



Notice of Proposed
Development
City of Johnston, Iowa

May 28, 2013

PZ Case No.13-12; Residences at Waterford Townhomes Rezoning Request:

Willmington Group, in cooperation with Beal Development, property owner, has requested an official zoning map amendment to rezone approximately 10.57 acres from R-3, Medium Density Residential, to R-1(60), Single-Family Residential District. The subject property is north of Waterford Pond and south of the termination of Sudbury Court.

The proposed R-1(60), Single-Family Residential District, would facilitate subdivision of the subject property into approximately 14 single-family residential lots.

Applicant:

Willmington Group
5530 West Parkway #300
Johnston, IA 50131
515-657-6930
gregj@willmingtongroup.com

Background:

Willmington Group, in cooperation with Beal Development, the property owner, has submitted a petition for rezoning of 10.57 acres from R-3, Medium Density Residential District, to R-1(60), Single-Family Residential District.

The subject area is depicted on the attached vicinity map. The request is made to facilitate subdivision of the subject property into approximately 14 single-family residential lots. A development concept illustrating said lot layout is attached.

The Johnston 2030 Comprehensive Plan approved December 6, 2011, depicts the subject property as "Low Density Residential", consisting of densities from two to five units per acre. The attached conceptual lot layout would result in densities of 1.32 units per acre.

Staff is recommending rezoning approval subject to the execution of a development agreement restricting the overall density to not more than 2.0 dwelling units per acre, and the minimum lot width of 65 feet.

Meeting Schedule:

Planning and Zoning Commission Meeting, Monday, June 10, 2013.
City Council Meeting, Monday, July 1, 2013 (Tentative)

Both meetings are held in the Council Chambers of Johnston City Hall, 6221 Merle Hay Road and begin at 7:00 p.m. The public is welcome and invited to attend the above noted meetings and an opportunity will be provided for you to make comments on the proposed request.

Staff Contact:

