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MELISSA BAHNSEN, RECORDER
CEDAR COUNTY IOWA

Prepared by: Kevin D. Olson, West Branch City Attorney, PO Box 5640, Coralville, Iowa 52241 (319)351-2277

Return to: City of West Branch, 110 N. Poplar Street, P.O. Box 218, West Branch, Iowa 52358 (319)643-5888

ORDINANCE NO. 761

AN ORDINANCE RE-ZONING THAT CERTAIN PARCEL OF REAL PROPERTY LOCATED AT PEDERSEN VALLEY, PART 4 FROM R-1 TO R-2 RESIDENCE DISTRICT.

WHEREAS, IWB, LLC (“IWB”) has petitioned the City of West Branch for a zoning district amendment for properties located in the Pederson Valley subdivision, said parcel being legally described as:

BEING THAT PART OF LOT B IN THE SOUTHWEST QUARTER ¼ (SW ¼) OF SECTION 6, TOWNSHIP 79, RANGE 4 WEST LYING NORTH OF PEDERSEN VALLEY PART 4 AND SOUTH OF CEDARS EDGE GOLF COURSE, AND PART OF THE SOUTHEAST QUARTER (SE ¼), ALL IN THE CITY OF WEST BRANCH, CEDAR COUNTY, IOWA DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF LOT 82 OF PEDERSEN VALLEY PART 4, AN OFFICIAL PLAT IN THE CITY OF WEST BRANCH, THENCE N00° 51' 11"E, 331.84 FEET TO THE SOUTH LINE OF GREEN VIEW ESTATES , AN OFFICIAL PLAT IN THE CITY OF WEST BRANCH, THENCE ALONG SAID SOUTH LINE N86° 39' 40"E, 1083.46 FEET; THENCE S01° 19' 16"E, 319.75 FEET TO THE NORTHEAST CORNER OF SAID PEDERSEN VALLEY PART 4, THENCE ALONG SAID NORTH LINE S88° 40' 44"W, 180.00 FEET; THENCE ALONG SAID NORTH LINE S01° 19' 16"E, 50.00 FEET; THENCE ALONG SAID NORTH LINE S88° 40' 44"W, 915.38 FEET TO THE POINT OF BEGINNING. DESCRIBED PARCEL CONTAINS 8.56 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD (the “Parcel”).

WHEREAS, IWB has requested that the Parcel be rezoned to be located in an R-2 Residence District, in place of an R-1 Residence District; and

WHEREAS, the West Branch Planning and Zoning Commission has recommended the City Council approve said rezoning request; and

WHEREAS, a public hearing has been held on said request pursuant to published notice thereof.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of West Branch, Iowa :

Section 1. That the zoning map for the City of West Branch is hereby amended to show the Parcel being located in a R-2 Residence District in place of R-1 Residence District.

Section 2. This ordinance shall be in full force and effect from and after its publication as by law provided.

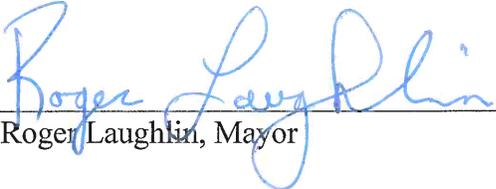
Section 3. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

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Section 4. If any section, provision or part of this ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of this ordinance as a whole or any part, section, or provision thereof not adjudged invalid or unconstitutional.

Passed and approved this 17th day of December, 2018.

First Reading: November 19, 2018
Second Reading: December 3, 2018
Third Reading: December 17, 2018



