

Brenda Fuglsang

From: Brenda Fuglsang
Sent: Thursday, March 14, 2019 1:29 PM
To: Brenda Fuglsang
Subject: Subject: Rose Marie Reinhart and Diamond Development Request to Rezone Property From R-1 to R-3 with Restrictions - Area A

From: Cory Schoening <coryschoening@yahoo.com>
Sent: Thursday, March 14, 2019 12:41 PM
To: annette.renaud@mcgough.com; Trina Flack <trina@catchdesmoines.com>; cender@cityofjohnston.com
Cc: glorenz@ankenyiowa.gov; mholm@ankenyiowa.gov; kwalter-ashby@ankenyiowa.gov; bbentz@ankenyiowa.gov; jmckenna@ankenyiowa.gov; kwhiting@ankenyiowa.gov
Subject: Subject: Rose Marie Reinhart and Diamond Development Request to Rezone Property From R-1 to R-3 with Restrictions - Area A

Dear Members of Ankeny Plan & Zoning Commission:

Thank you for giving me the opportunity to address this issue during the March 5, 2019 meeting. As I indicated when I spoke, I stand opposed to this request.

During the March 5th meeting, the 2040 plan was referenced with remarks that R-3, relative to this rezoning request, is compatible with the 2040 plan. Upon review of the 2040 map as well as Chapter 12 of the Ankeny 2040 comprehensive plan, page 196 of the comprehensive plan defines/matches the land use definitions with the corresponding zoning designation. Page 196 depicts the following:

- R-1 is compatible with low density residential and only partially compatible with medium density residential.
- R-2 is partially compatible with low density residential and compatible with medium density residential.
- R-3 is partially compatible with low density residential and compatible with both medium and high density residential.

Based on the above, I, along with others in my neighborhood, believe the proposed rezoning is only partially compatible with the Ankeny 2040 plan. The Reinhart property (at least the area north of NW 26th Street and south of NW 32nd Street) with its' current R-1 designation is completely compatible with the Ankeny 2040 plan.

Another concern pertains to detention ponds; the placement of said ponds in addition to the size of the ponds. Everyone recalls the tremendous amount of rain that we received in late June of last year. I vividly recall witnessing the flooding that occurred on State Street and on Ash Drive in addition to seeing neighbors who had to deal with the horror of a flooded basement. It seemed that everywhere there was flooding there were detention ponds nearby. I'm sure that someone could argue that the detention ponds in the areas that flooded were engineered properly and that we simply received too much rain in a short period of time. With that in mind, I would hope that the detention ponds that are proposed would be constructed so they would be able to withstand a similar amount of rain in order to prevent flooding.

With respect to the placement of the detention ponds, there is a question relative to how those on NW 26th Street would be affected because of the current grading in back yards. Rather than place the detention ponds next to current housing, perhaps they would be better suited towards the middle of Area A or towards the northern edge of Area A.

An additional concern centers around whether this zoning request can move forward. Initially, Diamond Development had the approval of 61.51% of the adjacent (within 250 feet) property owners; there were eight adjacent property owners, in addition to Ms. Reinhart, who gave their consent for the rezoning. My understanding is that seven of the eight adjacent property owners have revoked their consent. These revocations result in Diamond Development having the consent of less than 60% of adjacent property owners.

When my wife and I purchased our home in 2007, we knew that the vacant land behind our home would someday be developed. We were comforted in knowing that the vacant land was zoned as R-1 and that single-family homes would occupy the area. I've heard "talk" that even if the area would be zoned as R-3, the area directly north of NW 26th Street would still be occupied by single-family homes. If that is the case, then there is no reason for the request to change the zoning from R-1 to R-3, even with the term "with restrictions". Once the area is deemed R-3, I'm deeply concerned about who Diamond Development could sell the land to and what the "buyer" may build as the R-3 designation would give the buyer the right to construct anything they desire.

Again, thank you for allowing me to express my concerns.

Corwin L. Schoening
1404 NW 26th Street
Ankeny, IA 50023
(515) 360-4824

Note: Letter Prepared for Commission Members Lisa West, Larry Anderson, Glenn Hunter and Todd Ripper and Hand Delivered to City Hall