

WILLOW RUN PUD

ANKENY, IOWA

Developed by

PAR PARTNERS, LLC

PUD PLAN

**APRIL 28, 2017
REVISED MAY 26, 2017**



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1. REZONING AMENDMENT REQUEST



May 26, 2017

Honorable Mayor and City Council
Plan and Zoning Commission
City of Ankeny
410 West 1st Street
Ankeny, Iowa 50021

RE: WILLOW RUN PUD RESUBMITTAL
PART OF THE SW ¼ OF SEC. 36, T80N, R24W
S&A Project No. 116.0394.01

Dear Honorable Mayor, City Council and Plan and Zoning Commission:

On behalf of Tom Davies with PAR Partners, LLC, as applicant, please find accompanying the revised PUD Master Plan, PUD Booklets and associated information for the above referenced project. These documents have been prepared in accordance with the City of Ankeny's standards and specifications. We respectfully request the City's review and approval of the documents. The plans illustrate residential development on approximately 25.7 acres located east of South Ankeny Blvd (NE 14th Street) and south of the Springwood Development.

As requested, we have addressed all items of the Tech Review through plan modification and discussions with Staff. The applicant has provided the City a proposal for a storm sewer relief project for the Springwood area along SE Primrose Drive. This project would upgrade the storm sewer in the area to benefit the existing homes in the area. This project would be paid for by the applicant and the City. The applicant is requesting that should the storm sewer relief project move forward that the storm water detention quantity and quality requirements be waived for the single family development area of the project. The single family development area would drain to and be treated by the existing wetland area that surrounds the proposed lots. Please find accompanying the following items:

- 6 copies of the PUD Booklet,
- 6 Full Size PUD Master Plan, and
- Comment Response Letter addressing Staff Comments.

The developer is requesting deferral of the construction of the sidewalk along S. Ankeny Boulevard until reconstruction of the roadway improvements or until such time the City Council request construction of the sidewalks. If there are additional questions or comments on this project, please contact me at your convenience. Thank you.

Sincerely,

SNYDER & ASSOCIATES, INC.


Brent K. Culp

Enclosure

cc: Tom Davies, PAR Partners, LLC
File



April 28, 2017

Honorable Mayor and City Council
Plan and Zoning Commission
City of Ankeny
410 West 1st Street
Ankeny, Iowa 50021

RE: WILLOW RUN PUD
PART OF THE SW ¼ OF SEC. 36, T80N, R24W
S&A Project No. 116.0394.01

Dear Honorable Mayor, City Council and Plan and Zoning Commission:

On behalf of Tom Davies with PAR Partners, LLC, as applicant, we respectfully submit the rezoning amendment request for the property located east of S. Ankeny Blvd (NE 14th Street) and south of the Springwood Development.

With this amendment, we are requesting the rezoning of approximately 25.7 acres from the current zoning designation of R-1: One-Family Residence District to proposed zoning designation of PUD: Planned Unit Development District. We are requesting this modification to allow for single family attached or detached townhome units on the west side of the development and single family detached residential lots to the east.

Attached are copies of the Rezoning Application form, Petitions for Rezoning, Rezoning Map, PUD Master Plan, and associated information. Please contact our office should you have any questions. Thank you.

Sincerely,

SNYDER & ASSOCIATES, INC.

Brent K. Culp

Enclosure

cc: Tom Davies, PAR Partners, LLC
File

Rezoning Application Form

Property Location (street address and/or boundary description):

See Attached

Gross acreage of rezoning: 25.7 Acres

Current property zoning: R-1: One-Family Residence District

Proposed property zoning: PUD: Planned Unit Development

Conditions:

Refer to Willow Run PUD Master Plan and Associated Information

Is property within Ankeny's corporate limits ☒ yes ☐ no

Applicant/Contact Person:

Full Name: Tom Davies Company: PAR Partners, LLC

Address: 317 S. Ankeny Blvd

City, State, Zip: Ankeny, Iowa 50023

Office Phone: 515.964.2814

Cell Phone: 515.208.0969

E-mail: tom@cersold.com

Property Owner:

Full Name: See Petitions for Rezoning

Company: _____

Address: _____

City, State, Zip: _____

Office Phone: _____

Cell Phone: _____

E-mail: _____

Attorney

Full Name: Dave Nelson

Firm Name: Whitfield & Eddy, PLC

Address: 213 N Ankeny Blvd, Suite 100

City, State, Zip: Ankeny, Iowa 50023

Office Phone: 515.558.0153

Cell Phone: _____

E-mail: nelson@whitfieldlaw.com

Land Surveyor/Engineer: Snyder & Associates, Inc.

Address: 2727 SW Snyder Blvd

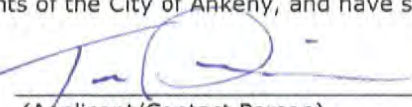
City, State, Zip: Ankeny, Iowa 50023

Office Phone: 515.964.2020

Cell Phone: 515.669.1419

E-mail: bkculp@snyder-associates.com

I (We) certify that I (we) am (are) familiar with applicable state and local codes and ordinances, the procedural requirements of the City of Ankeny, and have submitted all the required information.

Signed by: 

Date: 4.26.17

(Applicant/Contact Person)

Note: No other signature may be substituted for the Property Owner's Signature)

and: See Petitions for Rezoning

Date: _____

(Property Owner)

****Original signatures are required****

PETITION FOR REZONING

TO: Honorable Mayor and City Council
Plan and Zoning Commission

We, the undersigned owners of the following described real estate

Legal Description / Address:

See Attached Exhibit "A"

request that said real estate be rezoned from its present classification of R-1 to PUD for the purpose of allowing the following use(s):

Single Family Detached and Attached Residential Lots

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

Parcel owner(s) signatures

See Attached Exhibit "B"

(owner name)

(Signature)

(owner name)

(Signature)

Parcel owners within 250' of the above tract:

Property Owner: See Attached Exhibit "C"

Address: _____

Signature: _____

Date: _____

Printed Name: _____

Title: _____

Property Owner: _____

Address: _____

Signature: _____

Date: _____

Printed Name: _____

Title: _____

Exhibit "A" 1 of 2
REZONING DESCRIPTIONS
SPRINGWOOD SOUTH

- A. LOT 1, EXCEPT THE WEST 478.00 FEET, ALBRIGHT ACRES, AN OFFICIAL PLAT, IN POLK COUNTY, IOWA.
- B. THE EAST 182.00 FEET OF PARCEL "B" OF THE PLAT OF SURVEY FILED IN BOOK 7737, PAGE 604 OF THE POLK COUNTY RECORDERS OFFICE, BEING IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA.
- C. THE EAST 78.00 FEET OF THE WEST 556.00 FEET OF PARCEL "A" OF THE PLAT OF SURVEY FILED IN BOOK 7737, PAGE 604 OF THE POLK COUNTY RECORDERS OFFICE, BEING IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA.
- D. PARCEL "C" AS FILED IN BOOK 7737, PAGE 604 OF THE POLK COUNTY RECORDER'S OFFICE BEING A PART OF LOT 2, ALBRIGHT ACRES, AN OFFICIAL PLAT, POLK COUNTY, IOWA.

AND

THE EAST 104.00 FEET OF THE WEST 660.00 FEET OF PARCEL "A" AS FILED IN BOOK 7737, PAGE 604 OF THE POLK COUNTY RECORDER'S OFFICE AND BEING IN THE SOUTH 1/2 OF LOT 2, ALBRIGHT ACRES, AND OFFICIAL PLAT IN POLK COUNTY, IOWA.

- E. A PART OF LOT 3, ALBRIGHT ACRES, AN OFFICIAL PLAT IN POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 36; THENCE NORTH 00°10'23" EAST, 162.52 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 89°56'58" EAST ALONG THE SOUTH LINE OF SAID LOT 3, 440.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°10'23" EAST, 145.70 FEET TO THE NORTH LINE OF SAID LOT 3; THENCE NORTH 89°56' 58" EAST ALONG SAID NORTH LINE, 1688.65 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTHWESTERLY ALONG THE EAST LINE OF SAID LOT 3 AND ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 955.37 FEET, WHOSE ARC LENGTH IS 239.02 FEET AND WHOSE CHORD BEARS SOUTH 52°16'33" WEST, 238.40 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 89°56'58" WEST ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 1500.53 FEET TO THE POINT OF BEGINNING.

- F. THE WEST 2 ACRES OF LOT 4, ALBRIGHT ACRES, AN OFFICIAL PLAT, IN POLK COUNTY, IOWA.
- G. THE EAST 651.79 FEET OF THE WEST 1188.00 FEET OF LOT 4, ALBRIGHT ACRES, AN OFFICIAL PLAT IN POLK COUNTY, IOWA.

Exhibit B

| Survey Ltr | Owner Name | Signature | Mailing Address |
|------------|----------------------------|---------------------------|--------------------------------------|
| A | Dennis E. Jordan | <u>Dennis E. Jordan</u> | 211 SE Wanda Drive, Ankeny, IA 50021 |
| B | Joseph Origer | <u>Joe Origer</u> | 7275 NE 14th St. Ankeny, IA 50023 |
| B | Elizabeth Origer | <u>Elizabeth Origer</u> | |
| C | Leroy Brown III | <u>Leroy H. Brown III</u> | 751 High Rd. Norwalk, IA 50211 |
| D | Josephine Lenzini | <u>Josephine Lenzini</u> | 4315 NE 8th St. Des Moines, IA 50313 |
| D | Isolena Biondi | <u>Isolena Biondi</u> | |
| D | Sante Medici | <u>Sante Medici</u> | |
| D | Nello Medici - Life Estate | | |
| E | Josephine Lenzini | <u>Josephine Lenzini</u> | 4315 NE 8th St. Des Moines, IA 50313 |
| E | Isolena Steele | <u>Isolena Steele</u> | |
| E | Sante Medici | <u>Sante Medici</u> | |
| E | Nello Medici - Life Estate | | |
| F | Sante Medici | <u>Sante Medici</u> | 7225 NE 14th St. Ankeny, IA 50023 |
| F | Nello Medici | | |
| G | Jerome J. Schmitt | | 7208 NE 16th Ct. Ankeny, IA 50021 |
| G | Josephine A. Schmitt | | |

Exhibit "B"

Exhibit B

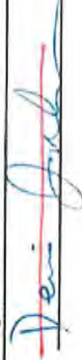






| Survey Ltr | Owner Name | Signature | Mailing Address |
|------------|----------------------------|--|--------------------------------------|
| A | Dennis E. Jordan |  | 211 SE Wanda Drive, Ankeny, IA 50021 |
| B | Joseph Origer | | 7275 NE 14th St. Ankeny, IA 50023 |
| B | Elizabeth Origer | | |
| C | Leroy Brown III | | 751 High Rd. Norwalk, IA 50211 |
| D | Josephine Lenzini | | 4315 NE 8th St. Des Moines, IA 50313 |
| D | Isolena Biondi |  | |
| D | Sante Medici |  | |
| D | Nello Medici - Life Estate | | |
| E | Josephine Lenzini | | 4315 NE 8th St. Des Moines, IA 50313 |
| E | Isolena Steele |  | |
| E | Sante Medici |  | |
| E | Nello Medici - Life Estate | | |
| F | Sante Medici |  | 7225 NE 14th St. Ankeny, IA 50023 |
| F | Nello Medici | | |
| G | Jerome J. Schmitt | | 7208 NE 16th Ct. Ankeny, IA 50021 |
| G | Josephine A. Schmitt |  | |

Exhibit "B"

Exhibit "C"
1 of 15

Survey Numbers

- 1 Owner: Sante Medici & Mary Medici
Address: 7227 NE 14th St., Ankeny, IA 50023
Signature: Sante Medici
Mary Ann Medici
Printed Name: Sante Medici
Mary Ann Medici
Date: 3-22-17
- 2 Owners: Josephine Lenzini, Isolena Steele
Sante Medici Nello Medici
Address: 4315 NE 8th St. Des Moines, IA 50313
Signature: Sante Medici
Isolena Steele
Josephine Lenzini
Printed Name: Sante Medici

Date: 3-22-17

Exhibit "C"
2 of 15

- 3 Owner: Leroy Brown II
Address: 751 High Rd. Norwalk, IA 50211
Signature: Leroy Brown II
Printed Name: Leroy Brown II
Date: 4-19-17
- 4 Owner: Joseph Origer & Elizabeth Origer
Address: 7275 NE 14th St. Ankeny, IA 50023
Signature: Joe Origer
Elizabeth Origer
Printed Name: Elizabeth Origer Joe Origer
Date: _____
- 5 Owner: Halbrook Residential Rentals, LLC
Address: 7281 NE 14th St. Ankeny, IA 50023
Signature: Larry Halbrook
Printed Name: LARRY HALBROOK
Title: Member
Date: 4-6-17
- 6 Owner: Ronald Halbrook & Beverly Halbrook
Address: 7281 NE 14th St. Ankeny, IA 50023
Signature: Ronald L Halbrook
Printed Name: RONALD L HALBROOK
Date: 4-18-17

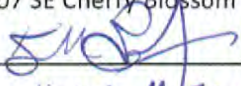
Exhibit "C"
8 of 15

- 27 Owner: Michael McGrew Marcia McGrew
 Address: 3502 SE Cherry Blossom Dr. Ankeny, IA 50021
 Signature: _____

 Printed Name: _____

 Date: _____
- 28 Owner: Michael Qualley Michelle Qualley
 Address: 3505 SE Cherry Blossom Dr. Ankeny, IA 50021
 Signature: _____




 Printed Name: _____

 Date: _____
- 29 Owner: Kevin Schaefer
 Address: 3407 SE Cherry Blossom Dr. Ankeny, IA 50021
 Signature:  _____
 Printed Name: KEVIN M SCHAEFER
 Date: 24 APR 17
- 30 Owner: Clifford Cunanan Jody Cunanan
 Address: 3403 SE Cherry Blossom Dr. Ankeny, IA 50021
 Signature: _____