Roger Laughlin, Mayor

ATTEST: Leslie Brick

Leslie Brick, Deputy City Clerk

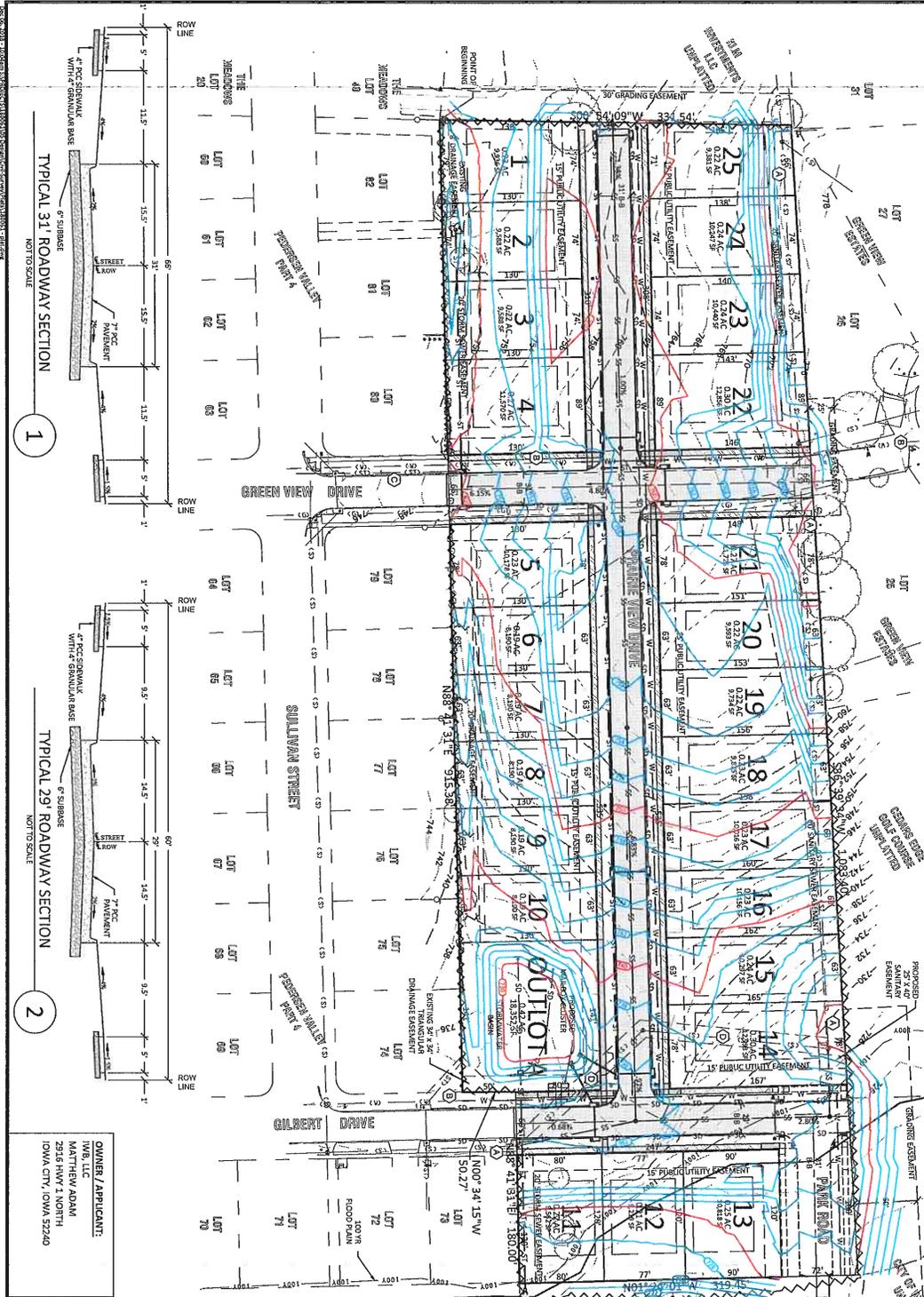
PRELIMINARY PLAT

LOETHEN RIDGE ESTATES

WEST BRANCH, IOWA

LEGAL DESCRIPTION

PACKET "A" BEING DESCRIBED AS:
 BEING THAT PART OF LOT 8 IN THE SOUTHWEST QUARTER & SW 1/4 OF SECTION 8, TOWNSHIP 7 RANGE 7 WEST NORTH OF PERRIN VALLEY PART 4 AND SOUTH OF GREEN EDGE BOYS COURSE AND PART OF THE SOUTH WEST QUARTER 20, ALL IN THE CITY OF WEST BRANCH, IOWA DESCRIBED AS:
 BEGINNING AT THE NORTHWEST CORNER OF LOT 82 OF PERRIN VALLEY PART 4, AN OFFICIAL PLAT IN THE CITY OF WEST BRANCH, IOWA, BEING 100' X 111.11', 111.11' FEET TO THE SOUTH LINE OF GREEN VIEW ESTATES, AN OFFICIAL PLAT IN THE CITY OF WEST BRANCH, IOWA, BEING 100' X 111.11', 111.11' FEET THENCE ALONG SAID SOUTH LINE WEST 99' 49.7', 100.00 FEET THENCE ALONG SAID SOUTH LINE WEST 19' 19.7', 50.00 FEET THENCE ALONG SAID NORTH LINE WEST 42' 42.0', 51.5' FEET TO THE POINT OF BEGINNING.
 DESCRIBED PARCEL CONTAINS 5.56 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



- NOTES:**
- ALL LOTS ZONED R1.
 - SETBACKS FROM R2 ARE 25' FROM FRONT, 25' FROM REAR, AND 9' FROM SIDE YARDS.
 - LOTS 11-13 ARE PART OF GILBERT DRIVE ARE LOCATED WITHIN DEVELOPMENT PERMIT.
 - GREEN VIEW DRIVE BETWEEN LOTS 24 & 25 WILL BE CONSTRUCTED AS PART OF A FUTURE CITY PROJECT.
 - PARK DRIVE WILL BE CONSTRUCTED AS PART OF A FUTURE CITY PROJECT.
 - PORTIONS OF THIS DEVELOPMENT ARE COVERED IN STORM WATER MANAGEMENT OF PERRIN VALLEY PART 4.
 - VARIANCES ARE REQUESTED FOR THE FOLLOWING ITEMS:
 - STREET GRADERS IN EXCESS OF 5.00%
 - RELEASE OF EXISTING SEWER EASEMENT
 - ABANDONMENT OF EXISTING SEWER
 - DELETED INSTALLATION OF GREENWAYS DRIVE
 - DEVELOPMENT WITHIN THE FLOODPLAIN

- KEY NOTES:**
- (A) EXISTING 8" SANITARY MAIN
 - (B) EXISTING 6" WATER MAIN
 - (C) EXISTING 36" STORM
 - (D) EXISTING SANITARY TO BE REMOVED AND DEEMED WASTED

- LEGEND:**
- | UTILITIES | EXISTING | PROPOSED |
|-------------------------|----------|----------|
| COMMUNICATIONS | CO | CP |
| OVERHEAD LINE | OD | CD |
| ELECTRIC | ED | ED |
| FIBER OPTIC | FO | FO |
| GAS | GD | GD |
| SANITARY SEWER | SS | SS |
| STORM | ST | ST |
| SEWER | SW | SW |
| WATER, DOMESTIC | WD | WD |
| COMMUNICATIONS HANDHOLE | CH | CH |
| COMMUNICATIONS FEDERAL | CF | CF |
| COMMUNICATIONS MANHOLE | CM | CM |
| 6" WIRE ANCHOR | WA | WA |
| UTILITY POLE WITH LIGHT | UL | UL |
| LEFT POLE | LP | LP |
| RIGHT POLE | RP | RP |
| EXISTING TRANSFORMER | ET | ET |
| FIBER OPTIC MANHOLE | FM | FM |
| GAS VALVE | GV | GV |
| SANITARY SEWER MANHOLE | SM | SM |
| SANITARY SEWER CLEANOUT | SC | SC |
| STORM SEWER MANHOLE | SMH | SMH |
| STORM SEWER INTAKE | SI | SI |
| HYDRANT | HY | HY |
| WATER VALVE | WV | WV |
| CURB STOP | CS | CS |
| WATER MANHOLE | WM | WM |

- SITE**
- | EXISTING | PROPOSED |
|--------------------------|--------------------------|
| CONTOUR - INDEX | CONTOUR - INDEX |
| CONTROL - INTERMEDIATE | CONTROL - INTERMEDIATE |
| FRANCE BARB WIRE | FRANCE BARB WIRE |
| FRANCE CHAIN LINK | FRANCE CHAIN LINK |
| FRANCE CONSTRUCTION | FRANCE CONSTRUCTION |
| FRANCE WIRE | FRANCE WIRE |
| FRANCE WOOD | FRANCE WOOD |
| SET POINT | SET POINT |
| SET POINT - INTERMEDIATE | SET POINT - INTERMEDIATE |
| SPRINKLER | SPRINKLER |
| THREE CONDITIONS | THREE CONDITIONS |
| TRIP CONDITIONS | TRIP CONDITIONS |
| SET LANSCHUT FLY | SET LANSCHUT FLY |
| SET LANSCHUT FLY | SET LANSCHUT FLY |

OWNER / APPLICANT:
 IWB, LLC
 MATTHEW ADAMI
 2916 HWY 1 NORTH
 IOWA CITY, IOWA 52240

ATTORNEY:
 JOSEPH JUDGE
 LANE & WATERMAN LLP
 220 N. MAIN STREET
 SUITE 800
 DAVENPORT, IA 52801
 563-326-3246

PREPARED BY:
 AXIOM CONSULTANTS, LLC
 MICHAEL J. WELCH, PE
 60 E COURT STREET
 UNIT 3
 IOWA CITY, IOWA 52240

SHEET NAME: PRELIMINARY PLAT		PROJECT NAME: LOETHEN RIDGE ESTATES		ISSUED FOR: CITY REVIEW		DRAWING LOG		ENGINEER:										
SHEET NUMBER: 1 OF 1		PROJECT NO. / CLIENT NAME: 18-0061 / IWB, LLC		DATE ISSUED: DECEMBER 5, 2018		<table border="1"> <thead> <tr> <th>REV</th> <th>DESCRIPTION OF CHANGES</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>CITY REVIEW</td> <td>10-09-2018</td> </tr> <tr> <td>2</td> <td>CITY REVIEW</td> <td>10-16-2018</td> </tr> </tbody> </table>		REV	DESCRIPTION OF CHANGES	DATE	1	CITY REVIEW	10-09-2018	2	CITY REVIEW	10-16-2018		
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PROJECT MANAGER: WELCH		CURRENT REV: C		DATE: 10-16-2018		60 EAST COURT STREET, UNIT 3, IOWA CITY, IA 52240												