

Exhibit A

Kettleview Development

PLANNED DEVELOPMENT

CITY OF WAUKEE

APPROVED BY WAUKEE CITY COUNCIL ON _____



TABLE OF CONTENTS

KETTLEVIEW DEVELOPMENT

PLANNED DEVELOPMENT

- Rezoning Request
 - Exhibit B – Waukee PD Form
 - Exhibit C – Vicinity Map
 - Exhibit D – Property Legal Description
 - Exhibit E – Rezoning Map
 - Exhibit F – Conceptual Development Plan
 - Exhibit G – Restricted Use Plan

Exhibit B | KETTLEVIEW - PLANNED DEVELOPMENT

Waukee, Iowa

Planned Development Overlay District (PD)

Item 1 Purpose and Scope of District

- A. The subject property is located within the Kettlestone Development Area as established by the City of Waukee Kettlestone Master Plan approved June 16, 2014. The subject property is located within the proposed Kettlestone Commons Overlay District. The Kettlestone Commons Overlay District will be predominantly developed with office park uses including ancillary commercial uses intended to serve and complement the planned office buildings such as a restaurants and coffee shops.
- B. The existing underlying zoning of the Property is K-OF (Kettlestone Office District). The existing underlying zoning District is proposed to remain in place with the Planned Development Overlay (PD-1) defining the additional uses, regulations and restrictions.

Item 2 Location, Size, Legal Description

- A. See Attached: Exhibit C – Vicinity Map

Exhibit D – Property Legal Description

- B. The proposed development is comprised of approximately 12.3 acres located southwest of the intersection of Grand Prairie Parkway and SE Tallgrass Lane. The property is bordered by SE Tallgrass Lane on its northern boundary, SE Parkview Crossing Drive on its western boundary, SE Esker Ridge Drive on its southern boundary and Grand Prairie Parkway on its eastern boundary. The property is all located in Waukee, Dallas County IA.

Item 3 Conceptual Development Plan

- A. See Attached: Exhibit E – Rezoning Map

Exhibit F – Conceptual Development Plan

Exhibit G – Restricted Use Plan

- B. Exhibit F represents a conceptual development plan showing proposed construction of approximately 150,000 square feet of professional office space and permitted ancillary commercial uses. Access through the development will be provided utilizing a private

street system that will be connected to the public street system which borders the Property.

Item 4 Uses of Property

A. Permitted Uses shall be consistent with those permitted within the K-OF (Kettlestone Office District) as defined within the Waukee Zoning Ordinance with the following additions and restrictions:

1. Additions: In addition to the principal permitted uses as defined within the K-OF (Kettlestone Office District) regulations, the following uses shall be permitted:

- Fitness Center
- Bar or Drinking Establishment: as defined within the Kettlestone Design Guidelines approved and adopted by the City of Waukee.
- Boutique Hotel –Defined as a smaller, high end hotel that caters to persons working in the area for a short or extended period of time.
- Executive Housing: Executive Housing shall be defined as housing located on an upper floor of a professional office building intended for the exclusive use of the owner or tenants within the office building.

2. Restrictions: Notwithstanding the general zoning classification of K-OF (Kettlestone Office District), the following uses shall be restricted as follows and as defined on attached Exhibit G:

- The primary use of Lot 7 shall be restricted to professional office, however, support commercial uses as permitted within the K-OF Zoning District or as referenced above may be permitted as long as they are integrated into the building that is primarily used for professional office.
- Bar or Drinking Establishments shall not be permitted on Lots 4 and 13.
- Executive Housing shall not be permitted on Lots 1 – 3.

Item 5 Building Design Standards, including height, materials, sections and other information required to describe the project

A. Building Design Standards shall be consistent with the standards as defined within the Kettlestone Design Guidelines approved and adopted by the City of Waukee.

Item 6 Bulk Regulations – Including Density Regulations, Setbacks, Maximum Heights, and other design standards specific to the Project

- A. Bulk Regulations shall be consistent with the requirements as defined within the K-OF (Kettlestone Office District) as defined within the Waukee Zoning Ordinance.

Item 7 Open Space, Landscape and Buffer Regulations

- A. Open Space, Landscaping and Buffer Regulations shall be consistent with the requirements as defined within the K-OF (Kettlestone Office District) regulations and the Kettlestone Design Guidelines approved and adopted by the City of Waukee.

Item 8 Signage

- A. All signage within the development shall comply with the sign ordinance requirements as established within the Waukee Municipal Code and the Kettlestone Design Guidelines approved and adopted by the City of Waukee.

END OF DOCUMENT

Exhibit C – Vicinity Map

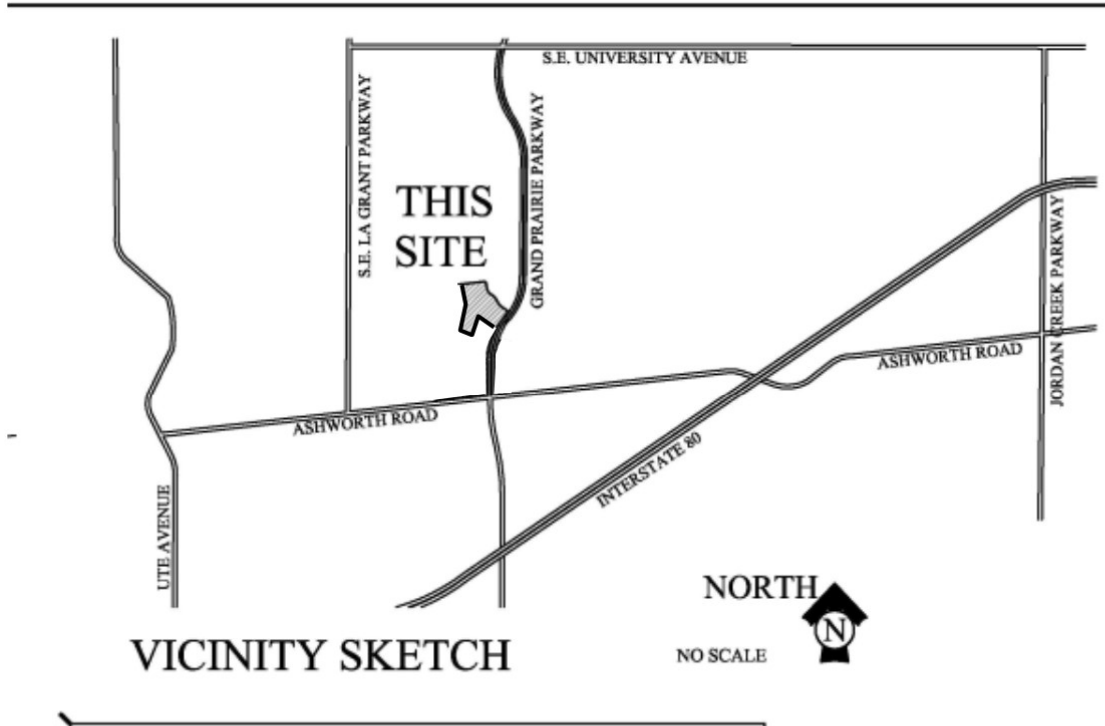


Exhibit D – Property Legal Description

Outlot "W" in The Shops at Kettlestone North Plat 4, an Official Plat, now included in and forming a part of the City of Waukee, Dallas County, Iowa ("Property").

Exhibit E – Rezoning Map



Adjacent Property Owners:

- 685 SE Tallgrass Lane, LLC
10888 Hickman Road
Suite 3b
Clive, IA 50325
- 695 SE Tallgrass Lane, LLC
10888 Hickman Road
Suite 3b
Clive, IA 50325
- Arac, LLC
12605 Tanglewood Drive
Urbandale, IA 50323
- Community Choice Credit Union
Attn: Craig Long
6163 NW 86th Street
Suite 105
Johnston, IA 50131
- Lolowau LLC
6000 University Avenue
Suite 350
West Des Moines, IA 50266

Property Owners:

- Current= Kettleview LLC
4700 150st.
Urbandale, IA 50323
- Future= ARAC, LLC
16350 Boston Parkway,
Clive, IA 50325

Legal Description:

Outlet "W" in The Shops at Kettlestone North Plat 4, an official plat, now included in and forming a part of the City of Waka, Dallas County Iowa ("Property")

Zoning Change:

This document serves as your notification of the proposed rezoning from K-OF to K-OF/PD-1. Overlay of parcel number 1604427002 at the southwest intersection of Grand Prairie Trail and SE Tallgrass. Letters have been sent to adjacent property owners on June 15, 2018.

REZONING MAP

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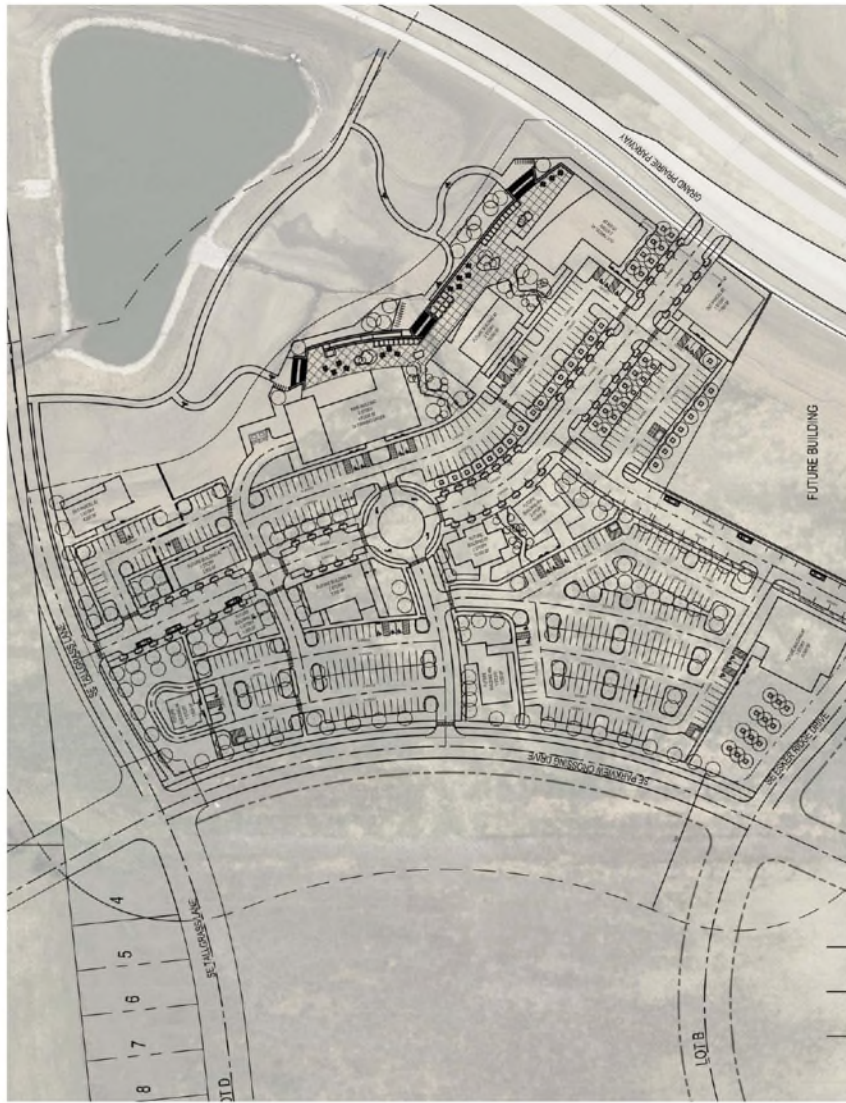
KETTLEVIEW DEVELOPMENT

Waukee, Iowa
July 6, 2018

Vertical scale bar: 0, 50, 100 feet. North arrow pointing up.

ISG VERTICAL logo.

Exhibit F – Conceptual Development Plan



Drawing Note:

The intent of this drawing is not to show final conditions but to demonstrate the site setbacks and parking requirements are being met to City of Waukeee standards.



CONCEPTUAL SITE PLAN - OPTION 4B

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KETTLEVIEW DEVELOPMENT
 Waukeee, WI
 July 6, 2018



Exhibit G – Restricted Use Plan