 Printed Name: _____

 Date: _____

Exhibit "C"
9 of 15

- 31 Owner: Aaron Olson
Address: 3307 SE Cherry Blossom Dr. Ankeny, IA 50021
Signature: _____
Printed Name: _____
Date: _____
- 32 Owner: Randal Peterson
Address: 3404 SE Primrose Dr. Ankeny, IA 50021
Signature: 
Printed Name: RANDAL PETERSON
Date: 4-19-17
- 33 Owner: Michael Goche Cheryl Goche
Address: 3504 SE Primrose Dr. Ankeny, IA 50021
Signature: 

Printed Name: Michael Goche
Cheryl Goche
Date: 4-21-17
- 34 Owner: Ryan Widenhoff
Address: 3604 SE Primrose Dr. Ankeny, IA 50021
Signature: _____
Printed Name: _____
Date: _____
- 35 Owner: Chad Hoover Sandy Munson-Hoover
Address: 3704 SE Primrose Dr. Ankeny, IA 50021
Signature: _____

Printed Name: _____

Date: _____

Exhibit "C"
10 of 15

- 36 Owner: Sherry Stone
Address: 3703 SE Primrose Dr. Ankeny, IA 50021
Signature: _____
Printed Name: _____
Date: _____
- 37 Owner: Brent Beardsely Jennifer Beardsley
Address: 3603 SE Primrose Dr. Ankeny, IA 50021
Signature: _____

Printed Name: _____

Date: _____
- 38 Owner: Keith Bryan
Address: 3503 SE Primrose Dr. Ankeny, IA 50021
Signature: Keith Bryan
Printed Name: Keith Bryan
Date: 4/25/17
- 39 Owner: Kristie Scroggins Jon Engelen
Address: 3403 SE Primrose Dr. Ankeny, IA 50021
Signature: Jon Engelen
Printed Name: Jon Engelen
Kristie Engelen
Date: 4-25-17
- 40 Owner: Stephen Hindman Brittney Peterson
Address: 3308 SE Plum Ct, Ankeny, IA 50021
Signature: _____

Printed Name: _____

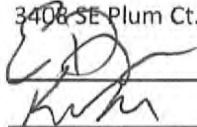
Date: _____

Exhibit "C"
11 of 15

41 Owner: Paul Madison Sarah Madison
Address: 3404 SE Plum Ct. Ankeny, IA 50021
Signature: _____

Printed Name: _____

Date: _____

42 Owner: William Dyjak Kari Dyjak
Address: 3408 SE Plum Ct. Ankeny, IA 50021
Signature:  _____

Printed Name: Eric Dyjak
Kari Dyjak
Date: 4/20/17

43 Owner: Brett Price
Address: 3502 SE Plum Ct. Ankeny, IA 50021
Signature: _____
Printed Name: _____
Date: _____

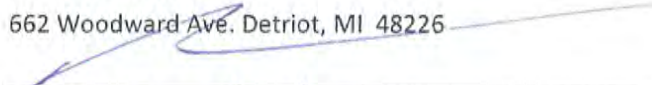
44 Owner: TSI-Bret Larkins
Address: 662 Woodward Ave. Detroit, MI 48226
Signature:  _____
Printed Name: Bret Larkins
Title: _____
Date: 4/24/17

Exhibit "C"
12 of 15

- 45 Owner: Jack Hyde Jenn Hyde
Address: 3407 SE Plum Ct. Ankeny, IA 50021
Signature: Jack Hyde
Jenn Hyde
Printed Name: Jack Hyde
Jenn Hyde
Date: 4/24/17
- 46 Owner: Adrienne Boyd
Address: 3403 SE Plum Ct. Ankeny, IA 50021
Signature: _____
Printed Name: _____
Date: _____
- 47 Owner: William Robinson
Address: 3307 SE Plum Ct. Ankeny, IA 50021
Signature: _____
Printed Name: _____
Date: _____
- 48 Owner: Nicholas Harvey Kari Harvey
Address: 505 SE 33rd St. Ankeny, IA 50021
Signature: Nicholas Harvey
Printed Name: Nicholas Harvey
Date: 4-25-17
- 49 Owner: Polk County Conversation Board
Address: 11407 NW Jester Park Dr., Granger, IA 50109
Signature: _____
Printed Name: _____
Title: _____
Date: _____

Exhibit "C"
13 of 15

- 50 Owner: Polk County
Address: 5885 NE 14th St., Des Moines, IA 50313
Signature: _____
Printed Name: _____
Title: _____
Date: _____
- 51 Owner: Gene Turk Sr. Beverly Turk
Address: 1670 NE 70th Ave. Ankeny, IA 50021
Signature: _____
Printed Name: _____
Date: _____
- 52 Owner: Jerome Schmitt Josephine Schmitt
Address: 7208 NE 16th St. Ankeny, IA 50021
Signature: _____
Printed Name: Josephine A. Schmitt
Date: 4/3/2017
- 53 Owner: Ryan Lonsdale
Address: 1237 NW 4th St. Ankeny, IA 50023
Signature: _____
Printed Name: RYAN LONSDALE
Date: 4/6/2017

Exhibit "C"
14 of 15

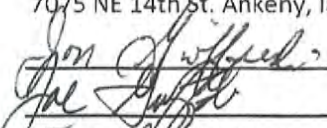
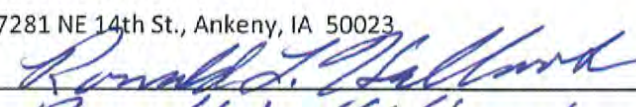
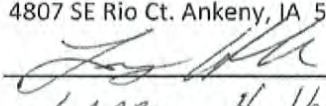
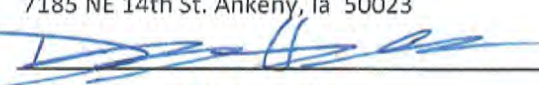
- 54 Owner: Joe Gioffredi Jon Gioffredi
Address: 7075 NE 14th St. Ankeny, Ia 50023
Signature: 
Printed Name: Jon Gioffredi
JOE GIOFFREDI
Date: 4-18-17 4-18-17
- 55 Owner: Ronald Halbrook
Address: 7281 NE 14th St., Ankeny, IA 50023
Signature: 
Printed Name: Ronald L. Halbrook
Date: 4-6-17
- 56 Owner: Halbrook Properties, LC
Address: 4807 SE Rio Ct. Ankeny, IA 50021
Signature: 
Printed Name: Larry Halbrook
Title: Pres
Date: 4-6-17
- 57 Owner: David Halbrook
Address: 7185 NE 14th St. Ankeny, Ia 50023
Signature: 
Printed Name: DAVID HALBROOK
Date: 4-6-17
- 58 Owner: Joyce McIntire
Address: 7195 NE 14th St. Ankeny, IA 50023
Signature: _____
Printed Name: _____
Date: _____

Exhibit "C"
15 of 15

59 Owner: Michael Morr
Address: 7160 NE 14th St. Ankeny, IA 50023
Signature: [Signature]
Printed Name: Michael Morr
Date: 4/26/17

60 Owner: Eugene Schmitt
Address: 1345 NE 72nd Ave., Ankeny, IA 50023
Signature: [Signature]
Printed Name: EUGENE J. SCHMITT
Date: 4/3/2017

61 Owner: CES Holdings ,LLC & DRA Properties, LC
Address: 1501 NW Parkridge Pl. Ankeny, IA 50023
Signature: [Signature]
Printed Name: DRA Properties, LC
DRA Properties
Title: Secretary
Date: 4-18-2017

62 Owner: DAS Monuments LLC
Address: 7242 NE 14th St. Ankeny, IA 50023
Signature: _____
Printed Name: _____
Title: _____
Date: _____

63 Owner: R. Elaine Podnar
Address: 7246 NE 14th St. Ankeny, IA 50023
Signature: [Signature]
Printed Name: R. ELAINE PODNAR
Date: 4/24/17

PETITION FOR REZONING

TO: Honorable Mayor and City Council
Plan and Zoning Commission

We, the undersigned owners of the following described real estate

Legal Description / Address:

See Attached

request that said real estate be rezoned from its present classification of R-1 to PUD for the
purpose of allowing the following use(s):

Single Family Detached and Attached Residential Lots

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

Parcel owner(s) signatures

See Attached Exhibit "B"

(owner name)

(Signature)

(owner name)

(Signature)

Parcel owners within 250' of the above tract:

#53

Property Owner: Duane Strempe

Address: 7180 NE 16th Court

Signature: Duane Strempe

Date: 5/10/17

Printed Name: Duane Strempe

Title: owner

Property Owner: Karen Strempe

Address: 7180 NE 16th Ct.

Signature: Karen Strempe

Date: 5/10/17

Printed Name: Karen Strempe

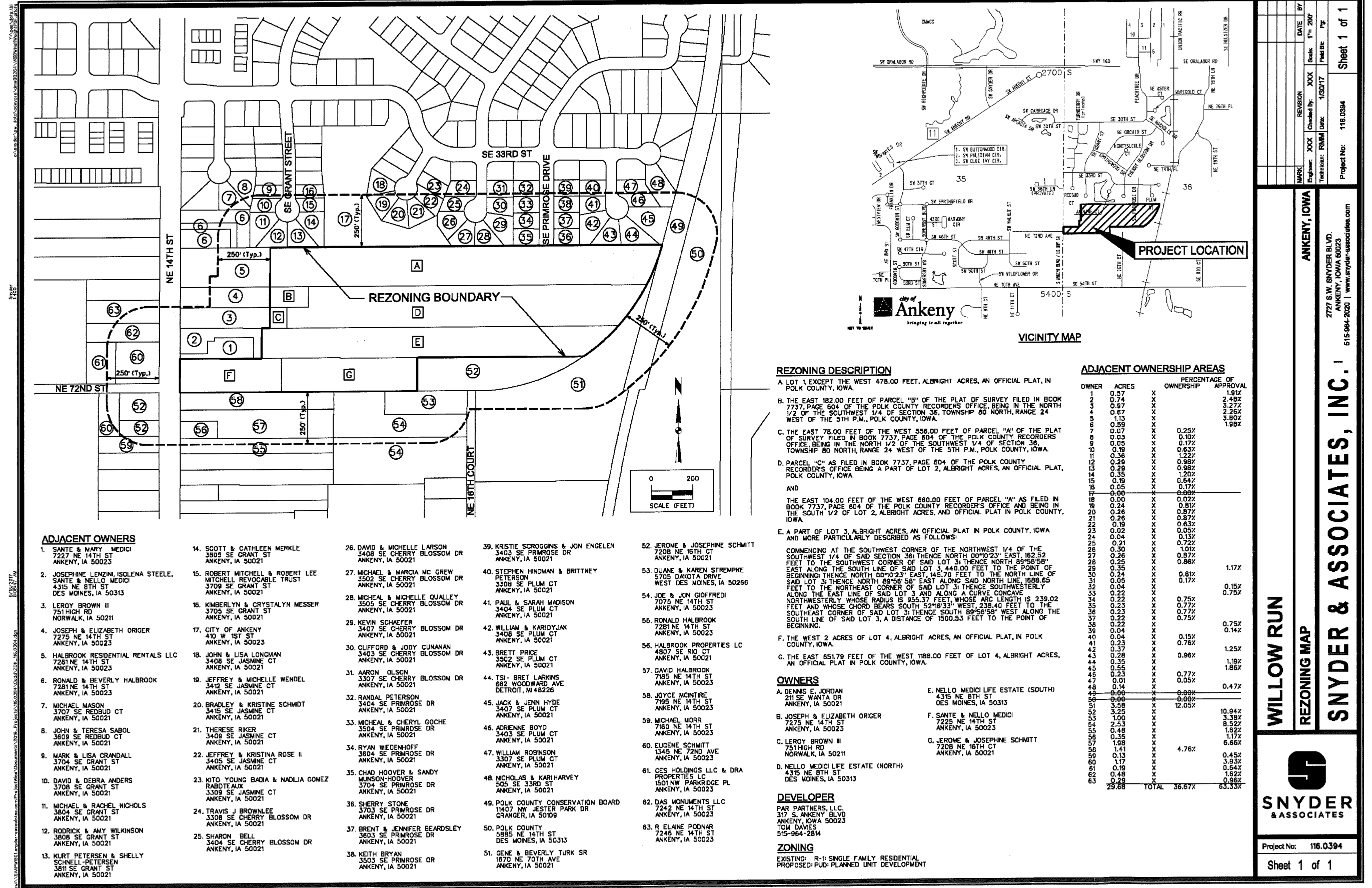
Title: _____

Planning & Building Department ♦ 220 W. 1st Street ♦ Ankeny, IA 50023 ♦ (515)963-3550 ♦ www.ankenyiowa.gov

Page 5 of 6

Exhibit "C"
15 of 15

- 59 Owner: Michael Morr
Address: 7160 NE 14th St. Ankeny, IA 50023
Signature: [Signature]
Printed Name: Michael Morr
Date: 4/24/17
- 60 Owner: Eugene Schmitt
Address: 1345 NE 72nd Ave., Ankeny, IA 50023
Signature: [Signature]
Printed Name: EUGENE J SCHMITT
Date: 4/3/2017
- 61 Owner: CES Holdings, LLC & DRA Properties, LC
Address: 1501 NW Parkridge Pl. Ankeny, IA 50023
Signature: [Signature]
Printed Name: DRA Properties, LC
Title: Secretary
Date: 4-18-2017
- 62 Owner: DAS Monuments LLC
Address: 7242 NE 14th St. Ankeny, IA 50023
Signature: [Signature]
Printed Name: Dan Stephens
Title: Owner
Date: 5-11-17
- 63 Owner: R. Elaine Podnar
Address: 7246 NE 14th St. Ankeny, IA 50023
Signature: [Signature]
Printed Name: R. ELAINE PODNAR
Date: 4/24/17



