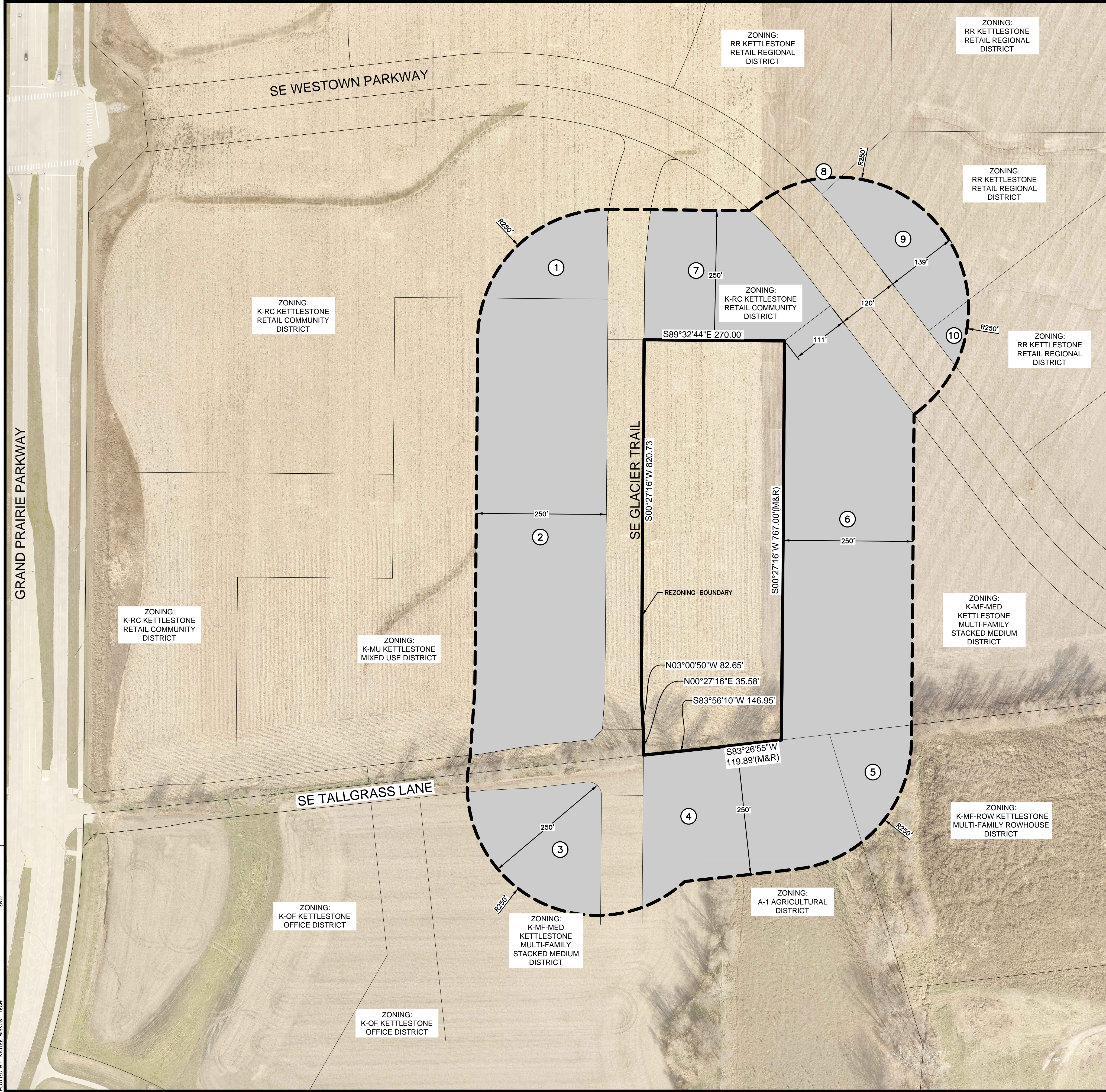
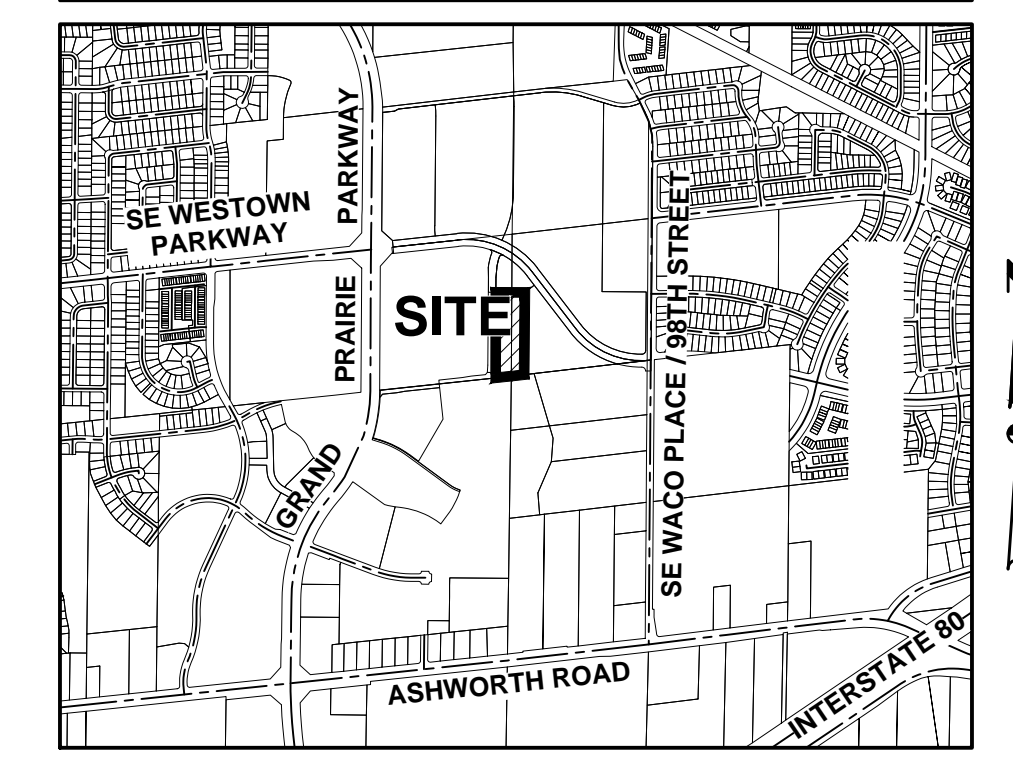


