

ORDINANCE NO.

AN ORDINANCE TO AMEND CHAPTER 169, ZONING ORDINANCE, CITY OF WAUKEE, IOWA BY AMENDING THE ZONING FROM K-RC (KETTLESTONE RETAIL COMMUNITY DISTRICT) TO K-MU (KETTLESTONE MIXED-USE DISTRICT) / PD-1 (PLANNED DEVELOPMENT OVERLAY) FOR CERTAIN PROPERTY [KETTLESTONE CENTRAL SOUTH PLAT 2 – LOT 5]

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 zoning from K-RC (Kettlestone Retail Community District) to K-MU (Kettlestone Mixed-Use District) / PD-1 (Planned Development Overlay) for property legally described as follows:

A PART OF LOT 5, KETTLESTONE CENTRAL SOUTH PLAT 2, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5; THENCE NORTH 89°32'44" WEST ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 428.53 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 5 AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 300.00 FEET, WHOSE ARC LENGTH IS 144.75 FEET AND WHOSE CHORD BEARS NORTH 13°22'06" WEST, 143.35 FEET; THENCE NORTH 00°27'16" EAST CONTINUING ALONG SAID WEST LINE, 28.91 FEET; THENCE NORTHERLY CONTINUING ALONG SAID WEST LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 300.00 FEET, WHOSE ARC LENGTH IS 64.75 FEET AND WHOSE CHORD BEARS NORTH 05°43'42" WEST, 64.62 FEET; THENCE NORTH 11°54'40" WEST CONTINUING ALONG SAID WEST LINE, 82.92 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE NORTH 83°47'58" EAST ALONG SAID NORTH LINE, 205.88 FEET; THENCE EASTERLY ALONG SAID NORTH LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 710.00 FEET, WHOSE ARC LENGTH IS 155.00 FEET AND WHOSE CHORD BEARS SOUTH 89°56'47" EAST, 154.70 FEET; THENCE SOUTH 00°27'16" WEST, 199.15 FEET; THENCE SOUTH 89°32'44" EAST, 125.63 FEET TO THE EAST LINE OF SAID LOT 5; THENCE SOUTH 01°19'28" EAST ALONG SAID EAST LINE, 86.18 FEET; THENCE SOUTH 00°27'16" WEST, 53.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.96 ACRES (129,075 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 _____, 2025, and approved this ____ day of _____, 2025.

Courtney Clarke, Mayor

Attest:

Rebecca D. Schuett, City Clerk

TABLE OF CONTENTS

KETTLESTONE CENTRAL SOUTH PLAT 2, LOT 5 – MIXED-USE DEVELOPMENT

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 – Conceptual Architectural Elevations

Exhibit B | KETTLESTON CENTRAL SOUTH PLAT 2, LOT 5 – MIXED-USE DEVELOPMENT – 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 Kettlestone Central South development which is generally located south of SE Westown Parkway and east of Grand Prairie Parkway.
- The proposed Planned Development is an approximately 2.96-acre area of property that is currently platted as a portion of Lot 5, Kettlestone Central South Plat 2. The proposed Planned Development calls for the development of 5-story mixed-use building with space for commercial/office uses and 92 apartment units.
- The existing zoning of the property is K-RC (Kettlestone Retail Community District).
- The proposed underlying zoning of the Property will be K-MU (Kettlestone Mixed-Use 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 five (5) story mixed-use building and associated parking areas.
- The proposed mixed-use building includes approximately 8,600 square feet for commercial and office uses and 92-apartment units for multi-family residential.

Item 4 Building Design Standards, including height, materials, sections and other information required to describe the project

- See Attached: Exhibit F – Conceptual Architectural Elevations

- Building design and site standards for the project shall be compliant with the Waukee Code of Ordinances as well as the architectural requirements of the Kettlestone Design Guidelines.

Item 5 Bulk Regulations – Including Density Regulations, Setbacks, Maximum Heights, and other design standards specific to the Project

Development of the property shall be consistent with the K-MU (Kettlestone Mixed-Use District) requirements with the following exceptions and modifications as specified below:

1. Density. Thirty-two (32) Dwelling Units per acre maximum
2. Permit a front yard setback greater than twenty (20) feet.

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

Those uses and accessory uses only as permitted within the K-MU (Kettlestone Mixed-Use District) Zoning District.

Item 7 Open Space, Landscape and Buffer Regulations

Minimum open space and landscaping shall be compliant with the Landscape and Open Space Ordinance within the City of Waukee Code of Ordinances and the Kettlestone Design Guidelines.

