

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/PD-1 (ONE AND TWO FAMILY RESIDENTIAL DISTRICT WITH A PLANNED DEVELOPMENT OVERLAY) [SHOEMAN PROPERTY]

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 following real estate (Property) from A-1 (Agricultural District) to R-2/PD-1 (One and Two Family Residential District), legally described as follows:

PARCEL "22-159" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2022, PAGE 24767 BEING A PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA.

THE PROPERTY CONTAINS 18.72 ACRES (815,433 SQUARE FEET) AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

AND

A PART OF PARCEL "22-161" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2022, PAGE 24767 BEING A PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 79 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 NORTHEAST CORNER OF SAID PARCEL "22-161"; THENCE SOUTH 00°04'49" EAST ALONG THE EASTERLY LINE OF SAID PARCEL "22-161", A DISTANCE OF 170.02 FEET; THENCE SOUTH 89°57'32" WEST, 60.05 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 400.00 FEET, WHOSE ARC LENGTH IS 69.81 FEET AND WHOSE CHORD BEARS NORTH 85°02'28" WEST, 69.72 FEET; THENCE NORTH 80°02'28" WEST, 16.54 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 400.00 FEET, WHOSE ARC LENGTH IS 69.81 FEET AND WHOSE CHORD BEARS NORTH 85°02'28" WEST, 69.72 FEET; THENCE SOUTH 89°57'32" WEST, 34.06 FEET; THENCE SOUTH 00°02'28" EAST, 160.00 FEET; THENCE SOUTH 89°57'32" WEST, 565.06 FEET; THENCE SOUTH 00°00'32" EAST, 456.00 FEET TO THE SOUTHERLY LINE OF SAID PARCEL "22-161" THENCE SOUTH 89°57'32" WEST ALONG SAID SOUTHERLY LINE, 133.65 FEET; THENCE SOUTH 77°42'12" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 73.80 FEET; THENCE NORTH 82°58'28" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 132.00 FEET; THENCE NORTH 03°53'14" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 69.31 FEET; THENCE NORTH 00°02'02" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 74.28 FEET; THENCE SOUTH 89°57'32" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 120.94

FEET; THENCE NORTH 86°54'58" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 108.93 FEET; THENCE NORTH 60°15'42" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 84.00 FEET; THENCE NORTH 33°58'19" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 84.00 FEET; THENCE NORTH 05°04'20" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 118.16 FEET; THENCE NORTH 00°00'32" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 74.94 FEET; THENCE SOUTH 89°57'32" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 461.53 FEET; THENCE NORTH 82°46'02" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 130.52 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "22-161"; THENCE NORTH 56°36'14" WEST ALONG THE WESTERLY LINE OF SAID PARCEL "22-161", A DISTANCE OF 64.50 FEET; THENCE NORTH 32°56'24" WEST CONTINUING ALONG SAID WESTERLY LINE, 64.50 FEET; THENCE NORTH 18°49'11" WEST CONTINUING ALONG SAID WESTERLY LINE, 114.67 FEET; THENCE NORTH 14°28'04" WEST CONTINUING ALONG SAID WESTERLY LINE, 105.60 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "22-161"; THENCE NORTH 89°57'38" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL "22-161", A DISTANCE OF 2249.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.92 ACRES (911,138 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

Shoeman Property – Small Lot Single Family Residential Development

PLANNED DEVELOPMENT

CITY OF WAUKEE

APPROVED BY WAUKEE CITY COUNCIL ON _____, 2024

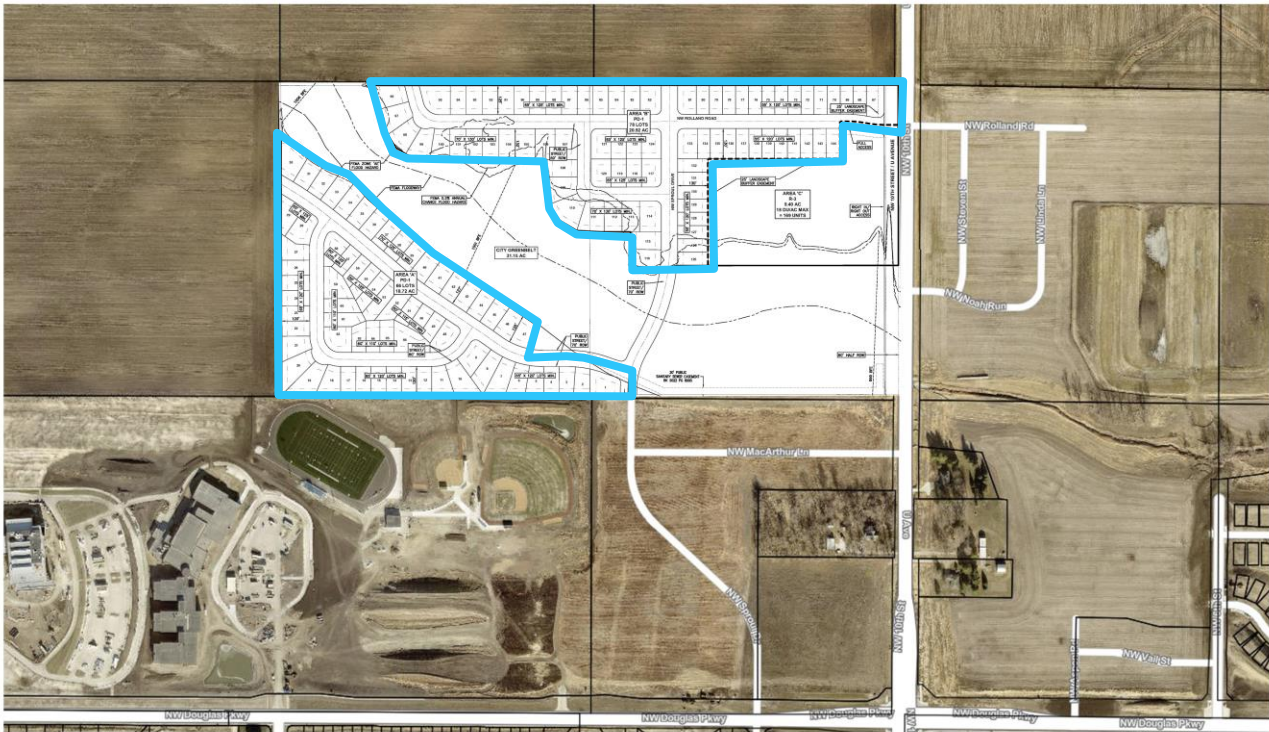


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- Rezoning Request
 - Exhibit B – Waukee PD Form
 - Exhibit C – Property Legal Description
 - Exhibit D – Rezoning Map
 - Exhibit E – Conceptual Development Plan
 - Exhibit F – Street Trees Plan

Exhibit B | SHOEMAN PROPERTY 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 Shoeman Property development which is generally located north of NW Douglas Parkway and west of NW 10th Street.
- The proposed Planned Development includes two separate parcels for a total of 36.64-acres of property that is located within the overall Shoeman Property Development. The proposed Planned Development calls for the development of 144 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 Plans

- See Attached: Exhibit E – Conceptual Development Plan
- Exhibit E represents a conceptual development plan showing proposed development of 144 single-family residential lots in addition to the overall Shoeman Property 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, and/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 permitted utilizing Royal Crest Double 4-inch (102 mm) Traditional Profile or reasonable equivalent.

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 and with Areas A and B on the attached conceptual development plan (Exhibit E) 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; and 750 square feet on main level with finished lower level – split entry
3. Front Yard: Twenty-five (25) 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: All lots permitted to be less than 65-feet in width shall have a minimum lot area of 6,000 square feet. All other remaining lots shall be a minimum of 8,000 square feet in area.
7. Minimum Lot Width: Fifty-five (55) feet
 - a. A maximum of 30% of the lots can be fifty-five (55) feet wide minimum
 - b. A maximum of 15% of the lots can be sixty (60) feet wide minimum
 - c. All other lots shall be sixty-five (65) feet wide minimum

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.
 - b. Street trees shall be installed at the time of street development per the Northwest Neighborhood Plan. See Exhibit F for locations of required street trees and list of approved street trees.

END OF DOCUMENT

EXHIBIT C

LEGAL DESCRIPTION

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