

ORDINANCE NO.

AN ORDINANCE TO AMEND CHAPTER 169, ZONING ORDINANCE, CITY OF WAUKEE, IOWA BY AMENDING THE ZONING FROM K-MF-HIGH (KETTLESTONE MULTI-FAMILY STACKED HIGH DISTRICT) TO K-MF-HIGH (KETTLESTONE MULTI-FAMILY STACKED HIGH DISTRICT) AND PD-1 (PLANNED DEVELOPMENT OVERLAY) FOR CERTAIN PROPERTY [KETTLESTONE PEAK APARTMENTS]

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-MF-HIGH (Kettlestone Multi-Family Stacked High District) to K-MF-HIGH (Kettlestone Multi-Family Stacked High District) / PD-1 (Planned Development Overlay District) for property legally described as follows:

Lots 1, 2, and 3 of Kettlestone Peak Apartments Plat 1, an Official Plat, now in and included in and forming a part of the city of Waukee, Dallas County, Iowa.

Subject to and Together with any and all Easements and Restrictions of Record.

Said tract contains 15.22 acres (663,498 squares feet)

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 All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.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 Peak Apartments – Multi-Family Residential Development

PLANNED DEVELOPMENT

CITY OF WAUKEE

APPROVED BY WAUKEE CITY COUNCIL ON _____, 2024



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- Rezoning Request
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 - Exhibit E – Conceptual Development Plan
 - Exhibit F – Conceptual Building Elevations

Exhibit B | KETTLESTONE PEAK APARTMENTS – MULTI-FAMILY RESIDENTIAL DEVELOPMENT

Waukee, Iowa

Planned Development Overlay District (PD)

Item 1 Purpose and Scope of District

- The subject property is generally located north of SE Pleasant View Drive and east of SE Glacier Trail.
- The proposed Planned Development is an approximately 15.22-acre parcel of property. The proposed Planned Development calls for the development of 376 multi-family dwelling units.
- The existing zoning of the Property is K-MF-HIGH (Kettlestone Multi-Family Stacked High District).
- The proposed underlying zoning of the Property will be K-MF-HIGH (Kettlestone Multi-Family Stacked High 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 six (6) apartment buildings and one townhome building. A total of 376 units are proposed on the concept plan.

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-MF-HIGH, Kettlestone Multi-Family Stacked High, Zoning District requirements with the following exceptions and modifications as specified below:

Density: Twenty-six (26) Dwelling Units/Acre maximum

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

Those uses and accessory uses only as permitted within the K-MF-HIGH, Kettlestone Multi-Family Stacked High, 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

Lots 1, 2, and 3 of Kettlestone Peak Apartments Plat 1, an Official Plat, now in and included in and forming a part of the city of Waukee, Dallas County, Iowa.

Subject to and Together with any and all Easements and Restrictions of Record.

Said tract contains 15.22 acres (663,498 squares feet)

EXHIBIT D REZONING MAP

KETTLESTONE PEAK APARTMENTS REZONING EXHIBIT

PROPERTY DESCRIPTION
 PARCELS 1, 2 AND 3 OF THE KETTLESTONE PEAK APARTMENTS PLAT, AS SHOWN, PLAT NOW INCORPORATED AND RECORDED IN PLAT 10 OF THE CITY OF WAUKESHA COUNTY, WISCONSIN.
 SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.
 SHOWN TOGETHER WITH THE KETTLESTONE PEAK APARTMENTS PLAT.

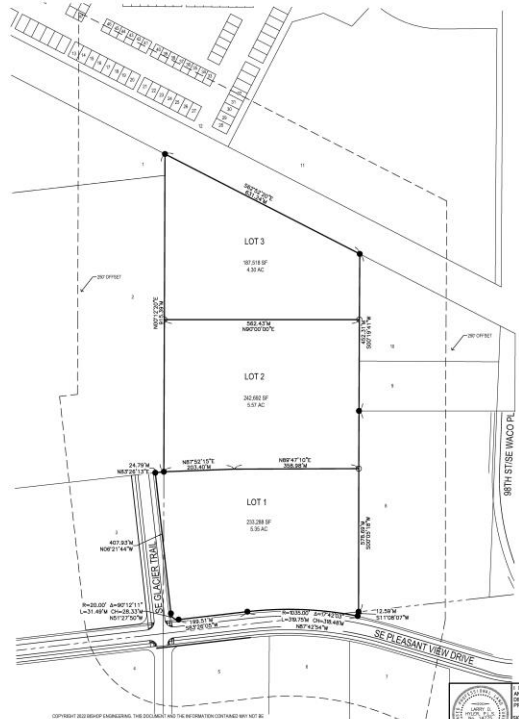
ADDRESS
 9101 S. WISCONSIN
 WAUKESHA, WISCONSIN

OWNER/PREPARED FOR:
 KETTLESTONE PEAK, LLC
 10000 WISCONSIN DRIVE, SUITE 100
 WAUKESHA, WISCONSIN 53186

PREPARED BY:
 BISHOP ENGINEERING
 10000 WISCONSIN DRIVE, SUITE 100
 WAUKESHA, WISCONSIN 53186

ZONING
 CURRENTLY ZONED RESIDENTIAL SINGLE-FAMILY (R1S)
 PROPOSED ZONING RESIDENTIAL MULTIFAMILY (RMF) WITH PLANNED DEVELOPMENT
 SUBJECT TO ANY APPLICABLE ORDINANCES

REZONING DESCRIPTION
 PARCELS 1, 2 AND 3 OF THE KETTLESTONE PEAK APARTMENTS PLAT, AS SHOWN, PLAT NOW INCORPORATED AND RECORDED IN PLAT 10 OF THE CITY OF WAUKESHA COUNTY, WISCONSIN.



Lot	Area (sq. ft.)	Area (sq. ac.)	Area (sq. ft.)	Area (sq. ac.)	Area (sq. ft.)	Area (sq. ac.)
1	10,000	0.23	10,000	0.23	10,000	0.23
2	10,000	0.23	10,000	0.23	10,000	0.23
3	10,000	0.23	10,000	0.23	10,000	0.23

ABBREVIATIONS:
 R1S RESIDENTIAL SINGLE-FAMILY
 RMF RESIDENTIAL MULTIFAMILY
 PD PLANNED DEVELOPMENT
 E EASEMENT
 S SURVEY
 L LOT
 WIS WISCONSIN DRIVE
 91ST 91ST STREET
 SE PLEASANT VIEW SE PLEASANT VIEW DRIVE

PLANNED DEVELOPMENT
 I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS SUPERVISED BY ME OR UNDER MY DIRECT PROFESSIONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF WISCONSIN.
 DATED: MARCH 20, 2024 DATE: 1-29-2023
 ENGINE: WISCONSIN, STATE REG. NO. 2024 SURV. NO. 10000
 PAGES OF SHEETS COVERED BY THIS PLAT: THIS PAGE ONLY



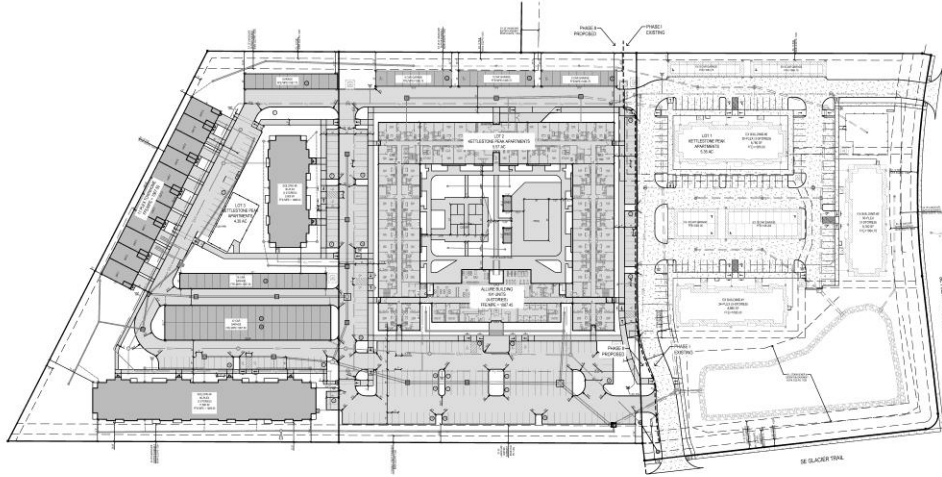
KETTLESTONE PEAK APARTMENTS
 WAUKESHA, IA 50263

PROJECT NUMBER:
 190377-1
DATE:
 1-29-2023
1 OF 1

EXHIBIT E

CONCEPTUAL DEVELOPMENT PLAN

PROPOSED UNITS :
PHASE 1 PROVIDED UNITS = 84 UNITS
FULL BUILD UNITS = 391 UNITS



THE PEAK AT KETTLESTONE APARTMENTS
WAUKEE IA - PHASE 2

LAYOUT PLAN

DATE	
SCALE	
PROJECT	
PROJECT NO.	190377-1
DATE	C2.1

