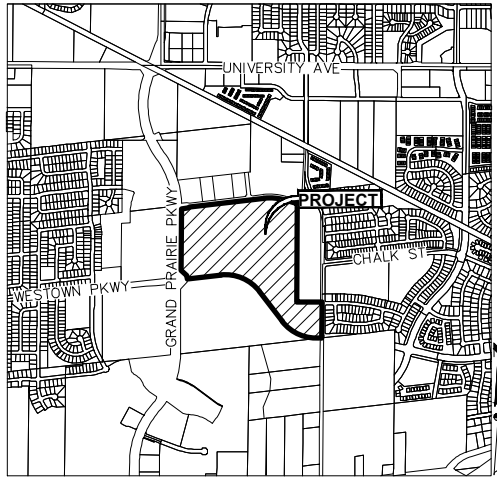


VICINITY MAP



WAUKEE, IOWA

OWNER

DICKSON D & LUANN C JENSEN
4611 MORTENSEN ROAD STE 106
AMES, IA 50014

APPLICANT

JENSEN GROUP
CONTACT: DICKSON JENSEN
4611 MORTENSEN ROAD STE 106
AMES, IA 50014
PH: (515) 233-2752

ENGINEER

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: ERIN OLLENDIKE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: (515) 369-4400

ZONING

EXISTING: C-4/R-4: OFFICE PARK COMMERCIAL DISTRICT / ROW DWELLING AND TOWNHOME DWELLING DISTRICT

PROPOSED: K-RR: KETTLESTONE RETAIL REGIONAL DISTRICT

BULK REGULATIONS

K-RR: KETTLESTONE RETAIL REGIONAL DISTRICT

FRONT YARD: NO MINIMUM FOR PRINCIPAL PERMITTED USES
20 FEET MINIMUM FOR ACCESSORY STRUCTURES
SIDE YARD: NO MINIMUM FOR PRINCIPAL PERMITTED USES
UNLESS ADJACENT TO ADJOINING SINGLE-FAMILY
5 FEET FOR ACCESSORY STRUCTURES
REAR YARD: NO MINIMUM FOR PRINCIPAL PERMITTED USES
UNLESS ADJACENT TO ADJOINING SINGLE-FAMILY
5 FEET FOR ACCESSORY STRUCTURES

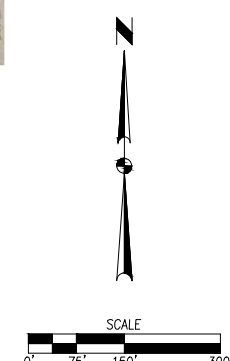
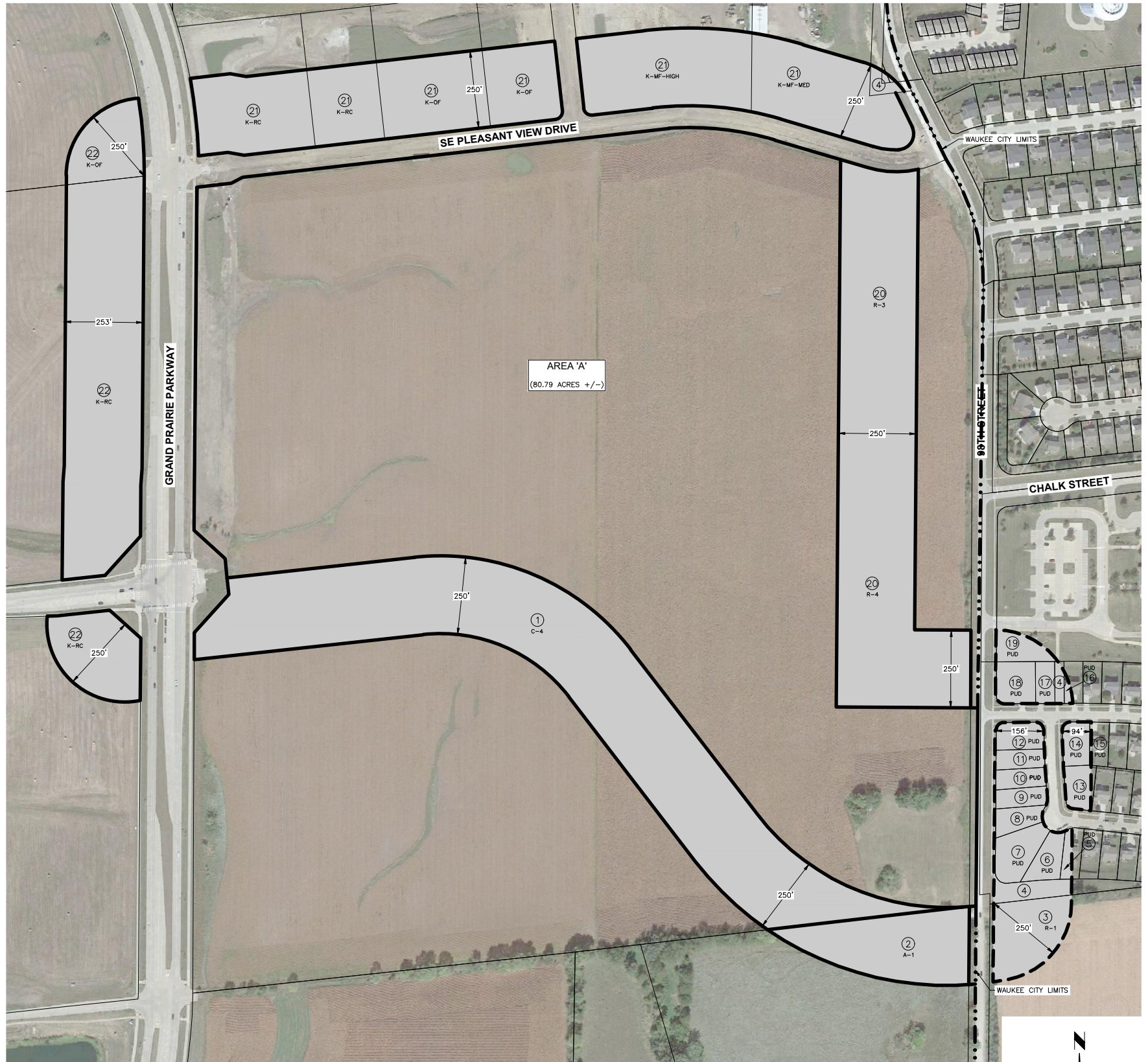
REZONING DESCRIPTION - AREA 'A'

A PART OF PARCEL '21-95' AS SHOWN IN THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 31554, BEING A PART OF GOVERNMENT LOTS 5 AND 12 IN SECTION 3 AND A PART OF GOVERNMENT LOTS 9 AND 16 IN SECTION 4, ALL BEING IN 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:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL '21-95'; THENCE NORTH 83°26'05" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL '21-95', A DISTANCE OF 112.26 FEET; THENCE NORTH 61°45'22" EAST CONTINUING ALONG SAID NORTHERLY LINE, 40.61 FEET; THENCE NORTH 83°26'05" EAST CONTINUING ALONG SAID NORTHERLY LINE, 1086.56 FEET; THENCE NORTH 83°38'16" EAST CONTINUING ALONG SAID NORTHERLY LINE, 293.09 FEET; THENCE EASTERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 965.00 FEET, WHOSE ARC LENGTH IS 343.13 FEET AND WHOSE CHORD BEARS SOUTH 83°43'10" EAST, 341.33 FEET; THENCE SOUTH 73°31'58" EAST CONTINUING ALONG SAID NORTHERLY LINE, 220.52 FEET; THENCE SOUTH 00°27'41" WEST, 1759.45 FEET; THENCE SOUTH 89°32'19" EAST, 454.65 FEET TO THE EASTERLY LINE OF SAID PARCEL '21-95'; THENCE SOUTH 00°28'14" WEST ALONG SAID EASTERLY LINE, 636.12 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL '21-95'; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL '21-95' AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 770.00 FEET, WHOSE ARC LENGTH IS 798.44 FEET AND WHOSE CHORD BEARS NORTH 67°14'07" WEST, 763.15 FEET; THENCE NORTH 37°31'46" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 666.53 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 770.00 FEET, WHOSE ARC LENGTH IS 788.48 FEET AND WHOSE CHORD BEARS NORTH 66°51'54" WEST, 754.48 FEET; THENCE SOUTH 83°47'58" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 606.57 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL '21-95'; THENCE NORTH 05°45'50" WEST ALONG THE WESTERLY LINE OF SAID PARCEL '21-95', A DISTANCE OF 62.00 FEET; THENCE NORTH 47°54'28" WEST CONTINUING ALONG SAID WESTERLY LINE, 134.91 FEET; THENCE NORTH 00°27'41" EAST CONTINUING ALONG SAID WESTERLY LINE, 1103.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 80.79 ACRES (3,519,209 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ADJACENT OWNERSHIP - AREA 'A'

	OWNER	ACRES	PERCENT	CONSENTING
1	CALIBER LAND COMPANY, LLC	14.16	28.24%	X
2	NJREC, INC	2.45	4.89%	
3	ROOSE, DON L JR			
4	CITY OF WEST DES MOINES			
5	BUCK, NATHANIEL P			
6	KOLBE, AARON R & AMY L			
7	THOTA, KARTHIK & KURUKUNDA, SWETHA			
8	WHITE, VINCENT & ELIZABETH			
9	PATE, ROBERT L & HEATHER D			
10	NALLABIRUDU, SYDAIAH			
11	GEORGE, SHAJI & ABRAHAM, ANCY			
12	HARRIS, BRANDYN S			
13	LAIR, MICHAEL			
14	DICK, JEFFREY R & AMY N			
15	RAMANATHAN, MAYA K & VENKATESAN, MADHUMATHI			
16	ADHIKARI, BIKAL & AMBIKA			
17	YARUSHKIN, DMITRY A & YANG, YANG			
18	JOHNSON, SHERILYN A			
19	WAUKEE COMMUNITY SCHOOL DISTRICT			
20	JENSEN, DICKSON D & LUANN C	10.99	21.90%	X
21	TIMBERCREST HOMES, LLC	12.67	25.25%	
22	LOLOWAU, LLC	9.89	19.72%	
TOTAL		50.16	100.00%	50.14%



FILE: H:\2022\220218\220218-REZONING-K-RR-DWG PLOTTED: 8/16/2022 4:18 PM
 PLOTTED BY: BSA/EROD
 CHECKED BY: BSA/EROD
 COMMENTS:

DATE: 08/16/2022
 REVISIONS: SECOND SUBMITTAL 07/26/2022
 FIRST SUBMITTAL

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

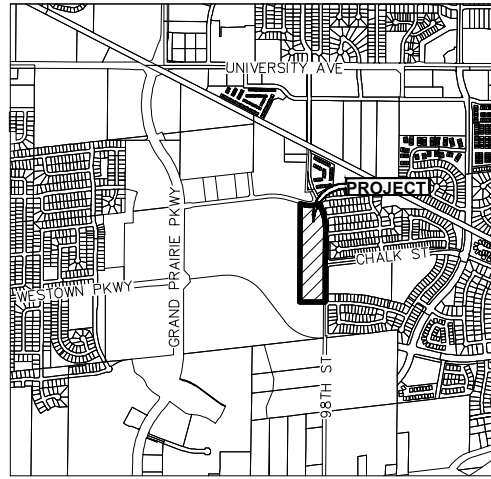
TECH: MAE
 ENGINEER: EKO

CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

KETTLESTONE CENTRAL
 REZONING MAP

1
 1
 2202.118

VICINITY MAP



WAUKEE, IOWA

OWNER

DICKSON D & LUANN C JENSEN
4611 MORTENSEN ROAD STE 106
AMES, IA 50014

APPLICANT

JENSEN GROUP
CONTACT: DICKSON JENSEN
4611 MORTENSEN ROAD STE 106
AMES, IA 50014
PH: (515) 233-2752

ENGINEER

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: ERIN OLLENDIKE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: (515) 369-4400

ZONING

EXISTING: R-3/R-4: RENTAL MULTI-FAMILY RESIDENTIAL DISTRICT/
ROW DWELLING AND TOWNHOME DWELLING DISTRICT

PROPOSED: K-MF: STACKED HIGH KETTLESTONE MULTI-FAMILY STACKED
HIGH DISTRICT

BULK REGULATIONS

K-MF: STACKED HIGH KETTLESTONE MULTI-FAMILY STACKED HIGH DISTRICT

FRONT YARD: NO MINIMUM FOR PRINCIPAL PERMITTED USES
20 FEET MINIMUM FOR ACCESSORY STRUCTURES
SIDE YARD: NO MINIMUM FOR PRINCIPAL PERMITTED USES
UNLESS ADJACENT TO ADJOINING SINGLE-FAMILY
5 FEET FOR ACCESSORY STRUCTURES
REAR YARD: NO MINIMUM FOR PRINCIPAL PERMITTED USES
UNLESS ADJACENT TO ADJOINING SINGLE-FAMILY
5 FEET FOR ACCESSORY STRUCTURES

REZONING DESCRIPTION - AREA 'B'

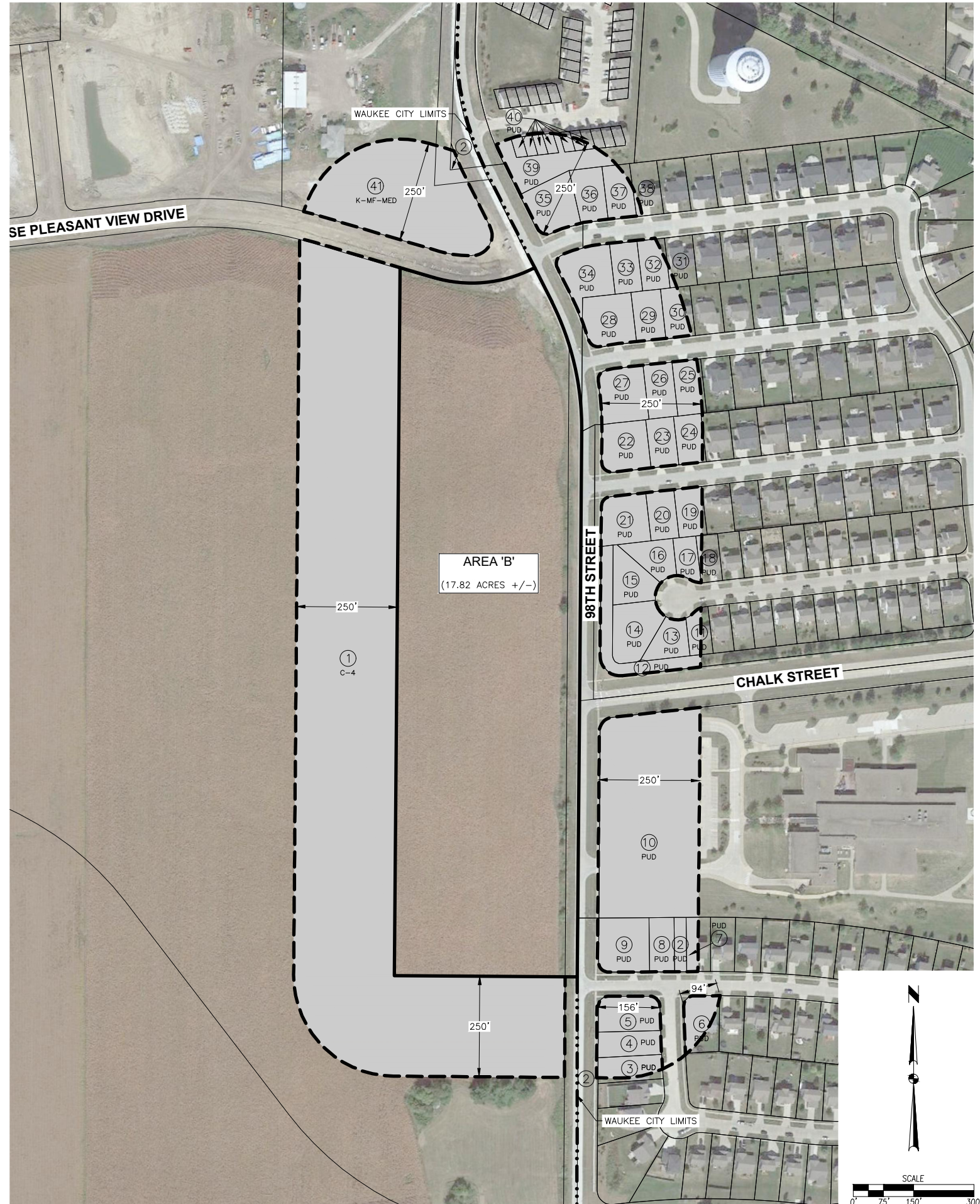
A PART OF PARCEL '21-95' AS SHOWN IN THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 31554, BEING A PART OF GOVERNMENT LOTS 5 AND 12 IN SECTION 3, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL '21-95'; THENCE SOUTH 26°36'34" EAST ALONG THE EASTERLY LINE OF SAID PARCEL '21-95', A DISTANCE OF 95.38 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID EASTERLY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 700.00 FEET, WHOSE ARC LENGTH IS 331.12 FEET AND WHOSE CHORD BEARS SOUTH 13°03'30" EAST, 328.04 FEET; THENCE SOUTH 00°29'35" WEST CONTINUING ALONG SAID EASTERLY LINE, 671.04 FEET; THENCE SOUTH 00°28'14" WEST CONTINUING ALONG SAID EASTERLY LINE, 686.57 FEET; THENCE NORTH 89°32'19" WEST, 454.65 FEET; THENCE NORTH 00°27'41" EAST, 1759.45 FEET TO THE NORTHERLY LINE OF SAID PARCEL '21-95'; THENCE SOUTH 73°31'58" EAST ALONG SAID NORTHERLY LINE, 88.39 FEET; THENCE EASTERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 335.00 FEET, WHOSE ARC LENGTH IS 253.10 FEET AND WHOSE CHORD BEARS NORTH 84°49'23" EAST, 247.12 FEET; THENCE NORTH 63°10'44" EAST CONTINUING ALONG SAID NORTHERLY LINE, 4.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.82 ACRES (776,338 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ADJACENT OWNERSHIP - AREA 'B'

	OWNER	ACRES	PERCENT	CONSENTING
1	JENSEN, DICKSON D & LUANN C	13.87	87.84%	X
2	CITY OF WEST DES MOINES			
3	NALLABIRUDU, SYDAIAH			
4	GEORGE, SHAJI & ABRAHAM, ANCY			
5	HARRIS, BRANDYN S			
6	DICK, JEFFREY R & AMY N			
7	ADHIKARI, BIKAL & AMBIKA			
8	YARUSHKIN, DMITRY A & YANG, YANG			
9	JOHNSON, SHERILYN A			
10	WAUKEE COMMUNITY SCHOOL DISTRICT			
11	DECKER, RYAN M & BARTELL, REBECCA			
12	MAPLE GROVE HOME OWNERS ASSOCIATION			
13	CROWL, MELISSA R & NICHOLAS T			
14	DOBBINS, OLGA C			
15	SMITH, ADRIA L & CALE W & JACQUELYNN			
16	MULLINS, MICHAEL T			
17	WILLIAMS, ANDREW F & AMY N			
18	ROSS, PERRY J & CARRIE L			
19	EILER FAMILY TRUST			
20	VAN GINKEL, JAMES C & SOMMERS, ELIZABETH E			
21	MORRIS, ROBERT B & STANTON-ROBINSON, CHAYLA R			
22	PAGANO, ANGELINA M			
23	XAYAVONG, DIANE J & MOTTERSHEAD, JULIA D			
24	SMITH, JENNIFER R			
25	KUIPER, SEASON			
26	MCCOY, JUSTIN & MELISSA			
27	BREWER, THEODORE E			
28	SIRIGALA, PHANIBHUSHAN & PASUPULETI, SWETHA			
29	BROWN, DAVID W & JUDITH M			
30	WITT, ROSS A & KATHLEEN M			
31	EMANUEL, AUDREY E			
32	ARNE, MITCHELL A & CLAIRE			
33	YANQUI, FELIX & MELISSA			
34	NEAL, ANDY			
35	MULAMBA, YVES & NDAYA, ODETTE			
36	COUGHLIN, OHMAR P & ABIGAIL E			
37	MCFARLAND, STEVEN & HOLLY			
38	HUGUNIN, AMANDA & JOEL			
39	MAPLE GROVE WEST PLAT 6 HOMEOWNERS ASSOCIATION			
40	ROCK EQUITY HOLDINGS LLC			
41	TIMBERCREST HOMES, LLC	1.92	12.16%	
TOTAL		15.79	100.00%	87.84%

* PROPERTY OUTSIDE OF THE CITY OF WAUKEE OR OWNED BY THE CITY OF WAUKEE IS NOT INCLUDED IN THE AREA PERCENTAGES.



FILE: H:\2022\2202118\2202118-REZONING-K-MF.DWG
DRAWN BY: ERIN OLLENDIKE
CHECKED BY: ERIN OLLENDIKE
DATE: 8/16/2022 4:21 PM

DATE: 08/16/2022
07/26/2022
REVISIONS:
SECOND SUBMITTAL
FIRST SUBMITTAL
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
TECH: MAE
ENGINEER: EKO
CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA
KETTLESTONE CENTRAL
REZONING MAP
1/1
2202.118