

# Rezoning Exhibit - The Landing at Shadow Creek

Waukee, Iowa

**Property Owner / Developer**  
Diligent Alice's Road, LLC  
12119 Strafford Drive, Ste B  
Clive, IA 50325

**Zoning**  
Current: R-2 One and Two Family Residential  
R-3 Rental Multi-Family Residential  
R-4 Row Dwelling and Townhouse District

Proposed: R-2 One and Two Family Residential  
R-4 Row Dwelling and Townhouse District

**Legal Description (R-2 Rezoning Boundary)**

A parcel of land located in the West Half of the Northeast Quarter of Section 27, Township 79 North, Range 26 West of the 5th P.M., Dallas County, Iowa being more particularly described as follows:

Beginning at the Center of said Section 27; thence along the west line of said West Half of the Northeast Quarter N00°17'47"E, 13190.06 feet; thence northeasterly along a 2000 foot radius curve concave northwesterly, 1260.30 feet (chord bears N65°13'31"E, 12396.55 feet); thence S89°36'58"E, 197.15 feet to the East Line of said West Half of the Northeast Quarter; thence along said East Line S00°18'07"W, 1836.51 feet to the South line of said West Half of the Northeast Quarter; thence along said South Line S89°58'14"W, 1319.76 feet to the Point of Beginning. Described land contains 47.12 acres and is subject to easements and restrictions of record.

**Legal Description (R-4 Rezoning Boundary)**

A parcel of land located in the West Half of the Northeast Quarter of Section 27, Township 79 North, Range 26 West of the 5th P.M., Dallas County, Iowa being more particularly described as follows:

Beginning at the NE Corner of said West Half of the Northeast Quarter; thence along the east line of said West Half of the Northeast Quarter S00°18'07"W, 586.37 feet; thence S41°50'10"W, 65.68 feet; thence southwesterly along a 2000 foot radius curve concave northwesterly, 222.77 feet (chord bears S43°58'54"W, 222.65 feet); thence S80°00'42"W, 77.87 feet; thence S89°55'25"W, 442.21 feet; thence N34°41'43"W, 224.15 feet; thence northeasterly along a 800 foot radius curve concave northwesterly, 228.56 feet (chord bears N35°02'19"E, 227.79 feet); thence northeasterly along a 800 foot radius curve concave southeasterly, 885.01 feet to the NE Corner and East Line of said West Half of the Northeast Quarter (chord bears N58°32'46"E, 840.57 feet) to the Point of Beginning. Described land contains 11.23 acres and is subject to easements and restrictions of record.

## Rezoning Table (City Residents)

Parcel Number	Name of Property Owner	Legal Description	Mailing Address	Total Area of Property	Area within 200' of rezoning	% of Area within 200' of rezoning	% Consenting	% Nonconsenting
1	Diligent Alice's Road, LLC	Parcel BB of the NE 1/4 Sec 27-79-26	1360 NW 12 1st St, Clive, IA 50325	4,262,520 sf	527,841 sf	33.5%	33.5%	0.0%
2	Perfect Acres, LLC	Part of the SE 1/4 NE 1/4 Sec 27-79-26	804 Sunset Drive, Indianola, IA 50125	1,939,591 sf	32,163 sf	2.0%	0.0%	2.0%
3	Perfect Acres, LLC	Parcel AA of the SE 1/4 NE 1/4 Sec 27-79-26	805 Sunset Drive, Indianola, IA 50125	871,200 sf	99,941 sf	6.4%	0.0%	6.4%
4	City of Waukee	Fox Creek Estates 3 Outlot Z	-	-	-	-	-	-
5	Master Crafted Homes, Inc	Fox Creek Estates 3 Lot 15	PO Box 84, Grimes, IA 50111-0084	8,865 sf	4,808 sf	0.3%	0.0%	0.3%
6	Master Crafted Homes, Inc	Fox Creek Estates 3 Lot 16	PO Box 84, Grimes, IA 50111-0084	17,777 sf	17,777 sf	1.1%	0.0%	1.1%
7	Majestic Builders, LLC	Fox Creek Estates 3 Lot 17	32814 R Ave, Adel, IA 50003	14,898 sf	14,898 sf	0.9%	0.0%	0.9%
8	Justin and Brooke Wille	Fox Creek Estates 3 Lot 18	480 NE Fox Run Trl, Waukee, IA 50266	17,821 sf	17,821 sf	1.1%	0.0%	1.1%
9	Premier Home Network, Inc	Fox Creek Estates 3 Lot 19	9005 Iliia Dr, Urbandale, IA 50222	9,074 sf	4,874 sf	0.3%	0.0%	0.3%
10	West Bancorporation, Inc	Outlots of the SW Quarter Outlot F	1601 22nd Street, WDM, IA 50265	211,702 sf	30,993 sf	2.0%	0.0%	2.0%
11	Alice, LC c/o Knapp Properties, Inc	Prairie Crossing Plat 1 Outlot Y	5000 Westown Pkwy, Ste 400, WDM, IA 50266	4,086,851 sf	295,689 sf	18.8%	18.8%	0.0%
12	Diligent Alice's Road, LLC	Parcel BB of the NE 1/4 Sec 27-79-26	1360 NW 12 1st St, Clive, IA 50325	4,262,520 sf	263,327 sf	16.7%	16.7%	0.0%
13	Byron and Stephen Beasley	NE 1/4 of the NE 1/4 of Sec 27-79-26	335 Arrowhead Dr, Waukee IA 50263	1,666,170 sf	263,169 sf	16.7%	0.0%	16.7%
Total					1573301 sf	100.0%	69.1%	30.9%

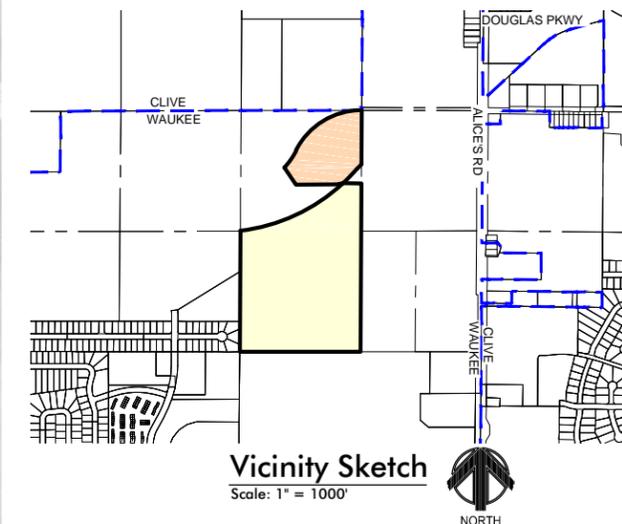
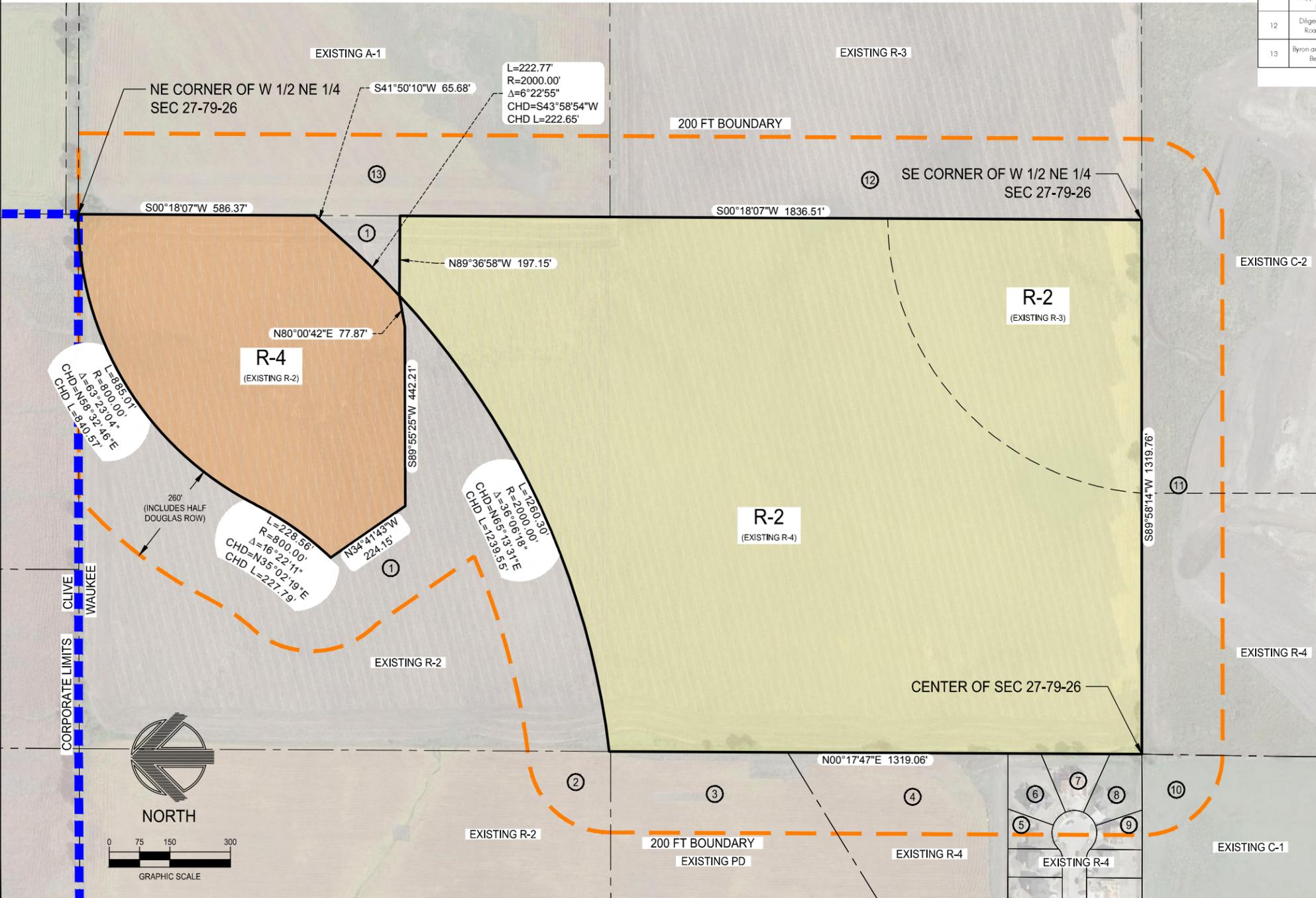


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**The Landing at Shadow Creek**

Waukee, IA  
2213024-00  
November 2013

REVISIONS  
January 23, 2014  
February 21, 2014

ENGINEER: C. Smith  
DRAWN BY: C. Smith

CHECKED BY: FIELD BOOK NO.:

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