

**COUNCIL ACTION FORM**

**SUBJECT:**     **LAND USE POLICY PLAN AMENDMENT OF FUTURE LAND USE  
MAP FOR 601 S. 16<sup>TH</sup> STREET**

**BACKGROUND:**

On June 17, 2013, the Randall Corporation, Inc. submitted an application for a Land Use Policy Plan (LUPP) Future Land Use Map Change for property located at 601 S. 16<sup>th</sup> Street. This was in response to a determination by the City Council on May 14, 2013 that the proposed Map Amendment would be processed as a Minor LUPP Amendment. The proposed change in the land use designation is from Medium-Density Residential and Highway-Oriented Commercial (*see Attachment B*) to High-Density Residential (*see Attachment C*). The land area for this proposal includes approximately eight acres. **The Map Change would eliminate the Medium-Density Residential designation from this property, and would reduce the amount of land designated as Highway-Oriented Commercial from approximately 5 acres to about 3 acres, and would designate the remaining 5 acres of land as High-Density Residential.**

**Project Analysis:**

The location of the proposed Future Land Use Map Amendment is 601 S. 16<sup>th</sup> Street, which includes approximately 8 acres of land, and is planned to be platted as Aspen Ridge 2<sup>nd</sup> Addition. The land is presently vacant and abuts the north side of S. 16<sup>th</sup> Street, east of South Grand Avenue. It lies south of Coldwater Golf Links and west of Aspen Ridge. **This site has experienced several changes in LUPP designation and zoning in the past few years, which are summarized in *Attachment E*.**

The most recent LUPP change (2009) was intended to accommodate commercial development between the existing (and proposed expansion of) Aspen Ridge Townhomes to the east and South Grand Avenue to the west. The zoning was changed to HOC Highway-Oriented Commercial to reflect that LUPP change.

The applicant now proposes to reduce the area of both the LUPP designated Highway Oriented Commercial and Medium Density Residential areas in order to insert an area of approximately 5 acres of High Density Residential.

The Highway Oriented Commercial area would be reduced in area by about 2 acres and the Medium Density Residential would be reduced by about 3 acres. The reduction of the Medium Density would not allow for the future expansion of the Aspen Ridge Townhomes as originally envisioned by that Planned Residence Development (PRD) Plan.

With the creation of this High Density Residential area, the applicant proposes to follow-

up with a rezoning to RH High Density Residential. The RH zoning would allow the development of a senior living complex (the Village Cooperative) on the southern portion adjacent to S. 16<sup>th</sup> Street and an apartment building on the northern portion adjacent to the golf course. The zoning of the remaining area to the west would remain as HOC to support a future commercial development on the corner of S. Grand Avenue and S. 16<sup>th</sup> Street.

**Applicant's Statement of Support for the LUPP Map Change.** The applicant has provided statements indicating why he believes this request is supported by the Land Use Policy Plan Goals and Policies. Please review Attachment G.

**Land Use Analysis and Capacity.** In any proposed change to the Land Use Policy Plan Future Land Use Map, the City examines possible impacts to infrastructure, such as sewer and water capacity, storm drainage, and traffic and access. In this instance, staff evaluated the expected incremental differences brought about by changes from Highway-Oriented Commercial and Medium Density Residential Uses to High-Density Residential. This review is based on overall system capacities and **staff finds that the capacities of sanitary sewer, water, storm drainage, and traffic access are acceptable per City requirements. If there are specific improvements needed for a particular development in the future, these would be identified during the preliminary plat stage or site development stage.**

Also of importance to consider in determining LUPP map changes is the interface between adjacent uses, as well as the expectation of consistency of residents. As *Attachment E* indicates, there has been a succession of changes to the LUPP map in this area dating back to at least 2004. **This current proposal is the first time a High Density Residential designation has been introduced on this particular parcel, though the S. 16<sup>th</sup> Street corridor already contains several High-Density Residential designations to the west and southwest. In this instance, the High Density Residential is adjacent to Highway Oriented Commercial (developed to the south but vacant to the west) and Medium Density Residential (Aspen Ridge Townhouses to the east).**

The City Council will want to consider the impacts on the surrounding developments, in particular the Aspen Ridge Townhome development adjacent to the east, with the introduction of a High Density Residential land use designation to the area.

**Land Use Policy Plan Goals and Policies.** In reviewing the proposal to change the LUPP Future Land Use Map, staff has examined applicable goals and policies of the Land Use Policy Plan (see pages 18-27 of the LUPP). **Based upon this review, staff finds no inconsistencies between the proposed amendment and the existing goals and policies of the LUPP.**

**Public Comments Received.** Written comments have been received from the neighboring Aspen Ridge development (*see Attachment G*) expressing their concerns

about the proposed changes to the LUPP Future Land Use Map, and subsequent rezoning of land from medium-density residential to high-density residential.

A listing of four (4) negative impacts for the current residents of the Aspen Ridge Townhome development are described in the letters received, as follows:

1. The recent high-density construction has already congested the traffic flow on South 16<sup>th</sup> Street. The addition of *The Village* retirement center plus apartment houses will cause difficulty entering and exiting the street.
2. The addition of an apartment complex so close to present structures will cause a devaluation of the property.
3. Aspen Ridge residents paid premium prices for their Phase 1 townhomes with the promise the townhome complex would be developed in three phases as a golf course community. The developer sold the units as “luxury townhomes.” No homeowner would have purchased property in this development if the plans before you were articulated to prospective buyers.
4. Homeowners will not be able to sell their townhomes if this plan is passed by the town council. The townhomes will become no more than apartment housing.

