

**OWNER**

INTERCHANGE PARTNERS, LLC  
1709 SOUTH 42ND STREET  
WEST DES MOINES, IOWA 50265

**APPLICANT**

HUBBELL REALTY COMPANY  
6900 WESTOWN PARKWAY  
WEST DES MOINES, IOWA 50266

**ENGINEER / SURVEYOR**

CIVIL DESIGN ADVANTAGE, LLC  
3405 S.E. CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PH: 515-369-4400

**ZONING**

EXISTING: UNZONED  
PROPOSED: PUD

**BULK REGULATIONS**

**PARCEL A**  
UNDERLYING ZONING: SINGLE FAMILY RESIDENTIAL (R-1)  
MIN. LOT WIDTH: 60'  
FRONT SETBACK: 30'  
SIDE SETBACK: 15' TOTAL (7' MIN.)  
REAR SETBACK: 35'  
MIN. LOT SIZE: 7,500 SF  
LAND USE DENSITY: 1.1 TO 6.0 DU/ACRE

**PARCEL B**  
UNDERLYING ZONING: MEDIUM DENSITY RESIDENTIAL (RM)  
PERIMETER SETBACK: 35'  
BUILDING SEPARATION: 14' MIN.  
LAND USE DENSITY: 12 DU/ACRE MAX.

**COMPREHENSIVE PLAN LAND USE**

EXISTING: OF - OFFICE (WEST)  
          HD - HIGH DENSITY RESIDENTIAL (EAST)  
PROPOSED: MD - MEDIUM DENSITY RESIDENTIAL  
          SF - SINGLE FAMILY

**ADJACENT PROPERTY**

- STOTTLEMYER, JAMES F & BONNIE L JTRS  
ZONING: UNZONED  
COMP PLAN: OFFICE
- STOTTLEMYER, JAMES F & BONNIE L JTRS  
ZONING: UNZONED  
COMP PLAN: OFFICE
- WILLIAMS, JARED B & JOLEE A JTRS  
ZONING: UNZONED  
COMP PLAN: OFFICE
- CAYLER, RONALD & NANCY JTRS  
ZONING: UNZONED  
COMP PLAN: HIGH DENSITY RESIDENTIAL
- F & S ASSOCIATES, INC  
ZONING: R-18  
COMP PLAN: HIGH DENSITY RESIDENTIAL
- BO-COY LLC  
ZONING: PUD-BUSINESS & COMMERCIAL  
COMP PLAN: NEIGHBORHOOD COMMERCIAL
- EASTVOLD, JEFFREY J  
ZONING: UNZONED  
COMP PLAN: MEDIUM DENSITY RESIDENTIAL
- HOLMES, DORRELL GENE &  
ZONING: UNZONED  
COMP PLAN: MEDIUM DENSITY RESIDENTIAL
- ROBEL, LINDA M 2010 TRUST U/A/D MAY13, 2010  
ROBEL, LINDA M, ASOA, AS TRUSTEE  
ZONING: UNZONED  
COMP PLAN: MEDIUM & HIGH DENSITY RESIDENTIAL
- PAVILION PARK LC  
ZONING: UNZONED  
COMP PLAN: OFFICE & HIGH DENSITY RESIDENTIAL
- PAVILION PARK LC  
ZONING: UNZONED  
COMP PLAN: OFFICE & HIGH DENSITY RESIDENTIAL
- PAVILION PARK LC  
ZONING: UNZONED  
COMP PLAN: OFFICE

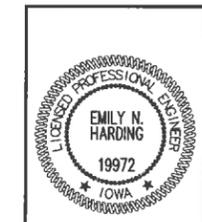
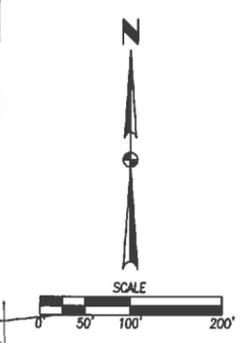
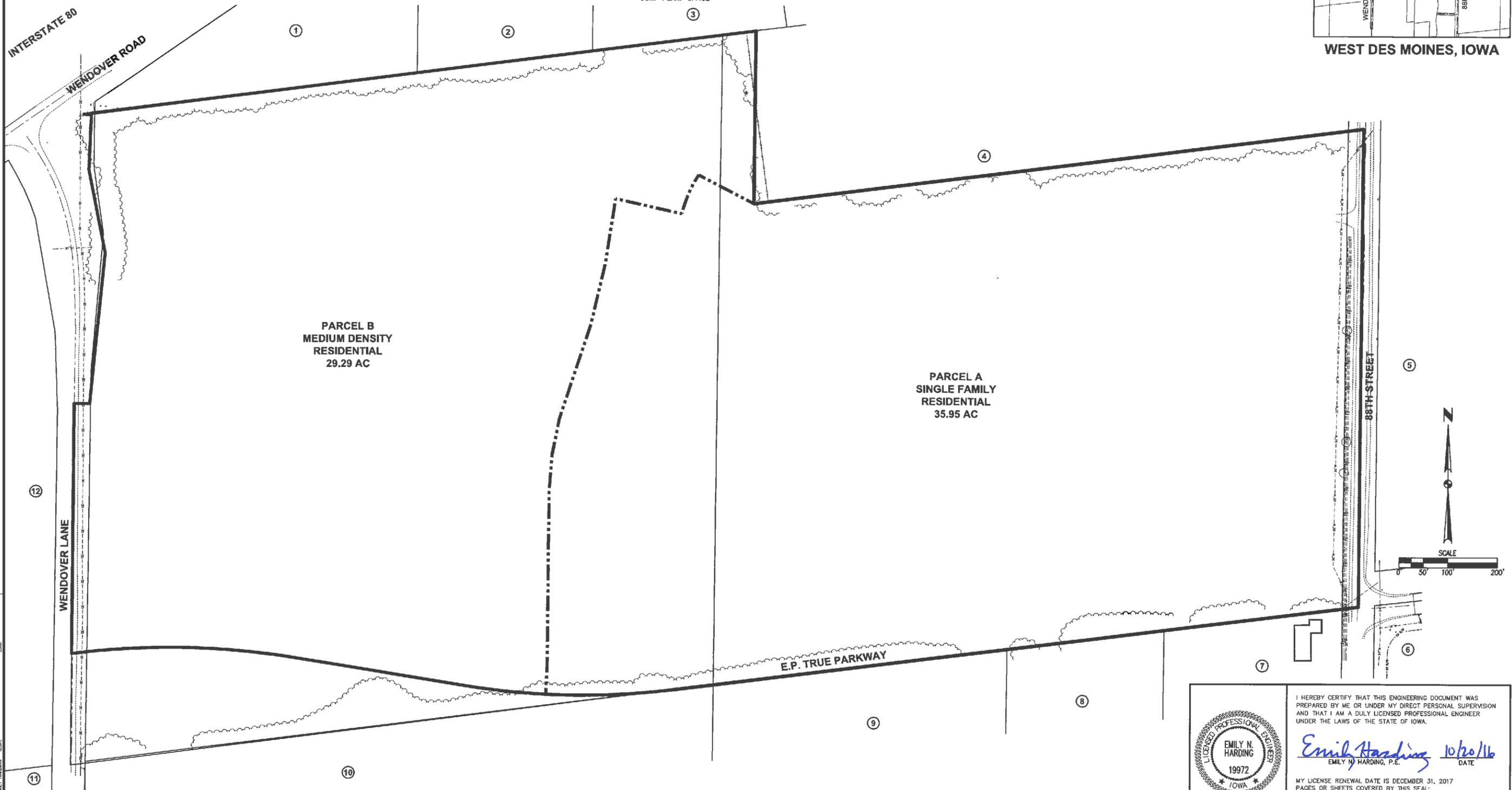
**REZONING DESCRIPTION**

A PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTH HALF OF THE NORTHEAST QUARTER; THENCE SOUTH 82°56'46" WEST ALONG THE SOUTH LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER, 1315.53 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE SOUTH 82°47'26" WEST ALONG SAID SOUTH LINE, 89.76 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 1440.00 FEET, WHOSE ARC LENGTH IS 414.30 FEET AND WHOSE CHORD BEARS NORTH 88°58'02" WEST, 412.87 FEET; THENCE NORTH 80°43'31" WEST, 356.44 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 1560.00 FEET, WHOSE ARC LENGTH IS 452.15 FEET AND WHOSE CHORD BEARS NORTH 89°01'43" WEST, 450.57 FEET TO THE WEST LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER; THENCE NORTH 00°35'58" EAST ALONG SAID WEST LINE, 507.82 FEET; THENCE SOUTH 89°38'41" EAST, 31.00 FEET; THENCE NORTH 05°30'13" EAST, 307.70 FEET; THENCE NORTH 10°57'47" WEST, 171.57 FEET; THENCE NORTH 02°33'13" EAST, 111.59 FEET; THENCE SOUTH 88°07'48" WEST, 28.53 FEET TO THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE NORTHEAST QUARTER; THENCE NORTH 82°51'12" EAST ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER, 1384.56 FEET; THENCE SOUTH 00°28'16" WEST, 350.00 FEET; THENCE NORTH 82°51'12" EAST, 1245.00 FEET TO THE EAST LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER; THENCE SOUTH 00°28'16" WEST ALONG SAID EAST LINE, 969.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 65.24 ACRES (2,842,026 SQUARE FEET).

**VICINITY MAP**



WEST DES MOINES, IOWA



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.  
*Emily N. Harding* 10/20/16  
EMILY N. HARDING, P.E. DATE  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017  
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	FIRST SUBMITTAL

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GRIMES, IOWA 50111  
PHONE: (515) 369-4400 FAX: (515) 369-4410  
ENGINEER: ENH TECH: ENH

**DELLA VITA**  
PUD REZONING / COMPREHENSIVE PLAN  
AMENDMENT SKETCH  
WEST DES MOINES, IOWA

1407.352