

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.

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
- 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

er 17, 2022

	Next Meeting Date – Monday, Octob
Att	est:
 Jen	ny Coffin - City Clerk

122.1349.01



PETITION FOR REZONING TO P.U.D.

Project No.:

Date: October 13, 2022 Prepared by: Kathleen Connor

Travis D. Thornburgh, P.E.

Project: Leonard Senior Living

Rezoning & PUD Master Plan

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

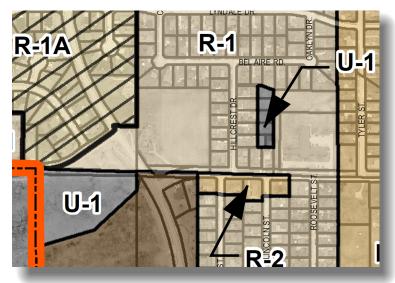
approximately 33 independent living units, 51 assisted living units, and 42 memory care units along with common facilities that will be used by residents and their guests. Each of these care levels will offer a multiple floor plans, with a variety of floorplans and unit sizes. The common facilities will 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.

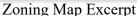
COMPREHENSIVE PLAN:

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:

Adjacency	Zoning	Existing Land Use	Future Land Use
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







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	Proposed		Per Zoning Code (2 bedrooms/unit, max)	
Regs	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	1stall / 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	Indicated on Master Plan	55	Included in above total	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	^r Living			
Project Address:	1421 W Washir	ngton Ave	9		•
Current Zoning:	R-1		Propose	d Zoning:	PUD
P.U.D. Area:	5.81 acres		Total Pa	rcel Area:	5.81 acres
Applicant: This form MU Developer/Owner Signature) Engineer	Emily Hardin Civil Design	
Street Address	11/421 W M	ASK TAGE,	Street Address	4121 NW Url	bandale Drive
City, State	POIL City, FA	50226.	City, State	Urbandale, I	A 50322
Telephone No.	515 710-79	770	Telephone No.	515-369-440	00
Email Address			Email Address	EmilyH@cda	ı-eng.com
P.U.D. Master Plan A	Application Fee	:			
Base Application Fee	\$450.00	=	\$450.00		
Additional Fee	\$10.00 per Acre	=>			
		Total			
			Ar	nount 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.
Х	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.
Х	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), transisitional uses, parking requirements, and landscape buffers.
Х	List of all proposed deviations from current Zoning & Subidivision regulations shall be noted on Master Plan.
Х	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

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Project Address:	1421 W Wash	ington Ave			
Current Zoning:	R-1		Propose	d Zoning:	PUD
P.U.D. Area:	5.81 acres		Total Par	rcel Area:	5.81 acres
Applicant: This form Mo	and the second s			Emily Hardin Civil Design	
Developer Owner Signature Street Address	// ·		Engineer Street Address	4121 NW Ur	bandale Drive
City, State	CLIVE, TA	50325	City, State	Urbandale, l	A 50322
	515-988-7	_	Telephone No.	515-369-440	00
Email Address	BSCHNURREN	AAUCII CRU	Email Address	EmilyH@cda	a-eng.com
P.U.D. Master Plan	 i		ૈ [*] ^૯ ં.ન્ન		
Base Application Fee Additional Fee		=>	\$450.00		
		Total		4 10 11	♠ E00 10
			Δι	mount Paid:	SCOUG. IU

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х	Completed Application Form and the Petition to Rezone, signed by current property owner(s) and applicant
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х	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.
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X	Two address labels and two stamps for each property owner within buffer area.
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X	Architectural elevations or concepts indicating character of the buildings. Other (Please Specify):



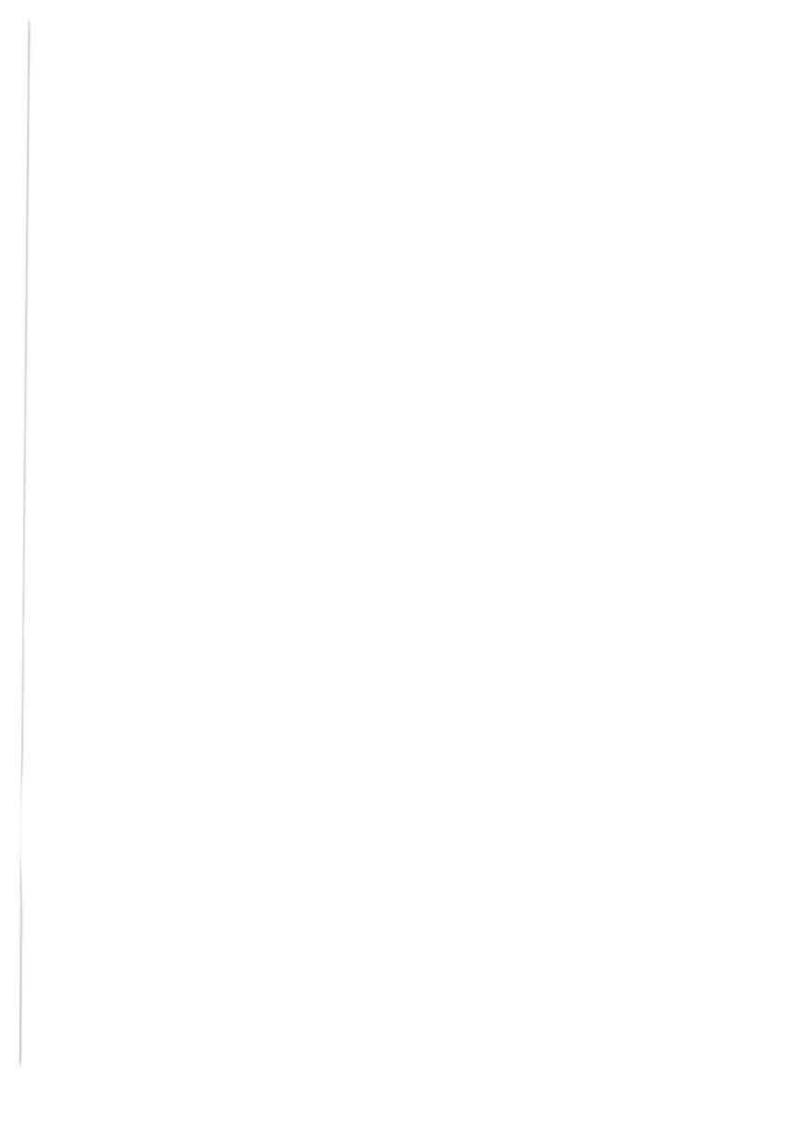
4121 NW Urbandale Drive Urbandale, Iowa 50322 Office 515.369.4400 Fax 515.369.4410 www.CDA-ENG.com

Transmittal

To:	Chelsea Huisma	an	From:	Emily Harding		
Company:	City of Polk City		Date:	September 21, 2022		
Address:	112 Third Street Polk City, IA 50		Subject	Leonard Property PUD Rezoning		
Project Numl	ber: 2205.396		Via:	Delivery		
CC:	MavenCrux Dev	elopment				
□ URGENT	☑ For Your Use	☐ Please Comment	t □ For	r Your Approval 🗆 Sign & Return		
Transmitted	d Material:					
Copies	<u>Item</u>					
1	PUD Rezoning	Application				
1	Petition to Reze	one, 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.

Transmit to City-2022-09-21



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

Property Owner	Parcel Area within 250' Buffer	% of Total 250' Buffer Area	Consenting % Only
	(Acres)	(%)	(%)
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	

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Laura Navin MBLP LLC	821 W Trace Dr Polk City, IA 50226	1.97	1.97
Scott E Conway	413 Hillcrest Dr	1.97	
	Polk City, IA 50226 417 Hillcrest Dr	1.97	1.97
Anthony O Capaldo	Polk City, IA 50226	1.97	1.97
Cory S Brown	413 Hillcrest Dr	1.97	1.97
Joseph Howard	Polk City, IA 50226 425 Hillcrest Dr	2.23	
Lennon	Polk City, IA 50226	1.10	1.10
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	

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

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

The undersigned owners of property lying outside of said above described tract, but within two hundered 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 <u>R-1</u> to <u>PUD</u>.

		PROPERTY OWNERS CONSENTING TO TH		-
	Property Owner Name:	Address:	Parcel Acreage (within buffer)	Signature:
ı	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
4	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
В	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	Lance Irvin Richardine M Jackson	1321 Bel Aire Rd Polk City, IA 50226	0.21	Signed - See Backup sheets
2	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
S	- 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
ĘΤ	· Chad R Aspengren	1217 Bel Aire Rd Polk City, IA 50226	0.05	Signed - See Backup sheets

