

ORDINANCE NO.

AN ORDINANCE TO AMEND CHAPTER 169, ZONING ORDINANCE, CITY OF WAUKEE, IOWA BY AMENDING THE ZONING FROM A-1 (AGRICULTURAL DISTRICT) AND K-MF STACKED MED (KETTLESTONE MULTI-FAMILY STACKED MEDIUM DISTRICT) TO K-MF STACKED MED (KETTLESTONE MULTI-FAMILY STACKED MEDIUM DISTRICT) AND PD-1 (PLANNED DEVELOPMENT OVERLAY) FOR CERTAIN PROPERTY [EDENCREST AT KETTLESTONE]

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 zoning from A-1 (Agricultural District) and K-MF Stacked Med (Kettlestone Multi-Family Stacked Medium District) to K-MF Stacked Med (Kettlestone Multi-Family Stacked Medium District) / PD-1 (Planned Development Overlay District) for property legally described as follows:

A PARCEL OF LAND NOW INCLUDED IN AND FORMING A PART OF GOVERNMENT LOT 14 AND GOVERNMENT LOT 15 OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 15 OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA; THENCE SOUTH 83°48'53" WEST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 15, A DISTANCE OF 721.60 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 955.32 FEET, AN ARC LENGTH OF 32.38 FEET, A CHORD LENGTH OF 32.38 FEET AND A CHORD BEARING OF NORTH 28°17'22" WEST TO THE POINT OF BEGINNING AND A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SE TALLGRASS LANE; THENCE SOUTH 83°48'53" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SE TALLGRASS LANE, A DISTANCE OF 8.99 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1030.00 FEET, AN ARC LENGTH OF 454.12 FEET, A CHORD LENGTH OF 450.46 FEET AND A CHORD BEARING OF SOUTH 71°11'03" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SE TALLGRASS LANE; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 940.00 FEET, AN ARC LENGTH OF 42.69 FEET, A CHORD LENGTH OF 42.69 FEET AND A CHORD BEARING OF SOUTH 59°50'07" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SE TALLGRASS LANE TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SE PARKVIEW CROSSING DR; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.46 FEET, A CHORD LENGTH OF 35.49 FEET AND A CHORD BEARING OF NORTH 73°37'46" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SE PARKVIEW CROSSING DR; THENCE NORTH 29°13'55" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SE PARKVIEW CROSSING DR, A DISTANCE OF 183.17 FEET THENCE NORTHWESTERLY ALONG A

CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 965.00 FEET, AN ARC LENGTH OF 183.78 FEET, A CHORD LENGTH OF 183.51 FEET AND A CHORD BEARING OF NORTH 23°46'34" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SE PARKVIEW CROSSING DR; THENCE NORTH 69°51'30" EAST, A DISTANCE OF 545.45 FEET; THENCE NORTH 86°07'54" EAST, A DISTANCE OF 60.01 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 955.32 FEET, AN ARC LENGTH OF 391.00 FEET, A CHORD LENGTH OF 388.27 FEET AND A CHORD BEARING OF SOUTH 15°35'36" EAST TO THE POINT OF BEGINNING, CONTAINING 4.90 ACRES, SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

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 _____, 2022, and approved this ____ day of _____, 2022.

Courtney Clarke, Mayor

Attest:

Rebecca D. Schuett, City Clerk

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EDENCREST AT KETTLESTONE - SENIOR LIVING

PLANNED DEVELOPMENT

- Rezoning Request
 - Exhibit B – Waukee PD Form
 - Exhibit C – Property Legal Description
 - Exhibit D – Rezoning Map
 - Exhibit E – Conceptual Development Plan

Exhibit B | EDENCREST AT KETTLESTONE SENIOR LIVING – PLANNED DEVELOPMENT

Waukee, Iowa

Planned Development Overlay District (PD)

Item 1 Purpose and Scope of District

- The subject property is located east of SE Parkview Crossing Drive and north of SE Tallgrass Lane.
- The proposed Planned Development is an approximately 4.90 acre parcel of property that is located within the master planned Kettlestone area. The proposed Planned Development calls for the development of a senior living facility with units for independent living, assisted living, and memory care.
- The existing zoning of the Property is A-1 (Agricultural District) and K-MF Stacked Med (Kettlestone Multi-Family Stacked Medium District)
- The proposed underlying zoning of the Property will be K-MF Stacked Med (Kettlestone Multi-Family Stacked Medium 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 E represents a conceptual development plan showing proposed development of a 43,476 square foot senior living center.

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 comply with the requirements of the Kettlestone Design Guidelines.

Item 5 Bulk Regulations – Including Density Regulations, Setbacks, Maximum Heights, and other design standards specific to the Project

The bulk regulations of the K-MF-Stacked Med (Kettlestone Multi-Family Stacked Medium District) will apply to the development of the property with the following exceptions for senior living:

1. Maximum density: 18 units per acre.
2. Minimum unit square footage: 340 square feet for memory care and 370 square feet for assisted living.

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 provided as described within the City of Waukeee Code of Ordinances in addition to provisions as specified below:
 - a. A minimum of a 25-foot landscape buffer shall be provide along the west site boundary in a quantity consistent with the requirements of the Kettlestone Design Guidelines.

Item 8 Off-Street Parking

1. Minimum off-street parking requirements shall apply to the property with the following exceptions for senior living:
 - a. One (1) parking space per independent living unit.
 - b. One (1) parking space for every four (4) assisted living or memory care unit.
 - c. One (1) parking space per staff during the shift with the largest number of employees.
 - d. One (1) visitor parking space for every ten (10) units.

END OF DOCUMENT

EXHIBIT C

LEGAL DESCRIPTION

A PARCEL OF LAND NOW INCLUDED IN AND FORMING A PART OF GOVERNMENT LOT 14 AND GOVERNMENT LOT 15 OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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