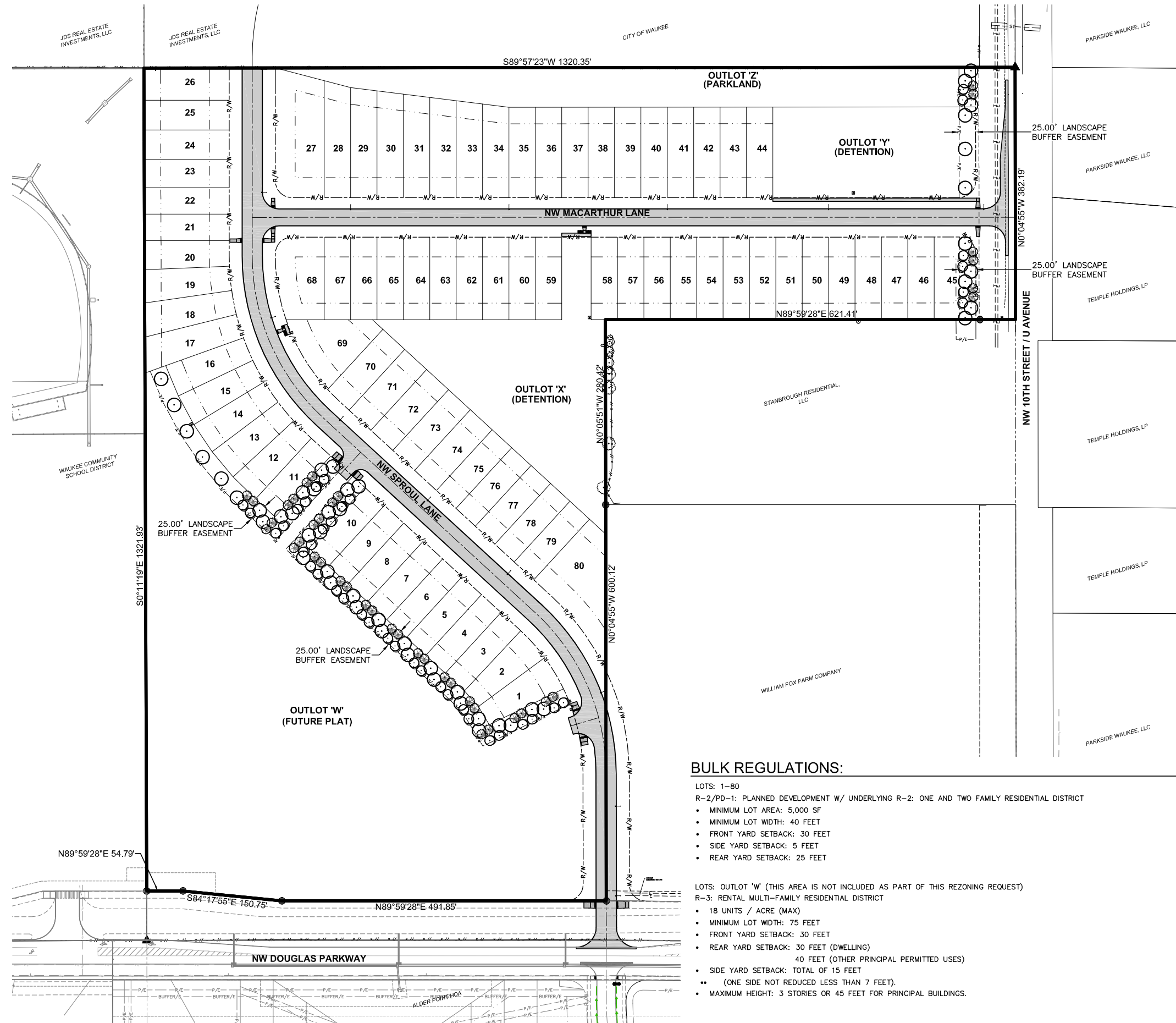


REZONING CONCEPTUAL PLAN

FOX CREEK MEADOWS

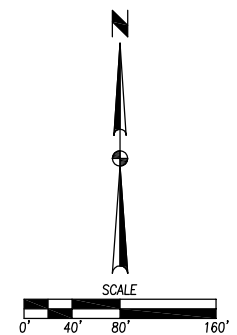


BULK REGULATIONS:

- LOTS: 1-80
 R-2/PD-1: PLANNED DEVELOPMENT W/ UNDERLYING R-2: ONE AND TWO FAMILY RESIDENTIAL DISTRICT
- MINIMUM LOT AREA: 5,000 SF
 - MINIMUM LOT WIDTH: 40 FEET
 - FRONT YARD SETBACK: 30 FEET
 - SIDE YARD SETBACK: 5 FEET
 - REAR YARD SETBACK: 25 FEET

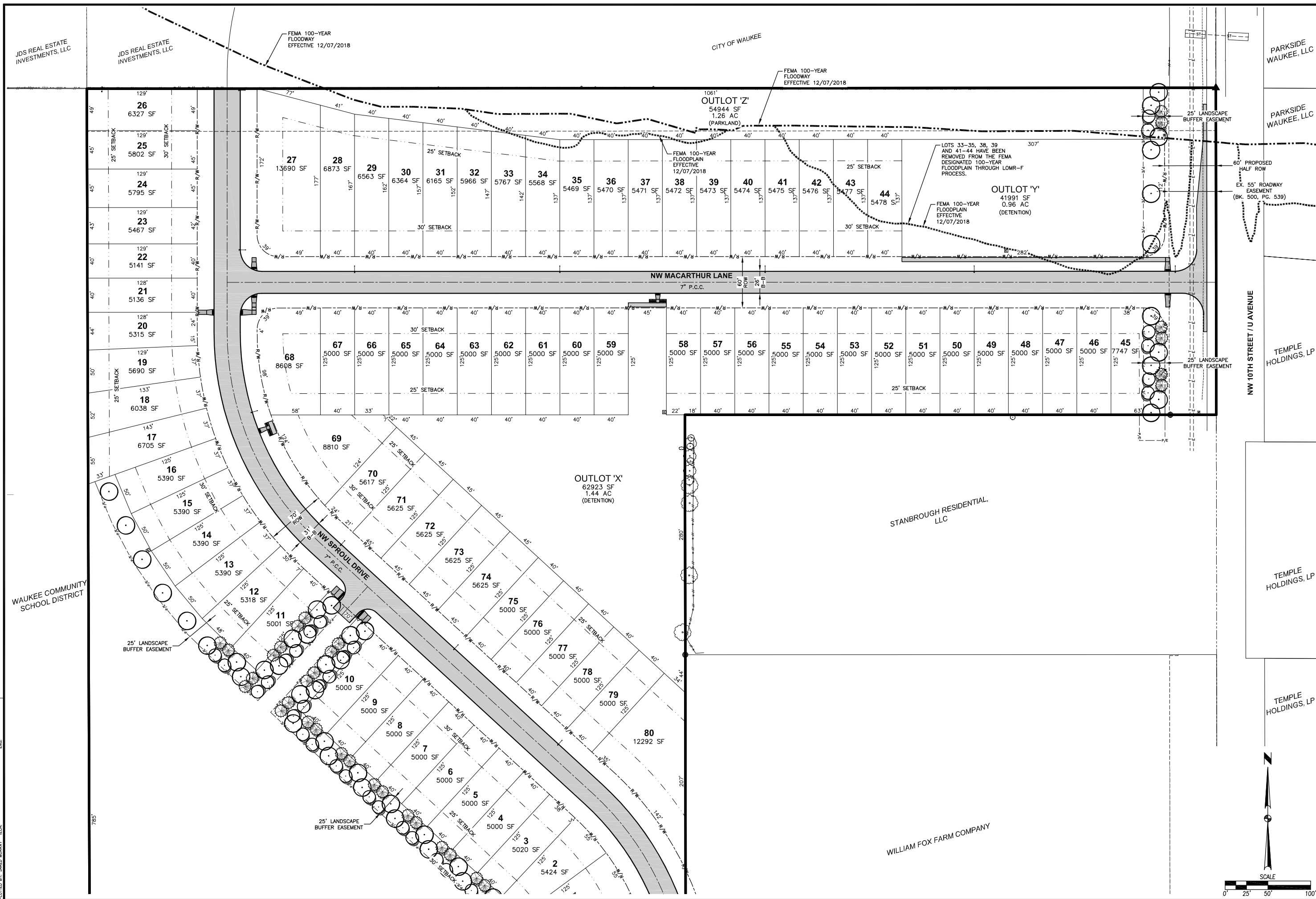
- LOTS: OUTLOT 'W' (THIS AREA IS NOT INCLUDED AS PART OF THIS REZONING REQUEST)
 R-3: RENTAL MULTI-FAMILY RESIDENTIAL DISTRICT
- 18 UNITS / ACRE (MAX)
 - MINIMUM LOT WIDTH: 75 FEET
 - FRONT YARD SETBACK: 30 FEET
 - REAR YARD SETBACK: 30 FEET (DWELLING)
40 FEET (OTHER PRINCIPAL PERMITTED USES)
 - SIDE YARD SETBACK: TOTAL OF 15 FEET
** (ONE SIDE NOT REDUCED LESS THAN 7 FEET).
 - MAXIMUM HEIGHT: 3 STORIES OR 45 FEET FOR PRINCIPAL BUILDINGS.

FILE: H:\2024\01\05\3\WMO\010503-REZONING CONCEPTUAL PLAN - PUD REVISIONS.DWG
 DATE PLOTTED: 5/6/2024 11:25 AM
 PLOTTED BY: MARGO MURRAY
 TECH: ENR



 FOX CREEK MEADOWS PUD CONCEPTUAL PLAN	WAUKEKE, IOWA
	4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322 PHONE: (515) 369-4400 FAX: (515) 369-4410 TECH: CWO
ENGINEER: JMM	REVISIONS
2ND SUBMITTAL 05/06/2024	1ST SUBMITTAL 04/24/2024
1 / 3	2010.533

FILE: H:\2024\050553\050553-REZONING CONCEPTUAL PLAN - PUD REVISIONS.DWG
 PLOTTED BY: MARGO MURRAY TECH: ENK
 DATE: 5/8/2024 11:26 AM



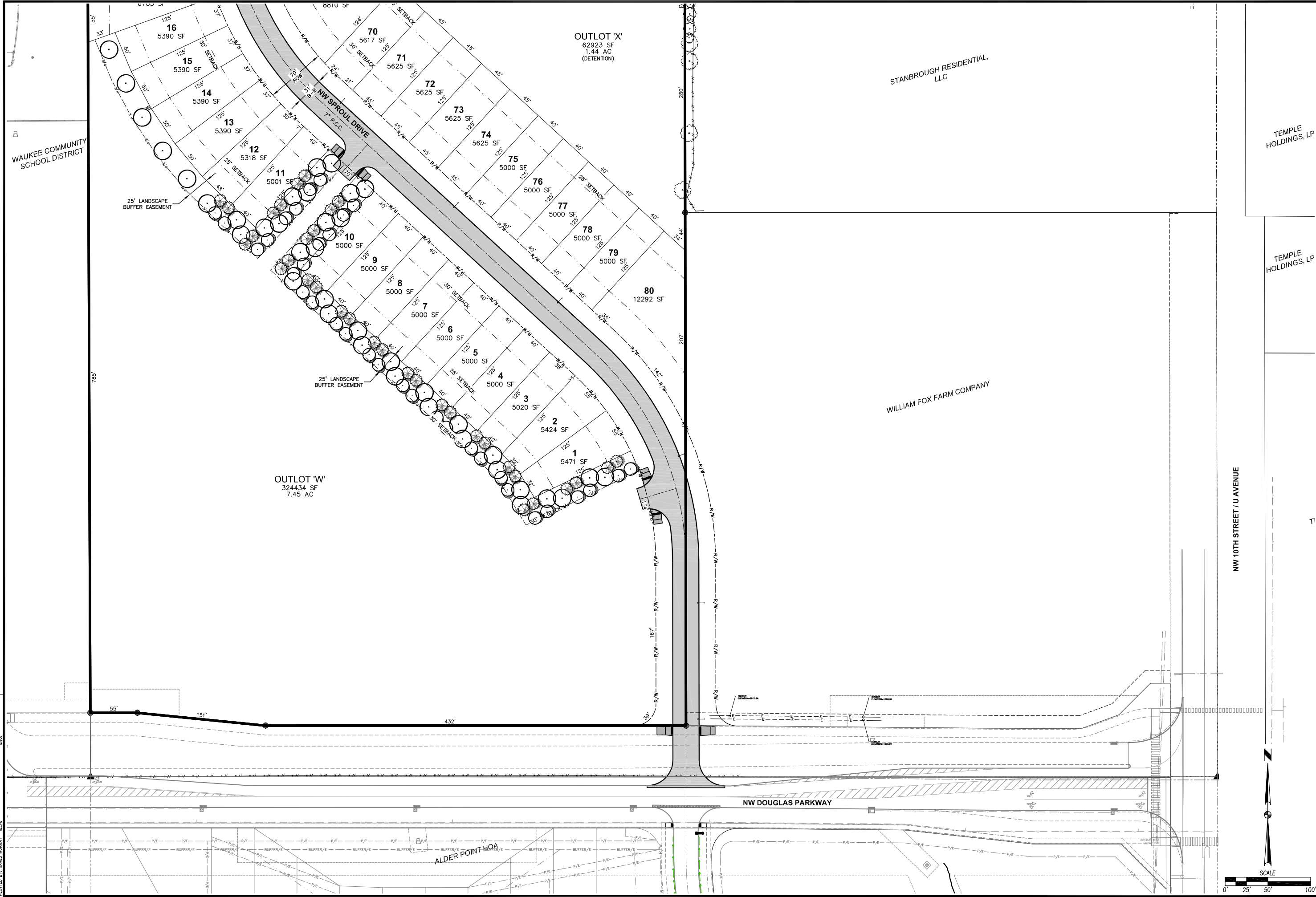
DATE	05/06/2024
REVISIONS	2ND SUBMITTAL 1ST SUBMITTAL
PROJECT	4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322 PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER	TECH: CWO

ES&A
 CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

FOX CREEK MEADOWS
 PUD CONCEPTUAL PLAN

2 / 3
 2010.533

FILE: H:\2024\05\05\3\WMO\05053-REZONING CONCEPTUAL PLAN - PUD REVISION.DWG
 PLOTTED BY: MURRAY TECH
 DATE: 5/16/2024 11:26 AM



DATE	05/06/2024
REVISIONS	
2ND SUBMITTAL	04/24/2024
1ST SUBMITTAL	
4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322 PHONE: (515) 369-4400 FAX: (515) 369-4410 ENGINEER: JMM TECH: CWO	
FOX CREEK MEADOWS PUD CONCEPTUAL PLAN	
3	3
2010.533	