



DATE	09/09/2024
REVISED	08/27/2024
PREPARED	

REVISIONS

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



WAUKEE, IOWA

**SHOEMAN PROPERTY
 CONCEPTUAL MASTER PLAN**

TECH: _____
 ENGINEER: _____

1/1
 2204.281

FILE: H:\2022\2204281\2204281-REZONING CONCEPT.DWG
 COMMENT: _____
 PLOTTED BY: EML, HARDING, TECH: _____
 DATE: 10/17/2024 1:28 PM

AREA SUMMARY

PD-1 WITH UNDERLYING R-2	= 39.64 AC
R-3	= 9.40 AC

LOT / UNIT SUMMARY

55'-WIDE MIN. SINGLE FAMILY LOTS (27%)	= 39 LOTS
60'-WIDE MIN. SINGLE FAMILY LOTS (16%)	= 15 LOTS
65'-WIDE MIN. SINGLE FAMILY LOTS (30%)	= 51 LOTS
70'-WIDE MIN. SINGLE FAMILY LOTS (27%)	= 39 LOTS
TOTAL SINGLE FAMILY (AREAS A&B)	= 144 LOTS
MULTI-FAMILY (AREA C)	= 169 UNITS MAX

- PD-1 BULK REGULATIONS**
- AREA 'A' & AREA 'B' (PD-1 WITH UNDERLYING R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT)
- 55' MINIMUM LOT WIDTH
 - * A MAXIMUM OF 30% OF THE LOTS CAN BE 55 FEET WIDE MIN.
 - * A MAXIMUM OF 15% OF THE LOTS CAN BE 60 FEET WIDE MIN.
 - * ALL OTHER LOTS SHALL BE 65' WIDE MIN.
 - 25' FRONT YARD SETBACK
 - 25' REAR YARD SETBACK
 - 5' SIDE YARD SETBACK (10' TOTAL)
 - 6,000 SF MINIMUM LOT AREA
 - MINIMUM TWO STALL ATTACHED GARAGE
 - ADJACENT LOTS CANNOT SHARE THE SAME ELEVATION
 - STREET TREES SHALL BE PROVIDED AT THE TIME OF STREET DEVELOPMENT PER THE NEIGHBORHOOD DESIGN GUIDELINES.
 - VINYL SIDING SHALL BE PERMITTED UTILIZING ROYAL CREST DOUBLE 4-INCH (102MM) TRADITIONAL PROFILE OR REASONABLE EQUIVALENT.

