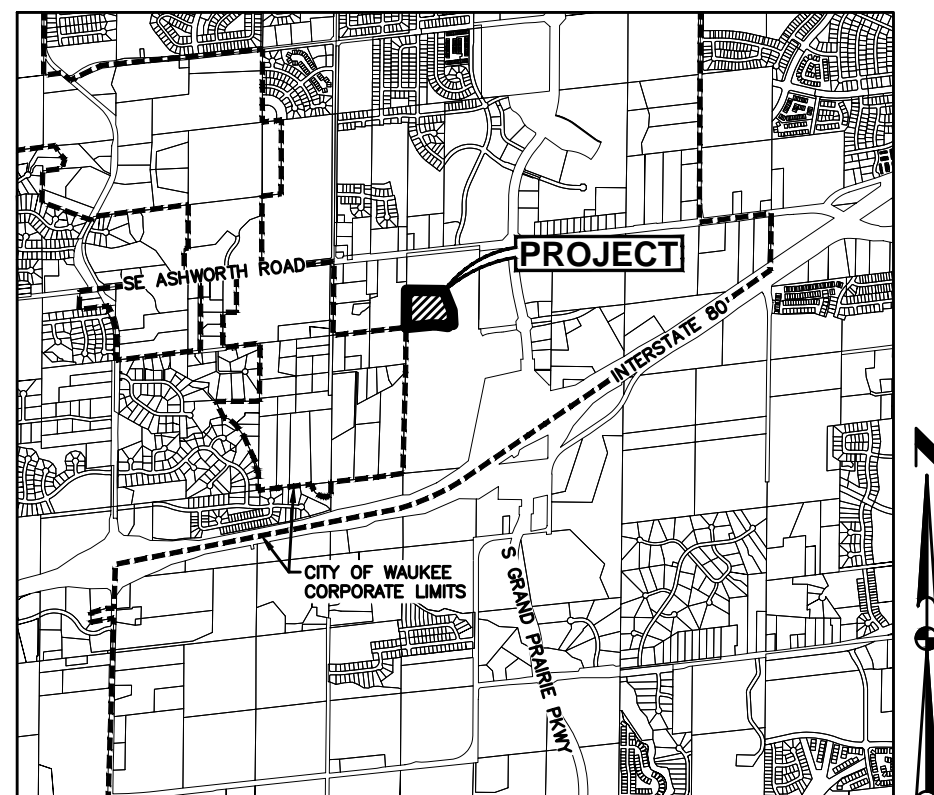


VICINITY MAP



WAUKEE, IOWA

OWNER

KETTLESTONE LAKES, LLC
 CONTACT: BILL SPENCER
 9550 HICKMAN ROAD, SUITE 100
 CLIVE, IOWA 50325
 PH: (515) 986-5994

APPLICANT

TRIDENT DEVELOPMENT
 CONTACT: ROGER FINK
 1200 25TH AVENUE SOUTH
 ST. CLOUD, MN 56301
 PH: (612) 242-6097

ENGINEER

CIVIL DESIGN ADVANTAGE, LLC
 CONTACT: ERIN OLLENDIKE
 4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PH: (515) 369-4400

ZONING

EXISTING: K-RR: KETTLESTONE RETAIL REGIONAL DISTRICT
 PROPOSED: K-MF: STACKED HIGH KETTLESTONE MULTI-FAMILY STACKED HIGH DISTRICT

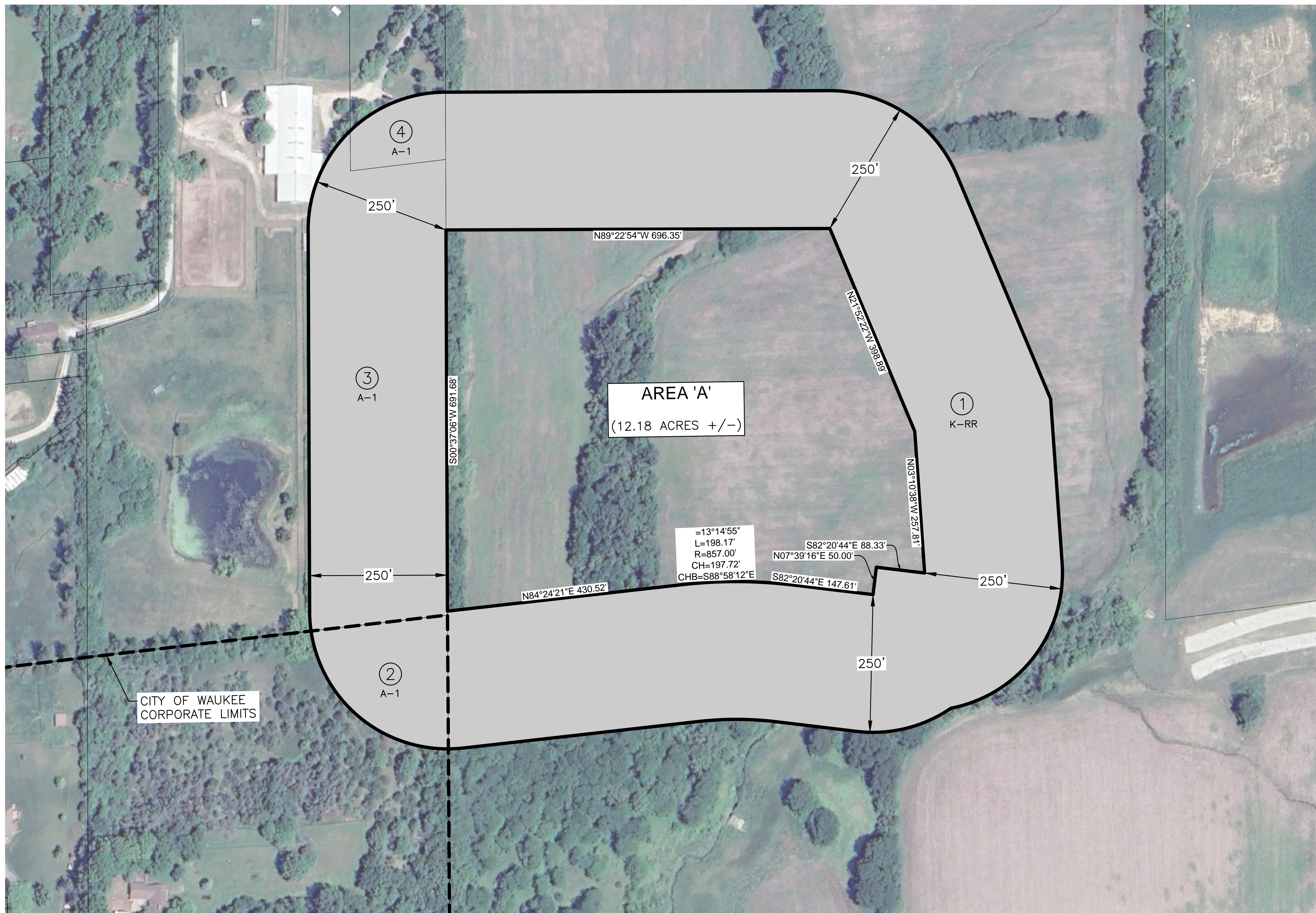
BULK REGULATIONS

K-MF: STACKED HIGH KETTLESTONE MULTI-FAMILY STACKED HIGH DISTRICT

FRONT YARD: NO MINIMUM FOR PRINCIPAL PERMITTED USES
 20 FEET MINIMUM FOR ACCESSORY STRUCTURES
 SIDE YARD: NO MINIMUM FOR PRINCIPAL PERMITTED USES
 UNLESS ADJACENT TO ADJOINING SINGLE-FAMILY
 5 FEET FOR ACCESSORY STRUCTURES
 REAR YARD: NO MINIMUM FOR PRINCIPAL PERMITTED USES
 UNLESS ADJACENT TO ADJOINING SINGLE-FAMILY
 5 FEET FOR ACCESSORY STRUCTURES
 LOT AREA: NO MINIMUM REQUIREMENT
 MINIMUM HEIGHT: PRINCIPAL BUILDING - 3 STORIES

ADJACENT OWNERSHIP - AREA 'A'

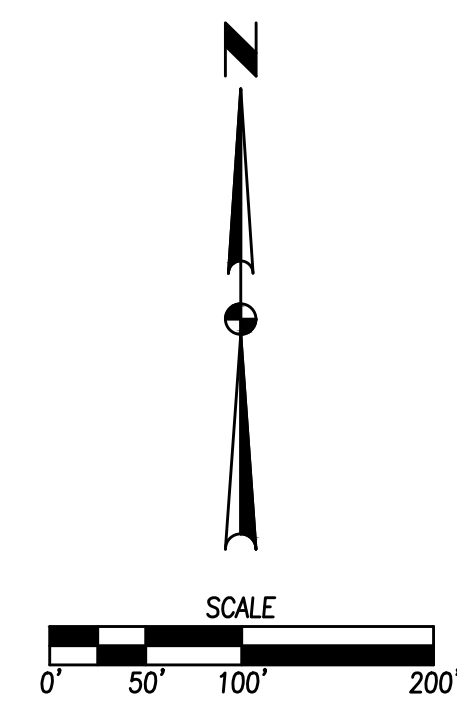
	OWNER	ACRES
1	KETTLESTONE LAKES, LLC	20.32
2	ROCK, CROSBY & TIFFANY	1.01
3	WEST WIND FARMS, LLC	4.78
4	CALLENDER, RAMONA REVOCABLE TRUST	0.44



REZONING DESCRIPTION - AREA 'A'

A PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 9; THENCE NORTH 00°37'06" EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 7.07 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°37'06" EAST ALONG SAID WEST LINE, 691.68 FEET; THENCE SOUTH 89°22'54" EAST, 696.35 FEET; THENCE SOUTH 21°52'22" EAST, 398.89 FEET; THENCE SOUTH 03°10'38" EAST, 257.81 FEET; THENCE NORTH 82°20'44" WEST, 88.33 FEET; THENCE SOUTH 07°39'16" WEST, 50.00 FEET; THENCE NORTH 82°20'44" WEST, 147.61 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 857.00 FEET, WHOSE ARC LENGTH IS 198.17 FEET AND WHOSE CHORD BEARS NORTH 88°58'12" WEST, 197.72 FEET; THENCE SOUTH 84°24'21" WEST, 430.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.18 ACRES (530,744 SQUARE FEET).

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



FILE: H:\2023\2506470\WV\2506470 - REZONING K-MF.DWG
 COMMENT: REZONING K-MF.DWG
 PLOTTED BY: MAX EVANS
 DATE: 6/23/2023 11:25 AM

DATE: _____
 REVISIONS: _____
 PREPARED: _____

06/20/2025

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

EI: MAE

ENGINEER: EKO

CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

KETTLESTONE LAKES
 REZONING MAP

1/1

2506.470