

Exhibit A

# TRIPLE T DEVELOPMENT

PLANNED DEVELOPMENT

CITY OF WAUKEE

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



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TRIPLE T DEVELOPMENT

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## **Exhibit B | TRIPLE T DEVELOPMENT – PLANNED DEVELOPMENT**

Waukee, Iowa

Planned Development Overlay District (PD)

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

- The subject property is located within the Kettlestone Development Area as established by the City of Waukee Kettlestone Master Plan approved June 16, 2014. The subject property is located within the Kettlestone Village Overlay District. The Kettlestone Village Overlay District establishes that this area of Kettlestone will be made up primarily of single family residential and rowhouses together with small parks, open spaces and access to adjacent neighborhood retail to give the area a “village” feel.
- The proposed Triple T Planned Development will be comprised of opportunities for smaller single family residential lots and row houses. The proposed Planned Development will be required to meet the requirements of the Kettlestone Design Standards for single family residential and row houses.
- The existing zoning of the Property is R-3 Rental Multi-Family Residential District. The proposed underlying zoning is R-2 One and Two Family Residential District and K-MF-Row Kettlestone Multi-Family Rowhouse 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 25.03 acres located south of SE Westown Parkway, west of the future extension of SE Parkview Crossing Drive, north of the future extension of SE Tallgrass Lane and east of the Westown Meadows residential subdivision.

### **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 63 single family residential lots on approximately 20.2 acres of land and 90 single family row houses on approximately 6.3 acres of land. 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 Kettlestone Design Guidelines for single family residential and row houses.

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

**5A Single Family**

All single family lots shall be consistent with the R-2 One and Two Family Residential District requirements with the following exceptions and modifications as specified below:

1. Density. Four (4) Dwelling Units/Acre maximum
2. Minimum Floor Area. Single Story – Twelve hundred (1,200) square feet  
Two Story – Fourteen hundred (1,400) square feet
3. Lot Width. Sixty (60') feet minimum
4. Minimum Lot Size. 7,500 square feet
5. Front Yard. Twenty-five (25') feet minimum
6. Side Yards. Five (5') feet minimum
7. Rear Yards. Twenty-five (25') feet minimum
8. Maximum Number of stories. Two (2) stories
9. Off-Street Parking. Two (2) stall attached garage minimum.

## **5B Townhome and Row House Development**

All bulk regulations shall be consistent with the K-MF-ROW Kettlestone Multi-Family Rowhouse District.

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

#### **6a Single Family**

Permitted Uses:

1. Single Family Dwellings
2. Accessory uses as permitted in and as limited in the R-2 One and Two Family Residential District.

#### **6B Row house**

Permitted Uses:

1. All uses as permitted in and as limited in the K-MF-ROW Kettlestone Multi-Family Rowhouse District.

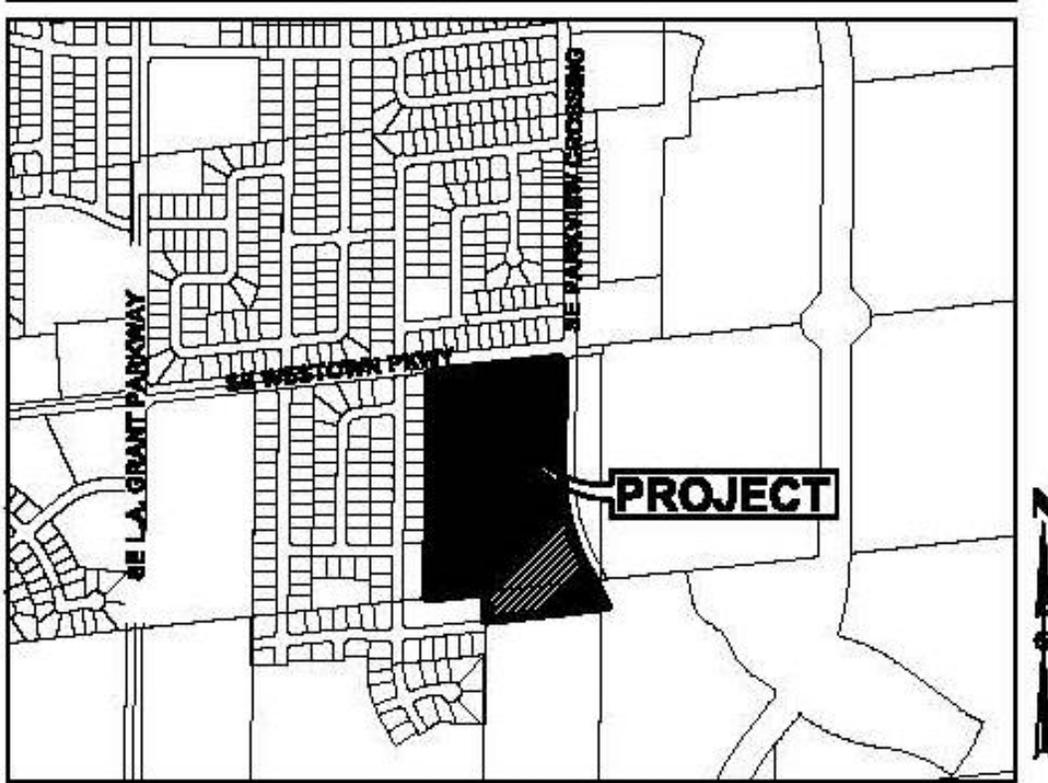
### **Item 7 Open Space, Landscape and Buffer Regulations**

1. Minimum open space for each use shall be as described within the R-2 One and Two Family Residential District and K-MF-ROW Kettlestone Multi-Family Rowhouse District regulations and the Landscaping and Open Space Ordinance.
2. Minimum Quantity: The minimum number of plantings for all single family and rowhouses shall be two overstory trees and one understory tree per lot.
3. Buffer Requirements:
  - a. A twenty-five (25) feet buffer shall be required between the proposed single family ground and row house ground.

- b. A twenty-five (25) feet buffer shall be required within the single family ground adjacent to SE Parkview Crossing Drive and SE Westown Parkway.
  - c. 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.
4. Street Tree Requirements
- a. Street trees shall be required along SE Westown Parkway, SE Parkview Crossing Drive and SE Tallgrass Lane.
  - b. Minimum size: The minimum sizes for street tree plantings shall be deciduous overstory trees at a minimum of twelve (12) feet tall.
  - c. Street tree installation shall be consistent with the City of Waukees' planting standards requirements.
  - d. Minimum quantity: One (1) tree for every forty (40) lineal feet of frontage along the public street shall be required exclusive of access drives.
  - e. Street trees may be counted towards the satisfaction of the tree planting requirement for any adjoining off-street parking area.
  - f. Spacing: It is not required that street trees be evenly spaced at forty (40) foot centers. If the area allows, trees may be planted in more informal groupings as desired.
5. Parkland Dedication Requirements
- a. Based upon the Development Plan attached as Exhibit F, a total of 2.35 acres of parkland dedication is required. A total of 2.25 acres will be provided as identified on the Development Plan. In addition, a minimum six (6) foot sidewalk shall be connected as identified on the Development Plan to provide direct park access. The construction of the sidewalk shall account for the remaining 0.10 acres of required parkland dedication.

**END OF DOCUMENT**

EXHIBIT C  
VICINITY MAP



WAUKEE, IOWA

## EXHIBIT D

### LEGAL DESCRIPTION

REZONING FROM R-3 RENTAL MULTI-FAMILY RESIDENTIAL DISTRICT TO PD PLANNED DEVELOPMENT DISTRICT/R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT

A PART OF STREET LOT 'B', GRANT PARK 3, AN OFFICIAL PLAT AND A PART OF PARCEL 'AA AND PARCEL 'CC' OF GOVERNMENT LOTS 14 AND 15 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2013 PAGE 20096 IN THE NORTHEAST FRACTIONAL QUARTER OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 'AA' AS SHOWN ON PLAT OF SURVEY RECORDED IN BOOK 2013, PAGE 20096; THENCE NORTH  $0^{\circ}11'55''$  EAST ALONG THE WEST LINE OF SAID PARCEL 'AA', 1267.02 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 'AA'; THENCE NORTH  $0^{\circ}11'55''$  EAST, 50.35 FEET; THENCE NORTH  $83^{\circ}25'44''$  EAST, 312.18 FEET; THENCE SOUTH  $0^{\circ}11'55''$  WEST, 694.62 FEET; THENCE NORTH  $67^{\circ}23'53''$  EAST, 50.55 FEET; THENCE NORTH  $82^{\circ}58'50''$  EAST, 401.30 FEET TO THE EAST LINE OF SAID PARCEL 'AA'; THENCE NORTH  $82^{\circ}58'50''$  EAST, 35.28 FEET; THENCE SOUTH  $0^{\circ}14'47''$  WEST, 36.17 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 518.81 FEET, AND WHOSE CHORD BEARS SOUTH  $14^{\circ}36'59''$  EAST, 513.01 FEET; THENCE SOUTH  $29^{\circ}28'45''$  EAST, 103.18 FEET TO THE SOUTH LINE OF PARCEL 'CC' AS SHOWN ON PLAT OF SURVEY RECORDED IN BOOK 2013, PAGE 20096; THENCE SOUTH  $83^{\circ}36'45''$  WEST ALONG THE SOUTH LINE OF SAID PARCEL 'CC' AND SAID PARCEL 'AA', 978.42 FEET TO THE POINT OF BEGINNING

AND

A TRACT OF LAND BEING A PART OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., WAUKEE, DALLAS COUNTY, IOWA. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., WAUKEE, DALLAS COUNTY, IOWA; THENCE  $S83^{\circ}44'27''W$ , 5.74 FEET ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 4 TO THE POINT OF BEGINNING; THENCE  $S29^{\circ}21'03''E$ , 79.72 FEET TO A POINT OF CURVATURE OF A 900 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY, 66.00 FEET ALONG SAID CURVE, SAID CURVE HAS A CHORD LENGTH OF 65.99 FEET AND A CHORD BEARING OF  $S27^{\circ}15'00''E$ , TO A POINT OF CURVATURE OF A NON TANGENT 1000.00 FEET RADIUS CURVE

CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY 326.91 FEET ALONG SAID NON TANGENT CURVE, SAID NON TANGENT CURVE HAS A CHORD LENGTH OF 325.46 FEET AND A CHORD BEARING OF S74°19'45"W; THENCE S83°41'41"W, 408.15 FEET; THENCE N00°18'55"E, 189.74 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE N83°44'27"E, 652.60 FEET ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 4 TO THE POINT OF BEGINNING.

AND CONTAINING 20.163 ACRES (878,300 SQUARE FEET).

AND

REZONING FROM R-3 RENTAL MULTI-FAMILY RESIDENTIAL DISTRICT TO PD PLANNED DEVELOPMENT DISTRICT/K-MF-RROWHOUSE KETTLESTONE MULTI-FAMILY ROWHOUSE DISTRICT

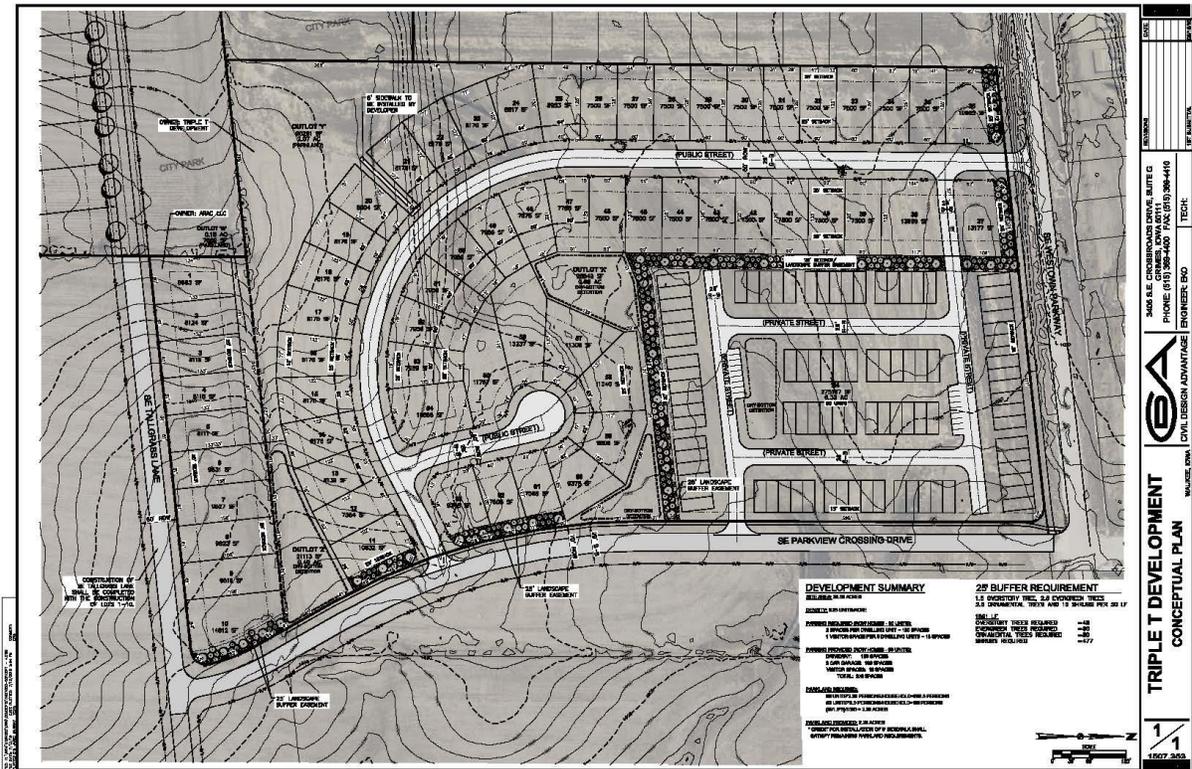
A PART OF STREET LOT 'B', GRANT PARK 3, AN OFFICIAL PLAT AND A PART OF PARCEL 'AA AND PARCEL 'CC' OF GOVERNMENT LOTS 14 AND 15 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2013 PAGE 20096 IN THE NORTHEAST FRACTIONAL QUARTER OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 'AA' AS SHOWN ON PLAT OF SURVEY RECORDED IN BOOK 2013, PAGE 20096; THENCE NORTH 0°11'55" EAST ALONG THE WEST LINE OF SAID PARCEL 'AA', 1267.02 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 'AA'; THENCE NORTH 0°11'55" EAST, 50.35 FEET; THENCE NORTH 83°25'44" EAST, 312.18 FEET TO THE POINT OF BEGINNING; THENCE NORTH 83°25'44" EAST, 483.66 FEET; THENCE SOUTH 0°14'47" WEST, 677.19 FEET; THENCE SOUTH 82°58'50" WEST, 35.28 FEET TO THE EAST LINE OF SAID PARCEL 'AA'; THENCE SOUTH 82°58'50" WEST, 401.30 FEET; THENCE SOUTH 67°23'53" WEST, 50.55 FEET; THENCE NORTH 0°11'55" EAST, 694.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.49 ACRES (326, 225 SQUARE FEET).



# EXHIBIT F

## CONCEPTUAL DEVELOPMENT PLAN



TRIPLE T DEVELOPMENT  
 CONCEPTUAL PLAN  
 1567 343

CIVIL DESIGN ADVANTAGE  
 ENGINEER, INC.  
 1000 S. W. 10TH AVE., SUITE 100  
 MIAMI, FL 33135  
 PHONE: (305) 386-4400 FAX: (305) 386-4410

DATE: \_\_\_\_\_  
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 TITLE: \_\_\_\_\_