



BULK REGULATIONS

AREA 'A'

R-4' ROW DWELLING AND TOWNHOME DISTRICT ZONING REGULATIONS SHALL APPLY TO THIS AREA EXCEPT AS LISTED BELOW:

- A. MINIMUM LOT AREA: 15,000 SQUARE FEET PERIMETER BOUNDARY; 1,500 SQUARE FEET PER HOUSING UNIT LOT.
- B. MINIMUM FLOOR AREA: 750 SQUARE FEET PER UNIT.
- C. MINIMUM LOT WIDTH: 20 FEET PER UNIT LOT
- D. MAXIMUM DENSITY: 10 HOUSING UNITS PER GROSS ACRE
- E. MINIMUM FRONT YARD: 25 FEET PERIMETER BOUNDARY
- F. MINIMUM SIDE YARD: 15 FEET PERIMETER BOUNDARY; THE TOWNHOMES SHALL HAVE A MINIMUM OF 10 FEET BETWEEN BUILDINGS.
- G. MINIMUM REAR YARD: 25 FEET; THE TOWNHOMES SHALL HAVE A MINIMUM OF 15 FEET BETWEEN BUILDINGS. THE SETBACK ALONG THE SOUTHERN BOUNDARY OF THE PROPERTY SHALL BE 30 FEET.
- H. BUFFERING: WHERE THIS DISTRICT BORDERS AN INDUSTRIAL (M) OR COMMERCIAL (C) ZONED DISTRICT, A THREE (3) FOOT HIGH BUFFER SHALL BE PROVIDED CONSISTING OF FIFTEEN (15) FEET IN WIDTH DESIGNED WITH AN EARTH BERM AND PLANTINGS.

VICINITY MAP



OWNER OF RECORD

VALLEY BANK
12257 UNIVERSITY AVENUE
CLIVE, IOWA 50325

APPLICANT

JNB FAMILY WAUKEE, LP
20 SANDSTONE COURT
LE CLAIRE, IA 52753

REZONING DESCRIPTION

LOT 1, WILLIAMS POINTE PLAT 13, AN OFFICIAL PLAT, IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

AND

OUTLOT 'Z', WILLIAMS POINTE PLAT 14, AN OFFICIAL PLAT, IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA; EXCEPT THE NORTH 548.80 FEET.

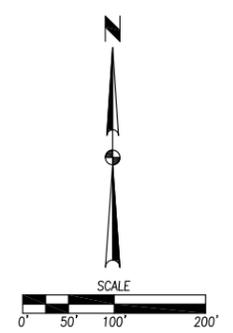
ZONING

EXISTING: PD - PLANNED DEVELOPMENT
(UNDERLYING ZONING: C-1 COMMERCIAL)

PROPOSED: PD - PLANNED DEVELOPMENT
AREA 'E' (UNDERLYING ZONING: R-4 ROW DWELLING AND TOWNHOME DISTRICT)

ADJACENT OWNERSHIP

			CONSENTING
1.	VALLEY BANK	6.90 AC.	45.58% X
2.	JNB FAMILY WAUKEE, LP	0.70 AC.	4.62% X
3.	JNB HOMETOWN HARBOR WAUKEE LP	2.29 AC.	15.13% X
4.	MCCARTHY BROTHERS, LLC	0.65 AC.	4.29%
5.	DATAVJE, LLC (DEED HOLDER)/ FRANCO REAL ESTATE VENTURE, LLC (CONTRACT HOLDER)	1.24 AC.	8.19%
6.	SANDQUIST STROUD, BETH ELLEN	0.43 AC.	2.84%
7.	ATLANTIC BOTTLING COMPANY	2.93 AC.	19.35%
		15.14 AC.	100% 65.33%



DATE: _____
REVISIONS: _____
1ST SUBMITTAL: 05/21/13

TECH: _____
ENGINEER: _____

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ESA
CIVIL DESIGN ADVANTAGE

WAUKEE, IOWA

**WILLIAMS POINTE NORTH
PLANNED DEVELOPMENT
EXHIBIT - E**

1208344