

ORDINANCE NO.

AN ORDINANCE TO AMEND CHAPTER 169, ZONING ORDINANCE, CITY OF WAUKEE, IOWA 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 CERTAIN PROPERTY [FOX CREEK MEADOWS]

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-2 (One and Two Family Residential District) to R-2 / PD-1 (One and Two Family Residential District / Planned Development Overlay) for property legally described as follows:

A PART OF PARCEL 21-23 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 8681, BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 21-23; THENCE NORTH 89°57'23" EAST ALONG THE NORTH LINE OF SAID PARCEL 21-23, A DISTANCE OF 1260.35 FEET TO THE WEST RIGHT-OF-WAY LINE OF N. 10TH STREET; THENCE SOUTH 00°04'55" EAST ALONG SAID EAST LINE, 382.15 FEET TO THE EASTERLY LINE OF SAID PARCEL 21-23; THENCE SOUTH 89°59'28" WEST ALONG SAID EASTERLY LINE, 561.41 FEET; THENCE SOUTH 00°04'55" EAST ALONG SAID EASTERLY LINE, 688.40 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 333.00 FEET, WHOSE ARC LENGTH IS 149.20 FEET AND WHOSE CHORD BEARS NORTH 12°55'04" WEST, 147.96 FEET; THENCE SOUTH 64°14'47" WEST, 160.00 FEET; THENCE NORTH 31°03'46" WEST, 32.01 FEET; THENCE NORTH 41°38'08" WEST, 31.74 FEET; THENCE NORTH 47°25'03" WEST, 39.58 FEET; THENCE NORTH 47°25'41" WEST, 280.00 FEET; THENCE NORTH 42°34'19" EAST, 160.00 FEET; THENCE NORTH 47°25'41" WEST, 70.30 FEET; THENCE SOUTH 42°34'19" WEST, 160.00 FEET; THENCE NORTH 47°25'41" WEST, 40.01 FEET; THENCE NORTH 45°26'24" WEST, 47.79 FEET; THENCE NORTH 39°50'51" WEST, 49.55 FEET; THENCE NORTH 34°05'12" WEST, 49.55 FEET; THENCE NORTH 28°19'34" WEST, 49.55 FEET; THENCE NORTH 22°33'55" WEST, 49.55 FEET; THENCE SOUTH 70°18'55" WEST, 33.43 FEET TO THE WEST LINE OF SAID PARCEL 21-23; THENCE NORTH 00°11'19" WEST ALONG SAID WEST LINE, 462.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.32 ACRES (754,474 SQUARE 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

