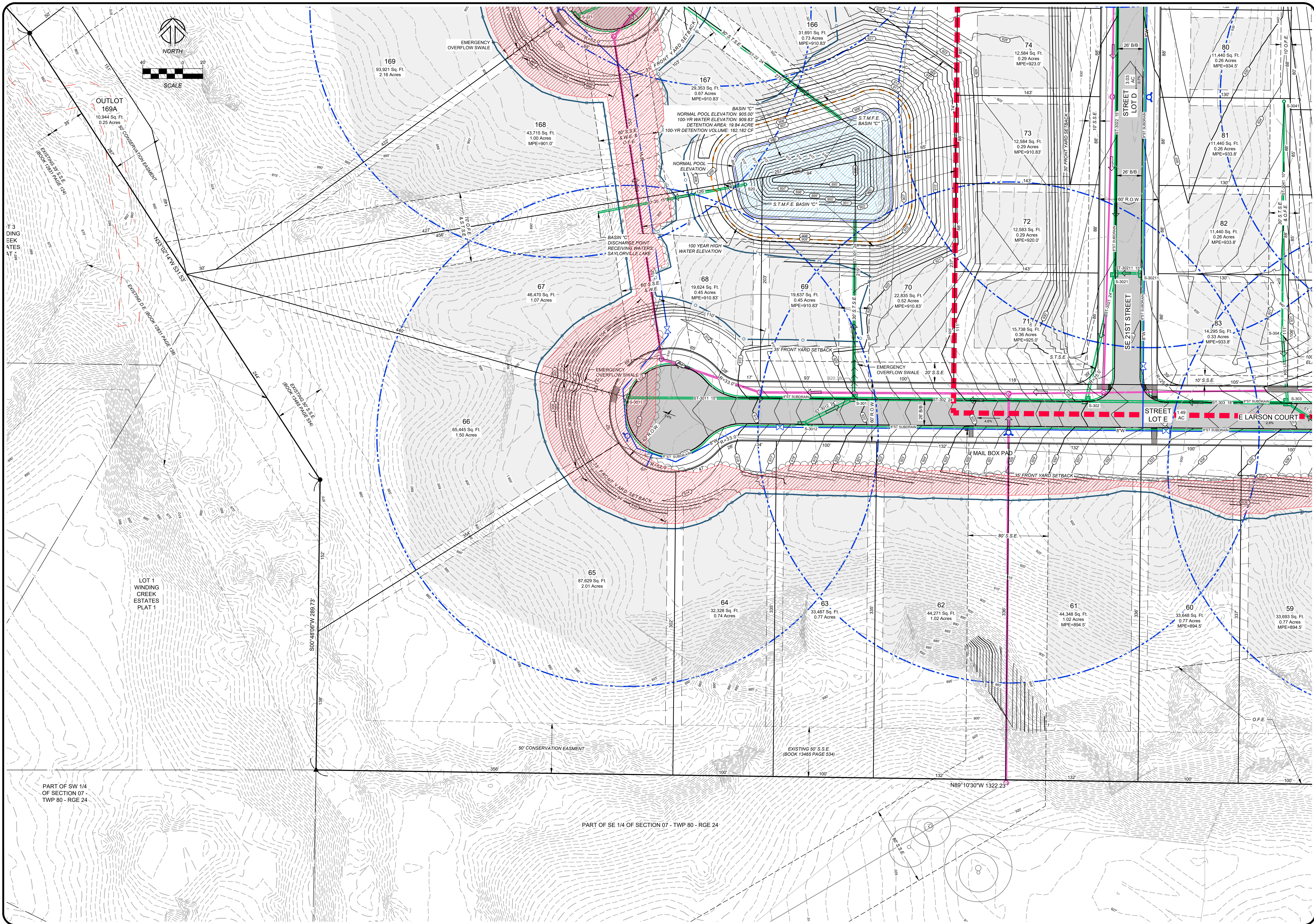


- REVISIONS:
- 1) INITIAL DESIGN
 - 2) 10/10/22 PER COMMENTS DATED 6-1-22
 - 3) 10/10/22 PER COMMENTS DATED 6-15-22
 - 4) 10/10/22 PER COMMENTS DATED 6-15-22
 - 5) 10/10/22 PER COMMENTS DATED 6-15-22
 - 6) 10/10/22 ADDITIONAL EASEMENTS
 - 7) 11/17/22 50' BUFFER PER CITY COMMENT DATED 11-15-22

NOTICE: NILES ASSOCIATES, INC. (NIA) AND ITS ENGINEERS AND SURVEYORS SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECTS SHOWN ON THESE PLANS. THE ENGINEER'S DESIGN SHALL BE BASED ON THE INFORMATION PROVIDED TO NIA AND SHALL FOLLOW THE ENGINEERING AND SURVEYING PRACTICES CURRENTLY IN EFFECT IN THE STATE OF IOWA. NIA AND ITS ENGINEERS AND SURVEYORS SHALL NOT BE RESPONSIBLE FOR ANY OMISSIONS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS WHICH ARE ALLEGED.

PROJECT NAME: ANTLER RIDGE
 LOT 3 RED CEDAR PRAIRIE PLAT 1, E PART OF OUTLOT X WHITE PINE PRAIRIE PLAT 1, POLK COUNTY, IOWA
 E AUTUMN TRAIL CIRCLE & E AMBER LEAF CIRCLE

NAI NO.:	21255
DATE:	04/04/2024
DRAWN BY:	ADS
CHECKED BY:	JTN
SHEET NO.:	24' X 36'
SHEET TITLE:	PP-4
SHEET NO.:	4 / 16



NILLES ASSOCIATES
 1250 SW STATE STREET, SUITE A
 ANKENY, IOWA 50023-2555
 (515) 965-0123 phone • (515) 965-3322 fax
 Civil Engineering • Land Surveying
 Landscape Architecture

REVISIONS:

- 1) PRELIMINARY COMMENTS DATED 4-1-22
- 2) 100% PER COMMENTS DATED 6-1-22
- 3) 100% PER COMMENTS DATED 6-1-22
- 4) 100% PER COMMENTS DATED 6-1-22
- 5) 100% PER COMMENTS DATED 6-1-22
- 6) 100% PER COMMENTS DATED 6-1-22
- 7) 100% PER COMMENTS DATED 6-1-22

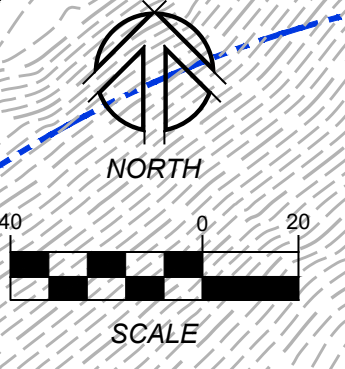
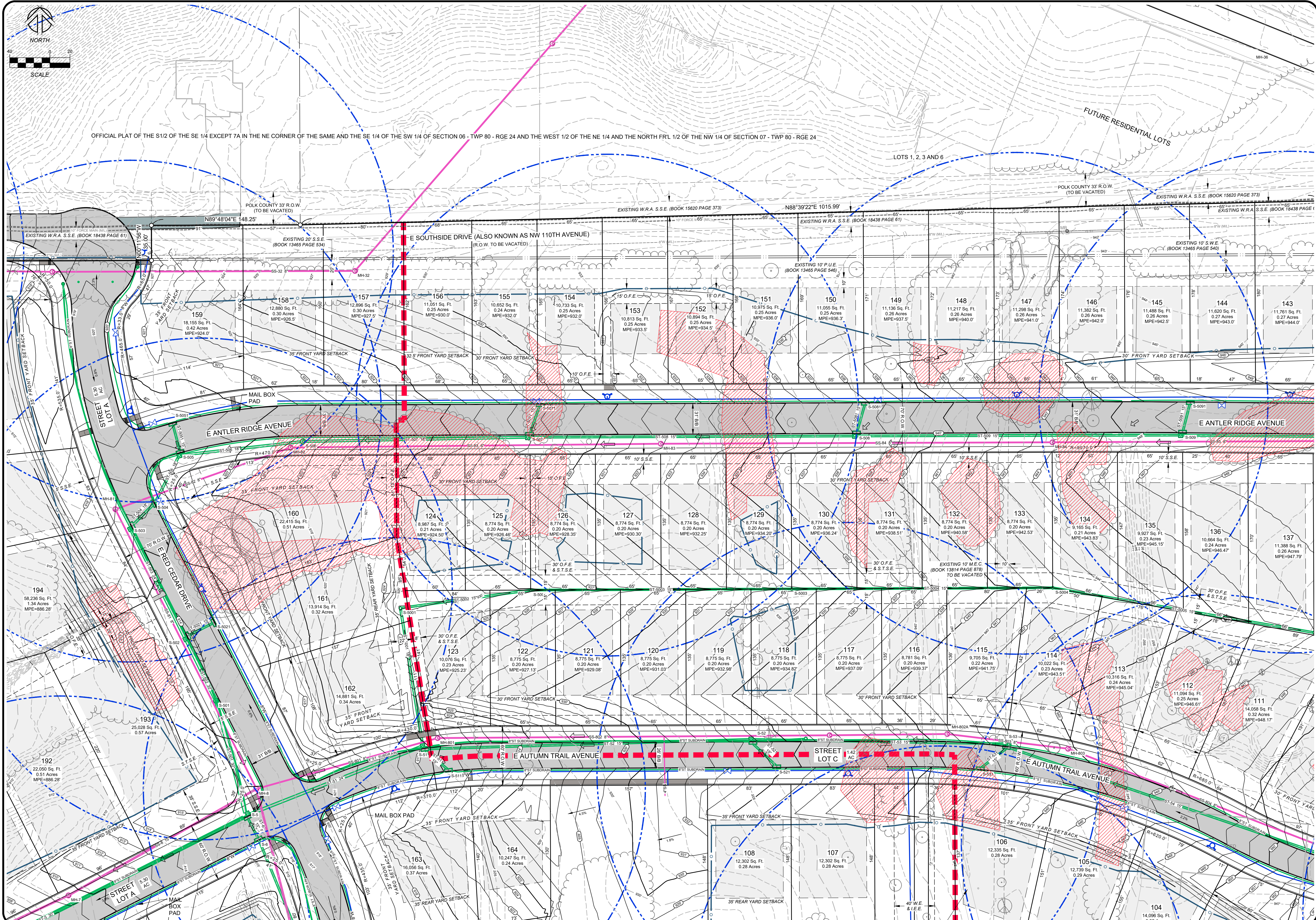
NOTES:

- 1) THE ENGINEER HAS REVIEWED THE PLAT AND FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE IOWA SURVEYING ACT AND THE IOWA ENGINEERING ACT.
- 2) THE ENGINEER HAS REVIEWED THE PLAT AND FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE IOWA SURVEYING ACT AND THE IOWA ENGINEERING ACT.
- 3) THE ENGINEER HAS REVIEWED THE PLAT AND FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE IOWA SURVEYING ACT AND THE IOWA ENGINEERING ACT.
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- 6) THE ENGINEER HAS REVIEWED THE PLAT AND FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE IOWA SURVEYING ACT AND THE IOWA ENGINEERING ACT.
- 7) THE ENGINEER HAS REVIEWED THE PLAT AND FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE IOWA SURVEYING ACT AND THE IOWA ENGINEERING ACT.

ANTLER RIDGE
 LOT 3 RED CEDAR PRAIRIE PLAT 1, PART OF OUTLOT X WHITE PINE PRAIRIE PLAT 1, POLK COUNTY, IOWA
 E LARSON COURT & SE 21ST STREET

PROJECT NAME: ANTLER RIDGE
DESCRIPTION: LOT 3 RED CEDAR PRAIRIE PLAT 1, PART OF OUTLOT X WHITE PINE PRAIRIE PLAT 1, POLK COUNTY, IOWA

DATE: 04/04/2024
DRAWN BY: ADS
CHECKED BY: JTN
SHEET SIZE: 24" X 36"
SHEET TITLE: PP-6
SHEET NO.: 6/16



REVISIONS:

- 1) 1/18/22 PER COMMENTS DATED 1-13-22
- 2) 1/20/22 PER COMMENTS DATED 1-13-22
- 3) 1/20/22 PER COMMENTS DATED 1-13-22
- 4) 1/20/22 PER COMMENTS DATED 1-13-22
- 5) 1/20/22 PER COMMENTS DATED 1-13-22
- 6) 1/20/22 PER COMMENTS DATED 1-13-22
- 7) 1/20/22 PER COMMENTS DATED 1-13-22

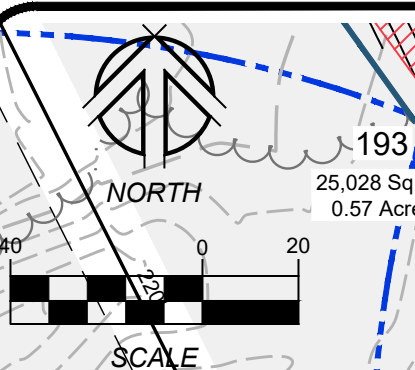
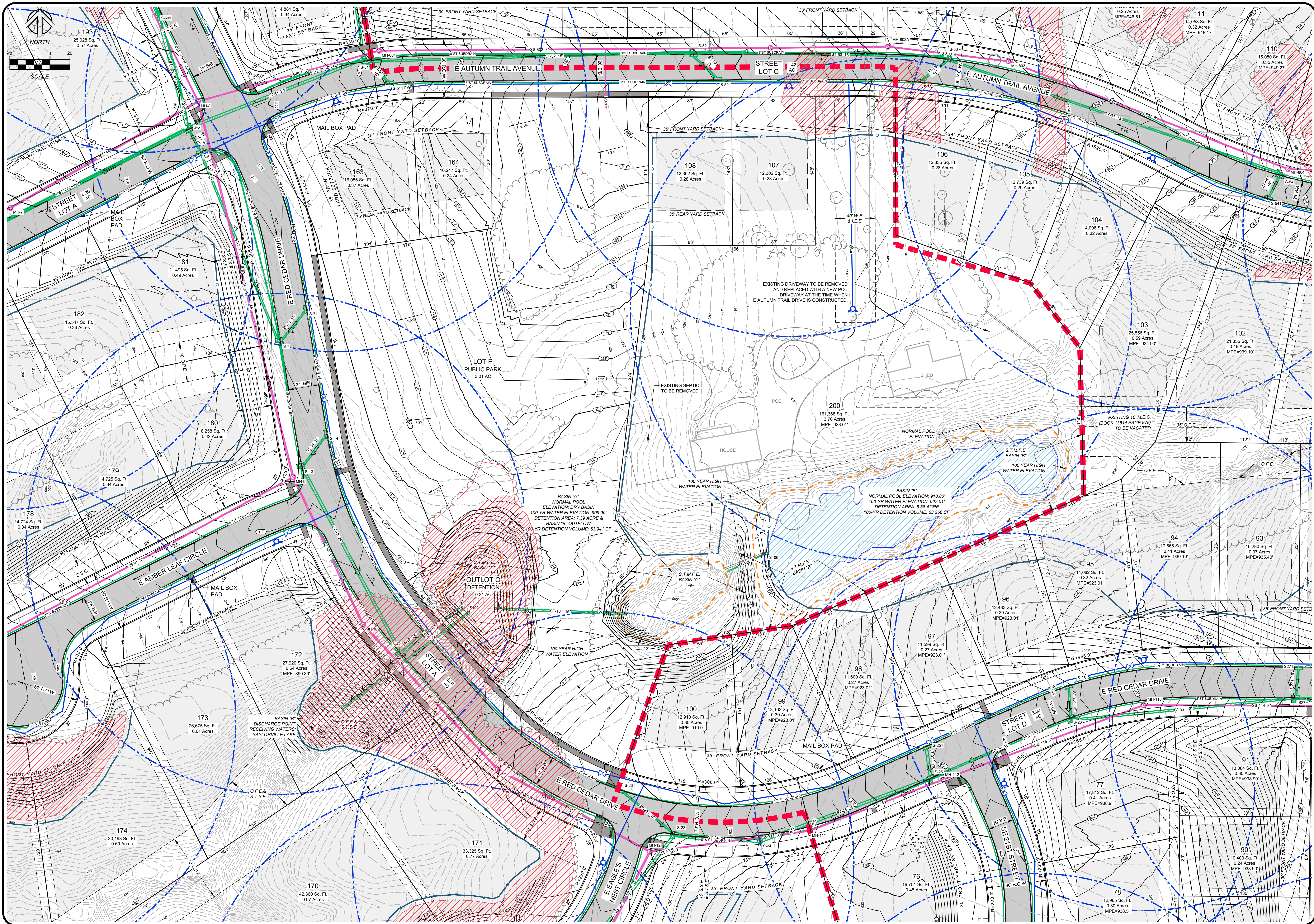
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ANTLER RIDGE
 LOT 3 RED CEDAR DRIVE PLAT 1, PART OF OUTLOT X WHITE PINE FOREST PLAT 1, POLK COUNTY, IOWA

E ANTLER RIDGE AVENUE & E AUTUMN TRAIL AVENUE

PROJECT NAME: ANTLER RIDGE
 DESCRIPTION: LOT 3 RED CEDAR DRIVE PLAT 1, PART OF OUTLOT X WHITE PINE FOREST PLAT 1, POLK COUNTY, IOWA

DATE: 04/04/2024
 DRAWN BY: ADS
 CHECKED BY: JTN
 SHEET SIZE: 24" X 36"
 SHEET TITLE: PP-7
 SHEET NO.: 7/16



1250 SW STATE STREET, SUITE A
ANKENY, IOWA 50023-2555
(515) 965-0123 phone • (515) 965-3322 fax
Civil Engineering • Land Surveying
Landscape Architecture



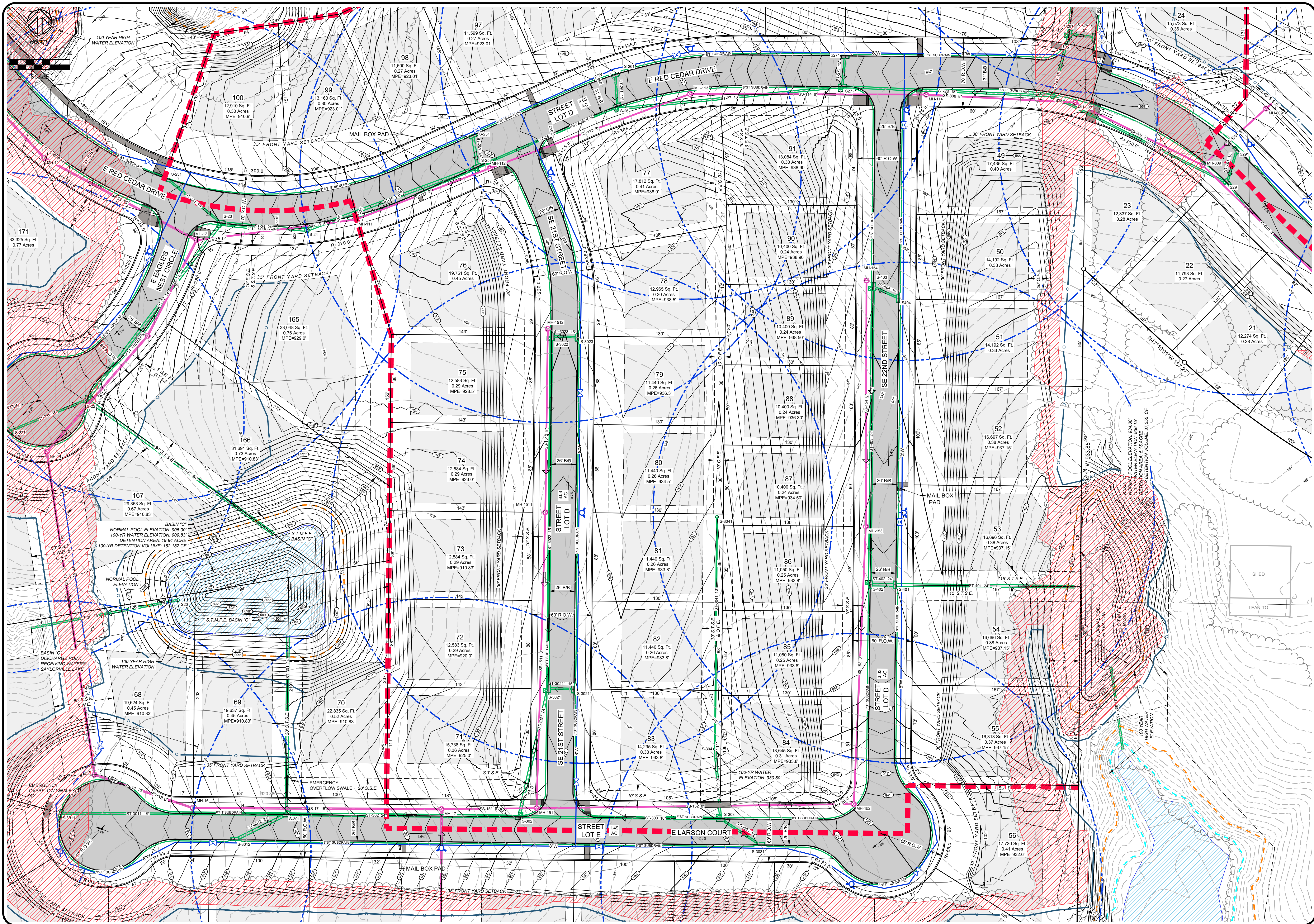
REVISIONS:
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2) 1/10/22 PER COMMENTS DATED 6-15-22
3) 1/10/22 PER COMMENTS DATED 6-15-22
4) 1/10/22 PER COMMENTS DATED 6-15-22
5) 1/10/22 PER COMMENTS DATED 6-15-22
6) 1/10/22 PER COMMENTS DATED 6-15-22
7) 1/10/22 PER COMMENTS DATED 6-15-22

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PROJECT NAME:
ANTLER RIDGE
LOT 3 RED CEDAR DRIVE PLAT 1, PART OF OUTLOT X WHITE PINE FOREST PLAT 1, POLK COUNTY, IOWA

DESCRIPTION:
E AUTUMN TRAIL AVE & E RED CEDAR DR

DATE:	04/04/2024
DRAWN BY:	ADS
CHECKED BY:	JTN
SHEET NO.:	21255
SHEET SIZE:	24" X 36"
SHEET TITLE:	PP-8
SHEET NO.:	8 / 16



