

**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) / PD-1 (PLANNED DEVELOPMENT OVERLAY) FOR CERTAIN PROPERTY [REMINGTON POINTE]**

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 PART OF GOVERNMENT LOT 2 OF SECTION 1, TOWNSHIP 78 NORTH, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 2; THENCE SOUTH 89°53'05" EAST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 2, A DISTANCE OF 267.02 FEET; THENCE SOUTH 00°17'41" WEST, 136.81 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 625.00 FEET, WHOSE ARC LENGTH IS 271.47 FEET AND WHOSE CHORD BEARS SOUTH 12°44'16" WEST, 269.34 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 625.00 FEET, WHOSE ARC LENGTH IS 272.36 FEET AND WHOSE CHORD BEARS SOUTH 12°41'49" WEST, 270.21 FEET; THENCE SOUTH 00°12'46" WEST, 78.24 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 762.00 FEET, WHOSE ARC LENGTH IS 154.11 FEET AND WHOSE CHORD BEARS SOUTH 76°56'28" EAST, 153.85 FEET; THENCE SOUTH 00°12'46" WEST, 309.26 FEET; THENCE SOUTH 01°14'25" WEST, 211.05 FEET; THENCE NORTH 88°33'27" WEST, 296.28 FEET TO THE WEST LINE OF SAID GOVERNMENT LOT 2; THENCE NORTH 00°12'46" EAST ALONG SAID WEST LINE, 1289.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.35 ACRES (319,956 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 All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.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

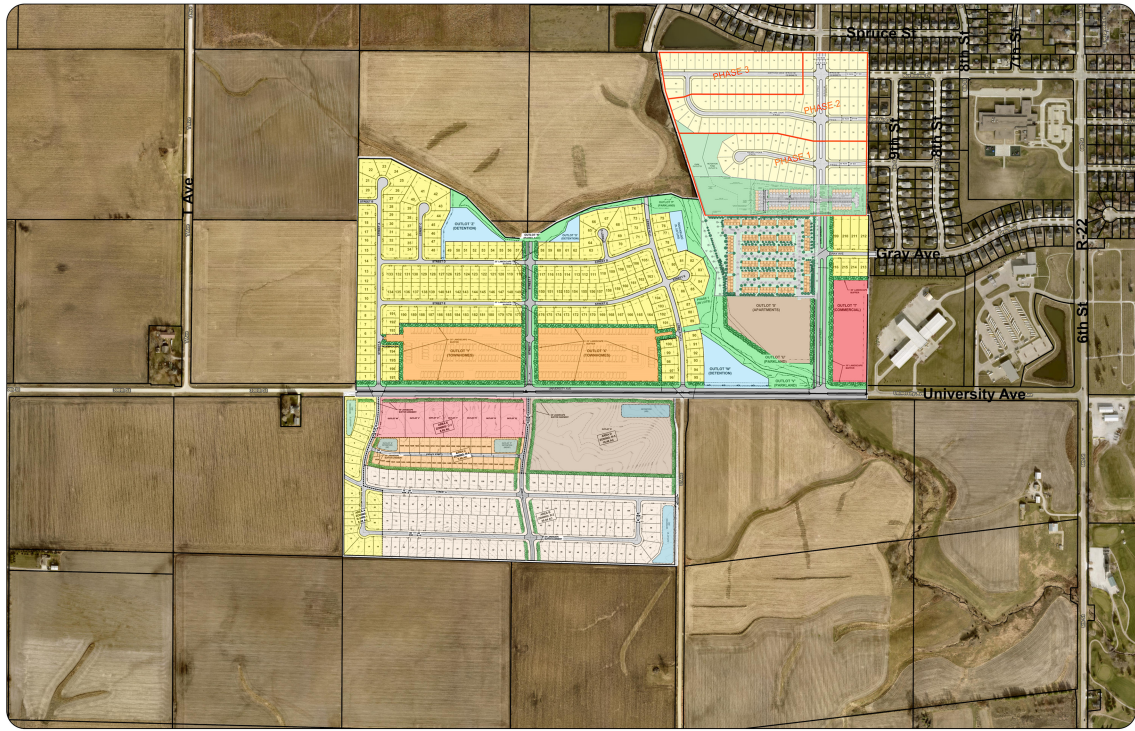
Exhibit A

# Remington Pointe – Small Lot Single Family Residential Development

PLANNED DEVELOPMENT

CITY OF WAUKEE

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



## TABLE OF CONTENTS

### REMINGTON POINTE SMALL LOT SINGLE FAMILY RESIDENTIAL 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 | REMINGTON POINTE 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 Remington Pointe development which is generally located south of University Avenue (300<sup>th</sup> Street) and west of U Avenue.
- The proposed Planned Development is an approximately 7.35 acre parcel of property that is located within the larger Remington Pointe Development. The proposed Planned Development calls for the development of 23 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 23 single family lots in addition to the larger Remington Pointe 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 25% stone, brick or stucco 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.

**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. Five (5) 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. Thirty (30) feet minimum
6. Minimum Lot Size. 6,000 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 PART OF GOVERNMENT LOT 2 OF SECTION 1, TOWNSHIP 78 NORTH, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

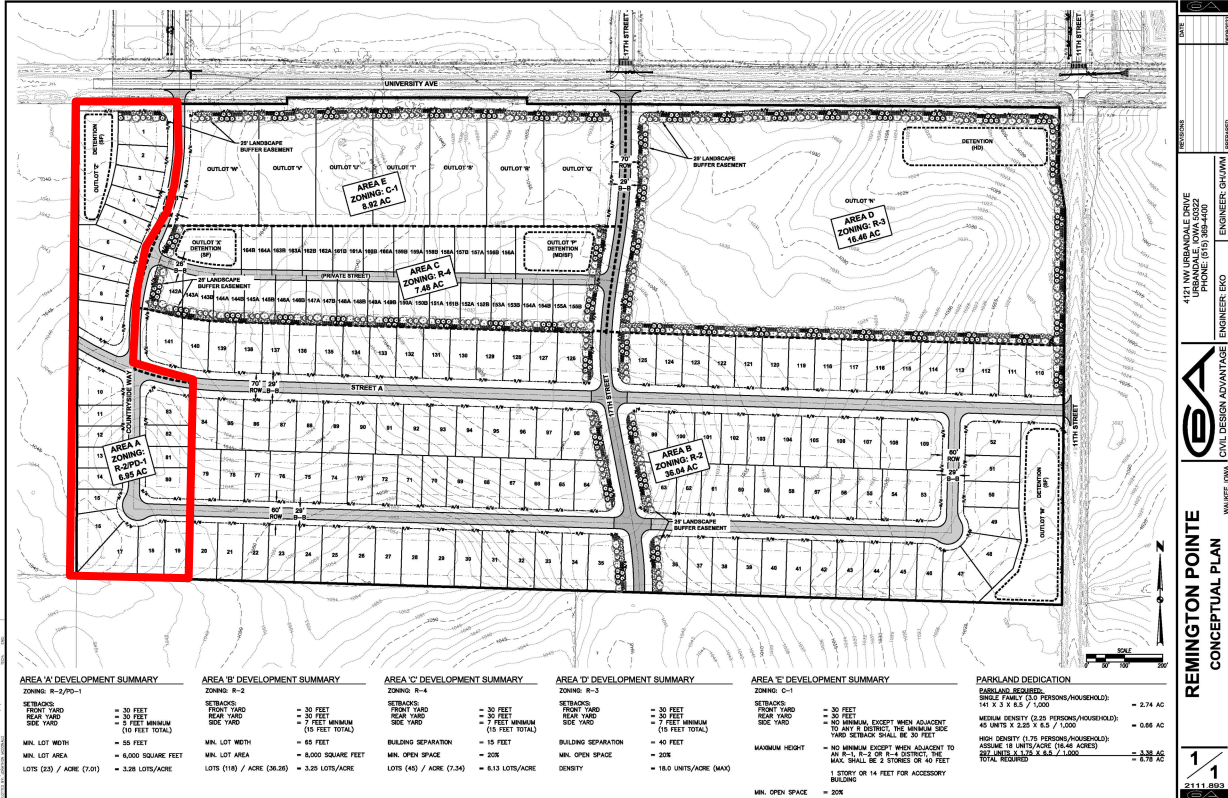
BEGINNING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 2; THENCE SOUTH 89°53'05" EAST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 2, A DISTANCE OF 267.02 FEET; THENCE SOUTH 00°17'41" WEST, 136.81 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 625.00 FEET, WHOSE ARC LENGTH IS 271.47 FEET AND WHOSE CHORD BEARS SOUTH 12°44'16" WEST, 269.34 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 625.00 FEET, WHOSE ARC LENGTH IS 272.36 FEET AND WHOSE CHORD BEARS SOUTH 12°41'49" WEST, 270.21 FEET; THENCE SOUTH 00°12'46" WEST, 78.24 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 762.00 FEET, WHOSE ARC LENGTH IS 154.11 FEET AND WHOSE CHORD BEARS SOUTH 76°56'28" EAST, 153.85 FEET; THENCE SOUTH 00°12'46" WEST, 309.26 FEET; THENCE SOUTH 01°14'25" WEST, 211.05 FEET; THENCE NORTH 88°33'27" WEST, 296.28 FEET TO THE WEST LINE OF SAID GOVERNMENT LOT 2; THENCE NORTH 00°12'46" EAST ALONG SAID WEST LINE, 1289.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.35 ACRES (319,956 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



# EXHIBIT E

## CONCEPTUAL DEVELOPMENT PLAN



4121 NW URBANDALE DRIVE  
 URBANDALE, WA 98002  
 PHONE: (206) 209-4400  
 ENGINEER: GUYTON  
 ENGINEER: GUYTON  
 CIVIL DESIGN ADVANTAGE  
 REMINGTON POINTE  
 CONCEPTUAL PLAN  
 1/1  
 2/11/2020