

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

October 17, 2022 | 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**

IF YOU WISH TO ADDRESS THE COMMISSION DURING THE MEETING please contact the City Clerk by 5pm on the date of the meeting by email at jcoffin@polkcityia.gov with your name and address for the record, if you are calling in please include the phone number you will be calling in with. You will be recognized for five minutes of comment.

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

Tentative Meeting Agenda

Doug Sires | Chair

Deanna Triplett | Vice Chair

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

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Public Comments
5. Approval of P&Z Commission Meeting minutes for September 19, 2022
6. Recommend Council amend the Comprehensive Plan, the Rezoning Petition and PUD Master Plan for Leonard Senior Living
7. Reports & Particulars
Council Liaison, City Manager, Staff, and Commission
8. Adjourn until November 21, 2022

MEETING MINUTES
The City of Polk City
Planning and Zoning Commission
6:00 p.m., Monday, September 19, 2022

Polk City, Planning and Zoning Commission (P&Z) held a meeting at 6:00 p.m., on September 19, 2022, 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** | Sires called the meeting to order at 6:00 p.m.
2. **Roll Call** | Bowersox, Triplett, Sires, Ohlfest, Pringnitz (via Zoom), Vogel| In attendance
Hankins | Absent
3. **Approval of Agenda**
MOTION: A motion was made by Bowersox and seconded by Triplett to approve the agenda.
MOTION CARRIED UNANIMOUSLY
4. **Public Comments** | None
5. **Approval of Meeting Minutes**
MOTION: A motion was made by Ohlfest and seconded by Bowersox to approve P&Z Commission Meeting Minutes for August 15, 2022
MOTION CARRIED UNANIMOUSLY
6. **Rezoning Petition for Holly Woods**
MOTION: A motion was made by Ohlfest and seconded by Vogel to recommend Council approve the Rezoning Petition for Holly Woods.
MOTION CARRIED UNANIMOUSLY
7. **Preliminary Plat for Antler Ridge**
MOTION: A motion was made by Ohlfest and seconded by Vogel to recommend Council approve the Preliminary Plat for Antler Ridge subject to Staff and Engineering Comments dated 9/5/2022.
YES: Vogel, Bowersox, Sires, Ohlfest, Pringnitz
NO: Triplett
MOTION CARRIED
8. **Reports & Particulars**
Ohlfest asked for update regarding project at Bridge and Parker.
Sires asked for update on Hy-Vee project
9. **Adjournment**
MOTION: A motion was made by Triplett and seconded by Bowersox to adjourn at 6:28 p.m.
MOTION CARRIED UNANIMOUSLY

Next Meeting Date – Monday, October 17, 2022

Attest:

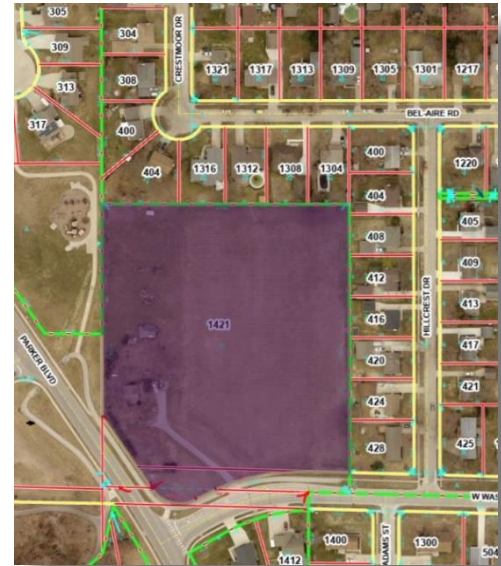
Jenny Coffin - City Clerk

PETITION FOR REZONING TO P.U.D.

Date:	October 13, 2022	Prepared by:	Kathleen Connor Travis D. Thornburgh, P.E.
Project:	Leonard Senior Living Rezoning & PUD Master Plan	Project No.:	122.1349.01

GENERAL INFORMATION:

Property Owner:	Clifford Leonard
Applicant:	Maven Crux Development
Area:	6.044 Acres
Current Zoning:	R-1 Single Family Detached Residential District
Requested Zoning:	P.U.D
Existing Land Use:	Single Family Residential
Future Land Use:	Low Density Residential (1-4 Dwelling Units/Acre)
Requested Future Land Use:	High Density Residential (8-24 Dwelling Units/Acre)



BACKGROUND:

The subject parcel is shown in purple above. This property contains one existing home, built in 1905, on a large lot which leaves the bulk of the lot vacant. When Polk City later adopted zoning regulations, the parcel was zoned to R-1 residential. The owner is now interested in selling his property for development purposes.

PETITION TO REZONE TO P.U.D.

On behalf of Clifford Leonard, Maven Crux Development has submitted a Petition for Rezoning of the subject property from R-1 to P.U.D. The purpose of this request is for development of a senior living facility. While such facilities are permitted in the R-3 zoning district, the developer believes PUD zoning will better accommodate the variety of dwelling types and uses being proposed as part of this development in this location adjacent to an established residential neighborhood. In addition, a PUD will allow more efficient use of the available land by reducing parking requirements to better reflect the actual anticipated traffic loading of the intended residents.

The applicant has obtained consent to the proposed rezoning from the owners of 53.4% of the area contained within the 250' buffer surrounding the proposed rezoning. The City Clerk will provide notice of the public hearing, the date of which has not yet been set by Council.

PROJECT DESCRIPTION:

Maven-Crux Development intends to construct an Senior Living Center, with various levels of care. The developer plans for the center to include three connected buildings that together will include

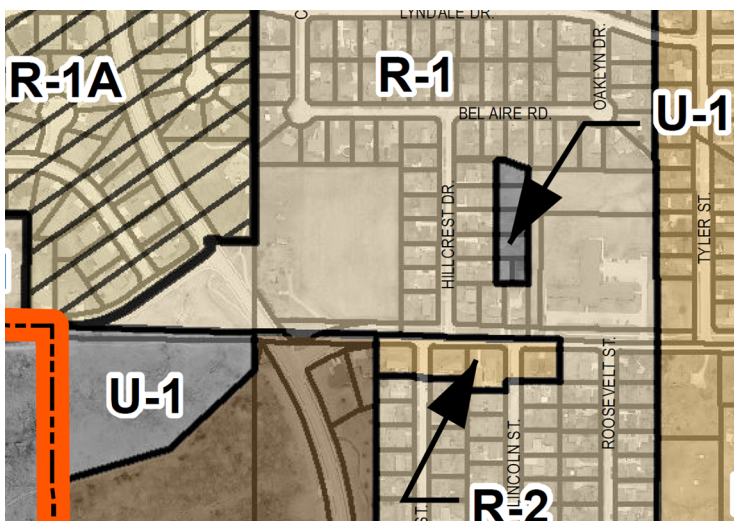
approximately 33 independent living units, 51 assisted living units, and 42 memory care units along with common facilities that will be used by residents and their guests. Each of these care levels will offer a multiple floor plans, with a variety of floorplans and unit sizes. The common facilities will be located in the Town Center building and will offer amenities such as the primary kitchen and dining facilities, multi-purpose gathering spaces, offices, mail delivery, maintenance, and other related uses. The Master Plan indicates the planned location for parking, including underground parking, and a fire apparatus road that will also serve as a recreational trail that will connect to Leonard Park and the Neal Smith Trail. Landscape buffers will be planted along the north and east boundaries of the development and parkway trees will be planted along Parker Boulevard.

COMPREHENSIVE PLAN:

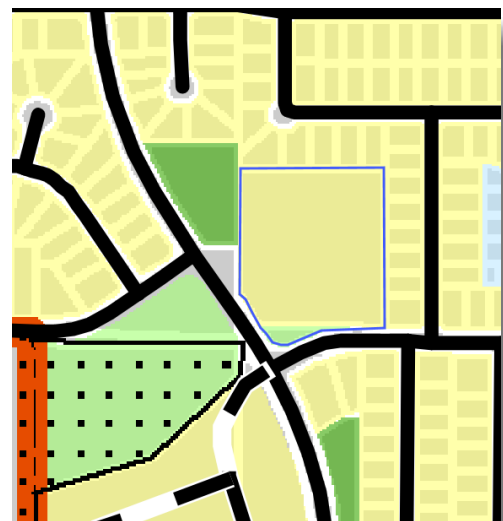
The provision of additional housing options was identified in the Comprehensive Plan and City Staff as a needed area of growth in the City of Polk City. There appears to be a need for senior living options within the city.

The current zoning and existing and future land use of the properties surrounding the area proposed to be rezoned are as follows:

<u>Adjacency</u>	<u>Zoning</u>	<u>Existing Land Use</u>	<u>Future Land Use</u>
Southwest (SW)	R-1 & U-1	Open Space	Open Space
Northwest (NW)	R-1A	Leonard Park	Parks and Recreation
North (N)	R-1	SF Residential	Low Density Residential
East (E)	R-1	SF Residential	Low Density Residential
South (S)	PUD & R-2	SF Residential	Low Density Residential



Zoning Map Excerpt



Future Land Use Plan Excerpt

A Comprehensive Plan Amendment will be required prior to approval of the rezoning to PUD since the proposed use of this lot exceeds the maximum density for low density residential use of four (4) dwelling units per acre. The conceptual layout for the PUD Master Plan shows 20.8 dwelling units per acre. As a result, the Future Land Use Plan would need to be amended to designate this parcel as a High Density Residential used, intended for use in districts with 8-24 dwelling units per acre, prior to rezoning this parcel to PUD for the senior living center.

P.U.D. MASTER PLAN & RESTRICTIONS:

As required for all P.U.D. rezonings, the developer has provided a P.U.D. Master Plan for this development. The master plan shows construction a large, senior living center intended to contain 126 dwelling units of various care levels. The facility would provide a continuum of care, including Independent Living, Assisted Living, and Memory Care. The assisted and independent living units will be in a 3-story, 94,386 sq. ft. building on the west side of the site. The 1-story, 30,271 sq. ft. memory care building will be on the east side of the site. Between these buildings will be a 18,700 sq. ft. 1-2 story building for common uses, referred to as the Town Center. The three buildings are interconnected with enclosed breezeways. The developer has provided conceptual architectural elevations to demonstrate the character of the building, including pitched rooflines with gables to soften the mass of the building and a combination of brick and stone veneers to enhance the horizontal lap siding.

The master plan calls for a fire apparatus road that also serves as a recreational trail. The plan calls for removable bollards at each end of this trail to restrict non-emergency vehicular traffic on this pavement. The existing type, size, and quantity of these bollards will be determined by the City at the time of site plan approval. City Staff will also provide additional fire truck information at the time of site plan review to ensure that the fire lane is appropriately designed to accommodate emergency services.

There is an existing paved recreational trail along the entire street frontage of this lot. Prior to site plan or plat approval staff will review the need for a Petition & Waiver for reconstruction of this as a PCC trail, along with the need for easements where the trail encroaches on private property.

The P.U.D. Master Plan, and future Ordinance, include the following stipulations:

- a. The proposed setbacks shall be a 30' front yard along W. Washington Street and Parker Blvd., 40' yard on the north and east sides of the lot, and 12.5' side yard on the west side adjacent to the park. For comparison, the R-3 district requires a of 30' front yard, 40' rear yard (east), and 12.5' side yard (north).
- b. A Type 'B' semi-opaque landscape buffer shall be provided within a 20' wide easement on the north and east property lines to provide screening for existing R-1 zoning districts. For comparison, the R-3 district requires a Type "A" open screen within a 20' easement abutting R-1 properties.
- c. The south and west sides of the 3-story independent/assisted living building will be 30% brick (or acceptable alternative) and the north and east will be 15% brick. The south elevation of the 1-2 story Town Center will be 30% brick and the north elevation of this building will be 15% brick, while the less visible east and west sides would not be required to have any brick. All elevations of the 1-story Memory Care building will be 15% brick. For

comparison purposes, Code requires all R-3 residential buildings with more than 4 dwelling units to be 30% brick on the facades facing public streets, but there is no requirement for brick on other facades.

- d. The developer proposes the parking requirements for this use shall be based on:

Parking Regs	Proposed		Per Zoning Code <i>(2 bedrooms/unit, max)</i>	
	Requirement	Stalls	Requirement	Stalls
Independent Living (33 units)	1 stall/unit	33	1.25 stalls / unit + 1 garage stall / unit + 1 visitor stall / 5 units	81
Assisted Living (51 units)	0.5 stalls/unit	25	1 stall / 2 units + 1/on-duty staff member	35
Memory Care (42 units)	1 stall/staff @ max shift	30	3 stalls/5 beds	26
Visitor Parking (126 total units)	1 stall/18 units			
Total Stalls	Per Master Plan	95	Per Code	142
Garage	<i>Indicated on Master Plan</i>	55	<i>Included in above total</i>	33

- e. The parkland dedication shall be fulfilled by a fee that is equivalent to the fair market value of the land, based on 360.851 square feet of land per dwelling unit. The fair market value will be determined by the City Manager when the property is platted.
- f. This property shall be platted in accordance with the Subdivision Regulations prior to Site Plan approval.
- g. The PUD area is 6.04 acres. Per Code, Council may waive the requirement for PUD's to be a minimum of 10 acres due to site constraints. From staff's perspective, waiving the 10-acre minimum seems reasonable given the developed nature of the area surrounding this largely undeveloped lot.

REVIEW COMMENTS:

All of staff's review comments on the rezoning and PUD Master Plan have been addressed.

The proposed regulations and restrictions for the Leonard Senior Living PUD are included in the "P.U.D. Master Plan & Restrictions" section above.