END OF DOCUMENT

EXHIBIT C

LEGAL DESCRIPTION

A PART OF LOT 5, KETTLESTONE CENTRAL SOUTH PLAT 2, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5; THENCE NORTH 89°32'44" WEST ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 428.53 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 5 AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 300.00 FEET, WHOSE ARC LENGTH IS 144.75 FEET AND WHOSE CHORD BEARS NORTH 13°22'06" WEST, 143.35 FEET; THENCE NORTH 00°27'16" EAST CONTINUING ALONG SAID WEST LINE, 28.91 FEET; THENCE NORTHERLY CONTINUING ALONG SAID WEST LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 300.00 FEET, WHOSE ARC LENGTH IS 64.75 FEET AND WHOSE CHORD BEARS NORTH 05°43'42" WEST, 64.62 FEET; THENCE NORTH 11°54'40" WEST CONTINUING ALONG SAID WEST LINE, 82.92 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE NORTH 83°47'58" EAST ALONG SAID NORTH LINE, 205.88 FEET; THENCE EASTERLY ALONG SAID NORTH LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 710.00 FEET, WHOSE ARC LENGTH IS 155.00 FEET AND WHOSE CHORD BEARS SOUTH 89°56'47" EAST, 154.70 FEET; THENCE SOUTH 00°27'16" WEST, 199.15 FEET; THENCE SOUTH 89°32'44" EAST, 125.63 FEET TO THE EAST LINE OF SAID LOT 5; THENCE SOUTH 01°19'28" EAST ALONG SAID EAST LINE, 86.18 FEET; THENCE SOUTH 00°27'16" WEST, 53.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.96 ACRES (129,075 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

