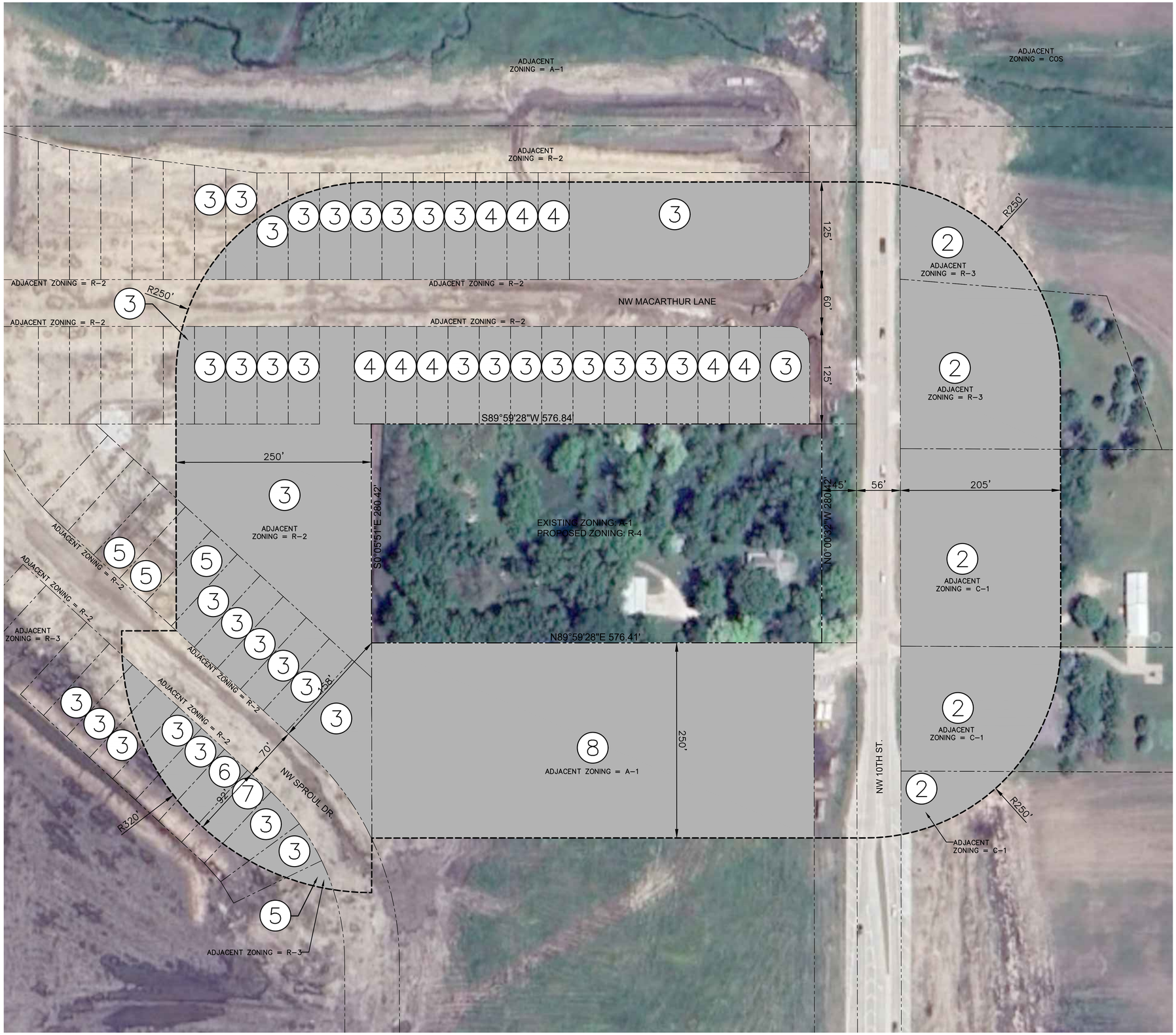
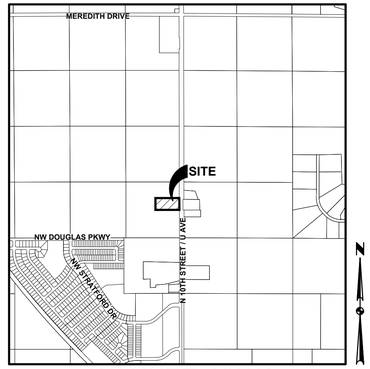


VICINITY MAP



WAUKEE, IOWA

OWNER/APPLICANT:

STANBROUGH RESIDENTIAL LLC
2775 86TH STREET
URBANDALE, IA 50322
ATTN: JEFFREY D. STANBROUGH
EMAIL: JEFF@STANBROUGHREALTY.COM
PH: (515) 334-3345

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: KEITH WEGGEN
EMAIL: KEITHW@CDA-ENG.COM
PH. (515) 369-4400

ZONING:

EXISTING: A-1 (AGRICULTURAL DISTRICT)
PROPOSED: R-4 (ROW DWELLING & TOWNHOME DWELLING DISTRICT)

REZONING DESCRIPTION

THE NORTH 280.6 FEET OF THE EAST 621.0 FEET OF THE SOUTH 941.6 FEET OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY(20), TOWNSHIP SEVENTY-NINE (79) NORTH, RANGE TWENTY-SIX(26) WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA.

	Name of Surrounding Property Owner	Mailing Address	Square footage within 250' of rezoning	% of Total square footage within 250' of rezoning
1	City of Waukee	230 W Hickman Road Waukee, IA 50263	175,782	22.7%
2	Parkside Waukee, LLC	1015 NW 10th Street Waukee, IA 50263	145,550	18.8%
3	Fox Creek Meadows, LLC	234 NW Sunrise Dr. Waukee, IA 50263	257,360	33.2%
4	BSB Homebuilding Lab LLC	4601 Westown PKWY STE 208 West Des Moines, IA 50266	39,991	5.2%
5	Bennett Bay Investments LLC	234 NW Sunrise Dr. Waukee, IA 50263	7,226	0.9%
6	Greyson LLC	590 NE Boston pkwy Waukee, IA 50263	3,642	0.5%
7	Bhuvanagiri, Laxman Kumar	590 NE Boston pkwy Waukee, IA 50263	3,701	0.5%
8	William Fox Farm Company	13521 Village CT Clive, IA 50325	141,592	18.3%
Total			774,844	100%

N

SCALE
0' 30' 60' 120'

REVISIONS | DATE

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

ENGINEER: | DRAFTED:

CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

SHOEMAN TOWNHOMES
REZONING MAP

27871 U AVE.

DATE: 07/02/2025

SHEET NUMBER: 1/1

2211.803

FILE: H:\2022\2211803\DWG\2211803-REZONING.DWG
FILE DATE: 7/2/25 DATE PLOTTED: 7/2/2025 3:05 PM COMMENT:
PLOTTED BY: REED FINNEGAN TECH: ENG: