

ORDINANCE NO.

AN ORDINANCE TO AMEND CHAPTER 169, ZONING ORDINANCE, CITY OF WAUKEE, IOWA BY AMENDING THE ZONING FROM A-1 (AGRICULTURAL DISTRICT) TO R-2 (ONE AND TWO FAMILY RESIDENTIAL DISTRICT) AND PD-1 (PLANNED DEVELOPMENT OVERLAY) FOR CERTAIN PROPERTY [THE SOUTH 60]

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 PARCEL OF LAND IN THE S1/2 NW1/4 OF SECTION 29, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE W1/4 CORNER OF SAID SECTION 29; THENCE N00°28'13"E, 166.01 FEET ALONG THE WEST LINE OF THE S1/2 NW1/4 TO THE POINT OF BEGINNING; THENCE CONTINUING N00°28'13"E, 660.20 FEET ALONG SAID WEST LINE TO A POINT; THENCE S89°31'47"E, 1160.42 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET, A CHORD BEARING S65°07'18"E, AN ARC LENGTH OF 340.80 FEET TO A POINT OF TANGENCY; THENCE S40°42'50"E, 29.42 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 700.00 FEET, A CHORD BEARING S36°47'15"E, AN ARC LENGTH OF 95.94 FEET TO POINT; THENCE S55°44'41"W, 77.45 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET, A CHORD BEARING S73°06'27"W, AN ARC LENGTH OF 181.82 FEET TO A POINT OF TANGENCY; THENCE S89°31'47"E, 1079.32 FEET TO A POINT; THENCE S00°28'13"W, 327.60 TO A POINT; THENCE N89°31'47"W, 225.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.65 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 All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.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 _____, 2022, and approved this ____ day of _____, 2022.

Courtney Clarke, Mayor

Attest:

Rebecca D. Schuett, City Clerk

Exhibit A

The South 60 – Small Lot Single Family Residential Development

PLANNED DEVELOPMENT

CITY OF WAUKEE

APPROVED BY WAUKEE CITY COUNCIL ON _____, 2022

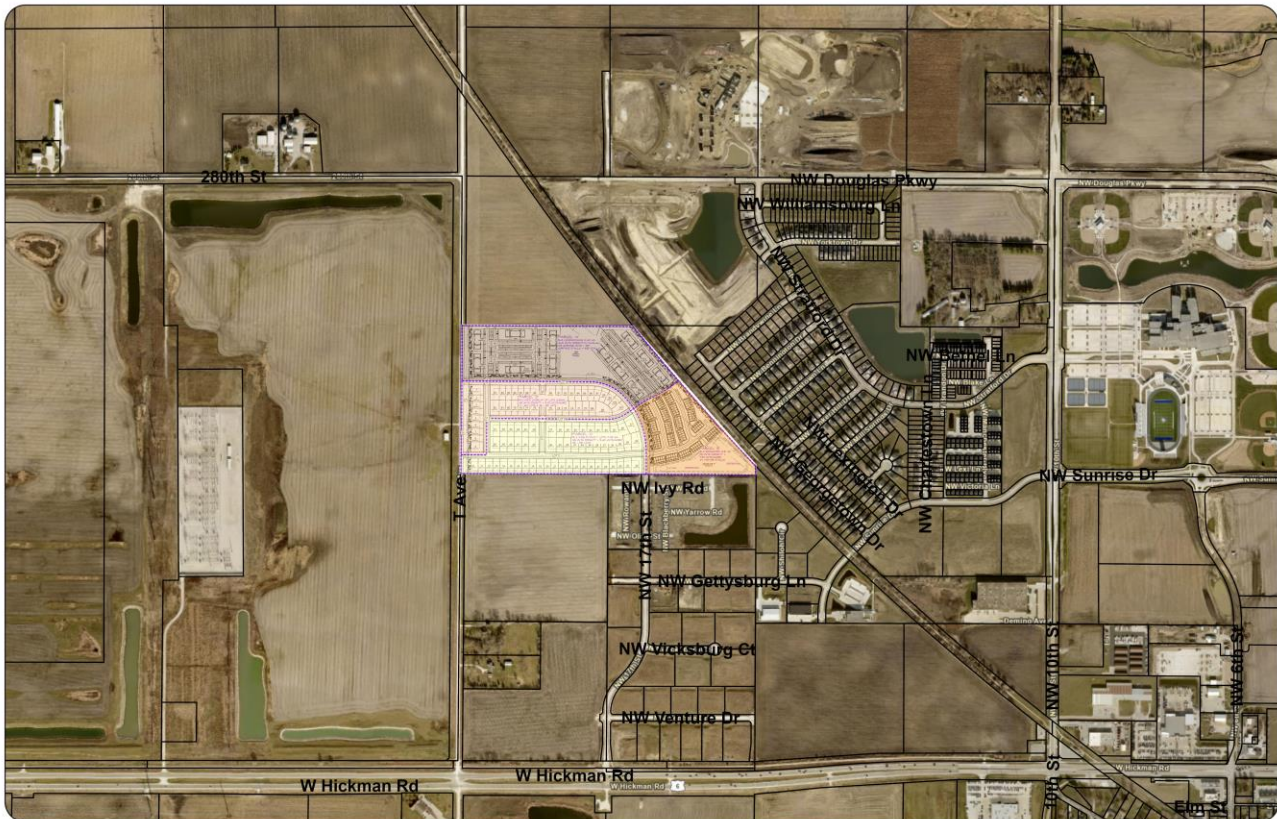


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Exhibit B | THE SOUTH 60 SMALL LOT SINGLE FAMILY RESIDENTIAL – PLANNED DEVELOPMENT

Waukee, Iowa

Planned Development Overlay District (PD)

Item 1 Purpose and Scope of District

- The subject property is located within a portion of The South 60 development which is generally located north of Hickman Road and east of T Avenue.
- The proposed Planned Development is an approximately 12.65-acre parcel of property that is located within the overall The South 60 Development. The proposed Planned Development calls for the development of 43 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 E represents a conceptual development plan showing proposed development of 43 single family lots in addition to the larger The South 60 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 15% brick or stone 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. Shutters around windows maybe utilized to satisfy this requirement. This requirement shall apply to street facing facades.

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: Four (4) Dwelling Units/Acre maximum
2. Minimum Floor Area: 1,100 square feet – single story & 1,400 square feet – two 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: Twenty-five (25) feet minimum
6. Minimum Lot Size: 7,200 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 in addition to provisions as specified below:
 - a. A minimum of two (2) trees and two (2) shrubs shall be planted on each lot at the time of individual lot development and prior to issuance of a Certificate of Occupancy.

END OF DOCUMENT

EXHIBIT C

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE S1/2 NW1/4 OF SECTION 29, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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EXHIBIT D

REZONING MAP

REZONING SKETCH THE SOUTH 60 WALKEE, IOWA

PROPERTY OWNER:
JAMES BOHNE, INC.
2400 WESTONE DRIVE, SUITE 100
WEST CEDAR RAPIDS, IA 52206
PH: 319-244-0282

PROPERTY ADDRESS:
1 NORTH
WALKEE, IOWA 52085

PREPARED FOR:
JAMES BOHNE, INC.
2400 WESTONE DRIVE, SUITE 100
WEST CEDAR RAPIDS, IA 52206
PH: 319-244-0282

PLAN PREPARED:
2011 FOR APPROVAL BY THE CITY OF
2400 WESTONE DRIVE, SUITE 100
WEST CEDAR RAPIDS, IA 52206
DATE: 08/27/2011

