

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHAPTER 300, ZONING ORDINANCE, CITY OF WAUKEE, IOWA BY AMENDING THE ZONING FROM K-RC (KETTLESTONE RETAIL COMMUNITY DISTRICT) TO K-RR (KETTLESTONE RETAIL REGIONAL DISTRICT) AND PD-1 (PLANNED DEVELOPMENT OVERLAY) FOR CERTAIN PROPERTY [KEETOWN LOOP]

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 K-RC (Kettlestone Retail Community District) to K-RR (Kettlestone Retail Regional District) and PD-1 (Planned Development Overlay District) for property legally described as follows:

OUTLOT U OF THE SHOPS AT KETTLESTONE NORTH PLAT 4

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 All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.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 _____, 2021, and approved this ____ day of _____, 2021.

Courtney Clarke, Mayor

Attest:

Rebecca D. Schuett, City Clerk

Exhibit A

KEETOWN LOOP

PLANNED DEVELOPMENT

CITY OF WAUKEE

APPROVED BY WAUKEE CITY COUNCIL ON _____

TABLE OF CONTENTS

KEETOWN LOOP DEVELOPMENT

PLANNED DEVELOPMENT

- Rezoning Request
 - Exhibit B – Waukee PD Form
 - Exhibit C – Vicinity Map
 - Exhibit D – Property Legal Description
 - Exhibit E – Rezoning Map
 - Exhibit F – Conceptual Development Plan

Exhibit B | KETTLEVIEW - PLANNED DEVELOPMENT

Waukee, Iowa

Planned Development Overlay District (PD)

Item 1 Purpose and Scope of District

- A. The subject property is located within the Kettlestone Development Area as established by the City of Waukee Kettlestone Master Plan approved June 16, 2014.
- B. The proposed underlying zoning of the Property is K-RR (Kettlestone Retail Regional District). Due to the nature of the overall development as depicted in attached Exhibit F, a Planned Development Overlay (PD-1) is proposed which will address the unique aspects of the development related to use, site design, architectural design and other regulations and restrictions. It is intended that the adopted Kettlestone Design Guidelines be utilized as a standard for development except where noted otherwise below.

Item 2 Location, Size, Legal Description

- A. See Attached: Exhibit C – Vicinity Map
Exhibit D – Property Legal Description
- B. The proposed development is comprised of approximately 24.50 acres located at the northwest corner of the intersection of Grand Prairie Parkway and SE Ashworth Road. The property is bordered by SE Esker Ridge Drive on its northern boundary, SE Parkview Crossing Drive on its western boundary, SE Ashworth Road on its southern boundary and Grand Prairie Parkway on its eastern boundary. The property is all located in Waukee, Dallas County IA.

Item 3 Conceptual Development Plan

- A. See Attached: Exhibit E – Rezoning Map
Exhibit F – Conceptual Development Plan
- B. Exhibit F represents a conceptual development plan showing proposed construction of approximately 200,000 square feet of entertainment, hotel, retail and restaurant land uses. Access through the development will be provided utilizing a private street system that will be connected to the public street system, which borders the Property.

Item 4 Uses of Property

- A. Permitted Uses shall be consistent with those permitted within the K-RR (Kettlestone Retail Regional District) as defined within the Waukee Zoning Ordinance with the following additions:
 - 1. Additions: In addition to the principal permitted uses as defined within the K-RR (Kettlestone Regional Retail District) regulations, the following uses shall be permitted:
 - a. Entertainment Establishment which is defined as any establishment where entertainment, either passive or active, is provided for the pleasure of the patrons, either independent or in conjunction with any other use. Such entertainment includes but is not limited to vocal and instrumental music, comedy and acting. Such entertainment does not include Adult entertainment business as defined within the Waukee Code of Ordinances.

Item 5 General Site Planning and Circulation Building Design Standards, including height, materials, sections and other information required to describe the project

- A. General Site Planning and Circulation Standards shall be consistent with the standards as defined within the Kettlestone Design Guidelines approved and adopted by the City of Waukee with the following clarifications.
 - 1. Loading docks shall generally be located at the rear of the building and not facing Grand Prairie Parkway or SE Ashworth Road. In all cases, loading docks shall be effectively screened by the use of walls, berming/landscaping or a combination of both.
 - 2. When the site allows for it, drive-thrus associated with principle permitted uses shall be located to the rear of buildings and screened from view of public streets. Where it is determined that a drive-thru on the rear of a building is not feasible, appropriate screening such as fencing, berming and/or landscaping shall be used to limit the views of drive-thru lanes and menu boards from view of public streets.

Item 6 Bulk Regulations – Including Density Regulations, Setbacks, Maximum Heights, and other design standards specific to the Project

- A. Bulk Regulations shall be consistent with the requirements as defined within the K-RR (Kettlestone Retail Regional District) as defined within the Waukee Zoning Ordinance with the following exceptions.
 - 1. Floor Area Ratio for Hotel uses shall be restricted to 0.70.

Item 7 Open Space, Landscape and Buffer Regulations

- A. Open Space, Landscaping and Buffer Regulations shall be consistent with the requirements as defined within the K-RR (Kettlestone Retail Regional District) regulations and the Kettlestone Design Guidelines approved and adopted by the City of Waukee with the following clarifications.
 - 1. Minimum open space requirements shall be calculated over the entire development rather than for each individual parcel or lot.

Item 8 Parking and Loading

- A. Parking and Loading Regulations shall be consistent with the requirements as defined within the K-RR (Kettlestone Retail Regional District) regulations and the Kettlestone Design Guidelines approved and adopted by the City of Waukee with the following clarifications.
 - 1. Minimum parking requirements shall be calculated over the entire development including any off-property parking rather than for each individual parcel or lot as long as there are cross parking and access agreements in place.

Item 9 Architectural Standards

- A. Architectural standards shall be consistent with the requirements as defined within the Kettlestone Design Guidelines approved and adopted by the City of Waukee with the following exceptions and clarifications.
 - 1. Due to the nature of the entertainment venue identified as V1 on Exhibit F, the architectural requirements related to fenestration and articulation of wall lengths shall not apply.

Item 10 Signage

- A. All signage within the development shall comply with the sign ordinance requirements as established within the Waukee Municipal Code and the Kettlestone Design Guidelines approved and adopted by the City of Waukee with the following exceptions and clarifications.
 1. In lieu of any other monument signs associated with the Entertainment Establishment as defined in Item 4 above, two combination monument signs/marquee signs shall be permitted as generally shown on attached Exhibit G and labeled as Sign 1 and Sign 2 subject to the following requirements.
 - a. Sign 1:
 1. Maximum Height: 40 feet
 2. Maximum Width: 40 feet
 3. Maximum Sign Area: 550 square feet
 4. Maximum area used for changeable copy: 400 square feet
 5. Minimum sign setback from property line: 25 feet
 6. Sign 1 shall be designed to incorporate elements as defined within the Community Signage Types section of the Kettlestone Design Standards and shall incorporate substantial landscaping to tie in the Kettlestone theme with the overall private development
 - b. Sign 2:
 1. Maximum Height: 35 feet
 2. Maximum Width: 15 feet
 3. Maximum sign area: 300 square feet
 4. Maximum area used for changeable copy: 175 square feet
 5. Minimum sign setback from property line: 25 feet
 - c. Changeable signage content shall be limited to advertisement of businesses and events that are located or held within the property as defined in Exhibit D as well as community events which are sponsored by the City of Waukee.

- d. Changeable signage content shall not change more than one time in a five-second interval and shall not include any flashing, flowing, alternating or blinking lights.

END OF DOCUMENT

Exhibit C – Vicinity Map

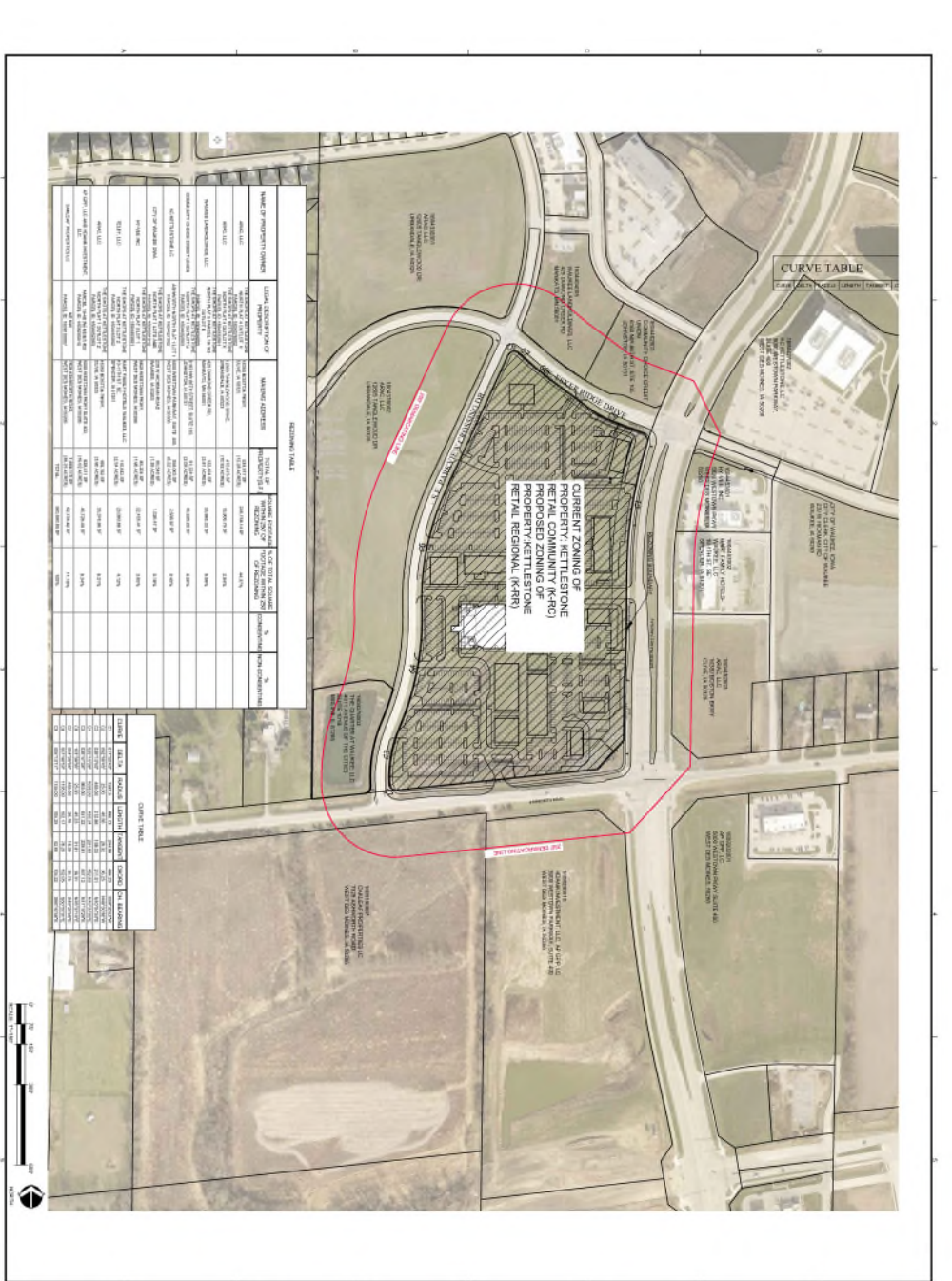


Property Location

Exhibit D – Property Legal Description

Outlot "U" in The Shops at Kettlestone North Plat 4, an Official Plat, now included in and forming a part of the City of Waukee, Dallas County, Iowa ("Property").

Exhibit E – Rezoning Map



CURVE TABLE

STATIONING	CHORD BEARING	CHORD LENGTH	ARC LENGTH	ANGLE
1+00.00 TO 1+05.00	S 89° 15' 00" E	100.00	100.00	90.00
1+05.00 TO 1+10.00	S 00° 00' 00" E	100.00	100.00	90.00
1+10.00 TO 1+15.00	N 89° 15' 00" W	100.00	100.00	90.00
1+15.00 TO 1+20.00	N 00° 00' 00" W	100.00	100.00	90.00

REZONING TABLE

NAME OF PROPERTY OWNER	LEGAL DESCRIPTION	TOTAL AC	ACRES TO BE REZONED	ACRES TO BE REZONED	ACRES TO BE REZONED
WALKEE INVESTMENTS, LLC	100.00 ACRES OF LAND IN SECTION 16, T12N, R10E, S2	100.00	100.00	100.00	100.00
WALKEE INVESTMENTS, LLC	100.00 ACRES OF LAND IN SECTION 17, T12N, R10E, S2	100.00	100.00	100.00	100.00
WALKEE INVESTMENTS, LLC	100.00 ACRES OF LAND IN SECTION 18, T12N, R10E, S2	100.00	100.00	100.00	100.00
WALKEE INVESTMENTS, LLC	100.00 ACRES OF LAND IN SECTION 19, T12N, R10E, S2	100.00	100.00	100.00	100.00
WALKEE INVESTMENTS, LLC	100.00 ACRES OF LAND IN SECTION 20, T12N, R10E, S2	100.00	100.00	100.00	100.00

CONFLICT TABLE

CONFLICT	TABLE	SECTION	SECTION	SECTION	SECTION
1	1	1	1	1	1
2	2	2	2	2	2
3	3	3	3	3	3
4	4	4	4	4	4
5	5	5	5	5	5
6	6	6	6	6	6
7	7	7	7	7	7
8	8	8	8	8	8
9	9	9	9	9	9
10	10	10	10	10	10



