

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

June 17, 2019 | 6:00 pm
City Hall | Council Chambers

Tentative Meeting Agenda

Doug Ohlfest | Chair

Dennis Dietz | Pro Tem

P&Z Commission Members: Ron Hankins | Deanna Triplett | Krista Bowersox | Justin Vogel | Doug Sires

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Audience: *Items not on the agenda will be discussed at this time*
5. Approval of the P&Z Commission Meeting minutes for May 20, 2019
6. Consider motion to recommend Council approve the Site Plan for Edgewater Pointe Plat 3 Lot 2
7. Consider motion to recommend Council approve a Comprehensive Plan Amendment for the revision of future land use for 301 Walnut from Low Density Residential to Mixed Use
8. Consider motion to recommend Council approve the Rezoning 301 Walnut from R-2 to C-1
9. Consider motion to recommend Council approve the Annexation for Berggren Farms
10. Consider motion to recommend Council approve the Rezoning Berggren Farms from A-1 to R-1
11. Consider motion to recommend Council approve the Annexation for Miller Property
12. Consider motion to recommend Council approve a Comprehensive Plan Amendment for the revision of future land use for the Miller Property from Medium Density Residential to Low Density Residential
13. Consider motion to recommend Council approve the Rezoning for Miller Property from A-1 to R-2
14. Staff Report
15. Commission Report
16. Adjourn until July 15, 2019

MEETING MINUTES
The City of Polk City
Planning and Zoning Commission
6:00 p.m., Monday, May 20, 2019
City Hall

Polk City, Planning and Zoning Commission (P&Z) held a meeting at 6:00 p.m., on May 20, 2019. The Agenda was posted at the City Hall office as required by law. **These tentative minutes reflect all action taken at the meeting.**

<p><u>P&Z Commission Members Present:</u> Doug Ohlfest Chair Dennis Dietz Pro Tem Ron Hankins P&Z Commission Member Deanna Triplett P&Z Commission Member Justin Vogel P&Z Commission Member</p> <p><u>P&Z Commission Members Absent:</u> Krista Bowersox P&Z Commission Member Doug Sires P&Z Commission Member</p>	<p><u>Staff Members Present:</u> Don Sandor Interim City Administrator Kathleen Connor City Engineering Representative Becky Leonard Deputy City Clerk</p> <p><u>Additional Attendees:</u> Rob Sarchet Councilmember</p>
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1. **Call to Order** | Chair Ohlfest called the meeting to order at 6:00p.m.
2. **Roll Call** | Hankins, Triplett, Dietz, Ohlfest, Vogel | In attendance
 Bowersox, Sires | Absent
3. **Approval of Agenda**
MOTION: A motion was made by Dietz and seconded by Triplett to approve the agenda.
MOTION CARRIED UNANIMOUSLY
4. **Audience Items** | No discussion items
5. **Approval of Meeting Minutes**
MOTION: A motion was made by Dietz and seconded by Hankins to approve the March 18, 2019 meeting minutes.
MOTION CARRIED UNANIMOUSLY
6. **Beautiful Savior Lutheran Church**
 Matt Boelman was in attendance on behalf of North Polk United Soccer Board and presented the amended site plan for Beautiful Savior Lutheran Church. Boelman shared he previously came before the Commission a couple years ago when he presented the amended site plan for Lakeside Fellowship Church in providing irrigation, field restoration and seeding to an area of land the church designated for soccer field space. Beautiful Savior approached him to do something similar for a soccer field at their location. The work will occur in stages to lessen the impact. They plan to kill off a portion of the field that is weeds and undesirable grass and reshape the field without changing the slope and watershed. Erin Ollendike with CDA was enlisted to submit the plan to ensure requests from the City were met. The process will take place in three phases starting with the north half of the field so less than 1 acre will be disturbed and to stay within the SWPP requirements. They plan to start renovating the area once approval is given with light grading and tilling, reshaping to a level surface and then seeding the area with soccer play to begin this time next year.

Commission Comments

- Asked if there would be temporary toilets as provided when the soccer field was added to Lakeside Fellowship and Boelman confirmed there will be a unit there.
- Boelman advised they will have minimal impact to the church regarding equipment and additional dirt that may be brought in and the area will be roped off. Boelman doesn't expect it to be a long process and hopes to complete the project in 4 – 5 days if the conditions are ideal.

- Asked if the phases will be independent of each other. Due to limited space, they are proceeding with the phased approach
- Good use of the area and location
- Believes these steps will be an improvement

Engineer Comments

City Engineering Representative Connor stated the only outstanding comment was to ensure the Church approved so the site plan didn't proceed without the approval of the property owner which was received. In addition, notes were added to call out that the space is for one soccer field would only due to limited amount of parking.

MOTION: A motion was made by Hankins and seconded by Vogel on the recommendation to Council to approve the Amended Site Plan for Beautiful Savior Lutheran Church subject to the recommendation and comments in the Engineer Memo dated January 16,2019.
MOTION CARRIED UNANIMOUSLY

7. **Lakeside Fellowship Church**

Chair Ohlfest disclosed that he had a conflict with this agenda item since he is a member and elder of Lakeside Fellowship church and turned the meeting over to Pro Tem Dietz to facilitate the discussion.

Jason McIlravy with Lakeside Fellowship was in attendance and presented the proposed amended site plan.

- Plantings would take place in two road ditches and west of the driveway and drainage to the west
- Erosion problems prompted the church to look at options
- Prairie plantings will consist of a mix of grass and forbs plants with a variety of color that will change throughout the year as the different plants bloom
- Road ditch will have a different seed mix and not exceed 3-foot tall
- Prairie plantings can take several years to get established

Engineer Comments

City Engineering Representative Connor stated all concerns have been addressed. She recommended adding language in the Resolution for Council approval that if the plantings aren't established in a certain amount of time, Council will have the ability to direct them to mow.

Commission Comments

- Prairie plantings have been successful in some areas and unsuccessful in others
- The Commission agreed they want language included in the Resolution to allow the City to require mowing if the area becomes unsightly.

MOTION: A motion was made by Hankins and seconded by Triplett on the recommendation to Council to approve the Amended Site Plan for Lakeside Fellowship church subject to the recommendation and comments in the Engineer Memo dated May 10, 2019; and include language in the Resolution that allows the City to require the area to be mowed if it is deemed unsightly after a specific period of time.

YES: Triplett, Dietz, Vogel, Hankins

ABSTAIN: Ohlfest

MOTION CARRIED

8. **Bridgeview Plat 2**

Tom Wittman, Knapp Properties, presented the Preliminary Plat for Bridgeview Plat 2 which was revised from the version included in the Commission packets.

- Knapp sent the original preliminary plat out to some builders whom they respect and have worked with in the past and asked for feedback. The feedback received indicated the plat should have bigger lots. The PUD concept plan included 50 lots that were 65 to 70-feet wide with 50-foot buildable width; and the feedback was to have a buildable width of 70-feet which pushed the lot size to 86-foot wide
- The revised map now shows a total of 43 lots with 27 with width of 85 – 86-feet wide; and the remaining 16 would be 65 to 70-feet wide.
- Utilities, road alignment and detention areas are the same design as the version depicting 50-lots
- Timing to move forward will depend on pre-sales

- Plan would lend itself to a phased approach depending on pre-sales

Commission Comments

- Would like to see phased approach especially with road development to minimize construction traffic with the preference for traffic to come in from the north vs. south if possible
- Asked for the status of the of the purchase agreements for the outlots with the nearby residents to ensure there aren't any stranded properties. Knapp's attorney prefers to finalize the purchase agreements once the final platting stage is closer.
- Concerned with property owners being responsible to maintain the detention pond/basin on their respective properties and asked if the developer could be required to have a Homeowners Association be responsible. Connor advised that with the current Subdivision Ordinance doesn't give the City authority to require the developer to establish an HOA. Easement documents list who is responsible for maintenance.
- The revised plan was received on Monday, May 23, 2019 and was accepted by the Commission because the revisions were minor with less lots and no impact to the utilities and street locations. The Commission asked that this direction be reflected in the minutes as not to set precedence that revised plans would normally be accepted after the agenda and packets have been published.

Engineer Comments

- Connor reviewed revised plan and didn't have any concerns. The less lots and lower density offers an opportunity to save more trees. The utilities and street layout didn't change.

We did have a late change and the City Engineer felt the changes were minor and did a quick review and the Commission agreed we should accept the late changes and include in tonight's meeting.

MOTION: A motion was made by Hankins and seconded by Triplett on the recommendation to Council to approve the Preliminary Plat Bridgeview Plat 2 subject to the recommendation and comments in the Engineer Memo dated May 20,2019.

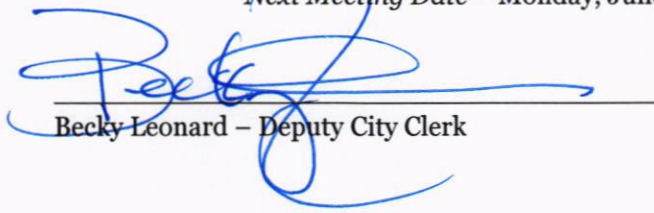
MOTION CARRIED UNANIMOUSLY

9. **Staff Report** | Interim City Administrator, Don Sandor, introduced himself to the Commission and shared that a permanent position is in the works and hopes to have it filled by the first of September. Councilmember Sarchet shared that Sandor has done a great job so far. Sarchet would like the Commission to be involved in any updates to be made to the Subdivision ordinance. Lastly, Sarchet shared that the work the Commission does gets noticed.
10. **Commission Report** | Dietz will miss the June and July meetings.

11. **Adjournment**

MOTION: A unanimous motion was made to adjourn at 6:41p.m.

Next Meeting Date – Monday, June 17, 2019



Becky Leonard – Deputy City Clerk

SITE PLAN REVIEW

Date: June 13, 2019

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

Project: Lot 2 - Edgewater Pointe Plat 3

Project No.: 119.0523.01

GENERAL INFORMATION:

Applicant:	Bruce Boland Trust
Property Owner:	Bruce Boland Trust
Requested Action:	Approval of Site Plan
Location	Lot 2 of Edgewater Pointe Plat 3
Size:	1.86 acres
Zoning:	C-2
Propose Use:	Unspecified Future Commercial Use



PROJECT BACKGROUND:

The Preliminary Plat for Edgewater Pointe Plat 3 was approved on April 25, 2005. This plat included two lots, one intended for a bank and the other reserved for future commercial development. Ingres/Egress easements across both lots were required to accommodate access for the overall area in conformance with the Access Management Plan for W. Bridge Road.

The Site Plan for First State Bank Iowa, which later became Luana Bank, was approved on April 25, 2005. The Final Plat for Edgewater Pointe Plat 3 was recorded on July 27, 2005, prior to issuance of a Certificate of Occupancy for the bank.

PROJECT DESCRIPTION:

The proposed site improvements are located east of the new Luana Bank building, located on Lot 32 of Edgewater Pointe Plat 2, and north of the now-vacant original Luana Bank site, located on Lot 1 of Edgewater Pointe Plat 3. The proposed site improvements include paving of an access drive across the lot which will provide ingress and egress to future development on the site as well as improve cross-access between the two bank buildings. This site plan includes provision of on-site detention for the access drive as well as future buildings and parking areas. Utilities will be stubbed across the access drive to facilitate extension to future buildings.

The required landscape buffer will be installed along the north property line. Open space and parking area landscaping will be installed with the future site plan.

ISSUES:

- We question the applicant's reason for paving the access drive prior to constructing buildings on Lot 2 since this paving may impact future design options for site layout.
- Staff asked the developer to provide a concept plan showing the potential locations for buildings and parking areas so the proposed location of the access drive, proposed utility extension size and locations, and planned hydrant coverage can be reviewed in relationship to potential development locations. The developer chose not to provide a concept at this time, indicating a separate site plan will be provided prior to further development of this lot. However, the developer should be aware there is a possibility that some reconstruction may be required to meet future site plan requirements.

REVIEW COMMENTS: Pursuant to staff's review of Submittal #3, we offer the following:

1. The existing Ingress/Egress Easement will need to be vacated prior to Council approval of the Site Plan, following a public hearing. Provide the legal description in Word format for city use.
2. Provide an Ingress/Egress Easement document, with the Easement Plat attached as an exhibit, for review by the City Attorney. This easement will be for the benefit of owners, tenant, and customers of this lot and those of adjoining developments on the east and west sides of this lot.

RECOMMENDATION:

Based on City Attorney's approval of all legal documents, we recommend P&Z approval of the Site Plan for Lot 2 of Edgewater Pointe Plat 3, subject to the following:

1. All review comments shall be satisfactorily addressed prior to this item being placed on the Council agenda for approval.
2. P&Z recommendations, if any, must be addressed prior to this item being placed on the Council agenda for approval.
3. The public hearing must be held, and the easement vacation must be approved, prior to Council approval of this site plan.
4. Prior, or consecutive, City Council approval of the Ingress/Egress Easement.
5. All application fees and review fees must be paid in full prior to this item being placed on the Council agenda.

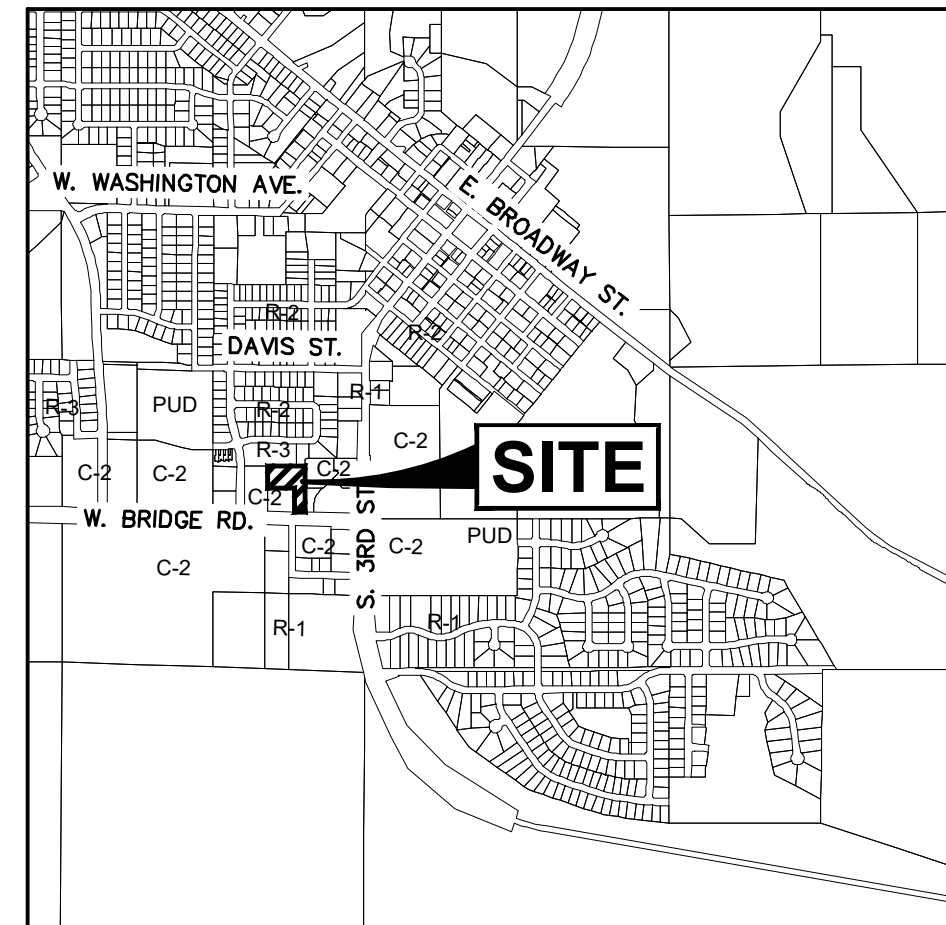
SITE PLAN

LOT 2 EDGEWATER POINTE PLAT 3

POLK CITY, IOWA

VICINITY MAP

NOT TO SCALE



POLK CITY, IOWA

OWNER / DEVELOPER

BRUCE BOLAND TRUST
CONTACT: BRUCE BOLAND
3818 NW 92ND PLACE
POLK CITY, IA 50226
PH: (515) 329-8001

ENGINEER

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: BRAD KUEHL
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: MIKE BROONER
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

DATE OF SURVEY

MAY 24, 2018

BENCHMARKS

SET BENCHMARK:
BURY BOLT ON HYDRANT 75'+/- NORTH OF THE
SOUTHWEST CORNER OF THE SITE
ELEVATION=949.08

BENCHMARK:
BURY BOLT NORTHWEST CORNER OF PARKER &
WASHINGTON
ELEVATION=955.65

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = JULY 2019
ANTICIPATED FINISH DATE = SEPTEMBER 2019

SUBMITTAL DATES

FIRST SUBMITTAL TO CITY: 05/24/2019
SECOND SUBMITTAL TO CITY: 06/07/2019
THIRD SUBMITTAL TO CITY: 06/12/2019

LEGAL DESCRIPTION

LOT 2, EDGEWATER POINTE PLAT 3, AN OFFICIAL PLAT IN THE CITY OF POLK CITY, POLK COUNTY, IOWA

CONTAINING 1.86 ACRES (81,022 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ZONING

C-2: COMMERCIAL DISTRICT

DEVELOPMENT SUMMARY

AREA: 1.86 ACRES (81,022 SF)

BULK REGULATIONS:

FRONT YARD SETBACK	= 25 FEET
REAR YARD SETBACK	= 25 FEET
SIDE YARD SETBACK	= 0 FEET
MINIMUM LOT AREA	= NONE
MINIMUM LOT WIDTH	= NONE

INDEX OF SHEETS

NO.	DESCRIPTION
1	COVER SHEET
2	DIMENSION PLAN & LANDSCAPE PLAN
3	GRADING & UTILITY PLAN

GENERAL LEGEND

PROPOSED

PROJECT BOUNDARY	—————
LOT LINE	—————
SECTION LINE	—————
CENTER LINE	—————
RIGHT OF WAY	——R/W——
PERMANENT EASEMENT	——P/E——
TEMPORARY EASEMENT	——T/A——
TYPE SW-501 STORM INTAKE	
TYPE SW-503 STORM INTAKE	
TYPE SW-505 STORM INTAKE	
TYPE SW-506 STORM INTAKE	
TYPE SW-513 STORM INTAKE	
TYPE SW-401 STORM MANHOLE	
TYPE SW-402 STORM MANHOLE	
TYPE SW-301 SANITARY MANHOLE	
STORM/SANITARY CLEANOUT	
WATER VALVE	
FIRE HYDRANT ASSEMBLY	
SIGN	
DETECTABLE WARNING PANEL	
STORM SEWER STRUCTURE NO.	
STORM SEWER PIPE NO.	
SANITARY SEWER STRUCTURE NO.	
SANITARY SEWER PIPE NO.	
SANITARY SEWER WITH SIZE	——8" S——
SANITARY SERVICE	——S——S——S——S——
STORM SEWER	——ST——ST——ST——
STORM SERVICE	——S" W——S" W——
WATERMAIN WITH SIZE	——W——W——W——W——
WATER SERVICE	——W——W——W——W——
SAWCUT (FULL DEPTH)	—————
SILT FENCE	—————

EXISTING

SANITARY MANHOLE	
WATER VALVE BOX	
FIRE HYDRANT	
WATER CURB STOP	
WELL	
STORM SEWER MANHOLE	
STORM SEWER SINGLE INTAKE	
STORM SEWER DOUBLE INTAKE	
FLARED END SECTION	
ROOF DRAIN/ DOWNSPOUT	
DECIDUOUS TREE	
CONIFEROUS TREE	
DECIDUOUS SHRUB	
CONIFEROUS SHRUB	
ELECTRIC POWER POLE	
GUY ANCHOR	
STREET LIGHT	
POWER POLE W/ TRANSFORMER	
UTILITY POLE W/ LIGHT	
ELECTRIC BOX	
ELECTRIC TRANSFORMER	
ELECTRIC MANHOLE OR VAULT	
TRAFFIC SIGN	
TELEPHONE JUNCTION BOX	
TELEPHONE MANHOLE/VAULT	
TELEPHONE POLE	
GAS VALVE BOX	
CABLE TV JUNCTION BOX	
CABLE TV MANHOLE/VAULT	
MAIL BOX	
BENCHMARK	
SOIL BORING	
UNDERGROUND TV CABLE	——TV——TV——TV——
GAS MAIN	——G——G——G——G——
FIBER OPTIC	——FO——FO——FO——FO——
UNDERGROUND TELEPHONE	——T——T——T——T——
OVERHEAD ELECTRIC	——OE——OE——OE——OE——
UNDERGROUND ELECTRIC	——E——E——E——E——
FIELD TILE	——TLE——TLE——
SANITARY SEWER W/ SIZE	——8" S——
STORM SEWER W/ SIZE	——15" RCP——
WATER MAIN W/ SIZE	——8" W——



UTILITY WARNING

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

REFER TO CONSTRUCTION DRAWINGS FOR CROSSROADS AT THE LAKES PLAT 1 FOR CONSTRUCTION DETAILS OF PUBLIC WATER MAIN AND SANITARY SEWER.

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF POLK CITY GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTOR'S USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

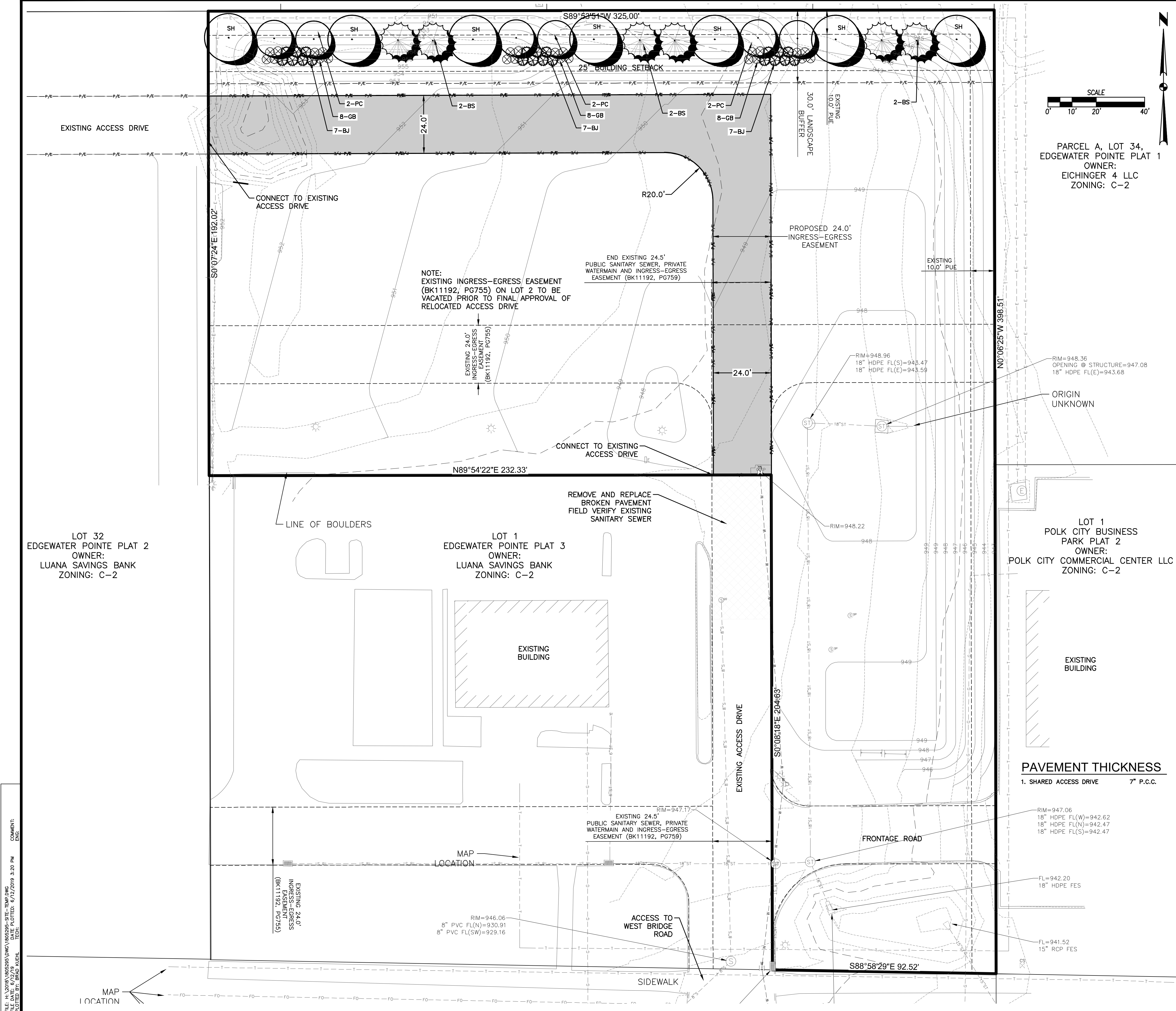
THE MOST RECENT EDITION OF SUDAS STANDARD SPECIFICATIONS, AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

THIS DESIGN SPECIFICALLY PREPARED FOR USE AT THE LOCATION SHOWN. USE IN ANY OTHER MANNER EXCEEDS THE INTENDED PURPOSE OF THESE DRAWINGS AND ANY ACCOMPANYING SPECIFICATIONS.



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 PLOTTED BY: BRAD KUEHL
 DWG

LOT 2 EDGEWATER POINTE PLAT 3



GENERAL NOTES

1. THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY POLK CITY PUBLIC WORKS.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
14. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
15. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
16. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
17. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
18. DETENTION IS PROVIDED FOR THE PROPOSED ACCESS DRIVE. THE CALCULATIONS WILL REFLECT ALL PAVEMENT BEING P.C.C. NO ADDITIONAL IMPERMEABLE SURFACE INCLUDING BUILDING AND PAVEMENT IS ALLOWED ON LOT 2 WITHOUT PROVIDING ADDITIONAL DETENTION.
19. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL EMBANKMENTS ON THE PROPERTY, INCLUDING THOSE WITHIN THE OVERLAND FLOWAGE EASEMENT.
20. APPROVAL OF THE FUTURE MONUMENT SIGN WILL REQUIRE THAT A DETAIL AND PERMIT BE SUBMITTED FOR REVIEW BY CITY STAFF.
21. ALL STRIPING SHALL BE 4" WIDE, WHITE LINES.

TRAFFIC CONTROL NOTES

1. ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
2. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
4. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
5. SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES.
6. THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
7. ALL SIGNING AND LANE STRIPING WILL NEED TO COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.

LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. SEED (TYPE 1) OR SOD ALL DISTURBED AREAS AS DIRECTED BY OWNER.
6. BACKFILL TO TOP OF CURB, (MINUS 1 1/2" FOR SOD, IF REQ.)
7. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
8. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3".
9. ALL EDGING SHALL BE SPADE CUT EDGE.
10. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
11. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
12. CONTRACTOR SHALL WARRANT ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
13. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.

LANDSCAPE BUFFER

NORTH PROPERTY LINE: TYPE "B" SCREEN

LANDSCAPE REQUIREMENTS

OPEN SPACE	= 81,022 SF
LOT AREA	= 12,153 SF (15%)
OPEN SPACE REQUIRED	= 12,153 SF (15%)
2 TREES AND 6 SHRUBS PER 3,000 SF OF REQ. OPEN SPACE	
TREES REQUIRED	= 9 TREES
SHRUBS REQUIRED	= 25 SHRUBS
TREES PROVIDED	= 9 TREES *
SHRUBS PROVIDED	= 25 SHRUBS *

* NO OPEN SPACE TREES OR SHRUBS ARE BEING PROVIDED AT THIS TIME

PARKING AREA LANDSCAPING

PAVEMENT AREA (8,860 SF) * 0.20	= 1,772 PLANT SF
PLANT SF (1,772 SF) / 700	= 3 TREES *

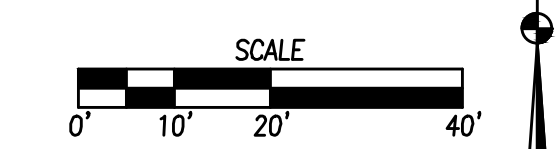
* PARKING AREA LANDSCAPING WILL BE PROVIDED WITH A FUTURE SITE PLAN

PLANT SCHEDULE

CODE/ITY	OVERSTORY AND ORNAMENTAL TREES	SIZE	COND
SH 17	SKYLINE HONEYLOCUST	GLEDTISIA TRICANTHAS INERMIS 'SKYCOLE'	6' HT. B&B
PC 16	PRAIRIE FIRE CRAB	MALUS X 'PRAIRIE FIRE'	6' HT. B&B

CODE/ITY	EVERGREEN TREES	SIZE	COND
BS 16	COLORADO BLUE SPRUCE	PICEA PUNGENS	6' HT. B&B

CODE/ITY	SHRUBS	SIZE	COND
CR 24	CROWN BARBERRY	BERBERIS THUNBERG AUREA	3 GAL. CONT.
BL 21	BUFFALO JUNIPER	JUNIPEROUS SAMBINO 'BUFFALO'	3 GAL. CONT.



PARCEL A, LOT 34,
EDGEWATER POINTE PLAT 1
OWNER:
EICHINGER 4 LLC
ZONING: C-2

DATE	REVISIONS
06/12/19	
06/07/19	
05/24/19	

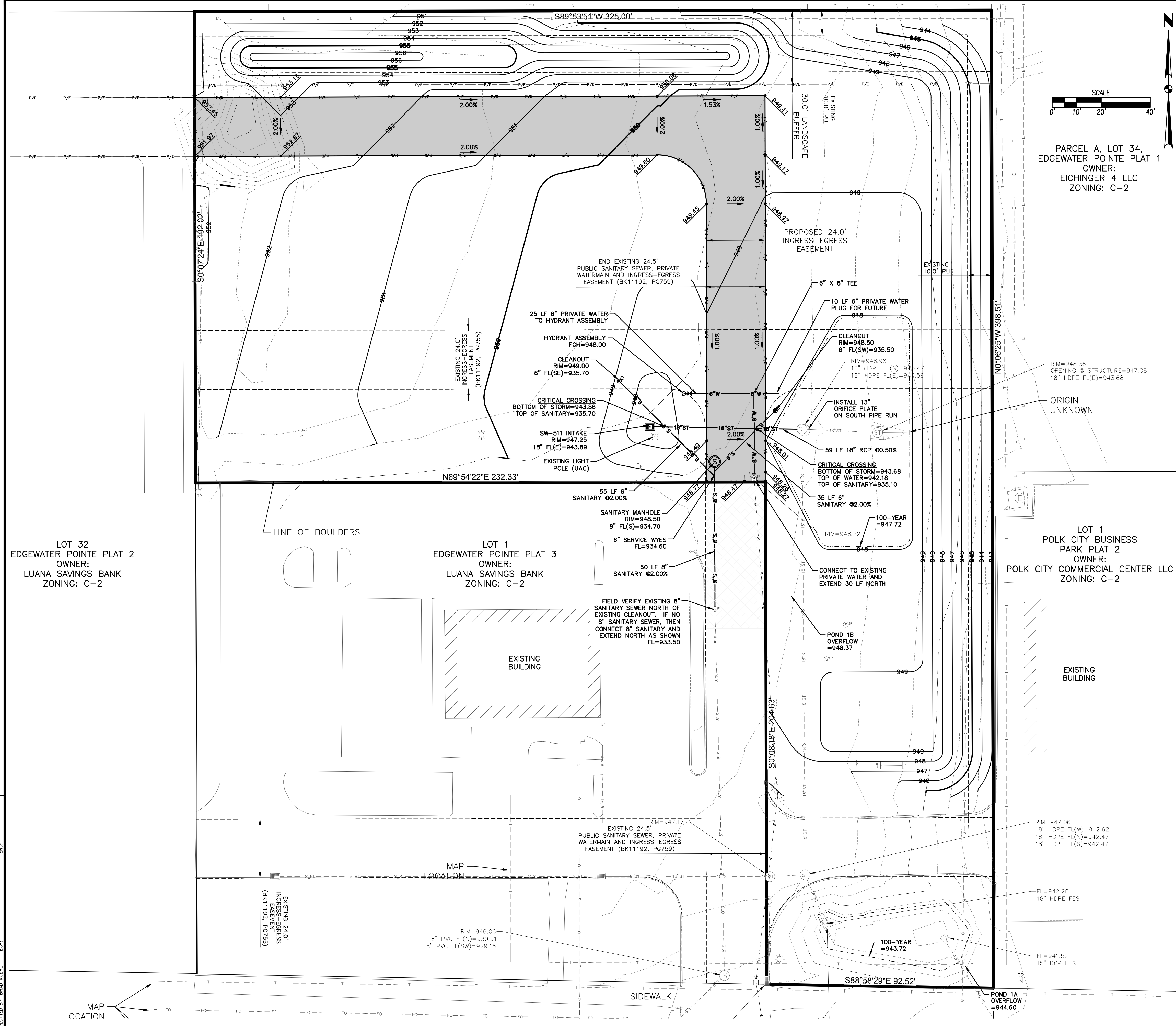
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: 515.369.4400 FAX: 515.369.4410
ENGINEER: EI



2 LOT 2, EDGEWATER POINTE PLAT 3
3 DIMENSION & LANDSCAPE PLAN
POLK CITY, IOWA
1805.295

FILE: H:\2018\606285\DWG\606285-SITE-TEMP.DWG
COMMENT: END
DATE: 6/12/2019 3:20 PM
PLOTTER: HP PLOTTER
DRAWN BY: ARAC KUEH

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 PLOTTED BY: BRAD KUEHL
 DATE: 6/12/2019 3:01 PM



GENERAL NOTES

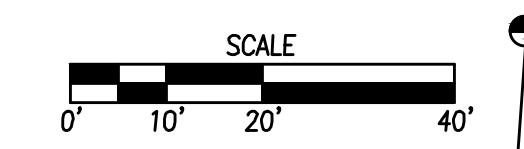
REFER TO SHEET 2

GRADING NOTES

- PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION.
- CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPAVED AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE.
- EXCAVATION SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.
- MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
- ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
- SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
- SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
- THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND Haul Roads TO PREVENT THE SPREAD OF DUST.
- SEE SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
- FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
- SIDEWALKS: MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE, DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.
- THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), AND THE INSTALLATION OF THE ORIFICE PLATE (IF APPLICABLE) SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS PRACTICAL.

UTILITY NOTES

- REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
- FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
- PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
- BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMANS.
- ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
- ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
- ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
- 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
- MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
- WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
- ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE CITY'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
- PRIVATE UTILITIES TO BE INSTALLED PER THE CITY'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 IBC, AS PER POLK CITY CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
- OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
- CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.



PARCEL A, LOT 34,
 EDGEWATER POINTE PLAT 1
 OWNER:
 EICHINGER 4 LLC
 ZONING: C-2

LOT 32
 EDGEWATER POINTE PLAT 2
 OWNER:
 LUANA SAVINGS BANK
 ZONING: C-2

LOT 1
 EDGEWATER POINTE PLAT 3
 OWNER:
 LUANA SAVINGS BANK
 ZONING: C-2

LOT 1
 POLK CITY BUSINESS
 PARK PLAT 2
 OWNER:
 POLK CITY COMMERCIAL CENTER LLC
 ZONING: C-2

DATE	06/12/19
REVISIONS	06/07/19
SUBMITTAL #3 TO CITY	05/24/19
SUBMITTAL #2 TO CITY	
SUBMITTAL #1 TO CITY	

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: 515.369.4400 FAX: 515.369.4410

ENGINEER: EI

3 LOT 2, EDGEWATER POINTE PLAT 3
3 GRADING & UTILITY PLAN

CIVIL DESIGN ADVANTAGE
 POLK CITY, IOWA
 1805.295

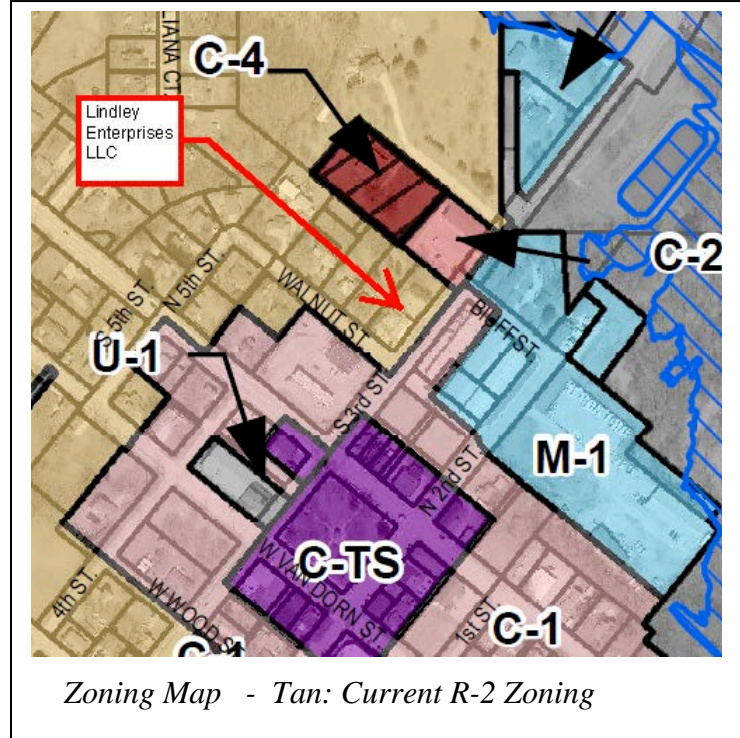
REZONING

Date: June 7, 2019
 Project: "Bait Shop" Rezoning

Prepared by: Kathleen Connor
 Project No.: 119.0521.01

GENERAL INFORMATION:

Property Owner: Lindley Enterprises LLC
 Location: 301 Walnut Street
 Current Zoning: R-2 One & 2-Family Residential
 Requested Zoning: C-1 Central Business District
 Existing Land Use: Residential/Vacant Commercial
 Future Land Use: Low Density Residential
 Proposed Land Use: Mixed: Commercial/Residential
 Proposed C-1: Approx. 0.44 acres,
 Plus abutting right-of-way



PROJECT DESCRIPTION:

Lindley Enterprises LLC has submitted a Petition to rezone their property from R-2 to C-1. This parcel contains a single family home that was constructed in 1900.

This property contains a commercial building, constructed in 1976. Since commercial uses are not permitted in the R-2 zoning district, the property owner property is now requesting rezoning to C-1 to bring both the residential and commercial uses into compliance prior to potential sale of the property.

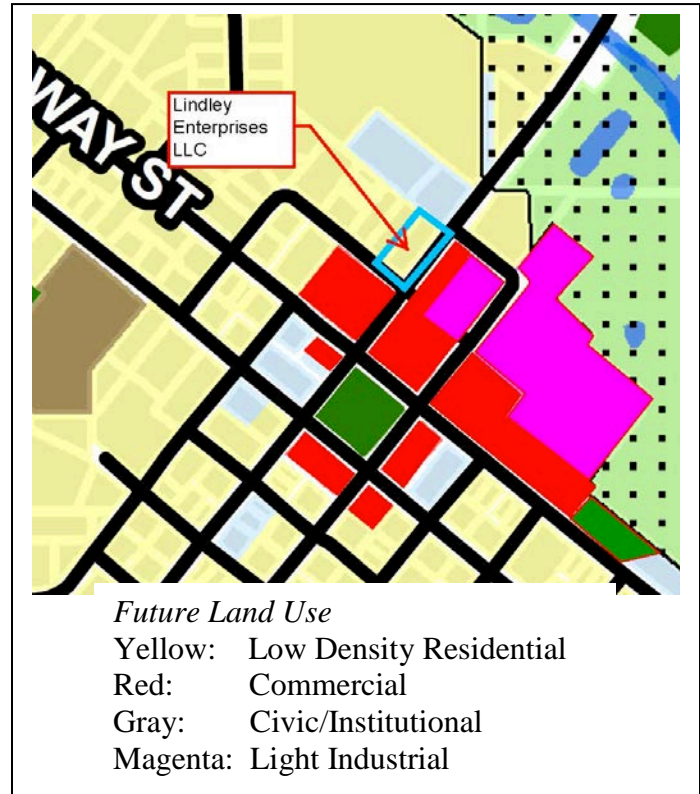
The applicant obtained consent to the rezoning from 10 of the 18 property owners within the 250' buffer area surrounding the proposed C-1 zoning district, excluding the city-owned parcels and USA owned parcels which are considered neutral. Those consenting own 5.3 acres of the total 7.8 acres located within the buffer area, excluding the government land. This represents 67.39% consent, thus fulfilling the city's requirements.

The current zoning, existing land use, future land use per the Comprehensive Plan, and status of consent of the properties immediately adjacent to the proposed rezoning are as follows:

Adjacency	Zoning	Existing Land Use	Future Land Use	Petition
NE	C-2	Post Office	Civic/Institutional	Consented
NW	R-2	SF Residential	Low Density Residential	Consented
SE	C-1	Retail/Service/Office	Commercial	Consented
SW	C-1	Convenience Store	Commercial	-

REVIEW COMMENTS: Pursuant to our review of the rezoning petition, we offer the following:

1. A Comprehensive Plan Amendment will be required prior to approval of this rezoning that changes the future land use of this parcel from Low Density Residential to Mixed Use which will accommodate both residential and commercial uses. The Mixed Use designation works well with the requested C-1 zoning that permits certain residential and commercial uses.
2. The Bait Shop has been operating as a non-conforming business in the R-2 district for many years, but has closed for business since mid-December, 2018 and the property does not have a site plan on file for the commercial use. Before any new use is permitted in the commercial structure, we recommend the City require a Site Plan to be approved. This will allow the City to review the adequacy of off-street parking and other non-conformities such as building signs and pole signs prior to occupancy of the commercial building.
3. The proposed C-1 zoning designation opens up the possibility of a number of commercial uses that may not be suitable for this site. These appear to include convenience stores, gas stations, drinking establishments, billard halls, restaurants, drive-thru restaurants, retail stores 6000 sf or larger, and warehouses. P&Z may wish to restrict certain C-1 uses from being permitted on the subject property and the applicant will need to agree to the restrictions included in the Rezoning Ordinance.



RECOMMENDATION:

Staff recommends approval of the proposed rezoning from R-2 to C-1, based on the following:

1. Prior approval of an Amendment to the Comprehensive Plan to change the future land use of this parcel from Civic to Civic/Commercial.
2. P&Z recommendation regarding the requirement for a Site Plan prior to occupancy of the commercial building being specified by the Rezoning Ordinance.
3. P&Z recommendations, including use restrictions if any, shall be agreed upon by the property owner and addressed in the Ordinance prior to Council's consideration of the proposed rezoning.
4. Payment of all professional billings to the City Clerk.

NOTICE OF PETITION FOR REZONING

YOU ARE HEREBY NOTIFIED that on the 17th day of June 2019, Polk City Planning and Zoning (P&Z) Commission will hold a public meeting on a petition submitted to the City of Polk City, Iowa by Lindley Enterprises LLC.

1) To rezone .438 acres located at 301 Walnut Street, Polk City, Iowa, from zoning classification of R-2, One & Two Family Residential District to C-1, Central Business District.

The property is legally described as follows:

LEGAL DESCRIPTION

GEOPARCEL 261/00078-000-000: THE SOUTHEASTERLY 89 FEET OF LOT 1 AND LOT 3 AND THE INTERVENING ALLEY, ALL LOCATED IN BLOCK 3 OF THE TOWN OF POLK CITY, AN OFFICIAL PLAT IN THE CITY OF POLK CITY, POLK COUNTY, IOWA;

AND

ABUTTING N. 3RD STREET RIGHT-OF-WAY LYING NORTHWESTERLY OF THE CENTERLINE OF N. 3RD STREET;

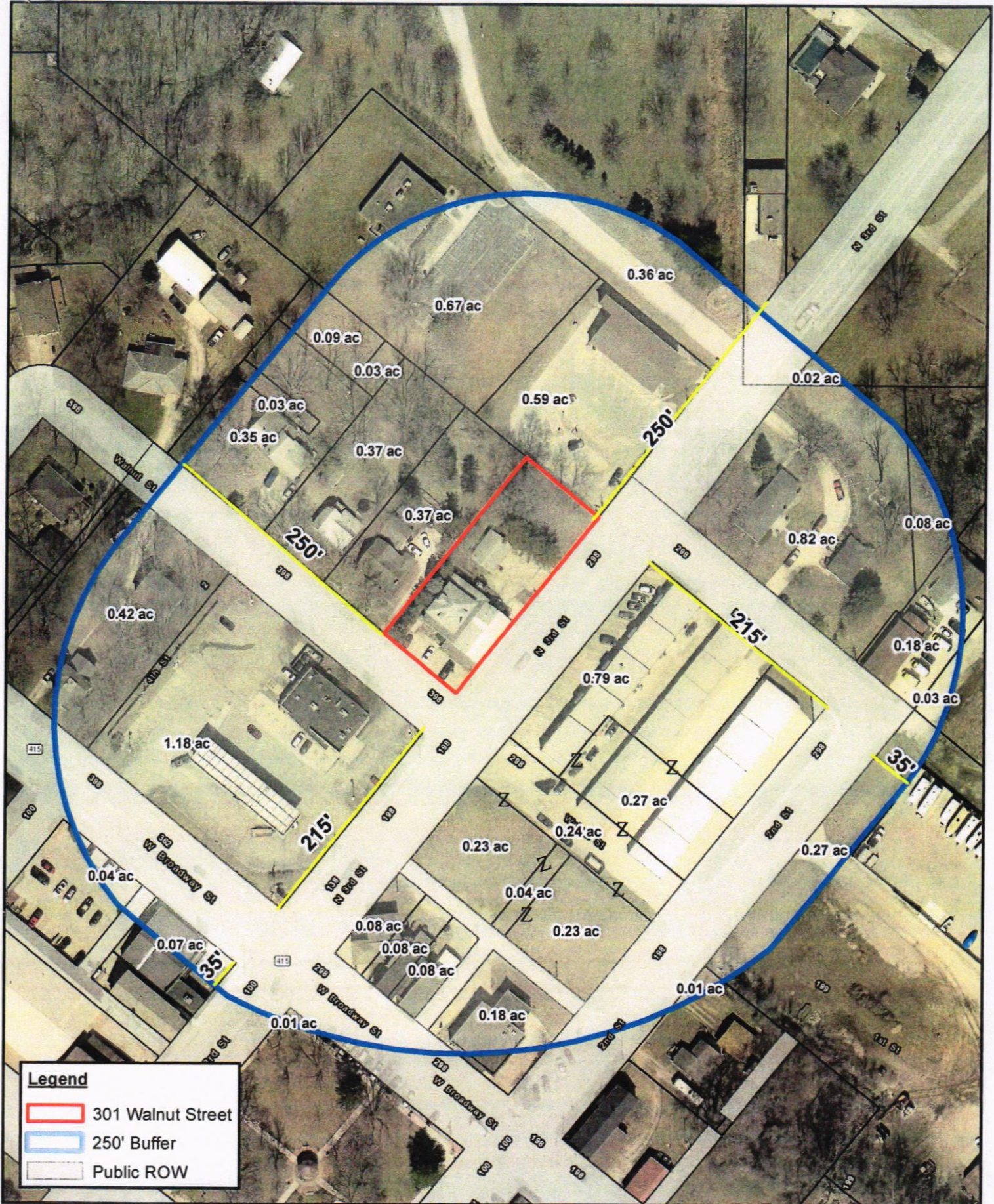
AND

ABUTTING WALNUT STREET RIGHT-OF-WAY LYING NORTHEASTERLY OF THE CENTERLINE OF WALNUT STREET.