EXHIBIT E

CONCEPTUAL DEVELOPMENT PLAN

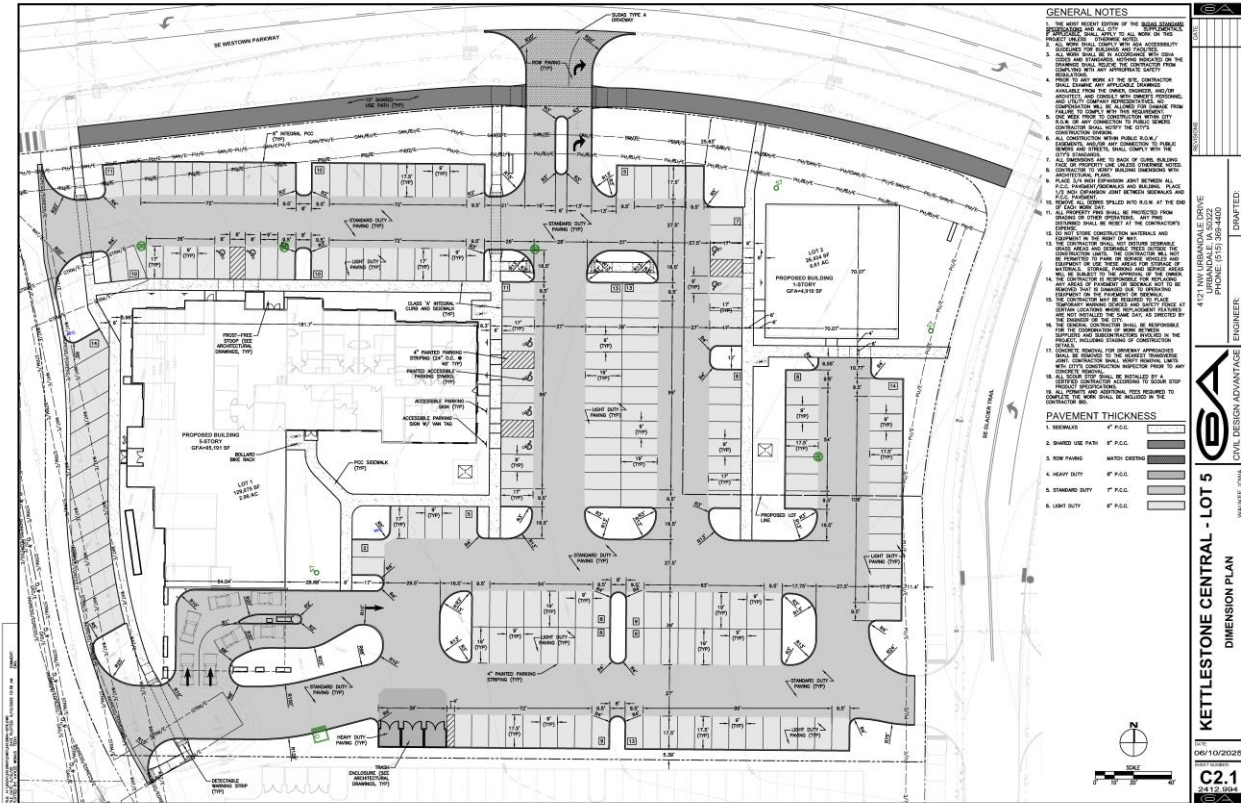


EXHIBIT F

Conceptual Architectural Elevations

4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
LINE OF FINISH: SECOND FLOOR

3 EAST ELEVATION
SCALE: 1/8" = 1'-0"
LINE OF FINISH: SECOND FLOOR

2 WEST ELEVATION
SCALE: 1/8" = 1'-0"
LINE OF FINISH: SECOND FLOOR
LINE OF FINISH: FIRST FLOOR

1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"
LINE OF FINISH: SECOND FLOOR
LINE OF FINISH: FIRST FLOOR

MATERIAL SCHEDULE		
NO.	Material Name	Description
01	White Brick	1/2" Thick
02	Dark Grey Brick	1/2" Thick
03	Dark Grey Panel	1/2" Thick
04	Dark Grey Panel	1/2" Thick
05	Dark Grey Panel	1/2" Thick
06	Dark Grey Panel	1/2" Thick
07	Dark Grey Panel	1/2" Thick
08	Dark Grey Panel	1/2" Thick
09	Dark Grey Panel	1/2" Thick
10	Dark Grey Panel	1/2" Thick
11	Dark Grey Panel	1/2" Thick
12	Dark Grey Panel	1/2" Thick
13	Dark Grey Panel	1/2" Thick
14	Dark Grey Panel	1/2" Thick
15	Dark Grey Panel	1/2" Thick
16	Dark Grey Panel	1/2" Thick
17	Dark Grey Panel	1/2" Thick
18	Dark Grey Panel	1/2" Thick
19	Dark Grey Panel	1/2" Thick
20	Dark Grey Panel	1/2" Thick
21	Dark Grey Panel	1/2" Thick
22	Dark Grey Panel	1/2" Thick
23	Dark Grey Panel	1/2" Thick
24	Dark Grey Panel	1/2" Thick
25	Dark Grey Panel	1/2" Thick
26	Dark Grey Panel	1/2" Thick
27	Dark Grey Panel	1/2" Thick
28	Dark Grey Panel	1/2" Thick
29	Dark Grey Panel	1/2" Thick
30	Dark Grey Panel	1/2" Thick
31	Dark Grey Panel	1/2" Thick
32	Dark Grey Panel	1/2" Thick
33	Dark Grey Panel	1/2" Thick
34	Dark Grey Panel	1/2" Thick
35	Dark Grey Panel	1/2" Thick
36	Dark Grey Panel	1/2" Thick
37	Dark Grey Panel	1/2" Thick
38	Dark Grey Panel	1/2" Thick
39	Dark Grey Panel	1/2" Thick
40	Dark Grey Panel	1/2" Thick
41	Dark Grey Panel	1/2" Thick
42	Dark Grey Panel	1/2" Thick
43	Dark Grey Panel	1/2" Thick
44	Dark Grey Panel	1/2" Thick
45	Dark Grey Panel	1/2" Thick
46	Dark Grey Panel	1/2" Thick
47	Dark Grey Panel	1/2" Thick
48	Dark Grey Panel	1/2" Thick
49	Dark Grey Panel	1/2" Thick
50	Dark Grey Panel	1/2" Thick

JCORP
901 W. WASHINGTON ST. #100
MILWAUKEE, WI 53233
www.jcorp.com

PROJECT: **Kettlestone Central Mixed Use**

DATE: 06/18/2025
REVISION: 04-410
DRAWN BY: [Name]
CHECKED BY: [Name]

A201

1 VIEW FROM SW
SCALE

2 VIEW FROM NW
SCALE

3 VIEW FROM WEST
SCALE

JCORP
901 W. WASHINGTON ST. #100
MILWAUKEE, WI 53233
www.jcorp.com

PROJECT: **Kettlestone Central Mixed Use**

DATE: 06/18/2025
REVISION: 04-410
DRAWN BY: [Name]
CHECKED BY: [Name]

A103