

VICINITY MAP
NOT TO SCALE



OWNER/APPLICANT
MDBB 1, LLC SERIES 4
1181 SE GRANT WOODS CT
WAUKEE, IA 50263

ENGINEER/SURVEYOR
CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
CONTACT: KEITH WEGGEN
PH. (515) 369-4400

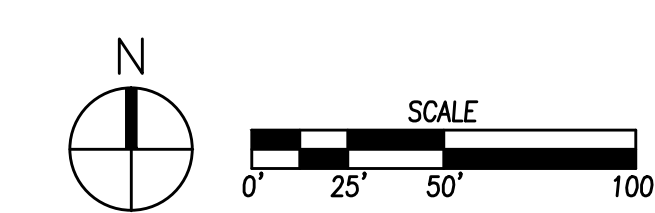
ZONING
EXISTING: C-4 (OFFICE PARK COMMERCIAL DISTRICT)
PROPOSED: C1-A (NEIGHBORHOOD COMMERCIAL DISTRICT)

WAUKEE, IOWA

REZONING DESCRIPTION

A PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, 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:
COMMENCING AT THE SOUTHWEST CORNER OF LOT 16, WILLIAMS POINTE PLAT 1, AN OFFICIAL PLAT; THENCE NORTH 89°48'40" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF UNIVERSITY AVENUE, 163.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°48'40" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 103.67 FEET; THENCE NORTH 00°11'20" EAST, 200.00 FEET; THENCE NORTH 89°48'40" WEST, 199.70 FEET TO THE EAST LINE WILLIAMS POINTE SOUTH CONDOMINIUMS AS SHOWN ON THE DOCUMENT RECORDED IN BOOK 2012, PAGE 23676; THENCE NORTH 00°16'31" EAST ALONG SAID EAST LINE, 45.80 FEET; THENCE SOUTH 89°48'40" EAST, 303.29 FEET; THENCE SOUTH 00°11'20" WEST, 245.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.79 ACRES (34,625 SQUARE FEET).

	Name of Surrounding Property Owner	Mailing Address	Square footage within 250' of rezoning	% of Total square footage within 250' of rezoning
1	MDBB, LLC Series 4	1181 SE Grant Woods Ct Waukee, IA 50263	155,454	29.3%
2	Winhall At Williams Pointe, LLC	6900 Westown Parkway West Des Moines, IA 50266	104,454	19.7%
3	Holden, Jeremy M & Chloe G	1010 SE Bluegrass Cir Waukee, IA 50263	7,726	1.5%
4	Schneider, Todd A	1020 SE Bluegrass Cir Waukee, IA 50263	8,611	1.6%
5	Tomlin, Dave	1030 SE Bluegrass Cir Waukee, IA 50263	6,208	1.2%
6	Heggen, John E & Rhonda D	1040 SE Bluegrass Cir Waukee, IA 50263	6,211	1.2%
7	Brudtkuhl, Andrew	1050 SE Bluegrass Cir Waukee, IA 50263	5,726	1.1%
8	Oostenink, Lois C	1060 SE Bluegrass Cir Waukee, IA 50263	3,771	0.7%
9	Birkett, Danny J & Nicole J	1070 SE Bluegrass Cir Waukee, IA 50263	555	0.1%
10	Harris Michael	1435 Rosewood Ct Waukee, IA 50263	12,309	2.3%
11	Christian, Mark J & Maria L	1400 Rosewood Ct Waukee, IA 50263	10,377	2.0%
12	Jorgensen, Amanda	1410 Rosewood Ct Waukee, IA 50263	9,410	1.8%
13	Kettlestone Retail, LLC	9500 University Ave Ste 2112 West Des Moines, IA 50266	9,784	1.8%
14	1400 SE University Avenue Carwash RE, LLC	222 S 15th St Ste 14045 Omaha, NE 68102	39,357	7.4%
15	Big Dutch Business, LLC	2700 Westown Parkway, Suite 200 West Des Moines, IA 50266	65,396	12.3%
16	Artemis Consortium, LLC	1250 SE University Ave Waukee IA, 50263	9,510	1.8%
17	City of Waukee	230 W Hickman Road Waukee, IA 50263	75,118	14.2%
Total			529,977	100%



FILE: H:\2024\15705\15705-REZONING.DWG
 DRAWN: [Name]
 PLOTTED BY: CHASE BRADLEY
 DATE: 7/11/2025 1:35 PM

DATE: _____
 REVISIONS: _____
 4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400
 DRAFTED: _____
 ENGINEER: _____
15705 UNIVERSITY REZONING MAP
 WAUKEE, IOWA
 15705 SE University Ave
 DATE: 07/11/2025
 SHEET NUMBER: 1/1
 2407.518