RECOMMENDATION ON COMPREHENSIVE PLAN AMENDMENT:

At their meeting, the Planning & Zoning Commission should make a recommendation to City Council on the proposed amendment to the Comprehensive Plan's Future Land Use Plan which would change the future land use for the subject property from low density residential to high density residential, based on one of the following options:

- A. Approve the applicant's request to amend the future land use of the subject area to high density residential use.
- B. Deny the applicant's request to amend the future land use of the subject area to high density residential use.
- C. Approve the applicant's request to amend the future land use of the subject area to high density residential use, subject to certain modifications or restrictions as specified in P&Z's recommendation(s).

RECOMMENDATION ON REZONING:

Based on prior approval of the above Comprehensive Plan amendment, the Planning & Zoning Commission should also make a recommendation to City Council regarding the proposed rezoning for the subject property from R-1 to PUD, based on one of the following options:

- A. Approve the applicant's request to rezone their property to Planned Unit Development (PUD) as presented, subject to the following:
 - 1. Approval of the associated PUD Master Plan, including the above-described stipulations, in conjunction with the rezoning.
 - 2. Council waiver of 10-acre minimum requirement for PUD District.
 - 3. Payment of all professional billings to the City of Polk City.
- B. Deny the applicant's request to rezone their property to Planned Unit Development (PUD) as presented.
- C. Approve the applicant's request to rezone their property to Planned Unit Development (PUD) subject to certain revisions to the Master Plan and/or the above-described stipulations or additional restrictions as specified in the P&Z's recommendation, provided the applicant agrees to said amended recommendation(s).



**2022 APPLICATION FORM
FOR
Rezoning to P.U.D. And Master Plan**
City of Polk City, Iowa

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: Leonard Senior Living
Project Address: 1421 W Washington Ave
Current Zoning: R-1 **Proposed Zoning:** PUD
P.U.D. Area: 5.81 acres **Total Parcel Area:** 5.81 acres

Applicant: *This form MUST be signed by Applicant.*

Developer/Owner Signature	<u>Clifford A. Leonard</u>	Engineer	Emily Harding, Civil Design Advantage
Street Address	<u>1421 W Washington Ave</u>	Street Address	4121 NW Urbandale Drive
City, State	<u>Polk City, IA 50226-2116</u>	City, State	Urbandale, IA 50322
Telephone No.	<u>515 710-7970</u>	Telephone No.	515-369-4400
Email Address		Email Address	EmilyH@cda-eng.com

P.U.D. Master Plan Application Fee:

Base Application Fee	\$450.00	=	\$450.00
Additional Fee	\$10.00 per Acre	=>	
Total			

Amount Paid: \$ 508.10

City Engineering Review Fees:

1. The City Engineer shall review all P.U.D. rezonings and associated Master Plans for conformance to Polk City's Comprehensive Plan, Municipal Code including zoning and subdivision regulations, SUDAS and other applicable standards. If a Traffic Impact Study is required, this study will be prepared by the City
2. City Engineering Review Fees, including preparation of a Traffic Impact Study if required, shall be reimbursed to the City based on actual fees, as invoiced to the City. Such fees shall be invoices on an hourly basis, based on the City Engineer's current fee schedule.

Documents to be Submitted for Review:

✓ If Provided	Plan / Document
X	Completed Application Form and the Petition to Rezone, signed by current property owner(s) and applicant
X	Rezoning Sketch depicting proposed P.U.D. boundary line, all parcels within the 250' buffer area, area of each parcel within buffer, and ownership of each.
X	Completed Table of all Property Owners and area of their property that lies within the 250' Buffer, demonstrating consent of at least 50% of the buffer exclusive of public ROW or land.
X	Legal description of the proposed P.U.D. boundary in Word format.
X	Two address labels and two stamps for each property owner within buffer area.
X	P.U.D. Master Plan (or Amended P.U.D. Master Plan) per Chapter 171.
X	Letter of application or Notes on Master Plan describing the project: density, proposed principal use(s) and accessory use(s), transitional uses, parking requirements, and landscape buffers.
X	List of all proposed deviations from current Zoning & Subdivision regulations shall be noted on Master Plan.
X	Traffic Volume - AM & PM peak trips anticipated to be generated by development
X	Architectural elevations or concepts indicating character of the buildings.
	Other (Please Specify):



**2022 APPLICATION FORM
FOR
Rezoning to P.U.D. And Master Plan**

City of Polk City, Iowa

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Current Zoning: R-1 **Proposed Zoning:** PUD
P.U.D. Area: 5.81 acres **Total Parcel Area:** 5.81 acres

Applicant: *This form MUST be signed by Applicant.*

Developer/Owner Signature <u><i>Byron Soler</i></u>	Engineer <u>Emily Harding,</u>
Street Address <u>16852 Aurora Ct</u>	Civil Design Advantage
City, State <u>CLIVE, IA 50325</u>	Street Address <u>4121 NW Urbandale Drive</u>
Telephone No. <u>515-988-7449</u>	City, State <u>Urbandale, IA 50322</u>
Email Address <u>BSCHEURR@MAVONCRUX.COM</u>	Telephone No. <u>515-369-4400</u>
	Email Address <u>EmilyH@cda-eng.com</u>

P.U.D. Master Plan Application Fee:

Base Application Fee	\$450.00	=	\$450.00
Additional Fee	\$10.00 per Acre	=>	
Total			

Amount Paid: \$ 508.10

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X	Rezoning Sketch depicting proposed P.U.D. boundary line, all parcels within the 250' buffer area, area of each parcel within buffer, and ownership of each.
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X	Legal description of the proposed P.U.D. boundary in Word format.
X	Two address labels and two stamps for each property owner within buffer area.
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X	Letter of application or Notes on Master Plan describing the project: density, proposed principal use(s) and accessory use(s), transitional uses, parking requirements, and landscape buffers.
X	List of all proposed deviations from current Zoning & Subdivision regulations shall be noted on Master Plan.
X	Traffic Volume - AM & PM peak trips anticipated to be generated by development
X	Architectural elevations or concepts indicating character of the buildings.
	Other (Please Specify):



Civil Design Advantage

4121 NW Urbandale Drive
Urbandale, Iowa 50322
Office 515.369.4400
Fax 515.369.4410
www.CDA-ENG.com

Transmittal

To: Chelsea Huisman **From:** Emily Harding

Company: City of Polk City **Date:** September 21, 2022

Address: 112 Third Street **Subject:** Leonard Property
Polk City, IA 50226 PUD Rezoning

Project Number: 2205.396 **Via:** Delivery

CC: MavenCrux Development

URGENT For Your Use Please Comment For Your Approval Sign & Return

Transmitted Material:

<u>Copies</u>	<u>Item</u>
1	PUD Rezoning Application
1	Petition to Rezone, signed
1	Rezoning Map
1	Table of Consenting Property Owners
1	Legal Description (via email)
1	Two Address labels and two stamps for each property owner
1	PUD Master Plan
1	Traffic Memo

● **Comments:** Please accept this submittal en route to the next available Planning & Zoning Commission meeting. Let me know if you have any questions or require anything further. Thank you.

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 (%)
James E Hoffman	316 Maple Dr Polk City, IA 50226	0.86	0.86
Brian D Hanson	317 Maple Dr Polk City, IA 50266	3.35	3.35
Gregory Ernst	309 Crestwood Dr Polk City, IA 50226	1.55	
Joel Drinnin	308 Crestwood Dr Polk City, IA 50226	1.20	1.20
Gerald A Osmundson	400 Crestwood Dr Polk City, IA 50226	2.15	2.15
Michael F Mataya	PO Box 161 Polk City, IA 50226	3.09	
John N Bequeaith	1316 Bel Aire Rd Polk City, IA 50226	2.49	2.49
Steven J Noack	1312 Bel Aire Rd Polk City, IA 50226	2.40	2.40
Todd A Bunge	1308 Bel Aire Rd Polk City, IA 50226	2.40	2.40
Dillon J Fogarty	1304 Bel Aire Rd Polk City, IA 50226	2.40	2.40
Richardine M Jackson	1321 Bel Aire Rd Polk City, IA 50226	1.80	1.80
Bryan Fundermann	1317 Bel Aire Rd Polk City, IA 50226	1.55	1.55
Michelle Conlan	1313 Bel Aire Rd Polk City, IA 50226	1.55	1.55
Michael E Fields	1309 Bel Aire Rd Polk City, IA 50226	1.55	1.55
Michael Miller	1305 Bel Aire Rd Polk City, IA 50226	1.55	1.55
Nicholas Otis	1301 Bel Aire Rd Polk City, IA 50226	1.20	1.20
Chad R Aspengren	1217 Bel Aire Rd Polk City, IA 50226	0.43	0.43
Aaron Michael Johnson	1220 Bel Aire Rd Polk City, IA 50226	2.49	2.49
Carla R Phillips	1216 Bel Aire Rd Polk City, IA 50226	0.77	
Dan Golbuff	405 Hillcrest Dr Polk City, IA 50226	1.97	

Laura Navin MBLP LLC	821 W Trace Dr Polk City, IA 50226	1.97	1.97
Scott E Conway	413 Hillcrest Dr Polk City, IA 50226	1.97	
Anthony O Capaldo	417 Hillcrest Dr Polk City, IA 50226	1.97	1.97
Cory S Brown	413 Hillcrest Dr Polk City, IA 50226	1.97	1.97
Joseph Howard Lennon	425 Hillcrest Dr Polk City, IA 50226	2.23	
James P Conley Jr	1205 W Washington Ave Polk City, IA 50226	1.12	1.12
Robert J Johnson	400 Hillcrest Dr Polk City, IA 50226	2.23	
Robert L Schultz	404 Hillcrest Dr Polk City, IA 50226	1.97	
Lennis S Berkland	408 Hillcrest Dr Polk City, IA 50226	1.97	
David R Lustgraaf	412 Hillcrest Dr Polk City, IA 50226	1.97	
Burton Family Properties LLC	729 36 th St Des Moines, IA 50312	1.97	
Steven D Devin	420 Hillcrest Dr Polk City, IA 50226	1.97	
Terry Wieseler	424 Hillcrest Dr Polk City, IA 50226	1.97	
Barrett J Ford	428 Hillcrest Dr Polk City, IA 50226	2.58	
3100 LLC	POB 66 Polk City, IA 50226	2.58	2.58
3100 LLC	POB 66 Polk City, IA 50226	1.89	1.89
Dennis C Godfrey	509 Adams St Polk City, IA 50226	1.97	1.97
Robert P Sweeny	508 Lincoln St Polk City, IA 50226	0.17	
Jason Goldsberry	513 Adams St Polk City, IA 50226	1.03	
Jessica L Thompson	512 Adams St Polk City, IA 50226	1.80	
Stephen A Thompson	508 Adams St Polk City, IA 50226	1.97	

3100 LLC	POB 66 Polk City, IA 50226	2.58	2.58
Ashlee Reetz	1412 W Washington Ave Polk City, IA 50226	3.00	
Jessee McKelvey	1408 W Washington Ave Polk City, IA 50226	5.06	
City of Polk City	POB 426 Polk City, IA 50226	NA	
Knapp Properties	5000 Westown Pkwy Ste 400 WDM, IA 50266	4.29	4.29
Kurt Hohnstrater	2919 SW Glenbrooke Bl Ankeny, IA 50023	3.69	3.69
Patrick Giguere	3822 NW 8 th Ct Ankeny, IA 50023	1.37	
United States of America	5600 NW 78 th Ave Johnston, IA 50131	NA	
Mary E Hayes	1501 Tanglewood Dr Polk City, IA 50226	2.66	
Joy M Ihle	1505 Tanglewood Dr Polk City, IA 50226	1.03	
David B Parsons	1509 Tanglewood Dr Polk City, IA 50226	0.26	
City of Polk City	424 Hillcrest Dr Polk City, IA 50226	NA	

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

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 PUD.

PROPERTY OWNERS WITHIN THE 250' BUFFER CONSENTING TO THE PROPOSED REZONING			
Property Owner Name:	Address:	Parcel Acreage (within buffer)	Signature:
1 James E Hoffman	316 Maple Dr Polk City, IA 50226	0.10	Signed - See Backup sheets
2 Brian D Hanson	317 Maple Dr Polk City, IA 50266	0.39	Signed - See Backup sheets
3 Gregory Ernst	309 Crestwood Dr Polk City, IA 50226	0.18	
4 Joel Drinnin	308 Crestwood Dr Polk City, IA 50226	0.14	Signed - See Backup sheets
5 Gerald A Osmundson	400 Crestwood Dr Polk City, IA 50226	0.25	Signed - See Backup sheets
6 Michael F Mataya	PO Box 161 Polk City, IA 50226	0.36	
7 John N Bequeaith	1316 Bel Aire Rd Polk City, IA 50226	0.29	Signed - See Backup sheets
8 Steven J Noack	1312 Bel Aire Rd Polk City, IA 50226	0.28	Signed - See Backup sheets
9 Todd A Bunge	1308 Bel Aire Rd Polk City, IA 50226	0.28	Signed - See Backup sheets
10 Dillon J Fogarty	1304 Bel Aire Rd Polk City, IA 50226	0.28	Signed - See Backup sheets
11 Richardine M Jackson Lance Irvin	1321 Bel Aire Rd Polk City, IA 50226	0.21	Signed - See Backup sheets
12 Bryan Fundermann	1317 Bel Aire Rd Polk City, IA 50226	0.18	Signed - See Backup sheets
13 Michelle Conlan	1313 Bel Aire Rd Polk City, IA 50226	0.18	Signed - See Backup sheets
14 Michael E Fields	1309 Bel Aire Rd Polk City, IA 50226	0.18	Signed - See Backup sheets
15 Michael Miller	1305 Bel Aire Rd Polk City, IA 50226	0.18	Signed - See Backup sheets
16 Nicholas Otis	1301 Bel Aire Rd Polk City, IA 50226	0.14	Signed - See Backup sheets
17 Chad R Aspengren	1217 Bel Aire Rd Polk City, IA 50226	0.05	Signed - See Backup sheets

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

18	Aaron Michael Johnson	1220 Bel Aire Rd Polk City, IA 50226	0.29	Signed - See Backup sheets
19	Carla R Phillips	1216 Bel Aire Rd Polk City, IA 50226	0.09	
20	Dan Golbuff	405 Hillcrest Dr Polk City, IA 50226	0.23	
21	Laura Navin MBLP LLC	821 W Trace Dr Polk City, IA 50226	0.23	Signed - See Backup sheets
22	Scott E Conway	413 Hillcrest Dr Polk City, IA 50226	0.23	
23	Anthony O Capaldo	417 Hillcrest Dr Polk City, IA 50226	0.23	Signed - See Backup sheets
24	Cory S Brown	421 412 Hillcrest Dr Polk City, IA 50226	0.23	Signed - See Backup sheets
25	Joseph Howard Lennon	425 Hillcrest Dr Polk City, IA 50226	0.26	
26	James P Conley Jr	1205 W Washington Ave Polk City, IA 50226	0.13	Signed - See Backup sheets
27	Robert J Johnson	400 Hillcrest Dr Polk City, IA 50226	0.26	
28	Robert L Schultz	404 Hillcrest Dr Polk City, IA 50226	0.23	
29	Lennis S Berkland	408 Hillcrest Dr Polk City, IA 50226	0.23	
30	David R Lustgraaf	412 Hillcrest Dr Polk City, IA 50226	0.23	
31	Burton Family Properties LLC	729 36 th St Des Moines, IA 50312	0.23	
32	Steven D Devin	420 Hillcrest Dr Polk City, IA 50226	0.23	
33	Terry Wieseler	424 Hillcrest Dr Polk City, IA 50226	0.23	
34	Barrett J Ford	428 Hillcrest Dr Polk City, IA 50226	0.30	
35	3100 LLC	POB 66 Polk City, IA 50226	0.30	Signed - See Backup sheets
36	3100 LLC	POB 66 Polk City, IA 50226	0.22	Signed - See Backup sheets
37	Dennis C Godfrey	509 Adams St Polk City, IA 50226	0.23	Signed - See Backup sheets

38	Robert P Sweeny	508 Lincoln St Polk City, IA 50226	0.02	
39	Jason Goldsberry	513 Adams St Polk City, IA 50226	0.12	
40	Jessica L Thompson	512 Adams St Polk City, IA 50226	0.21	
41	Stephen A Thompson	508 Adams St Polk City, IA 50226	0.23	
42	3100 LLC	POB 66 Polk City, IA 50226	0.30	Signed - See Backup sheets
43	Ashlee Reetz	1412 W Washington Ave Polk City, IA 50226	0.35	
44	Jessee McKelvey	1408 W Washington Ave Polk City, IA 50226	0.59	
45	City of Polk City	POB 426 Polk City, IA 50226	NA	
46	Knapp Properties	5000 Westown Pkwy Ste 400 WDM, IA 50266	0.50	Signed - See Backup sheets
47	Kurt Hohnstrater	2919 SW Glenbrooke Bl Ankeny, IA 50023	0.43	Signed - See Backup sheets
48	Patrick Giguere	3822 NW 8 th Ct Ankeny, IA 50023	0.16	
49	United States of America	5600 NW 78 th Ave Johnston, IA 50131	NA	
50	Mary E Hayes	1501 Tanglewood Dr Polk City, IA 50226	0.31	
51	Joy M Ihle	1505 Tanglewood Dr Polk City, IA 50226	0.12	
52	David B Parsons	1509 Tanglewood Dr Polk City, IA 50226	0.03	
53	City of Polk City	424 Hillcrest Dr Polk City, IA 50226	NA	

PETITION FOR REZONING

TO: Planning and Zoning Commission,
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AND EXCEPT PARKER BOULEVARD RIGHT-OF-WAY.

AND

A PART OF LOT 17 IN THE OFFICIAL PLAT OF THE NORTH HALF OF SECTION 2, TOWNSHIP
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FEET AND WHOSE CHORD BEARS NORTH 77°03'59" WEST, 88.14 FEET; THENCE NORTH
34°22'36" WEST, 3.20 FEET TO THE POINT OF BEGINNING.

ALL CONTAINING 5.81 ACRES MORE OR LESS.

Request that said property be rezoned from its present Zoning Classification of R-1 to
Zoning Classification PUD for the purpose of
Senior Living Development

PROPERTY OWNER:

PROPERTY OWNER (when jointly owned):

X Marcia Hoffman
Owner's Name (please print)

X James Hoffman
Owner's Name (please print)

X Marcia Hoffman
Signature

James E Hoffman
Signature

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

PETITION FOR REZONING

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Request that said property be rezoned from its present Zoning Classification of R-1 to Zoning Classification PUD for the purpose of Senior Living Development

PROPERTY OWNER:

PROPERTY OWNER (when jointly owned):

Brian Hanson
Owner's Name (please print)

Valerie Hanson
Owner's Name (please print)

[Signature]
Signature

[Signature]
Signature

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

PETITION FOR REZONING

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Senior Living Development

PROPERTY OWNER:

PROPERTY OWNER (when jointly owned):

Joel Dinnin

Owner's Name (please print)

Owner's Name (please print)

Signature

Signature

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Senior Living Development

PROPERTY OWNER:

PROPERTY OWNER (when jointly owned):

Gerald A. Osmundson
Owner's Name (please print)

Joni Osmundson
Owner's Name (please print)

Gerald A. Osmundson
Signature

Joni Osmundson
Signature

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

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PROPERTY OWNER:

PROPERTY OWNER (when jointly owned):

John N. Bequeaith
Owner's Name (please print)

Dixie Bequeaith
Owner's Name (please print)

John N. Bequeaith
Signature

Dixie Bequeaith
Signature

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

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Senior Living Development

PROPERTY OWNER:

PROPERTY OWNER (when jointly owned):

Steven Noack
Owner's Name (please print)

JAMIE NOACK
Owner's Name (please print)

St. J. Noack
Signature

J. Noack
Signature

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

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PROPERTY OWNER:

PROPERTY OWNER (when jointly owned):

X Todd Bunge
Owner's Name (please print)

X Tam Bunge
Owner's Name (please print)

Todd Bunge
Signature

Tam Bunge
Signature

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

PETITION FOR REZONING

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Senior Living Development

PROPERTY OWNER:

PROPERTY OWNER (when jointly owned):

Dillon Fogarty
Owner's Name (please print)

Owner's Name (please print)

Dillon Fogarty
Signature

Signature

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

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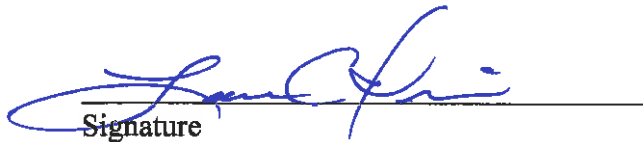
PROPERTY OWNER:

PROPERTY OWNER (when jointly owned):

LANCE IRVIN

Owner's Name (please print)

Owner's Name (please print)


Signature

Signature

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

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PROPERTY OWNER:

PROPERTY OWNER (when jointly owned):

Bryan Funderman
Owner's Name (please print)

Owner's Name (please print)

[Signature]
Signature

Signature

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

PETITION FOR REZONING

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PROPERTY OWNER:

PROPERTY OWNER (when jointly owned):

Michelle Conlan

Owner's Name (please print)

Owner's Name (please print)

Michelle Conlan

Signature

Signature

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

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34°22'36" WEST, 3.20 FEET TO THE POINT OF BEGINNING.

ALL CONTAINING 5.81 ACRES MORE OR LESS.

Request that said property be rezoned from its present Zoning Classification of R-1 to
Zoning Classification PUD for the purpose of
Senior Living Development

PROPERTY OWNER:

PROPERTY OWNER (when jointly owned):

MICHAEL E FIELDS
Owner's Name (please print)

Tawnya R Fields
Owner's Name (please print)

Michael E. Fields
Signature 8-3-22

Tawnya Fields
Signature

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

PETITION FOR REZONING

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

We, the undersigned owners of the following described property:

LOT 13, THE OFFICIAL PLAT OF THE NORTH HALF OF SECTION 2, TOWNSHIP 80 NORTH,
RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, AN OFFICIAL PLAT IN THE CITY OF
POLK CITY, POLK COUNTY, IOWA, EXCEPT W. WASHINGTON AVENUE RIGHT OF WAY
AND EXCEPT PARKER BOULEVARD RIGHT-OF-WAY.

AND

A PART OF LOT 17 IN THE OFFICIAL PLAT OF THE NORTH HALF OF SECTION 2, TOWNSHIP
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Request that said property be rezoned from its present Zoning Classification of R-1 to
Zoning Classification PUD for the purpose of
Senior Living Development

PROPERTY OWNER:

PROPERTY OWNER (when jointly owned):

Michael Miller
Owner's Name (please print)

Julie Miller
Owner's Name (please print)

[Signature]
Signature

[Signature]
Signature

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

H 18

PETITION FOR REZONING

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

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Request that said property be rezoned from its present Zoning Classification of R-1 to
Zoning Classification PUD for the purpose of
Senior Living Development.

PROPERTY OWNER:

PROPERTY OWNER (when jointly owned):

Nicholas Otis
Owner's Name (please print)

Angela Otis
Owner's Name (please print)

[Signature]
Signature

[Signature]
Signature

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

PETITION FOR REZONING

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Request that said property be rezoned from its present Zoning Classification of R-1 to
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Senior Living Development

PROPERTY OWNER:

PROPERTY OWNER (when jointly owned):

Chad Aspengren
Owner's Name (please print)

Sarah Aspengren
Owner's Name (please print)

[Signature]
Signature

[Signature]
Signature

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

PETITION FOR REZONING

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PROPERTY OWNER:

PROPERTY OWNER (when jointly owned):

AARON JOHNSON

Owner's Name (please print)

Owner's Name (please print)

[Signature]

Signature

Signature

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

PETITION FOR REZONING

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Request that said property be rezoned from its present Zoning Classification of R-1 to
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Senior Living Development

PROPERTY OWNER:

PROPERTY OWNER (when jointly owned):

Anna Navin
Owner's Name (please print)

Owner's Name (please print)

Anna S Navin
Signature

Signature

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

PETITION FOR REZONING

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Senior Living Development

PROPERTY OWNER:

PROPERTY OWNER (when jointly owned):

Anthony Capaldo
Owner's Name (please print)

DANA CAPALDO
Owner's Name (please print)

Anthony O Capaldo
Signature

Dana Capaldo
Signature

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

PETITION FOR REZONING

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Request that said property be rezoned from its present Zoning Classification of R-1 to
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Senior Living Development

PROPERTY OWNER:

PROPERTY OWNER (when jointly owned):

Cory Brown
Owner's Name (please print)

Owner's Name (please print)

Cory Brown
Signature

Signature

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

PETITION FOR REZONING

TO: Planning and Zoning Commission,
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Request that said property be rezoned from its present Zoning Classification of R-1 to Zoning Classification PUD for the purpose of Senior Living Development

PROPERTY OWNER:

PROPERTY OWNER (when jointly owned):

Angela Conley
Owner's Name (please print)

James Conley Jr.
Owner's Name (please print)

Angela Conley
Signature

James Conley Jr.
Signature

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

PETITION FOR REZONING

TO: Planning and Zoning Commission,
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Request that said property be rezoned from its present Zoning Classification of R-1 to
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Senior Living Development

PROPERTY OWNER:

PROPERTY OWNER (when jointly owned):

DAVID R. LUSTGRAAF
Owner's Name (please print)

Owner's Name (please print)

David R. Lustgraaf
Signature

Signature

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

PETITION FOR REZONING

TO: Planning and Zoning Commission,
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Senior Living Development

PROPERTY OWNER:

PROPERTY OWNER (when jointly owned):

Bruce Letkowiak
Owner's Name (please print)

Owner's Name (please print)

[Signature]
Signature

Signature

3100 LLC
Title (if owned by Inc., LLC, or similar)

PETITION FOR REZONING

TO: Planning and Zoning Commission,
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Senior Living Development

PROPERTY OWNER:

PROPERTY OWNER (when jointly owned):

Debra D. Godfrey
Owner's Name (please print)

Dennis Godfrey
Owner's Name (please print)

Debra D. Godfrey
Signature

[Signature]
Signature

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

PETITION FOR REZONING

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PROPERTY OWNER: PROPERTY OWNER (when jointly owned):

All Points Development, L.C.

Owner's Name (please print)

Owner's Name (please print)

DocuSigned by:
Gerard D. Neugent
Signature By: Gerard D. Neugent

Signature

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

PETITION FOR REZONING

TO: Planning and Zoning Commission,
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AND

A PART OF LOT 17 IN THE OFFICIAL PLAT OF THE NORTH HALF OF SECTION 2, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5TH P.M., IN THE CITY OF POLK CITY, POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 17; THENCE SOUTH 88°40'01" EAST ALONG THE NORTH LINE OF SAID LOT 17, A DISTANCE OF 94.45 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°40'01" EAST ALONG SAID NORTH LINE, 126.19 FEET; THENCE SOUTHWESTERLY ALONG A CURVE SOUTHEASTERLY WHOSE RADIUS IS 419.87 FEET; WHOSE ARC LENGTH IS 43.09 FEET AND WHOSE CHORD BEARS SOUTH 63°11'02" WEST, 43.07 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 65.00 FEET, WHOSE ARC LENGTH IS 96.86 FEET AND WHOSE CHORD BEARS NORTH 77°03'59" WEST, 88.14 FEET; THENCE NORTH 34°22'36" WEST, 3.20 FEET TO THE POINT OF BEGINNING.

