

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 (ONE AND TWO FAMILY RESIDENTIAL DISTRICT) / PD-1 (PLANNED DEVELOPMENT OVERLAY); AND FROM R-2 (ONE AND TWO FAMILY RESIDENTIAL DISTRICT) / PD-1 (PLANNED DEVELOPMENT OVERLAY) TO R-2 (ONE AND TWO FAMILY RESIDENTIAL DISTRICT) FOR CERTAIN PROPERTY [CASTLETON 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 PARCEL OF LAND IN GOVERNMENT(GOV.) LOTS 3, & 6 OF SECTION 1, TOWNSHIP 78 NORTH, RANGE 27 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA, THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE SW CORNER OF SAID GOV. LOT 3; THENCE S88°32'58"E, 639.04 FEET ALONG THE SOUTH LINE OF SAID GOV. LOT 3 TO THE POINT OF BEGINNING; THENCE N66°34'23"W, 123.00 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1500.00 FEET, AN ARC LENGTH OF 32.59 FEET AND A CHORD BEARING OF N67°11'44"W TO A POINT; THENCE N16°44'48"E, 268.72 FEET TO A POINT; THENCE N57°51'01"E, 141.93 FEET TO A POINT; THENCE N80°48'45"E, 82.64 FEET TO A POINT; THENCE S83°59'43"E, 67.29 FEET TO A POINT; THENCE S69°01'29"E, 157.39 FEET TO A POINT; THENCE S00°29'09"W, 73.59 FEET TO A POINT; THENCE S07°13'32"W, 157.21 FEET TO A POINT; THENCE S16°33'34"W, 82.29 FEET TO A POINT; THENCE N89°46'52"W, 92.33 FEET TO A POINT; THENCE S00°13'08"W, 41.53 FEET TO A POINT ON THE SOUTH LINE OF SAID GOV. LOT 3; THENCE N88°32'58"W, 61.29 FEET ALONG SAID SOUTH LINE TO A POINT OF A NON-TANGENT CURVE; THENCE NORTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 8.02 FEET AND A CHORD BEARING OF N09°24'13"E TO A POINT; THENCE N00°13'08"E, 87.34 FEET TO A POINT; THENCE N89°46'52"W, 135.00 FEET TO A POINT; THENCE S00°13'08"W, 92.34 FEET TO A POINT ON THE SOUTH LINE OF SAID GOV. LOT 3; THENCE N88°32'58"W, 18.85 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING AND CONTAINING 146,468 SQUARE FEET (3.36 ACRES) MORE OR LESS.

AND

A PARCEL OF LAND IN GOVERNMENT(GOV.) LOTS 3, & 6 OF SECTION 1, TOWNSHIP 78 NORTH, RANGE 27 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA, THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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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

Castleton Pointe – Small Lot Single Family and Two Family Residential Development