The residents of the Aspen Ridge Townhome Association are asking the Planning and Zoning Commission to consider two options: 1) leave the area as it is currently planned or 2) allow The Village Cooperative area to be designated as high density, but do not allow Parcel #4 to be developed as apartment housing.

**Planning and Zoning Commission Recommendation:**

The Planning and Zoning Commission considered the request at their meeting on August 7, 2013. Members of the public spoke in both support and opposition of the proposed change. Adjacent neighbors were generally concerned about the compatibility of the use and expectations for similar development pattern to their current development of townhomes. Other members of the public spoke in favor of allowing for a senior housing option like the “Village Cooperative” to be built as it is a need in the community.

**The Planning and Zoning Commission voted 2-1 to recommend that the proposed amendment to High Density be limited to the 2.6 acres along S. 16<sup>th</sup> Street and leave the remainder of the site as Medium Density and Highway Commercial.** Two of the Commission members were absent and two members recused themselves due to conflicts of interest, which left three remaining three Commission members to vote on the item.

If the City Council chooses to follow the vote on the above motion by the Planning and Zoning Commission, as they consider the proposed amendment, such action would approve a change to the LUPP Future Land Use Map that would affect only the proposed Lot 5, which includes 2.57 acres (see Attachment F).

## **ALTERNATIVES:**

1. The City Council can approve an proposed amendment to the LUPP Future Land Use Map to change the land use designation of land located at 601 S. 16<sup>th</sup> Street, as depicted in *Attachment C for 5 acres of High-Density Residential and 3 acres of Highway Commercial*.
2. The City Council can approve an amendment to the LUPP Future Land Use Map to change the land use designation of the land located at 601 S. 16<sup>th</sup> Street, in a manner that is consistent with the motion passed by the Planning and Zoning Commission, as depicted in *Attachment F for only 2.6 acres of High-Density Residential*.
3. The City Council can approve a modification of the proposed amendment to the LUPP Future Land Use Map to change the land use designation of land located at 601 S. 16<sup>th</sup> Street.
4. The City Council can deny the proposed amendment to the LUPP Future Land Use Map to change the land use designation of land located at 601 S. 16<sup>th</sup> Street, as depicted in *Attachment C*.
5. The City Council can refer this request back to staff or the applicant for more information.

## **MANAGER'S RECOMMENDED ACTION:**

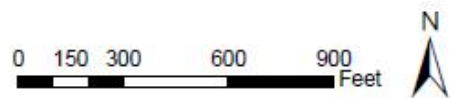
After analyzing the request, staff believes that the proposed change to the LUPP Future Land Use Map is consistent with its Goals and Policies. It is possible that many of issues related to future design could be addressed at the time of a rezoning application and of site plan review. Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative #1, which is to approve the request to change the LUPP Future Land Use Map designation for 601 S. 16<sup>th</sup> Street as requested, and as shown in *Attachment C*.

**However, if the Council concurs with the concerns raised by the adjacent property owners, then approval of Alternative 2 (the Planning and Zoning Commission's recommendation) should be supported.**

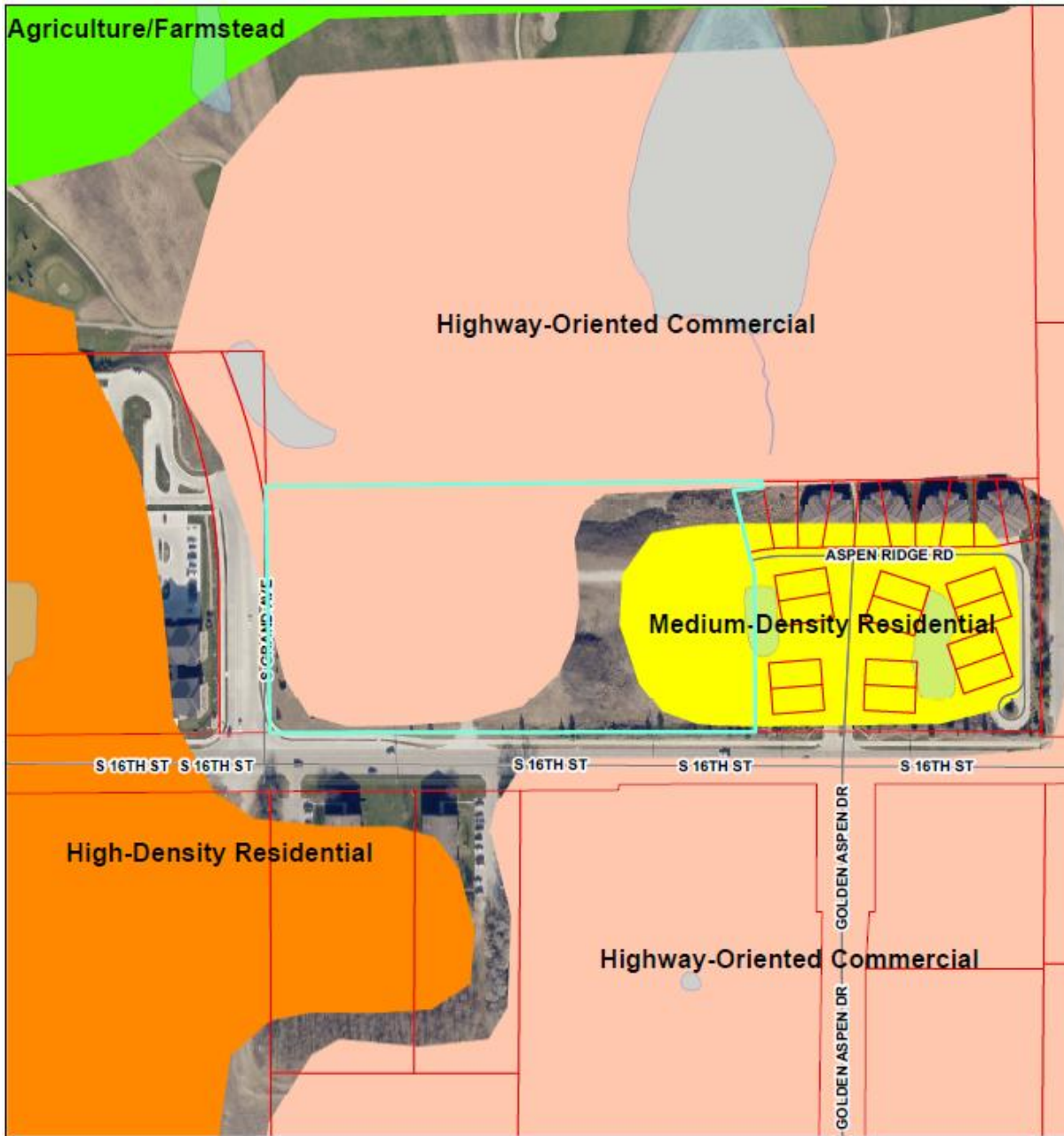
ATTACHMENT A



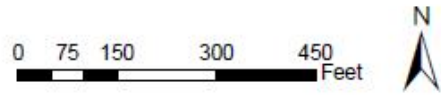
**Location Map**  
**601 S. 16th Street**



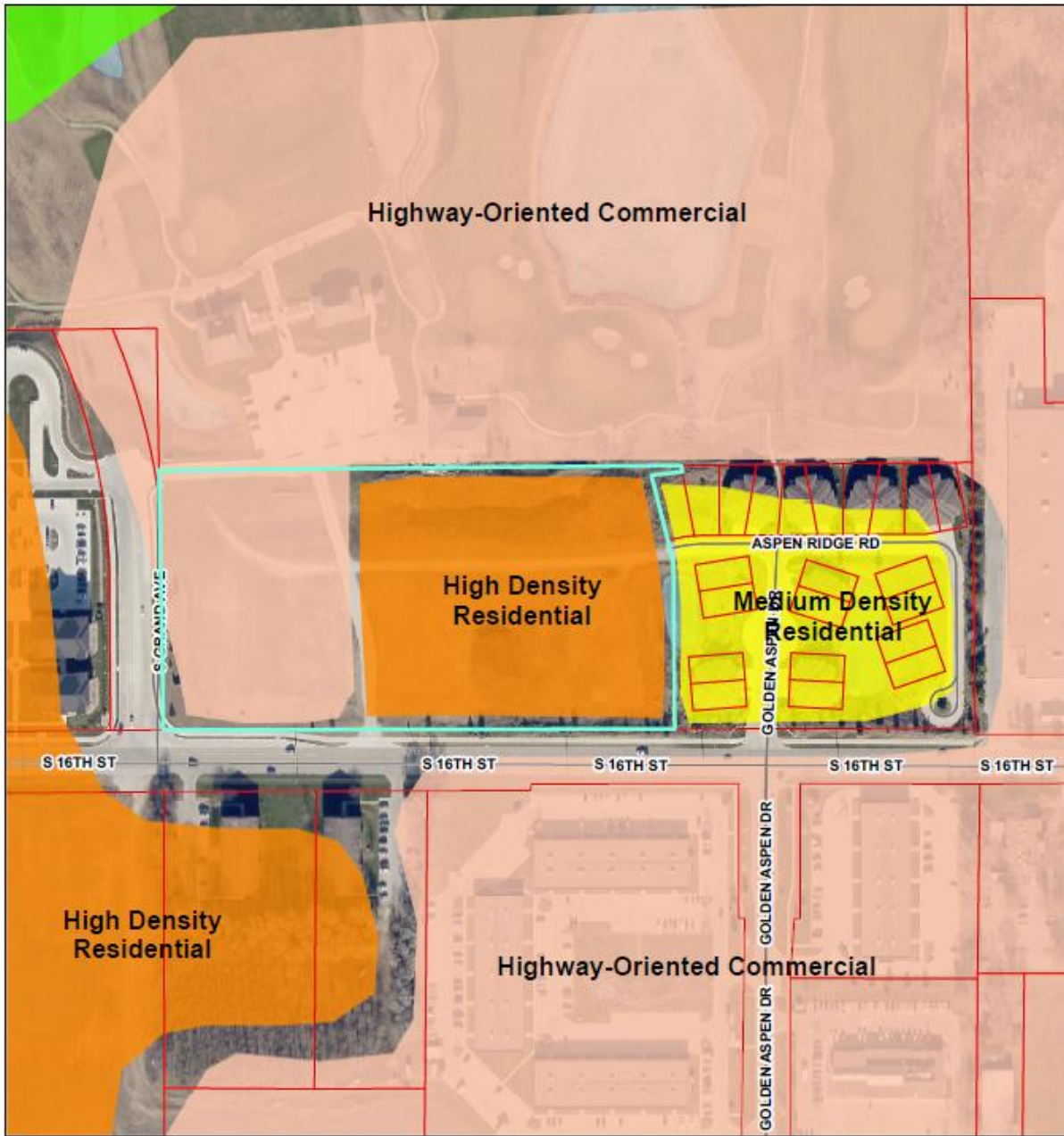
ATTACHMENT B



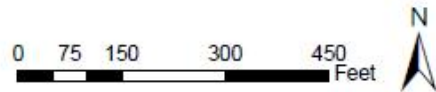
Existing LUPP Map  
601 S. 16th Street



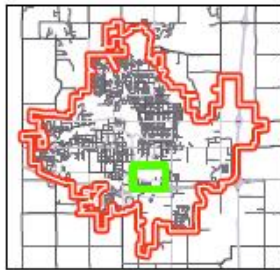
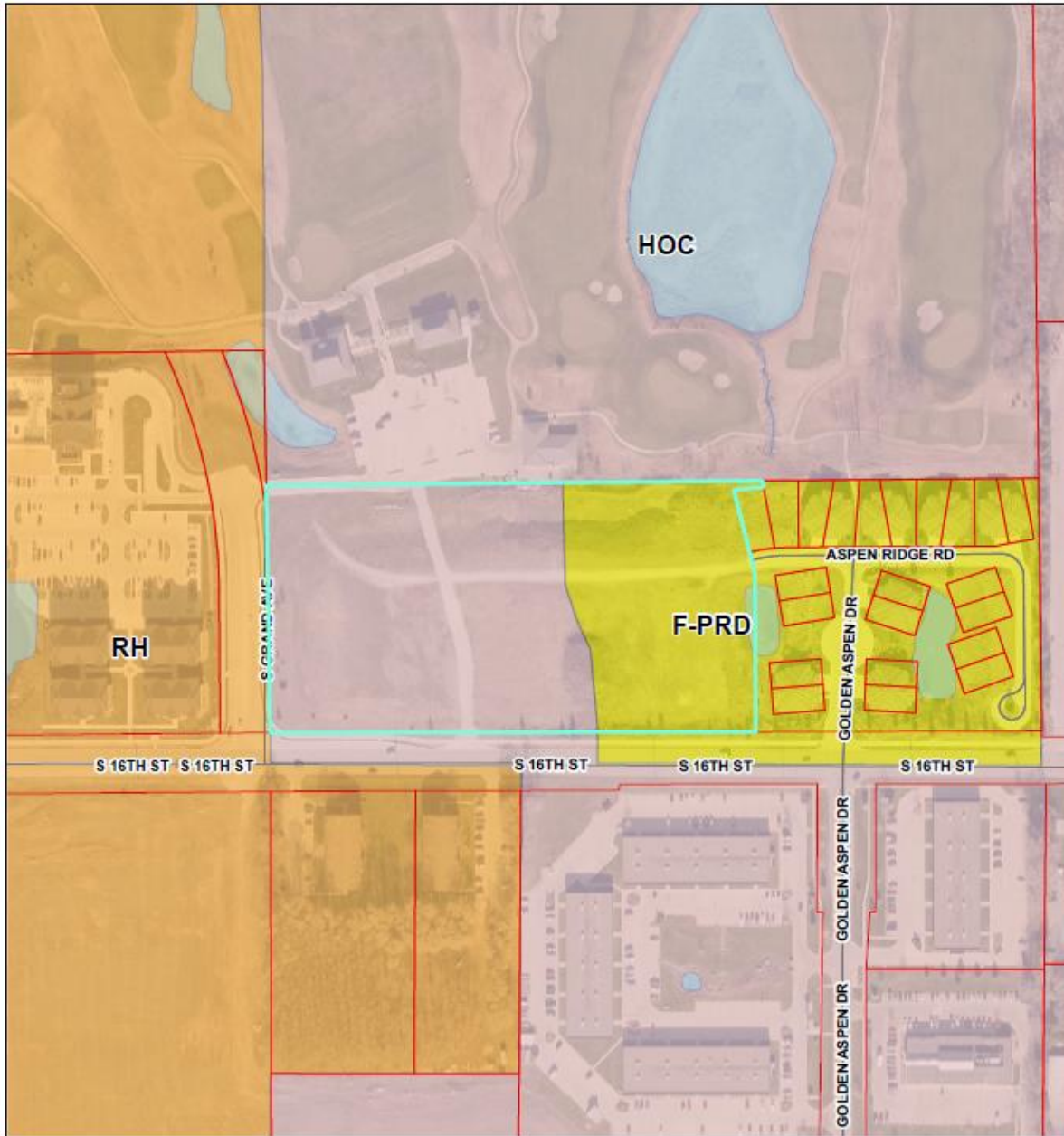
ATTACHMENT C



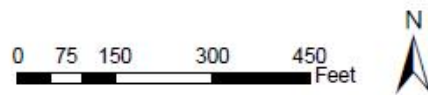
**Proposed LUPP Map  
601 S. 16th Street**