ALL CONTAINING 5.81 ACRES MORE OR LESS.

Request that said property be rezoned from its present Zoning Classification of R-1 to Zoning Classification PUD for the purpose of Senior Living Development

PROPERTY OWNER:

PROPERTY OWNER (when jointly owned):

Kurt Hohnstrater
Owner's Name (please print)

Regina Hohnstrater
Owner's Name (please print)

Kurt Hohnstrater
Signature

Signature

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

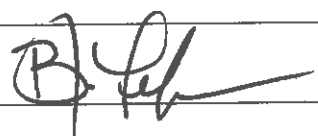
The undersigned owners of property lying outside of said above described tract, but within two hundred and fifty (250) feet of the boundaries thereof, intervening streets and alleys not included in computation of said distance, join in this petition for the purposes of having the above described real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

PROPERTY OWNERS WITHIN THE 250' BUFFER CONSENTING TO THE PROPOSED REZONING			
Property Owner Name:	Address:	Parcel Acreage (within buffer)	Signature:
James E Hoffman	316 Maple Dr Polk City, IA 50226	0.10	<i>James E Hoffman</i>
Brian D Hanson	317 Maple Dr Polk City, IA 50266	0.39	<i>Brian D Hanson</i>
Gregory Ernst	309 Crestwood Dr Polk City, IA 50226	0.18	
Joel Drinnin	308 Crestwood Dr Polk City, IA 50226	0.14	
Gerald A Osmundson	400 Crestwood Dr Polk City, IA 50226	0.25	
Michael F Mataya	PO Box 161 Polk City, IA 50226	0.36	
John N Bequeaith	1316 Bel Aire Rd Polk City, IA 50226	0.29	
Steven J Noack	1312 Bel Aire Rd Polk City, IA 50226	0.28	
Todd A Bunge	1308 Bel Aire Rd Polk City, IA 50226	0.28	
Dillon J Fogarty	1304 Bel Aire Rd Polk City, IA 50226	0.28	
Richardine M Jackson	1321 Bel Aire Rd Polk City, IA 50226	0.21	
Bryan Fundermann	1317 Bel Aire Rd Polk City, IA 50226	0.18	
Michelle Conlan	1313 Bel Aire Rd Polk City, IA 50226	0.18	
Michael E Fields	1309 Bel Aire Rd Polk City, IA 50226	0.18	
Michael Miller	1305 Bel Aire Rd Polk City, IA 50226	0.18	
Nicholas Otis	1301 Bel Aire Rd Polk City, IA 50226	0.14	
Chad R Aspengren	1217 Bel Aire Rd Polk City, IA 50226	0.05	

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

	Aaron Michael Johnson	1220 Bel Aire Rd Polk City, IA 50226	0.29	
	Carla R Phillips	1216 Bel Aire Rd Polk City, IA 50226	0.09	
	Dan Golbuff	405 Hillcrest Dr Polk City, IA 50226	0.23	
23	Laura Navin MBLP LLC	821 W Trace Dr Polk City, IA 50226	0.23	<i>Laura L. Navin</i>
	Scott E Conway	413 Hillcrest Dr Polk City, IA 50226	0.23	
	Anthony O Capaldo	417 Hillcrest Dr Polk City, IA 50226	0.23	
24	Cory S Brown	421 #13 Hillcrest Dr Polk City, IA 50226	0.23	<i>Cory S Brown</i>
	Joseph Howard Lennon	425 Hillcrest Dr Polk City, IA 50226	0.26	<i>J</i>
	James P Conley Jr	1205 W Washington Ave Polk City, IA 50226	0.13	
	Robert J Johnson	400 Hillcrest Dr Polk City, IA 50226	0.26	
	Robert L Schultz	404 Hillcrest Dr Polk City, IA 50226	0.23	
	Lennis S Berkland	408 Hillcrest Dr Polk City, IA 50226	0.23	
30	David R Lustgraaf	412 Hillcrest Dr Polk City, IA 50226	0.23	<i>David R Lustgraaf</i>
	Burton Family Properties LLC	729 36 th St Des Moines, IA 50312	0.23	
	Steven D Devin	420 Hillcrest Dr Polk City, IA 50226	0.23	
	Terry Wieseler	424 Hillcrest Dr Polk City, IA 50226	0.23	
	Barrett J Ford	428 Hillcrest Dr Polk City, IA 50226	0.30	
35	3100 LLC	POB 66 Polk City, IA 50226	0.30	<i>[Signature]</i>
36	3100 LLC	POB 66 Polk City, IA 50226	0.22	
	Dennis C Godfrey	509 Adams St Polk City, IA 50226	0.23	

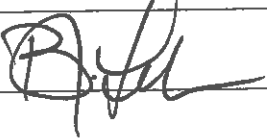
42

Robert P Sweeny	508 Lincoln St Polk City, IA 50226	0.02	
Jason Goldsberry	513 Adams St Polk City, IA 50226	0.12	
Jessica L Thompson	512 Adams St Polk City, IA 50226	0.21	
Stephen A Thompson	508 Adams St Polk City, IA 50226	0.23	
3100 LLC	POB 66 Polk City, IA 50226	0.30	
Ashlee Reetz	1412 W Washington Ave Polk City, IA 50226	0.35	
Jessee McKelvey	1408 W Washington Ave Polk City, IA 50226	0.59	
City of Polk City	POB 426 Polk City, IA 50226	NA	
Knapp Properties	5000 Westown Pkwy Ste 400 WDM, IA 50266	0.50	
Kurt Hohnstrater	2919 SW Glenbrooke Bl Ankeny, IA 50023	0.43	
Patrick Giguere	3822 NW 8 th Ct Ankeny, IA 50023	0.16	
United States of America	5600 NW 78 th Ave Johnston, IA 50131	NA	
Mary E Hayes	1501 Tanglewood Dr Polk City, IA 50226	0.31	
Joy M Ihle	1505 Tanglewood Dr Polk City, IA 50226	0.12	
David B Parsons	1509 Tanglewood Dr Polk City, IA 50226	0.03	
City of Polk City	424 Hillcrest Dr Polk City, IA 50226	NA	

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 (%)
James E Hoffman	316 Maple Dr Polk City, IA 50226	0.86	x + <i>James E Hoffman</i>
Brian D Hanson	317 Maple Dr Polk City, IA 50266	3.35	
Gregory Ernst	309 Crestwood Dr Polk City, IA 50226	1.55	
Joel Drinnin	308 Crestwood Dr Polk City, IA 50226	1.20	
Gerald A Osmundson	400 Crestwood Dr Polk City, IA 50226	2.15	
Michael F Mataya	PO Box 161 Polk City, IA 50226	3.09	
John N Bequeaith	1316 Bel Aire Rd Polk City, IA 50226	2.49	
Steven J Noack	1312 Bel Aire Rd Polk City, IA 50226	2.40	
Todd A Bunge	1308 Bel Aire Rd Polk City, IA 50226	2.40	
Dillon J Fogarty	1304 Bel Aire Rd Polk City, IA 50226	2.40	
Richardine M Jackson	1321 Bel Aire Rd Polk City, IA 50226	1.80	
Bryan Fundermann	1317 Bel Aire Rd Polk City, IA 50226	1.55	
Michelle Conlan	1313 Bel Aire Rd Polk City, IA 50226	1.55	
Michael E Fields	1309 Bel Aire Rd Polk City, IA 50226	1.55	
Michael Miller	1305 Bel Aire Rd Polk City, IA 50226	1.55	
Nicholas Otis	1301 Bel Aire Rd Polk City, IA 50226	1.20	
Chad R Aspengren	1217 Bel Aire Rd Polk City, IA 50226	0.43	
Aaron Michael Johnson	1220 Bel Aire Rd Polk City, IA 50226	2.49	
Carla R Phillips	1216 Bel Aire Rd Polk City, IA 50226	0.77	
Dan Golbuff	405 Hillcrest Dr Polk City, IA 50226	1.97	

21	Laura Navin MBLP LLC	821 W Trace Dr Polk City, IA 50226	1.97	<i>Anna L. Navin</i>
	Scott E Conway	413 Hillcrest Dr Polk City, IA 50226	1.97	
	Anthony O Capaldo	417 Hillcrest Dr Polk City, IA 50226	1.97	
24	Cory S Brown	413 Hillcrest Dr Polk City, IA 50226	1.97	<i>Cory Brown</i>
	Joseph Howard Lennon	425 Hillcrest Dr Polk City, IA 50226	2.23	
	James P Conley Jr	1205 W Washington Ave Polk City, IA 50226	1.12	
	Robert J Johnson	400 Hillcrest Dr Polk City, IA 50226	2.23	
	Robert L Schultz	404 Hillcrest Dr Polk City, IA 50226	1.97	
	Lennis S Berkland	408 Hillcrest Dr Polk City, IA 50226	1.97	
30	David R Lustgraaf	412 Hillcrest Dr Polk City, IA 50226	1.97	<i>David R. Lustgraaf</i>
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	Steven D Devin	420 Hillcrest Dr Polk City, IA 50226	1.97	
	Terry Wieseler	424 Hillcrest Dr Polk City, IA 50226	1.97	
	Barrett J Ford	428 Hillcrest Dr Polk City, IA 50226	2.58	
35	3100 LLC	POB 66 Polk City, IA 50226	2.58	<i>B. Ford</i>
36	3100 LLC	POB 66 Polk City, IA 50226	1.89	
	Dennis C Godfrey	509 Adams St Polk City, IA 50226	1.97	
	Robert P Sweeny	508 Lincoln St Polk City, IA 50226	0.17	
	Jason Goldsberry	513 Adams St Polk City, IA 50226	1.03	
	Jessica L Thompson	512 Adams St Polk City, IA 50226	1.80	
	Stephen A Thompson	508 Adams St Polk City, IA 50226	1.97	

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3100 LLC	POB 66 Polk City, IA 50226	2.58	
Ashlee Reetz	1412 W Washington Ave Polk City, IA 50226	3.00	
Jessee McKelvey	1408 W Washington Ave Polk City, IA 50226	5.06	
City of Polk City	POB 426 Polk City, IA 50226	NA	
Knapp Properties	5000 Westown Pkwy Ste 400 WDM, IA 50266	4.29	
Kurt Hohnstrater	2919 SW Glenbrooke Bl Ankeny, IA 50023	3.69	
Patrick Giguere	3822 NW 8 th Ct Ankeny, IA 50023	1.37	
United States of America	5600 NW 78 th Ave Johnston, IA 50131	NA	
Mary E Hayes	1501 Tanglewood Dr Polk City, IA 50226	2.66	
Joy M Ihle	1505 Tanglewood Dr Polk City, IA 50226	1.03	
David B Parsons	1509 Tanglewood Dr Polk City, IA 50226	0.26	
City of Polk City	424 Hillcrest Dr Polk City, IA 50226	NA	


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

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 PUD.

PROPERTY OWNERS WITHIN THE 250' BUFFER CONSENTING TO THE PROPOSED REZONING			
Property Owner Name:	Address:	Parcel Acreage (within buffer)	Signature:
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Brian D Hanson	317 Maple Dr Polk City, IA 50266	0.39	<i>Brian D Hanson</i>
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Joel Drinnin	308 Crestwood Dr Polk City, IA 50226	0.14	
Gerald A Osmundson	400 Crestwood Dr Polk City, IA 50226	0.25	
Michael F Mataya	PO Box 161 Polk City, IA 50226	0.36	
John N Bequeaith	1316 Bel Aire Rd Polk City, IA 50226	0.29	
Steven J Noack	1312 Bel Aire Rd Polk City, IA 50226	0.28	
Todd A Bunge	1308 Bel Aire Rd Polk City, IA 50226	0.28	
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Bryan Fundermann	1317 Bel Aire Rd Polk City, IA 50226	0.18	
Michelle Conlan	1313 Bel Aire Rd Polk City, IA 50226	0.18	
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Chad R Aspengren	1217 Bel Aire Rd Polk City, IA 50226	0.43	
Aaron Michael Johnson	1220 Bel Aire Rd Polk City, IA 50226	2.49	
Carla R Phillips	1216 Bel Aire Rd Polk City, IA 50226	0.77	
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Joel Drinnin	308 Crestwood Dr Polk City, IA 50226	0.14	
Gerald A Osmundson	400 Crestwood Dr Polk City, IA 50226	0.25	
Michael F Mataya	PO Box 161 Polk City, IA 50226	0.36	
John N Bequeaith	1316 Bel Aire Rd Polk City, IA 50226	0.29	
Steven J Noack	1312 Bel Aire Rd Polk City, IA 50226	0.28	
Todd A Bunge	1308 Bel Aire Rd Polk City, IA 50226	0.28	X 
Dillon J Fogarty	1304 Bel Aire Rd Polk City, IA 50226	0.28	
Richardine M Jackson	1321 Bel Aire Rd Polk City, IA 50226	0.21	
Bryan Fundermann	1317 Bel Aire Rd Polk City, IA 50226	0.18	
Michelle Conlan	1313 Bel Aire Rd Polk City, IA 50226	0.18	
Michael E Fields	1309 Bel Aire Rd Polk City, IA 50226	0.18	
Michael Miller	1305 Bel Aire Rd Polk City, IA 50226	0.18	
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Gerald A Osmundson	400 Crestwood Dr Polk City, IA 50226	2.15	
Michael F Mataya	PO Box 161 Polk City, IA 50226	3.09	
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Steven J Noack	1312 Bel Aire Rd Polk City, IA 50226	2.40	
Todd A Bunge	1308 Bel Aire Rd Polk City, IA 50226	2.40	* <i>Todd B</i>
Dillon J Fogarty	1304 Bel Aire Rd Polk City, IA 50226	2.40	
Richardine M Jackson	1321 Bel Aire Rd Polk City, IA 50226	1.80	
Bryan Fundermann	1317 Bel Aire Rd Polk City, IA 50226	1.55	
Michelle Conlan	1313 Bel Aire Rd Polk City, IA 50226	1.55	
Michael E Fields	1309 Bel Aire Rd Polk City, IA 50226	1.55	
Michael Miller	1305 Bel Aire Rd Polk City, IA 50226	1.55	
Nicholas Otis	1301 Bel Aire Rd Polk City, IA 50226	1.20	
Chad R Aspengren	1217 Bel Aire Rd Polk City, IA 50226	0.43	
Aaron Michael Johnson	1220 Bel Aire Rd Polk City, IA 50226	2.49	
Carla R Phillips	1216 Bel Aire Rd Polk City, IA 50226	0.77	
Dan Golbuff	405 Hillcrest Dr Polk City, IA 50226	1.97	

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Gregory Ernst	309 Crestwood Dr Polk City, IA 50226	0.18	
4 Joel Drinnin	308 Crestwood Dr Polk City, IA 50226	0.14	<i>Joel Drinnin</i>
5 Gerald A Osmundson	400 Crestwood Dr Polk City, IA 50226	0.25	<i>Gerald A Osmundson</i>
Michael F Mataya	PO Box 161 Polk City, IA 50226	0.36	
7 John N Bequeaith	1316 Bel Aire Rd Polk City, IA 50226	PO Box 421 0.29	<i>John N. Bequeaith</i>
8 Steven J Noack	1312 Bel Aire Rd Polk City, IA 50226	0.28	<i>Steven J Noack</i>
Todd A Bunge	1308 Bel Aire Rd Polk City, IA 50226	0.28	
10 Dillon J Fogarty	1304 Bel Aire Rd Polk City, IA 50226	0.28	<i>Dillon J Fogarty</i>
11 Richardine M Jackson LANCE IRVIN	1321 Bel Aire Rd Polk City, IA 50226	0.21	<i>Lance Irvin</i>
12 Bryan Fundermann	1317 Bel Aire Rd Polk City, IA 50226	0.18	<i>Bryan Fundermann</i>
13 Michelle Conlan	1313 Bel Aire Rd Polk City, IA 50226	0.18	<i>Michelle Conlan</i>
14 Michael E Fields	1309 Bel Aire Rd Polk City, IA 50226	0.18	<i>Michael E. Fields</i>
15 Michael Miller	1305 Bel Aire Rd Polk City, IA 50226	0.18	<i>Michael Miller</i>
16 Nicholas Otis	1301 Bel Aire Rd Polk City, IA 50226	0.14	<i>Nicholas Otis</i>
17 Chad R Aspengren	1217 Bel Aire Rd Polk City, IA 50226	0.05	<i>Chad R Aspengren</i>

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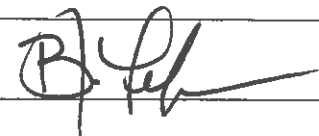
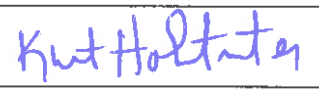
18	Aaron Michael Johnson	1220 Bel Aire Rd Polk City, IA 50226	0.29	<i>A.M. Johnson</i>
	Carla R Phillips	1216 Bel Aire Rd Polk City, IA 50226	0.09	
	Dan Golbuff	405 Hillcrest Dr Polk City, IA 50226	0.23	
21	Laura Navin MBLP LLC	821 W Trace Dr Polk City, IA 50226	0.23	<i>Laura K. Navin</i>
	Scott E Conway	413 Hillcrest Dr Polk City, IA 50226	0.23	
23	Anthony O Capaldo	417 Hillcrest Dr Polk City, IA 50226	0.23	<i>Anthony O Capaldo</i>
24	Cory S Brown	421 Hillcrest Dr Polk City, IA 50226	0.23	<i>Cory S Brown</i>
	Joseph Howard Lennon	425 Hillcrest Dr Polk City, IA 50226	0.26	<i>J</i>
26	James P Conley Jr	1205 W Washington Ave Polk City, IA 50226	0.13	<i>Angela Conley</i>
	Robert J Johnson	400 Hillcrest Dr Polk City, IA 50226	0.26	
	Robert L Schultz	404 Hillcrest Dr Polk City, IA 50226	0.23	
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37	Dennis C Godfrey	509 Adams St Polk City, IA 50226	0.23	<i>Dennis C Godfrey</i>

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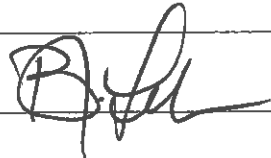
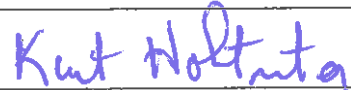
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Jessee McKelvey	1408 W Washington Ave Polk City, IA 50226	0.59	
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	James P Conley Jr	1205 W Washington Ave Polk City, IA 50226	0.13	
	Robert J Johnson	400 Hillcrest Dr Polk City, IA 50226	0.26	
	Robert L Schultz	404 Hillcrest Dr Polk City, IA 50226	0.23	
	Lennis S Berkland	408 Hillcrest Dr Polk City, IA 50226	0.23	
30	David R Lustgraaf	412 Hillcrest Dr Polk City, IA 50226	0.23	<i>David R Lustgraaf</i>
	Burton Family Properties LLC	729 36 th St Des Moines, IA 50312	0.23	
	Steven D Devin	420 Hillcrest Dr Polk City, IA 50226	0.23	
	Terry Wieseler	424 Hillcrest Dr Polk City, IA 50226	0.23	
	Barrett J Ford	428 Hillcrest Dr Polk City, IA 50226	0.30	
35	3100 LLC	POB 66 Polk City, IA 50226	0.30	<i>[Signature]</i>
36	3100 LLC	POB 66 Polk City, IA 50226	0.22	
	Dennis C Godfrey	509 Adams St Polk City, IA 50226	0.23	

	Robert P Sweeny	508 Lincoln St Polk City, IA 50226	0.02	
	Jason Goldsberry	513 Adams St Polk City, IA 50226	0.12	
	Jessica L Thompson	512 Adams St Polk City, IA 50226	0.21	
	Stephen A Thompson	508 Adams St Polk City, IA 50226	0.23	
42	3100 LLC	POB 66 Polk City, IA 50226	0.30	
	Ashlee Reetz	1412 W Washington Ave Polk City, IA 50226	0.35	
	Jessee McKelvey	1408 W Washington Ave Polk City, IA 50226	0.59	
	City of Polk City	POB 426 Polk City, IA 50226	NA	
	Knapp Properties	5000 Westown Pkwy Ste 400 WDM, IA 50266	0.50	
47	Kurt Hohnstrater	2919 SW Glenbrooke Bl Ankeny, IA 50023	0.43	
	Patrick Giguere	3822 NW 8 th Ct Ankeny, IA 50023	0.16	
	United States of America	5600 NW 78 th Ave Johnston, IA 50131	NA	
	Mary E Hayes	1501 Tanglewood Dr Polk City, IA 50226	0.31	
	Joy M Ihle	1505 Tanglewood Dr Polk City, IA 50226	0.12	
	David B Parsons	1509 Tanglewood Dr Polk City, IA 50226	0.03	
	City of Polk City	424 Hillcrest Dr Polk City, IA 50226	NA	

21	Laura Navin MBLP LLC	821 W Trace Dr Polk City, IA 50226	1.97	<i>Anna L. Navin</i>
	Scott E Conway	413 Hillcrest Dr Polk City, IA 50226	1.97	
	Anthony O Capaldo	417 Hillcrest Dr Polk City, IA 50226	1.97	
24	Cory S Brown	413 Hillcrest Dr Polk City, IA 50226	1.97	<i>Cory Brown</i>
	Joseph Howard Lennon	425 Hillcrest Dr Polk City, IA 50226	2.23	
	James P Conley Jr	1205 W Washington Ave Polk City, IA 50226	1.12	
	Robert J Johnson	400 Hillcrest Dr Polk City, IA 50226	2.23	
	Robert L Schultz	404 Hillcrest Dr Polk City, IA 50226	1.97	
	Lennis S Berkland	408 Hillcrest Dr Polk City, IA 50226	1.97	
30	David R Lustgraaf	412 Hillcrest Dr Polk City, IA 50226	1.97	<i>David R. Lustgraaf</i>
	Burton Family Properties LLC	729 36 th St Des Moines, IA 50312	1.97	
	Steven D Devin	420 Hillcrest Dr Polk City, IA 50226	1.97	
	Terry Wieseler	424 Hillcrest Dr Polk City, IA 50226	1.97	
	Barrett J Ford	428 Hillcrest Dr Polk City, IA 50226	2.58	
35	3100 LLC	POB 66 Polk City, IA 50226	2.58	<i>B. Ford</i>
36	3100 LLC	POB 66 Polk City, IA 50226	1.89	<i>B. Ford</i>
	Dennis C Godfrey	509 Adams St Polk City, IA 50226	1.97	
	Robert P Sweeny	508 Lincoln St Polk City, IA 50226	0.17	
	Jason Goldsberry	513 Adams St Polk City, IA 50226	1.03	
	Jessica L Thompson	512 Adams St Polk City, IA 50226	1.80	
	Stephen A Thompson	508 Adams St Polk City, IA 50226	1.97	

42	3100 LLC	POB 66 Polk City, IA 50226	2.58	
	Ashlee Reetz	1412 W Washington Ave Polk City, IA 50226	3.00	
	Jessee McKelvey	1408 W Washington Ave Polk City, IA 50226	5.06	
	City of Polk City	POB 426 Polk City, IA 50226	NA	
	Knapp Properties	5000 Westown Pkwy Ste 400 WDM, IA 50266	4.29	
47	Kurt Hohnstrater	2919 SW Glenbrooke Bl Ankeny, IA 50023	3.69	
	Patrick Giguere	3822 NW 8 th Ct Ankeny, IA 50023	1.37	
	United States of America	5600 NW 78 th Ave Johnston, IA 50131	NA	
	Mary E Hayes	1501 Tanglewood Dr Polk City, IA 50226	2.66	
	Joy M Ihle	1505 Tanglewood Dr Polk City, IA 50226	1.03	
	David B Parsons	1509 Tanglewood Dr Polk City, IA 50226	0.26	
	City of Polk City	424 Hillcrest Dr Polk City, IA 50226	NA	

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

Robert P Sweeny	508 Lincoln St Polk City, IA 50226	0.02	
Jason Goldsberry	513 Adams St Polk City, IA 50226	0.12	
Jessica L Thompson	512 Adams St Polk City, IA 50226	0.21	
Stephen A Thompson	508 Adams St Polk City, IA 50226	0.23	
3100 LLC	POB 66 Polk City, IA 50226	0.30	
Ashlee Reetz	1412 W Washington Ave Polk City, IA 50226	0.35	
Jessee McKelvey	1408 W Washington Ave Polk City, IA 50226	0.59	
City of Polk City	POB 426 Polk City, IA 50226	NA	
All Points Development, L.C.	5000 Westown Pkwy Ste 400 WDM, IA 50266	0.50	DocuSigned by: <i>Gerard D. Mugent</i> 775E5E818A604AC
Kurt Hohnstrater	2919 SW Glenbrooke Bl Ankeny, IA 50023	0.43	
Patrick Giguere	3822 NW 8 th Ct Ankeny, IA 50023	0.16	
United States of America	5600 NW 78 th Ave Johnston, IA 50131	NA	
Mary E Hayes	1501 Tanglewood Dr Polk City, IA 50226	0.31	
Joy M Ihle	1505 Tanglewood Dr Polk City, IA 50226	0.12	
David B Parsons	1509 Tanglewood Dr Polk City, IA 50226	0.03	
City of Polk City	424 Hillcrest Dr Polk City, IA 50226	NA	

3100 LLC	POB 66 Polk City, IA 50226	0.30	
Ashlee Reetz	1412 W Washington Ave Polk City, IA 50226	0.35	
Jessee McKelvey	1408 W Washington Ave Polk City, IA 50226	0.59	
City of Polk City	POB 426 Polk City, IA 50226	NA	
All Points Development, L.C.	5000 Westown Pkwy Ste 400 WDM, IA 50266	0.50	DocuSigned by: <i>Gerard D. Nugent</i> 775E5F818A804AC...
Kurt Hohnstrater	2919 SW Glenbrooke Bl Ankeny, IA 50023	0.43	
Patrick Giguere	3822 NW 8 th Ct Ankeny, IA 50023	0.16	
United States of America	5600 NW 78 th Ave Johnston, IA 50131	NA	
Mary E Hayes	1501 Tanglewood Dr Polk City, IA 50226	0.31	
Joy M Ihle	1505 Tanglewood Dr Polk City, IA 50226	0.12	
David B Parsons	1509 Tanglewood Dr Polk City, IA 50226	0.03	
City of Polk City	424 Hillcrest Dr Polk City, IA 50226	NA	

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



September 20, 2022

Chelsea Huisman
City of Polk City
112 Third Street
Polk City, Iowa 50226

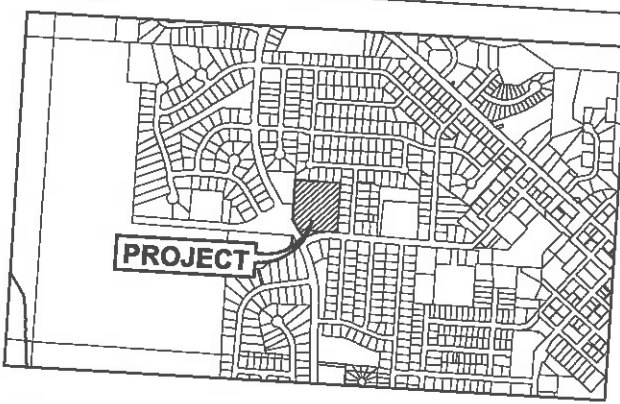
RE: Leonard Senior Living PUD
Traffic Memo

A senior living complex including 60 beds of assisted living (LUC 254), 33 dwelling units (DU) of independent living (LUC 253), and 46 beds of memory care (LUC 254) was used for the traffic analysis. These are estimates for rezoning purposes and are subject to change during the site plan approval process. Using the tables in the ITE Trip Generation book, 10th Edition, this site will generate the estimated AM peak and PM peak shown in the table below.

