

**ORDINANCE NO.**

**AN ORDINANCE TO AMEND CHAPTER 300, 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 [STRATFORD CROSSING]**

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 zoning from A-1 (Agricultural District) to R-2 (One and Two Family Residential District) and PD-1 (Planned Development Overlay District) for property legally described as follows:

A PART OF SECTION 29, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 29; THENCE SOUTH 00°06'19" WEST ALONG THE EAST LINE OF SAID SECTION 29, A DISTANCE OF 219.90 FEET; THENCE NORTH 89°53'41" WEST, 1080.39 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 650.00 FEET, WHOSE ARC LENGTH IS 217.95 FEET AND WHOSE CHORD BEARS SOUTH 80°29'58" WEST, 216.93 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 650.00 FEET, WHOSE ARC LENGTH IS 313.90 FEET AND WHOSE CHORD BEARS SOUTH 57°04'28" WEST, 310.86; THENCE SOUTH 43°14'23" WEST, 308.86 FEET TO THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY RIGHT OF WAY; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE CHORD BEARS NORTH 44°44'33" WEST, 1178.56 FEET; THENCE NORTH 49°15'44" EAST, 180.69 FEET; THENCE SOUTH 40°44'16" EAST, 152.16 FEET; THENCE NORTH 49°15'44" EAST, 830.00 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 333.00 FEET, WHOSE ARC LENGTH IS 55.08 FEET AND WHOSE CHORD BEARS NORTH 44°31'25" EAST, 55.02 FEET; THENCE NORTH 39°47'05" EAST, 37.36 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 700.00 FEET, WHOSE ARC LENGTH IS 441.45 FEET AND WHOSE CHORD BEARS SOUTH 68°16'56" EAST, 434.18 FEET; THENCE SOUTH 04°23'33" WEST, 149.87 FEET; THENCE SOUTH 49°15'44" WEST, 124.68 FEET; THENCE SOUTH 89°36'44" EAST, 56.61 FEET; THENCE SOUTH 00°23'16" WEST, 533.00 FEET; THENCE SOUTH 10°28'03" EAST, 132.74

FEET TO THE POINT OF BEGINNING AND CONTAINING 23.90 ACRES MORE OR LESS.

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



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## **Exhibit B | STRATFORD CROSSING 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 proposed Stratford Crossing Development which is generally located west of 10<sup>th</sup> Street (R-22) and north of Hickman Road.
- The proposed Planned Development is an approximately 23.9 acre parcel of property that is located within the larger Stratford Crossing Residential Development. The proposed Planned Development calls for the development of 89 single family residential lots.
- 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 89 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

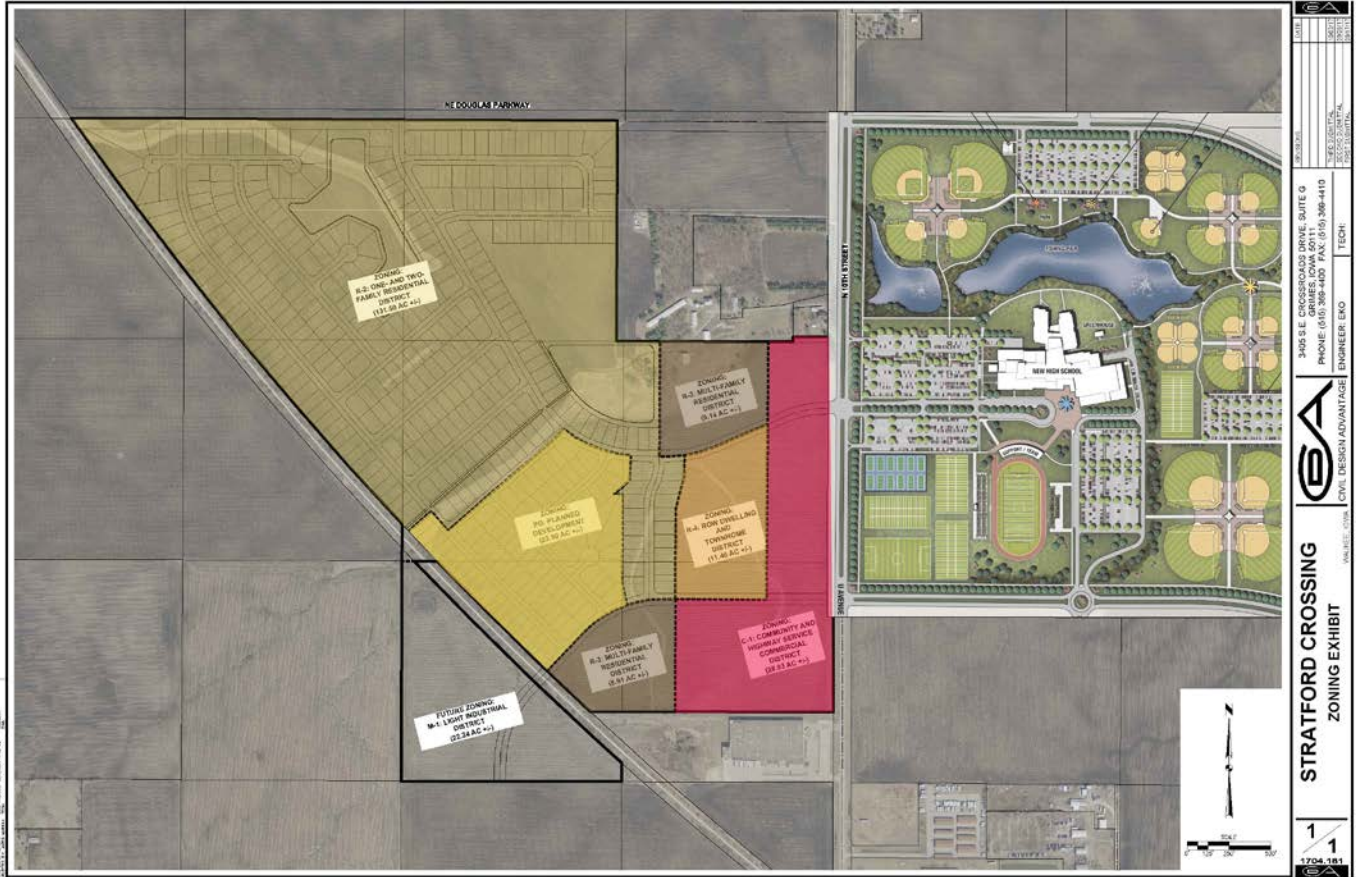
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# EXHIBIT E

## CONCEPTUAL DEVELOPMENT PLAN



STRATFORD CROSSING  
ZONING EXHIBIT

CIVIL DESIGN ADVANTAGE  
ENGINEER, ERO

305 SE CROSSROADS DRIVE, SUITE G  
PHONE: (503) 298-4400 FAX: (503) 396-4410

DATE: 10/15/2014  
PROJECT: 14-0001-001  
SHEET: 1 OF 1