

ORDINANCE NO.

AN ORDINANCE TO AMEND CHAPTER 169, ZONING ORDINANCE, CITY OF WAUKEE, IOWA BY AMENDING THE ZONING FROM A-1 (AGRICULTURAL DISTRICT) TO R-2 (ONE AND TWO FAMILY RESIDENTIAL DISTRICT) AND PD-1 (PLANNED DEVELOPMENT OVERLAY) FOR CERTAIN PROPERTY [HAMILTON RIDGE]

BE IT ORDAINED by the Council of the City of Waukee:

Section 1. Section 160.02 of Chapter 169, Waukee Municipal Code, Zoning Ordinance of the City, adopting the Official Zoning Map, is hereby amended by amending the PD-1 (Planned Development Overlay District) for property legally described as follows:

A PART OF THE NORTHWEST FRACTIONAL QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST FRACTIONAL QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 84°11'21" EAST ALONG THE NORTH LINE OF SAID NORTHWEST FRACTIONAL QUARTER OF THE NORTHEAST QUARTER, 1362.91 FEET; THENCE SOUTH 05°48'39" EAST, 236.43 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 350.00 FEET, WHOSE ARC LENGTH IS 199.96 FEET AND WHOSE CHORD BEARS SOUTH 10°33'22" WEST, 197.25 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 350.00 FEET, WHOSE ARC LENGTH IS 162.72 FEET AND WHOSE CHORD BEARS SOUTH 13°36'16" WEST, 161.26 FEET; THENCE SOUTH 00°17'09" WEST, 123.56 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 675.00 FEET, WHOSE ARC LENGTH IS 55.56 FEET AND WHOSE CHORD BEARS SOUTH 02°38'38" WEST, 55.54 FEET; THENCE SOUTH 05°00'06" WEST, 50.56 FEET; THENCE NORTH 84°59'54" WEST, 1142.41 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 82.30 FEET AND WHOSE CHORD BEARS NORTH 87°21'22" WEST, 82.28 FEET; THENCE NORTH 89°42'51" WEST, 80.80 FEET TO THE WEST LINE OF SAID NORTHWEST FRACTIONAL QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 00°17'09" EAST ALONG SAID WEST LINE, 573.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.29 ACRES (927,603 SQUARE FEET).

Section 2. Planned Development Agreement. Attached hereto as Exhibit A is the Planned Development Agreement which shall define the minimum standards

and requirements of the PD-1 [Planned Development Overlay District] pertaining to the above legally described property.

Section 3. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 4. Severability Clause. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

Section 5. Effective Date. This ordinance shall be in effect upon its final passage, approval and publication as provided by law.

Passed by the Council this ____ day of _____, 2020, and approved this ____ day of _____, 2020.

Courtney Clarke, Mayor

Attest:

Rebecca D. Schuett, City Clerk

Exhibit A

Hamilton Ridge – Small Lot Single Family Residential Development

PLANNED DEVELOPMENT

CITY OF WAUKEE

APPROVED BY WAUKEE CITY COUNCIL ON _____, 2020

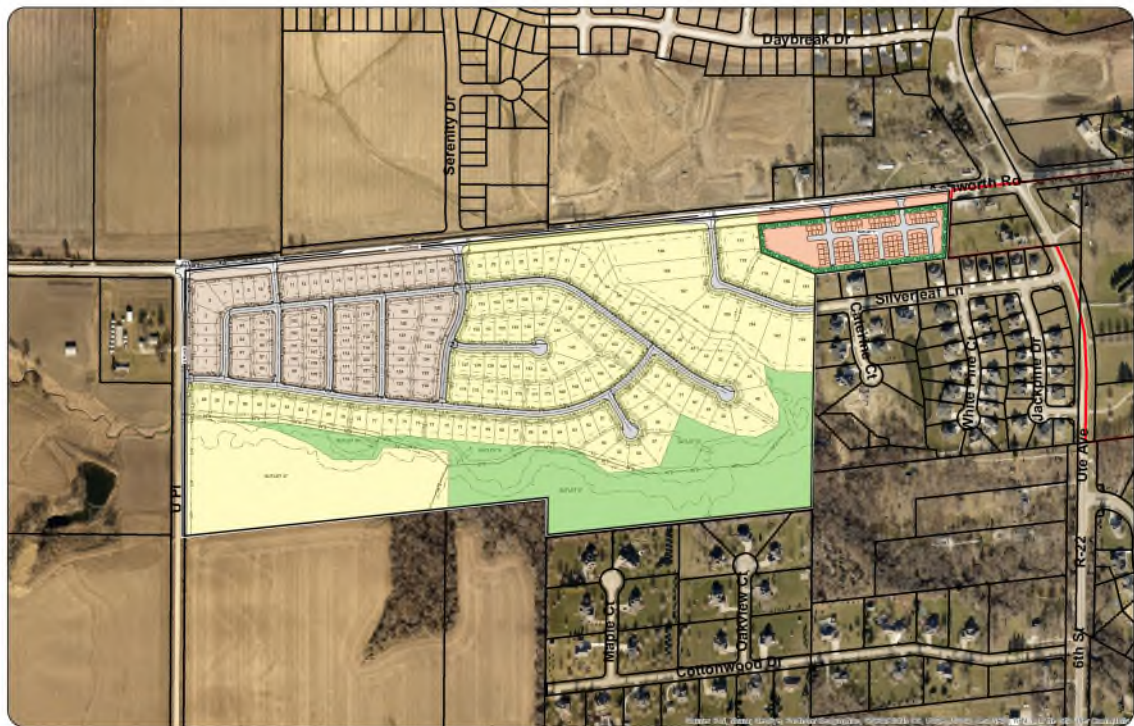


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- Rezoning Request
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 - Exhibit E – Conceptual Development Plan

**Exhibit B | HAMILTON RIDGE SMALL LOT SINGLE FAMILY RESIDENTIAL –
PLANNED DEVELOPMENT**

Waukee, Iowa

Planned Development Overlay District (PD)

Item 1 Purpose and Scope of District

- The subject property is located within a portion of the Hamilton Ridge Development which is generally located south of Ashworth Road and west of R-22.
- The proposed Planned Development is an approximately 21.29 acre parcel of property that is located within the larger Hamilton Ridge Residential Development. The proposed Planned Development calls for the development of 72 single family residential lots.
- The existing zoning of the Property is A-1 (Agricultural District)
- The proposed underlying zoning of the Property will be R-2 (One and Two Family Residential District) with the Planned Development Overlay (PD-1) defining the allowable uses, bulk regulations and restrictions.

Item 2 Location, Size, Legal Description

- See Attached: Exhibit C – Legal Description

Exhibit D – Rezoning Map

Item 3 Conceptual Development Plan

- See Attached: Exhibit E – Conceptual Development Plan
- Exhibit E represents a conceptual development plan showing proposed development of 72 single family lots in addition to the larger Hamilton Ridge development.

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 Waukee Code of Ordinances as well as the additional design characteristics as follows:

1. Each single family home shall include a minimum of a two-car attached garage.

2. Each single family home shall require a minimum of 15% stone or brick on the front street facing elevation of the home.
3. Adjoining lots cannot consist of the same elevation.
4. A minimum of two (2) trees and two (2) shrubs shall be planted on each lot.
5. Vinyl siding shall be permitted utilizing Royal Crest Double 4-inch (102 mm) Traditional Profile or reasonable equivalent.
6. All trim elements surrounding windows and doors shall be a minimum of 3½ inches in width.
7. Front elevations shall incorporate other decorative material elements such as Board and Batten, Half Rounds, or Shake.

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

Single Family Residential

All lots and homes 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. Five (5) Dwelling Units/Acre maximum
2. Minimum Floor Area. 1,100 square feet – single story & 1,400 square feet – two story
3. Front Yard. Twenty-five (25') feet minimum
4. Side Yards. Total of ten (10) feet – minimum of five (5) feet on each side
5. Rear Yards. Twenty-five (25') feet minimum
6. Minimum Lot Size. 5,500 square feet
7. Minimum Lot Width. Fifty-five (55) feet
8. Minimum Lot Depth. One hundred (100) feet

Item 6 Uses of Property – Including Principal Permitted Uses and Accessory Uses

Those uses and accessory uses only as permitted within the R-2 (Single Family Residential) Zoning District.

Item 7 Open Space, Landscape and Buffer Regulations

1. Minimum open space and landscaping shall be as described within the City of Waukee Code of Ordinances in addition to provisions as specified below:
 - a. A minimum of two (2) trees and two (2) shrubs shall be planted on each lot.

END OF DOCUMENT

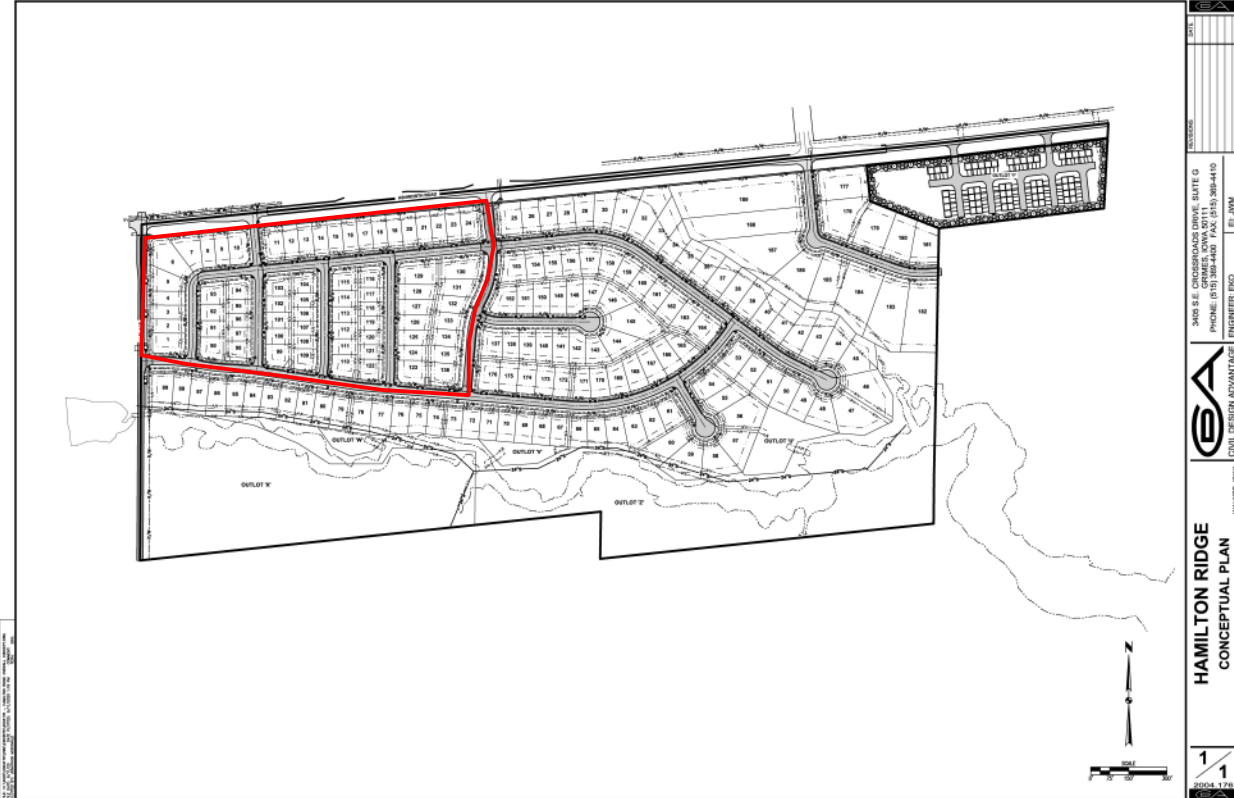
EXHIBIT C

LEGAL DESCRIPTION

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EXHIBIT E
CONCEPTUAL DEVELOPMENT PLAN



SCALE	
DATE	
PROJECT	
3400 S.E. CROSSROADS DRIVE, SUITE G DES Moines, IOWA 50315 PHONE: (515) 281-2840 FAX: (515) 281-2841	
EA	
MANAGER: CIVIL DESIGN ADVANTAGE	ENGINEER: ERO
DESIGNED BY: E. JIM	
HAMILTON RIDGE	
CONCEPTUAL PLAN	
1/1	