PLANNED DEVELOPMENT

CITY OF WAUKEE

APPROVED BY WAUKEE CITY COUNCIL ON FEBRUARY 20, 2024

AMENDED BY WAUKEE CITY COUNCIL ON _____, 2025

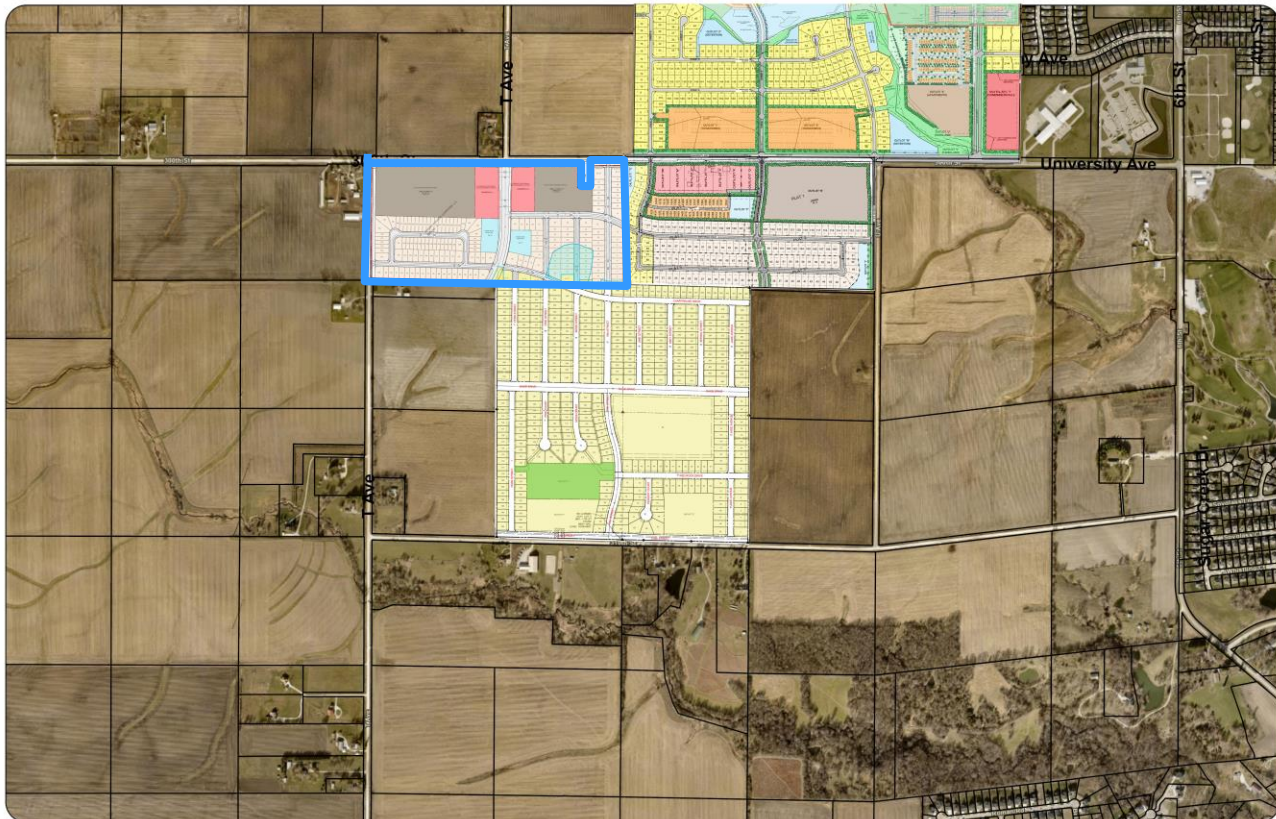


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- Rezoning Request
 - Exhibit B – Waukee PD Form
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 - Exhibit D – Rezoning Map
 - Exhibit E – Conceptual Development Plan
 - Exhibit F – Alternative Conceptual Development Plan

Exhibit B | CASTLETON POINTE SMALL LOT SINGLE FAMILY AND TWO 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 Castleton Pointe development which is generally located south of University Avenue and east of T Avenue.
- The proposed Planned Development is an approximately 39.58-acre parcel of property that is located within the overall Castleton Pointe Development. The proposed Planned Development calls for the development of 118 single-family residential lots and 48 two-family residential lots.
- The existing zoning of the Property is R-2 (One and Two Family Residential District) and R-2/PD-1 (One and Two Family Residential with a Planned Development Overlay).
- 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 118 single-family residential lots and 48 two-family residential lots in addition to the overall Castleton 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 and two-family home shall include a minimum of a two-car attached garage.
2. Each single-family and two-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 prohibited.

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; and 750 square feet on main level with finished lower level – split entry
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-five (55) feet

Two 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: 750 square feet – single story and 500 square feet on the first floor – 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: 5,000 square feet (10,000 square feet per two-family dwelling lot)
7. Minimum Lot Width: Forty (40) feet (Eighty (80) feet per two-family dwelling lot)

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 PARCEL OF LAND IN GOVERNMENT(GOV.) LOTS 3, & 6 OF SECTION 1, TOWNSHIP 78 NORTH, RANGE 27 WEST OF THE 5TH P.M., CITY OF WAUKEE, DALLAS COUNTY, IOWA, THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

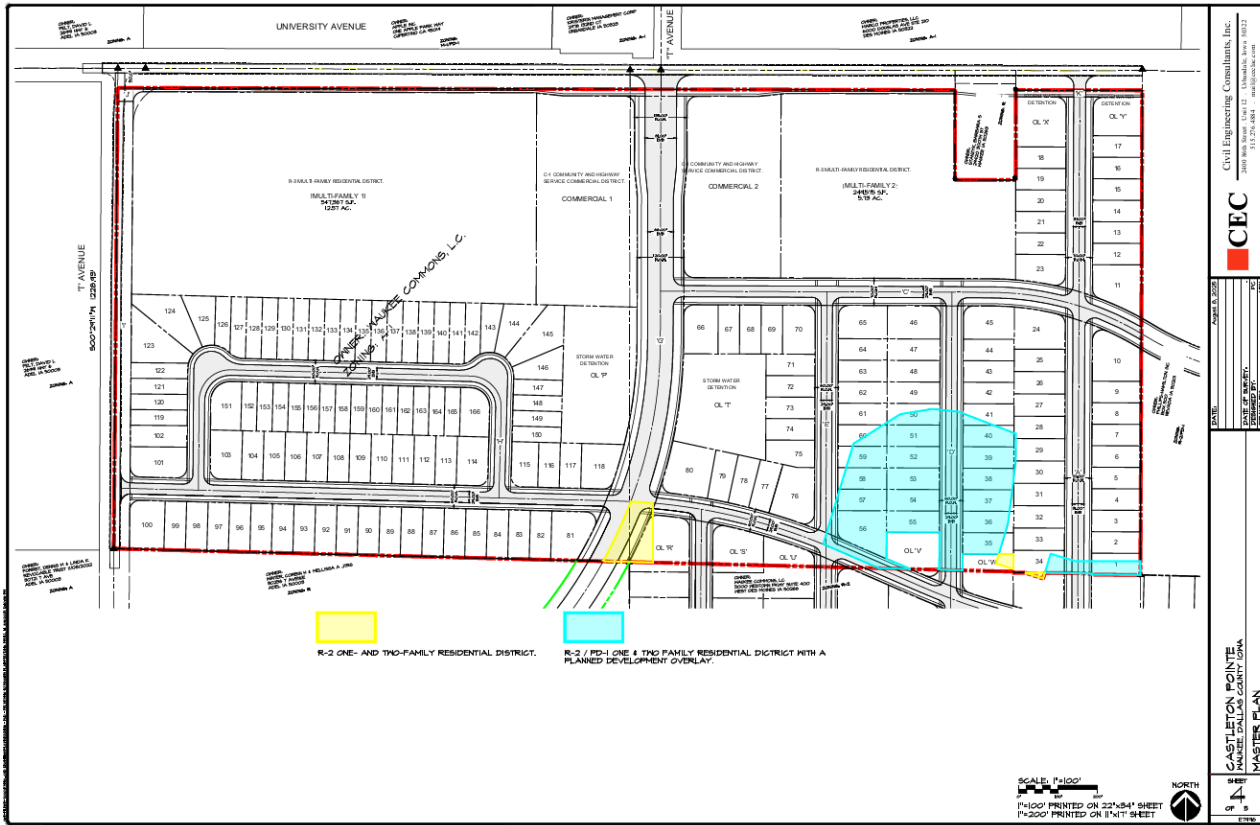
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EXHIBIT D REZONING MAP



Civil Engineering Consultants, Inc.
2000 W. 12th Street, Suite 100
Tulsa, Oklahoma 74106
Phone: 918.241.8888
Fax: 918.241.8889
www.cecinc.com

CEC

Project No. 2022-01
Date: 08/15/2022
Scale: AS SHOWN
Drawing No. 101
Sheet No. 4 of 5
Project Name: MASTER PLAN

CASTLETON POINTE
MAYFIELD COUNTY, KY
MASTER PLAN

SCALE: 1"=100'
1"=100' PRINTED ON 22"x34" SHEET
1"=200' PRINTED ON 11"x17" SHEET

NORTH

EXHIBIT E

CONCEPTUAL DEVELOPMENT PLAN

