

**ORDINANCE NO.**

**AN ORDINANCE TO AMEND CHAPTER 169, ZONING ORDINANCE, CITY OF WAUKEE, IOWA BY AMENDING THE ZONING FROM K-MU (KETTLESTONE MIXED USE DISTRICT) TO K-MU (KETTLESTONE MIXED USE DISTRICT) AND PD-1 (PLANNED DEVELOPMENT OVERLAY) FOR CERTAIN PROPERTY [KETTLESTONE CENTRAL – LOFTS]**

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 K-MU (Kettlestone Mixed Use District) to K-MU (Kettlestone Mixed Use District) / PD-1 (Planned Development Overlay District) for property legally described as follows:

A PART OF PARCEL 21-96 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 31554 BEING A PART OF GOVERNMENT LOT 12 IN SECTION 3 AND A PART OF GOVERNMENT LOT 16 IN SECTION 4, ALL BEING IN 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 SOUTHWEST CORNER OF PARCEL 22-122 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2022, PAGE 20745 BEING A PART OF SAID PARCEL 21-96; THENCE SOUTH 83°26'55" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL 21-96, A DISTANCE OF 119.89 FEET; THENCE SOUTH 83°56'10" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 146.95 FEET; THENCE NORTH 00°27'16" EAST, 35.58 FEET; THENCE NORTH 03°00'50" WEST, 82.65 FEET; THENCE NORTH 00°27'16" EAST, 680.23 FEET; THENCE SOUTH 89°32'44" EAST, 270.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 22-122; THENCE SOUTH 00°27'16" WEST ALONG THE WESTERLY LINE OF SAID PARCEL 22-122, A DISTANCE OF 767.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.85 ACRES (211,085 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 All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.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 \_\_\_\_\_, 2024, and approved this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Courtney Clarke, Mayor

Attest:

\_\_\_\_\_  
Rebecca D. Schuett, City Clerk

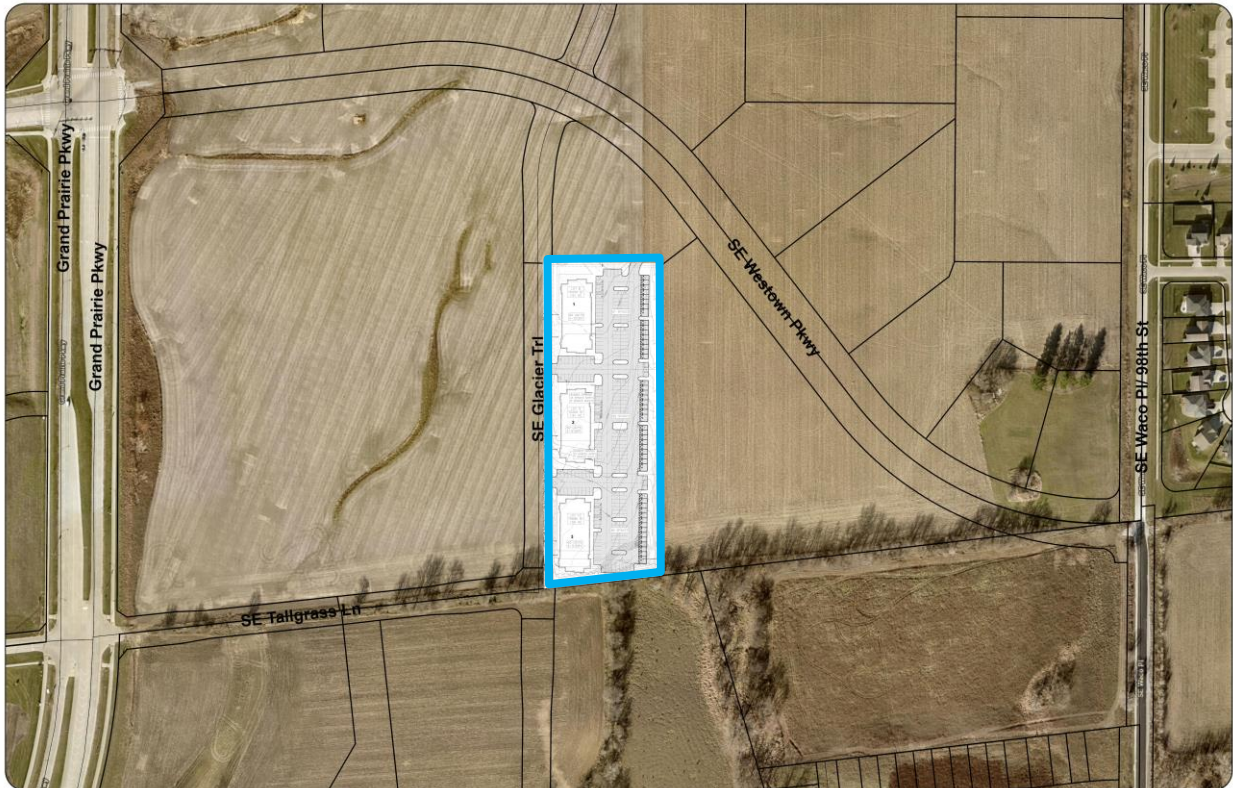
Exhibit A

# Kettlestone Central - Lofts – Multi-Family Residential/Mixed Use Development

PLANNED DEVELOPMENT

CITY OF WAUKEE

APPROVED BY WAUKEE CITY COUNCIL ON \_\_\_\_\_, 2024



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  - Exhibit D – Rezoning Map
  - Exhibit E – Conceptual Development Plan
  - Exhibit F – Conceptual Building Elevations

**Exhibit B | KETTLESTONE CENTRAL - LOFTS – MULTI-FAMILY RESIDENTIAL/MIXED USE DEVELOPMENT**

Waukee, Iowa

Planned Development Overlay District (PD)

**Item 1 Purpose and Scope of District**

- The subject property is generally located south of SE Westown Parkway and east of SE Glacier Trail.
- The proposed Planned Development is an approximately 4.85-acre parcel of property. The proposed Planned Development calls for the development of 180 multi-family dwelling units.
- The existing zoning of the Property is K-MU (Kettlestone Mixed Use District).
- The proposed underlying zoning of the Property will be K-MU (Kettlestone Mixed Use 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 three (3) apartment buildings with a total of 180 units (60 units per building).

**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 and the Kettlestone Design Guidelines.

**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 K-MU, Kettlestone Mixed Use, Zoning District requirements with the following exceptions and modifications as specified below:

1. Density: Thirty-eight (38) Dwelling Units/Acre maximum

2. Minimum square footage for units: 5 units in each building will have a minimum of 440 square feet due to fire sprinkler room and elevator locations. The remaining units shall have a minimum of 600 square feet per the K-MU, Kettlestone Mixed Use, Zoning District.

**Item 6 Uses of Property – Including Principal Permitted Uses and Accessory Uses**

Those uses and accessory uses only as permitted within the K-MU, Kettlestone Mixed Use, Zoning District.

**Item 7 Open Space, Landscape and Buffer Regulations**

Landscape and open space standards shall be consistent with the Waukee Code of Ordinances and the Kettlestone Design Guidelines.

**END OF DOCUMENT**

**EXHIBIT C**

**LEGAL DESCRIPTION**

A PART OF PARCEL 21-96 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 31554 BEING A PART OF GOVERNMENT LOT 12 IN SECTION 3 AND A PART OF GOVERNMENT LOT 16 IN SECTION 4, ALL BEING IN 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:

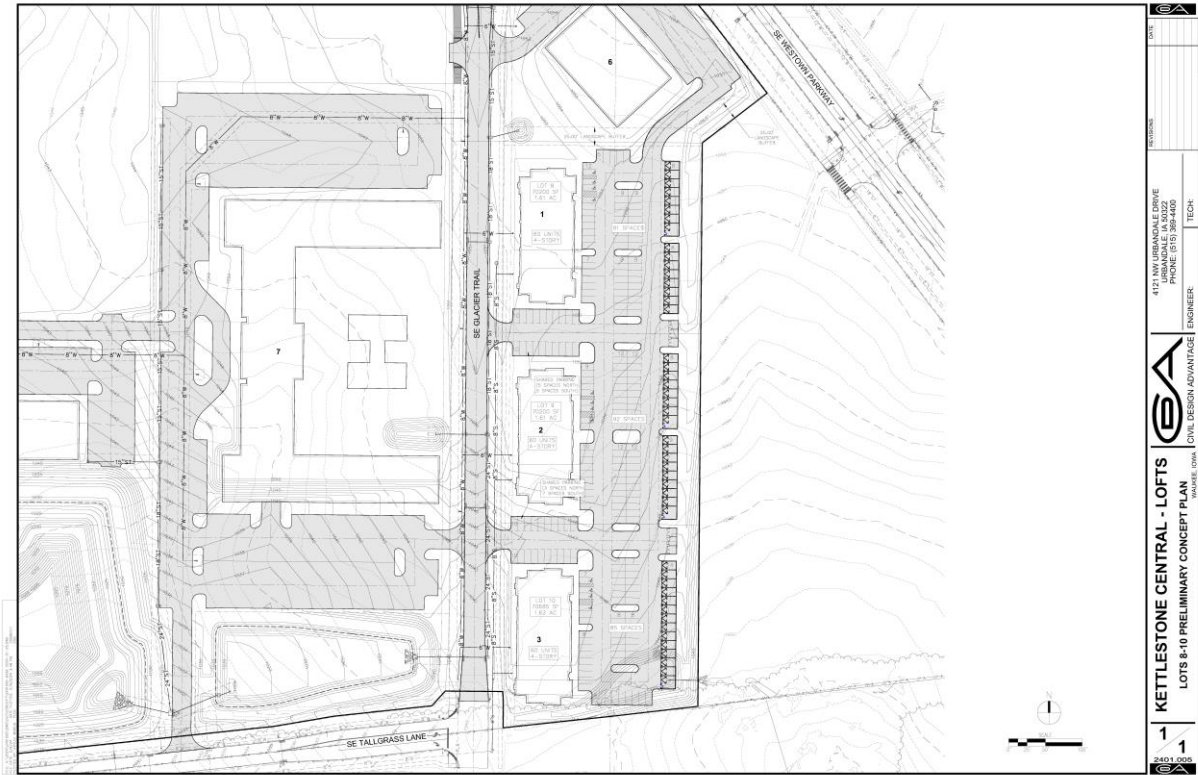
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# EXHIBIT E

## CONCEPTUAL DEVELOPMENT PLAN



DATE	
REVISION	
4121 NW URBANVILLE DRIVE URBANVILLE, IA 50322 PHONE (515) 384-4400	TECH
	CIVIL DESIGN ADVANTAGE ENGINEER
<b>KETTLESTONE CENTRAL - LOFTS</b> LOTS 8-10 PRELIMINARY CONCEPT PLAN	
1	1
2401 1008	