ADJACENT OWNERS

- | | | | | |
|---|--|---|--|---|
| 1. SANTE & MARY MEDICI 7227 NE 14TH ST ANKENY, IA 50023 | 14. SCOTT & CATHLEEN MERKLE 3805 SE GRANT ST ANKENY, IA 50023 | 26. DAVID & MICHELLE LARSON 3408 SE CHERRY BLOSSOM DR ANKENY, IA 50021 | 39. KRISTIE SCROGGINS & JON ENGELN 3403 SE PRIMROSE DR ANKENY, IA 50021 | 52. JEROME & JOSEPHINE SCHMITT 7208 NE 16TH CT ANKENY, IA 50021 |
| 2. JOSEPHINE LENZINI, ISOLENA STEELE, SANTE & NELLO MEDICI 4315 NE 8TH ST DES MOINES, IA 50313 | 15. ROBERT MITCHELL & ROBERT LEE MITCHELL REVOCABLE TRUST 3708 SE GRANT ST ANKENY, IA 50021 | 27. MICHAEL & MARCIA MC GREW 3502 SE CHERRY BLOSSOM DR ANKENY, IA 50021 | 40. STEPHEN HINDMAN & BRITTNEY 3308 SE PLUM CT ANKENY, IA 50021 | 53. DUANE & KAREN STREMPKE 5705 DAKOTA DRIVE WEST DES MOINES, IA 50266 |
| 3. LEROY BROWN II 751 HIGH RD NORWALK, IA 50211 | 16. KIMBERLYN & CRYSTALYN MESSER 3705 SE GRANT ST ANKENY, IA 50021 | 28. MICHAEL & MICHELLE QUALLEY 3505 SE CHERRY BLOSSOM DR ANKENY, IA 50021 | 41. PAUL & SARAH MADISON 3404 SE PLUM CT ANKENY, IA 50021 | 54. JOE & JON GIOFFREDI 7075 NE 14TH ST ANKENY, IA 50023 |
| 4. JOSEPH & ELIZABETH ORIGER 7275 NE 14TH ST ANKENY, IA 50023 | 17. CITY OF ANKENY 410 W 1ST ST ANKENY, IA 50023 | 29. KEVIN SCHAEFER 3407 SE CHERRY BLOSSOM DR ANKENY, IA 50021 | 42. WILLIAM & KARDY JAK 3408 SE PLUM CT ANKENY, IA 50021 | 55. RONALD HALBROOK 7281 NE 14TH ST ANKENY, IA 50023 |
| 5. HALBROOK RESIDENTIAL RENTALS LLC 7281 NE 14TH ST ANKENY, IA 50023 | 18. JOHN & LISA LONGMAN 3408 SE JASMINE CT ANKENY, IA 50021 | 30. CLIFFORD & JODY GUNANAN 3403 SE CHERRY BLOSSOM DR ANKENY, IA 50021 | 43. BRETT PRICE 3502 SE PLUM CT ANKENY, IA 50021 | 56. HALBROOK PROPERTIES LC 4807 SE RIO CT ANKENY, IA 50021 |
| 6. RONALD & BEVERLY HALBROOK 7281 NE 14TH ST ANKENY, IA 50023 | 19. JEFFREY & MICHELLE WENDEL 3412 SE JASMINE CT ANKENY, IA 50021 | 31. AARON OLSON 3307 SE CHERRY BLOSSOM DR ANKENY, IA 50021 | 44. TSI - BRET LARKINS 682 WOODWARD AVE DETROIT, MI 48226 | 57. DAVID HALBROOK 7185 NE 14TH ST ANKENY, IA 50023 |
| 7. MICHAEL MASON 3707 SE REDBUD CT ANKENY, IA 50021 | 20. BRADLEY & KRISTINE SCHMIDT 3415 SE JASMINE CT ANKENY, IA 50021 | 32. RANDAL PETERSON 3404 SE PRIMROSE DR ANKENY, IA 50021 | 45. JACK & JENN HYDE 3407 SE PLUM CT ANKENY, IA 50021 | 58. JOYCE MCINTIRE 7195 NE 14TH ST ANKENY, IA 50023 |
| 8. JOHN & TERESA SABOL 3609 SE REDBUD CT ANKENY, IA 50021 | 21. THERESA RIKER 3409 SE JASMINE CT ANKENY, IA 50021 | 33. MICHAEL & CHERYL GOCHE 3504 SE PRIMROSE DR ANKENY, IA 50021 | 46. ADRIENNE BOYD 3403 SE PLUM CT ANKENY, IA 50021 | 59. MICHAEL MORR 7180 NE 14TH ST ANKENY, IA 50023 |
| 9. MARK & LISA CRANDALL 3704 SE GRANT ST ANKENY, IA 50021 | 22. JEFFREY & KRISTINA ROSE II 3405 SE JASMINE CT ANKENY, IA 50021 | 34. RYAN WIEDENHOFF 3804 SE PRIMROSE DR ANKENY, IA 50021 | 47. WILLIAM ROBINSON 3307 SE PLUM CT ANKENY, IA 50021 | 60. EUGENE SCHMITT 1345 NE 72ND AVE ANKENY, IA 50023 |
| 10. DAVID & DEBRA ANDERS 3708 SE GRANT ST ANKENY, IA 50021 | 23. KITO YOUNG BADIA & NADILIA GOMEZ RABOTEAU 3309 SE JASMINE CT ANKENY, IA 50021 | 35. CHAD HOOVER & SANDY MUNSON-HOOVER 3704 SE PRIMROSE DR ANKENY, IA 50021 | 48. NICHOLAS & KARI HARVEY 505 SE 33RD ST ANKENY, IA 50021 | 61. CES HOLDINGS LLC & DRA PROPERTIES LC 1501 NW PARKRIDGE PL ANKENY, IA 50023 |
| 11. MICHAEL & RACHEL NICHOLS 3804 SE GRANT ST ANKENY, IA 50021 | 24. TRAVIS J BROWNLEE 3308 SE CHERRY BLOSSOM DR ANKENY, IA 50021 | 36. SHERRY STONE 3703 SE PRIMROSE DR ANKENY, IA 50021 | 49. POLK COUNTY CONSERVATION BOARD 11407 NW JESTER PARK DR GRANGER, IA 50109 | 62. DAS MONUMENTS LLC 7242 NE 14TH ST ANKENY, IA 50023 |
| 12. RODRICK & AMY WILKINSON 3808 SE GRANT ST ANKENY, IA 50021 | 25. SHARON BELL 3404 SE CHERRY BLOSSOM DR ANKENY, IA 50021 | 37. BRENT & JENNIFER BEARDSLEY 3603 SE PRIMROSE DR ANKENY, IA 50021 | 50. POLK COUNTY 5885 NE 14TH ST DES MOINES, IA 50313 | 63. R ELAINE PODNAR 7246 NE 14TH ST ANKENY, IA 50023 |
| 13. KURT PETERSEN & SHELLEY SCHNELL-PETERSEN 3811 SE GRANT ST ANKENY, IA 50021 | | 38. KEITH BRYAN 3503 SE PRIMROSE DR ANKENY, IA 50021 | 51. GENE & BEVERLY TURK SR 1670 NE 70TH AVE ANKENY, IA 50021 | |

REZONING DESCRIPTION

- A. LOT 1, EXCEPT THE WEST 478.00 FEET, ALBRIGHT ACRES, AN OFFICIAL PLAT, IN POLK COUNTY, IOWA.
- B. THE EAST 182.00 FEET OF PARCEL "B" OF THE PLAT OF SURVEY FILED IN BOOK 7737, PAGE 604 OF THE POLK COUNTY RECORDERS OFFICE, BEING IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA.
- C. THE EAST 78.00 FEET OF THE WEST 556.00 FEET OF PARCEL "A" OF THE PLAT OF SURVEY FILED IN BOOK 7737, PAGE 604 OF THE POLK COUNTY RECORDERS OFFICE, BEING IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA.
- D. PARCEL "C" AS FILED IN BOOK 7737, PAGE 604 OF THE POLK COUNTY RECORDERS OFFICE BEING A PART OF LOT 2, ALBRIGHT ACRES, AN OFFICIAL PLAT, POLK COUNTY, IOWA.
- AND
- THE EAST 104.00 FEET OF THE WEST 660.00 FEET OF PARCEL "A" AS FILED IN BOOK 7737, PAGE 604 OF THE POLK COUNTY RECORDERS OFFICE AND BEING IN THE SOUTH 1/2 OF LOT 2, ALBRIGHT ACRES, AN OFFICIAL PLAT IN POLK COUNTY, IOWA.
- E. A PART OF LOT 3, ALBRIGHT ACRES, AN OFFICIAL PLAT IN POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
- COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 36; THENCE NORTH 00°10'23" EAST, 182.52 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 89°58'58" EAST ALONG THE SOUTH LINE OF SAID LOT 3, 440.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°10'23" EAST, 145.70 FEET TO THE NORTH LINE OF SAID LOT 3; THENCE NORTH 89°58'58" EAST ALONG SAID NORTH LINE, 1688.65 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTHWESTERLY ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 1500.53 FEET TO THE POINT OF BEGINNING.
- F. THE WEST 2 ACRES OF LOT 4, ALBRIGHT ACRES, AN OFFICIAL PLAT, IN POLK COUNTY, IOWA.
- G. THE EAST 851.79 FEET OF THE WEST 1188.00 FEET OF LOT 4, ALBRIGHT ACRES, AN OFFICIAL PLAT IN POLK COUNTY, IOWA.

OWNERS

- A. DENNIS E. JORDAN
211 SE WANDA DR
ANKENY, IA 50021
- B. JOSEPH & ELIZABETH ORIGER
7275 NE 14TH ST
ANKENY, IA 50023
- C. LEROY BROWN II
751 HIGH RD
NORWALK, IA 50211
- D. NELLO MEDICI LIFE ESTATE (NORTH)
4315 NE 8TH ST
DES MOINES, IA 50313
- E. NELLO MEDICI LIFE ESTATE (SOUTH)
4315 NE 8TH ST
DES MOINES, IA 50313
- F. SANTE & NELLO MEDICI
7227 NE 14TH ST
ANKENY, IA 50023
- G. JEROME & JOSEPHINE SCHMITT
7208 NE 16TH CT
ANKENY, IA 50021

DEVELOPER

PAR PARTNERS, LLC,
317 S. ANKENY BLVD
ANKENY, IOWA 50023
TOM DAVIES
515-964-2814

ZONING

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

ADJACENT OWNERSHIP AREAS

| OWNER | ACRES | PERCENTAGE OF OWNERSHIP | APPROVAL |
|----------|-------|-------------------------|----------|
| 1. 0.57 | X | | 1.91% |
| 2. 0.74 | X | | 2.49% |
| 3. 0.97 | X | | 3.27% |
| 4. 0.67 | X | | 2.26% |
| 5. 1.13 | X | | 3.80% |
| 6. 0.59 | X | | 1.98% |
| 7. 0.07 | X | 0.25% | |
| 8. 0.03 | X | 0.10% | |
| 9. 0.17 | X | 0.17% | |
| 10. 0.19 | X | 0.63% | |
| 11. 0.36 | X | 1.22% | |
| 12. 0.29 | X | 0.98% | |
| 13. 0.29 | X | 0.98% | |
| 14. 0.35 | X | 1.20% | |
| 15. 0.19 | X | 0.64% | |
| 16. 0.05 | X | 0.17% | |
| 17. 0.06 | X | 0.06% | |
| 18. 0.00 | X | 0.02% | |
| 19. 0.24 | X | 0.81% | |
| 20. 0.26 | X | 0.87% | |
| 21. 0.26 | X | 0.87% | |
| 22. 0.19 | X | 0.63% | |
| 23. 0.02 | X | 0.05% | |
| 24. 0.04 | X | 0.13% | |
| 25. 0.21 | X | 0.72% | |
| 26. 0.30 | X | 1.01% | |
| 27. 0.26 | X | 0.87% | |
| 28. 0.25 | X | 0.86% | |
| 29. 0.35 | X | | 1.17% |
| 30. 0.24 | X | 0.81% | |
| 31. 0.05 | X | 0.17% | |
| 32. 0.16 | X | | 0.15% |
| 33. 0.22 | X | | 0.75% |
| 34. 0.22 | X | 0.75% | |
| 35. 0.23 | X | 0.77% | |
| 36. 0.23 | X | 0.77% | |
| 37. 0.22 | X | 0.75% | |
| 38. 0.22 | X | | 0.75% |
| 39. 0.04 | X | | 0.14% |
| 40. 0.04 | X | 0.15% | |
| 41. 0.23 | X | 0.76% | |
| 42. 0.37 | X | | 1.25% |
| 43. 0.28 | X | 0.96% | |
| 44. 0.35 | X | | 1.19% |
| 45. 0.55 | X | | 1.86% |
| 46. 0.23 | X | 0.77% | |
| 47. 0.01 | X | 0.05% | |
| 48. 0.14 | X | | 0.47% |
| 49. 0.00 | X | 0.00% | |
| 50. 0.00 | X | 0.00% | |
| 51. 3.25 | X | 12.05% | |
| 52. 3.75 | X | | 10.94% |
| 53. 1.00 | X | | 3.38% |
| 54. 2.53 | X | | 8.52% |
| 55. 0.48 | X | | 1.62% |
| 56. 0.35 | X | | 1.17% |
| 57. 1.98 | X | | 6.66% |
| 58. 1.41 | X | 4.76% | |
| 59. 0.13 | X | | 0.45% |
| 60. 0.17 | X | | 0.53% |
| 61. 0.19 | X | | 0.64% |
| 62. 0.48 | X | | 1.62% |
| 63. 0.62 | X | | 2.06% |
| 29.68 | TOTAL | 36.67% | 63.33% |

WILLOW RUN
REZONING MAP



Project No: 116.0394

Sheet 1 of 1

ANKENY, IOWA
2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
615-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES, INC.

| REVISION | DATE | BY |
|----------|---------|-----|
| 1 | 1/30/17 | XXX |
| 2 | 1/30/17 | XXX |
| 3 | 1/30/17 | XXX |
| 4 | 1/30/17 | XXX |
| 5 | 1/30/17 | XXX |
| 6 | 1/30/17 | XXX |
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| 60 | 1/30/17 | XXX |
| 61 | 1/30/17 | XXX |
| 62 | 1/30/17 | XXX |
| 63 | 1/30/17 | XXX |

2. PUD PLAN EXHIBIT

3. BULK REGULATIONS

WILLOW RUN PUD BULK REGULATIONS

Area A: Single Family Detached Lots

- Zoning items not addressed within these Bulk Regulations shall refer to City of Ankeny, R-3: Multiple Family Residence District zoning regulations.

Permitted Uses – Principal

- One-story, two-story, and one and one-half story homes with basements.

Permitted Uses – Accessory

- Rear yard setbacks for accessory buildings shall be a minimum of 5 feet. Side yard setbacks shall be a minimum of 3 feet. For double frontage lots the accessory building shall be set back to the front yard setback of 25 feet.

Area and Size Regulations

- The minimum lot area shall be 7,500 square feet.
- The single-family detached lots shall be a minimum 65 feet wide and have a minimum depth of 120 feet.
- Front yard setbacks along public streets shall be a minimum of 25 feet.
- Side yard setbacks shall be a minimum of 5 feet allowable on each side.
- Rear yard setbacks shall be a minimum of 20 feet for principal structures.
- Minimum finish area for the single-family homes shall be 1,100 square feet for a ranch plan and 1,250 square feet for a one and one-half and two-story plan.
- Two parking stalls shall be provided for each residence.

Area B: Single Family Attached or Detached Townhomes

- Zoning items not addressed within these Bulk Regulations shall refer to City of Ankeny, R-3: Multiple Family Residence District zoning regulations.

Permitted Uses – Principal

- One-story, two-story, and one and one-half story attached or detached townhomes.

Permitted Uses – Accessory

- Clubhouse structure and accompanying amenities. Sanitary sewer structure and appurtenances.

Area and Size Regulations

- It is anticipated that the townhomes will be platted with “postage stamp” lots and that the common area will be owned and maintained by the homeowner’s association.
- Front yard setbacks along private streets shall be a minimum of 25 feet from back of curb.
- Building separation shall be a minimum of 10 feet.
- Rear yard setbacks shall be a minimum of 20 feet for principal structures around the perimeter boundary of the development.
- Decks that are not covered shall be able to extend a maximum of 12-feet into the perimeter rear yard.
- Minimum finish area for the townhome units shall be 1,000 square feet for a ranch plan and 1,200 square feet for a two-story plan per unit.
- Two parking stalls shall be provided for each unit.
- The Land Use Category is Low Density Residential allowing up to five (5) units per acre.

WILLOW RUN PUD ARCHITECTURAL CHARACTER

RESIDENTIAL AREAS (DETACHED AND BI-ATTACHED)

The residential homes in Willow Run will feature a common traditional architectural element. The consistency in the homes will create a neighborhood feel while varying home elevations and features will help with curb appeal.

Key elements such as front porches, plan variety, alternated housing styles and colors, varying roof pitches, and quality-building materials combine to give the developer and the homeowners a successful combination. Acceptable building exteriors will include masonry (natural and/or manufactured brick or stone), vinyl, cedar, stucco, EIFS, Masonite, or Hardi-Plank siding. The roof of all homes shall be standard 3-tab or architectural type shingles. The same single family detached model elevations will not be constructed next to each other in the single family detached areas. The colors of the homes will be natural colors such as earth tones, greens, grays and muted yellows. Vibrant colors can be only used to accent building details, provided they add to the overall attractiveness and design of the home.

Typical elevations and floor plans are shown for general character representation only. These do not reflect all the homes that will be constructed within Willow Run, they are meant to provide an idea of the character of the homes allowed within the development

ELEVATIONS

SINGLE FAMILY DETACHED ELEVATIONS



SINGLE FAMILY DETACHED ELEVATIONS



SINGLE FAMILY DETACHED ELEVATIONS



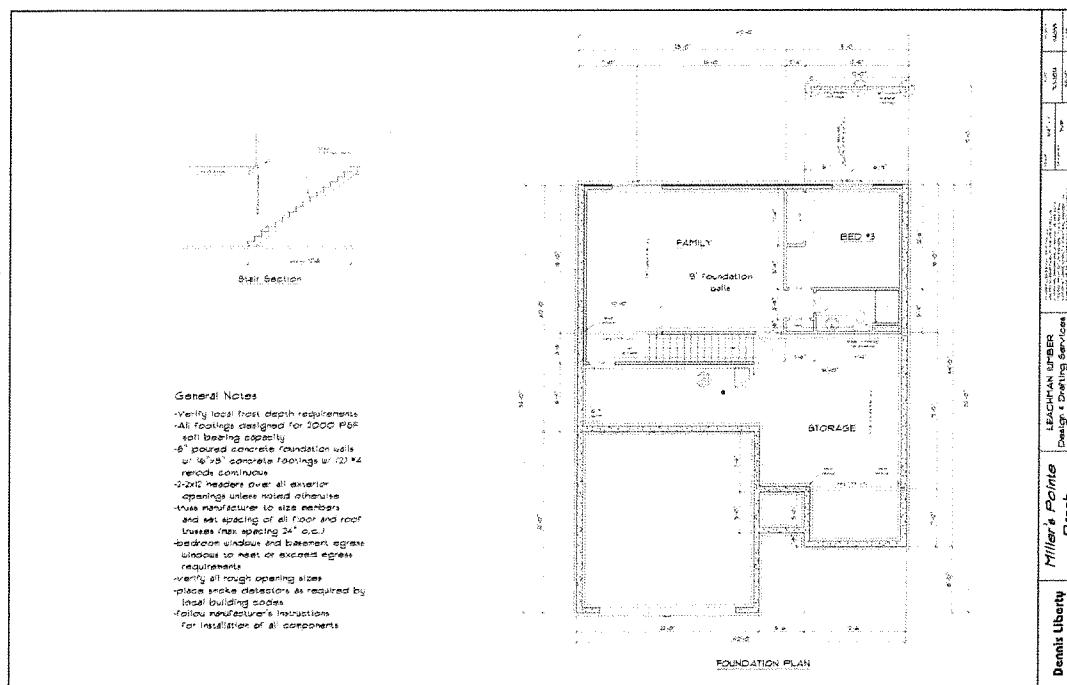
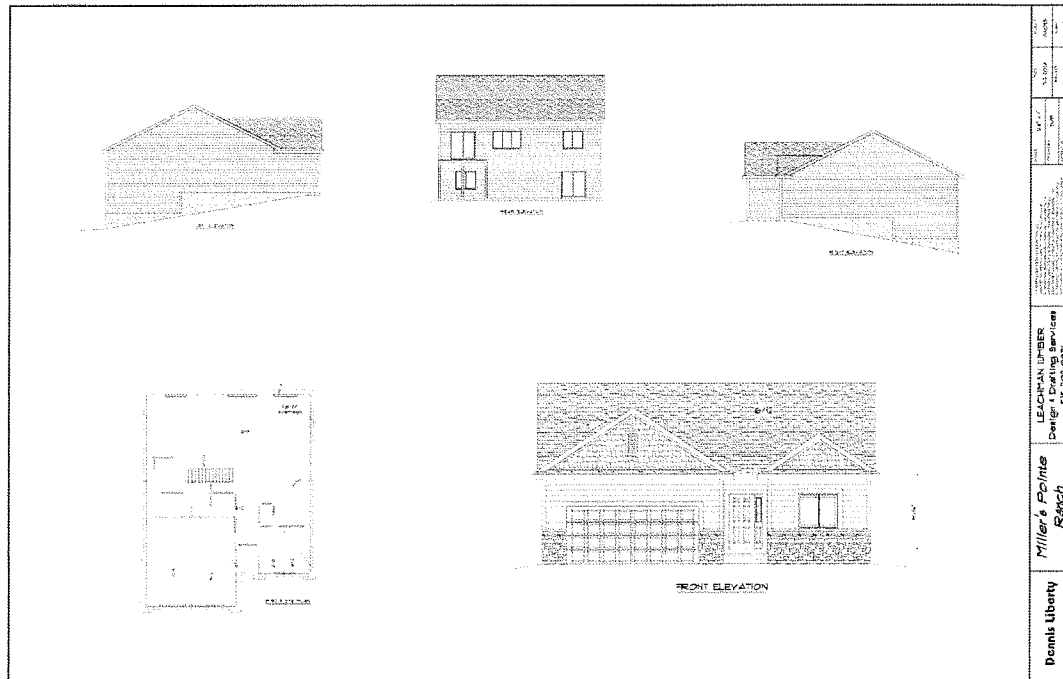
SINGLE FAMILY DETACHED ELEVATIONS



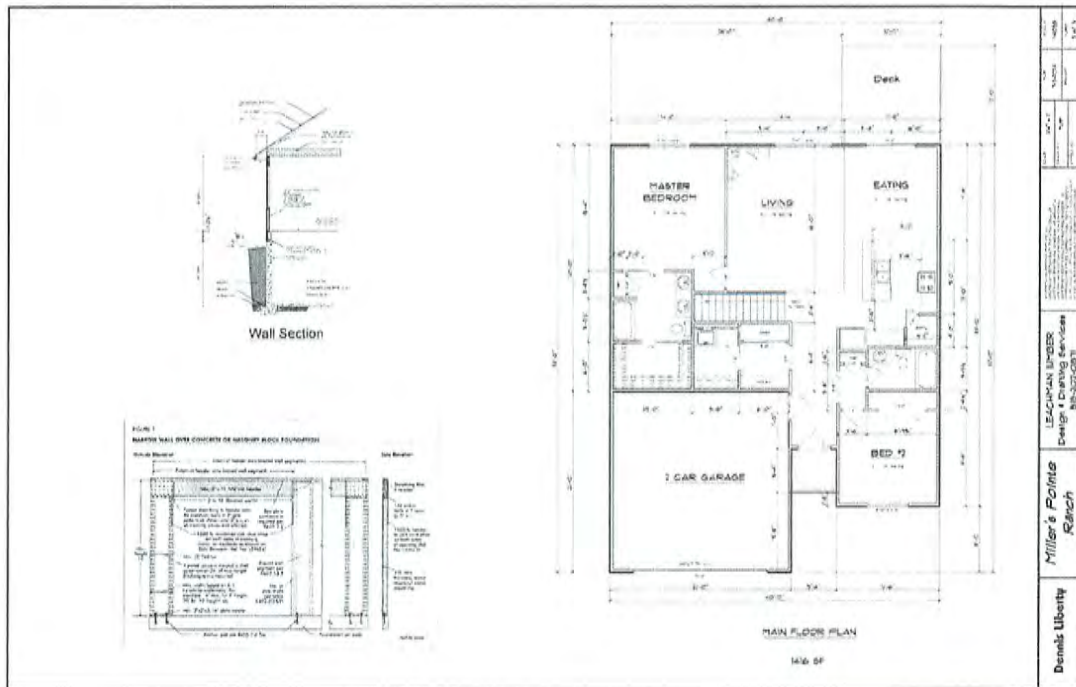
ATTACHED AND DETACHED TOWNHOME ELEVATIONS



ATTACHED AND DETACHED TOWNHOME ELEVATIONS



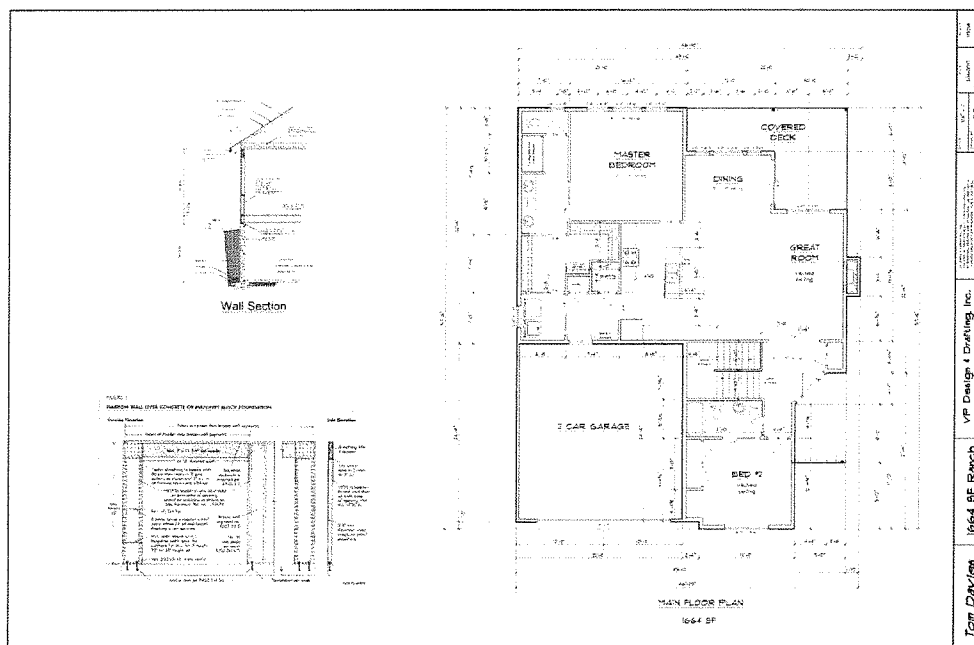
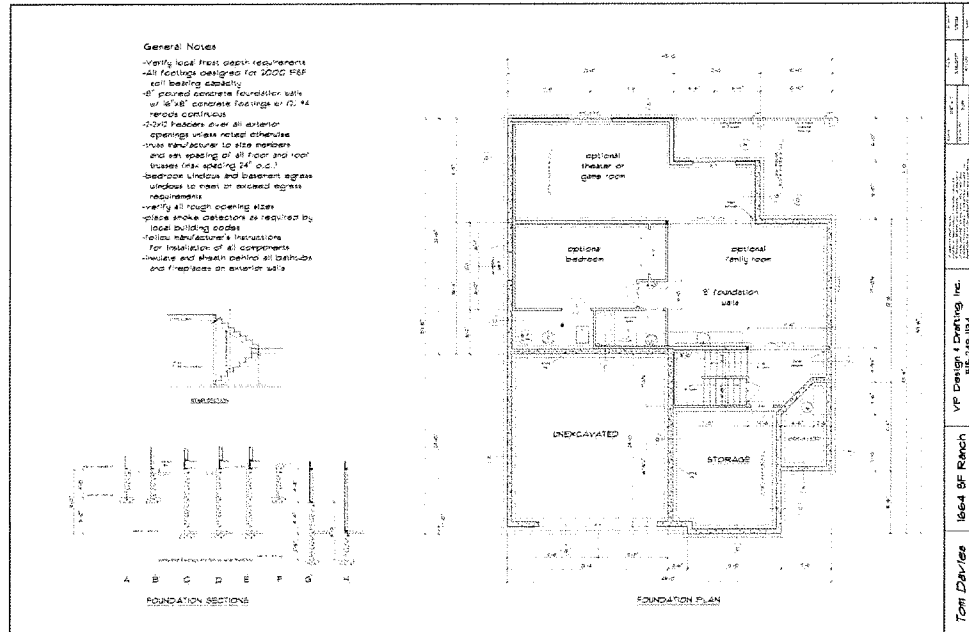
ATTACHED AND DETACHED TOWNHOME ELEVATIONS



ATTACHED AND DETACHED TOWNHOME ELEVATIONS



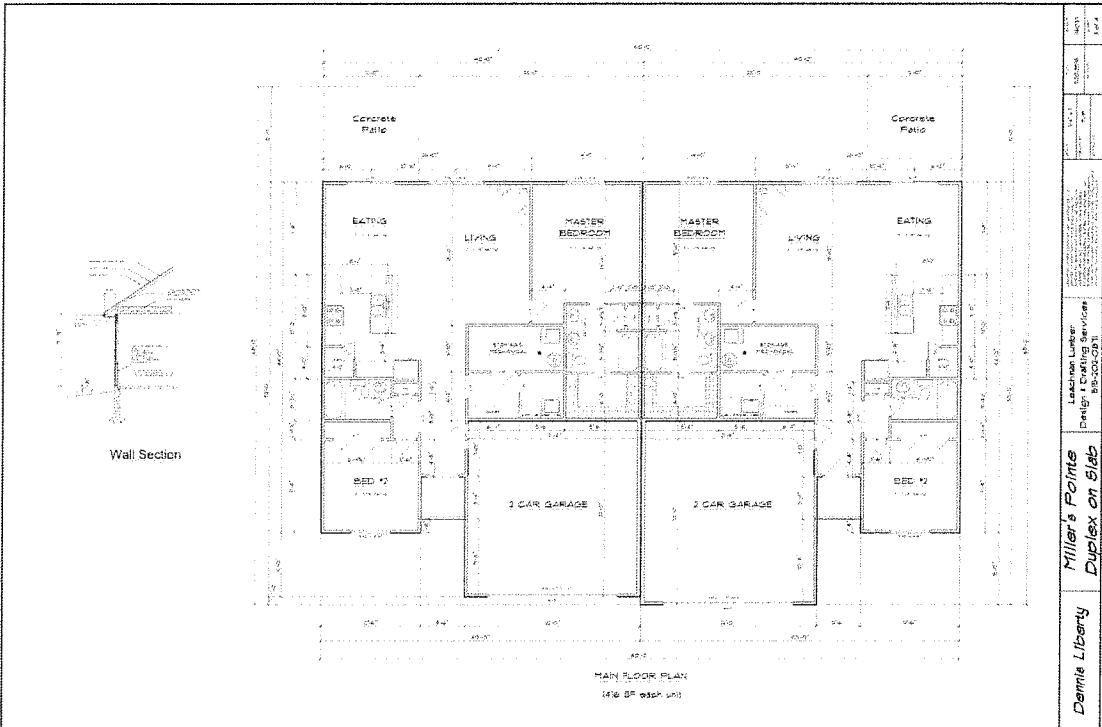
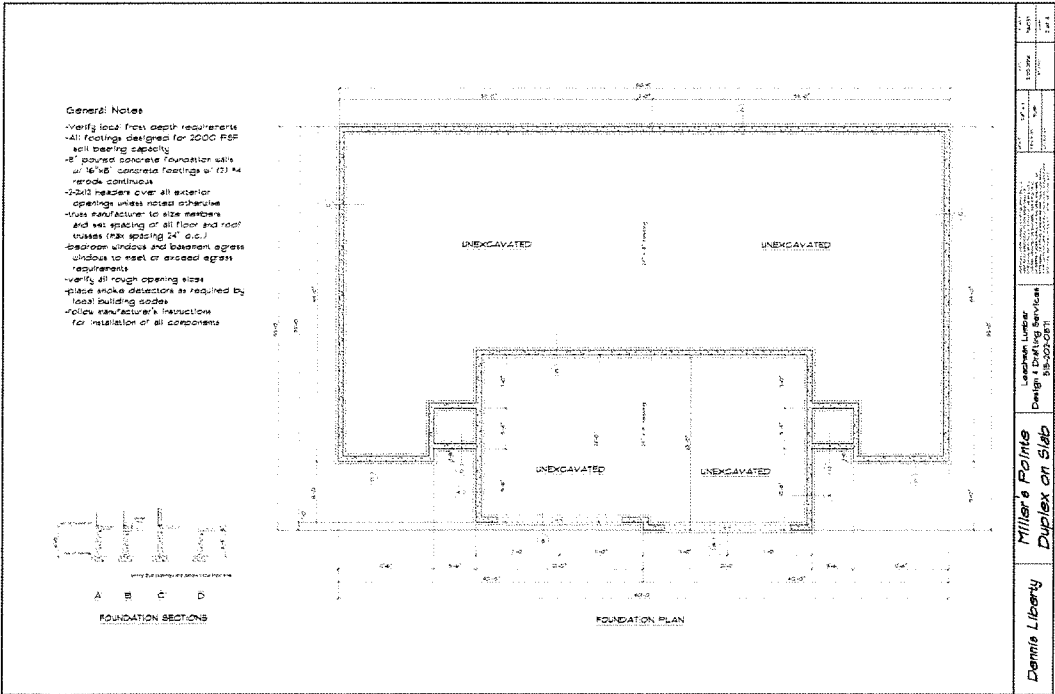
ATTACHED AND DETACHED TOWNHOME ELEVATIONS



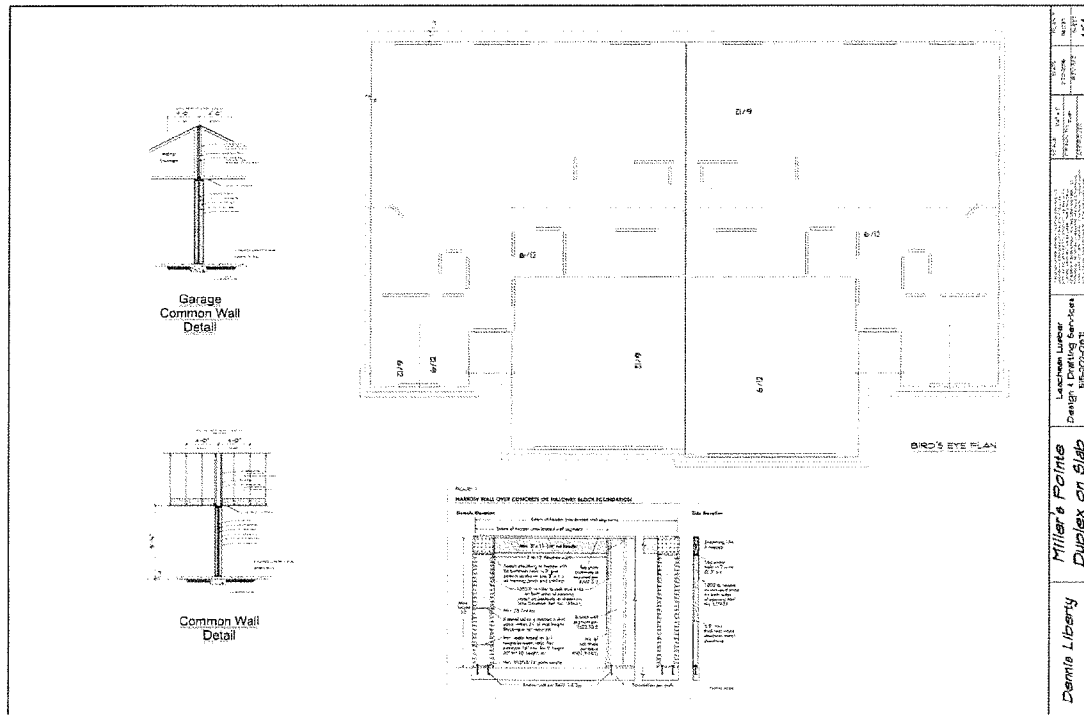
ATTACHED AND DETACHED TOWNHOME ELEVATIONS



ATTACHED AND DETACHED TOWNHOME ELEVATIONS



ATTACHED AND DETACHED TOWNHOME ELEVATIONS



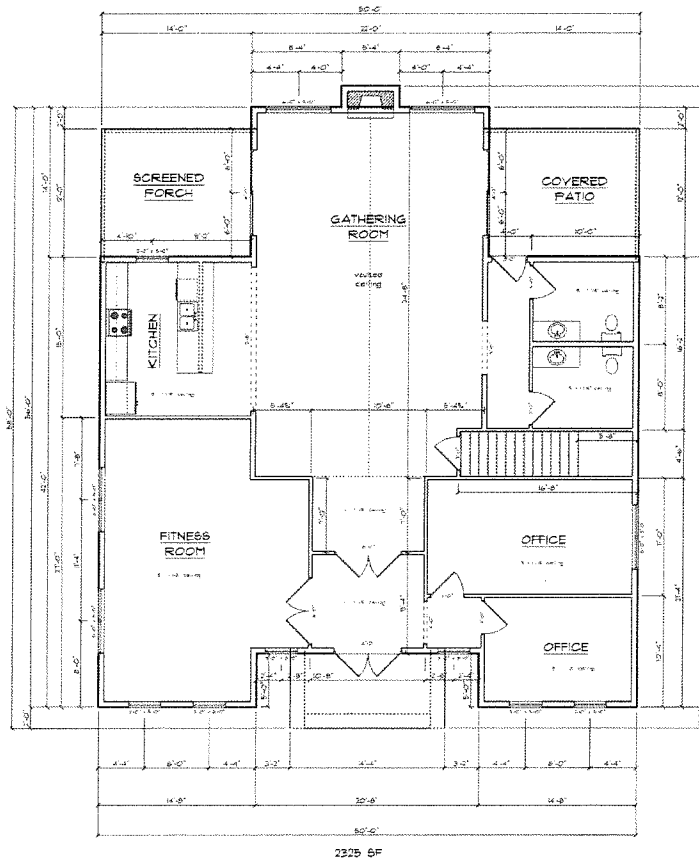
TOWNHOME CLUBHOUSE ELEVATIONS



TOWNHOME CLUBHOUSE ELEVATIONS



FRONT ELEVATION



PAR Partners, LLC



4. SUPPORTING EVIDENCE

WILLOW RUN PUD

SUPPORTING EVIDENCE STATEMENT

STORM WATER MANAGEMENT

This development drains generally southeasterly through a defined drainage way that runs across the development that separates the single family detached area from the townhome area.

The development of the townhome area will include a wet bottom pond located in the center of the townhome development. This pond will provide water quality volume and water quantity volume for a portion of the development. Smaller basins are planned along the west side of the drainage way and east of the townhomes. These basins will also provide both water quality volumes and water quantity volumes for the remainder of the townhome development.

The Applicant has provided the City an estimate for a storm sewer relief project within the Springwood development along SE Primrose Drive. This project would upgrade the storm sewer in the area to benefit the existing homeowners. The project would be paid for by the City and the Applicant. Because of the additional offsite bypass flow from the north; this storm sewer relief project is conditioned on the City waiving the stormwater detention quantity and quality requirement for the single family detached area. The single family area will drain to an existing wetland that surrounds the west, south and east sides of this area.

Storm sewers will generally be located on the south and east sides of the street systems with intermittent intakes along the curb lines to intercept storm water flows. The storm sewer will be public within the single family detached area and will be private within the townhome area.

The existing drainage way is not a FEMA regulated channel. According to the mapping, there is no 100-year floodplain adjacent to this development. (See the attached drainage map and FIRM map.)

SANITARY SEWER

The existing sanitary sewer is located at the south end of SE Primrose Drive. A new public 8-inch sanitary sewer is proposed to be installed in the center of the street in the single family detached area. The townhome area will be served by new private 8-inch sanitary sewer located in the center of the private drives. The private sanitary sewer will flow to a proposed private sanitary lift station located southeast of the townhome area. This lift station will connect via force main to private manhole prior to gravity flow to a public manhole and the 8-inch public main proposed in the single family detached area.

WATER MAIN

The proposed 10-inch water main will connect into the existing water main at the south end of SE Primrose Drive and extend through the single family detached area and westerly through the townhome area to South Ankeny Boulevard. At South Ankeny

Boulevard, the water main will be looped back into the existing water system via 1 of the 3 options provided by the City of Ankeny during the Annexation Phase of this project. The chosen option will be determined with final design of the project. Additional public 8-inch water mains are proposed along the private drives located within the townhome area to provide service to the proposed units not fronted by the proposed 10-inch water main. All new water mains will be public improvements and will provide water and fire protection for the interior lots of the development. The water main is proposed to be a public utility and will generally be located on the north and west sides of the street as the existing main is located on the west side of SE Primrose Drive.

PUBLIC STREETS

Public streets proposed within the single family detached area are 27-feet back to back road within a 60-feet wide right of way.

PRIVATE DRIVES

Private drives proposed with the townhome area are 26-feet back to back with rolled curb adjacent the townhomes. 6-inch standard curb may be constructed in other locations not associated with drives.

SIDEWALKS

Sidewalks (5-foot in width) are proposed along both sides of the public street within the public right-of-way in the single family detached area. These will be installed 1-foot inside of the right-of-way with the construction of the homes.

A 5-foot sidewalk is also required along S. Ankeny Boulevard (Highway 69). The Applicant is requesting deferral of this sidewalk until after the reconstruction project for the highway has occurred or until such time the City Council requests construction of the sidewalk.

Sidewalks (5-foot in width) are proposed along both sides of the private drive adjacent to homes within the townhome area. These sidewalks are typically located adjacent to the back of curb. The only exception is along the very western part of the development where sidewalk is proposed only along the north side of the private drive as this section of the drive is single loaded with units only on the north side.

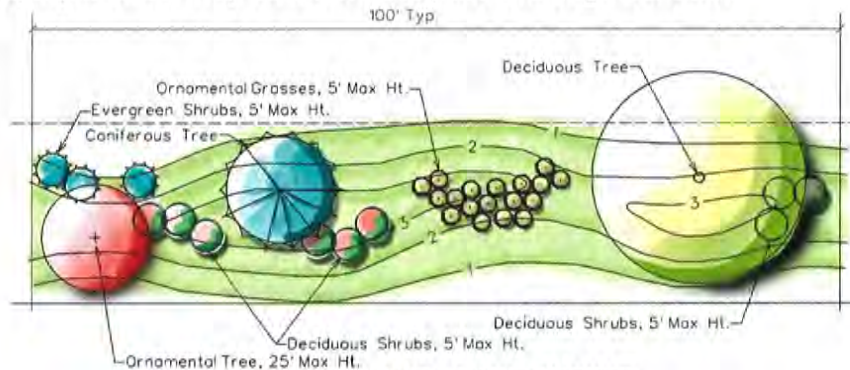
A trail (8-foot in width) may be proposed in the townhome area to connect the proposed sidewalk with the existing trail along the south side of the pond located within the Springwood development.

SCREENING, OPEN SPACE AND LANDSCAPING

Proposed screening will meet the requirements of Chapter 194: Parking, Loading and Screening as well as the open space, landscaping and parking lot shading requirement of the Ankeny Zoning Ordinance.

A Type B Screen will be provided along S. Ankeny Boulevard (Highway 69). The screen will be installed during site development of the individual lot(s). Below is an

example of the typical landscape buffer that would be required along this length of property boundary. In locations where a berm will block or impede drainage, a 6-foot high opaque fence may be allowed to pass drainage beneath.



TYPICAL LANDSCAPE BUFFER

SIGNAGE

All proposed signs will conform to City of Ankeny sign requirements.

FRANCHISE UTILITIES

The gas main will be located in a gas easement located at the front of each lot. The electric, telephone, and cable television utilities are proposed along the front and potentially the rear of the lot within public utility easements.

WETLANDS

Through a Wetland Delineation Report, the wetlands have been identified and are shown on the PUD Master Plan. The Applicant plans to avoid disturbing the existing wetlands wherever possible. However, the linear wetland and any wetland located on a lot will be mitigated. The intent will be to keep disturbance to less than the 0.5 acre threshold for a Nationwide Permit. It is anticipated that the wetland mitigation will occur through the purchase of wetland credits within a wetland bank.

PARK SITE DEDICATION

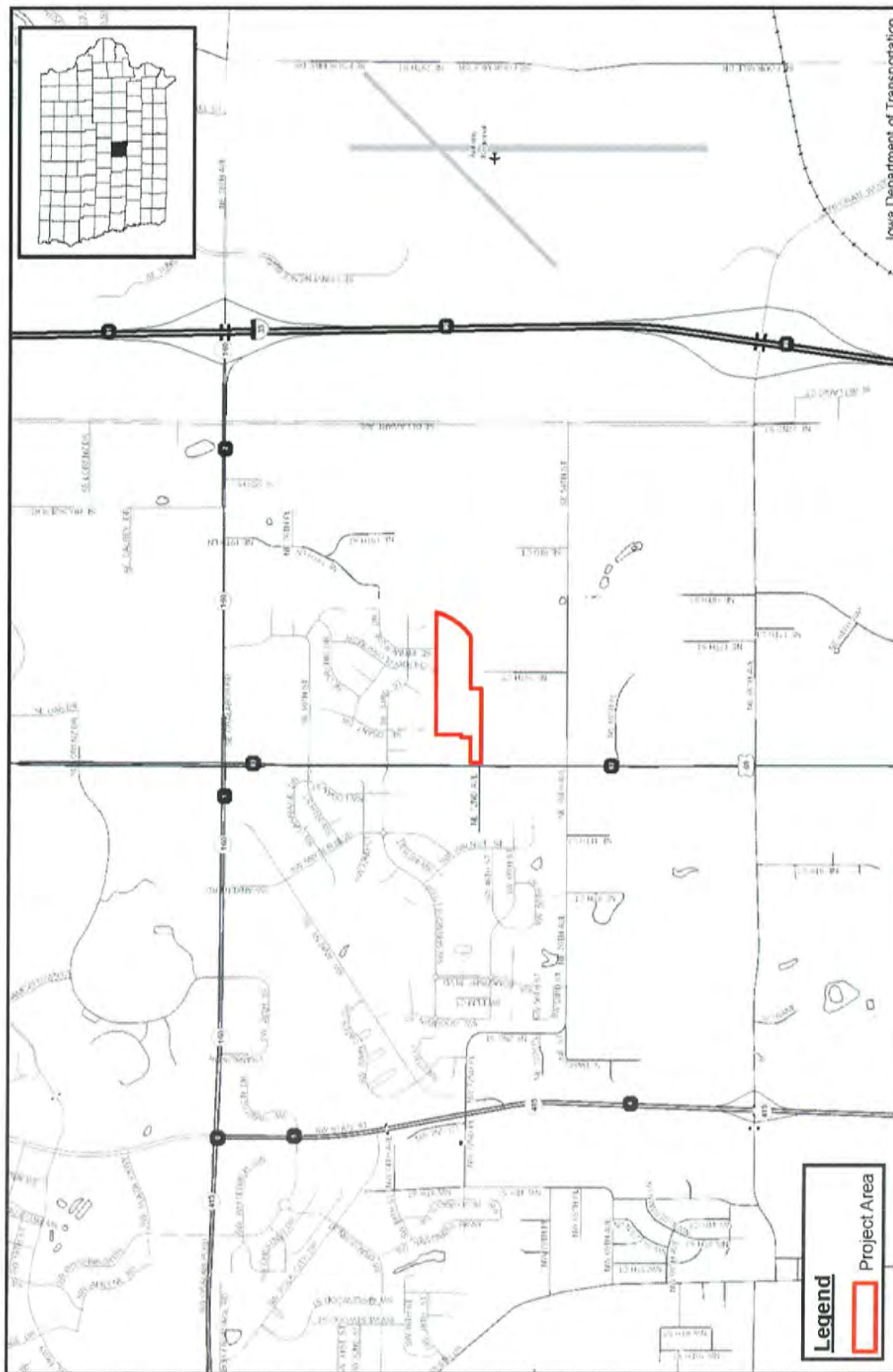
Park site dedication is required for this development. The City of Ankeny allows payment in lieu of providing park area(s) within the project site. The Applicant will provide the payment option of \$12,000 / acre for the area required by the City. The development will include large amounts of open space within the project. These areas will include the existing undisturbed wetland area, the proposed detention areas and the common areas within the townhome area.

LAND USE CATEGORY

The current Land Use Category is Low Density Residential allowing up to five (5) units per acre. This maximum density may not be exceeded without a Land Use Plan Amendment.

VICINITY MAP AND REZONING DESCRIPTION

FILE PATH: \\pca\pca\associates\comchares\Environ\GIS\Project Data\18_0354\GIS\Map\Map area_2_20_2016_E-1.mxd
 SOURCES: Aerial Imagery, LIDAR



Iowa Department of Transportation



Exhibit 1 - Vicinity Map

Willow Run Development | Polk County, Iowa | 4/10/2017

WILLOW RUN PUD

- A. LOT 1, EXCEPT THE WEST 478.00 FEET, ALBRIGHT ACRES, AN OFFICIAL PLAT, IN POLK COUNTY, IOWA.
- B. THE EAST 182.00 FEET OF PARCEL "B" OF THE PLAT OF SURVEY FILED IN BOOK 7737, PAGE 604 OF THE POLK COUNTY RECORDERS OFFICE, BEING IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA.
- C. THE EAST 78.00 FEET OF THE WEST 556.00 FEET OF PARCEL "A" OF THE PLAT OF SURVEY FILED IN BOOK 7737, PAGE 604 OF THE POLK COUNTY RECORDERS OFFICE, BEING IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA.
- D. PARCEL "C" AS FILED IN BOOK 7737, PAGE 604 OF THE POLK COUNTY RECORDER'S OFFICE BEING A PART OF LOT 2, ALBRIGHT ACRES, AN OFFICIAL PLAT, POLK COUNTY, IOWA.
AND
THE EAST 104.00 FEET OF THE WEST 660.00 FEET OF PARCEL "A" AS FILED IN BOOK 7737, PAGE 604 OF THE POLK COUNTY RECORDER'S OFFICE AND BEING IN THE SOUTH 1/2 OF LOT 2, ALBRIGHT ACRES, AND OFFICIAL PLAT IN POLK COUNTY, IOWA.
- E. A PART OF LOT 3, ALBRIGHT ACRES, AN OFFICIAL PLAT IN POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 36; THENCE NORTH 00°10'23" EAST, 162.52 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 89°56'58" EAST ALONG THE SOUTH LINE OF SAID LOT 3, 440.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°10'23" EAST, 145.70 FEET TO THE NORTH LINE OF SAID LOT 3; THENCE NORTH 89°56' 58" EAST ALONG SAID NORTH LINE, 1688.65 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTHWESTERLY ALONG THE EAST LINE OF SAID LOT 3 AND ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 955.37 FEET, WHOSE ARC LENGTH IS 239.02 FEET AND WHOSE CHORD BEARS SOUTH 52°16'33" WEST, 238.40 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 89°56'58" WEST ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 1500.53 FEET TO THE POINT OF BEGINNING.
- F. THE WEST 2 ACRES OF LOT 4, ALBRIGHT ACRES, AN OFFICIAL PLAT, IN POLK COUNTY, IOWA.
- G. THE EAST 651.79 FEET OF THE WEST 1188.00 FEET OF LOT 4, ALBRIGHT ACRES, AN OFFICIAL PLAT IN POLK COUNTY, IOWA.

EXISTING TOPOGRAPHY / DRAINAGE AREAS

FILE PATH: \\snyder\associates\corporate\environmental\project\Oralabor\GIS\MapDocs\Oralabor_2_20_2015_E-2.mxd
 SOURCES: JACOBS DIGITAL Library

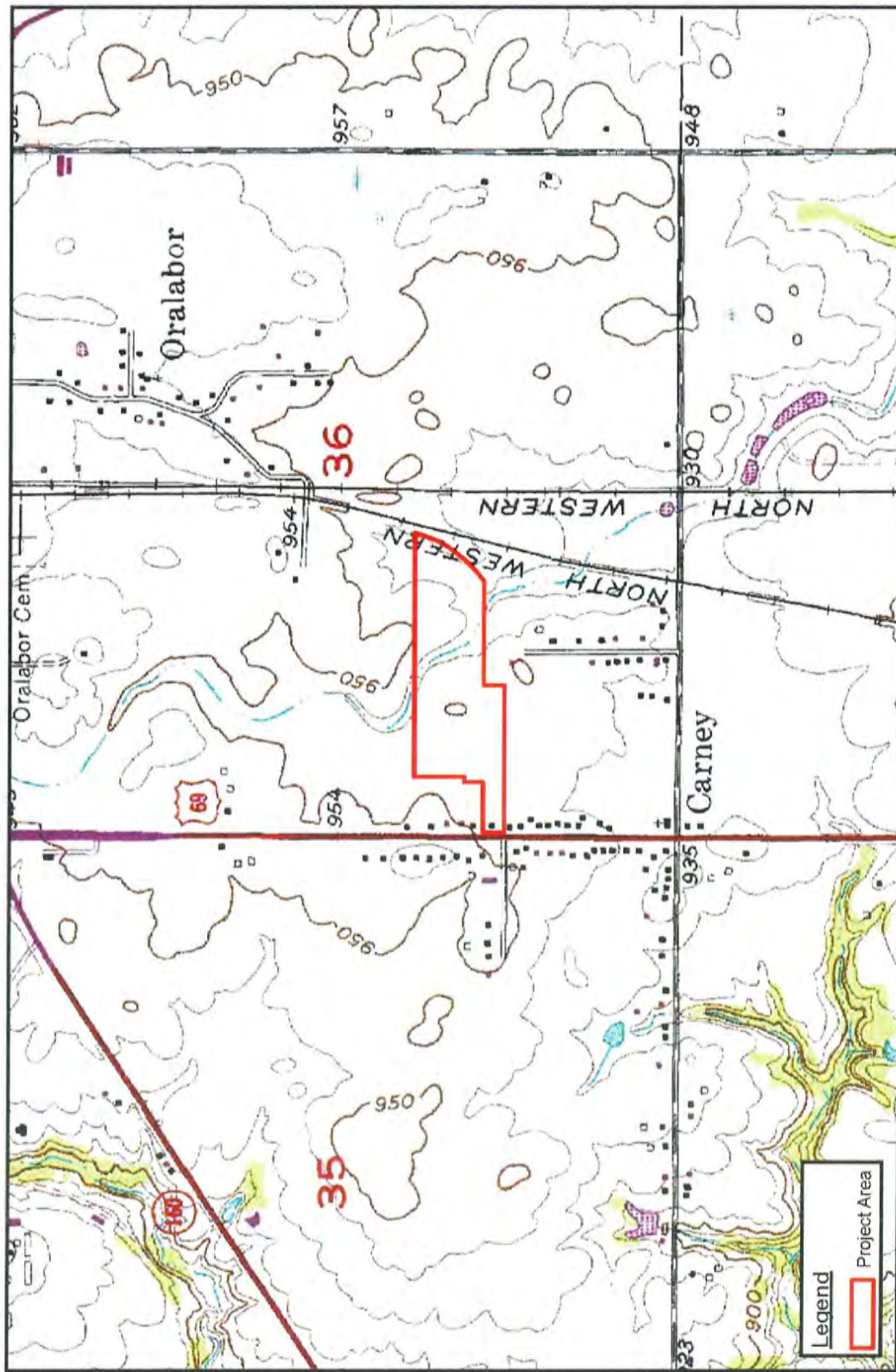
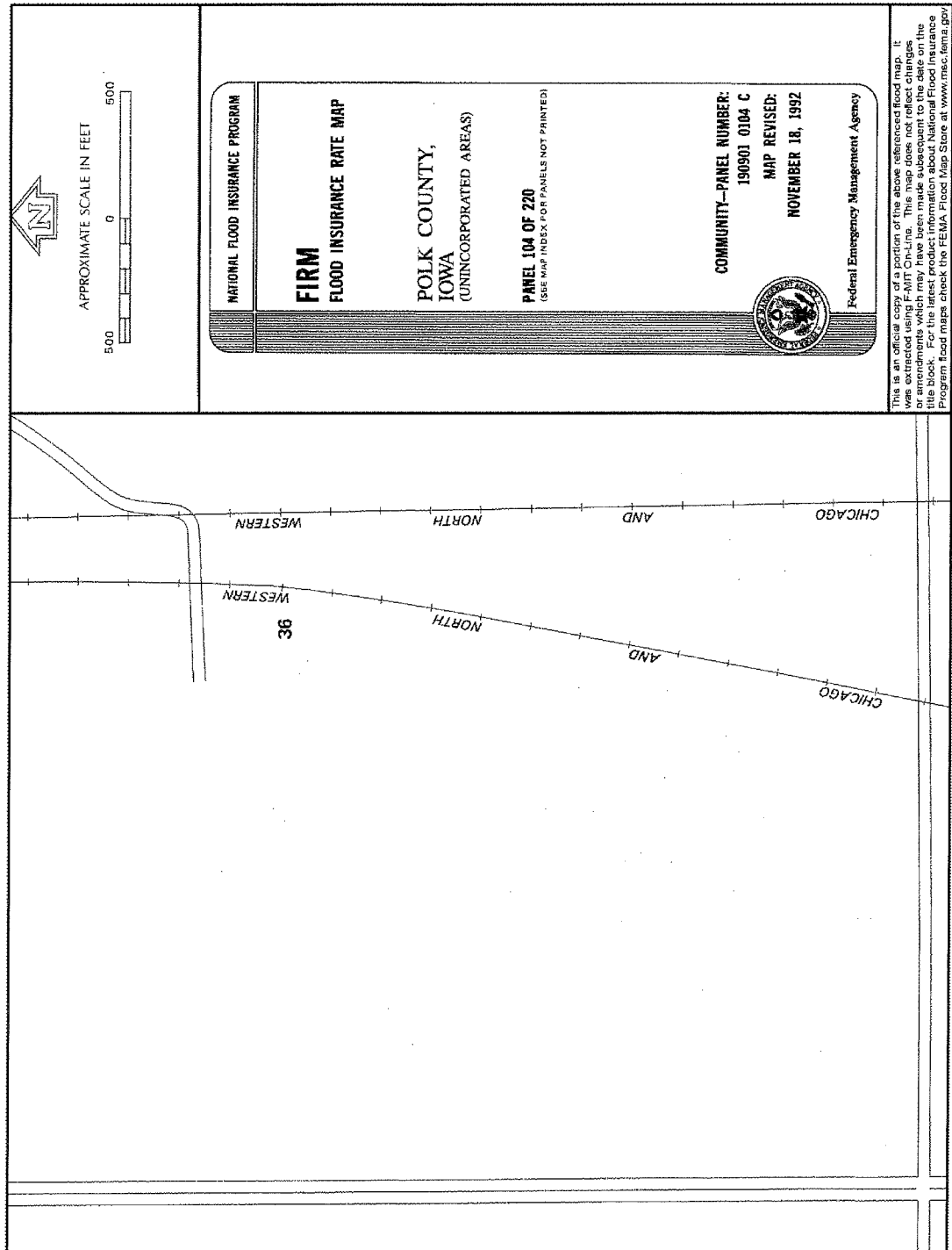


Exhibit 2 - USGS Topographic Map

Willow Run Development | Polk County, Iowa | 4/10/2017



FIRM MAP



WATER USAGE CALCULATIONS

PROJECT: WILLOW RUN PUD

No: 116.0394

DATE: May 18, 2017

SUBJECT: WATER USAGE CALCULATIONS

BY: CDD CK:

PAGE: 1 OF: 5



SANITARY SEWER

15 SINGLE FAMILY DETACHED LOTS

75 TOWNHOME UNITS

PER SUDAS

FOR LOW DENSITY AND MEDIUM DENSITY RESIDENTIAL

USE 3 PEOPLE /UNIT AND 100 GPCD

PEAKING FACTOR (PF) = $(18+P^{0.5})/(4+P^{0.5})$ WHERE P IS POPULATION IN THOUSANDS

PEAK FLOW :

90 UNITS X 3 PEOPLE PER UNIT = 270 PEOPLE

PF = $(18+.27^{0.5})/(4+.27^{0.5}) = 4.098$

= 110635 GPD

= 0.111 MGD

CHANGE TO CFS (MGD / 0.646) = 0.1713 CFS

8" MAIN @ 2/3 FULL, FACTOR = 0.79 , THEREFORE

FULL FLOW = 0.1713 / 0.79 = 0.217 CFS

FOR FLOW = 0.217 CFS, DETERMINE MINIMUM SLOPE FOR 8 " MAIN

$Q = (1.486/n) \cdot A \cdot R^{2/3} \cdot S^{1/2}$, n = 0.013 A = 0.34907 SF

R = 0.194 FT

0.217 CFS = 13.37 * $S^{1/2}$

=> S = 0.02628 %

CITY OF ANKENY MINIMUM SLOPE = 0.50 %,

CITY OF ANKENY PREFERRED SLOPE = 0.60 %,

THEREFORE, OK.

WATER MAIN

A NEW 10" MAIN WILL BE EXTENDED THROUGH THE DEVELOPMENT AND LOOP INTO THE EXISTING WATER MAIN SYSTEM PLUS A NEW 8" MAIN LOOPING SYSTEM WITHIN THE TOWNHOME AREA. THIS WILL PROVIDE SERVICE AND FIRE PROTECTION TO THE PROJECT AREA.

PER SUDAS

FIRE FLOW = 1500 GPM

INSTANTANEOUS PEAK FLOW = AVERAGE FLOW X $7/(P^{.167})$ WHERE P IS POPULATION IN THOUSANDS

AVERAGE FLOW = 27000 GPD (270 PEOPLE @ 100 GPCD)

INSTANTANEOUS PEAK FLOW = 235193 GPD

= 163.33 GPM

THEREFORE, OK

D. Density Table

Table 3B-1.01: Minimum Values

| Land Use | Area Density | Unit Density | Rate |
|---|---------------------------------------|------------------------|-----------|
| Low Density (Single Family) Residential | 10 people / AC | 3 people / unit | 100 gpcd* |
| Medium Density (Multi-Family) Residential | 15 people / AC 6.0 people / duplex | 3 people / unit | 100 gpcd* |
| High Density (Multi-Family) Residential | 30 people / AC | 2.5 people / unit | 100 gpcd* |
| Office and Institutional | 5,000 gpd / AC (IDNR) | Special Design Density | N/A |
| Commercial and Light Industrial | 5,000 gpd/AC (IDNR) | Special Design Density | N/A |
| Industrial | 10,000 gpd/AC (IDNR) | Special Design Density | N/A |

* Iowa Department of Natural Resources (DNR) - Dry Weather Flow - One hundred gallons per capita per day (gpcd) should be used in design calculations as the minimum average dry weather flow. This 100 gpcd value may, with adequate justification, include maximum allowable infiltration for proposed sewer lines.

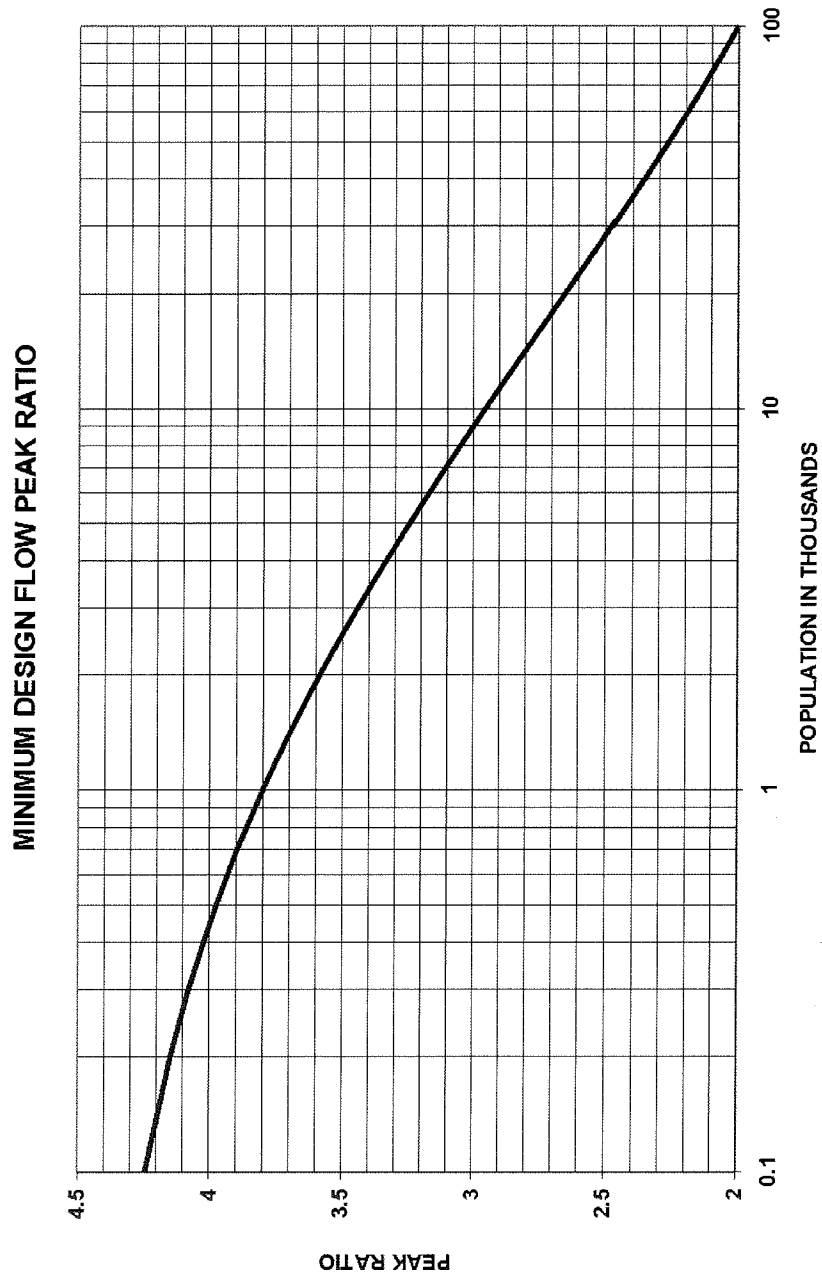
The area densities listed include the peaking factor.

Note: If the Project Engineer uses values different from the above table, approval by the Jurisdictional Engineer is required.

E. Special Design Densities

Special design densities should be based on specific flow measurements or known flow rates and are subject to approval by the Jurisdiction Engineer based on methodology provided by the Project Engineer prior to submittal to the Iowa DNR.

Figure 3B-1.01: Ratio of Peak to Average Daily Sewage Flow



Curve Equation: Peak Ratio = $\left[\frac{(18 + P^{0.6})}{(4 + P^{0.5})} \right]$ where P = population in thousands

Source: Fair, G.M. and Geyer, J.C., "Water Supply and Wastewater Disposal" 1st Ed., John Wiley & Sons, Inc., New York (1954), p. 136

2. Minimum Size Requirements:

- a. **Water Service Stub:** The water service stub must meet the Jurisdiction's standards and provide adequate design flows.
 - b. **Distribution Mains:** All water mains should be sized large enough to provide existing and future residential, commercial, and industrial water demands and fire protection flows to the area to be served. The minimum water main size is 8 inches in diameter, unless otherwise approved by the Jurisdictional Engineer. The Jurisdiction reserves the right to increase the size of the mains to meet future water demands.
 - c. **Arterial or Feeder Mains:** Arterial or feeder mains, typically 12 inches and larger, should conform to an existing grid pattern or as directed by the Jurisdiction to meet long range plans of the Jurisdiction.
- 3. Pressure Requirements:** The recommended minimum operating pressure of the distribution system should be no less than 35 psi. The residual pressure required under fire flow conditions should not drop below 20 psi at any hydrant or any point in the system. When operating pressure exceeds 100 psi, individual or system pressure reducing devices may be required.

E. Flow Considerations

1. **Design Flows:** The water main system must be able to meet the following flow requirements:
 - a. Peak day demands plus fire flow demands.
 - b. Instantaneous peak demands for water mains from source, treatment, and/or storage facilities.
2. **Peak Day Demands:**
 - a. **General:** The peak day demand is the average rate of consumption on the maximum day. The maximum day is the 24 hour period during which the highest consumption total is recorded in the latest 3 year period. High consumption that will not occur again due to changes in the system, or that was caused by unusual operations, should not be considered.

When no actual figure for maximum daily consumption is available, it should be estimated on the basis of consumption in other cities of similar character. Such estimates should be at least 2.0 times greater than the average daily water demand for cities having more than 500 people and 2.5 times greater than the average daily water demand for cities having 500 people or less.
 - b. **Average Day Demand (minimum):**

$$\text{Area} \times \text{Area Density} \times \text{Rate} = \text{Average Daily Demand} \quad \text{Equation 4B-1.01}$$

$$\text{Number of Units} \times \text{Unit Density} \times \text{Rate} = \text{Average Daily Demand} \quad \text{Equation 4B-1.02}$$

Table 4B-1.01: Density

| Land Use | Area Density | Unit Density | Rate |
|---|-------------------------------------|--------------------------------------|----------|
| Low Density (Single Family) Residential | 10 people/AC | 3.0 people/unit | 100 gpcd |
| Medium Density (Multi-Family) Residential | 15 people/AC | 3.0 people/unit 6.0 people/duplex | 100 gpcd |
| High Density (Multi-Family) Residential | 30 people/AC | 2.5 people/unit | 100 gpcd |
| Office and Institutional | Special Design Density ¹ | | |
| Commercial | Special Design Density ¹ | | |
| Industrial | Special Design Density ¹ | | |

¹ Special design densities should be subject to approval by the Jurisdictional Engineer based on methodology provided by the Project Engineer.

Note: If the Project Engineer uses values different than the above table, approval by the Jurisdictional Engineer and Iowa DNR is required.

3. **Instantaneous Peak Demands:** Where existing data is not available to accurately predict the instantaneous peak demand for the design year, the following criteria may be used as a minimum for estimating the instantaneous peak demand:

- 220 people or less = Average day demand (gpm) x 9.0.
- More than 220 people = Average day demand (gpm) x $7/P^{0.167}$
P = design year population in thousands.

If major water users exist in the system, the peak may be greater than those listed above.

4. **Fire Flows:** The following general information is taken from the *Fire Suppression Rating Schedule* (Edition 05-2008) of the Insurance Services Office (ISO). The latest ISO requirements must be checked to verify fire flow criteria. Insurance requirements for fire protection may vary with each Jurisdiction and must be confirmed by the Project Engineer.

- For one- and two- family dwellings not exceeding two stories in height, the following needed fire flows should be used.

| Distance Between Buildings | Needed Fire Flow |
|----------------------------|------------------|
| Over 100' | 500 gpm |
| 31' to 100' | 750 gpm |
| 11' to 30' | 1,000 gpm |
| 10' or less | 1,500 gpm |

For wood shingle roof coverings on the building or on exposed buildings add 500 gpm to the needed fire flows.

- Multi-family, commercial, and industrial areas are considered high risk areas. The fire flows available in these areas require special consideration. The distribution and arterial mains in the high risk areas are to accommodate required fire flows in those areas.

TRAFFIC IMPACT LETTER



Willow Run Subdivision
Traffic Impact Letter
Ankeny, Iowa

Prepared by:
Snyder & Associates, Inc.

Prepared for:
PAR Partners, LLC

Submitted to:
City of Ankeny
Polk County
Iowa Department of Transportation

May 25, 2017

| | |
|---|--|
|  | I hereby certify that this Engineering Document was prepared by me or under my direct personal supervision and that I am a duly Licensed Professional Engineer under the Laws of the State of Iowa. |
| | <div><div></div><div>Greg E. Karssen, P.E.</div></div> <div><div>05/25/2017</div><div>Date</div></div> <div>License Number 21147</div> <div>My License Renewal Date is December 31, 2017.</div> <div>Pages or sheets covered by this seal:</div> <div>All</div> |

PAR Partners is planning to develop an approximately 25-acre site east of NE 14th Street (US Highway 69) and north of NE 72nd Avenue, on the southern edge of the City of Ankeny. Refer to Figure 1 for the site location. The planned subdivision includes two separate developments, a townhome development (up to 75 units) and single-family home development (up to 15 units). A traffic impact review was performed to evaluate vehicle trip generation for the site and potential impacts on US 69. This review was conducted in accordance with Iowa DOT December 5, 2013 *Guidelines for Traffic Impact Analysis*.



The site is currently zoned as Low Density Residential (LDR), and the current land use is predominantly agricultural. The City of Ankeny is currently in the process of annexing the properties. Area land uses are predominantly residential.

Page 1
Snyder & Associates, Inc.

that dead-ends approximately 1,000' west of US 69, and connects to the Willow Run West/Wildflower residential developments via SW 48th St and SW 50th St.

The most recent traffic counts in the area were performed by the Iowa DOT in June 2016. The preliminary count data indicates that the average annual daily traffic (AADT) along US 69, north of NE 70th Avenue, was approximately 13,000 vehicles per day. The daily truck percentage was approximately 5%. From Iowa DOT traffic count data, it was determined that the AM and PM peak traffic hours for US 69 are 7:15-8:15 AM and 4:30-5:30 PM. Peak hour turning movements at the US 69 and NE 72nd Avenue intersection are estimated based on the preliminary 2016 DOT counts and by the Snyder & Associates February 2016 1230 NE 70th Avenue Traffic Impact Letter. Peak hour 2016 turning movement traffic is shown in Figures 2 and 3.



Figure 2: 2016 AM Peak Hour Traffic



Figure 3: 2016 PM Peak Hour Traffic

Historic US 69 AADT south of Oralabor Road, from Iowa DOT, is shown in Table 1. The AADT data shows no consistent traffic growth pattern, with significant growth 2000-2004 and significant reduction 2004-2008. Overall 2000-2016 growth equates to approximately 2% annual growth.

Table 1: US 69 Average Annual Daily Traffic

| Count Year | AADT |
|------------|--------|
| 2000 | 9,500 |
| 2004 | 14,500 |
| 2008 | 11,800 |
| 2012 | 13,700 |
| 2016 | 13,000 |

Proposed Development

The proposed development site is planned to ultimately include up to 75 townhomes and up to 15 single-family homes. Access to the townhome development is proposed from US 69 at the NE 72nd Avenue intersection, with Stop control for the westbound approach. Access to the single-family development is proposed from an extension of SE Primrose Drive and not via NE 72nd

Avenue. No access is proposed between the two developments. Therefore, from a traffic perspective, they are considered to be two separate developments. Refer to Figure 4 for the preliminary site plan.

The opening year for the site is expected to be 2018, with approximately 20% of the total townhome and single-family units occupied in the opening year. Full development of the site is anticipated within five years. Per Iowa DOT guidelines, the design year is 2038, 20 years after the opening year.

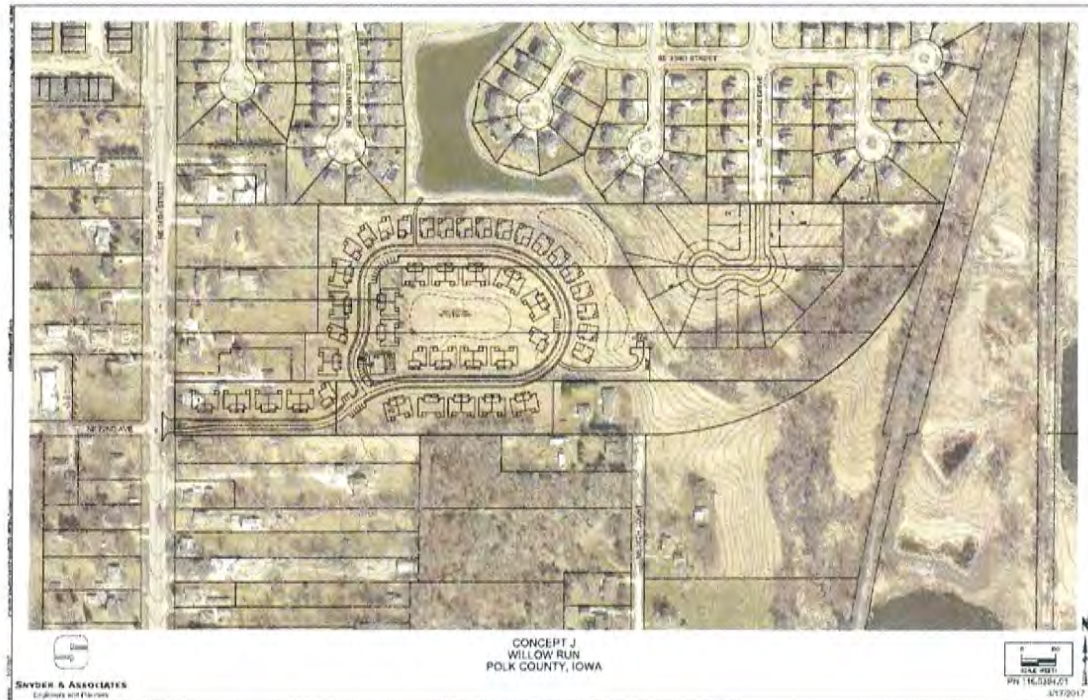


Figure 4: Preliminary Site Plan

Analysis of Future Conditions

Trip Generation

Estimated trip generation for the site was calculated according to the ITE *Trip Generation Manual, 9th Edition*. Table 2 details estimated daily and peak hour trip generation for the townhome and single-family developments.

Table 2: Opening & Design Year Trip Generation

| Townhome Development | | | | Daily | | | | AM Peak | | | | PM Peak | | | |
|----------------------|----------|----------|------|-------|-------------|----------|---------|---------|-------------|----------|---------|---------|-------------|----------|---------|
| Land Use | ITE Code | Quantity | Unit | Rate | Total Trips | Entering | Exiting | Rate | Total Trips | Entering | Exiting | Rate | Total Trips | Entering | Exiting |
| Opening Year | | | | | | | | | | | | | | | |
| Townhomes | 230 | 15 | DU | 5.81 | 87 | 44 | 43 | 0.44 | 7 | 1 | 6 | 0.52 | 8 | 5 | 3 |
| Design Year | | | | | | | | | | | | | | | |
| Townhomes | 230 | 75 | DU | 5.81 | 436 | 218 | 218 | 0.44 | 33 | 6 | 27 | 0.52 | 39 | 26 | 13 |

| Single-Family Development | | | | Daily | | | | AM Peak | | | | PM Peak | | | |
|---------------------------|----------|----------|------|-------|-------------|----------|---------|---------|-------------|----------|---------|---------|-------------|----------|---------|
| Land Use | ITE Code | Quantity | Unit | Rate | Total Trips | Entering | Exiting | Rate | Total Trips | Entering | Exiting | Rate | Total Trips | Entering | Exiting |
| Opening Year | | | | | | | | | | | | | | | |
| Single-Family Housing | 210 | 3 | DU | 9.52 | 29 | 15 | 14 | 0.75 | 2 | 1 | 1 | 1.00 | 3 | 2 | 1 |
| Design Year | | | | | | | | | | | | | | | |
| Single-Family Housing | 210 | 15 | DU | 9.52 | 143 | 72 | 71 | 0.75 | 11 | 3 | 8 | 1.00 | 15 | 9 | 6 |

The previously completed 1230 NE 70th Avenue Traffic Impact Letter (TIL), February 8, 2016, considered planned single-family residential development west of US 69 and south of NE 72nd Avenue. Diversion traffic associated with the planned street connections west of US 69 was also included in traffic projections for the US 69 and NE 72nd Avenue intersection.

Trip Distribution

Peak hour trip distribution for Willow Run townhome development was estimated to be approximately 50% to/from the north on US 69 and 50% to/from the south on US 69. Estimated Peak hour generated traffic for the development was combined with background traffic and previous TIL traffic to determine total estimated opening year and design year traffic at the US 69 and NE 72nd Avenue intersection.

Background traffic growth was estimated based on 2050 peak hour traffic forecasts provided by Iowa DOT. Peak hour background traffic growth on US 69 is projected to vary by time of day and direction. The projected 2015-2050 growth rates are approximately 2% per year for the AM peak hour and 3% per year for the PM peak hour. Estimated peak hour opening year and design year traffic is shown in Figures 5-8.



Figure 5: 2018 AM Peak Hour Traffic



Figure 6: 2018 PM Peak Hour Traffic



Figure 7: 2038 AM Peak Hour Traffic



Figure 8: 2038 PM Peak Hour Traffic

Turn Lane Needs

Design of the planned reconstruction of the US 69 corridor is currently in process, and reconstruction is anticipated in 2021. The proposed US 69 cross-section in this portion of the corridor includes two lanes in each direction and a center two-way left turn lane (TWLTL).

The potential needs for a southbound left turn lane and a northbound right turn lane on US 69 at NE 72nd Avenue were reviewed using projected peak hour traffic and NCHRP 745 criteria (southbound left turn) and NCHRP Report 457 criteria (northbound right turn). As the SB left turn volume is below 5 vehicles per hour in the opening year, it was determined that a southbound left turn lane is warranted for opening year traffic. A southbound left turn will be warranted with additional development progress, and will be provided by the US 69 improvements scheduled for year 2021. A northbound right turn lane is not warranted for opening year or design year traffic.

Conclusions & Recommendations

Estimated peak hour trip generation for the planned Willow Run residential developments is relatively low. However, traffic from the townhome development may experience significant PM peak hour delays at the US 69 and NE 72nd Avenue intersection as traffic growth occurs along US 69. The planned reconstruction and widening of US 69 should improve operations. Projected design year volumes would not warrant a traffic signal installation at the intersection. The proposed developments are not expected to have any significant traffic operational or safety impacts on area streets or US 69.

Construction of a southbound left turn lane on US 69 is not recommended prior to the planned US 69 reconstruction project. With reconstruction planned for 2021, the proposed TWLTL will adequately accommodate projected design year traffic.

The preliminary site plan shows a two-lane westbound approach at the US 69 and NE 72nd Avenue intersection (shared left/through lane and exclusive right turn lane). Although not essential, providing the exclusive right turn lane would somewhat reduce overall approach delays. If constructed, it is recommended that at least 75' of vehicle storage be provided in the right turn lane after US 69 is widened.