



REQUEST FOR ZONING REVIEW

SECTION I: GENERAL INFORMATION:

Project Name: Waukee Memory Care, LLC

Site Location: Outlot Z of Legacy Points at Waukee - Plats
1505 SE Laurel Street

Applicants Name: Ewing Land Development & Services

Mailing Address: 909 W 16th Street
Pella IA 50219

Phone: (641) 620-0073 Fax: (641) 620-8307

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: Josh Cowman

Mailing Address: 909 W 16th Street
Pella IA 50219

Phone: (641) 620-0073
(641) 780-5970 cell Fax: (641) 620-8307

SECTION II: DEVELOPMENT TEAM

ENGINEER: Garden & Assoc.
Contact Person:
Brad Vifermarkt

Phone: (641) 672-2526 Fax: (641) 672-2091

ARCHITECT: SVPA
Contact Person:
Steven E. Caray

Phone: (515) 327-5990 Fax: (515) 327-5991

ATTORNEY: Brown Winick-Graves
Contact Person:
Paul Hietbrink

Phone: (641) 628-4513 Fax: (641) 628-8494

OTHER: General Contractor — Downing Construction
Contact Person:
Justin Brown

Phone: (515) 961-5386 Fax: (515) 961-0468

SECTION III. PROJECT DESCRIPTION

Provide the following information for all projects:

1. Project Location: 250 foot N E S (W) (circle) of the Intersection of SE Legacy Pointe and SE Laurel Street (nearest cross streets Blvd.)
2. Project / Property Address (if known): 1505 SE Laurel Street
3. Existing Comprehensive Plan Designation: ---
4. Proposed Comprehensive Plan Designation (if applicable): ---
5. Existing Zoning Designation: PLANNED DEVELOPMENT DISTRICT
6. Proposed Zoning Designation (if applicable): PLANNED DEV. DISTRICT
7. Present Use of Land: VACANT LOTS
8. Proposed Request: AMEND PLANNED DEVELOPMENT DISTRICT AGREEMENT TO INCLUDE A MEMORY CARE FACILITY IN AREA PREVIOUSLY PLANNED FOR TOWNHOME UNITS.
9. Project Area: 3.15 (circled) acres or square feet
10. Building Height 28 feet 1 stories



CONSENT FOR ZONING CHANGE - SURROUNDING PROPERTY OWNERS

The undersigned, property owners within 200 feet of the property described as in Attached _____ hereto, do hereby petition the City of Waukee to grant the zoning change from _____ to _____

General Location of Property Section 35 T 79 R 26 - WALNUT TOWNSHIP

NAME	PARCEL #	SIGNATURE	DATE
Jeff Ewing - ELDS	(subject property)		11 / 4 / 09
Plat 5 of Legacy Pointe at Waukee	-		11 / 9 / 09
1550 SE Grand Holiday Crest Circle	-		12 / 8 / 09
160 SE LP Blvd. Richard & Gloria Hedson	-		11 / 19 / 09
Lot 14 - LP Blvd. - Dan Kraaybrink #5 (250 & 260)	-		11 / 20 / 09
Lot 13 - LP Blvd. - Dan Kraaybrink #5 (220 & 230)	-		11 / 20 / 09
Lot 12 - LP Blvd. - Dan Kraaybrink #5 (180 & 190)	-		11 / 20 / 09
_____	-	_____	1 / 1
_____	-	_____	1 / 1
_____	-	_____	1 / 1
_____	-	_____	1 / 1
_____	-	_____	1 / 1

* Subject Property



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<u>Jeff Ewing - ELDS</u>	<u>(Subject property)</u>	<u>[Signature]</u>	<u>11 / 1 / 09</u>
<u>Plot 5 of Legacy Pointe</u>	<u>-</u>	<u>[Signature]</u>	<u>11 / 9 / 09</u>
<u>44 Waukee</u>	<u>-</u>	<u>[Signature]</u>	<u>12 / 8 / 09</u>
<u>150 SE Waukee</u>	<u>-</u>	<u>[Signature]</u>	<u>12 / 8 / 09</u>
<u>Holiday Crest Circle</u>	<u>-</u>	<u>[Signature]</u>	<u>11 / 19 / 09</u>
<u>160 SE LP Blvd.</u>	<u>-</u>	<u>[Signature]</u>	<u>11 / 20 / 09</u>
<u>Richard & Gloria Hutson</u>	<u>-</u>	<u>[Signature]</u>	<u>11 / 20 / 09</u>
<u>Lot 14 - LP Blvd. - Dan Kraayenbrink</u>	<u>-</u>	<u>[Signature]</u>	<u>11 / 20 / 09</u>
<u>#5 (230 & 260)</u>	<u>-</u>	<u>[Signature]</u>	<u>11 / 20 / 09</u>
<u>Lot 13 - LP Blvd. - Dan Kraayenbrink</u>	<u>-</u>	<u>[Signature]</u>	<u>11 / 20 / 09</u>
<u>#3 (220 & 230)</u>	<u>-</u>	<u>[Signature]</u>	<u>11 / 20 / 09</u>
<u>Lot 12 - LP Blvd. - Dan Kraayenbrink</u>	<u>-</u>	<u>[Signature]</u>	<u>11 / 20 / 09</u>
<u>#15 (180 & 190)</u>	<u>-</u>	<u>[Signature]</u>	<u>12 / 8 / 09</u>
<u>ERIC GRUBB - NEWBLOOD DEV</u>	<u>-</u>	<u>[Signature]</u>	<u>12 / 8 / 09</u>
<u>_____</u>	<u>-</u>	<u>_____</u>	<u>1 / 1</u>
<u>_____</u>	<u>-</u>	<u>_____</u>	<u>1 / 1</u>
<u>_____</u>	<u>-</u>	<u>_____</u>	<u>1 / 1</u>
<u>_____</u>	<u>-</u>	<u>_____</u>	<u>1 / 1</u>

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<u>Plat S of Legacy Pointe at Waukee</u>	-	<i>[Signature]</i>	<u>11 / 9 / 09</u>
<u>150 SE Waukee Blvd Holiday Crest Circle</u>	-	<i>[Signature]</i>	<u>12 / 8 / 09</u>
<u>160 SE LP Blvd. Richard & Gloria Hudson</u>	-	<i>[Signature]</i>	<u>11 / 19 / 09</u>
<u>Lot 14 - LP Blvd. - Dan Kraaybrink #S (250 & 260)</u>	-	<i>[Signature]</i>	<u>11 / 20 / 09</u>
<u>Lot 13 - LP Blvd. - Dan Kraaybrink #S (220 & 230)</u>	-	<i>[Signature]</i>	<u>11 / 20 / 09</u>
<u>Lot 12 - LP Blvd. - Dan Kraaybrink #S (180 & 190)</u>	-	<i>[Signature]</i>	<u>11 / 20 / 09</u>
<u>S 171 - S Ford <i>(1450 E. Hickman Rd.)</i></u>	-	<i>[Signature]</i>	<u>12 / 8 / 09</u>
_____	_____	_____	<u>1 / 1</u>
_____	_____	_____	<u>1 / 1</u>
_____	_____	_____	<u>1 / 1</u>
_____	_____	_____	<u>1 / 1</u>

* Subject Property



SCALE: 1" = 150'
 REVISIONS: DROPPED LOTS 6 AND 7 OF PLAT 1 FROM REZONING

FIELD BOOK: 54-B
 DRAWN BY: BIJ
 APPROVED: BIJ

OWNER AND DEVELOPER:
 WAUKEE MEMORY CARE, LLC
 800 W 16TH STREET
 PELLA, IOWA 50219

AREA OF DEVELOPMENT:
 3.15 ACRES

PROPERTY ADDRESS:
 1505 SE LAUREL STREET

ZONING:
 EXISTING - PD (PLANNED DEVELOPMENT)
 UNDERLYING ZONING - R-3
 PROPOSED - PD (PLANNED DEVELOPMENT)
 UNDERLYING ZONING - R-3

LEGAL DESCRIPTION:
 OUTLOT 2 OF LEGACY POINTE AT WAUKEE
 - PLAT 5 IN THE CITY OF WAUKEE, DALLAS
 COUNTY, IOWA

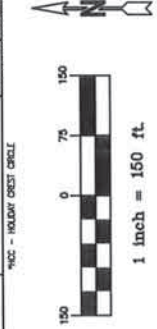


VICINITY MAP
 NO SCALE



ADJACENT OWNERSHIPS

PROPERTY OWNER	LEGAL DESCRIPTION	MAILING ADDRESS	TOTAL AREA OF PROPERTY	% OF TOTAL AREA WITHIN 200'	% NON-CONFORMING	% UNKNOWN
1. NEWBLOOD DEVELOPMENT, LLC	LOT 1, WAUKEE POINTE - PLAT 11	10000 HIGHWAY 30, CLIVE, IA 50225	106,437 SF	23.233%	13.54%	
2. STANFORD REALTY, LLC	PANEL A - NC - NP	1450 E 19TH ST WAUKEE, IA 50263	49,653 SF	10.732%	13.54%	
3. ADRIAN 20	LOT 1, LEGACY POINTE - PLAT 1	4800 GRAND AVE DES MOINES, IA 50312	82,396 SF	18.229%	3.33%	
4. LEGACY POINTE WAUKEE CENTER	LOT 2, LEGACY POINTE - PLAT 1	11500 SE KOC WAUKEE, IA 50263	22,559 SF	5.002%		0.00%
5. TOWNHOMES OF LEGACY POINTE	LOT 3, LEGACY POINTE - PLAT 1	11500 SE KOC WAUKEE, IA 50263	11,761 SF	2.601%	2.00%	
6. LEGACY CONSTRUCTION, INC	LOT 4, LEGACY POINTE - PLAT 1	11500 SE KOC WAUKEE, IA 50263	12,632 SF	2.822%	2.00%	
7. TOWNHOMES OF LEGACY POINTE	LOT 5, LEGACY POINTE - PLAT 1	713 E 15TH ST PELLA, IA 50219	16,553 SF	3.672%	3.00%	0.07%
8. TOWNHOMES OF LEGACY POINTE	LOT 6, LEGACY POINTE - PLAT 1	11500 SE KOC WAUKEE, IA 50263	13,829 SF	3.078%	1.18%	
9. TOWNHOMES OF LEGACY POINTE	LOT 7, LEGACY POINTE - PLAT 1	11500 SE KOC WAUKEE, IA 50263	11,761 SF	2.601%	1.18%	
10. TOWNHOMES OF LEGACY POINTE	LOT 8, LEGACY POINTE - PLAT 1	11500 SE KOC WAUKEE, IA 50263	12,632 SF	2.822%	2.00%	
11. TOWNHOMES OF LEGACY POINTE	LOT 9, LEGACY POINTE - PLAT 1	11500 SE KOC WAUKEE, IA 50263	12,632 SF	2.822%	2.00%	
12. TOWNHOMES OF LEGACY POINTE	LOT 10, LEGACY POINTE - PLAT 1	11500 SE KOC WAUKEE, IA 50263	13,008 SF	2.914%	3.00%	
13. TOWNHOMES OF LEGACY POINTE	LOT 11, LEGACY POINTE - PLAT 1	11500 SE KOC WAUKEE, IA 50263	13,008 SF	2.914%	3.00%	
14. WAUKEE SERVICES	LOT 12, LEGACY POINTE - PLAT 1	11500 SE KOC WAUKEE, IA 50263	21,126 SF	4.697%	3.01%	
15. WAUKEE SERVICES	LOT 13, LEGACY POINTE - PLAT 1	11500 SE KOC WAUKEE, IA 50263	21,126 SF	4.697%	3.01%	
16. WILLIAM & PATRICIA ANDERSON	LOT 14, LEGACY POINTE - PLAT 1	1515 SE HERITAGE DR WAUKEE, IA 50263	8,417 SF	1.872%	0.43%	
17. EWING LAND DEVELOPMENT	LOT 15, LEGACY POINTE - PLAT 5	800 W 16TH ST PELLA, IA 50219	20,473 SF	4.545%	4.84%	
18. EWING LAND DEVELOPMENT	LOT 16, LEGACY POINTE - PLAT 5	800 W 16TH ST PELLA, IA 50219	12,632 SF	2.822%	2.00%	
19. EWING LAND DEVELOPMENT	LOT 17, LEGACY POINTE - PLAT 5	800 W 16TH ST PELLA, IA 50219	13,008 SF	2.914%	1.72%	
20. EWING LAND DEVELOPMENT	LOT 18, LEGACY POINTE - PLAT 5	800 W 16TH ST PELLA, IA 50219	14,810 SF	3.291%	0.00%	
21. EWING LAND DEVELOPMENT	LOT 19, LEGACY POINTE - PLAT 5	800 W 16TH ST PELLA, IA 50219	13,008 SF	2.914%	3.00%	
22. BROWN FREEDOM	LOT 20, LEGACY POINTE - PLAT 5	255 SE SCHOENWOOD DR WAUKEE, IA 50263	8,539 SF	1.892%	2.00%	
23. JACOBSON & ANSELIA HOUSHTON	LOT 21, LEGACY POINTE - PLAT 10	245 S SCHOENWOOD DR WAUKEE, IA 50263	8,125 SF	1.803%	0.48%	
24. JACOBSON & ANSELIA HOUSHTON	LOT 22, LEGACY POINTE - PLAT 10	800 W 16TH ST PELLA, IA 50219	16,177 SF	3.612%	3.01%	
25. EWING LAND DEVELOPMENT	LOT 23, LEGACY POINTE - PLAT 1	800 W 16TH ST PELLA, IA 50219	13,829 SF	3.078%	3.00%	
26. EWING LAND DEVELOPMENT	LOT 24, LEGACY POINTE - PLAT 1	13,312 SF	42,746 SF	100.00%	81.07%	8.00%



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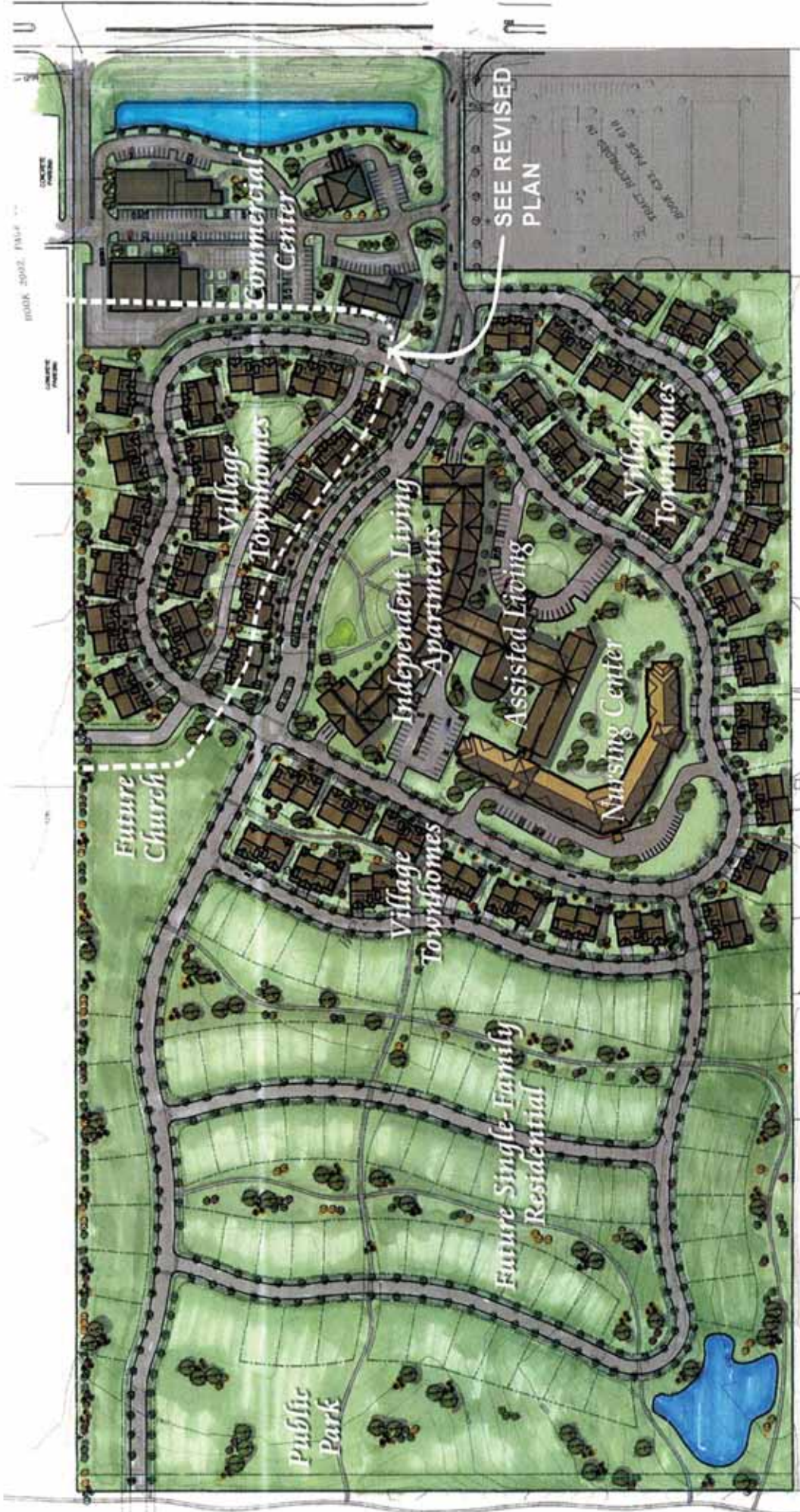
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 WAUKEE MEMORY CARE
 LEGACY POINTE AT WAUKEE
 WAUKEE, IOWA