Land Use	ITE Code	Quantity	Unit	AM Peak	PM Peak
Assisted Living	254	60	beds	11	20
Independent Living	253	33	DU	5	7
Memory Care	254	46	beds	8	16
Total Trips				24	43



VICINITY MAP
NOT TO SCALE



OWNER
CLIFFORD A LEONARD
1421 W WASHINGTON AVENUE
POLK CITY, IA 50226

DEVELOPER
MAVEN CRUX DEVELOPMENT
CONTACT: BRYAN SCHNURR
16852 AURORA COURT
OLIVE, IA 50325

ENGINEER/SURVEYOR
CIVIL DESIGN ADVANTAGE
CONTACT: EMILY HARDING
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH. (515) 369-4400
FX. (515) 369-4410

ADJACENT OWNERSHIPS

Lot #	Owner Name	Area (ac.)	Area (%)	CONSENTING
1	JAMES E & MARCIA D HOFFMAN	0.10	0.86%	0.86%
2	BRIAN D & VALERIE R HANSON	0.39	3.35%	3.35%
3	GARY C & SUSAN J MAHANNAH	0.18	1.55%	
4	JOEL & AMANDA DRINNIN	0.14	1.20%	1.20%
5	GERALD A & JONI I OSMUNDSON	0.25	2.15%	2.15%
6	MICHAEL F MATAYA	0.36	3.09%	
7	JOHN N & DIXIE L BEQUEATH	0.29	2.49%	2.49%
8	STEVEN J & JAMIE J NOACK	0.28	2.40%	2.40%
9	TODD A & TAM BUNGE	0.28	2.40%	2.40%
10	DILLON J FOGARTY	0.28	2.40%	2.40%
11	RICHARDINE M JACKSON	0.21	1.80%	1.80%
12	BRYAN & THOMAS FUNDERMANN	0.18	1.55%	1.55%
13	MICHELLE CONLAN	0.18	1.55%	1.55%
14	MICHAEL E & TAWNIA R FIELDS	0.18	1.55%	1.55%
15	MICHAEL & JULIE MILLER	0.18	1.55%	1.55%
16	NICHOLAS & ANGELA OTIS	0.14	1.20%	1.20%
17	CHAD R & SARAH B ASPENEGREN	0.05	0.43%	0.43%
18	AARON M JOHNSON	0.29	2.49%	2.49%
19	CARLA R & DOUGLAS J PHILLIPS	0.09	0.77%	
20	DAN & MIREILLE GOLBUFF	0.23	1.97%	
21	MBLP LLC	0.23	1.97%	
22	SCOTT E & LAURA J CONWAY	0.23	1.97%	1.97%
23	ANTHONY O & DANA L CAPALDO	0.23	1.97%	
24	CORY S BROWN	0.23	1.97%	1.97%
25	JOSEPH H LENNON	0.23	1.97%	1.97%
26	JAMES P & ANGELA L CONLEY	0.13	1.12%	1.12%
27	ROBERT J JOHNSON	0.26	2.23%	
28	ROBERT L & ELIZABETH M SCHULTZ	0.23	1.97%	
29	LENNIS S DONITA G BERKLAND	0.23	1.97%	
30	DAVID R LUSTGRAAF	0.23	1.97%	
31	MICHELE A & LOREN R BURTON	0.23	1.97%	
32	STEVEN D DEVIN	0.23	1.97%	
33	TERRY & ANNE WIESELER	0.23	1.97%	
34	BARRETT J FORD & DANA A CRABLE	0.30	2.58%	
35	3100 LLC - SERIES 77	0.30	2.58%	2.58%
36	3100 LLC - SERIES 75	0.22	1.89%	1.89%
37	DENNIS C & DEBRA D GODFREY	0.23	1.97%	1.97%
38	ROBERT P SWEENEY	0.02	0.17%	
39	JASON GOLDSBERRY	0.12	1.03%	
40	JESSICA L THOMPSON	0.21	1.80%	
41	STEPHEN A & LISA A THOMPSON	0.23	1.97%	
42	3100 LLC - SERIES 76	0.30	2.58%	2.58%
43	ASHLEE & MATTHEW REETZ	0.35	3.00%	
44	JESSE & VANESSA MCKELVEY	0.59	5.06%	
45	CITY OF POLK CITY	NA		
46	ALL POINTS DEVELOPMENT LLC	0.50	4.29%	4.29%
47	KURT & REGINA HOHNSTRATER	0.43	3.69%	3.69%
48	PATRICK & KELLY GIGLIERE	0.16	1.37%	
49	UNITED STATES OF AMERICA	NA		
50	MARY E HAYES & SPENCER A CHRISTIAN	0.31	2.66%	
51	JOY M & ALAN J IHLE	0.12	1.03%	
52	DAVID B PARSONS	0.03	0.26%	
53	CITY OF POLK CITY	NA		
TOTAL:		11.65	100.00%	53.40%

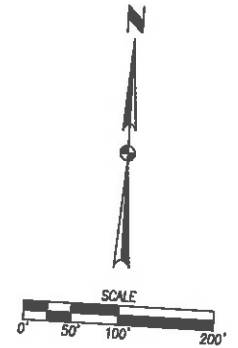
REZONING DESCRIPTION
LOT 13, THE OFFICIAL PLAT OF THE NORTH HALF OF SECTION 2, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, AN OFFICIAL PLAT IN THE CITY OF POLK CITY, POLK COUNTY, IOWA, EXCEPT W. WASHINGTON AVENUE RIGHT OF WAY AND EXCEPT PARKER BOULEVARD RIGHT-OF-WAY.

AND
A PART OF LOT 17 IN THE OFFICIAL PLAT OF THE NORTH HALF OF SECTION 2, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5TH P.M., IN THE CITY OF POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 17; THENCE SOUTH 88°40'01" EAST ALONG THE NORTH LINE OF SAID LOT 17, A DISTANCE OF 94.45 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°40'01" EAST ALONG SAID NORTH LINE, 126.19 FEET; THENCE SOUTHWESTERLY ALONG A CURVE SOUTHEASTERLY WHOSE RADIUS IS 419.87 FEET; WHOSE ARC LENGTH IS 43.09 FEET AND WHOSE CHORD BEARS SOUTH 63°11'02" WEST, 43.07 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 85.00 FEET, WHOSE ARC LENGTH IS 86.88 FEET AND WHOSE CHORD BEARS NORTH 77°03'59" WEST, 88.14 FEET; THENCE NORTH 34°22'36" WEST, 3.20 FEET TO THE POINT OF BEGINNING.

ALL CONTAINING 5.81 ACRES MORE OR LESS.

ZONING
EXISTING: R-1 SINGLE FAMILY DETACHED RESIDENTIAL DISTRICT
PROPOSED: PUD PLANNED UNIT DEVELOPMENT



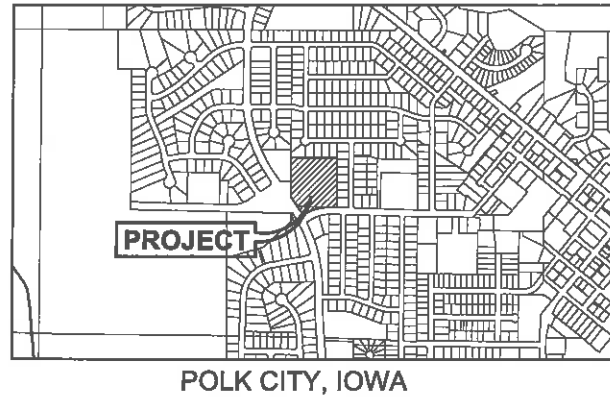
FILED IN POLK COUNTY IOWA
 FILED BY: [Name]
 DATE: [Date]
 COUNTY: POLK

LEONARD PROPERTY
REZONING MAP
 1/1
 2205.396

P.U.D MASTER PLAN FOR: LEONARD SENIOR LIVING

POLK CITY, IOWA

VICINITY MAP NOT TO SCALE



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2	MASTER PLAN
3	ELEVATIONS
4-6	PRECEDENT IMAGES

OWNER

CLIFFORD A LEONARD
1421 W WASHINGTON AVENUE
POLK CITY, IA 50226

DEVELOPER

MAVEN CRUX DEVELOPMENT
CONTACT: BRYAN SCHNURR
16852 AURORA COURT
CLIVE, IA 50325

ENGINEER/ SURVEYOR

CIVIL DESIGN ADVANTAGE
CONTACT: EMILY HARDING
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH. (515) 369-4400
FX. (515) 369-4410

ARCHITECT

POPE ARCHITECTS
1295 BANDANA BLVD N, SUITE 200
ST. PAUL, MN 55108-2735
CONTACT: JEFFREY A. AVILES
EMAIL: JAVILES@POPEDESIGN.COM
PH: (651) 789-1595

PROJECT SITE ADDRESS

1421 W WASHINGTON AVE
POLK CITY, IA 50226

ZONING

EXISTING: R-1 SINGLE FAMILY DETACHED
RESIDENTIAL DISTRICT

PROPOSED: PUD PLANNED UNIT DEVELOPMENT
WITH UNDERLYING R-3 ZONING

SUBMITTAL DATES

FIRST SUBMITTAL: 09/21/2022

REZONING DESCRIPTION

LOT 13, THE OFFICIAL PLAT OF THE NORTH HALF OF SECTION 2, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, AN OFFICIAL PLAT IN THE CITY OF POLK CITY, POLK COUNTY, IOWA, EXCEPT W. WASHINGTON AVENUE RIGHT OF WAY AND EXCEPT PARKER BOULEVARD RIGHT-OF-WAY.

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ALL CONTAINING 5.81 ACRES MORE OR LESS.

PROJECT TIMETABLE

ANTICIPATED START DATE = SPRING 2023
ANTICIPATED FINISH DATE = SPRING 2024

GENERAL NOTES

- THE BUILDER AND OWNER IS RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND ADHERENCE TO ALL EPA AND DNR STANDARDS.

- THE IMPACT TO EXISTING VEGETATION ON SITE SHALL BE MINIMIZED WHEN LOCATING AND DESIGNING THE STORM WATER DETENTION BASIN.

GENERAL DEVELOPMENT CONCEPT

WE ARE PROPOSING TO DEVELOP AND CONSTRUCT A MULTI-LEVEL CARE SENIOR LIVING COMMUNITY CONSISTING OF APPROXIMATELY 33 UNITS OF INDEPENDENT LIVING (I.L.) (THREE STORY), 51 ASSISTED LIVING (A.L.) (THREE STORY), AND 42 MEMORY CARE UNITS (M.C.) (ONE STORY) ON APPROXIMATELY 5.561 ACRES (APPROXIMATELY 22.7 UNITS PER ACRE). PROVIDING EACH OF THESE LEVELS OF CARE ON THE SAME CAMPUS ALLOWS FOR A RESIDENT TO MOVE FROM ONE LEVEL OF NEED TO THE HIGHER LEVEL OF CARE AS NEEDED. DUE TO THE TYPICAL AGE, PHYSICAL CONDITION, AND MENTAL ACUITY OF SOME RESIDENTS IT IS IMPORTANT TO HAVE THIS SENIOR LIVING COMMUNITY CLOSE TO THE ACTIVITIES AND SERVICES THE GREATER POLK CITY AREA HAS TO OFFER. (OFFSITE DINING OPTION, HAIR AND NAIL SALONS, CHURCHES, PARKS, ETC.) THE PROPOSED COMMUNITY WILL HAVE A COMMON AMENITIES BUILDING THAT CONTAINS THE PRIMARY KITCHEN, DINING AREAS, SOCIAL ACTIVITIES SPACES SUCH AS INFORMAL DINING OPTIONS, MULTI-PURPOSE GATHERING SPACES, OFFICES, MAIL DELIVERY, MAINTENANCE, AND OTHER RELATED SPACES. THERE IS NO ANCILLARY USE OF THIS SPACE PLANNED FOR AND NO TRANSITIONAL USE OF THE SPACE IS NEEDED.

THE MARKET STUDY COMMISSIONED FOR THIS PROJECT STATES THERE IS A NEED IN POLK CITY FOR A PROJECT MUCH LARGER IN SIZE THAN WHAT WE CAN PROVIDE ON THIS SITE. THE SITE IS SLIGHTLY SMALLER THAN WE WOULD IDEALLY LIKE, BUT PROVIDING THE FULL CONTINUUM OF CARE IS CRITICAL AND IN ORDER TO ACCOMPLISH THIS THE PROJECT HAS TO BE OF ENOUGH SIZE TO MAKE IT FINANCIALLY FEASIBLE. THAT IS DRIVING THE NEED TO BUILD THREE STORIES ON A PORTION OF THE BUILDING. IN AN EFFORT TO BUFFER THIS AS MUCH AS POSSIBLE, WE HAVE WORKED TO POSITION THE TALLER BUILDINGS ON THE FAR EDGE OF THE SITE, AWAY FROM MOST OF THE EXISTING HOMES. THE M.C. NEEDS TO REMAIN A SINGLE STORY DUE TO THE MOBILITY ISSUES OF THE RESIDENTS AND TO PREVENT AN ADDITIONAL LEVEL OF CODE-REQUIRED COST ISSUES IF MORE THAN ONE STORY. WE ARE REQUESTING A ZONING CHANGE FROM R1 TO PUD FOR THIS COMMUNITY, AND UNDER THE PUD THE BUILDING HEIGHTS APPEAR TO BE WITHIN THE LIMITS OF THE CODE.

