REZONING MAP

PRAIRIE CROSSING

WAUKEE, IOWA

OWNER/APPLICANT

ALICES, L.C.
C/O KNAPP PROPERTIES
4444 WESTOWN PARKWAY, SUITE 200
WEST DES MOINES, IOWA 50266
PHONE: 515-223-4000
FAX: 515-222-5220

PLAN PREPARER

CIVIL ENGINEERING CONSULTANTS, INC.
2400 86th STREET, UNIT 12,
DES MOINES, IOWA 50322
PHONE: 515-276-4884
FAX: 515-276-7084

LEGAL DESCRIPTION - EXHIBIT 'A'

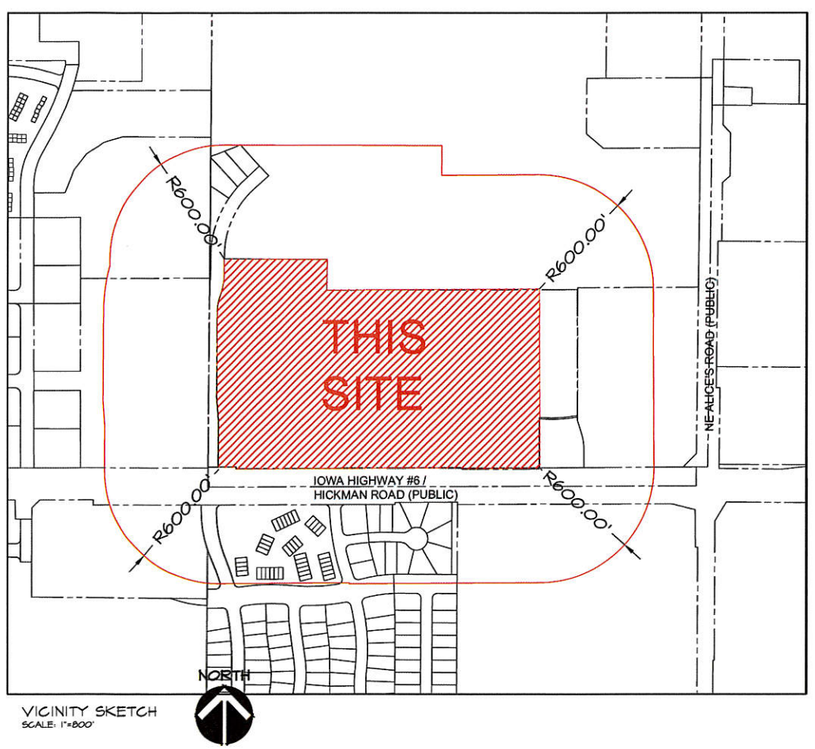
OUTLOT 'Y', PRAIRIE CROSSING PLAT 3, AN OFFICIAL PLAT, CITY OF WAUKEE, DALLAS COUNTY, IOWA, EXCEPT THE EAST 199.87 FEET OF SAID OUTLOT 'Y'; CONTAINING 38.831 ACRES MORE OR LESS.

EXISTING ZONING

C-1B LARGE SCALE COMMERCIAL DISTRICT

PROPOSED ZONING

P.U.D.



VICINITY SKETCH
SCALE: 1"=800'

REZONING TABLE

TABLE & PLAN NUMBER	NAME OF PROPERTY OWNER	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS	TOTAL AREA OF PROPERTY (SQ. FT.)	SQUARE FOOTAGE WITHIN 200' OF REZONING	% OF TOTAL SQUARE FOOTAGE WITHIN 200' OF REZONING	% CONSENTING	% NON CONSENTING
#1	WESTGATE TOWNHOMES ASSOCIATION	WESTGATE TOWNHOMES LOT A	PO BOX 714 WAUKEE, IA 50263	193,162 SQ. FT.	99,918 SQ. FT.	8.40%		
#2	WOOD, MATTHEW	WESTGATE TOWNHOMES LOT 12	555 SE LAUREL ST #12 WAUKEE, IA 50263	1,364 SQ. FT.	555 SQ. FT.	0.05%		
#3	MORONE, ANTHONY & CHANTELLE JTRS	WESTGATE TOWNHOMES LOT 11	555 SE LAUREL ST #11 WAUKEE, IA 50263	1,550 SQ. FT.	1,522 SQ. FT.	0.12%		
#4	PETERSEN, CHRISTY M & SUSAN C JTRS	WESTGATE TOWNHOMES LOT 27	555 SE LAUREL ST #27 WAUKEE, IA 50263	1,364 SQ. FT.	260 SQ. FT.	0.02%		
#5	BALDWIN, DENNIS D	WESTGATE TOWNHOMES LOT 28	555 SE LAUREL ST #28 WAUKEE, IA 50263	1,550 SQ. FT.	813 SQ. FT.	0.07%		
#6	UHLENKAMP, LISA M	WESTGATE TOWNHOMES LOT 10	555 SE LAUREL ST #10 WAUKEE, IA 50263	1,550 SQ. FT.	1,550 SQ. FT.	0.13%		
#7	BROWN, SEAN D	WESTGATE TOWNHOMES LOT 9	555 SE LAUREL ST #9 WAUKEE, IA 50263	1,364 SQ. FT.	1,364 SQ. FT.	0.11%		
#8	MILLER, KAYLEE A	WESTGATE TOWNHOMES LOT 8	555 SE LAUREL ST #8 WAUKEE, IA 50263	1,364 SQ. FT.	1,364 SQ. FT.	0.11%		
#9	DINHAM, LAURIE	WESTGATE TOWNHOMES LOT 7	555 SE LAUREL ST #7 WAUKEE, IA 50263	1,364 SQ. FT.	1,364 SQ. FT.	0.11%		
#10	KELCH, BEAU M	WESTGATE TOWNHOMES LOT 6	555 SE LAUREL ST #6 WAUKEE, IA 50263	1,364 SQ. FT.	1,364 SQ. FT.	0.11%		
#11	KYTOLA, CHERYL C & GREGORY L JTRS	WESTGATE TOWNHOMES LOT 5	555 SE LAUREL ST #5 WAUKEE, IA 50263	1,550 SQ. FT.	1,550 SQ. FT.	0.13%		
#12	ETZEL, SCOTT & DENISE M JTRS	WESTGATE TOWNHOMES LOT 4	555 SE LAUREL ST #4 WAUKEE, IA 50263	1,550 SQ. FT.	1,550 SQ. FT.	0.13%		
#13	MITCHELL-SCHARFF, KIMBERLY A	WESTGATE TOWNHOMES LOT 3	555 SE LAUREL ST #3 WAUKEE, IA 50263	1,364 SQ. FT.	1,364 SQ. FT.	0.11%		
#14	KIENE, KAREN S	WESTGATE TOWNHOMES LOT 2	555 SE LAUREL ST #2 WAUKEE, IA 50263	1,364 SQ. FT.	1,364 SQ. FT.	0.11%		
#15	COMES, MARSHA	WESTGATE TOWNHOMES LOT 1	555 SE LAUREL ST #1 WAUKEE, IA 50263	1,550 SQ. FT.	1,550 SQ. FT.	0.13%		
#16	BRAVO, SERGIO & CARBAJAL, CINTHYA JTRS	WESTGATE PLAT 1 LOT 1	605 SE REDBUD CT WAUKEE, IA 50263	15,900 SQ. FT.	15,900 SQ. FT.	1.33%		
#17	HOEPKER, KRISTIN A	WESTGATE PLAT 2 LOT 1	615 SE REDBUD CT WAUKEE, IA 50263	10,212 SQ. FT.	10,212 SQ. FT.	0.86%		
#18	CONLEY, JAMES O III & SABRINA E JTRS	WESTGATE PLAT 2 LOT 2	625 SE REDBUD CT WAUKEE, IA 50263	9,490 SQ. FT.	9,490 SQ. FT.	0.80%		
#19	SULEJMANOVIC, ELVIS & ODZAKOVIC, ERVINA JTRS	WESTGATE PLAT 2 LOT 3	635 SE REDBUD CT WAUKEE, IA 50263	10,508 SQ. FT.	10,508 SQ. FT.	0.88%		
#20	STONEHOCKER, TERRY	WESTGATE PLAT 2 LOT 4	645 SE REDBUD CT WAUKEE, IA 50263	11,826 SQ. FT.	11,826 SQ. FT.	0.99%		
#21	SOROKA, VLADIMIR & OKSANA JTRS	WESTGATE PLAT 2 LOT 5	655 SE REDBUD CT WAUKEE, IA 50263	11,388 SQ. FT.	11,388 SQ. FT.	0.96%		
#22	WILCOX, LAURIE LYNN/LAURIE L	WESTGATE PLAT 2 LOT 6	660 SE REDBUD CT WAUKEE, IA 50263	11,280 SQ. FT.	10,096 SQ. FT.	0.85%		
#23	WAUKEE, IOWA, THE CITY OF	WESTGATE PLAT 2 OUTLOTS A	230 HWY 6 WAUKEE, IA 50263	11,382 SQ. FT.	6,222 SQ. FT.	0.52%		
#24	HURD WAUKEE LLC	PARCEL AA NE NE /EX APPROX ET/	2000 FULLER RD WEST DES MOINES, IA 50265	522,720 SQ. FT.	115,491 SQ. FT.	9.69%		
#25	WEST BANCORPORATION INC	THE CROSSING@ALICE'S ROAD PLAT 2 LOT 1	1601 22ND ST WEST DES MOINES, IA 50266	59,242 SQ. FT.	52,753 SQ. FT.	4.43%		
#26	HY-VEE, INC	THE CROSSING@ALICE'S ROAD PLAT 4 LOT 1	5820 WESTOWN PKWY WEST DES MOINES, IA 50266-	432,986 SQ. FT.	8,697 SQ. FT.	0.73%		
#27	ALICES, LC	PRAIRIE CROSSING PLAT 3 OUTLOT Y	%KNAPP PROPERTIES INC. 5000 WESTOWN PARKWAY, STE 400 WEST DES MOINES, IA 50266-5921	1,817,759 SQ. FT.	135,447 SQ. FT.	11.36%		
#28	CONTINENTAL 246 FUND LLC	PRAIRIE CROSSING PLAT 1 LOT 1	C/O CONTINENTAL PROPERTIES COMPANY INC W134 N8675 EXECUTIVE PKWY MENOMONEE FALLS, WI 53051	920,601 SQ. FT.	385,677 SQ. FT.	32.36%		
#29	GALLOPS, BENJAMIN W & CARMIN JTRS	PRAIRIE CROSSING PLAT 3 OUTLOT Z	322 NE WESTGATE DR WAUKEE, IA 50263	13,927 SQ. FT.	3,368 SQ. FT.	0.28%		
#30	LUTHERAN CHURCH OF HOPE	THE POINT PLAT 1 LOT 1 /EX PARCEL A/	425 JORDAN CREEK PKWY WEST DES MOINES, IA 50266	540,580 SQ. FT.	52,292 SQ. FT.	4.39%		
#31	FRIDLEY PROPERTIES LLC	THE POINT PLAT 1 OUTLOT B	C/O BRIAN FRIDLEY 1321 WALNUT ST DES MOINES, IA 50309	660,370 SQ. FT.	200,565 SQ. FT.	16.83%		
#32	DAVID, JOANN M	N542' E934'/EX .136 AC IRREG PARCEL IN NE COR/ NE NW	14160 HARDING TRL INDIANOLA, IA 50125	381,150 SQ. FT.	34,482 SQ. FT.	2.89%		
			TOTAL		1,191,866 SQ. FT	100%		

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CEC

DATE:	APRIL 12, 2016	REVISIONS	COMMENTS
		1	
		2	
		3	
		4	
DATE OF SURVEY:		5	JPO
DESIGNED BY:		6	MEH
DRAWN BY:			

REZONING MAP
WAUKEE, IOWA

COVER SHEET

SHEET 1 OF 2

E-7430

NE HORIZON DRIVE (PUBLIC)

OUTLOT 'Z'

PRAIRIE CROSSING PLAT 1

#29

DEMARCATING LINE

R200.00' REZONING LIMITS

#30

5.0'

FOUND SW CORNER OUTLOT 'Y', PRAIRIE CROSSING PLAT 3.

#28

PRAIRIE CROSSING PLAT 1
LOT 1
CURRENT ZONING: R-3

DEMARCATING LINE

FOUND NE CORNER OUTLOT 'Y', PRAIRIE CROSSING PLAT 3.

N89°39'40"E
651.30'

REZONING BOUNDARY

REZONING BOUNDARY

P.O.B.

PRAIRIE CROSSING PLAT 3
OUTLOT 'Y'
CURRENT ZONING: C-1B

HyVee

1005 E. HICKMAN ROAD

#26

#27

THE CROSSING @ ALICE'S ROAD PLAT 4
LOT 1
CURRENT ZONING: C-1B

WEST R.O.W. LINE NE WESTGATE DR.

REZONING BOUNDARY

#31

DEMARCATING LINE

WEST LINE OUTLOT 'Z' PRAIRIE CROSSING PLAT 2

NE WESTGATE DRIVE (PUBLIC)

PARCEL 'A'
REZONE FROM C-1B TO PUD
1,683,024 S.F.
38.637 AC.

FOUND NW CORNER LOT 1, THE CROSSING AT ALICE'S ROAD PLAT 2

NE VENTURE DRIVE

FOUND NE CORNER LOT 1, THE CROSSING AT ALICE'S ROAD PLAT 2

FOUND SW CORNER OUTLOT 'Y', PRAIRIE CROSSING PLAT 1

FOUND SW CORNER OUTLOT 'Y', PRAIRIE CROSSING PLAT 3.

FOUND SE CORNER OUTLOT 'Y', PRAIRIE CROSSING PLAT 3.

#25

REZONING BOUNDARY

SOUTH LINE OUTLOT 'Y' PRAIRIE CROSSING PLAT 3

NORTH RIGHT-OF-WAY LINE HWY #6

FOUND BRASS PLUG S. 1/4 CORNER SEC. 27-79-26

IOWA HIGHWAY #6 / HICKMAN ROAD (PUBLIC)

DEMARCATING LINE

R200.00' REZONING LIMITS

#32

#1

OWNER: WESTGATE TOWNHOME ASSOCIATION ZONED: RESIDENTIAL

#6 #7 #8 #9 #10 #11

#12 #13 #14 #15

SE PEACH TREE DRIVE

#16 #17 #18 #19 #20 #21 #22 #23 #24

WESTGATE PLAT 2

OWNER: HARD WAUKEE L.L.C. ZONED: COMMERCIAL

DEMARCATING LINE

#2 #3 #4 #5

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		1	
		2	
		3	
		4	
DATE OF SURVEY:		5	JPO
DESIGNED BY:		6	MEH
DRAWN BY:			

REZONING MAP

WAUKEE, IOWA

REZONING PLAN

SHEET 2 OF 2

E-7430