FILE: H:\2024\2401005\2401005-REZONING MAP.DWG  
 COMMENT: ENCL  
 PLOTTED BY: JAVIER INSIGUROS  
 DATE: 2/2/2024 7:58 AM



VICINITY MAP



WAUKEE, IOWA

OWNER/APPLICANT:

CALIBER LAND COMPANY, LLC  
 3611 NE OTTERVIEW CIRCLE #42  
 ANKENY, IOWA 50021  
 CONTACT: NICK JENSEN  
 EMAIL: NICK@CALIBERIOWA.COM  
 PH: (515) 290-3401

ENGINEER / SURVEYOR:

CIVIL DESIGN ADVANTAGE  
 4121 NW URBANDALE DRIVE  
 URBANDALE, IOWA 50322  
 CONTACT: NICOLE NEAL  
 EMAIL: NICOLEN@CDA-ENG.COM  
 PH. (515) 369-4400  
 FX. (515) 369-4410

ZONING:

EXISTING ZONING: K-MU KETTLESTONE MIXED USE DISTRICT

PROPOSED ZONING: PD-1 (UNDERLYING K-MU)  
 MAXIMUM DENSITY = 38 DWELLINGS UNITS PER ACRE

MIN. FLOOR AREA = 600 SF EXCEPT 5 UNITS IN EACH BUILDING WILL HAVE A MINIMUM OF 440 SF DUE TO FIRE SPRINKLER ROOM AND ELEVATOR

REZONING DESCRIPTION

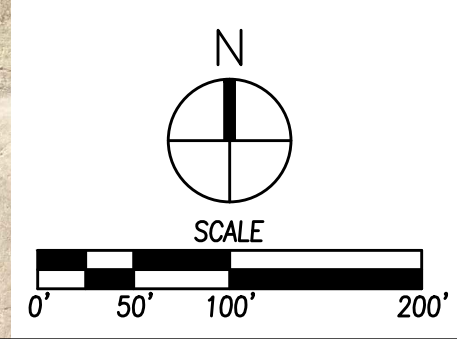
A PART OF PARCEL 21-96 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 31554 BEING A PART OF GOVERNMENT LOT 12 IN SECTION 3 AND A PART OF GOVERNMENT LOT 16 IN SECTION 4, ALL BEING IN TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 22-122 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2022, PAGE 20745 BEING A PART OF SAID PARCEL 21-96; THENCE SOUTH 83°26'55" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL 21-96, A DISTANCE OF 119.89 FEET; THENCE SOUTH 83°56'10" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 146.95 FEET; THENCE NORTH 00°27'16" EAST, 35.58 FEET; THENCE NORTH 03°00'50" WEST, 82.65 FEET; THENCE NORTH 00°27'16" EAST, 680.23 FEET; THENCE SOUTH 89°32'44" EAST, 270.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 22-122; THENCE SOUTH 00°27'16" WEST ALONG THE WESTERLY LINE OF SAID PARCEL 22-122, A DISTANCE OF 767.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.85 ACRES (211,085 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ADJACENT OWNERSHIP

	Name of Property Owner	Legal Description of Property	Mailing Address	Total Area of Property (sf)	Square footage within 250' of rezoning	% of Total square footage within 250' of rezoning
1	Caliber Land Company, LLC	Parcel 23-95	3611 NE Otterview Cir #42 Ankeny, IA 50021	513,742	29,839	4.1%
2	Caliber Land Company, LLC	Parcel 23-116	3611 NE Otterview Cir #42 Ankeny, IA 50021	467,666	214,713	29.9%
3	AP North, LC	Ashworth North Plat 3 Oputlot U	5000 Westown Parkway STE 400 West Des Moines, IA 50266	327,099	49,992	7.0%
4	AP North, LC	Ashworth North Plat 3 Oputlot X	5000 Westown Parkway STE 400 West Des Moines, IA 50266	608,097	99,659	13.9%
5	Rock Equity Holdings, LLC	Parcel A NW SW/EX Parcel 19-12 & Ex Parcel 22-123	3611 NE Otterview Cir #42 Ankeny, IA 50021	487,001	21,959	3.1%
6	Rock Equity Holdings, LLC	Parcel 22-122 PT of Parcel 21-96	3611 NE Otterview Cir #42 Ankeny, IA 50021	330,185	185,136	25.7%
7	Caliber Land Company, LLC	Parcel 23-23 PT of Parcel 21-96	3611 NE Otterview Cir #42 Ankeny, IA 50021	83,635	72,554	10.1%
8	Kettlestone Central, LC	KettleStone Central Plat 1 Lot 7	4611 Mortensen Rd STE 106 Ames, IA 50014	115,289	980	0.1%
9	Kettlestone Central, LC	KettleStone Central Plat 1 Lot 8	4611 Mortensen Rd STE 106 Ames, IA 50014	137,182	39,386	5.5%
10	Kettlestone Central, LC	KettleStone Central Plat 1 Lot 9	4611 Mortensen Rd STE 106 Ames, IA 50014	133,779	4,782	0.7%
				<b>Total</b>	<b>719,000</b>	<b>100%</b>



DATE: \_\_\_\_\_

REVISIONS: \_\_\_\_\_

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

TECH: \_\_\_\_\_

ENGINEER: \_\_\_\_\_

WAUKEE, IOWA

**KETTLESTONE CENTRAL - LOFTS**  
**REZONING MAP**

2401.005