

REZONING MAP  
**FRIDLEY**  
**PROPERTIES, L.L.C.**  
 WAUKEE, IOWA

**OWNER/APPLICANT**  
 FRIDLEY PROPERTIES LLC  
 C/O BRIAN FRIDLEY OR  
 RUSSELL YANKORDEL  
 1321 WALNUT STREET  
 DES MOINES, IA 50309  
 PHONE: 515-537-8344  
 FAX: 515-282-8310

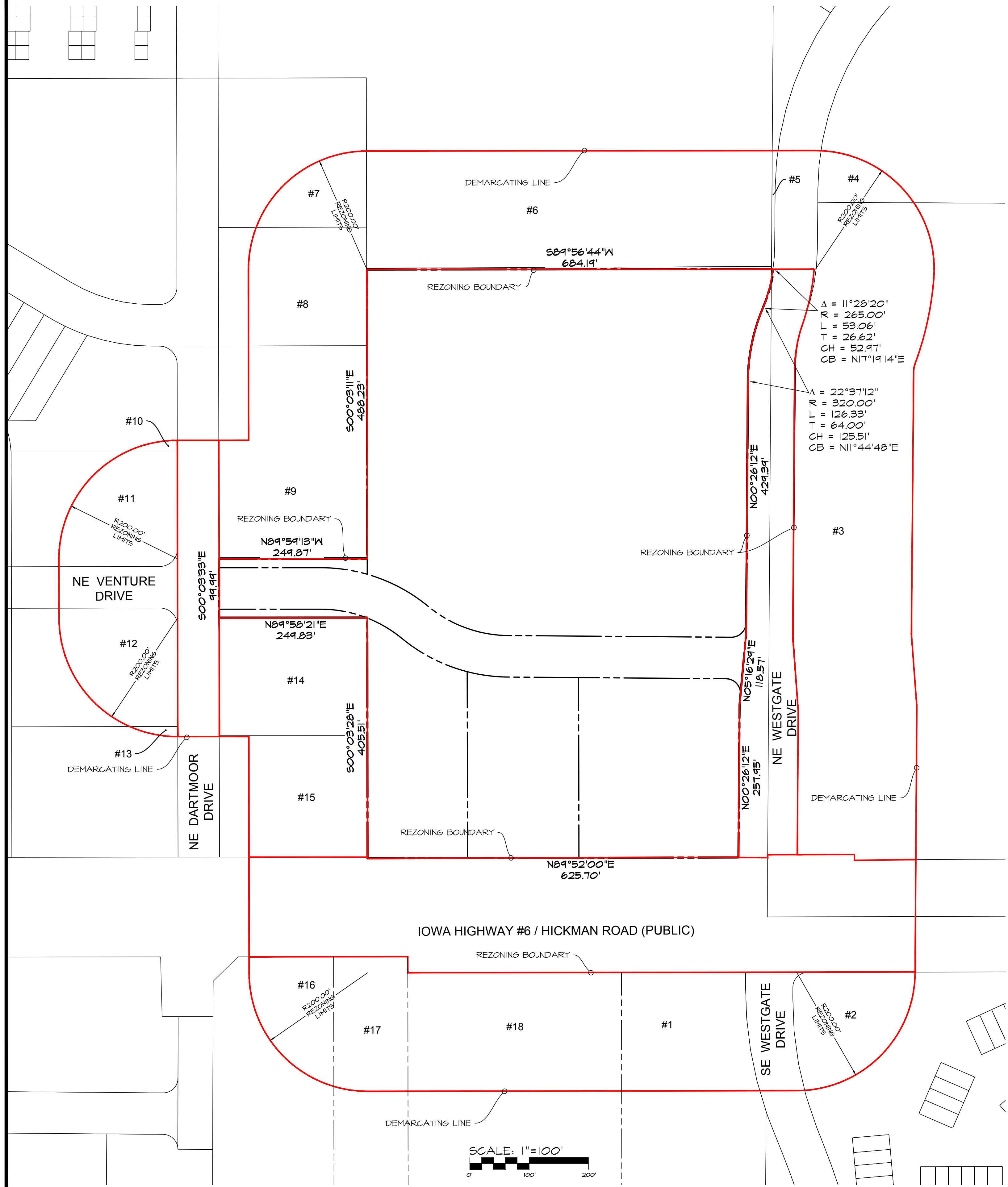
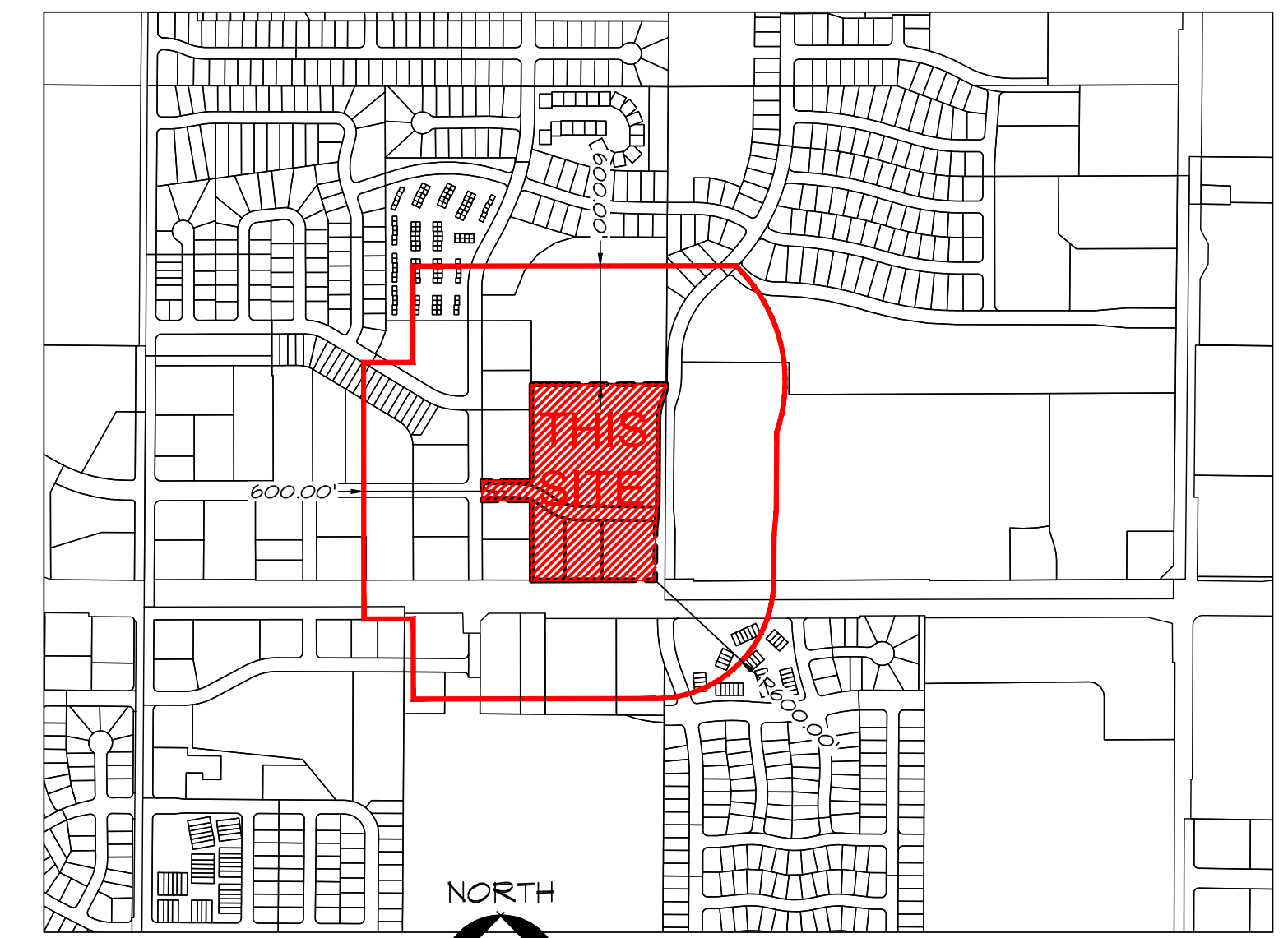
**PLAN PREPARED BY**  
 CIVIL ENGINEERING CONSULTANTS, INC.  
 2400 86th STREET, UNIT 12,  
 DES MOINES, IOWA 50322  
 PHONE: 515-276-4884  
 FAX: 515-276-7084

**LEGAL DESCRIPTION - PARCEL 'A'**  
 REZONING FROM C-1 TO C-1B WITH PLANNED DEVELOPMENT DISTRICT (OVERLAY)

OUTLOT B, THE POINT PLAT I, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, AND CONTAINING 15.16 ACRES MORE OR LESS.

**EXISTING ZONING**  
 C-1: COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT

**PROPOSED ZONING**  
 C-1B: WITH PLANNED DEVELOPMENT DISTRICT (OVERLAY)  
 LARGE SCALE COMMERCIAL DISTRICT



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	BLOUNT REAL ESTATE PARTNERSHIP	WAUKEE CENTRAL LOT 4	1400 18TH STREET SPIRIT LAKE, IA 51360	59,599 SQ. FT.	43,160 SQ. FT.	4.41%		
#2	WESTGATE TOWNHOMES ASSOCIATION	WESTGATE TOWNHOMES LOT A	PO BOX 114 WAUKEE, IA 50263	143,162 SQ. FT.	31,421 SQ. FT.	3.63%		
#3	ALICES, LC	PRAIRIE CROSSING PLAT 3 OUTLOT 7	8KNAPP PROPERTIES INC. 5000 WESTOWN PARKWAY, STE 400 WEST DES MOINES, IA 50266-5421	1,817,154 SQ. FT.	219,670 SQ. FT.	25.38%	X 25.38%	
#4	CONTINENTAL 246 FUND LLC	PRAIRIE CROSSING PLAT 1 LOT 1	C/O CONTINENTAL PROPERTIES COMPANY INC 1125 VALLEY VIEW DR Ida Grove, IA 51445	420,601 SQ. FT.	11,140 SQ. FT.	1.24%		
#5	GALLOPS, BENJAMIN W & GARMIN JTRS	PRAIRIE CROSSING PLAT 3 OUTLOT 2	322 NE WESTGATE DR WAUKEE, IA 50263	13,927 SQ. FT.	1,111 SQ. FT.	0.13%		
#6	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.	136,697 SQ. FT.	15.81%	X 15.81%	
#7	CEE PROPERTY MANAGEMENT, LLC	ENTERPRISE BUSINESS PARK PLAT 4 LOT 13	255 NE DARTMOOR DR WAUKEE, IA 50263	63,000 SQ. FT.	17,407 SQ. FT.	2.01%		
#8	J E T HOLDINGS, LLC	ENTERPRISE BUSINESS PARK PLAT 4 LOT 12	225 NE DARTMOOR DR STE 100 WAUKEE, IA 50263	50,000 SQ. FT.	39,508 SQ. FT.	4.58%		
#9	SCS PROPERTY MANAGEMENT, LLC	ENTERPRISE BUSINESS PARK PLAT 3 LOT 4	8450 HICKMAN RD #16 CLIVE, IA 50325	84,250 SQ. FT.	81,840 SQ. FT.	9.47%		
#10	COUNTRY CLINIC MEDICAL SERVICES, INC	WAUKEE MEDICAL PARK LOT 1	120 NE DARTMOOR DR PO BOX 168 WAUKEE, IA 50263	40,075 SQ. FT.	875 SQ. FT.	0.01%		
#11	275 VENTURE LLC	WAUKEE MEDICAL PARK LOT 2	275 NE VENTURE DR WAUKEE, IA 50263	54,886 SQ. FT.	32,437 SQ. FT.	3.82%		
#12	ERNST FUNERAL HOME, LLC	ENTERPRISE BUSINESS PARK PLAT 3 LOT 2	8Vicki Ernst 112 Valley View Dr Ida Grove, IA 51445	55,856 SQ. FT.	33,661 SQ. FT.	3.89%		
#13	DOWNING DEVELOPMENT, LTD	ENTERPRISE BUSINESS PARK PLAT 3 LOT 1	125 NE VENTURE DR, STE H WAUKEE, IA 50263	61,771 SQ. FT.	427 SQ. FT.	0.11%	X 0.11%	
#14	DOWNING DEVELOPMENT, LTD	ENTERPRISE BUSINESS PARK PLAT 3 LOT 6	125 NE VENTURE DR, STE H WAUKEE, IA 50263	50,000 SQ. FT.	44,473 SQ. FT.	5.73%	X 5.73%	
#15	TC2 WAUKEE LLC	ENTERPRISE BUSINESS PARK PLAT 3 LOT 1	PO BOX 104 FELLA, IA 50214	51,360 SQ. FT.	41,261 SQ. FT.	4.78%	X 4.78%	
#16	CENTRAL BANK	WAUKEE CENTRAL LOT 1	PO BOX 104 FELLA, IA 50214	53,432 SQ. FT.	12,041 SQ. FT.	2.71%	X 2.71%	
#17	WAUKEE LAND, LLC	WAUKEE CENTRAL LOT 2	PO BOX 104 FELLA, IA 50214	38,174 SQ. FT.	28,229 SQ. FT.	3.26%	X 3.26%	
#18	WAUKEE CENTRAL LLC	WAUKEE CENTRAL LOT 3	PO BOX 104 FELLA, IA 50214	45,628 SQ. FT.	24,001 SQ. FT.	8.32%	X 8.32%	
TOTAL					865,445 SQ. FT.	100%		

Civil Engineering Consultants, Inc. **CEC**

2400 86th Street, Unit 12, Des Moines, Iowa, 50322  
 515.276.4884 . Fax: 515.276.7084 . mail@cecinc.com

DATE: JUNE 24, 2016

DESIGNED BY: JFO  
 DRAWN BY: MEH

FRIDLEY PROPERTIES, L.L.C.  
 WAUKEE, IOWA

REZONING PLAN

SHEET 1 OF 1

E-1533

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