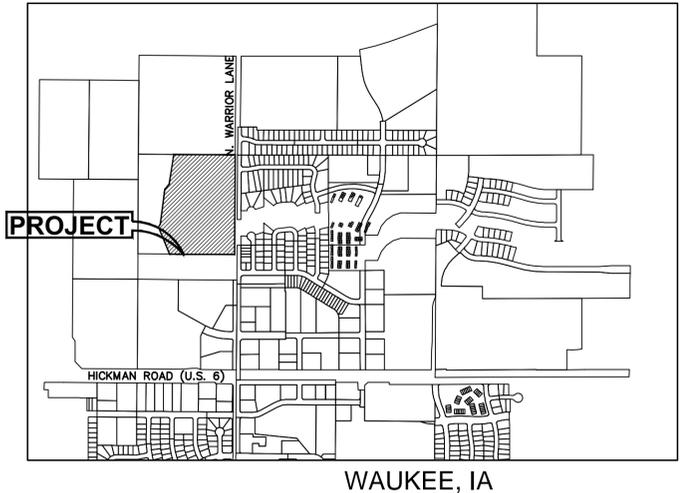




FILE: H:\2016\160421\160421-REZONE.DWG
 PLOTTED BY: JACOB MANDERBACH
 COMMENTS: TECH: ENG.
 DATE: 8/30/2016 2:26 PM

VICINITY MAP
NOT TO SCALE



OWNER
 PHILIP E BRODERICK, LLC
 CHARLOTTE R BRODERICK, LLC
 22 GLENVIEW DR
 DES MOINES IA 50312

APPLICANT
 SOLID GROUND LLC
 CONTACT: ERIC GRUBB
 17389 BERKSHIRE PARKWAY
 CLIVE, IA 50325

ZONING
 EXISTING: A-1
 PROPOSED: R-2 AND R-4 (PUD)

BULK REGULATIONS

- | | |
|---|--|
| <p>R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT</p> <ul style="list-style-type: none"> • MINIMUM LOT AREA: 8,000 SF • MINIMUM LOT WIDTH: 65 FEET • FRONT YARD SETBACK: 30 FEET • SIDE YARD SETBACK: 15 FEET TOTAL/7 FEET MIN. ONE SIDE • REAR YARD SETBACK: 30 FEET • MAXIMUM HEIGHT: 40 FEET • MAXIMUM NUMBER OF STORIES: 3 STORIES | <p>R-4 (PUD) DETACHED TOWNHOME DISTRICT</p> <ul style="list-style-type: none"> • MINIMUM LOT AREA: 4,900 SF • MINIMUM LOT WIDTH: 41 FEET • FRONT YARD SETBACK: 25 FEET • SIDE YARD SETBACK: 10 FEET TOTAL/5 FEET MIN. ONE SIDE • REAR YARD SETBACK: 30 FEET • MAXIMUM HEIGHT: 40 FEET • MAXIMUM NUMBER OF STORIES: 3 STORIES |
|---|--|

| Map number | PIN | Owner | Address | City | State | Zip | SF | AREA (ACRES) | PERCENTAGE OF TOTAL | CONSENT % |
|------------|------------|--|------------------------|------------|-------|-------|--------|--------------|---------------------|-----------|
| 1 | 1227154001 | Nathan J & Shanna R Kempers | 20 NE Fox Run Trail | Waukee | IA | 50263 | 18164 | 0.42 | 2.07% | |
| 2 | 1227154002 | Corey A & Kiley Skadburg | 30 NE Fox Run Trail | Waukee | IA | 50263 | 7579 | 0.17 | 0.86% | |
| 3 | 1227309002 | Julie Thelen | 45 NE Gracewood Drive | Waukee | IA | 50263 | 6733 | 0.15 | 0.77% | |
| 4 | 1227309001 | Michael J & Janell Leatherman | 35 NE Gracewood Drive | Waukee | IA | 50263 | 16613 | 0.38 | 1.89% | |
| 5 | 1227310001 | JKB Properties of Iowa LLC | 29335 Ashworth Road | Adel | IA | 50003 | 27280 | 0.63 | 3.11% | |
| 6 | 1227310002 | Bernard E & Susan E Wilson | 40 NE Gracewood Drive | Waukee | IA | 50263 | 15010 | 0.34 | 1.71% | |
| 7 | 1227310015 | Thomas P & Sandra L Morris | 385 NE Meadowlark Lane | Waukee | IA | 50263 | 11679 | 0.27 | 1.33% | |
| 8 | 1227310014 | Joshua J Bandstra | 360 NE Meadowlark Lane | Waukee | IA | 50263 | 20818 | 0.48 | 2.37% | |
| 9 | 1227310013 | David G & Janic L Adams | 350 NE Meadowlark Lane | Waukee | IA | 50263 | 13271 | 0.30 | 1.51% | |
| 10 | 1227302006 | Kole T Petersen & Molly A Nelson | 332 NE Meadowlark Lane | Waukee | IA | 50263 | 5339 | 0.12 | 0.61% | |
| 11 | 1227302007 | Amanda Smith | 330 NE Meadowlark Lane | Waukee | IA | 50263 | 5351 | 0.12 | 0.61% | |
| 12 | 1227302008 | Matt & Kelly Reinhold | 322 NE Meadowlark Lane | Waukee | IA | 50263 | 4966 | 0.11 | 0.57% | |
| 13 | 1227302009 | Kole T Petersen & Molly A Nelson | 320 NE Meadowlark Lane | Waukee | IA | 50263 | 4977 | 0.11 | 0.57% | |
| 14 | 1227302004 | Joshua & Amy Minikus | 310 NE Meadowlark Lane | Waukee | IA | 50263 | 9989 | 0.23 | 1.14% | |
| 15 | 1227302010 | Rebecca Tough | 11 NE Sunrise Drive | Waukee | IA | 50263 | 6981 | 0.16 | 0.80% | |
| 16 | 1227302011 | Joan Stanley | 13 NE Sunrise Drive | Waukee | IA | 50263 | 6477 | 0.15 | 0.74% | |
| 17 | 1227305008 | Kristi Kay and Kendric Chaney | 10 NE Sunrise Drive | Waukee | IA | 50263 | 916 | 0.02 | 0.10% | |
| 18 | 1227305009 | Geri Young | 12 NE Sunrise Drive | Waukee | IA | 50263 | 924 | 0.02 | 0.11% | |
| 19 | 1227305010 | Karen Loforti | 14 NE Sunrise Drive | Waukee | IA | 50263 | 916 | 0.02 | 0.10% | |
| 20 | 1227305011 | Jana Williams | 20 NE Sunrise Drive | Waukee | IA | 50263 | 916 | 0.02 | 0.10% | |
| 21 | 1227305012 | BMD Properties LLC | 8102 Wilden Drive | Urbandale | IA | 50322 | 924 | 0.02 | 0.11% | |
| 22 | 1227305013 | Kay Van Den Berg | 24 NE Sunrise Drive | Waukee | IA | 50263 | 916 | 0.02 | 0.10% | |
| 23 | 1227351007 | Midland Townhomes Owners Association | 46 NE Sunrise Drive | Waukee | IS | 50263 | 7500 | 0.17 | 0.85% | |
| 24 | 1227351008 | Waukee Community Church | 3904 92nd Drive | Urbandale | IA | 50322 | 15154 | 0.35 | 1.73% | |
| 25 | 1228476001 | Young Men's Christian Assoc. of Greater DSM, IA | 101 Locust Street | Des Moines | IA | 50309 | 145242 | 3.33 | 16.56% | |
| 26 | 1228400010 | Philip E Broderick, LLC & Charlotte R Broderick, LLC | 22 Glenview Drive | Des Moines | IA | 50312 | 51273 | 1.18 | 5.84% | 5.84% |
| 27 | 1228400003 | Philip E Broderick, LLC & Charlotte R Broderick, LLC | 22 Glenview Drive | Des Moines | IA | 50312 | 278188 | 6.39 | 31.71% | 31.71% |
| 28 | 1228200005 | Broderick Family LP | 4812 38th Place | Des Moines | IA | 50310 | 193189 | 4.44 | 22.02% | 22.02% |
| | | | | | | | 877285 | 20.14 | 100.00% | 59.58% |

REZONING DESCRIPTION

R-2 - REZONE DESCRIPTION
 A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 28; THENCE SOUTH 00°00'40" WEST ALONG THE EAST LINE OF SAID SECTION 28, A DISTANCE OF 182.69 FEET; THENCE NORTH 89°58'55" WEST, 199.81 FEET; THENCE SOUTH 00°01'05" WEST, 1041.16 FEET; THENCE SOUTH 89°50'09" EAST, 199.94 FEET TO SAID EAST LINE; THENCE SOUTH 00°00'40" WEST ALONG SAID EAST LINE, 93.97 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 89°52'24" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, 858.96 FEET; THENCE NORTH 22°54'10" WEST, 389.38 FEET; THENCE NORTH 34°59'47" EAST, 41.28 FEET; THENCE NORTH 07°15'13" EAST, 467.46 FEET; THENCE NORTH 38°40'43" EAST, 86.62 FEET; THENCE NORTH 08°55'17" EAST, 399.25 FEET; THENCE SOUTH 89°52'15" EAST, 812.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 22.92 ACRES (998,340 SQUARE FEET).

R-4 - REZONE DESCRIPTION
 A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 28; THENCE SOUTH 00°00'40" WEST ALONG THE EAST LINE OF SAID SECTION 28, A DISTANCE OF 182.69 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°00'40" WEST ALONG SAID EAST LINE, 1041.67 FEET; THENCE NORTH 89°50'09" WEST, 199.94 FEET; THENCE NORTH 00°01'05" EAST, 1041.16 FEET; THENCE SOUTH 89°58'55" EAST, 199.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.78 ACRES (208,155 SQUARE FEET).

REVISIONS
 DATE
 18-30-16

PREPARED

3405 SE Crossroads Drive, Suite G
 Grimes, Iowa 50111
 PH: (515) 369-4400 Fax: (515) 369-4410

TECH:

ENGINEER:

WAUKEE, IOWA

INDY RUN
 REZONE MAP

CIVIL DESIGN ADVANTAGE

1/1
 1604.211