

EXISTING CITY OF WAUKEE ZONING:

A: AGRICULTURE

PROPOSED CITY OF WAUKEE ZONING:

M-1: LIGHT INDUSTRIAL DISTRICT

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M-1 SETBACK REGULATIONS:

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.

SIDE YARD:
NONE REQUIRED EXCEPT WHEN ADJACENT TO AN "R" OR "C-1" DISTRICT OR STREET RIGHT-OF-WAY LINE, A SIDE YARD OF 25 FEET SHALL BE REQUIRED.

REAR YARD:
30 FEET, UNLESS THE REAR LOT LINE ADJOINS A RAILROAD RIGHT-OF-WAY, IN WHICH CASE, NONE REQUIRED

PARKING STALL REQUIRED:

WAREHOUSE (25,406 SQ FT): 1 SPACE PER 1,000 SQ. FT. OF GFA OR ONE SPACE PER TWO EMPLOYEES, WHICHEVER IS GREATER = 26 PARKING STALLS

PROFESSIONAL/ BUSINESS OFFICE (4594 SQ FT): 3 SPACES PER 1,000 SQ. FT. OF GFA = 15 PARKING STALLS

TOTAL: 41 STALLS

PARKING STALLS PROVIDED: 46 STALLS

OPEN SPACE REQUIRED:

NO LESS THAN 15 PERCENT

OPEN SPACE PROVIDED: 4.62 ACRES
 $4.62/7.88*100 = 858.6\%$

FEMA MAP: LOCATED IN ZONE X: AREA OF MINIMAL FLOOD HAZARD

VICINITY MAP:



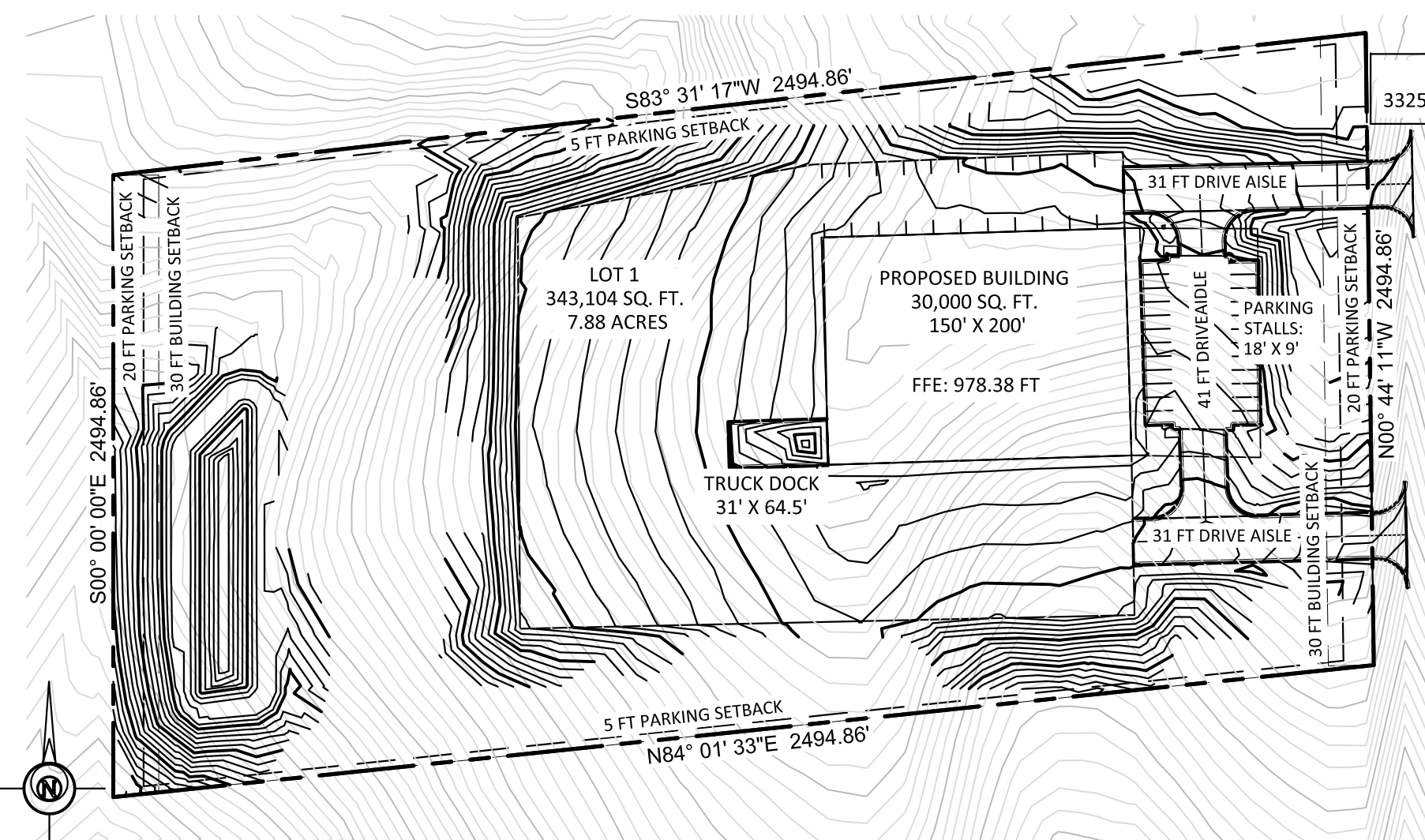
MAP SHOWING 200 FT BUFFER:

Angelo & Dana Lynne Tonelli
PO Box 471 Waukee, IA 50263

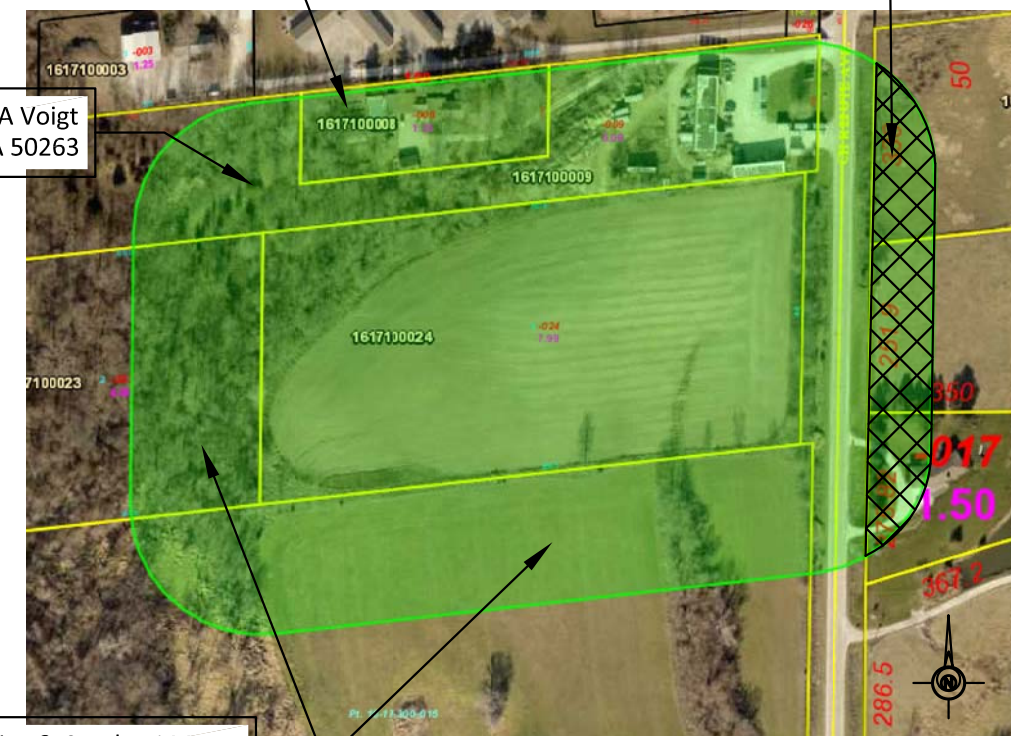
AREA OUTSIDE CITY LIMITS

Pamela J & Merlin A Voigt
3325 Ute Ave Waukee, IA 50263

Alice & Carolyn J Myers
3377 Ute Ave Waukee, IA 50263



UTE AVE



Scale in Feet
1" = 100'

LEGAL DESCRIPTION:

LOT 1, HOUGHAM SUBDIVISION, A SUBDIVISION IN DALLAS COUNTY, IOWA.

PREPARED BY:
PELDS ENGINEERING COMPANY
2323 DIXON STREET
DES MOINES, IA 50316
CONTACT: ED PELDS
PHONE: 515-265-8196

OWNER:
JEAN E. & LARRY W. MARK (50%)
NONA JILL & GORDON L. MARTENS (50%)
1626 SUMMIT LAKE AVE
CRESTON, IA 50801

APPLICANT:
TIFFANY EARL WILLIAMS
SKOGMAN REALTY
411 1ST AVENUE SE
CEDAR RAPIDS, IA 52403
PHONE: 319-651-8165



2323 Dixon Street, Des Moines, Iowa 50316 | P.O. Box 4626, Des Moines, Iowa 50305 | P: 515 265 8196

DEVELOPMENT PLAN
LOT 1, HOUGHAM SUBDIVISION
WAUKEE, IOWA

DATE	SCALE	DATE	SCALE
09-20-18	1"=100'	09-20-18	TBD