

# KETTLESTONE PEAK REZONING

## ZONING:

EXISTING: C-1, COMMUNITY AND HIGHWAY SERVICE COMMERCIAL DISTRICT  
C-4, OFFICE PARK COMMERCIAL DISTRICT  
R-3, RENTAL MULTI-FAMILY RESIDENTIAL DISTRICT

PROPOSED: AREA 1 - KETTLESTONE RETAIL COMMUNITY  
AREA 2 - KETTLESTONE OFFICE  
AREA 3 - KETTLESTONE OFFICE  
AREA 4 - KETTLESTONE MULTI-FAMILY STACKED HIGH  
AREA 5- KETTLESTONE MULTI-FAMILY STACKED MEDIUM

## PREPARED FOR:

TIMBERCREST HOMES LLC - JOHN LARSON

## LEGAL DESCRIPTION

AN IRREGULAR SHAPED PORTION OF GOVERNMENT LOT 5 IN SECTION 3, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., WAUKEE, DALLAS COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 5; THENCE N83°38'16"E ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 5, A DISTANCE OF 293.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N83°38'16"E ALONG SAID NORTH LINE, A DISTANCE OF 652.27 FEET; THENCE N83°39'00"E ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 5, A DISTANCE OF 130.21 FEET TO THE NORTHWEST CORNER OF PARCEL AA AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2012 AT PAGE 22640 IN THE OFFICE OF THE RECORDER OF DALLAS COUNTY, IOWA; THENCE S26°36'49"E ALONG THE WESTERLY LINE OF SAID PARCEL AA, A DISTANCE OF 213.37 FEET; THENCE S63°10'44"W, A DISTANCE OF 4.79 FEET; THENCE SOUTHWESTERLY ALONG A 300.00 FOOT RADIUS CURVE CONCAVE NORTHERLY, A DISTANCE OF 226.66 FEET, SAID CURVE HAVING A CHORD BEARING OF S84°49'23"W AND A CHORD LENGTH OF 221.30 FEET; THENCE N73°31'58"W, A DISTANCE OF 308.91 FEET; THENCE NORTHWESTERLY ALONG A 1000.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, A DISTANCE OF 356.33 FEET, SAID CURVE HAVING A CHORD BEARING OF N83°44'28"W AND A CHORD LENGTH OF 354.45 FEET TO THE POINT OF BEGINNING.

OWNER: BEASELY FARMS INC

AND

AN IRREGULAR SHAPED PORTION OF GOVERNMENT LOT 1 AND GOVERNMENT LOT 8 IN SECTION 4, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., WAUKEE, DALLAS COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 8; THENCE N00°12'20"E ALONG THE EAST LINE OF SAID GOVERNMENT LOT 8, A DISTANCE OF 466.25 FEET TO THE POINT OF BEGINNING; THENCE S83°26'05"W, A DISTANCE OF 59.79 FEET; THENCE N06°28'44"W, A DISTANCE OF 84.10 FEET; THENCE NORTHWESTERLY ALONG A 750.00 FOOT RADIUS CURVE CONCAVE WESTERLY, A DISTANCE OF 283.89 FEET, SAID CURVE HAVING A CHORD BEARING OF N18°25'49"W AND A CHORD LENGTH OF 282.19 FEET; THENCE N60°43'34"E, A DISTANCE OF 79.65 FEET; THENCE N00°12'20"E, A DISTANCE OF 578.02 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE FORMER CHICAGO NORTHWESTERN RAILWAY; THENCE S62°52'20"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 99.20 FEET TO THE EAST LINE OF SAID GOVERNMENT LOT 1; THENCE S00°12'20"W ALONG THE EAST LINE OF SAID GOVERNMENT LOT 1 AND THE EAST LINE OF SAID GOVERNMENT LOT 8, A DISTANCE OF 915.39 FEET TO THE POINT OF BEGINNING.

