

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

November 10, 2022 | 6:00 pm
City Hall | Council Chambers

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

**Public Members can provide comments directly to support@polkcityia.gov
*any comments received before the time of the meeting will be made a part of the minutes**

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

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

Tentative Meeting Agenda

Doug Sires | Chair

Deanna Triplett | Vice Chair

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

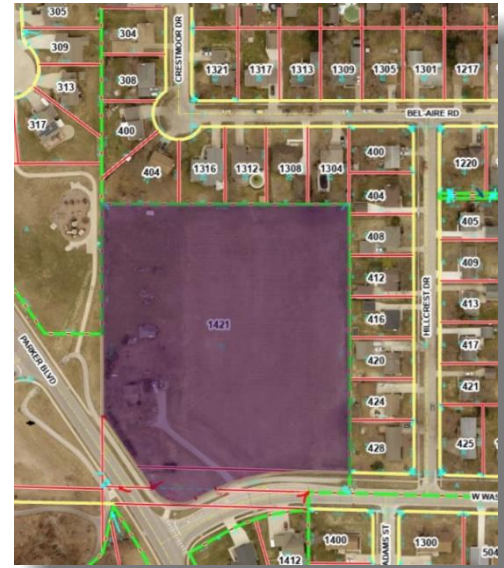
1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Recommend Council amend the Comprehensive Plan, the Rezoning Petition and PUD Master Plan for Leonard Senior Living
5. Adjourn until November 21, 2022

PETITION FOR REZONING TO P.U.D.

Date: November 7, 2022 Prepared by: Kathleen Connor
Travis D. Thornburgh, P.E.
Project: Leonard Senior Living Project No.: 122.1349.01
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:

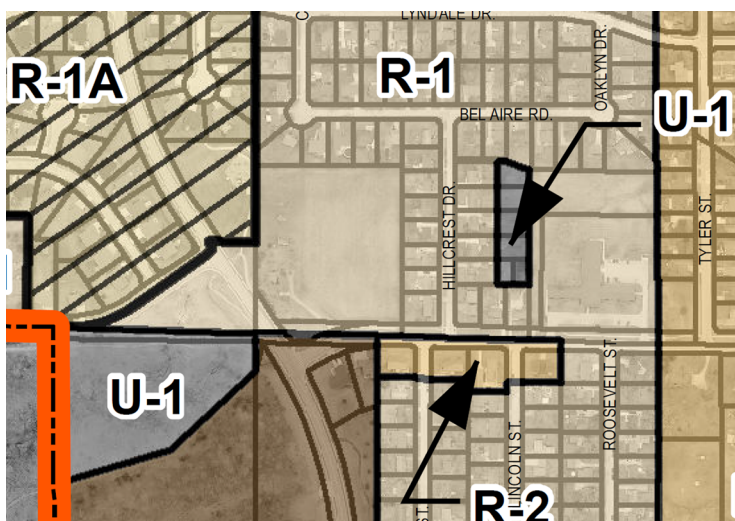
Maven-Crux Development intends to construct a Senior Living Center, with various levels of care. The developer plans for the center to include three connected buildings that together will include approximately 33 independent living units, 51 assisted living units, and 42 memory care units along with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

COMPREHENSIVE PLAN:

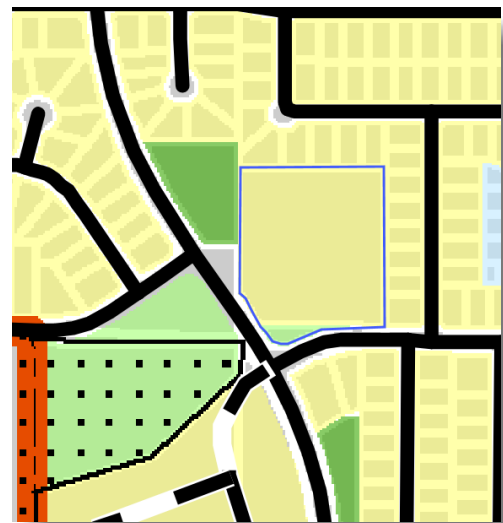
The provision of additional housing options was identified in the Comprehensive Plan and City Staff as a needed area of growth in the City of Polk City. There appears to be a need for senior living options within the city.

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

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



Zoning Map Excerpt



Future Land Use Plan Excerpt

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

P.U.D. MASTER PLAN & RESTRICTIONS:

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

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

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

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

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

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

- d. Pursuant to discussion at the last P&Z meeting, the developer agreed to increase the proposed visitor parking stalls to one per ten units. The parking requirements for this use shall be based on:

Parking Regs	Proposed		Per Zoning Code (2 bedrooms/unit, max)	
	Requirement	Stalls	Requirement	Stalls
Independent Living (33 units)	1 stall/unit	33	1.25 stalls / unit + 1 garage stall / unit + 1 visitor stall / 5 units	81
Assisted Living (51 units)	0.5 stalls/unit	25	1 stall / 2 units + 1/on-duty staff member	35
Memory Care (42 units)	1 stall/staff @ max shift	30	3 stalls/5 beds	26
Visitor Parking (126 total units)	1 stall/10 units	13		
Total Stalls	Per Master Plan	101	Per Code	142
Stalls Provided	Per Master Plan	105		
Garage	<i>Included in above total</i>	55	<i>Included in above total</i>	33

Following the Polk City Planning & Zoning meeting on October 17, staff reviewed parking requirements for this facility as if it were to be proposed in several other Des Moines Metropolitan Area cities. Included in the packet are the findings of that review for P&Z's consideration.

Based on the findings summarized in the attached memo, city staff is in agreement that parking requirements for Assisted Living facilities in Polk City are comparably high to other Des Moines Metropolitan Area communities. City staff will review this code requirement and a proposed change to this section of Polk City's code will be placed on a future City Council agenda.

- e. In addition to the above-described parking, the developer proposes use of off-site parking and a shuttle service to provide additional parking accommodations for particularly busy days, planned events, and holidays at the facility. The owner would contact a local church or business to rent their parking lot and provide a shuttle service from that remote parking to the proposed facility. The developer has used a similar at other facilities they own and manage with great success.
- f. 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. City staff has discussed the

possibility of the developer installing a previously planned parking lot at Leonard Park, with the actual cost of the parking lot being credited against the required parkland dedication fee.

- g. This property shall be platted in accordance with the Subdivision Regulations prior to Site Plan approval.
- h. 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, with the exception of revising the proposed visitor parking stalls requirement to one stall per 10 units which results in 13 visitor parking stalls and a total of 101 stalls required for the facility. This item will be updated prior to presentation of this project to City Council, along with updates following P&Z's recommendation.

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).

Memorandum

To: Polk City Planning and Zoning Commission **Date:** November 8, 2022

From: Travis D. Thornburgh, P.E., City Engineer

CC: Chelsea Huisman, City Manager
Kathleen Connor, City Engineering Representative

RE: Leonard Senior Living Center – Parking Requirements of Other Metro Cities

Since the commission's October 24th meeting, Snyder & Associates has contacted several other communities in the Des Moines Metropolitan Area to perform a comparative analysis of Polk City's Code against other communities in the area for facilities similar to the Leonard Senior Living Center.

Results of these inquiries are detailed in the pages that follow, with each City's regulation and the calculated required number of parking stalls provided, along with a comparison to Polk City's code requirement.

The following information was used to determine the number of parking stalls that the Leonard Senior Living Center would require if it were proposed in other communities. Staff's interpretation of each City's code was confirmed with each City's staff to ensure accuracy.

- 33 Independent Living Units (1.25 Residents/Unit) – 42 Beds
 - 21 1-Bedroom Units
 - 12 2-Bedroom Units
- 51 Assisted Living Units (1.10 Residents/Unit) – 56 Beds
- 42 Memory Care Units (1 Resident/Unit) – 42 Beds
 - 126 Total Units – 140 Beds
 - 70-80 Employees
- Peak Shift to Have 30 Employees

As detailed in our November 7, 2022 review memo on the Petition for Rezoning to P.U.D., Polk City's parking regulations would require a total of 142 parking stalls this senior living center. The developer has requested the parking regulations be adjusted to require 101 parking stalls. The PUD Master Plan shows 105 parking stalls, which exceeds their proposed requirement. The total number of parking stalls expected to be shown on the future Site Plan will be 105.

City of Altoona

Nursing Care Institutions (Assisted Living & Memory Care) – 3 spaces for every 5 beds > *56 Stalls*

Apartment Buildings (Independent Living) – 1 stall per 1 bedroom unit, 1.5 stalls per 2+ bedroom unit > *21 Stalls (1BR) PLUS 18 Stalls (2BR) = 39 Stalls*

95 Required Stalls (66.9% of Polk City’s Required Stalls)

City of Ankeny

Independent Living – 1 space per unit > *33 Stalls*

Assisted Living & Memory Care – 3 spaces per 5 beds > *59 Stalls*

92 Required Stalls (64.8% of Polk City’s Required Stalls)

City of Grimes

Independent Living Facilities – 1.25 parking spaces per unit, plus 1 visitor space per 5 units > *42 Stalls PLUS 7 Visitor Stalls = 49 Stalls*

Assisted Living Facilities (Includes Memory Care) – 1 space per 8 beds, plus 1 space per 3 employees, plus 1 space for each resident staff member > *12 Stalls PLUS 10 Stalls PLUS 0 Stalls = 22 Stalls*

71 Required Stalls (50% of Polk City’s Required Stalls)

City of Johnston

Current Code:

Nursing Homes – 1 space for each 4 patient beds and 1 parking space for each employee on the maximum shift or change of shifts, whichever is greater and 1 space for each doctor > *35 Stalls PLUS 30 Stalls PLUS 0 Stalls = 65 Stalls*

65 Required Stalls (45.8% of Polk City’s Required Stalls)

New Code Expected to be codified in Spring of 2023:

