

PLANNING & ZONING AGENDA ITEM #6

Planning & Zoning Meeting date: 3/12/13

SUBJECT: Approval of a an Amendment to the Planned Development for Williams Pointe North by modifying Area C to allow for the development of townhomes

SYNOPSIS: The subject property is included in the Williams Pointe Planned Development that was approved by the City of Waukee in July 2005 and amended twice in December 2007 and June 2009. The Planned Development includes a total of 104 acres more or less and includes single family homes, townhomes, condominiums/apartments and commercial development when it is fully developed. The property in question has previously been platted as a part of Williams Pointe Plat 11 and is currently zoned R-3 [Rental Multi-Family Residential District] and R-3A [Owner Occupied Multi-Family Residential District] with a Planned Development Overlay.

The applicant is requesting approval of an amendment to the Planned Development for Williams Pointe North specifically related to the property in question by adding townhomes as a permitted use and providing specific provisions for the type of townhomes proposed. The applicant has indicated an immediate desire to see this project be developed this spring and intends on submitting a site plan and final plat upon successful approval of the rezoning. The concept plan submitted as part of the PD amendment request identifies the development of 41 townhomes on the property.

STAFF RECOMMENDATION: Staff would recommend approval of the amendment to Williams Pointe North Planned Development.

PROPOSED MOTION: Motion to Approve the Amendment to the Planned Development for Williams Pointe North by modifying Area C to allow for the development of townhomes.

ATTACHMENTS:

SUPPORTING DOCUMENTS:

- I. Staff Report
- II. Staff Comment Letter dated 2/19/13
- III. Rezoning Map
- IV. Concept Plan
- V. Amended PD Document Draft
- V. Notification Letter, dated 3/4/13

Prepared by: Ben Landhauser, City Planner



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Ben Landhauser

RE: Williams Pointe North Planned Development Amendment

DATE: March 12, 2013

GENERAL INFORMATION:

Applicant: Newblood Development, LLC

Requested Action PD Amendment to allow for the development of townhomes

Location and Size: Property is generally located on the north side of SE Laurel Street east of SE Waco Place containing approximately 4.33 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Neighborhood Residential	PD R-3 / PD R-3A
North	Stivers Ford	Neighborhood Residential	C-1
South	Williams Pointe Plat 10 – Single Family Residential	Neighborhood Residential	PD R-2
East	Legacy Pointe Memory Care	Neighborhood Residential	PD R-3
West	Vacant Undeveloped	Neighborhood Residential	PD R-3

BACKGROUND:

The subject property is included in the Williams Pointe Planned Development that was approved by the City of Waukeee in July 2005 and amended twice in December 2007 and June 2009. The Planned Development includes a total of 104 acres more or less and includes single family homes, townhomes, condominiums/apartments and commercial development when it is fully developed. The property in question has previously been platted as a part of Williams Pointe Plat 11 and is currently zoned R-3 [Rental Multi-Family Residential District] and R-3A [Owner Occupied Multi-Family Residential District] with a Planned Development Overlay.

The applicant is requesting approval of an amendment to the Planned Development for Williams Pointe North specifically related to the property in question by adding townhomes as a permitted use and providing specific provisions for the type of townhomes proposed. The applicant has indicated an immediate desire to see this project be developed this spring and intends on submitting a site plan and final plat upon successful approval of the rezoning. The concept plan submitted as part of the PD amendment request identifies the development of 41 townhomes on the property.

Elevations have been included for your reference. The applicant is proposing to erect three 8 unit buildings (double loaded), a 6 unit building (double loaded), two 4 unit buildings (single loaded), and a 3 unit building (single loaded). The elevations for the double loaded units are consistent with the architectural provisions for townhome developments as required by the Site Plan Ordinance; however, staff has indicated to the applicant that as a part of a site plan review of the project, the rear elevation of the single units will need to be enhanced to meet the architectural requirements for providing for 4 sided architecture, use of stone or brick on each elevation and visually separating the building into a maximum of 20 foot linear sections. Staff does feel confident that the necessary changes can be made to these elevations provided the zoning change is approved to allow for the townhome use on the property.

A copy of the existing and proposed changes to the Planned Development Document has been attached for your review.

STAFF RECOMMENDATION

At this time all staff comments pertinent to the PD amendment have been addressed and staff would recommend approval of the change to 'Area C' in the Williams Pointe Planned Development to allow for townhomes.

CITY OF WAUKEE

Ben Landhauser
City Planner



Development Services Department

230 W. Hickman Road

Waukeee, IA 50263

Phone: (515) 978-9533

Fax: (515) 987-1845

February 19, 2013

Civil Design Advantage, LLC
Attn: Erin Ollendike
5501 NW 112th Street, Suite G
Grimes, IA 50111

RE: Williams Pointe North: PD Amendment / Rezoning related to Lot I Williams Pointe Plat II

Dear Mrs. Ollendike:

Per your request, staff has reviewed the proposed amendment of the Williams Pointe North Planned Development area related to Lot I of Williams Pointe Plat II to allow for the development of townhomes. The property in question is located in the northeast corner of the SE Waco Place/SE Laurel Street intersection. Based upon our review, staff has the following comments related to the PD amendment/rezoning:

GENERAL COMMENTS

1. ~~Staff has attached a draft amendment to the existing PD document for Williams Pointe North. The applicant should review and determine if any additional changes are necessary based upon their preferred development plan.~~

REZONING MAP

2. ~~It appears Lot 45 of Williams Pointe Plat 10 (365 SE Waco Place) should be included in the ownership matrix as the 200 foot buffer passes across the northwest corner of the parcel.~~

CONCEPT PLAN

3. ~~The concept plan should be updated to include a table identifying the total number of proposed units and parking proposed by the concept.~~
4. ~~The concept plan should be updated with the existing lot lines established as part of Legacy Pointe Plat 5. Additionally, the layout of the Memory Care facility on Lot I of Legacy Pointe Plat 6.~~
5. ~~Staff would request to have a landscape buffer provided along the north side of SE Laurel Street to aid in the visual separation of uses between the proposed townhomes and existing single family residential. Please address.~~

ELEVATIONS

6. ~~All proposed elevations should be provided in color.~~
7. ~~Rear elevations of the single loaded units should be provided for review as a part of the next submittal. **Staff would note that although elevations have been provided as a part of the rezoning review, the current rear elevations of the single loaded units does not meet the intent of the site plan ordinance for providing the same level of architecture on all side of the building. Additionally, each elevation is required to incorporate the use of brick or stone; which is not being met. Furthermore, the rear elevations do not address the visual splitting of the building into a maximum 20 foot linear sections under the provided terms**~~

of meeting the ordinance requirements. Staff would recommend reviewing Section 304.6B(3) of the Site & Building Development Standards Ordinance in addition to Pages 4 & 5 of the Architectural Design Example Book. This may be an item discussed during review by the Planning and Zoning Commission and City Council that the applicant should be prepared to speak to.

MISCELLANEOUS

- 8. Staff would request the the next submittal be provided in digital (PDF) form only. Please address.**

Should you have any questions or concerns regarding these comments, please feel free to contact Brad Deets or myself at 987-4522.

Sincerely,

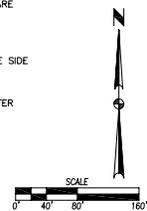
Ben Landhauser
City Planner



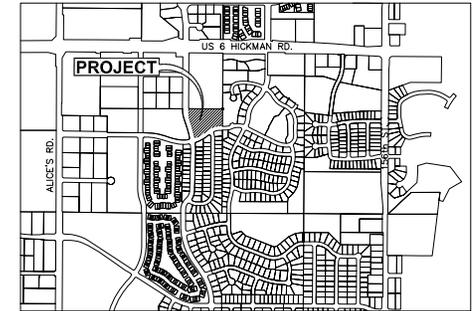
REZONING AREA
4.33 AAC.

BULK REGULATIONS
AREA "C"

- R-3' & R-3A' MULTI FAMILY RESIDENTIAL DISTRICT ZONING REGULATIONS SHALL APPLY TO THIS AREA EXCEPT AS LISTED BELOW:
- A. PRINCIPAL PERMITTED USES FOR THIS AREA SHALL INCLUDE CONDOMINIUM DWELLINGS, APARTMENT DWELLINGS AND TOWNHOME DWELLINGS.
 - B. MINIMUM LOT AREA: 10,000 SQUARE FEET; 2,200 SQUARE FEET PER HOUSING UNIT.
 - C. MINIMUM FLOOR AREA: 750 SQUARE FEET PER UNIT, EXCEPT FOR EFFICIENCY UNITS AND ONE BEDROOM WHICH SHALL BE 600 SQUARE FEET.
 - D. MAXIMUM DENSITY: 18 HOUSING UNITS PER GROSS ACRE
 - E. FRONT YARD: 25 FEET PERIMETER BOUNDARY
 - F. SIDE YARD: NO MINIMUM SHALL APPLY EXCEPT WHERE BORDERING AN R-1, R-2, R-3, R-5, C OR M DISTRICTS IN WHICH CASE THE SIDE YARD SHALL BE 15 FEET; THE BUILDINGS SHALL HAVE A MINIMUM OF 10 FEET BETWEEN THE BUILDINGS.
 - G. REAR YARD: 25 FEET PERIMETER BOUNDARY; THE BUILDINGS SHALL HAVE A MINIMUM OF 20 FEET BETWEEN THE BUILDINGS.
 - H. BUFFERING: WHERE THIS DISTRICT BORDERS AN INDUSTRIAL (M) OR COMMERCIAL (C) ZONED DISTRICT, A THREE (3) FOOT HIGH BUFFER SHALL BE PROVIDED CONSISTING OF FIFTEEN (15) FEET IN WIDTH DESIGNED WITH AN EARTH BERM AND PLANTINGS.
 - I. PARKING: A MINIMUM OF 2 SPACES PER DWELLING UNIT, 1 VISITOR SPACE PER 5 DWELLING UNITS.



VICINITY MAP



OWNER / APPLICANT

NEWBLOOD DEVELOPMENT LLC
10888 HICKMAN ROAD, SUITE 3B
CLIVE, IA 50325

REZONING DESCRIPTION

LOT 1, WILLIAMS POINTE PLAT 11, AN OFFICIAL PLAT, IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

ZONING

- EXISTING: PD - PLANNED DEVELOPMENT
(UNDERLYING ZONING: R-3 MULTI-FAMILY)
- PROPOSED: PD - PLANNED DEVELOPMENT
(UNDERLYING ZONING: R-3 & R-3A MULTI-FAMILY)

ADJACENT OWNERSHIP

			CONSENTING
1. VALLEY BANK	3.12 AC.	28%	X
2. STIVERS IOWA REAL ESTATE LLC C/O STIVERS REALTY LC	2.53 AC.	23%	X
3. HEALTH CARE REIT	1.92 AC.	17%	
4. MARTIN, MICHAEL & BOCK, MAGGIE	0.18 AC.	2%	
5. TUEL, JASON M	0.16 AC.	1%	
6. BARKER, DARREN C & JENNIFER J	0.15 AC.	1%	
7. MAPEL, BARBARA M & BELL, TONI	0.03 AC.	0%	
8. MADIA, MIAY & JONA JTRS	0.30 AC.	3%	
9. FRIEDOW, BRADEN H	0.29 AC.	3%	
10. NEUMEYER, ANDREW & ANGELA JT	0.20 AC.	2%	
11. STROMMAIER, CHRISTOPHER S & PH	0.13 AC.	1%	
12. ANDERSON, HEATHER L & NICHOLAS	0.28 AC.	3%	
13. CLARY, ANN M	0.19 AC.	2%	
14. WELLS, JOSHUA S & JESSICA J J	0.17 AC.	1%	
15. HOBSCHIEDT, RACHEL	0.03 AC.	0%	
16. MALONE, MARK D & JESSICA L JT \	0.30 AC.	3%	
17. KADIC, EMR & JASMINA	0.19 AC.	2%	
18. KERN, TYLER L & CARRIE F JTR	0.14 AC.	1%	
19. LOVAN, VILAVANH T	0.23 AC.	2%	
20. STUNTZ, CLINT JAMES & BESCHORNER, AMY LYNN	0.19 AC.	2%	
21. TAGGART, COLE T & SCHULTZ, ANNA M	0.09 AC.	1%	
22. JNB FAMILY WAUKEE, LP	0.18 AC.	2%	X
23. BRADLEY P SCHUMACHER	0.01 AC.	0%	
	10.99 AC.	100%	53%

DATE: _____
 REVISIONS: _____
 2ND SUBMITTAL: _____
 1ST SUBMITTAL: 02/21/13

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 TECH: _____
 ENGINEER: _____

CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

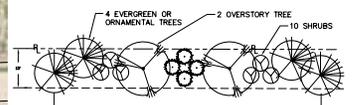
WILLIAMS POINTE NORTH
PLANNED DEVELOPMENT
EXHIBIT E

1301.012



NOTES

LANDSCAPE BUFFER:
 WHERE RESIDENTIAL DISTRICTS BORDER AN INDUSTRIAL (M) OR COMMERCIAL (C) ZONED DISTRICT, A THREE (3) FT HIGH BUFFER SHALL BE PROVIDED CONSISTING OF FIFTEEN (15) FT IN WIDTH DESIGNED WITH ELEVATION CHANGE AND PLANTINGS.



BUFFER: DETAIL

PARKING SETBACKS

10' FROM STREET RIGHT-OF-WAY
 5' FROM LOT LINE

PARKING ANALYSIS

REQUIRED:	
NUMBER OF UNITS:	41 UNITS
2 SPACES PER UNIT	= 82 SPACES
1 COMMON SPACE PER 5 DWELLING UNITS	= 8 SPACES
TOTAL REQUIRED:	91 SPACES
PROVIDED:	
GARAGE & DRIVEWAYS	= 164 SPACES
COMMON (OFF STREET) PARKING	= 12 SPACES
TOTAL PROVIDED:	176 SPACES

CONCEPTUAL PLAN

THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY. FINAL DEVELOPMENT IS SUBJECT TO CHANGE.

DATE	
REVISIONS	
SECOND SUBMITTAL	02/21/13
FIRST SUBMITTAL	02/21/13

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410
 TECH: _____
 ENGINEER: _____



**WILLIAMS POINTE NORTH
 PLANNED DEVELOPMENT
 EXHIBIT - H3**



JCorp, Inc.

Consulting Engineers

P.O. Box 99
Harley, IA 5024
Phone: (515) 596627
Fax: (515) 596681
www.jc0232

PROJECT: Williams Pointe Plat 11 - Lot 1
EI PLE
Waukee, IA



02 / 12 / 13
13-003

A-3



1 FR ELE A I
SCALE: 1/8"=1'-0"



3 LEF ELE A I
SCALE: 1/8"=1'-0"



2 RI ELE A I
SCALE: 1/8"=1'-0"



4 REAR ELE A I
SCALE: 1/8"=1'-0"



JCorp, Inc.

PO Box 159
Huxley, IA 50124
Phone: 615-397-6427
Fax: 615-397-5441
www.jcorp-ia.com

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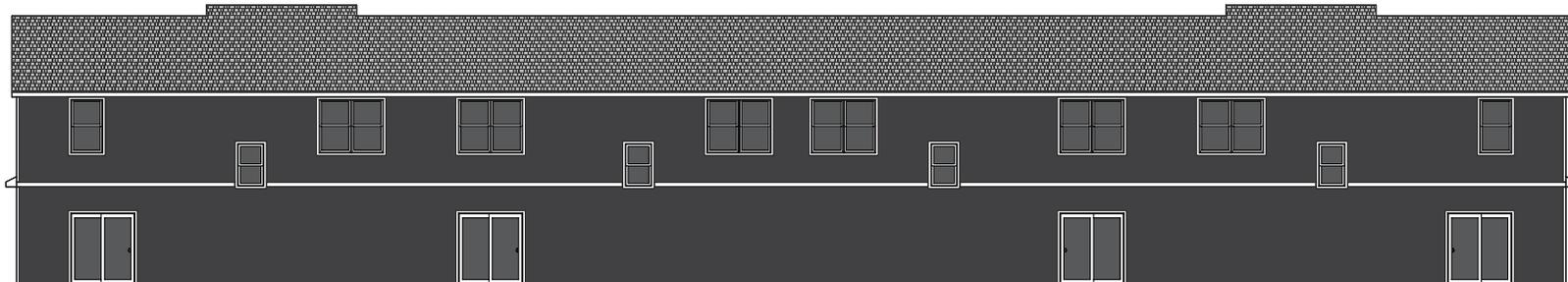
1 Front Elevation
SCALE: 1/8"=1'-0"



5 Left Elevation
SCALE: 1/8"=1'-0"



2 Right Elevation
SCALE: 1/8"=1'-0"



3 Rear Elevation
SCALE: 1/8"=1'-0"

PROJECT: **Williams Pointe Plat 11 - Lot 1**
Single Loaded 4-Plex
Waukege, IA



DATE: 01 / 2 / 2013

PROJECT NO: 13-003

CONTENTS:

SHEET NO:

A-3

WILLIAMS POINTE NORTH

PLANNED DEVELOPMENT

CITY OF WAUKEE

- ORIGINALLY APPROVED BY WAUKEE CITY COUNCIL ON AUGUST 1, 2005
- AMENDED BY WAUKEE CITY COUNCIL ON OCTOBER 15, 2007
- AMENDED BY WAUKEE CITY COUNCIL ON NOVEMBER 19, 2007
- AMENDED BY WAUKEE CITY COUNCIL ON JULY 20, 2009
- AMENDED BY WAUKEE CITY COUNCIL ON DECEMBER 3, 2012
- AMENDED BY WAUKEE CITY COUNCIL ON MARCH __, 2013



TABLE OF CONTENTS

Williams Pointe North Amended Planned Development

1. Rezoning Request

Waukee PD Form (Amended 3- -13)

Exhibit E – Rezoning Map (Amended 3- -13)

EXHIBIT F - Primary Land Use Plan (Amended 3- - 13)

Exhibit G – Bulk Regulations (Amended 3- -13)

Exhibit H4 – Preliminary Development Layout –
Townhome Development (Added 3- -13)

Note: Only documents and Exhibits modified as a part of this amendment have been included. All remaining Exhibits and information included in the original Planned Development as approved by the Waukee City Council on August 1, 2005 and the Amended Planned Development approved by the Waukee City Council on October 15, 2007, and the Amended Planned Development approved by the Waukee City Council on July 20, 2009, and the Amended Planned Development approved by the Waukee City Council on December 3, 2012 remains in effect.

June, 2005

Amended and Approved by Waukee City Council on November 19, 2007

Amended and Approved by Waukee City Council on July 20, 2009

Amended and Approved by Waukee City Council on December 3, 2012

Amended and Approved by Waukee City Council on _____, 2013

WILLIAMS POINTE – AMENDED PLANNED DEVELOPMENT

Waukee, Iowa

Planned Development District (PD)

Item 1 Location, Size, Legal Description

- A. See Attached: Exhibit A – Vicinity Map
Exhibit B – Property Legal Description
- B. The proposed development is comprised of approximately 103 acres in the East ½, NW ¼ and West ½, NW ¼ of Section 35 Township 79N Range 26W, Walnut Township, Dallas County, Iowa. The property is located on the south side of Highway 6 approximately 650 feet east of Alice’s Road.
- C. The property is bordered by light industrial zoning to the west, commercial and residential to the south, planned development zoning to the east and residential, agricultural and commercial zoning across Highway 6 to the north.

Item 2 Topography

- A. See Attached: Exhibit D – Existing Topography and Features Map

Item 3 Location and Description of Major Site Features, including Tree Masses, Drainage ways, Wetlands, Soils

- A. See Attached: Exhibit D – Existing Topography and Features Map
- B. The site generally drains from south to north. According to the Dallas County Soil Survey, the types of soils in the area consist of Clarion loam, Nicollet loam, Canisteo silty-clay loam and Storden Loam.

Item 4 Location of 100 Year Floodplains

- A. Not Applicable

Item 5 Generalized Land Use Plan

- A. See Attached: Exhibit E – Rezoning Map (Amended March __, 2013)
Exhibit F – Primary Land Use Plan (Amended March __, 2013)
- B. Exhibit F represents a plan that consists of townhomes, single family, condominiums/apartments and commercial uses.

Item 6 Proposed Types and Densities of Development

- A. See Attached: Exhibit G – Bulk Regulations (Amended July 20, 2009)

Exhibit H – Preliminary Development Layout

Exhibit H1 - Preliminary Development Plan
Commercial Addition

Exhibit H2 – Preliminary Development Plan
Senior Living Addition – Area E (Added July 20,
2009)

Exhibit H3 – Preliminary Development Plan – Area E
Expanded (Added November __, 2012)

Exhibit H4 – Preliminary Development Plan – Area C (Added
March __, 2013)

Item 7 General Location and Size of Building or Building Footprints

- A. **See Attached:** Exhibit H, H1, H2, H3, **H4** – Preliminary Development Layout
Exhibit K – Single Family Layout
- B. Exhibit H shows approximate locations of buildings within the townhome lots and Exhibit K shows approximate lot areas and dimensions within the single family area. The commercial and condominium/apartment areas will not be concepted until specific users have purchased the property and site plans are prepared. The uses and development requirements shall meet the zoning regulations set forth by the PD Bulk Regulations.

Item 8 Site Master Plan, Including General Envelopes of Buildings, Parking, Open Space, and Other Site Features

- A. **See Attached:** Exhibit H, H1, H2, H3, **H4** – Preliminary Development Layout
- B. Exhibit H shows approximate locations of buildings within the townhome lots and approximate lot lines in the single family area. The commercial and condominium/apartment areas will not be concepted until specific users have purchased the property. The uses and development requirements will meet the zoning regulations set forth by the PD Bulk Regulations.

Item 9 Description and Location of all Use Types Included in the Project, including Maximum Floor Areas Devoted to Each Use

- A. See Attached: Exhibit G – Bulk Regulations

Item 10 Location and Design of Vehicular, Bicycle, and Pedestrian Circulation Systems, including Relationship to External Transportation System and Location of Driveways or Access Points Adjacent to the Project

- A. See Attached: Exhibit H, H1, H2, H3 – Preliminary Development Layout
- B. This property contains six major public access points throughout the development. Laurel Avenue (70-foot ROW) will be extended through the property from the residential neighborhood bordering the east property line to the light industrial district on the west property line. SE Brick Drive (80-foot ROW) and SE Waco Place (100-foot ROW north of Laurel Avenue

80-foot ROW south of Laurel Avenue) will be extended between Highway 6 and the residential neighborhood bordering the south property line. A boulevard entrance will be constructed at the intersection of Highway 6 and Waco Place, and Highway 6 and SE Brick Drive.

- C. The remainder of the development includes an internal road system consisting of both private and public streets. As shown on Exhibit H, H1, H2, H3, H4 the internal road system within the townhome and apartment development will be private and the road system throughout the single family development will be public. In order to limit the connectivity and industrial traffic traveling through the townhome development, SE Westbrooke Drive will be ended at the property line with a public cul-de-sac with a 70-foot ROW.
- D. Driveways and internal private road systems will provide access points for the commercial and condominium/apartment areas. Exhibit H, H1, H2, H3, H4 shows proposed full access and right-in/right-out locations.
- E. An extensive network of sidewalks will be located throughout the project. An existing 30-foot trail easement exists along the south property line which will connect a trail to the Waukee City system to the south via Hawthorne Ridge Park.

Item 11 Schematic Location and Development Standards for Open Space, including Conceptual Landscape Plan

- A. See Attached: Exhibit G – Bulk Regulations
Exhibit I – Preliminary Landscape Plan
- B. Parkland requirements for this development will be met by providing improvements to the existing Hawthorne Park located southeast of the property as agreed upon by the city and developer.

Item 12 Building Design Standards, including Height, Materials, Sections, and Other Information Required to Describe the Project

- A. See Section 2: Architectural Character for example elevation views and floor plans for the single family and townhome areas. These house plans are shown for general character representation and may vary from those shown. The exhibits are a sampling and do not illustrate all or any of the homes that will be constructed. Market conditions shall be reviewed at the time of construction to determine the exact home to be constructed.
- B. The townhome, single family, commercial, and senior living areas shall meet the uses and development requirements set forth by Exhibit G – Bulk Regulations and by the Waukee Site Plan ordinance.

Item 13 Location of Existing and Proposed Utilities, Sanitary Sewer, Storm Water Facilities, and Water, Gas and Electrical Distribution Systems

- A. See Attached: Exhibit D – Existing Topography & Features Map

EXHIBIT C | LEGAL DESCRIPTION (revised 11- -12)

WILLIAMS POINTE NORTH – PD LEGAL DESCRIPTION

PLANNED DEVELOPMENT AREA A:

LOT 2 OF WILLIAMS POINTE PLAT 12, AN OFFICIAL PLAT WITHIN THE CIYT OF WAUKEE, DALLAS COUNTY, IOWA, INCLUDING HALF OF THE RIGHT OF WAY OF SE WACO PLACE ADJACENT TO THE PLAT AND HALF OF THE RIGHT OF WAY OF SE LAUREL STREET ADJACENT TO THE PLAT INCLUDING 18.8 ACRES MORE OR LESS.

PLANNED DEVELOPMENT AREA B:

LOTS 1 – 65 OF WILLIAMS POINTE PLAT 10, AN OFFICIAL PLAT WITHIN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, INCLUDING ALL OF THE RIGHT OF WAY OF SE WACO PLACE ADJACENT TO THE PLAT, HALF OF THE RIGHT OF WAY OF SE LAUREL STREET ADJACENT TO THE PLAT AND ALL OF THE RIGHT OF WAUKEE OF SE SAGEWOOD CIRCLE ADJACENT TO THE PLAT INCLUDING 18.5 ACRES MORE OR LESS.

PLANNED DEVELOPMENT AREA C:

LOT 1 OF WILLIAMS POINTE PLAT 11, AN OFFICIAL PLAT WITHIN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, INCLUDING HALF OF THE RIGHT OF WAY OF SE WACO PLACE ADJACENT TO LOT 1 AND HALF OF THE RIGHT OF WAY OF SE LAUREL STREET ADJACENT TO LOT 1 INCLUDING 5.2 ACRES MORE OR LESS.

PLANNED DEVELOPMENT AREA D:

ALL OF WILLIAMS POINTE PLAT 14, AN OFFICIAL PLAT WITHIN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, INCLUDING ALL OF THE RIGHT OF WAY OF SE WACO PLACE ADJACENT TO THE PLAT, AND ALL OF THE RIGHT OF WAY OF SE BRICK DRIVE ADJACENT TO THE PLAT, AND ALL OF THE RIGHT OF WAY OF SE STONE RIDGE DRIVE ADJACENT TO THE PLAT, AND ALL OF THE RIGHT OF WAY OF EAST HICKMAN ROAD, INCLUDING 29.30 ACRES MORE OR LESS.

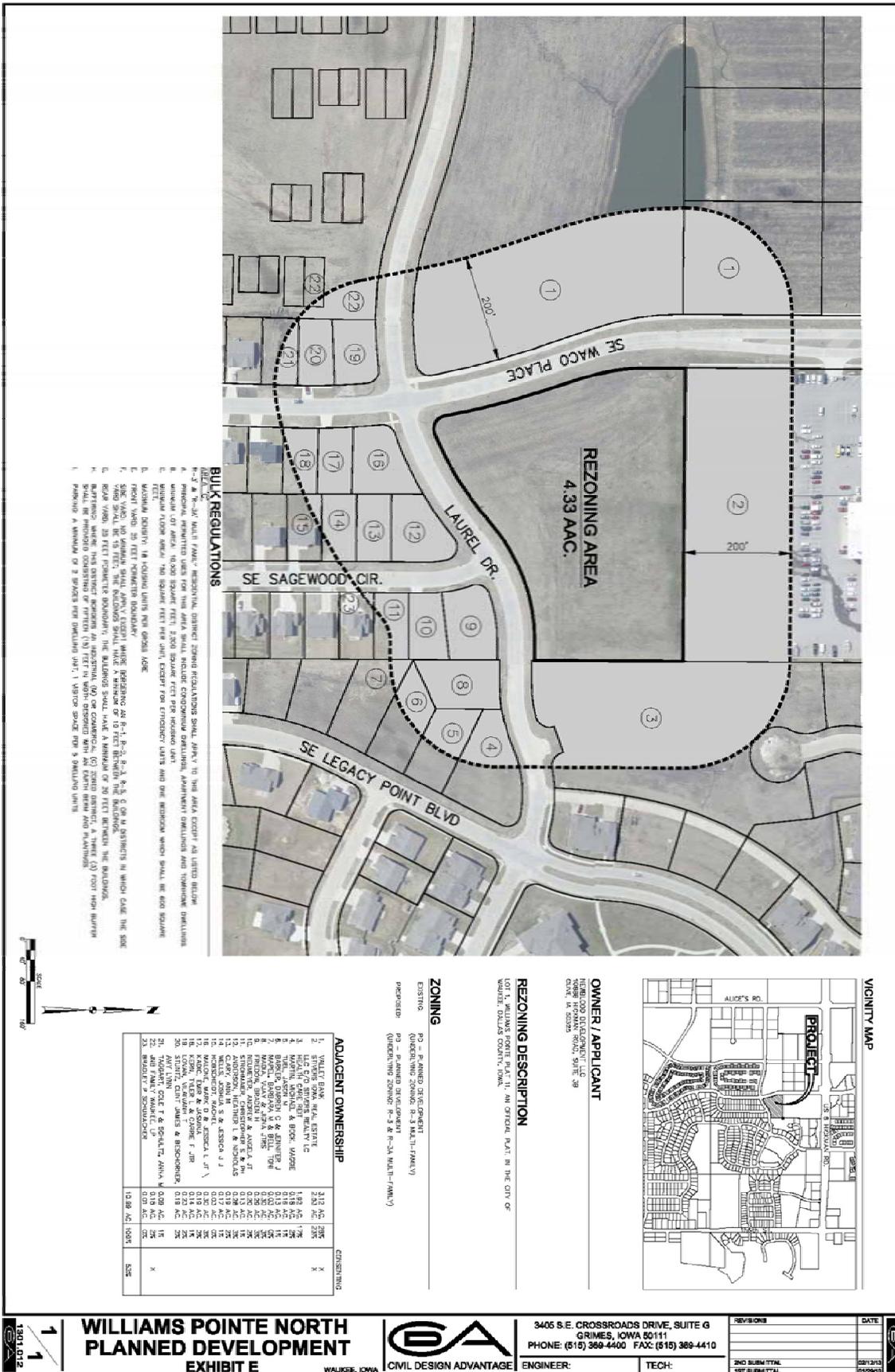
LOT 1 OF WILLIAMS POINTE PLAT 13, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, CONTAINING APPROXIMATELY 4.77 ACRES MORE OR LESS, AND THE WEST HALF OF SE BRICK DRIVE RIGHT OF WAY LYING EAST OF AND COINCIDENT WITH SAID LOT 1, AND THE NORTH HALF OF SE LAUREL STREET RIGHT OF WAUKE LYING SOUTH OF AND COINCIDENT WITH SAID LOT 1.

PLANNED DEVELOPMENT AREA E:

LOT 1 OF WILLIAMS POINTE PLAT 12, AN OFFICIAL PLAT WITHIN THE CITY OF WAUKE, DALLAS COUNTY, IOWA, INCLUDING HALF OF THE RIGHT OF WAY OF SE LAUREL STREET ADJACENT TO THE LOT AND HALF OF THE RIGHT OF WAY OF SE BRICK DRIVE ADJACENT TO THE LOT INCLUDING 15.9 ACRES MORE OR LESS.

LOT 2, WILLIAMS POINTE PLAT 13, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, CONTAINING APPROXIMATELY 7.06 ACRES MORE OR LESS, AND THE WEST HALF OF SE WACO PLACE RIGHT OF WAY LYING EAST OF AND COINCIDENT WITH SAID LOT 2, AND THE NORTH HALF OF SE LAUREL STREET RIGHT OF WAY LYING SOUTH OF AND COINCIDENT WITH SAID LOT 2, AND THE EAST HALF OF SE BRICK DRIVE RIGHT OF WAY LYING WEST OF AND COINCIDENT WITH SAID LOT 2.

EXHIBIT E | 2013 REZONING MAP



- BULK REGULATIONS**
- A. MINIMUM LOT AREA: 10,000 SQ. FT.
 - B. MINIMUM LOT WIDTH: 100 FEET
 - C. MINIMUM FRONT YARD SETBACK: 10 FEET
 - D. MINIMUM SIDE YARD SETBACK: 5 FEET
 - E. MINIMUM REAR YARD SETBACK: 5 FEET
 - F. MINIMUM FRONT SETBACK FROM ADJACENT LOT: 5 FEET
 - G. MINIMUM SIDE SETBACK FROM ADJACENT LOT: 5 FEET
 - H. MINIMUM REAR SETBACK FROM ADJACENT LOT: 5 FEET
 - I. MINIMUM FRONT SETBACK FROM STREET: 10 FEET
 - J. MINIMUM SIDE SETBACK FROM STREET: 5 FEET
 - K. MINIMUM REAR SETBACK FROM STREET: 5 FEET
 - L. MINIMUM FRONT SETBACK FROM DRIVEWAY: 5 FEET
 - M. MINIMUM SIDE SETBACK FROM DRIVEWAY: 5 FEET
 - N. MINIMUM REAR SETBACK FROM DRIVEWAY: 5 FEET
 - O. MINIMUM FRONT SETBACK FROM SIDEWALK: 5 FEET
 - P. MINIMUM SIDE SETBACK FROM SIDEWALK: 5 FEET
 - Q. MINIMUM REAR SETBACK FROM SIDEWALK: 5 FEET
 - R. MINIMUM FRONT SETBACK FROM CURB: 5 FEET
 - S. MINIMUM SIDE SETBACK FROM CURB: 5 FEET
 - T. MINIMUM REAR SETBACK FROM CURB: 5 FEET
 - U. MINIMUM FRONT SETBACK FROM ALLEY: 5 FEET
 - V. MINIMUM SIDE SETBACK FROM ALLEY: 5 FEET
 - W. MINIMUM REAR SETBACK FROM ALLEY: 5 FEET
 - X. MINIMUM FRONT SETBACK FROM LOT LINE: 5 FEET
 - Y. MINIMUM SIDE SETBACK FROM LOT LINE: 5 FEET
 - Z. MINIMUM REAR SETBACK FROM LOT LINE: 5 FEET



OWNER / APPLICANT

NUMBER OF DEVELOPMENT: 100
 NUMBER OF LOTS: 23
 PROJECT NAME: WILLIAMS POINT NORTH PLANNED DEVELOPMENT
 ADDRESS: 3406 S.E. CROSSROADS DRIVE, SUITE 6
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410

REZONING DESCRIPTION

LOT 1, WILLIAMS POINT, PLAT 11, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

ZONING

EXISTING: P2 - PLANNED DEVELOPMENT
 PROPOSED: P2 - PLANNED DEVELOPMENT (SUBJECT TO CHANGES)
 (SUBJECT TO CHANGES) (P2 - PLANNED DEVELOPMENT)

ADJACENT OWNERSHIP

LOT	OWNER	ACRES	CONVEYING
1	WILLIAMS POINT NORTH PLANNED DEVELOPMENT	4.33	X
2	WILLIAMS POINT NORTH PLANNED DEVELOPMENT	4.33	X
3	WILLIAMS POINT NORTH PLANNED DEVELOPMENT	4.33	X
4	WILLIAMS POINT NORTH PLANNED DEVELOPMENT	4.33	X
5	WILLIAMS POINT NORTH PLANNED DEVELOPMENT	4.33	X
6	WILLIAMS POINT NORTH PLANNED DEVELOPMENT	4.33	X
7	WILLIAMS POINT NORTH PLANNED DEVELOPMENT	4.33	X
8	WILLIAMS POINT NORTH PLANNED DEVELOPMENT	4.33	X
9	WILLIAMS POINT NORTH PLANNED DEVELOPMENT	4.33	X
10	WILLIAMS POINT NORTH PLANNED DEVELOPMENT	4.33	X
11	WILLIAMS POINT NORTH PLANNED DEVELOPMENT	4.33	X
12	WILLIAMS POINT NORTH PLANNED DEVELOPMENT	4.33	X
13	WILLIAMS POINT NORTH PLANNED DEVELOPMENT	4.33	X
14	WILLIAMS POINT NORTH PLANNED DEVELOPMENT	4.33	X
15	WILLIAMS POINT NORTH PLANNED DEVELOPMENT	4.33	X
16	WILLIAMS POINT NORTH PLANNED DEVELOPMENT	4.33	X
17	WILLIAMS POINT NORTH PLANNED DEVELOPMENT	4.33	X
18	WILLIAMS POINT NORTH PLANNED DEVELOPMENT	4.33	X
19	WILLIAMS POINT NORTH PLANNED DEVELOPMENT	4.33	X
20	WILLIAMS POINT NORTH PLANNED DEVELOPMENT	4.33	X
21	WILLIAMS POINT NORTH PLANNED DEVELOPMENT	4.33	X
22	WILLIAMS POINT NORTH PLANNED DEVELOPMENT	4.33	X
23	WILLIAMS POINT NORTH PLANNED DEVELOPMENT	4.33	X

WILLIAMS POINT NORTH PLANNED DEVELOPMENT EXHIBIT E

3406 S.E. CROSSROADS DRIVE, SUITE 6
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: CIVIL DESIGN ADVANTAGE
 TECH:

DATE: 3/8/2013

2ND SUBMITTAL: 3/8/2013
 1ST SUBMITTAL: 3/8/2013

EXHIBIT F | PRIMARY LAND USE PLAN

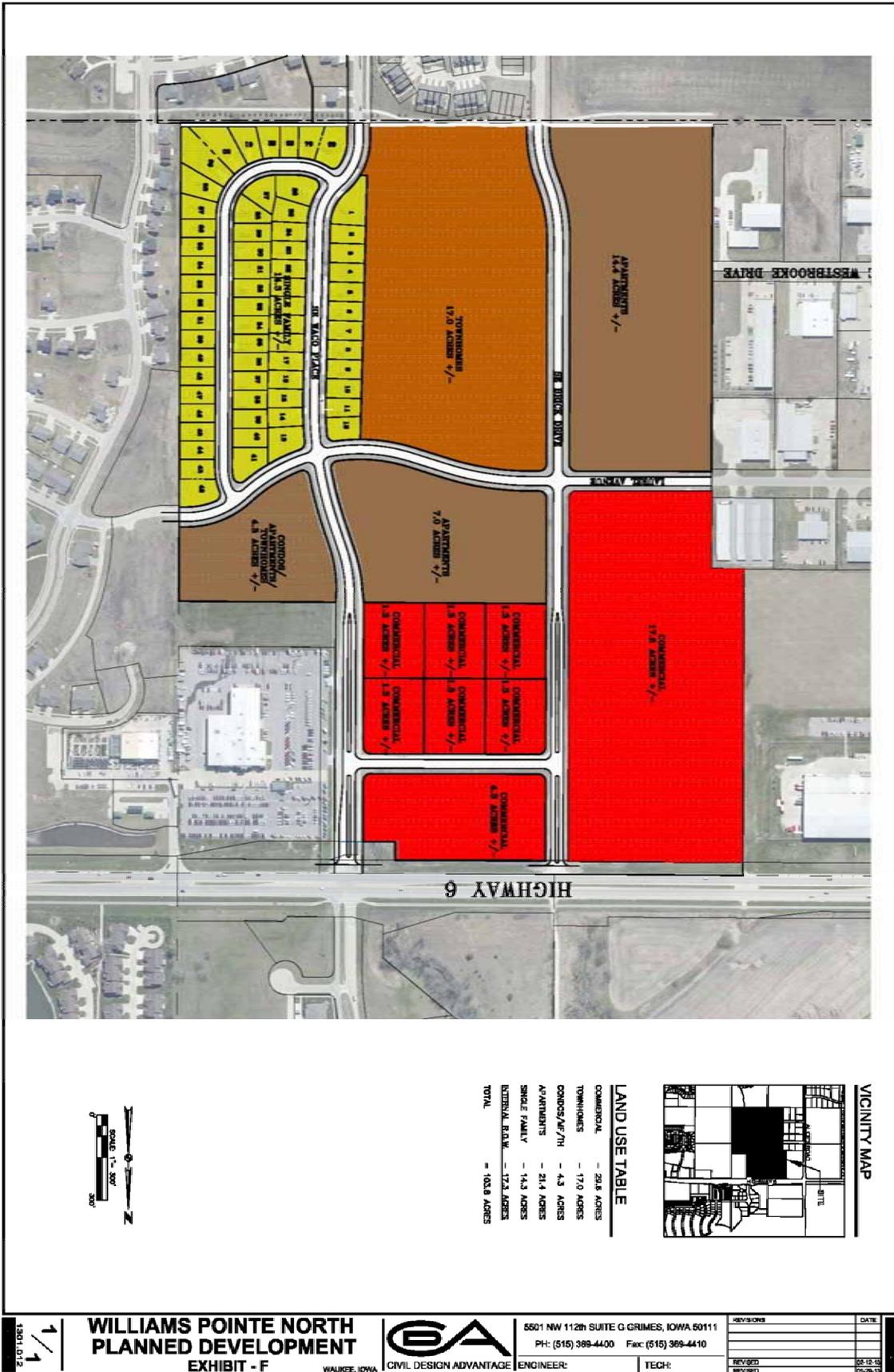


EXHIBIT G | BULK REGULATIONS

Williams Pointe

Planned Development

Amended by Waukee City Council on November 19, 2007

Amended by Waukee City Council on July 20, 2009

Amended by Waukee City Council on December 3, 2012

Amended by Waukee City Council on March __, 2013

BULK REGULATIONS

AREA "A" – TOWNHOME DEVELOPMENT

'R-4' Row Dwelling and Townhome District Zoning Regulations shall apply to this area except as listed below:

- A. Minimum Lot Area: 15,000 square feet perimeter boundary; 1,500 square feet per housing unit lot. (*R-4 Standard = 2,500 square feet per housing unit*)
- B. Minimum Floor Area: 750 square feet per unit
- C. Minimum Lot Width: 20 feet per unit lot
- D. Maximum Density: 10 housing units per gross acre
- E. Minimum Front Yard: 25 feet perimeter boundary (*R-4 Standard = 30 feet*)
- F. Minimum Side Yard: 15 feet perimeter boundary; the townhomes shall have a minimum of 10 feet between buildings.
- G. Minimum Rear Yard: 25 feet; the townhomes shall have a minimum of 15 feet between buildings. The setback along the southern boundary of the property shall be 30 feet. (*R-4 Standard = 30 feet perimeter*)
- H. Buffering: Where this district borders an industrial (M) or commercial (C) zoned district, a three (3) ft high buffer shall be provided consisting of fifteen (15) ft in width designed with an earth berm and plantings. (*Standard = 25 ft in width, 3 ft height*)

AREA "B" – SINGLE FAMILY RESIDENTIAL

'R-2' One and Two Family Residential District Zoning Regulations shall apply to this area except as listed below:

- A. Minimum Lot Area: 8,000 square feet for each single-family dwelling; 10,000 square feet for each two-family dwelling.
- B. Maximum Floor Area: Single-family – 950 square feet. Two-family – 750 square feet per unit. If building is two or more stories, minimum first floor area shall be 700 square feet for single-family and 550 square feet per unit for two-family.
- C. Minimum Lot Width: Single-family dwelling – 65 feet; two-family dwelling – 80 feet
- D. Front Yard Setback: 30 feet minimum; lots fronting SE Waco Place shall have a 25-foot minimum (*R-2 Standard = 30 feet*)
- E. Side Yard Setback: 12-feet total; one side is limited to a minimum of 6-feet (*R-2 Standard = 15 feet total with one side limited to a minimum of 7 feet*)
- F. Rear Yard Setback: 30-foot minimum.

- G. Buffering: Where this district borders an industrial (M) or commercial (C) zoned district, a three (3) ft high buffer shall be provided consisting of fifteen (15) ft in width designed with an earth berm and plantings. *(Standard = 25 ft in width, 3 ft height)*

AREA "C" – CONDOMINIUM/APARTMENT AND TOWNHOME DEVELOPMENT – LOCATED NORTH OF LAUREL STREET, EAST OF SE WACO PLACE (amended March __, 2013)

'R-3' & 'R-3A' Multi-Family Residential District Zoning Regulations shall apply to this area except as listed below:

- A. Principal Permitted Uses for this area shall include condominium dwellings, apartment dwellings, and townhome dwellings.
- B. Minimum Lot Area: 10,000 square feet; 2,200 square feet per housing unit lot for apartments or condominiums; 1,100 square feet per housing unit lot for townhomes.
- C. Minimum Floor Area: 750 square feet per unit, except for efficiency units and one bedroom which shall be 600 square feet
- D. Maximum Density: 18 housing units per gross acre
- E. Front Yard: 25 feet perimeter boundary *(R-3 Standard = 30 feet)*
- F. Side Yard: No minimum shall apply except where bordering an R-1, R-2, R-3, R-5, C or M Districts in which case the side yard shall be 15 feet; the buildings shall have a minimum of 10 feet between the buildings. *(R-3 Standard = 15 feet side yard for all zoning districts)*
- G. Rear Yard: 25 feet perimeter boundary; the buildings shall have a minimum of 20 feet between the buildings. *(R-3 Standard = 30 feet)*
- H. Buffering: Where this district borders an industrial (M) or commercial (C) zoned district, a three (3) foot high buffer shall be provided consisting of fifteen (15) feet in width designed with an earth berm and plantings. *(Standard = 25 feet in width, 3 foot height)*
- I. Parking: A minimum of 2 spaces per dwelling unit, 1 visitor space per 5 dwelling units.

AREA "D" – COMMERCIAL DEVELOPMENT

'C-1' Community and Highway Service Commercial District Zoning Regulations shall apply to this area except as listed below:

- A. Front Yard: 25 feet *(C-1 Standard = 30 feet)*
- B. Side Yard: No minimum shall apply except where bordering an 'R' District in which case the side yard shall be 15 feet.
- C. Rear Yard: 25 feet *(C-1 Standard = 30 feet)*
- D. Each commercial lot will have a minimum of a 20% open space requirement.
- E. All lots within 600 feet of Highway 6 and Alice's Road shall adhere to the Arterial Corridor Overlay standards located in section 304.5(M.7) of the Waukee Zoning Code.

AREA "E" – SENIOR APARTMENT DEVELOPMENT – LOCATED SOUTH OF LAUREL STREET WEST OF SE BRICK DRIVE AND NORTH OF LAUREL STREET BETWEEN SE BRICK DRIVE AND SE WACO PLACE

'R-3' Rental Multi Family Residential District Zoning Regulations shall apply to this area except as listed below:

- A. Principal Permitted Uses for this area shall include apartment dwellings for senior living only. [For the purposes of this document the term 'senior' shall refer to persons 55 years of age and older]
- B. Minimum Lot Area: 10,000 square feet; 2,200 square feet per housing unit.
- C. Minimum Floor Area: 750 square feet per unit.
- D. Maximum Density: 20 housing units per gross acre
- E. Front Yard: 25 feet perimeter boundary
- F. Side Yard: No minimum shall apply except where bordering an R-1, R-2, R-3, R-5, C or M Districts in which case the side yard shall be 15 feet; the buildings shall have a minimum of 10 feet between the buildings.
- G. Rear Yard: 25 feet perimeter boundary; the buildings shall have a minimum of 20 feet between the buildings.
- H. Buffering: Where this district borders an industrial (M) or commercial (C) zoned district, a three (3) foot high buffer shall be provided consisting of fifteen (15) feet in width designed with an earth berm and plantings.
- I. Parking: A minimum of one and one-half (1.5) parking stalls/garages shall be provided for each housing unit.
- J. Interior parking stalls to the building shall be a minimum of 9'X18'
- K. Maximum Building Height: 50' which shall be defined as the vertical distance from the average finished grade at the building line to the average height of the highest gable of a pitched roof with a total height not to exceed 57'
- L. Maximum Stories: 4
- M. Maximum Number of Units Per Building: None

LANDSCAPING REQUIREMENTS

General landscaping requirements for Areas A through **E** shall be followed according to Waukees's standard city ordinance. The following are additional landscaping amenities that will be implemented throughout the development.

- A. The boulevard median located on SE Brick Drive and SE Waco Place shall contain trees and landscaping spaced at a distance acceptable by the developer and city staff.
- B. The single family lots in Area B shall provide a minimum of 2 trees per lot installed at the time of home construction.
- C. A minimum of 1 tree for every 80 feet shall be installed along both sides of SE Waco Place with the exception of the boulevard section that is proposed. Landscaping for the boulevard section will be installed within the median.
- D. Landscaping will be provided at the project identification sign locations.
- E. A landscaping buffer will be provided on the western property line of the project where it borders an industrial or commercial zoned district. A 3-foot high buffer shall be provided consisting of 15-feet in width designed with plantings as shown on Exhibit I (preliminary landscaping plan). There shall be a minimum of 2 overstory trees every 100 feet.

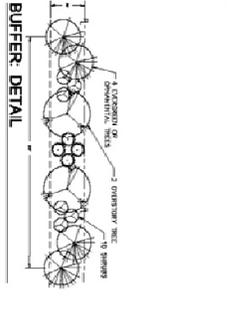
TEMPORARY AND ADVERTISING SIGNAGE

One 8'x8' construction sign will be allowed at SE Brick Drive and Hickman Road and SE Waco Place and Hickman Road. Each of these signs may include a maximum of two flags. No other advertising flags shall be allowed within the development. Only one small real estate sign will be allowed per lot. Only a 4'x8' construction sign will be allowed per lot or project frontage and each must be separated by a minimum of 300-feet. Such signs must also be separated from the entry way (8'x8' signs) by a minimum of 300-feet. No semi trailer advertising shall be allowed on the site unless the semi trailer is used as a construction trailer.

EXHIBIT H4 | PRELIMINARY DEVELOPMENT LAYOUT



NOTES
 LANDSCAPE BUFFER:
 WHERE ESSENTIAL, BUFFER SHALL BE PROVIDED, BUT NOT BE PROVIDED CONSISTENT OF FIFTEEN (15) FT. IN WIDTH, BOUNDARY WITH ELEVATION CHANGE AND PLANTINGS.



PARKING SETBACKS
 10' FROM STREET RIGHT-OF-WAY
 5' FROM LOT LINE

PARKING ANALYSIS
 REQUIRED:
 NUMBER OF UNITS: 41 UNITS
 1 SPACES PER GARAGE & CHANGING UNITS: 41 SPACES
 TOTAL REQUIRED: 41 SPACES
 PROVIDED:
 41 SPACES
 144 SPACES
 175 SPACES
 175 SPACES

CONCEPTUAL PLAN
 THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY. FINAL DEVELOPMENT IS SUBJECT TO CHANGE.



<p>WILLIAMS POINTE NORTH PLANNED DEVELOPMENT EXHIBIT - H3</p>	<p>CIVIL DESIGN ADVANTAGE WAUKEE, IOWA</p>	<p>3405 S.E. CROSSROADS DRIVE, SUITE G GR. MISS., IOWA 50111 PHONE: (515) 389-4400 FAX: (515) 389-4410</p>	REVISIONS	DATE
			SECOND SUBMITTAL	02/21/13
			FIRST SUBMITTAL	01/29/13
<p>1" = 100'</p>		<p>TECH: ENG NEER:</p>		



City of Waukeee
230 W. Hickman Road
Waukeee, IA 50263
Phone: (515) 978-9533
Fax: (515) 987-1845

NOTICE OF AMENDMENT TO THE WILLIAMS POINTE NORTH PLANNED DEVELOPMENT (REZONING)

March 4, 2013

Re: Proposed Amendment – Williams Pointe North Planned Development | Change the allowable uses in the existing 4.33 acre lot zoned R-3 [Rental Multi-Family Residential District]/ R-3A [Owner Occupied Multi-Family Residential District] to allow for townhomes. *Please see map on back for concept plan related to request.*

Dear Property Owner:

A notice was previously sent out on February 15, 2013 about Newblood Development, LLC, owner of the property located in the northeast corner of SE Laurel Street and SE Waco Place has petitioned the City of Waukeee to change the allowable uses in “Area C” to allow for the development of approximately 40 – 45 townhomes on a property currently zoned to allow for the development of approximately 76 apartments or condominiums. The applicant was unable to get the required notification signs placed on the property in order to proceed with the previously identified schedule. A revised schedule has been provided below and information specific to how the property is proposed to be developed can be found on the City’s website at: www.waukeee.org/developmentprojectswaukeee.

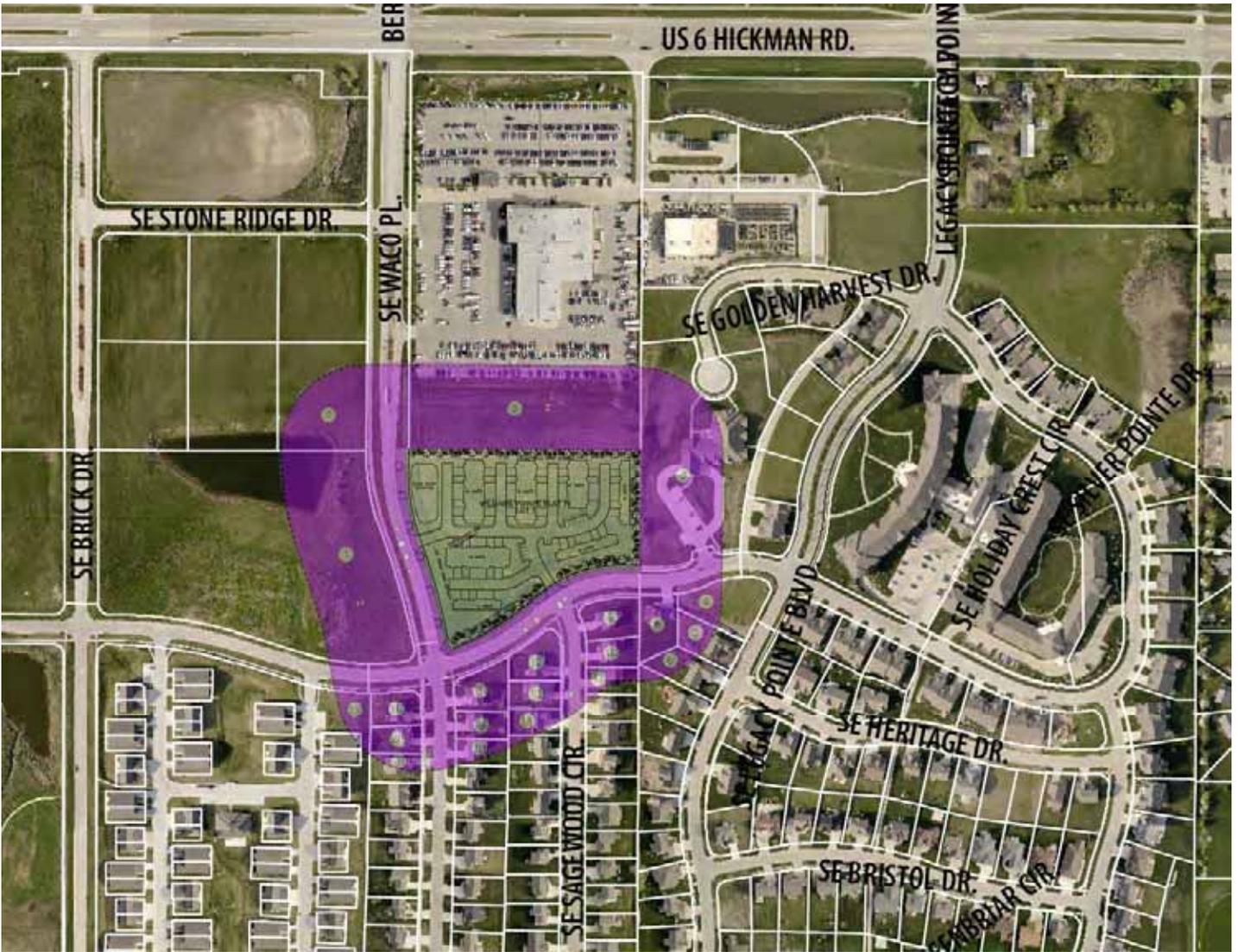
The Waukeee Planning and Zoning Commission will receive public input on this revised application at their meeting at **6:00 PM on March 12, 2013, in the City Hall Council Chambers, 230 W. Hickman Road (HWY 6), Waukeee**. As a neighboring property owner, you are being notified and invited to present your views concerning this application, either verbally by attending the meeting, or in writing. Written comments must be received by the City prior to the Planning and Zoning Commission meeting. Written comments should be addressed to the City of Waukeee, Attn: Director of Development Services, 230 W. Hickman Road, Waukeee, Iowa 50263.

Following the Planning and Zoning Commission's review and recommendation, the City Council will hold a **public hearing** on this application. A public hearing has been scheduled for **5:30 PM, on March 18, 2013, in the City Hall Council Chambers** at the above address. All interested parties are encouraged to attend and express their views.

If you know of any interested parties who have not received a copy of this letter, we would appreciate it if you would inform them of the time, date and place of the Planning and Zoning Commission's meeting and City Council public hearing. If you have any questions concerning this application or if you would like additional information, please call the Development Services Department at 515-987-4522 or the petitioners’ professional, Erin Ollendike at (515) 369-4400.

Sincerely,

Ben Landhauser
City Planner



ABOVE: PROPOSED CONCEPTUAL DEVELOPMENT PATTERN FOR THE PROPERTIES NORTH OF LAUREL STREET. **PURPLE** INDICATES THE NOTIFICATION BOUNDARY SURROUNDING THE PROPERTY



ABOVE: ELEVATIONS SHOWING THE PRELIMINARY DESIGN OF THE PROPOSED TOWNHOMES [DOUBLE LOADED AND SINGLE LOADED]