

# Rezoning Exhibit - Daybreak

## Waukee, Iowa

**Owner / Developer**  
 Daybreak Waukee, LLC  
 12119 Stratford Drive, Suite B  
 Clive, IA 50325

**Zoning**  
 Current: R-1 Single Family Residential District  
 Proposed: R-2 One and Two Family Residential District

**Legal Description**  
 Being a part of the Southeast Quarter of the Southeast Quarter of Section 6, Township 78 North, Range 26 West of the 5th P.M., City of Waukee, Dallas County, Iowa being more particularly described as follows:

Commencing at the Southeast Corner of said Section 6; thence along the south line of the Southeast Quarter of said Section 6 S84°13'58"W, 208.04 feet to the Point of Beginning; thence continuing along said south line S84°13'58"W, 1114.73 feet to the Southeast Corner of Parcel B as recorded in Dallas County records in book 1998, page 360; thence along the east line of said Parcel B N00°21'36"E, 914.90 feet; thence S89°45'02"E, 144.97 feet; thence S00°14'58"W, 32.50 feet; thence S89°45'02"E, 242.42 feet; thence N05°08'16"E, 33.03 feet; thence S79°39'53"E, 141.25 feet; thence S10°20'07"W, 22.50 feet; thence S79°39'53"E, 252.77 feet; thence S10°20'07"W, 45.31 feet; thence N89°46'28"E, 538.86 feet to the East line of said Southeast Quarter; thence along said East line S00°30'57"E, 437.38 feet; thence S84°13'45"W, 208.04 feet; thence S00°30'57"E, 208.03 feet to the Point of Beginning. Described area contains 22.20 acres, which includes 1.17 acres of public road easement. Described area is subject to easements and restrictions of record.



**Vicinity Sketch**  
 Scale: 1" = 800'

**Rezoning Table (City Residents)**

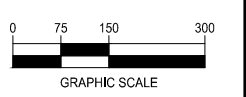
Parcel Number	Name of Property	Legal Description	Parcel Number	Mailing Address	Total Area of Property	Area within 200' of	% of Area within 200' of rezoning	% Consenting	% Nonconsenting
1	Phillips-Hamilton Inc	NW NE Sec 7, T 78 R 26	16-07-200-001	PO Box 500 Nevada, IA 50201	2,330,460 sf	24,000 sf	2.7%	0.0%	2.7%
2	Phillips-Hamilton Inc	NE NE 7 N6 Ac Se NE Sec 7 T 78 R 26	16-07-200-002	PO Box 500 Nevada, IA 50201	1,862,190 sf	205,063 sf	23.2%	0.0%	23.2%
3	Joseph and Taylor Lamb	E 208 S 208 SE SE Sec 6 T 78 R 26	16-06-476-002	30601 Ashworth Rd, Waukee, IA 50263	32,670 sf	33,737 sf	3.8%	0.0%	3.8%
4	Kathleen Marie Leonard	Sugar Grove Hts Plat 1 Lot 1 Ex Parcel BB	16-05-351-007	31717 Ute Ave, Waukee, IA 50263	317,117 sf	113,941 sf	12.9%	0.0%	12.9%
5	BCH Development LLC	Daybreak Plat 1 Lot 10	16-05-353-003	34361 Red Oak Drive, Cumming, IA 50061	11,584 sf	3,435 sf	0.4%	0.0%	0.4%
6	Kingdom Homes USA Inc	Daybreak Plat 1 Lot 9	16-05-353-002	7071 Cody Drive, West Des Moines, IA 50266	11,420 sf	11,272 sf	1.3%	0.0%	1.3%
7	Element 119 LLC	Daybreak Plat 1 Lot 8	16-05-353-001	15619 Wilden Drive, Urbandale, IA 50323	11,362 sf	11,470 sf	1.3%	0.0%	1.3%
8	John Linman	Daybreak Plat 1 Lot 7	16-05-352-001	13187 Cedar Crest Ln, Clive, IA 50325	14,955 sf	47 sf	0.0%	0.0%	0.0%
9	Daybreak Waukee LLC	SE SE Sec 6 T 78 R 26 ex. E208 of the S208 and ex. Sugar Grove Hgt Plat 1	16-06-476-001	1360 NW 121st Street, Clive, IA 50325	1,603,444 sf	272,879 sf	30.9%	30.9%	0.0%
10	Ashworth Acres, LLC	Parcel B SE Sec 6 T 78 R 26	16-06-401-006	6400 Westown Pkwy, WDM, IA 50266	1,536,361 sf	207,586 sf	23.5%	23.5%	0.0%
<b>Total</b>					<b>883,430 sf</b>	<b>100.0%</b>	<b>54.4%</b>	<b>45.6%</b>	



building strong communities.

1360 NW 121ST. Street  
 Clive, Iowa 50325  
 515-964-1229  
 fax 515-964-2370

NOTICE: McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.



