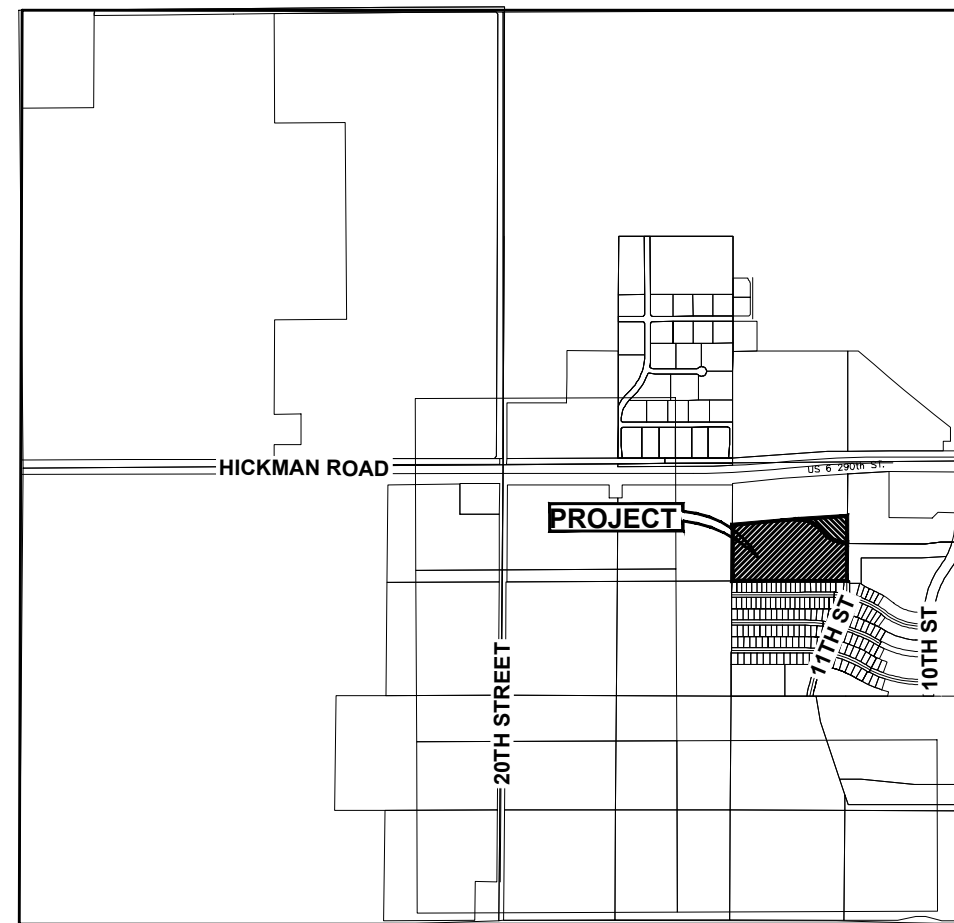


VICINITY MAP



WAUKEE, IOWA

OWNER

SPRINGCREST TOWNHOMES WAUKEE 2, LLC
15006 MAPLE DRIVE
URBANDALE, IA 50323
PH: (515) 499-6194

APPLICANT

COMMONWEALTH PLACE, LLC
CONTACT: JOHN LARSON
5721 MERLE HAY ROAD, STE #22
JOHNSTON, IA 50131
PH: (515) 491-4090
EMAIL: JOHN.LARSON89@GMAIL.COM

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: JOSH TRYGSTAD
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH: (515) 369-4400
EMAIL: JOSHT@CDA-ENG.COM

ZONING

AREA A EXISTING: A-1: AGRICULTURAL DISTRICT
PROPOSED: R-4: ROW DWELLING AND TOWNHOME DWELLING DISTRICT

BULK REGULATIONS

- SETBACKS: FRONT YARD = 30 FEET
- REAR YARD = 30 FEET FOR DWELLING
40 FEET FOR OTHER PERMITTED USES
- SIDE YARD = 12 FEET TOTAL FOR SINGLE UNIT TOWNHOMES
- MIN. LOT WIDTH = 20 FEET
- MIN. LOT AREA = NONE
- MAXIMUM HEIGHT = 3 STORIES OR 40 FEET FOR PRINCIPAL BUILDING
1 STORY OR 14 FEET FOR ACCESSORY BUILDING

REZONING DESCRIPTION - AREA 'A'

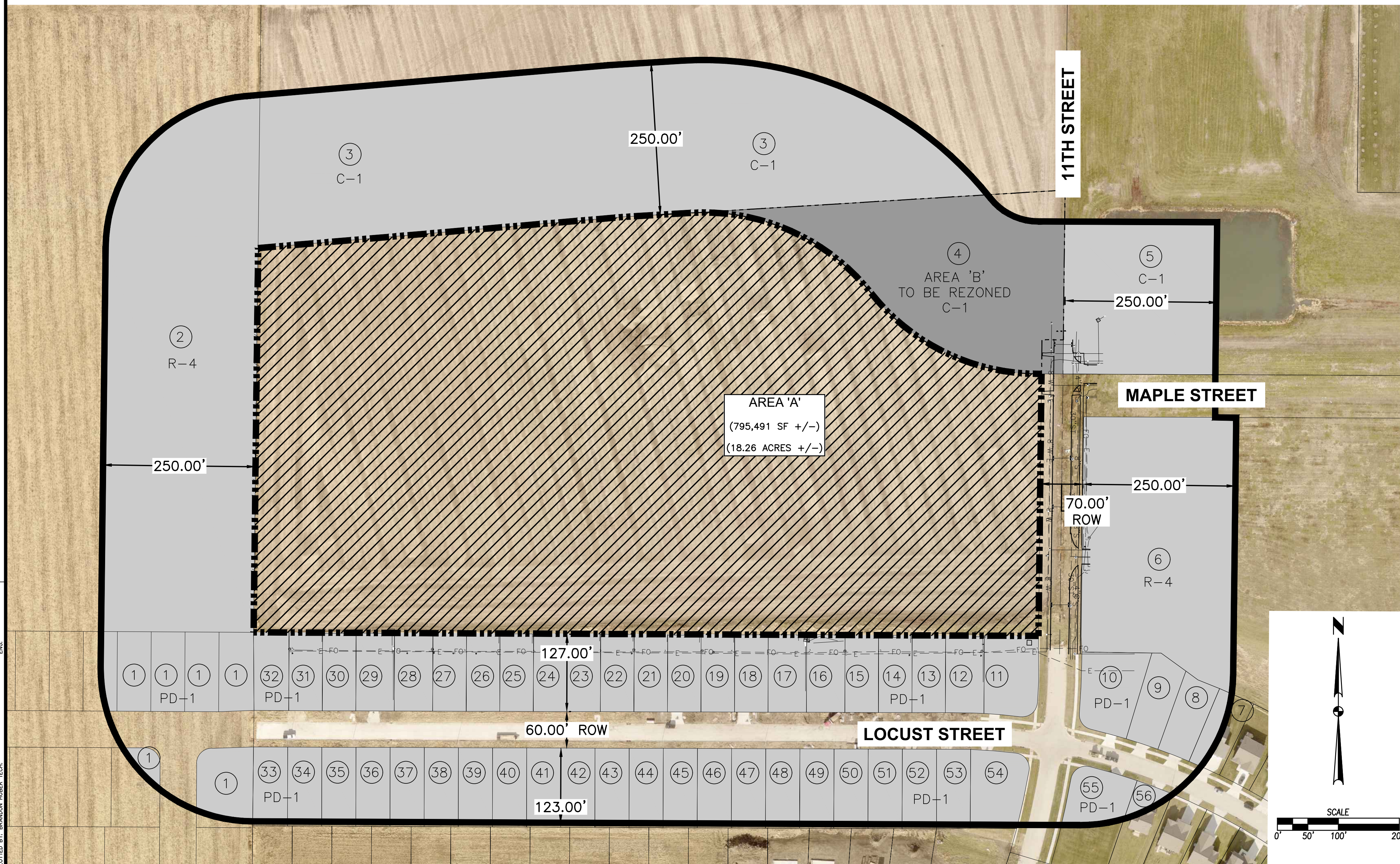
A PART OF PARCEL '21-10' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 10161, BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL '21-10'; THENCE NORTH 85°07'42" EAST ALONG THE NORTH LINE OF SAID PARCEL '21-10'; A DISTANCE OF 598.05 FEET; THENCE NORTH 86°30'24" EAST ALONG SAID NORTH LINE, 113.98 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 350.00 FEET, WHOSE ARC LENGTH IS 336.27 FEET AND WHOSE CHORD BEARS SOUTH 65°58'08" EAST, 323.49 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 350.00 FEET, WHOSE ARC LENGTH IS 313.47 FEET AND WHOSE CHORD BEARS SOUTH 64°06'09" EAST, 303.10 FEET; THENCE SOUTH 89°45'37" EAST, 6.72 FEET TO THE WEST LINE OF STREET LOT 'A', SPRING CREST TOWNHOMES PLAT 2, AN OFFICIAL PLAT; THENCE SOUTH 00°40'42" WEST ALONG THE WEST LINE OF SAID STREET LOT 'A', 429.72 FEET TO THE SOUTH LINE OF SAID PARCEL '21-10'; THENCE NORTH 89°44'24" WEST ALONG SAID SOUTH LINE, 1286.87 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL '21-10'; THENCE NORTH 00°40'41" EAST ALONG THE WEST LINE OF SAID PARCEL '21-10'; A DISTANCE OF 630.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.26 ACRES (795,491 SQUARE FEET).

