

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 [AUTUMN VALLEY WEST]

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:

AN IRREGULAR SHAPED PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) AND THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., WAUKEE, DALLAS COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 32, THENCE S00°44'27"W ALONG THE WEST LINE OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 32, A DISTANCE OF 320.00 FEET; THENCE S89°33'22"E, A DISTANCE OF 242.64 FEET TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST A DISTANCE OF 102.61 FEET, SAID CURVE HAVING A RADIUS OF 333.00 FEET, CHORD LENGTH OF 102.21 FEET, CHORD BEARING OF N11°09'23"W, AND DELTA ANGLE OF 17°39'20"; THENCE N02°19'43"E, A DISTANCE OF 54.94 FEET; THENCE S89°33'22"E, A DISTANCE OF 1559.57 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE TO THE NORTHWEST A DISTANCE OF 129.17 FEET, SAID CURVE HAVING A RADIUS OF 333.00 FEET, CHORD LENGTH OF 128.36 FEET, CHORD BEARING OF N79°19'52"E, AND DELTA ANGLE OF 22°13'31"; THENCE N68°13'07"E, A DISTANCE OF 28.31 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST A DISTANCE OF 266.76 FEET, SAID CURVE HAVING A RADIUS OF 333.00 FEET, CHORD LENGTH OF 259.68 FEET, CHORD BEARING OF S88°49'56"E, AND DELTA ANGLE OF 45°53'55"; THENCE S65°52'58"E, A DISTANCE OF 2.40 FEET; THENCE S24°07'02"W, A DISTANCE OF 169.03 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE TO THE SOUTHEAST A DISTANCE OF 219.26 FEET, SAID CURVE HAVING A RADIUS OF 350.00 FEET, CHORD LENGTH OF 215.69 FEET, CHORD BEARING OF S06°10'14"W, AND DELTA ANGLE OF 35°53'34"; THENCE S11°46'33"E, A DISTANCE OF 238.13 FEET; THENCE S78°13'27"W, A DISTANCE OF 23.39 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHWEST A DISTANCE OF 62.67 FEET, SAID CURVE HAVING A RADIUS OF 300.00 FEET, CHORD LENGTH OF 62.56 FEET, CHORD BEARING OF S84°16'41"W, AND DELTA

ANGLE OF 11°58'12"; THENCE N89°44'13"W, A DISTANCE OF 156.63 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE TO THE SOUTHEAST A DISTANCE OF 44.96 FEET, SAID CURVE HAVING A RADIUS OF 198.00 FEET, CHORD LENGTH OF 44.87 FEET, CHORD BEARING OF S83°45'26"W, AND DELTA ANGLE OF 13°00'41"; THENCE S77°15'05"W, A DISTANCE OF 36.56 FEET; THENCE N11°46'33"W, A DISTANCE OF 215.23 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST A DISTANCE OF 63.03 FEET, SAID CURVE HAVING A RADIUS OF 300.00 FEET, CHORD LENGTH OF 62.92 FEET, CHORD BEARING OF N05°45'23"W, AND DELTA ANGLE OF 12°02'19"; THENCE N00°15'47"E, A DISTANCE OF 168.78 FEET; THENCE N89°33'22"W, A DISTANCE OF 1536.67 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS 10.36 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

Autumn Valley West – Small Lot Single Family Residential Development

PLANNED DEVELOPMENT

CITY OF WAUKEE

APPROVED BY WAUKEE CITY COUNCIL ON _____, 2023

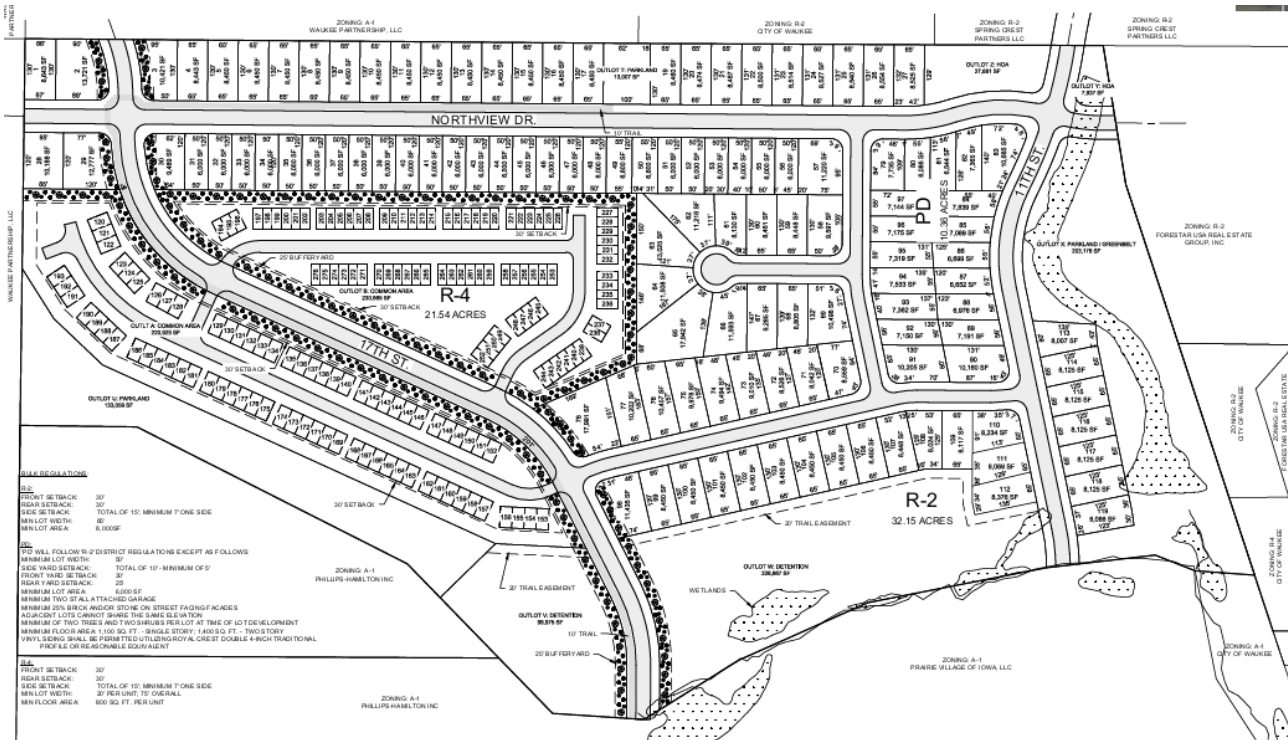


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AUTUMN VALLEY WEST SMALL LOT SINGLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT

- Rezoning Request
 - Exhibit B – Waukeez PD Form
 - Exhibit C – Property Legal Description
 - Exhibit D – Rezoning Map
 - Exhibit E – Conceptual Development Plan

Exhibit B | AUTUMN VALLEY WEST 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 Autumn Valley West development which is generally located north of University Avenue and east of T Avenue.
- The proposed Planned Development is an approximately 10.36-acre parcel of property that is located within the overall Autumn Valley West Development. The proposed Planned Development calls for the development of 47 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 47 single family lots in addition to the larger Autumn Valley West 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% 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: 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: Twenty-five (25) feet minimum
6. Minimum Lot Size: 6,000 square feet
7. Minimum Lot Width: Fifty (50) 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

AN IRREGULAR SHAPED PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) AND THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., WAUKEE, DALLAS COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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EXHIBIT D
REZONING MAP

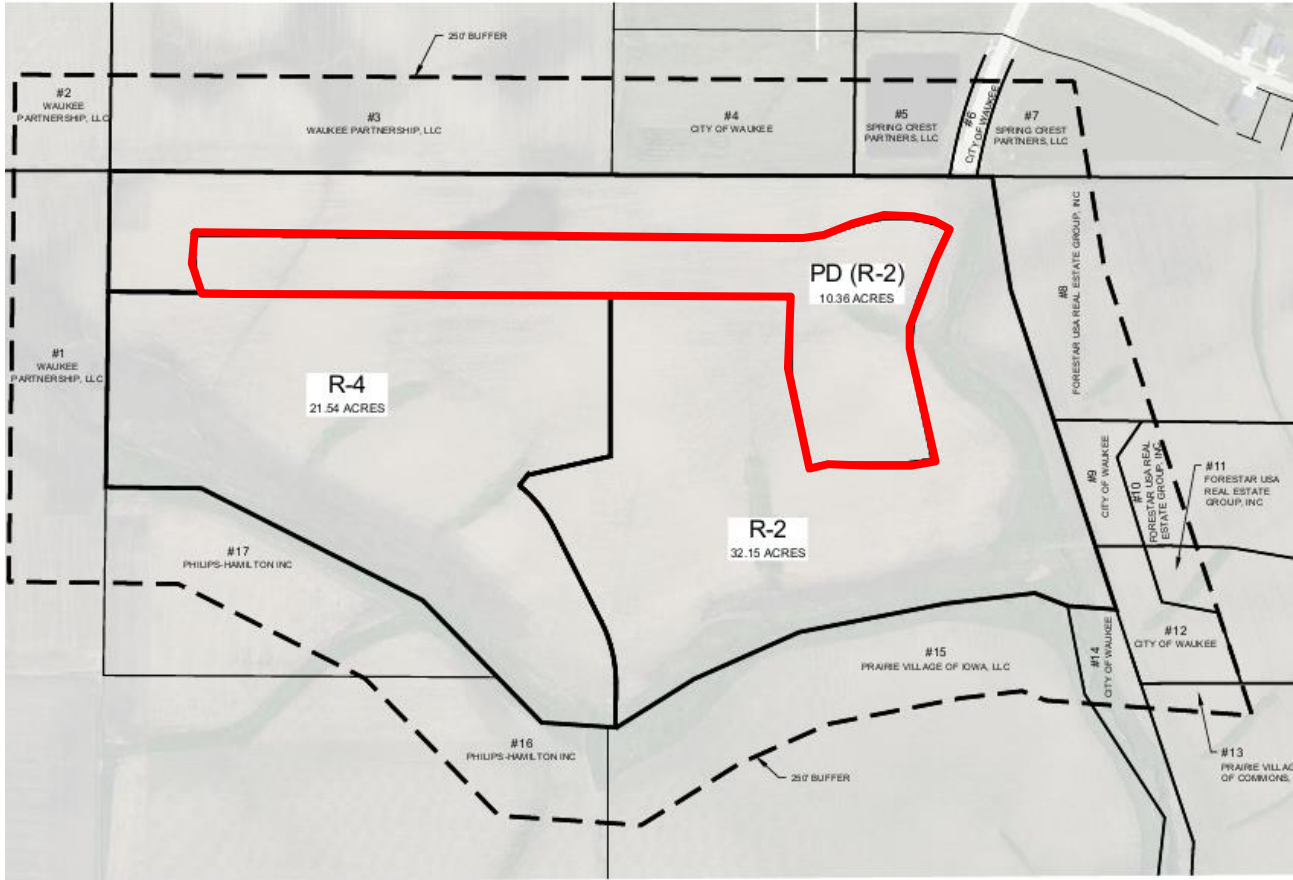
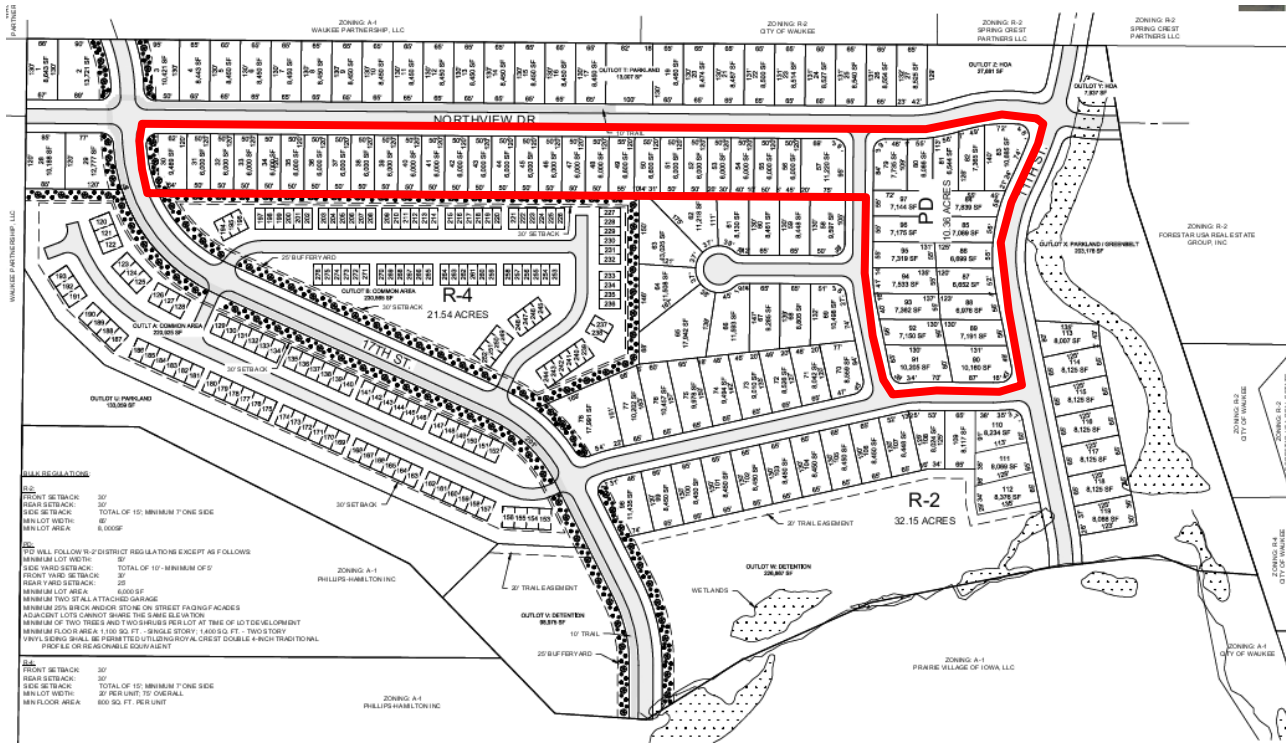


EXHIBIT E

CONCEPTUAL DEVELOPMENT PLAN



REGULATIONS

FRONT SETBACK	30'
SIDE SETBACK	20'
BACK SETBACK	20'
TOTAL OF 15' MINIMUM FRONT SIDE	
MIN LOT WIDTH	30'
MIN LOT AREA	8,000 SF

NOTES:

- LOT SHALL FOLLOW R-2 DISTRICT REGULATIONS EXCEPT AS FOLLOWS
- MINIMUM LOT WIDTH: 30'
- MINIMUM LOT AREA: TOTAL OF 10' MINIMUM OF 5'
- FRONT YARD SETBACK: 30'
- MINIMUM LOT AREA: 8,000 SF
- MINIMUM TWO-STORY ATTACHED GARAGE
- MINIMUM 25% BRICK AND/OR STONE ON STREET FACING FACADES
- ADJACENT LOTS CANNOT SHARE THE SAME EASEMENT
- MINIMUM OF TWO TREES AND TWO SHRUBS PER LOT AT TIME OF LOT DEVELOPMENT
- MINIMUM FLOOR AREA: 1,100 SQ. FT. - SINGLE STORY; 1,800 SQ. FT. - TWO STORY
- VINYLSIDING SHALL BE PERMITTED UTILIZING ROYAL CREST DOUBLE 4-INCH TRADITIONAL PROFILE OR RESPONSIBLE EQUIVALENT