YOU ARE FURTHER NOTIFIED that said petitions will come before the P&Z Commission on June 17, 2019 at 6:00 p.m. at which time you may appear and present any reasons that you may have, either in favor of or against said proposed rezoning.

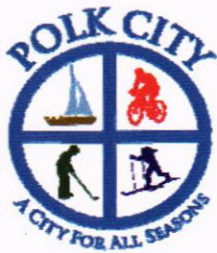
DATED this 7th day of June 2019

Jenny Gibbons, City Clerk



Legend

- 301 Walnut Street
- 250' Buffer
- Public ROW



APPLICATION FORM FOR REZONINGS

City of Polk City, Iowa

- FOR OFFICE USE ONLY -

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

Thank you for your interest in the City of Polk City!

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

Project Name: 301 Walnut St. "Bait Shop"

Address: 301 Walnut St. Polk City IA 50224

Current Zoning: R2 **Proposed Zoning:** C1

Parcel Area: .438 **Area to be Rezoned:** .438

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

Property Owner: LARRY HINDLEY

Street Address: 301 S UNION Telephone No.: 319 621 4352

City, State: MADRID IA Email Address: _____

Site Plan Application Fee:

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

Amount Paid: \$ _____

City Engineering Review Fees:

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

Documents to be Included with Initial Submitted:

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

INTERV ALLEY & SELY 89F LTS 1 & 4 BLK 3 TOWN OF
POLK CITY

PETITION FOR REZONING

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

We, the undersigned owners of the following described property:

301 Walnut St.
Polk City, IA 50226

Request that said property be rezoned from its present Zoning Classification of R2
to Zoning Classification C-1 for the purpose of
Allowing the commercial building to operate as a business

PROPERTY OWNER:

PROPERTY OWNER (when jointly owned):

Hettie Lindley
Owner's Name (please print)

Larry Lindley
Owner's Name (please print)

Jeremy Lindley

Hettie Lindley
Signature

[Signature]
Signature

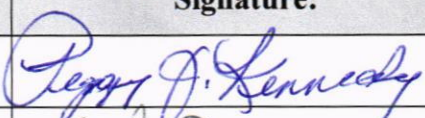
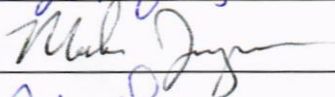
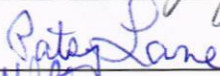

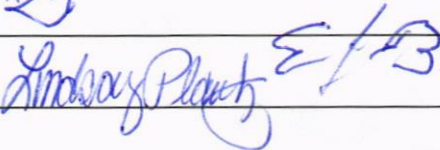
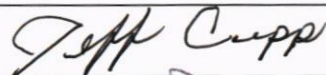
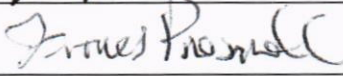
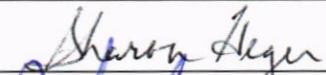
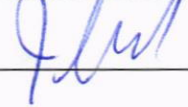
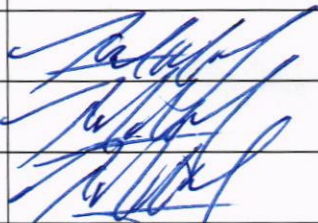
[Signature]

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

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

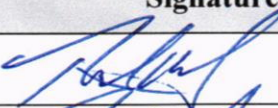
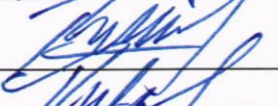
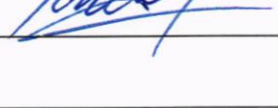
- Signatures of owners of at least 50% of the area with a 250' buffer, exclusive of intervening ROW and alleys, surrounding the proposed rezoning (See Page 2)
- Table demonstrating sufficient consent of buffer area property owners (See Page 3)
- Rezoning Sketch depicting proposed zoning boundary line, 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 R2 to C1.

PROPERTY OWNERS WITHIN THE 250' BUFFER CONSENTING TO THE PROPOSED REZONING			
Property Owner Name:	Address:	Parcel Acreage (within buffer)	Signature:
Peggy Kennedy Russell Kennedy	309 Walnut St. Polk City, IA 50226	.374	
Amy Jungmann Mark Jungmann	313 Walnut St. Polk City, IA 50226	.346	
Daniel Lane Patsy Lane	401 Walnut St. Polk City, IA 50226	.431	
Hal Plantz Lindsey Plantz	409 Walnut St. Polk City, IA 50226	.106	
Edward Byrnes Phyllis Byrnes	401 W. Broadway St. Polk City, IA 50226	.650	
Kum & Go	113 N. 4th St. Polk City, IA 50226	1.177	
Faridel Holdings LLC	221 W. Broadway St. Polk City, IA 50226	.075	
Tracy Enterprises LLC	217 W. Broadway St. Polk City, IA 50226	.075	
Cupp Enterprises LLC	213 W. Broadway St. Polk City, IA 50226	.075	
James Presnell	301 N 3rd St. Polk City, IA 50226	.847	
Huff Postal Properties LLC	302 N 3rd St. Polk City, IA 50226	.581	
Kenneth Black Peggy Black	322 N 3rd St. Polk City, IA 50226	7.94	
Korean Grace Evangelical Church	308 N 3rd St. Polk City, IA 50226	1.12	
City of Polk City	402 N. 3rd St. Polk City, IA 50226	.294	
Columbus Junction Park	101 + 201 N 3rd St. Polk City, IA 50226	.583	
Columbus Junction Park	201 N 3rd St. Polk City, IA 50226	.202	
Columbus Junction Park	201 N 3rd St. Polk City, IA 50226	.267	

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

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 R2 to C.

PROPERTY OWNERS WITHIN THE 250' BUFFER CONSENTING TO THE PROPOSED REZONING			
Property Owner Name:	Address:	Parcel Acreage (within buffer)	Signature:
Columbus Junction Park	Parking Road Lot	.244	
Columbus Junction Park	Grass Lot 1	.225	
Columbus Junction Park	Grass Lot 2	.225	
City of Polk City	Alley Portion of 401 Walnut	.035	
City of Polk City	Portion of 401 Walnut	.028	

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

CONSENT TABLE

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

Property Owner	Parcel Area within 250' Buffer (Acres)	% of Total 250' Buffer Area (%)	Consenting % Only (%)
Peggy and Russell Kennedy	.374	2.35	2.35
Amy and Mark Jurgmann	.366	2.30	2.30
Daniel and Patsy Lane	.431	2.70	2.70
Hal and Lindsey Plantz	.106	.66	.66
Edward and Phyllis Byrnes	.650	4.08	4.08
Kum & Go	1.177	7.38	
Fandel Holdings LLC	.075	.47	
Toculy Enterprises LLC	.075	.47	
Cupp Enterprises LLC	.075	.47	.47
James Presnell	.847	5.31	5.31
Huff Postal Properties LLC	.581	3.64	3.64
Kenneth and Peggy Black	7.96	49.94	49.94
Korean Grace Evangelical Church	1.12	7.03	
City of Polk City	.294	1.84	
City of Polk City	.035	.22	
City of Polk City	.028	.18 (Total 2.24)	
Columbus Junction Park	.583	3.66	3.66
Columbus Junction Park	.202	1.27	1.27
Columbus Junction Park	.267	1.68	.267
TOTALS	Acres	%	%*

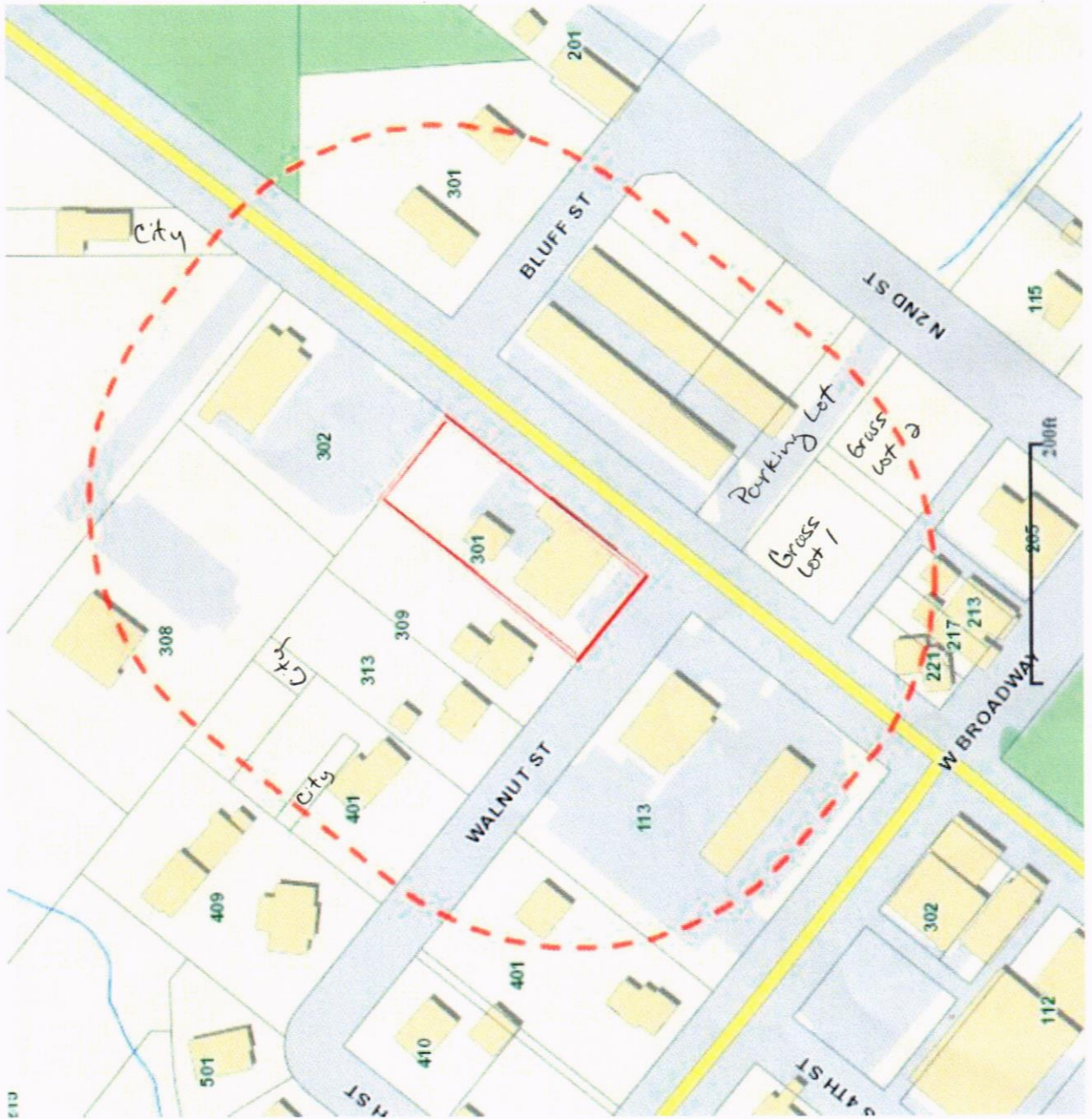
* Must have at least 50% Consent for Proposed Rezoning.

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 (%)
Columbus Junction Park	.244	1.53	1.53
Columbus Junction Park	.225	1.41	1.41
Columbus Junction Park	.225	1.41 ^{Total} (10.96)	1.41
TOTALS	15.94 Acres	100 %	81 %*

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



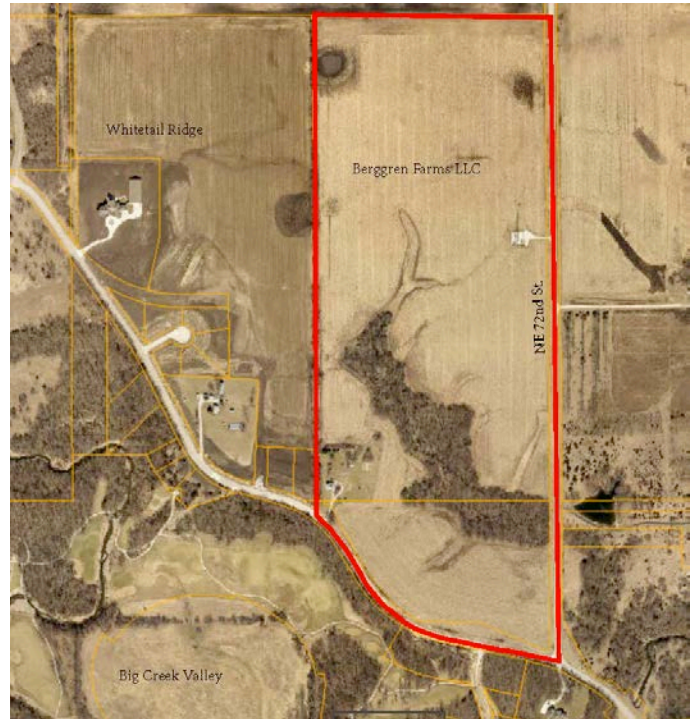
PETITION FOR VOLUNTARY ANNEXATION AND REZONING

Date: June 6, 2019
 Subject Property: Berggren Farms

Prepared by: Kathleen Connor
 Project No.: 119.0520.01

GENERAL INFORMATION:

Property Owners: Berggren Farms LLC
 Location: in Polk County; north of NW Hugg Drive and west Of NW 72nd Street
 Parcel Area: 95.23 acres
 Existing Land Use: Agricultural w/ Residence Cell Tower
 Future Land Use: Per Polk City Comp Plan - Low Density Residential (1-4 dwellings/acre)
 Current Zoning: Polk County- AG Agricultural
 Initial Zoning: A-1 Ag. after annexation
 Proposed Use: Single-Family Residential
 Proposed Zoning: R-1 Single Family Residential



ANNEXATION:

The applicants have submitted a signed Petition for Voluntary Annexation of their property, highlighted in red on the above aerial photo. This will be a 100% voluntary annexation. Because the proposed annexation is more than 2 miles from the incorporated area of any other city, there is no need for this annexation to go before the City Development Board prior to its approval.

The subject property abuts ongoing development in Whitetail Ridge and is within the City of Polk City's planned growth area as defined by the Comprehensive Plan. P&Z and City Council should be aware of the following issues to consider as this property begins the development process;

- The Comprehensive Plan for this area includes Whitetail Parkway. This parkway is critically important to the city's major street network as Polk City expands to the north and will help avoid dramatically increased traffic volumes on NW Hugg Drive. Given the topographic issues, environmental constraints, and existing homes within the potential corridor between NW 72nd Street and N. 3rd Street/Sheldahl Drive, the alignment of Whitetail Parkway will need to be determined before the Berggren Farms property is platted so that the intersection

of Whitetail Parkway and NW 72nd Street is appropriately located to facilitate future extension. In addition, this will give the City the opportunity to protect this street corridor from encroaching development.

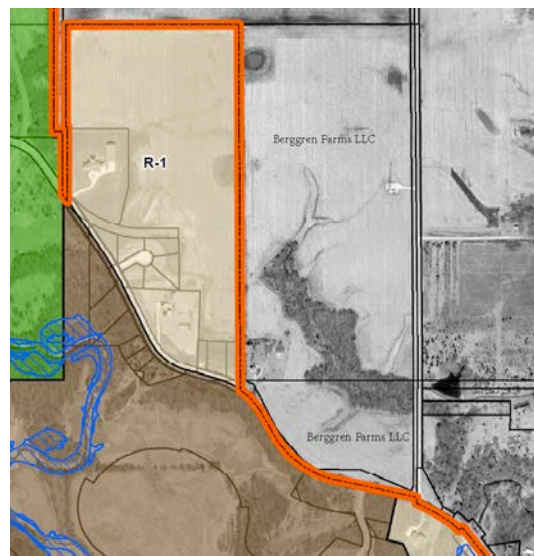
- This property is designed to be served by the Big Creek Valley sanitary sewer currently under construction. The subject property represent the limits of the TCI Plat 6 lift station service area. Further development; beyond Whitetail Ridge, Berggren Farms, and the Miller property; fall in the North Service Area. The alignment and depth of a future trunk sewer to serve this future growth area will need to be evaluated and planned at some point in the future.
- The 12” water main along NW Hugg Drive, south of Berggren Farms, will be completed with Big Creek Valley Plat 1. The Comprehensive Plan calls for a 12” or greater water main along NW 72nd Street as part of the looping system for the municipal water mains. The City’s and developers’ respective responsibilities for the cost of construction will need to be resolved in conjunction with platting of this property.
- NW Hugg Drive may need to be improved in conjunction with the proposed development or at some point in the future. Platting of the Berggren Farms property will need to include the widening of the right-of-way to accommodate future improvements.

REZONING:

All newly-incorporated properties are designated as A-1 Agricultural following annexation. The applicant has submitted a petition to rezone their 95.23-acre property from A-1 to R-1 single family. The owners of 71.7 % of the area within the 250-foot buffer surrounding the proposed rezoning have consented to this proposed rezoning. This proposed rezoning is in conformance with Polk City’s Comprehensive Plan which designates the future land use of this area as low density residential, with densities of 1-4 dwellings per acre.



Future Land Use Plan



Current Zoning Map

Existing zoning on the west side of the Berggren Farms property is R-1 and on the south side of the Miller property is PUD, designated for single family homes in Big Creek Valley per the approved PUD Master Plan. Property on the north side of the subject parcel is unincorporated, with Polk County zoning of Ag -Agricultural. Properties to the east are also unincorporated, with Polk County zoning of ER – Estate Residential on the southern side of this area and Ag-Agricultural on the north.

CONCEPT PLAN:

We understand the prospective developer, MJR (Jarrod Ruckle) plans to present a concept plan for the Berggren Farms property to help clarify his intent for future development, and provide justification for the proposed rezoning. Please note that this concept plan has not yet been provided for review, nor will it be formally approved by the City at this time. All future platting will need to be in conformance with the Comprehensive Plan, Subdivision Regulations and SUDAS.

The Comprehensive Plan calls for a park within the Berggren Farms area that is expected to include area suitable for active recreation. In addition, the plan calls for preservation of open space to be preserved along the creek running through this property, though it need not be owned by the city.

The Comprehensive Plan also calls for recreational trails along Whitetail Parkway, a concept defined by Development Agreements in Whitetail Ridge, which will connect to the active park and then make their way to N. 3rd Street.

REVIEW COMMENTS ON ANNEXATION AND REZONING:

All review comments on the Annexation Exhibit, Rezoning Map, and legal descriptions have been addressed.

RECOMMENDATION:

Pursuant to the recommendations of the Comprehensive Plan, staff recommends P&Z approval of the Petition for Voluntary Annexation Petition submitted Berggren Farms LLC. Subject to Council's prior approval of the annexation petition, staff further recommends approval of the applicant's request to rezone the subject property from A-1 Agricultural to R-1 Single Family Residential.

P&Z approval of the foregoing should be subject to:

1. P&Z recommendations, if any, shall be addressed prior to the public hearing at Council.
2. Payment of the filing fee and professional billings to the City Clerk prior to Council action.

EXHIBIT B

OWNER
BERGGREN FARMS LLC
POB 36
LE GRAND, IA 50142

ZONING
EXISTING: AG - AGRICULTURAL
PROPOSED: R-1 - SINGLE FAMILY DETACHED RESIDENTIAL

ANNEXATION DESCRIPTION

THE EAST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 26, TOWNSHIP 81 NORTH, RANGE 25 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, AND ALL THAT PART OF THE EAST $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 35, TOWNSHIP 81 NORTH, RANGE 25 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, LYING NORTH OF THE PUBLIC HIGHWAY.





ANNEXATION ADDRESS

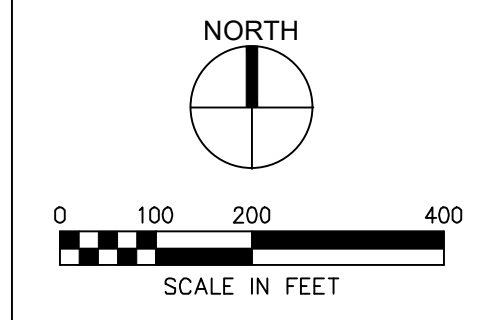
12609 NW HUGG DR
POLK CITY, IOWA 50226

PROPOSED ANNEXATION
12609 NW HUGG DRIVE
POLK CITY, IOWA 50226

NW 72ND STREET

NW HUGG DRIVE

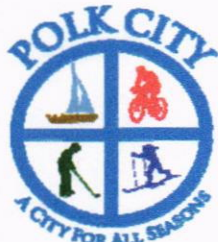
- POLK CITY LIMITS 
- POLK CITY PROPERTIES 
- ANNEXATION PROPERTY 
- ANNEXATION RIGHT-OF-WAY 



© 2019 SHIVE-HATTERY ARCHITECTURE + ENGINEERING
Printed: 2019-05-23 10:11 AM

**PRELIMINARY
- NOT FOR
CONSTRUCTION**

DRAWN:	TLS
APPROVED:	---
ISSUED FOR:	ANNEXATION
DATE:	2019-05-23
PROJECT NO:	4181380
FIELD BOOK:	---
CLIENT NO.:	---



APPLICATION FORM FOR REZONINGS

City of Polk City, Iowa

- FOR OFFICE USE ONLY -

Date: Amount: Rec'd by:

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Thank you for your interest in the City of Polk City!

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

Project Name: Berggren Farm

Address: 12609 NW Hagg Dr

Current Zoning: Ag **Proposed Zoning:** R1-Residential

Parcel Area: 100.233 **Area to be Rezoned:** 100.233 acres

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

Property Owner: Berggren Farms LLC

Street Address: PO Box 36 Telephone No.: 641-328-4270

City, State: Le Grand, IA 50142 Email Address: bvberggren@me.com

Site Plan Application Fee:

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

Amount Paid: \$ 200.00

City Engineering Review Fees:

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

Documents to be Included with Initial Submitted:

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

**APPLICATION FOR VOLUNTARY ANNEXATION
TO THE CITY OF POLK CITY, IOWA**

To: City Council of Polk City
112 Third Street
Polk City, IA 50226

The undersigned; Berggren Farms, a/an LLC; constituting all the legal and equitable owners of a parcel of land (the "Property") within the annexation territory adjoining the City of Polk City (the "Annexation Territory"), hereby voluntarily requests that said Property be annexed to, and made a part of, the City of Polk City, Iowa. Said Property is legally described on Exhibit "A". Said Property, along with said Annexation Territory, is shown on Exhibit "B".

Berggren Farms LLC
<Insert Name> Robert Berggren

By: _____

Date _____

Title: _____

Witness: _____

Filed with the City Clerk of Polk City on the _____ day of _____, 2014

PETITION FOR REZONING

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

We, the undersigned owners of the following described property:

100.223 acres at 12609 NW Hugg Dr Legally described as;
78.0 acres - E 1/2 SE 1/4 Less 2A RD SEC 26-81-25 and
17.233 acres - LT 1146 NLY & WLY of RD OP SEC 35-81-25

Request that said property be rezoned from its present Zoning Classification of Ag
to Zoning Classification R1 for the purpose of

Developing the land for single family
homes.

PROPERTY OWNER:

PROPERTY OWNER (when jointly owned):

Robert Berggren
Owner's Name (please print)

Owner's Name (please print)

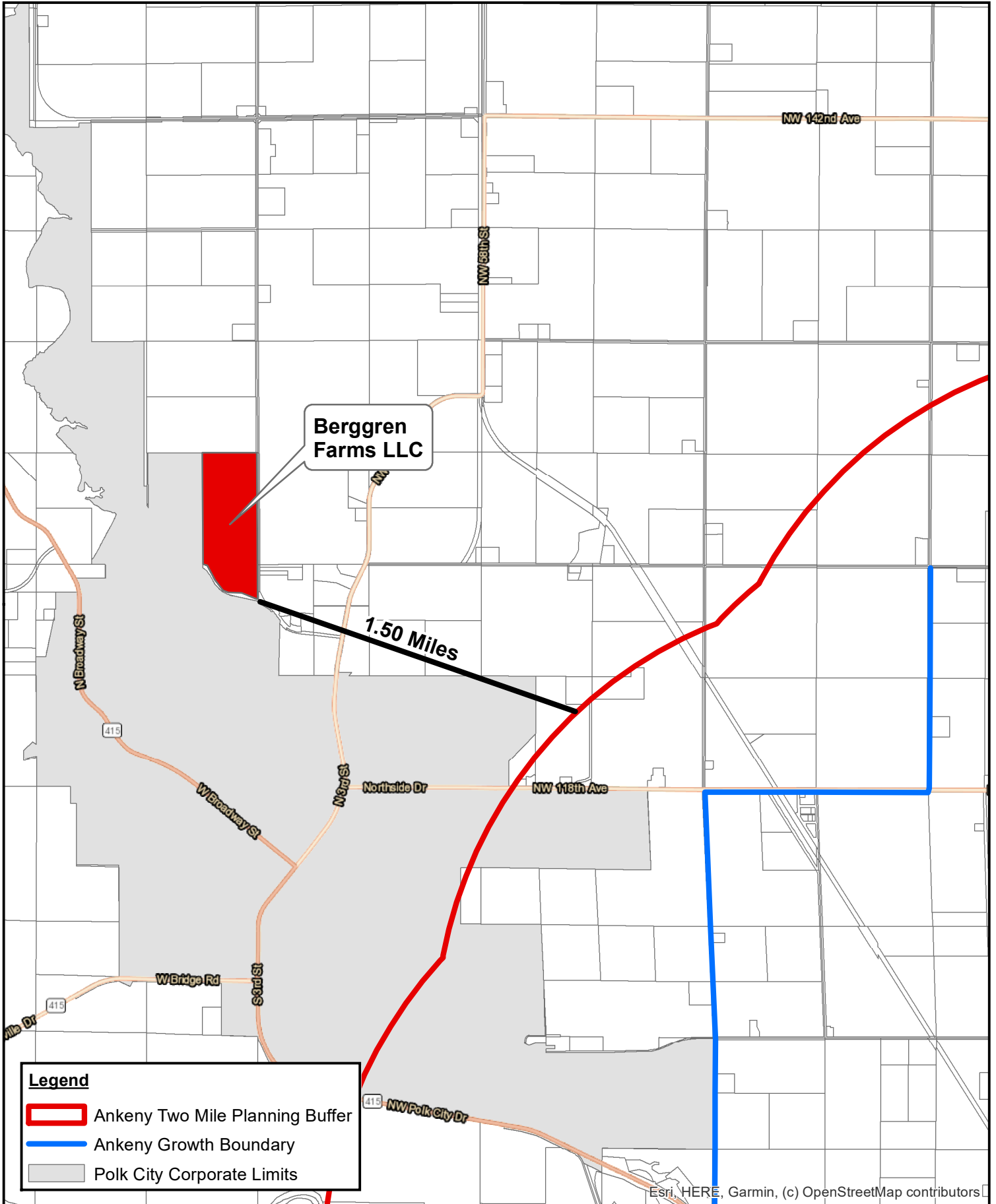
Signature

Signature

Berggren Farms LLC
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.



NOTICE OF PETITION FOR REZONING

YOU ARE HEREBY NOTIFIED that on the 17th day of June 2019, Polk City Planning and Zoning (P&Z) Commission will hold a public meeting on a petition submitted to the City of Polk City, Iowa by Berggren Farms LLC.

1) To rezone 95.233 acres located along Hugg Drive, Polk City, Iowa, known as Berggren Farms from zoning classification of Ag, Agricultural to R-1, Single Family detached Residential.

The property is legally described as follows:

LEGAL DESCRIPTION

The East ½ of the Southeast ¼ of Section 26, Township 81 North, Range 25 West of the 5th P.M., Polk County, Iowa.

AND

All that part of the East ½ of the Northeast ¼ of Section 35, Township 81 North, Range 25 West of the 5th P.M., Polk County, Iowa, lying North of the public highway.

AND

Abutting NW Hugg Drive right-of-way lying in the East ½ of the Northeast ¼ of Section 35, Township 81 North, Range 25 West of the 5th P.M., Polk County, Iowa, lying north of the NW Hugg Drive centerline.

AND

Abutting NW 72nd Street right-of-way lying in the East ½ of the Northeast ¼ of Section 35, Township 81 North, Range 25 West of the 5th P.M., Polk County, Iowa, lying west of the NW 72nd Street centerline.

YOU ARE FURTHER NOTIFIED that said petitions will come before the P&Z Commission on June 17, 2019 at 6:00 p.m. at which time you may appear and present any reasons that you may have, either in favor of or against said proposed rezoning.

YOU ARE FURTHER NOTIFIED that at the same time, the P&Z Commission will review the petition for Voluntary Annexation regarding this parcel of land.

DATED this 7th day of June 2019

Jenny Gibbons, City Clerk

REZONING REQUEST

PROPERTY OWNER INFORMATION:

WITHIN POLK CITY LIMITS		OUTSIDE OF POLK CITY LIMITS	
①	MJR DEVELOPMENTS LLC 1425 NW HUGG DR POLK CITY, IA 50226	⑧	YOUNG INVESTMENTS LC 12497 NW HUGG DR POLK CITY, IA 50226
②	JOSEPH GERMAIN & KELSEY CHARLEY-GERMAIN 106 SW KLINE ST ANKENY, IA 50023	⑨	TERESE A YOUNG POB 97 POLK CITY, IA 50226
③	ADAM & LORI VANDER LEEST 1312 BEL AIRE RD POLK CITY, IA 50226	⑩	TERESE A YOUNG POB 97 POLK CITY, IA 50226
④	TOURNAMENT CLUB OF IOWA LLC 1000 TRADITION DR POLK CITY, IA 50226	⑪	TERESE A YOUNG POB 97 POLK CITY, IA 50226
⑤	MJR DEVELOPMENTS LLC 9162 NE 94TH AVE BONDURANT, IA 50035	⑫	YOUNG INVESTMENTS LC 12497 NW HUGG DR POLK CITY, IA 50226
⑥	MJR DEVELOPMENTS LLC 9162 NE 94TH AVE BONDURANT, IA 50035	⑬	TRI J PROPERTIES LLC 3625 NW ASH DR ANKENY, IA 50023
⑦	ARIC & AMY SHARP 12500 NW HUGG DR POLK CITY, IA 50226		

AREA SUMMARY WITHIN POLK CITY LIMITS

OWNER #	OWNER	AREA WITHIN 250' PERIMETER	% AREA WITHIN 250' PERIMETER	% CONSENT
1	MJR DEVELOPMENTS LLC	13.46 ACRES	61.12%	
2	JOSEPH GERMAIN & KELSEY CHARLEY-GERMAIN	0.70 ACRES	3.18%	
3	ADAM & LORI VANDER LEEST	0.77 ACRES	3.50%	
4	TOURNAMENT CLUB OF IOWA LLC	3.95 ACRES	17.94%	
5	MJR DEVELOPMENTS LLC	0.03 ACRES	0.14%	
6	MJR DEVELOPMENTS LLC	2.29 ACRES	10.40%	
7	ARIC & AMY SHARP	0.82 ACRES	3.72%	
TOTAL:		22.02 ACRES	100.00%	

DEVELOPER

MJR DEVELOPMENT, LLC
ATTN: JARROD RUCKLE
1425 NW HUGG DRIVE
POLK CITY, IA 50226

ZONING

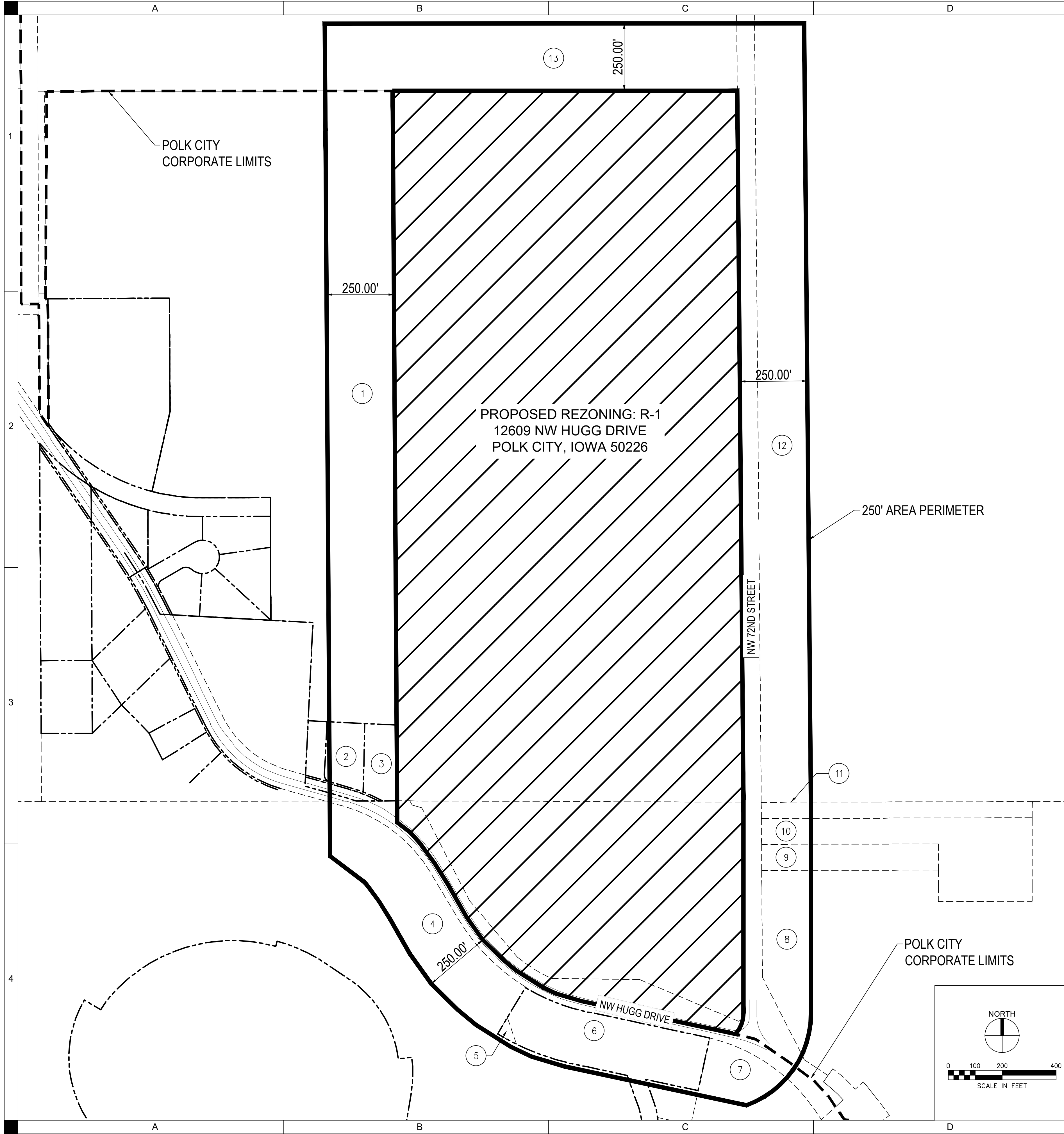
EXISTING: AG - AGRICULTURAL
PROPOSED: R-1 - SINGLE FAMILY DETACHED RESIDENTIAL

REZONING DESCRIPTION

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 81 NORTH, RANGE 25 WEST OF THE 6TH P.M., POLK COUNTY, IOWA, AND ALL THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 81 NORTH, RANGE 25 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, LYING NORTH OF THE PUBLIC HIGHWAY.

REZONING ADDRESS

12609 NW HUGG DR
POLK CITY, IOWA 50226



DRAWN:	TLS
APPROVED:	---
ISSUED FOR:	REZONING
DATE:	2019-05-22
PROJECT NO.:	4181380
FIELD BOOK:	---
CLIENT NO.:	---

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PETITION FOR VOLUNTARY ANNEXATION AND REZONING

Date: June 6, 2019
Subject Property: Miller property

Prepared by: Kathleen Connor
Project No.: 119.0519.01

GENERAL INFORMATION:

Property Owners: Bettylee Miller, Karla Samo, and Floyd Neal Miller
Location: in Polk County; SW corner of NW Hugg Drive and N. 3rd Street (Sheldahl Drive)
Parcel Area: 33.03 acres
Existing Land Use: Residential & Agricultural
Future Land Use: Per Polk City Comp Plan - Medium Density Residential (4-8 dwellings/acre)
Current Zoning: Polk County- MDR Medium Density Residential
Initial Zoning: A-1 Agricultural, after annexation
Proposed Use: Single-Family Residential (approx. 2.5 dwellings/acre)
Proposed Zoning: R-2 Single Family Residential



ANNEXATION:

The applicants have submitted a signed Petition for Voluntary Annexation of their property, highlighted in red on the above aerial photo. This will be a 100% voluntary annexation. Because the proposed annexation is more than 2 miles from the incorporated area of any other city, there is no need for this annexation to go before the City Development Board prior to its approval.

The subject property abuts existing development in Wolf Creek Townhomes and is within the City of Polk City’s planned growth area as defined by the Comprehensive Plan. P&Z and City Council should be aware of the following issues to consider as this property begins the development process;

- This property can be served by the extension of existing sanitary sewers from Wolf Creek Townhomes, particularly since WCTH has fewer residences than originally planned. However, this parcel represents the northern limits of TCI West Service Area. The Comprehensive Plan calls for a future trunk sewer on the west side of N. 3rd that will serve the entire North Service Area. This may be an appropriate time to consider a Sanitary Sewer

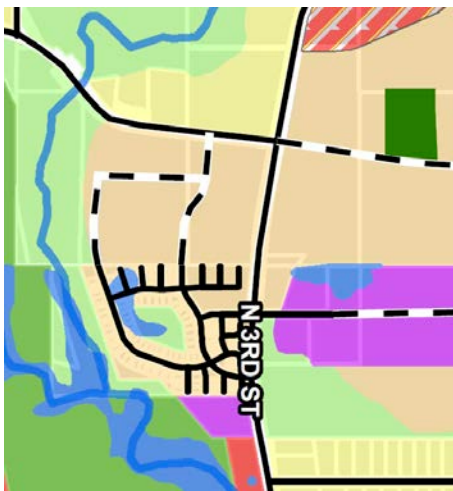
Study to determine the depth and alignment of a future trunk sewer to serve areas north of NW Hugg Drive and evaluate downstream capacity of existing sanitary sewers. Platting of the Miller's property will need to consider reserving easements to allow for the construction of this future trunk sewer.

- The Comprehensive Plan calls for a 12" water main along NW Hugg Drive and N. 3rd Street as part of the looping system for the municipal water mains. Alignment of this 12" water main as well as the City's and developers' respective responsibilities for the cost of construction will need to be resolved in conjunction with platting this property.
- NW Hugg Drive may need to be improved in conjunction with the proposed development or at some point in the future. Platting of the Miller's property will need to include the widening of the right-of-way to accommodate future improvements.
- Polk County recently completed the overlay of N. 3rd Street/Sheldahl Drive north of Polk City's current corporate limits. As a result, the portion of the street lying east of the Miller property was just paved and has no further need for improvement at this time.

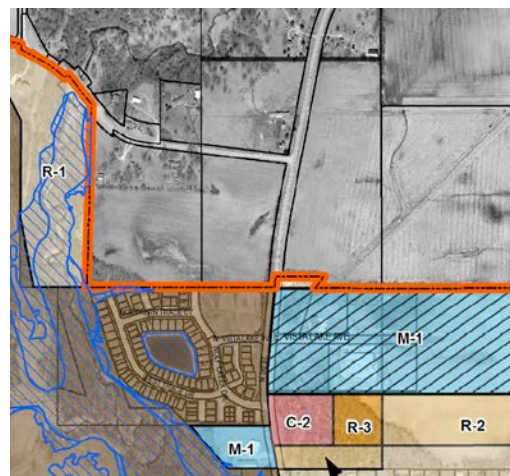
REZONING:

All newly-incorporated properties are designated as A-1 Agricultural following annexation. The applicant has submitted a petition to rezone their 33.03-acre property from A-1 to R-2 single family. The owners of 83.5% of the area within the 250-foot buffer surrounding the proposed rezoning have consented to this proposed rezoning.

The proposed R-2 zoning is less dense than anticipated by Polk City's Comprehensive Plan which designates the future land use of this area as medium density residential which calls for a density of 4-8 dwellings per acre. Based on the preliminary concept plan provided by the developer, the future subdivision is expected to have a density of approximately 2.5 dwellings per acre. This density is in line with low density residential use which calls for a density of 1-4 dwellings per acre.



Future Land Use Plan



Current Zoning Map

Existing zoning on the west side of the Miller property is R-1 and on the south side of the Miller property is PUD, specifically designated for townhomes per the PUD Ordinance. Property on the east side of the subject parcel is unincorporated, with Polk County zoning of MDR – Medium Density Residential. Properties to the north are also unincorporated, with Polk County zoning of ER – Estate Residential.

CONCEPT PLAN:

To help clarify the developer's intent for future development, and provide justification for the proposed rezoning, the developer has submitted a concept plan showing a subdivision with 86 single-family lots on the Miller property. Please note that this concept plan is not being reviewed in detail, or formally approved by the City at this time. We offer the following preliminary comments on this concept which will need to be addressed prior to platting:

1. The subdivision will need to include dedication of additional right-of-way along NW Hugg Drive to meet the requirement for an 80' wide right-of-way for this street. Radii will need to be provided at all block corners, including intersections on NW Hugg Drive and N 3rd Street.
2. It appears Outlot Y is intended to cover areas within the floodplain as per the Big Creek/Wolf Creek Flood Study. We recommend this area be platted as 6 outlots that will be tied to the abutting lot so these property owners will be responsible for maintenance of the outlots, but are separate from actual lot so flood insurance is not required.
3. Outlot Z appears to be a detention basin that will be maintained by a homeowners association. The city typically does not take ownership or maintenance responsibilities for such basins.
4. The Comprehensive Plan does not indicate the need for parkland in this area. The parkland dedication, estimated at approximately 2 acres for these 86 lots, will need to be addressed.
5. The Comprehensive Plan indicates there will be one street connection to NW Hugg Drive and two street connections to Wolf Creek Townhomes. However, with this area developing as single family residential rather than townhomes, and with street connection to N. 3rd Street, one connection to Wolf Creek Drive appears to meet the intent of the Comp Plan.
6. The aforementioned issues related to a future sanitary trunk sewer for the North Service Area, a 12" water main loop, and potential improvement of NW Hugg Drive will need to be addressed.
7. The future plat will need to conform to the Subdivision Regulations and SUDAS, including street connections and culverts at N. 3rd Street and NW Hugg Drive.

REVIEW COMMENTS ON ANNEXATION AND REZONING:

All review comments on the Annexation Exhibit, Rezoning Map, and legal descriptions have been addressed.

RECOMMENDATION:

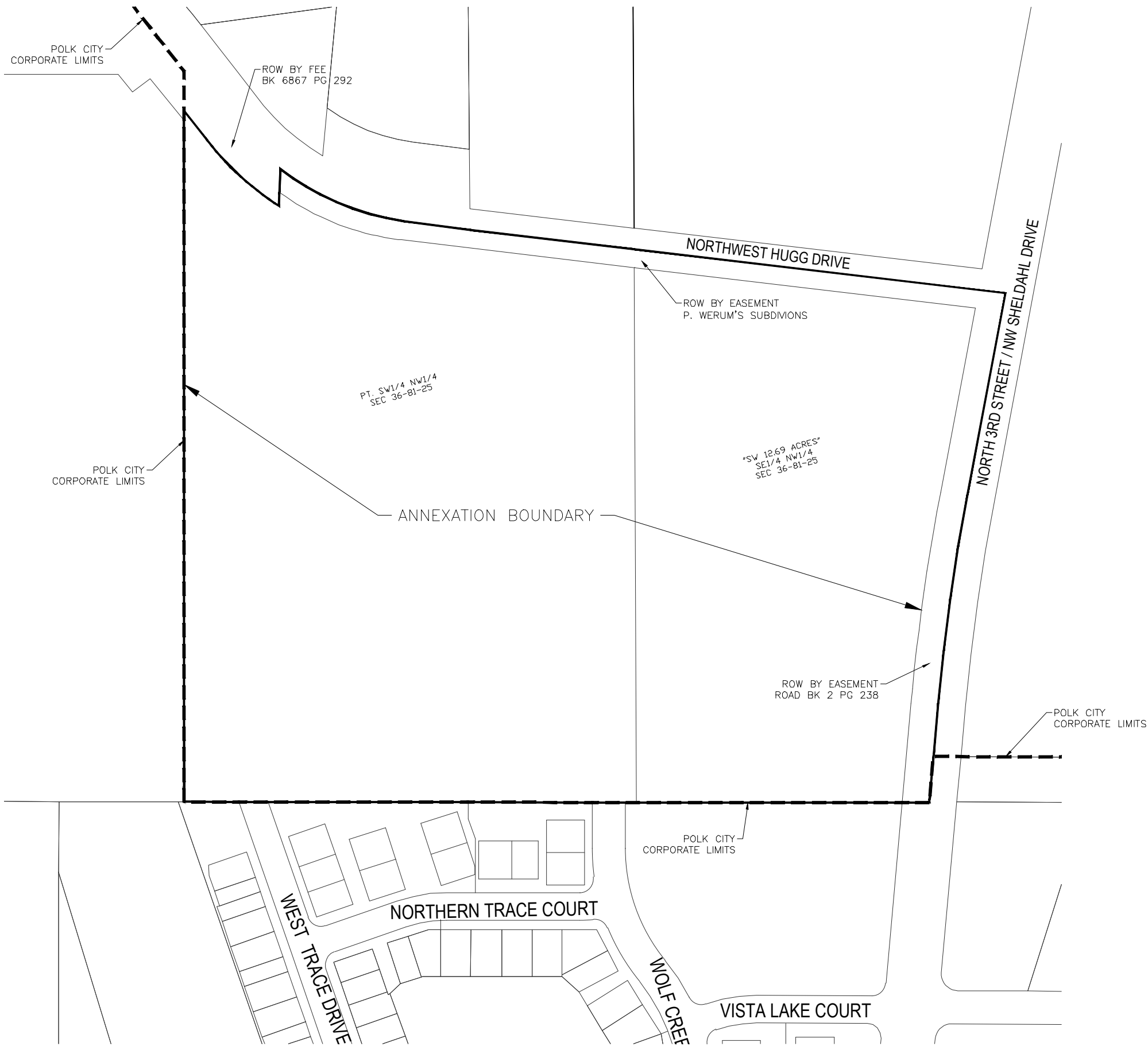
Pursuant to the recommendations of the Comprehensive Plan, staff recommends P&Z approval of the Petition for Voluntary Annexation Petition submitted jointly by Bettylee Miller, Karla Samo, and Floyd Neal Miller.

Subject to Council's prior approval of the annexation petition and Comprehensive Plan amendment from Medium Density Residential to Low Density Residential, staff further recommends approval of the applicant's request to rezone the subject property from A-1 Agricultural to R-2 single family residential.

P&Z approval of the foregoing should be subject to:

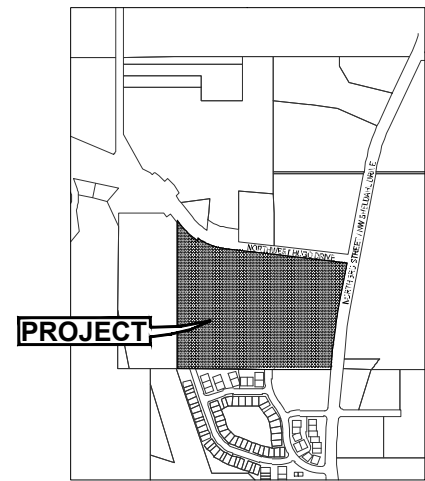
1. P&Z recommendations, if any, shall be addressed prior to the public hearing at Council.
2. Payment of the filing fee and professional billings to the City Clerk prior to Council action.

ANNEXATION EXHIBIT 'B'



VICINITY MAP

NOT TO SCALE



OWNER

BETTYLEE MILLER, KARLA SAMO, AND FLOYD NEAL MILLER
403 W VAN DORN ST.
POLK CITY, IA 50226

DEVELOPER

ORTON DEVELOPMENT COMPANY
CONTACT: BRUCE GATES
2280 WOODLANDS PARKWAY
CLIVE, IA 50325

LEGAL DESCRIPTION

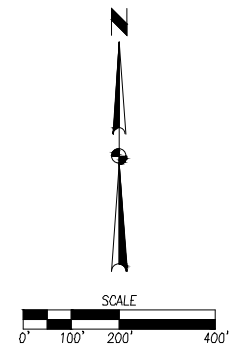
THE SOUTH 20.34 ACRES OF THE EAST 25 ACRES OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 25 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, LYING SOUTH OF THE PUBLIC HIGHWAY, OVER AND ACROSS SAID 25 ACRES, A/K/A LOT 1 LYING SOUTH OF HUGG DRIVE, P. WERUMS SUBDIVISION, POLK COUNTY, IOWA, LOCALLY KNOWN AS 12370 NW HUGG DRIVE, POLK CITY, IOWA, EXCEPT THAT PART CONVEYED TO POLK COUNTY IN THE WARRANTY DEED RECORDED IN BOOK 6867, PAGE 292.

AND

THE SOUTHWEST 12.69 ACRES OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 25 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, SUBJECT TO EASEMENTS OF RECORD.

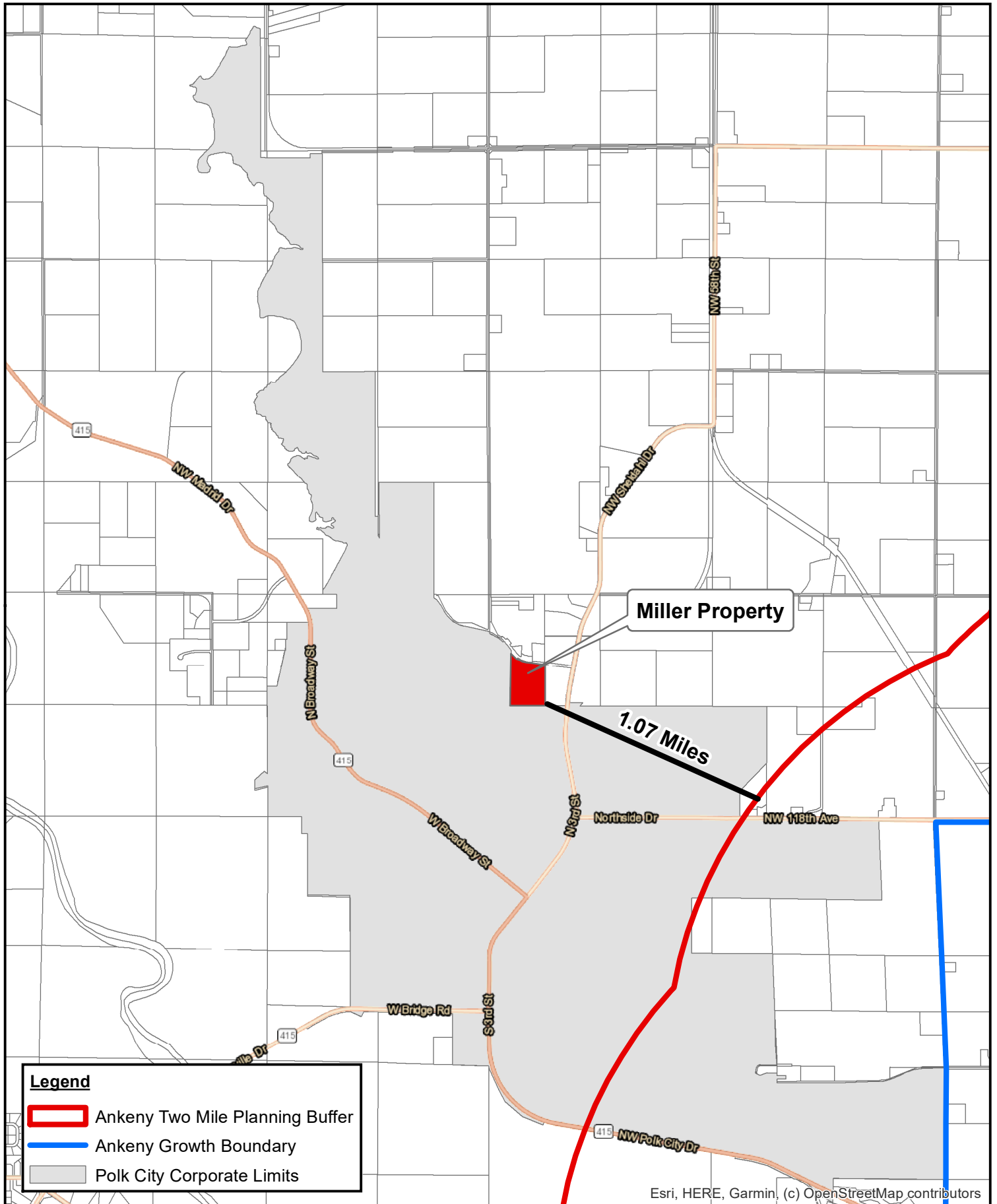
ZONING

EXISTING: AG
PROPOSED: R-2



FILE: H:\2019\1904178\1904178-ANNEXATION.DWG
DATE PLOTTED: 6/2/2019 1:38 PM
PLOTTER: HP PLOTTER
USER: J. MACKIE

DATE	05/22/19
REVISIONS	
PREPARED	
<p>3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: 515-369-4400 FAX: 515-369-4410</p>	
TECH:	
ENGINEER:	
<p>MILLER PROPERTY ANNEXATION EXHIBIT</p>	
<p>POLK CITY, IOWA</p>	
<p>1 1 1904.178</p>	





CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,
PLANNERS & SURVEYORS

May 22, 2019

City of Polk City
Attn: Don Sandor
Interim City Administrator
112 Third Street
Polk City, Iowa 50226

RE: Miller Property Rezoning
Polk City
CDA 1904.178

Dear Mr. Sandor;

On behalf of Orton Development, we submit herewith this request for rezoning from AG to R-2. This property contains approximately 33 acres and is located at the southwest corner of the intersection of NW Hugg Drive and N 3rd Street. Please accept this submittal to initiate the rezoning process by setting the public hearing at the next available Planning and Zoning Commission meeting.

Please contact me with any questions.

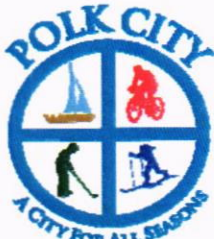
Sincerely,

CIVIL DESIGN ADVANTAGE, LLC

Josh Trygstad, P.E.
Project Manager

copy: Bruce Gates, Orton Development
File

Enclosures



APPLICATION FORM FOR REZONINGS

City of Polk City, Iowa

- FOR OFFICE USE ONLY -

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

Thank you for your interest in the City of Polk City!

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

Project Name: Miller Property

Address: 12370 NW Hugg Drive

Current Zoning: AG **Proposed Zoning:** R-2

Parcel Area: 20.34 and 12.69 acres **Area to be Rezoned:** 33.03 acres

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

Property Owner: Bettylee Miller, Karla Samo and Floyd Neal Miller

Street Address: 403 W Van Dorn Street Telephone No.: _____

City, State: Polk City, Iowa 50226-2123 Email Address: _____

Site Plan Application Fee:

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

Amount Paid: \$ 200.00

City Engineering Review Fees:

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

Documents to be Included with Initial Submitted:

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

PETITION FOR REZONING

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

We, the undersigned owners of the following described property:
THE SOUTH 20.34 ACRES OF THE EAST 26 ACRES OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 25 WEST OF THE 5TH P.M., IOWA LYING SOUTH OF THE PUBLIC HIGHWAY, OVER AND ACROSS SAID 25 ACRES ALSO KNOWN AS LOT 1 LYING SOUTH OF HUGG DRIVE, P. WERUMS SUBDIVISION, POLK COUNTY, IA.
THE SOUTHWEST 12.69 ACRES OF THE SOUTHEAST ONE QUARTER (SE1/4) OF THE NORTHWEST ONE QUARTER (NW1/4) OF SECTION 36, TOWNSHIP 81, RANGE 25, WEST OF THE 5TH P.M., POLK COUNTY, IOWA, SUBJECT TO EASEMENTS OF RECORD.

Request that said property be rezoned from its present Zoning Classification of AG
to Zoning Classification R-2 for the purpose of
Residential development

PROPERTY OWNER:

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

PROPERTY OWNER (when jointly owned):

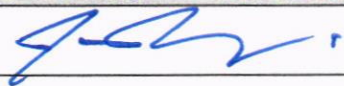
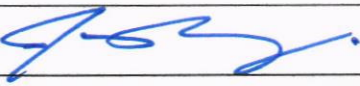
Karla Samo Karla Samo
Owner's Name (please print)
Karla Samo
Signature

Floyd Neal Miller Floyd Neal Miller
Owner's Name (please print)
Floyd Neal Miller
Signature

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

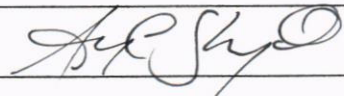
- Signatures of owners of at least 50% of the area with a 250' buffer, exclusive of intervening ROW and alleys, surrounding the proposed rezoning (See Page 2)
- Table demonstrating sufficient consent of buffer area property owners (See Page 3)
- Rezoning Sketch depicting proposed zoning boundary line, 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 AG to R-2.

PROPERTY OWNERS WITHIN THE 250' BUFFER CONSENTING TO THE PROPOSED REZONING			
Property Owner Name:	Address:	Parcel Acreage (within buffer)	Signature:
Iowa Asset Acquisition, LLC	2540 73rd Street Urbandale, IA 50322	2.76	
Thomas W. Shipley	910 Wolf Creek Drive Polk City, IA 50226	0.09	
Barbara Chlupach	904 Wolf Creek Drive Polk City, IA 50226	0.09	
Jack Harden	511 Northern Trace Ct. Polk City, IA 50226	0.08	
Robert R. Negrete	521 Northern Trace Ct. Polk City, IA 50226	0.09	
Wolf Creek Townhome Association, LL	10888 Hickman Rd. Ste-3B, Clive, IA 50325	2.50	
Randy D. Benge	909 Chinook Way Polk City, IA 50226	0.09	
Bryce D. Manning	905 Chinook Way Polk City, IA 50226	0.09	
Brain L. Blaylock	910 Chinook Way Polk City, IA 50226	0.09	
Senders Construction, LLC	PO Box 260 Polk City, IA 50226	0.94	
Charlotte Loter	913 W Trace Drive Polk City, IA 50226	0.09	
Jeffery Maynes	909 W Trace Drive Polk City, IA 50226	0.08	
Bruce A . Boland	3818 NW 92nd Pl. Polk City, IA 50226	0.08	
Michael Sparks	908 W Trace Drive Polk City, IA 50226	0.09	
Senders Construction, LLC	904 W Trace Drive Polk City, IA 50226	0.10	
Jeffery Peterson	900 W Trace Drive Polk City, IA 50226	0.09	
James E. Laurion	824 W Trace Drive Polk City, IA 50226	0.01	

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

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 AG to R-2.

PROPERTY OWNERS WITHIN THE 250' BUFFER CONSENTING TO THE PROPOSED REZONING			
Property Owner Name:	Address:	Parcel Acreage (within buffer)	Signature:
Timothy D. Cooney	550 Northern Trace Ct. Polk City, IA 50226	0.03	
Richard D. Blanshan	540 Northern Trace Ct. Polk City, IA 50226	0.04	
Donna Bishop-Jensen	530 Northern Trace Ct. Polk City, IA 50226	0.04	
Mark Christensen	520 Northern Trace Ct. Polk City, IA 50266	0.04	
Larry R. Cupp	510 Northern Trace Ct. Polk City, IA 50266	0.04	
Stephen E. Loy	500 Northern Trace Ct. Polk City, IA 50266	0.04	
John E. Ryan	890 Wolf Creek Drive Polk City, IA 50266	0.05	
Tournament Club of Iowa, LLC	1000 Tradition Drive Polk City, IA 50266	0.13	
Aric R. Sharp	12499 NW Hugg Drive Polk City, IA 50266	7.48	

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

CONSENT TABLE

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

Property Owner	Parcel Area within 250' Buffer (Acres)	% of Total 250' Buffer Area (%)	Consenting % Only (%)
Iowa Asset Acquisition, LLC	2.76	18.10 %	18.10 %
Thomas W. Shipley	0.09	0.59 %	---- %
Barbara Chlupach	0.09	0.59 %	---- %
Jack Harden	0.08	0.52 %	---- %
Robert R. Negrete	0.09	0.59 %	---- %
Wolf Creek Townhome Association, LL	2.50	16.39 %	16.39 %
Randy D. Bengé	0.09	0.59 %	---- %
Bryce D. Manning	0.09	0.59 %	---- %
Brain L. Blaylock	0.09	0.59 %	---- %
Senders Construction, LLC	0.94	6.16 %	---- %
Charlotte Loter	0.09	0.59 %	---- %
Jeffery Maynes	0.08	0.52 %	---- %
Bruce A. Boland	0.08	0.52 %	---- %
Michael Sparks	0.09	0.59 %	---- %
Senders Construction, LLC	0.10	0.66 %	---- %
Jeffery Peterson	0.09	0.59 %	---- %
James E. Laurion	0.01	0.07 %	---- %

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

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 (%)
Timothy D. Cooney	0.03	0.20 %	---- %
Richard D. Blanshan	0.04	0.26 %	---- %
Donna Bishop-Jensen	0.04	0.26 %	---- %
Mark Christensen	0.04	0.26 %	---- %
Larry R. Cupp	0.04	0.26 %	---- %
Stephen E. Loy	0.04	0.26 %	---- %
John E. Ryan	0.05	0.33 %	---- %
Tournament Club of Iowa, LLC	0.13	0.85 %	---- %
Aric R. Sharp	7.48	49.05 %	49.05 %
TOTALS	15.33 Acres	100 %	83.54 %*

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

NOTICE OF PETITION FOR REZONING

YOU ARE HEREBY NOTIFIED that on the 17th day of June 2019, Polk City Planning and Zoning (P&Z) Commission will hold a public meeting on a petition submitted to the City of Polk City, Iowa by Bettylee Miller, Karla Samo and Floyd Neal Miller.

1) To rezone 33.03 acres located along Hugg Drive, Polk City, Iowa, known as the Miller Property from zoning classification of Ag, Agricultural to R-2, One & Two Family Residential District.

The property is legally described as follows:

LEGAL DESCRIPTION

THE SOUTH 20.34 ACRES OF THE EAST 25 ACRES OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 25 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, LYING SOUTH OF THE PUBLIC HIGHWAY, OVER AND ACROSS SAID 25 ACRES, A/K/A LOT 1 LYING SOUTH OF HUGG DRIVE, P. WERUMS SUBDIVISION, POLK COUNTY, IOWA, LOCALLY KNOWN AS 12370 NW HUGG DRIVE, POLK CITY, IOWA,

AND

THE SOUTHWEST 12.69 ACRES OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 25 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, SUBJECT TO EASEMENTS OF RECORD.

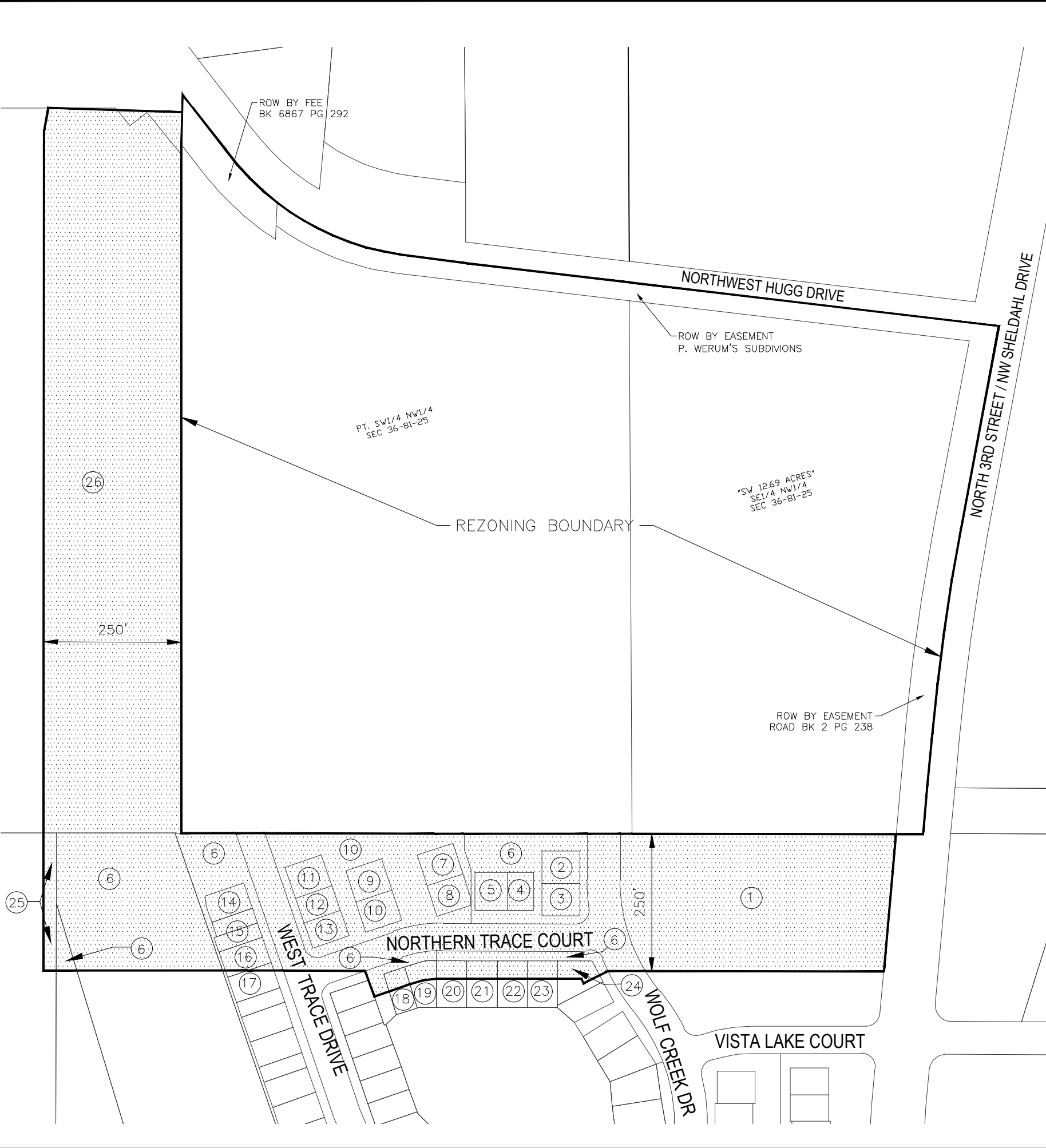
YOU ARE FURTHER NOTIFIED that said petitions will come before the P&Z Commission on June 17, 2019 at 6:00 p.m. at which time you may appear and present any reasons that you may have, either in favor of or against said proposed rezoning.

YOU ARE FURTHER NOTIFIED that at the same time, the P&Z Commission will review the petition for Voluntary Annexation regarding this parcel of land.

DATED this 7th day of June 2019

Jenny Gibbons, City Clerk

FILE: H:\2019\1904178\1904178-REZONING.DWG
 COMMENT: 1904178-REZONING
 DATE PLOTTED: 6/2/2019 3:34 PM
 PLOT DATE: 6/2/2019
 PLOT BY: J. MACKIE

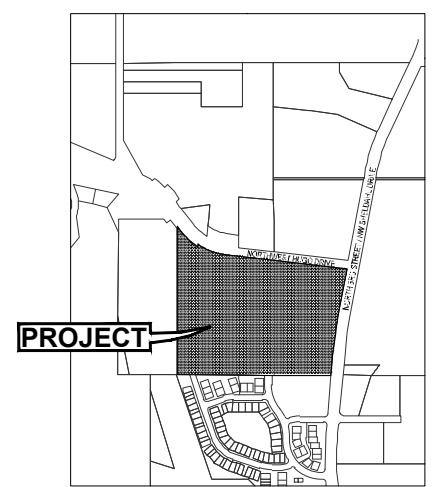


ADJACENT OWNERSHIPS

	Area (ac.)	Area (%)	CONSENTING
1. IOWA ASSET ACQUISITION LLC 2540 73RD ST URBANDALE, IA 50922-4700	2.76	18.10%	18.10%
2. THOMAS W SHIPLEY 910 WOLF CREEK DR POLK CITY, IA 50226	0.09	0.59%	
3. BARBARA CHLUPACH 904 WOLF CREEK DR POLK CITY, IA 50226	0.09	0.59%	
4. JACK HARDEN 511 NORTHERN TRACE CT POLK CITY, IA 50226	0.08	0.52%	
5. ROBERT R NEGRETE 521 NORTHERN TRACE CT POLK CITY, IA 50226-7600	0.09	0.59%	
6. WOLF CREEK TOWNHOME ASSOCIATION C/O STANBROUGH REALTY COMPANY LL 10888 HICKMAN RD STE 3B CLIVE, IA 50925-3715	2.50	16.39%	16.39%
7. RANDY D BERGE 909 CHINOOK WAY POLK CITY, IA 50226-7604	0.09	0.59%	
8. BRYCE D MANNING 905 CHINOOK WAY POLK CITY, IA 50226	0.09	0.59%	
9. BRIAN L BLAYLOCK 910 CHINOOK WAY POLK CITY, IA 50226-7604	0.09	0.59%	
10. SENDERS CONSTRUCTION LLC PO BOX 260 POLK CITY, IA 50226	0.94	6.16%	
11. CHARLOTTE LOTER 913 W TRACE DR POLK CITY, IA 50226-1247	0.09	0.59%	
12. JEFFREY MAYNES 909 W TRACE DR POLK CITY, IA 50226-1247	0.08	0.52%	
13. BRUCE A BOLAND 3818 NW 92ND PL POLK CITY, IA 50226-2078	0.08	0.52%	
14. MICHAEL SPARKS 908 W TRACE DR POLK CITY, IA 50226-1247	0.09	0.59%	
15. SENDER'S CONSTRUCTION LLC 904 W TRACE DR POLK CITY, IA 50226-1247	0.10	0.66%	
16. JEFFREY PETERSON 900 W TRACE DR POLK CITY, IA 50226-1247	0.09	0.59%	
17. JAWES E LAURION 824 W TRACE DR POLK CITY, IA 50226-1246	0.01	0.07%	
18. TIMOTHY D COONEY 550 NORTHERN TRACE CT POLK CITY, IA 50226-7600	0.09	0.20%	
19. RICHARD D BLANSHAN 540 NORTHERN TRACE CT POLK CITY, IA 50226-7600	0.04	0.26%	
20. DONNA BI SHOP-JENSEN 530 NORTHERN TRACE CT POLK CITY, IA 50226-7600	0.04	0.26%	
21. MARK CHRISTENSEN 520 NORTHERN TRACE CT POLK CITY, IA 50226-7600	0.04	0.26%	
22. LARRY R CLUPP 510 NORTHERN TRACE CT POLK CITY, IA 50226-7600	0.04	0.26%	
23. STEPHEN E LOY 500 NORTHERN TRACE CT POLK CITY, IA 50226-7600	0.04	0.26%	
24. JOHN E RYAN 890 WOLF CREEK DR POLK CITY, IA 50226-1240	0.05	0.33%	
25. TOURNAMENT CLUB OF IOWA LLC 1000 TRADITION DR POLK CITY, IA 50226-1221	0.13	0.85%	
26. ARIC R SHARP 12499 NW HUGG DR POLK CITY, IA 50226-7557	7.48	49.05%	49.05%
TOTAL:	15.25	100.00%	83.54%

VICINITY MAP

NOT TO SCALE



OWNER

BETTYLEE MILLER, KARLA SAMO, AND FLOYD NEAL MILLER
 403 W VAN DORN ST
 POLK CITY, IA 50226

DEVELOPER

ORTON DEVELOPMENT COMPANY
 CONTACT: BRUCE GATES
 2280 WOODLANDS PARKWAY
 CLIVE, IA 50325

LEGAL DESCRIPTION

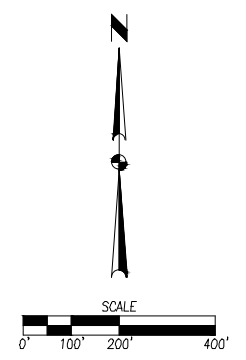
THE SOUTH 20.34 ACRES OF THE EAST 25 ACRES OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 25 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, LYING SOUTH OF THE PUBLIC HIGHWAY, OVER AND ACROSS SAID 25 ACRES, A/K/A LOT 1 LYING SOUTH OF HUGG DRIVE, P. WERUMS SUBDIVISION, POLK COUNTY, IOWA, LOCALLY KNOWN AS 12370 NW HUGG DRIVE, POLK CITY, IOWA,

AND

THE SOUTHWEST 12.69 ACRES OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 25 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, SUBJECT TO EASEMENTS OF RECORD.

ZONING

EXISTING: AG
 PROPOSED: R-2



DATE: 05/22/19

REVISIONS: _____

PREPARED: _____

TECH: _____

ENGINEER: _____

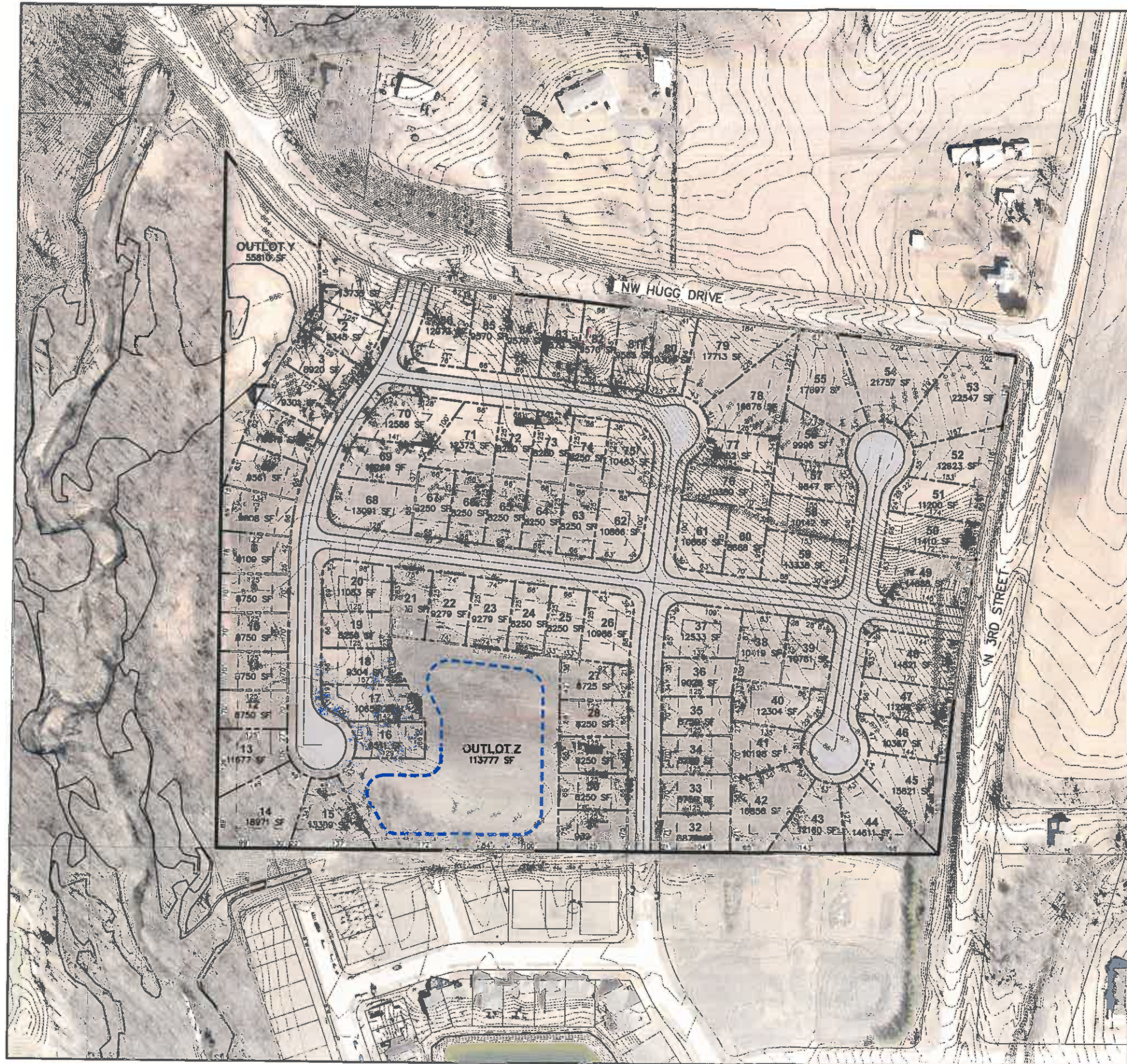
3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: 515-369-4400 FAX: 515-369-4410

ESA
 CIVIL DESIGN ADVANTAGE

POLK CITY, IOWA

MILLER PROPERTY
REZONING MAP

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 1904.178



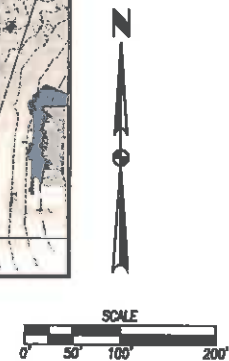
LOT SUMMARY

70' LOTS
 LOTS 1-15
 LOTS 32-37

66' LOTS
 LOTS 16-31
 LOTS 37-86

R-2 BULK REGULATIONS

30' FRONT YARD SETBACK
 35' REAR YARD SETBACK
 8' SIDE YARD SETBACK



DATE: 04/11/10
 REVISIONS:
 CONCEPT
 CONCEPT
 ENGINEER:
 TECH:

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410

1
1
 1904.178

MILLER PROPERTY
CONCEPT 2

POLK CITY, IOWA

ESA
 CIVIL DESIGN ADVANTAGE

ENGINEER:
 TECH: