

Exhibit A

Prairie Crossing

PLANNED DEVELOPMENT

CITY OF WAUKEE

APPROVED BY WAUKEE CITY COUNCIL ON _____

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PRAIRIE CROSSING PLANNED DEVELOPMENT

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Exhibit B | PRAIRIE CROSSING– PLANNED DEVELOPMENT

Waukee, Iowa

Planned Development Overlay District (PD)

Item 1 Purpose and Scope of District

- The subject property is located at the northeast corner of the intersection of Westgate Drive and E Hickman Road on approximately 38.9 acres. The property was originally zoned as a part of The Crossing at Alice’s Road development approved by the Waukee City Council on (insert date) (Ordinance #) and later amended by the Waukee City Council on insert date.
- The proposed Planned Development would allow for flexibility in uses as the property develops. Permitted uses within the development consist of retail and professional office uses consistent with the requirements as reflected within the City of Waukee C-1B Large Scale Commercial District and multi-family residential development consistent with the requirements as reflected within the City of Waukee R-3 Rental Multi-Family Residential District.
- The existing underlying zoning of the Property is C-1B Large Scale Commercial District. The existing underlying zoning District is proposed to remain in place with the addition of multi-family residential development uses limited to 12 acres within the PUD area.

Item 2 Location, Size, Legal Description

- See Attached: Exhibit C – Vicinity Map

Exhibit D – Property Legal Description

- The proposed development is comprised of approximately 38.9 acres located northeast of the intersection of Westgate Drive and E Hickman Road (Highway 6).

Item 3 Conceptual Development Plan

- See Attached: Exhibit E – Rezoning Map

Exhibit F and G – Conceptual Development Plan

- Exhibit F represents a conceptual development plan with a combination of large retail, general retail and multi-family residential development.
- Exhibit G represents a conceptual development plan with a combination of general retail and multi-family residential development.

- It should be noted that these plans are conceptual and that the final design and layout of the site will be determined at the time of site plan approval 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

- Architectural Compatibility: Dominance of cultured stone, brick and warm earth tone colored materials shall be required on all commercial and mixed use building facades as described within the Waukee Site Plan Ordinance.
- Residential structures shall incorporate a mix of building materials, including brick or stone and residential siding. Residential siding shall be of cement product lap siding in lieu of vinyl.
- All residential structures shall be constructed from similar materials in similar colors so that a cohesive design element is apparent throughout the project.
- Buildings are to be constructed in a manner which provides for a variation in façade at incremental distances in order to create a better pedestrian scale and reduce the perceived size of the buildings. The roof should be articulated to provide for increased interest and depth of the buildings.
- Mechanical equipment shall be effectively screened. At the ground level, outdoor mechanical, electrical and communication equipment shall be located in the rear side of the building and be screened in a practical manner from any public way. At the roof level, outdoor mechanical, electrical and communication equipment shall be located either within the building massing or at the highest level of the building with no more than two (2) feet of projection above the lowest parapet.
- Loading docks, trash dumpsters, utility meters, conduits and pipes, and the like shall be located in inconspicuous areas and screened where practical. The screening shall be incorporated into the overall design of the building.
- Lighting within the development shall meet the minimum standards as defined within the Waukee Site and Building Development Standards Ordinance. All parking lot pole lighting shall utilize energy efficient light fixtures (LED preferred).

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

5A Multi-family Development

The following requirements shall be observed:

1. Density. Twenty (20) Dwelling Units/Acre maximum
2. Minimum Lot Area Per Dwelling Unit. 2,178 square feet per unit
3. Minimum Unit Size: 750 square feet except for efficiencies and 1 bedroom units, which may be a minimum 500 square feet
4. Lot Width. Seventy five (75) feet minimum
5. Front Yard. Thirty (30) feet minimum from public street or twenty (20) feet from edge of curb of a private drive.
6. Side Yards. Minimum for lot lines: Fifteen (15) feet total, seven (7) feet minimum on one side. Minimum Setback between Buildings on Same Lot: Forty (40) feet
7. Rear Yards. Thirty (30) feet minimum
8. Number of stories. Maximum of three (3) stories
9. Maximum Number of Units Per Building. Thirty-size (36) per building.
10. Off-Street Parking. One (1) parking stall per bedroom. One additional stall for every five (5) units for visitor parking. No more than fifteen (15) stalls in a row without an island provided. Garage spaces provided shall apply towards required parking count.
11. Minimum Open Space. The total land area devoted to open space and landscaping shall not be less than twenty (20%) percent of the gross land area calculated as a whole. Individual lots may have less than 20%.

5B Large Scale and General Retail

Bulk regulations shall be consistent with the terms of the C-1B Large Scale Commercial District.

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

- 6a Multi-family** – Any use as permitted within the R-3 Rental Multi-family Zoning District.
- 6b Retail** – Any use as permitted within the C-1B Large Scale Commercial District.

Item 7 Open Space, Landscape and Buffer Regulations

1. Minimum open space for each use shall be as described within the bulk regulations (Item 5).
2. Minimum Quantity: The minimum number of plantings per site for multi-family and retail shall be consistent with the City of Waukee Landscape and Open Space Ordinance.
3. Off-Street Parking Areas: Minimum requirements for off-street parking areas shall be consistent with the City of Waukee Landscape and Open Space Ordinance.
4. Buffer Requirements:
 - a. A thirty (30) feet buffer shall be required between any multi-family and commercial development. The buffer may span multiple adjacent lots.
 - b. Buffer Planting Requirements: Buffer planting requirements shall be consistent with the City of Waukee Landscape and Open Space Ordinance. Buffer plantings shall apply toward general landscaping requirements.

Item 8 Signage

1. All signage within the development shall comply with the sign ordinance requirements as established within the Waukee Municipal Code.

END OF DOCUMENT

EXHIBIT C
VICINITY MAP

EXHIBIT D

PROPERTY LEGAL DESCRIPTION

EXHIBIT E
REZONING MAP

EXHIBIT F

CONCEPT PLAN –LARGE SCALE RETAIL/GENERAL RETAIL/MULTI-FAMILY

EXHIBIT G

CONCEPT PLAN – GENERAL RETAIL/MULTI-FAMILY