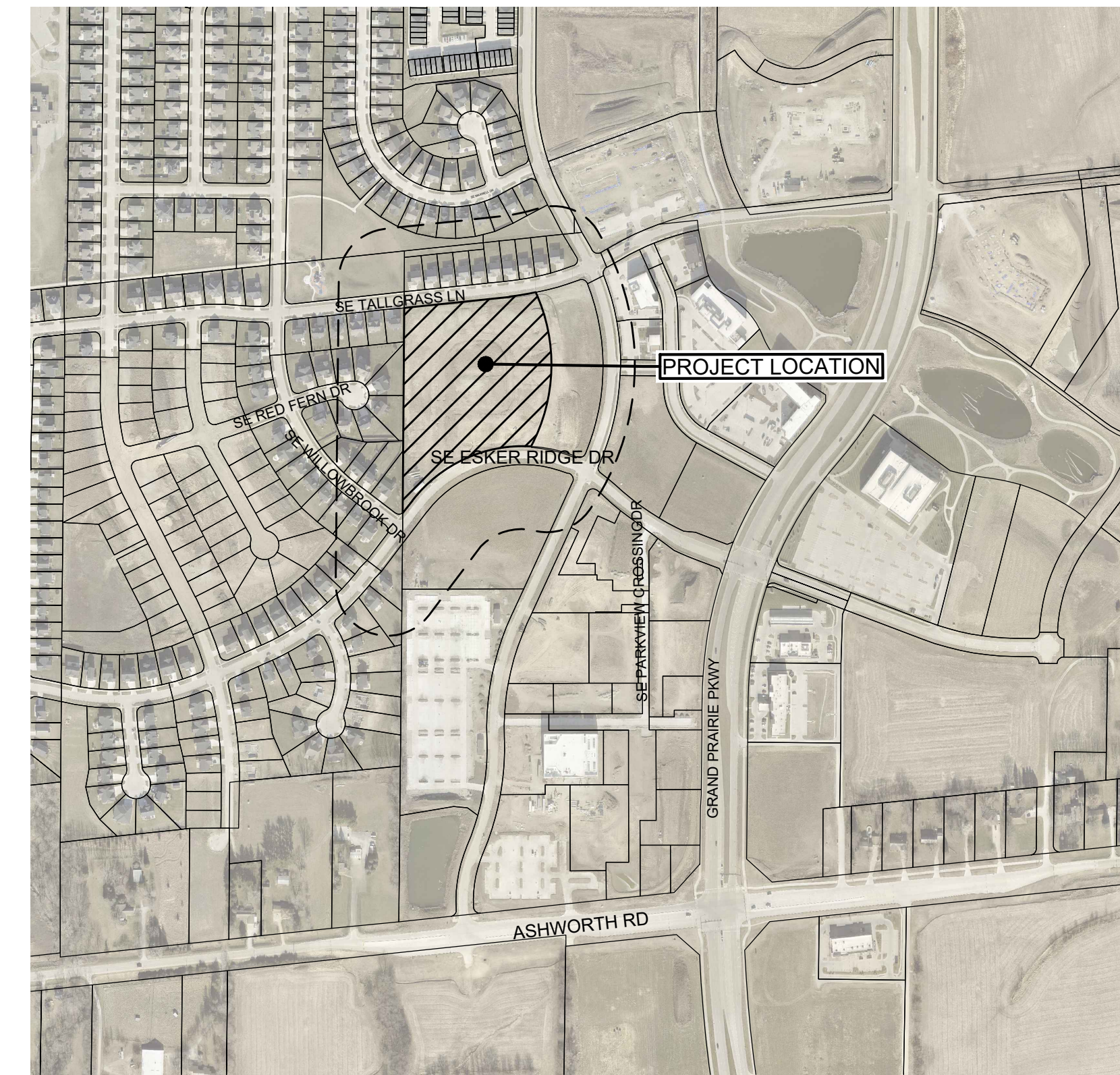
