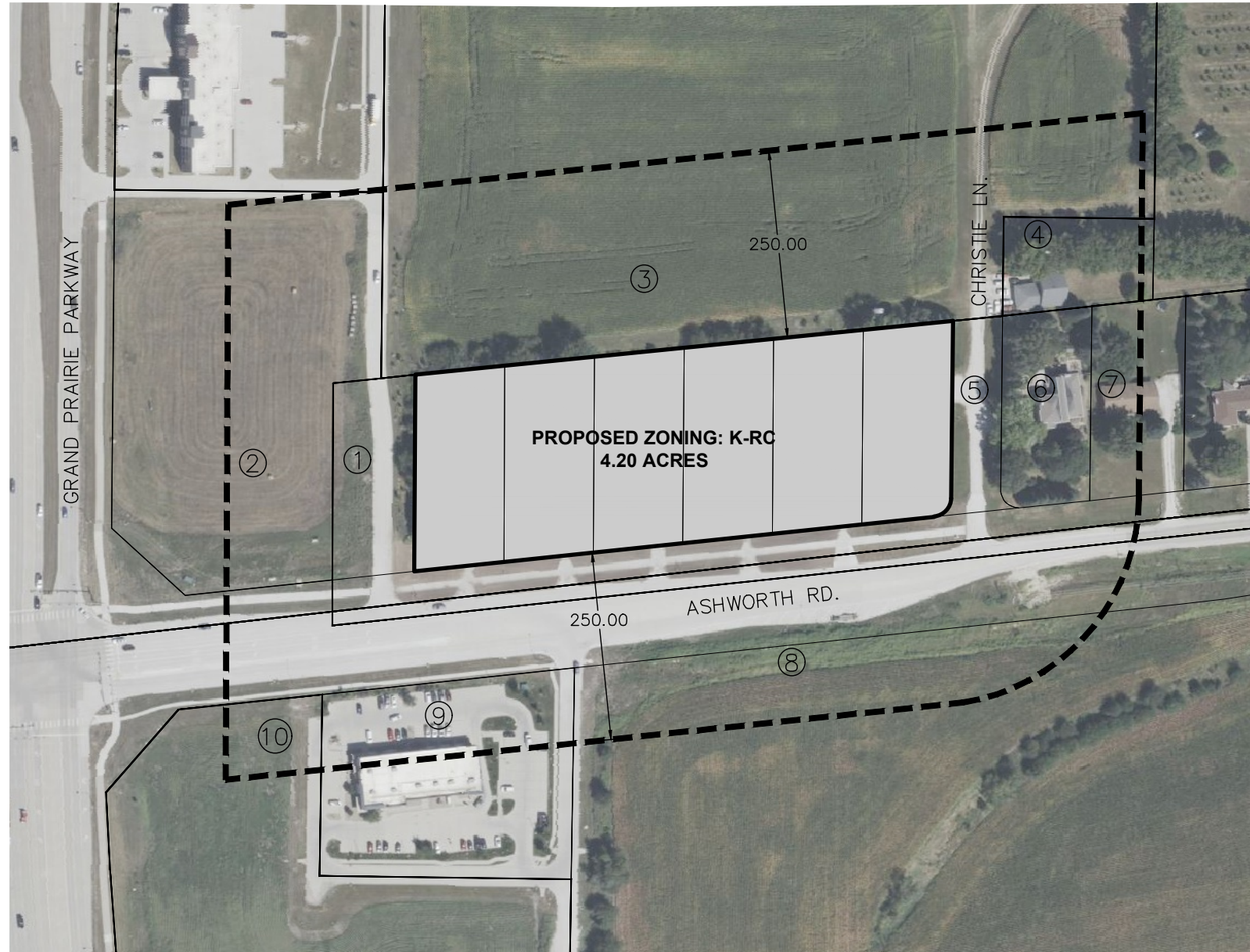
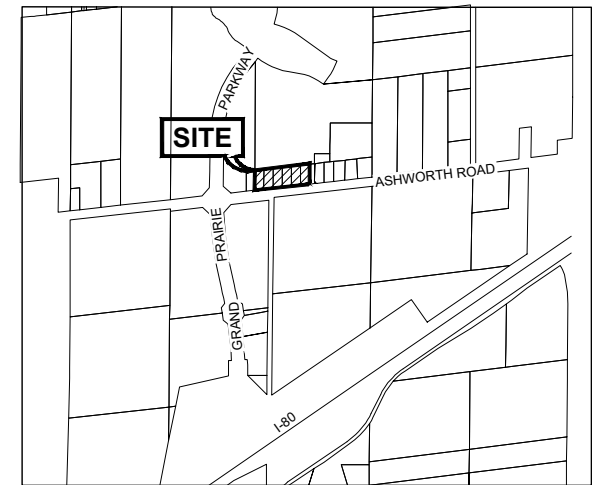


FILE: H:\2025\2511850\2511850-REZONE.DWG  
 PLOTTED BY: DOUG MANDERNACH  
 DATE: 11/17/2025 2:12 PM  
 DESIGNED BY: DOUG MANDERNACH



**VICINITY MAP**

NOT TO SCALE



WAUKEE, IOWA

**OWNER / APPLICANT**

B KRUMM FARMS LLC  
 3255 ASHWORTH  
 WAUKEE, IOWA 50263  
 CONTACT: BRAIN KRUMM  
 PH: (515)-208-3208

**ENGINEER**

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

**ZONING**

EXISTING: A-1,  
 AGRICULTURAL DISTRICT  
 PROPOSED: K-RC  
 KETTLESTONE RETAIL  
 COMMUNITY DISTRICT

**BULK REGULATIONS**

K-RC KETTLESTONE RETAIL COMMUNITY DISTRICT

- MINIMUM LOT WIDTH: NO MINIMUM REQUIREMENT
- FRONT YARD SETBACK: NO MINIMUM FOR PRINCIPAL PERMITTED USES. 20 FEET MINIMUM FOR ACCESSORY STRUCTURES
- SIDE YARD SETBACK: 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 SETBACK: 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
- MAXIMUM HEIGHT: 4 STORIES, ACCESSORY BLDG. 1 STORY

**REZONING DESCRIPTION**

LOT 6 THROUGH LOT 11 DOLMAGE ESTATES PLAT NO. 1 IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA CONTAINING 4.20 ACRES (182,952 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

**ADJACENT OWNERSHIP**

OWNER	MAILING ADDRESS	PARCEL #	TOTAL AREA OF PROPERTY	AREA WITHIN	
				250'	PERCENT
1 ARAC, LLC.	12605 TANGLEWOOD DR. URBANDALE, IA 50323	1604451005	28,314	28,591	5.22%
2 ARAC, LLC.	16350 BOSTON PKWY. CUVE, IA 50325	1604452003	169,884	88,600	16.18%
3 AP NORTH, LLC.	5000 WESTOWN PKWY STE 400. WEST DES MOINES, IA 50266	1604429008	563,538	231,613	42.30%
4 DOLMAGE TRUST	3273 ASHWORTH RD. WAUKEE, IA 50263	1604478004	23,958	22,172	4.05%
5 DOLMAGE TRUST	3273 ASHWORTH RD. WAUKEE, IA 50263	1604477009	15,246	17,648	3.22%
6 DOLMAGE TRUST	3273 ASHWORTH RD. WAUKEE, IA 50263	1604478007	30,492	30,512	5.57%
7 RONALD AND CANDACE SWEENEY	32526 WENDOVER RD. WAUKEE, IA 50263	1604478008	31,799	16,892	3.08%
8 DESERT TRUST COMPANY	P.O. BOX 511196 SALT LAKE CITY, UT 84151	1609200002	1,578,179	65,028	11.88%
9 AP GPP, LC	5000 WESTOWN PKWY STE 400. WEST DES MOINES, IA 50266	1609201001	87,747	33,768	6.17%
10 AP GPP, LC	5000 WESTOWN PKWY STE 400. WEST DES MOINES, IA 50266	1609202001	494,842	12,761	2.33%
				547584.64	100.00%

DATE: 11/10/2025  
 SHEET NUMBER: C1.0  
 2511.850

**B. KRUMM FARMS**  
 REZONE MAP

WAUKEE, IOWA

CIVIL DESIGN ADVANTAGE

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

ENGINEER: DRAFTED: PREPARED: