

SITE AREA:
64.04 ACRES

EXISTING ZONING:
R-2, R-4, PD (BK 2023 PG 751)

PROPOSED ZONING:
R-2, R-4, PD

BULK REGULATIONS:

R-2:
FRONT SETBACK: 30'
REAR SETBACK: 30'
SIDE SETBACK: TOTAL OF 15'; MINIMUM 7' ONE SIDE
MIN LOT WIDTH: 65'
MIN LOT AREA: 8,000SF

PD:
PD WILL FOLLOW 'R-2' DISTRICT REGULATIONS EXCEPT AS FOLLOWS:
MINIMUM LOT WIDTH: 50'
SIDE YARD SETBACK: TOTAL OF 10' - MINIMUM OF 5'
FRONT YARD SETBACK: 30'
REAR YARD SETBACK: 25'
MINIMUM LOT AREA: 6,000 SF
MINIMUM TWO STALL ATTACHED GARAGE
MINIMUM 25% BRICK AND/OR STONE ON STREET FACING FACADES
ADJACENT LOTS CANNOT SHARE THE SAME ELEVATION
MINIMUM OF TWO TREES AND TWO SHRUBS PER LOT AT TIME OF LOT DEVELOPMENT
MINIMUM FLOOR AREA: 1,100 SQ. FT. - SINGLE STORY; 1,400 SQ. FT. - TWO STORY
VINYL SIDING SHALL BE PERMITTED UTILIZING ROYAL CREST DOUBLE 4-INCH TRADITIONAL PROFILE OR REASONABLE EQUIVALENT

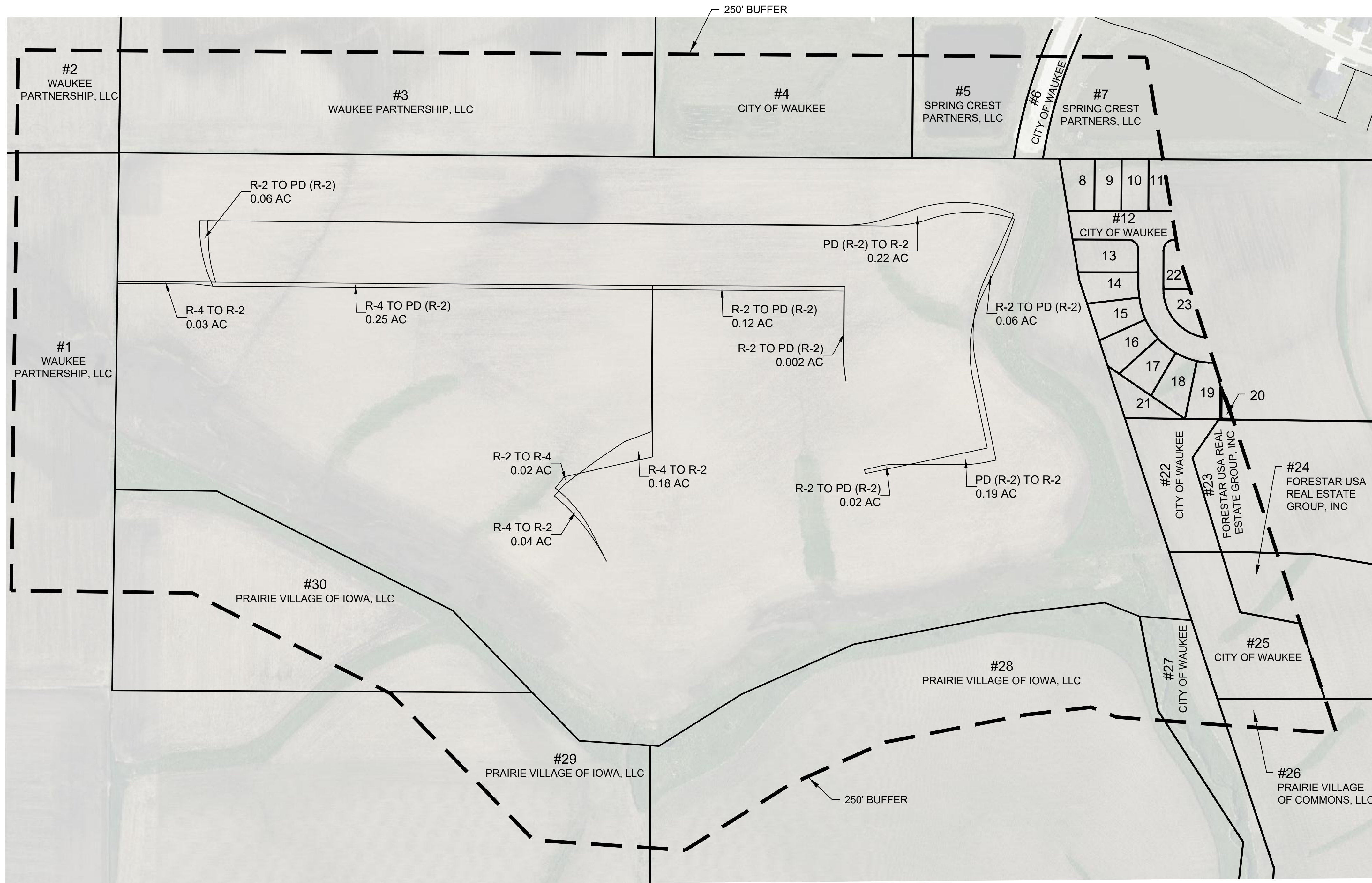
R-4:
FRONT SETBACK: 30'
REAR SETBACK: 30'
SIDE SETBACK: TOTAL OF 15'; MINIMUM 7' ONE SIDE
MIN LOT WIDTH: 20' PER UNIT; 75' OVERALL
MIN FLOOR AREA: 800 SQ. FT. PER UNIT

