

**ORDINANCE NO.**

**AN ORDINANCE TO AMEND CHAPTER 169, ZONING ORDINANCE, CITY OF WAUKEE, IOWA BY AMENDING THE ZONING FROM R-4 (ROW DWELLING & TOWNHOME DISTRICT) TO R-3 (ONE AND TWO FAMILY RESIDENTIAL DISTRICT) AND PD-1 (PLANNED DEVELOPMENT OVERLAY) FOR CERTAIN PROPERTY [PAINTED WOODS WEST PHASE 2]**

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 R-4 (Row Dwelling & Townhome District) to R-3 (Multi-Family Residential District) / PD-1 (Planned Development Overlay District) for property legally described as follows:

OUTLOT 'V' IN WAUKEE CROSSING PLAT 2, AN OFFICAL PLAT OF RECORD, CITY OF WAUKEE, DALLAS COUNTY, IOWA

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 All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.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

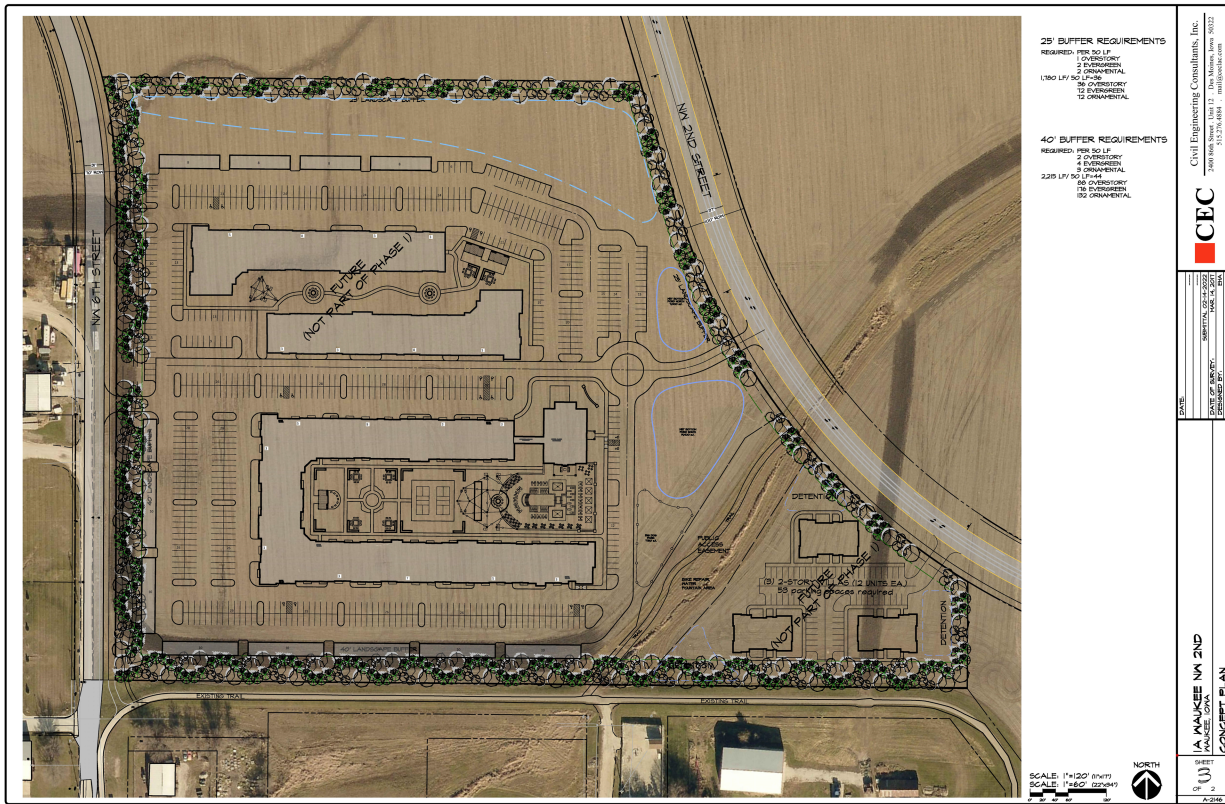
Exhibit A

# RealtyLink – Multi-Family Residential Development

## PLANNED DEVELOPMENT

### CITY OF WAUKEE

APPROVED BY WAUKEE CITY COUNCIL ON \_\_\_\_\_, 2022



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- Rezoning Request
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## **Exhibit B | REALTYLINK MULTI-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 Waukee Crossing Plat 2 development which is generally located north of Hickman Road and east of NW 10<sup>th</sup> Street.
- The proposed Planned Development is an approximately 23-acre parcel of property that is located within the larger Waukee Crossing Plat 2 development. The proposed Planned Development calls for the development of 539 multi-family dwelling units.
- The existing zoning of the Property is R-4 (Row Dwelling & Townhome District)
- The proposed underlying zoning of the Property will be R-3 (Multi-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 E represents a conceptual development plan showing proposed development of three (3) apartment buildings and three (3) villa style buildings. The total amount of units is not to exceed 539 units.

### **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. Vinyl siding shall be prohibited.

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

All lots, buildings, and dwelling units shall be consistent with the R-3 Multi-Family Residential District requirements with the following exceptions and modifications as specified below:

1. Density: Twenty-Four (24) Dwelling Units/Acre maximum
2. Maximum Height: Fifty-five (55) feet or four stories
3. Minimum square footage for studio units: 500 square feet. The amount of studio units shall be limited to no more than 20% of the unit total for Phase I or Phase II as identified on Exhibit E.

**Item 6 Uses of Property – Including Principal Permitted Uses and Accessory Uses**

Those uses and accessory uses only as permitted within the R-3 (Multi-Family Residential) Zoning District.

**Item 7 Open Space, Landscape and Buffer Regulations**

Landscape and open spaces standards shall be consistent with the Waukeez Code of Ordinances.

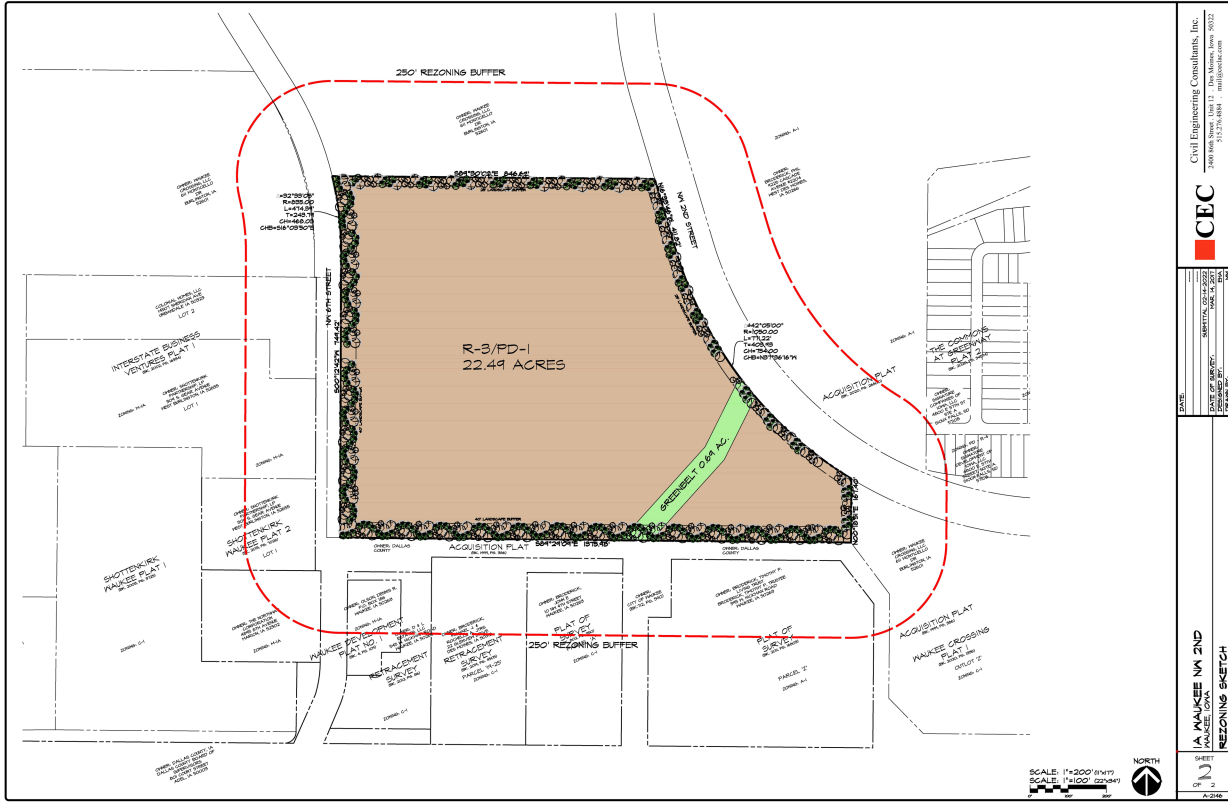
**END OF DOCUMENT**

**EXHIBIT C**

**LEGAL DESCRIPTION**

OUTLOT 'V' IN WAUKEE CROSSING PLAT 2, AN OFFICAL PLAT OF RECORD, CITY OF WAUKEE, DALLAS COUNTY, IOWA

# EXHIBIT D REZONING MAP



Civil Engineering Consultants, Inc.  
3400 West Street, Suite 112 • Deer Moton, Iowa 50527  
712.343.1414 • info@cecinc.com

**CEC**

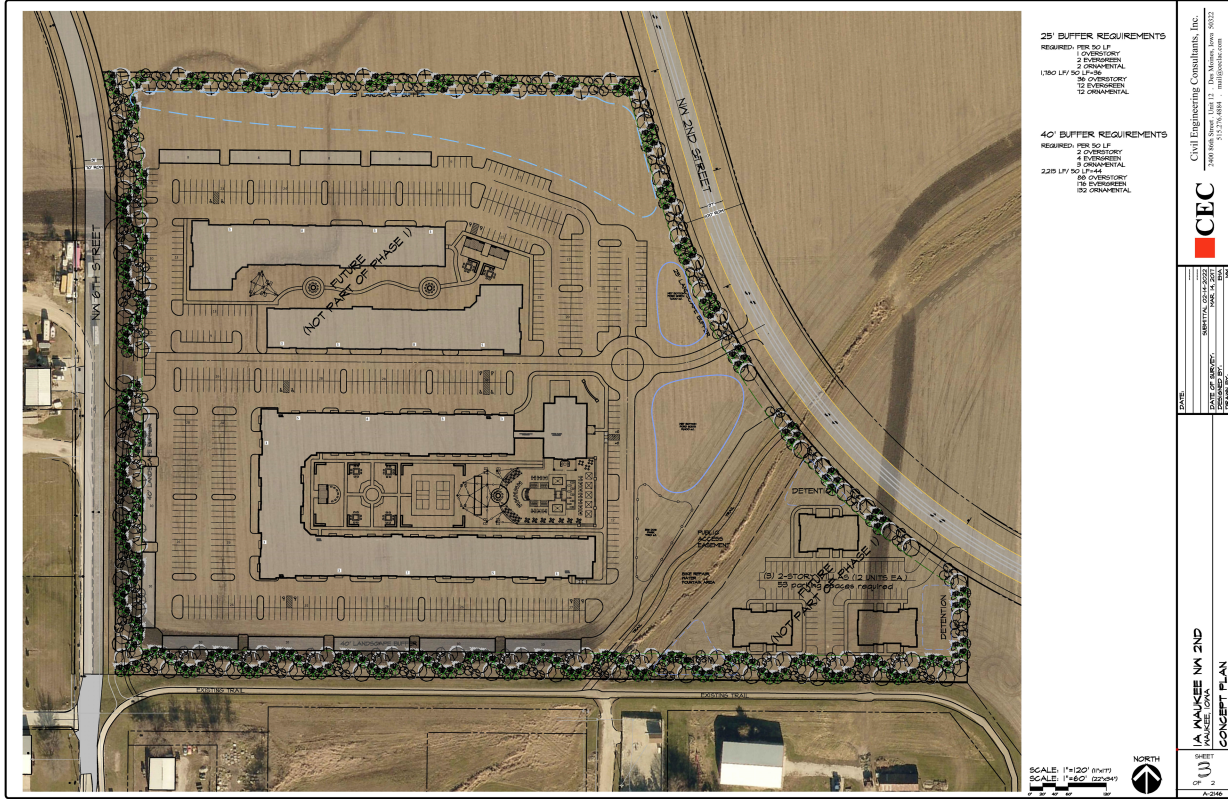
DATE:	PROJECT:	SHEET NO.:	SHEET TOTAL:
DATE OF MEET.:	DATE OF MEET.:	DATE OF MEET.:	DATE OF MEET.:

**WAIKIE CROSSING PLAT 1**  
**REZONING SKETCH**

SHEET  
1  
2-24

# EXHIBIT E

## CONCEPTUAL DEVELOPMENT PLAN



**25' BUFFER REQUIREMENTS**  
 REQUIRED: PER SQ LF  
 1 OVERLAP  
 2 OVERLAP  
 1,180 LF SQ LF/64  
 30 OVERLAP  
 12 OVERLAP  
 12 ORNAMENTAL

**40' BUFFER REQUIREMENTS**  
 REQUIRED: PER SQ LF  
 2 OVERLAP  
 3 OVERLAP  
 2,210 LF SQ LF/64  
 40 OVERLAP  
 18 OVERLAP  
 12 ORNAMENTAL

Civil Engineering Consultants, Inc.  
 2400 Park Street, Suite 111 - Des Moines, Iowa 50317  
 (515) 281-1111



DATE:	11/11/2014
DESIGNER:	CEC
DATE OF MEETING:	11/11/2014
PROJECT NO.:	14-001

14 MAJORS N 2ND  
 MAJORS DON  
 CONCEPT PLAN  
 SHEET 1 OF 1  
 11/11/2014

SCALE: 1"=120' (HORIZ)  
 SCALE: 1"=60' (VERT)  
 NORTH