

# REZONING SKETCH CASTLETON POINTE WAUKEE, DALLAS COUNTY IOWA

## BULK REGULATIONS

### R-2 ONE- AND TWO-FAMILY RESIDENTIAL DISTRICT.

BULK REGULATIONS, THE FOLLOWING MINIMUM REQUIREMENTS SHALL BE OBSERVED, SUBJECT TO THE MODIFICATIONS CONTAINED IN SECTION 165.14 OF THESE ZONING REGULATIONS:

LOT AREA	8,000 SQUARE FEET FOR EACH SINGLE-FAMILY DWELLING; 10,000 SQUARE FEET FOR EACH TWO-FAMILY DWELLING. 20,000 SQUARE FEET FOR EACH SINGLE-FAMILY DWELLING OR 40,000 SQUARE FEET FOR EACH TWO-FAMILY DWELLING WHERE PUBLIC SEWER FACILITIES ARE NOT AVAILABLE
LOT WIDTH	65 FEET FOR SINGLE-FAMILY DWELLING; 80 FEET FOR TWO-FAMILY DWELLING; CORNER LOTS SHALL BE 10 FEET WIDER 100 FEET WHERE PUBLIC SEWER IS NOT AVAILABLE
FRONT YARD	30 FEET
REAR YARD	30 FEET FOR DWELLINGS; 40 FEET FOR OTHER PRINCIPAL PERMITTED USES
SIDE YARD	A TOTAL OF 15 FEET; ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET; 15 FEET FOR ANY OTHER PRINCIPAL PERMITTED USE.
MAXIMUM HEIGHT	3 STORIES OR 40 FEET FOR PRINCIPAL BUILDING 1 STORY OR 14 FEET FOR ACCESSORY BUILDING
FLOOR AREA	950 SQUARE FEET FOR SINGLE-STORY SINGLE-FAMILY DWELLING; 750 SQUARE FEET PER UNIT FOR SINGLE-STORY TWO-FAMILY IF TWO OR MORE STORIES, 1,250 SQUARE FEET FOR SINGLE-FAMILY WITH A MINIMUM OF 600 SQUARE FEET ON FIRST FLOOR AND 1,050 SQUARE FEET FOR TWO-FAMILY WITH A MINIMUM OF 500 SQUARE FEET ON FIRST FLOOR. IF A SPLIT LEVEL, EACH LEVEL SHALL BE A MINIMUM OF 350 SQUARE FEET IF A SPLIT FOYER, 950 SQUARE FEET PER STORY

## BULK REGULATIONS

### R-3 MULTI-FAMILY RESIDENTIAL DISTRICT.

BULK REGULATIONS, THE FOLLOWING MINIMUM REQUIREMENTS SHALL BE OBSERVED, SUBJECT TO THE MODIFICATIONS CONTAINED IN SECTION 165.14 OF THESE ZONING REGULATIONS:

DENSITY	18 DWELLING UNITS PER ACRE
LOT WIDTH	75 FEET
FRONT YARD	30 FEET
REAR YARD	30 FEET FOR DWELLING; 40 FEET FOR OTHER PRINCIPAL PERMITTED USES
SIDE YARD	A TOTAL OF 15 FEET; ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET; 15 FEET FOR ANY OTHER PRINCIPAL BUILDING.
MAXIMUM HEIGHT	3 STORIES OR 45 FEET FOR PRINCIPAL BUILDING 1 STORY OR 14 FEET FOR ACCESSORY BUILDING
FLOOR AREA	750 SQUARE FEET PER UNIT EXCEPT FOR EFFICIENCY UNITS AND ONE-BEDROOM APARTMENTS, WHICH SHALL BE 600 SQUARE FEET

MORE THAN ONE DWELLING UNIT ON LOT WHERE MORE THAN ONE PRINCIPAL BUILDING IS CONSTRUCTED ON A LOT SUCH PRINCIPAL BUILDINGS SHALL BE SEPARATED BY NOT LESS THAN 40 FEET AND THE FRONT, REAR, AND SIDE YARDS SHALL BE DETERMINED CONSIDERING ALL PRINCIPAL BUILDINGS AS ONE UNIT.

## BULK REGULATIONS

### R-2 / PD-1 ONE & TWO FAMILY RESIDENTIAL DISTRICT WITH A PLANNED DEVELOPMENT OVERLAY.

- RESIDENTIAL STRUCTURES CONSISTING OF ONE-STORY, TWO-STORY, OR ONE AND ONE-HALF STORY SINGLE FAMILY OR TWO-FAMILY DWELLINGS WITH ATTACHED GARAGES.
- MINIMUM BUILDING SQUARE FOOTAGE SHALL BE:
  - ONE STORY 1,000 SQUARE FEET
  - TWO STORY 1,400 SQUARE FEET
  - SPLIT ENTRY 750 SQUARE FEET ON MAIN LEVEL WITH FINISHED LOWER FLOOR.
  - 750 SQUARE FEET PER UNIT FOR SINGLE STORY TWO-FAMILY.
  - TWO STORY TWO-FAMILY DWELLINGS SHALL HAVE A MINIMUM OF 500 SQUARE FEET ON THE FIRST FLOOR.
- ALL SINGLE-FAMILY DETACHED LOTS SHALL BE A MINIMUM 55 FEET WIDE BY 110 FEET DEEP.
- ALL TWO-FAMILY DWELLING LOTS SHALL BE A MINIMUM OF 80 FEET WIDE, CORNER LOTS SHALL BE 10' WIDER.
- MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS/STRUCTURES:
  - FRONT YARD SETBACKS SHALL BE A MINIMUM OF 30 FEET.
  - SIDE YARD SETBACKS WILL BE TOTAL 10 FEET, WITH A MINIMUM 5 FEET ALLOWED ON EACH SIDE.

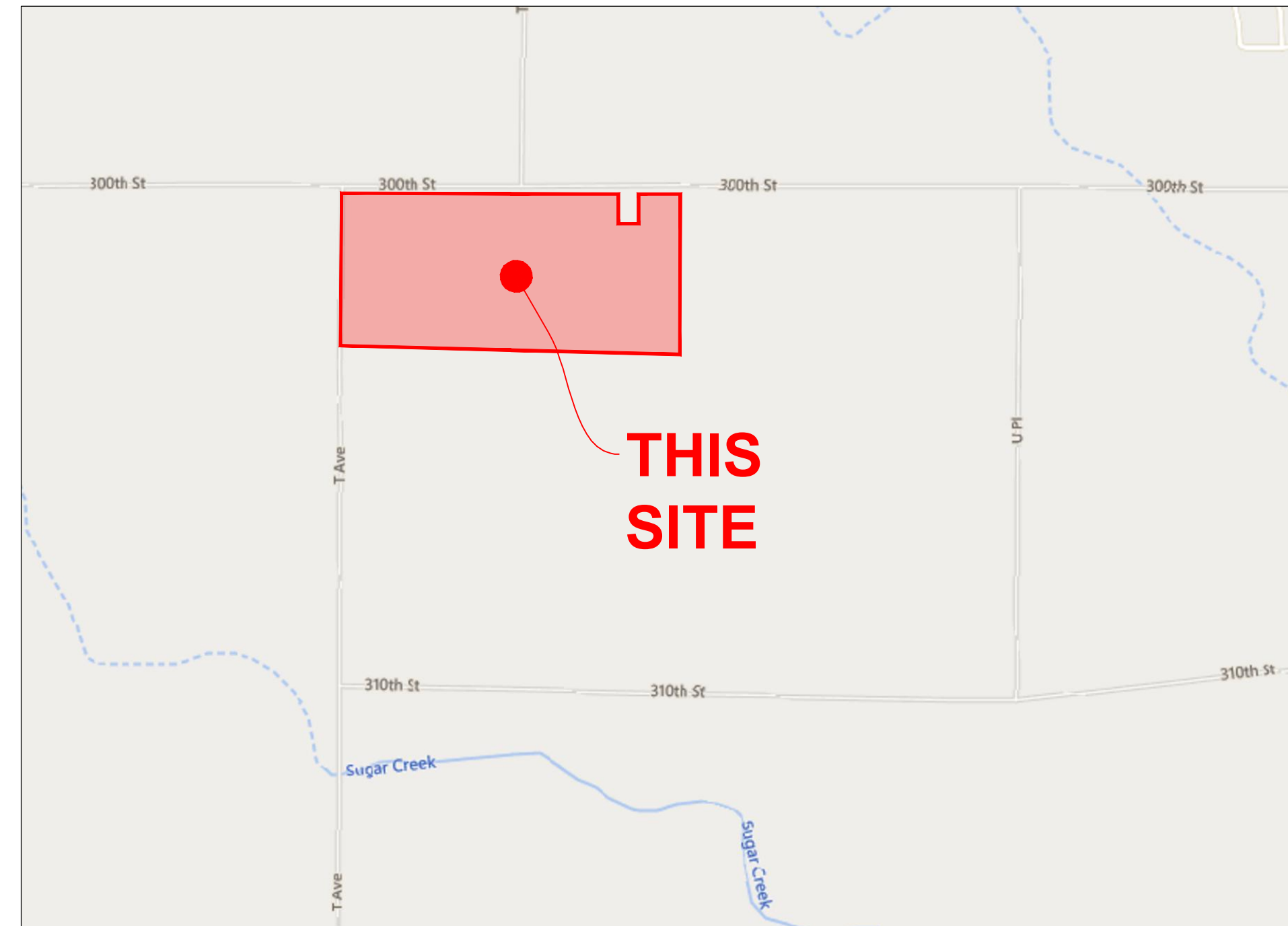
- RESTRICTIONS:
- MINIMUM TWO STALL ATTACHED GARAGE.
  - 25% BRICK, STONE, AND/OR STUCCO.
  - ADJACENT LOTS CANNOT SHARE COMMON ELEVATION.
  - MINIMUM TWO TREES AND TWO SHRUBS PER LOT AT TIME OF HOME CONSTRUCTION.
  - NO VINYL SIDINGS.
- ZONING ITEMS NOT ADDRESSED WITHIN THESE BULK REGULATIONS SHALL REFER TO CITY OF WAUKEE, R-2 DISTRICT ZONING REGULATIONS.

## BULK REGULATIONS

### C-1 COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT.

BULK REGULATIONS, THE FOLLOWING MINIMUM REQUIREMENTS SHALL BE OBSERVED, SUBJECT TO THE MODIFICATIONS CONTAINED IN SECTION 165.14 OF THESE ZONING REGULATIONS:

LOT AREA	NO MINIMUM
LOT WIDTH	NO MINIMUM
MINIMUM FRONT YARD	30 FEET
MINIMUM REAR YARD	30 FEET
MINIMUM SIDE YARD	NO MINIMUM, EXCEPT WHEN ADJACENT TO ANY R DISTRICT, THE MINIMUM SIDE YARD SETBACK SHALL BE 30 FEET.
MAXIMUM HEIGHT	NO MINIMUM EXCEPT WHEN ADJACENT TO AN R-1, R-2 OR R-4 DISTRICT, THE MAXIMUM SHALL BE 2 STORIES OR 40 FEET STORY OR 14 FEET FOR ACCESSORY BUILDING



VICINITY MAP  
SCALE: 1"=1000'  
NORTH

## PROPERTY OWNER / APPLICANT:

WAUKEE COMMONS, LC  
5000 WESTOWN PARKWAY SUITE 400  
WEST DES MOINES IA 50266  
CONTACT: TOM WITTMAN  
PH: (515) 223-4000  
EMAIL: TOM.WITTMAN@KNAPPLC.COM

## PROJECT MANAGER:

CIVIL ENGINEERING CONSULTANTS, INC.  
2400 26TH STREET UNIT 12  
URBANDALE IA 50322  
CONTACT: PAUL CLAUSEN, PE  
PH: (515) 276-4884 EXT. 217  
EMAIL: CLAUSEN@CECLAC.COM

## LEGAL DESCRIPTION

(WARRANTY DEED - BOOK 2022, PAGE 17196)  
GOVERNMENT LOTS THREE (3) EXCEPT A PARCEL OF LAND LYING IN GOVERNMENT LOT 3, SECTION 1, TOWNSHIP 78 NORTH, RANGE 21 WEST OF THE 5th P.M., DALLAS COUNTY, IOWA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SECTION 1, TOWNSHIP 78 NORTH, RANGE 21 WEST OF THE 5th P.M., THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 1, 2142.4 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE OF SECTION 1, 155.57 FEET; THENCE SOUTH AT 90°, 280.0 FEET; THENCE WEST AT 90°, 155.57 FEET; THENCE NORTH AT 90°, 280.0 FEET TO THE POINT OF BEGINNING. THE ABOVE-DESCRIBED PARCEL CONTAINING 1.00 ACRES OF LAND WITH .12 ACRES BEING ROADWAY.

AND EXCEPT THE NORTH 50.0 FEET OF THE WEST 831.54 FEET OF GOVERNMENT LOT 3, OF SAID SECTION 1, AND THE NORTH 50.0 FEET OF THE EAST 324.15 FEET OF SAID GOVERNMENT LOT 3 CONTAINING 0.451 ACRES, MORE OR LESS EXCLUSIVE OF PRESENT ESTABLISHED HIGHWAYS.

AND

LOT FOUR (4) IN SECTION ONE (1), TOWNSHIP SEVENTY-EIGHT (78) NORTH, RANGE TWENTY-SEVEN (27) WEST OF THE 5th P.M., DALLAS COUNTY, IOWA, EXCEPT THE NORTH 50.0 FEET OF GOVERNMENT LOT 4, SECTION 1, TOWNSHIP 78 NORTH, RANGE 21 WEST OF THE 5th P.M., DALLAS COUNTY, IOWA, CONTAINING 0.216 ACRES, MORE OR LESS EXCLUSIVE OF PRESENT ESTABLISHED HIGHWAYS.

AND

A PART OF LOT SIX (6) IN SECTION ONE (1), TOWNSHIP SEVENTY-EIGHT (78) NORTH, RANGE TWENTY-SEVEN (27) WEST OF THE 5th P.M., DALLAS COUNTY, IOWA.

ALL IN SECTION ONE (1), TOWNSHIP SEVENTY-EIGHT (78) NORTH, RANGE TWENTY-SEVEN (27) WEST OF THE 5th P.M., DALLAS COUNTY, IOWA.

## LAND AREA

12.04 ACRES

## EXISTING ZONING

A-1 AGRICULTURE DISTRICT  
R-2 - ONE AND TWO-FAMILY RESIDENTIAL DISTRICT

## PROPOSED ZONING

R-2 - ONE AND TWO-FAMILY RESIDENTIAL DISTRICT  
R-3 MULTI-FAMILY RESIDENTIAL DISTRICT  
R-2/PD-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT WITH PLANNED DEVELOPMENT OVERLAY  
C-1 COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT

## FLOOD ZONE

ZONE 'X' ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS. COMMUNITY-PANEL #19049C0335F MAP REVISED DECEMBER 7, 2018.

## PARKLAND

APPLICANT INTENDS TO PROVIDE A FEE IN LIEU OF PARKLAND DEDICATION.

## SHEET LIST TABLE

Sheet Number	Sheet Title
1	COVER
2	REZONING SKETCH OVERALL
3	REZONING LEGAL DESCRIPTIONS
4	MASTER PLAN
5	CONCEPT PLAN WITH BI-ATTACHED
6	CONCEPT PLAN NO BI-ATTACHED

## SUBMITTAL TABLE

SUBMITTAL DATE	SUBMITTAL NOTES
SEPTEMBER 01, 2023	INITIAL SUBMITTAL
OCTOBER 06, 2023	SECOND SUBMITTAL
OCTOBER 17, 2023	THIRD SUBMITTAL
OCTOBER 26, 2023	FOURTH SUBMITTAL
NOVEMBER 06, 2023	FIFTH SUBMITTAL
NOVEMBER 09, 2023	SIXTH SUBMITTAL
DECEMBER 08, 2023	SEVENTH SUBMITTAL
DECEMBER 13, 2023	EIGHTH SUBMITTAL
DECEMBER 14, 2023	NINTH SUBMITTAL

Civil Engineering Consultants, Inc.  
2400 26th Street, Unit 12 Urbandale, Iowa 50322  
515.276.4884 . mail@ceclac.com



DATE:	December 14, 2023
DATE OF SURVEY:	
DESIGNED BY:	PC
DRAWN BY:	MEH

PRELIMINARY

CASTLETON POINTE  
WAUKEE, DALLAS COUNTY IOWA

COVER

SHEET  
OF 6

E71996

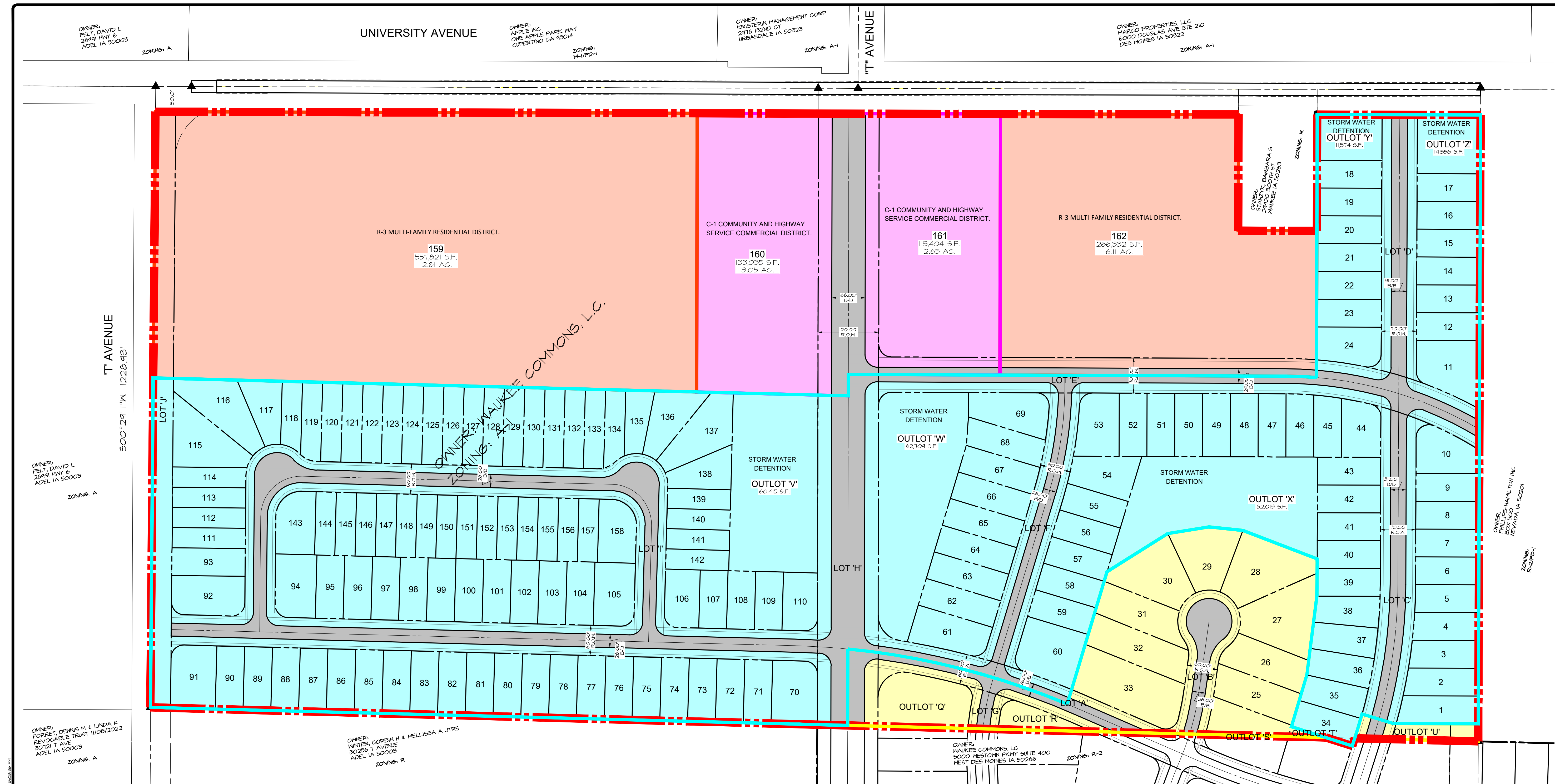
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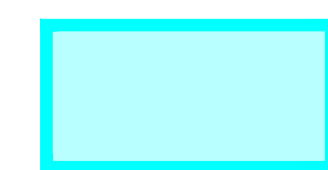
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R-2 ONE- AND TWO-FAMILY RESIDENTIAL DISTRICT.



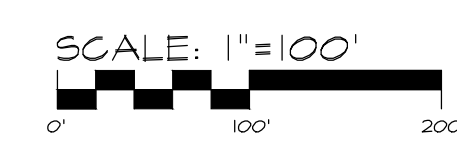
R-3 MULTI-FAMILY RESIDENTIAL DISTRICT.



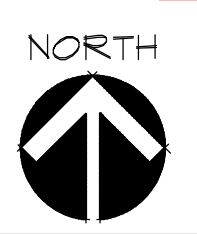
R-2 / PD-1 ONE & TWO FAMILY RESIDENTIAL DISTRICT WITH A PLANNED DEVELOPMENT OVERLAY.



C-1 COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT.



SCALE: 1"=100'  
1"=100' PRINTED ON 22"x34" SHEET  
1"=200' PRINTED ON 11"x17" SHEET



PRELIMINARY

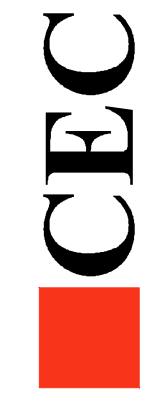
CASTLETON POINTE  
WAUKEE, DALLAS COUNTY, IOWA  
MASTER PLAN

SHEET  
4  
OF  
6  
ET1916

DATE: December 14, 2023

DATE OF SURVEY: PC  
DESIGNED BY: REH  
DRAWN BY:

Civil Engineering Consultants, Inc.  
2400 86th Street, Unit 12 Urbandale, Iowa 50322  
515.276.4884 mail@cecinc.com



OWNER: FELT, DAVID L  
26941 HWY 6  
ADEL IA 50003  
ZONING: A

OWNER: FORRET, DENNIS M & LINDA K  
REVOCABLE TRUST 11/08/2022  
30121 T AVE  
ADEL IA 50003  
ZONING: A

OWNER: WINTER, CORBIN H & MELLISSA A JTRS  
30256 T AVENUE  
ADEL IA 50003  
ZONING: R

OWNER: WAUKEE COMMONS, L.C.  
ZONING: A-1

OWNER: KRISTERIN MANAGEMENT CORP  
2816 132ND CT  
URBANDALE IA 50323  
ZONING: A-1

OWNER: MARCO PROPERTIES, LLC  
6000 DOUGLAS AVE STE 210  
DES MOINES IA 50322  
ZONING: A-1

OWNER: BARBARA S  
21420 147TH ST  
WAUKEE IA 50265  
ZONING: R

OWNER: PHILLIPS-HAMILTON INC  
15000 NEVADA IA 50201  
ZONING: R-2/PD-1

T AVENUE  
500'± 29'11" W 1228.93'

T AVENUE

UNIVERSITY AVENUE

R-3 MULTI-FAMILY RESIDENTIAL DISTRICT.  
159  
557,821 S.F.  
12.81 AC.

C-1 COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT.  
160  
133,035 S.F.  
3.05 AC.

C-1 COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT.  
161  
115,404 S.F.  
2.65 AC.

R-3 MULTI-FAMILY RESIDENTIAL DISTRICT.  
162  
266,332 S.F.  
6.11 AC.

STORM WATER DETENTION  
OUTLOT 'Y'  
11,574 S.F.

STORM WATER DETENTION  
OUTLOT 'Z'  
14,556 S.F.

STORM WATER DETENTION  
OUTLOT 'W'  
62,704 S.F.

STORM WATER DETENTION  
OUTLOT 'X'  
62,015 S.F.

OUTLOT 'Q'

OUTLOT 'R'

OUTLOT 'S'

OUTLOT 'T'

OUTLOT 'U'

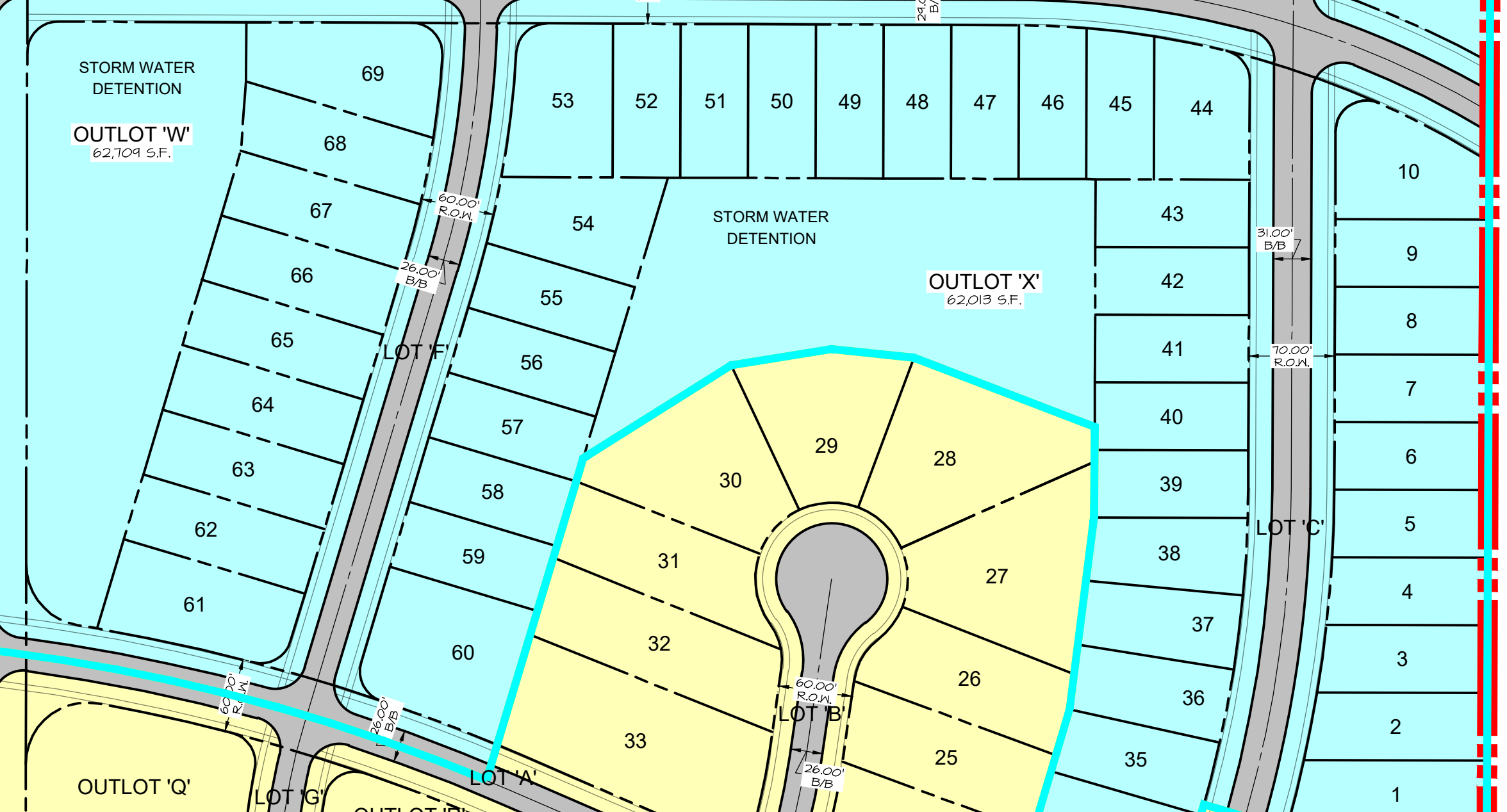
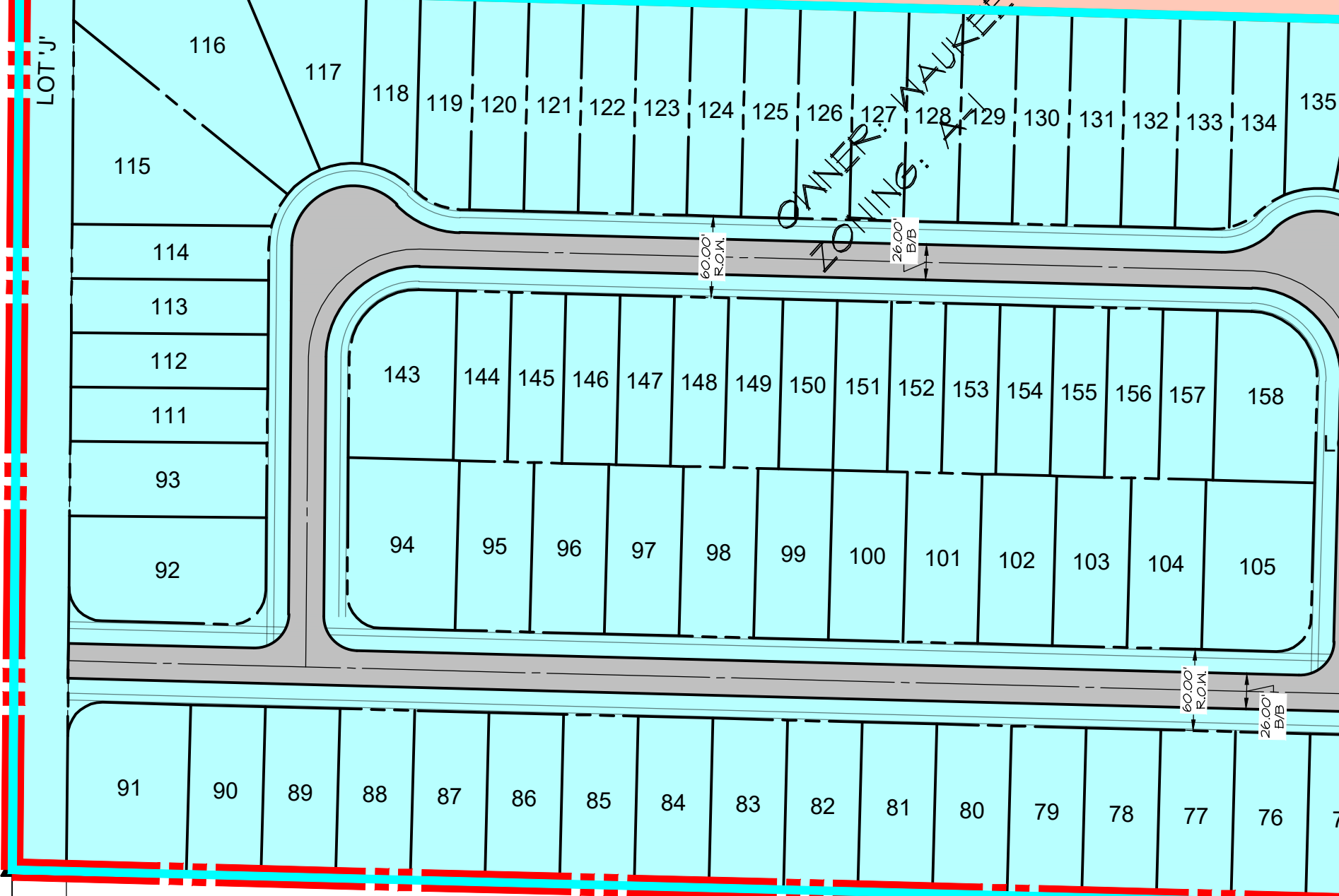
OUTLOT 'V'

OUTLOT 'W'

OUTLOT 'X'

OUTLOT 'Y'

OUTLOT 'Z'

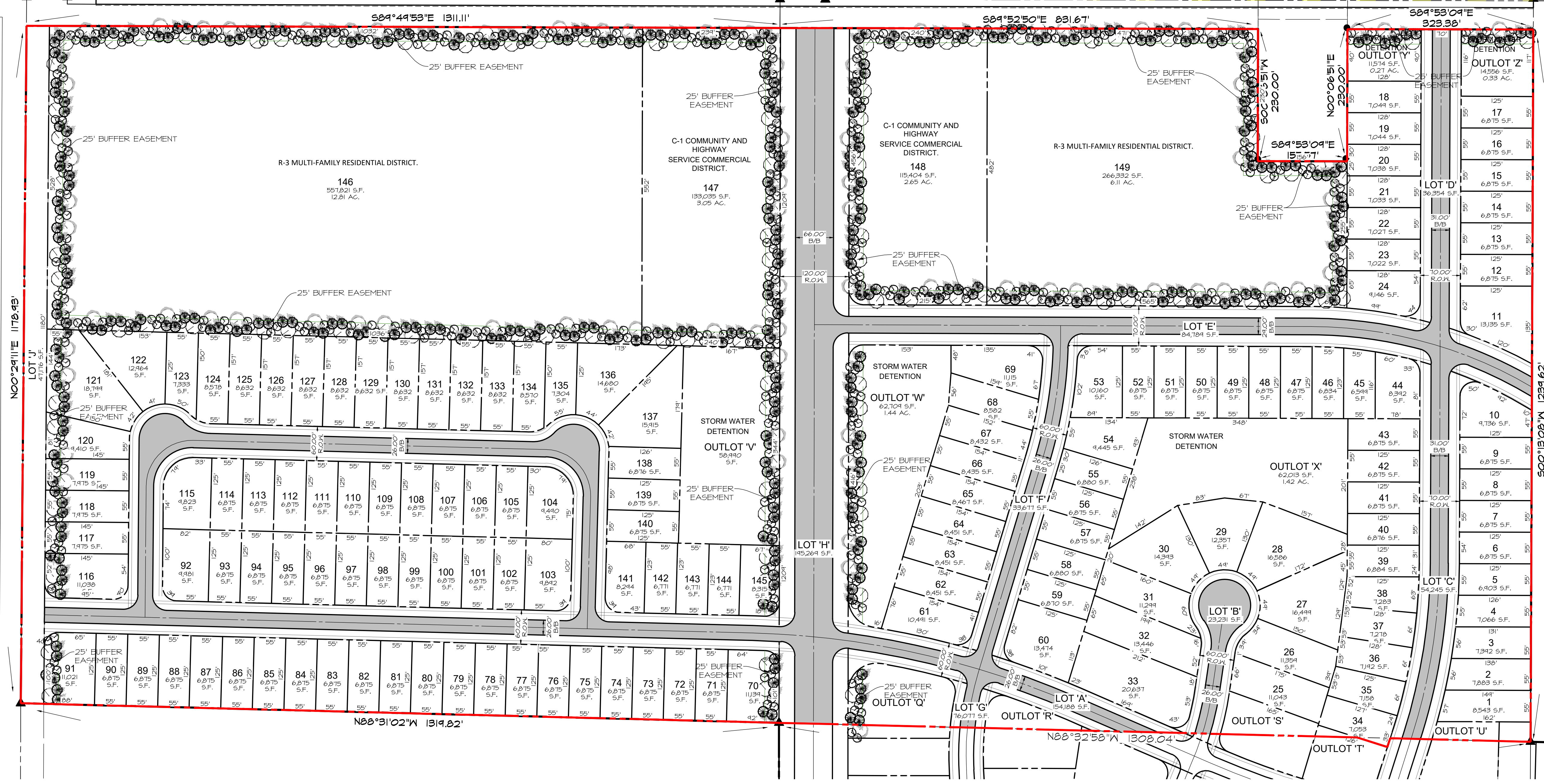




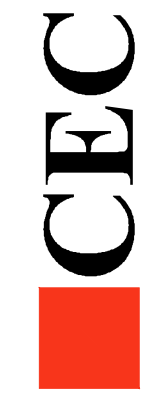
UNIVERSITY AVENUE

T AVENUE

T AVENUE

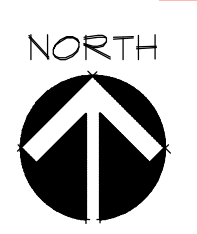
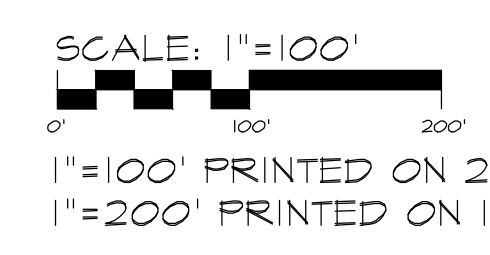


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DATE: December 14, 2023  
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**PRELIMINARY**  
 CASTLETON POINTE  
 WAUKEE, DALLAS COUNTY, IOWA  
 CONCEPT PLAN NO. BI-ATTACHED



SHEET  
 9 of 6  
 ET1916

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