REZONING SKETCH FOR AUTUMN VALLEY WEST PREPARED BY STUBBS ENGINEERING

VICINITY MAP:
SCALE 1" = 1000'



AUTUMN VALLEY WEST
WAUKEE, IA



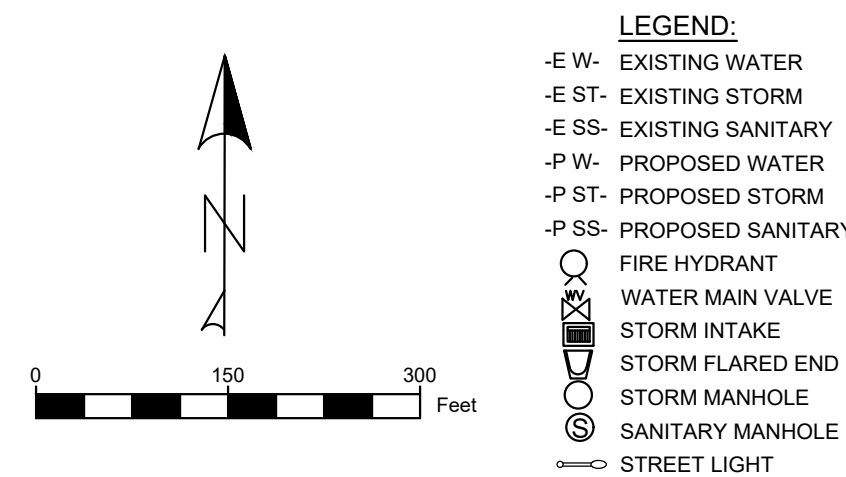
SURROUNDING PROPERTY OWNERS:

#	NAME OF PROPERTY OWNER	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS	TOTAL AREA OF PROPERTY (S.F.)	S.F. WITHIN 250' OF REZONING	% OF TOTAL S.F. WITHIN 250' OF REZONING	% CONSENTING	% NON
1	WAUKEE PARTNERSHIP, LLC	NW corner of the SW corner of Section 32, Township 79, Range 26	WAUKEE PARTNERSHIP, LLC 3900 WESTOWN PKWY STE 100 WEST DES MOINES IA 50266	1,677,060	268,407	12.96%	12.96%	
2	WAUKEE PARTNERSHIP, LLC	SW corner of the NW corner of Section 32, Township 79, Range 26	WAUKEE PARTNERSHIP, LLC 3900 WESTOWN PKWY STE 100 WEST DES MOINES IA 50267	1,677,060	62,663	3.03%	3.03%	
3	WAUKEE PARTNERSHIP, LLC	SE corner of the NW corner of Section 32, Township 79, Range 26	WAUKEE PARTNERSHIP, LLC 3900 WESTOWN PKWY STE 100 WEST DES MOINES IA 50268	1,742,400	328,417	15.86%	15.86%	
4	City of Wauke	Spring Crest Plat 4 Outlot P	230 W HICKMAN RD WAUKEE, IA 50263	224,334	158,605	7.66%		
5	Spring Crest Partners LLC	Spring Crest Plat 4 Outlot Y	SPRING CREST PARTNERS, LLC 9550 HICKMAN RD, SUITE 100 CLIVE IA 50325	109,819	69,151	3.34%		3.34%
6	City of Wauke	Spring Crest Plat 4 Street Lots A,B,C,D, & E	230 W HICKMAN RD WAUKEE, IA 50263	205,427	18,131	0.88%		
7	Spring Crest Partners LLC	Spring Crest Plat 2 Outlot Z	SPRING CREST PARTNERS, LLC 9550 HICKMAN RD, SUITE 100 CLIVE IA 50325	178,613	60,841	2.94%		2.94%
8	D.R. HORTON - IOWA, LLC	AUTUMN VALLEY PLAT 2 LOT 1	1910 SW PLAZA SHOPS LN ANKENY, IA 50023	10,019	10,019	0.48%		0.48%
9	D.R. HORTON - IOWA, LLC	AUTUMN VALLEY PLAT 2 LOT 2	1910 SW PLAZA SHOPS LN ANKENY, IA 50023	8,712	8,712	0.42%		0.42%
10	D.R. HORTON - IOWA, LLC	AUTUMN VALLEY PLAT 2 LOT 3	1910 SW PLAZA SHOPS LN ANKENY, IA 50023	8,712	8,712	0.42%		0.42%
11	D.R. HORTON - IOWA, LLC	AUTUMN VALLEY PLAT 2 LOT 4	1910 SW PLAZA SHOPS LN ANKENY, IA 50023	8,712	5,818	0.28%		0.28%
12	CITY OF WAUKEE	AUTUMN VALLEY PLAT 2 STREET LOTS A,B,C,D,&E	230 W HICKMAN RD WAUKEE, IA 50263	270,072	55,152	2.66%		
13	SUNDARAM, KARTHIKEYAN & NATARAJAN, ESWARI JTRS	AUTUMN VALLEY PLAT 2 LOT 80	800 BEL AIRE CT, WAUKEE, IA 50623	12,632	12,632	0.61%		0.61%
14	KLEIN, MATTHEW D	AUTUMN VALLEY PLAT 2 LOT 79	17151 BERKSHIRE PKWY CLIVE, IA 50325	9,583	9,583	0.46%		0.46%
15	D.R. HORTON - IOWA, LLC	AUTUMN VALLEY PLAT 2 LOT 78	1910 SW PLAZA SHOPS LN ANKENY, IA 50023	9,583	9,583	0.46%		0.46%
16	AKARUE, MAUDLYN	AUTUMN VALLEY PLAT 2 LOT 77	830 BEL AIRE CT, WAUKEE, IA 50263	10,019	10,019	0.48%		0.48%