OWNER: RICHARD W GILES TRUST  
AND

ALL OF PARCEL 19-120 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2019 AT PAGE 23340 IN THE OFFICE OF THE RECORDER OF DALLAS COUNTY, IOWA, AND, AN IRREGULAR SHAPED PORTION OF GOVERNMENT LOT 4 IN SECTION 3, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., WAUKEE, DALLAS COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 4; THENCE N00°12'20"E ALONG THE WEST LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 1381.64 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE FORMER CHICAGO NORTHWESTERN RAILWAY; THENCE S62°52'20"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 732.18 FEET; THENCE S00°19'41"W, A DISTANCE OF 452.31 FEET; THENCE S89°20'24"E, A DISTANCE OF 397.81 FEET; THENCE S02°19'33"W, A DISTANCE OF 532.50 FEET TO THE SOUTH LINE OF SAID GOVERNMENT LOT 4; THENCE S83°38'16"W ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 946.16 FEET TO THE POINT OF BEGINNING.

OWNER: TIMBERCREST HOMES LLC

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

## LEGAL DESCRIPTIONS ZONING

KETTLESONE RETAIL COMMUNITY:  
AN IRREGULAR SHAPED PORTION OF PARCEL 19-120 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2019 AT PAGE 23340 IN THE OFFICE OF THE RECORDER OF DALLAS COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 19-120; THENCE NORTHWESTERLY ALONG THE WEST LINE OF SAID PARCEL 19-120 AND ALONG A 1587.50 FOOT RADIUS CURVE CONCAVE WESTERLY, A DISTANCE OF 464.87 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 19-120, SAID CURVE HAVING A CHORD BEARING OF N08°18'46"W AND A CHORD LENGTH OF 463.22 FEET; THENCE N83°26'05"E ALONG THE NORTH LINE OF SAID PARCEL 19-120, A DISTANCE OF 628.13 FEET; THENCE S06°33'55"E, A DISTANCE OF 463.00 FEET TO THE SOUTH LINE OF SAID PARCEL 19-120; THENCE S83°26'05"W ALONG THE SOUTH LINE OF SAID PARCEL 19-120, A DISTANCE OF 614.00 FEET TO THE POINT OF BEGINNING.

## KETTLESTONE OFFICE:

AN IRREGULAR SHAPED PORTION OF PARCEL 19-120 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2019 AT PAGE 23340 IN THE OFFICE OF THE RECORDER OF DALLAS COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL 19-120; THENCE N83°26'05"E ALONG THE SOUTH LINE OF SAID PARCEL 19-120, A DISTANCE OF 614.00 FEET TO THE POINT OF BEGINNING; THENCE N06°33'55"W, A DISTANCE OF 463.00 FEET TO THE NORTH LINE OF SAID PARCEL 19-120; THENCE N83°26'05"E ALONG THE NORTH LINE OF SAID PARCEL 19-120, A DISTANCE OF 611.68 FEET; THENCE S06°21'44"E, A DISTANCE OF 463.00 FEET TO THE SOUTH LINE OF SAID PARCEL 19-120; THENCE S83°26'05"W ALONG THE SOUTH LINE OF SAID PARCEL 19-120, A DISTANCE OF 610.04 FEET TO THE POINT OF BEGINNING.

## KETTLESTONE MULTI-FAMILY STACKED HIGH:

AN IRREGULAR SHAPED PORTION OF GOVERNMENT LOT 1 AND GOVERNMENT LOT 8 IN SECTION 4, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., AND A PART OF GOVERNMENT LOT 4 AND GOVERNMENT LOT 5 IN SECTION 3, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., AND A PORTION OF PARCEL 19-120 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2019 AT PAGE 23340 IN THE OFFICE OF THE RECORDER OF DALLAS COUNTY, IOWA, ALL IN WAUKEE, DALLAS COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 19-120; THENCE S83°26'05"W ALONG THE SOUTH LINE OF SAID PARCEL 19-120, A DISTANCE OF 6.46 FEET; THENCE N06°21'44"W, A DISTANCE OF 463.00 FEET TO THE NORTH LINE OF SAID PARCEL 19-120; THENCE N06°28'44"W, A DISTANCE OF 84.10 FEET; THENCE NORTHWESTERLY ALONG A 750.00 FOOT RADIUS CURVE CONCAVE WESTERLY, A DISTANCE OF 283.89 FEET, SAID CURVE HAVING A CHORD BEARING OF N18°25'49"W AND A CHORD LENGTH OF 282.19 FEET; THENCE N60°43'34"E, A DISTANCE OF 79.65 FEET; THENCE N00°12'20"E, A DISTANCE OF 578.02 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE FORMER CHICAGO NORTHWESTERN RAILWAY; THENCE S62°52'20"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 732.18 FEET; THENCE S00°19'41"W, A DISTANCE OF 452.31 FEET; THENCE S00°05'18"W, A DISTANCE OF 578.69 FEET TO THE NORTH LINE OF SAID GOVERNMENT LOT 5; THENCE S11°08'07"W, A DISTANCE OF 47.59 FEET; THENCE NORTHWESTERLY ALONG A 1000.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, A DISTANCE OF 263.28 FEET, SAID CURVE HAVING A CHORD BEARING OF N86°24'25"W AND A CHORD LENGTH OF 262.52 FEET; THENCE S83°38'16"W ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 293.89 FEET TO THE POINT OF BEGINNING.

## KETTLESTONE MULTI-FAMILY STACKED MEDIUM:

AN IRREGULAR SHAPED PORTION OF GOVERNMENT LOT 4 AND GOVERNMENT LOT 5 IN SECTION 3, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., WAUKEE, DALLAS COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 4; THENCE N83°38'16"E ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 566.76 FEET TO THE POINT OF BEGINNING; THENCE N00°05'18"E, A DISTANCE OF 578.69 FEET; THENCE S89°20'24"E, A DISTANCE OF 397.81 FEET; THENCE S02°19'33"W, A DISTANCE OF 532.50 FEET TO THE NORTH LINE OF SAID GOVERNMENT LOT 5; THENCE N83°39'00"E ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 5, A DISTANCE OF 130.21 FEET TO THE NORTHWEST CORNER OF PARCEL AA AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2012 AT PAGE 22640 IN THE OFFICE OF THE RECORDER OF DALLAS COUNTY, IOWA; THENCE S26°36'49"E ALONG THE WESTERLY LINE OF SAID PARCEL AA, A DISTANCE OF 213.37 FEET; THENCE S63°10'44"W, A DISTANCE OF 4.79 FEET; THENCE SOUTHWESTERLY ALONG A 300.00 FOOT RADIUS CURVE CONCAVE NORTHERLY, A DISTANCE OF 226.66 FEET, SAID CURVE HAVING A CHORD BEARING OF S84°49'23"W AND A CHORD LENGTH OF 221.30; THENCE N73°31'58"W, A DISTANCE OF 308.91 FEET; THENCE NORTHWESTERLY ALONG A 1000.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, A DISTANCE OF 93.06 FEET, SAID CURVE HAVING A CHORD BEARING OF N76°11'56"W AND A CHORD LENGTH OF 93.02 FEET; THENCE N11°08'07"E, A DISTANCE OF 47.59 FEET TO THE POINT OF BEGINNING.

NUMBER	NAME OF PROPERTY OWNER	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS	SQ FT WITHIN 250' OF REZONING	% OF TOTAL SF WITHIN 250' OF REZONING	% CONSENTING	% NON-CONSENTING
1	RICHARD W. GILES REVOCABLE TRUST	GOV. LOT 1	3069 SE WACO PL.	544,248	27.1%		
2	COVE AT KETTLESTONE H.O.A.	COVE AT KETTLESTONE PLAT 1 OUTLOT Z	7205 68TH ST STE 120 WEST DES MOINES, IOWA 50266	86,798	4.3%		
2A	ROCK EQUITY HOLDINGS LLC	COVE AT KETTLESTONE PLAT 1 LOTS	780 68TH ST SUITE 120 WEST DES MOINES, IOWA 50266	44,863	2.2%		
3	BRICKTOWNE WAUKEE CONDOS	BRICKTOWN WAUKEE CONDOS		144,117	7.2%		
4	DALLAS D. & LINDA M. HAKEMAN	2 AC LYING S. RR & W. CO. RD. GOV LOT 4	3069 SE WACO PL.	81,650	4.1%		
5	RICHARD JAMES & CAROL LYON VOGEL	S. 1.32 AC N. 3.32 AC GOV LOT 4 S. RR & W. CO. RD.	P.O. BOX 1226 WAUKEE, IOWA	58,079	2.9%		
6	MAPLE GROVE WEST PLAT 6 H.O.A.	MAPLE GROVE WEST PLAT 6 OUTLOT Z	720 S. 68TH ST. WEST DES MOINES, IOWA 50266	113,533	5.7%		
6A	ROCK EQUITY HOLDINGS LLC	MAPLE GROVE WEST PLAT 6 LOTS	780 68TH ST SUITE 120 WEST DES MOINES, IOWA 50266	41,706	2.1%		
7	KIRTESH & RIKITA JAIN	MAPLE GROVE WEST PLAT 5 OUTLOT X	9797 LARCHWOOD DR. WEST DES MOINES, IOWA 50266	15,000	0.7%		
8	OHMAR P. & ABIGAIL E. COUGHLIN	MAPLE GROVE WEST PLAT 5 LOT 2	9798 LARCHWOOD DR. WEST DES MOINES, IOWA 50266	10,084	0.5%		
9	STEVEN & HOLLY MCFARLAND	MAPLE GROVE WEST PLAT 4 LOT 2	9771 LARCHWOOD DR WEST DES MOINES, IOWA 50266	8,049	0.4%		
10	ANDY NEAL	MAPLE GROVE WEST PLAT 5 LOT 3 & OUTLOT Y	9794 LARCHWOOD DR. WEST DES MOINES, IOWA 50266	14,775	0.7%		
11	FELIX & MELISSA YANQUI	MAPLE GROVE WEST PLAT 4 LOT 31	9782 LARCHWOOD DR WEST DES MOINES, IOWA 50266	8,777	0.4%		
12	PHANIBHUSHAN SIRIGALA & SWETHA PASUPULETI	MAPLE GROVE WEST PLAT 4 LOT 12 & OUTLOT Y	9793 ALDERWOOD DR. WEST DES MOINES, IOWA 50266	7,985	0.4%		
13	BEASLEY FARMS INC	GOV LOT 5 EX. PARCEL AA	14327 HOLCOMB AVE URBANDALE, IOWA 50232	619,857	30.9%		
14	LOLOWAU LLC	GOV LOT 10 EX. PRCL B & RD.	6000 UNIVERSITY AVE STE 350 WEST DES MOINES, IOWA 50266	44,705	2.2%		
15	LOLOWAU LLC	GOV LOT 7 EX. 2.3 AC ON N. SIDE	6000 UNIVERSITY AVE STE 350 WEST DES MOINES, IOWA 50266	156,196	7.8%		
16	CITY OF WEST DES MOINES	PARCEL A GOV LOT 3 S OF RR	PO BOX 65320 WEST DES MOINES, IA 50266	7,423	0.4%		
17	AMANDA AND JOEL HUGUININ	MAPLE GROVE WEST PLAT 4 LOT 44	9763 LARCHWOOD DRIVE WEST DES MOINES, IOWA 50266	278	0.0%		
18	MITCHELL ARNE	MAPLE GROVE WEST PLAT 4 LOT 30	9756 LARCHWOOD DRIVE WEST DES MOINES, IOWA 50266	1,011	0.1%		
19	DAVID AND JUDITH BROWN	MAPLGE GROVE WEST PLAT 4 LOT 13	9769 ALDERWOOD DRIVE WEST DES MOINES, IOWA 50266	15	0.0%		
			TOTAL	2,009,149			

REFERENCE NUMBER:

DRAWN BY:  
BA

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LH

REVISION DATE:

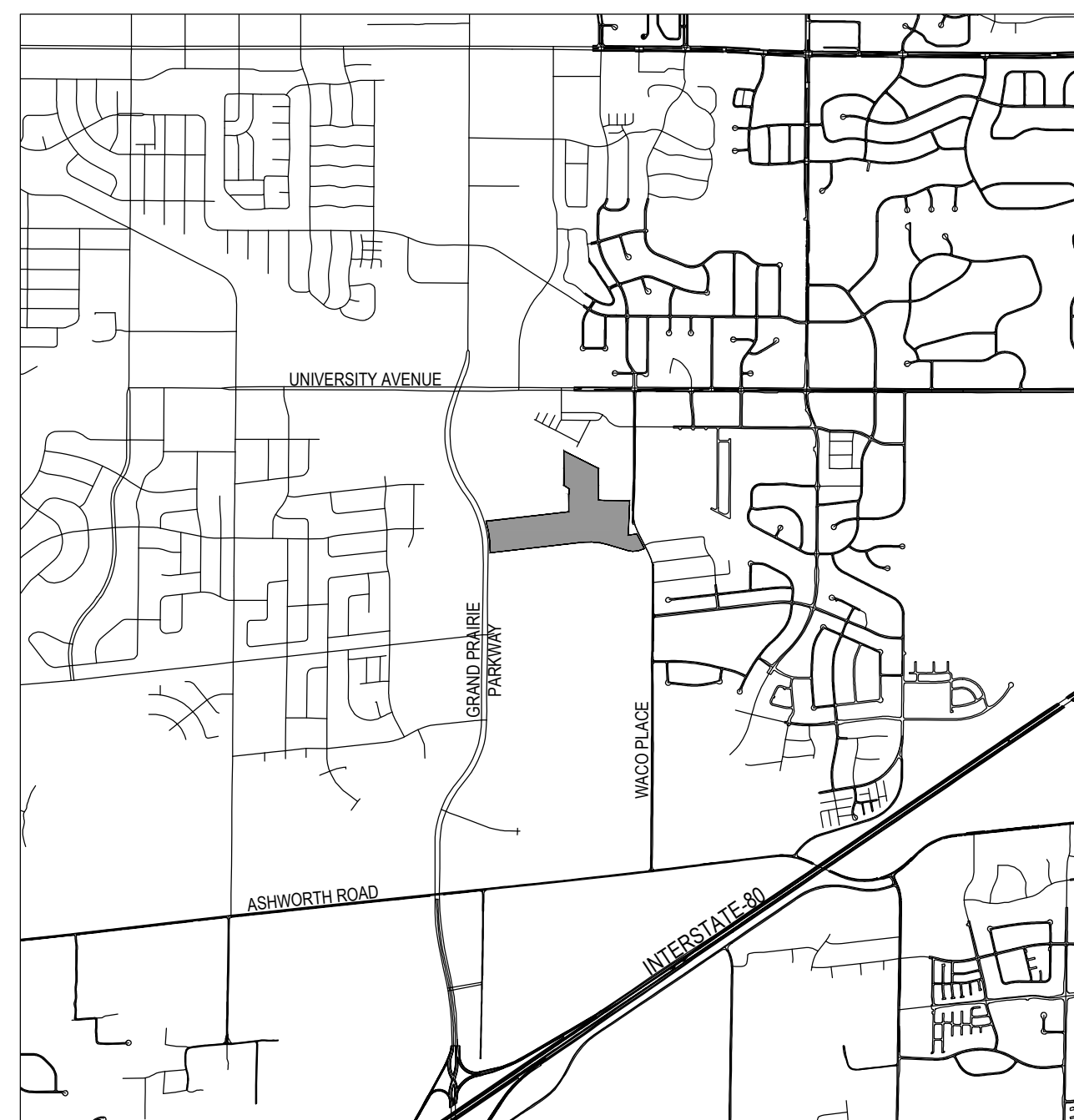
1ST SUBMITTAL 1-21-2020  
2ND SUBMITTAL 2-18-2020

PROJECT NUMBER:

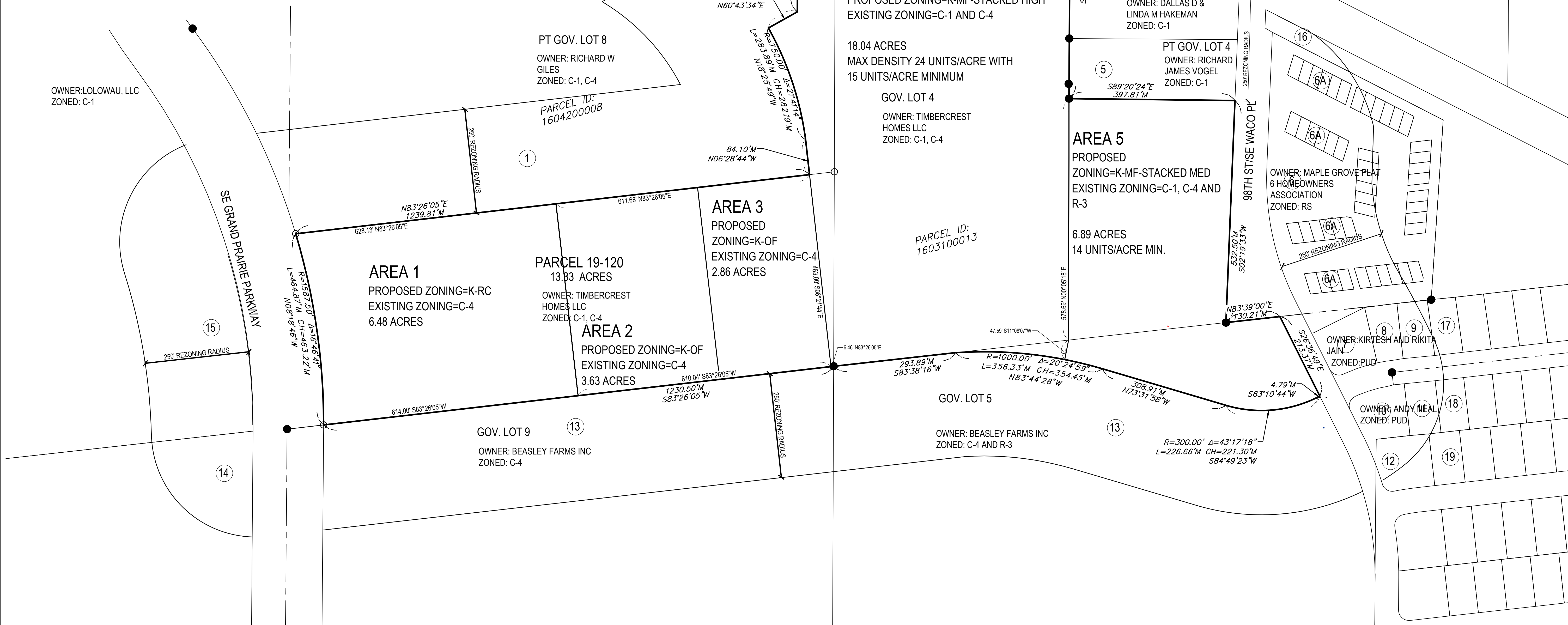
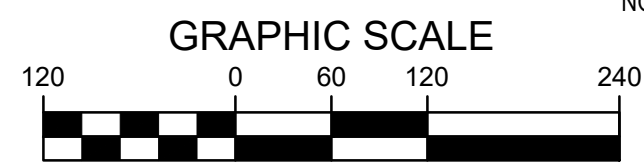
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SHEET NUMBER:

1 OF 2



VICINITY MAP  
NOT TO SCALE



REFERENCE NUMBER:
DRAWN BY: BA
CHECKED BY: LH
REVISION DATE: 1ST SUBMITTAL 1-21-2020 2ND SUBMITTAL 2-18-2020
PROJECT NUMBER: <b>190377</b>
SHEET NUMBER: <b>2 OF 2</b>