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

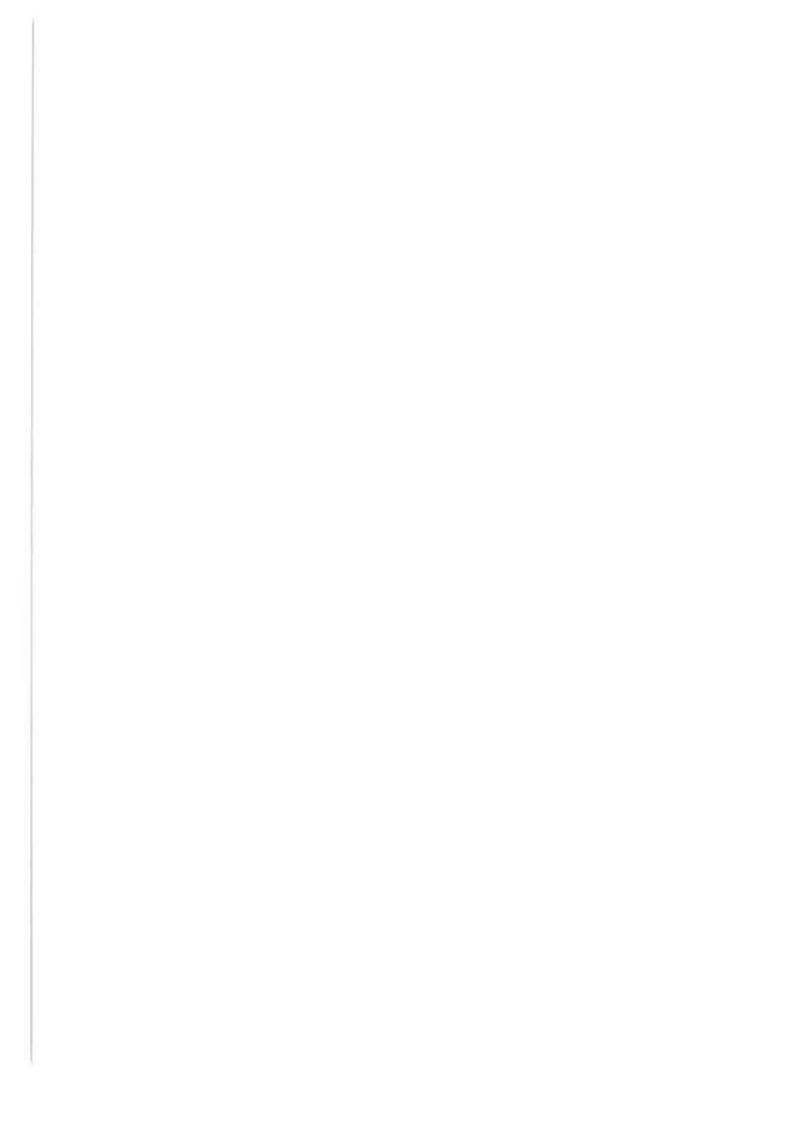
	Aaron Michael	1220 Bel Aire Rd	0.29	
18	Johnson	Polk City, IA 50226		Signed - See Backup sheets
İ	C .1 D DI ::::	1216 Bel Aire Rd	0.09	
19	Carla R Phillips	Polk City, IA 50226		
	Dan Golbuff	405 Hillcrest Dr	0.23	
20		Polk City, IA 50226		
21	Laura Navin	821 W Trace Dr	0.23	Signed - See Backup sheets
21	MBLP LLC	Polk City, IA 50226		Oigned - See Backup sheets
22	Scott E Conway	413 Hillcrest Dr	0.23	
		Polk City, IA 50226		
23	· Anthony O Capaldo	417 Hillcrest Dr	0.23	Signed - See Backup sheets
		Polk City, IA 50226	0.02	
24	· Cory S Brown	421 410 Hillcrest Dr	0.23	Signed - See Backup sheets
	<u> </u>	Polk City, IA 50226 425 Hillcrest Dr	0.26	
25	Joseph Howard Lennon	Polk City, IA 50226	0.20	
	Lemon	1205 W Washington Ave	0.13	Cinned Con Barlam about
24 . James P Conle	. James P Conley Jr	Polk City, IA 50226	0.15	Signed - See Backup sheets
		400 Hillcrest Dr	0.26	
27	Robert J Johnson	Polk City, IA 50226	0.20	
		404 Hillcrest Dr	0.23	
28	Robert L Schultz	Polk City, IA 50226		
- 0	Ti- C D1-1d	408 Hillcrest Dr	0.23	
Z9	Lennis S Berkland	Polk City, IA 50226		
_	David R Lustgraaf	412 Hillcrest Dr	0.23	
30	David K Eusigiaai	Polk City, IA 50226		
31	Burton Family	729 36 th St	0.23	
31	Properties LLC	Des Moines, IA 50312		
24	Steven D Devin	420 Hillcrest Dr	0.23	
31		Polk City, IA 50226	0.03	
33	Terry Wieseler	424 Hillcrest Dr	0.23	
		Polk City, IA 50226	0.30	
21	Barrett J Ford	428 Hillcrest Dr	0.30	
34	Darrott 3 Tord	Polk City, IA 50226		
	2100 TT C	POB 66	0.30	Signed - See Backup sheets
35	. 3100 LLC	Polk City, IA 50226		
	- 3100 LLC	POB 66	0.22	Signed - See Backup sheets
34	• 3100 LLC	Polk City, IA 50226		
2-1	· Dennis C Godfrey	509 Adams St	0.23	Signed - See Backup sheets
37	· Demis C Gouncy	Polk City, IA 50226		

Page 4 of 8



38	Robert P Sweeny	508 Lincoln St	0.02	
20	<u> </u>	Polk City, IA 50226	0.12	
39	Jason Goldsberry	513 Adams St	0.12	
_ '		Polk City, IA 50226 512 Adams St	0.21	
40	Jessica L Thompson	Polk City, IA 50226	0.21	,
		508 Adams St	0.23	
41	Stephen A Thompson	Polk City, IA 50226	0.23	
		POB 66	0.30	
42	· 3100 LLC	Polk City, IA 50226	0.50	Signed - See Backup sheets
		1412 W Washington Ave	0.35	
43	Ashlee Reetz	Polk City, IA 50226	0.00	
		1408 W Washington Ave	0.59	
44	Jessee McKelvey	Polk City, IA 50226		
		POB 426	NA	
45 City of 1	City of Polk City	Polk City, IA 50226	1473	
	<u> </u>	5000 Westown Pkwy	0.50	
	· Knapp Properties	Ste 400	0150	Signed - See Backup sheets
46		WDM, IA 50266		
	TZt II-btt	2919 SW Glenbrooke Bl	0.43	Signed - See Backup sheets
47	· Kurt Hohnstrater	Ankeny, IA 50023		Signist Good Easting Chicago
	Detri als Ciensero	3822 NW 8 th Ct	0.16	
48	Patrick Giguere	Ankeny, IA 50023		
	United States of	5600 NW 78 th Ave	NA	
49	America	Johnston, IA 50131	<u>. </u>	
_	Mary E Hayes	1501 Tanglewood Dr	0.31	
50	Mary E Hayes	Polk City, IA 50226		
	Joy M Ihle	1505 Tanglewood Dr	0.12	
51	Joy IVI IIIIC	Polk City, IA 50226		
52	David B Parsons	1509 Tanglewood Dr	0.03	
22	170110 17 10100110	Polk City, IA 50226		
-	City of Polk City	424 Hillcrest Dr	NA	
53 Cit	Olly 011 oll Olly	Polk City, IA 50226		

Page 5 of 8



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.

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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):

Owner's Name (please print)

Owner's Name (please print)

Signature

世乙

PETITION FOR REZONING

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

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Senior Living Development

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

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

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Senior Living Development

PROPERTY OWNER:	PROPERTY OWNER (when jointly owner		
Joel Drinnin			
Owner's Name (please print)	Owner's Name (please print)		
Signature Signature	Signature		

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

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Senior Living Development

PROPERTY OWNER:

PROPERTY OWNER (when jointly owned):

Owner's Name (please print)

Owner's Name (please print)

. 1 /

A:

Signature

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 <u>R-1</u> to Zoning Classification <u>PUD</u> for the purpose of Senior Living Development

PROPERTY OWNER:

PROPERTY OWNER (when jointly owned):

John M. Beque 4/TH
Owner's Name (please print)

Owner's Name (please print)

Signature 1. Bayon Eh

Signature

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

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Zoning Classification PUD for the purpose of

Senior Living Development

PROPERTY OWNER:

PROPERTY OWNER (when jointly owned):

Owner's Name (please print)

Owner's Name (please print)

Signature

Signature

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

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Senior Living Development

PROPERTY OWNER:

PROPERTY OWNER (when jointly owned):

Name (please print)

Todd Bunge
Owner's Name (please print)

Owner's Name (please print)

Can Burge
Signature

Signature

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

10

PETITION FOR REZONING

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

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PROPERTY OWNER:	PROPERTY OWNER (when jointly owner	
Oillan Fagarty Owner's Name (please print)	Owner's Name (please print)	
Owly Fyrmy Signature		
Signature /	Signature	

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LANCE IRVIN		
Owner's Name (please print)	Owner's Name (please print)	
- Andri		
—Signature	Signature	

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

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Owner's Name (please print)	Owner's Name (please print)	
Signature	Signature	

13

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Senior Living Development

PROPERTY OWNER:	PROPERTY OWNER (when jointly owned):		
M. Chelle Conlan	Owner's Name (please print)		
Owner's Name (please print)	Owner's Name (please print)		
Mishell Color			
Signature	Signature		
Title (if owned by Inc., LLC, or similar)			

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

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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 <u>R-1</u> to Zoning Classification <u>PUD</u> for the purpose of Senior Living Development

PROPERTY OWNER:

PROPERTY OWNER (when jointly owned):

Owner's Name (please print)

Owner's Name (please print)

Signatura

8-3-22

Signatura

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

We, the undersigned owners of the following described property:

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Zoning Classification PUD for the purpose of

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

Senior Living Development

PROPERTY OWNER:	PROPERTY OWNER (when jointly owned		
Michael Miller	Julie Miller		
Owner's Name (please print)	Owner's Name (please print)		
Mlq mll Signature	Signature Julie J. Miller		

418

PETITION FOR REZONING

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

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

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PROPERTY OWNER:

PROPERTY OWNER (when jointly owned):

Angela Otis
Owner's Name (please print)

Signature

Signature

Signature

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

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Senior Living Development

PROPERTY OWNER:

PROPERTY OWNER (when jointly owned):

Owner's Name (please print)

Signature

Jaran Hspena

Author a ramine (broase bring)

Signature

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

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Zoning Classification PUD for the purpose of

Senior Living Development

PROPERTY OWNER:	PROPERTY OWNER (when jointly owned):		
AARON JOHNEON			
Owner's Name (please print)	Owner's Name (please print)		
a. m.w.			
Signature	Signature		
	-		
Title (if owned by Inc., LLC, or similar)			

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

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Zoning Classification PUD for the purpose of

Senior Living Development

PROPERTY OWNER:	PROPERTY OWNER (when jointly owned):		
Anna Navin Owner's Name (please print)	Owner's Name (please print)		
Anna & Mavin Signature	Signature		
Title (if owned by Inc., LLC, or similar)			

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

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Zoning Classification PUD for the purpose of

Senior Living Development

PROPERTY OWNER:

PROPERTY OWNER (when jointly owned):

Owner's Name (please print)

#24

PETITION FOR REZONING

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

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PROPERTY OWNER:	PROPERTY OWNER (when jointly owned):		
Owner's Name (please print)			
Owner's Name (please print)	Owner's Name (please print)		
C'and Am			
Signature	Signature		
,			

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

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

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PROPERTY OWNER:

PROPERTY OWNER (when jointly owned):

Owner's Name (please print)

Owner's Name (please print)

Dail K Lusty

Signature

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

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

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PROPERTY OWNER:

PROPERTY OWNER (when jointly owned):

Owner's Name (please print)

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Signature

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

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

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Senior Living Development

PROPERTY OWNER:

PROPERTY OWNER (when jointly owned):

Owner's Name (please print)

Owner's Name (please print)

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Signature

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

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

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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)

Page 1 of 8

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.