17	PUHICH, PETER DANIEL	AUTUMN VALLEY PLAT 2 LOT 76	840 BEL AIRE CT, WAUKEE, IA 50263	9,148	9,148	0.44%		0.44%
18	D.R. HORTON - IOWA, LLC	AUTUMN VALLEY PLAT 2 LOT 75	1910 SW PLAZA SHOPS LN ANKENY, IA 50023	9,583	9,583	0.46%		0.46%
19	BAKER, JOSEPH C & JODI R JTRS	AUTUMN VALLEY PLAT 2 LOT 74	1130 BEL AIRE CT, WAUKEE, IA 50263	8,712	8,198	0.40%		0.40%
20	CHEGE, JOSEPH & MUTURI, MARGARET JTRS	AUTUMN VALLEY PLAT 2 LOT 73	1120 BEL AIRE CT, WAUKEE, IA 50263	8,276	688	0.03%		0.03%
21	CITY OF WAUKEE	AUTUMN VALLEY PLAT 2 OUTLOT A	230 W HICKMAN RD WAUKEE, IA 50263	6,970	6,970	0.34%		
22	SESAY, QUEEN & ABRAHAM JTRS	AUTUMN VALLEY PLAT 2 LOT 40	1140 NORTHVIEW DR, ANKENY, IA 50263	49,800	49,800	2.41%		
23	D.R. HORTON - IOWA, LLC	AUTUMN VALLEY PLAT 2 LOT 41	1910 SW PLAZA SHOPS LN, ANKENY, IA 50023	46,950	38,452	1.86%		1.86%
24	Forestar USA Real Estate Group, INC	AUTUMN VALLEY TOWNHOMES PLAT 1 OUTLOT C	2221 E LAMAR BLVD STE 790 ARLINGTON TX, 76006	49,390	21,831	1.05%		1.05%
25	City of Wauke	AUTUMN VALLEY TOWNHOMES PLAT 1 OUTLOT D	230 W HICKMAN RD WAUKEE, IA 50263	67,940	67,940	3.28%		
26	Prairie Village Commons LLC	PRAIRIE VILLAGE TOWNHOMES PLAT 1 LOT 1	PRAIRIE VILLAGE COMMONS, LLC 101 S REID ST #209 SIOUX FALLS SD, 57103	474,474	19,592	0.95%		0.95%
27	City of Wauke	PRAIRIE VILLAGE TOWNHOMES PLAT 1 OUTLOT Z	230 W HICKMAN RD WAUKEE, IA 50263	68,181	36,166	1.75%		
28	Prairie Village of Iowa, LLC	PARCEL 21-54 S1/2 /EX PRAIRIE VILLAGE TOWNHOMES PLAT 1	PRAIRIE VILLAGE OF IOWA, LLC 3430 SE DESTINATION DR STE 400	2,277,752	325,673	15.73%		15.73%
29	Prairie Village of Iowa, LLC	SE SE/EX PARCEL 21-54 & PARCEL 22-163 & PARCEL 23-88	PRAIRIE VILLAGE OF IOWA, LLC 3430 SE DESTINATION DR STE 400	1,662,685	141,513	6.83%		6.83%
30	Prairie Village of Iowa, LLC	PARCEL 23-49 NE SW	PRAIRIE VILLAGE OF IOWA, LLC 3430 SE DESTINATION DR STE 400	1,742,400	238,501	11.52%		11.52%
TOTAL				12,645,018	2,070,500	100.00%	68.84%	12.19%

STUBBS ENGINEERING
431 NE 72ND ST. PLEASANT HILL, IA 50327
(515) 979-8499



OVERALL REZONING SKETCH



OWNERS:
JJR HOLDINGS LLC
8519 NW 23RD CT
ANKENY, IA 50023
CONTACT: JOSH MOULTON
PHONE: (515) 249-8069

PHILLIPS-HAMILTON INC
P.O. BOX 500
NEVADA, IA 50201
CONTACT: BRANDEN STUBBS
PHONE: (515) 979-8499

ENGINEER/SURVEYOR
STUBBS ENGINEERING
431 NE 72ND ST
PLEASANT HILL, IA 50327
CONTACT: BRANDEN STUBBS
PHONE: (515) 979-8499

DATE: 04-09-24
DRAWN BY: DJS
ENGINEER: BWS
PROJECT NUMBER: 21-700
PAGE NUMBER: