

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 (ONE AND TWO FAMILY RESIDENTIAL DISTRICT) / PD-1 (PLANNED DEVELOPMENT OVERLAY) FOR CERTAIN PROPERTY [ALDERBROOK]

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/Planned Development Overlay District), legally described as follows:

A PART OF THE SOUTHWEST QUARTER AND A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER, BOTH BEING IN SECTION 1, TOWNSHIP 78 NORTH, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89°12'40" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 1307.09 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 00°14'03" WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER, 191.60 FEET; THENCE NORTH 89°45'57" WEST, 242.51 FEET; THENCE NORTH 58°58'57" WEST, 344.40 FEET; THENCE NORTH 67°29'27" WEST, 30.00 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 800.00 FEET, WHOSE ARC LENGTH IS 208.13 FEET AND WHOSE CHORD BEARS NORTH 29°57'44" EAST, 207.54 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 435.96 FEET AND WHOSE CHORD BEARS NORTH 24°55'33" EAST, 432.51 FEET; THENCE NORTH 77°33'49" WEST, 30.00 FEET; THENCE NORTH 81°54'54" WEST, 82.41 FEET; THENCE NORTH 86°06'38" WEST, 60.35 FEET; THENCE NORTH 89°15'52" WEST, 61.97 FEET; THENCE NORTH 89°44'04" WEST, 731.65 FEET; THENCE NORTH 89°51'25" WEST, 60.00 FEET TO THE WEST LINE OF SAID SECTION 1; THENCE NORTH 00°08'35" EAST ALONG SAID WEST LINE, 500.13 FEET; THENCE SOUTH 89°44'04" EAST, 823.21 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 1475.00 FEET, WHOSE ARC LENGTH IS 883.17 FEET AND WHOSE CHORD BEARS SOUTH 72°34'53" EAST, 870.04 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 3625.00 FEET, WHOSE ARC LENGTH IS 2167.91 FEET AND WHOSE CHORD BEARS SOUTH 72°33'39" EAST, 2135.75 FEET; THENCE SOUTH 89°41'37" EAST, 62.00 FEET; THENCE SOUTH 00°18'23" WEST, 500.00 FEET; THENCE NORTH 89°41'37" WEST, 30.00 FEET; THENCE NORTH 89°29'10" WEST, 81.25 FEET; THENCE NORTH 88°37'03" WEST, 53.76 FEET; THENCE NORTH 88°37'03" WEST, 2.68 FEET; THENCE NORTH 87°47'52" WEST, 61.57 FEET; THENCE NORTH 86°56'34" WEST, 61.57 FEET; THENCE NORTH 86°07'23" WEST, 56.44 FEET; THENCE NORTH 85°20'21" WEST, 56.44 FEET;

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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 _____, 2026, and approved this ____ day of _____, 2026.

Courtney Clarke, Mayor

Attest:

Rebecca D. Schuett, City Clerk

Exhibit A

Alderbrook – Small Lot Single Family Residential Development

PLANNED DEVELOPMENT

CITY OF WAUKEE

APPROVED BY WAUKEE CITY COUNCIL ON _____, 2026

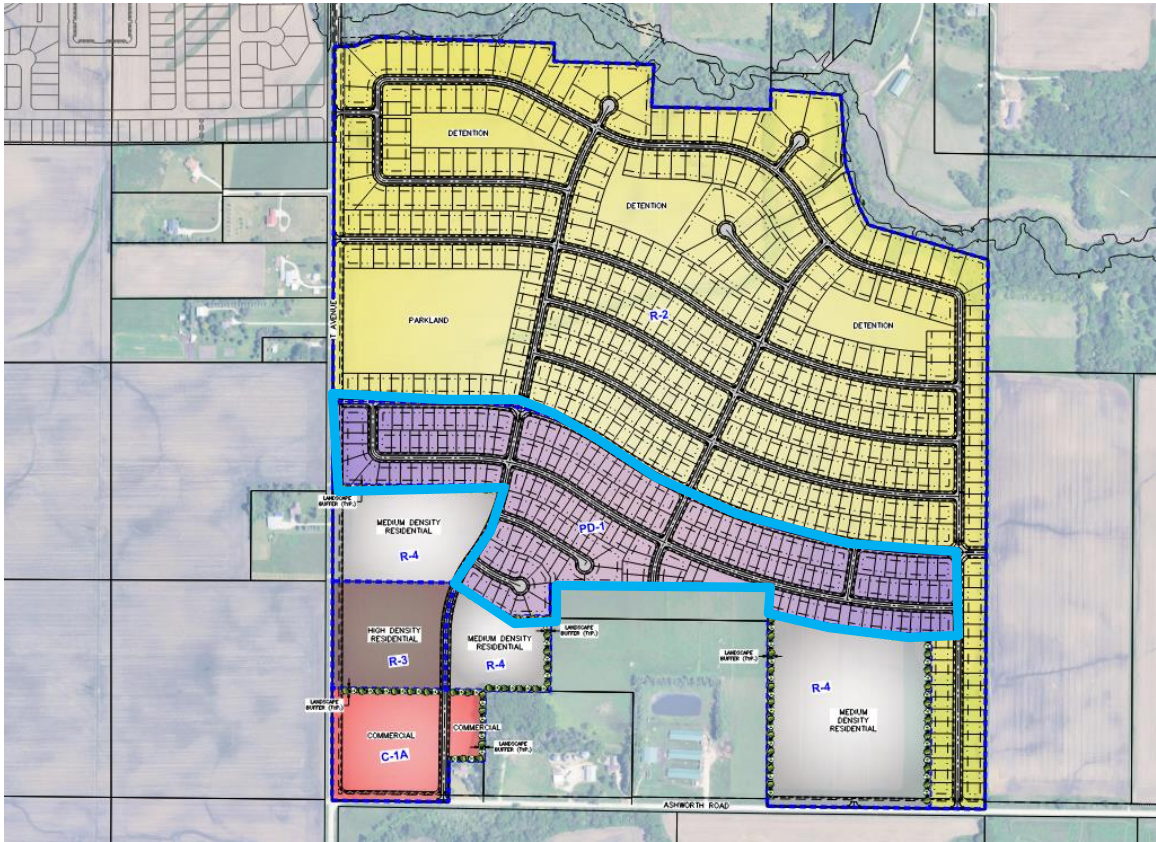


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**Exhibit B | ALDERBROOK SMALL LOT SINGLE FAMILY RESIDENTIAL –
PLANNED DEVELOPMENT**

Waukee, Iowa

Planned Development Overlay District (PD)

Item 1 Purpose and Scope of District

- The subject property is located within a portion of the Alderbrook development which is generally located north of Ashworth Road and east of T Avenue.
- The proposed Planned Development is an approximately 55.44 acre parcel of property that is located within the larger Alderbrook Development. The proposed Planned Development calls for the development of 200 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 Plan

- See Attached: Exhibit E – Conceptual Development Plan
- Exhibit E represents a conceptual development plan showing proposed development of 200 small lot single family lots in addition to the larger Alderbrook 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 and/or stone 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 THE SOUTHWEST QUARTER AND A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER, BOTH BEING IN SECTION 1, TOWNSHIP 78 NORTH, RANGE 27 WEST 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

