

ORDINANCE NO.

AN ORDINANCE TO AMEND CHAPTER 169, ZONING ORDINANCE, CITY OF WAUKEE, IOWA BY AMENDING THE ZONING FROM R-4 (ROW DWELLING AND TOWNHOME DWELLING DISTRICT) / PD-1 (PLANNED DEVELOPMENT OVERLAY) TO R-4 (ROW DWELLING AND TOWNHOME DWELLING DISTRICT) / PD-1 (PLANNED DEVELOPMENT OVERLAY) FOR CERTAIN PROPERTY [VINTAGE ESTATES OF WAUKEE]

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-4 (Row Dwelling and Townhome Dwelling District) / PD-1 (Planned Development Overlay District) to R-4 (Row Dwelling and Townhome Dwelling District) / PD-1 (Planned Development Overlay District) for property legally described as follows:

VINTAGE ESTATES OF WAUKEE PLAT 1, LOT 1 AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA

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 All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.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 _____, 2026, and approved this ____ day of _____, 2026.

Courtney Clarke, Mayor

Attest:

Rebecca D. Schuett, City Clerk

Exhibit A

VINTAGE ESTATES OF WAUKEE

PLANNED DEVELOPMENT

CITY OF WAUKEE

APPROVED BY WAUKEE CITY COUNCIL ON SEPTEMBER 7, 2021

AMENDED BY WAUKEE CITY COUNCIL ON _____, 2026

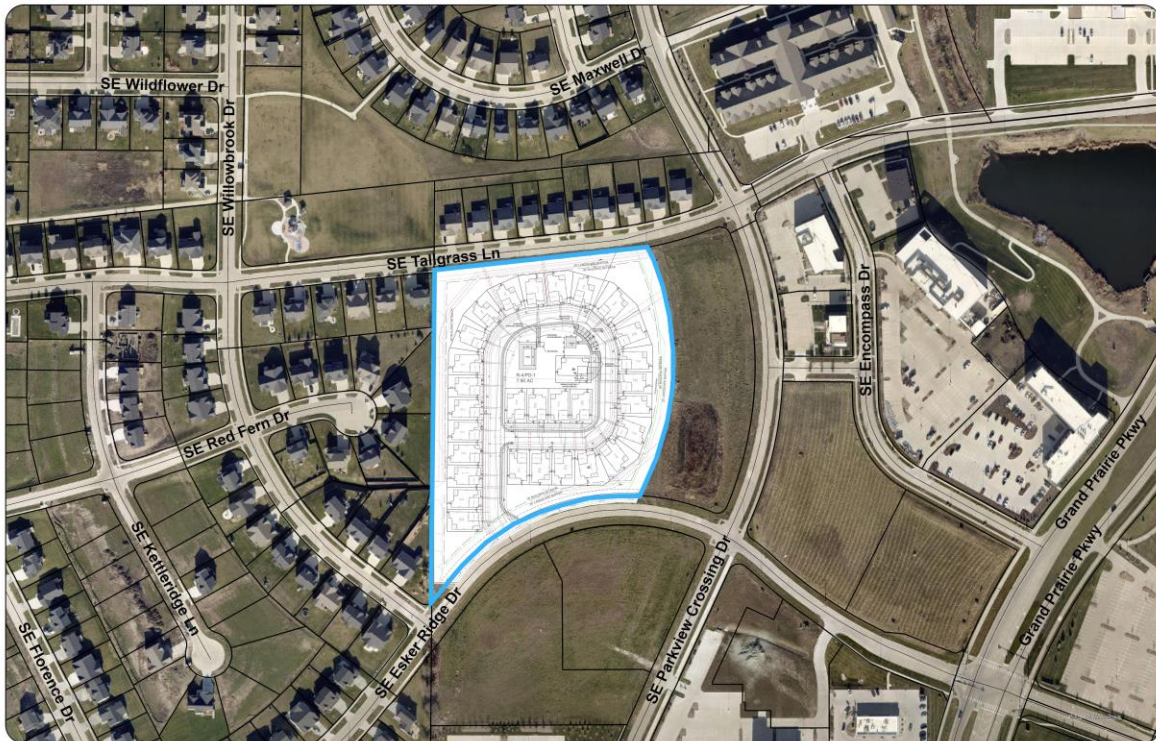


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VINTAGE ESTATES OF WAUKEE PLANNED DEVELOPMENT

- Rezoning Request
 - Exhibit B – Waukee PD Form
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 - Exhibit E – Conceptual Development Plan
 - Exhibit F – Conceptual Elevations

Exhibit B | VINTAGE ESTATES OF WAUKEE – PLANNED DEVELOPMENT

Waukee, Iowa

Planned Development Overlay District (PD)

Item 1 Purpose and Scope of District

- The subject property is generally located north of SE Esker Ridge Drive and west of SE Parkview Crossing Drive.
- The proposed Planned Development is an approximately 7.90-acre parcel of property. The proposed Planned Development calls for a maximum development of 30 units.
- The proposed underlying zoning of the Property will be R-4 (Row Dwelling and Townhome Dwelling District).
- This Planned Development is intended to allow for the development of a single family detached housing development in an environment that would not be possible under the standard R-1 (Single Family Residential) or R-2 (One and Two Family Residential District) zoning districts.

Item 2 Location, Size, Legal Description

- See Attached: Exhibit C – Property Legal Description

Item 3 Conceptual Development Plan

- See Attached: Exhibit D – Rezoning Map

*Exhibit E – Conceptual Development Plan

Exhibit F – Conceptual Elevations

*Exhibit E represents a conceptual development plan showing proposed development of 30 detached townhomes.

Item 4 Building & Site Design Standards:

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. Exterior elevations shall be constructed with a combination of James Hardie Siding (or equivalent), brick and/or stone. Vinyl siding shall not be a permitted building material.
2. No more than two (2) adjacent units can share the same elevation.
3. All units shall have a minimum of an attached two-car garage.
4. Adequate street lighting shall be provided along all private streets with pole-mounted fixtures that comply with the Waukee Site and Building Development Standards Ordinance.
5. Five (5') foot sidewalks shall be provided along one or both sides of the private streets.

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

All lots and homes shall be consistent with the R-4 Row Dwelling and Townhome Dwelling District requirements with the following exceptions and modifications as specified below:

1. Overall Maximum Density: Four (4) Dwelling Units/Acre maximum and consistent with the conceptual development plan as described in attached Exhibit E.
2. Minimum Floor Area: 1,350 square feet. Minimum floor area is not to include garage area or any finished basement area.
3. Front Yard: Thirty (30') feet for buildings or units along public street right-of-way. For all other units with internal front yards, the minimum front yard setback shall be twenty-two (22') feet from the back of the curb on the street side with no sidewalk and twenty-five (25') feet on the street side with a sidewalk.
4. Side Yards (Total Building Separation): Ten (10') feet.

5. Rear Yards: Thirty (30') feet for buildings or units along public street right-of-way. For all other units with internal rear yards, the minimum rear yard setback shall be thirty (30') feet between units.
6. Maximum Height. Forty (40) feet

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

1. Single Family Homes.

Item 7 Park Land Dedication, Open Space, Landscape and Buffer Regulations

1. Parkland Dedication shall be provided as required within the City of Waukee Code of Ordinances.
2. In addition to Parkland Dedication, Developer agrees to install private site amenities including shared outdoor recreational spaces, as depicted on the attached Exhibit E.
3. A twenty-five (25') foot landscape buffer shall be required along the north, east, south and west property lines. Buffer requirements contained within the Kettlestone Design Guidelines shall be met.
4. A minimum of two (2) trees and two (2) shrubs shall be planted for each unit proposed.
5. A minimum of one (1) over-story tree per 40 lineal feet of street frontage along SE Esker Ridge Drive shall be planted within the street right-of-way in compliance with the Kettlestone Design Guidelines.

END OF DOCUMENT

EXHIBIT C

LEGAL DESCRIPTION

VINTAGE ESTATES OF WAUKEE PLAT 1, LOT 1 AN OFFICIAL PLAT IN THE
CITY OF WAUKEE, DALLAS COUNTY, IOWA

EXHIBIT D REZONING MAP

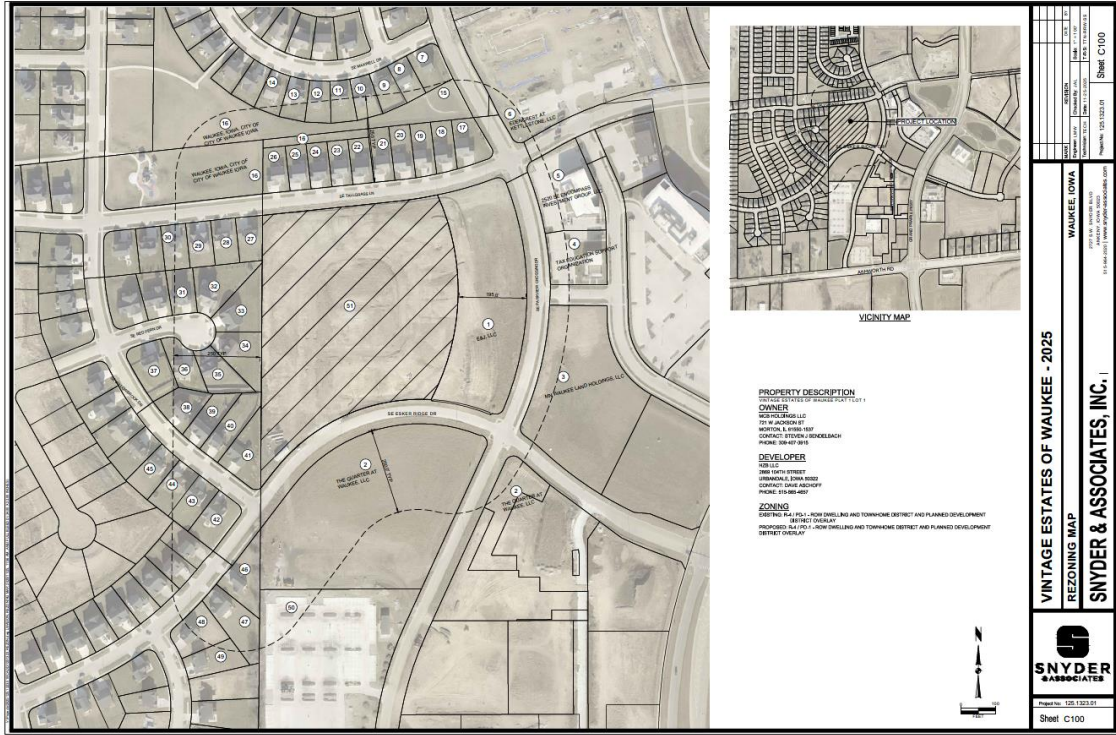
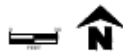
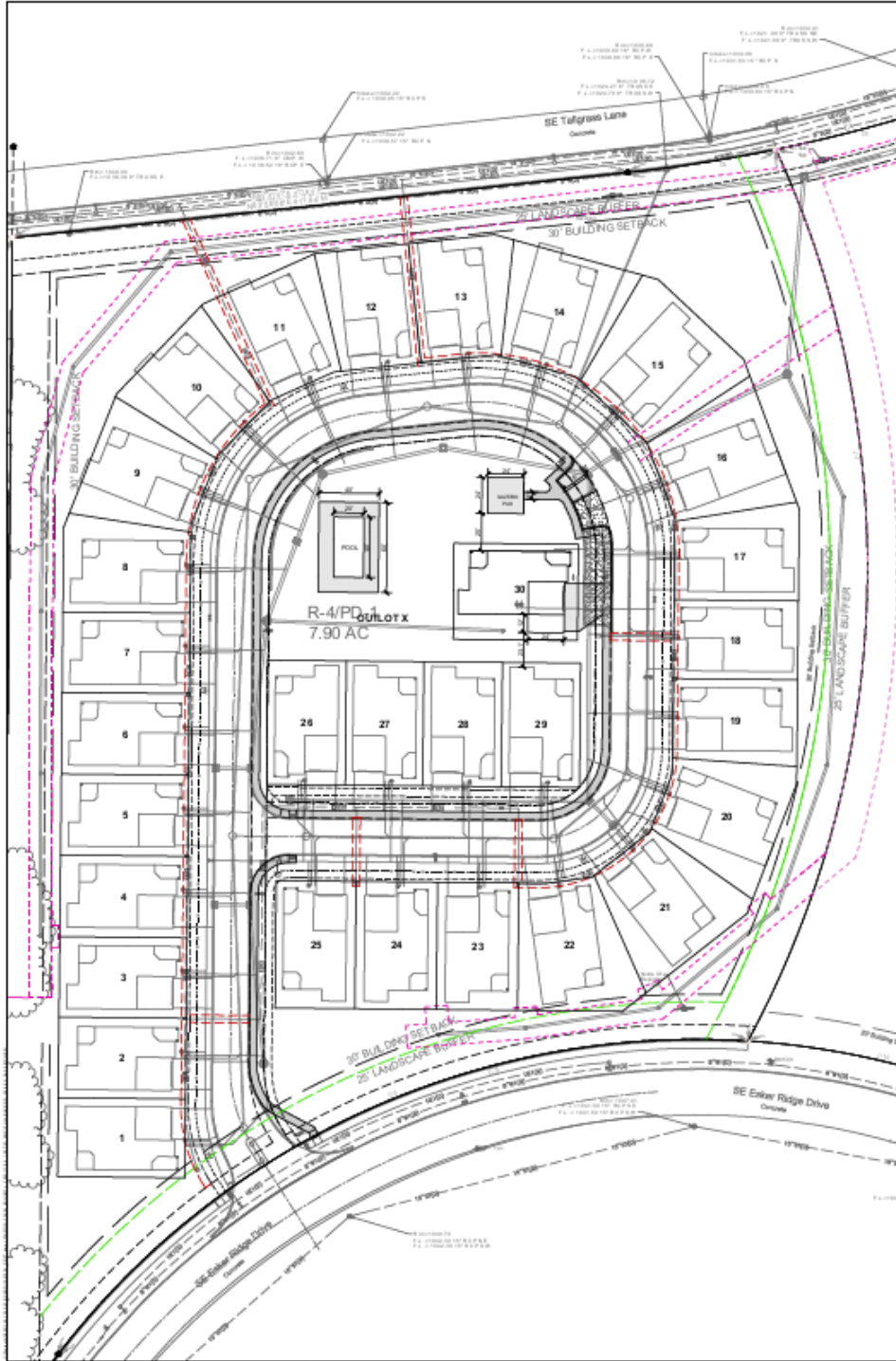


EXHIBIT E
CONCEPTUAL DEVELOPMENT PLAN



CONCEPT PLAN

EXHIBIT F
CONCEPTUAL ELEVATIONS









