

## Exhibit A

# 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 APRIL 15, 2013
- AMENDED BY WAUKEE CITY COUNCIL ON \_\_\_\_\_, 2013



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### Williams Pointe North Amended Planned Development

#### 1. Rezoning Request

Waukee PD Form (Amended \_\_\_\_\_)

Exhibit E – Rezoning Map (Amended \_\_\_\_\_)

EXHIBIT F - Primary Land Use Plan (Amended \_\_\_\_\_)

Exhibit G – Bulk Regulations (Amended \_\_\_\_\_)

Exhibit H3 – Preliminary Development Layout –  
Townhome Development (Amended \_\_\_\_\_)

**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 and the Amended Planned Development approved by the Waukee City Council on April 15, 2013 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 April 15, 2013

Amended and Approved by Waukee City Council on \_\_\_\_\_

## **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 \_\_\_\_\_)  
Exhibit F – Primary Land Use Plan (Amended \_\_\_\_\_)
- 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 (Amended \_\_\_\_\_)
    - Exhibit H4 – Preliminary Development Plan – Area C (Added April 15, 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, H4– 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.



**EXHIBIT C | LEGAL DESCRIPTION (revised \_\_\_\_\_)**

**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 WAUKEE 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 WAUKEE, 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**
1. NEW BUILDING AND TYPING EXISTING ZONING REGULATIONS SHALL APPLY TO THE AREA COVERED BY THESE RULES
  2. MINIMUM LOT AREA SHALL BE 10,000 SQ. FT. PER SINGLE-FAMILY RESIDENTIAL UNIT
  3. MINIMUM LOT WIDTH SHALL BE 30 FEET PER LOT
  4. MINIMUM FRONT YARD SETBACK SHALL BE 10 FEET PER LOT
  5. MINIMUM SIDE YARD SETBACK SHALL BE 5 FEET PER LOT
  6. MINIMUM REAR YARD SETBACK SHALL BE 5 FEET PER LOT
  7. MINIMUM FRONT YARD SETBACK SHALL BE 10 FEET PER LOT
  8. MINIMUM FRONT YARD SETBACK SHALL BE 10 FEET PER LOT
  9. MINIMUM FRONT YARD SETBACK SHALL BE 10 FEET PER LOT
  10. MINIMUM FRONT YARD SETBACK SHALL BE 10 FEET PER LOT



**PROJECT:**  
**OWNER OF RECORD:**  
**APPLICANT:**  
**REZONING DESCRIPTION:**  
**ZONING:**

**ADJACENT OWNERSHIP**

OWNER NAME	ADDRESS	PHONE	EMAIL
1. ADJACENT OWNER 1	1234 N. MAIN ST.	555-123-4567	owner1@domain.com
2. ADJACENT OWNER 2	1234 N. MAIN ST.	555-123-4567	owner2@domain.com
3. ADJACENT OWNER 3	1234 N. MAIN ST.	555-123-4567	owner3@domain.com
4. ADJACENT OWNER 4	1234 N. MAIN ST.	555-123-4567	owner4@domain.com
5. ADJACENT OWNER 5	1234 N. MAIN ST.	555-123-4567	owner5@domain.com





## 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 April 15, 2013

Amended by Waukee City Council on \_\_\_\_\_

### 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 April 15, 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 Waukeez'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 H3 | PRELIMINARY DEVELOPMENT LAYOUT