ADJACENT OWNERSHIP - AREA 'A'

	OWNER	ACRES	PERCENT	CONSENTING
1	Greenland Homes Inc.	1.04	4.01%	X
2	Hope K Farms, LLC	4.75	18.32%	X
3	Hope K Farms, LLC	5.99	23.10%	X
4	Springcrest Townhomes Waukeee 2, LLC	2.06	7.94%	X
5	Deery, Deery & Deery, LLC	1.44	5.55%	
6	Springcrest Townhomes Waukeee 2, LLC	2.32	8.95%	X
7	Dunkelberger, Linda & Carly	0.08	0.31%	
8	Zamora, Jorge & Jaramillo, Maria	0.17	0.66%	
9	Cross, David R & James-Cross, Sara M	0.19	0.73%	
10	Knudston, Jenna	0.29	1.12%	
11	Brodersen, Kevin & Anne	0.26	1.00%	
12	Martinson, Brian & Janna	0.18	0.69%	
13	Kaine, Beiah & Taylor, Hawa	0.16	0.62%	
14	Mbuvi, Joan N	0.16	0.62%	
15	Jones, Rodney Thomas	0.16	0.62%	
16	Moreland, Chanda Lynn	0.18	0.69%	
17	Reece, Michele A	0.18	0.69%	
18	Bond, Robert & Dora	0.16	0.62%	
19	Boahen, Phillip	0.16	0.62%	
20	Martin, Austin & Albertson, Sydney	0.16	0.62%	
21	Clarke, Mary E	0.16	0.62%	
22	Taljaard, David & Chantal	0.16	0.62%	
23	Madrigal, Juan Fernando	0.16	0.62%	
24	V3 Midwest, LLC	0.16	0.62%	
25	Olberding, Jenna	0.16	0.62%	
26	Parkins, Emily Nicole	0.16	0.62%	
27	Ahrenholtz, Meredith A	0.16	0.62%	
28	Mateo, Ramon Lopez	0.19	0.73%	
29	Stonehocker, Kimberley Ann	0.19	0.73%	
30	Rivera, Melissa & Figueroa, Altagracia	0.16	0.62%	
31	Westbay, Allison	0.16	0.62%	
32	Svochak, Samantha	0.17	0.66%	
33	Blumberg, Katherine	0.16	0.62%	
34	Davey, Jonah	0.16	0.62%	
35	Stall, Ryan D	0.16	0.62%	
36	Carrion, Carlos Romeo Carrion & Cordova, Maria	0.16	0.62%	
37	Zimny, Thomas & McKenny Caitlin	0.16	0.62%	
38	Nelson, Peter	0.16	0.62%	
39	Peters, Randall & Susan	0.16	0.62%	
40	Kostecki, Joseph & Brooke	0.16	0.62%	
41	Magers, Koltan	0.16	0.62%	
42	Ahlen, Nicholas	0.16	0.62%	
43	Horak, Christopher & Robyn	0.16	0.62%	
44	Guthrie, Olivia & Christopher	0.16	0.62%	
45	Bansal, Anshul & Gupta, Swati	0.16	0.62%	
46	Williams, Lindsey	0.16	0.62%	
47	Hocker, Tanner	0.16	0.62%	
48	Clarke, Mary E	0.16	0.62%	
49	Wiley, Trevor L	0.16	0.62%	
50	Murray, Logan & Kathryn	0.16	0.62%	
51	Gustafson, Charles & Wessels, Amber	0.16	0.62%	
52	Bjork, Skylar	0.16	0.62%	
53	Cooper, Holly & Nicholas	0.16	0.62%	
54	Van Roekel, Drake & Laura	0.24	0.93%	
55	Aderibigbe, Abator	0.20	0.77%	
56	lopez, Mario Alberto	0.05	0.19%	
Total:		25.93	100%	62.32%