ATTACHMENT D



**Existing Zoning Map  
601 S. 16th Street**



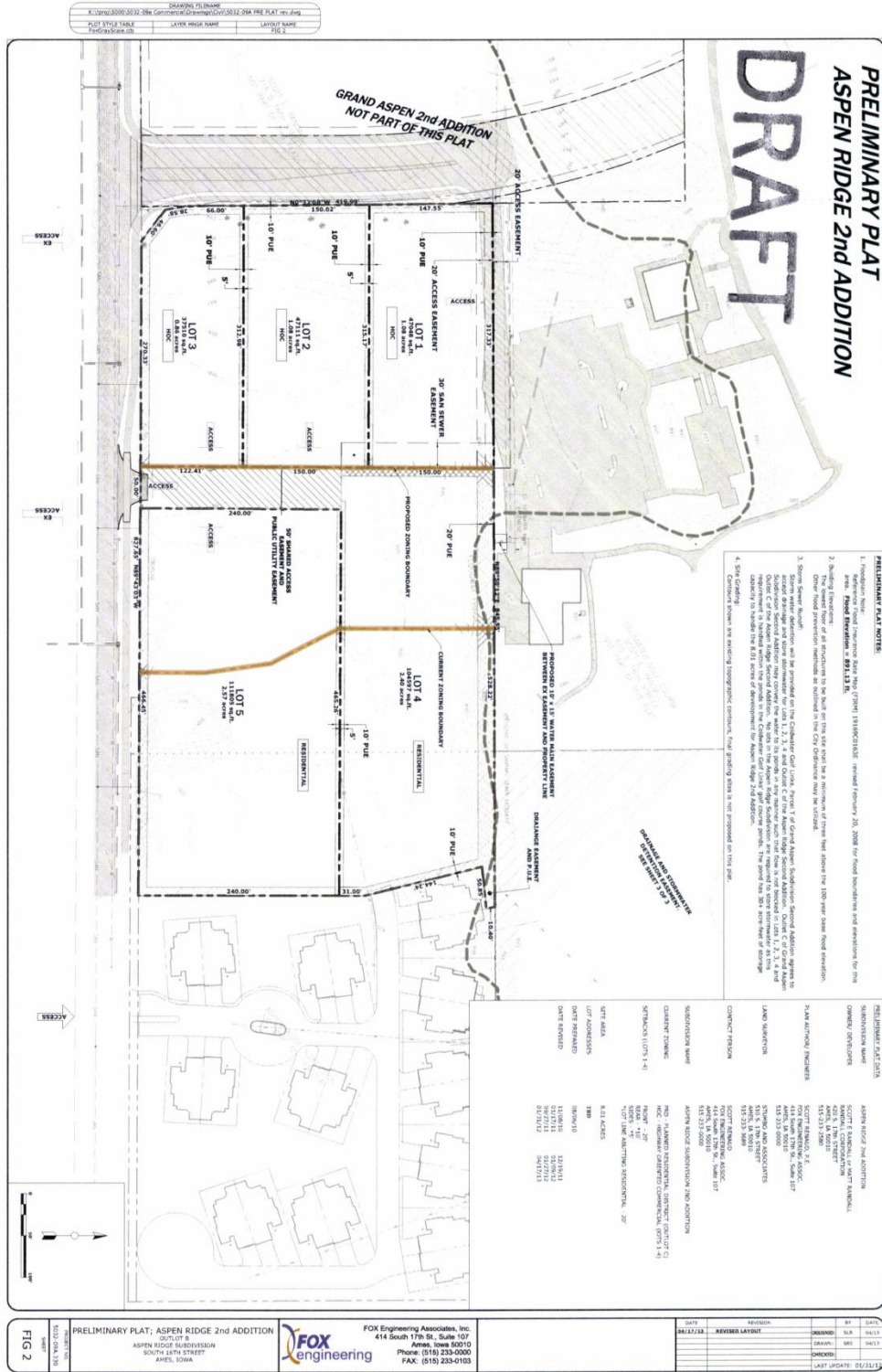


ATTACHMENT E

**Proposed Aspen Ridge 2<sup>nd</sup> Addition (8 Acres)**  
**LUPP and Zoning History**

Year	Approved & Proposed LUPP Designations	Approved & Proposed Zoning
2004	<p><b><u>Approved (8 acres)-</u></b></p> <p><b>From:</b> Highway-Oriented Commercial</p> <p><b>To:</b> Medium-Density Residential</p>	<p><b><u>Approved (8 acres)-</u></b></p> <p><b>From:</b> Highway-Oriented Commercial (HOC)</p> <p><b>To:</b> Medium-Density Residential (RM)</p> <p><b><u>Approved (8 acres)-</u></b></p> <p><b>From:</b> Medium-Density Residential (RM)</p> <p><b>To:</b> Planned Residence District (PRD)</p>
2009	<p><b><u>Approved (5 of the 8 acres)-</u></b></p> <p><b>From:</b> Medium-Density Residential (RM)</p> <p><b>To:</b> Highway-Oriented Commercial</p>	<p><b><u>Approved (5 of the 8 acres)-</u></b></p> <p><b>From:</b> Planned Residence District (PRD)</p> <p><b>To:</b> Highway-Oriented Commercial (HOC)</p>
2013	<p><b><u>Proposed (2 of the 8 acres) –</u></b></p> <p><b>From:</b> Highway-Oriented Commercial</p> <p><b>To:</b> High-Density Residential</p> <p><b><u>Proposed (3 of the 8 acres) –</u></b></p> <p><b>From:</b> Medium-Density Residential</p> <p><b>To:</b> High-Density Residential</p>	<p><b><u>Proposed (2 of the 8 acres) –</u></b></p> <p><b>From:</b> Highway-Oriented Commercial (HOC)</p> <p><b>To:</b> High-Density Residential (RH)</p> <p><b><u>Proposed (3 of the 8 acres) –</u></b></p> <p><b>From:</b> Planned Residence District (PRD)</p> <p><b>To:</b> High-Density Residential (RH)</p>

# ATTACHMENT F



**ATTACHMENT G**  
**APPLICANT NARRATIVE-PAGE 1**

**Land Use Policy Plan Map Change**  
**601 S. 16<sup>th</sup> Street**  
**City of Ames**  
**June 17, 2013**

**Explanation of Map Area to be Changed:**

The area requested for change is an 8.01 acre parcel at the NE corner of S. 16<sup>th</sup> Street and the future Grand Avenue. The LUPP change would be *from* Highway Oriented Commercial and Medium Density Residential *to* High Density Residential. The land is currently zoned Highway Oriented Commercial (HOC) and F-PRD – a medium density townhome development. The change would reduce the HOC area and change the remaining F-PRD to RH. The effect of the change is to move the residential designation approximately 250 feet west and change the residential designation to RH to allow the construction of 2 complexes. One is a 50 unit housing cooperative and the other is 40+ units of professional/retirement apartment building.

The net result is a reduction of the HOC zoned area from 5.12 acres to 3.02 acres. The residential use would be changed from Medium Density Residential of 2.87 acres to a Residential High Density parcel of 4.97 acres.

**NARRATIVE EXPLAINING THE PROPOSED CHANGE**

**Explain the consistency of this proposal with the goals and policies set forth in the Land Use Policy Plan**

*Goal No. 1 – Recognizing that additional population and economic growth is likely, it is the goal of Ames to plan for and manage growth within the context of the community's capacity and preferences. It is the further goal of the community to manage its growth so that it is more sustainable, predictable and assures the quality of life.*

The effect of this change is relocation of the HOC line and a change from Medium Density Residential to High Density Residential. The movement of the line is necessary to create the property area needed for retirement and professional housing - both in shortage today. The High Density designation allows the creation of retirement housing and opens up affordable housing as elderly move from single-family housing to cooperative and apartment housing. The cooperative project allows seniors (55+) to move into an owner-occupied building with 1-2 bedroom units varying in size from 860 s.f. to 1,170 square feet.

*Goal No. 2 – In preparing for the target population and employment growth, it is the goal of Ames to assure the adequate provision and availability of developable land. It is the further goal of the community to guide the character, location and compatibility of growth with the area's natural resources and rural areas.*

Nothing in this request is contrary to the goal. This project adds 90+ residential units on an arterial street replacing the existing 14 townhome units. Residential high density land that is vacant and ready for this type of project does not exist. All known RH property is under contract and being constructed in 2013 and 2014. The quantity of RH designated property has always been low, it is now nearly non-existent.

*Goal No. 3 – It is the goal of Ames to assure that it is an “environmentally-friendly” community and that all goals and objectives are integrated with this common goal. In continuing to serve as a concentrated area for human habitat and economic activity, Ames seeks to be compatible with its ecological systems in creating an environmentally sustainable community.*

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Narrative  
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**ATTACHMENT G**  
**APPLICANT NARRATIVE-PAGE 2**

The creation of a Residential High Density zone intensifies land use within the core of Ames. 90+ residential units replace a small portion of HOC and 14 townhomes. The site is on a current Cy-Ride route and would likely be on two Cy-Ride routes once Grand Avenue has been completed. The entire area has been designed by Randall Corporation to be environmentally sensitive. The golf course is an open Scottish links course and has been designed to accommodate and treat storm water from the adjacent residential and commercial areas via the course's waterways, wetlands, and grassy swales. Storm water from the HOC and residential development is handled in the golf course and is treated beyond current or planned requirements for storm water management. The development requires no City investment in utilities or resources.

***Goal No. 4 - It is the goal of Ames to create a greater sense of place and connectivity, physically and psychologically, in building a neighborhood and overall community identity and spirit. It is the further goal of community to assure a more healthy, safe and attractive environment.***

The changes in zoning designation and changes in zoning boundaries are compatible with this goal. The golf course is already a distinct location. Once Grand Avenue has been extended there will be a natural commercial corner already in operation. The commercial corner remains and could be a central focal point of this area of development that is a mixed use of high density residential, medium density residential, office, and mobile home park. The uses are a mixture of owner occupied/rentals and low to high income.

***Goal No. 5 - It is the goal of Ames to establish a cost-effective and efficient growth pattern for development in new areas and in a limited number of existing areas for intensification. It is a further goal of community to link the timing of development with the installation of public infrastructure including utilities, multi-modal transportation system, parks and open space.***

The change adds 90+ units of residential to the market and maintains a viable commercial corner. The current location is on a Cy-Ride route. A bike path connects the area to the west to Iowa State, to the South to the ISU Research Park, to the north to Lincoln Way/Main Street, and to the east to Duff to Dayton to south on Highway 69. With the exception of the Grand Avenue extension all public infrastructure has been installed – streets, storm sewer, storm water treatment (the golf course wetlands), bike paths, sanitary sewer, and water main. Additional lanes to S. 16<sup>th</sup> and completion of the S.16<sup>th</sup> bike path were developer expenses. The site is NOT within the 100 year floodplain of Squaw Creek. There are no City expenses for the residential intensification of this area and existing commercial.

***Goal No. 6. - It is the goal of Ames to increase the supply of housing and to provide a wider range of housing choices.***

The change would result in the loss of 14 high-end townhomes and addition of 90+ residential units with a unique market emphasis; elderly cooperative housing and professional/elderly apartments. The townhomes have been constructed and sold at the rate of 2-4 per year. The residential development was started in 2004 with the first unit built and occupied in 2005. The Village Cooperative project has already 32 units spoken for of the 50 available units with construction anticipated to start in the fall of 2013 and be ready for residents the spring/summer of 2014.

***Goal No. 7 – It is the goal of Ames to provide greater mobility through more efficient use of personal automobiles and enhanced availability of an integrated system including alternative modes of transportation.***

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Narrative  
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**ATTACHMENT G**  
**APPLICANT NARRATIVE-PAGE 3**

The projects are on an arterial street with access to bike paths and bus routes. Commercial development is in close proximity allowing many residents to eliminate the need for cars.

***Goal No. 8 - It is the goal of Ames to enhance the role of downtown as a community focal point.***

This concentrates development to the center of Ames and complements the downtown area. The businesses that would locate at this commercial node could not reasonably be expected to be located in downtown, but are in close proximity to downtown. In contrast to fringe commercial areas, *where visitor traffic may never enter the core of Ames*, this location allows for exploration of Iowa State, Main Street and the core of Ames by car, bicycle, bus, or walking.

***Goal No. 9 – It is the goal of Ames to promote expansion and diversification of the economy in creating a base that is more self-sufficient and that is more sustainable with regard to the environment.***

The HOC portion of this development expands the number of hotel rooms available in Ames and provides a unique type of business – upscale, extended stay hotel adjacent to the golf course. Extended stay hotels are a good fit with Ames with the various university, private, and facilities that generate long term stays. The USDS labs, Iowa State University, Ames Lab, and Mary Greeley Medical Center in addition to the large manufacturing plants will all have visitors that will want and need extended stay accommodations.

The residential portion allows for intensification of a current residential area and creates units with a unique market niche.

***Goal No. 10 - It is the goal of Ames to maintain and enhance its cultural heritage.***

Nothing in the change is contrary to that goal. This is infill development of currently undeveloped property.

**Demonstrate why the LUPP Map designation for this property should be changed. Explain why the site cannot be reasonably developed under the current designation.**

The size of the lots and the configuration is sufficient to build the retirement and apartment buildings. The change to RH allows the existing parcel and utilities to be used most efficiently.

**Determine if there is a lack of developable property in the City, which has the same designation as that proposed. If not, explain the need for the expanding the amount of land included in the designation proposed for this property.**

There is no RH property in town that has not been sold and already being developed. Developers and the City are creating RH property as the need arises on a case by case basis. This is invariably the intent of the LUPP as the LUPP does not designate any new grounds as RH as all property is being brought into the City as FS-RL or FS-RM. Intensification of existing property is the preferred method of creating RH. This parcel is not currently developed and is one of the few center of Ames appropriate for RH intensification. This location is in the center of Ames and tends to be more supportive of downtown and existing commercial on Lincoln Way and Duff than fringe development on Dayton or E. 13<sup>th</sup> Street.

**As a result of this action, will there be an adverse impact upon other undeveloped property in the designation proposed for this site.**

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**ATTACHMENT G**  
**APPLICANT NARRATIVE-PAGE 4**

There is no other undeveloped (or not currently planned for development) RH designated property in Ames.

**As a result of this action, will there be an adverse impact upon other developed property in the designation proposed for this site, which may be subject to redevelopment/rehabilitation.**

There is no other RH property to be developed or re-developed.

**Demonstrate that the new designation of the site would be in the public interest. What is the public need or community benefit?**

The designation of the site to RH is in the interest of the public and City. This increases the density of residential development in an appropriate location adjacent to an arterial street, bus route, bike trails and commercial. The residential offering will pull elderly people out of affordable housing and provide alternatives to housing that are not presently available in Ames. Out of 14 planned townhomes there will be the creation of 50 cooperative housing units and 40+ rental units for professional and retired housing.

**ATTACHMENT G**  
**APPLICANT NARRATIVE-PAGE 5**

**What impact will the proposed change have upon the following?**

**Transportation**

The site is on the minor arterial, S.E. 16<sup>th</sup> Street. Under the City's long term transportation plan Grand Avenue will be extended to S.E. 16<sup>th</sup> Street as an arterial or minor arterial street. The development of this area has anticipated this change and has allocated right of way for the future Grand Avenue. The current street system is sufficient for the planned commercial and residential expansion.

**Sanitary Sewer**

No additional sanitary sewer capacity is required. The change from residential to commercial does not impact the current sanitary sewer system. The sanitary sewer system adjacent to the development is a 54-inch diameter trunk sewer for the west side of Ames.

**Water**

There is sufficient water for both supply and fire protection for the change to a commercial designation. A 12-inch diameter main is located on S. 16<sup>th</sup> Street. No impact.

**Storm Sewer**

The Randall development area (both north and south of S. 16<sup>th</sup>) has been designed for the Coldwater golf course to convey and treat all the storm water from the surrounding area. The course's grassy swales, wetlands, and ponds hold all water from the adjacent development. The golf course does not have a direct discharge to Squaw Creek (except during 100 year flood events) such that all drainage must filter through the ponds, wetlands, and grassy swales. The commercial site is 6-8 feet above the 100 year flood elevation of Squaw Creek.

**Housing and Employment**

The change will result in the addition of 90 residential units versus the previously planned 14 townhome units. The hotel is expected to have a staff of 15-20 people plus generate additional jobs in the service sector; golf course, restaurants, etc.

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S. 16<sup>th</sup> Commercial Expansion  
Narrative  
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Nina Rasmusson <nrasmusson@yahoo.com>  
To: Planning & Zoning Commission Members  
Rezoning of land located at 601 S. 16th St.



July 17, 2013 11:11 AM

Dear Planning and Zoning Commission Members-

I am attaching a letter developed by the members of the Aspen Ridge Town Home Association expressing our concerns about the rezoning at 601 S. 16th Street. When we purchased our town home there was never any indication that the zoning would be changed or that our town home, that was marketed to us as a luxury town home, would have apartment buildings built next to our properties. When the high-density housing was built west of our complex we saw the traffic on S. 16th st. increase significantly as well as the noise level. I am afraid if the land is rezoned high density and an apartment building is built next to the golf course, it will have a catastrophic effect on our property values, as well as the quality of life. I believe the proposed cooperative for housing for individuals over 55 would be an acceptable use of the parcel of land on the north side of S 16th street. In marketing that complex, people have purchased third floor apartments for the express purpose of having a golf course view. If Randall's are allowed to build an apartment building north of this property, I am afraid many of the individuals who have indicated interest in living in the complex will forfeit their initial monetary down payment and back out. If this happens, it is likely additional apartment buildings would be built in its place, further depreciating our property values and quality of life.

My preference would be to keep the zoning as is and continue to build town homes as was initially told to us. My second choice would be to allow the rezoning of just the south parcel allowing the senior citizen housing project to go forward. Please do not allow an apartment complex to be built on the golf course side or west of the cooperative or have an apartment building built in place of the cooperative.

I hope you will take time to drive around the Aspen Ridge complex and see exactly what the association members are concerned about. While doing so, I hope you will drive by the apartment complexes that were built west of our town homes. Make sure you note the distance between the Christian School and the west building of The Grove complex. Our fear is that this is what will happen to us. Please try to put yourselves in our positions and think about what it would be like if these changes are made.

Sincerely,

A handwritten signature in cursive script that reads "Nina Rasmusson".

Nina Rasmusson  
417 Aspen Ridge Road



July 17, 2013

Rob Bowers  
Julie Gould  
Jeff Johnson  
Debra Lee  
Troy Siefert  
John Tillo  
Yvonne Wannemuehler

Jami Larson  
Victoria Szopinski  
Peter Orazem  
Tom Wacha  
Jeremy Davis  
Matthew Goodman  
Mayor Ann Campbell

Bob Kindred



RE: Land Use Policy Plan Future Land Use Map Change – Located 601 S. 16<sup>th</sup> Street

We, the members of the Aspen Ridge Townhome Association, respectfully request the Planning and Zoning Committee and the Ames City Council consider the following concerns regarding the rezoning of vacant property west of the current townhome structures:

The rezoning of the property from medium density residential housing to high density residential housing as the developer is proposing will negatively impact the current residents in the following ways:

1. The recent high-density construction has already congested the traffic flow on South 16<sup>th</sup> Street. The addition of *The Village* retirement center plus apartment houses will cause difficulty entering and exiting the street.
2. The addition of an apartment complex so close to present structures will cause a devaluation of the property.
3. Aspen Ridge residents paid premium prices for their Phase I townhomes with the promise the townhome complex would be developed in three phases as a golf course community. The developer sold the units as "luxury townhomes." No homeowner would have purchased property in this development if the plans before you were articulated to prospective buyers.
4. Homeowners will not be able sell their townhomes if this plan is passed by the town council. The townhomes will become no more than apartment housing.

We ask the Planning and Zoning Committee to consider:

- Option #1      Leave the zoned area as it is currently zoned.
- Option #2      Allow *The Village Cooperative* area to be rezoned high density, but do not allow Parcel #4 to be developed as apartment housing.

Please take time to consider our request. The properties in question are not just investments, but our homes. The plan, as proposed, will cause all of us to lose what we planned to be our dream.

Signatures:

1. Carol Sondyath Phone Number: 515-451-2241
2. Raymond Horvick Phone Number: 515-232-9120
3. Juanita Hancock Phone Number: 515-232-9120
4. Holly Forder Phone Number: 515 520 9054
5. Donna Segard Phone Number: 515 232 2671
6. Donna Segard Phone Number: 515 232 2671
7. Kelly Rathert Phone Number: 515-708-0964
8. Kary Rathert Phone Number: 515-708-0962
9. Paul E. Tvedt Phone Number: 515-232-2117
10. Patty J. Tvedt Phone Number: 515-232-2117
11. Pam Brinton Phone Number: 515-851-1080
12. Yvonne Rasmussen Phone Number: 515-710-7860
13. Bob Brinton Phone Number: 515 851-0039
14. h. h. Phone Number: 50-745-8853
15. \_\_\_\_\_ Phone Number: \_\_\_\_\_