

PRELIMINARY- NOT FOR CONSTRUCTION

THE COMMONS AT GREENWAY PARK REZONING MAP

OWNER & APPLICANT:
SIGNATURE DEVELOPMENT OF IOWA, LLC
4800 E 57TH STREET SUITE A
SIOUX FALLS, SD 57108

PREPARED BY:
BISHOP ENGINEERING
3501 104TH ST
URBANDALE, IA 50322
PH: (515)276-0467
FAX: (515)276-0217

CURRENT ZONING:
A-1 AGRICULTURAL

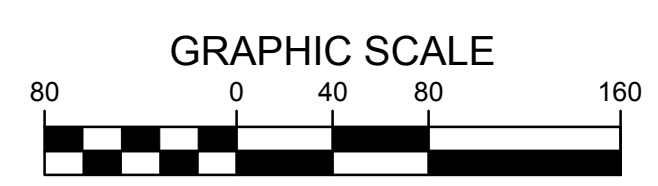
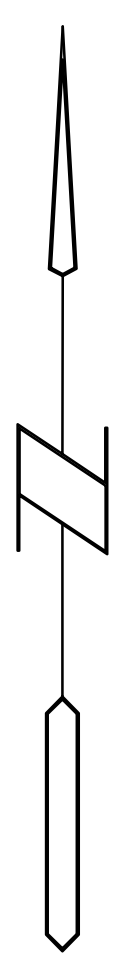
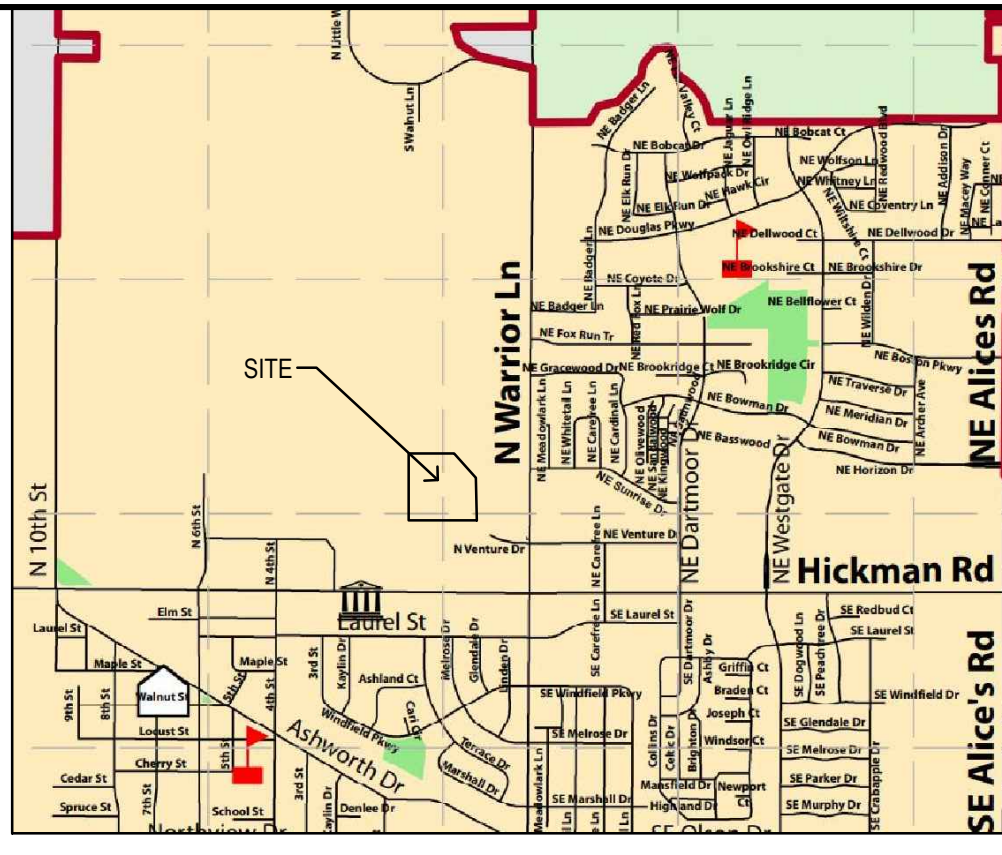
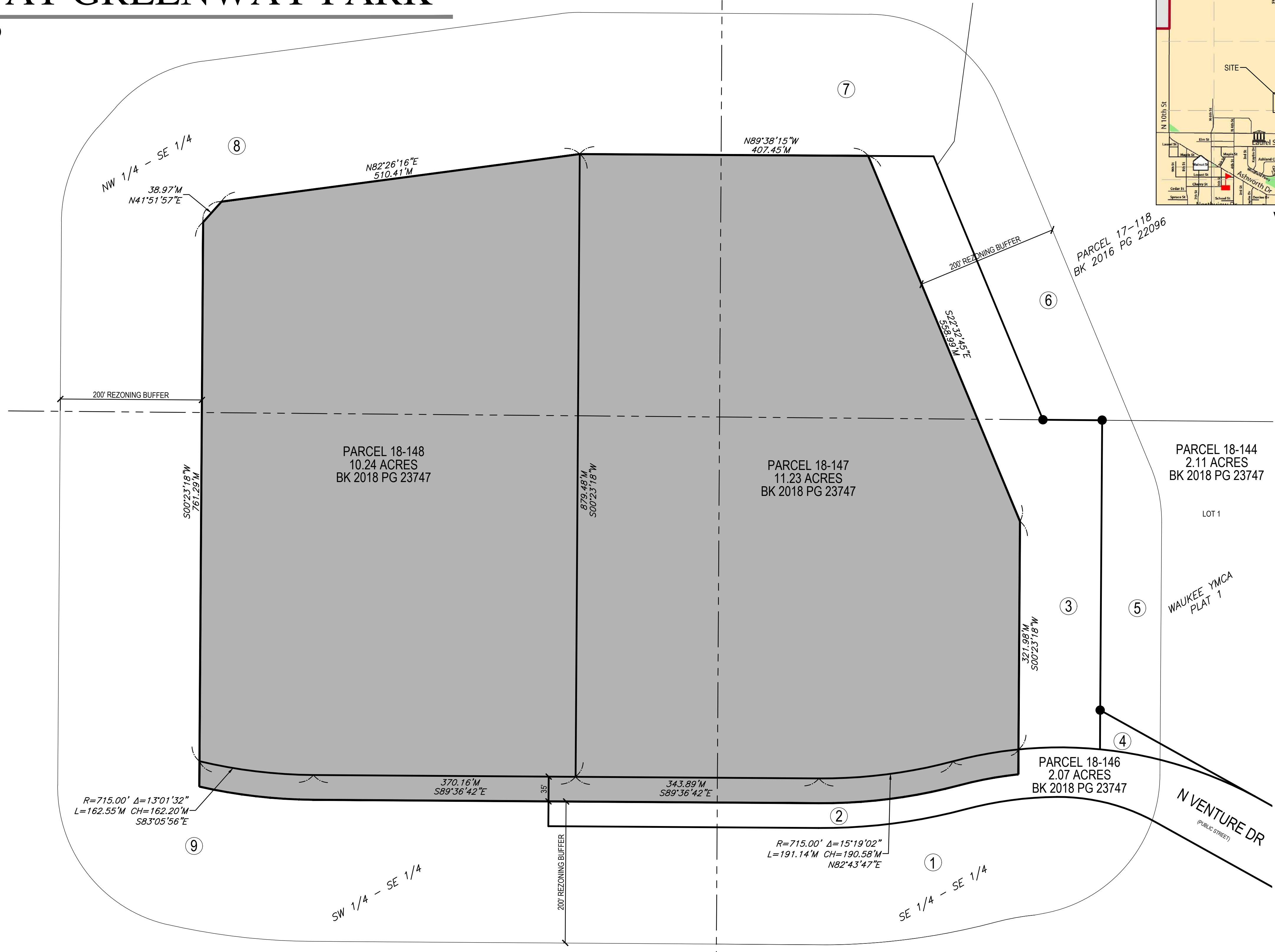
PROPOSED ZONING:
R-4 MULTI FAMILY RESIDENTIAL WITH A PLANNED
DEVELOPMENT OVERLAY (22.41 AC)

ZONING DESCRIPTION:
PARCEL 18-147, AND THE NORTH 1/2 OF PARCEL 18-146, LYING SOUTH OF AND ADJACENT
TO PARCEL 18-147, AND PARCEL 18-148 AND A 35.00 FOOT WIDE STRIP OF LAND LOCATED
IN THE SW 1/4 OF THE SE 1/4, OF SECTION 28, TOWNSHIP 79, RANGE 26 WEST OF THE 5TH
P.M., WAUKEE, DALLAS COUNTY, IOWA, LYING SOUTH OF AND ADJACENT TO PARCEL
18-148.

ALL ABOVE PARCELS AS SHOWN ON PLAT OF SURVEY RECORDED IN BOOK 2018 AT PAGE
23747, IN THE DALLAS COUNTY RECORDER'S OFFICE.

SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS
OF RECORD.

SAID TRACT OF LAND CONTAINS 22.41 ACRES.



NUMBER	PROPERTY OWNER	LEGAL DESCRIPTION	MAILING ADDRESS	TOTAL AREA OF PROPERTY (SF)	SQ. FT. WITHIN 200 FT OF REZONING	% OF TOTAL S.F. WITHIN 200' OF REZONING	% CONSENTING	% NON- CONSENTING
1	PHILIP E BRODERICK LLC	SE SE & FORMER RR/EX WAUKEE YMCA PLT 1 & EX WAUKEE GREENWAY PRK PLT 1	22 GLENVIEW DR DES MOINES IA 50312	508,783	94,301	11%		
2	PHILIP E BRODERICK LLC	PARCEL 18-146	22 GLENVIEW DR DES MOINES IA 50312	90,167	38,076	4%		
3	PHILIP E BRODERICK LLC	PARCEL 18-144	22 GLENVIEW DR DES MOINES IA 50312	91,934	91,934	10%		
4	PHILIP E BRODERICK LLC	PARCEL 18-145	22 GLENVIEW DR DES MOINES IA 50312	4,339	3,225	0%		
5	YOUNG MENS CHRISTIAN ASSOCIATION OF GREATER DES MOINES	WAUKEE YMCA PLAT 1 LOT 1	501 GRAND AVE DES MOINES IA 50309	359,923	34,400	4%		
6	INDI RUN LLC	PARCEL 17-118 NE SE	17389 BERKSHIRE PKWY CLIVE IA 50325	714,384	54,522	6%		
7	PHILIP E BRODERICK LLC	NE SE/ EX PARCEL 14-118	22 GLENVIEW DR DES MOINES IA 50312	377,129	65,267	7%		
8	PHILIP E BRODERICK LLC	NW SE / EX W 12.5 AC	22 GLENVIEW DR DES MOINES IA 50312	1,484,873.00	234,971	26%		
9	PHILIP E BRODERICK LLC	SW SE/EX W 11 AC & FORMER RR	22 GLENVIEW DR DES MOINES IA 50312	972,009	275,216	31%		
TOTALS=				891,912	891,912	100%	0	0

Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217
Civil Engineering & Land Surveying
Established 1959

THE COMMONS AT GREENWAY PARK
S28-T79N-R26W, N VENTURE DR - WAUKEE, IA
REZONING EXHIBIT

REFERENCE NUMBER:
DRAWN BY:
CLT
CHECKED BY:
JEJ
REVISION DATE:
PROJECT NUMBER:
180300
SHEET NUMBER:
1 OF 1