

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 [FOX VALLEY]

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 SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 21, TOWNSHIP 79 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 NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH $89^{\circ}34'14''$ EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 1315.16 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH $89^{\circ}29'36''$ EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, 1315.16 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH $00^{\circ}12'02''$ EAST ALONG SAID EAST LINE, 307.09 FEET; THENCE NORTH $89^{\circ}41'47''$ WEST, 52.26 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 600.00 FEET, WHOSE ARC LENGTH IS 256.11 FEET AND WHOSE CHORD BEARS SOUTH $78^{\circ}04'31''$ WEST, 254.17 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 500.00 FEET, WHOSE ARC LENGTH IS 213.43 FEET AND WHOSE CHORD BEARS SOUTH $78^{\circ}04'31''$ WEST, 211.81 FEET; THENCE NORTH $89^{\circ}41'47''$ WEST, 19.64 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 500.00 FEET, WHOSE ARC LENGTH IS 158.12 FEET AND WHOSE CHORD BEARS SOUTH $81^{\circ}14'39''$ WEST, 157.46 FEET; THENCE SOUTH $72^{\circ}11'04''$ WEST, 45.00 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 500.00 FEET, WHOSE ARC LENGTH IS 158.12 FEET AND WHOSE CHORD BEARS SOUTH $81^{\circ}14'39''$ WEST, 157.46 FEET; THENCE NORTH $89^{\circ}41'47''$ WEST, 1747.09 FEET THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH $00^{\circ}16'44''$ WEST ALONG SAID WEST LINE, 476.94 FEET TO THE POINT

OF BEGINNING AND CONTAINING 26.91 ACRES (1,172,246 SQUARE FEET).
THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

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 _____, 2021, and approved this ____ day of _____, 2021.

Courtney Clarke, Mayor

Attest:

Rebecca D. Schuett, City Clerk

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FOX VALLEY SMALL LOT SINGLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT

- Rezoning Request
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Exhibit B | FOX VALLEY 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 Fox Valley Development which is generally located south of NW Meredith Drive and west of N. Warrior Lane.
- The proposed Planned Development is an approximately 26.91 acre parcel of property that is located within the larger Fox Valley Residential Development. The proposed Planned Development calls for the development of 86 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 86 single family lots in addition to the larger Fox Valley 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 25% stone, brick or stucco on the front street facing elevation of the home.
3. Adjoining lots cannot consist of the same elevation.
4. Vinyl siding shall be permitted utilizing Royal Crest Double 4-inch (102 mm) Traditional Profile or reasonable equivalent.
5. All trim elements surrounding windows and doors shall be a minimum of 3½ inches in width.
6. 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. Thirty (30) feet minimum
4. Side Yards. Total of ten (10) feet – minimum of five (5) feet on each side
5. Rear Yards. Thirty (30) feet minimum
6. Minimum Lot Size. 7,000 square feet
7. Minimum Lot Width. Fifty-five (55) 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 at the time of individual lot development and prior to issuance of a Certificate of Occupancy.

END OF DOCUMENT

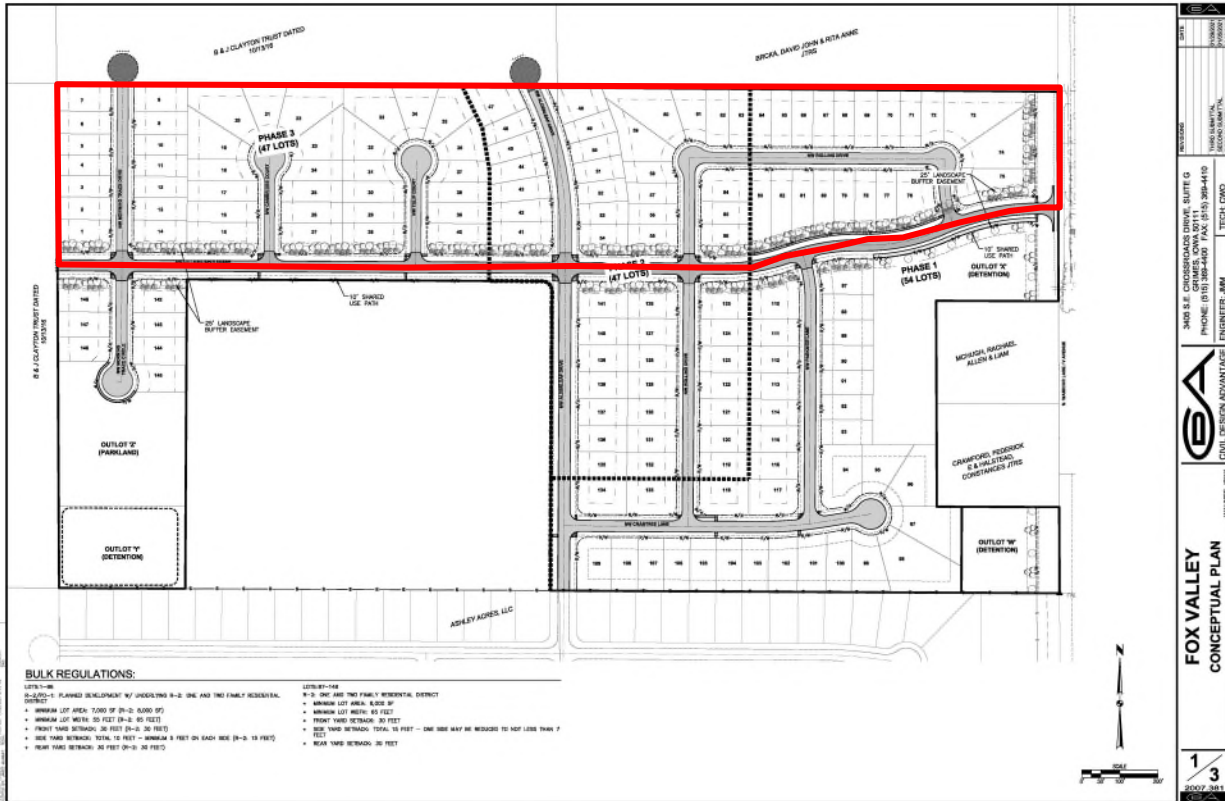
EXHIBIT C

LEGAL DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 21, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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EXHIBIT E CONCEPTUAL DEVELOPMENT PLAN



<p>3400 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111-2884-10 PHONE: (515) 281-8855 WWW.FOXVALLEYDESIGN.COM</p> <p>TECH: CWFO</p>	<p>ENGINEER: JAM</p> <p>FA</p> <p>CIVIL DESIGN ADVANTAGE</p> <p>MINNEAPOLIS, IOWA</p> <p>FOX VALLEY CONCEPTUAL PLAN</p> <p>1 / 3</p>
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