THE PROJECT IS ESTIMATED TO GENERATE 70-80 PAID POSITIONS WHICH WILL OPERATE IN THREE SHIFTS. DUE TO THE TIMING OF THE SHIFTS, ONLY ONE GENERALLY WOULD HIT PEAK TRAFFIC TIMES. TRAFFIC GENERATED BY THIS COMMUNITY TYPE IS MUCH LIGHTER THAN TYPICAL DEVELOPMENTS. WE ARE THEREFORE REQUESTING A DEVIATION FROM THE TYPICAL PARKING COUNTS REQUIRED FOR THIS COMMUNITY. FOR INDEPENDENT LIVING WE REQUEST 1 STALL PER UNIT (33 STALLS), FOR A.L., DRIVING IS EXTREMELY LIMITED FOR RESIDENTS AND WE REQUEST 0.5 STALLS PER UNIT (25 STALLS). FOR M.C., THERE ARE NOT DRIVING RESIDENTS, SO NO STALLS ARE NEEDED. IN REGARDS TO STAFF AND VISITORS, WE REQUEST A DEVIATION TO ALLOW FOR 30 STALLS BASED ON THE THREE SHIFTS MENTIONED FOR THE 70-80 STAFF MEMBERS ALONG WITH SOME ANCILLARY VISITOR PARKING. THAT WOULD BRING OUR TOTAL REQUIRED PARKING COUNT DEVIATION REQUEST TO 88 STALLS. WE ARE CURRENTLY SHOWING A DRAFT SITE PARKING PLAN THAT ALLOWS FOR 43 SURFACE PARKING SPACES AND THE BALANCE WOULD BE PROVIDED UNDER THE INDEPENDENT LIVING BUILDING.

IN ADDITION TO THE PARKING DEVIATION, WE ARE REQUESTING THE WALKING PATH SHOWN AROUND THE PERIMETER OF THE BUILDING BE APPROVED FOR AN EMERGENCY ONLY FIRE TRUCK ACCESS. REMOVABLE BOLLARDS WOULD BE PLACED ON THE PATH ENTRANCE TO RESTRICT ITS USE AS PEDESTRIAN ONLY UNDER NORMAL CIRCUMSTANCES. IN THE EVENT OF NEED, THE FIRE DEPARTMENT WOULD HAVE THE ABILITY TO REMOVE THE BOLLARDS AND ACCESS THE PATH WITH THE FIRE TRUCKS. A HAMMERHEAD AREA AT THE NORTHWEST CORNER OF THE SITE WOULD BE INSTALLED TO ALLOW THE FIRETRUCK TO TURN AROUND AND EXIT THE SITE.

WE APPRECIATE YOUR CONSIDERATION FOR THIS REZONING AND LOOK FORWARD TO PROVIDING THE MUCH NEEDED SERVICES OF CARE FOR POLK CITY RESIDENTS.

DEVELOPMENT SUMMARY

PARKING

REQUIRED:		
1 STALL PER I.L. UNIT * 33 UNITS =		33 STALLS
0.5 STALLS PER A.L. UNIT * 51 UNITS =		25 STALLS
1 STALL PER EMPLOYEE ON MAXIMUM SHIFT =		30 STALLS
TOTAL REQUIRED =		88 STALLS

PROVIDED:		
UNDERGROUND STALLS =		55 STALLS
SURFACE STALLS =		43 STALLS
TOTAL PROVIDED =		98 STALLS

*NOTE: EXACT NUMBER OF PARKING STALLS REQUIRED AND PROVIDED ARE SUBJECT TO CHANGE DEPENDING ON FINAL BUILDING DESIGN DURING THE SITE PLAN APPROVAL PROCESS.



CIVIL DESIGN ADVANTAGE

4121 NW URBANDALE DRIVE, URBANDALE, IOWA 50322

PH: (515) 369-4400 Fax: (515) 369-4410

PROJECT NO. 2205.396



FILE: H:\LEONARD SENIOR LIVING\LEONARD SENIOR LIVING.dwg
 DATE: 12/11/2020 10:48:15 AM
 USER: J. J. JONES
 SCALE: 1"=40'



NO.	DATE	REVISIONS

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



LEONARD SENIOR LIVING



REVISIONS	DATE

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 368-4400



LEONARD SENIOR LIVING

FILE: H:\Users\jacobson\My Documents\LEONARD - STYLING
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 DRAWN BY: JACOBSON
 CHECKED BY: JACOBSON

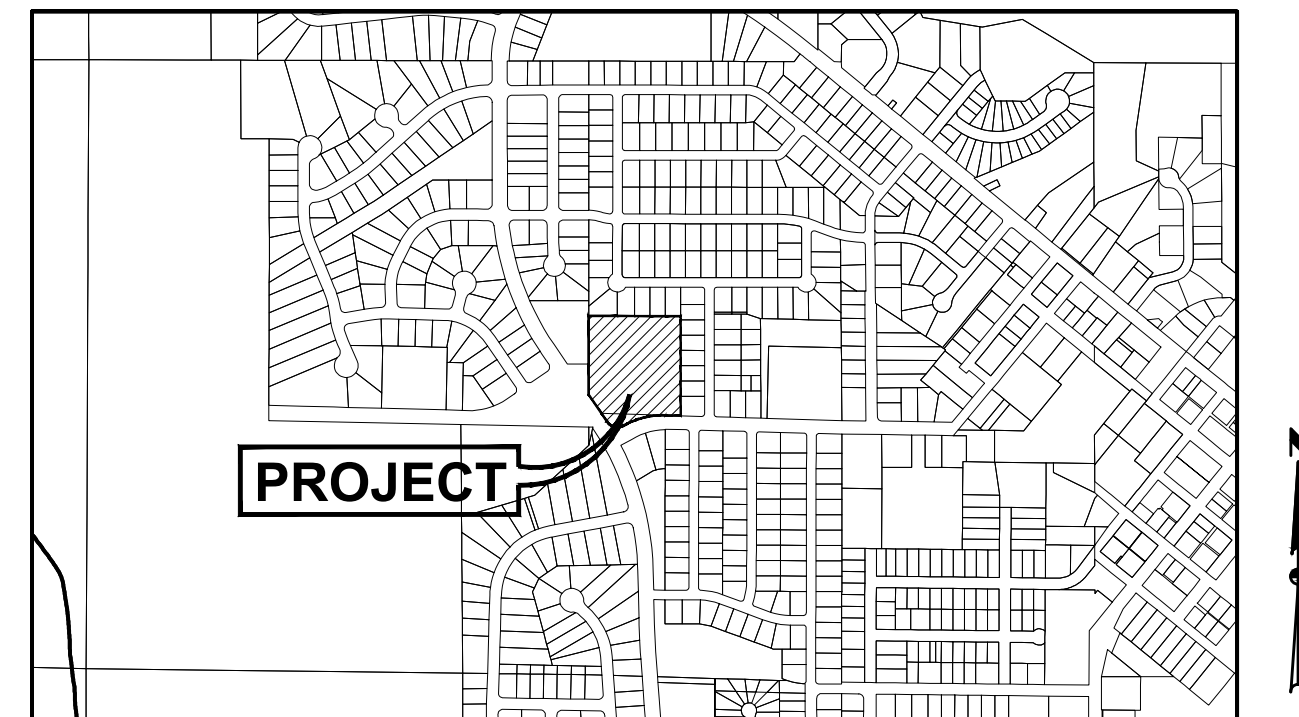
PRECEDENT IMAGES - ELKHORN

P.U.D MASTER PLAN FOR: LEONARD SENIOR LIVING

POLK CITY, IOWA

VICINITY MAP

NOT TO SCALE



POLK CITY, IOWA

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OWNER

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DEVELOPER

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ARCHITECT

POPE ARCHITECTS
1295 BANDANA BLVD N, SUITE 200
ST. PAUL, MN 55108-2735
CONTACT: JEFFREY A. AVILES
EMAIL: JAVILES@POPEDESIGN.COM
PH: (651) 789-1595

PROJECT SITE ADDRESS

1421 W WASHINGTON AVE
POLK CITY, IA 50226

ZONING

EXISTING: R-1 SINGLE FAMILY DETACHED
RESIDENTIAL DISTRICT

PROPOSED: PUD PLANNED UNIT DEVELOPMENT
WITH UNDERLYING R-3 ZONING

SUBMITTAL DATES

FIRST SUBMITTAL: 09/21/2022
SECOND SUBMITTAL: 10/10/2022

REZONING DESCRIPTION

THAT PART OF LOTS 13 AND 17, THE OFFICIAL PLAT OF THE NORTH HALF OF SECTION 2, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, AN OFFICIAL PLAT IN THE CITY OF POLK CITY, POLK COUNTY, IOWA, LYING NORTH OF THE CENTERLINE OF W WASHINGTON AVENUE AND EAST OF THE CENTERLINE OF PARKER BOULEVARD.
ALL CONTAINING 6.044 ACRES MORE OR LESS.

PROJECT TIMETABLE

ANTICIPATED START DATE = SPRING 2023
ANTICIPATED FINISH DATE = SPRING 2024

GENERAL NOTES

- THE BUILDER AND OWNER IS RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND ADHERENCE TO ALL EPA AND DNR STANDARDS.
- THE IMPACT TO EXISTING VEGETATION ON SITE SHALL BE MINIMIZED WHEN LOCATING AND DESIGNING THE STORM WATER DETENTION BASIN.
- TYPE B SCREENING PLANTINGS SHALL BE PROVIDED WITHIN THE 20' BUFFER ON THE EAST AND NORTH SIDES OF THE PROPERTY.
- THIS DEVELOPMENT IS PLANNED TO BE CONSTRUCTED IN ONE PHASE.
- THIS PARCEL SHALL BE PLATTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS PRIOR TO APPROVAL OF THE SITE PLAN.
- THE SUBDIVISION REGULATIONS REQUIRE 8.284 ACRES PER 1,000 PEOPLE OR 360.851 SQUARE FEET PER RESIDENT OF PARKLAND DEDICATION. DUE TO THE LIMITED MOBILITY OF RESIDENTS IN THIS FACILITY, PARKLAND DEDICATION REQUIREMENTS FOR THIS P.U.D. SHALL BE CALCULATED BASED ON THE FOLLOWING EQUIVALENT DWELLING UNITS (EDU'S):
MEMORY CARE (42 UNITS) AT 1.00 EDU/UNIT
ASSISTED LIVING (51 UNITS) AT 1.10 EDU/UNIT
INDEPENDENT LIVING (33 UNITS) AT 1.25 EDU/UNIT
TOTAL PARKLAND REQUIRED:
= (42*1.00 + 51*1.10 + 33*1.25)*360.851 SF/RESIDENT
= 50,285 SF
- BUILDING ELEVATIONS SHALL INCLUDE BRICK OR AN ACCEPTABLE ALTERNATIVE IN THESE LOCATIONS:
- AL/IL: 30% MIN. ON SOUTH & WEST SIDES
- AL/IL: 15% MIN. ON NORTH & EAST SIDES
- TC: 30% MIN. ON SOUTH SIDE
- TC: 15% MIN. ON NORTH SIDE
- MC: 15% MIN. ON ALL SIDES
- THE BUILDING WILL BE SPRINKLED USING NFPA 13R. NFPA 13R FACILITIES ARE 'PARTIALLY SPRINKLERED' TO PROVIDE LIFE SAFETY AND A MODERATE LEVEL OF BUILDING PROTECTION. NFPA 13R COMMONLY ALLOWS FOR THE ELIMINATION OF FIRE PROTECTION IN ATTICS, CLOSETS, AND BATHROOMS.

GENERAL DEVELOPMENT CONCEPT

WE ARE PROPOSING TO DEVELOP AND CONSTRUCT A MULTI-LEVEL CARE SENIOR LIVING COMMUNITY CONSISTING OF APPROXIMATELY 33 UNITS OF INDEPENDENT LIVING (I.L.) (THREE STORY), 51 ASSISTED LIVING (A.L.) (THREE STORY), AND 42 MEMORY CARE UNITS (M.C.) (ONE STORY) ON APPROXIMATELY 5.81 ACRES (APPROXIMATELY 22 UNITS PER ACRE). PROVIDING EACH OF THESE LEVELS OF CARE ON THE SAME CAMPUS ALLOWS FOR A RESIDENT TO MOVE FROM ONE LEVEL OF NEED TO THE HIGHER LEVEL OF CARE AS NEEDED. DUE TO THE TYPICAL AGE, PHYSICAL CONDITION, AND MENTAL ACUITY OF SOME RESIDENTS IT IS IMPORTANT TO HAVE THIS SENIOR LIVING COMMUNITY CLOSE TO THE ACTIVITIES AND SERVICES THE GREATER POLK CITY AREA HAS TO OFFER. (OFFSITE DINING OPTION, HAIR AND NAIL SALONS, CHURCHES, PARKS, ETC.) THE PROPOSED COMMUNITY WILL HAVE A COMMON AMENITIES BUILDING (TOWN CENTER) FOR USE BY SENIOR LIVING COMMUNITY RESIDENTS AND THEIR GUESTS THAT CONTAINS THE PRIMARY KITCHEN, DINING AREAS, SOCIAL ACTIVITIES SPACES SUCH AS INFORMAL DINING OPTIONS, MULTI-PURPOSE GATHERING SPACES, OFFICES, MAIL DELIVERY, MAINTENANCE, AND OTHER RELATED SPACES. THERE IS NO ANCILLARY USE OF THIS SPACE PLANNED FOR AND NO TRANSITIONAL USE OF THE SPACE IS NEEDED. THE SECOND STORY OF THE BUILDING WILL ALSO CONTAIN SPACES TO BE USED BY THE SENIOR LIVING RESIDENTS AND THEIR GUESTS. THE TOWN CENTER IS NOT OPEN TO THE GENERAL PUBLIC. THE CURRENT PROGRAM PROVIDED INDICATES THE APPROXIMATE SQUARE FOOTAGES FOR EACH AMENITY TO BE INCLUDED BUT FURTHER DESIGN WILL BE REQUIRED TO DETERMINE WHICH OF THESE IS LOCATED ON LEVELS 1 OR 2.

THE MARKET STUDY COMMISSIONED FOR THIS PROJECT STATES THERE IS A NEED IN POLK CITY FOR A PROJECT MUCH LARGER IN SIZE THAN WHAT WE CAN PROVIDE ON THIS SITE. THE SITE IS SLIGHTLY SMALLER THAN WE WOULD IDEALLY LIKE, BUT PROVIDING THE FULL CONTINUUM OF CARE IS CRITICAL AND IN ORDER TO ACCOMPLISH THIS THE PROJECT HAS TO BE OF ENOUGH SIZE TO MAKE IT FINANCIALLY FEASIBLE. THAT IS DRIVING THE NEED TO BUILD THREE STORIES ON A PORTION OF THE BUILDING. IN AN EFFORT TO BUFFER THIS AS MUCH AS POSSIBLE, WE HAVE WORKED TO POSITION THE TALLER BUILDINGS ON THE FAR EDGE OF THE SITE, AWAY FROM MOST OF THE EXISTING HOMES. THE M.C. NEEDS TO REMAIN A SINGLE STORY DUE TO THE MOBILITY ISSUES OF THE RESIDENTS AND TO PREVENT AN ADDITIONAL LEVEL OF CODE-REQUIRED COST ISSUES IF MORE THAN ONE STORY. WE ARE REQUESTING A ZONING CHANGE FROM R1 TO PUD FOR THIS COMMUNITY, AND UNDER THE PUD THE BUILDING HEIGHTS APPEAR TO BE WITHIN THE LIMITS OF THE CODE.

THE PROJECT IS ESTIMATED TO GENERATE 70-80 PAID POSITIONS WHICH WILL OPERATE IN THREE SHIFTS. DUE TO THE TIMING OF THE SHIFTS, ONLY ONE GENERALLY WOULD HIT PEAK TRAFFIC TIMES. TRAFFIC GENERATED BY THIS COMMUNITY TYPE IS MUCH LIGHTER THAN TYPICAL DEVELOPMENTS. WE ARE THEREFORE REQUESTING A DEVIATION FROM THE TYPICAL PARKING COUNTS REQUIRED FOR THIS COMMUNITY. FOR INDEPENDENT LIVING WE REQUEST 1 STALL PER UNIT (33 STALLS), FOR A.L. DRIVING IS EXTREMELY LIMITED FOR RESIDENTS AND WE REQUEST 0.5 STALLS PER UNIT (25 STALLS). FOR M.C., THERE ARE NOT DRIVING RESIDENTS, SO NO STALLS ARE NEEDED. IN REGARDS TO STAFF, WE REQUEST A DEVIATION TO ALLOW FOR 30 STALLS BASED ON THE THREE SHIFTS MENTIONED FOR THE 70-80 STAFF MEMBERS. ONE VISITOR PARKING STALL WILL BE PROVIDED PER 18 UNITS. THAT WOULD BRING OUR TOTAL REQUIRED PARKING COUNT TO 95 STALLS. WE ARE CURRENTLY SHOWING A DRAFT SITE PARKING PLAN THAT ALLOWS FOR 45 SURFACE PARKING SPACES AND THE BALANCE WOULD BE PROVIDED UNDER THE INDEPENDENT LIVING BUILDING.

IN ADDITION TO THE PARKING DEVIATION, WE ARE REQUESTING THE WALKING PATH SHOWN AROUND THE PERIMETER OF THE BUILDING BE APPROVED FOR AN EMERGENCY ONLY FIRE TRUCK ACCESS. REMOVABLE BOLLARDS WOULD BE PLACED ON THE PATH ENTRANCE TO RESTRICT ITS USE AS PEDESTRIAN ONLY UNDER NORMAL CIRCUMSTANCES. IN THE EVENT OF NEED, THE FIRE DEPARTMENT WOULD HAVE THE ABILITY TO REMOVE THE BOLLARDS AND ACCESS THE PATH WITH THE FIRE TRUCKS. A HAMMERHEAD AREA AT THE NORTHWEST CORNER OF THE SITE WOULD BE INSTALLED TO ALLOW THE FIRETRUCK TO TURN AROUND AND EXIT THE SITE.

WE APPRECIATE YOUR CONSIDERATION FOR THIS REZONING AND LOOK FORWARD TO PROVIDING THE MUCH NEEDED SERVICES OF CARE FOR POLK CITY RESIDENTS.

DEVELOPMENT SUMMARY

PARKING

REQUIRED:	
1 STALL PER IL UNIT * 33 UNITS =	33 STALLS
0.5 STALLS PER AL UNIT * 51 UNITS =	25 STALLS
1 STALL PER EMPLOYEE ON MAXIMUM SHIFT =	30 STALLS
1 STALL PER 18 UNITS FOR VISITORS =	7 STALLS
TOTAL REQUIRED =	95 STALLS

PROVIDED:	
UNDERGROUND STALLS =	55 STALLS
SURFACE STALLS =	45 STALLS
TOTAL PROVIDED =	100 STALLS

BULK REGULATIONS

SETBACKS:	
FRONT YARD =	30' MIN.
REAR YARD =	40' MIN.
SIDE YARD =	12.5' MIN.



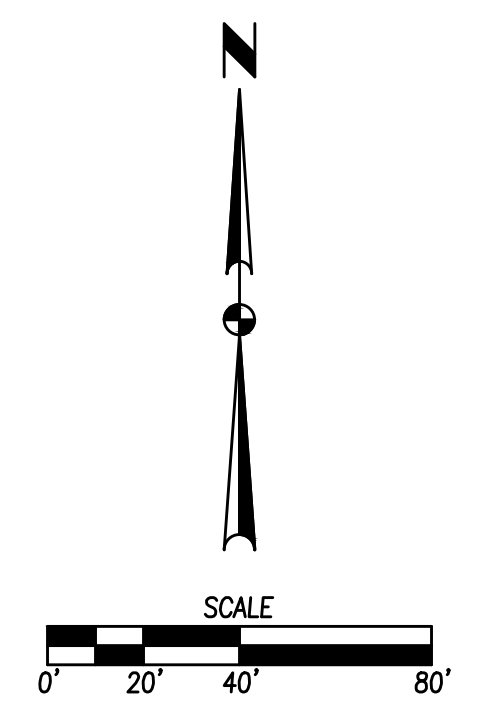
CIVIL DESIGN ADVANTAGE

4121 NW URBANDALE DRIVE, URBANDALE, IOWA 50322

PH: (515) 369-4400 Fax: (515) 369-4410

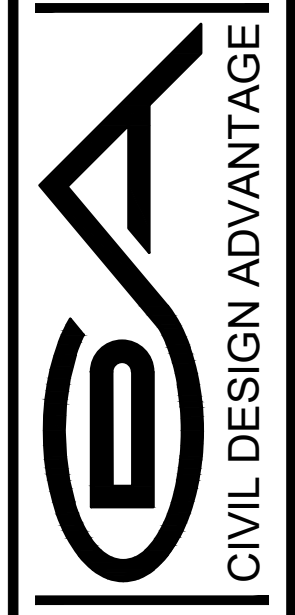
PROJECT NO. 2205.396

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 COMMENT: DWG



REVISIONS	DATE
	10-10-2022
	09-21-2022

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



POLK CITY, IOWA

LEONARD SENIOR LIVING MASTER PLAN

ENGINEER: _____
 TECH: _____

SR. HOUSING OVERALL UNIT MIX & SQUARE FOOTAGE

Description	Number	Net Sq. Ft.	Total Sq. Ft.
Skilled Nursing N/A			
Total Units	0	Subtotal	0
Total Beds	0		

Memory Care & Care Suites Resident Units

Single Occupancy Memory Care	36	350	12,600
Dual Occupancy	6	450	2,700
0	0	0	0
Total Units	42	Subtotal	15,300

Assisted Living

A-Studio	9	525	4,725
B-One Bedroom	18	650	11,700
C-One Bedroom	15	750	11,250
D-Two Bedroom	9	1050	9,450
0	0	0	0
0	0	0	0
Total Units	51	Subtotal	37,125

Independent Living Resident Units

A-One Bedroom	0	650	0
B-One Bedroom	12	750	9,000
C-One Bedroom w/Den	6	950	5,700
D-One Bedroom w/Den Large	3	1050	3,150
E-Two Bedroom	6	1150	6,900
F-Two Bedroom w/ Sun Room	6	1300	7,800
0			
Total Units	33	Subtotal	32,550

TOTAL SQUARE FOOTAGE	Parking	1st	2nd	3rd	Total
Town Center		9,357	9,357		18,714
Memory Care		30,271			30,271
Assisted Living		15,640	15,640	15,640	46,920
Congregate Living		15,822	15,822	15,822	47,466
Underground Parking / Service	15,822	0	0	0	15,822
TOTAL:	15,822	71,090	40,819	31,462	159,193

SPACE ALLOCATION ANALYSIS FOR TOWN CENTER

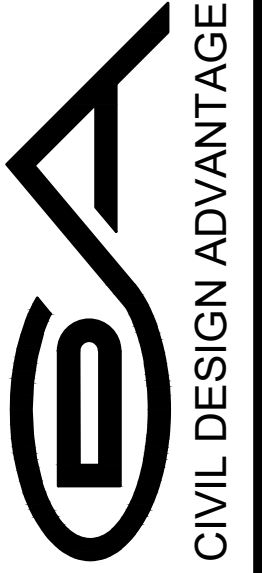
Description	Number	Net Sq. Ft.	Total Sq. Ft.	Comments
Public Activities				
Barber / Beauty (2 stations)	1	275	275	not open to public
Vestibule	1	75	75	
Lobby / Atrium	1	1,200	1,200	
Library	1	400	400	
Convenience /Gift	1	75	75	
Mail / Cubby Holes (front Load)	1	100	100	Possibly in elevator lobby
Package Room	1	50	50	near receptionist
Public Toilets (Men & Women)	2	75	150	2 fixtures men & women
Community Room / Chapel	1	1,000	1,000	gathering for 50, inclu serv. kit.
Community Room Storage	1	100	100	
Coat Room	1	50	50	
Public Toilets	2	75	150	
Theater	1	800	800	
Art Studio	1	200	200	
			0	
Club Lounge	1	500	500	
			0	
			0	
Wellness	1	800	800	
Reflection Room	1	120	120	Quiet Space
			0	
Subtotal		6,045	6,045	
Administration				
Reception	1	100	100	
Toilet (unisex)	1	60	60	
Administrator	1	120	120	
Admissions / Marketing	1	120	120	include closet
Business / HR /Management / IT	2	100	200	
Activity Director	1	100	100	can be near wellness area
			0	
Conference Room	1	250	250	w/ cabinetry
File Storage	1	60	60	
Work Room / Storage	1	100	100	
			0	Possibly in elevator lobby
Subtotal		1,110	1,110	
Senior Living Dining				
Dining Room / Restaurant (35 s.f. / resident)	84	35	2,940	for 60 - multiple serving shifts
Private Dining / Porch	1	250	250	
Bistro	1	300	350	open to family/friends 8:00 - 5:00
Bistro Seating	1	500	500	
Subtotal		4,040	4,040	
Assisted Living Dining				
Dining Room (32 s.f. person)			0	included in senior living dining
Subtotal		0	0	

SPACE ALLOCATION ANALYSIS FOR TOWN CENTER

Description	Number	Net Sq. Ft.	Total Sq. Ft.	Comments
Clinic/ Care Network				
			0	
			0	
Home Health Team Room	1	350	350	
Med room	1	80	80	separated from team room
			0	
Subtotal		430	430	
Employee Areas				
Break room	1	250	250	within existing spaces
Employee Lockers	1	30	30	on main level (windows)
Inservice Training / Education	1	400	400	Up to 30 people. 2/3 computer stations
Employee Toilet	1	70	70	
Subtotal		750	750	
Environmental Services				
Housekeeping/Supplies Storage	2	60	120	
IT	2	60	120	
Trash Rooms	1	200	200	
Laundry	1	250	250	2 w, 2 d, residential
Subtotal		690	690	
Facility Support				
				in Facilities tab
Subtotal		0	0	
Food Service				
Main Kitchen (includes cooler/freezer/dry storage)	1	1,750	1,750	
Dietary Offices	1	80	80	
Lockers	1	77	77	
Subtotal		1,907	1,907	
COMMONS				
			Net Total Area	14,972
			x1.25	18,715
			Gross Total Area	18,715

DATE	REVISIONS	SECOND SUBMITTAL	FIRST SUBMITTAL
10-10-2022			
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POLK CITY, IOWA

LEONARD SENIOR LIVING
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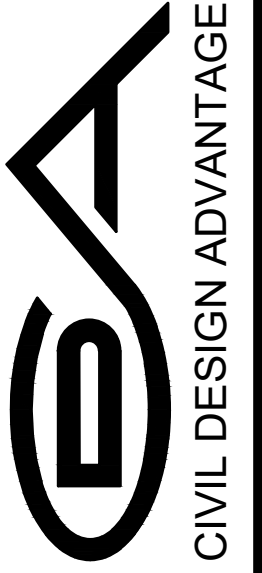


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LEONARD SENIOR LIVING
MASTER PLAN