KeeTown Loop

The Quarter at Waukeke, LLC c/o Harry Coin
Waukeke, Iowa

CONFLICT

LANDSCAPE ARCHITECT
CONFLICT

CONSULTING ENGINEER
THE QUARTER AT WAUKEKE
LLC c/o HARRY COIN
WAUKEKE, IOWA

PROJECT REPRESENTATIVE
DENISE HUFF COMPLIANCE
DENISE.HUFF@HUFFCOMPLIANCE.COM
762.283.4400

PREPARED BY
HARRY COIN
HARRY.COIN@HARRYCOIN.COM
762.283.4400

REZONING MAP

DATE: 08/14/2024

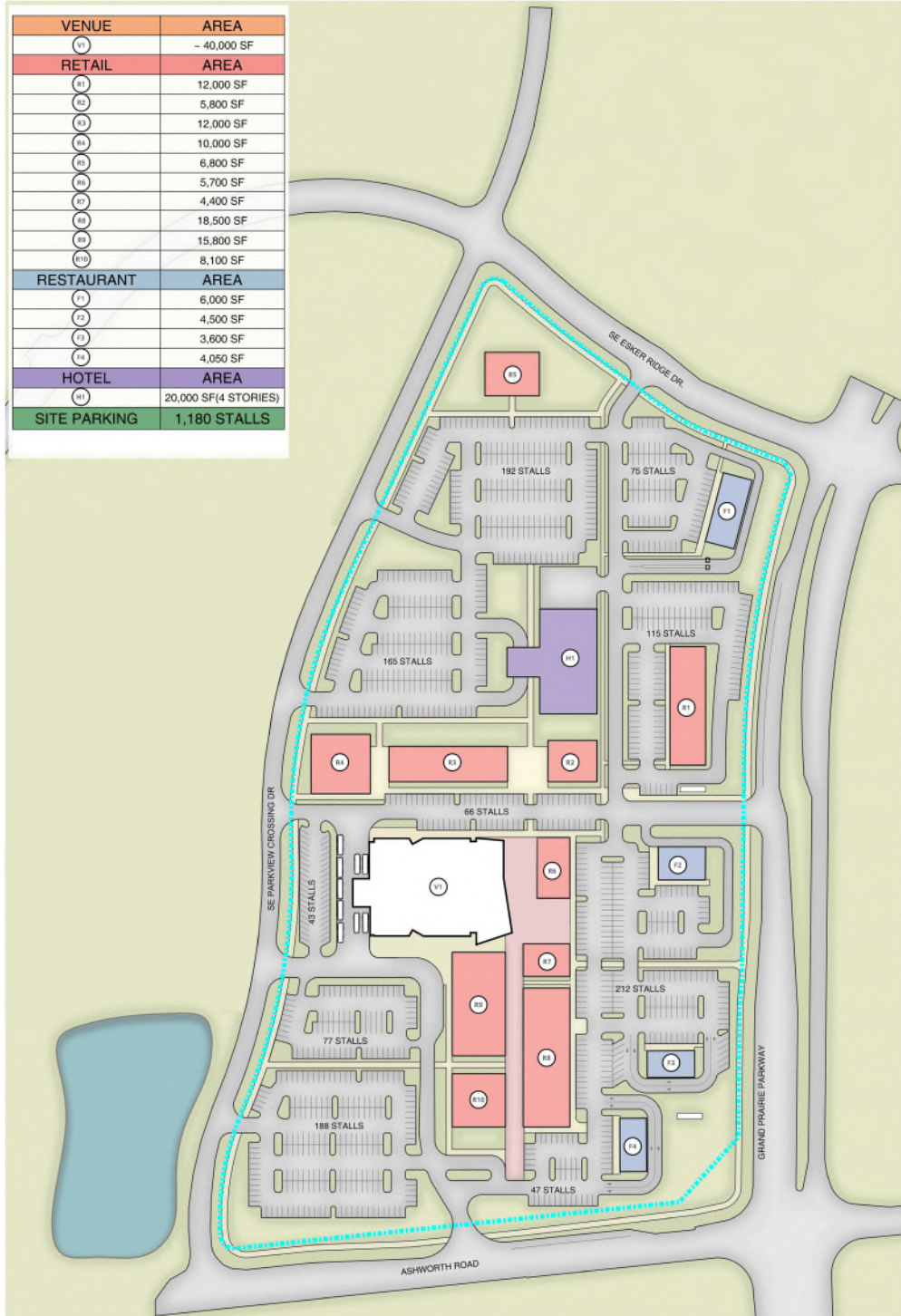
PROJECT: THE QUARTER AT WAUKEKE

SCALE: AS SHOWN

PROJECT REPRESENTATIVE: DENISE HUFF COMPLIANCE

PREPARED BY: HARRY COIN

Exhibit F – Conceptual Development Plan

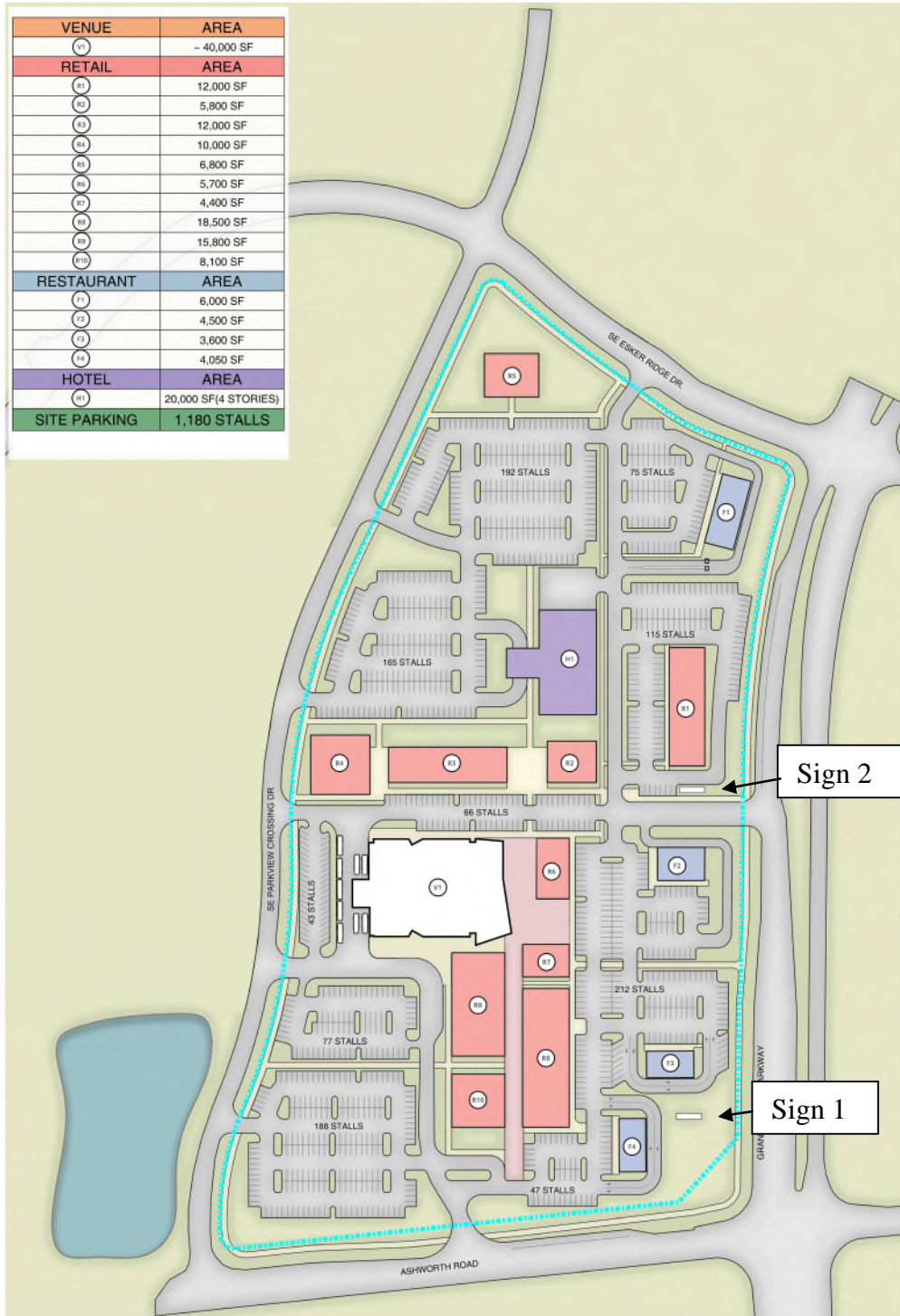


KeeTown Loop

Waukee, Iowa

CONFLUENCE

Exhibit G- Entertainment Establishment Monument Sign Locations



KeeTown Loop

Waukee, Iowa

CONFLUENCE