

REZONING SKETCH

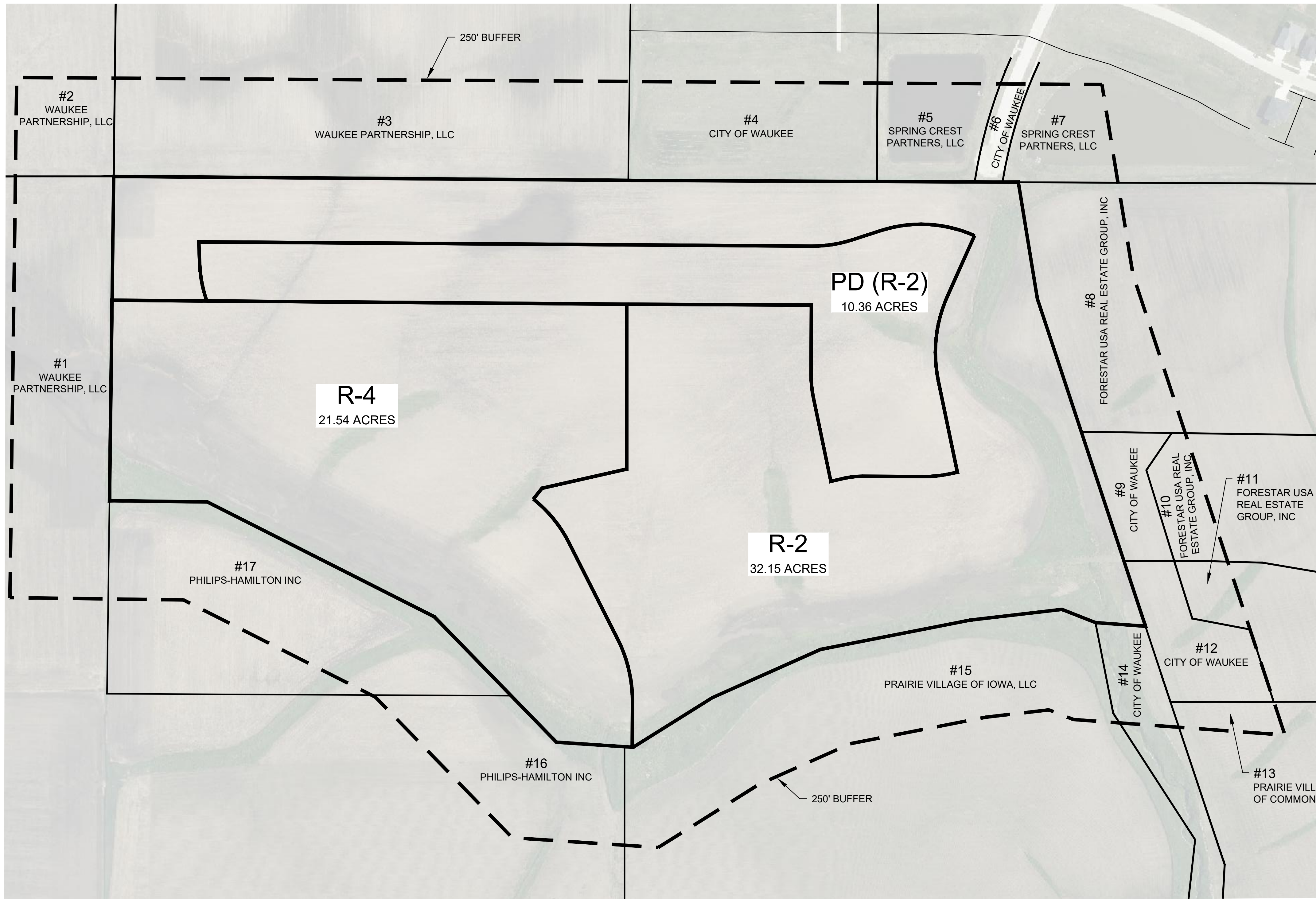
FOR AUTUMN VALLEY WEST

PREPARED BY
STUBBS ENGINEERING

VICINITY MAP:
SCALE 1" = 1000'



AUTUMN VALLEY WEST
WAUKEE, IA



SURROUNDING PROPERTY OWNERS:

PROPERTY #	NAME OF PROPERTY OWNER	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS	TOTAL AREA OF PROPERTY (S.F.)	S.F. WITHIN 250' OF REZONING	% OF TOTAL S.F. OF REZONING	% CONSENTING	% NON-CONSENTING
1	WAUKEE PARTNERSHIP, LLC	NW corner of the SW corner of Section 32, Twp nshp 79, Range 26	WAUKEE PARTNERSHIP, LLC 3900 WESTTOWN PKWY STE 100 WEST DES MONIES IA 50266	1,677,060	268,407	12.96%	12.96%	
2	WAUKEE PARTNERSHIP, LLC	SW corner of the NW corner of Section 32, Twp nshp 79, Range 26	WAUKEE PARTNERSHIP, LLC 3900 WESTTOWN PKWY STE 100 WEST DES MONIES IA 50267	1,677,060	62,693	3.03%	3.03%	
3	WAUKEE PARTNERSHIP, LLC	SE corner of the NW corner of Section 32, Twp nshp 79, Range 26	WAUKEE PARTNERSHIP, LLC 3900 WESTTOWN PKWY STE 100 WEST DES MONIES IA 50268	1,742,400	328,417	15.86%	15.86%	
4	City of Waukee	Spring Crest Plat 4 Outlot P	CITY OF WAUKEE 230 W HICKMAN RD WAUKEE IA 50263	224,334	158,605	7.06%		
5	Spring Crest Partners LLC	Spring Crest Plat 4 Outlot Y	SPRING CREST PARTNERS, LLC 9550 HICKMAN RD, SUITE 100 CITY OF WAUKEE IA 50263	109,819	69,151	3.34%		3.34%
6	City of Waukee	Spring Crest Plat 4 Street Lots A, B, C, D, & E	CITY OF WAUKEE 230 W HICKMAN RD WAUKEE IA 50263	205,427	18,131	0.88%		
7	Spring Crest Partners LLC	Spring Crest Plat 2 Outlot Z	SPRING CREST PARTNERS, LLC 9550 HICKMAN RD, SUITE 100 CLIVE IA 50325	178,813	60,841	2.94%		2.94%
8	Forestar USA Real Estate Group, INC	PARCEL 20-91 N1/2 SE/EX AUTUMN VALLEY PLAT 1	FORESTAR USA REAL ESTATE GROUP, INC 2221 E LAMAR BLVD STE 790 ARLINGTON TX 76006	1,018,888	164,817	7.96%		7.96%
9	City of Waukee	AUTUMN VALLEY PLAT 1 OUTLOT Y	CITY OF WAUKEE 230 W HICKMAN RD WAUKEE IA 50263	49,800	49,800	2.41%		
10	Forestar USA Real Estate Group, INC	AUTUMN VALLEY PLAT 1 OUTLOT X	FORESTAR USA REAL ESTATE GROUP, INC 2221 E LAMAR BLVD STE 790 ARLINGTON TX 76006	46,950	38,452	1.86%		1.86%
11	Forestar USA Real Estate Group, INC	AUTUMN VALLEY TOWNHOMES PLAT 1 OUTLOT C	FORESTAR USA REAL ESTATE GROUP, INC 2221 E LAMAR BLVD STE 790 ARLINGTON TX 76006	49,390	21,831	1.05%		1.05%
12	City of Waukee	AUTUMN VALLEY TOWNHOMES PLAT 1 OUTLOT D	CITY OF WAUKEE 230 W HICKMAN RD WAUKEE IA 50263	67,940	67,940	3.28%		
13	Prairie Village Commons LLC	PRAIRIE VILLAGE TOWNHOMES PLAT 1 LOT 1	PRAIRIE VILLAGE COMMONS, LLC 101 S RENO ST #209 SIOUX FALLS SD 57103	474,474	19,592	0.95%		0.95%
14	City of Waukee	PRAIRIE VILLAGE TOWNHOMES PLAT 1 OUTLOT Z	CITY OF WAUKEE 230 W HICKMAN RD WAUKEE IA 50263	68,181	36,166	1.75%		
15	Prairie Village of Iowa, LLC	PARCEL 21-54 S1/2 EX PRAIRIE VILLAGE TOWNHOMES PLAT 1	PRAIRIE VILLAGE OF IOWA, LLC 4800 E 57TH ST STE A SIOUX FALLS SD 57109	2,277,752	325,673	15.73%		15.73%
16	Phillips-Hamilton INC	EX PARCEL 21-54, SE corner of the SW corner of Section 32, Twp nshp 79, Range 26	HERTZ FARM MANAGEMENT PO BOX 500 NEVADA IA 50201	1,662,685	141,513	6.83%		6.83%
17	Phillips-Hamilton INC	NE corner of the SW corner of Section 32, Twp nshp 79, Range 27	HERTZ FARM MANAGEMENT PO BOX 500 NEVADA IA 50202	1,742,400	238,501	11.52%		11.52%
Total				13,273,153	2,070,500	15.60%	76.80%	7.23%

OWNER:
PHILLIPS-HAMILTON INC
P.O. BOX 500
NEVADA IA 50201
CONTACT: BRANDEN STUBBS
PHONE: (515) 979-8499

ENGINEER/SURVEYOR:
STUBBS ENGINEERING
431 NE 72ND ST
PLEASANT HILL, IA 50327
CONTACT: BRANDEN STUBBS
PHONE: (515) 979-8499

SITE AREA:
64.05 ACRES

EXISTING ZONING:
A-1 AGRICULTURAL

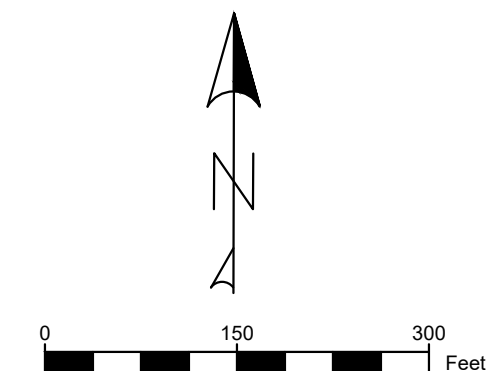
PROPOSED ZONING:
R-2, R-4, PD

BULK REGULATIONS:
R-2:
FRONT SETBACK: 30'
REAR SETBACK: 30'
SIDE SETBACK: TOTAL OF 15'; MINIMUM 7' ONE SIDE
MIN LOT WIDTH: 65'
MIN LOT AREA: 8,000SF

PD:
PD WILL FOLLOW R-2 DISTRICT REGULATIONS EXCEPT AS FOLLOWS:
MINIMUM LOT WIDTH: 50'
SIDE YARD SETBACK: TOTAL OF 10' - MINIMUM OF 5'
FRONT YARD SETBACK: 30'
REAR YARD SETBACK: 25'
MINIMUM LOT AREA: 6,000 SF
MINIMUM TWO SMALL ATTACHED GARAGE
MINIMUM 25% BRICK AND/OR STONE ON STREET FACING FACADES
ADJACENT LOTS CANNOT SHARE THE SAME ELEVATION
MINIMUM OF TWO TREES AND TWO SHRUBS PER LOT AT TIME OF LOT DEVELOPMENT
MINIMUM FLOOR AREA: 1,100 SQ. FT. - SINGLE STORY; 1,400 SQ. FT. - TWO STORY
VINYL SIDING SHALL BE PERMITTED UTILIZING ROYAL CREST DOUBLE 4-INCH TRADITIONAL PROFILE OR REASONABLE EQUIVALENT

R-4:
FRONT SETBACK: 30'
REAR SETBACK: 30'
SIDE SETBACK: TOTAL OF 15'; MINIMUM 7' ONE SIDE
MIN LOT WIDTH: 20' PER UNIT; 75' OVERALL
MIN FLOOR AREA: 800 SQ. FT. PER UNIT

- LEGEND:**
- E W- EXISTING WATER
 - E ST- EXISTING STORM
 - E SS- EXISTING SANITARY
 - P W- PROPOSED WATER
 - P ST- PROPOSED STORM
 - P SS- PROPOSED SANITARY
 - FIRE HYDRANT
 - WATER MAIN VALVE
 - STORM INTAKE
 - STORM FLARED END
 - STORM MANHOLE
 - SANITARY MANHOLE
 - STREET LIGHT



STUBBS ENGINEERING
431 NE 72ND ST, PLEASANT HILL, IA 50327
(515) 979-8499



OVERALL REZONING
SKETCH

DATE: 10/21/22
DRAWN BY: NDE
ENGINEER: BWS
PROJECT NUMBER: 21-700
PAGE NUMBER: