



Civil Engineering Consultants, Inc.

transmittal VIA: DELIVERED

DATE: April 23, 2019

TO: Brad Deets
City of Waukee, Iowa

FROM: Jerry Oliver

RE: Rezoning, Ashworth West

ENCLOSURES: One copy of the signed rezoning request
One copy of the rezoning map
Check in the amount of \$300 for the filing fee

REMARKS: Brad:
The copies and filing check will be delivered to your office later this afternoon. If you need additional copies or have questions, please let us know. Thanks for your assistance.

COPIES TO: Aimee Staudt, Tom Wittman, Stuart Ruddy, Paul Clausen

JOB NUMBER: E-7708

CITY OF WAUKEE

REQUEST FOR ZONING REVIEW

SECTION I: GENERAL INFORMATION:

Project Name:	<u>Ashworth West</u>		
Site Location:	<u>SW corner Ashworth and</u>		
Applicants Name:	<u>AP GPP, L.C.</u>		
Mailing Address:	<u>5000 Westown Parkway Suite 400</u> <u>West Des Moines, IA 50266</u>		
Phone:	<u>223-4000</u>	Fax:	<u>aimee.staudt@knappproperties.com</u>

Property Owner's Name and Mailing Address (if different from Applicant):	 		
Property Owner's Phone:	 		
Property Owner's Fax:	 		

PROJECT REPRESENTATIVE: Please enter the name of the person (applicant, owner, or member of the development team) who will be the main coordinator of this project. The person named will be the primary person contacted by City staff.			
Project Representative's Name:	<u>Aimee Staudt</u>		
Mailing Address:	<u>same as applicant</u> 		
Phone:	 	Fax:	

SECTION II: DEVELOPMENT TEAM

ENGINEER:
Contact Person: Jerry Oliver Paul Clausen
CEC
2400 86th St Suite 12
Des Moines, Iowa 50322
Phone: 276-4884 Fax: oliver@ceclac.com

ARCHITECT:
Contact Person: _____

Phone: _____ Fax: _____

ATTORNEY:
Contact Person: _____

Phone: _____ Fax: _____

OTHER:
Contact Person: _____

Phone: _____ Fax: _____

SECTION III: PROJECT INFORMATION

Provide the following information for all projects:

1. Project Location:
_____ foot N E S W (circle) of the Intersection of Ashworth and Grand Prairie Parkway (nearest cross streets)
2. Project / Property Address (if known): _____
3. Existing Comprehensive Plan Designation: Regional Retail
4. Proposed Comprehensive Plan Designation (if applicable): —
5. Existing Zoning Designation: Unzoned
6. Proposed Zoning Designation (if applicable): Kettlestone Retail Regional K-RR
7. Present Use of Land: Agricultural
8. Proposed Request:
Rezone to Kettlestone Retail Regional K-RR

9. Project Area: 19.1517 acres or ~~square feet~~
10. Building Height — feet — stories

CITY OF WAUKEE

REQUEST FOR ZONING CHANGE

The undersigned, property owners described as in Attached _____ hereto, do hereby petition the City of Waukee for a zoning change from _____ to _____

General Location of Property NE 1/4 Section 9 T 78 R 26 - _____ TOWNSHIP

SECTION III: PROJECT INFORMATION

Provide the following information for all projects:

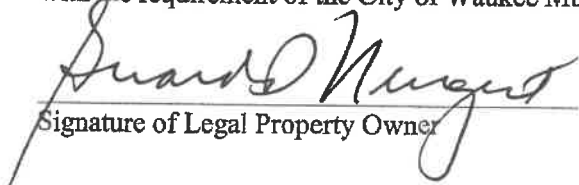
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7. Present Use of Land: Agricultural
8. Proposed Request: Rezone to Kettlestone Retail Regional K-RR

9. Project Area: 19.1517 acres or ~~square feet~~

CERTIFICATION

Part A: Owner's Signature and Consent

I/We, _____ being duly sworn, depose and say that I/we am/are the owner, owners, authorized representative for a corporate owner, person with power of attorney for the owner/owners, or a non residential tenant of said property. I/we personally swear and affirm that this application has been prepared in compliance with the requirements of the City of Waukee Municipal code as printed herein and that the statements and information above referred to are in all respects true and correct to the best of my/our knowledge and belief. Further, I/we hereby submit this application for Rezoning for review and consideration by the City of Waukee, Iowa in compliance with the requirement of the City of Waukee Municipal Code.


Signature of Legal Property Owner

4/23/2019
Date

OWNER/APPLICANT
 AP GPP, L.C.
 5000 WESTOWN PARKWAY, SUITE 400
 WEST DES MOINES, IA 50266
 PH: 515-223-4000
 CONTACT: AIMEE STAUDT
 EMAIL: aimee.staudt@knappproperties.com