Senior (55+) exclusive independent living	1 space per studio/1BR unit > <i>21 Stalls</i> 1.25 spaces per 2BR unit > <i>15 Stalls</i> 2 spaces for 3+BR unit. +1 guest space per 5 units > <i>7 Stalls = 43 Stalls for Ind. Living.</i>
Residential care facility	1 space per 3 client rooms > <i>14 Stalls for Memory Care</i>
Assisted living facility	1 space per 3 units > <i>17 Stalls</i>
Nursing facility	1 space per 5 client rooms > <i>0 Stalls</i>
Continuing care facility	Parking provided to meet each use included in the facility > <i>0 Stalls</i>
<u>74 Required Stalls (52.1% of Polk City’s Required Stalls)</u>	

City of Urbandale

Extended, intermediate, or rehabilitation or residential care nursing facilities – 1 space per 4 beds plus 1 space per employee on the largest shift plus 1 space per medical professional on staff > *35 Stalls PLUS 30 Stalls PLUS 0 Stalls = 60 Stalls*

65 Required Stalls (45.8% of Polk City's Required Stalls)

City of West Des Moines

Residential Care – 1 space per 2 units OR 0.5 spaces for a facility without dwelling units, AND 1 space per employee on maximum shift > *63 Stalls PLUS 30 Stalls = 93 Stalls*

93 Required Stalls (65.5% of Polk City's Required Stalls)

It is staff's opinion that based on the above, the proposed parking regulation as noted on the PUD master plan exceeds most Des Moines Metropolitan Area standards and provides a reasonable number of parking stalls based on the site's use and restrictions.

November 8, 2022

Polk City Planning and Zoning,

This letter contains a proposed adjustment to the Leonard Senior Living rezoning request and is intended to address the parking comments and concerns from the previous Planning and Zoning meeting. We appreciate the time and effort with city staff to develop a solution that will be mutually beneficial for Polk City and Leonard Senior Living.

City staff has put together information outlining our parking counts for the Leonard Senior Living community and compared those counts against several other neighboring senior living properties to provide additional data points around parking based on analytical ratios. This data will help establish a baseline for parking needs that can be discussed further at the November 10 special meeting.

In addition to the analytical data mentioned above, we also took a deeper dive into the site layout to achieve a better on-site traffic flow and increase surface parking counts. The new parking layout allowed us to provide an additional 5 surface parking stalls above what was previously shown. These new parking counts were used to increase the visitor parking counts which are now provided at a ratio of 1 visitor stall per 10 living units instead of the previously provided 1 stall per 18 living units ratio. The underground parking counts remained the same as previously shown and these overall counts are above our typical level when compared to our historical needs for this type of community.

One extra step was taken to provide an additional parking count boost. The city suggested our required park dedication fee could be used for construction of a parking lot within the existing Leonard Park. As you are aware the park currently contains no parking areas, although a parking lot was shown on the Master Plan for Leonard Park. Provision of parking stalls would provide improved access to the park for residents of Polk City and would reduce the number of cars parking on Maple Drive and other surrounding neighborhoods that currently access the park through trails between existing homes.

If constructed by our firm as a part of the Site Plan improvements, the park dedication fee would provide for the addition of approximately 19 parking stalls in a layout that would be approved by the city. The parking lot could be designed such that additional parking could be added by the city in the future.

Leonard Senior Living would work with Polk City and/or area businesses to develop an agreement that would allow our temporary use of off-site parking spaces for set hours on key visitation days for events such as Mother's Day, Father's Day, Holidays, or any other celebration events. These off-site parking stalls may include the new parking stalls in Leonard Park or commercial parking lots with minimal parking needs on those specific days. Staff would then be directed to park in the leased parking stalls and would get shuttled to the community. This would open up the front parking area on those days for increased visitor parking during the designated celebration hours.

We trust the above data and solutions help to alleviate previous concerns and we look forward to discussing these plans in more detail on November 10.

Thank you,

MavenCrux Development (Bryan Schnurr and J. Ross Nichols)

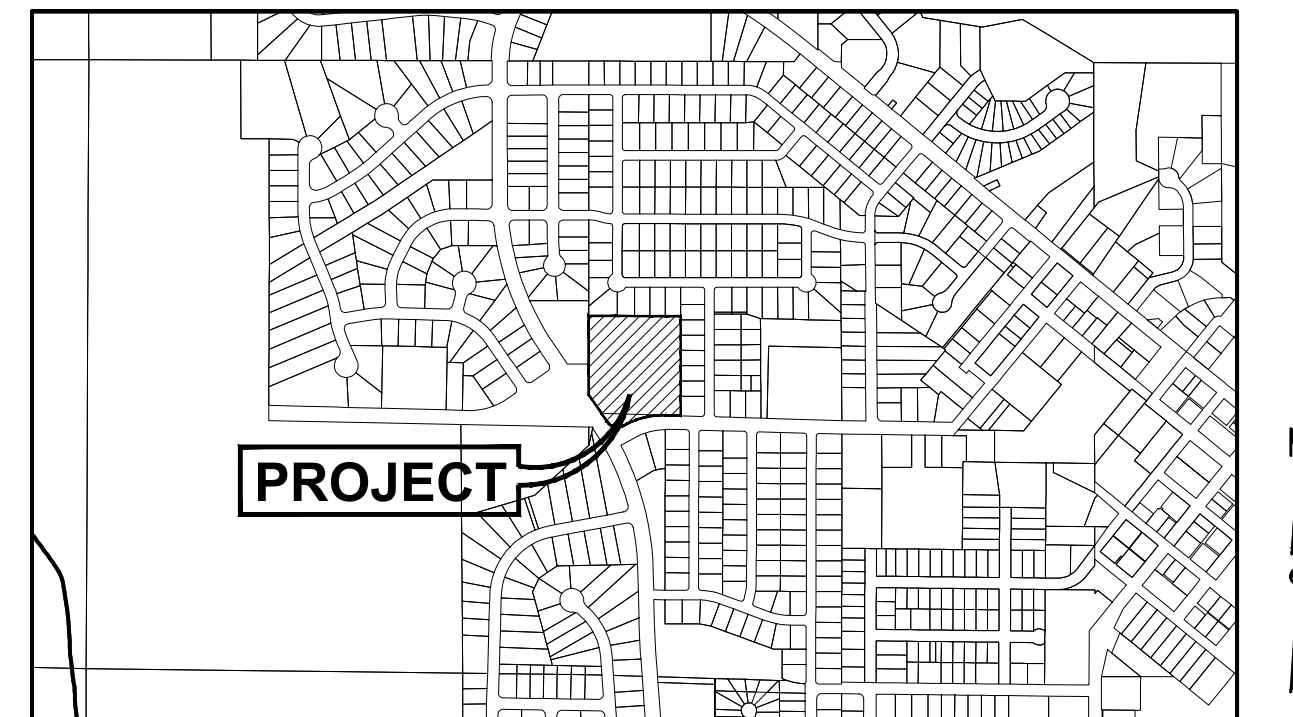


P.U.D MASTER PLAN FOR: LEONARD SENIOR LIVING

POLK CITY, IOWA

VICINITY MAP

NOT TO SCALE



POLK CITY, IOWA

INDEX OF SHEETS

NO.	DESCRIPTION
1	COVER SHEET
2	MASTER PLAN
3	ELEVATIONS
4	SPACE PROGRAM
5-7	PRECEDENT IMAGES

OWNER

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

DEVELOPER

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

ENGINEER/ SURVEYOR

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

ARCHITECT

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

PROJECT SITE ADDRESS

1421 W WASHINGTON AVE
POLK CITY, IA 50226

ZONING

EXISTING: R-1 SINGLE FAMILY DETACHED
RESIDENTIAL DISTRICT
PROPOSED: PUD PLANNED UNIT DEVELOPMENT
WITH UNDERLYING R-3 ZONING

SUBMITTAL DATES

FIRST SUBMITTAL: 09/21/2022
SECOND SUBMITTAL: 10/10/2022
THIRD SUBMITTAL: 11/03/2022

REZONING DESCRIPTION

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

PROJECT TIMETABLE

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

GENERAL NOTES

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

GENERAL DEVELOPMENT CONCEPT

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

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

THE PROJECT IS ESTIMATED TO GENERATE 70-80 PAID POSITIONS WHICH WILL OPERATE IN THREE SHIFTS. DUE TO THE TIMING OF THE SHIFTS, ONLY ONE GENERALLY WOULD HIT PEAK TRAFFIC TIMES. TRAFFIC GENERATED BY THIS COMMUNITY TYPE IS MUCH LIGHTER THAN TYPICAL DEVELOPMENTS. WE ARE THEREFORE REQUESTING A DEVIATION FROM THE TYPICAL PARKING COUNTS REQUIRED FOR THIS COMMUNITY. FOR INDEPENDENT LIVING WE REQUEST 1 STALL PER UNIT (33 STALLS), FOR A.L. DRIVING IS EXTREMELY LIMITED FOR RESIDENTS AND WE REQUEST 0.5 STALLS PER UNIT (25 STALLS). FOR M.C., THERE ARE NOT DRIVING RESIDENTS, SO NO STALLS ARE NEEDED. IN REGARDS TO STAFF, WE REQUEST A DEVIATION TO ALLOW FOR 30 STALLS BASED ON THE THREE SHIFTS MENTIONED FOR THE 70-80 STAFF MEMBERS. ONE VISITOR PARKING STALL WILL BE PROVIDED PER 18 UNITS. THAT WOULD BRING OUR TOTAL REQUIRED PARKING COUNT TO 95 STALLS. WE ARE CURRENTLY SHOWING A DRAFT SITE PARKING PLAN THAT ALLOWS FOR 50 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 =	50 STALLS
TOTAL PROVIDED =	105 STALLS

