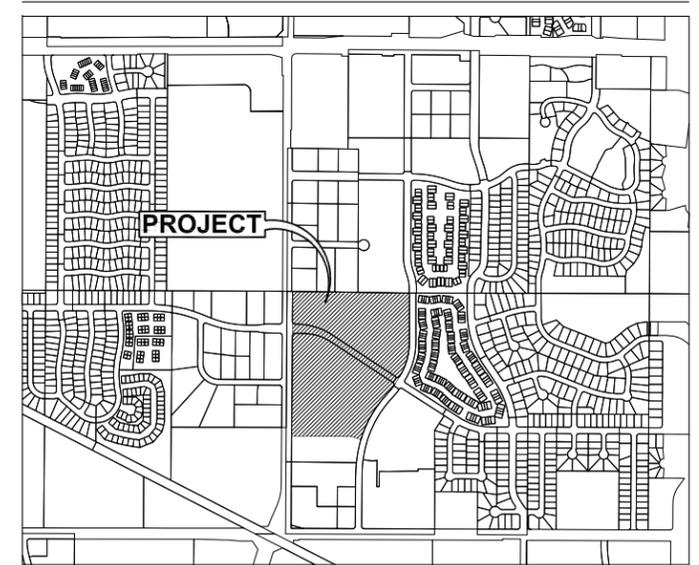


VICINITY MAP



REZONING DESCRIPTION

LOT 1 AND STREET LOT 'A', WILLIAMS POINTE PLAT 7, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

AND

A PART OF LOT 2, WILLIAMS POINTE PLAT 7, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF STREET LOT 'A', WILLIAMS POINTE PLAT 7; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 2 AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.30 FEET AND WHOSE CHORD BEARS SOUTH 12°36'30" EAST, 35.37 FEET; THENCE SOUTHERLY ALONG SAID EASTERLY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 472.67 FEET, WHOSE ARC LENGTH IS 91.11 FEET AND WHOSE CHORD BEARS SOUTH 37°56'44" WEST, 90.97 FEET; THENCE SOUTHERLY ALONG SAID EASTERLY LINE AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1285.00 FEET, WHOSE ARC LENGTH IS 581.36 FEET AND WHOSE CHORD BEARS SOUTH 30°30'25" WEST, 576.41 FEET; THENCE NORTH 72°27'02" WEST, 238.98 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 500.00 FEET, WHOSE ARC LENGTH IS 153.73 FEET AND WHOSE CHORD BEARS NORTH 81°15'31" WEST, 153.12 FEET; THENCE SOUTH 89°56'00" WEST, 384.16 FEET TO THE WEST LINE OF SAID LOT 2; THENCE NORTH 00°04'00" WEST, 998.04 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 30.00 FEET, WHOSE ARC LENGTH IS 47.16 FEET AND WHOSE CHORD BEARS NORTH 44°57'56" EAST, 42.45 FEET; THENCE NORTH 89°59'51" EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 81.93 FEET; THENCE EASTERLY ALONG SAID NORTH LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 600.00 FEET, WHOSE ARC LENGTH IS 339.64 FEET AND WHOSE CHORD BEARS SOUTH 73°47'09" EAST, 335.12 FEET; THENCE SOUTH 57°34'09" EAST ALONG SAID NORTH LINE, 758.34 FEET; THENCE EASTERLY ALONG SAID NORTH LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 2035.00 FEET, WHOSE ARC LENGTH IS 18.77 FEET AND WHOSE CHORD BEARS SOUTH 57°50'00" EAST, 18.77 FEET; THENCE EASTERLY ALONG SAID NORTH LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 1965.00 FEET, WHOSE ARC LENGTH IS 18.49 FEET AND WHOSE CHORD BEARS SOUTH 57°55'02" EAST, 18.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.66 ACRES (856,297 SQUARE FEET).

ADJACENT OWNERSHIP

			CONSENTING
1.	B D L PROPERTIES, INC	1.25 AC 4.80%	X
2.	GYM SPACE LLC	0.92 AC 3.53%	
3.	HOWARD HOLDINGS, LLC	1.16 AC 4.45%	
4.	JNB HOMETOWN HARBOR WAUKEE LP	2.54 AC 9.75%	X
5.	JNB FAMILY WAUKEE, LP	0.72 AC 2.76%	X
6.	WINHALL AT WILLIAMS POINTE TH LLC	4.60 AC 17.66%	
7.	JEFFREY GAHMAN & KATHERINE DEJONG	0.06 AC 0.23%	
8.	FRANCIS LANDIZA	0.02 AC 0.08%	
9.	NICHOLAS JOHNSON	0.05 AC 0.19%	
10.	DONNA HANSEN	0.00 AC 0.00%	
11.	FRANCIS L & DAVONNA MJ WREN	0.02 AC 0.08%	
12.	SHERRY SADLER	0.01 AC 0.04%	
13.	JOHN & WANDA GIBSON	0.01 AC 0.03%	
14.	HAFIZA ABDALI	0.01 AC 0.03%	
15.	BUNS & COMPANY, LLC	0.00 AC 0.01%	
16.	RYAN MIDTLING	0.00 AC 0.01%	
17.	CRYSTAL PETERS	0.01 AC 0.03%	
18.	SANDRA BURKE	0.01 AC 0.04%	
19.	WILLIAMS POINTE CONDOMINIUMS	3.68 AC 14.14%	
20.	WILLIAMS POINTE COMMERCIAL II, LC	3.46 AC 13.28%	X
21.	GILCREST/JEWETT LUMBER COMPANY	0.73 AC 2.80%	X
22.	DJN, LLC	1.13 AC 4.34%	X
23.	TTM ALICE, LLC	0.98 AC 3.76%	X
24.	DLE FOUR WAY, LC	2.29 AC 8.79%	X
25.	HEDDEN ENTERPRISES, LC	0.04 AC 0.15%	
26.	AZTEC PROPERTIES, LLC	1.63 AC 6.26%	X
27.	ETZEL, ROBERT F LIVING TRUST	0.72 AC 2.76%	
		26.05 AC 100%	56.54%

BULK REGULATIONS

AREA 'A'
R-3 MULTI FAMILY RESIDENTIAL DISTRICT ZONING REGULATIONS SHALL APPLY TO THIS AREA EXCEPT AS LISTED BELOW:

- A. PRINCIPAL PERMITTED USES FOR THIS AREA SHALL INCLUDE APARTMENT DWELLINGS.
- B. MINIMUM LOT AREA: 10,000 SQUARE FEET; 2,500 SQUARE FEET PER HOUSING UNIT.
- C. MINIMUM FLOOR AREA: 750 SQUARE FEET PER UNIT, EXCEPT EFFICIENCIES AND 1 BEDROOM UNITS WHICH SHALL BE 600 SF
- D. LOT WIDTH: 75 FEET
- E. FRONT YARD: 30 FEET; WHEN FRONTING ON THE RIGHT-OF-WAY OF A MAJOR THOROUGHFARE SHOWN ON THE OFFICIAL MAJOR STREET PLAN, THE FRONT YARD SHALL BE MEASURED FROM THE PROPOSED RIGHT-OF-WAY LINE.
- F. SIDE YARD: A TOTAL OF 15 FEET; ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET; 15 FEET FOR ANY OTHER PRINCIPAL BUILDING
- G. REAR YARD: DWELLING - 30 FEET ANY OTHER PRINCIPAL BUILDING - 40 FEET
- K. MAXIMUM BUILDING HEIGHT: 40 FEET EXCEPT THAT RADIO COMMUNICATION TOWERS CONSTRUCTED IN COMPLIANCE WITH 221.1 OF THE WAUKEE MUNICIPAL CODE MAY NOT EXCEED 45 FEET IN HEIGHT.
- L. MAXIMUM STORIES: PRINCIPAL BUILDING - 3 STORIES ACCESSORY BUILDING - 1 STORY
- M. MORE THAN ONE DWELLING UNIT ON A LOT; WHERE MORE THAN ONE PRINCIPAL BUILDING IS CONSTRUCTED ON A LOT SUCH PRINCIPAL BUILDINGS SHALL BE SEPARATED BY NOT LESS THAN 40 FEET AND THE FRONT, REAR AND SIDE YEARS SHALL BE DETERMINED CONSIDERING ALL PRINCIPAL BUILDINGS AS ONE UNIT

BULK REGULATIONS

AREA 'B'
C-1 COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT ZONING REGULATIONS SHALL APPLY TO THIS AREA:

- A. PRINCIPAL PERMITTED USES FOR THIS AREA SHALL INCLUDE RETAIL BUSINESS OR SERVICE ESTABLISHMENTS LISTED IN THE C-1 REQUIREMENTS AND ANY USE LISTED WITHIN THE C-1A NEIGHBORHOOD COMMERCIAL DISTRICT.
- B. MINIMUM LOT AREA: NO MINIMUM
- C. MINIMUM LOT WIDTH: NO MINIMUM
- D. FRONT YARD: 30 FEET; WHEN FRONTING ON THE RIGHT-OF-WAY OF A MAJOR THOROUGHFARE SHOWN ON THE OFFICIAL MAJOR STREET PLAN, THE FRONT YARD SHALL BE MEASURED FROM THE PROPOSED RIGHT-OF-WAY LINE.
- F. SIDE YARD: NO MINIMUM SHALL APPLY EXCEPT WHERE THE SIDE YARD IS ADJACENT TO A "R" DISTRICT, IN WHICH CASE THE YARD SHALL BE AT LEAST 15 FEET
- G. REAR YARD: 30 FEET.
- K. MAXIMUM BUILDING HEIGHT: 40 FEET EXCEPT THAT RADIO COMMUNICATION TOWERS CONSTRUCTED IN COMPLIANCE WITH 221.1 OF THE WAUKEE MUNICIPAL CODE MAY NOT EXCEED 45 FEET IN HEIGHT.
- L. MAXIMUM STORIES: 3
- L. BUILDING AREA: NO SINGLE BUILDING WITHIN THIS DISTRICT SHALL EXCEED 50,000 SQUARE FEET. (NO CONFIGURATION OF BUILDINGS SHALL BE ALLOWED THAT ARE PLANNED OR INTENDED TO CIRCUMVENT THIS REQUIREMENT.)

OWNER OF RECORD

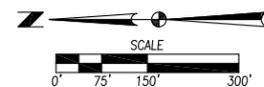
WILLIAMS POINTE COMMERCIAL II, L.C.
25143 SPORTSMAN CLUB RD
ADEL, IA 50003

APPLICANT

BILL KIMBERLEY, JOSH MOULTON & SETH MOULTON
2785 N. ANKENY BLVD, SUITE 22
ANKENY, IA 50021

ZONING

EXISTING: C-4 OFFICE PARK COMMERCIAL DISTRICT
PROPOSED: PD - PLANNED DEVELOPMENT AREA 'A' (UNDERLYING ZONING: R-3 MULTI-FAMILY) AREA 'B' (UNDERLYING ZONING: C-1 COMMERCIAL)



DATE: 05/21/14
 REVISIONS: 2ND SUBMITTAL 04/25/14
 3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA
 AUTUMN RIDGE
 PLANNED DEVELOPMENT
 REZONING MAP
 1402.069