* PROPERTY OUTSIDE OF THE CITY OF WAUKEE OR OWNED BY THE CITY OF WAUKEE IS NOT INCLUDED IN THE AREA PERCENTAGES.



FILE: H:\2024\240544\240544-REZONING (AREA R-4).DWG
 COMMENT: EXISTING
 PLOTTED BY: BRANDON HUBER TECH
 PLOTTED: 9/11/2024 3:42 PM

COMMONWEALTH PLACE
 REZONING MAP - AREA 'A' (R-4)

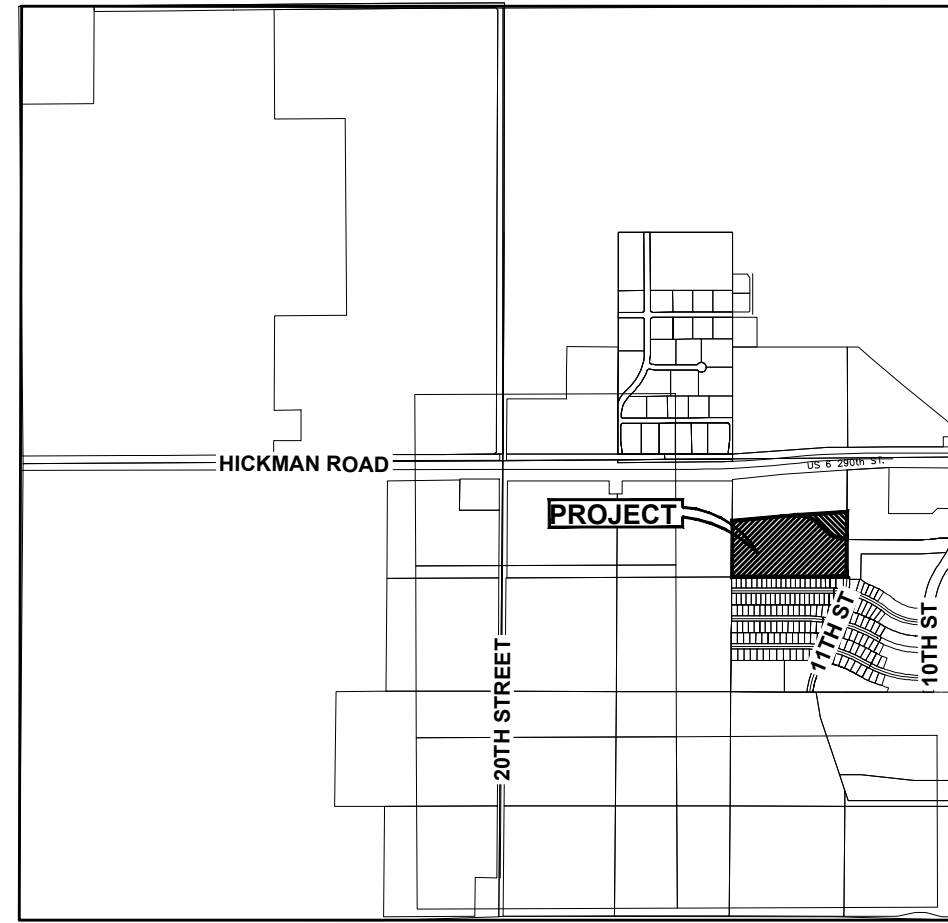
4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

CDA
 CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA
 ENGINEER: JAT

1 / 2
 2405.424

VICINITY MAP



WAUKEE, IOWA

OWNER

SPRINGCREST TOWNHOMES WAUKEE 2, LLC
15006 MAPLE DRIVE
URBANDALE, IA 50323
PH: (515) 499-6194

APPLICANT

COMMONWEALTH PLACE, LLC
CONTACT: JOHN LARSON
5721 MERLE HAY ROAD, STE #22
JOHNSTON, IA 50131
PH: (515) 491-4090
EMAIL: JOHN.LARSON89@GMAIL.COM

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: JOSH TRYGSTAD
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH: (515) 369-4400
EMAIL: JOSHT@CDA-ENG.COM

ZONING

AREA B EXISTING: A-1: AGRICULTURAL DISTRICT
PROPOSED: C-1: COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT

BULK REGULATIONS

SETBACKS:
FRONT YARD = 30 FEET
REAR YARD = 30 FEET
SIDE YARD = NONE, EXCEPT WHEN ADJACENT TO ANY R DISTRICT, IN WHICH CASE MINIMUM OF 30 FEET
MIN. LOT WIDTH = NONE
MIN. LOT AREA = NONE
MAXIMUM HEIGHT = NONE, EXCEPT WHEN ADJACENT TO AN R-1, R-2, OR R-4 DISTRICT, IN WHICH CASE THE MAXIMUM SHALL BE 2 STORIES OR 40 FEET
- 1 STORY/14 FEET FOR AN ACCESSORY BUILDING

REZONING DESCRIPTION - AREA 'B'

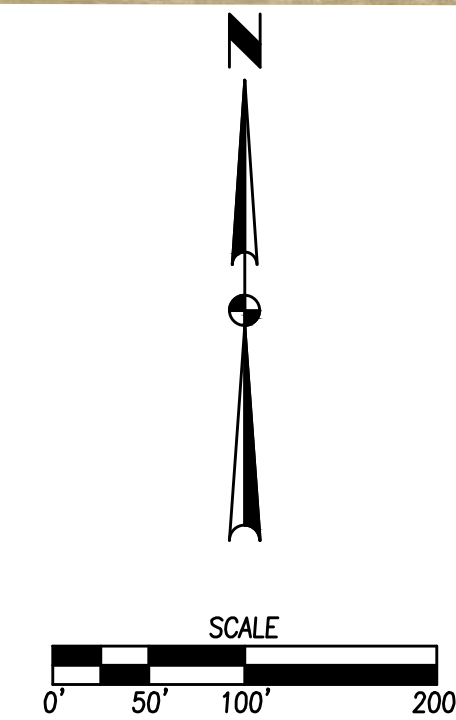
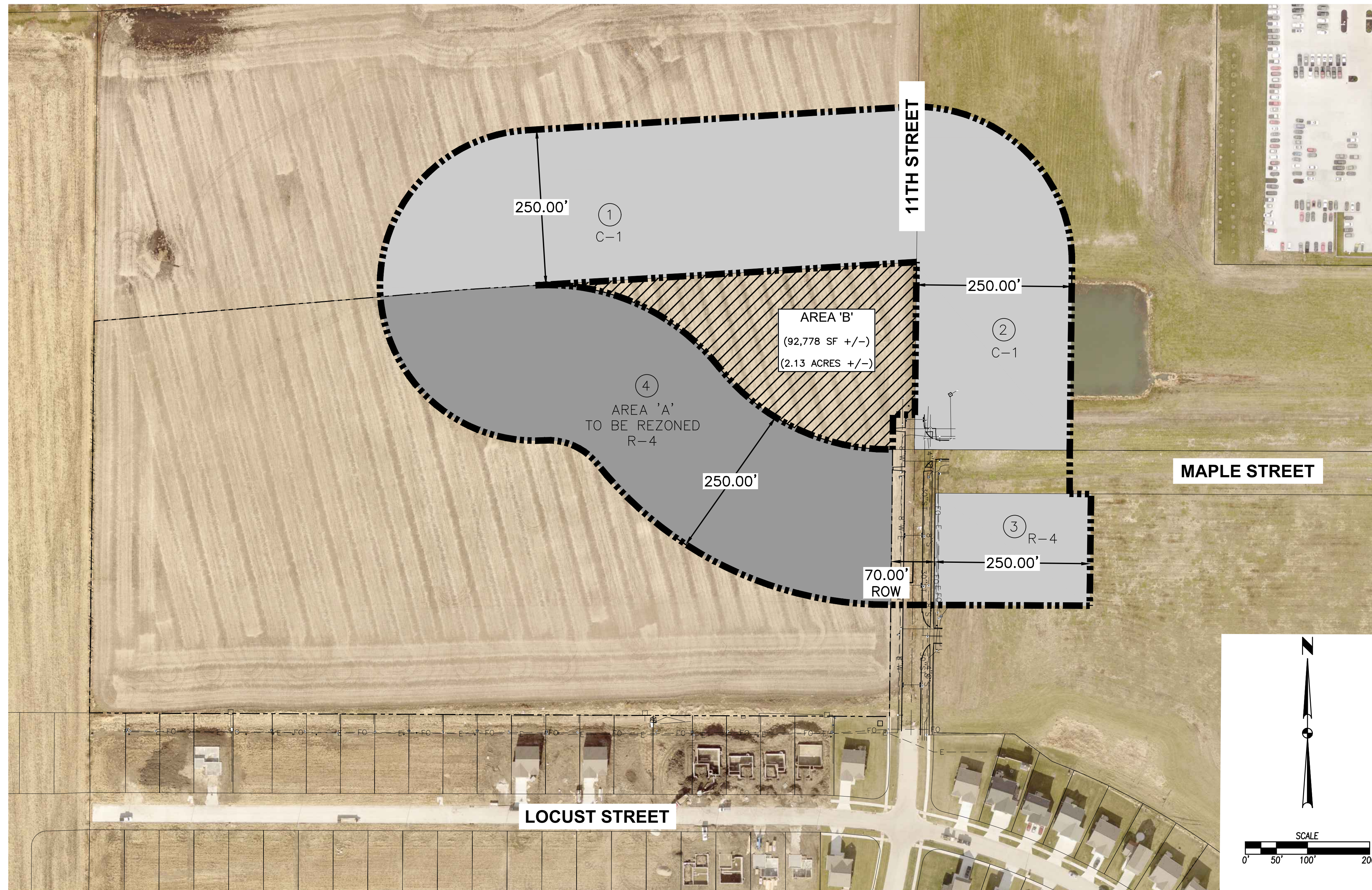
A PART OF PARCEL '21-10' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 10161, BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL '21-10'; THENCE SOUTH 00°40'42" WEST ALONG THE EAST LINE OF SAID PARCEL '21-10'; A DISTANCE OF 245.83 FEET TO THE NORTHEAST CORNER OF STREET LOT 'A', SPRING CREST TOWNHOMES PLAT 2, AN OFFICIAL PLAT; THENCE NORTH 89°19'18" WEST ALONG THE NORTH LINE OF SAID STREET LOT 'A', 35.00 FEET TO THE NORTHWEST CORNER OF SAID STREET LOT 'A'; THENCE SOUTH 00°40'42" WEST ALONG THE WEST LINE OF SAID , 56.20 FEET; THENCE NORTH 89°45'37" WEST, 6.72 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 350.00 FEET, WHOSE ARC LENGTH IS 313.47 FEET AND WHOSE CHORD BEARS NORTH 64°06'09" WEST, 303.10 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 350.00 FEET, WHOSE ARC LENGTH IS 336.27 FEET AND WHOSE CHORD BEARS NORTH 65°58'08" WEST, 323.49 FEET TO THE NORTH LINE OF SAID PARCEL '21-10'; THENCE NORTH 86°30'24" EAST ALONG SAID NORTH LINE, 614.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.13 ACRES (92,778 SQUARE FEET).

ADJACENT OWNERSHIP - AREA 'B'

	OWNER	ACRES	PERCENT	CONSENTING
1	Hope K Farms, LLC	4.71	35.07%	x
2	Deery, Deery & Deery, LLC	2.85	21.22%	
3	Springcrest Townhomes Waukee 2, LLC	1.03	7.69%	x
4	Springcrest Townhomes Waukee 2, LLC	4.84	36.02%	x
Total:		13.43	100%	78.78%

* PROPERTY OUTSIDE OF THE CITY OF WAUKEE OR OWNED BY THE CITY OF WAUKEE IS NOT INCLUDED IN THE AREA PERCENTAGES.



FILE: H:\2024\240544\240544-REZONING (AREA B C-1).DWG
DATE: 9/11/2024 3:42 PM
DRAWN BY: BRANDON HUBER TECH
CHECKED BY: JAT

DATE: _____
REVISIONS: _____
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
TECH: _____
ENGINEER: JAT
COMMONWEALTH PLACE
REZONING MAP - AREA 'B' (C-1)
WAUKEE, IOWA
2/2
2405.424