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 AUGUST 19, 2013
- AMENDED BY WAUKEE CITY COUNCIL ON _____, 2016

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Williams Pointe North
Amended Planned Development


1. Rezoning Request

Waukee PD Form **(Amended _____, 2016)**

Exhibit E – Rezoning Map **(Amended _____, 2016)**

EXHIBIT F - Primary Land Use Plan **(Amended _____, 2016)**

Exhibit G – Bulk Regulations **(Amended _____, 2016)**

Exhibit H3 – Preliminary Development Layout – Townhome Development **(Amended August 19, 2013)**


**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 and the Amended Planned Development approved by the Waukee City Council on August 19, 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 August 19, 2013
Amended and Approved by Waukee City Council on _____, 2016

## 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 _____, 2016)
Exhibit F – Primary Land Use Plan (Amended _____, 2016)

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 _____, 2016)
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 August 19, 2013)
Exhibit H4 – Preliminary Development Plan – Area C (Added April 15, 2013
Exhibit H5 – Preliminary Development Plan – Area C (Added _____, 2016)

**Item 7** **General Location and Size of Building or Building Footprints**

A. See Attached: Exhibit H, H1, H2, H3, H4, H5– Preliminary Development Layout
Exhibit K – Single Family Layout

B. Exhibit H shows approximate locations of buildings within the townhome and commercial 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, H5 – 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, H5– Preliminary Development Layout
B. This property contains six major public access points throughout the development. Laurel Avenue (70-feet 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-feet ROW) and SE Waco Place (100-feet ROW north of Laurel Avenue 80-feet 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, H5 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

**Item 14 Proposed Site Development Regulations, Including Maximum FAR or Other Density Regulations, Building and Impervious Coverage, Setbacks, Maximum Heights, and Other Design Standards Specific to the Project**

**A.** See Attached: Exhibit G – Bulk Regulations

**Item 15 Proposed Signage**

A. At the time of development, each site plan would propose specific signage for their particular lot that would meet requirements set forth in the Waukee Zoning Ordinance which outlines specific requirements for the size, number and types of signs allowed for each type of zoning. Proposed site identification sign locations have been shown on Exhibit H.

**Item 16 Proposed Public and Private Ownership Boundaries, including Proposed Private Lots and Common Ownership Areas**

A. See Attached: Exhibit E – Rezoning Map (Amended _____, 2016)
Exhibit J – Overall Williams Pointe Development

**Item 17 Preliminary Plat, If Applicable**

A. Not Applicable

**Item 18 Final Plat, If Applicable**

**A.** Not Applicable

**Item 19 Schedule Indicating Proposed Phasing and Scheduling of Development**

A. At this time, the developer is planning on beginning phase I construction as soon as the rezoning is complete. Refer to Exhibit L for the proposed phasing plan.

**Item 20** **Deed Restrictions, Covenants, Agreements, Association Bylaws, and Other Documents Controlling the Use of the Property, Type of Construction or Development or Activities of Future Residents**

**EXHIBIT C | LEGAL DESCRIPTION (revised August 19, 2013)**

**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 | 2016 REZONING MAP

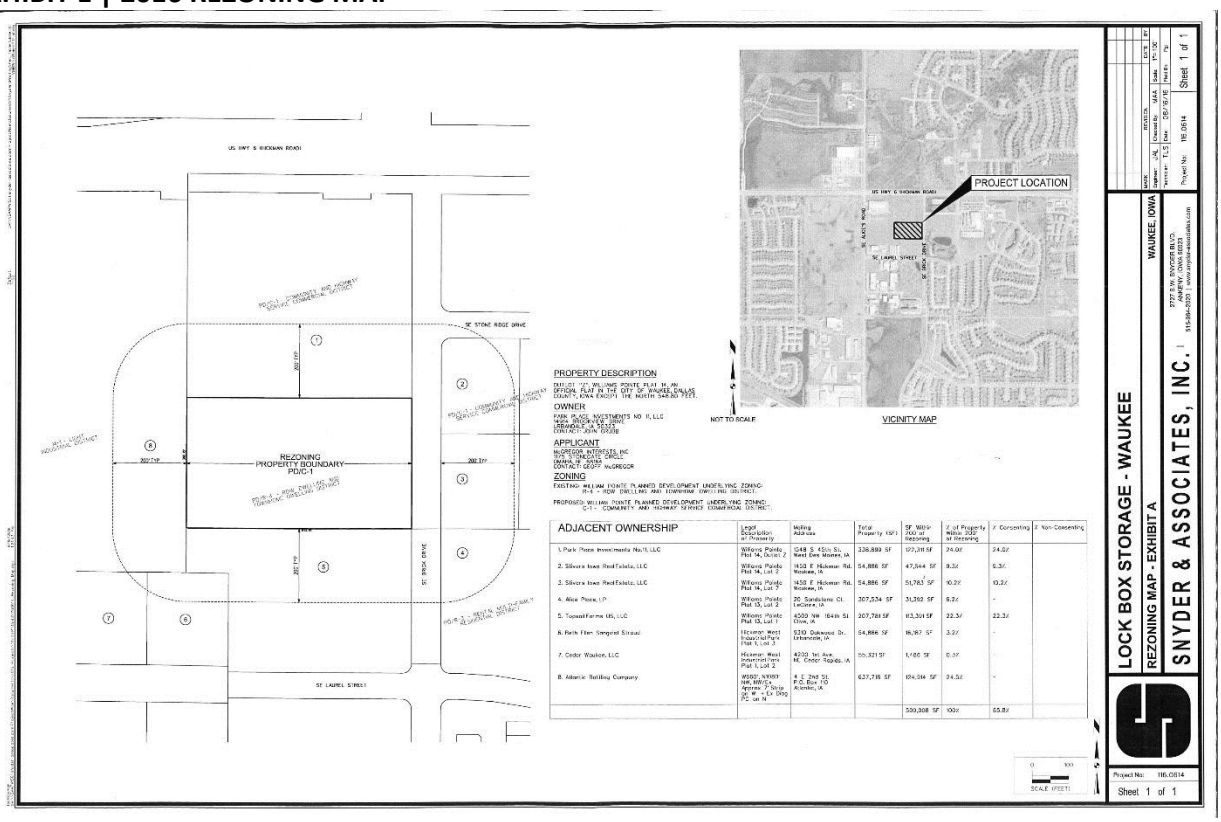

**EXHIBIT F | PRIMARY LAND USE PLAN**

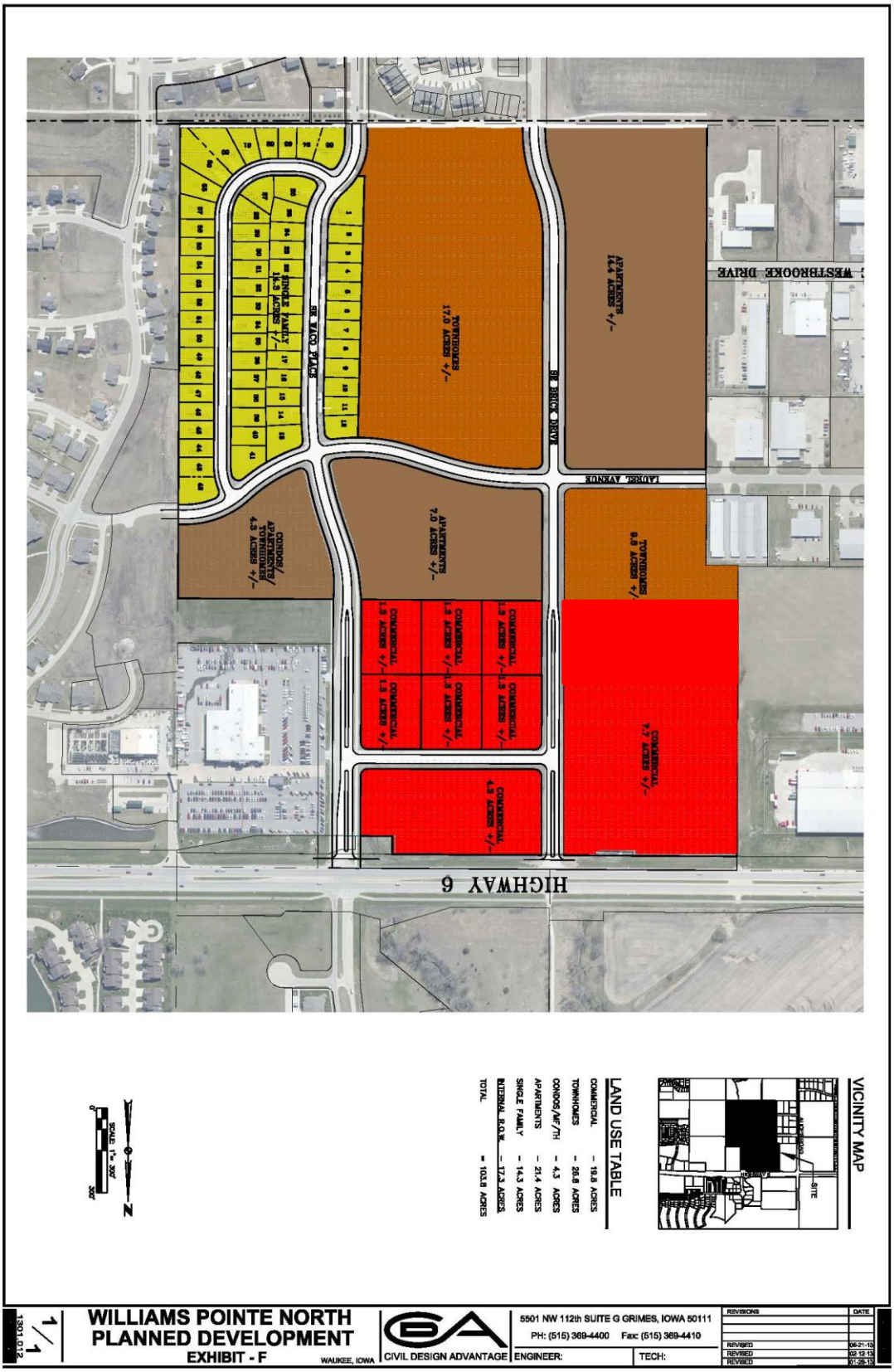

**EXHIBIT G | BULK REGULATIONS**

**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 April 15, 2013
Amended by Waukee City Council on August 19, 2013
Amended by Waukee City Council on _____, 2016

**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-feet 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-feet 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.

F. Individual Storage Units (mini-storage) shall be a permitted use only as it relates to the property legally described as Outlot X of Williams Pointe Plat 14 except the north 548.80 feet.

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 Waukee'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.
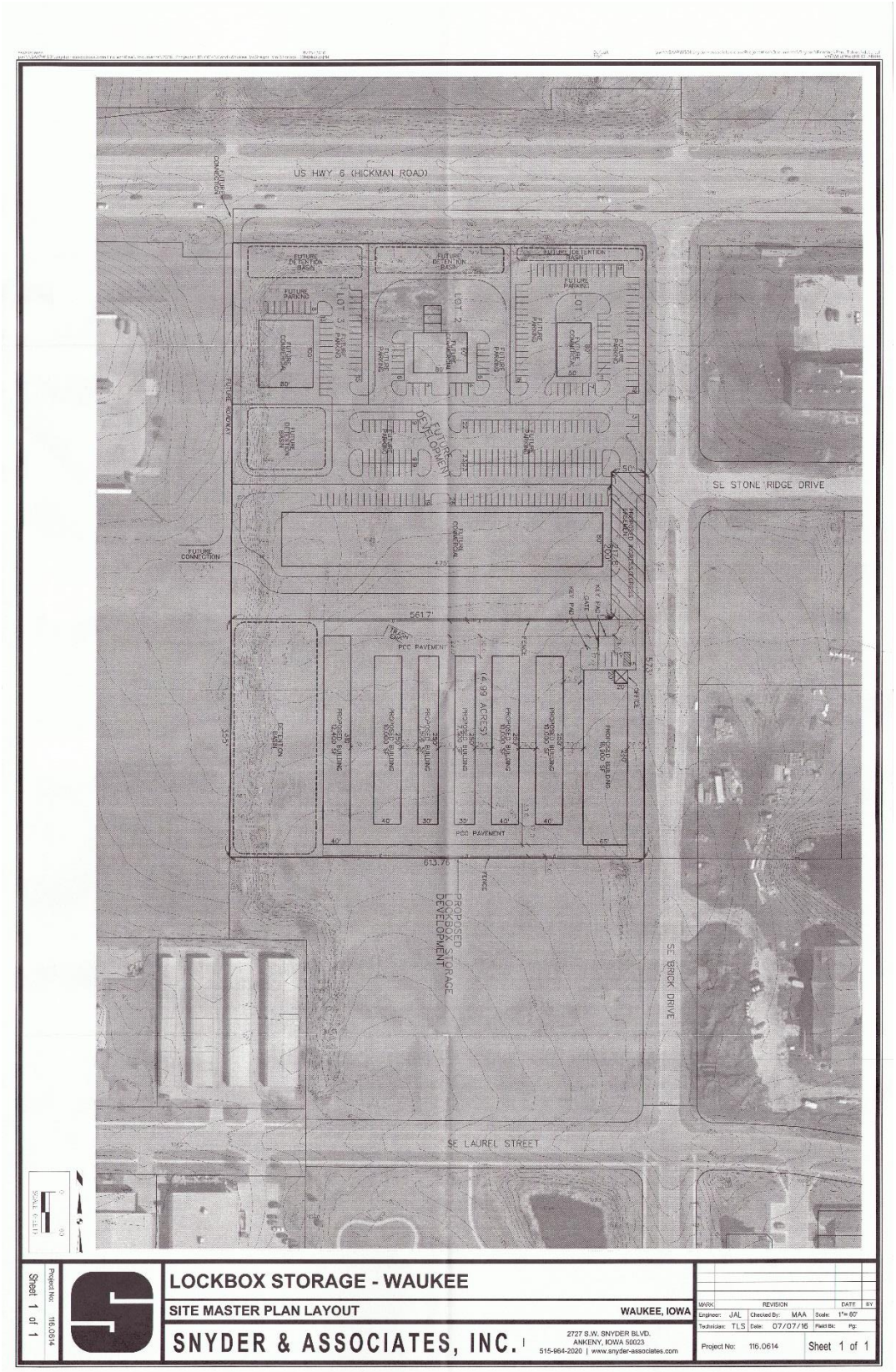
**EXHIBIT H5 | PRELIMINARY DEVELOPMENT LAYOUT**