

# REZONING SKETCH CASTLETON POINTE WAUKEE, DALLAS COUNTY IOWA

## BULK REGULATIONS R-2 ONE- AND TWO-FAMILY RESIDENTIAL DISTRICT.

BULK REGULATIONS. THE FOLLOWING MINIMUM REQUIREMENTS SHALL BE OBSERVED, SUBJECT TO THE MODIFICATIONS CONTAINED IN SECTION 165.19 OF THESE ZONING REGULATIONS:

LOT AREA	8,000 SQUARE FEET FOR EACH SINGLE-FAMILY DWELLING; 10,000 SQUARE FEET FOR EACH TWO-FAMILY DWELLING; 20,000 SQUARE FEET FOR EACH SINGLE-FAMILY DWELLING OR 40,000 SQUARE FEET FOR EACH TWO-FAMILY DWELLING WHERE PUBLIC SEWER FACILITIES ARE NOT AVAILABLE
LOT WIDTH	65 FEET FOR SINGLE-FAMILY DWELLING; 80 FEET FOR TWO-FAMILY DWELLING; CORNER LOTS SHALL BE 10 FEET WIDER 100 FEET WHERE PUBLIC SEWER IS NOT AVAILABLE
FRONT YARD	30 FEET
REAR YARD	30 FEET FOR DWELLINGS; 40 FEET FOR OTHER PRINCIPAL PERMITTED USES
SIDE YARD	A TOTAL OF 15 FEET; ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET; 15 FEET FOR ANY OTHER PRINCIPAL PERMITTED USE.
MAXIMUM HEIGHT	3 STORIES OR 40 FEET FOR PRINCIPAL BUILDING 1 STORY OR 14 FEET FOR ACCESSORY BUILDING
FLOOR AREA	950 SQUARE FEET FOR SINGLE-STORY SINGLE-FAMILY DWELLING; 1500 SQUARE FEET PER UNIT FOR SINGLE-STORY TWO-FAMILY IF TWO OR MORE STORIES, 1250 SQUARE FEET FOR SINGLE-FAMILY WITH A MINIMUM OF 600 SQUARE FEET ON FIRST FLOOR AND 1,050 SQUARE FEET FOR TWO-FAMILY WITH A MINIMUM OF 500 SQUARE FEET ON FIRST FLOOR. IF A SPLIT LEVEL, EACH LEVEL SHALL BE A MINIMUM OF 350 SQUARE FEET IF A SPLIT FOYER, 950 SQUARE FEET PER STORY

## BULK REGULATIONS R-2 / PD-1 ONE & TWO FAMILY RESIDENTIAL DISTRICT WITH A PLANNED DEVELOPMENT OVERLAY.

- RESIDENTIAL STRUCTURES CONSISTING OF ONE-STORY, TWO-STORY, OR ONE AND ONE-HALF STORY SINGLE FAMILY OR TWO-FAMILY DWELLINGS WITH ATTACHED GARAGES.
- MINIMUM BUILDING SQUARE FOOTAGE SHALL BE:  
ONE STORY 1,000 SQUARE FEET  
TWO STORY 1,400 SQUARE FEET  
SPLIT ENTRY 150 SQUARE FEET ON MAIN LEVEL WITH FINISHED LOWER FLOOR.  
150 SQUARE FEET PER UNIT FOR SINGLE STORY TWO-FAMILY.  
TWO STORY TWO-FAMILY DWELLINGS SHALL HAVE A MINIMUM OF 500 SQUARE FEET ON THE FIRST FLOOR.
- ALL SINGLE-FAMILY DETACHED LOTS SHALL BE A MINIMUM 55 FEET WIDE BY 110 FEET DEEP.
- ALL TWO-FAMILY DWELLING LOTS SHALL BE A MINIMUM OF 80 FEET WIDE, CORNER LOTS SHALL BE 10' WIDER.
- MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS/STRUCTURES:  
FRONT YARD SETBACKS SHALL BE A MINIMUM OF 30 FEET.  
SIDE YARD SETBACKS WILL BE TOTAL 10 FEET, WITH A MINIMUM 5 FEET ALLOWED ON EACH SIDE.

- RESTRICTIONS:
- MINIMUM TWO STALL ATTACHED GARAGE.
  - 25% BRICK, STONE, AND/OR STUCCO.
  - ADJACENT LOTS CANNOT SHARE COMMON ELEVATION.
  - MINIMUM TWO TREES AND TWO SHRUBS PER LOT AT TIME OF HOME CONSTRUCTION.
  - NO VINYL SIDINGS.
- ZONING ITEMS NOT ADDRESSED WITHIN THESE BULK REGULATIONS SHALL REFER TO CITY OF WAUKEE, R-2/ PD-1 DISTRICT ZONING REGULATIONS.



SHEET LIST TABLE	
Sheet Number	Sheet Title
1	COVER
2	REZONING SKETCH OVERALL
3	REZONING LEGAL DESCRIPTIONS
4	MASTER PLAN
5	CONCEPT PLAN WITH BI-ATTACHED

SUBMITTAL TABLE	
SUBMITTAL DATE	SUBMITTAL NOTES
JUNE 13, 2025	INITIAL SUBMITTAL
JULY 14, 2025	SECOND SUBMITTAL
JULY 25, 2025	THIRD SUBMITTAL
AUGUST 08, 2025	FOURTH SUBMITTAL
-----	FIFTH SUBMITTAL

## PROPERTY OWNER / APPLICANT:

WAUKEE COMMONS, LC  
5000 WESTOWN PARKWAY SUITE 400  
WEST DES MOINES IA 50266  
CONTACT: TOM WITTMAN  
PH. (515) 223-4000  
EMAIL: TOM.WITTMAN@KNAPPLC.COM

## PROJECT MANAGER:

CIVIL ENGINEERING CONSULTANTS, INC.  
2400 86TH STREET UNIT 12  
URBANDALE IA 50322  
CONTACT: PAUL CLAUSEN, PE  
PH. (515) 216-4884 EXT. 211  
EMAIL: CLAUSEN@CECLAC.COM

## LEGAL DESCRIPTION

(WARRANTY DEED - BOOK 2022, PAGE 1746)  
GOVERNMENT LOT 4 & LOT THREE (3) EXCEPT A PARCEL OF LAND LYING IN GOVERNMENT LOT 3, SECTION 1, AND TOWNSHIP 78 NORTH, RANGE 27 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA, THAT IS MORE FULLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN GOVERNMENT (GOV.) LOTS 3, & 6 OF SECTION 1, TOWNSHIP 78 NORTH, RANGE 27 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA, THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE SW CORNER OF SAID GOV. LOT 3; THENCE S88°32'50"E, 639.04 FEET ALONG THE SOUTH LINE OF SAID GOV. LOT 3 TO THE POINT OF BEGINNING; THENCE N66°34'23"W, 123.00 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1500.00 FEET, AN ARC LENGTH OF 32.54 FEET AND A CHORD BEARING OF N67°11'44"W TO A POINT; THENCE N16°44'48"E, 268.12 FEET TO A POINT; THENCE N51°51'01"E, 141.93 FEET TO A POINT; THENCE N80°48'45"E, 82.64 FEET TO A POINT; THENCE S83°54'43"E, 67.24 FEET TO A POINT; THENCE S69°01'24"E, 151.34 FEET TO A POINT; THENCE S00°24'04"W, 73.54 FEET TO A POINT; THENCE S07°13'32"W, 151.21 FEET TO A POINT; THENCE S16°33'34"W, 82.24 FEET TO A POINT; THENCE N84°46'52"W, 92.33 FEET TO A POINT; THENCE S00°13'08"W, 41.53 FEET TO A POINT ON THE SOUTH LINE OF SAID GOV. LOT 3; THENCE N88°32'58"W, 61.29 FEET ALONG SAID SOUTH LINE TO A POINT OF A NON-TANGENT CURVE; THENCE NORTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 8.02 FEET AND A CHORD BEARING OF N04°24'13"E TO A POINT; THENCE N00°13'08"E, 87.34 FEET TO A POINT; THENCE N84°46'52"W, 135.00 FEET TO A POINT; THENCE S00°13'08"W, 67.57 FEET TO A POINT; THENCE S66°34'23"E, 66.10 TO A POINT ON THE SOUTH LINE OF SAID GOV. LOT 3; THENCE N88°32'58"W, 80.17 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

AND

COMMENCING AS A POINT OF REFERENCE AT THE SW CORNER OF SAID GOV. LOT 3; THENCE S88°32'50"E, 852.93 FEET ALONG THE SOUTH LINE OF SAID GOV. LOT 3 TO A POINT; THENCE N00°13'08"E, 41.53 FEET TO A POINT; THENCE N84°46'52"W, 92.33 FEET TO THE POINT OF BEGINNING; THENCE S84°46'52"E, 31.61 FEET TO A POINT; THENCE S00°13'08"W, 37.54 FEET TO A POINT; THENCE N12°23'03"W, 46.72 FEET TO A POINT; THENCE N16°33'34"E, 24.56 FEET TO THE POINT OF BEGINNING.

A PARCEL OF LAND IN GOVERNMENT (GOV.) LOTS 3 & 4 OF SECTION 1, TOWNSHIP 78 NORTH, RANGE 27 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA, THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF SAID GOV. LOT 3; THENCE S88°32'50"E, 60.02 FEET ALONG THE SOUTH LINE OF SAID GOV. LOT 3 TO A POINT; THENCE N00°07'07"E, 152.14 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1500.00 FEET, AN ARC LENGTH OF 56.40 FEET AND A CHORD BEARING OF S86°05'16"E TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1711.4 FEET, AN ARC LENGTH OF 168.51 FEET AND A CHORD BEARING OF S24°44'24"E TO A POINT ON THE SOUTH LINE OF SAID GOV. LOT 4; THENCE N88°31'02"W, 67.17 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

AND

A PART OF GOV. LOT SIX (6) IN SECTION ONE (1), TOWNSHIP SEVENTY-EIGHT (78) NORTH, RANGE TWENTY-SEVEN (27) WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA, THAT IS MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE NE CORNER OF SAID GOV. LOT 6; THENCE N84°46'52"W, 125.00 FEET TO A POINT; THENCE N00°13'08"E, 2.64 FEET TO A POINT; THENCE N88°32'58"W, 70.02 FEET TO THE POINT OF BEGINNING; THENCE S17°36'51"W, 14.95 FEET TO A POINT; THENCE N12°23'03"W, 48.11 FEET TO A POINT; THENCE S84°38'56"E, 50.38 FEET TO THE POINT OF BEGINNING.

AND

BEGINNING AT THE NE CORNER OF SAID GOV. LOT 6; THENCE N84°46'52"W, 125.00 FEET TO A POINT; THENCE N00°13'08"E, 2.64 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 6; THENCE N88°32'58"W, 70.02 FEET; THENCE N17°36'51"E, 18.36 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 465.00 FEET, AN ARC LENGTH OF 32.84 FEET AND A CHORD BEARING OF N16°38'43"E TO A POINT; THENCE S13°14'56"E, 65.42 FEET TO A POINT; THENCE S84°46'52"E, 167.16 FEET TO A POINT ON THE EAST LINE OF SAID GOV. LOT 3; THENCE S00°13'08"W, 34.62 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

## LAND AREA

5.34 ACRES

## EXISTING ZONING

R-2 - ONE AND TWO-FAMILY RESIDENTIAL DISTRICT  
R-2/PD-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT WITH PLANNED DEVELOPMENT OVERLAY

## PROPOSED ZONING

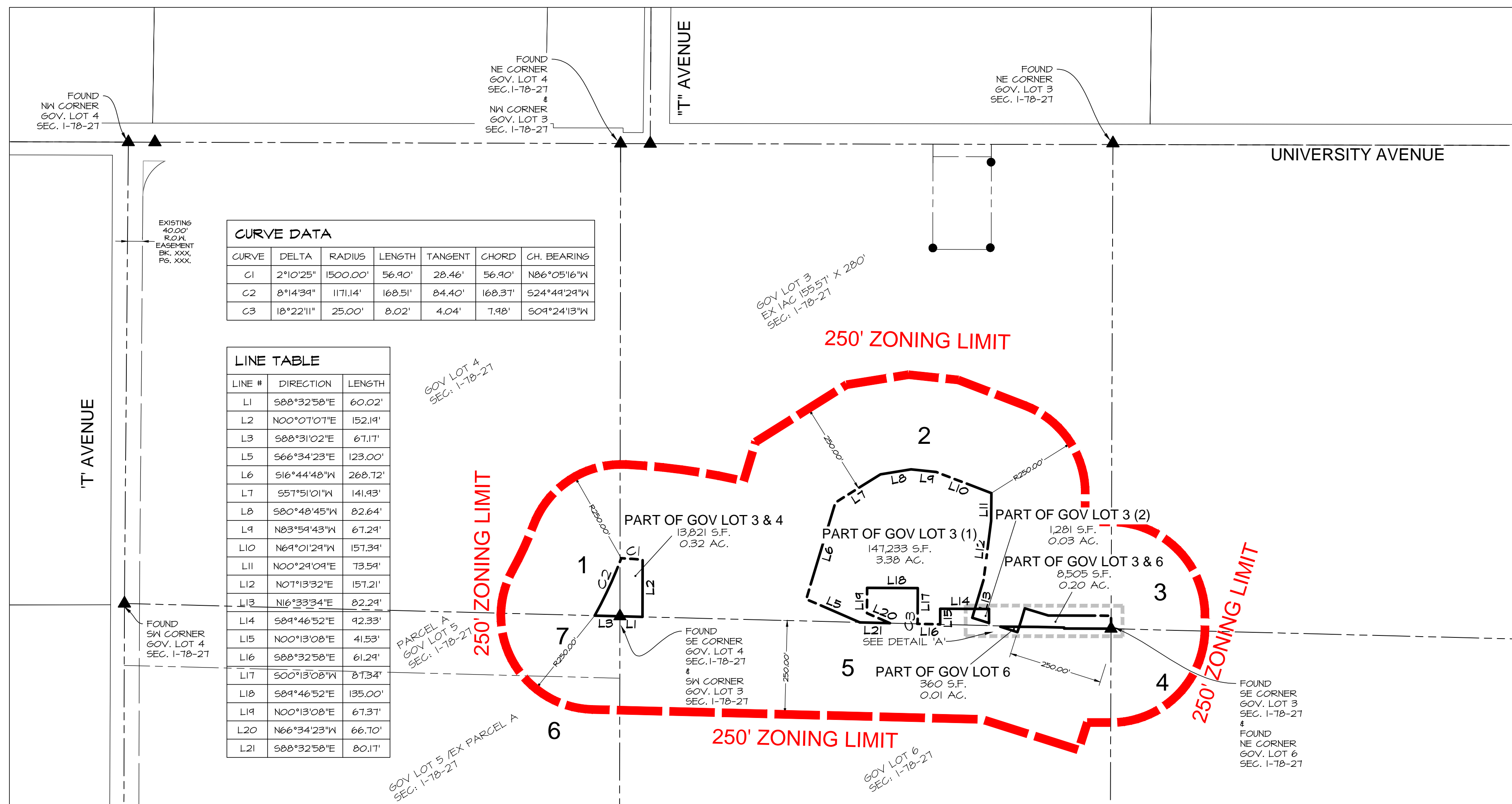
R-2 - ONE AND TWO-FAMILY RESIDENTIAL DISTRICT  
R-2/PD-1 ONE AND TWO FAMILY RESIDENTIAL DISTRICT WITH PLANNED DEVELOPMENT OVERLAY

## FLOOD ZONE

ZONE 'X' ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS, COMMUNITY-PANEL #19044C0335F MAP REVISED DECEMBER 7, 2018.

## PARKLAND

APPLICANT INTENDS TO PROVIDE A FEE IN LIEU OF PARKLAND DEDICATION.



**CURVE DATA**

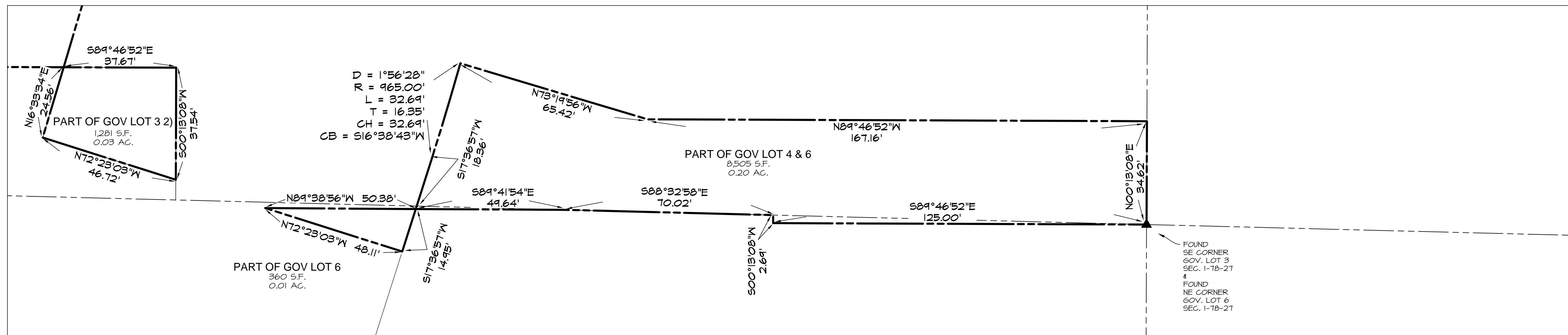
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	2°10'25"	1500.00'	56.90'	28.46'	56.90'	N86°05'16"W
C2	8°14'34"	1171.14'	168.51'	84.40'	168.31'	S24°44'24"W
C3	18°22'11"	25.00'	8.02'	4.04'	7.98'	S04°24'13"W

**LINE TABLE**

LINE #	DIRECTION	LENGTH
L1	S88°32'58"E	60.02'
L2	N00°07'07"E	152.14'
L3	S88°31'02"E	67.17'
L4	S66°34'23"E	123.00'
L5	S16°44'48"W	268.72'
L6	S57°51'01"W	141.93'
L7	S80°48'45"W	82.84'
L8	N83°54'43"W	67.24'
L9	N64°01'24"W	157.34'
L10	N00°24'04"E	73.54'
L11	N07°13'32"E	151.21'
L12	N16°33'34"E	82.24'
L13	S89°46'52"E	42.33'
L14	N00°13'08"E	41.53'
L15	S88°32'58"E	61.24'
L16	S00°13'08"E	87.34'
L17	S89°46'52"E	135.00'
L18	N00°13'08"E	67.37'
L19	N66°34'23"W	66.70'
L20	S88°32'58"E	80.11'

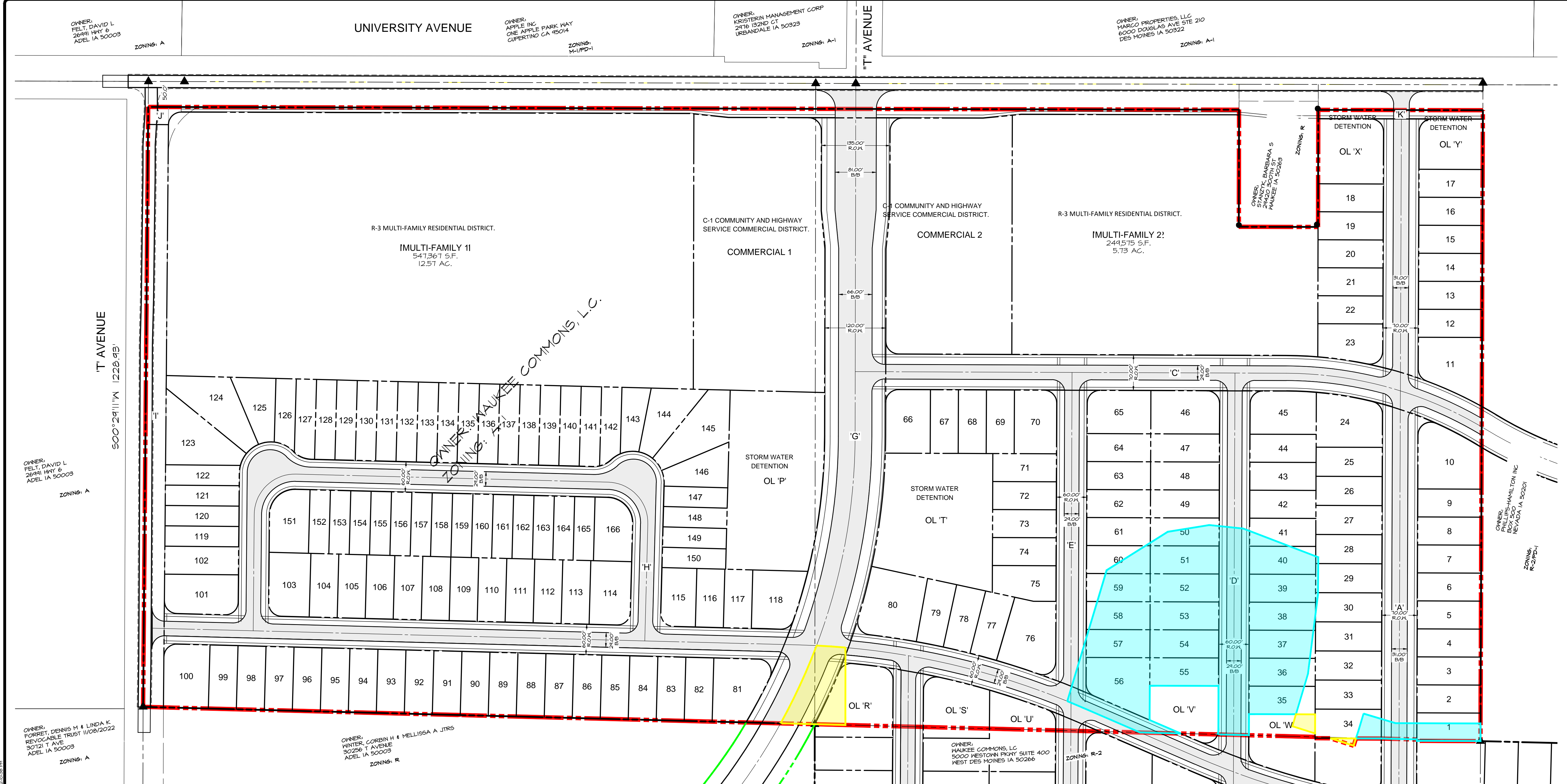
	Name of Property Owner	Property Address
1	WAUKEE COMMONS, LC	N/A
2	WAUKEE COMMONS, LC	N/A
3	REMINGTON POINTE, LLC	29648 300TH ST WAUKEE IA 58263
4	WAUKEE COMMONS, LC	N/A
5	WAUKEE COMMONS, LC	N/A
6	KELLER, MICHAEL ANDEBERG, PHILLIP D & SHARON K REVOCABLE TRUST 06/14/2023 KELLER, LORIE A	N/A
7	WINTER, CORBIN H & MELLISSA A JTRS	30256 T AVE WAUKEE IA 58263

SCALE: 1"=200'  
 0 200 400  
 1"=200' PRINTED ON 22"x34" SHEET  
 1"=400' PRINTED ON 11"x17" SHEET

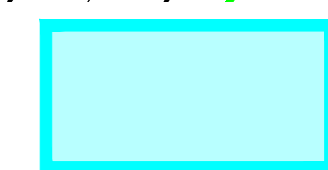


SCALE: 1"=20'  
 0 5 10 15 20 40  
 1"=20' PRINTED ON 22"x34" SHEET  
 1"=40' PRINTED ON 11"x17" SHEET

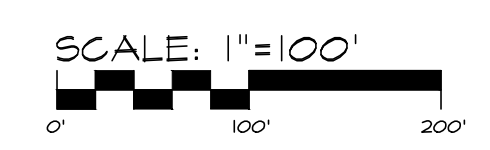




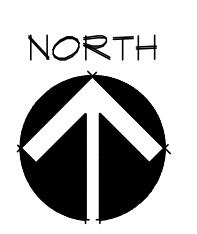
R-2 ONE- AND TWO-FAMILY RESIDENTIAL DISTRICT.



R-2 / PD-1 ONE & TWO FAMILY RESIDENTIAL DISTRICT WITH A PLANNED DEVELOPMENT OVERLAY.



SCALE: 1"=100'  
 1"=100' PRINTED ON 22"x34" SHEET  
 1"=200' PRINTED ON 11"x17" SHEET



Civil Engineering Consultants, Inc.  
 2400 86th Street, Unit 12 Urbandale, Iowa 50322  
 515.276.4884 mail@cecinc.com



DATE:	August 6, 2025
DATE OF SURVEY:	PC
DESIGNED BY:	MEH
DRAWN BY:	

CASTLETON POINTE  
 WAUKEE, DALLAS COUNTY IOWA  
 MASTER PLAN

SHEET  
 4  
 OF  
 5

E71916

