

ORDINANCE NO.

AN ORDINANCE TO AMEND CHAPTER 300, ZONING ORDINANCE, CITY OF WAUKEE, IOWA BY AMENDING THE ZONING FROM R-2 (ONE AND TWO FAMILY RESIDENTIAL DISTRICT) AND R-4 (ROWHOUSE AND TOWNHOME DWELLING DISTRICT) TO R-2 (ONE AND TWO FAMILY RESIDENTIAL DISTRICT) AND PD-1 (PLANNED DEVELOPMENT OVERLAY) FOR CERTAIN PROPERTY [SPRING CREST]

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

Section 1. Section 301.4 of Chapter 301, 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 SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 32; THENCE NORTH 00°40'47" EAST ALONG THE WEST LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 32, A DISTANCE OF 1004.16 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°40'47" EAST CONTINUING ALONG SAID WEST LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 32, A DISTANCE OF 320.01 FEET TO THE NORTHWEST CORNER OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4; THENCE SOUTH 89°45'11" EAST ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4, A DISTANCE OF 1356.67 FEET; THENCE SOUTH 00°41'17" WEST, 28.85 FEET; THENCE SOUTH 89°18'43" EAST, 130.00 FEET; THENCE SOUTH 54°03'19" EAST, 74.78 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 1160.00 FEET, WHOSE ARC LENGTH IS 364.57 FEET AND WHOSE CHORD BEARS SOUTH 60°14'46" EAST, 363.07 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 500.00 FEET, WHOSE ARC LENGTH IS 332.17 FEET AND WHOSE CHORD BEARS SOUTH 70°16'28" EAST, 326.10 FEET; THENCE SOUTH 89°18'24" EAST, 40.26 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 960.00 FEET, WHOSE ARC LENGTH IS 27.87 FEET AND WHOSE CHORD BEARS SOUTH 01°31'31" WEST, 27.87 FEET; THENCE SOUTH 00°41'36" WEST, 292.13 FEET; THENCE NORTH 89°18'24" WEST, 39.86 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 820.00 FEET, WHOSE ARC LENGTH IS 430.92 FEET AND WHOSE CHORD BEARS NORTH 74°15'06" WEST, 425.98 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY

WHOSE RADIUS IS 1780.00 FEET, WHOSE ARC LENGTH IS 446.98 FEET AND WHOSE CHORD BEARS NORTH 66°23'27" WEST, 445.81 FEET; THENCE NORTH 73°35'05" WEST, 112.51 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 1165.00 FEET, WHOSE ARC LENGTH IS 40.49 FEET AND WHOSE CHORD BEARS NORTH 15°25'11" EAST, 40.49 FEET; THENCE NORTH 89°45'11" WEST, 1253.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.27 ACRES (752,397 S.F.).

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 _____, 2017, and approved this ____ day of _____, 2017.

William F. Peard, Mayor

Attest:

Rebecca D. Schuett, City Clerk

Exhibit A

Springcrest – Small Lot Single Family Residential Development

PLANNED DEVELOPMENT

CITY OF WAUKEE

APPROVED BY WAUKEE CITY COUNCIL ON _____, 2017

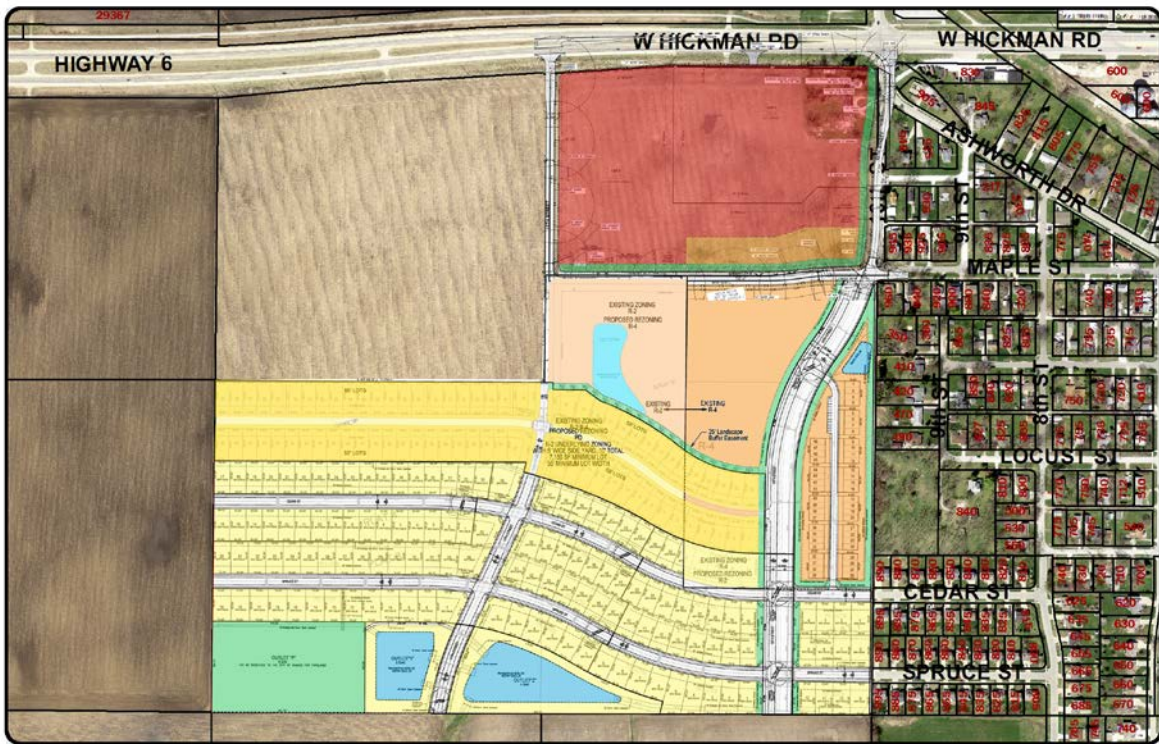


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SPRINGCREST SMALL LOT SINGLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT

- Rezoning Request
 - Exhibit B – Waukees PD Form
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 - Exhibit E – Conceptual Development Plan

Exhibit B | SPRINGCREST 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 Springcrest Development which is generally located west of the proposed extension of 10th Street and south of Hickman Road.
- The proposed Planned Development is an approximately 17 acre parcel of property that is located within the larger Springcrest Residential Development. The proposed Planned Development calls for the development of 75 single family residential lots.
- The existing zoning of the Property is a combination of R-2 (One and Two Family Residential District) and R-4 (Rowhouse and Townhome Dwelling District). The previously approved plans for the development of the Property included lots that were 40 foot in width intended for bi-attached duplex units as well as townhome lots that would include a minimum of four attached units within each building.
- 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 – Vicinity Map

Exhibit D – Property Legal Description

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 development of 75 single family lots.

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 or brick on the front street facing elevation of the home.
3. Adjoining lots cannot consist of the same elevation or floor plan.

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. 7,150 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-1 (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.

END OF DOCUMENT

EXHIBIT C

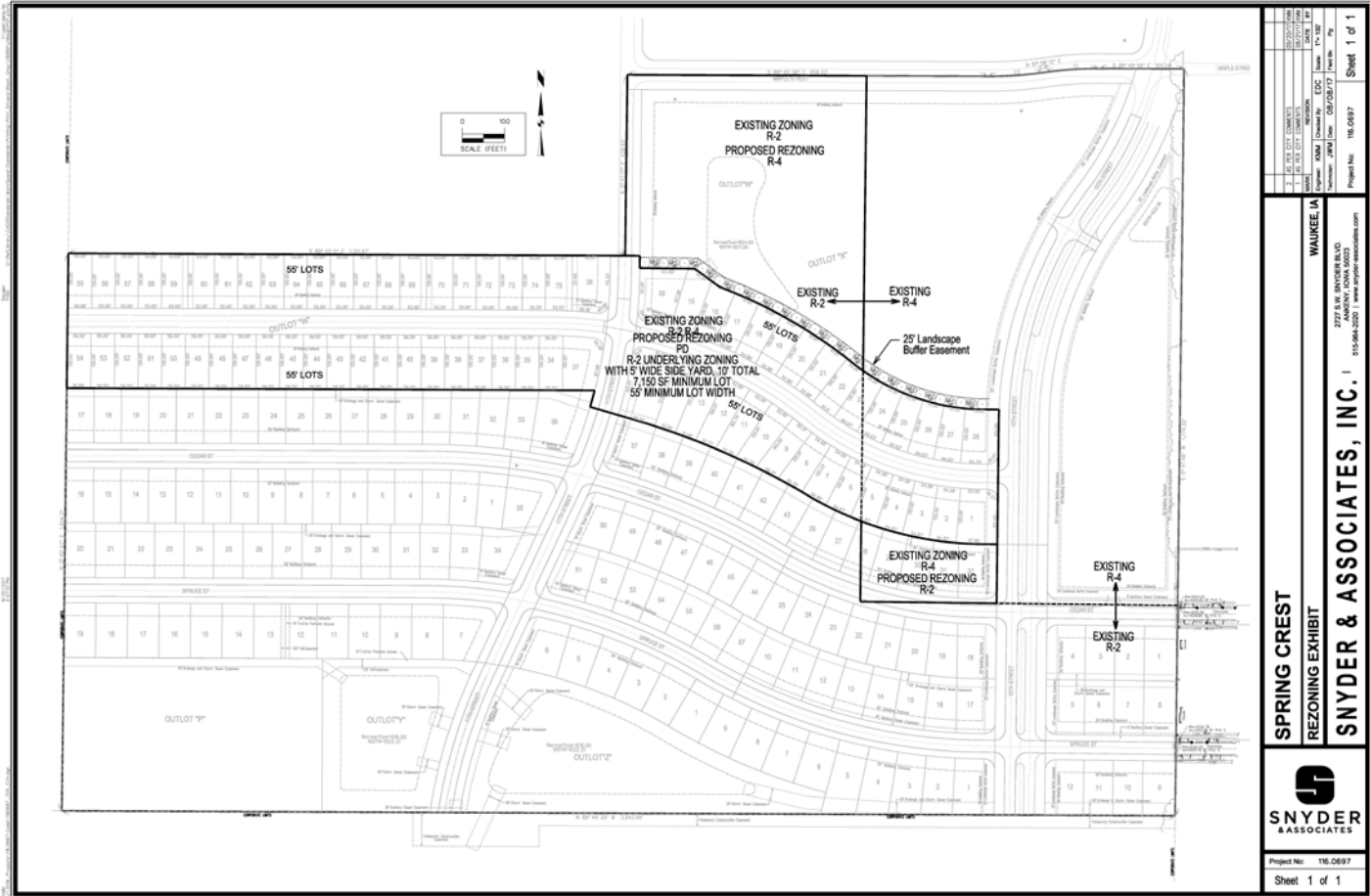
LEGAL DESCRIPTION

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EXHIBIT E

CONCEPTUAL DEVELOPMENT PLAN



<p>WALUKEE, IA 2727 S.W. SNYDER BLVD. 515-966-2250 www.snyder-associates.com</p>	<p>Project No: 186-0597 Sheet 1 of 1</p>
<p>SPRING CREST REZONING EXHIBIT SNYDER & ASSOCIATES, INC.</p>	
 <p>SNYDER & ASSOCIATES</p>	
<p>Project No: 186-0597 Sheet 1 of 1</p>	