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

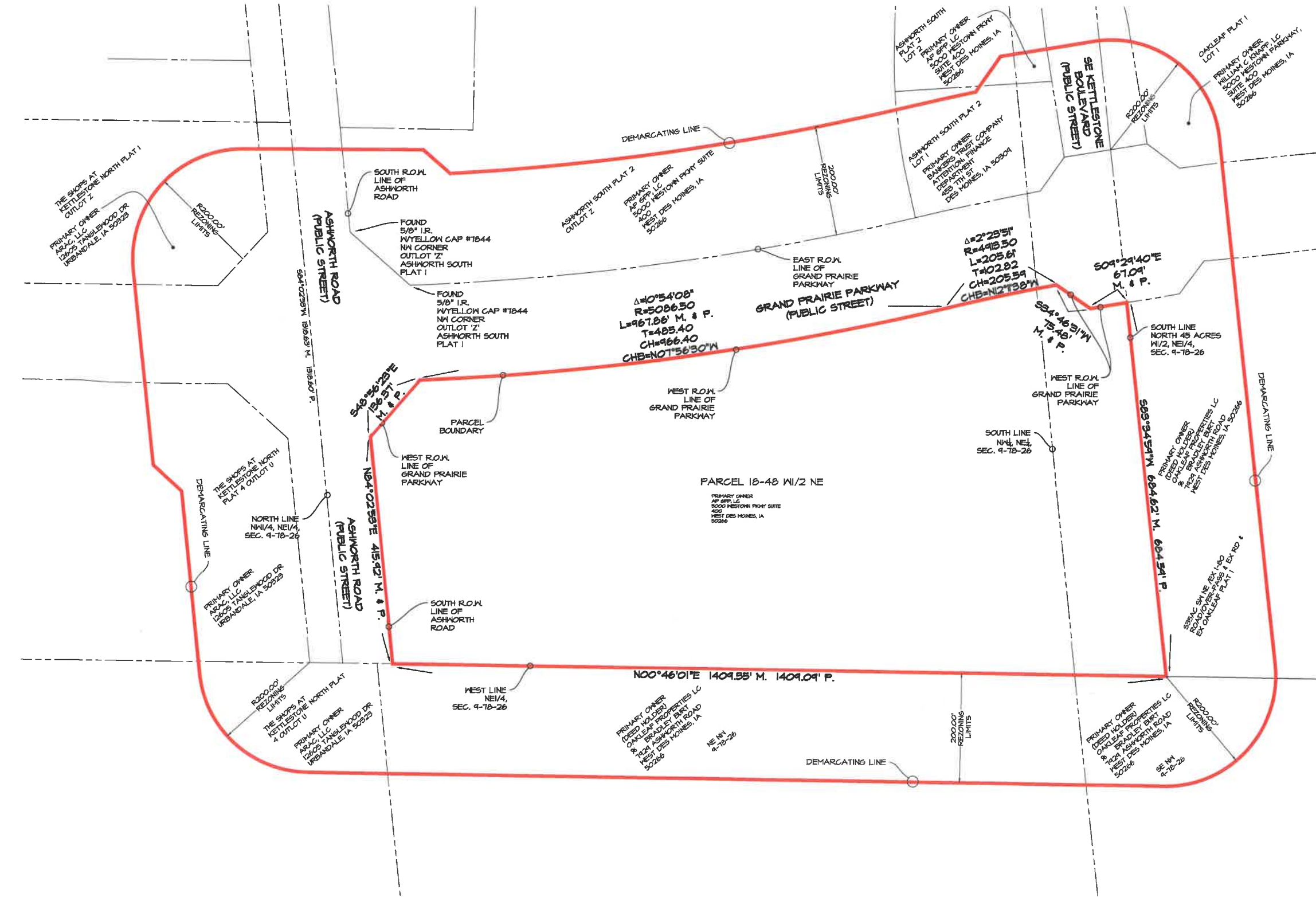
LEGAL DESCRIPTION - PARCEL 18-48
 A PARCEL OF LAND IN THE NORTH 45 ACRES OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA, THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE 500°46'01"W, 90.62 FEET ALONG THE WEST LINE OF SAID NORTHEAST 1/4, TO THE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF ASHWORTH ROAD; THENCE N64°02'59"E, 415.42 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF GRAND PRAIRIE PARKWAY; THENCE S48°56'29"E, 136.37 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5086.50 FEET AND A CHORD BEARING OF S07°56'30"E, AN ARC LENGTH OF 967.86 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 4413.50 FEET AND A CHORD BEARING OF S12°11'38"E, AN ARC LENGTH OF 205.61 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT; THENCE S34°46'31"W, 75.48 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT; THENCE S09°29'40"E, 67.09 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH LINE OF THE NORTH 45 ACRES OF THE WEST 1/2 OF SAID NORTHEAST 1/4; THENCE S83°34'59"W, 684.62 FEET ALONG SAID SOUTH LINE TO A POINT ON THE WEST LINE OF SAID NORTHEAST 1/4; THENCE N00°46'01"E, 1409.55 FEET ALONG THE WEST LINE OF SAID NORTHEAST 1/4 TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 14.1517 ACRES MORE OR LESS.

REZONING MAP
AP GPP, L.C.
 PARCEL 18-48 W1/2 NE
 WAUKEE, IOWA



VICINITY SKETCH
 SCALE: 1"=200'



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



DATE	REVISIONS	COMMENTS
APRIL 23, 2014	1	
	2	
	3	
	4	
	5	JFO
	6	MEH

DATE OF SURVEY: FEB. 02 2011
 DESIGNED BY: JFO
 DRAWN BY: MEH

REZONING MAP
 WAUKEE, IOWA
PARCEL 18-48 W1/2 NE

