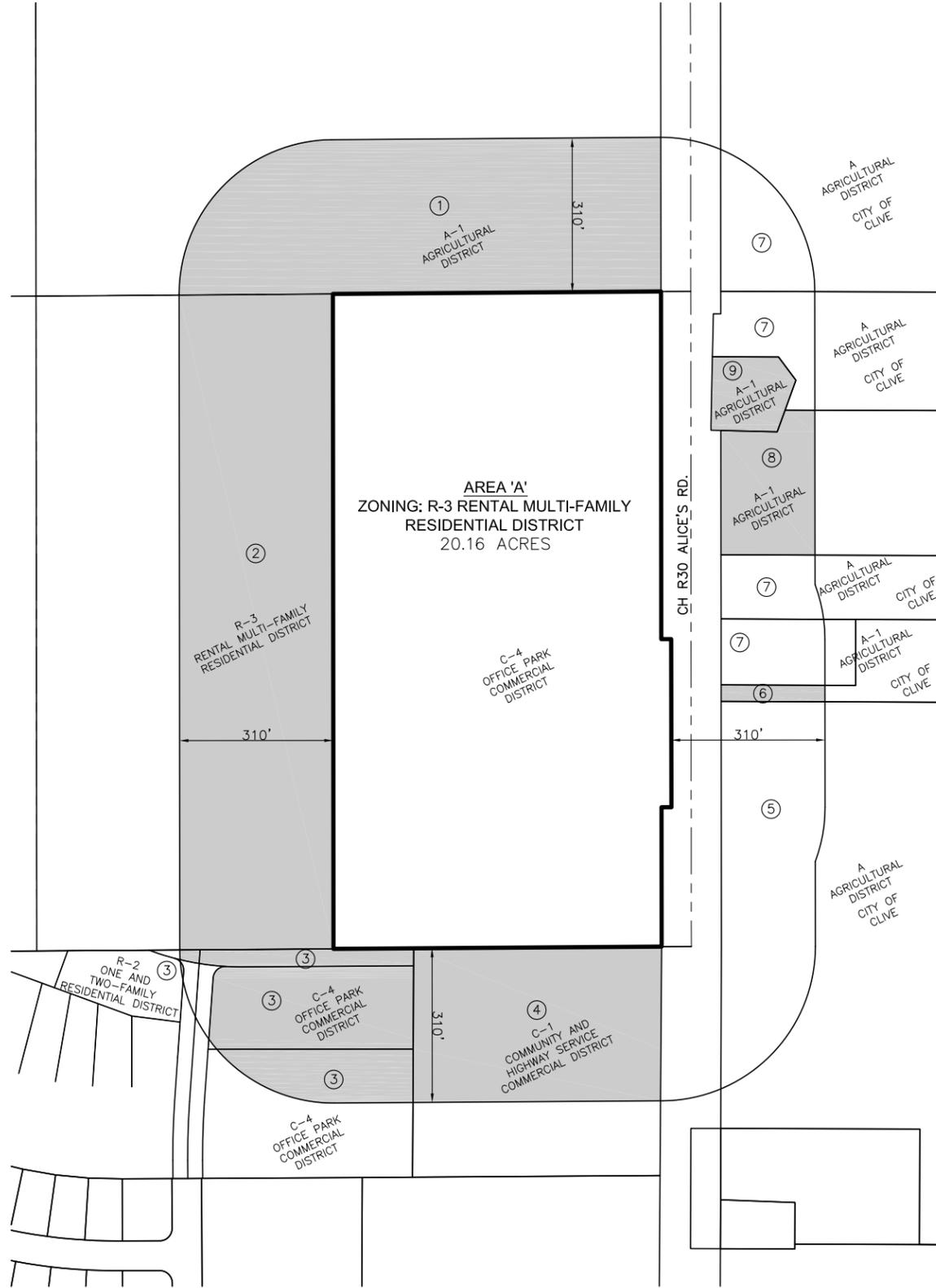


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 PLOTTED BY: ERN OLESENKE  
 DATE: 2/2/2015 10:36 AM  
 COMMENT: ERN



**OWNER/APPLICANT**

SILVER OAK INC  
 10430 NEW YORK AVE SUITE C  
 URBANDALE, IA 50322

**ZONING**

EXISTING: C-4 OFFICE PARK COMMERCIAL DISTRICT  
 PROPOSED: R-3 RENTAL MULTI-FAMILY RESIDENTIAL DISTRICT

**BULK REGULATIONS**

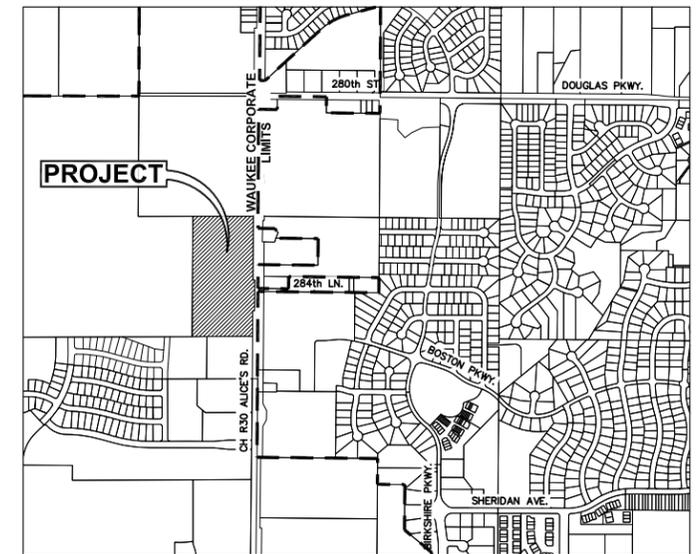
- AREA 'A'**  
 R-3' RENTAL MULTI FAMILY RESIDENTIAL DISTRICT ZONING REGULATIONS SHALL APPLY TO THIS AREA EXCEPT AS LISTED BELOW:
- A. PRINCIPAL PERMITTED USES FOR THIS AREA SHALL INCLUDE APARTMENT DWELLINGS.
  - B. MINIMUM LOT AREA: 10,000 SQUARE FEET; 2,500 SQUARE FEET PER HOUSING UNIT.
  - C. MINIMUM 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

**REZONING DESCRIPTION**

PARCEL 'AA' OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 27, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST QUARTER OF SAID PARCEL 'AA'; THENCE NORTH 0°03'16" WEST, 1316.95 FEET; THENCE NORTH 89°34'37" EAST, 661.45 FEET; THENCE SOUTH 0°03'16" EAST, 698.90 FEET; THENCE NORTH 89°56'44" EAST, 20.00 FEET; THENCE SOUTH 0°03'16" EAST, 338.00 FEET; THENCE SOUTH 89°56'44" WEST, 20.00 FEET; THENCE SOUTH 0°03'16" EAST, 280.40 FEET; THENCE SOUTH 89°36'27" WEST, 661.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.16 ACRES (877,960 SQUARE FEET).

**VICINITY MAP**



| REVISIONS | DATE     |
|-----------|----------|
|           | 02/03/15 |
|           | 01/09/15 |

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



WAUKEE, IOWA

**PARCEL 'AA' SE1/4 NE1/4  
 SEC 27-79-26  
 REZONING MAP**

**ADJACENT OWNERSHIP**

|    |                                | CONSENTING |             |
|----|--------------------------------|------------|-------------|
| 1. | BYRON & STEPHEN BEASLEY        | 6.45 AC    | 26.95% X    |
| 2. | LANDING AT SHADOW CREEK LLC    | 9.37 AC    | 39.17% X    |
| 3. | ALICES, LC                     | 2.72 AC    | 11.38% X    |
| 4. | MIDAMERICAN ENERGY             | 3.55 AC    | 14.86% X    |
| 5. | YOUNG JOU & OK JA JEUN *       | -          | -           |
| 6. | RICHARD & DEBORAH COMER        | 0.16 AC    | 0.67%       |
| 7. | ROBERT & DORALYN UNDERBERG *   | -          | -           |
| 8. | DANIEL PETERSEN & DEVON MURPHY | 1.15 AC    | 4.80%       |
| 9. | MINDI L & DANIEL J MORRIS      | 0.52 AC    | 2.17%       |
|    |                                | 23.92 AC   | 100% 92.36% |

\* PROPERTY IS WITHIN THE CITY OF CLIVE.