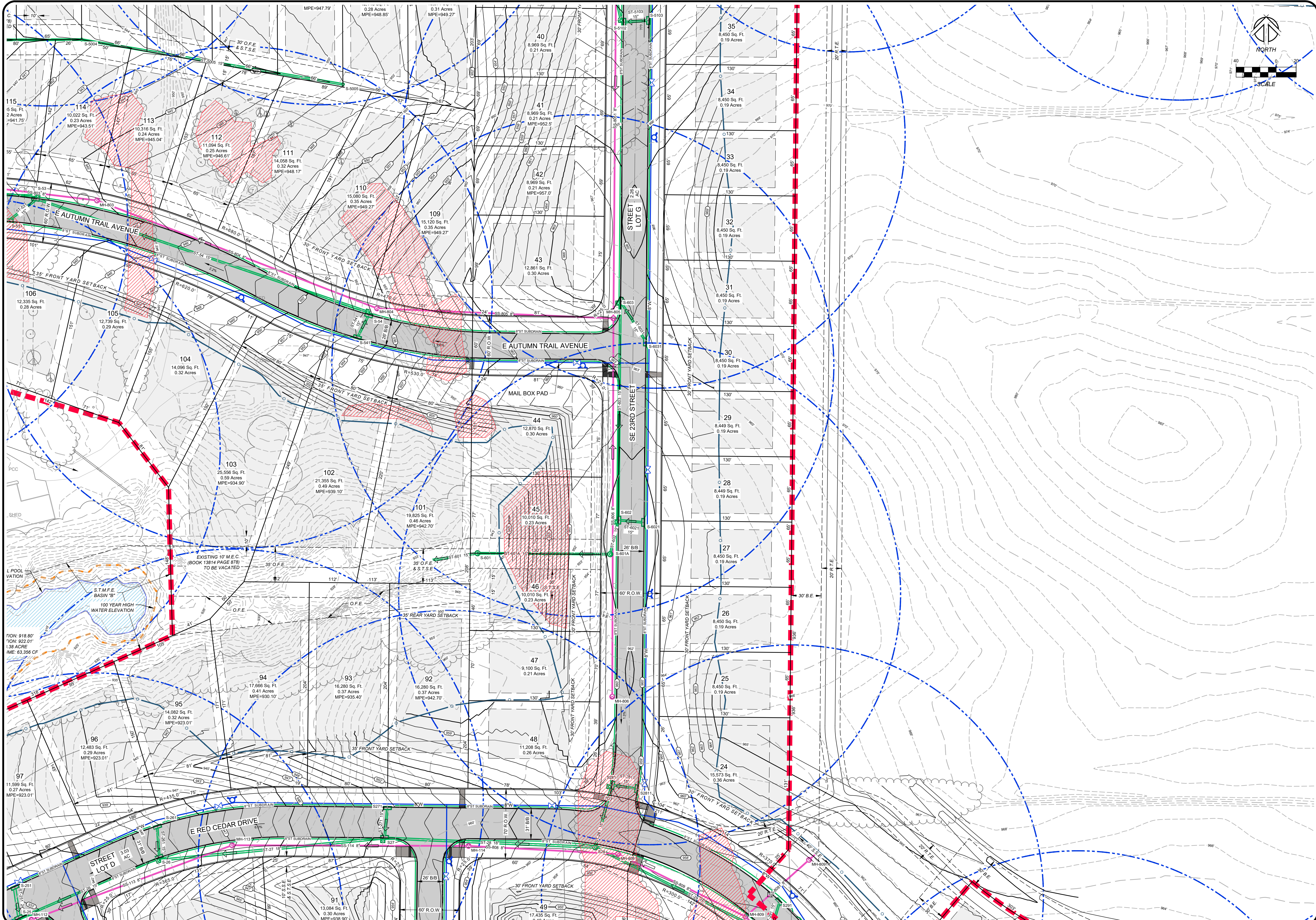
REVISIONS:
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 2) 1/10/17 PER COMMENTS DATED 6-1-17
 3) 1/10/17 PER COMMENTS DATED 6-1-17
 4) 1/10/17 PER COMMENTS DATED 6-1-17
 5) 1/10/17 PER COMMENTS DATED 6-1-17
 6) 1/10/17 PER COMMENTS DATED 6-1-17
 7) 1/10/17 PER COMMENTS DATED 6-1-17

NOTES:
 1) NILES ASSOCIATES, INC. WARRANTS THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND COMPLETE FOR THE PROJECTS AND PURPOSES INTENDED BY THE CLIENT, BUT DOES NOT WARRANT THAT THE INFORMATION IS ACCURATE AND COMPLETE FOR ANY OTHER PURPOSES.
 2) THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO OBVIOUS DISCREPANCIES BETWEEN THE AS-BUILT CONDITIONS AND THE INFORMATION PROVIDED BY THE CLIENT.
 3) THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO OBVIOUS DISCREPANCIES BETWEEN THE AS-BUILT CONDITIONS AND THE INFORMATION PROVIDED BY THE CLIENT.
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 7) THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO OBVIOUS DISCREPANCIES BETWEEN THE AS-BUILT CONDITIONS AND THE INFORMATION PROVIDED BY THE CLIENT.

ANTLER RIDGE
 LOT 3 RED CEDAR PRORATE PLAT 1, PART OF OUTLOT X WHITE PINE PRORATE PLAT 1, POLK COUNTY, IOWA

SE 21ST STREET & SE 22ND STREET

PROJECT NAME:	ANTLER RIDGE
DESCRIPTION:	LOT 3 RED CEDAR PRORATE PLAT 1, PART OF OUTLOT X WHITE PINE PRORATE PLAT 1, POLK COUNTY, IOWA
DATE:	04/04/2024
DRAWN BY:	ADS
CHECKED BY:	JTN
SHEET NO.:	PP-9
SHEET SIZE:	24" X 36"
SHEET TITLE:	PP-9
SHEET NO.:	9/16



1250 SW STATE STREET, SUITE A
 ANKENY, IOWA 50023-2555
 (515) 965-0123 phone - (515) 965-3322 fax
 Civil Engineering - Land Surveying
 Landscape Architecture



REVISIONS:
 1) 08/02/22 PER COMMENTS DATED 4-1-22
 2) 08/02/22 PER COMMENTS DATED 6-15-22
 3) 08/02/22 PER COMMENTS DATED 8-15-22
 4) 08/02/22 PER COMMENTS DATED 8-15-22
 5) 08/02/22 PER COMMENTS DATED 8-15-22
 6) 08/02/22 PER COMMENTS DATED 8-15-22
 7) 11/17/22 50' BUFFER PER CITY COMMENT DATED 11-15-22

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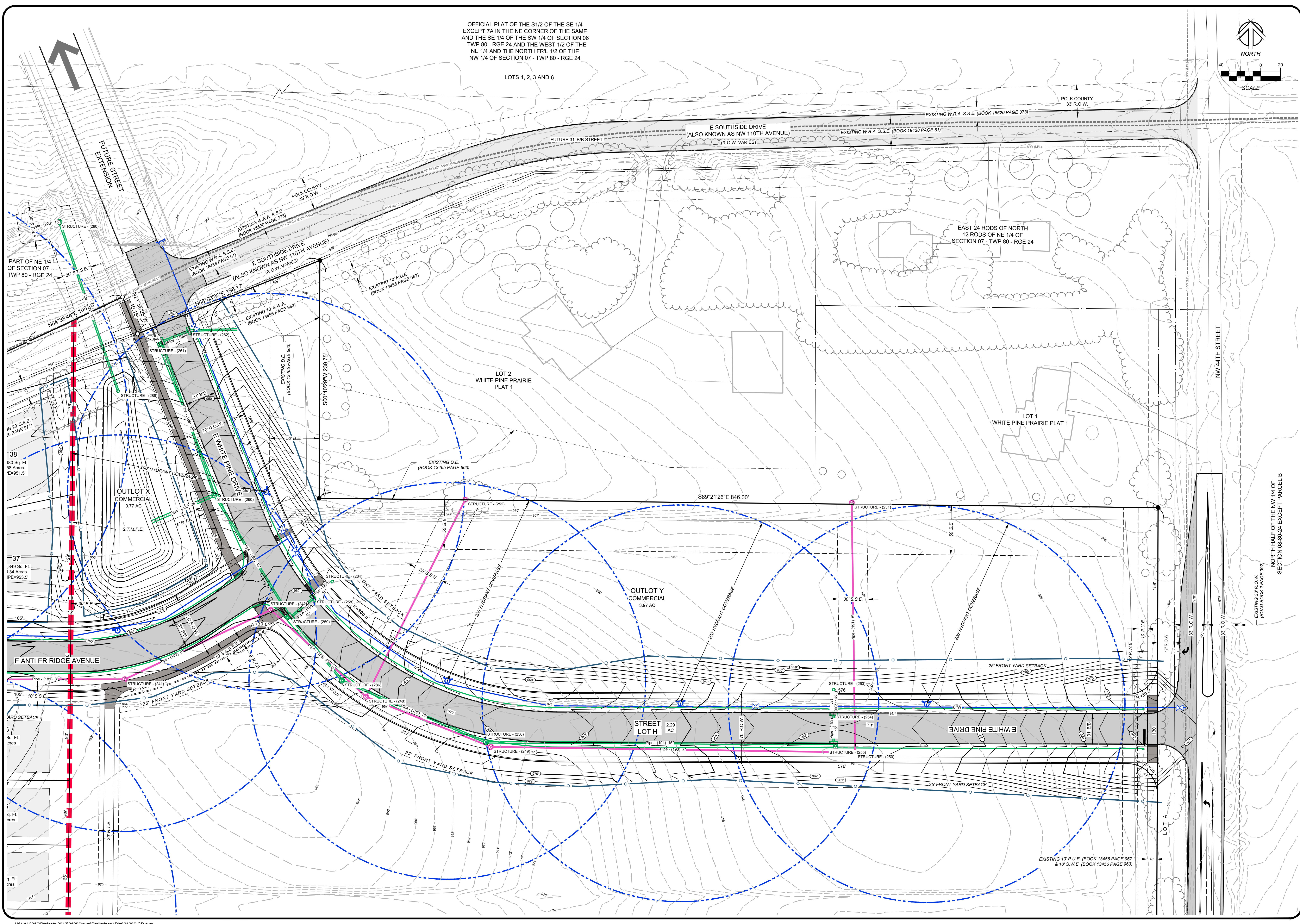
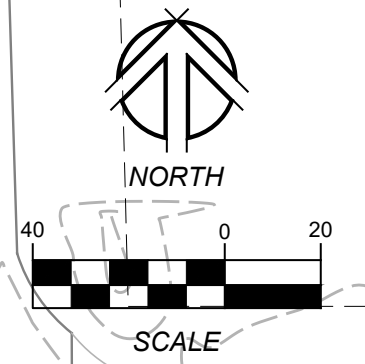
PROJECT NAME:
 ANTLER RIDGE
 LOT 3 RED CEDAR PRRIE PLAT 1, PART OF OUTLOT X WHITE PINE PRRIE PLAT 1, POLK COUNTY, IOWA

DESCRIPTION:
 E AUTUMN TRAIL AVE & SE 23RD ST

NAI NO.:	21255
DATE:	04/04/2024
DRAWN BY:	ADS
CHECKED BY:	JTN
SHEET NO.:	24' X 36'
SHEET TITLE:	PP-12
SHEET NO.:	12/16

OFFICIAL PLAT OF THE S1/2 OF THE SE 1/4
EXCEPT 7A IN THE NE CORNER OF THE SAME
AND THE SE 1/4 OF THE SW 1/4 OF SECTION 06
- TWP 80 - RGE 24 AND THE WEST 1/2 OF THE
NE 1/4 AND THE NORTH FRL 1/2 OF THE
NW 1/4 OF SECTION 07 - TWP 80 - RGE 24

LOTS 1, 2, 3 AND 6



1250 SW STATE STREET, SUITE A
ANKENY, IOWA 50023-2555
(515) 965-0123 phone - (515) 965-3322 fax
Civil Engineering - Land Surveying
Landscape Architecture

NILLES ASSOCIATES

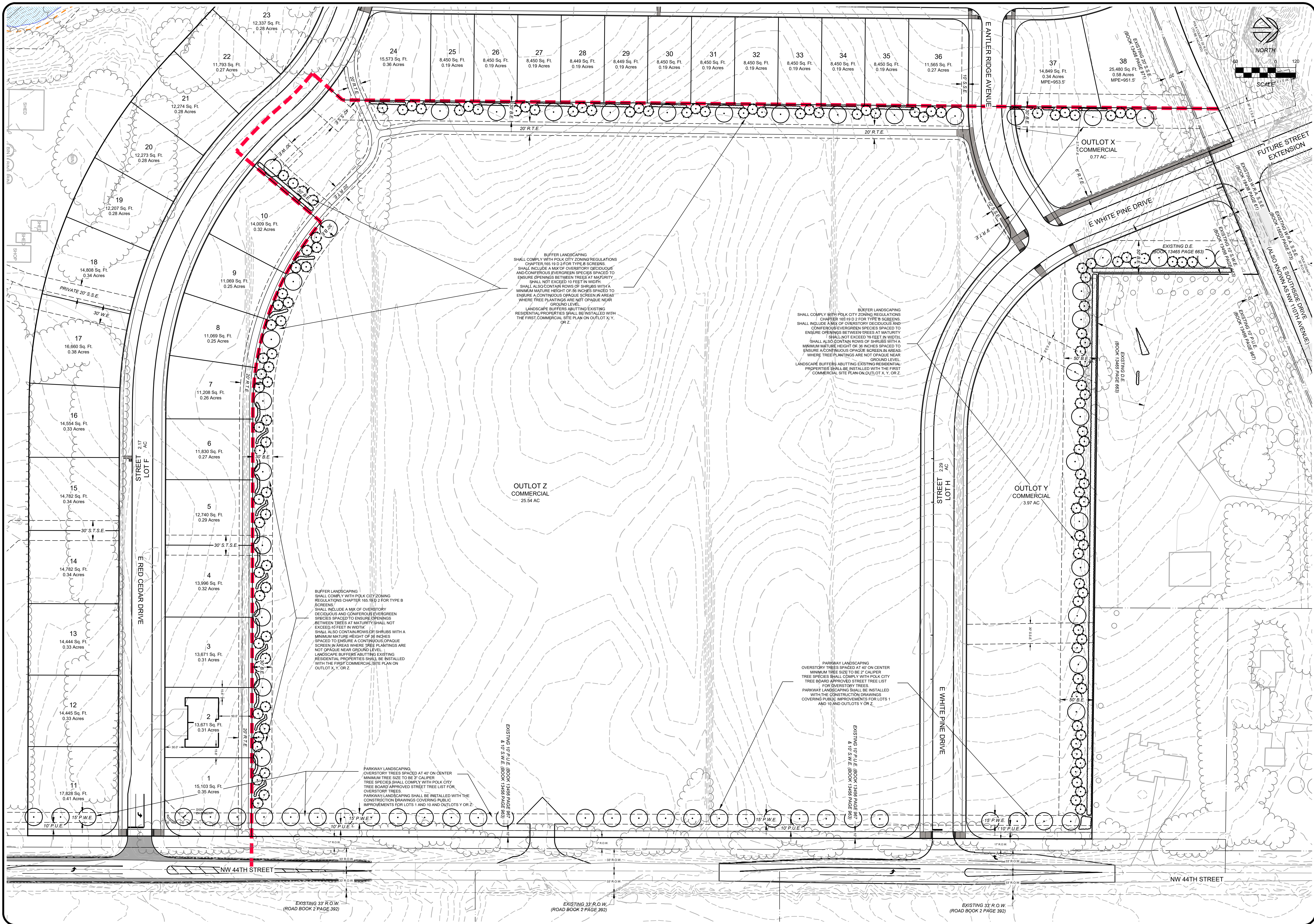
REVISIONS:
1) 10/20/22 PER COMMENTS DATED 4-1-22
2) 10/20/22 PER COMMENTS DATED 6-1-22
3) 10/20/22 PER COMMENTS DATED 6-1-22
4) 10/20/22 PER COMMENTS DATED 6-1-22
5) 10/20/22 PER COMMENTS DATED 6-1-22
6) 10/20/22 PER COMMENTS DATED 6-1-22
7) 10/20/22 PER COMMENTS DATED 11-15-22

NOTICE: NILLES ASSOCIATES, INC. WARRANTS ANY
PROFESSIONAL OPINION OR DESIGN FOR THE
PROJECTS WHICH ARE PREPARED BY US OR
THE ENGINEERING INTENT OF THIS PLAN, OR
TO OBTAIN AND/OR FOLLOW THE ENGINEER'S
DESIGNATIONS, INCORPORATES AMBIGUOUS
OR CONFLICTS WHICH ARE ALLEGED.

PROJECT NAME:
ANTLER RIDGE
LOT 3 RED CEDAR PRAIRIE PLAT 1 - PART OF OUTLOT X WHITE PINE PRAIRIE PLAT 1, POLK COUNTY, IOWA

DESCRIPTION:
E WHITE PINE DR & E ANTLER RIDGE AVE

NAI NO.:	21255
DATE:	04/04/2024
DRAWN BY:	ADS
CHECKED BY:	JTN
SHEET NO.:	24
SHEET TITLE:	PP-13
SHEET NO.:	13 / 16



ANTLER RIDGE
 LOT 3 RED CEDAR PRORIE PLAT 1, IS PART OF OUTLOT X WHITE PINE PRORIE PLAT 1, POLK CITY, IOWA
 COMMERCIAL LANDSCAPE PLAN

REVISIONS:

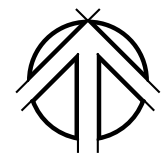
- 1) 10/12/22 PER COMMENTS DATED 4-1-22
- 2) 10/12/22 PER COMMENTS DATED 6-1-22
- 3) 10/12/22 PER COMMENTS DATED 6-1-22
- 4) 10/12/22 PER COMMENTS DATED 6-1-22
- 5) 10/12/22 PER COMMENTS DATED 6-1-22
- 6) 10/12/22 ADDED ADDITIONAL EASEMENTS
- 7) 11/17/22 50' BUFFER PER CITY COMMENT DATED 11-16-22

NOTES: NILES ASSOCIATES, INC. WAIVES ANY AND ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM FAILURE TO OBTAIN NECESSARY PERMITS FROM THE POLK COUNTY ENGINEERING DEPARTMENT AND/OR FROM FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEER'S DESIGNATIONS, INCORPORATIONS, AMENDMENTS, OR CONDITIONS WHICH ARE ALLEGED.

PROJECT NO.: 21255
DATE: 04/04/2024
DRAWN BY: ADS
CHECKED BY: JTN
SHEET NO.: 16 / 16

SCALE: 1" = 40'

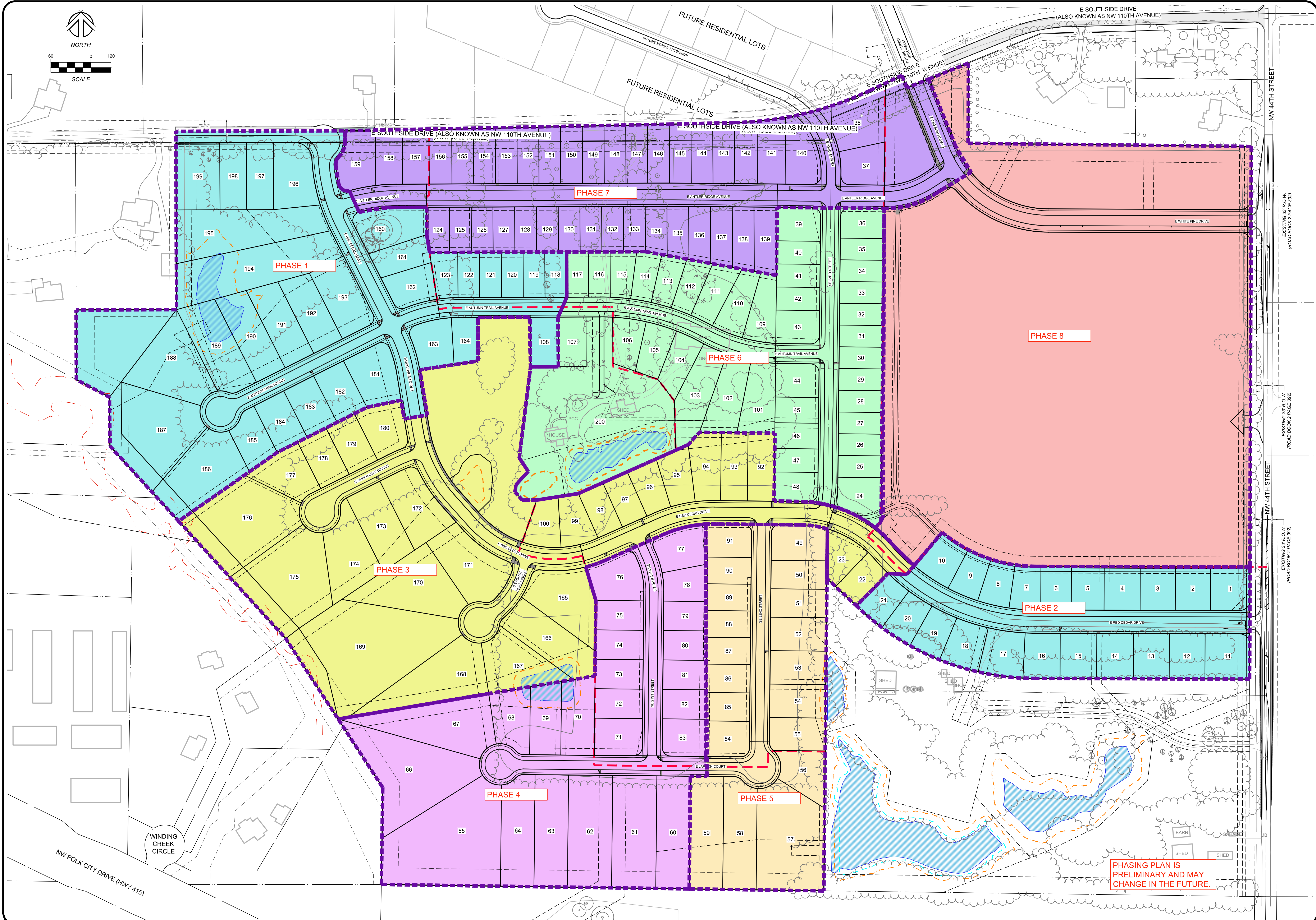
COMPANY: NILES ASSOCIATES
 1250 SW STATE STREET, SUITE A
 ANKENY, IOWA 50023-2555
 (515) 965-0123 phone • (515) 965-3322 fax
 Civil Engineering • Land Surveying
 Landscape Architecture



NORTH



SCALE



NW POLK CITY DRIVE (HWY 415)
WINDING CREEK CIRCLE

1250 SW STATE STREET, SUITE A
ANKENY, IOWA 50023-2555
(515) 965-0123 phone • (515) 965-3322 fax
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Landscape Architecture

REVISIONS:

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EXISTING 33' P.O.W. (ROAD BOOK 2 PAGE 392)
EXISTING 33' P.O.W. (ROAD BOOK 2 PAGE 392)
EXISTING 33' P.O.W. (ROAD BOOK 2 PAGE 392)

ANTLER RIDGE
POLK COUNTY, IOWA
PHASING PLAN

PROJECT NAME:
DESCRIPTION:

DATE: 04/10/24
DRAWN BY: JTN
CHECKED BY:
SHEET SIZE: 24" X 36"
SHEET TITLE:
SHEET NO.: 1/1

PROPOSED AMENDMENT TO R-2A ZONING DISTRICT

Date: April 10, 2024

Prepared by: Kathleen Connor, Planner
Travis D. Thornburgh, P.E.

Project: R-2A Townhome District Regulations

Project No.: 124.0001.01

ISSUE:

In recent years, staff have met with multiple developers regarding potential townhome projects that are intended to include various combinations of rowhomes, bi-attached townhomes, and/or villas (detached single-family homes within a townhome regime). Some of these concepts include amenities such as a community room, club house, gazebo or playground that would be owned and maintained by the Homeowners Association (HOA) in addition to their typical shared responsibility for private streets, driveways, sidewalks, certain utilities, detention basins, landscaping and open spaces.

In our preliminary review of such concepts, staff typically finds the current R-2A will not work for these townhome projects for a variety of reasons. The developer generally determines that Planned Unit Development (PUD) zoning is the best fit, and often the only fit, for their project. In fact, the only property that has ever been rezoned to the R-2A district is located in Antler Ridge for the planned 43-lots intended to accommodate bi-attached townhomes surrounding the C-2 commercial district, but that developer is considering rezoning this area for R-2 single-family detached homes rather than bi-attached townhomes.

Because the R-2A currently does not allow villas or postage stamp lots for individual townhome units; does not easily accommodate a mix of townhome types in one development; and because members of both P&Z and Council have expressed concern regarding the frequency of developer requests for PUD zoning, P&Z and staff recommend that the R-2A district regulations be amended as outlined below. The Ordinance amending the Zoning Regulations is attached for Council consideration.

CURRENT R-2A REGULATIONS & SUGGESTED REVISIONS:

Intent. On May 20, 2010, City Council adopted a major update to Chapter 165 – Zoning Regulation that established the R-2A Townhome Residential District. The R-2A district was intended “to provide for the development or redevelopment of medium-density residential areas of the City with townhome dwellings having at least two and no more than six dwelling units in one structure”. However, since the time this code section was written, villas have become a more desirable and a marketable housing choice so it seems reasonable for the city to better accommodate that option. Further, given Council’s prior concerns regarding densities, it makes sense for the R-2A to be re-designed to accommodate low density (1-4 du/ac) in addition to medium density (4-8 du/ac) townhome projects.

Amendment #1: Revise the intent of the R-2A district in 165.09-1-D to provide for “the development or redevelopment of low- and medium-density residential areas of the City with rowhomes having at least two but no more than six dwelling units in one structure, villas, and/or a combination thereof, provided all dwellings are included under a

townhome regime providing for common ownership and maintenance responsibilities of facilities and amenities”.

Definitions. For reference, the Zoning Ordinance currently includes the following terms associated with townhomes:

- “Dwelling, garden home” means a building containing only one dwelling unit on a separate lot and designed for and occupied exclusively for residence purposes by only one family within a townhome development.

Amendment #2: Update to “Dwelling, villa”, “Dwelling, garden home”, or “Dwelling, patio home” to codify other commonly-used terminology.

- “Dwelling, rowhome” means any one of three or more residences design for or occupied only by one family within a townhome development which are attached and in a continuous row. Each dwelling is designed and erected as a unit on a separate lot with an individual entrance. All dwelling units must be separated horizontally from each other dwelling by a dividing wall, but may not be separated vertically from each other by a dividing floor or ceiling. No more than six units shall be permitted in a single structure.

Amendment #3: Revise to “any one of two or more residences”. This change should help avoid confusion with bi-attached homes which are a permitted use in R-2 and R-3 but are not required to be in a townhome regime in those districts.

- “Dwelling, townhomes” means a row dwelling or garden home as defined herein which is characterized by common elements which are specified in or determined under the rules and regulations set forth by recorded covenants. Said covenants shall establish the guidelines for maintenance of common elements and permit free movement through the common areas by members of the homeowners association to assure access to the structure exterior of each townhome unit by the individual unit owner.

Amendment #4 Revise “garden home” to “villa” throughout code to consistently refer to “villa” as the preferred terminology. Using a one-word term will also simplify sentence structure and table descriptions.

Permitted Uses. The principal permitted uses in the R-2A district currently include:

- Agriculture – crop production only
- Civic – public or private parks and playgrounds
- Education – child care including daycares and preschools

Amendment #5: To be a permitted use with restrictions, restrict to common buildings and not individual residential units.

- Hotels – bed & breakfast inn (up to 12 units)

Amendment #6: Will no longer be a permitted use in R-2A district.

- Residential – multiple family dwellings (up to 6 dwelling units per building) including apartments, townhomes, and condominiums.

Amendment #7: Eliminate this use in R-2A to clarify vertically- separated apartments and condos are not permitted in the townhome district since they are more appropriately located, and currently permitted, in the R-3 district.

- Residential - single-family, detached

Amendment #8: Eliminate this use since SF homes do not meet the intent of this district which requires all dwellings in this district to be in a townhome regime. (This appears to have been a typo when the new regulations were codified since no bulk regs were listed for this use.)

- Residential – single-family villas in townhome regime
- Residential – townhomes, attached or detached (up to 6 units per building)

Amendment #9: Revise to “townhomes, rowhomes (2 - 4 units per building) so that structures with more than 4 units would be permitted only in R-3.

Bulk Regulations for townhomes. The current bulk regulations for townhomes in the R-2A District are provided below, along with the changes proposed by P&Z and staff. Attached to this Memo is a table showing the zoning district and applicable design criteria and/or bulk regulations for the various existing townhome developments in Polk City for reference.

Proposed Modifications to R-2A Townhome District Regulations		
Regulator:	Current:	Amendment #10:
Min Lot Area	9,000 sf	Villa: 5,200 sf ⁴ Rowhome: 3,900 sf plus 3,200 sf each for interior lots ⁴ Other Principal Uses: 12,500 sf
Min. Lot Area per D. U. and/or Max. Density (includes common outlots)	3,000 sf	“Max. Density”: 6 du/ac, excluding public ROW and access easements
Min. Lot Width	85’ <i>(Note: This width was based on 3 rowhomes @ 30’ each for two exterior lots plus 25’ for each interior lot up to a max of 4 interior lots)</i>	Villa: 50’ ⁴ Rowhome: 40’ plus 32’ for each interior lot ⁴ Other Principal Uses: 100’
Min. Front Yard	30’	30’ (public street) 20’ (private street, measured from sidewalk or curb, whichever is closer to structure)
Min. Rear Yard	35’	35’ (perimeter of development) 20’ (internal, or 40’ clearance)
Min. Side Yard	1-and 2- family _____	15’ (perimeter of development)

	Other	12.5'	6' (internal, or 12' clearance)
Note #4:	If the development maintains common areas under single management or control, the total required lot area for all dwelling units may be provided through a combination of private lots and common outlots.		“Postage stamp” lots are permitted in the R-2A district provided setbacks, clearances, and density requirements are met for the townhomes as a whole.

Other R-2A District Regulations. P&Z and staff recommend the following additional modifications and clarifications to the district regulations:

- *Density:* Application of Note #4, as listed above, and using the current requirement of 3,000 sf per dwelling unit, would allow densities well in excess of the Comprehensive Plan’s maximum of 8 du/ac for medium density residential. For that reason, the Min. Lot Area regulator in the Table above includes a maximum density regulator. The table will also include a maximum density regulator for the R-3 multiple family.
- “Postage stamp” lots: Note #4 in the Table above will be revised to make it clear that postage stamp lots are permitted, provided building setbacks and clearances between structures are in conformance with the district regulations. The current note is ambiguous as minimum setbacks and clearances, therefore postage stamp lots are permitted without defined setbacks or clearances between structures.
- *Bulk regulations for other principal uses:* Minimum Lot Area and Lot Width are included in the above Table. Front yard setbacks will be based on whether the street is public or private. Rear and side yard setbacks will generally be based the perimeter setbacks unless the structure is internal to the townhome development.
- *Garages – Amendment #11:* Attached garages will be required for each unit in the R-2A district so each row home or villa has their own private attached garage. Common garage structures, such as those in Parker Townhomes, would then only be permitted in R-3 district.
- *Private streets – Amendment #12:* Private streets are permitted, but not required, in the R-2A district provided that all public and private streets shall be constructed in accordance with the design standards specified in Polk City’s Subdivision Regulations.

RECOMMENDATION:

P&Z and staff recommend City Council amend the R-2A zoning regulations to better accommodate bi-attached townhomes and patio homes provided they are incorporated in a townhome regime, as defined in the enclosed Ordinance.

CHAPTER 165

ZONING REGULATIONS

165.01 Title	165.16 Exceptions and Modifications
165.02 Interpretation of Standards	165.17 Off-Street Loading Spaces
165.03 Definitions	165.18 Off-Street Parking Area
165.04 Establishment of Districts and Boundaries	165.19 Landscape, Planting, and Screening
165.05 Application of District Regulations	165.20 Wireless Telecommunications Towers & Antennas
165.06 General Regulations	165.21 Special Permits
165.07 Nonconforming Uses	165.22 Administration Waiver
165.08 Agricultural Zoning District Regulations	165.23 Board of Adjustment
165.09 Residential Zoning District Regulations	165.24 Occupancy Permits
165.10 Commercial Zoning District Regulations	165.25 Plats
165.11 Industrial Zoning District Regulations	165.26 Amendments
165.12 Public Utility District Regulations	165.27 Zoning Enforcement Officer
165.13 Planned Unit Development District Regulations	165.28 Violation and Penalties
165.14 Government Facility District Regulations	165.29 Enforcement
165.15 Floodplain Overlay District Regulations	165.30 Special Events

165.01 TITLE. This chapter establishes comprehensive zoning regulations for the City and provides for the administration, enforcement and amendment thereof. This chapter shall be known and may be cited and referred to as the “Zoning Code” of the City.

165.02 INTERPRETATION OF STANDARDS. In their interpretation and application, the provisions of this chapter shall be held to be minimum requirements. Where this chapter imposes a greater restriction than is imposed or required by other provisions of law or by other rules or regulations or ordinances, the provisions of this chapter shall control.

165.03 DEFINITIONS. For the purpose of this chapter, the following terms or words are defined. The words “used or occupied” include the words intended, designed, or arranged to be used or occupied. The word “lot” includes the words plot or parcel.

1. “Accessory use or structure” means a use or structure on the same lot with and of a nature subordinate to the principal use of a building on the lot and serving a purpose customarily incidental to use of the principal building.
2. “Adult entertainment business” means and includes any of the following:
 - A. “Adult amusement or entertainment” means an amusement or entertainment which is distinguished or characterized by an emphasis on acts or material depicting, describing or relating to “sex act” or “specified anatomical areas,” as defined herein, including, but not limited to, topless or bottomless dancers, exotic dancers, strippers, male or female impersonators, or similar entertainment.
 - B. “Adult bookstore” means an establishment having as a significant portion of its stock in trade books, films, magazines, and other periodicals or goods and items held for sale which are distinguished or characterized by an emphasis on matter depicting or describing “sex act” or “specified anatomical areas.”
 - C. “Adult hotel or motel” means a building with accommodations used for the temporary occupancy of one or more individuals and is an establishment wherein material is presented which is distinguished or characterized by an

emphasis on depicting or describing “sex act” or “specified anatomical areas” for observation by the individuals therein.

D. “Adult motion picture arcade” means any place to which the public is permitted or invited wherein coin or slug-operated or electronically, electrically or mechanically controlled still or motion picture machines, projectors, or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by an emphasis on matter depicting or describing “sex act” or “specified anatomical areas.”

E. “Adult motion picture theater” means an enclosed building used for presenting material distinguished or characterized by an emphasis on matter depicting or describing “sex act” or “specified anatomical areas.”

F. “Adult photo studio” means an establishment which, upon payment of a fee, provides photographic equipment and/or models for the purpose of photographing “specified anatomical areas” or “sex acts” as defined herein.

G. “Massage parlor” means any building, room, place or establishment, where manipulated massage or manipulated exercise is practiced for pay upon the human body with an emphasis on “sex act” or “specified anatomical areas” by anyone not a duly licensed physician, osteopath, chiropractor, registered nurse or practical nurse operating under a physician’s direction, physical therapist, registered speech pathologist and physical or occupational therapist who treat only patients recommended by a licensed physician and operate only under such physician’s direction, whether with or without the use of mechanical, therapeutic or bathing devices. The term does not include a regular licensed hospital, medical clinic or nursing home, duly licensed beauty parlors or barber shops.

H. “Sexual encounter center” means any business, agency or person who, for any form of consideration or gratuity, provides a place where three or more persons may congregate, assemble or associate for the purpose of engaging in “sex act” or exposing “specified anatomical areas.”

I. “Sex act,” as used in the definition of “adult entertainment business,” means any sexual contact, actual or simulated, either natural or deviate, between two or more persons, or between a person and an animal, by penetration of the penis into the vagina or anus, or by contact between the mouth or tongue and genitalia or anus, or by contact between a finger of one person and the genitalia of another, or by use of artificial sexual organs or substitute therefor in contact with the genitalia or anus.

J. “Specified anatomical areas” means and includes the following: human genitals, pubic region, buttocks, and female breast below a point immediately above the top of the areola.

3. “Alley” means a public way, other than a street, 20 feet or less in width, affording secondary means of access to abutting property.
4. “Apartment” means a room or suite of room in a multiple dwelling intended or designed for use as a residency by a single family.
5. “Attic” means a space under a gable, hip, gambrel, or other roof, the finished floor of which is, or would be, at or entirely above the level of the wall plates of at least

two exterior walls, and the height of which, from the floor level to the highest point of the roof, does not exceed 10 feet.

6. “Basement” means a story having part but no more than one-half of its height below grade. A basement shall be counted as a story for the purpose of height regulation. When a story has more than one-half of its height below grade, the story constitutes a cellar and shall not be counted as a story for the purpose of height regulation.

7. “Bed and Breakfast” or “B & B” means a facility providing temporary lodging other than a hotel, motel or boarding house and which are classified as follows:

A. Residential B & B which is owner occupied and has less than three rental units.

B. B & B Inn which may be owner occupied and has up to and including 12 rental units.

C. B & B Hotel which may be owner occupied and has more than 12 rental units.

8. “Block” means that property abutting on one side of a street and lying within the two nearest intercepting or intersecting streets, or lying within the nearest intercepting or intersecting streets and unsubdivided acreage, railroad right-of-way or water.

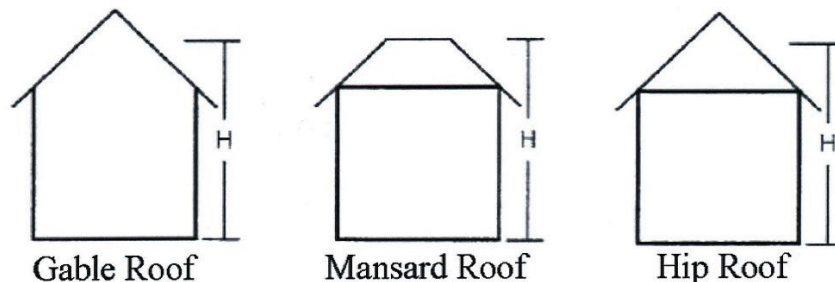
9. “Board” means the Board of Adjustment.

10. “Boarding house” or “Rooming house” means a building other than a hotel where, for compensation, meals and lodging are provided for up to two persons and only as an accessory use to the principal single-family residence and no more than 50 percent transient occupancy.

11. “Building” means any structure having a roof supported by walls or by columns designed or intended for enclosure, shelter or housing of persons, animals or property. When any portion thereof is separated by party walls without window, door or other openings, each portion so separated shall be deemed a separate building.

12. “Building frontage” means that wall or side of a building which is adjacent and most nearly parallel to a street.

13. “Building, height of” means the vertical distance from the average natural grade at the building line to the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or to the mean height level (between eaves and ridge) for gable, hip, and gambrel roofs.



14. “Building line” means the line of the outside wall of the building or any enclosed projection thereof nearest the street.
15. “Bulk stations” means distributing stations, commonly known as bulk or tank stations, used for the storage and distribution of flammable liquids or liquefied petroleum products, where the aggregate capacity of all storage tanks is more than 12,000 gallons.
16. “Carport” means a roofed structure providing space for the parking of motor vehicles and enclosed on not more than two sides. For the purposes of this chapter, a carport attached to a principal building shall be considered as part of the principal building and subject to all yard requirements herein.
17. “Cellar” means that portion of a building having more than one-half of its height below grade. A cellar is not included in computing the number of stories for the purpose of height measurement.
18. “Center” or “complex” means a building or group of buildings which are designed to use common facilities such as parking or sidewalk.
19. “Channel” means a natural or artificial watercourse of perceptible extent, with a definite bed and definite banks to confine and to conduct continuously or periodically flowing water.
20. “Clinic, medical or dental” means a building or buildings in which physicians, dentists, or physicians and dentists, and allied professional assistants are associated for the purpose of carrying on their profession.
21. “Convenience store” means an establishment for retail sale of petroleum products and other supplies for motor vehicles, as well as for the retail sale of a variety of other items typically sold in grocery stores.
22. “Court” means an open, unobstructed and unoccupied space other than a yard, which is bounded on two or more sides by a building on the same lot.
23. “Day nursery” or “nursery school” means any private agency, institution, establishment or place which provides supplemental parental care and/or educational work, other than lodging overnight, for six or more unrelated children of preschool age, for compensation.
24. “District” means a section or sections of the City within which the regulations governing the use of buildings and premises or the height and area of buildings and premises are uniform.
25. “Duplex” means a residential two-family dwelling with a common wall.
26. “Dwelling” means any stationary, permanent building or portion thereof which is designed or used exclusively for residential purposes, but not including a cabin or camping trailer.
27. “Dwelling, single-family, detached” means a residence designed for or occupied by one family only, entirely surrounded by yard on the same lot.
28. “Dwelling, single-family, bi-attached” or “semi-detached” means a dwelling designed for or occupied by one family only, which is erected on a separate lot and is joined to another such residence on one side only by wall located on the lot line and which has yards on the remaining sides.
29. “Dwelling, duplex” or “two-family” means a residence designed for or converted for occupancy on a single lot by two families only, with separate housekeeping and cooking facilities for each dwelling.

30. “Dwelling, multiple” means a residence designed for or occupied by three or more families, with separate housekeeping and cooking facilities for each.
31. “Dwelling, condominium” means a multiple dwelling as defined herein whereby the fee title to each dwelling unit is held independently of the others and where the general common elements of the structure, as defined under the *Code of Iowa*, is shared by one or more persons, corporations or other legal entities capable of holding or owning an interest in real property.
32. “Dwelling, row home” means any one of twothree or more residences designed for or occupied only by one family within a townhome development which are attached and in a continuous row. Each dwelling is designed and erected as a unit on a separate lot with an individual entrance. All dwelling units must be separated horizontally from each other dwelling by a dividing wall, but may not be separated vertically from each other by a dividing floor or ceiling. No more than six units shall be permitted in a single structure.
33. “Dwelling, villa”, “Dwelling, garden home”, or “Dwelling, patio home” means a building containing only one dwelling unit on a separate lot and designed for and occupied exclusively for residence purposes by only one family within a townhome development.
34. “Dwelling, townhome” means a row dwelling or garden homevilla as defined herein which is characterized by common elements which are specified in or determined under the rules and regulations set forth by recorded covenants. Said covenants shall establish the guidelines for maintenance of common elements and permit free movement through common areas by members of the homeowners association to assure access to the structure exterior of each townhome unit by the individual unit owner.
35. “Dwelling, group home” means a dwelling shared by four or more handicapped persons, including resident staff, who live together as a single housekeeping unit and in a long-term, family-like environment in which the staff provide care, education, and participation in community activities for the residents with the primary goal of enabling the resident to live as independently as possible.
36. “Dwelling unit” means a room or group of rooms which are arranged, designed or used as living quarters for the occupancy of one family containing bathroom and/or kitchen facilities.
37. “Family” means one or more persons each related to the other by blood, marriage, adoption, legal guardianship or as foster parent-children who are living together in a single dwelling and maintaining a common household. Not more than two persons not so related, living together on the premises as a common household, may constitute a “family” in a single-family residential district. A “family” may include domestic servants residing with said “family.”
38. “Farm” means an area of 10 acres or more which is used for the growing of the usual farm products, such as vegetables, fruits, trees and grain, and their storage on the area, as well as for the raising thereon of the usual farm poultry and farm animals. The term “farming” includes the operating of such an area for one or more of the above uses, including the necessary accessory uses for treating or storing the produce; provided, however the operation of such accessory uses shall be secondary to that of the normal

farming activities, and provided further that “farming” does not include the feeding of garbage or offal to swine or other animals.

39. “Flood” means a temporary rise in stream flow or stage that results in water overtopping its banks and inundating areas adjacent to the channel.

40. “Floodplain” means the land adjacent to a body of water that has been or may be hereafter covered by flood water, including but not limited to the 100-year flood.

41. “Floodway” means the channel of a stream and those portions of the floodplain adjoining the channel that are required to carry and to discharge the flood water or flood flows of any river or stream, including but not limited to flood flows associated with the 100-year flood.

42. “Floor area ratio” means the gross floor area of all buildings on a lot divided by the lot area on which the building or buildings are located.

43. “Garage, private” means an enclosed structure intended for and used for the housing of motor-driven vehicles of the residents of the premises.

44. “Garage, public” means any building or premises other than a private garage used for the equipping, refueling, servicing, repairing, hiring, selling or storing motor-driven vehicles.

45. “Gas station” means any building or premises used for the retail sale of liquefied petroleum products for the propulsion of motor vehicles, and including such product as kerosene, fuel oil, packaged naphtha, lubricants, tires, batteries, antifreeze, motor vehicle accessories and other items customarily associated with the sale of such products; for the rendering of services and making of adjustments and replacements to motor vehicles, and the washing, waxing and polishing of motor vehicles, as incidental to other services rendered; and the making of repairs to motor vehicles except those of a major type. Repairs of a major type are: spray painting, body, fender, clutch, transmission, differential, axle, spring and frame repairs; major overhauling of engines requiring the removal of engine cylinder head or crankcase pan; repairs to radiators requiring the removal thereof; or complete recapping or re-treading of tires. No service operations are permitted outside a fully enclosed building. No outdoor storage of parts and/or vehicles in the process of being repaired is permitted. Truck stops are specifically excluded from this definition.

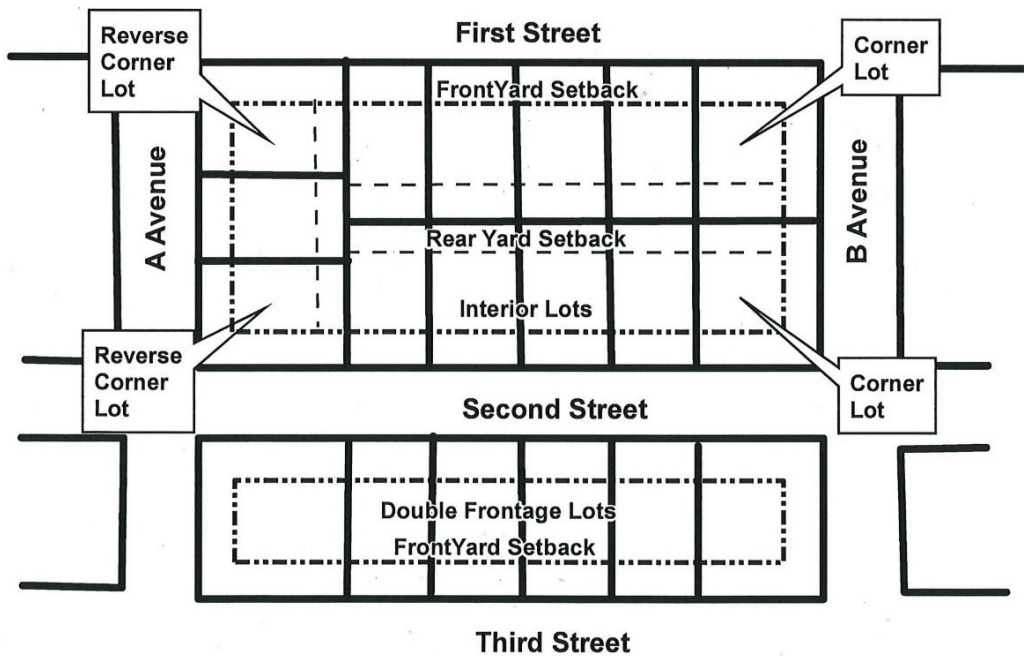
46. “Height” means the vertical distance from the average level of ground grade to the highest portion of the structure.

47. “Home occupation” means any use customarily conducted entirely within the dwelling and carried on by the inhabitants thereof, which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes and which does not change the character thereof; and provided that no article is sold or offered for sale except such as may be produced on the premises by members of the immediate family residing on the premises. The following, but not limited to the following, are NOT deemed home occupations: clinics, doctors’ offices, hospitals, barber shops, beauty parlors, dress shops, real estate offices, millinery shops, tea rooms, tourist or nursing homes, animal hospitals and kennels.

48. “Hotel” means a building in which lodging is provided and offered to the public for compensation and which is open to transient guests in contradistinction to a boarding house or lodging house.

49. “Inoperable motor vehicle” means any motor vehicle which lacks current registration or two or more wheels or other component parts, the absence of which renders the vehicle totally unfit for legal use of highways.
50. “Junk” means all old or scrap copper, brass, lead, or any other non-ferrous metal; old rope, rags, batteries, paper trash, rubber debris, waste; dismantled or inoperable vehicles, machinery and appliances, or parts of such vehicles, machinery or appliances; iron, steel, or other old or scrap ferrous material; old discarded glass, tinware, plastic, or old discarded household goods or hardware.
51. “Junk yard” means any place not fully enclosed in a building, used in whole or in part for the storage, salvage or deposit of junk, used lumber or salvaged wood, whether in connection with a business or not, which encompasses an area of 200 square feet or more, or any place where more than two inoperable motor vehicles or used parts and materials thereof, when taken together equal the bulk of two motor vehicles, are stored or deposited. For the purpose of this chapter, “junk yard” includes salvage yard, wrecking yard, used lumber yard and places for storage of salvage wood.
52. “Kennel, dog” means any premises on which four or more dogs, six months old or older, are kept.
53. “Lodging house” means a building where lodging or boarding is provided for compensation for five or more, but not exceeding 20 persons not members of the family therein residing.
54. “Lot” means, for zoning purposes as covered by this chapter, a parcel of land of at least sufficient size to meet minimum zoning requirements for use, coverage and area, and to provide such yards and other open spaces as are herein required. Such lot shall have frontage on a dedicated or private street and may consist of:
- A. A single lot of record or a portion of a lot of record;
 - B. A combination of complete lots of record and/or portions of lots of record;
 - C. A parcel of land described by metes and bounds, provided that in no case of subdivision shall any residual lot or parcel be created which does not meet the requirements of this chapter.
55. “Lot line” means the property line bounding a lot.
56. “Lot measurements” means:
- A. “Depth” means the mean horizontal distance between the front and rear lot lines.
 - B. “Width” means the distance between straight lines connecting front and rear lot lines at each side of the lot, measured at the minimum building setback line.
57. “Lot of record” means a lot which is part of a subdivision or a lot or parcel described by metes and bounds, the deed to which is recorded in the office of the Polk County Recorder.

58. “Lot types” means:
- A. “Corner lot” means a lot located at the intersection of two or more streets.
 - B. “Interior lot” means a lot other than a corner lot with only one frontage on a street, other than an alley.
 - C. “Double frontage lot” means a lot other than a corner lot with frontage on more than one street, other than an alley. Double frontage lots have two front yards. Lots with frontage on two non-intersecting streets may be referred to as “through” lots.
 - D. “Reverse corner lot” means a corner lot, the side street line of which is substantially a continuation of the front lot line of the first lot to its rear.



Note: On flag lots, front yard setback is measured from the point the lot meets or exceeds the lot width requirements of the zoning district.

59. “Manufactured home,” as used in this chapter, means a factory-built structure, which is manufactured or constructed under the authority of 42 USC §5403 and which is to be used as a place for human habitation, but which is not constructed or equipped with a permanent hitch or other device allowing it to be moved other than for the purpose of moving it to permanent site, and which does not have permanently attached to its body or frame any wheels or axles. A “mobile home” is not considered to be a manufactured home, unless it has been converted to real property as provided in the *Code of Iowa*, and shall be taxed as a site-built dwelling.

60. “Mini warehouse” means a building or group of buildings not more than one story and 20 feet in height and not having any other dimension greater than 150 feet per building, containing varying sizes of individualized, compartmentalized and controlled access stalls or lockers for the dead storage of customers’ goods or wares, excluding junk explosives or flammable materials, and other noxious or dangerous materials,

including, if any, caretaker or supervisors' quarters as an accessory use. No business activities other than rental or storage units shall be conducted on the premises.

61. "Mobile home" means any vehicle which has been designed and constructed to be towed or driven upon the public highway or waterways, and may be used as a place for human habitation or sleeping place for one or more persons, which has not been converted to real property under the provisions of the *Code of Iowa*.

62. "Mobile home, independent" means a mobile home which has a water closet and a bath tub or shower.

63. "Mobile home service building" means a building housing toilet and bathing facilities for men or women and a "slop-water sink."

64. "Mobile home space, independent" means a mobile home space which has individual water and sewer connections available.

65. "Mobile home park" means any site, lot or portion of a lot upon which two or more mobile homes, occupied for dwelling or sleeping purposes, are located, regardless of whether or not a charge is made for such accommodation, and includes any building, structure, tent, vehicle or enclosure used or intended for use as a part of the equipment of such mobile home park.

66. "Motel," "motor lodge," "auto court," etc. means a building or group of attached or detached buildings containing individual sleeping or living units for nonresidents or transients with garage attached or parking facilities conveniently located to each such unit.

67. "Nonconforming use" means any building or land lawfully occupied by a use at the time of passage of this Zoning Code (or any amendment thereto) which does not conform after the passage of the Zoning Code (or amendment thereto) with the use regulations of the district in which it is situated.

68. "Nursing or convalescent home" means a building or structure having accommodations where care is provided for invalid, infirm, aged, convalescent or physically disabled persons, including insane and other mental cases, and inebriate, but not including contagious cases.

69. "Occupant frontage" means that side or wall of a building in which the main public entrance to the premises is located.

70. "100-year flood" or "base flood" means a flood, the magnitude of which has a one percent chance of being equaled or exceeded in any given year as determined by the Iowa Natural Resources Council.

71. "Principal use" means the main use of land or structures as distinguished from an accessory use.

72. "Parking space" means a permanently surfaced area which includes the parking stall plus the maneuvering space required for the parking of motor vehicles. Space for maneuvering, incidental to parking, shall not encroach upon any public right-of-way.

73. "Porch, unenclosed" means a roofed projection which has no more than 50 percent of each outside wall area enclosed by a building or siding material, other than meshed screens.

74. "Recreational vehicle" means any camping-type vehicle, boat trailer, All-Terrain vehicle trailer, snowmobile trailer or utility trailer used or so constructed as to

permit its frequent use as a conveyance upon the public streets or highways and duly licensable as such, and includes self-propelled and non-self-propelled vehicles. For the purposes of this chapter, recreational vehicles shall not include boats, ATVs, or snowmobiles.

75. “Restaurant” means a business where the dispensing and the consumption at indoor tables of edible foodstuff and/or beverage is the principal business, including a café, cafeteria, coffee shop, delicatessen, lunchroom, tearoom, dining room, bar, cocktail lounge or tavern. The total seating area located within the enclosed portion of the premises is more than 50 percent of the total floor area.

76. “Restaurant, drive-in/carry-out” means an auto-oriented use whose principal operation is the dispensing of edible foodstuff and/or beverage for consumption in automobiles, at indoor or outdoor tables, at standup counters or to be carried off the premises. The total seating area, if provided, is less than 50 percent of the floor area.

77. “Story” means that portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between the floor and the ceiling of roof next above it.

78. “Story, half” means a space under a sloping roof which has the line of intersection of roof decking and wall face not more than four feet above the top floor level. A half story containing independent apartments or living quarters shall be counted as a full story.

79. “Street” means a public or private thoroughfare which affords the principal means of access to abutting property.

80. “Street line” means a dividing line between a lot, tract, or parcel of land and a contiguous street.

81. “Structural alterations” means any replacement or changes in the type of construction or in the supporting members of a building, such as bearing walls or partitions, columns, beams or girders, beyond ordinary repairs and maintenance.

82. “Structure” means anything constructed or erected with a fixed location on the ground or attached to something having a fixed location on the ground. Among other things, “structure” includes buildings, walls, fences, billboards and poster panels.

83. “Truck stop” means any large gas station facility containing more than 10 pump dispensers or any gas station designed to accommodate the regular fueling or servicing of semi-trucks.

84. “Vehicle service station” or “Automotive service station” or “lube shop” means any building or premises used for the rendering of minor services and making of adjustments and replacements to motor vehicles, such as oil changes and replacement of filters, and the washing, waxing and polishing of motor vehicles, as incidental to other services rendered; and the making of repairs to motor vehicles except those of a major type. Repairs of a major type are: spray painting, body, fender, clutch, transmission, differential, axle, spring and frame repairs; major overhauling of engines requiring the removal of engine cylinder head or crankcase pan; repairs to radiators requiring the removal thereof; or complete recapping or re-treading of tires. No service operations are permitted outside a fully enclosed building. No outdoor storage of parts and/or vehicles in the process of being repaired is permitted.

85. “Yard” means an open space on the same lot with a building unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided herein.

86. “Yard, front” means a yard extending across the full width of the lot and measured, using the least distance, between the front lot line and the building or any projection thereof, other than the projection of the usual steps.

87. “Yard, rear” means a yard extending across the full width of the lot and measured, using the least distance, between the rear lot line and the principal building, excluding steps, decks, unenclosed balconies and porches. On corner lots, the rear yard is the yard opposite the narrowest front yard.

88. “Yard, side” means a yard extending from the front yard to the rear year and measured between the side lot lines and the building.

[The next page is 1227]

165.09 RESIDENTIAL ZONING DISTRICT REGULATIONS (R-1, R-1A, R-2, R-2A, R-3, AND R-4). The residentially zoned districts are intended to provide for residential areas of various densities, to promote neighborhood quality of life, and to provide for those areas in a manner consistent with the Comprehensive Plan. It is intended that the district shall not be used indiscriminately to permit any use that could potentially be detrimental to the public health, welfare, and safety of the community. Not temporary buildings, trailers, tents, portable or potentially portable structures shall be used for dwelling purposes.

1. Residential Districts.

A. R-1 Single Family Detached Residential District. The R-1 District is intended to provide for the development or redevelopment of low-density residential areas of the City with one-family detached dwellings on individual platted lots.

B. R-1A Single Family Residential District. The R-1A District is intended to provide for the development or redevelopment of low-density residential areas of the City with single family dwellings on smaller individual platted lots.

C. R-2 One- and Two-family Residential District. The R-2 District is intended to provide for the development or redevelopment of low-density residential areas of the City with one- and two-family dwellings on platted lots.

D. R-2A Townhome Residential District. The R-2A District is intended to provide for development or redevelopment of low- and medium-density residential areas of the City with rowtownhome dwellings having at least two and no more than foursix dwelling units in one structure, villas, and/or a combination thereof, provided all dwellings are included under a townhome regime providing for common ownership and maintenance responsibilities of facilities and amenities. Private streets are permitted, but not required, in the R-2A district.

E. R-3 Multiple-Family Residential District. The R-3 District is intended to provide for redevelopment of higher-density residential areas now developed with one-family, two-family, multiple-family dwellings, and condominiums and for development of areas where similar residential development seems likely to occur.

F. R-4 Mobile Home Park Residential District. The R-4 District is intended to provide for the development of certain medium density residential areas, which by reason of their design and location are compatible with surrounding residential areas, with mobile home parks.

2. Principal Permitted Uses. Principal permitted uses for residential districts are as follows:

RESIDENTIAL ZONING DISTRICTS						
PRINCIPAL PERMITTED USE	R-1	R-1A	R-2	R-2A	R-3	R-4
Agricultural - crop production only for growing of farm products such as vegetables, fruits, trees and grain but excluding crop storage, animal production or raising or roadside stands.	P	P	P	P	P	P
Civic - private clubs, lodges or veterans organizations, excepting those holding a beer permit or liquor license.					P	
Civic - public museums, libraries, or community centers and similar uses.	P	P	P		P	
Civic - public or private parks and playgrounds.	P	P	P	P	P	P
Education - child care, including daycares and preschools which are operated as an accessory use to a church or primary school.	P		P		P	
Education - child care, including daycares and preschools which are operated as an accessory use to a single family detached residential use.	PR	PR	PR	PR	PR	
Education - colleges and universities, including classrooms, administration buildings and athletic facilities but excluding commercial trade schools and business colleges.					P	
Education - primary and secondary schools, public & private, excluding boarding schools.	P	P	P		P	
Education - residential housing including dormitories, fraternities and sororities if recognized by the local college or university.					P	
Hotels - residential bed & breakfast (less than 3 units).		P	P		P	
Hotels - bed & breakfast inn (up to 12 units)				P	P	
Religious institutions.	P	P	P			
Residential - boarding houses.	P		P		P	
Residential - mobile home parks.						PR
Residential - multiple-family dwellings (up to 6 dwelling units per building) including apartments, rowtown homes and condominiums.				P	P	
Residential - multiple-family dwellings (more than 6 dwelling units per building) including apartments, rowtown homes and condominiums.					P	
Residential - nursing homes, Assisted Care facilities, Independent Care facilities, and group homes.					P	
Residential - single-family, bi-attached and duplexes.			P		P	
Residential - single-family, detached.	P	P	P	P	P	
Residential - single-family villagarden homes in townhome regime		P	P	P	P	
Residential -- townhomes, rowhomes, attached or detached (up to 46 units per building)				P	P	
Residential - two-family dwellings.			P		P	
Key: P = Permitted Use PR = Permitted Use With Restrictions, provided said use is permitted as determined by P&Z and approved by City Council Blank = Use Not Permitted						

3. Restrictions for Principal Permitted Uses.
- A. Child care, daycares, and preschools, are subject to the following restrictions:
- (1) The building used for such purposes is located not less than 20 feet from any other lot in any residential district.
 - (2) There shall be provided for each child a minimum of 35 square feet of usable floor space, exclusive of wash rooms, toilets, kitchens, and hallways.
 - (3) There shall be provided for each child a minimum of 100 square feet of usable outdoor play space, which space shall be confined to the rear yard of the property and be completely enclosed by a fence.
 - ~~(3)~~(4) When located in a townhome development or a multiple-family structure, such uses shall not be permitted in individual residential dwelling units.
- B. Mobile Home Parks and Tiny Home Parks are subject to the following restrictions:
- (1) A Master Plan and Development Agreement shall be required for all mobile home parks and tiny home parks in conformance with Chapter 171. Master Plans shall be submitted in conjunction with the petition for rezoning and shall be approved prior to rezoning any property to R-4.
 - (2) No mobile home park or tiny home park, or any initial stage thereof, shall contain less than 50 mobile home or tiny home spaces.
 - (3) At least one storm shelter shall be constructed in each mobile home park and tiny home park, which is acceptable to the City Council as to size, location, and construction materials and shall be constructed and maintained as shown on the approved Site Plan.
 - (4) Parking shall be permitted on only one side of any public or private street within or adjoining the mobile home park or tiny home park. No parking shall be permitted on the south or east side of the street unless otherwise designated on the approved Site Plan.
 - (5) The parking or storage of recreational vehicles including boats, campers, snowmobiles, four-wheelers, and travel trailers shall not be permitted except in a paved parking lot designated on the approved Site Plan for such use.
 - (6) Every mobile home or tiny home shall be supported and set, and tie-downs or anchors provided, as specified in the manufacturer's instructions or, in their absence, according to the minimum requirements as specified in Division VI, Part 2 of the Iowa State Building Code.
 - (7) Only independent mobile homes or tiny homes shall be used for residential purposes which:
 - a. Are designed for long-term occupancy and contain a flush toilet, a tub or shower, and kitchen facilities;
 - b. Require a connection to outside sewer and water systems because a waste holding tank and water storage tank are not integral parts of the mobile home or tiny home;

- c. Are at least 32 feet in body length exclusive of trailer hitch when factory equipped for the roads;
- d. Are not built on a self-propelled motor chassis;
- e. Are not identified as a recreational vehicle, such as a camping trailer or motor home, by the manufacturer.

(8) Skirting of permanent type material and construction sufficient to provide substantial resistance to high winds shall be installed within 90 days after the placement of the mobile home or tiny home to enclose the open space between the bottom of the mobile home or tiny home floor and the grade level of the mobile home or tiny home stand. The skirting shall be maintained in an attractive manner consistent with the exterior of the mobile home or tiny home and the appearance of the mobile home park or tiny home park.

(9) Temporary mobile home or tiny home storage may be permitted prior to permanent placement on the mobile home stand or tiny home stand but shall not exceed 60 days.

4. Accessory Uses. Uses not permitted as a principal permitted use for that zoning district shall not be permitted as an accessory use except as specifically permitted in this subsection. The following accessory uses are permitted in residential zoning districts:

- A. Customary accessory uses and structures incidental to the permitted principal uses.
- B. Private garage or carport.
- C. The home office of a physician, dentist, artist, attorney, architect, engineer, teacher or other member of a recognized profession, in said person's bona fide and primary single-family detached residence; provided that: not more than one assistant shall be regularly employed therein and no colleagues or associates shall use such office and not more than one-half the area of one floor shall be used for such office. It is not the intention of this paragraph to include dance studios, music studios, beauty parlors or barber shops, or uses usually referred to as customary home occupations.
- D. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.
- E. Temporary use of a dwelling structure within a new subdivision for use as a job office and real estate office for the subject subdivision, which use shall terminate upon substantial completion (75 percent of the lots or units have been sold by the developer) or abandonment of the project (lots, units or homes are not available for sale by developer).
- F. In the R-3 district, developed as an Independent Living or Assisted Living Facility, an accessory management office, retail convenience or service shop may be permitted provided that such complex be under one management or similar control and contains more than 30 permanent dwelling units and provided that:

- (1) Such shops are located on the first floor or lower and there is no entrance to such place of business except from the inside of the building or internal courtyard.
- (2) Display of any stock, goods or advertising is so arranged that it cannot be viewed from outside the building.
- (3) No advertising sign shall be permitted that exceeds one square foot in area.

G. Club houses within a residential subdivision where ownership is maintained under a homeowners association. Clubhouses shall be constructed of materials similar to the principal structures within the development and shall meet all site development regulations specified herein. Parking shall be provided at a rate of five stalls per 1,000 square feet of gross floor area.

H. In the R-4 District, management offices, service buildings, maintenance buildings, storm shelters, recreation buildings, vending and/or food services including groceries, coin operated laundry facilities and mini-storage units, may be permitted if approved by Council on a Site plan as subordinate use to the mobile home park or tiny home park.

5. Accessory Structures. See Section 165.06.

6. Site Development Regulations. Dimensional requirements for residential districts are as follows:

SITE DEVELOPMENT REGULATIONS FOR RESIDENTIAL DISTRICTS						
Regulator	R-1	R-1A	R-2	R-2A	R-3	R-4
Minimum Lot Area ² (sq ft) Dwellings	10,000	6,400	8,000 -SF 10,000 -2F ⁸ 5,000 -BI	9,000 Villa: 5,200 Row: 3,900 plus 3,200 for each interior unit	7,500 -SF 8,750 -2F 4,375 -BI 12,500 -MF	20 acres
Other Principal Structures	12,500	12,500	12,500	12,500	12,500	
Lot Area per Dwelling Unit ⁴ (square feet)				3,000 Max Density: 6 du/ac ex ROW and I/E ease	2,500 Max Density: 6 du/ac ex ROW and I/E ease	5,000 ⁷
Minimum Lot Width ² (linear feet):	80 ²	65	65 -SF 85 -2F ⁸ 42.5 -BI	85 ⁵ -TH 100 -MF Villa: 50 ⁴ Row: 40 plus 32 for each interior unit Other: 100	65 -SF 75 -2F 38 -BI 85 ⁵ -TH 100 -MF	300
Min. Front Yard Depth (feet)	35	30	30	Public street: 30 Private street: 20 (measured from sidewalk or curb, whichever is closer)	30	50
Min. Rear Yard Depth ⁶ (feet) Dwellings	35	20	35	Perimeter: 35 Internal: 20 Clearance between structures: 40	40	50
Other Principal Structures	45	20	35	35	40	50
Min. Side Yard Depth ^{1,6} (feet) One or Two Family Detached	8 ³	8	8 ³	Perimeter: 15 Internal: 6 Clearance between structures: 12	8	50
Other Principal Structures	20	20	15	12.5	12.5	
Building Height Limit Principal Structure (stories)	2 ½	2 ½	2½	3	3	1
Principal Structure (feet)	35	35	35	40	45	20
Accessory Structure (feet)	16	16	16	16	16	16

Key:

- SF = Single family
- BI = Single-family bi-attached (one lot per dwelling unit)
- MF = Multiple-family
- 2F = Duplex, two-family
- TH = Townhome

Notes:

1. On corner lots, street side yard shall equal front yard depth except for lots of record prior to January 1, 2003.

2. Except where water and/or sewer is not available, the minimum lot area shall be 40,000 square feet and the minimum lot width shall be 150 feet
3. Except for lots of record prior to December 19, 1991, having a lot width of less than 75 feet, the side yards may be reduced for single-family dwellings only as follows: (i) Each side yard may be reduced to not less than 10 percent of the lot width; and (ii) on corner lots, only the interior side yard may be reduced below 8 feet.
4. If the development maintains common areas under single management or control, the total required lot area for all dwelling units may be provided through a combination of private lots and common outlots. "Postage stamp" lots are permitted in the R-2A and district provided setbacks, clearances, and density requirements are met for the development as a whole.
5. Minimum lot width is for three dwelling units in one townhome structure, additional interior units shall have 25 feet of lot width for each additional unit.
6. Except where rear or side demising wall is a permitted common wall between dwelling units.
7. Each mobile home space shall have a 25 feet front yard measured from edge of private street to closest face of mobile home, a 15 feet rear yard measured from rear space line to closest face of mobile home, and a 20 feet side yard separation between mobile homes. All accessory structures shall have a 25 feet yard on all sides except garages which shall have the same yard requirements for mobile homes.
8. Except for Lots of Record created in an R-2 district prior to January 14, 2013, which shall require a minimum lot area of 8,000 square feet and a minimum width of 75 feet for two-family dwellings.

7. Off-Street Parking. Off-street parking shall be provided as required by Section 165.18 for all residential districts. In addition, the following requirements shall apply:
 - A. All dwelling units constructed after the adoption of the ordinance codified in this chapter located within any permitted zoning district shall have a minimum two-car, enclosed garage, except for apartment dwellings having less than three bedrooms per unit.
 - B. All apartment dwelling units having less than three bedrooms constructed after the adoption of the ordinance codified in this chapter located within any permitted zoning district shall have a minimum one-car, enclosed garage area per unit.
 - C. Carports shall not be considered as an acceptable enclosed garage or garage area.
 - D. In the R-2A district, each villa or rowhome shall have a two-car garage attached to the individual dwelling unit. Detached garage structures serving multiple dwelling units shall not be permitted.
8. Site Plans. Site plans shall be required for all uses in all residential districts except single family and duplex family residential dwellings. See Chapter 157 for Site Plan requirements.
9. Division of Single-family lots of record. In any residential district, single-family lots previously platted in a subdivision of similarly sized single-family residential lots shall not be further subdivided or split by a Plat of Survey or by Specific Quantity Description. No building permits shall be issued for either parcel on any such lot so split.
10. Architectural Design Standards. Architectural Standards shall be required in conformance with the provisions of Section 157.09 of this Code of Ordinances.
11. Open Space Requirements. Open space requirements shall be required in conformance with Section 165.06, Subsection 11, of this chapter.
12. Landscape, Planting and Screening. Open space planting, parking area landscaping buffer screening with easements shall be required in accordance with Section 165.19 of this chapter.
13. Exceptions and Modifications. See Section 165.16 for exceptions to the R-1, R-2 and R-3 district regulations. However, there shall be no exceptions to the requirements of the R-1A, R-2A or R-4 zoning district regulations and the provisions of Section 165.16 and the provisions of Section 165.06, Subsections 5 and 12 shall not apply to said districts.

[The next page is 1265]