

ORDINANCE NO.

AN ORDINANCE TO AMEND CHAPTER 169, ZONING ORDINANCE, CITY OF WAUKEE, IOWA BY AMENDING THE ZONING FROM A-1 (AGRICULTURAL DISTRICT) AND C-1 (COMMUNITY & HIGHWAY SERVICE COMMERCIAL DISTRICT) TO R-3 (MULTI-FAMILY RESIDENTIAL DISTRICT) AND PD-1 (PLANNED DEVELOPMENT OVERLAY) FOR CERTAIN PROPERTY [WEST LIGHT]

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 C-1 (Community & Highway Service Commercial District) to R-3 (Multi-Family Residential District) / PD-1 (Planned Development Overlay District) for property legally described as follows:

A PLOT BEGINNING AT THE SOUTHWEST CORNER AND EXTENDING 600 FEET TO THE EAST – THEN 295 FEET NORTH – THEN DIAGONALLY NORTHWEST TO A POINT 300 FEET WEST AND 245 FEET NORTH – THEN 494.5 FEET NORTH – THEN WEST 300 FEET – THEN SOUTH 1034.5 FEET TO STARTING POINT AT SOUTHWEST CORNER ENCLOSING TEN (10) ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE ¼ SW ¼) OF SECTION 26, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA.

EXCEPT A PARCEL OF LAND LOCATED IN THE SE ¼ SW ¼ OF SECTION 26, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE S ¼ CORNER OF SAID SECTION 26; THENCE N 89° 36' 50" W, 722.85 FEET ALONG THE SOUTH LINE OF SAID SECTION 26 TO THE POINT OF BEGINNING; THENCE CONTINUING N 89° 36' 50" W, 600 FEET ALONG THE SOUTH LINE OF SAID SECTION 26; THENCE N 0° 28' 34" E, 137.50 FEET; THENCE S 89° 56' 19" E, 345.44 FEET; THENCE N 78° 05' 23" E, 265.35 FEET; THENCE S 0° 28' 34" W, 213.91 FEET TO THE POINT OF BEGINNING. CONTAINING 92812 SQUARE FEET OF WHICH 19799 SQUARE FEET ARE WITHIN THE EXISTING ROAD RIGHT OF WAY.

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 All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.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

West Light– Multi-Family Residential Development

PLANNED DEVELOPMENT

CITY OF WAUKEE

APPROVED BY WAUKEE CITY COUNCIL ON _____, 2022



TABLE OF CONTENTS

WEST LIGHT MULT-FAMILY RESIDENTIAL DEVELOPMENT PLANNED DEVELOPMENT

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

Exhibit B | WEST LIGHT MULTI-FAMILY RESIDENTIAL – PLANNED DEVELOPMENT

Waukee, Iowa

Planned Development Overlay District (PD)

Item 1 Purpose and Scope of District

- The subject property is generally located north of Hickman Road and east of NE Alice's Road.
- The proposed Planned Development is an approximately 7.90-acre parcel of property. The proposed Planned Development calls for the development of 172 multi-family dwelling units.
- The existing zoning of the Property is A-1 (Agricultural District) and C-1 (Community & Highway Service Commercial 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 one (1) apartment building. The total amount of units is not to exceed 172 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-two (22) Dwelling Units/Acre maximum
2. Maximum Height: Fifty-five (56) feet or four stories
3. Minimum square footage for studio units: 375 square feet. The amount of studio units not meeting the minimum of 600 square feet shall not exceed greater than 5% of the total amount of units.

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 Waukee Code of Ordinances.

END OF DOCUMENT

EXHIBIT C

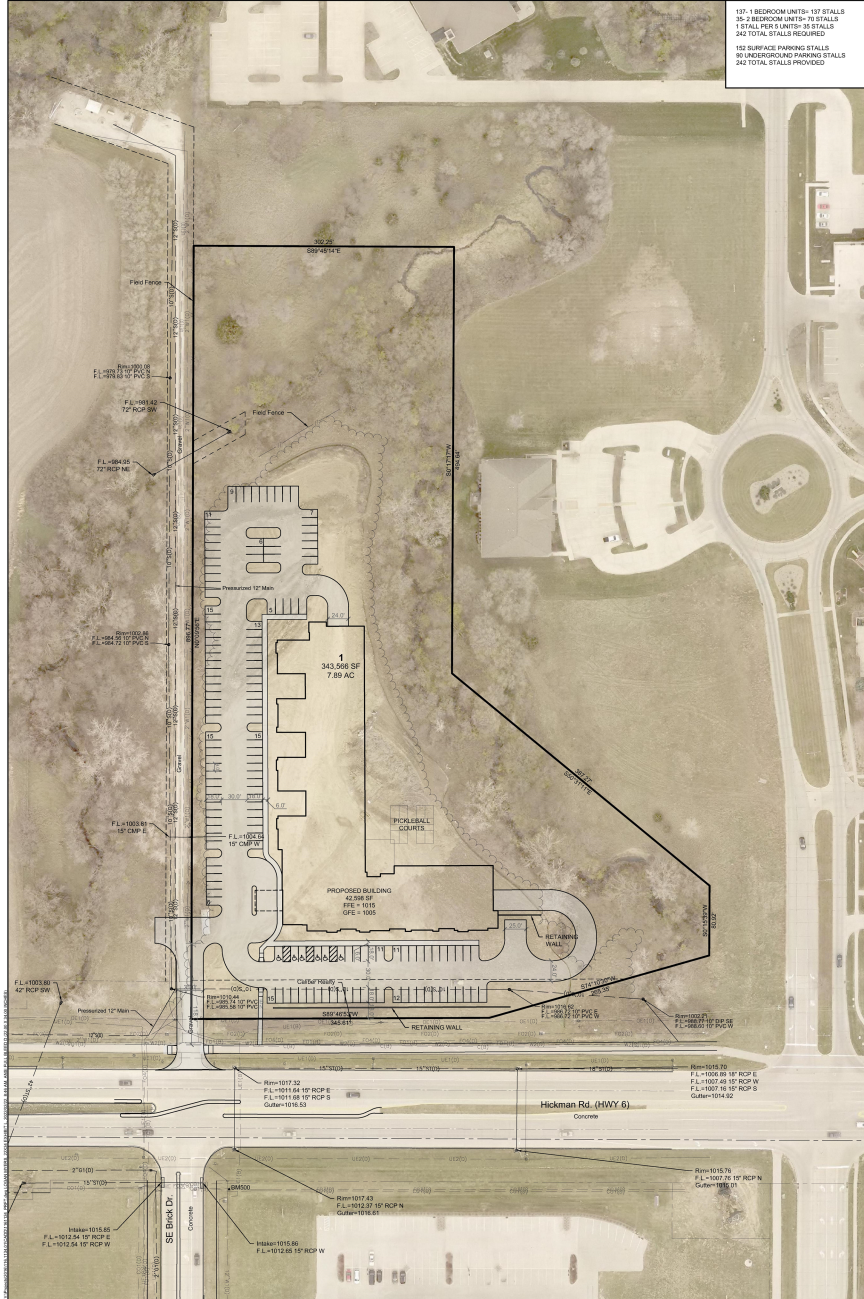
LEGAL DESCRIPTION

A PLOT BEGINNING AT THE SOUTHWEST CORNER AND EXTENDING 600 FEET TO THE EAST – THEN 295 FEET NORTH – THEN DIAGONALLY NORTHWEST TO A POINT 300 FEET WEST AND 245 FEET NORTH – THEN 494.5 FEET NORTH – THEN WEST 300 FEET – THEN SOUTH 1034.5 FEET TO STARTING POINT AT SOUTHWEST CORNER ENCLOSING TEN (10) ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE ¼ SW ¼) OF SECTION 26, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA.

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EXHIBIT E

CONCEPTUAL DEVELOPMENT PLAN



CONCEPT PLAN

WEST LIGHT | WAUKEE, IOWA | 2/22/2022

EXHIBIT F

CONCEPTUAL BUILDING ELEVATIONS



1 VIEW FROM SW
SCALE



3 AERIAL VIEW
SCALE



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PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT: HICKMAN MULTI-FAMILY

DATE: 1/18/2022

PROJECT NO: 19-051

SCALE: AS SHOWN

NO. A106