Fox Creek Meadows – Small Lot Single Family Residential Development

PLANNED DEVELOPMENT

CITY OF WAUKEE

APPROVED BY WAUKEE CITY COUNCIL ON JULY 1, 2024

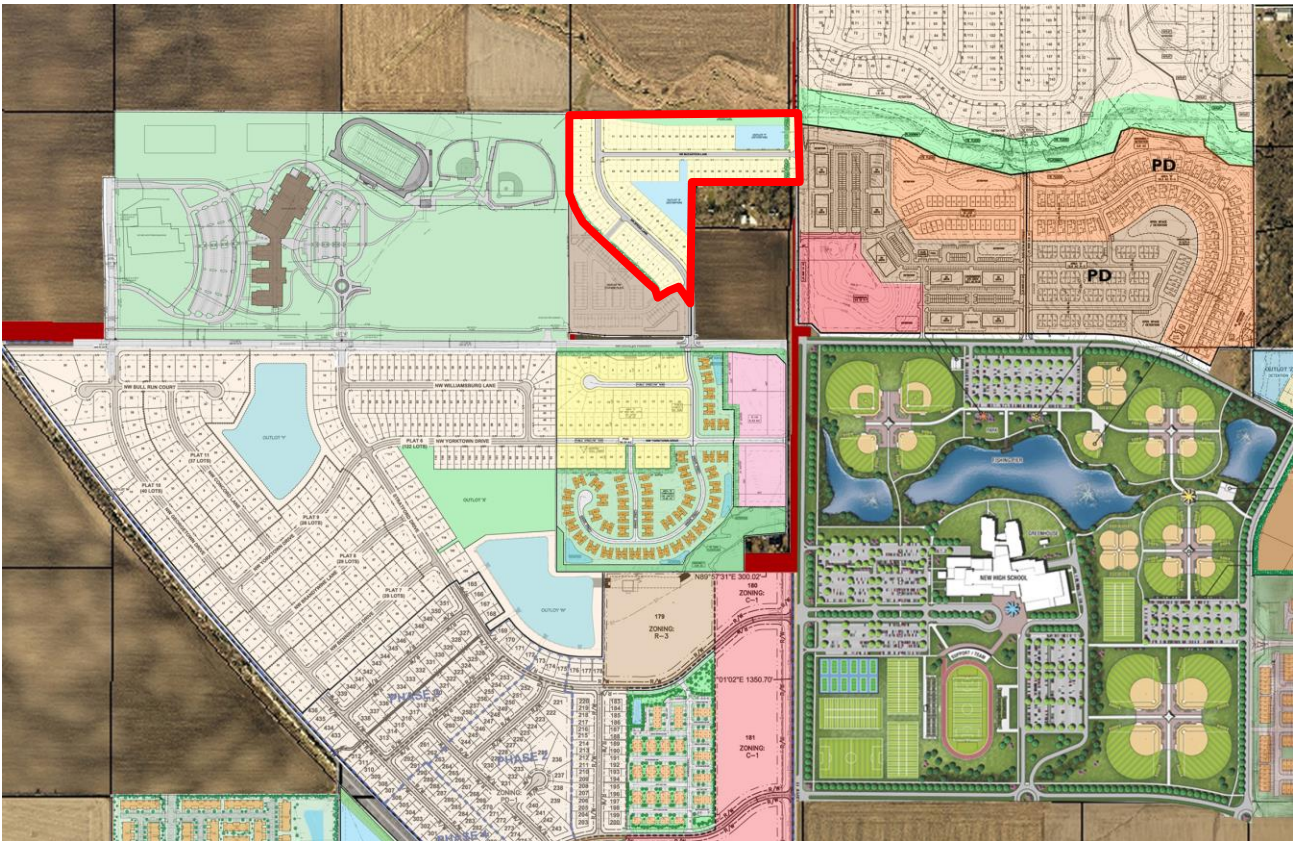


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FOX CREEK MEADOWS SMALL LOT SINGLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT

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

**Exhibit B | FOX CREEK MEADOWS 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 Fox Creek Meadows development which is generally located north of NW Douglas Parkway and west of NW 10th Street.
- The proposed Planned Development is an approximately 17.32-acre parcel of property that is located within the overall Fox Creek Meadows Development. The proposed Planned Development calls for the development of 80 single family residential lots.
- The existing zoning of the Property is R-2 (One and Two Family Residential 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 80 single family lots in addition to the larger Fox Creek Meadows 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, stone 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 prohibited.
5. All trim elements surrounding windows and doors shall be a minimum of 3½ inches in width. Shutters around windows may be 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: Minimum of five (5) feet on each side
5. Rear Yards: Twenty-five (25) feet minimum
6. Minimum Lot Size: 5,000 square feet
7. Minimum Lot Width: Forty (40) 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 shall be planted on each lot at the time of individual lot development and prior to issuance of a Certificate of Occupancy.
 - b. Street trees along NW Sproul Drive shall be installed with individual lot development. See Exhibit F for locations of required street trees and list of approved street trees.

END OF DOCUMENT

EXHIBIT C

LEGAL DESCRIPTION

A PART OF PARCEL 21-23 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 8681, BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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EXHIBIT D
REZONING MAP