BULK REGULATIONS

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



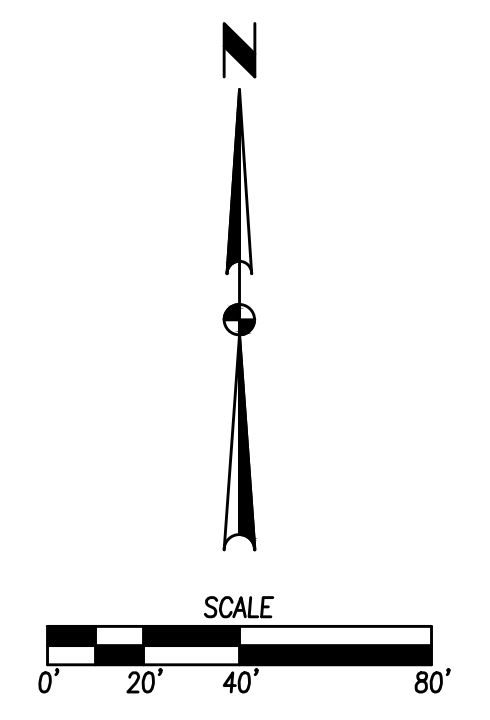
CIVIL DESIGN ADVANTAGE

4121 NW URBANDALE DRIVE, URBANDALE, IOWA 50322

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

PROJECT NO. 2205.396

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 COMMENT: ENCL
 PLOTTED BY: ENCL HARDING TECH
 DATE: 11/2/2022 11:59 AM



LEONARD SENIOR LIVING
MASTER PLAN

2 / 7
 2205.396

CIVIL DESIGN ADVANTAGE
 POLK CITY, IOWA

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

ENGINEER:
 TECH:

REVISIONS	DATE
THIRD SUBMITTAL	11-03-2022
SECOND SUBMITTAL	10-10-2022
FIRST SUBMITTAL	09-21-2022

FILE: H:\2022\2205396\2205396-MDC-Master-Plan-2205396-PU-MASTER-PLAN-DWG
 COMMENT: EXC
 PLOTTED BY: CMZ HARDING
 DATE: 11/15/2022 11:59 AM



3 EAST ELEVATION - MEMORY CARE
 A3.1 1/8" = 1'-0"



2 SOUTH ELEVATION - TOWN CENTER
 A3.1 1/8" = 1'-0"



1 WEST ELEVATION - INDEPENDENT LIVING / ASSISTED LIVING
 A3.1 1/8" = 1'-0"

NOT FOR CONSTRUCTION - FOR REFERENCE ONLY



POPE ARCHITECTS, INC.
 1295 BANDANA BLVD N, SUITE 200
 ST. PAUL, MN 55108-2735
 (651) 642-9200 | FAX (651) 642-1101
 www.popearch.com

CLIENT NAME
 PROJECT NAME
 ANYTOWN, USA

CURRENT
 ISSUE
 XX-XX-2022

EXTERIOR
 ELEVATIONS

Issues and Revisions:

No.	Description

Commission No: XXXXX-XXXXX
 Drawn by: Author
 Checked by: Checker

SHEET
 A3.1

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DATE	REVISIONS
11-03-2022	THIRD SUBMITTAL
10-10-2022	SECOND SUBMITTAL
09-21-2022	FIRST SUBMITTAL

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



LEONARD SENIOR LIVING
 MASTER PLAN

POLK CITY, IOWA

ENGINEER:

TECH:

SR. HOUSING OVERALL UNIT MIX & SQUARE FOOTAGE

Description	Number	Net Sq. Ft.	Total Sq. Ft.			
Skilled Nursing N/A						
Total Units		0	Subtotal 0			
Total Beds		0				
Memory Care & Care Suites Resident Units						
Single Occupancy Memory Care	36	350	12,600			
Dual Occupancy	6	450	2,700			
0	0	0	0			
Total Units		42	Subtotal 15,300			
Assisted Living						
A-Studio	9	525	4,725			
B-One Bedroom	18	650	11,700			
C-One Bedroom	15	750	11,250			
D-Two Bedroom	9	1050	9,450			
0	0	0	0			
0	0	0	0			
Total Units		51	Subtotal 37,125			
Independent Living Resident Units						
A-One Bedroom	0	650	0			
B-One Bedroom	12	750	9,000			
C-One Bedroom w/Den	6	950	5,700			
D-One Bedroom w/Den Large	3	1050	3,150			
E-Two Bedroom	6	1150	6,900			
F-Two Bedroom w/ Sun Room	6	1300	7,800			
0						
Total Units		33	Subtotal 32,550			
TOTAL SQUARE FOOTAGE						
	Parking	1st	2nd	3rd	Total	
Town Center		9,357	9,357		18,714	
Memory Care		30,271			30,271	
Assisted Living		15,640	15,640	15,640	46,920	
Congregate Living		15,822	15,822		47,466	
Underground Parking / Service	15,822	0	0	0	15,822	
TOTAL:		15,822	71,090	40,819	31,462	159,193

SPACE ALLOCATION ANALYSIS FOR TOWN CENTER

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

SPACE ALLOCATION ANALYSIS FOR TOWN CENTER

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

DATE	REVISIONS
11-03-2022	THIRD SUBMITTAL
10-10-2022	SECOND SUBMITTAL
09-21-2022	FIRST SUBMITTAL

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



POLK CITY, IOWA

LEONARD SENIOR LIVING
MASTER PLAN

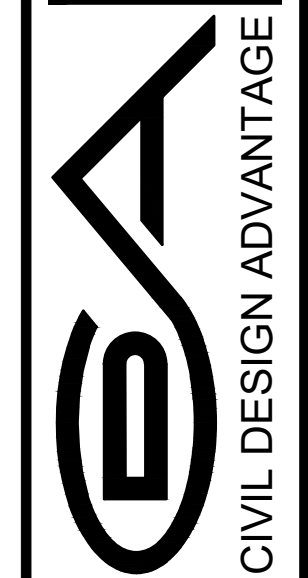
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 TECH: JAC