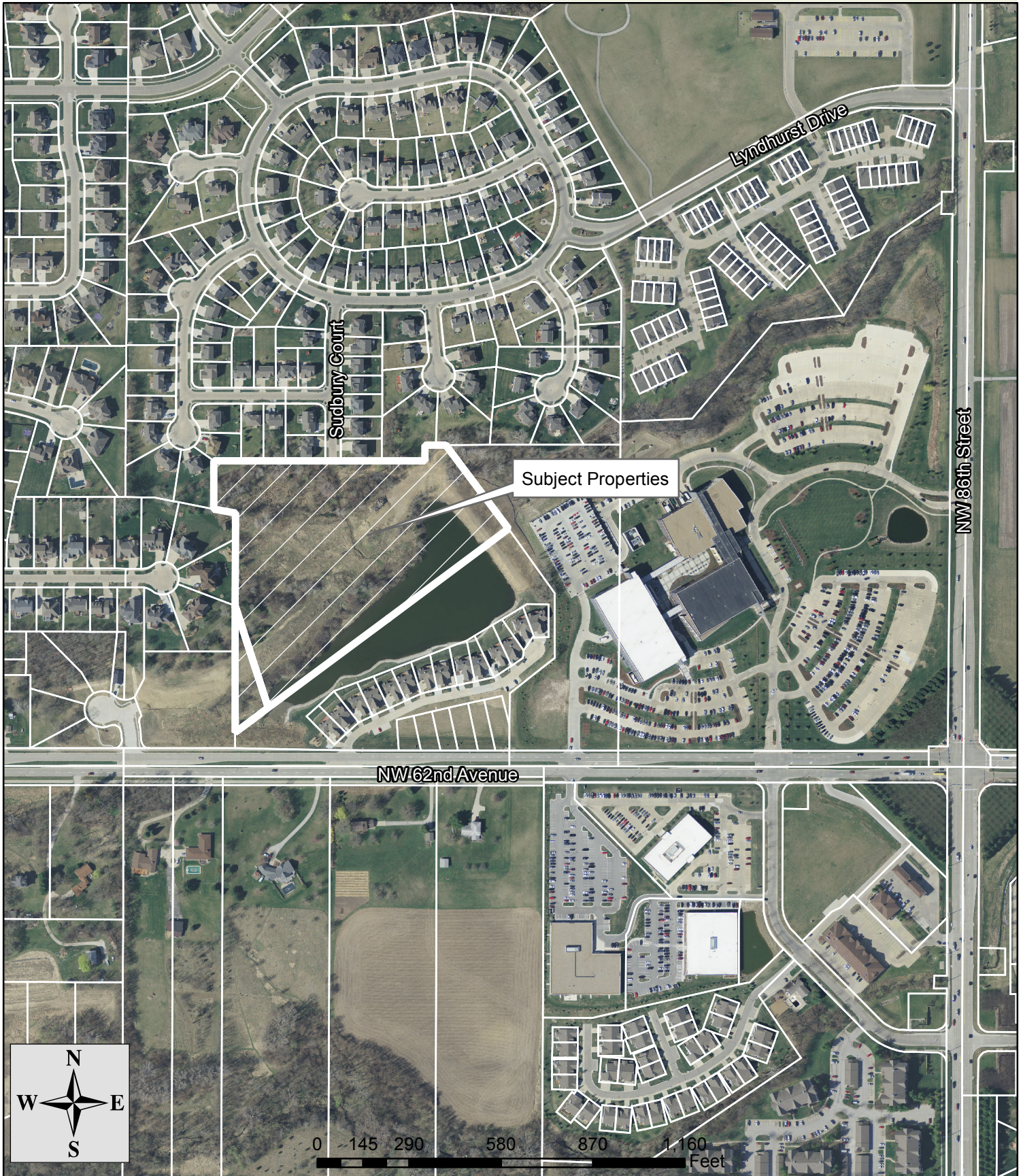
Comments and questions about this application may be directed to:

Aaron Wolfe
Senior Planner
City of Johnston
6221 Merle Hay Road; P.O. Box 410
Johnston, IA 50131
Phone: 515-727-7766
awolfe@cityofjohnston.com

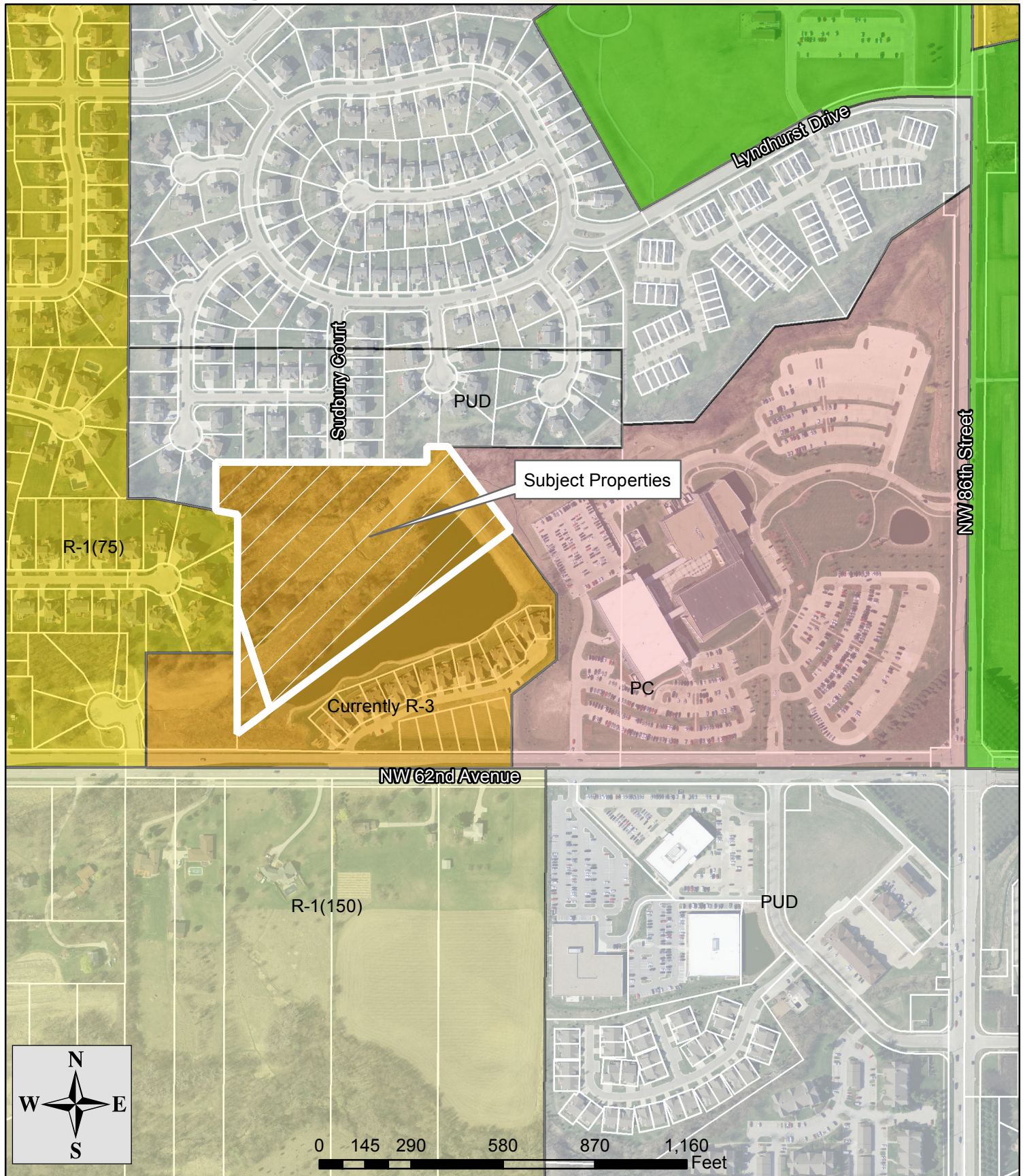
Attachments:

Vicinity Map
Johnston 2030 Comp Plan Map
Johnston Zoning Map
Rezoning Petition
Neighborhood Mailing List
Development Concept, prepared by Cooper Crawford & Associates, LLC.

Residences at Waterford Rezoning Vicinity Map

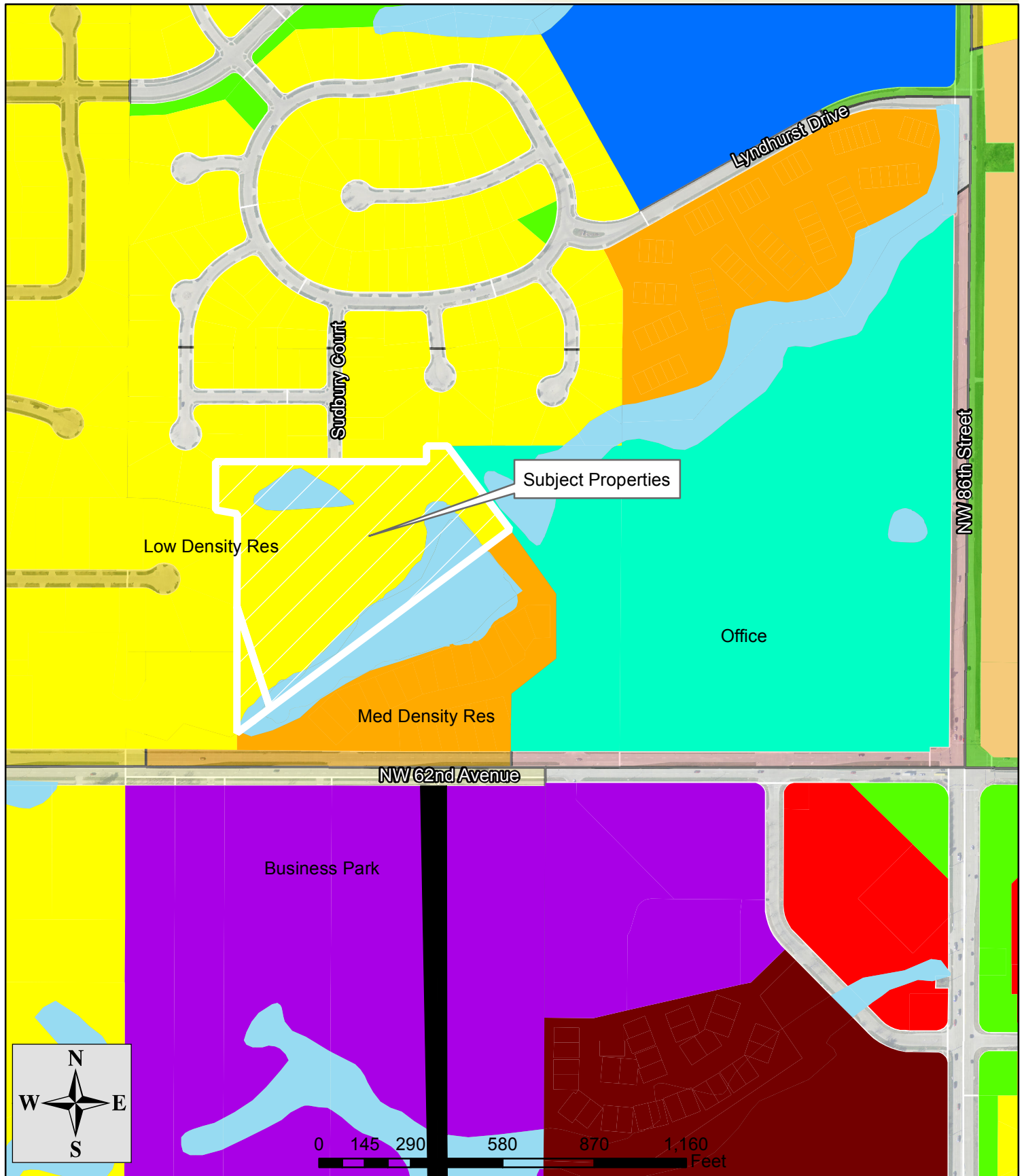


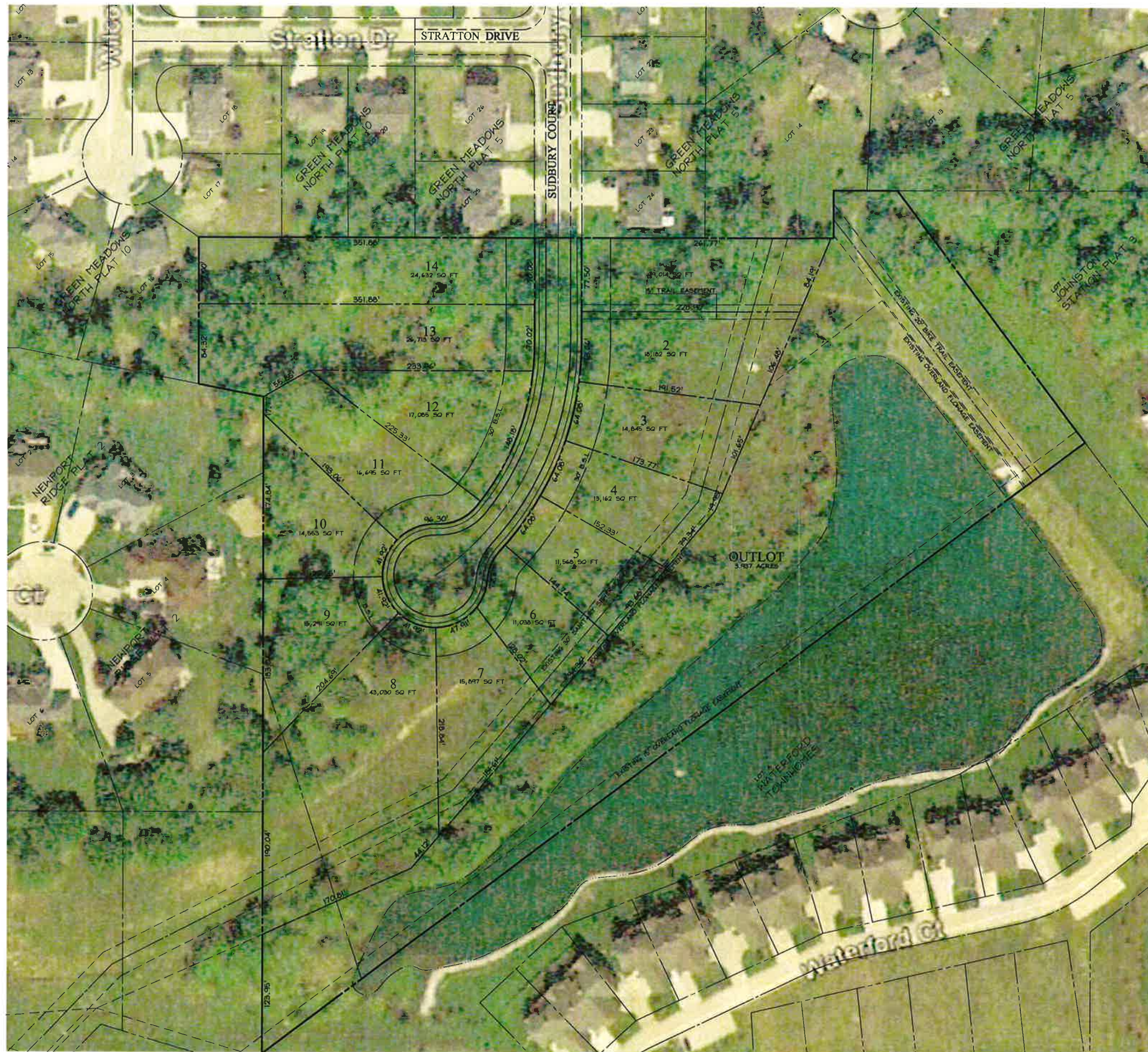
Residences at Waterford Current Zoning Map



Residences at Waterford Future Land Use Map

Johnston
Living • Learning • Growing





COOPER CRAWFORD
 & ASSOCIATES, L.L.C.
 CIVIL ENGINEERS

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
 PHONE: (515) 224-1344 FAX: (515) 224-1345

<p>SCALE: 1"=50'</p>	DATE: 3-2-2013	JOB NUMBER
	REVISIONS:	CC 1517
APPROVED: _____	INITIALED: _____	AS-BUILT: _____
CONCEPT PLAN		SHEET
OUTLOT 'Z'		1 OF 1



PETITION FOR CHANGE IN ZONING CLASSIFICATION

To: **Honorable Mayor and City Council
Johnston City Hall
6221 Merle Hay Road
P.O. Box 410
Johnston, IA 50131-0410**

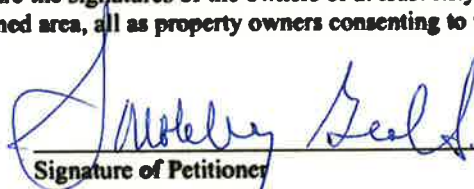
Date: May 7, 2013

We, the owners of property located at Waterford Townhomes project on 62nd Ave.
respectfully petition you to amend the Johnston Zoning Ordinance by rezoning the following legally
described property:

Waterford Townhomes Plat 2, Outlot "Z" and Parcel "A" of Outlot "X"

from the R-3 District to the R-1 (60) District.
(Present Zoning) (Proposed Zoning)

Provided herewith on the attached pages are the signatures of the owners of at least fifty percent (50%) of
the property within 250 feet of the petitioned area, all as property owners consenting to this petitioned
rezoning.


Signature of Petitioner
2121 Green Street, unit 27b, Adel, IA, 50003
Address
515-240-0328
Phone Number

Attachments

FOR OFFICE USE ONLY

Petition Received By: _____ Date: _____

Petition Filed: _____ Fee Paid: _____ Receipt Number: _____

Notification List

LAST NAME	FIRST NAME	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP
ACHESON	PAMELA	6321 SUDBURY CT		JOHNSTON	IA	50131
ARTHUR	JAMES	6228 WATERFORD CT		JOHNSTON	IA	50131
BAZZOCCO	CHRIS	6324 SUDBURY CT		JOHNSTON	IA	50131
BECKWITH (TRUSTEE)	MARK	6216 WATERFORD CT		JOHNSTON	IA	50131
BRANDT	NED	6220 WATERFORD CT		JOHNSTON	IA	50131
CARSTENS	DOUGLAS	9208 HUNTINGTON CIR		JOHNSTON	IA	50131
DUSTER	ANGELA	9103 STRATTON DR		JOHNSTON	IA	50131
FLEMING HALBROOK	CHRISTINE	6300 STANMORE CT		JOHNSTON	IA	50131
FRANZEEN	BLAKE	6407 SUDBURY CT		JOHNSTON	IA	50131
FRIEDMAN	GREGORY	9209 HUNTINGTON CIR		JOHNSTON	IA	50131
GRAZIANO	PETE	9213 HUNTINGTON CIR		JOHNSTON	IA	50131
GUPTA	RAJEEV	6400 STANMORE CT		JOHNSTON	IA	50131
GYURO	ROBERT	9020 COWDEN DR		JOHNSTON	IA	50131
HARPER	ROBERT	9304 CATALINA CIR		JOHNSTON	IA	50131
HASELBY	DARREN	9127 STRATTON DR		JOHNSTON	IA	50131
HEARD	WILLIAM	6317 WILCOT CT		JOHNSTON	IA	50131
HINZ	RICHARD	6202 WATERFORD CT		JOHNSTON	IA	50131
HOCKMUTH	KENNETH	9111 STRATTON DR		JOHNSTON	IA	50131
HUSHAGEN	KEVIN	6411 BENTLEY PL		JOHNSTON	IA	50131
JIN	JIAN	9123 STRATTON DR		JOHNSTON	IA	50131
KALLEN	JON	6400 BENTLEY PL		JOHNSTON	IA	50131
KELLUM	VANESSA	6210 WATERFORD CT		JOHNSTON	IA	50131
KROMMINGA	KURT	9305 HUNTINGTON CIR		JOHNSTON	IA	50131
LASHIER	ANDREW	6313 SUDBURY CT		JOHNSTON	IA	50131
LEE	KAREN	6328 WILCOT CT		JOHNSTON	IA	50131
LEPAGE	LLOYD	6320 SUDBURY CT		JOHNSTON	IA	50131
LEVAY	WILLIAM	6222 WATERFORD CT		JOHNSTON	IA	50131
LIANG	WAI	6404 WILCOT CT		JOHNSTON	IA	50131
LUO	LANG	6400 WILCOT CT		JOHNSTON	IA	50131
MC MILLEN	KENT	9205 HUNTINGTON CIR		JOHNSTON	IA	50131
MERRITT	JOHN	6208 WATERFORD CT		JOHNSTON	IA	50131