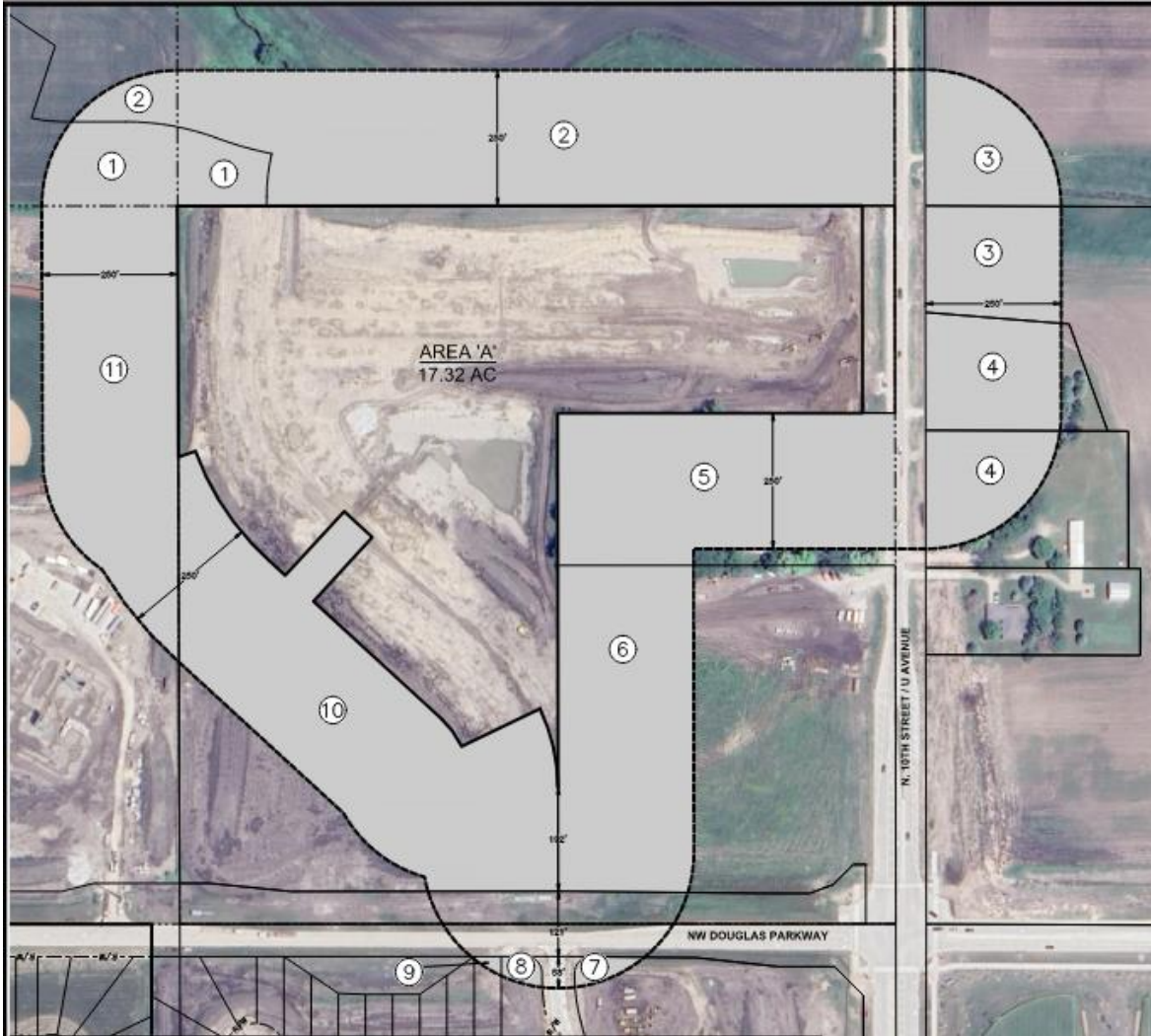
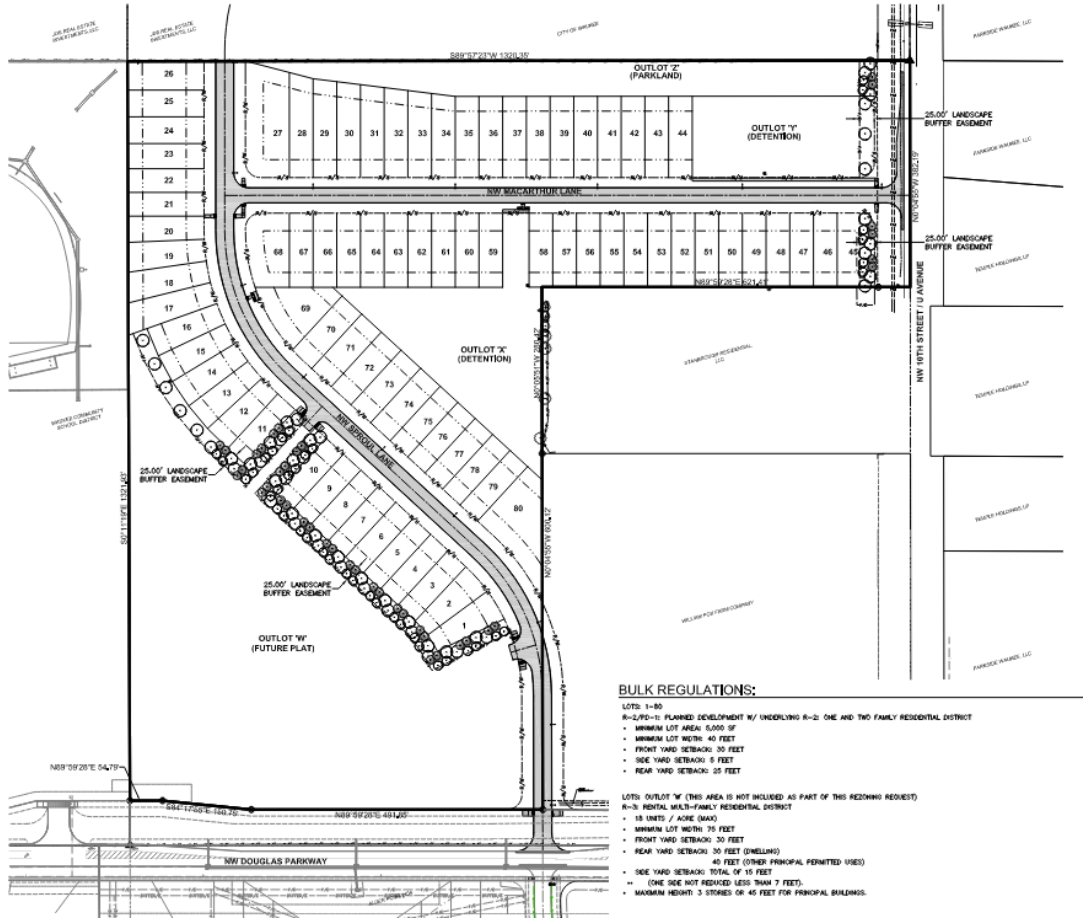


EXHIBIT E

CONCEPTUAL DEVELOPMENT PLAN

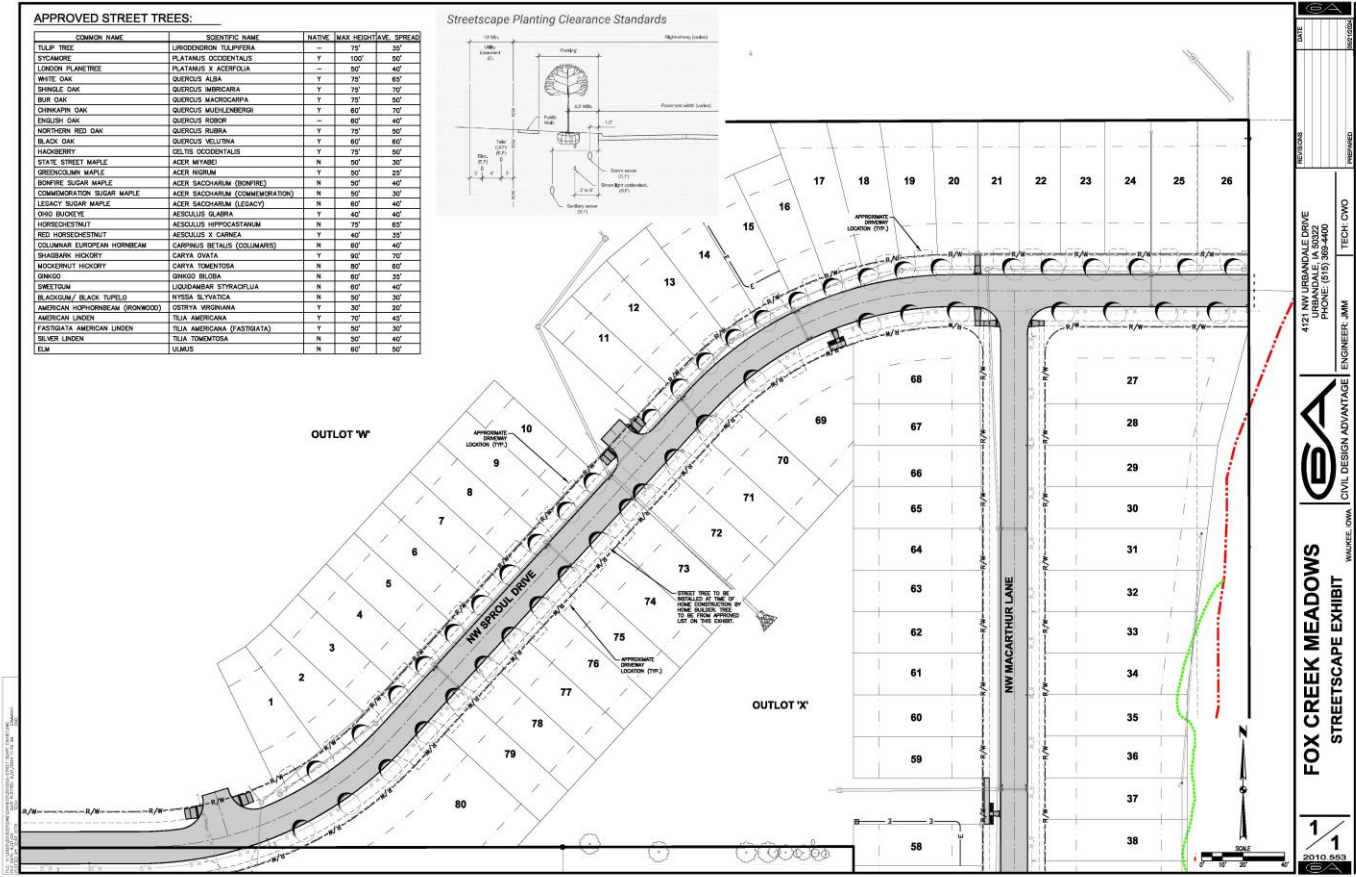
REZONING CONCEPTUAL PLAN
FOX CREEK MEADOWS



- BULK REGULATIONS:**
- LOTS 1-80
 - R-2/PD-1 PLANNED DEVELOPMENT W/ UNDERLYING R-2 ONE AND TWO FAMILY RESIDENTIAL DISTRICT
 - MINIMUM LOT AREA: 5,000 SF
 - MINIMUM LOT WIDTH: 40 FEET
 - FRONT YARD SETBACK: 30 FEET
 - SIDE YARD SETBACK: 5 FEET
 - REAR YARD SETBACK: 25 FEET
 - LOTS OUTLOT W (THIS AREA IS NOT INCLUDED AS PART OF THIS REZONING REQUEST)
 - R-3 RIDGEL MULTI-FAMILY RESIDENTIAL DISTRICT
 - 18 UNITS / ACRE (MAX)
 - MINIMUM LOT WIDTH: 75 FEET
 - FRONT YARD SETBACK: 30 FEET
 - REAR YARD SETBACK: 30 FEET (DWELLING)
 - 40 FEET (OTHER PRINCIPAL PERMITTED USES)
 - SIDE YARD SETBACK: TOTAL OF 15 FEET
 - (ONE SIDE NOT REDUCED LESS THAN 7 FEET)
 - MAXIMUM HEIGHT: 3 STORIES OR 45 FEET FOR PRINCIPAL BUILDINGS



EXHIBIT F STREET TREES PLAN



DATE		REVISIONS		DRAWN		CHECKED	
<p>4121 NW URBANDALE DRIVE URBANDALE, KS 66080 PHOENIX, AZ 85004</p>				<p>TECH: CNO</p>			
				<p>FOX CREEK MEADOWS STREETScape EXHIBIT</p>			
<p>WALDEE, OWA CIVIL DESIGN ADVANTAGE</p>				<p>ENGINEER: JAMI</p>			
<p>1/1</p>				<p>2010.053</p>			