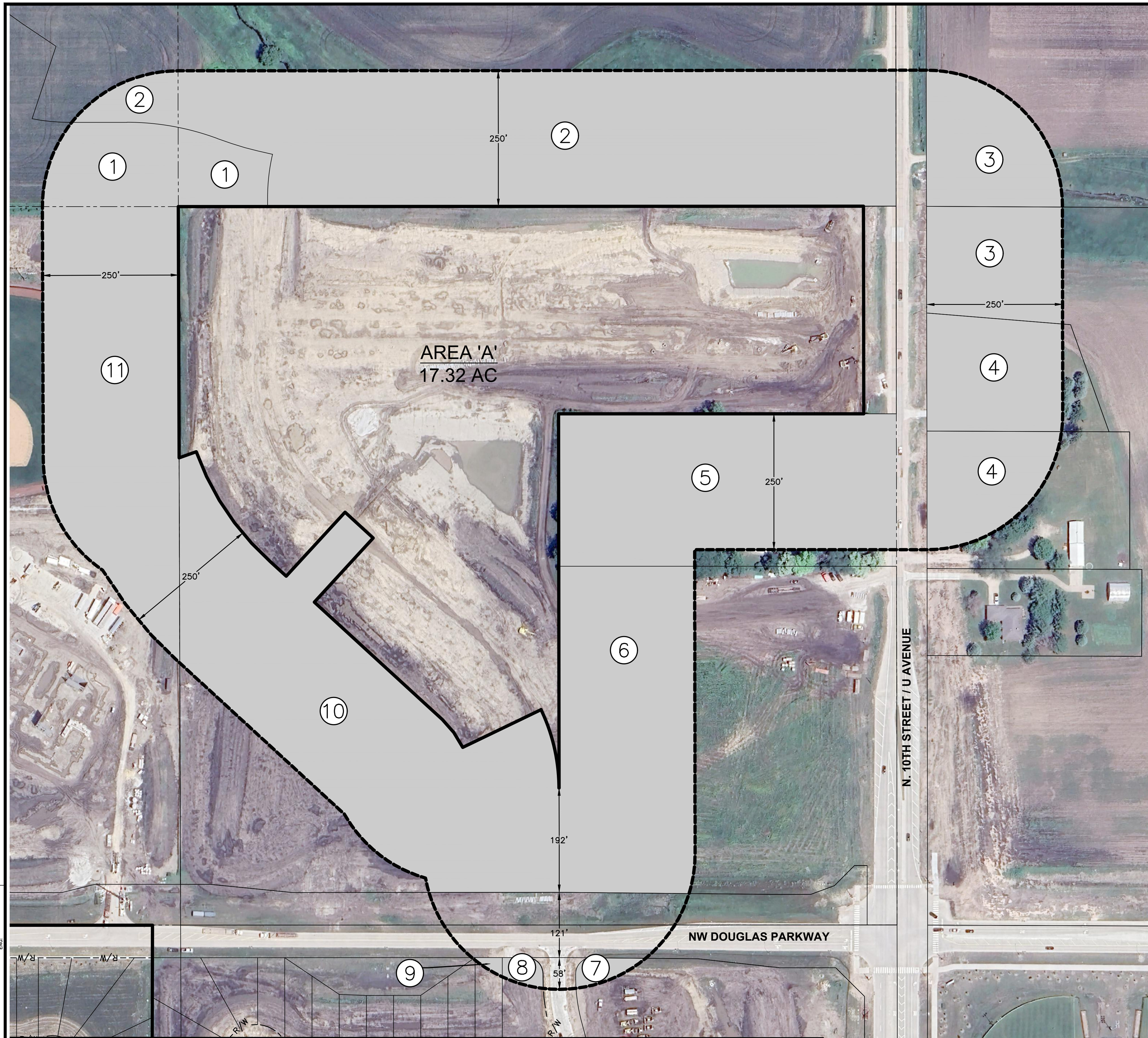
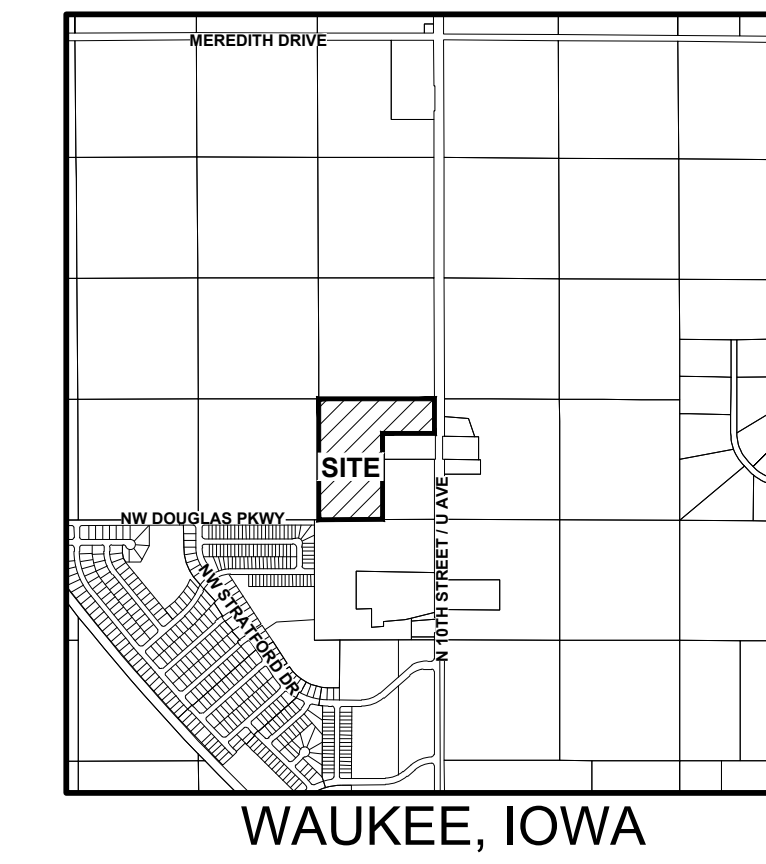


FILE: H:\2024\2010553\2010553-REZONING MAP - PUD REZONING.DWG
 PLOTTED BY: MARGO MURRAY
 DATE: 5/6/2024 11:11 AM
 TECH: JDS



VICINITY MAP



OWNER/APPLICANT:

FOX CREEK MEADOWS, LLC
 234 NW SUNRISE DRIVE
 WAUKEE, IA 50263
 CONTACT: BRAD STANBROUGH
 PHONE: 515-202-3030
 EMAIL: BRAD@ELE119.COM

ZONING:

EXISTING: R-2
 PROPOSED: R-2/PD-1: PLANNED DEVELOPMENT W/ UNDERLYING R-2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT

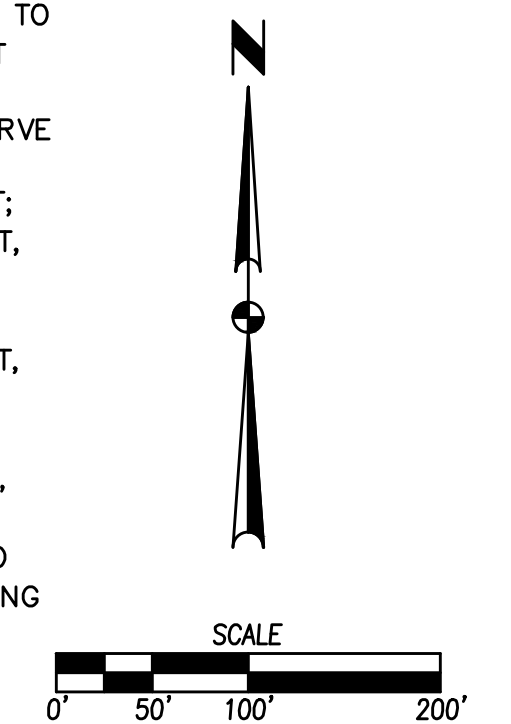
ADJACENT OWNERSHIP - AREA 'A'

	Name of Property Owner	Mailing Address	Total Area of Property (sf)	Square footage within 250' of rezoning	% of Total square footage within 250' of rezoning
1	JDS Real Estate Investments, LLC	2775 86th St. Urbandale, IA 50322	815,443	56,052	4.3%
2	City of Waukee	Waukee, IA 50263	1,326,402	323,055	24.6%
3	Parkside Waukee, LLC	1015 NW 10th Street Waukee, IA 50263	2,800,037	100,884	7.7%
4	Temple Holdings, LP Stanbrough	1015 NW 10th Street Waukee, IA 50263	158,994	92,847	7.1%
5	Residential, LLC	2775 86th St. Urbandale, IA 50322	163,350	162,957	12.4%
6	William Fox Farm Company, LLC	13521 Village Ct. Clive, IA 50325	338,461	150,035	11.4%
7	Boysen Properties, LLC	Kum & Go, LC 1459 Grand Ave. Des Moines, IA 50309	190,178	4,371	0.3%
8	Hubbell Homes, LC	6900 Westown Pkwy West Des Moines, IA 50266	12,869	3,421	0.3%
9	HRC Alder Point, LLC	West Des Moines, IA 50266	8,818	1,084	0.1%
10	Fox Creek Meadows, LLC	234 NW Sunrise Dr. Waukee, IA 50263	1,095,534	244,803	18.6%
11	Waukee Community School District	560 SE University Ave. Waukee, IA 50263	3,310,996	173,815	13.2%
	Total		3,113,324	1,313,324	100%

REZONING DESCRIPTION

A PART OF PARCEL 21-23 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 8681, BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 21-23; THENCE NORTH 89°57'23" EAST ALONG THE NORTH LINE OF SAID PARCEL 21-23, A DISTANCE OF 1260.35 FEET TO THE WEST RIGHT-OF-WAY LINE OF N. 10TH STREET; THENCE SOUTH 00°04'55" EAST ALONG SAID EAST LINE, 382.15 FEET TO THE EASTERLY LINE OF SAID PARCEL 21-23; THENCE SOUTH 89°59'28" WEST ALONG SAID EASTERLY LINE, 561.41 FEET; THENCE SOUTH 00°04'55" EAST ALONG SAID EASTERLY LINE, 688.40 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 333.00 FEET, WHOSE ARC LENGTH IS 149.20 FEET AND WHOSE CHORD BEARS NORTH 12°55'04" WEST, 147.96 FEET; THENCE SOUTH 64°14'47" WEST, 160.00 FEET; THENCE NORTH 31°03'46" WEST, 32.01 FEET; THENCE NORTH 41°38'08" WEST, 31.74 FEET; THENCE NORTH 47°25'03" WEST, 39.58 FEET; THENCE NORTH 47°25'41" WEST, 280.00 FEET; THENCE NORTH 42°34'19" EAST, 160.00 FEET; THENCE NORTH 47°25'41" WEST, 70.30 FEET; THENCE SOUTH 42°34'19" WEST, 160.00 FEET; THENCE NORTH 47°25'41" WEST, 40.01 FEET; THENCE NORTH 45°26'24" WEST, 47.79 FEET; THENCE NORTH 39°50'51" WEST, 49.55 FEET; THENCE NORTH 34°05'12" WEST, 49.55 FEET; THENCE NORTH 28°19'34" WEST, 49.55 FEET; THENCE NORTH 22°33'55" WEST, 49.55 FEET; THENCE SOUTH 70°18'55" WEST, 33.43 FEET TO THE WEST LINE OF SAID PARCEL 21-23; THENCE NORTH 00°11'19" WEST ALONG SAID WEST LINE, 462.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.32 ACRES (754,474 SQUARE FEET).



DATE: 05/06/2024
 REVISIONS: 04/24/2024
 2ND SUBMITTAL
 1ST SUBMITTAL
 4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 TECH: JDS
 ENGINEER: JMM
ESA
 CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA
FOX CREEK MEADOWS
PUD REZONING MAP
 1/1
 2010.553