

Exhibit A

# Landing at Shadow Creek – YARCO Development

PLANNED DEVELOPMENT

CITY OF WAUKEE

APPROVED BY WAUKEE CITY COUNCIL ON \_\_\_\_\_



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## **Exhibit B | LANDING AT SHADOW CREEK (YARCO DEVELOPMENT) – PLANNED DEVELOPMENT**

Waukee, Iowa

Planned Development Overlay District (PD)

### **Item 1 Purpose and Scope of District**

- The subject property is located within the Landing at Shadow Creek Development and is generally located just east of NE Westgate Drive, south of NE Dellwood Drive and north of NE Boston Parkway.
- The proposed YARCO Development will include three fifty (50) unit buildings designed for senior living as well as 48 townhomes.
- The existing zoning of the Property is R-3 Rental Multi-Family Residential District. The proposed underlying zoning will remain the same (R-3 Rental Multi-Family Residential District) 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 17.56 acres located south of NE Dellwood Drive, east of NE Westgate Drive and north of NE Boston Parkway.

### **Item 3 Conceptual Development Plan**

- See Attached: Exhibit E – Rezoning Map

Exhibit F – Conceptual Development Plan

- Exhibit F represents a conceptual development plan showing proposed construction of approximately 48 townhomes and three, three (3) story multi-family buildings each containing 50 units for a total of 150 units. The proposed multi-family development will be restricted to age-qualifying senior citizens and will include other amenities such as an indoor pool, movie theater, game rooms and personal services. In addition to the residential units, the project will also include a clubhouse, outdoor pool, community

garden space and other open space opportunities. It should be noted that these figures are conceptual and that the actual number of units and square footage of buildings will be determined at the time of platting and site plan approval process 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**

- Building design and site standards for the project shall be consistent with the Waukege Code of Ordinances, Site Plan Ordinance for multi-family and townhomes.

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

**5A Multi-Family Residential**

All multi-family units shall be consistent with the R-3 Rental Multi-Family Residential District requirements with the following exceptions and modifications as specified below:

1. Density. Twelve (4) Dwelling Units/Acre maximum
2. Minimum Floor Area. 650 square feet per unit
5. Front Yard. Thirty (30') feet minimum
6. Side Yards. Thirty (30') feet minimum
7. Rear Yards. Thirty (30') feet minimum
8. Maximum Number of stories. Three (3) stories
9. Maximum Number of Units per Building. Fifty (50) units
10. Minimum Distance between Buildings. Forty (40) feet
11. Off-Street Parking. One and a half (1.5) spaces per unit

**5B Townhome and Row House Development**

All bulk regulations shall be consistent with the R-4 Row Dwelling and Townhome District requirements.

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

**6a            Multi-Family**

Permitted Uses:

1. Multi-family dwellings.
2. Management office and accessory retail convenience and service shop intended for the use of the residents of the development and wholly contained interior to a multi-family structure
3. Recreational and activity centers intended for use of the residents within the development.
4. Accessory uses as permitted in and as limited in the R-1 Single Family Residential District.

**6B            Row house**

Permitted Uses:

1. All uses as permitted in and as limited in the R-4 Row Dwelling and Townhome Dwelling District.

**Item 7            Open Space, Landscape and Buffer Regulations**

1. Minimum open space and landscaping for each use shall be as described within the R-3 Rental Multi-Family Residential District and R-4 Row Dwelling and Townhome Dwelling District and the Landscaping and Open Space Ordinance.
2. Buffer Requirements:
  - a. A twenty-five (25) feet buffer shall be required between the proposed development and any single family residential zoned property surrounding the development.
  - b. Buffer Planting Requirements:
    - i. A minimum of one and a half (1.5) overstory tree, two and a half (2.5) evergreens, two and a half (2.5) ornamental tree and 15

shrubs shall be required for every fifty (50) linear feet of landscaped buffer.

3. Parkland Dedication Requirements
  - a. Parkland dedication for the development was satisfied as a part of the park land dedication provided with Landing at Shadow Creek Plat 2. It is intended that the development will incorporate amenities specific for the residents which may include a clubhouse, swimming pool, community garden space, and pedestrian trails.

**END OF DOCUMENT**

EXHIBIT C  
VICINITY MAP



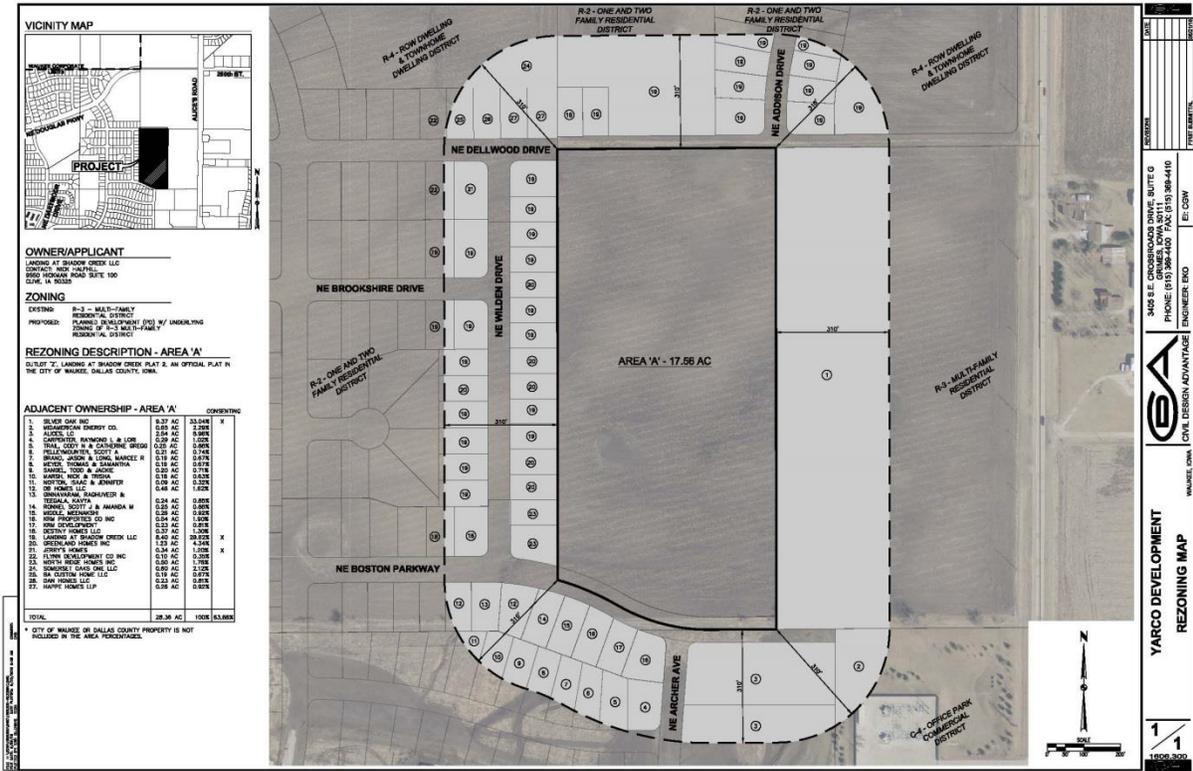
**EXHIBIT D**

**LEGAL DESCRIPTION**

**OUTLOT Z, LANDING AT SHADOW CREEK PLAT 2, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, AND THE ADJOINING SOUTH HALF OF NE DELLWOOD DRIVE AND THE ADJOINING NORTH HALF OF NE BOSTON PARKWAY.**

**SAID PROPERTY CONTAINS 17.56 ACRES MORE OR LESS.**

# EXHIBIT E REZONING MAP



# EXHIBIT F

## CONCEPTUAL DEVELOPMENT PLAN



**SITE INFORMATION**

- 1 RESIDENTIAL
    - 150 SENIOR HOUSING
    - 48 TOWNHOMES
  - 2 PARKING:
    - 148 PARKING STALLS
    - 56 GARAGES
  - 3 DENSITY
    - 12 UNITS/ACRE +/-
  - 4 PEDESTRIAN ACCESS WILL BE PROVIDED THROUGHOUT THE SITE AND WILL CONNECT ALL RESIDENTIAL UNITS TO THE SURROUNDING PUBLIC SIDEWALK SYSTEM
- SCALE: 1"=40'

PROPOSED SITE PLAN  
JULY 11 2016

DEVELOPMENT FOR WAUKEE, IOWA



EXHIBIT G  
CONCEPTUAL BUILDING ELEVATIONS



FRONT ELEVATION



RIGHT SIDE ELEVATION



BACK SIDE ELEVATION



LEFT SIDE ELEVATION

PROPOSED ELEVATIONS

5/9/2016

DEVELOPMENT FOR WAUKEE, IOWA



LEFT SIDE ELEVATION

FRONT ELEVATION



RIGHT SIDE ELEVATION

BACK ELEVATION

PROPOSED ELEVATIONS

5/9/2016

DEVELOPMENT FOR WAUKEE, IOWA

