

ORDINANCE NO.

AN ORDINANCE TO AMEND CHAPTER 169, ZONING ORDINANCE, CITY OF WAUKEE, IOWA BY CHENAGING CERTAIN PROPERTY THEREIN TO MODIFY PD-1 (PLANNED DEVELOPMENT OVERLAY DISTRICT) [PAINTED WOODS SOUTH]

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

Section 1. Section 160.02 of Chapter 169, 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 OUTLOT Y, PRAIRIE BLUFF PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID OUTLOT Y; THENCE SOUTH 73°58'10" WEST ALONG THE SOUTHERLY LINE OF SAID OUTLOT Y, 529.74 FEET; THENCE SOUTH 78°39'34" WEST ALONG SAID SOUTHERLY LINE, 428.24 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 78°39'34" WEST ALONG SAID SOUTHERLY LINE, 1471.76 FEET; THENCE NORTH 85°08'50" WEST, 140.60 FEET; THENCE NORTH 00°00'00" EAST, 502.66 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 1035.00 FEET, WHOSE ARC LENGTH 112.80 FEET AND WHOSE CHORD BEARS NORTH 86°43'19" EAST, 112.74 FEET; THENCE NORTH 85°35'59" EAST, 553.44 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 1465.00 FEET, WHOSE ARC LENGTH 320.95 FEET AND WHOSE CHORD BEARS NORTH 89°52'33" EAST, 320.31 FEET; THENCE SOUTH 83°50'53" EAST, 166.80 FEET; THENCE EASTERLY ALONG CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 1535.00 FEET, WHOSE ARC LENGTH IS 138.99 FEET AND WHOSE CHORD BEARS SOUTH 86°26'31" EAST, 138.95 FEET; THENCE SOUTH 89°02'10" EAST, 330.14 FEET; THENCE SOUTH 07°28'22" WEST, 264.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.66 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 All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.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 _____, 2020, and approved this ____ day of _____, 2020.

Courtney Clarke, Mayor

Attest:

Rebecca D. Schuett, City Clerk

Exhibit A

Painted Woods South – Small Lot Single Family Residential Development

PLANNED DEVELOPMENT

CITY OF WAUKEE

APPROVED BY WAUKEE CITY COUNCIL ON JULY 2, 2018

AMENDED BY THE WAUKEE CITY COUNCIL ON _____, 2020

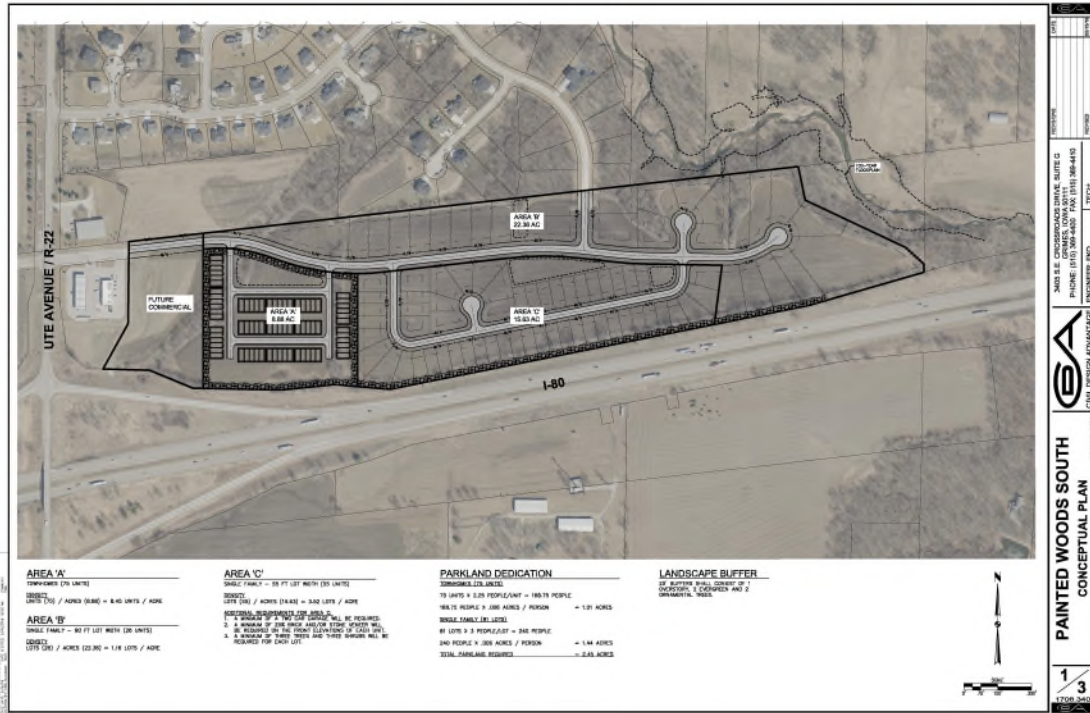


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 - Exhibit E – Conceptual Development Plan

Exhibit B | PAINTED WOODS SOUTH 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 Painted Woods South Development which is generally located north of Interstate 80 and east of R-22.
- The proposed Planned Development is an approximately 15.66 acre parcel of property that is located within the larger Painted Woods South Residential Development. The proposed Planned Development calls for the development of 55 single family residential lots.
- The existing zoning of the Property is A-1 (Agricultural District)
- 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 – Legal Description
Exhibit D – Rezoning Map

Item 3 Conceptual Development Plan

- See Attached: Exhibit E – Conceptual Development Plan
- Exhibit F represents a conceptual development plan showing proposed development of 55 single family lots in addition to the larger Painted Woods South Development.

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.
4. Vinyl siding shall be permitted utilizing Royal Crest Double 4-inch (102 mm) Traditional Profile or reasonable equivalent.
5. All trim elements surrounding windows and doors shall be a minimum of 3½ inches in width.
6. Front elevations shall incorporate other decorative material elements such as Board and Batten, Half Rounds, or Shake.

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. 1,300 square feet – single 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. 7,000 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-2 (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 or as specified below:
 - a. A minimum of three (3) trees and three (3) shrubs shall be planted on each lot.

END OF DOCUMENT

EXHIBIT C

LEGAL DESCRIPTION

A PART OF OUTLOT Y, PRAIRIE BLUFF PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID OUTLOT Y; THENCE SOUTH $73^{\circ}58'10''$ WEST ALONG THE SOUTHERLY LINE OF SAID OUTLOT Y, 529.74 FEET; THENCE SOUTH $78^{\circ}39'34''$ WEST ALONG SAID SOUTHERLY LINE, 428.24 FEET TO THE POINT OF BEGINNING; THENCE SOUTH $78^{\circ}39'34''$ WEST ALONG SAID SOUTHERLY LINE, 1471.76 FEET; THENCE NORTH $85^{\circ}08'50''$ WEST, 140.60 FEET; THENCE NORTH $00^{\circ}00'00''$ EAST, 502.66 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 1035.00 FEET, WHOSE ARC LENGTH 112.80 FEET AND WHOSE CHORD BEARS NORTH $86^{\circ}43'19''$ EAST, 112.74 FEET; THENCE NORTH $85^{\circ}35'59''$ EAST, 553.44 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 1465.00 FEET, WHOSE ARC LENGTH 320.95 FEET AND WHOSE CHORD BEARS NORTH $89^{\circ}52'33''$ EAST, 320.31 FEET; THENCE SOUTH $83^{\circ}50'53''$ EAST, 166.80 FEET; THENCE EASTERLY ALONG CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 1535.00 FEET, WHOSE ARC LENGTH IS 138.99 FEET AND WHOSE CHORD BEARS SOUTH $86^{\circ}26'31''$ EAST, 138.95 FEET; THENCE SOUTH $89^{\circ}02'10''$ EAST, 330.14 FEET; THENCE SOUTH $07^{\circ}28'22''$ WEST, 264.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.66 ACRES MORE OR LESS.

EXHIBIT D REZONING MAP

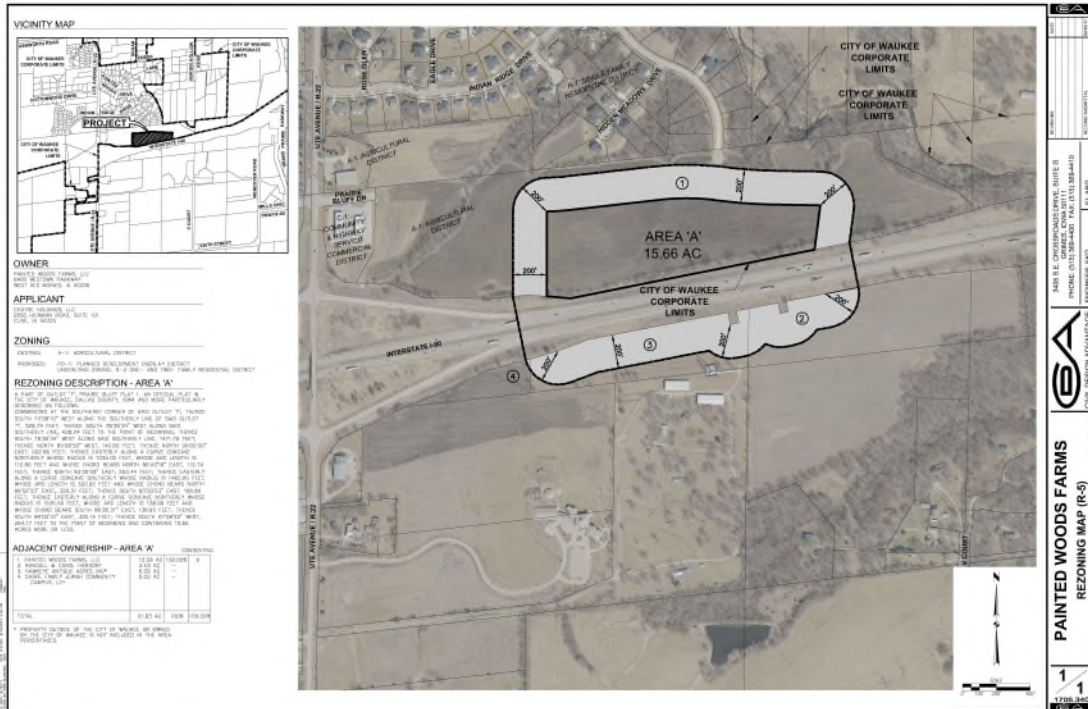
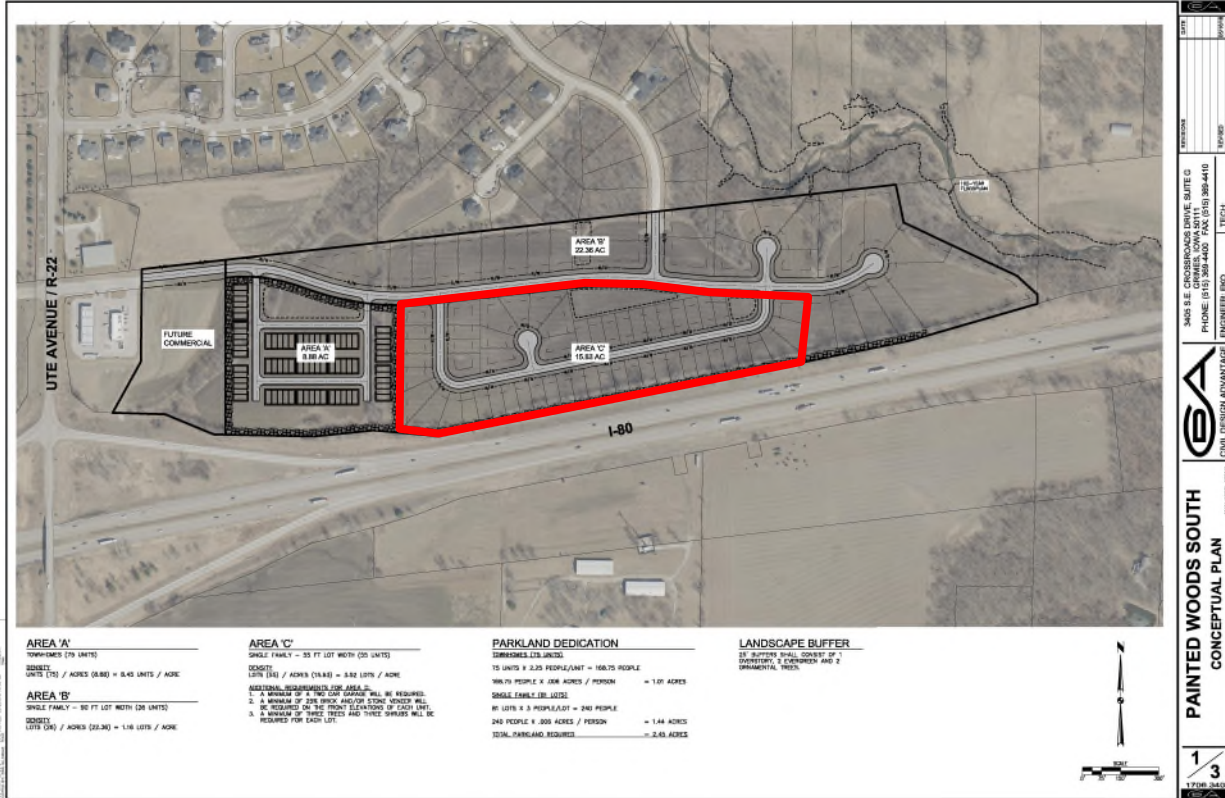


EXHIBIT E

CONCEPTUAL DEVELOPMENT PLAN



AREA 'A'
 100' WIDE (70 UNITS)
 DENSITY:
 UNITS (70) / ACRES (0.80) = 0.45 UNITS / ACRE

AREA 'B'
 90' FT LOT WIDTH (20 UNITS)
 DENSITY:
 LOTS (20) / ACRES (0.30) = 1.16 LOTS / ACRE

AREA 'C'
 SINGLE FAMILY - 55' FT LOT WIDTH (20 UNITS)
 DENSITY:
 LOTS (10) / ACRES (0.48) = 0.52 LOTS / ACRE

ADDITIONAL REQUIREMENTS FOR AREA 'C':
 1. A MINIMUM OF 7' TWO FOOT GARDEN WILL BE REQUIRED.
 2. A MINIMUM OF ONE DRIVE AND/OR STONE FRONTAGE WILL BE REQUIRED ON THE FRONT ELEVATION OF EACH UNIT.
 3. A MINIMUM OF THREE TREES AND THREE SHRUBS WILL BE REQUIRED FOR EACH LOT.

PARKLAND DEDICATION
 15 UNITS x 2.05 PEOPLE/UNIT = 160.75 PEOPLE
 160.75 PEOPLE x 0.06 ACRES / PERSON = 1.02 ACRES

SHRUBS PER LOT:
 10 LOTS x 3 PEOPLE/LOT = 240 PEOPLE
 240 PEOPLE x 0.009 ACRES / PERSON = 1.44 ACRES

TOTAL PARKLAND REQUIRED: = 2.46 ACRES

LANDSCAPE BUFFER
 20' BUFFER SPALL, GRASS OR SANDSTONE, 3' EXTERIOR AND 2' ORNAMENTAL TREES.



3405 S.E. CROSSROADS DRIVE, SUITE C
 DES MOINES, IOWA 50315
 PHONE: (515) 281-4400 FAX: (515) 289-4410
 WWW.GEA.COM

GEA
 CIVIL DESIGN ADVANTAGE
 ENGINEER 600

PAINTED WOODS SOUTH
 CONCEPTUAL PLAN

1 / 3
 SHEET 244