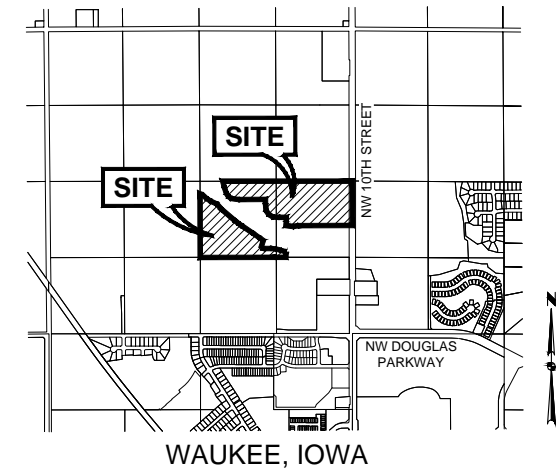


VICINITY MAP

NOT TO SCALE



OWNER / APPLICANT

JDS REAL ESTATE INVESTMENTS, LLC
2775 86TH STREET
URBANDALE, IA 50322

ENGINEER

CIVIL DESIGN ADVANTAGE
CONTACT: EMILY HARDING
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH: (515) 369-4400

ZONING

EXISTING: A-1 AGRICULTURE DISTRICT
PROPOSED: PD-1 PLANNED DEVELOPMENT (UNDERLYING R-2) & R-3 MULTI-FAMILY RESIDENTIAL DISTRICT

ADJACENT OWNERSHIP

	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	B & J Clayton Trust dated 10/13/16	7555 NE 86th Avenue Bondurant, IA 50035	1,655,280	48,726	2.7%
2	Parkside Waukee, LLC	1015 NW 10th Street Waukee, IA 50263	1,655,280	240,548	13.1%
3	Fox Creek Meadows, LLC	234 NW Sunrise Dr. Waukee, IA 50263	1,095,534	90,073	4.9%
4	Waukee Community School District	560 SE University Ave. Waukee, IA 50263	3,310,996	380,994	20.7%
5	William Fox Farm Company, LLC	13521 Village Ct. Clive, IA 50325	6,882,480	926,678	50.4%
6	City of Waukee	230 W Hickman Road Waukee, IA 50263	1,356,776	150,035	8.2%
	Total			1,837,054	100%

PD-1 REZONING DESCRIPTION

PARCEL "22-159" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2022, PAGE 24767 BEING A PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

THE PROPERTY CONTAINS 18.72 ACRES (815,433 SQUARE FEET) AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

AND

A PART OF PARCEL "22-161" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2022, PAGE 24767 BEING A PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 20, 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 "22-161"; THENCE SOUTH 00°04'49" EAST ALONG THE EASTERLY LINE OF SAID PARCEL "22-161"; A DISTANCE OF 170.02 FEET; THENCE SOUTH 89°57'32" WEST, 60.05 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 400.00 FEET, WHOSE ARC LENGTH IS 69.81 FEET AND WHOSE CHORD BEARS NORTH 85°02'28" WEST, 69.72 FEET; THENCE NORTH 80°02'28" WEST, 16.54 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 400.00 FEET, WHOSE ARC LENGTH IS 69.81 FEET AND WHOSE CHORD BEARS NORTH 85°02'28" WEST, 69.72 FEET; THENCE SOUTH 89°57'32" WEST, 34.06 FEET; THENCE SOUTH 00°02'28" EAST, 160.00 FEET; THENCE SOUTH 89°57'32" WEST, 565.06 FEET; THENCE SOUTH 00°00'32" EAST, 456.00 FEET TO THE SOUTHERLY LINE OF SAID PARCEL "22-161"; THENCE SOUTH 89°57'32" WEST ALONG SAID SOUTHERLY LINE, 133.65 FEET; THENCE SOUTH 77°42'12" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 73.80 FEET; THENCE NORTH 82°58'28" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 132.00 FEET; THENCE NORTH 03°53'14" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 69.31 FEET; THENCE NORTH 00°02'02" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 74.28 FEET; THENCE SOUTH 89°57'32" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 120.94 FEET; THENCE NORTH 86°54'58" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 108.93 FEET; THENCE NORTH 60°15'42" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 84.00 FEET; THENCE NORTH 33°58'19" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 84.00 FEET; THENCE NORTH 05°04'20" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 118.16 FEET; THENCE NORTH 00°00'32" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 74.94 FEET; THENCE SOUTH 89°57'32" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 461.53 FEET; THENCE NORTH 82°46'02" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 130.52 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "22-161"; THENCE NORTH 56°36'14" WEST ALONG THE WESTERLY LINE OF SAID PARCEL "22-161"; A DISTANCE OF 64.50 FEET; THENCE NORTH 32°56'24" WEST CONTINUING ALONG SAID WESTERLY LINE, 64.50 FEET; THENCE NORTH 18°49'11" WEST CONTINUING ALONG SAID WESTERLY LINE, 114.67 FEET; THENCE NORTH 14°28'04" WEST CONTINUING ALONG SAID WESTERLY LINE, 105.60 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "22-161"; THENCE NORTH 89°57'38" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL "22-161"; A DISTANCE OF 2249.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.92 ACRES (911,138 SQUARE FEET).

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

R-3 REZONING DESCRIPTION

A PART OF PARCEL "22-161" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2022, PAGE 24767 BEING A PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 20, 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 SOUTHEAST CORNER OF SAID PARCEL "22-161"; THENCE SOUTH 89°57'32" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL "22-161"; A DISTANCE OF 815.04 FEET; THENCE NORTH 00°00'32" WEST, 456.00 FEET; THENCE NORTH 89°57'32" EAST, 565.06 FEET; THENCE NORTH 00°02'28" WEST, 160.00 FEET; THENCE NORTH 89°57'32" EAST, 34.06 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 400.00 FEET, WHOSE ARC LENGTH IS 69.81 FEET AND WHOSE CHORD BEARS SOUTH 85°02'28" EAST, 69.72 FEET; THENCE SOUTH 80°02'28" EAST, 16.54 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 400.00 FEET, WHOSE ARC LENGTH IS 69.81 FEET AND WHOSE CHORD BEARS SOUTH 85°02'28" EAST, 69.72 FEET; THENCE NORTH 89°57'32" EAST, 60.05 FEET TO THE EASTERLY LINE OF SAID PARCEL "22-161"; THENCE SOUTH 00°04'49" EAST ALONG SAID EASTERLY LINE, 600.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.40 ACRES (409,359 SQUARE FEET).

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

COMMENT: EXISTING ZONING: A-1 AGRICULTURAL DISTRICT
 FILE: H:\2024\2204281\W\2204281-REZONING MAP.DWG
 PLOTTED BY: EMILY HARDING
 DATE: 5/10/2024 3:16 PM


 DATE: 09/09/2024
 REVISIONS: 08/27/2024
 REVISED: PREPARED
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400
 TECH: ENGINEER:



SHOEMAN PROPERTY
 REZONING MAP

WAUKEE, IOWA
 1/1
 2204.281