SHEET TITLE
 REZONING MAP

DATE: JAN. 6, 2010

PROJECT NO.: 9009245

SHEET NO.: 1 OF 1

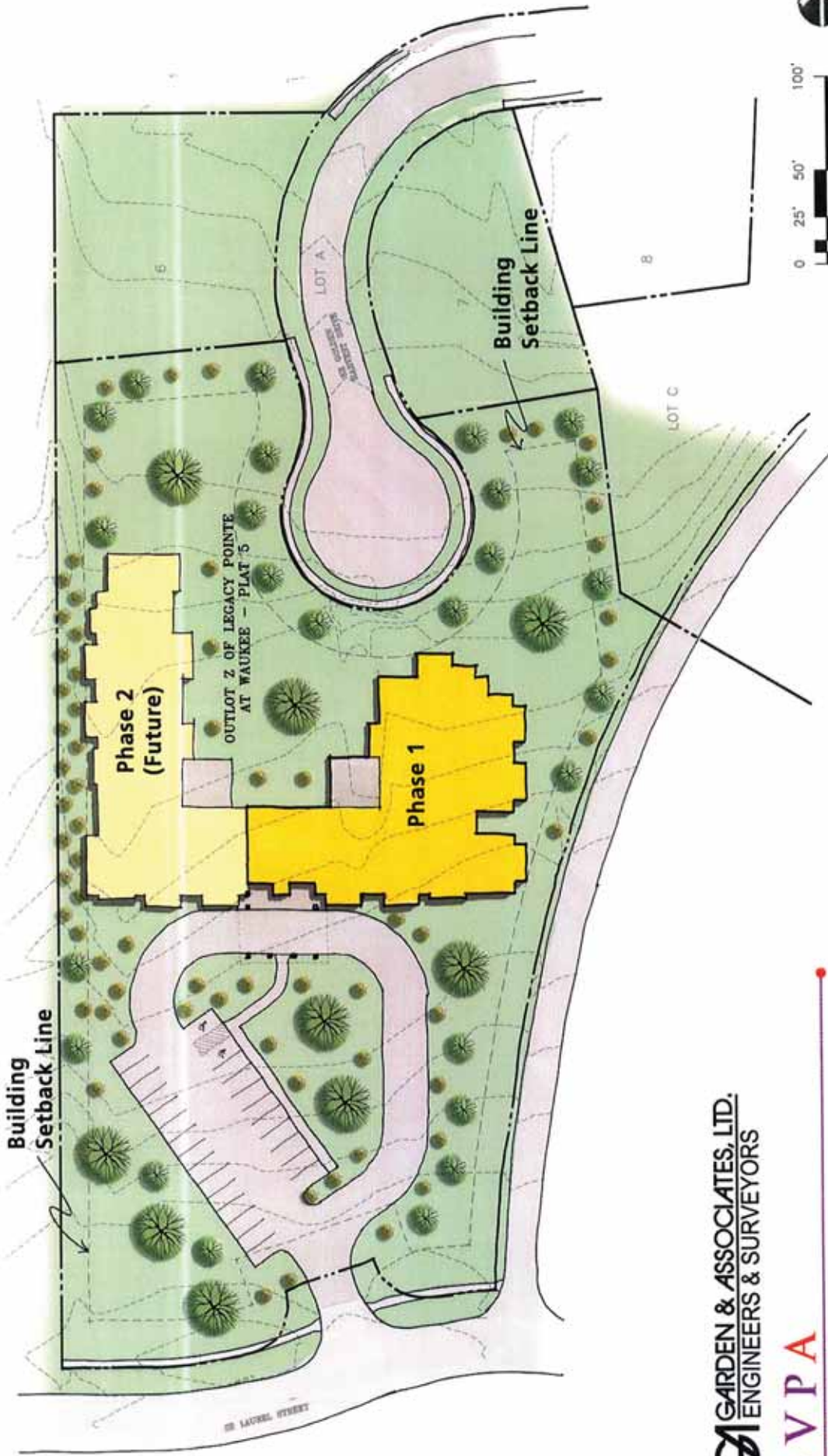


A | W | K | S



LEGACY POINTE OF WAUKEE
 A PLANNED SENIOR HOUSING DEVELOPMENT

LEGACY POINTE MEMORY CARE
PLANNING AND ZONING
JANUARY 6, 2010



GARDEN & ASSOCIATES, LTD.
ENGINEERS & SURVEYORS

SVP A
Architects Inc.

