



Notice of Proposed
Development
City of Johnston, Iowa

April 26, 2013

PZ Case No.13-05; Outlot X, Northwood Estates Plat 3 Comprehensive Plan Amendment and Rezoning Request:

The property owner of the above-listed property has requested an official zoning map amendment to rezone 9.253 acres from R-3, Medium Density Residential, to R-1(75) Single-Family Residential District. The proposed change requires an amendment to the Johnston 2030 Comprehensive Plan for the affected property from “Public/Quasi-Public” land use to “Low Density Residential” land use.

Applicant:

N&A Realty, Inc.
Represented by Dallas Patterson
515-238-0388
dallasptt@aol.com

Background:

In 2006 when the Northwood Estates subdivision was platted, an approximate 10 acre parcel was set aside along NW 70th Avenue for R-3 townhome development. A site plan was presented for such a development in 2008; however the plan didn't move forward due to the economic conditions at the time. In 2009, the southern 9.25 acres of the site were purchased by Cornerstone Community Church for a future site for their congregation. In late 2012, the church sold the parcel and purchased property elsewhere in Johnston.

At this time N&A Realty desires to develop the property for single family residential uses and have provided the attached concept plan showing 21 lots. The property is currently zoned R-3, medium density residential which doesn't permit single family detached and the area is identified in the Comp Plan as Quasi Public. Thus, a Comp Plan Amendment and Rezoning will be required.

Meeting Schedule:

City Council Meeting, Monday, May 6, 2013

The meeting will be 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

H:\Community Development\P&Z\2013 PZ\PZ 13-07; Dupont Pioneer Mendel Corn Burner Admin Review\Northwood Development Notice CC.doc

noted meetings and an opportunity will be provided for you to make comments on the proposed request.

Staff Contact:

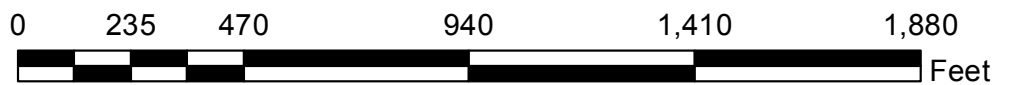
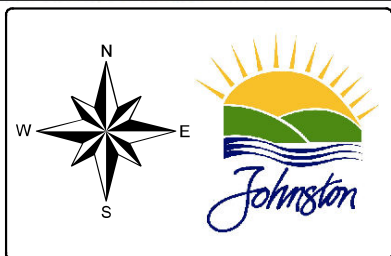
Comments and questions about this application may be directed to:

David R. Wilwerding, AICP
Community Development Director
City of Johnston
6221 Merle Hay Road; P.O. Box 410
Johnston, IA 50131
Phone: 515-727-7775
dwilwerding@cityofjohnston.com

Attachments:

Concept Plan prepared by Civil Design Advantage
Vicinity Map
Johnston 2030 Comp Plan Map
Johnston Zoning Map
Rezoning Petition
Neighborhood Mailing List

Vicinity Map



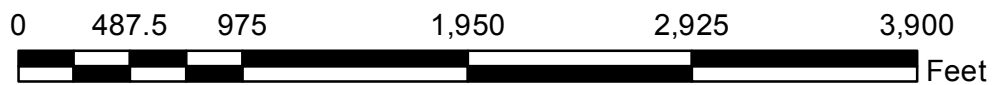
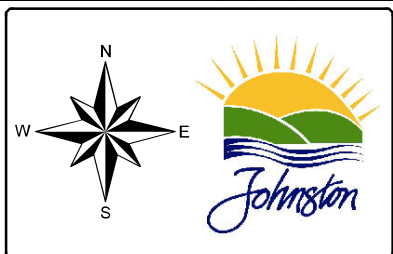
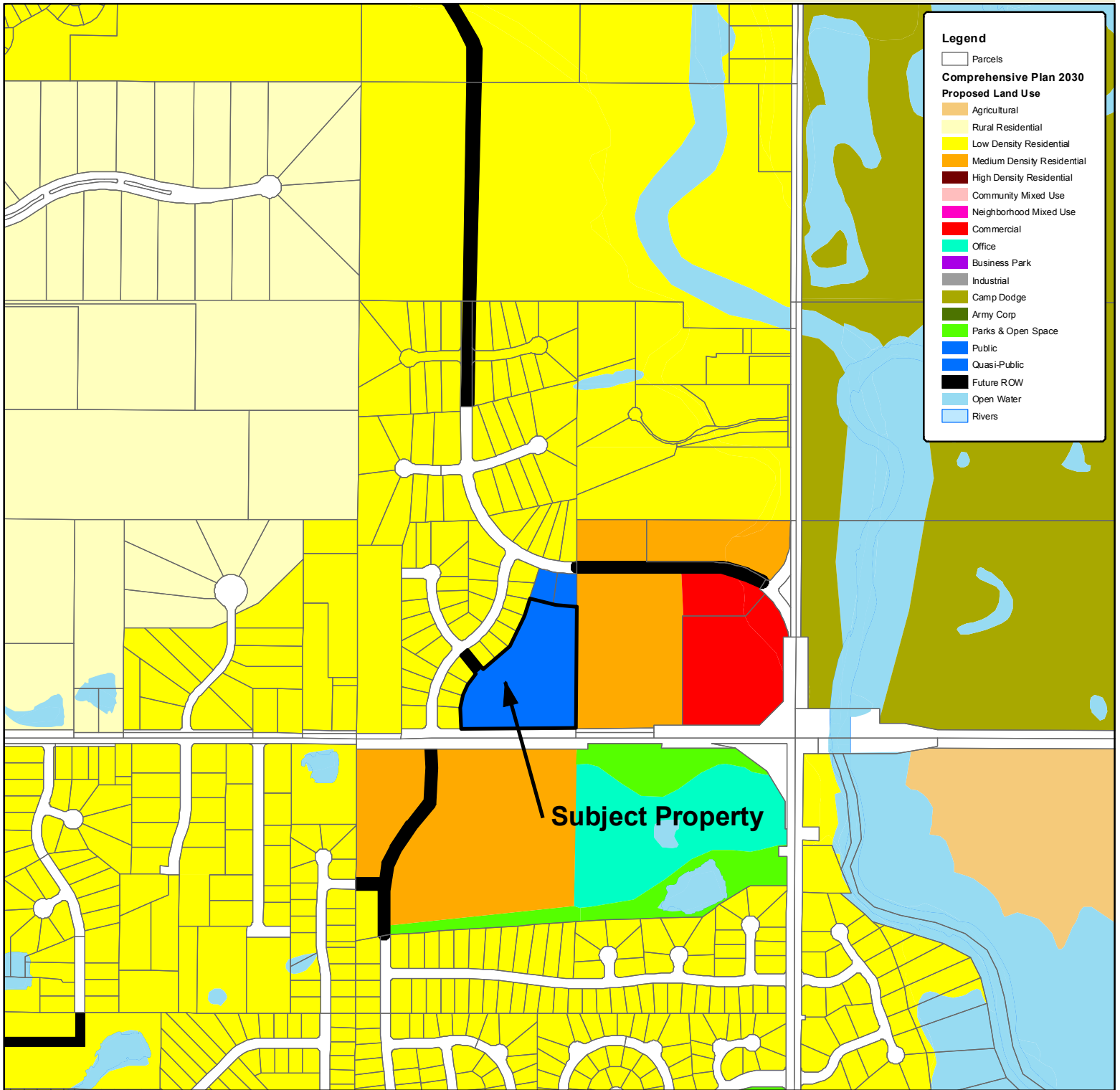
1 inch = 400 feet

Another great GIS product of :

City of Johnston, P.O. Box 410, 6221 Merle Hay Road, Johnston IA. 50131-0410

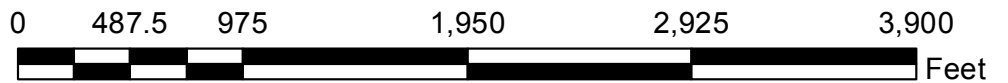
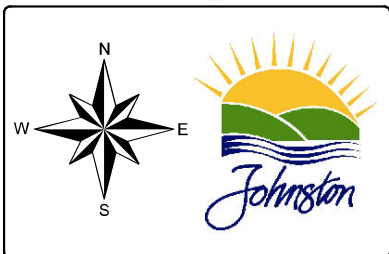
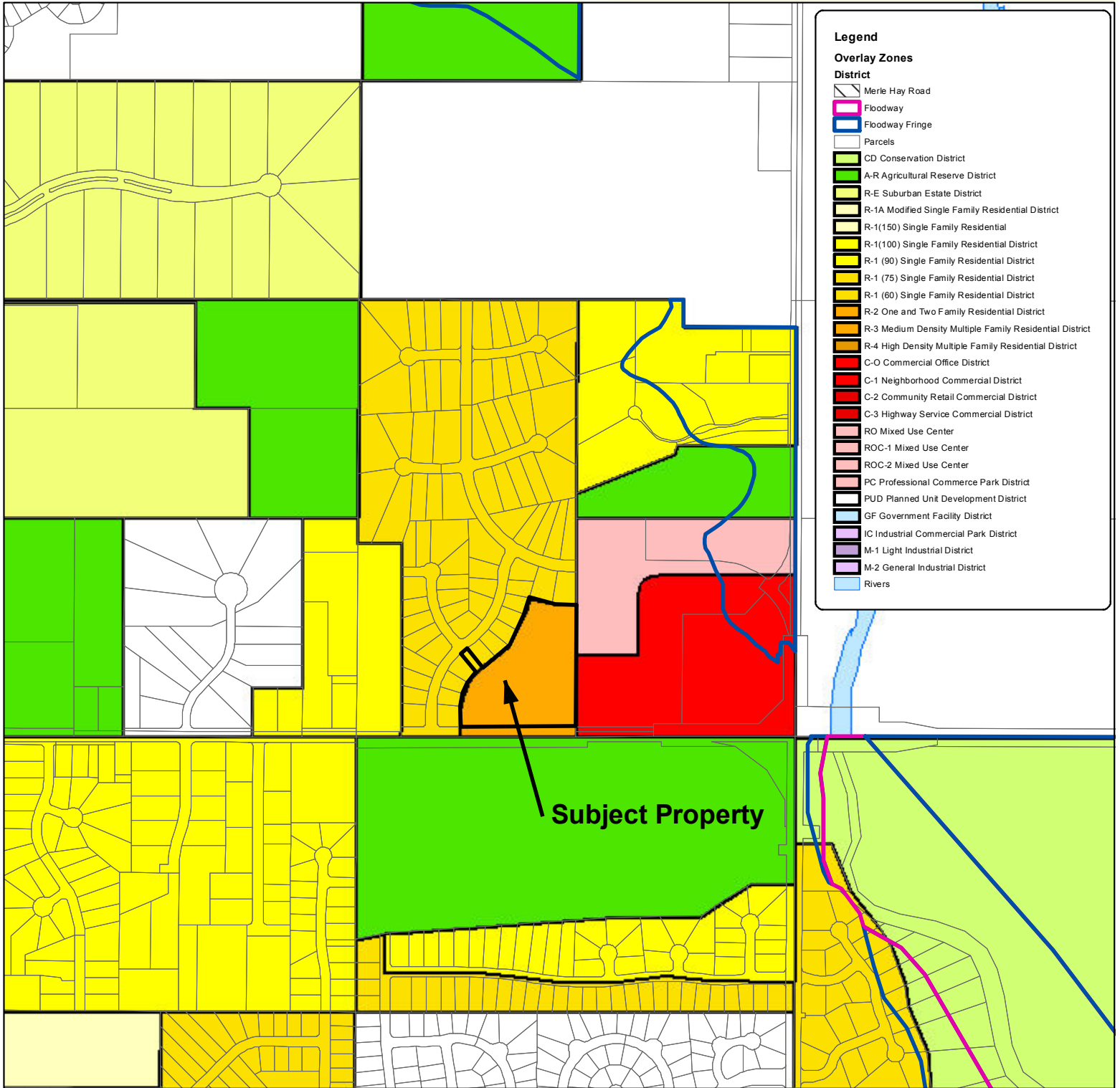
(515) 278-2344 - www.cityofjohnston.com

1/31/2013



1 inch = 833 feet
 Another great GIS product of :

Current Zoning Vicinity



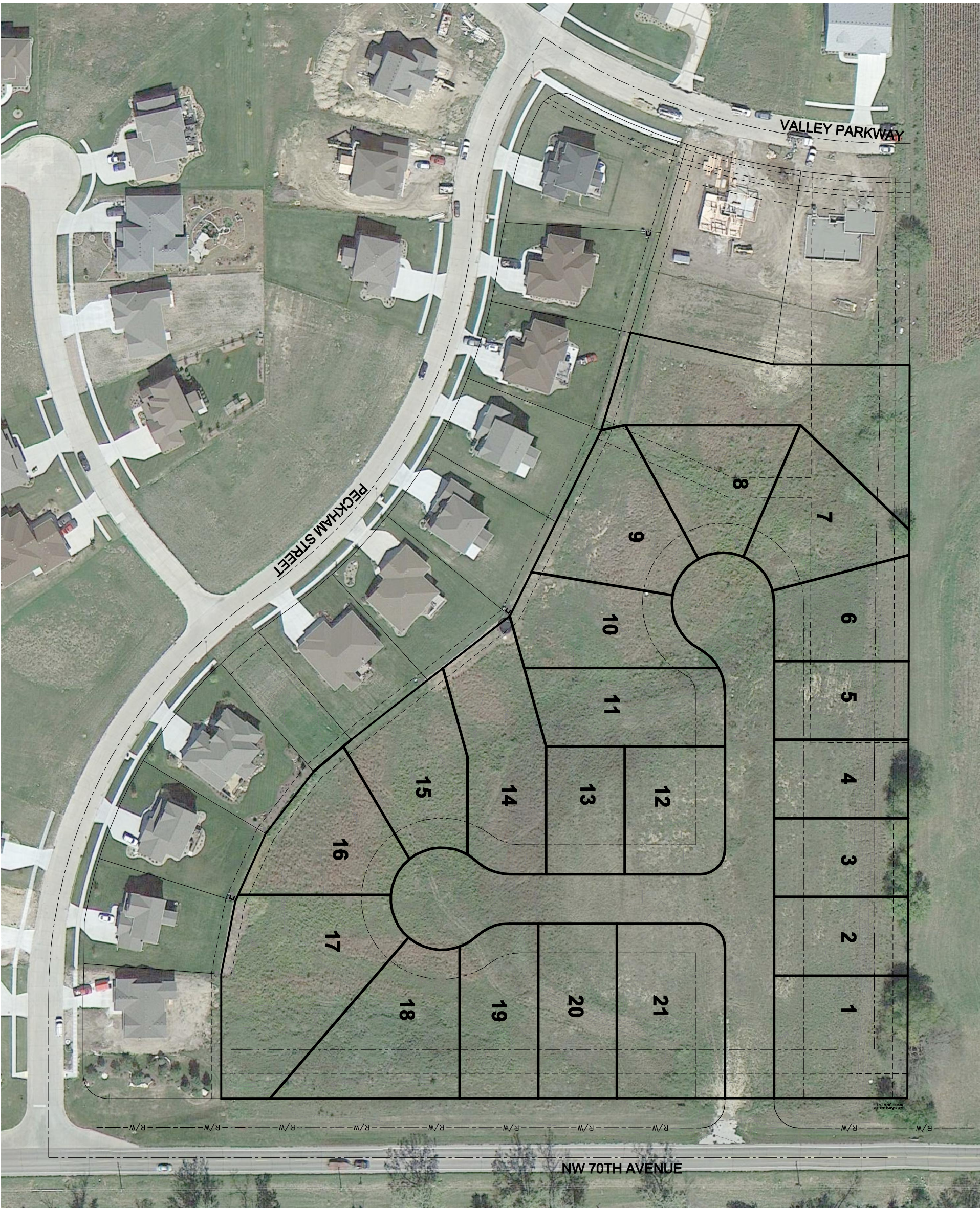
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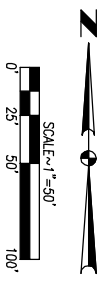
(515) 278-2344 - www.cityofjohnston.com

1/31/2013



PREPARED FOR:
N & A REALTY

PRELIMINARY



**NORTHWOOD
 PRELIMINARY CONCEPT PLAN**



5501 NW 112th SUITE G GRIMES, IOWA 50111
 PH: (515) 369-4400 Fax: (515) 369-4410

REVISIONS	DATE

JOHNSTON, IOWA

CIVIL DESIGN ADVANTAGE

ENGINEER: RDR

TECH:

CONCEPT

01/17/12

Northwood Rezoning Mailing List

MAILING NAME FIRST	MAILING NAME LAST		CITY	ST	ZIP
SIMPSON ENTERPRISES, INC		6108 TERRACE DR	JOHNSTON	IA	50131
CAMP DODGE DEVELOPMENT COMPANY, LC		5668 NW 86TH ST	JOHNSTON	IA	50131
CINDY	SOUTHARD	7002 PECKHAM ST	JOHNSTON	IA	50131
SARAH	SCHUTTE	7003 PECKHAM ST	JOHNSTON	IA	50131
CHRISTIAN	HOWELL	7006 PECKHAM ST	JOHNSTON	IA	50131
TODD	FREIDHOFF	7007 PECKHAM ST	JOHNSTON	IA	50131
RAKESH	SHUKLA	7010 PECKHAM ST	JOHNSTON	IA	50131
KEVIN	BETTERS	7011 PECKHAM ST	JOHNSTON	IA	50131
COSGRIFF DEVELOPMENT, LLC		11129 NW 59TH AVE STE D	GRIMES	IA	50111
DAVID	TEGEDER	7015 PECKHAM ST	JOHNSTON	IA	50131
NIJAZ	SPIDJODIC	7020 NORTHWOOD DR	JOHNSTON	IA	50131
TODD	MCCOMBS	6827 NW 56TH ST	JOHNSTON	IA	50131
RICHARD	SEPANIC	7023 PECKHAM ST	JOHNSTON	IA	50131
KIRK	PEDERSEN	7024 NORTHWOOD DR	JOHNSTON	IA	50131
MATT	BROWN	7025 NORTHWOOD DR	JOHNSTON	IA	50131
JEROMY	WARRICK	7027 PECKHAM ST	JOHNSTON	IA	50131
KEVIN	KRIEG	7028 NORTHWOOD DR	JOHNSTON	IA	50131
SUMAN	ANDRU	7029 NORTHWOOD DR	JOHNSTON	IA	50131
KYLE	LYNCH	7031 PECKHAM ST	JOHNSTON	IA	50131
BEHR CONSTRUCTION HOMES, LLC		718 GROVE ST	ADEL	IA	50003
QUALITY BUILT HOMES, INC		8101 CHAMBERY BLVD	JOHNSTON	IA	50131
THOMAS	SERSLAND	7038 PECKHAM ST	JOHNSTON	IA	50131
BEGO	BATALEVIC	7039 PECKHAM ST	JOHNSTON	IA	50131
KALYANARAMAN	VENKATRAMAN	7042 PECKHAM ST	JOHNSTON	IA	50131
JASON	ROOSE	3118 SW 22ND ST	DES MOINES	IA	50321
DOUGLAS	OWEN	9032 WOODED POINT DR	JOHNSTON	IA	50131
YULING	XIA	7047 PECKHAM ST	JOHNSTON	IA	50131
JOHN	MATHIS	8901 VALLEY PKWY	JOHNSTON	IA	50131
TANVEER	HUSSAIN	9929 CHESHIRE LN	JOHNSTON	IA	50131
STAR HOMES OF IOWA, INC		320 8TH STREET SE	ALTOONA	IA	50009
SUKHVINDER	SINGH	8912 VALLEY PKWY	JOHNSTON	IA	50131
BRENT	WESTEMEYER	8917 VALLEY PKWY	JOHNSTON	IA	50131
KIRK	PATTERSON	10223 OAKWOOD DR	URBANDALE	IA	50322

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: 2/26/2013

We, the owners of property located at _____
respectfully petition you to amend the Johnston Zoning Ordinance by rezoning the following legally
described property:

outlot X Northwood Estates Plat 3, Johnston
Polk County Iowa

from the R3 District to the R1 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.

Kuhra Corporation
By: [Signature], Pres.
Signature of Petitioner

160 S. 68th St., Ste 1108, West Des Moines, IA 50266
Address

515-238-0388
Phone Number

Attachments

FOR OFFICE USE ONLY

Petition Received By: _____ Date: _____

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

PETITION FOR CHANGE IN ZONING CLASSIFICATION

Legal Description of Property: Outlot x Northwood Estates

Plots 3 Johnson, Iowa

from the R3 District to the R1 District.
(Present Zoning) (Proposed Zoning)

Property Owners within 250 Feet of the Area Petitioned for Rezoning:

Date	Printed Name	Address	Signature
2/19/13	DAVIN TEGEDER	7015 Beckham St	<i>Davin Tegeder</i>
2/19/13	Serami Mavrick	7027 Beckham St.	<i>Serami Mavrick</i>
2.19.13	BARR SERSLAND	7038 Beckham St.	<i>Balana Sersland</i>
2/1/13	Talitha Mc	7047 Beckham St	<i>Talitha Mc</i>
2/19/13	SURINDER SIMAN	8912 Valley Hwy	<i>Surinder Siman</i>
2/19/13	Jodi PATERSON	8925 Valley Hwy	<i>Jodi Paterson</i>
2/19/13	Keris Betters	7011 Beckham St.	<i>Kris Betters</i>












PETITION FOR CHANGE IN ZONING CLASSIFICATION

Legal Description of Property: Outlot X Northwood Estates
Plot 3 Johnston Tower
 from the R3 District to the R1 District.
 (Present Zoning) (Proposed Zoning)

Property Owners within 250 Feet of the Area Petitioned for Rezoning:

Date	Printed Name	Address	Signature
2-25	Troy Skoss	9109 NW 71st Ave Johnston	[Signature]
2-15	Stephanie Henderson	117 NW 71st Ave Johnston	[Signature]

PETITION FOR CHANGE IN ZONING CLASSIFICATION

Date	Printed Name	Address	Signature
2/20	Cary Schutte	7003 Peckham	
2/20	Prista Skukla	7010 Peckham	 Prista Skukla
2/20	Gynthia Sepanic	7023 Peckham	 Gynthia Sepanic
2/23	Kevin Kries	7028 Northwood Dr	 Kevin Kries
2/23	Cami Nutter	7037 Northwood Dr	 Cami Nutter
2/23	Sammy Andrew	7029 Northwood Dr	 Sammy Andrew
2/23	Kimberly Brown	7025 Northwood Dr	
2/25	Emilia Botola	7034 Peckham St	 Emilia Botola
2/25	Shirley Rose	7113 Peckham St	 Shirley Rose
2/25/20	TODD MATHEIS	8901 VALLEY PARKWAY	
2-25-13	Cynthia Dempsey	8917 Valley Parkway	 Cynthia Dempsey