

ORDINANCE NO.

AN ORDINANCE TO AMEND CHAPTER 169, ZONING ORDINANCE, CITY OF WAUKEE, IOWA BY AMENDING THE ZONING FROM R-2 (ONE & TWO FAMILY RESIDENTIAL DISTRICT) TO R-2 (ONE & TWO FAMILY RESIDENTIAL DISTRICT) / PD-1 (PLANNED DEVELOPMENT OVERLAY); AND FROM R-2 (ONE & TWO FAMILY RESIDENTIAL DISTRICT) / PD-1 (PLANNED DEVELOPMENT OVERLAY) TO R-2 (ONE AND TWO FAMILY RESIDENTIAL DISTRICT) FOR CERTAIN PROPERTY [REMINGTON POINTE]

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 PD-1 (Planned Development Overlay District) for property legally described as follows:

A PART OF PARCELS "22-147" AND "22-148" AS SHOWN ON THE AMENDED PLAT OF SURVEY RECORDED IN BOOK 2022, PAGE 24967, AND A PART OF LOTS 1, 31 AND STREET LOT 'A', REMINGTON POINTE PLAT 2, AN OFFICIAL PLAT, ALL BEING A PART OF GOVERNMENT LOT 2 OF SECTION 1, TOWNSHIP 78 NORTH, RANGE 27 NORTH OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL "22-147"; THENCE SOUTH 0°13'14" WEST ALONG THE WEST LINE OF SAID PARCEL "22-147", A DISTANCE OF 46.13 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°47'18" EAST, 266.84 FEET; THENCE SOUTH 00°17'41" WEST, 90.23 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 625.00 FEET, WHOSE ARC LENGTH IS 271.47 FEET AND WHOSE CHORD BEARS SOUTH 12°44'16" WEST, 269.34 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 625.00 FEET, WHOSE ARC LENGTH IS 171.31 FEET AND WHOSE CHORD BEARS SOUTH 17°19'43" WEST, 170.78 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 592.00 FEET, WHOSE ARC LENGTH IS 231.48 FEET AND WHOSE CHORD BEARS SOUTH 77°33'29" EAST, 230.00 FEET; THENCE SOUTH 88°45'35" EAST, 884.64 FEET; THENCE SOUTH 01°14'25" WEST, 170.00 FEET; THENCE SOUTH 88°45'35" EAST, 20.55 FEET; THENCE SOUTH 01°14'25" WEST, 170.00 FEET; THENCE NORTH 88°45'35" WEST, 1132.07 FEET; THENCE NORTH 00°12'46" EAST, 205.75 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 762.00 FEET, WHOSE ARC LENGTH IS 165.62 FEET AND WHOSE CHORD BEARS NORTH 64°55'13" WEST, 165.30 FEET TO THE WEST LINE OF SAID PARCEL "22-147"; THENCE NORTH 00°13'14" EAST ALONG SAID WEST

LINE, 625.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.09 ACRES (526,610 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 _____, 2025, and approved this ____ day of _____, 2025.

Courtney Clarke, Mayor

Attest:

Rebecca D. Schuett, City Clerk

Exhibit A

Remington Pointe – Small Lot Single Family Residential Development

PLANNED DEVELOPMENT

CITY OF WAUKEE

APPROVED BY WAUKEE CITY COUNCIL ON NOVEMBER 7, 2022

AMENDED BY WAUKEE CITY COUNCIL ON _____, 2025

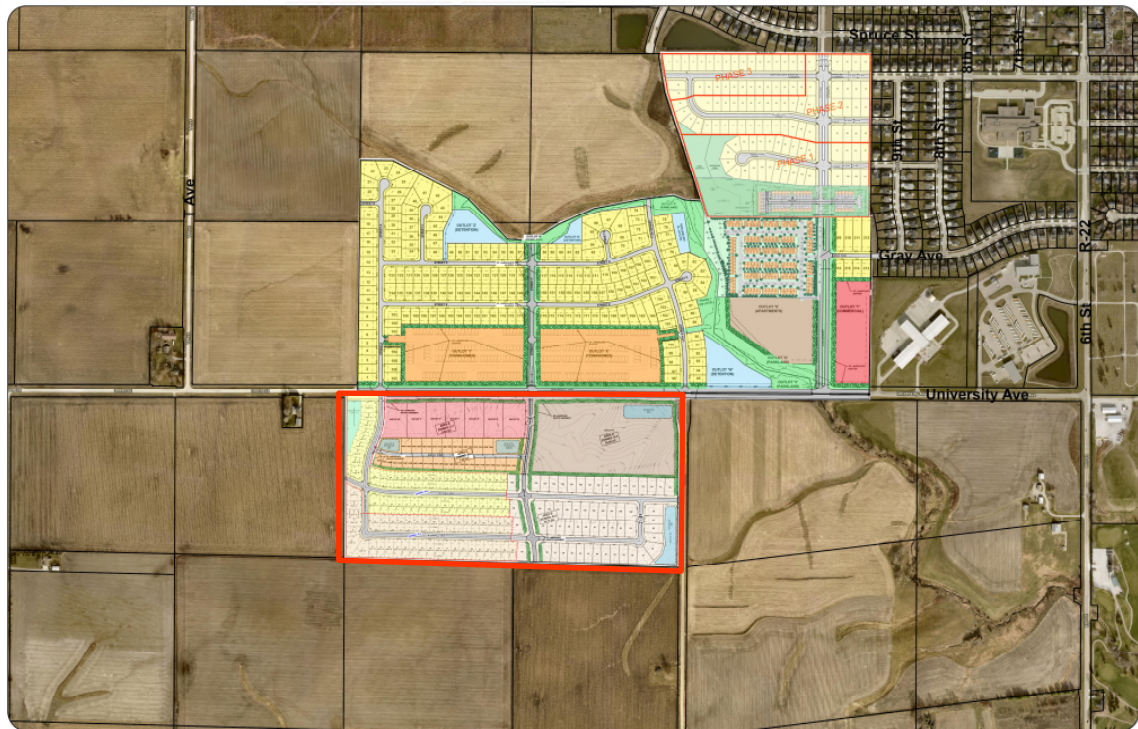


TABLE OF CONTENTS

REMINGTON POINTE 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 B | REMINGTON POINTE 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 Remington Pointe development which is generally located south of University Avenue (300th Street) and west of U Avenue.
- The proposed Planned Development is an approximately 12.09-acre parcel of property that is located within the larger Remington Pointe Development. The proposed Planned Development calls for the development of 46 single family residential lots.
- The existing zoning of the Property is R-2 (One and Two Family Residential District) / PD-1 (Planned Development Overlay) and 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 46 single family lots in addition to the larger Remington Pointe 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% stone, brick 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 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. Thirty (30) feet minimum
6. Minimum Lot Size. 6,000 square feet
7. Minimum Lot Width. Fifty-five (55) 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

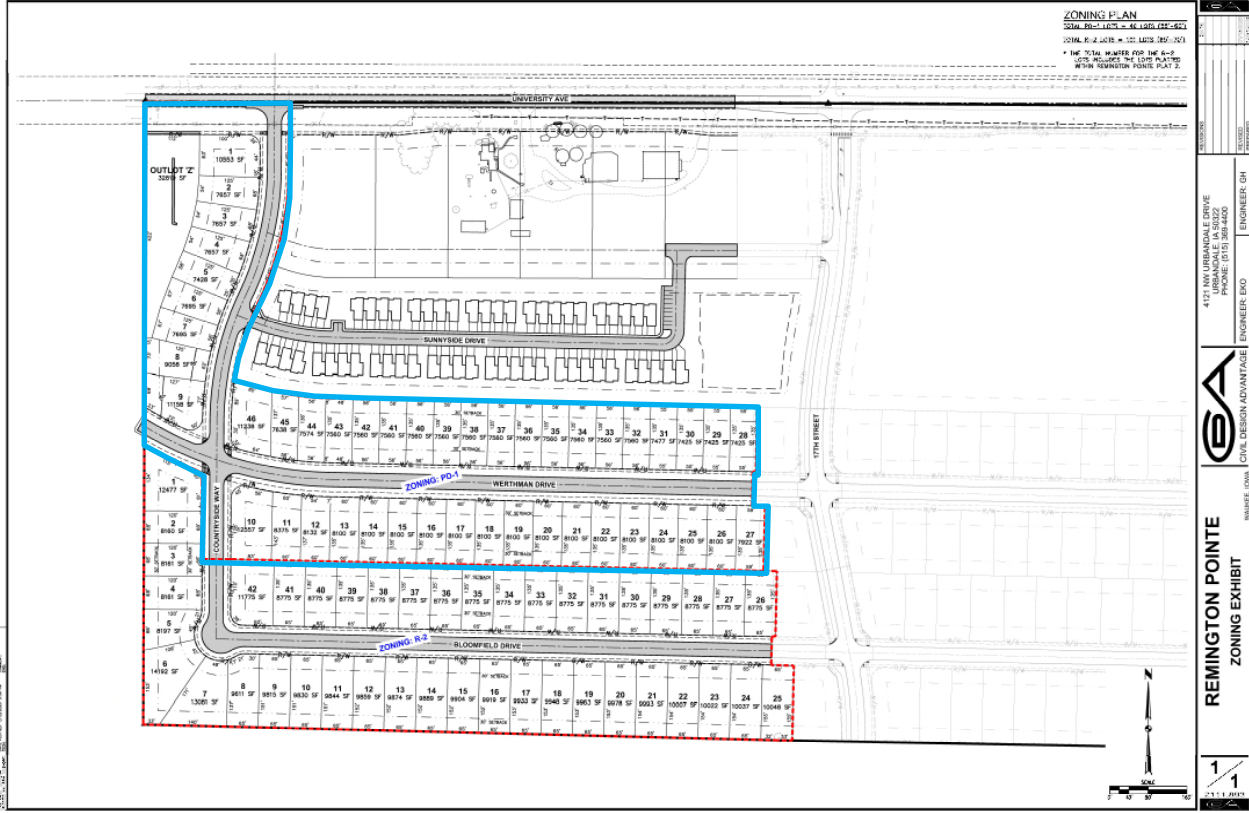
LEGAL DESCRIPTION

A PART OF PARCELS "22-147" AND "22-148" AS SHOWN ON THE AMENDED PLAT OF SURVEY RECORDED IN BOOK 2022, PAGE 24967, AND A PART OF LOTS 1, 31 AND STREET LOT 'A', REMINGTON POINTE PLAT 2, AN OFFICIAL PLAT, ALL BEING A PART OF GOVERNMENT LOT 2 OF SECTION 1, TOWNSHIP 78 NORTH, RANGE 27 NORTH 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



REMINGTON POINTE
ZONING EXHIBIT

1
1

21.1.1 2021

4111 16th URBANVILLE DRIVE
URBANVILLE, VA 24577
PHONE: (813) 399-4600

ENGINEER: DMO
ENGINEER: GHI

EA
CIVIL DESIGN ADVANTAGE

ENGINEER: DMO
ENGINEER: GHI