MILLER	CRAIG	6236	WATERFORD	CT		JOHNSTON	IA	50131
MOORMAN	DAVID	6320	WILCOT	CT		JOHNSTON	IA	50131
MULLENIX (TRUSTEE)	PATSY	POB	1245		POB 1245	JOHNSTON	IA	50131
NERHEIM	PAMELA	6214	WATERFORD	CT		JOHNSTON	IA	50131
NOLAN	MATTHEW	6317	SUDBURY	CT		JOHNSTON	IA	50131
O'HOLLEARN (TRUSTEE)	CHARLES	9150	62ND	AVE		JOHNSTON	IA	50131
PARKER	BRENDA	6411	SUDBURY	CT		JOHNSTON	IA	50131
PATTERSON	BRIAN	6303	STANMORE	CT		JOHNSTON	IA	50131
PETERS	RANDY	9301	CATALINA	CIR		JOHNSTON	IA	50131
POSTON	WILLIAM	9212	HUNTINGTON	CIR		JOHNSTON	IA	50131
REYNOLDS	PAMELA	6238	WATERFORD	CT		JOHNSTON	IA	50131
RIDDLE	ERIC	6403	WILCOT	CT		JOHNSTON	IA	50131
ROBILLIARD	JEFFREY	6324	WILCOT	CT		JOHNSTON	IA	50131
ROTTENBERG	LORI	9050	62ND	AVE		JOHNSTON	IA	50131
RYAN	WILLIAM	6407	BENTLEY	PL		JOHNSTON	IA	50131
SAAB	IMAD	9120	STRATTON	DR		JOHNSTON	IA	50131
SCHRAMM	KORY	6408	BENTLEY	PL		JOHNSTON	IA	50131
SHAMARAO	JITHENDRA	6404	BENTLEY	PL		JOHNSTON	IA	50131
SHOEMAN	RANDY	9201	HUNTINGTON	CIR		JOHNSTON	IA	50131
STERN	ALAN	6204	WATERFORD	CT		JOHNSTON	IA	50131
STICKLEN	MICHAEL	9204	HUNTINGTON	CIR		JOHNSTON	IA	50131
TODD	MATTHEW	6321	WILCOT	CT		JOHNSTON	IA	50131
TRACY	STEVEN	6402	STANMORE	CT		JOHNSTON	IA	50131
TUCKER	GREGORY	100	MARKET	ST	STE 102	DES MOINES	IA	50309
TURNER	HAROLD	9110	62ND	AVE		JOHNSTON	IA	50131
WANDERSCHIED	PAUL	6403	BENTLEY	PL		JOHNSTON	IA	50131
WEST	JENNIFER	6403	SUDBURY	CT		JOHNSTON	IA	50131
WINGER	JAY	9308	CATALINA	CIR		JOHNSTON	IA	50131
WISHAM	LINDSEY	9112	STRATTON	DR		JOHNSTON	IA	50131
WISKIRCHEN	MICHAEL	6226	WATERFORD	CT		JOHNSTON	IA	50131
YEAST	ANDREW	6325	WILCOT	CT		JOHNSTON	IA	50131
BEAL DEVELOPMENT CORP		2121	GREENE	ST	APT 27B	ADEL	IA	50003
BILOXI LLC		6055	NOTTINGHAM	DR		JOHNSTON	IA	50131
E ELAINE OSTIGUY TRUST		12317	85TH	AVE		GRIMES	IA	50111

DEERE CREDIT SERVICES INC	POB	6600		POB	6600	JOHNSTON	IA	50131
CITY OF JOHNSTON	6221	MERLE HAY	RD	POB	410	JOHNSTON	IA	50131
WATERFORD TOWNHOMES ASSOCIATION INC	2121	GREENE	ST	APT	27B	ADEL	IA	50003
UNIVERSITY ENTERPRISES INC	9212	HUNTINGTON	CIR			JOHNSTON	IA	50131