

**ORDINANCE NO.**

**AN ORDINANCE TO AMEND CHAPTER 160, ZONING AND COMMUNITY DEVELOPMENT ORDINANCE, CITY OF WAUKEE, IOWA BY AMENDING THE ZONING FROM M-1 (LIGHT INDUSTRIAL DISTRICT) TO M-1 (LIGHT INDUSTRIAL DISTRICT) AND PD-1 (PLANNED DEVELOPMENT OVERLAY) FOR CERTAIN PROPERTY [KINSHIP BREWING]**

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

Section 1. Section 169.01 of Chapter 169, Waukee Municipal Code, Zoning Ordinance of the City, adopting the Official Zoning Map, is hereby amended by amending the zoning from M-1 (Light Industrial District) to M-1 (Light Industrial District) and PD-1 (Planned Development Overlay District) for property legally described as follows:

A PART OF THE NW ¼ OF THE SE ¼ OF SECTION 29, TOWNSHIP LOT GOVERNMENT LOT 1, IN SECTION 5, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA, EXCEPT RAILROAD RIGHT OF WAY TO BE PLATTED AS LOT 1 OF STRATFORD CROSSING PLAT 4.

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 All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.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 \_\_\_\_\_, 2019, and approved this \_\_\_ day of \_\_\_\_\_, 2019.

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William F. Peard, Mayor

Attest:

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Rebecca D. Schuett, City Clerk

Exhibit A

# KINSHIP BREWING

PLANNED DEVELOPMENT

CITY OF WAUKEE

APPROVED BY WAUKEE CITY COUNCIL ON \_\_\_\_\_, 2019



## KINSHIP BREWING – PLANNED DEVELOPMENT

Waukee, Iowa

Planned Development Overlay District (PD)

**SECTION 1 - MASTER PLAN ADOPTION.** Attached hereto and made a part of this rezoning approval, for concept description and delineation is the Master Plan Document for the Kinship Village PD marked Exhibit "A". The Master Plan is adopted to establish the rules, regulations, and development guidelines for the land use and performance standards pursuant to Chapter 160 of the Municipal Code of the City of Waukee, Iowa, for the development of the Kinship Village PD. The Master Plan layout, including the relationship of uses to each other and the relationship of land use to the general plan framework, and development requirements, shall be used as the implementation guide.

1. **Modifications:** It is recognized that shifts or modifications to the Master Plan layout and reasonable adjustments to the PD Land Use Parcel boundaries may be made in order to establish workable street patterns, storm water management systems or facilities, elevations, grades, and/or usable building sites. Any modifications to the Master Plan considered by the Zoning Administrator to be major or significant and any amendments to the PD text shall be made pursuant to Chapter 160 the Municipal Code of the City of Waukee, Iowa.
2. **Phasing:** The entire project is represented in the proposed Master Plan. However; the development is planned for a multiphase execution.

**SECTION 2 - REQUIRED PLANS.** The following plans shall be required as a part of the processing of any development application for any property within the Kinship Village PD.

1. **Development Applications:** Site Plans for all parcels and phases within the Kinship Village PD shall be submitted to the City for its review and approval in accordance with the City's site plan review process prior to the development and must meet the intent of the approved PD Master Plan.

**SECTION 3 - GENERAL CONDITIONS.** The following general site development criteria are applicable to the Kinship Village PD:

1. Any regulation, standard, provision or requirement that is not specifically addressed within this document that is regulated elsewhere in the Municipal Code of Waukee, Iowa, the requirements of the Municipal Code shall be enforced.
2. All subdivisions, public streets, public street rights-of-way, public improvements, and other general development improvements shall adhere to the standards and design criteria set forth in the Waukee Subdivision Ordinance and the Statewide Urban Design Specifications (SUDAS) as adopted or as amended by the City of Waukee, pertaining thereto, unless otherwise stated within this Ordinance.
3. Applicable in all areas located within a 100-year frequency flood hazard zone, or in adjoining drainageways, detention areas, or other storm water management areas involving potential flood hazards, no building shall be

erected which has a lowest floor elevation, including basements, of less than one (1) foot above the determined level of the one hundred (100) year frequency flood event; or the building shall be flood proofed to the same elevation in accordance with the City of Waukee Floodplain Ordinance.

4. The Developer, its successors and assigns, if any, shall pay all construction and engineering costs for the development and improvement of its property, including improvements located in all rights-of-way to be dedicated to the City, all in accordance with the current City policies and ordinances in affect at the time of development.

**SECTION 4 - LAND USE DESIGN CRITERIA.** In addition to the general conditions as stated above, the following land use design criteria shall apply to the areas designated within the Kinship Village PD Master Plan. The PD Master Plan document, which is made a part of this rezoning action, delineates the anticipated layout of the site.

1. **Design and Use Intent:** The Kinship Village PD includes a central outdoor area and dog park, which will function as a central gathering space for patrons. The Kinship Village aspires to create a sense of place. This is established by the arrangement of buildings, pedestrian and bicycle connections via walkways that connect buildings, vehicle and bicycle parking areas, Raccoon River Valley Trail, and open space improvements such as outdoor areas, stage, dog park, and landscape design. The central outdoor area provides for a gathering space for patrons.
2. **Land Use:** All general use regulations and provisions set forth in Chapter 160, Zoning Ordinances, of the City Code for Light Industrial (M-1), shall apply to any development proposal for property located within Land Use Parcels A shown on the PD Master Plan of the Kinship Village PD ordinance, unless noted otherwise in this ordinance.
  - a. Allowed Uses: All permitted principal and accessory uses as provided in the City Code for the M-1 district shall be permitted including the following uses:
    - i. Bicycle repair and sales
    - ii. Breweries and Distilleries, including on-site sales and consumption
    - iii. Dog Parks
    - iv. Drinking Establishments
    - v. Food Trucks including overnight parking and storage
    - vi. Outdoor Performances
    - vii. Restaurants
  - b. Setbacks: All setbacks shall be in accordance with the Height and Bulk Regulations for the M-1 district.
  - c. Off-Street Parking: Spaces for off-street parking and loading shall be provided in accordance with the provisions of Chapter 168 of the City Code except as noted herein. For the purposes of calculating the required parking, the area within a building may be divided by different uses.
    - i. Parking Spaces Required - Brewery and distillery space is

required 1 parking space per 1,000 sq. ft. of floor area. The parking requirement for restaurant, drinking establishment, tasting room, and event space use is set at 15 parking spaces per 1,000 sq. ft. of floor area.

- ii. Credit for Shared Parking - Dog parks, outdoor seating areas, and outdoor performance space that are connected or tied to an on-site restaurant or drinking establishment are not required to provide additional parking.
- iii. Curbing - In order to accommodate natural drainage, integral curbs are not required within the parking areas or driveways.

**SECTION 5 - GENERAL LANDSCAPE AND SCREENING STANDARDS.** Landscaping and screening shall comply with the provisions of Section 161 of the City Code. Additional site amenities may include bicycle parking, walking paths, and dog park incorporated into the project to further enhance the development.

Street-facing overhead doors and loading areas shall be screened to reduce visibility from adjoining public streets by a combination of screen walls and landscaping.

**SECTION 6 - BUILDING DESIGN REGULATIONS.** **Conceptual building elevations are attached as Exhibit "B".** Building architecture shall comply with the following design guidelines.

1. **Building Design:**

The Kinship Village buildings are intended to be of high-quality, contemporary design focused on the creation of a light-industrial manufacturing aesthetic that is appropriate in scale for the area. The look and feel of all buildings shall respond to building use, as well as the surrounding context. The buildings share a common aesthetic to create a consistent architectural language throughout the site.

2. **Exterior walls:**

Exterior walls cannot have a blank, uninterrupted length greater than 60 ft. without including two or more of these features: change in plane, change in texture or pattern, windows, or other equivalent element(s) that subdivide the wall into human scale proportions. Deviations of up to 20% are allowed for side and/or rear wall articulation when actual doors and windows are not plausible because of the building use.

3. **Glazing:** Buildings must have a high level of transparency as it relates to effective sustainable design. In this geographic location a target of 20-30% of the heated floor area shall serve as a reasonable goal. Most of the glazing should occur on the south façade with summer solar shading while minimizing glazing on the east and west.

4. **Roof line:**

The continuous plane of a roof line should provide shadow line articulation. Roof lines should positively affect solar shading and stormwater control strategies unless it can be demonstrated that the design otherwise meets the intent of this Section.

5. **Canopies and shading devices:**  
Canopies and their supports shall be consistent with the overall architectural theme of the site – to create a light-industrial manufacturing aesthetic.
6. **Building materials and color:**  
Predominant building exterior materials must be high quality and used in their natural context and color. Surface treatment applications should be done only to improve their natural weatherability. Concrete, Stone, Brick, decorative CMU, Wood and Fiber-cement **shall be utilized as the primary building materials**. Corrugated metal and other panelized metals (e.g. ACM) are all acceptable exterior materials **and shall be utilized as secondary building materials**. All use of exterior façade materials shall be used to reinforce the light-industrial manufacturing design theme.
7. **Material or color changes:**  
Material or color changes should occur only at a change of plane or reveal line.

**SECTION 7 - SIGNAGE.** All signage shall be in compliance with the Section 167, Sign Ordinance except as modified herein.

1. **Wall Signs:** Up to one and one-half (1.5) sq. ft. of wall signage is permitted for every linear foot of building facade as measured along the north side of the building or buildings. The maximum letter or logo size is 12-feet.
2. **Monument Signs:** Two (2) monument signs are permitted on this site. One (1) of these monument signs may be up to 150 sq. ft. in size if setback no less than 100 feet from the street right-of-way line.
3. **Art Wall:** An internal art wall shall be permitted along the north side of the building and along the north and west sides of the site screen wall. This art wall is intended as an internal decoration and art feature and is not intended to be used as signage to attract off-site visitors. This art wall may include permanent or temporary graphics and lettering produced by various media including applied metal, paint, and Vinyl. No sign permit application shall be required to install or modify the graphics and lettering on the art wall and the area of this wall shall not be considered or counted as signage for the site.

EXHIBIT A  
MASTER PLAN CONCEPT



Kinship Brewing  
Kinship Brewing PUD Sketch Plan  
Waukee, IA

CONFLUENCE  
07/31/19