**Daybreak Development  
 Rezoning Exhibit**

Waukee, Iowa  
 2213010  
 February 14, 2017

REVISIONS  
 2.28.17

ENGINEER: C. SMITH  
 DRAWN BY: J. BECKER  
 CHECKED BY: FIELD BOOK NO.

DRAWING NO. RZ-01  
 SHEET NO. 01 / 02

# Development Plan Daybreak Subdivision Waukee, Iowa

**Owner / Developer**  
Daybreak Waukee, LLC  
12119 Strafford Drive, Suite B  
Clive, IA 50325

**Legal Description (Proposed R-2 Zoning portion only)**  
Being a part of the Southeast Quarter of the Southeast Quarter of Section 6, Township 78 North, Range 26 West of the 5th P.M., City of Waukee, Dallas County, Iowa being more particularly described as follows:

Commencing at the Southeast Corner of said Section 6; thence along the south line of the Southeast Quarter of said Section 6 S84°13'58"W, 208.04 feet to the Point of Beginning; thence continuing along said south line S84°13'58"W, 1114.73 feet to the Southeast Corner of Parcel B as recorded in Dallas County records in book 1998, page 360; thence along the east line of said Parcel B N00°21'36"E, 914.90 feet; thence S89°45'02"E, 144.97 feet; thence S00°14'58"W, 32.50 feet; thence S89°45'02"E, 242.42 feet; thence N05°08'16"E, 33.03 feet; thence S79°39'53"E, 141.25 feet; thence S10°20'07"W, 22.50 feet; thence S79°39'53"E, 252.77 feet; thence S10°20'07"W, 45.31 feet; thence N89°46'28"E, 538.86 feet to the East line of said Southeast Quarter; thence along said East line S00°30'57"E, 437.38 feet; thence S84°13'45"W, 208.04 feet; thence S00°30'57"E, 208.03 feet to the Point of Beginning. Described area contains 22.20 acres, which includes 1.17 acres of public road easement. Described area is subject to easements and restrictions of record.

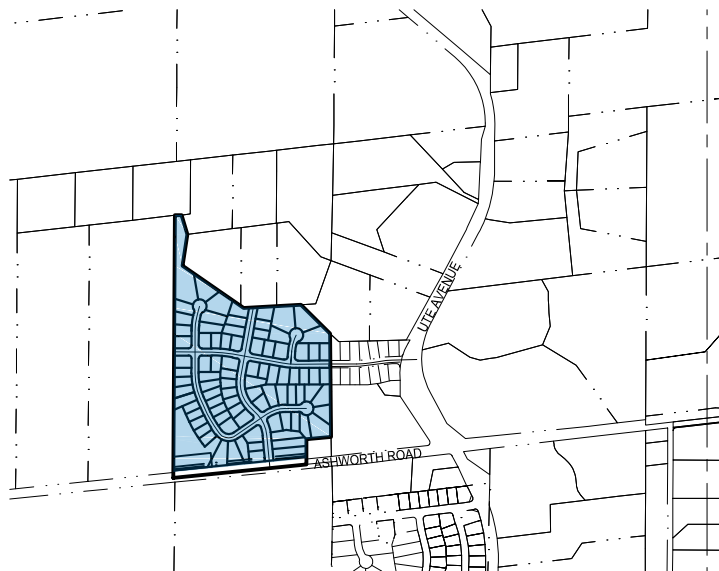
**Zoning**  
Current Zoning: R-1 Single Family Residential District 42.44 acres  
Proposed Zoning: R-1 Single Family Residential District 20.24 acres  
R-2 One and Two Family Residential District 22.20 acres  
Total Development Area (gross, inc. ROW): 42.44 Acres

**Setback Requirements**  
R-1 & R-2: Front Yard: 30 Feet  
Side Yard: 7 Feet min., 15 Feet Total  
Rear Yard: 30 Feet

**Park Requirements**  
Area = # lots x 3 x 6 / 1000 = 87 x 3 x 6 / 1000 = 1.57 Acres

Provided = 2.68 Acres Total  
1.86 Acres net of Stormwater Detention area

**Notes**  
1. Lots 1-41 are being proposed to be serviced off of the sanitary sewer main at the west end of Daybreak Plat 1 and will be Phase 1 of development. Lots 42-87 would need the extension of the South Area Trunk Sewer by the City of Waukee and is anticipated to be developed in one single phase as Phase 2.



**Vicinity Sketch**  
Scale: 1" = 800'



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NORTH



GRAPHIC SCALE

Daybreak Subdivision  
Rezoning Concept

Waukee, Iowa  
2213010  
February 14, 2017

REVISIONS  
2.28.17

ENGINEER  
C. SMITH

DRAWN BY  
J. BECKER

CHECKED BY

FIELD BOOK NO.

DRAWING NO.

SHEET NO.

RZ-02

02 / 02