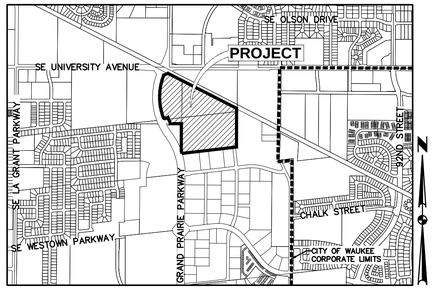
VICINITY MAP



WAUKEE, IOWA

OWNER / APPLICANT

BRICKTOWNE PIPER LC
CONTACT: DICKSON JENSEN
4611 MORTENSEN ROAD STE 106
AMES, IA 50014
PH. (515) 232-2128

ENGINEER

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

ZONING

EXISTING:	C-1:	COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT
	C-4:	OFFICE PARK COMMERCIAL DISTRICT
PROPOSED:	K-RR:	KETTLESTONE RETAIL REGIONAL DISTRICT

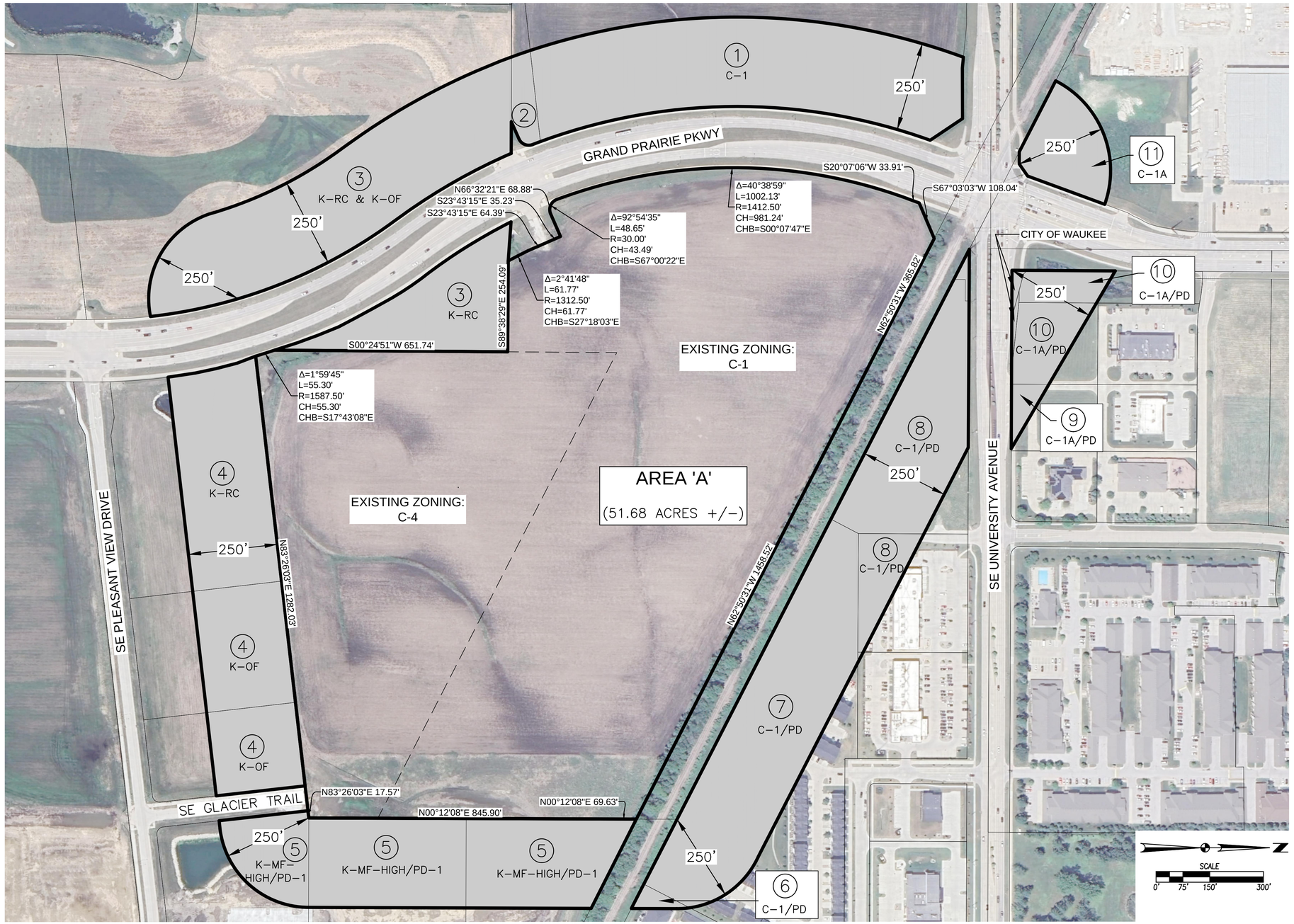
BULK REGULATIONS

K-RR: KETTLESTONE RETAIL REGIONAL 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, IN WHICH CASE THE MINIMUM SETBACK SHALL BE 50 FEET. 5 FEET FOR ACCESSORY STRUCTURES.
REAR YARD: NO MINIMUM FOR PRINCIPAL PERMITTED USES UNLESS ADJACENT TO ADJOINING SINGLE-FAMILY, IN WHICH CASE THE MINIMUM SETBACK SHALL BE 50 FEET. 5 FEET FOR ACCESSORY STRUCTURES.
LOT AREA: NO MINIMUM REQUIREMENT
MAXIMUM HEIGHT: PRINCIPAL BUILDING – 8 STORIES
ACCESSORY BUILDING – 1 STORY

ADJACENT OWNERSHIP - AREA 'A'

	OWNER	ACRES
1	HAKEMAN, LINDA M FAMILY TRUST	6.90
2	GILES, RICHARD W REVOCABLE TRUST	0.41
3	LOLOWAU LLC	8.73
4	TIMBERCREST HOMES, LLC	6.82
5	KETTLESTONE APTS, LLC	6.06
6	BRICKTOWNE WAUKEE CONDOS	0.13
7	ROCK EQUITY HOLDINGS, LLC	5.81
8	WAUKEE INVESTMENTS LLC	4.06
9	TSG PROPERTIES UNIVERSITY, LLC	0.22
10	GREATER IOWA CREDIT UNION	1.33
11	US LBM HOLDINGS, LLC	1.28



REZONING DESCRIPTION - AREA 'A'

ALL OF PARCEL '23-87' BEING A PART OF GOVERNMENT LOT 2, ALL OF PARCEL '23-93' BEING A PART OF GOVERNMENT LOT 7, PART OF GOVERNMENT LOT 1, AND PART OF GOVERNMENT LOT 8, ALL BEING IN SECTION 4, TOWNSHIP 78 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 '23-93'; THENCE NORTH 89°38'29" WEST ALONG THE SOUTH LINE OF SAID PARCEL '23-93', A DISTANCE OF 254.09 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL '23-93'; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID PARCEL '23-93' AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 1312.50 FEET, WHOSE ARC LENGTH IS 61.77 FEET AND WHOSE CHORD BEARS NORTH 27°18'03" WEST, 61.77 FEET; THENCE NORTH 23°43'15" WEST ALONG SAID WESTERLY LINE AND THE WESTERLY LINE OF SAID PARCEL '23-87', A DISTANCE OF 99.62 FEET; THENCE SOUTH 66°32'21" WEST ALONG SAID WESTERLY LINE OF PARCEL '23-87', A DISTANCE OF 68.88 FEET; THENCE NORTHWESTERLY ALONG SAID WESTERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 30.00 FEET, WHOSE ARC LENGTH IS 48.65 FEET AND WHOSE CHORD BEARS NORTH 67°00'22" WEST, 43.49 FEET; THENCE NORTHERLY ALONG SAID WESTERLY LINE AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1412.50 FEET, WHOSE ARC LENGTH IS 1002.13 FEET AND WHOSE CHORD BEARS NORTH 00°07'47" WEST, 981.24 FEET; THENCE NORTH 20°07'06" EAST ALONG SAID WESTERLY LINE, 33.91 FEET TO THE NORTHWEST CORNER OF SAID PARCEL '23-87'; THENCE NORTH 67°03'03" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL '23-87', A DISTANCE OF 108.04 FEET TO THE SOUTHERLY LINE OF THE FORMER CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY; THENCE SOUTH 62°50'31" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 1824.34 FEET TO THE EAST LINE OF SAID GOVERNMENT LOT 1; THENCE SOUTH 00°12'08" WEST ALONG SAID EAST LINE AND THE EAST LINE OF SAID GOVERNMENT LOT 8, A DISTANCE OF 915.53 FEET TO THE SOUTHWEST CORNER OF LOT 2, KETTLESTONE PEAK APARTMENTS PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE; THENCE SOUTH 83°26'03" WEST ALONG TO THE NORTH LINE OF KETTLESTONE PEAK, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE AND THE NORTH LINE OF KETTLESTONE PEAK COMMERCIAL PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF WAUKEE, 1299.60 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF GRAND PRAIRIE PARKWAY; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1587.50 FEET, WHOSE ARC LENGTH IS 55.30 FEET AND WHOSE CHORD BEARS NORTH 17°43'08" WEST, 55.30 FEET TO THE WEST LINE OF SAID GOVERNMENT LOT 8; THENCE NORTH 00°24'51" EAST ALONG SAID WEST LINE, 651.74 FEET TO THE POINT OF BEGINNING AND CONTAINING 51.68 ACRES (2,251,267 SQUARE FEET).

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

REVISIONS	DATE
SECOND SUBMITTAL	07/29/2025
FIRST SUBMITTAL	07/08/2025

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: EKO | EI: MAE
CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

GILES PROPERTY
REZONING MAP

1/1
2502.125

FILE: H:\2022\2502\125\DWG\2502125_rezoning K-RR.DWG
LAYOUT: 1 DATE: 7/29/2025 2:28 PM
PLOTTED BY: ERIN OLLENDIKE TECH:
COMMENT:
ENG: