

Exhibit A

Legacy Pointe Village Center

PLANNED DEVELOPMENT

CITY OF WAUKEE

APPROVED BY WAUKEE CITY COUNCIL ON _____



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LEGACY POINTE VILLAGE CENTER PLANNED DEVELOPMENT

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Exhibit B | LEGACY POINTE VILLAGE CENTER – PLANNED DEVELOPMENT

Waukee, Iowa

Planned Development Overlay District (PD)

Item 1 Purpose and Scope of District

- The subject property is located at the intersection at the southwest corner of the intersection of SE Legacy Pointe Boulevard and E Hickman Road on approximately 2.93 acres. The property was originally zoned as a part of the Legacy Pointe at Waukee Development approved by the Waukee City Council on May 19, 2003 (Ordinance 2408) and later amended by the Waukee City Council on September 12, 2005 (Ordinance 2532).
- The proposed Planned Development would allow for flexibility in uses as the property develops. Permitted uses within the development consist of residential townhomes consistent with the requirements as reflected within the City of Waukee R-4 Row Dwelling and Townhome Dwelling District, neighborhood commercial uses as reflected within the C-1A Neighborhood Commercial District and mixed use consisting of a combination of commercial and residential uses within the same structure.
- The existing underlying zoning of the Property is C-1A Neighborhood Commercial District. The existing underlying zoning District is proposed to remain in place with the Planned Development Overlay (PD-1) defining the additional uses, regulations and restrictions.

Item 2 Location, Size, Legal Description

- See Attached: Exhibit C – Vicinity Map

Exhibit D – Property Legal Description

- The proposed development is comprised of approximately 2.93 acres located southwest of the intersection of SE Legacy Pointe Boulevard and E Hickman Road (Highway 6).

Item 3 Conceptual Development Plan

- See Attached: Exhibit E – Rezoning Map

Exhibit F and G – Conceptual Development Plan

- Exhibit F represents a conceptual development plan with a combination of townhomes, general retail and a mixed use building with retail on the first floor and multi-family on the second floor.
- Exhibit G represents a conceptual development plan with a combination of townhomes and general retail.
- It should be noted that these plans are conceptual and that the final design and layout of the site will be determined at the time of site plan approval based upon the density requirements as later described within this document.

Item 4 Building Design Standards, including height, materials, sections and other information required to describe the project

- Architectural Compatibility: Dominance of cultured stone, brick and warm earth tone colored materials shall be required on all commercial and mixed use building facades as described within the Waukee Site Plan Ordinance.
- Residential structures shall incorporate brick or stone on the front façade of the building.
- All structures shall be constructed from similar materials in similar colors so that a cohesive design element is apparent throughout the project.
- Mechanical equipment shall be effectively screened. At the ground level, outdoor mechanical, electrical and communication equipment shall be located in the rear side of the building and be screened in a practical manner from any public way. At the roof level, outdoor mechanical, electrical and communication equipment shall be located either within the building massing or at the highest level of the building with no more than two (2) feet of projection above the lowest parapet.
- Loading docks, trash dumpsters, utility meters, conduits and pipes, and the like shall be located in inconspicuous areas and screened where practical. The screening shall be incorporated into the overall design of the building.
- Lighting within the development shall meet the minimum standards as defined within the Waukee Site and Building Development Standards Ordinance. All parking lot pole lighting shall utilize energy efficient light fixtures (LED preferred).

Item 5 Bulk Regulations – Including Density Regulations, Setbacks, Maximum Heights, and other design standards specific to the Project

5A Townhome and Row House Development

The following requirements shall be observed:

1. Density. Twelve (12) Dwelling Units/Acre maximum
2. Minimum Floor Area. Eleven hundred (1,100) square feet per unit
3. Lot Width. Twenty four (24') feet minimum
4. Front Yard. Twenty (20') feet minimum from public street or from edge of curb of a private
5. Side Yards. Ten (10') feet minimum between principal buildings
6. Rear Yards. Twenty (20') feet minimum except for those units that back up to the existing detention pond (Lot B of Legacy Pointe at Waukee Plat 1), the minimum rear yard setback shall be ten (10) feet
7. Number of stories. Maximum of two (2) stories
8. Number of connected units. Maximum of two (2) units.
9. Off-Street Parking. Two (2) parking stalls per unit of which one (1) minimum will be in an attached garage. One additional stall for every four (4) units for visitor parking.
10. Minimum Open Space. The total land area devoted to open space and landscaping shall not be less than twenty (20%) percent of the gross land area calculated as a whole. Individual lots may have less than 20%.

5B Mixed-Use

The following requirements shall be observed:

1. Lot Area. None
2. Front Yard. Thirty (30') feet minimum.
3. Side Yard. None, except thirty (30') feet minimum adjacent to residential properties

4. Rear Yard. None, except thirty (30') feet minimum adjacent to residential properties
5. Number of stories. Maximum of two (2) stories.
6. Off-Street Parking and Loading. Two (2) parking stalls per residential unit and one (1) parking stall per 250 sq. ft. retail/office.
7. Maximum Dwelling Units/Acre. Fifteen (15).
8. Minimum Floor Area (Residential Dwelling). Six hundred (600) square feet.
9. Minimum Open Space. The total land area devoted to open space and landscaping shall not be less than Twenty (20%) percent of the gross land area included in the building lot. Such open space shall be maintained as grassed and landscaped area and shall not include access drives, parking areas, structures or buildings; except ornamental structures included as part of the landscaping theme. An integrated pedestrian plaza incorporated into the design of the site which may include an outdoor seating or eating area with concrete pad, benches, and/or landscaping intended for the use of commercial patrons shall count towards the minimum open space required.

5C Commercial Development

The following requirements shall be observed:

1. Lot Area. None
2. Front Yard. Thirty (30') feet minimum.
3. Side Yard. None, except thirty (30') feet minimum adjacent to residential.
4. Rear Yard. None, except thirty (30") feet adjacent to residential properties
5. Maximum Number of stories. Two (2) stories with a maximum height of 40 feet
6. Off-Street Parking and Loading. One (1) parking stall per 250 sq. ft. retail/office.
7. Minimum Open Space. The total land area devoted to open space and landscaping shall not be less than Twenty (20%) percent of the gross land area included in the building lot. Such open space shall be maintained as grassed and landscaped area and shall not include access drives, parking areas, structures or buildings; except ornamental structures included as part of the landscaping theme. An integrated pedestrian plaza incorporated into the design of the site which may include an outdoor seating or eating area with concrete pad, benches, and/or landscaping

intended for the use of commercial patrons shall count towards the minimum open space required.

Item 6 Uses of Property – Including Principal Permitted Uses, Accessory Uses and Prohibited Uses for Mixed Use and Commercial Developments

- 6a Townhomes** – Any use as permitted within the R-4 Rowhouse and Townhome Dwelling Zoning District
- 6b Mixed Use Development** – Any use as permitted within the C-1A Neighborhood Commercial District. Multi-family dwellings provided the structure also contains office and/or commercial uses.
- 6c Commercial** – Any use as permitted within the C-1A Neighborhood Commercial District.

Item 7 Open Space, Landscape and Buffer Regulations

1. Minimum open space for each use shall be as described within the bulk regulations (Item 5).
2. Minimum Quantity: The minimum number of plantings per site for townhomes, mixed-use and commercial shall be consistent with the City of Waukee Landscape and Open Space Ordinance.
3. Off-Street Parking Areas: Minimum requirements for off-street parking areas shall be consistent with the City of Waukee Landscape and Open Space Ordinance.
4. Buffer Requirements:
 - a. A twenty five (25) feet buffer shall be required between any townhome and mixed use or commercial development. A buffer shall not be required adjacent to the existing Earl May site.
 - b. Buffer Planting Requirements: Buffer Planting requirements shall be consistent with the City of Waukee Landscape and Open Space Ordinance.

Item 8

Signage

1. All signage within the development shall comply with the sign ordinance requirements as established within the Waukee Municipal Code.
2. Within mixed use buildings, the following additional requirements shall apply as applicable:
 - a. Projecting Signs
 - i. One (1) projecting sign shall be allowed per business whose front wall is located 10 feet or less from a public or private street right-of-way. This sign shall be in lieu of an allowable wall sign, and the signage square feet shall count against the total allowable wall signage.
 - ii. Projecting signs must not exceed twenty-four (24) square feet. The maximum projection beyond the face of the building shall be four (4) feet.
 - iii. The maximum height to the top of the sign, as measured from the sidewalk elevation at the building line on the façade to which the sign is attached, shall not exceed fourteen (14) feet. The lower edge of such a sign must be at least eight (8) feet above the sidewalk directly beneath the sign.
 - iv. Two-dimensional signs shall have both faces parallel, vertical and at right angles to the building line and shall have twelve (12) inches maximum thickness.
 - v. The presence of a blade sign shall preclude the use of a projecting sign.
 - b. Awning Signs – Canopies and awnings may contain signage provided the following requirements are met:
 - i. If signage is parallel to the building façade, its area shall be deducted from the maximum allowable area of fascia/wall signs.
 - ii. If at right angles, it shall substitute for all other projecting signs.
 - iii. Sign materials will not be limited; however, signage should be professional in appearance and should fit in with the building and surroundings in the area.
 - c. Blade Signs
 - i. One (1) blade sign shall be allowed per establishment.

- ii. Blade signs must not exceed six (6) square feet. The maximum projection beyond the face of the building will be two (2) feet six (6) inches.
- iii. Blade signs may be one fixed piece, or a combination of arm and sign face.
- iv. The maximum height to the top of the sign, as measured from the sidewalk elevation at the building line on the façade to which the sign is attached, shall not exceed twelve (12) feet. The lower edge of such a sign must be at least eight (8) feet above the sidewalk directly beneath the sign.
- v. The presence of a projecting sign shall preclude the use of a blade sign.

END OF DOCUMENT

EXHIBIT C
VICINITY MAP



EXHIBIT D

PROPERTY LEGAL DESCRIPTION

**LOTS 3, 4 AND 5 OF LEGACY POINTE AT WAUKEE PLAT 1, AN OFFICIAL PLAT, ALL INCLUDED
WITHIN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA**

SAID TRACT OF LAND CONTAINS 2.93 ACRES MORE OR LESS.

**SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF
RECORD.**

EXHIBIT G

CONCEPT PLAN – TOWNHOME DEVELOPMENT

