

ORDINANCE NO.

AN ORDINANCE TO AMEND CHAPTER 169, ZONING ORDINANCE, CITY OF WAUKEE, IOWA BY AMENDING THE ZONING FROM R-4 (ROW DWELLING AND TOWNHOME DWELLING DISTRICT) TO R-2 (ONE AND TWO FAMILY RESIDENTIAL DISTRICT), R-4 (ROW DWELLING AND TOWNHOME DWELLING DISTRICT) TO R-2/PD-1 (ONE AND TWO FAMILY RESIDENTIAL DISTRICT WITH A PLANNED DEVELOPMENT OVERLAY), R-2 (ONE AND TWO FAMILY RESIDENTIAL DISTRICT) TO R-4 (ROW DWELLING AND TOWNHOME DWELLING DISTRICT), R-2 (ONE AND TWO FAMILY RESIDENTIAL DISTRICT) TO R-2/PD-1 (ONE AND TWO FAMILY RESIDENTIAL DISTRICT WITH A PLANNED DEVELOPMENT OVERLAY), AND R-2/PD-1 (ONE AND TWO FAMILY RESIDENTIAL DISTRICT WITH A PLANNED DEVELOPMENT OVERLAY) TO R-2 (ONE AND TWO FAMILY RESIDENTIAL DISTRICT) 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 zoning from R-4 (Row Dwelling and Townhome Dwelling District) to R-2 (One and Two Family Residential 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 WEST HALF (W 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, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF THE E 1/2 OF THE SW 1/4 OF SAID SECTION 32, THENCE S00°44'27"W, ALONG THE WEST LINE OF THE E 1/2 OF THE SW 1/4 OF SAID SECTION 32, A DISTANCE OF 315.00 FEET TO THE POINT OF BEGINNING OF TRACT "1"; THENCE S89°33'40"E, A DISTANCE OF 229.62 FEET TO REFERENCE POINT "A"; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE EAST A DISTANCE OF 11.07 FEET, SAID CURVE HAVING A RADIUS OF 333.00 FEET, CHORD LENGTH OF 11.07 FEET, CHORD BEARING OF S24°45'31"E, AND DELTA ANGLE OF 1°54'19"; THENCE N83°10'29"W, A DISTANCE OF 44.98 FEET; THENCE N89°33'22"W, A DISTANCE OF 189.65 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE SW 1/4 OF SAID SECTION 32; THENCE N00°44'27"E, ALONG SAID WEST LINE, DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING, SAID TRACT"1" CONTAINS 0.03 ACRES MORE OR LESS.

AND BEGINNING AT SAID REFERENCE POINT "A"; THENCE S89°33'22"E, A DISTANCE OF 1079.97 FEET; THENCE S00°00'00"E, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING OF TRACT "2"; THENCE CONTINUING S00°00'00"E, A DISTANCE OF 409.51 FEET; THENCE S77°15'05"W, A DISTANCE OF 184.15 FEET TO REFERENCE POINT "B"; THENCE N 53°15'51"E, A DISTANCE OF 54.16 FEET; THENCE N55°58'20"E, A DISTANCE OF 81.31 FEET; THENCE N69°41'02"E, A DISTANCE OF 69.95 FEET; N00°26'38"E, A

DISTANCE OF 347.97 FEET; THENCE S89°33'22"E, A DISTANCE OF 0.52 FEET TO THE POINT OF BEGINNING, SAID TRACT "2" CONTAINS 0.18 ACRES MORE OR LESS. AND BEGINNING AT SAID REFERENCE POINT "B"; THENCE S53°15'51"W, A DISTANCE OF 47.28 FEET; THENCE S39°39'59"W, A DISTANCE OF 18.47 FEET TO THE POINT OF BEGINNING OF TRACT "3"; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE WEST A DISTANCE OF 133.59 FEET, SAID CURVE HAVING A RADIUS OF 333.00 FEET, CHORD LENGTH OF 132.70 FEET, CHORD BEARING OF S38°17'27"E, AND DELTA ANGLE OF 22°59'07"; THENCE S26°47'54"E, A DISTANCE OF 76.22 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE WEST A DISTANCE OF 205.38 FEET, SAID CURVE HAVING A RADIUS OF 500.00 FEET, CHORD LENGTH OF 203.94 FEET, CHORD BEARING OF N38°33'57"W, AND DELTA ANGLE OF 23°32'07"; THENCE N39°39'59"E, A DISTANCE OF 16.53 FEET TO THE POINT OF BEGINNING, SAID TRACT "3" CONTAINS 0.04 ACRES MORE OR LESS.

Section 2. 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 R-4 (Row Dwelling and Townhome Dwelling District) to R-2/PD-1 (One and Two Family Residential District with a Planned Development Overlay) for property legally described as follows:

AN IRREGULAR SHAPED PORTION OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) AND THE WEST HALF (W 1/2) 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, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF THE E 1/2 OF THE SW 1/4 OF SAID SECTION 32, THENCE S00°44'27"W, ALONG THE WEST LINE OF THE E 1/2 OF THE SW 1/4 OF SAID SECTION 32, A DISTANCE OF 315.00 FEET TO THE POINT OF BEGINNING OF TRACT "1"; THENCE S89°33'40"E, A DISTANCE OF 229.62 FEET TO THE POINT OF BEGINNING FOR TRACT "1"; THENCE S89°33'22"E, A DISTANCE OF 1079.97 FEET; THENCE S00°00'00"E, A DISTANCE OF 10.02 FEET; THENCE N89°33'22"W, A DISTANCE OF 1075.33 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE EAST A DISTANCE OF 11.07 FEET, SAID CURVE HAVING A RADIUS OF 333.00 FEET, CHORD LENGTH OF 11.07 FEET, CHORD BEARING OF N24°45'31"W, AND DELTA ANGLE OF 01°54'19" TO THE POINT OF BEGINNING, SAID TRACT "1" CONTAINS 0.25 ACRES MORE OR LESS.

Section 3. 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 R-2 (One and Two Family Residential District) to R-4 (Row Dwelling and Townhome Dwelling 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 WEST HALF (W 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, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF THE E 1/2 OF THE SW 1/4 OF SAID SECTION 32, THENCE S00°44'27"W, ALONG THE WEST LINE OF THE E 1/2 OF THE SW 1/4 OF SAID SECTION 32, A DISTANCE OF 315.00 FEET; THENCE S89°33'40"E, A DISTANCE OF 292.62 FEET; THENCE S89°33'22"E, A DISTANCE OF 1079.97; THENCE S00°00'00"E, A DISTANCE OF 419.52 FEET; THENCE S77°15'05"W, A DISTANCE OF 184.15 FEET TO THE POINT OF BEGINNING OF TRACT "1"; THENCE S77°15'05"W, A DISTANCE OF 184.15 FEET TO THE POINT OF BEGINNING FOR TRACT "1"; THENCE S53°15'51"W, A DISTANCE OF 47.28 FEET; THENCE S39°39'59"W, A DISTANCE OF 18.47 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE SOUTH A DISTANCE OF 10.80 FEET, SAID CURVE HAVING A RADIUS OF 333.00 FEET, CHORD LENGTH OF 10.80 FEET, CHORD BEARING OF N50°42'44"W, AND DELTA ANGLE OF 01°51'27"; THENCE N38°21'32"E, A DISTANCE OF 35.00 FEET; THENCE N77°15'05"E, A DISTANCE OF 37.23 FEET TO THE POINT OF BEGINNING, SAID TRACT "1" CONTAINS 0.02 ACRES MORE OR LESS.

Section 4. 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 R-2 (One and Two Family Residential District) to R-2/PD-1 (One and Two Family Residential District with a Planned Development Overlay) 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 315.00 FEET; THENCE S89°33'40"E, A DISTANCE OF 229.62 FEET TO THE POINT OF BEGINNING OF TRACT "1"; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE EAST A DISTANCE OF 140.94 FEET, SAID CURVE HAVING A RADIUS OF 333.00 FEET, CHORD LENGTH OF 139.89 FEET, CHORD BEARING OF N11°40'52"W, AND DELTA ANGLE OF 24°14'59"; THENCE N00°26'38"E, A DISTANCE OF 13.21 FEET; THENCE S89°33'22"W, A DISTANCE OF 19.18 FEET TO REFERENCE POINT "A"; THENCE S2°19'43"E, A DISTANCE OF 54.94 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE EAST A DISTANCE OF 97.27 FEET, SAID CURVE HAVING A RADIUS OF 333.00 FEET, CHORD LENGTH OF 96.93 FEET, CHORD BEARING OF S10°41'49"E, AND DELTA ANGLE OF 16°44'11" TO REFERENCE POINT "B"; THENCE N89°33'40"W, A DISTANCE OF 11.18 FEET TO THE POINT OF BEGINNING, SAID TRACT "1" CONTAINS 0.06 ACRES MORE OR LESS.

AND BEGINNING AT SAID POINT "B"; THENCE S89°33'22"E, A DISTANCE OF 1066.79 FEET TO THE POINT OF BEGINNING OF TRACT "2"; THENCE S89°43'58"E, A DISTANCE OF 469.68 FEET; THENCE S00°15'47"W, A DISTANCE OF 175.24; THENCE SOUTHERLY ALONG A CURVE CONCAVE TO THE EAST A DISTANCE OF 56.71 FEET, SAID CURVE HAVING A RADIUS OF 300.00 FEET, CHORD LENGTH OF 56.63 FEET, CHORD BEARING

OF S05°09'10"E, AND DELTA ANGLE OF 10°49'54"; THENCE NORTHERLY ALONG A CURVE CONCAVE TO THE EAST A DISTANCE OF 71.02 FEET, SAID CURVE HAVING A RADIUS OF 333.00 FEET, CHORD LENGTH OF 70.69 FEET, CHORD BEARING OF N05°39'57"W, AND DELTA ANGLE OF 12°13'11"; THENCE N00°26'36"E; A DISTANCE 156.18 FEET; THENCE N89°33'22"W, A DISTANCE OF 469.48 FEET; THENCE N00°00'00"E, A DISTANCE OF 10.01 FEET TO THE POINT OF BEGINNING, SAID TRACT "2" CONTAINS 0.12 ACRES MORE OR LESS.

BEGINNING AT SAID REFERENCE POINT "A"; THENCE N02°19'43"W, A DISTANCE OF 0.18 FEET; THENCE S89°36'12"E, A DISTANCE OF 1559.39 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE TO THE NORTH A DISTANCE OF 105.81 FEET, SAID CURVE HAVING A RADIUS OF 333.00 FEET, CHORD LENGTH OF 105.37 FEET, CHORD BEARING OF N81°09'36"E, AND DELTA ANGLE OF 18°12'22"; THENCE N72°03'25"E, A DISTANCE OF 75.32 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE TO THE SOUTH A DISTANCE OF 244.45 FEET, SAID CURVE HAVING A RADIUS OF 333.00 FEET, CHORD LENGTH OF 239.00 FEET, CHORD BEARING OF S86°54'47"E, AND DELTA ANGLE OF 42°03'36"; THENCE S24°07'02"W, A DISTANCE OF 10.95 FEET TO THE POINT OF BEGINNING FOR TRACT "3"; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTH A DISTANCE OF 1.21 FEET, SAID CURVE HAVING A RADIUS OF 333.00 FEET, CHORD LENGTH OF 1.21 FEET, CHORD BEARING OF S72°46'33"E, AND DELTA ANGLE OF 0°12'32"; THENCE S72°40'17"E, A DISTANCE OF 5.00 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE TO THE WEST A DISTANCE OF 183.10 FEET, SAID CURVE HAVING A RADIUS OF 1000.00 FEET, CHORD LENGTH OF 182.84 FEET, CHORD BEARING OF S22°34'26"W, AND DELTA ANGLE OF 10°29'27"; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE TO THE EAST A DISTANCE OF 78.65 FEET, SAID CURVE HAVING A RADIUS OF 333.00 FEET, CHORD LENGTH OF 78.46 FEET, CHORD BEARING OF S21°03'12"W, AND DELTA ANGLE OF 13°31'55" TO REFERENCE POINT "C"; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE TO THE EAST A DISTANCE OF 103.83 FEET, SAID CURVE HAVING A RADIUS OF 350.00 FEET, CHORD LENGTH OF 103.45 FEET, CHORD BEARING OF N15°37'07"E, AND DELTA ANGLE OF 16°59'49"; THENCE N24°07'02"E, A DISTANCE OF 158.08 FEET TO THE POINT OF BEGINNING, SAID TRACT "3" CONTAINS 0.06 ACRES MORE OR LESS.

AND BEGINNING AT REFERENCE POINT "C"; THENCE SOUTHERLY ALONG A CURVE CONCAVE TO THE EAST A DISTANCE OF 115.43 FEET, SAID CURVE HAVING A RADIUS OF 350.00 FEET, CHORD LENGTH OF 114.91 FEET, CHORD BEARING OF S02°19'40"E, AND DELTA ANGLE OF 18°53'45"; THENCE S11°46'33"E, A DISTANCE OF 238.13 FEET; THENCE S78°13'27"W, A DISTANCE OF 23.39 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE TO THE NORTH 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 127.09 FEET TO THE POINT OF BEGINNING FOR TRACT "4"; THENCE S78°13'27"W, A DISTANCE OF 110.10 FEET; THENCE N11°46'33"W, A DISTANCE OF 9.87 FEET; THENCE N77°15'05"E, A DISTANCE OF 36.56 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE TO THE SOUTH A DISTANCE OF 44.96 FEET, SAID CURVE

HAVING A RADIUS OF 198.00 FEET, CHORD LENGTH OF 44.87 FEET, CHORD BEARING OF N83°45'36"E, AND DELTA ANGLE OF 13°00'41"; THENCE S89°44'13"E, A DISTANCE OF 29.54 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS 0.02 ACRES MORE OR LESS.

Section 5. 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 R-2/PD-1 (One and Two Family Residential District with a Planned Development Overlay) to R-2 (One and Two Family Residential 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 315.00 FEET; THENCE S89°33'40"E, A DISTANCE OF 240.79 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE EAST A DISTANCE OF 97.27 FEET, SAID CURVE HAVING A RADIUS OF 333.00 FEET, CHORD LENGTH OF 96.93 FEET, CHORD BEARING OF N10°41'49"W, AND DELTA ANGLE OF 16°44'11"; THENCE N02°19'43"W, A DISTANCE OF 54.94 FEET; THENCE N02°19'43"W, A DISTANCE OF 0.18 FEET TO THE POINT OF BEGINNING FOR TRACT "1"; THENCE S89°36'12"E, A DISTANCE OF 1559.39 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE TO THE NORTH A DISTANCE OF 105.81 FEET, SAID CURVE HAVING A RADIUS OF 333.00 FEET, CHORD LENGTH OF 105.37 FEET, CHORD BEARING OF N81°09'36"E, AND DELTA ANGLE OF 18°12'22"; THENCE N72°03'25"E, A DISTANCE OF 75.32 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE TO THE SOUTH A DISTANCE OF 244.45 FEET, SAID CURVE HAVING A RADIUS OF 333.00 FEET, CHORD LENGTH OF 239.00 FEET, CHORD BEARING OF S86°54'47"E, AND DELTA ANGLE OF 42°03'36"; THENCE S24°07'02"W, A DISTANCE OF 10.95 FEET TO REFERENCE POINT "A"; THENCE WESTERLY ALONG A CURVE CONCAVE TO THE SOUTH A DISTANCE OF 205.64 FEET, SAID CURVE HAVING A RADIUS OF 333.00 FEET, CHORD LENGTH OF 202.39 FEET, CHORD BEARING OF S89°25'43"W, AND DELTA ANGLE OF 35°22'56"; THENCE WESTERLY ALONG A CURVE CONCAVE TO THE NORTH A DISTANCE OF 108.72 FEET, SAID CURVE HAVING A RADIUS OF 333.00 FEET, CHORD LENGTH OF 108.24 FEET, CHORD BEARING OF S81°05'26"W, AND DELTA ANGLE OF 18°42'23"; THENCE N89°33'22"W, A DISTANCE OF 1660.04 FEET TO THE POINT OF BEGINNING, SAID TRACT "1" CONTAINS 0.22 ACRES MORE OR LESS.

AND BEGINNING AT SAID POINT OF REFERENCE POINT "A"; THENCE S24°07'02"W, A DISTANCE OF 158.09 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE TO THE EAST A DISTANCE OF 103.81 FEET, SAID CURVE HAVING A RADIUS OF 350.00 FEET, CHORD LENGTH OF 103.43 FEET, CHORD BEARING OF S15°37'03"W, AND DELTA ANGLE OF 16°59'40" TO THE POINT OF BEGINNING FOR TRACT "2"; THENCE

SOUTHERLY ALONG A CURVE CONCAVE TO THE EAST A DISTANCE OF 115.43 FEET, SAID CURVE HAVING A RADIUS OF 350.00 FEET, CHORD LENGTH OF 114.91 FEET, CHORD BEARING OF S02°19'40"E, AND DELTA ANGLE OF 18°53'45"; THENCE S11°46'33"E, A DISTANCE OF 238.13 FEET; THENCE S78°13'27"W, A DISTANCE OF 23.39 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE TO THE NORTH 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 127.09 FEET; THENCE N78°13'27"E, A DISTANCE OF 194.90 FEET; THENCE N11°46'33"W, A DISTANCE OF 172.07 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE TO THE EAST A DISTANCE OF 151.48 FEET, SAID CURVE HAVING A RADIUS OF 333.00 FEET, CHORD LENGTH OF 150.17 FEET, CHORD BEARING OF N01°15'21"E, AND DELTA ANGLE OF 26°03'47" TO THE POINT OF BEGINNING, SAID TRACT "2" CONTAINS 0.19 ACRES MORE OR LESS.

Section 6. 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 7. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 8. 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 9. 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

Autumn Valley West – Small Lot Single Family Residential Development

PLANNED DEVELOPMENT

CITY OF WAUKEE

APPROVED BY WAUKEE CITY COUNCIL ON MAY 15, 2023

AMENDED BY WAUKEE CITY COUNCIL ON _____, 2024

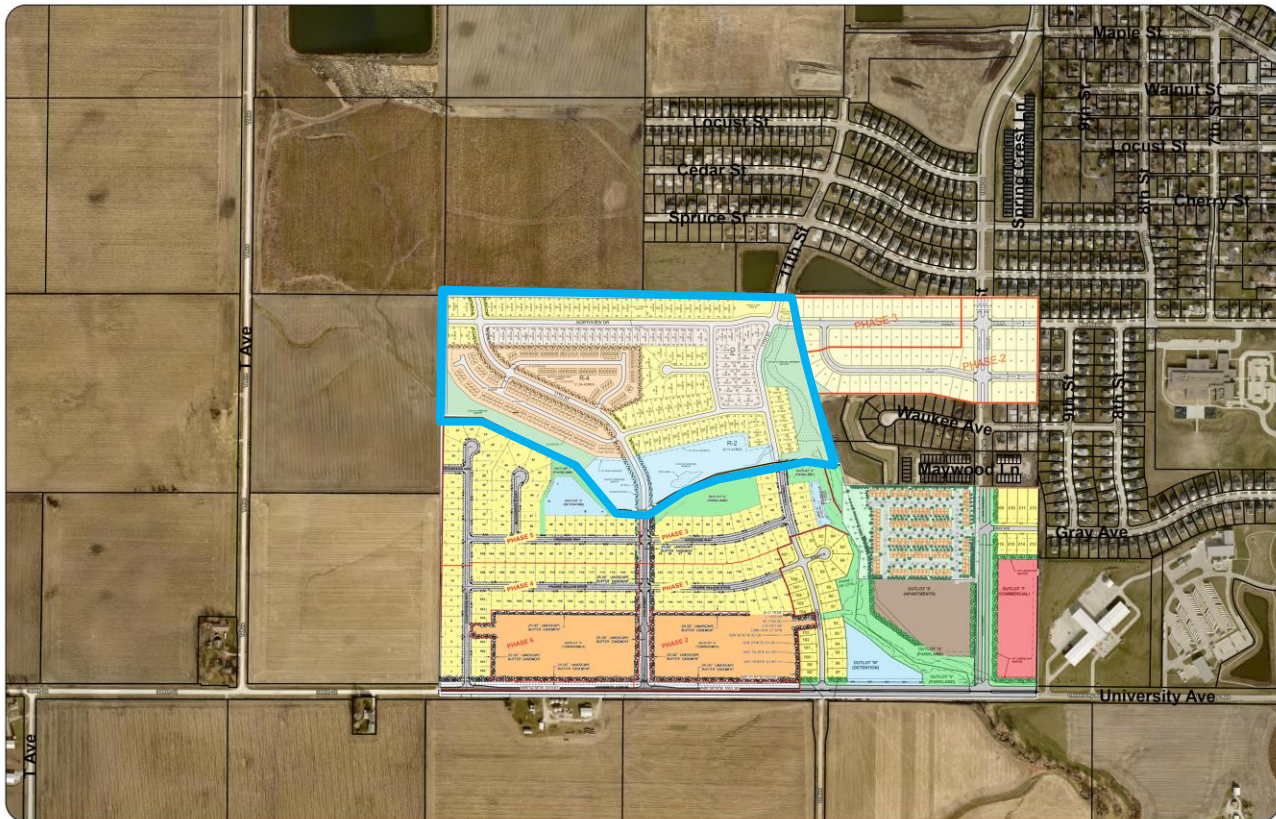


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- Rezoning Request
 - Exhibit B – Waukee PD Form
 - Exhibit C – Property Legal Description
 - Exhibit D – Rezoning Map
 - Exhibit E – Conceptual Development Plan

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 10.29-acre parcel of property that is located within the overall Autumn Valley West Development. The proposed Planned Development calls for the development of 49 single family residential lots.
- The existing zoning of the Property is R-2 (One and Two Family Residential District) and R-4 (Row Dwelling and Townhome Dwelling 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 49 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:

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 189.65 FEET; THENCE S83°10'29"E, A DISTANCE 44.98 FEET TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST A DISTANCE OF 152.01 FEET, SAID CURVE HAVING A RADIUS OF 333.00 FEET, CHORD LENGTH OF 150.70 FEET, CHORD BEARING OF N12°38'01"W, AND DELTA ANGLE OF 26°09'18"; THENCE N00°26'38"E, A DISTANCE OF 13.21 FEET; THENCE S89°33'22"E, A DISTANCE OF 1679.22 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE TO THE NORTHWEST A DISTANCE OF 108.72 FEET, SAID CURVE HAVING A RADIUS OF 333.00 FEET, CHORD LENGTH OF 108.24 FEET, CHORD BEARING OF N81°05'26"E, AND DELTA ANGLE OF 18°42'23"; THENCE EASTERLY ALONG A CURVE CONCAVE TO THE SOUTH A DISTANCE OF 206.85 FEET, SAID CURVE HAVING A RADIUS OF 333.00 FEET, CHORD LENGTH OF 203.54 FEET, CHORD BEARING OF N89°31'59"E, AND DELTA ANGLE OF 35°35'28"; THENCE S72°40'17"E, A DISTANCE OF 5.00 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHWEST A DISTANCE OF 183.10 FEET, SAID CURVE HAVING A RADIUS OF 1000.00 FEET, CHORD LENGTH OF 182.84 FEET, CHORD BEARING OF S22°34'26"W, AND DELTA ANGLE OF 10°29'27"; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE TO THE SOUTHEAST A DISTANCE OF 230.12 FEET, SAID CURVE HAVING A RADIUS OF 333.00 FEET, CHORD LENGTH OF 225.57 FEET, CHORD BEARING OF S08°01'18"W, AND DELTA ANGLE OF 39°35'42"; THENCE S11°46'33"E, A DISTANCE OF 172.07 FEET; THENCE S78°13'27"W, A DISTANCE OF 305.00 FEET; THENCE N11°46'33"W, A DISTANCE OF 224.76 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE EAST A DISTANCE OF 71.02 FEET, SAID CURVE HAVING A RADIUS OF 333.00 FEET, CHORD LENGTH OF 70.89 FEET, CHORD BEARING OF N05°39'57"W, AND DELTA ANGLE OF 12°13'11"; THENCE N00°26'38"E, A DISTANCE OF 156.18 FEET; THENCE N89°33'22"W, A DISTANCE OF 1544.81 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS 10.29 ACRES MORE OR LESS.

EXHIBIT D

REZONING MAP

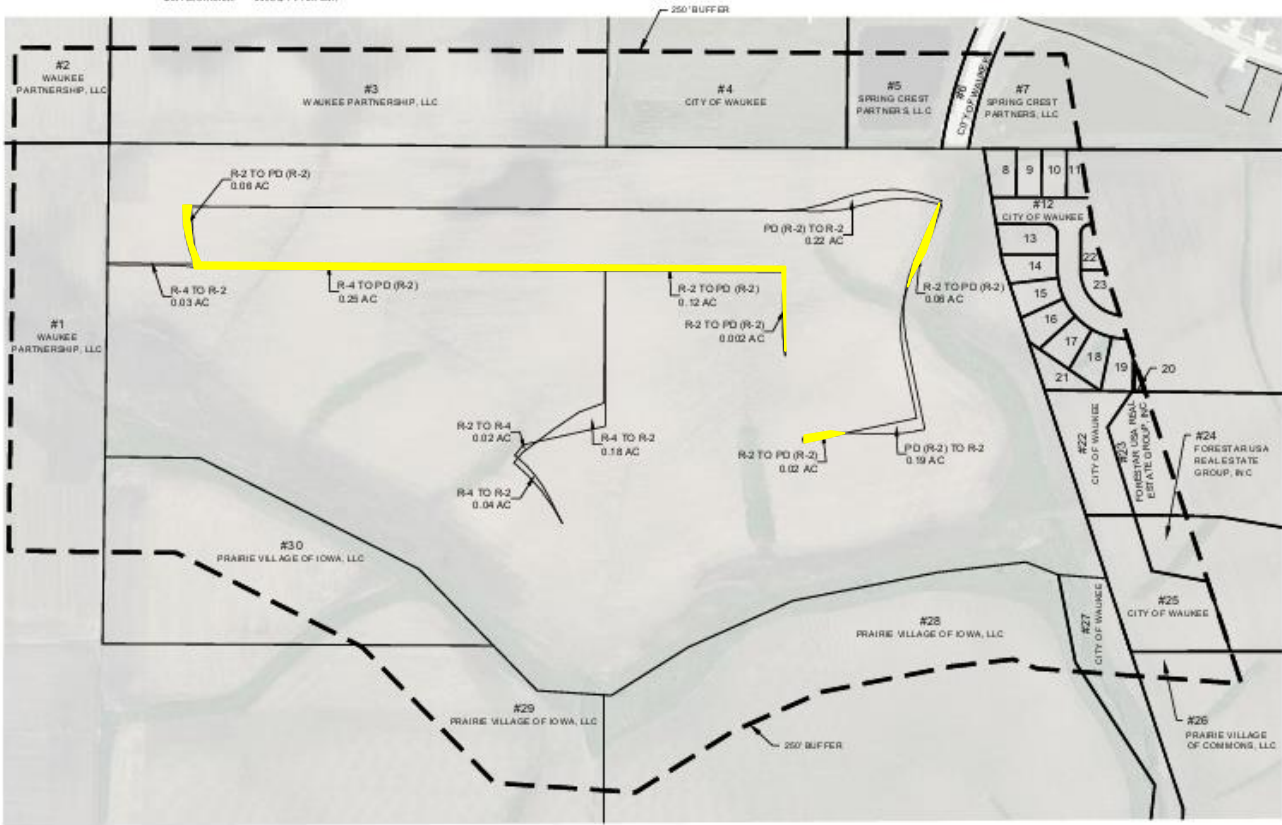


EXHIBIT E

CONCEPTUAL DEVELOPMENT PLAN