REVISIONS	DATE
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SECOND SUBMITTAL	10-10-2022
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 PHONE: (515) 369-4400

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 TECH:



POLK CITY, IOWA

LEONARD SENIOR LIVING
MASTER PLAN

PRECEDENT IMAGES - LAVISTA

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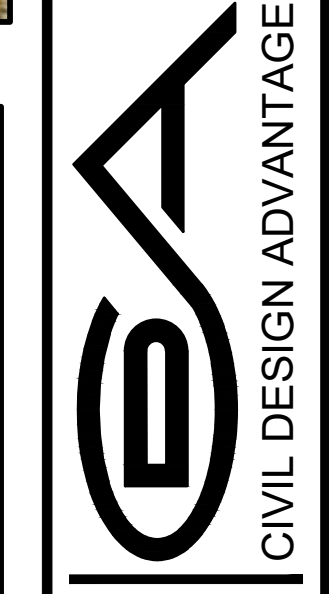


PRECEDENT IMAGES - LAVISTA

REVISIONS	DATE
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SECOND SUBMITTAL	10-10-2022
FIRST SUBMITTAL	09-21-2022

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

TECH:
 ENGINEER:



CIVIL DESIGN ADVANTAGE
 POLK CITY, IOWA

LEONARD SENIOR LIVING
MASTER PLAN

FILE: H:\2022\2205396\2205396-PUD MASTER PLAN.DWG
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REVISIONS	DATE
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ENGINEER:
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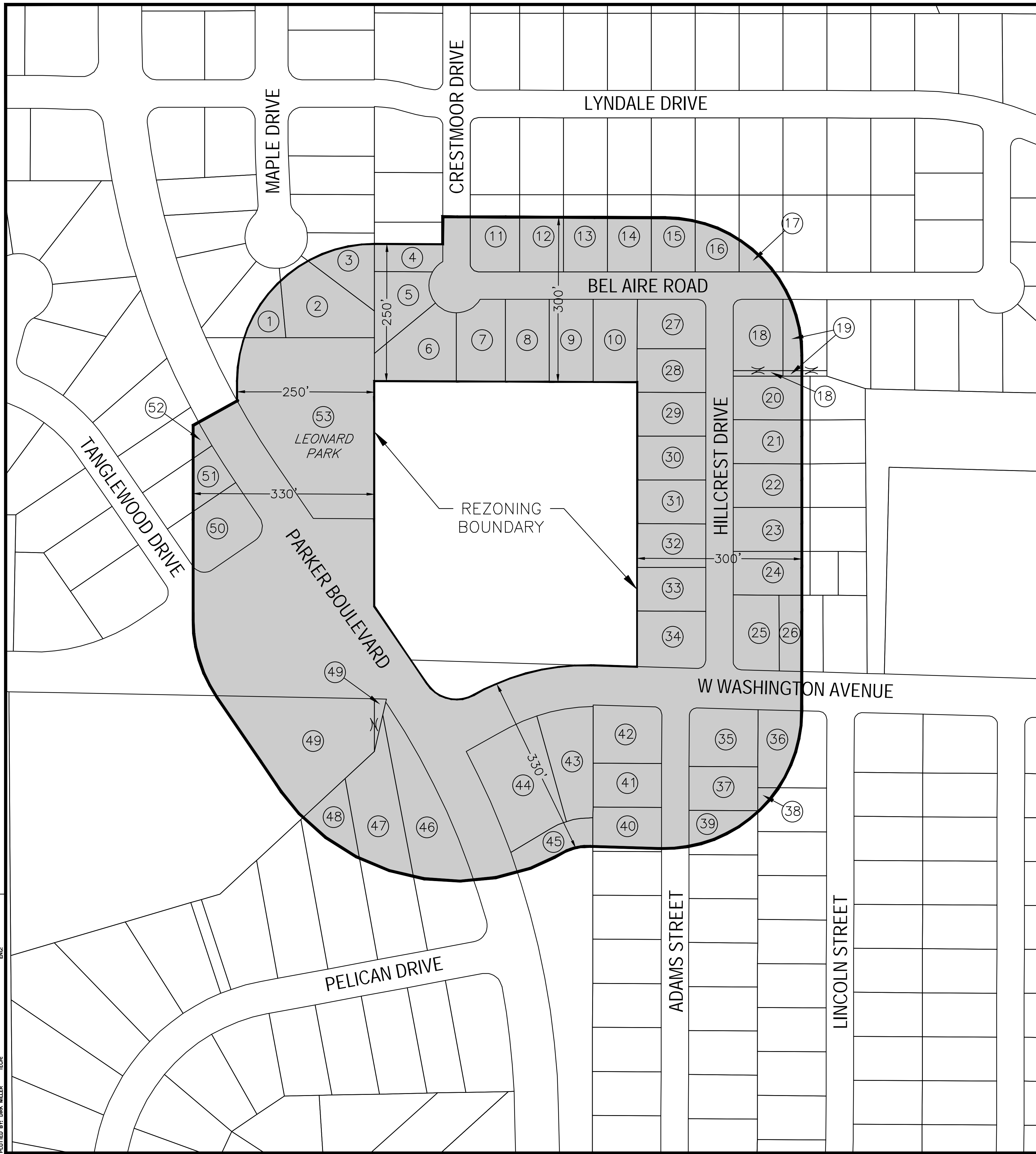
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POLK CITY, IOWA

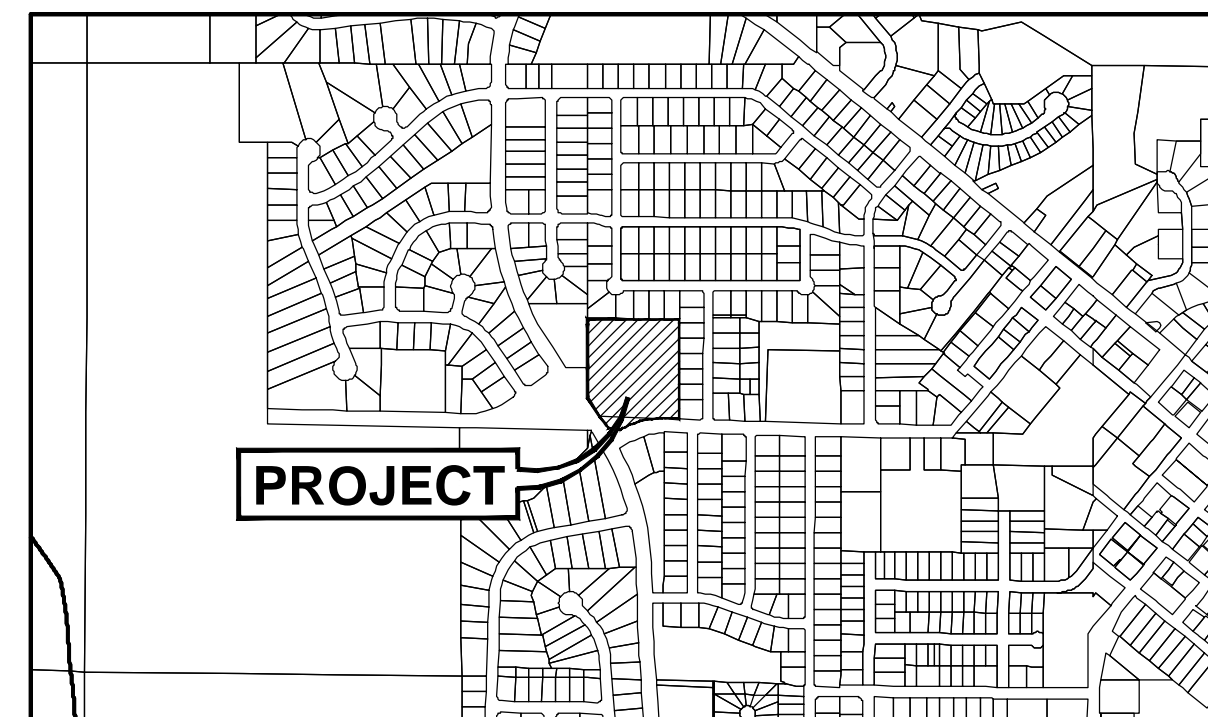
LEONARD SENIOR LIVING
MASTER PLAN

PRECEDENT IMAGES - ELKHORN



VICINITY MAP

NOT TO SCALE



OWNER

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

DEVELOPER

MAVEN CRUX DEVELOPMENT
 CONTACT: BRYAN SCHNURR
 16852 AURORA COURT
 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

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

AND

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

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

ALL CONTAINING 5.81 ACRES MORE OR LESS.

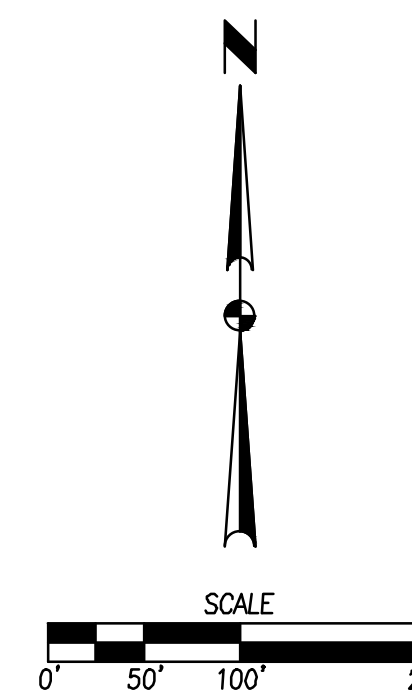
ZONING

EXISTING: R-1 SINGLE FAMILY DETACHED RESIDENTIAL DISTRICT

PROPOSED: PUD PLANNED UNIT DEVELOPMENT

ADJACENT OWNERSHIPS

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



DATE: 10/18/2022
 REVISIONS:
 PREPARED:
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400
 CIVIL DESIGN ADVANTAGE
 POLK CITY, IOWA
**LEONARD PROPERTY
 REZONING MAP**
 1/1
 2205.396

PETITION FOR REZONING

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

We, the undersigned owners of the following described property:

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

AND

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

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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

Signature

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

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

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

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

PROPERTY OWNERS WITHIN THE 250' BUFFER CONSENTING TO THE PROPOSED REZONING			
Property Owner Name:	Address:	Parcel Acreage (within buffer)	Signature:
James E Hoffman	316 Maple Dr Polk City, IA 50226	0.10	
Brian D Hanson	317 Maple Dr Polk City, IA 50226	0.39	
Gary C Mahannah	313 Maple Dr Polk City, IA 50226	0.18	
Joel Drinnin	308 Crestmoor Dr Polk City, IA 50226	0.14	
Gerald A Osmundson	400 Crestmoor Dr Polk City, IA 50226	0.25	
Michael F Mataya	PO Box 161 Polk City, IA 50226	0.36	
John N Bequeaith	1316 Bel Aire Rd Polk City, IA 50226	0.29	
Steven J Noack	1312 Bel Aire Rd Polk City, IA 50226	0.28	
Todd A Bunge	1308 Bel Aire Rd Polk City, IA 50226	0.28	
Dillon J Fogarty	1304 Bel Aire Rd Polk City, IA 50226	0.28	
Lance Charles Irvin	1321 Bel Aire Rd Polk City, IA 50226	0.21	
Bryan Fundermann	1317 Bel Aire Rd Polk City, IA 50226	0.18	
Michelle Conlan	1313 Bel Aire Rd Polk City, IA 50226	0.18	
Michael E Fields	1309 Bel Aire Rd Polk City, IA 50226	0.18	
Michael Miller	1305 Bel Aire Rd Polk City, IA 50226	0.18	
Nicholas Otis	1301 Bel Aire Rd Polk City, IA 50226	0.14	
Chad R Aspengren	1217 Bel Aire Rd Polk City, IA 50226	0.05	

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

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

Robert P Sweeny	508 Lincoln St Polk City, IA 50226	0.02	
Jason Goldsberry	513 Adams St Polk City, IA 50226	0.12	
Jessica L Thompson	512 Adams St Polk City, IA 50226	0.21	
Stephen A Thompson	508 Adams St Polk City, IA 50226	0.23	
3100 LLC	POB 66 Polk City, IA 50226	0.30	
Ashlee Reetz	1412 W Washington Ave Polk City, IA 50226	0.35	
Jessee McKelvey	1408 W Washington Ave Polk City, IA 50226	0.59	
City of Polk City	POB 426 Polk City, IA 50226	NA	
All Points Development LC 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	POB 426 Polk City, IA 50226	NA	

CONSENT TABLE

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

Property Owner	Parcel Area within 250' Buffer (Acres)	% of Total 250' Buffer Area (%)	Consenting % Only (%)
James E Hoffman	316 Maple Dr Polk City, IA 50226	0.86	0.86
Brian D Hanson	317 Maple Dr Polk City, IA 50226	3.35	3.35
Gary C Mahannah	313 Maple Dr Polk City, IA 50226	1.55	
Joel Drinnin	308 Crestmoor 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
Lance Charles Irvin	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
Richard C Schmitt	1216 Bel Aire Rd Polk City, IA 50226	0.77	
Dan Golbuff	405 Hillcrest Dr Polk City, IA 50226	1.97	

Laura Navin MBLP LLC	821 W Trace Dr Polk City, IA 50226	1.97	1.97
Scott E Conway	413 Hillcrest Dr Polk City, IA 50226	1.97	
Anthony O Capaldo	417 Hillcrest Dr Polk City, IA 50226	1.97	1.97
Cory S Brown	421 Hillcrest Dr Polk City, IA 50226	1.97	1.97
Joseph Howard Lennon	425 Hillcrest Dr Polk City, IA 50226	2.23	
James P Conley Jr	1205 W Washington Ave Polk City, IA 50226	1.12	1.12
Robert J Johnson	400 Hillcrest Dr Polk City, IA 50226	2.23	
Robert L Schultz	404 Hillcrest Dr Polk City, IA 50226	1.97	
Lennis S Berkland	408 Hillcrest Dr Polk City, IA 50226	1.97	
David R Lustgraaf	412 Hillcrest Dr Polk City, IA 50226	1.97	
Burton Family Properties LLC	729 36 th St Des Moines, IA 50312	1.97	
Steven D Devin	420 Hillcrest Dr Polk City, IA 50226	1.97	
Terry Wieseler	424 Hillcrest Dr Polk City, IA 50226	1.97	
Barrett J Ford	428 Hillcrest Dr Polk City, IA 50226	2.58	
3100 LLC	POB 66 Polk City, IA 50226	2.58	2.58
3100 LLC	POB 66 Polk City, IA 50226	1.89	1.89
Dennis C Godfrey	509 Adams St Polk City, IA 50226	1.97	1.97
Robert P Sweeny	508 Lincoln St Polk City, IA 50226	0.17	
Jason Goldsberry	513 Adams St Polk City, IA 50226	1.03	
Jessica L Thompson	512 Adams St Polk City, IA 50226	1.80	
Stephen A Thompson	508 Adams St Polk City, IA 50226	1.97	

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

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