

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHAPTER 169, ZONING ORDINANCE, CITY OF WAUKEE, IOWA BY AMENDING THE ZONING FROM C-4 (OFFICE PARK COMMERCIAL DISTRICT), R-3 (MULTI-FAMILY RESIDENTIAL DISTRICT), AND R-4 (ROW DWELLING & TOWNHOME DISTRICT) TO K-MF-STACKED HIG (KETTLESTONE MULTI-FAMILY STACKED HIGH DISTRICT) / PD-1 (PLANNED DEVELOPMENT OVERLAY) [KETTLESTONE CENTRAL NORTH]

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 following real estate (Property) from C-4 (Office Park Commercial District), R-3 (Multi-Family Residential District), and R-4 (Row Dwelling & Townhome District) to K-MF-Stacked High (Kettlestone Multi-Family Stacked High District) / PD-1 (Planned Development Overlay) for property legally described as follows:

A PART OF PARCEL '21-95' AS SHOWN IN THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 31554, BEING A PART OF GOVERNMENT LOTS 5 AND 12 IN SECTION 3, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL '21-95'; THENCE SOUTH 26°36'34" EAST ALONG THE EASTERLY LINE OF SAID PARCEL '21-95', A DISTANCE OF 95.38 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID EASTERLY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 700.00 FEET, WHOSE ARC LENGTH IS 331.12 FEET AND WHOSE CHORD BEARS SOUTH 13°03'30" EAST, 328.04 FEET; THENCE SOUTH 00°29'35" WEST CONTINUING ALONG SAID EASTERLY LINE, 671.04 FEET; THENCE SOUTH 00°28'14" WEST CONTINUING ALONG SAID EASTERLY LINE, 686.57 FEET; THENCE NORTH 89°32'19" WEST, 454.65 FEET; THENCE NORTH 00°27'41" EAST, 1759.45 FEET TO THE NORTHERLY LINE OF SAID PARCEL '21-95'; THENCE SOUTH 73°31'58" EAST ALONG SAID NORTHERLY LINE, 88.39 FEET; THENCE EASTERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 335.00 FEET, WHOSE ARC LENGTH IS 253.10 FEET AND WHOSE CHORD BEARS NORTH 84°49'23" EAST, 247.12 FEET; THENCE NORTH 63°10'44" EAST CONTINUING ALONG SAID NORTHERLY LINE, 4.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.82 ACRES (776,338 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS 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

Exhibit A

KETTLESTONE CENTRAL NORTH

PLANNED DEVELOPMENT

CITY OF WAUKEE

APPROVED BY WAUKEE CITY COUNCIL ON _____



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1" = 100' 0"

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 - Exhibit F – Conceptual Development Plan

Exhibit B | KETTLESTONE CENTRAL NORTH - PLANNED DEVELOPMENT

Waukee, Iowa

Planned Development Overlay District (PD)

Item 1 Purpose and Scope of District

- A. The subject property is generally located north of SE Ashworth Road and west of SE Waco Place.
- B. The proposed underlying zoning of the Property is K-MF-Stacked High (Kettlestone Multi-Family Stacked High District). Due to the nature of the overall development as depicted in attached Exhibit F, a Planned Development Overlay (PD-1) is proposed which will address the unique aspects of the development related to use, site design, architectural design and other regulations and restrictions.

Item 2 Location, Size, Legal Description

- A. See Attached: Exhibit C – Vicinity Map
Exhibit D – Property Legal Description
- B. The proposed development is comprised of approximately 17.82-acres generally located north of SE Ashworth Road and west of SE Waco Place. The property is all located in Waukee, Dallas County IA.

Item 3 Conceptual Development Plan

- A. See Attached: Exhibit E – Rezoning Map
Exhibit F – Conceptual Development Plan
- B. Exhibit F represents a conceptual development plan showing proposed construction of a multi-family residential development adjacent to a commercial development.

Item 4 Uses of Property

- A. Permitted Uses shall be consistent with those permitted within the K-MF-Stacked High (Kettlestone Multi-Family Stacked High District) as defined within the Waukee Zoning Ordinance.

Item 5 General Site Planning and Circulation, Building Design Standards, including height, materials, sections and other information required to describe the project

- A. General Site Planning and Circulation Standards shall be consistent with the standards as defined within the Site and Building Development Standards Ordinance and the Kettlestone Design Guidelines approved and adopted by the City of Waukee.

Item 6 Bulk Regulations – Including Density Regulations, Setbacks, Maximum Heights, and other design standards specific to the Project

- A. Bulk Regulations shall be consistent with the requirements as defined within the K-MF-Stacked High (Kettlestone Multi-Family Stacked High District) as defined within the Waukee Zoning Ordinance with the following exceptions.
 - 1. An overall density of 26.04 units per acre within the area identified on Exhibit E shall be permitted.

Item 7 Open Space, Landscape and Buffer Regulations

- A. Open Space, Landscaping and Buffer Regulations shall be consistent with the requirements as defined within the K-MF-Stacked High (Kettlestone Multi-Family Stacked High District) regulations, the Kettlestone Design Guidelines, and the Landscape and Open Space Ordinance approved and adopted by the City of Waukee.

Item 8 Parking and Loading

- A. Parking and Loading Regulations shall be consistent with the requirements as defined within the Parking and Loading Ordinance approved and adopted by the City of Waukee.

Item 9 Architectural Standards

- A. Architectural standards shall be consistent with the requirements as defined within the Site and Building Development Standards Ordinance and the Kettlestone Design Guidelines approved and adopted by the City of Waukee.

END OF DOCUMENT

Exhibit C – Vicinity Map



City of Waukeee



3,009.3 0 1,504.66 3,009.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
City of Waukeee GIS

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

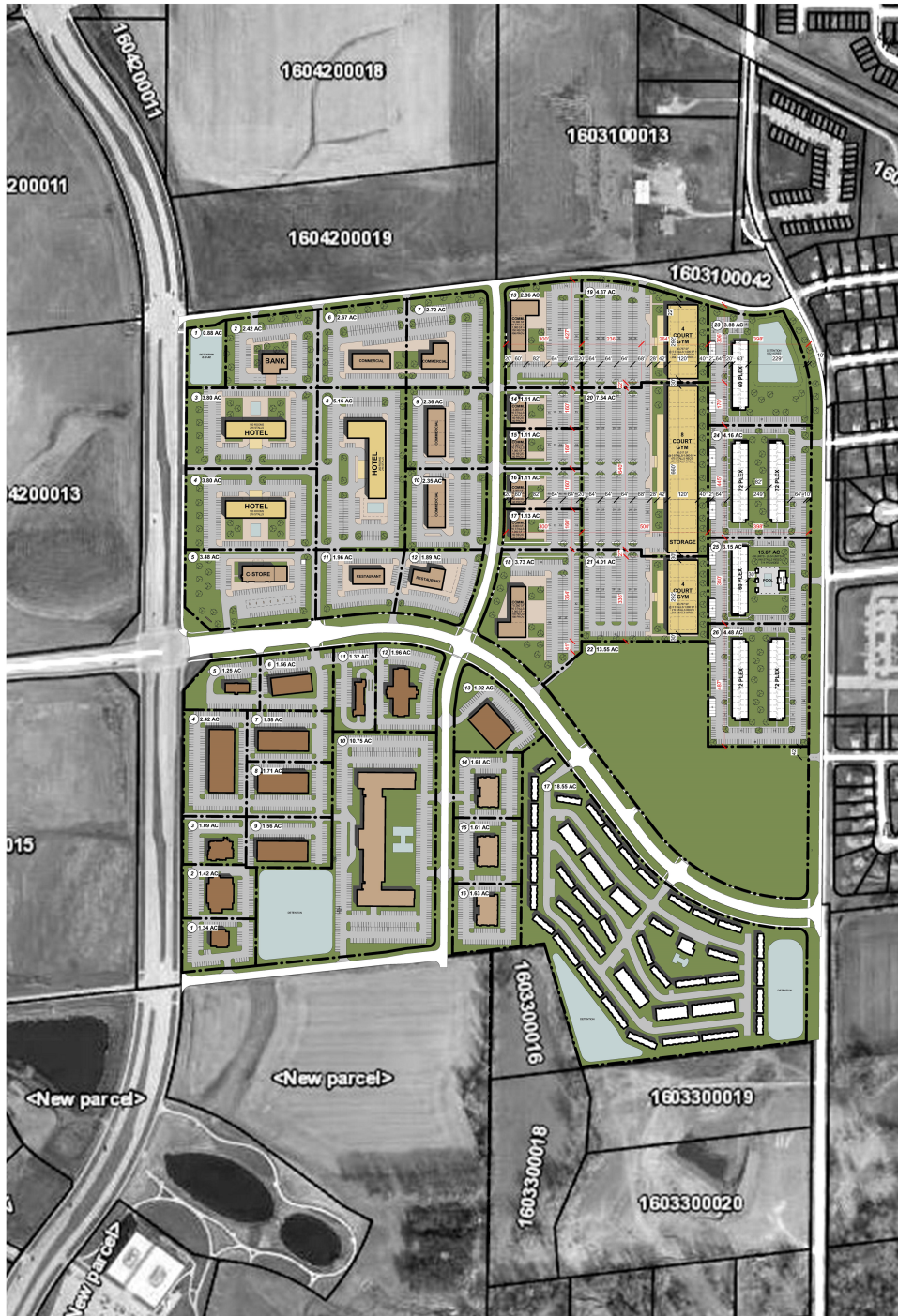
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Exhibit D – Property Legal Description

A PART OF PARCEL '21-95' AS SHOWN IN THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 31554, BEING A PART OF GOVERNMENT LOTS 5 AND 12 IN SECTION 3, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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Exhibit F – Conceptual Development Plan



01 SITE PLAN - OVERALL
1" = 160'-0"

