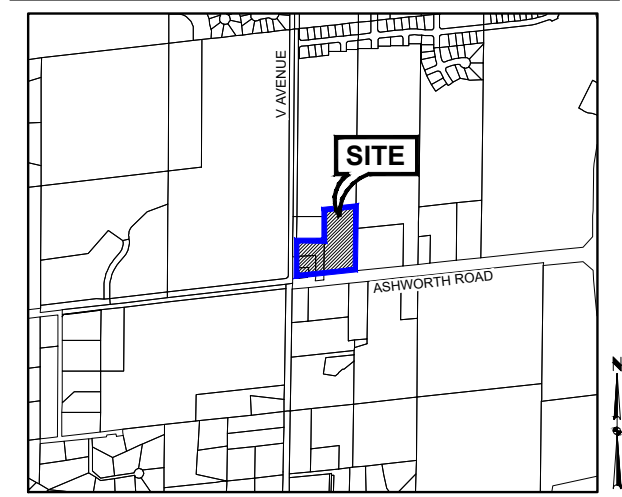


VICINITY MAP



WAUKEE, IOWA

OWNER
 HOPE K FARMS, LLC
 3207 ASHWORTH RD
 WAUKEE, IOWA 50263

APPLICANT
 NJREC
 CONTACT: NICK JENSEN
 1680 SW ANKENY ROAD
 ANKENY, IA 50023

ZONING
 EXISTING: A-1
 PROPOSED: K-MF-STACKED MEDIUM

BULK REGULATIONS

- K-MF-STACKED OVERLAY
- MINIMUM LOT AREA: NONE
 - MINIMUM LOT WIDTH: NONE
 - FRONT YARD SETBACK: NO MINIMUM FOR PRINCIPAL PERMITTED USES, 20 FEET MINIMUM FOR ACCESSORY STRUCTURES.
 - SIDE YARD SETBACK: NO MINIMUM FOR PRINCIPAL PERMITTED USES UNLESS ADJACENT TO ADJOINING SINGLE-FAMILY, IN WHICH CASE MINIMUM SETBACK SHALL BE 30 FEET. 5 FEET FOR ACCESSORY STRUCTURES.
 - REAR YARD SETBACK: NO MINIMUM FOR PRINCIPAL PERMITTED USES UNLESS ADJACENT TO ADJOINING SINGLE-FAMILY, IN WHICH CASE THE MINIMUM SETBACK SHALL BE 30 FEET. 5 FEET FOR ACCESSORY STRUCTURES.
 - PRINCIPAL BUILDING SEPARATION: 10 FEET
 - ACCESSORY BUILDING SEPARATION: 30 FEET BETWEEN PRINCIPAL BUILDING AND ACCESSORY BUILDING.
 - MINIMUM HEIGHT: PRINCIPAL BUILDING - 2 STORIES
 - MAXIMUM HEIGHT: PRINCIPAL BUILDING - 3 STORIES
 ACCESSORY BUILDING - 1 STORY
 - MAXIMUM DENSITY: 14 DWELLING UNITS PER ACRE
 - MINIMUM FLOOR AREA: 600 SQUARE FEET PER UNIT

ADJACENT OWNERSHIP

	OWNER	PARCEL #	ACRES	PERCENT	CONSENT
1	BROWN, SANDRA LEA REVOCABLE TRUST	1608226009	0.14	0.86	0
2	KNAPP, WILLIAM C KNAPP, WILLIAM C REVOCABLE TRUST	1608226007	0.13	0.82	0
3	WAUKEE COMMUNITY SCHOOL DISTRICT	1605476001	2.55	16.12	0
4	HURST, SHARON E	1604351001	1.64	10.35	10.35
5	THIENES, CURTIS & CONNIE REVOCABLE TRUST	1604354014	0.32	2.04	0
6	BLUESTEM STORM WATER MAINTENANCE ASSOCIATION	1604354001	1.42	8.99	8.99
7	JERRY'S HOMES INC	1604354006	0.01	0.03	0.00
8	ESSINK, TROY ALLEN & ANGELA MARIE JTRS	1604354007	0.22	1.42	0
9	VAN EPPS, TERESA ANN & TODD EARNEST JTRS	1604354008	0.30	1.89	0
10	MARTIN, JOSEPH A & FREE, WHITNEY L JTRS	1604354009	0.30	1.92	0
11	DOLL, JASON M & MIKAELA C JTRS	1604354013	0.33	2.05	0
12	MURPHY, SARAH MARIE	1604354012	0.29	1.86	0
13	ACI&C, LLC	1604354011	0.19	1.20	0
14	TYSKLIND, BRAYDON & ELLIE JTRS	1604354010	0.04	0.25	0
15	TEH, TONG KHON	1604356002	0.23	1.47	0
16	SMITH, BRITTANY WATERMAN & BRYN FELDMAN JTRS	1604356003	0.22	1.37	0
17	STRUCK, SCOTT JAMES & JENNIFER JTRS	1604356004	0.22	1.41	0
18	RUSSEL, KELSEY A	1604356005	0.23	1.44	0
19	GRUBB, RICHARD	1604356006	0.29	1.85	0
20	GRUBB, GARY & CLAUDIA JTRS	1604356007	0.21	1.33	0
21	KETTLESTONE RIDGE OWNERS ASSOCIATION, INC	1604356001	1.32	8.34	8.34
22	BOOTH, MYRNA S	1604300007	2.52	15.94	15.94
23	WEST WINDS FARM, LLC	1609100021	0.31	1.98	0
24	BOSCOM JR, BENJAMIN H	1609100003	0.52	3.30	3.30
25	BOSCOM, BENJAMIN H JR & SHARON K JTRS	1609100002	1.30	8.21	8.21
26	CUNNINGHAM, MARK AND DANNETTE JOINT TRUST	1609100001	0.57	3.57	0
	TOTAL		15.83	100.00	55.12

REZONING DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE NORTH 51°36'16" EAST, 83.98 FEET TO THE POINT OF BEGINNING; THENCE NORTH 44°58'29" WEST, 49.34 FEET; THENCE NORTH 00°34'17" EAST, 191.12 FEET; THENCE NORTH 86°56'50" EAST, 10.01 FEET; THENCE NORTH 00°35'06" EAST, 167.49 FEET; THENCE SOUTH 89°24'52" EAST, 285.39 FEET; THENCE NORTH 00°35'08" EAST, 326.76 FEET; THENCE NORTH 84°09'27" EAST, 331.36 FEET; THENCE SOUTH 00°46'07" WEST, 659.68 FEET; THENCE SOUTH 84°00'20" WEST, 501.36 FEET; THENCE SOUTH 06°12'53" EAST, 30.02 FEET; THENCE SOUTH 83°59'50" WEST, 93.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.38 ACRES (321603 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

FILE: H:\2022\202205\202205-REZONE.DWG
 DATE: 6/17/2022 4:05 PM
 DRAWN BY: J. ANDERSON
 CHECKED BY: J. ANDERSON

LAUNCH TOWNHOMES AT KETTLESTONE
 REZONE MAP
 WAUKEE, IOWA

CIVIL DESIGN ADVANTAGE
 ENGINEER:

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

TECH:

DATE	REVISIONS	SECOND SUBMITTAL	PREPARED
06/14/2022			

1/1
 2202.105