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Senior Living Development

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

PROPERTY OWNER:	PROPERTY OWNER (when jointly owned):
Kurt Hohnstrater Owner's Name (please print)	Regina Hohnstrater Owner's Name (please print)
Kurt Hohnstroter	
Signature	Signature

Page 1 of 8

The undersigned owners of property lying outside of said above described tract, but within two hundered 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 Owner	Address:	Parcel Acreage	Signature:
Name:	Audress:	(within buffer)	Signature.
T T TT CC	316 Maple Dr	0.10	Manget aires
James E Hoffman	Polk City, IA 50226	*	James & 9 10 James
D' DH	317 Maple Dr	0.39	λ th
Brian D Hanson	Polk City, IA 50266		0
C F .	309 Crestwood Dr	0.18	
Gregory Ernst	Polk City, IA 50226		
v 4 m t 1	308 Crestwood Dr	0.14	
Joel Drinnin	Polk City, IA 50226		
C 1140 :	400 Crestwood Dr	0.25	
Gerald A Osmundson	Polk City, IA 50226		
	PO Box 161	0.36	
Michael F Mataya	Polk City, IA 50226	_	
7.1 3175 (4)	1316 Bel Aire Rd	0.29	
John N Bequeaith	Polk City, IA 50226		
	1312 Bel Aire Rd	0.28	
Steven J Noack	Polk City, IA 50226		
m B	1308 Bel Aire Rd	0.28	
Todd A Bunge	Polk City, IA 50226		
	1304 Bel Aire Rd	0.28	
Dillon J Fogarty	Polk City, IA 50226		
-11 11 357 1	1321 Bel Aire Rd	0.21	
Richardine M Jackson	Polk City, IA 50226		
** ** *	1317 Bel Aire Rd	0.18	
Bryan Fundermann	Polk City, IA 50226		
3 67 1 31 69 1	1313 Bel Aire Rd	0.18	
Michelle Conlan	Polk City, IA 50226		
***	1309 Bel Aire Rd	0.18	
Michael E Fields	Polk City, IA 50226		
2 24 4 4 2444	1305 Bel Aire Rd	0.18	
Michael Miller	Polk City, IA 50226		
	1301 Bel Aire Rd	0.14	
Nicholas Otis	Polk City, IA 50226		
en in	1217 Bel Aire Rd	0.05	
Chad R Aspengren	Polk City, IA 50226		

Page 3 of 8

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

_			0.00	
=	Aaron Michael	1220 Bel Aire Rd	0.29	
	Johnson	Polk City, IA 50226		
	Carla R Phillips	1216 Bel Aire Rd	0.09	
	Carra K F minips	Polk City, IA 50226	<u> </u>	
	Dan Golbuff	405 Hillcrest Dr	0.23	
	Dan Golduli	Polk City, IA 50226		
	Laura Navin	821 W Trace Dr	0.23	1 1 1 1 1
2)	MBLP LLC	Polk City, IA 50226		anna L. Maiss
	a D. a	413 Hillcrest Dr	0.23	
	Scott E Conway	Polk City, IA 50226		
ľ	4 4 0 0 11	417 Hillcrest Dr	0.23	
Ì	Anthony O Capaldo	Polk City, IA 50226		/
F		4z 43 Hillcrest Dr	0.23	10/0
24	Cory S Brown	Polk City, IA 50226		Coy on
_	Joseph Howard	425 Hillcrest Dr	0.26	
	Lennon	Polk City, IA 50226		
	James P Conley Jr	1205 W Washington Ave	0.13	
		Polk City, IA 50226		
-	Robert J Johnson	400 Hillcrest Dr	0.26	
		Polk City, IA 50226		
	Robert L Schultz	404 Hillcrest Dr	0.23	
		Polk City, IA 50226		
	Lennis S Berkland	408 Hillcrest Dr	0.23	
		Polk City, IA 50226		
-		412 Hillcrest Dr	0.23	Dank & Lingul
30	David R Lustgraaf	Polk City, IA 50226		
	Burton Family	729 36 th St	0.23	
ľ	Properties LLC	Des Moines, IA 50312		
		420 Hillcrest Dr	0.23	
	Steven D Devin	Polk City, IA 50226		
		424 Hillcrest Dr	0.23	
	Terry Wieseler	Polk City, IA 50226		
İ		428 Hillcrest Dr	0.30	
	Barrett J Ford	Polk City, IA 50226		_
			0.40	
	3100 LLC	POB 66	0.30	(RU
35	J, 00 HM 0	Polk City, IA 50226	0.00	XADYT
	3100 LLC	POB 66	0.22	
36	5100 220	Polk City, IA 50226	0.00	1 Ph
	Dennis C Godfrey	509 Adams St	0.23	T /
	2011110 0 000110)	Polk City, IA 50226		

Page 4 of 8

	Robert P Sweeny	508 Lincoln St Polk City, IA 50226	0.02	
1	Jason Goldsberry	513 Adams St	0.12	
	Jessica L Thompson	Polk City, IA 50226 512 Adams St	0.21	
	Stephen A Thompson	Polk City, IA 50226 508 Adams St	0.23	
42	3100 LLC	Polk City, IA 50226 POB 66 Polk City, IA 50226	0.30	PUI
7,00	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 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 5600 NW 78 th Ave America 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	

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

1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Parcel Area within	% of Total 250'	Consenting % Only
Property Owner	250' Buffer	Buffer Area	(%)
The second contraction of	(Acres)	(%)	
I E II-66	316 Maple Dr	0.86	Mercallelanan
James E Hoffman	Polk City, IA 50226	4	James & Hollman
Drive D House	317 Maple Dr	3.35	0 00
Brian D Hanson	Polk City, IA 50266		
Canacar, Ernet	309 Crestwood Dr	1.55	
Gregory Ernst	Polk City, LA 50226		
Joel Drinnin	308 Crestwood Dr	1.20	
Joet Dinmin	Polk City, IA 50226		
Gerald A Osmundson	400 Crestwood Dr	2.15	
Geraid A Osinundson	Polk City, IA 50226		
Michael F Mataya	PO Box 161	3.09	
IVIICHACI I IVIAIAYA	Polk City, IA 50226		
John N Bequeaith	1316 Bel Aire Rd	2.49	
John 14 Dedacami	Polk City, IA 50226		
Steven J Noack	1312 Bel Aire Rd	2.40	
Sicych 3 Ivoack	Polk City, IA 50226		
Todd A Bunge	1308 Bel Aire Rd	2.40	r
10dd A Ddiigo	Polk City, LA 50226		
Dillon J Fogarty	1304 Bel Aire Rd	2.40	
Dition 3 Togatty	Polk City, IA 50226		
Richardine M Jackson	1321 Bel Aire Rd	1.80	
Menarane 141 Jackson	Polk City, IA 50226		
Bryan Fundermann	1317 Bel Aire Rd	1.55	
Dijan i anaomani	Polk City, IA 50226		
Michelle Conlan	1313 Bel Aire Rd	1.55	
Wholesto Collect	Polk City, IA 50226		
Michael E Fields	1309 Bel Aire Rd	1.55	
	Polk City, IA 50226		
Michael Miller	1305 Bel Aire Rd	1.55	
1411014004 1411144	Polk City, IA 50226	1.00	
Nicholas Otis	1301 Bel Aire Rd	1.20	
	Polk City, IA 50226		
Chad R Aspengren	1217 Bel Aire Rd	0.43	
	Polk City, IA 50226	0.40	
Aaron Michael	1220 Bel Aire Rd	2.49	
Johnson	Polk City, IA 50226		
Corle D Dhilling	1216 Bel Aire Rd	0.77	
Carla R Phillips	Polk City, IA 50226		
D. 0 11 00	405 Hillcrest Dr	1.97	
Dan Golbuff	Polk City, IA 50226		

Page 6 of 8

!	Laura Navin	821 W Trace Dr	1.97	
21	MBLP LLC	Polk City, IA 50226	1.77	anna & Maises
- 1	MIDEL FFC	413 Hillcrest Dr	1.97	Osperia Or / wises
	Scott E Conway	Polk City, IA 50226	1.71	
		417 Hillcrest Dr	1.97	
	Anthony O Capaldo	Polk City, IA 50226	1,77	
		413 Hillcrest Dr	1.97	
24	Cory S Brown	Polk City, IA 50226	1.77	Cored Brand
	Taganh Uguyand	425 Hillcrest Dr	2.23	LOW Smy
	Joseph Howard Lennon	Polk City, IA 50226	4.43	
	Lennon	1205 W Washington Ave	1.12	
	James P Conley Jr	Polk City, IA 50226	1.12	
		400 Hillcrest Dr	2.23	
	Robert J Johnson	Polk City, IA 50226	La . La J	
		404 Hillcrest Dr	1.97	
	Robert L Schultz	Polk City, IA 50226	1.97	
		408 Hillcrest Dr	1.97	
	Lennis S Berkland	Polk City, IA 50226	1.97	
		412 Hillcrest Dr	1.97	David E- Costral
30	David R Lustgraaf	Polk City, IA 50226	1.97	Course C- Day). 4
	Dente a Femilie	729 36th St	1.97	
	Burton Family	Des Moines, IA 50312	1.77	
	Properties LLC	420 Hillcrest Dr	1.97	
	Steven D Devin	Polk City, IA 50226	1.97	
		424 Hillcrest Dr	1.97	
	Terry Wieseler	Polk City, IA 50226	1.97	
			2.58	
	Barrett J Ford	428 Hillcrest Dr	2.56	
	Danonston	Polk City, IA 50226		0.
		POB 66	2.58	
35	3100 LLC	Polk City, IA 50226		The
		POB 66	1.89	12/1/
36	3100 LLC	Polk City, IA 50226		(1) toll
		509 Adams St	1.97	17
	Dennis C Godfrey	Polk City, IA 50226		'
		508 Lincoln St	0.17	
	Robert P Sweeny	Polk City, IA 50226		
		513 Adams St	1.03	
	Jason Goldsberry	Polk City, IA 50226		
		512 Adams St	1.80	
	Jessica L Thompson	Polk City, IA 50226		
		508 Adams St	1.97	
	Stephen A Thompson	Polk City, IA 50226		1
		1		

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3100 LLC	POB 66 Polk City, IA 50226	2.58	PHI
Ashlee Reetz	1412 W Washington Ave Polk City, IA 50226	3.00	740
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 NA	Con Dunmand Domoning

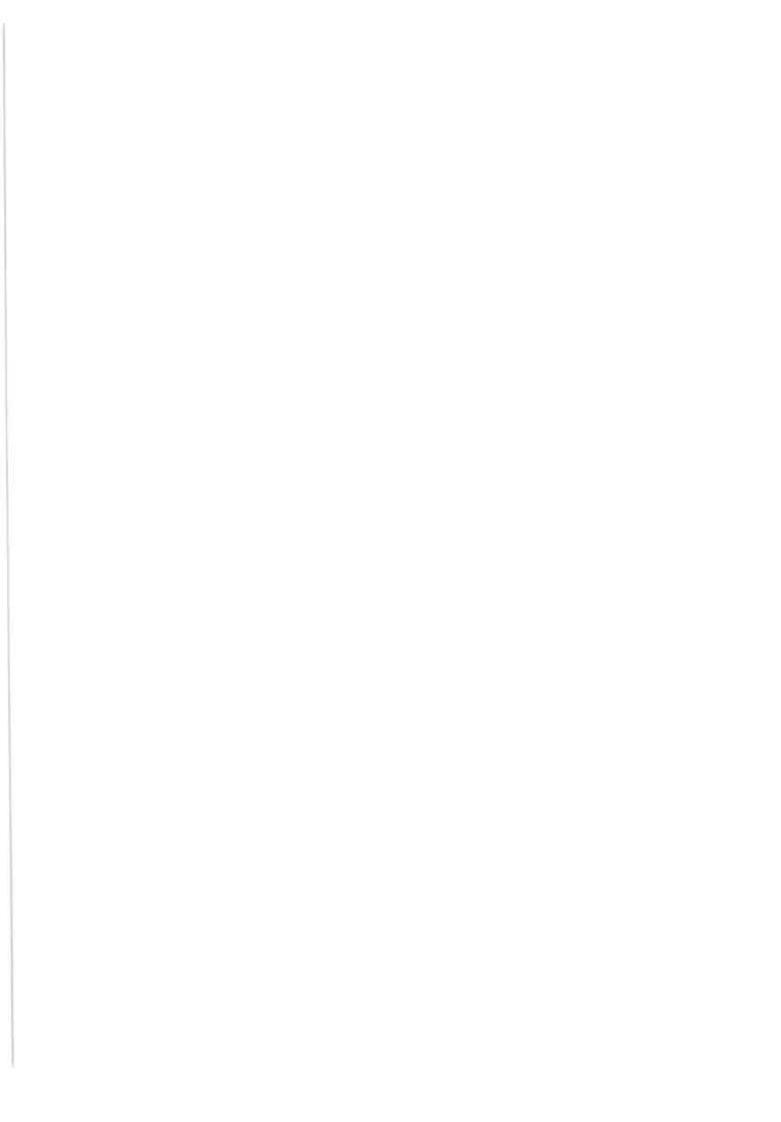
^{*} Must have at least 50% Consent for Proposed Rezoning.

The undersigned owners of property lying outside of said above described tract, but within two hundered 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 <u>R-1</u> to <u>PUD</u>.

	CONSENTING TO THE		
Property Owner	Address:	Parcel Acreage	Signature:
Name:		(within buffer)	
James E Hoffman	316 Maple Dr	0.10	
Janios D Homman	Polk City, IA 50226	2.22	V/4/12/10 //11/21/00)
Brian D Hanson	317 Maple Dr	0.39	Villue Julian
Difail D Hallson	Polk City, IA 50266		SOF
Cracery Ernst	309 Crestwood Dr	0.18	
Gregory Ernst	Polk City, IA 50226		
I - 1 Dainain	308 Crestwood Dr	0.14	1
Joel Drinnin	Polk City, IA 50226		
a 1110	400 Crestwood Dr	0.25	ţ
Gerald A Osmundson	Polk City, IA 50226		
	PO Box 161	0.36	
Michael F Mataya	Polk City, IA 50226		
	1316 Bel Aire Rd	0.29	
John N Bequeaith	Polk City, IA 50226		
Steven J Noack	1312 Bel Aire Rd	0.28	
	Polk City, IA 50226		
	1308 Bel Aire Rd	0.28	
Todd A Bunge	Polk City, IA 50226		
	1304 Bel Aire Rd	0.28	
Dillon J Fogarty	Polk City, IA 50226		
	1321 Bel Aire Rd	0.21	
Richardine M Jackson	Polk City, IA 50226		
	1317 Bel Aire Rd	0.18	
Bryan Fundermann	Polk City, IA 50226		
	1313 Bel Aire Rd	0.18	1
Michelle Conlan	Polk City, IA 50226		
4 4	1309 Bel Aire Rd	0.18	
Michael E Fields	Polk City, IA 50226		
	1305 Bel Aire Rd	0.18	
Michael Miller	Polk City, IA 50226		
	1301 Bel Aire Rd	0.14	
Nicholas Otis	Polk City, IA 50226		
	1217 Bel Aire Rd	0.05	
Chad R Aspengren	Polk City, IA 50226		

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L



CONSENT TABLE

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

	Parcel Area within	% of Total 250' Buffer Area	Consenting % Only	
Property Owner	250' Buffer		(%)	
	(Acres)	(%)		
James E Hoffman	316 Maple Dr	0.86	00	
James E Hornau	Polk City, IA 50226	2.25	1/11/10/10/11/11/11/11/11	
Brian D Hanson	317 Maple Dr	3.35	Amm Times	
Dilan D Hanson	Polk City, IA 50266	4 77	15alte	
Gregory Ernst	309 Crestwood Dr	1.55		
Oregory Errist	Polk City, IA 50226	1.00		
Joel Drinnin	308 Crestwood Dr	1.20		
10¢i Dimm	Polk City, IA 50226			
Gerald A Osmundson	400 Crestwood Dr	2.15		
Geraid A Ostitulioson	Polk City, IA 50226			
Mishael E Motorco	PO Box 161	3.09		
Michael F Mataya	Polk City, IA 50226			
T 1 2172	1316 Bel Aire Rd	2.49		
John N Bequeaith	Polk City, IA 50226			
	1312 Bel Aire Rd	2.40		
Steven J Noack	Polk City, IA 50226			
- 11172	1308 Bel Aire Rd	2.40		
Todd A Bunge	Polk City, IA 50226			
	1304 Bel Aire Rd	2.40		
Dillon J Fogarty	Polk City, IA 50226			
	1321 Bel Aire Rd	1.80		
Richardine M Jackson	Polk City, IA 50226			
	1317 Bel Aire Rd	1.55	1	
Bryan Fundermann	Polk City, IA 50226			
6	1313 Bel Aire Rd	1.55		
Michelle Conlan	Polk City, IA 50226			
	1309 Bel Aire Rd	1.55		
Michael E Fields	Polk City, IA 50226			
	1305 Bel Aire Rd	1.55		
Michael Miller	Polk City, IA 50226			
	1301 Bel Aire Rd	1.20		
Nicholas Otis	Polk City, IA 50226			
	1217 Bel Aire Rd	0.43		
Chad R Aspengren	Polk City, IA 50226			
Aaron Michael	1220 Bel Aire Rd	2.49	1	
Johnson	Polk City, IA 50226			
JOHNSON	1216 Bel Aire Rd	0.77		
Carla R Phillips	1	0.77		
	Polk City, IA 50226	1.97		
Dan Golbuff	405 Hillcrest Dr	1.97		
YOU GOINGIT	Polk City, IA 50226	<u> </u>		

Page 6 of 8

The undersigned owners of property lying outside of said above described tract, but within two hundered 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 Owner Name:	Address:	Parcel Acreage (within buffer)	Signature:
James E Hoffman	316 Maple Dr Polk City, IA 50226	0.10	
Brian D Hanson	317 Maple Dr Polk City, IA 50266	0.39	
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	X Told B_
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	

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9

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

	Parcel Area within	% of Total 250'	
Property Owner	250' Buffer	Buffer Area	Consenting % Only
TABLE VIEW CONTRACTOR	(Acres)	(%)	(%)
Iomas E II-CC	316 Maple Dr	0.86	
James E Hoffman	Polk City, IA 50226		
Brian D Hanson	317 Maple Dr	3.35	
Bhan D rianson	Polk City, IA 50266		
Gragon, Franct	309 Crestwood Dr	1.55	
Gregory Ernst	Polk City, IA 50226		
Joel Drinnin	308 Crestwood Dr	1.20	
JOCI DIMINI	Polk City, IA 50226		
Gerald A Osmundson	400 Crestwood Dr	2.15	
Geraid A Osintinuson	Polk City, IA 50226		
Michael F Mataya	PO Box 161	3.09	
ivilonaci i iviataya	Polk City, IA 50226		
John N Bequeaith	1316 Bel Aire Rd	2.49	
John IV Boquesian	Polk City, IA 50226		
Steven J Noack	1312 Bel Aire Rd	2.40	
OWY OIL D I YOURE	Polk City, IA 50226		
Todd A Bunge	1308 Bel Aire Rd	2.40	x K , n
10441124115	Polk City, IA 50226		X Told By
Dillon J Fogarty	1304 Bel Aire Rd	2.40	
	Polk City, IA 50226		
Richardine M Jackson	1321 Bel Aire Rd	1.80	
	Polk City, IA 50226		
Bryan Fundermann	1317 Bel Aire Rd	1.55	
	Polk City, IA 50226		
Michelle Conlan	1313 Bel Aire Rd	1.55	
	Polk City, IA 50226		
Michael E Fields	1309 Bel Aire Rd	1.55	
	Polk City, IA 50226		
Michael Miller	1305 Bel Aire Rd	1.55	
	Polk City, IA 50226		
Nicholas Otis	1301 Bel Aire Rd	1.20	
	Polk City, IA 50226	0.40	
Chad R Aspengren	1217 Bel Aire Rd	0.43	
A 36:1 1	Polk City, IA 50226		
Aaron Michael	1220 Bel Aire Rd	2.49	
Johnson	Polk City, IA 50226		
Carla R Phillips	1216 Bel Aire Rd	0.77	
	Polk City, IA 50226		
Dan Golbuff	405 Hillcrest Dr	1.97	
Dan Oolonii	Polk City, IA 50226	•	

Page 6 of 8

The undersigned owners of property lying outside of said above described tract, but within two hundered 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 <u>R-1</u> to <u>PUD</u>.

Name: James E Hoffman	Address:		· 公司第四次 第四次 第四次 第四次 第四次 第四次 第四次 第四次 第四次 第四次
		(within buffer)	Signature:
	316 Maple Dr	0.10	
	Polk City, IA 50226		
Brian D Hanson	317 Maple Dr	0.39	
	Polk City, IA 50266 309 Crestwood Dr	0.10	
Gregory Ernst		0.18	1
		0.14	100
Joel Drinnin		0.14	(h) hi
		0.25	- May W - C
Gerald A Osmundson	1	0.23	(-19.
		0.36	for ! Indenti
Michael F Mataya	l .	0.50	
7.5 3.7.73	-	0.29	al 20 0
John N Bequeaith	Polk City, IA 50226 PO	DOX 421	galn n. Begneits
Stavon I Nonch	1312 Bel Aire Rd	0.28	St 1. 11
Steven J Noack	Polk City, IA 50226		Der I lour
Todd A Runge	1308 Bel Aire Rd	0.28	
Todd A Dalige	Polk City, IA 50226		
Dillon I Fogarty	1304 Bel Aire Rd	0.28	Oilly Com
Dillon's Togatty	Polk City, IA 50226		CAME & MARCH
Richardino M Jackson	1321 Bel Aire Rd	0.21	1 1.15=
LANCE IRVIN			- last 13
Bryan Fundermann		0.18	- A Sil
21) 411 1 411441114111			
Michelle Conlan		0.18	
			Who allo Coulow
Michael E Fields		0.18	Tanga R field
			16/66
Michael Miller		0.18	s mla mille
			the a menty
Nicholas Otis		0.14	ILY OF
		0.5-	NW W
Chad R Aspengren		0.05	Sant A
	Joel Drinnin Gerald A Osmundson Michael F Mataya John N Bequeaith Steven J Noack Todd A Bunge Dillon J Fogarty Richardine M Jackson EN IN Bryan Fundermann Michael E Fields Michael Miller	Joel Drinnin Joel Drinnin Gerald A Osmundson Michael F Mataya John N Bequeaith Steven J Noack Todd A Bunge Dillon J Fogarty Polk City, IA 50226 Bryan Fundermann Michael E Fields Michael E Fields Michael Miller Nicholas Otis Polk City, IA 50226 400 Crestwood Dr Polk City, IA 50226 PO Box 161 Polk City, IA 50226 Polk City, IA 50226 1316 Bel Aire Rd Polk City, IA 50226 1312 Bel Aire Rd Polk City, IA 50226 1304 Bel Aire Rd Polk City, IA 50226 1321 Bel Aire Rd Polk City, IA 50226 1317 Bel Aire Rd Polk City, IA 50226 1318 Bel Aire Rd Polk City, IA 50226 1319 Bel Aire Rd Polk City, IA 50226 1309 Bel Aire Rd Polk City, IA 50226 1309 Bel Aire Rd Polk City, IA 50226 1301 Bel Aire Rd Polk City, IA 50226 1301 Bel Aire Rd Polk City, IA 50226	Doel Drinnin

Page 3 of 8

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

F	A National	1220 Bel Aire Rd	0.29	
18	Aaron Michael		0.29	Mu.hr
, 0	Johnson	Polk City, IA 50226	0.09	02
	Carla R Phillips	1216 Bel Aire Rd	0.09	
-		Polk City, IA 50226	0.22	
	Dan Golbuff	405 Hillcrest Dr	0.23	
		Polk City, IA 50226	0.00	,
	Laura Navin	821 W Trace Dr	0.23	april X. Main
21	MBLP LLC	Polk City, IA 50226	0.00	601014 0-1 (Wes
	Scott E Conway	413 Hillcrest Dr	0.23	
ļ		Polk City, IA 50226		
22	Anthony O Capaldo	417 Hillcrest Dr	0.23	de a caral
23		Polk City, IA 50226		OHNTHEY O COPOR DO
	Cory S Brown	421 413 Hillcrest Dr	0.23	
24	Cory & Dio an	Polk City, IA 50226		Coy and
	Joseph Howard	425 Hillcrest Dr	0.26	(, v
	Lennon	Polk City, IA 50226		U
-,	James P Conley Jr	1205 W Washington Ave	0.13	hard a Coola
24	James I Comey Vi	Polk City, IA 50226		Children Bills
	Robert J Johnson	400 Hillcrest Dr	0.26	
		Polk City, IA 50226		
	Robert L Schultz	404 Hillcrest Dr	0.23	
	TOOOTE D'OHATE	Polk City, IA 50226		
	Lennis S Berkland	408 Hillcrest Dr	0.23	
	Lomis 5 Dormana	Polk City, IA 50226		0
	David R Lustgraaf	412 Hillcrest Dr	0.23	Dank Life
30	David K Edstgraat	Polk City, IA 50226		
	Burton Family	729 36 th St	0.23	
	Properties LLC	Des Moines, IA 50312		
	Steven D Devin	420 Hillcrest Dr	0.23	
	Steven D Bevin	Polk City, IA 50226	·	
	Terry Wieseler	424 Hillcrest Dr	0.23	
ļ	10/19 1/1030101	Polk City, IA 50226		
		428 Hillcrest Dr	0.30	1
	Barrett J Ford	Polk City, IA 50226		
}		POB 66	0.30	
35	3100 LLC		0.30	
		Polk City, IA 50226 POB 66	0.22	X/21 V/7
36	3100 LLC		0.22	
		Polk City, IA 50226	0.23	1 Per
37	Dennis C Godfrey	509 Adams St	0.43	W. R.
1	<u>-</u>	Polk City, IA 50226		1

Page 4 of 8



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	2 0
3100 LLC	POB 66 Polk City, IA 50226	0.30	Byll
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	

D 1 D C	508 Lincoln St	0.02		
Robert P Sweeny	Polk City, IA 50226			
I Coldahamı	513 Adams St	0.12		
Jason Goldsberry	Polk City, IA 50226			
Jessica L Thompson	512 Adams St	0.21		
Jessica L Thompson	Polk City, IA 50226			
tanhan A Thompson	508 Adams St	0.23	Like	
Stephen A Thompson	Polk City, IA 50226		1 2 0	
3100 LLC	POB 66	0.30	RU	
3100 LLC	Polk City, IA 50226		1 Die	
Ashlee Reetz	1412 W Washington Ave	0.35		
	Polk City, IA 50226			
Jessee McKelvey	1408 W Washington Ave	0.59		
Jessee Mickelvey	Polk City, IA 50226			
City of Polk City	POB 426	NA		
	Polk City, IA 50226	0.40		
*** The distance of the second	5000 Westown Pkwy	0.50		
Knapp Properties	Ste 400 WDM, IA 50266			
	2919 SW Glenbrooke Bi	0.43		
Kurt Hohnstrater	Ankeny, IA 50023			
Details Circum	3822 NW 8 th Ct	0.16		
Patrick Giguere	Ankeny, IA 50023			
United States of	5600 NW 78th Ave	NA		
America	Johnston, IA 50131			
	1501 Tanglewood Dr	0.31		
Mary E Hayes	Polk City, IA 50226			
Torr N # TL1_	1505 Tanglewood Dr	0.12		
Joy M Ihle	Polk City, IA 50226			
David D Daggara	1509 Tanglewood Dr	0.03		
David B Parsons	Polk City, IA 50226			
City of Polk City	424 Hillcrest Dr	NA		
Ony of Folk City	Polk City, IA 50226			
			Page 5 of 8	

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

	Aaron Michael	1220 Bel Aire Rd	0.29	
	Johnson	Polk City, IA 50226		
	Carla R Phillips	1216 Bel Aire Rd	0.09	
		Polk City, IA 50226		
	Dan Golbuff	405 Hillcrest Dr	0.23	
		Polk City, IA 50226		
21	Laura Navin	821 W Trace Dr	0.23	1 4 >2 -
<i>-</i> 1	MBLP LLC	Polk City, IA 50226		anna L. Plain
	Scott E Conway	413 Hillcrest Dr	0.23	
-		Polk City, IA 50226		
	Anthony O Capaldo	417 Hillcrest Dr	0.23	
	,	Polk City, IA 50226		
24	Cory S Brown	4z #13 Hillcrest Dr	0.23	
2-1		Polk City, IA 50226		Coy and
:	Joseph Howard	425 Hillcrest Dr	0.26	
	Lennon	Polk City, IA 50226		U
	James P Conley Jr	1205 W Washington Ave	0.13	
		Polk City, IA 50226		
	Robert J Johnson	400 Hillcrest Dr	0.26	
		Polk City, IA 50226	0.00	
	Robert L Schultz	404 Hillcrest Dr	0.23	
		Polk City, IA 50226	0.22	
	Lennis S Berkland	408 Hillcrest Dr	0.23	
-	/	Polk City, IA 50226 412 Hillcrest Dr	0.22	A. 10 P.
30	David R Lustgraaf		0.23	park
}	Burton Family	Polk City, IA 50226 729 36 th St	0.23	V
	Properties LLC	Des Moines, IA 50312	0.23	
	Tioperates ELC	420 Hillcrest Dr	0.23	
	Steven D Devin	!	0.23	
		Polk City, IA 50226 424 Hillcrest Dr	0.23	1-
	Terry Wieseler	Polk City, IA 50226	0.23	
}			0.30	
	Barrett J Ford	428 Hillcrest Dr	0.50	
		Polk City, IA 50226		
	2100 11 0	POB 66	0.30	
35	3100 LLC	Polk City, IA 50226		7V
	2100 11 0	POB 66	0.22	
36	3100 LLC	Polk City, IA 50226	(1.6
	Dannis C Cadfron	509 Adams St	0.23	7
	Dennis C Godfrey	Polk City, IA 50226		

Page 4 of 8

		508 Lincoln St	0.02	-
	Robert P Sweeny	Polk City, IA 50226	0.02	
i	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	P. W.
	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	KutHoltata
	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	

Page 5 of 8

21	Laura Navin	821 W Trace Dr	1.97	anna & Maisen
,	MBLP LLC	Polk City, IA 50226		Want of / Carren
	Scott E Conway	413 Hillcrest Dr	1.97	
	,	Polk City, IA 50226		
	Anthony O Capaldo	417 Hillcrest Dr	1.97	1
	, ,	Polk City, IA 50226		
	Cory S Brown	413 Hillcrest Dr	1.97	M-10.
24		Polk City, IA 50226		OM Smy
	Joseph Howard	425 Hillcrest Dr	2.23	
	Lennon	Polk City, IA 50226		
	James P Conley Jr	1205 W Washington Ave	1.12	
		Polk City, IA 50226		
	Robert J Johnson	400 Hillcrest Dr	2.23	
	200011111111111111111111111111111111111	Polk City, IA 50226		
	Robert L Schultz	404 Hillcrest Dr	1.97	
	1000011 12 BOMBRIZ	Polk City, IA 50226		
	Lennis S Berkland	408 Hillcrest Dr	1.97	
	Leimis 5 Berkianu	Polk City, IA 50226		
	David R Lustgraaf	412 Hillcrest Dr	1.97	David P. Losh
30	David K Lusigiaai	Polk City, IA 50226		
-	Burton Family	729 36 th St	1.97	
ļ	Properties LLC	Des Moines, IA 50312		
	Steven D Devin	420 Hillcrest Dr	1.97	
	PIEACII D DEAIII	Polk City, IA 50226		
	Tame Wingslan	424 Hillcrest Dr	1.97	
	Terry Wieseler	Polk City, IA 50226		
		428 Hillcrest Dr	2.58	
	Barrett J Ford	Polk City, IA 50226		
}				
	3100 LLC	POB 66	2.58	(-R). //
35		Polk City, IA 50226		A Tory
21	3100 LLC	POB 66	1.89	TA !! []
36	3100 220	Polk City, IA 50226		1. Tell
	Dennis C Godfrey	509 Adams St	1.97	/ "
	Domino C Godiney	Polk City, IA 50226		
	Robert P Sweeny	508 Lincoln St	0.17	j
[TOOGICE DWOOLLY	Polk City, IA 50226		
	Jason Goldsberry	513 Adams St	1.03	1
1	Jason Goldsberry	Polk City, IA 50226		
	Ionnian I Thompson	512 Adams St	1.80	
	Jessica L Thompson	Polk City, IA 50226		
	Stanhan A Thamasan	508 Adams St	1.97	
	Stephen A Thompson	Polk City, IA 50226		
	· · · · · · · · · · · · · · · · · · ·			

Page 7 of 8

3100 LLC	POB 66 Polk City, IA 50226	2.58	Pyl
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 Bi Ankeny, IA 50023	3.69	Kut Holtata
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	
	Ashlee Reetz Jessee McKelvey City of Polk City Knapp Properties Kurt Hohnstrater Patrick Giguere United States of America Mary E Hayes Joy M Ihle David B Parsons	Ashlee Reetz Ashlee Reetz Polk City, IA 50226 1412 W Washington Ave Polk City, IA 50226 1408 W Washington Ave Polk City, IA 50226 City of Polk City Polk City, IA 50226 POB 426 Polk City, IA 50226 FOB 426 Polk City, IA 50226 S000 Westown Pkwy Ste 400 WDM, IA 50266 WDM, IA 50266 WDM, IA 50266 2919 SW Glenbrooke Bl Ankeny, IA 50023 Patrick Giguere Ankeny, IA 50023 United States of 5600 NW 78th Ave Johnston, IA 50131 Mary E Hayes Johnston, IA 50131 I 501 Tanglewood Dr Polk City, IA 50226 I 509 Tanglewood Dr Polk City, IA 50226 David B Parsons City of Polk City City of Polk City Ashlee Polk City Polk City, IA 50226 424 Hillcrest Dr	Ashlee Reetz

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

DocuSign Envelope ID: 361663E8-1B59-4EE5-A657-1E5C06F07EC3

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E.	7	,,,
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Robert P Sweeny	508 Lincoln St	0.02	
11000111 0 11011	Polk City, IA 50226		
Jason Goldsberry	513 Adams St	0.12	
Jason Goldsberry	Polk City, IA 50226		
Tanaina I Thannana	512 Adams St	0.21	
Jessica L Thompson	Polk City, IA 50226		
Ctarles A Theorem	508 Adams St	0.23	
Stephen A Thompson	Polk City, IA 50226		
2100 110	POB 66	0.30	
3100 LLC	Polk City, IA 50226		
A 11 D	1412 W Washington Ave	0.35	
Ashlee Reetz	Polk City, IA 50226		
	1408 W Washington Ave	0.59	
Jessee McKelvey	Polk City, IA 50226		
	POB 426	NA	
City of Polk City	Polk City, IA 50226		
	5000 Westown Pkwy	0.50	DocuSigned by:
All Points Development, L.C.	Ste 400		Gerard D. Mugent
	WDM, IA 50266		775E5ER18AGGAC
Kurt Hohnstrater	2919 SW Glenbrooke Bl	0.43	
Kurt Homstrater	Ankeny, IA 50023		
Detriels Cierren	3822 NW 8 th Ct	0.16	
Patrick Giguere	Ankeny, IA 50023		
United States of	5600 NW 78th Ave	NA	
America	Johnston, IA 50131		
M 17 YY	1501 Tanglewood Dr	0.31	
Mary E Hayes	Polk City, IA 50226		
To No Floto	1505 Tanglewood Dr	0.12	
Joy M Ihle	Polk City, IA 50226		
David D Barrana	1509 Tanglewood Dr	0.03	
David B Parsons	Polk City, IA 50226		
City of Dalls City	424 Hillcrest Dr	NA	
City of Polk City	Polk City, IA 50226		

Page 5 of 8

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3100 LLC	POB 66	0.30	
J100 LLC	Polk City, IA 50226		
Ashlee Reetz	1412 W Washington Ave	0.35	
Asince Reeiz	Polk City, IA 50226		
I M IZ .1	1408 W Washington Ave	0.59	
Jessee McKelvey	Polk City, IA 50226		
C'i CD II C'i	POB 426	NA	
City of Polk City	Polk City, IA 50226		
	5000 Westown Pkwy	0.50	DocuSigned by:
All Points Development, L.C.	Ste 400		Gerard D. Neugent
	WDM, IA 50266		775E5F818A604AC
Kurt Hohnstrater	2919 SW Glenbrooke Bl	0.43	
Kurt Hollistrater	Ankeny, IA 50023		
Detrials Ciarras	3822 NW 8th Ct	0.16	
Patrick Giguere	Ankeny, IA 50023		
United States of	5600 NW 78th Ave	NA	
America	Johnston, IA 50131		
3.6 13.17	1501 Tanglewood Dr	0.31	
Mary E Hayes	Polk City, IA 50226		
7 2 7 7 1	1505 Tanglewood Dr	0.12	
Joy M Ihle	Polk City, IA 50226		
David D David	1509 Tanglewood Dr	0.03	
David B Parsons	Polk City, IA 50226		
C' CD II C'	424 Hillcrest Dr	NA	
City of Polk City	Polk City, IA 50226		
	437.3	11 1500/ (out for Proposed Rezoning

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



September 20, 2022

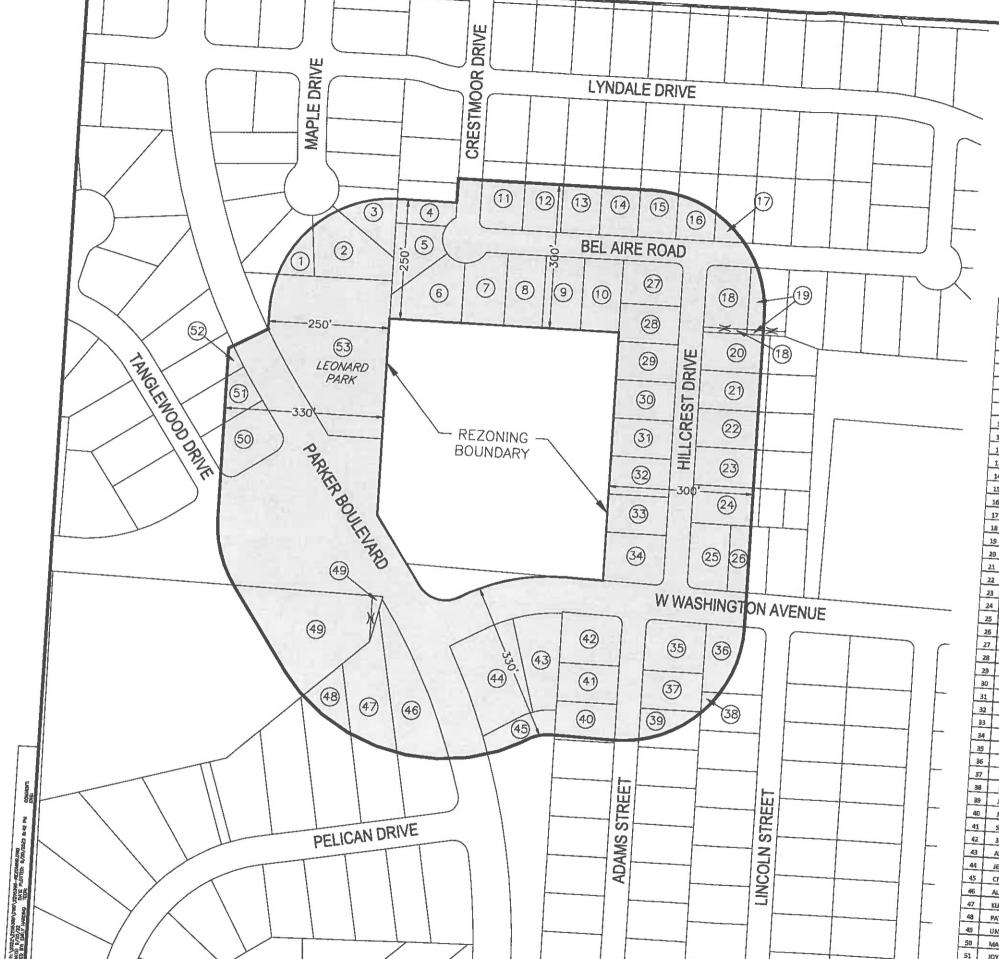
Chelsea Huisman City of Polk City 112 Third Street Polk City, Iowa 50226

RE: Leonard Senior Living PUD

Traffic Memo

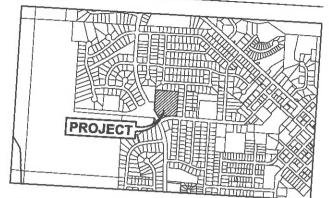
A senior living complex including 60 beds of assisted living (LUC 254), 33 dwelling units (DU) of independent living (LUC 253), and 46 beds of memory care (LUC 254) was used for the traffic analysis. These are estimates for rezoning purposes and are subject to change during the site plan approval process. 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



ADJACENT OWNERSHIPS

/			POYCEMI ONNE							
		_				Area (a	c) [4	7	
			JAMES E 8 MARCIA D HOFFMAN		0.10		Area (%)		ONSENTI	
		-	THE REAL PROPERTY OF THE REAL			0.39	-+	0.86	_	0.86%
		1	- MAHANNAH			0.18	\rightarrow	3.35	_	3.35%
	4 JOEL & AMANDA DRINNIN				_	2.53%		96		
_	5 GERALD A & JONI I OSMUNDSON					0.14	-	1.20	_	1.20%
		6	MICHAEL F MATAYA			0.25	-	2.159	_	2.15%
		7	JOHN N & DIXTE L BEQUEATTH			0.36	+	3.099		
		8	STEVEN J & JAMIE J NOACK		_	0.29		2.49%	-	2,49%
		9	TODD A & TAM BUNGE			0.28		2.40%		2.40%
	ŀ	10	DILLON J FOGARTY			0.2B	+	2,40%	4_	2.40%
	-	11	RICHARDINE M JACKSON			0.28		2.40%	4	2,40%
	-	12	BRYAN & THOMAS FUNDERMANN			0.21		1.80%		1.80%
	-	13	MICHELLE CONLAN			0.18	4-3	1.55%	4_3	1.55%
	1	14	MICHAEL E & TAWNYA R FIELDS			0.18	1 1	.55%		1.55%
	L	15	MICHAEL & JULIE MILLER			0.18	1-1	.55%		.55%
		16	NICHOLAS & ANGELA OTIS).18	1	.55%		.55%
	L	17	CHAD R & SARAH B ASPENGREN			.14	1.	20%	1	20%
	L	18	AARON MIOHNSON		0	.05	0.	43%	_	43%
	1	19	CARLA R & DOUGLAS I PHILLIPS		0.	29	2.4	49%		49%
	2	20	DAN & MIREILLE GOLBUFF		0.	09	0.7	77%		
	_2	11	MBLP LLC		0.	23	1.9	7%		
	2	2	SCOTT E & LAURA J CONWAY		0.3	23	1.9	7%	1.9	7%
	2	3	ANTHONY O & DANA L CAPALDO		0.2	2.3	1.9	7%		
	24	4	CORY S BROWN		0.2	3	1.97	7%	1.9	792
	25	,	JOSEPH H LENNON		0.2	3	1.97	_	1.97	
	26		IAMES P & ANGELA L CONLEY		0.24	6T	2.23	96	- 4.07	~
	27		ROBERT J JOHNSON		0.13		1.12	%	1.12	
	28				0.26		2,23	_		~
	29		ROBERT L & ELIZABETH M SCHULTZ		0.23	$_{-}$ T	1.979	6		
	30		ENNIS S DONITA G BERKLAND		0.23	T	1.979	6		\dashv
- 1	31		AVID R LUSTGRAAF		0.23		1.97%	_		
Ţ	32	-	MICHELE A & LOREN R BURTON		0.23		1.97%	_		
ı	33		TEVEN D DEVIN		0.23		1.97%	\neg		\dashv
-	34	-	RRY & ANNE WIESELER		0.23		1.97%	+	_	
ı	35	31	ARRETT J FORD & DANA A CRABLE		0.30		2.58%	+		
1	36		00 LLC - SERIES 77	$_{\rm I}$	0.30		2.58%	+		
广	37		00 LLC - SERIES 75		0.22		1.89%	+-	2.58%	
	38	<u>UE</u>	NNIS C & DEBRA D GODFREY	$_{-}\Gamma$	0.23		1,97%	+-	1.89%	
	19		BERT P SWEENY		0.02	$\overline{}$.17%	 -	1.97%	-
	10		ON GOLDSBERRY	T	0.12	7	.03%	+-		
$\overline{}$	_		ICA L THOMPSON	T	0.21	\neg	.80%	+		-
1		SIE	PHEN A & LISA A THOMPSON		0.23	$\overline{}$		┼─-		-
4	7		LLC - SERIES 76		0.30	7	97%	┼		-
43	_	ASHI	EE & MATTHEW REETZ		0.35		58%	-2	-58%	4
44	-	JESSI	& VANESSA MCKELVEY	1	0.59	$\overline{}$	00%	-		4
45	_		OF POLK CITY		NA	5.1	36%	-		4
46	+-	ALL P	OINTS DEVELOPMENT LLC	_	0.50	-				1
	_	KURT	& REGINA HOHNSTRATER	_	0.43		9%	4.:	29%	1
47	+-	PATRI	CK & KELLY GIGUERE	1-	0.16	3.6		3.6	59%	1
48		UNITE	D STATES OF AMERICA	1		1.3	7%	_		
48 49	 		P. Daniela .	+-	NA	-				
48 49 50	1	MARY	E HAYES & SPENCER A CHRISTIAN	1		7.00	366			
48 49 50 51	1	MARY	e hayes & spencer a Christian & Alan I ihle	T	0.31	2.66	_	_		
48 49 50 51 52	J	MARY OY M	E HAYES & SPENCER A CHRISTIAN & ALAN J IHLE B PARSONS		0.12	1.03	%	_		
48 49 50 51	J(MARY OY M DAVID	& ALAN J IHLE				%	_		

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

REZONING DESCRIPTION

CALCHING DESCRIPTION

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

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

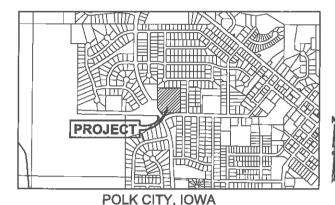
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 17: THENCE SOUTH 88*40'01" EAST ALONG THE NORTH LINE OF SAID LOT 17, A DISTANCE OF 94.45 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88*40'01" EAST ALONG SAID NORTH LINE, 126.19 FEET; THENCE SOUTHWESTERLY ALONG A CURVE SOUTHEASTERLY WHOSE RADIUS IS 419.87 FEET; WHOSE ARC LENGTH IS 43.08 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 98.86 FEET AND WHOSE CHORD BEARS NORTH 7703*59" WEST, 3.20 FEET; THENCE NORTH 34*22*36"
ALL CONTAINING 5.81 ACRES MORE OR LESS.

ZONING

EXISTING: R-1 SINGLE FAMILY DETACHED RESIDENTIAL DISTRICT

PROPOSED: PUD PLANNED UNIT DEVELOPMENT





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: JAVILESPOPEDESIGN.COM
PH: (651) 789-1595

PROJECT SITE ADDRESS

1421 W WASHINGTON AVI POLK CITY, IA 50226

ZONING

EXISTING:

R-1 SINGLE FAMILY DETACHED

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 BO 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 BO 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 15 43.09 FEET AND WHOSE CHORD BEARS SOUTH 63'11'02" WEST, 43.07 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS 18 65.00 FEET, WHOSE ARC LENGTH 15 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.

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 WASHING LOCATING AND DESIGNING THE STORM WATER

INDEX OF SHEETS

NO. DESCRIPTION

COVER SHEET

2 MASTER PLAN

3 ELEVATIONS

4-6 PRECEDENT IMAGES

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 POLIC CITY AREA HAS TO OFFER, (PSTIED DINING OPTION, HAIR AND MAIL 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 THIS SPACE PLANNED FOR AND NO TRANSITIONAL USE

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 DEVATION 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 DEVATATION 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 ABUILTY 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

 PROVIDED:
 98 STALLS

 UNDERGROUND 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.



4121 NW URBANDALE DRIVE, URBANDALE, IOWA 50322 PH: (515) 369-4400 Fax: (515) 369-4410 PROJECT NO. 2205.396

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

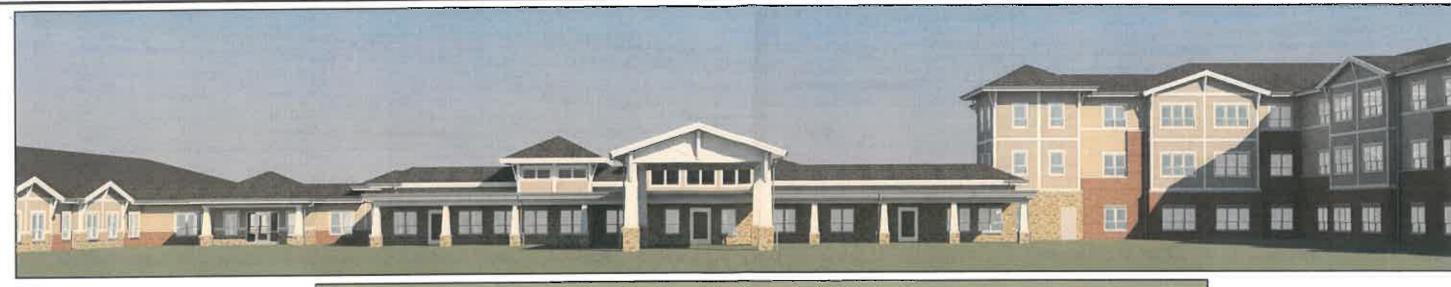
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VISIONS

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

LEONARD SENIOR LIVING

2205.3























INDEX OF SHEETS

DESCRIPTION

COVER SHEET

MASTER PLAN

SPACE PROGRAM

PRECEDENT IMAGES

ELEVATIONS

POLK CITY, IOWA

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: SECOND SUBMITTAL:

09/21/2022 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.

PROJECT TIMETABLE

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

ALL CONTAINING 6.044 ACRES MORE OR LESS.

GENERAL NOTES

- 1. THE BUILDER AND OWNER IS RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND ADHERENCE TO ALL EPA AND DNR STANDARDS.
- 2. THE IMPACT TO EXISTING VEGETATION ON SITE SHALL BE MINIMIZED WHEN LOCATING AND DESIGNING THE STORM WATER DETENTION BASIN.
- 3. TYPE B SCREENING PLANTINGS SHALL BE PROVIDED WITHIN THE 20' BUFFER ON THE EAST AND NORTH SIDES OF THE PROPERTY.
- 4. THIS DEVELOPMENT IS PLANNED TO BE CONSTRUCTED IN ONE PHASE.
- 5. THIS PARCEL SHALL BE PLATTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS PRIOR TO APPROVAL OF THE SITE PLAN
- 6. 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
- 7. 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

8. 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

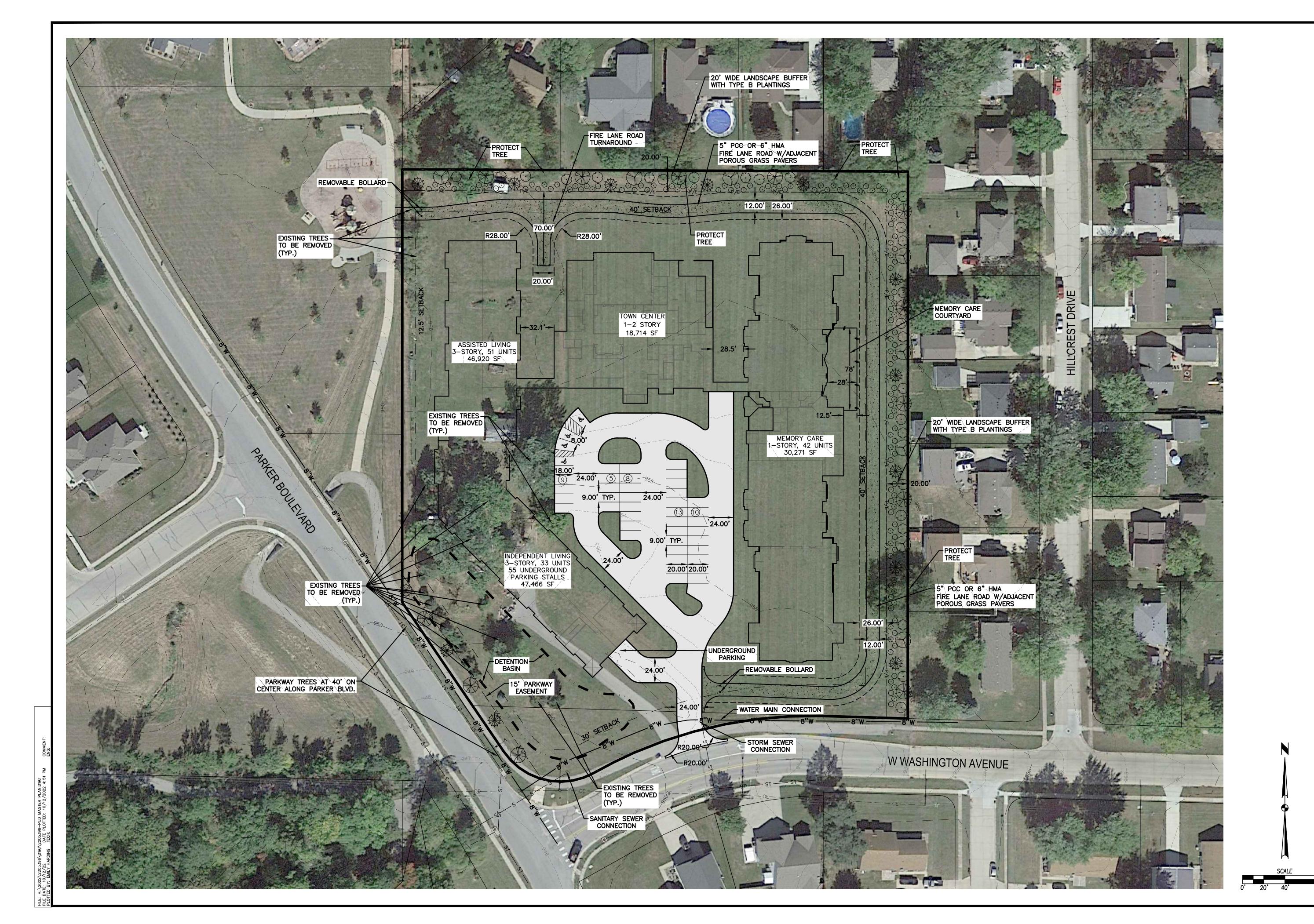
PROVIDED:
UNDERGROUND STALLS = 55 STALLS
SURFACE STALLS = 45 STALLS
TOTAL PROVIDED = 100 STALLS

BULK REGULATIONS

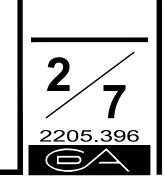
SETBACKS: FRONT YARD = 30' MIN. REAR YARD = 40' MIN. SIDE YARD = 12.5' MIN.



4121 NW URBANDALE DRIVE, URBANDALE, IOWA 50322 PH: (515) 369-4400 Fax: (515) 369-4410 PROJECT NO. 2205.396











SENIOR

LEONARD

2205.396

STER

10/7/2022		Crux Senior Liv olk City, IA	ing		Pope Design Grou PAI# M22-02
SR. HOUSING OVERALL UNIT MIX	& SQUARI	E 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 Unit	's				
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 Chudia	0	F2F	4.725		
A-Studio B-One Bedroom	9 18	525 650	4,725 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					
maepenaem ziving nesiaem oims					
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 1150	3,150 6,000		
E-Two Bedroom F-Two Bedroom w/ Sun Room	6 6	1150 1300	6,900 7,800		
0	U	1300	7,800		
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

10/6/2022	MavenCrux Senior Living	Pope Design Group
	Polk City, IA	PAI# M22-021

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	not open to public
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	gathering for 30, inclusers. Rit.
Coat Room	1	50	50	
Public Toilets	2	75	150	
Theater	1	800	800	
rneater Art Studio	1	200	200	
art Studio	T	200	0	
Club Loungo	1	500	500	
Club Lounge	1	500		
			0	
Wellness	1	800	0 800	
weilness Reflection Room	1 1	120	120	Oviet Seese
Netiection Room	1	120	0	Quiet Space
		Subtotal		
Administration		Subtotal	6,045	
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	melade closet
Activity Director	1	100	100	can be near wellness area
Activity Bil Cotol	-	100	0	can be near wenness area
Conference Room	1	250	250	w/ cabinetry
File Storage	1	60	60	w/ cabinetry
Work Room / Storage	1	100	100	
work hoom / Storage	•	100	0	Possibly in elevator lobby
		Subtotal	1 110	-
Senior Living Dining		SUDTOTAL	1,110	
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	
Assisted Living Dining			-,	included in senior living dining
Dining Room (32 s.f. person)			0	

Clinic/ Care Network				
	_		0	
			0	
Home Health Team Room	1	350	350	
Med room	1	80	80	separated from team room
			0	
		Subtotal	430	
Employee Areas				within existing spaces
Break room	1	250	250	on main level (windows)
Employee Lockers	1	30	30	
Inservice Training / Education	1	400	400	Up to 30 people. 2/3 computer station
Employee Toilet	1	70	70	
		Subtotal	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	
Facility Support	_			in Facilities tab
		Subtotal	o	
Food Service				
Main Kitchen	<u> </u>	1,750	1,750	
(includes cooler/freezer/dry storage)				
Dietary Offices	1	80	80	
Lockers	1	77	77	
		Subtotal	1,907	
		Net Total Area x1.25	14,972 18,715	

MavenCrux Senior Living

Polk City, IA

10/6/2022

Pope Design Group PAI# M22-021

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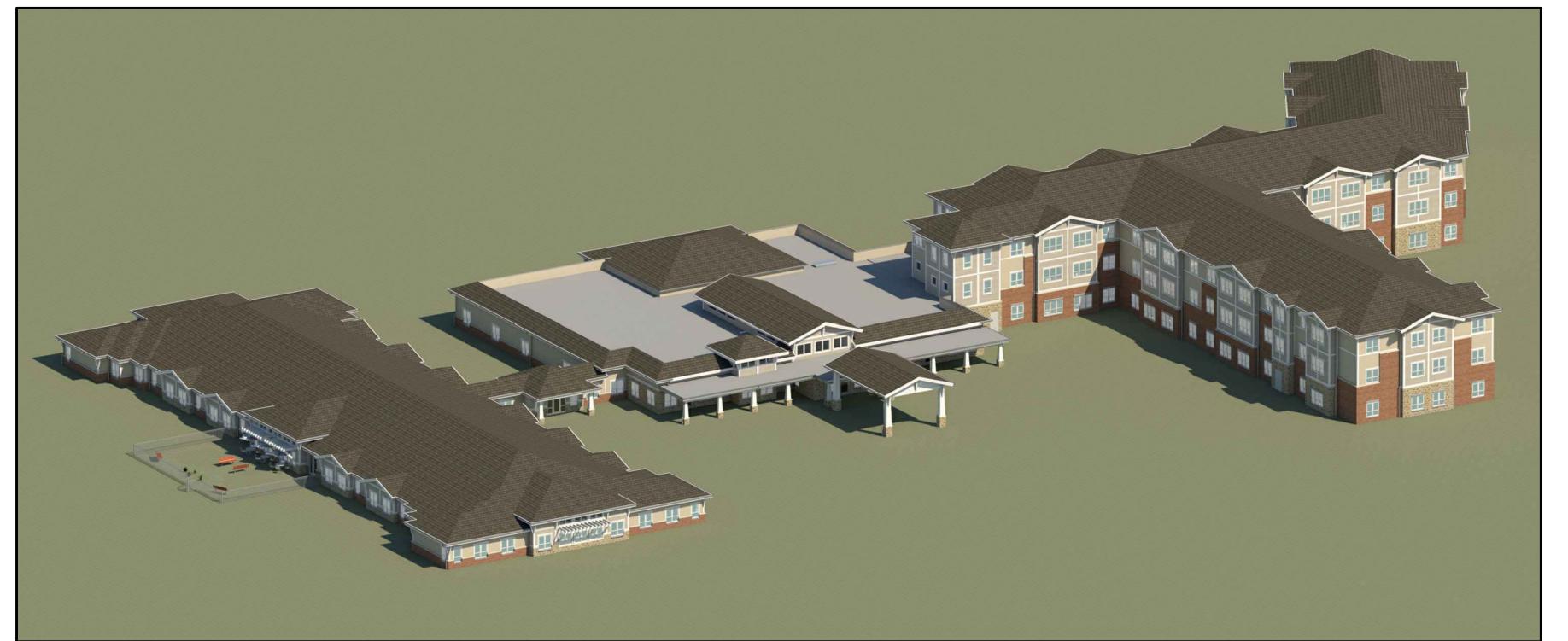
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MASTER PLAN

LEONARD SENIOR LIVING

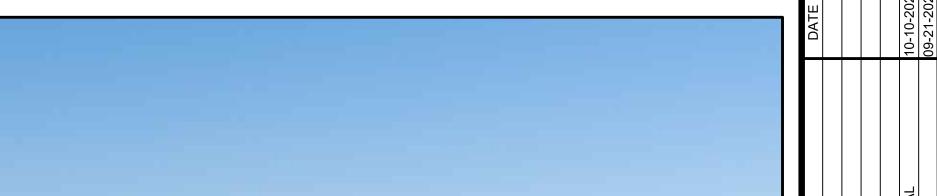










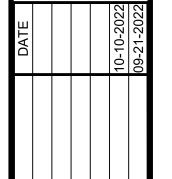


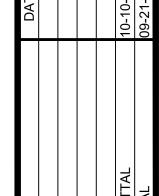




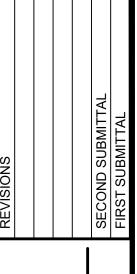








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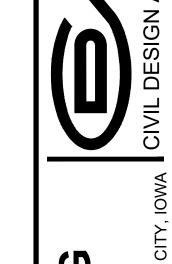
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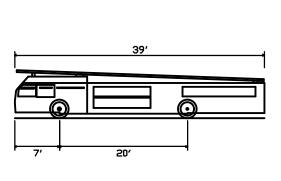












Aerial Fire Truck
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock—to—lock time
Max Wheel Angle

39.000ft 8.167ft 7.500ft 0.750ft 8.167ft 5.00s 45.00°