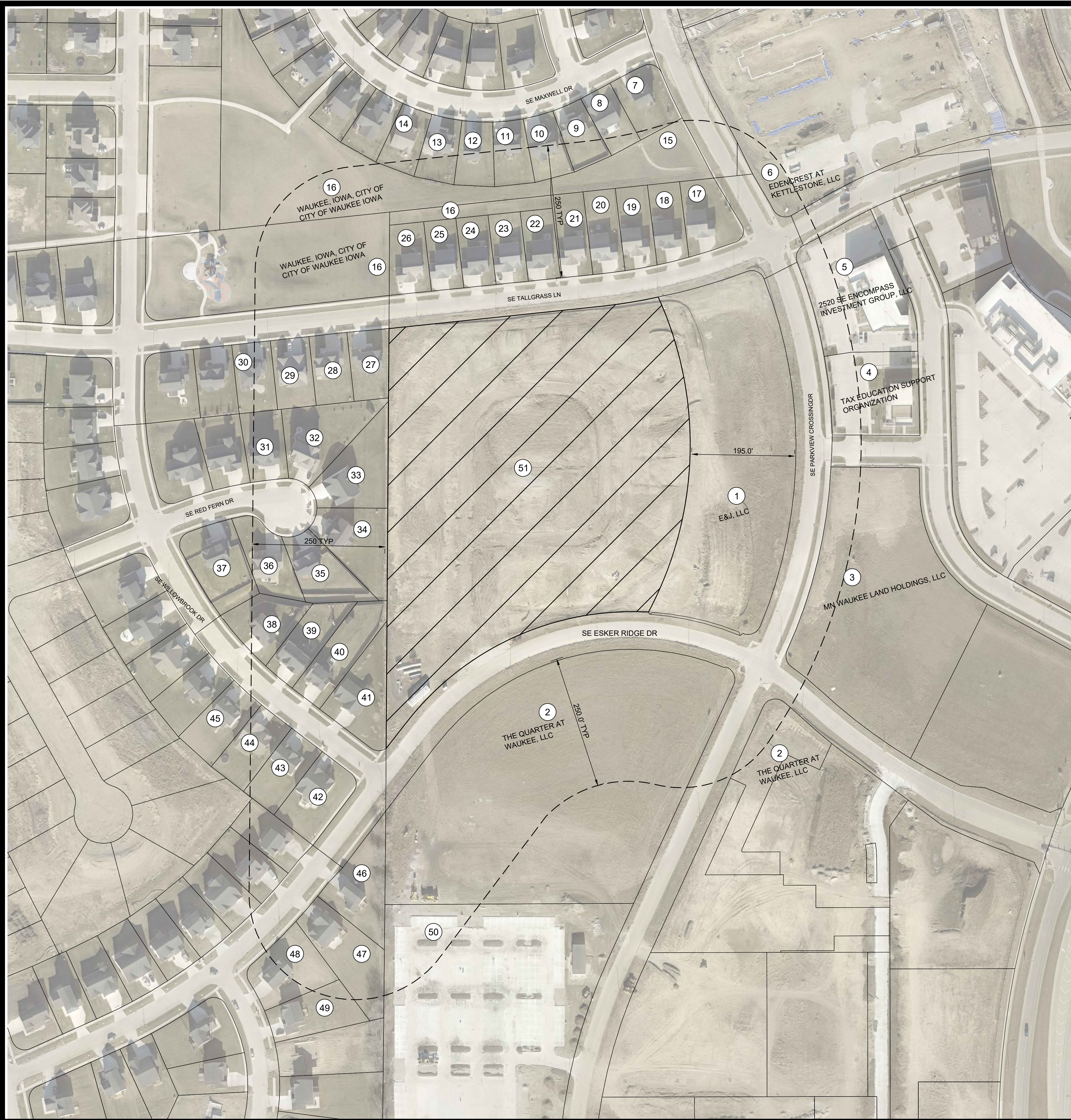


I:\Projects\2025\125.1323.01\CADD\1251323_REZON.dwg | WASON, REZONING MAP 2025.1125.1125.dwg | ANSI FULL BLEED D (34.00 X 22.00 INCHES)



VICINITY MAP

PROPERTY DESCRIPTION

VINTAGE ESTATES OF WAUKEE PLAT 1 LOT 1

OWNER

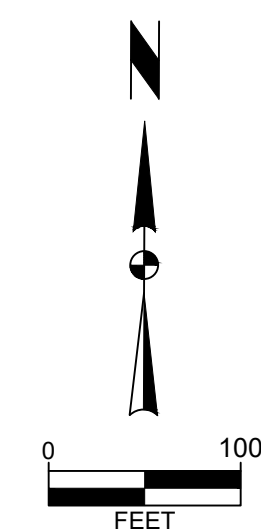
MCB HOLDINGS LLC
721 W JACKSON ST
MORTON, IL 61550-1537
CONTACT: STEVEN J SENDELBACH
PHONE: 309-407-3915

DEVELOPER

HZB LLC
2869 104TH STREET
URBANDALE, IOWA 50322
CONTACT: DAVE ASCHOFF
PHONE: 515-865-4657

ZONING

EXISTING: R-4 / PD-1 - ROW DWELLING AND TOWNHOME DISTRICT AND PLANNED DEVELOPMENT DISTRICT OVERLAY
PROPOSED: R-4 / PD-1 - ROW DWELLING AND TOWNHOME DISTRICT AND PLANNED DEVELOPMENT DISTRICT OVERLAY



MARK	REVISION	DATE	BY
Engineer: LMW	Checked By: JAL	Scale: 1" = 100'	
Technician: TECH	Date: 11-25-2025	T-R-S: TTN-RRW-SS	

VINTAGE ESTATES OF WAUKEE - 2025

REZONING MAP

WAUKEE, IOWA

SNYDER & ASSOCIATES, INC. I

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

Project No: 125.1323.01

Sheet C100

I:\Projects\2025\125.1323.010\CAD\01\125.1323.010\DWG\RESZONING MAP - 2025\125.1323.010.dwg, ANSI FULL BLEED D (34.00 x 22.00 INCHES)

ADJACENT OWNERS	LEGAL DESCRIPTION	MAILING ADDRESS	SF WITHIN 250' OF REZONING	% OF PROPERTY WITHIN 250' OF REZONING	% CONSENTING
1. E&J, LLC	VINTAGE ESTATES OF WAUKEE PLAT 1 LOT 2	PO BOX 526 PELLA, IA 50219	131,987 SF	11.7%	
2. THE QUARTER AT WAUKEE, LLC	KEETOWN LOOP PLAT 5 LOT 2 AND KEETOWN LOOP PLAT 6 LOT 2	2700 WESTOWN PKWY SUITE 200 WEST DES MOINES, IA 50266	173,696 SF	15.4%	
3. WAUKEE LAND HOLDINGS, LLC	THE SHOPS AT KETTLESTONE NORTH PLAT 5 PARCEL 18-163 OUTLOT B	1409 N RIVERFRONT DR MANKATO MN 56001	21,918 SF	1.9%	
4. TAX EDUCATION SUPPORT ORGANIZATION	THE SHOPS AT KETTLESTONE NORTH PLAT 6 LOT 2	2540 SE ENCOMPASS DR WAUKEE IA 50263	8,408 SF	0.7%	
5. 2520 SE ENCOMPASS INVESTMENT GROUP, LLC	THE SHOPS AT KETTLESTONE NORTH PLAT 6 LOT 1	2700 WESTOWN PARKWAY, SUITE 200 WEST DES MOINES IA 50266	11,937 SF	1.1%	
6. EDENCREST AT KETTLESTONE, LLC	EDENCREST KETTLESTONE PLAT 1 LOT 1	6900 WESTOWN PKWY WEST DES MOINES IA 50266	8,835 SF	0.8%	
7. SANDUSKY, AUSTIN E REVOCABLE TRUST UAD	KETTLESTONE HEIGHTS PLAT 1 LOT 1	700 SE MAXWELL DR WAUKEE IA 50263	598 SF	0.05%	
8. LOPEZ CARDENAS, LEAH ERIN & IGNACIO JTRS	KETTLESTONE HEIGHTS PLAT 1 LOT 2	690 SE MAXWELL DR WAUKEE IA 50263	1,581 SF	0.14%	
9. BLEICH, ALLAN T & TABITHA D JTRS	KETTLESTONE HEIGHTS PLAT 1 LOT 3	680 SE MAXWELL DRIVE WAUKEE IA 50263	3,339 SF	0.30%	
10. DAVID SIEVEL AND JANET JTRS	KETTLESTONE HEIGHTS PLAT 1 LOT 4	670 SE MAXWELL DRIVE WAUKEE IA 50263	4,444 SF	0.39%	
11. RATLIFF, LINDSEY L & SEAN D JTRS	KETTLESTONE HEIGHTS PLAT 1 LOT 5	660 SE MAXWELL DRIVE WAUKEE IA 50263	4,781 SF	0.42%	
12. MCGRANE, KATHLEEN & DANIEL JTRS	KETTLESTONE HEIGHTS PLAT 1 LOT 6	650 SE MAXWELL DR WAUKEE IA 50263	4,420 SF	0.39%	
13. WILSON, CRAIG T & TRACEY T JTRS	KETTLESTONE HEIGHTS PLAT 1 LOT 7	640 SE MAXWELL DR WAUKEE IA 50263	3,288 SF	0.29%	
14. NELSON, LISA A REVOCABLE TRUST	KETTLESTONE HEIGHTS PLAT 1 LOT 8	3806 TURNBERRY DRIVE WEST DES MOINES, IA 50265	1,152 SF	0.10%	
15. KETTLESTONE HEIGHTS OWNERS ASSOCIATION, INC	KETTLESTONE HEIGHTS PLAT 1 OUTLOT Z	9550 HICKMAN RD, STE 101 CLIVE IA 50325	20,824 SF	1.84%	
16. WAUKEE, IOWA, CITY OF CITY OF WAUKEE IOWA	KETTLESTONE HEIGHTS PLAT 1 OUTLOT Y (PARK) AND KETTLESTONE RIDGE PLAT 1 OUTLOT Z AND THE SHOPS AT KETTLESTONE NORTH PLAT 1 OUTLOT X	230 W HICKMAN RD WAUKEE IA 50263	30,088 SF	2.66%	
17. STANBROUGH RESIDENTIAL, LLC	THE SHOPS AT KETTLESTONE NORTH PLAT 1 LOT 1	2775 86TH ST URBANDALE, IA 50322	12,197 SF	1.08%	
18. STANBROUGH RESIDENTIAL, LLC	THE SHOPS AT KETTLESTONE NORTH PLAT 1 LOT 2	2775 86TH ST URBANDALE, IA 50322	9,148 SF	0.81%	
19. WAGENER, COLTON	THE SHOPS AT KETTLESTONE NORTH PLAT 1 LOT 3	675 SE TALLGRASS LN WAUKEE IA 50263	9,583 SF	0.85%	
20. LARSCHEID, DANIEL AND ZANDER	THE SHOPS AT KETTLESTONE NORTH PLAT 1 LOT 4	665 SE TALLGRASS LN WAUKEE IA 50263	9,583 SF	0.85%	
21. STANBROUGH RESIDENTIAL, LLC	THE SHOPS AT KETTLESTONE NORTH PLAT 1 LOT 5	2775 86TH ST URBANDALE, IA 50322	9,583 SF	0.85%	
22. STANBROUGH RESIDENTIAL, LLC	THE SHOPS AT KETTLESTONE NORTH PLAT 1 LOT 6	2775 86TH ST URBANDALE, IA 50322	8,276 SF	0.73%	
23. SCNEIDER, MICHAEL D REVOCABLE TRUST	THE SHOPS AT KETTLESTONE NORTH PLAT 1 LOT 7	635 SE TALLGRASS LN WAUKEE IA 50263	8,276 SF	0.73%	
24. STANBROUGH RESIDENTIAL LLC	THE SHOPS AT KETTLESTONE NORTH PLAT 1 LOT 8	2775 86TH ST URBANDALE, IA 50322	8,276 SF	0.73%	
25. STANBROUGH RESIDENTIAL LLC	THE SHOPS AT KETTLESTONE NORTH PLAT 1 LOT 9	2775 86TH ST URBANDALE, IA 50322	8,276 SF	0.73%	

ADJACENT OWNERS	LEGAL DESCRIPTION	MAILING ADDRESS	SF WITHIN 250' OF REZONING	% OF PROPERTY WITHIN 250' OF REZONING	% CONSENTING
26. STANBROUGH RESIDENTIAL LLC	THE SHOPS AT KETTLESTONE NORTH PLAT 1 LOT 10	2775 86TH ST URBANDALE, IA 50322	9,583 SF	0.85%	
27. KOUKA, ABDOU HAROU & MARIAMA BOUREIMA JTRS	KETTLESTONE RIDGE PLAT 1 LOT 9	600 SE TALLGRASS LN WAUKEE IA 50263	9,148 SF	0.81%	
28. MILLER, NATHAN & SHELLEY JTRS	KETTLESTONE RIDGE PLAT 1 LOT 10	590 SE TALLGRASS LN WAUKEE IA 50263	9,583 SF	0.85%	
29. LANG, KELLY J & GOLLNICK, MEGAN B JTRS	KETTLESTONE RIDGE PLAT 1 LOT 11	580 SE TALLGRASS LN WAUKEE IA 50263	9,583 SF	0.85%	
30. JORDAN, RUSSELL G & AMANDA L JTRS	KETTLESTONE RIDGE PLAT 1 LOT 12	570 SE TALLGRASS LN WAUKEE IA 50263	4,920 SF	0.44%	
31. LI, SHENG WANG & XIU FENG JTRS	KETTLESTONE RIDGE PLAT 2 LOT 12	585 SE RED FERN DR WAUKEE IA 50263	7,814 SF	0.69%	
32. CABELL, MARQUISE A & DE JESUS, MARIELA JTRS	KETTLESTONE RIDGE PLAT 2 LOT 11	595 SE RED FERN DR WAUKEE IA 50263	18,295 SF	1.62%	
33. STEFFENSMEIER, JOSHUA & LAUREN JTRS	KETTLESTONE RIDGE PLAT 2 LOT 10	605 SE RED FERN DR WAUKEE IA 50263	17,424 SF	1.54%	
34. SHATTUCK, BRIAN	KETTLESTONE RIDGE PLAT 2 LOT 9	610 SE RED FERN DRIVE WAUKEE IA 50263	16,553 SF	1.47%	
35. RIPPERTROP, MARCUS B & JESSICA M JTRS	KETTLESTONE RIDGE PLAT 2 LOT 8	590 SE RED FERN DR WAUKEE IA 50263	13,068 SF	1.16%	
36. ALDRICH, CODY RAY & KAPLAN, MACKENZIE JTRS	KETTLESTONE RIDGE PLAT 2 LOT 7	570 SE RED FERN DR WAUKEE IA 50263	9,632 SF	0.85%	
37. FINER, ASHLEY	KETTLESTONE RIDGE PLAT 2 LOT 6	550 SE RED FERN DR WAUKEE IA 50263	325 SF	0.03%	
38. ALVAREZ, ANDREA & MARIO A JTRS	KETTLESTONE RIDGE PLAT 3 LOT 1	2615 SE WILLOWBROOK DR WAUKEE IA 50263	9,212 SF	0.82%	
39. AASEN, TYLER DAVID	KETTLESTONE RIDGE PLAT 3 LOT 2	2635 SE WILLOWBROOK DR WAUKEE IA 50263	11,326 SF	1%	
40. SAUTEL, STEVE EDWARD & CHERYL ANN	KETTLESTONE RIDGE PLAT 3 LOT 3	2645 SE WILLOWBROOK DR WAUKEE IA 50263	14,375 SF	1.27%	
41. GRAHAM, MATTHEW DAVID & SHARI LYNN JTRS	KETTLESTONE RIDGE PLAT 3 LOT 4	2665 SE WILLOWBROOK DR WAUKEE IA 50263	16,553 SF	1.47%	
42. KOHLHAAS, SEAN M & ELIZABETH A JTRS	KETTLESTONE RIDGE PLAT 3 LOT 5	2660 SE WILLOWBROOK DR WAUKEE IA 50263	13,939 SF	1.23%	
43. THOMPSON, JAMIE & JUSTIN W JTR	KETTLESTONE RIDGE PLAT 3 LOT 6	2650 SE WILLOWBROOKE DR WAUKEE IA 50263	10,742 SF	0.95%	
44. PEDERSEN-COULTER, JENNIFER LYNN & COULTER, TOBY JTRS	KETTLESTONE RIDGE PLAT 3 LOT 7	2630 SE WILLOWBROOK DR WAUKEE IA 50263	5,837 SF	0.52%	
45. KODAVATIGANTI, KRISHNA KUMAR	KETTLESTONE RIDGE PLAT 3 LOT 8	2620 SE WILLOWBROOK DR WAUKEE IA 50263	422 SF	0.04%	
46. CURTIS, SAMUEL & KASS, RANDI JTRS	KETTLESTONE RIDGE PLAT 7 LOT 12	570 SE ESKER RIDGE DR WAUKEE, IA 50263	16,553 SF	1.47%	
47. LAD, SANTOSH AND NEETA JTRS	KETTLESTONE RIDGE PLAT 7 LOT 13	560 SE ESKER RIDGE DR WAUKEE, IA 50263	16,890 SF	1.50%	
48. SMITH, ALEXANDER & KOPERA	KETTLESTONE RIDGE PLAT 7 LOT 14	560 SE ESKER RIDGE DR WAUKEE, IA 50263	8,794 SF	0.78%	
49. YAZZIE, MOLLIE MARIE	KETTLESTONE RIDGE PLAT 7 LOT 15	2825 SE MORAIN CT WAUKEE, IA 50263	1,475 SF	0.13%	
50. KTL VENUE, LLC	KEETOWN LOOP PLAT 1 LOT 15	2700 WESTOWN PKWY SUITE 200 WEST DES MOINES, IA 50266	18,865 SF	1.67%	
51. MCB HOLDINGS LLC	VINTAGE ESTATES OF WAUKEE PLAT 1 LOT 1	721 W JACKSON ST MORTON, IL 61550	344,124 SF	30.47%	
TOTAL			1,129,530 SF	100%	

VINTAGE ESTATES OF WAUKEE - 2025

REZONING MAP

WAUKEE, IOWA

SNYDER & ASSOCIATES, INC. I



Project No: 125.1323.01

Sheet C101

MARK: _____
Engineer: LMW
Technician: TECH

REVISION
Checked By: JAL
Date: 11-25-2025

DATE
Scale: 1" = ##'
T-R-S: TTN-RRW-SS

Sheet C101

Project No: 125.1323.01

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com