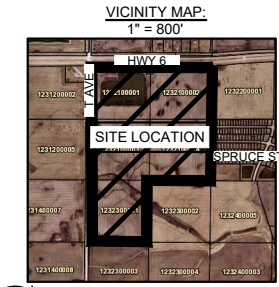


REZONING SKETCH FOR LEACH FARM PREPARED BY STUBBS ENGINEERING



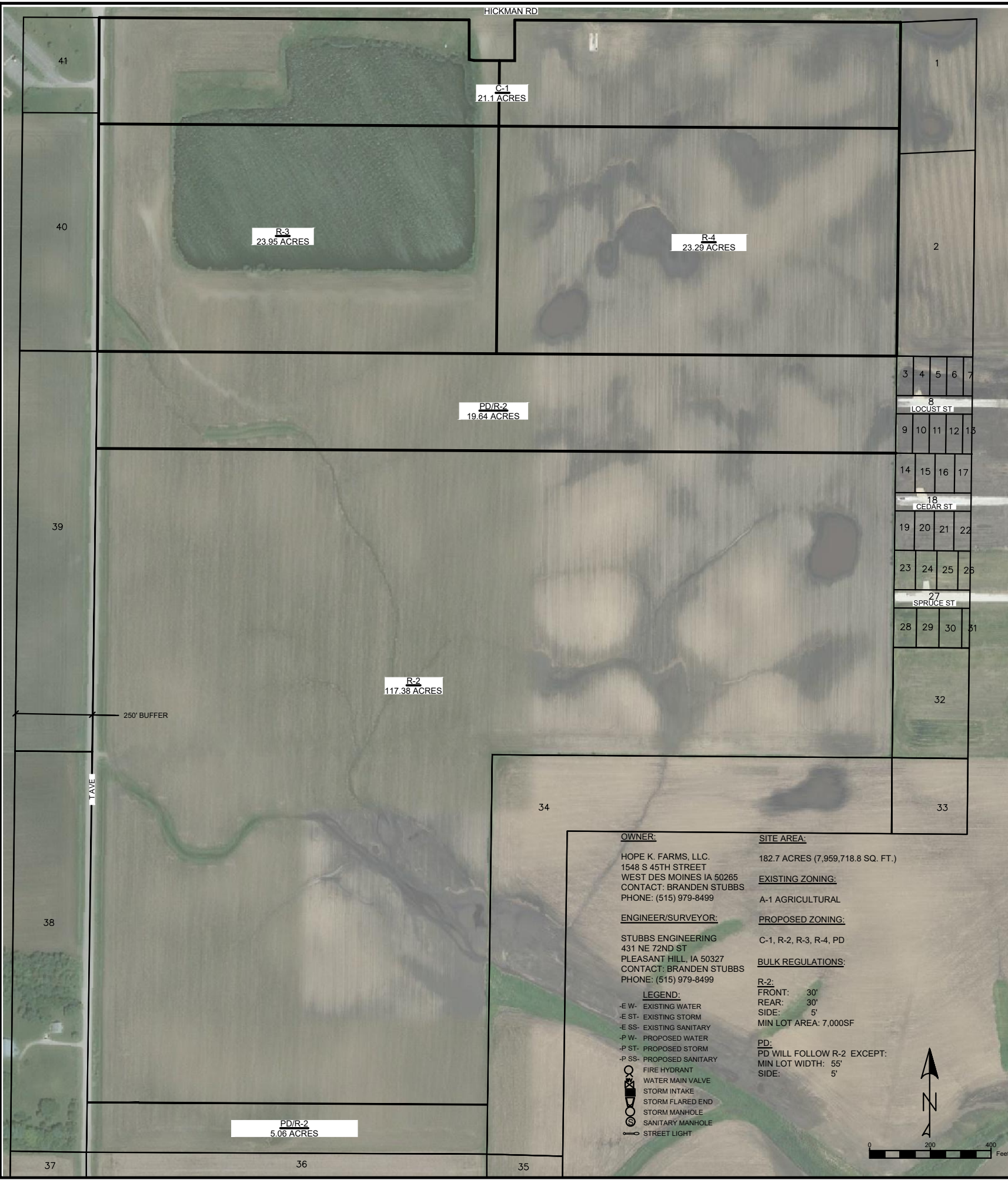
LEACH FARM
WAUKEE, IA

STUBBS ENGINEERING
431 NE 72ND ST, PLEASANT HILL, IA 50327
(515) 979 - 8499



OVERALL REZONING
SKETCH

DATE: 08/19/21
DRAWN BY: YI
ENGINEER: BWS
PROJECT NUMBER: 20-560
PAGE NUMBER: 1



OWNER:
HOPE K. FARMS, LLC.
1548 S 45TH STREET
WEST DES MOINES IA 50265
CONTACT: BRANDEN STUBBS
PHONE: (515) 979-8499

ENGINEER/SURVEYOR:
STUBBS ENGINEERING
431 NE 72ND ST
PLEASANT HILL, IA 50327
CONTACT: BRANDEN STUBBS
PHONE: (515) 979-8499

LEGEND:
-E W- EXISTING WATER
-E ST- EXISTING STORM
-E SS- EXISTING SANITARY
-P W- PROPOSED WATER
-P ST- PROPOSED STORM
-P SS- PROPOSED SANITARY
○ F- FIRE HYDRANT
○ W- WATER MAIN VALVE
○ S- STORM INTAKE
○ E- STORM FLARED END
○ M- STORM MANHOLE
○ S- SANITARY MANHOLE
○ L- STREET LIGHT

SITE AREA:
182.7 ACRES (7,959,718.8 SQ. FT.)

EXISTING ZONING:
A-1 AGRICULTURAL

PROPOSED ZONING:
C-1, R-2, R-3, R-4, PD

BULK REGULATIONS:
R-2:
FRONT: 30'
REAR: 30'
SIDE: 5'
MIN LOT AREA: 7,000SF

PD:
PD WILL FOLLOW R-2 EXCEPT:
MIN LOT WIDTH: 55'
SIDE: 5'

SURROUNDING PROPERTY OWNERS:

PROPERTY #	NAME OF PROPERTY OWNER	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS	TOTAL AREA OF PROPERTY (S.F.)	S.F. WITHIN 250' OF REZONING	% OF TOTAL S.F WITHIN 250' OF REZONING	% CONSENTING	SENT INFO OR NOTIFIED OF INTENT	% NON-CONSENTING
1	COPELAND, RALPH C TRUST 1/4/1991 50% ESTELLA L & J HARRY COPELAND TRUSTEES	NW NE IEX PARCEL 21-10	28291 HWY 6 WAUKEE IA 50266	651658	108336	4.1%	X		
2	COPELAND, RALPH C TRUST 1/4/1991 50% ESTELLA L & J HARRY COPELAND TRUSTEES	PARCEL 21-10 NW NE	28291 HWY 6 WAUKEE IA 50266	905177	168504	6.4%	X		
3	SPRING CREST PARTNERS, LLC	SPRING CREST PLAT 6 LOT 23	9550 HICKMAN RD SUITE 100 CLIVE IA 50325	7344	7344	0.3%	X		
4	SPRING CREST PARTNERS, LLC	SPRING CREST PLAT 6 LOT 24	9550 HICKMAN RD SUITE 100 CLIVE IA 50325	7150	7150	0.3%	X		
5	GREENLAND HOMES, INC.	SPRING CREST PLAT 6 LOT 25	1680 SW ANKENY RD SUITE 2A ANKENY IA 50023	7150	7150	0.3%	X		
6	HOBART, JERRY R	SPRING CREST PLAT 6 LOT 26	1285 LOCUST ST WAUKEE IA 50263	8190	8190	0.3%	X		
7	GREENLAND HOMES, INC.	SPRING CREST PLAT 6 LOT 27	1680 SW ANKENY RD SUITE 2A ANKENY IA 50023	8190	2375	0.1%	X		
8	CITY OF WAUKEE, IOWA	SPRING CREST PLAT 6 STREET LOT A	230 W HICKMAN RD WAUKEE IA 50263	70609	6250	0.2%			
9	GREENLAND HOMES, INC.	SPRING CREST PLAT 6 LOT 21	1680 SW ANKENY RD SUITE 2A ANKENY IA 50023	7344	7344	0.3%	X		
10	GREENLAND HOMES, INC.	SPRING CREST PLAT 6 LOT 20	1680 SW ANKENY RD SUITE 2A ANKENY IA 50023	7280	7280	0.3%	X		
11	GREENLAND HOMES, INC.	SPRING CREST PLAT 6 LOT 19	1680 SW ANKENY RD SUITE 2A ANKENY IA 50023	7280	7280	0.3%	X		
12	GREENLAND HOMES, INC.	SPRING CREST PLAT 6 LOT 18	1680 SW ANKENY RD SUITE 2A ANKENY IA 50023	7280	7280	0.3%	X		
13	GREENLAND HOMES, INC.	SPRING CREST PLAT 6 LOT 17	1680 SW ANKENY RD SUITE 2A ANKENY IA 50023	7280	3622	0.1%	X		
14	SPRING CREST PARTNERS, LLC	SPRING CREST PLAT 5 LOT 17	9550 HICKMAN RD SUITE 100 CLIVE IA 50325	8514	8514	0.3%	X		
15	SPRING CREST PARTNERS, LLC	SPRING CREST PLAT 5 LOT 18	9550 HICKMAN RD SUITE 100 CLIVE IA 50325	8450	8450	0.3%	X		
16	SPRING CREST PARTNERS, LLC	SPRING CREST PLAT 5 LOT 19	9550 HICKMAN RD SUITE 100 CLIVE IA 50325	8450	8450	0.3%	X		
17	SPRING CREST PARTNERS, LLC	SPRING CREST PLAT 5 LOT 20	9550 HICKMAN RD SUITE 100 CLIVE IA 50325	8450	6886	0.3%	X		
18	CITY OF WAUKEE, IOWA	SPRING CREST PLAT 5 STREET LOT A	230 W HICKMAN RD WAUKEE IA 50263	63280	6250	0.2%			
19	SPRING CREST PARTNERS, LLC	SPRING CREST PLAT 5 LOT 16	9550 HICKMAN RD SUITE 100 CLIVE IA 50325	8700	8700	0.3%	X		
20	SPRING CREST PARTNERS, LLC	SPRING CREST PLAT 5 LOT 15	9550 HICKMAN RD SUITE 100 CLIVE IA 50325	8450	8450	0.3%	X		
21	SPRING CREST PARTNERS, LLC	SPRING CREST PLAT 5 LOT 14	9550 HICKMAN RD SUITE 100 CLIVE IA 50325	8450	8450	0.3%	X		
22	SPRING CREST PARTNERS, LLC	SPRING CREST PLAT 5 LOT 13	9550 HICKMAN RD SUITE 100 CLIVE IA 50325	8450	7769	0.3%	X		
23	PREMIER HOME NETWORK, INC	SPRING CREST PLAT 4 LOT 20	1680 SW ANKENY RD SUITE 2A ANKENY IA 50023	9478	9478	0.4%			
24	SPRING CREST PARTNERS, LLC	SPRING CREST PLAT 4 LOT 21	9550 HICKMAN RD SUITE 100 CLIVE IA 50325	9100	9100	0.3%	X		
25	PREMIER HOME NETWORK, INC	SPRING CREST PLAT 4 LOT 22	1680 SW ANKENY RD SUITE 2A ANKENY IA 50023	9100	9100	0.3%			
26	PREMIER HOME NETWORK, INC	SPRING CREST PLAT 4 LOT 23	1680 SW ANKENY RD SUITE 2A ANKENY IA 50023	9100	4816	0.2%			
27	CITY OF WAUKEE, IOWA	SPRING CREST PLAT 4 STREET LOTS A, B, C, D, & E	230 W HICKMAN RD WAUKEE IA 50263	205427	6250	0.2%			
28	DR HORTON LLC	SPRING CREST PLAT 4 LOT 19	1910 SW PLAZA SHOPS LN ANKENY IA 50023	9684	9684	0.4%			
29	DR HORTON LLC	SPRING CREST PLAT 4 LOT 18	1911 SW PLAZA SHOPS LN ANKENY IA 50023	9620	9620	0.4%			
30	DR HORTON LLC	SPRING CREST PLAT 4 LOT 17	1912 SW PLAZA SHOPS LN ANKENY IA 50023	9620	9620	0.4%			
31	DR HORTON LLC	SPRING CREST PLAT 4 LOT 16	1913 SW PLAZA SHOPS LN ANKENY IA 50023	9620	3851	0.1%			
32	CITY OF WAUKEE, IOWA	SPRING CREST PLAT 4 OUTLOT P	230 W HICKMAN RD WAUKEE IA 50263	224481	90977	3.5%			
33	PHILLIPS-HAMILTON INC	NW SE IEX PARCEL 20-91 & PARCEL 20-92	HERTZ FARM MANAGEMENT BOX 500 NEVADA IA 50201	1529827	62244	2.4%	X		
34	PHILLIPS-HAMILTON INC	NE SW	HERTZ FARM MANAGEMENT BOX 500 NEVADA IA 50201	1742400	596652	22.7%	X		
35	PHILLIPS-HAMILTON INC	SE SW	HERTZ FARM MANAGEMENT BOX 500 NEVADA IA 50201	1677060	61523	2.3%	X		
36	KOETHE, LEMAR A	SW SW	6000 DOUGLAS AVE STE 210 DES MOINES IA 50322	1611720	329856	12.5%	X		
37	APPLE INC.	SE SE IEX PARCEL A/	ONE APPLE PARK WAY, CUPERTINO, CA, 95014	1503691	63034	2.4%		X	
38	APPLE INC.	E57 AC N1/2 SE1/4	ONE APPLE PARK WAY, CUPERTINO, CA, 95014	2439360	329812	12.5%		X	
39	APPLE INC.	SE NE	ONE APPLE PARK WAY, CUPERTINO, CA, 95014	1698840	329865	12.5%		X	
40	APPLE INC.	NE NE IEX N466.70' E496.70'	ONE APPLE PARK WAY, CUPERTINO, CA, 95014	1280191	196415	7.5%		X	
41	WAUKEE CHRISTIAN CHURCH	COMM NE COR NE 1/4 S466.70' W496.70' N466.70' E 496.70' TO POB	WAUKEE CHRISTIAN CHURCH	159430	81315	3.1%		X	
					2633236	100.0%	55.4%		

