

Kettlestone

Design Guidelines

DRAFT
March 20, 2015

DRAFT

Preface

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 Kettlestone Village
 Glacier Park
 Glacier Springs

Acknowledgements

Previous Planning Efforts and Documents

- Alice’s Road Visioning Plan – 2004
(Completed by the City of Waukee & Bill Ludwig)
- Waukee Comprehensive Plan – 2008
(Completed by Gould Evans)
- Alice’s Road Corridor – A Development Framework – December 2011
(Completed by Hoisington Koegler Inc.)

Property Owners

- LeMar Koethe
- Chris Bourne and Sheryl Bourne Gaskins
- Richard and Carolyn Giles, Dallas and Linda Hakeman, Dan and Marlene Warren
- Beasley Farms, Inc. (Steve Beasley)
- Lolowau LLC (Dr. Charles Love)
- ARAC, LLC (Kurt Brewer and Sandy Swallow) and FAK, Inc. (Kurt Brewer)
- Ashworth Properties Inc. (Gerry Neugent, Knapp Properties)
- Deseret Trust Company (Doug Holmberg)
- Oakleaf Properties, LC (Bradley Burt)
- Charles and Cheryl Goodall

Steering Committee

- Tim Moerman, City Manager
- Dan Dutcher, Community Development Director
- Brad Deets, Development Services Director
- John Gibson, Public Works Director
- Linda Burkhardt, Director of Finance
- Matt Jermier, Parks and Recreation Director
- Ben Landhauser, Senior Planner
- Andy Kass, Planner II
- Amanda Gorsche Miller, Communication Director
- Jenna Herr, Technical Services Specialist

Waukee Mayor and City Council

- Mayor William F. Peard
- Current Council Members
 - Brian Harrison
 - Shane Blanchard
 - Casey L. Harvey
 - Shelly Hughes
 - Rick Peterson

Design Team and Contact Information

- Confluence
1300 Walnut, Suite 200
Des Moines, Iowa 50309
P: 515.288.4875
- Neumann Monson Architects
418 6th Avenue, Suite 209
Des Moines, Iowa 50309
P: 515.339.7800
- City Engineering Consultants
Foth Engineering
Kirkham + Michael

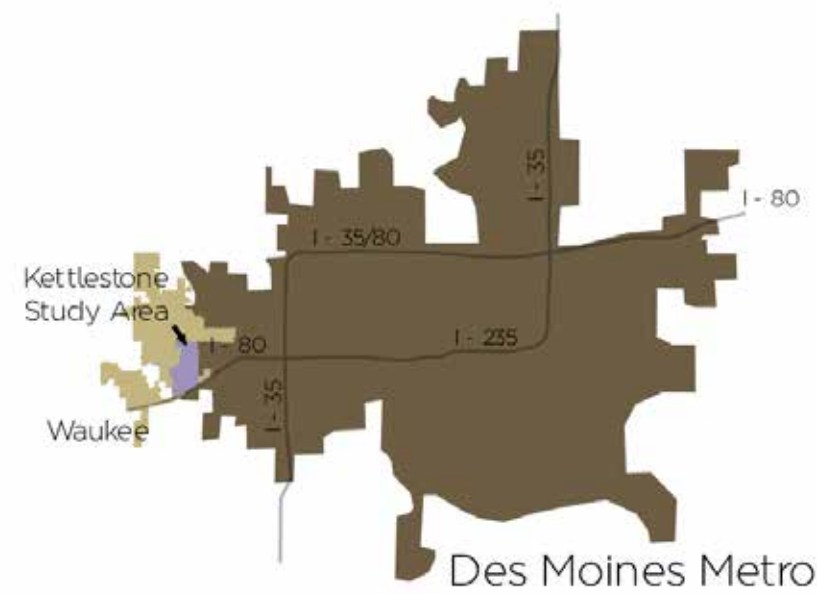
Purpose of these Guidelines

The Kettlestone Design Guidelines serve to provide a structure for future developers and property owners to follow as they prepare to start, and continue to work through the development process. The guidelines are established to help achieve a desired aesthetic for Kettlestone. They are in place to ensure that development within Kettlestone begins with a high standard of design that continues throughout the years to provide and maintain a cohesive appearance throughout the corridor.

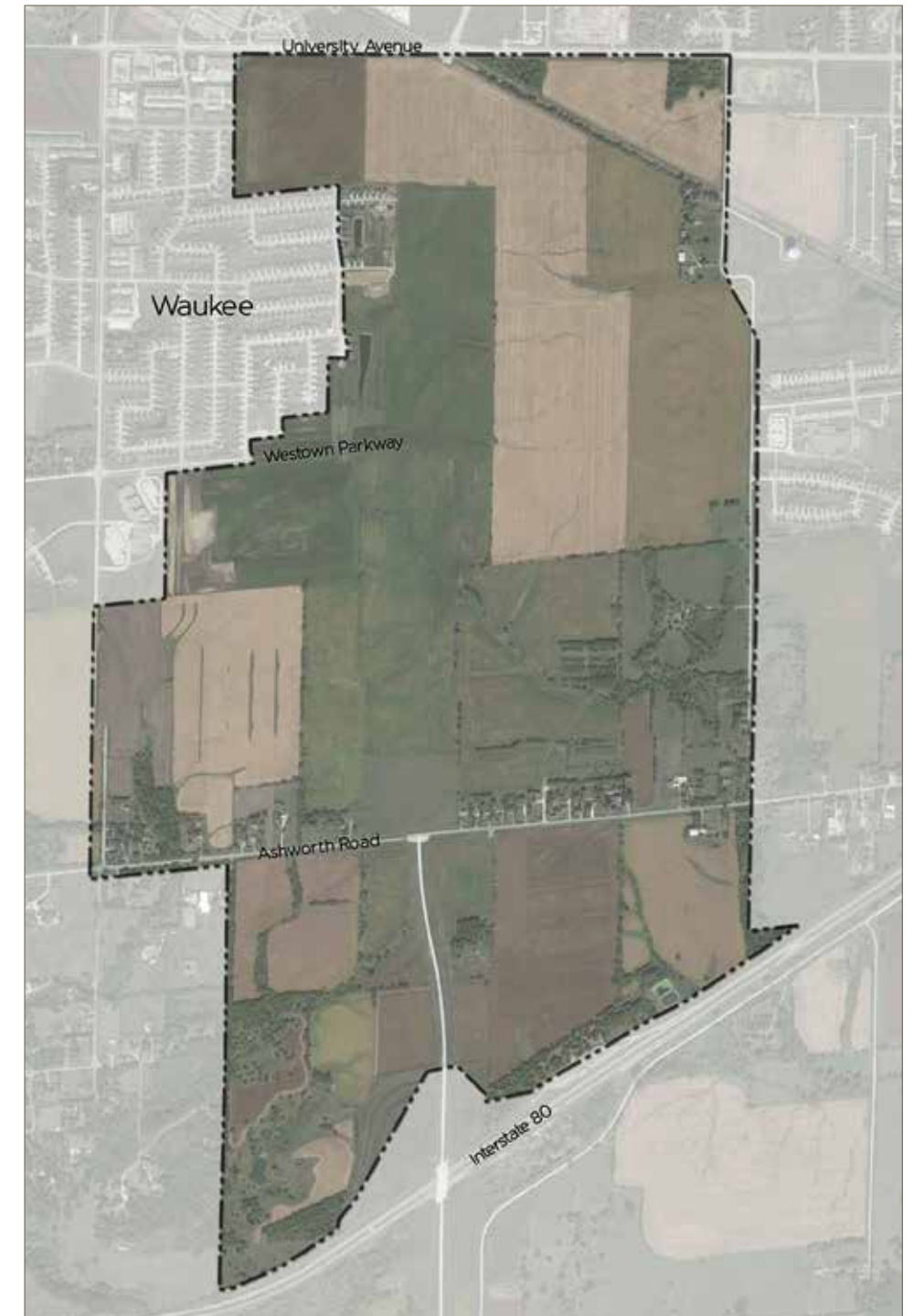
The Kettlestone Design Guidelines book serves as a central resource for the City of Waukee as well as developers, providing information specific to the various overlay districts throughout Kettlestone. In addition, the Kettlestone Design Guidelines book provides information to guide developers through general site planning, architectural and landscape design, sustainability, lighting, storm water management, and signage. These items are further supplemented by the City of Waukee’s Municipal Codes and Ordinances.



Kettlestone Vicinity: State of Iowa



Kettlestone Vicinity: Des Moines Metropolitan Area



Existing Kettlestone Area

Background Information

Staff Consultation Disclaimer

These guidelines are intended to protect the integrity of the Kettlestone Corridor by illustrating the objectives discussed in the Kettlestone Master Plan and providing a clear means to realize its potential. This document exhibits the desired character and framework throughout Kettlestone and seeks to provide a clear and organized method for dissecting the various regulations related to the Corridor. While the purpose of the document is to address all development scenarios and aid in the management of development in a coordinated manner, contact with the Development Services Department is encouraged to ensure all dynamics associated with a particular property are identified. Please refer to the Design Review Procedures for formal submittal requirements.

Standards vs. Creativity

This document covers a series of specific design criteria and development regulations envisioned to create a sense of place unique to the metropolitan area and the City of Waukee. Topics cover suggested colors, architectural style, landscape treatments, and various site design considerations. Standards should be followed to protect the reliability of the corridor's master plan for all property owners; however, creative freedoms should be utilized within the context of meeting the objectives of the guidelines in order to allow for a greater diversity in character and truly authenticate the sense of place.

Comments and Suggestions

In an effort to keep the document current and to ensure that it continues to achieve the development objectives; it will be reviewed on a periodic basis. Comments and suggestions to improve these guidelines are welcome and should be made in writing to:

Development Services Department
c/o Brad Deets
230 W. Hickman Road
Waukee, IA 50263
(515) 978-9533
www.waukee.org

Letter to Developers / Owners

The City of Waukee has approved this plan and believes it provides the best scenario by which to develop and conduct business in Kettlestone. Investment follows investment and as such the City plans to facilitate and kick-start development through continued enhancements of the greenways, primary corridors, and storm water management system. Development barriers are being removed to offer the most reasonable and expeditious means to invest, build, and re-invest in Kettlestone. The City continues to collaborate with property owners in order to realize the success of developing critical tracts of land without regard to property boundaries.

The entire 1500 acre corridor commands a consistent dialogue amongst various stakeholders, which is being facilitated by Waukee. A priority has been placed on sustaining momentum by developing in unison rather than as individuals. Waukee believes that in order to be successful each property owner has to be valued individually, but an individual cannot achieve their full potential by working alone. The City will aid in facilitating and connecting parties where mutual interests exist.

One of the defining characteristics of this corridor is the development and enhancement of the greenway system. The greenway blends open space, recreation, connectivity, and storm water needs for the majority of the corridor and serves as a pedestrian spine for development. Buildings and activity generators are desired to flank the greenway to energize the space and make the amenity accessible for all Corridor users. Buildings that are not immediately adjacent to the greenway should be pushed to the street utilizing the minimum setbacks allowed under these guidelines. Parking fields should be located internal to the site and linked to adjoining properties. Shared parking practices are encouraged. The land use plan provides for a single view as to the many ways in which a balanced and thriving corridor can be developed. The specific land uses illustrated on a given property is not as important as creating the dynamic and mix described in each district section.

The City encourages all developers to review the guidelines and contact staff in order to make our collective vision a success. We look forward to building our relationship with you.

Development Services Department
c/o Brad Deets
230 W. Hickman Road
Waukee, IA 50263
(515) 978-9533
www.waukee.org

Brad Deets, Director
Development Services Department

Date



Glossary

After Hours Business: Any business open during any time between the hours of two o'clock (2:00) A.M. to six o'clock (6:00) A.M. any day of the week and where patrons are allowed to bring their own beer and wine onto the business premises.

Apartment Hotel: A building designed for, or containing both, individual guest rooms or suites of rooms, and rooms or suites of rooms are for dwelling units for which no hotel/motel tax is collected.

Architectural (Precast) Concrete Panel: A precast concrete wall panel that is designed and engineered to transfer shear, support floor and roof loads as well as offer a wide range of architectural exterior finishes. Architectural precast panels have the highest quality concrete finish and very often are integrally colored in the plant to match other building exterior finish materials.

Architectural Metal Panel: A modular exterior cladding system comprised of insulated or uninsulated prefinished metal panels and supporting framework attached to the structural frame of a building.

Articulation: The act of jointing; a joint.

Bar: Any establishment devoted primarily to the selling, serving or dispensing and drinking of malt, vinous, or other alcoholic beverage by 60% or more of total gross sales, or any place where any sign is exhibited or displayed indicating that alcoholic beverages are obtainable within or thereon, and where such beverages are consumed on the premises. (May also be referred to as “Cocktail Lounge,” “Tavern,” or “Saloon”)

Bay: 1. Within a structure, a regularly repeated spatial element defined by beams or ribs and their supports. 2. A protruded structure with a bay window.

Bay-and-Gable style: A bay-and-gable is a distinct architectural style of house that is ubiquitous in the older parts of Toronto, Canada. The most prominent feature is the large bay window that usually covers more than half of the front of the house, surmounted by a gable roof. The classic bay and gable is a red brick semi-detached structure that is two and a half stories tall, though many variations also exist. It was one of the most common forms of house built in late nineteenth and early twentieth century Toronto.

Big Box Retail: Any single tenant retail building or space that is 50,000 sq. ft. in gross floor area or larger.

Body Piercing Studio: Any establishment or business wherein body piercing is practiced. Specifically excluded from this definition are retail jewelry businesses offering ear piercing as a complimentary service. (See “Tattoo Studio”)

Burnished Block: A concrete masonry unit (CMU) whose display face has been burnished (polished) to expose the natural colors and shapes of the aggregates within the block. Burnishing yields a higher quality finish characterized by increased coloration and subtle variation in hue and tone. Burnished surfaces are coated with a clear sealer to achieve a high-resolution finish.

Coastal style: American Coastal style is a hybrid style of architecture found predominantly along the Atlantic coast of the United States that takes elements of Cottage and other folk styles and renders them in white or light pastel colors or accents giving them a distinctly bright, open and welcoming feel.

Craftsman style: A domestic architectural style in America in the first few decades of the 20th century. Houses in this style are usually characterized by: a nonsymmetrical facade typically sheathed with stucco, wood clapboard, or wood shingles, and less often with board and batten, brick, concrete block, or stone. Details often included: a gabled porch, recessed or trellised, facing the street; usually a low to moderately pitched front-gabled roof; exposed roof rafters, beams, false beams, or triangular knee braces inserted add decorative elements under the gables; gabled dormers or shed dormers with exposed beams; double-hung windows or heavily framed casement windows.

Delayed Deposit Services Business: A person or individual, group of individuals, partnership, association, corporation, or any other business unit or legal entity who for a fee does either of the following:

Accepts a check, draft, share draft, or other instrument for the payment of money dated subsequent to the date it was written.

Accepts a check, draft, share draft, or other instrument for the payment of money dated on the date it was written and holds it for a period of time prior to deposit or presentment pursuant to an agreement with, or any representation made to, the maker of the check, draft, or other instrument whether express or implied.

Dormer: Projecting framed structure set vertically on the rafters of a pitched roof, with its own roof (pitched or flat), sides, and a window set vertically in the front.

Drive-Thru: A drive-thru facility is an establishment that provides or dispenses products or services, through an attendant or an automated machine, to persons remaining in their vehicle that are in designated drive-thru stacking lanes. A drive-thru facility may be in combination with other uses, such as financial institutions, restaurants, pharmacies, and service providers such as dry cleaners. In these guidelines, car washes and gas stations will not be categorized as drive-thru facilities.

Exterior Insulation and Finish System (EIFS): An exterior finish for a building composed of polystyrene foam covered with a synthetic stucco; this type of stucco (in contrast to traditional, porous cement-based stucco) is water proof and sprayed on.

Exterior lighting: Temporary or permanent lighting that is installed, located or used in such a manner to cause light rays to shine outdoors.

Exterior lighting fixture: The complete exterior lighting unit, including: the artificial source of light, the parts required to distribute the light, elements for light output control such as the reflector (mirror), or refractor (lens), the housing that protects and holds the lamp in place, the connection to the power supply, and the component that anchors the lighting unit to the ground or onto a structure.

Facade: The exterior face of a building which is the architectural front, sometimes distinguished from the other faces by elaboration of architectural or ornamental details.

Federal style: An architectural style in the post-colonial era in America, from about 1780 to 1820 and beyond; noted for its clarity of form, simplicity, restraint, and subtle use of color, as well as its delicacy and lightness in detailing. Buildings in this style are usually characterized by: a symmetric facade, often with a large entrance portico; commonly, brick construction with a Flemish bond pattern and thin mortar joints.

Fenestration: The design, construction, or presence of openings in a building. Includes windows, doors, louvers, vents, wall panels, skylights, storefront, curtain walls, and slope glazed systems. From the Latin word fenestra (“window”).

Fiber Cement: A composite building material made of sand, cement, and cellulose fibers. Most commonly used in siding applications where quality, longevity and durability are required.

Floodlight: A lamp that incorporates a reflector or a refractor to concentrate the light output into a directed beam in a particular direction.

Floor Area Ratio (FAR): The total square footage of a building divided by the total square footage of the lot or parcel of land on which the building is located.

Foot-candle: The illuminance measured one (1) foot from a one (1) candle source.

Full cut-off: A shielded light fixture that emits no light above a horizontal plane touching the lowest point of the fixture.

Gable: A vertical surface commonly situated at the end of a building, usually adjoining a pitched roof; its shape depends on the type of roof and parapet, although most often it is triangular; often extends from the level of the cornice up to the ridge of the roof. If the gable is on the facade rather than the back end, the building is said to be *front-gabled*.

Glare: The light in a direction near one’s line of sight that either causes discomfort to the eye or impairs visibility.

Glazing: The glass surface of a glazed opening. The glass in a window.

Hookah Lounge: An establishment where patrons are provided shisha (flavored tobacco) in a hookah or nargile water smoking pipe. (See “Smoking Lounge or Smoking Den”)

Horizontal and vertical foot-candles: The illuminance, measured by a light meter, striking a vertical or horizontal plane.

Hotel or Motel: A building containing guest rooms in which lodging is provided and offered to the public on a temporary basis for compensation, and which is open to transient guests, in contrast to a bed and breakfast inn, boarding house, or rooming house. For establishments to be considered a hotel or motel, versus an apartment hotel or apartment house/building, all rooms must be available for rent for as little as one (1) night and no more than 30 days, no rental contract or similar agreement is involved, and the establishment must be licensed as a hotel by the State of Iowa and collect and pay to the State hotel/motel tax.

Illuminance: The intensity of light in a specified direction measured at a specified point.

Light Emitting Diode (LED): A solid-state device that emits light of a single primary color, but in combination with other diodes can produce colors of any hue for use in signage or lighting. LED fixtures are energy efficient and have a long operational life.

Light trespass: Unwanted light falling on public or private property from an off site use or property.

Liquor Store: A retail shop or establishment that primarily sells prepackaged alcoholic beverages, including wine, beer, and alcoholic liquors, intended to be consumed off the store’s premises, and where 50% or more of total gross sales are derived from the sale of alcohol and/or tobacco.

Mid-Century (Modern): An American architectural style characterized by flat planes, clean lines, open floor plans, expansive glass, changes in level and an obvious connection to the outdoors. Mid-Century most often refers to residential architecture but the characteristics of the style apply equally well to smaller scaled commercial buildings.

Open Space: Any area within a single site or lot that is not covered by building, structure, parking lot, or driveway. Sidewalks, patios, or other paved or hard surfaced area (included within any outdoor public or private space may be counted as open space).

Pacific Lodge style: Pacific Lodge or Pacific Northwest style is not a formally recognized architectural style but is instead a trend in the contemporary architecture of the Pacific Northwest characterized by the use of natural, rustic, and industrial-type materials. There is no consistent building form associated with this trend. Common materials include Cor-Ten steel, rough-hewn timbers, corrugated metal panel, clear-finished wood sidings, concrete, and stone (often rubble stone or river rock).

Parapet: In an exterior wall, the part entirely above the roof.

Pawnshop: An establishment wherein the business of a pawnbroker is conducted. A pawnbroker shall be any person who lends or advances money or other things for profit on the pledge and possession of personal property, or other valuable things, other than securities or written or printed evidences of indebtedness; or, who deals in the purchasing of personal property or other valuable things on condition of selling the same back to the seller at a stipulated price.

Prairie style: A style of American domestic architecture that originated with the Prairie School, popular primarily in the Midwest from about 1900 to 1920. A house in this style often is characterized by: a two-story height with wings and/or porches of one story, integrated with its site to provide a low, horizontal appearance; the central portion of the house usually higher than the adjacent flanking wings; traditional building materials; exterior walls commonly of light-colored stucco, light colored brick, or concrete block; contrasting wood between stories.

Recreational Facility: Football fields, soccer fields, baseball fields, tennis courts, swimming pools, or any other special event or show area.

Restaurant: An establishment that prepares and serves food and beverages to persons for immediate consumption. Any establishment with 60% or more of total gross sales in alcoholic beverages shall be defined as and considered a bar and not a restaurant.

Dine-in: A restaurant where the patron consumes food and beverages while seated at tables or counters located on the premises.

Drive-in: A restaurant that delivers prepared food and/or beverages to patrons in motor vehicles, regardless of whether or not it also serves prepared food and/or beverages to customers who are not in motor vehicles, for consumption on or off the premises. This definition includes coffee shops, ice cream parlors, and any other business that serves food or drinks to patrons in a motor vehicle.

Carry-out: A restaurant which prepares food and/or beverages which are packaged and delivered to the patrons or are picked-up at the establishment by the customer; there is no consumption of food or beverages on the premises by patrons.

Roof Form, Flat: A horizontal roof either having no slope, or a slope sufficient only to effect drainage, its pitch being usually less than 10 degrees; it may be surrounded by a parapet or it may extend beyond the exterior walls.

Roof Form, Pitched: A steep gable roof having the same pitch on each side of a central ridge.

Roof Form, Gabled: A roof having a single slope on each side of a central ridge; usually with a gable at one or both ends of the roof.

Size proportionate to level of finish: The larger the area the more green space and park like, the smaller the plaza the more pavers, benches, fountains, artwork, are expected.

Smoking Lounge or Smoking Den: An establishment where patrons can purchase and consume tobacco products on site.

Split-face Block: A solid or hollow concrete masonry unit, split lengthwise after curing; laid with the fractured surface exposed, so as to provide a rough texture.

Streetscape: The visual elements of a street, including the road, adjoining buildings, street furniture, trees and open spaces, etc. that combine to form the street’s character.

Sustainable Office (*Architectural Style*): This architectural style is not well-recognized as a distinct style with common characteristics. Buildings of this style will generally adhere to design and construction principles that create highly energy efficient buildings that architecturally are characterized as well-constructed, open plan offices that harvest and utilize abundant daylight and thus have large amounts of exterior glass that is often provided with horizontal shading devices.

Tattoo Studio: Any establishment in which tattooing is carried out professionally and may or may not include ear and body piercing. (See “Body Piercing Studio”)

Tobacco Store: A retail shop or establishment primarily engaged in the sale of tobacco and tobacco related products for off premise consumption only, and where 50% or more of total gross sales are derived from the sale of tobacco and/or alcohol.

Volatile Organic Compound: Gasses emitted from certain solids or liquids.

VOCs include a variety of chemicals, some of which may have short- and long-term adverse health effects. Examples include (but are not limited to): paints and lacquers, paint strippers, cleaning supplies, pesticides, building materials and furnishings, office equipment such as copiers and printers, correction fluids and carbonless copy paper, graphics and craft materials including glues and adhesives, permanent markers, and photographic solutions.

DRAFT

Introduction

What is Kettlestone?

History

As the last glacier retreated from Central Iowa some 12,000 – 14,000 years ago, it left behind a rich and diverse landscape of morainal ridges (knobs), bowl-shaped depressions (kettles), and glacial boulders or erratics (stone). This unique episode of glacial activity, combined with today's investment in large, public greenbelts of water and rock, give both historic relevance and a natural focus on where Waukee has been – and where it's going.

Kettlestone celebrates the intrinsic value of its context, as well as the simple beauty of the Iowa landscape – a place of water, grasses and stone.

Kettlestone's sense of place is derived from respecting the land from which it is named.

Kettlestone – a true place, in every sense of the word.

The Place

The City of Waukee is located on the western edge of the Des Moines metropolitan area and is considered an integral part of the Greater Des Moines Region in Central Iowa. Central Iowa has received many national accolades within the last few years; which has made it an attractive place for young professionals to raise a family. Waukee has had incredible growth over the last decade; nearly doubling in size. It was recently named Iowa's fastest growing community. With a 40% increase in building permits through June of 2014, they expect to remain at the top of that list in the years to come. This growth, along with the growth of the adjacent cities of Urbandale, Clive, and West Des Moines, has greatly impacted the Waukee Community School District. It has grown from one of the smaller districts in the state to become the 10th largest. This rapid growth has afforded the district the opportunity to operate in a constant state of expansion with new schools opening almost every year for the past 10 years.

To keep up with this growth the City of Waukee has added staff and adopted an aggressive approach to community planning. The latest example is the Grand Prairie

Parkway Corridor. This corridor connects the City of Waukee to Interstate 80 via a new interchange, and further south to the City of West Des Moines. It also provides access to 1500 acres of new development area; which has been branded as "Kettlestone."

The Vision

Designed to highlight the natural beauty of the area, 'Kettlestone' is an innovative mixed-use neighborhood where residents and visitors will find everything from world-class shopping, dining and entertainment to expansive parks, ponds and trails. Over the next 30 years, it is anticipated that Kettlestone's 1,500 acres will be developed to serve as a social, cultural and civic center, adding 25,000 new jobs, 7,000 dwelling units, 3.8 million square feet of retail space and 5.5 million square feet of office space. The Master Plan and associated Design Guidelines that are outlined in this document exhibit the City's commitment to the success of this area. Their significant investment in roadways, greenways, trails, enhancements, and amenities; will make this development second to none in the Midwest.

Kettlestone also employs the unique approach of acquiring the natural drainage-ways to create an active greenway corridor that accommodates storm water retention for a majority of the adjacent properties. This connected series of kettles (ponds) and wetlands further provides trail access, wildlife corridors, park space, and development opportunities - with a view. Property south of Ashworth Road and adjacent to Interstate 80 will have two large water bodies that are anticipated to serve as the anchor for the entire development. Accessible, urban, waterfront developments within the State of Iowa are rare and precious. The coordinated effort to establish these two large facilities will provide a unique opportunity for retail development and will make 'Kettlestone' a regional destination.

Along with the retail development, the Master Plan highlights several areas that are prime office locations. The greenway system will offer excellent bike/walk to work opportunities and Grand Prairie Parkways' connection to the interstate will provide

easy access to Interstate 80 and beyond. The anticipated retail, hospitality, and restaurant developments both north and south of the office district only add to the appeal of the area. The excellent access combined with the existing and proposed housing opportunities make this an ideal destination for any office user.

Kettlestone is the mixed use, office, and retail future of Waukee. The plan also allows for a diverse addition to the housing market, but no other area offers the unique combination of location, access, population, and investment that is key to the success of mixed use developments. A 30 year build out is anticipated, but it is hoped that this unique collection of opportunities will blossom sooner than anticipated due to the public investment and pre-planning work undertaken by the City.

Purpose

The Kettlestone Design Guidelines were created to establish the minimum design standards necessary for the implementation of the vision as identified and set by the Kettlestone Master Plan. It is not expected that the specific layout shown in the Master Plan will be followed exactly. Instead, it is anticipated that during the detailed design process for the development of each site, a specific and detailed site plan will emerge. However, the overall intent and vision of the original Kettlestone Master Plan should be met. For example, during the design and engineering of the major storm water retention ponds located south of Ashworth Road and west of Grand Prairie Parkway, several general changes from the master plan layout have been made including modification of the pond shapes, sizes, and locations and the re-alignment of several interior roads. (See images on page 3). The general goals and recommendations from the Kettlestone Master Plan are summarized on the following page.



Goals

- Create a new town center that is a walkable environment with broad housing choices, mixed land uses, increased densities, and an enhanced civic and cultural presence.
- Create a quality employment center.
- Connect the neighborhoods and look for opportunities to build community.
- Set a new National Standard for high quality, sustainable development.
- Propose a framework of green infrastructure to create unique development with a series of greenways.
- Respect Waukees history, but create a new legacy and vision for Waukees.

Development Recommendations

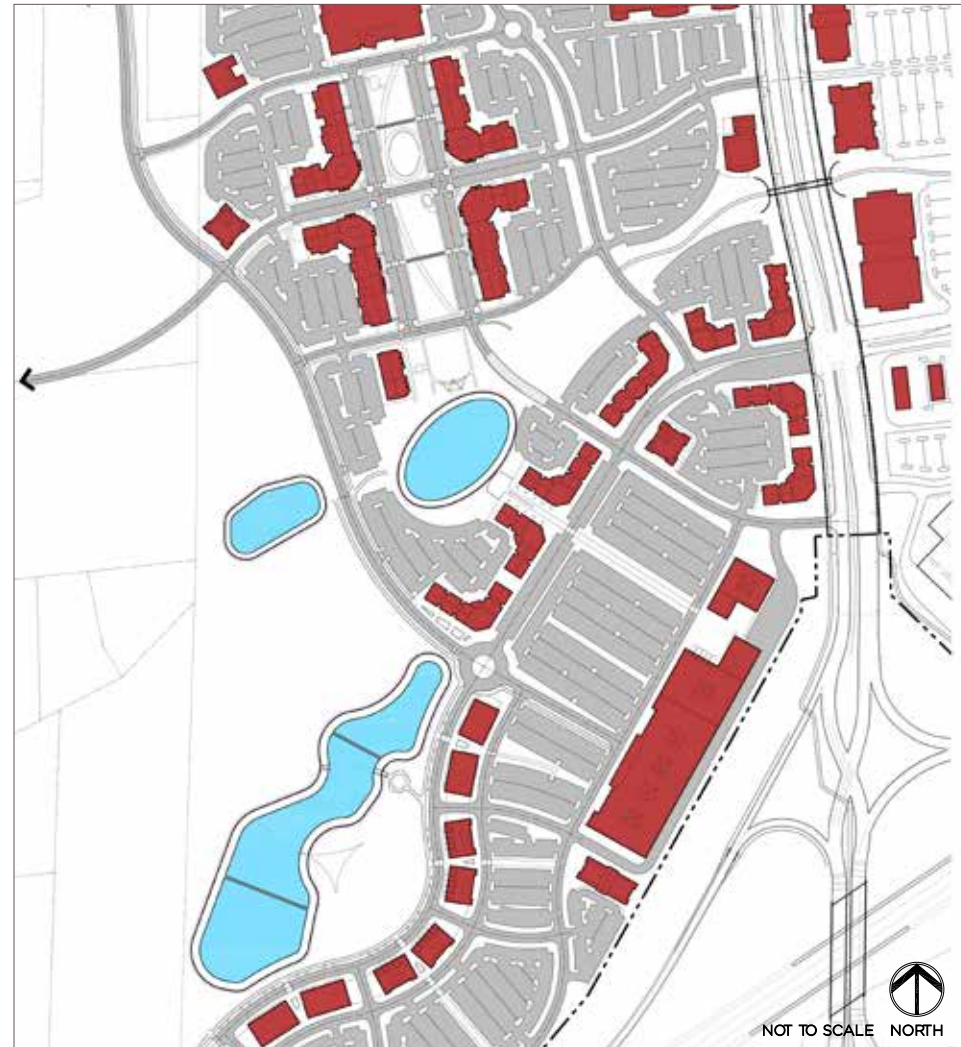
- Integrated development – promote land owners to work together
- Mixed Use and Higher Density of Development
- Buildings located near the street and/or greenway
- Diversify residential opportunities and styles
- Attract Unique Retail and Restaurants
- Greenway as Development Catalyst – walkable community
- Kettlestone as New Town Center
- Commercial Core, Density of Residential Edge
- Amenity Space for Family/Shopping

Mobility Recommendations

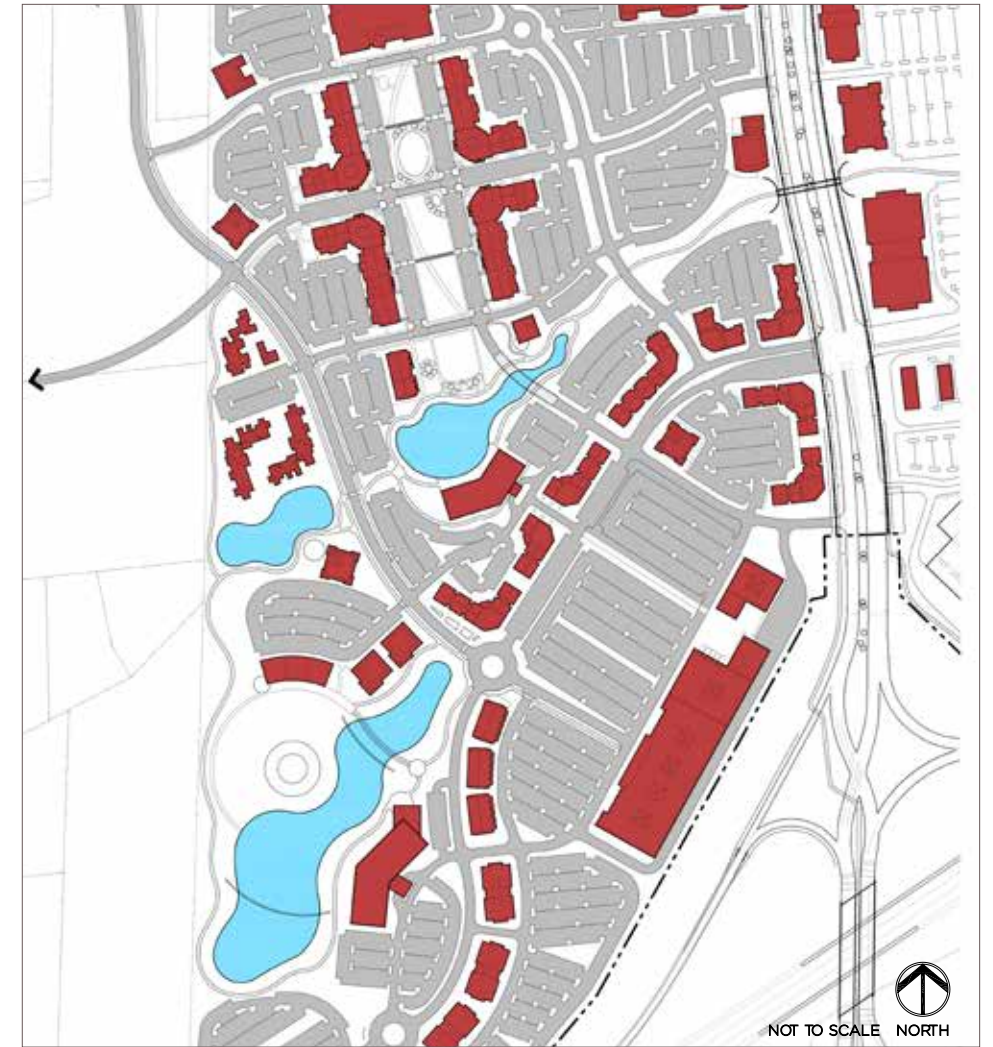
- Expand Greenway Network – (require development connections)
- Expand Trail Network – (become the Metro’s most walkable development)
- Create Community Event Spaces – (select locations)
- Construct Roadways to Support Development – (manage access)



Kettlestone Master Plan - March 2014



New Pond Layout Study - June 2014

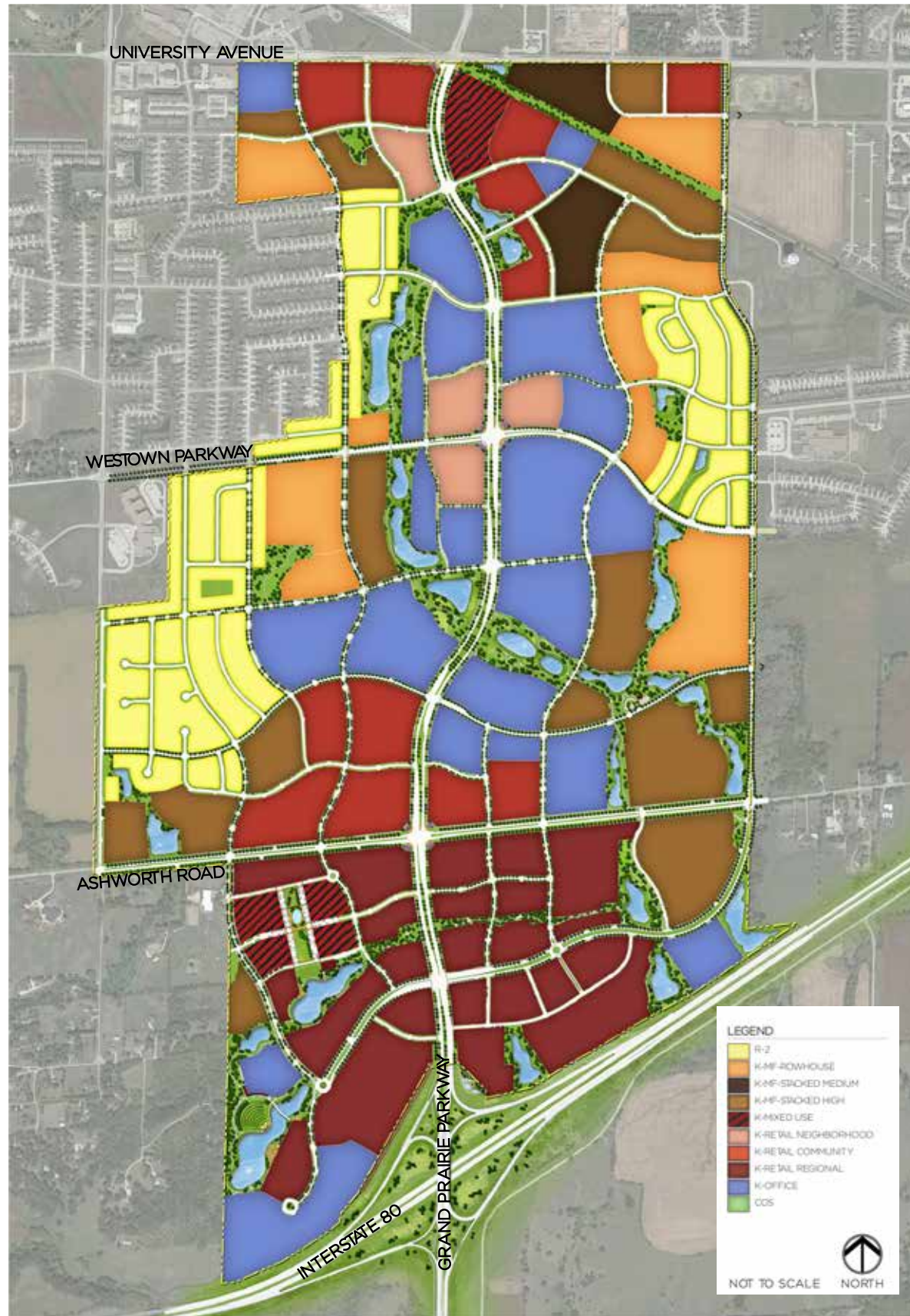


Current Proposed Layout (revisions expected) - September 2014

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Land Use Districts



Land Use Districts

Land use classifications and land use plans are the basis for all zoning districts and regulations, as well as zoning maps. The land use map and land use classifications contained and referenced within these guidelines are based upon those established in the Kettlestone Master Plan that was adopted on June 16, 2014 by the Waukee City Council. It is intended that specific new zoning districts are created and special zoning overlay districts are established within Kettlestone to promote the goals of the Master Plan and enforce the regulations contained within these guidelines.

The land use plan map represents the desired mix and intensity of uses. This plan is intended to be flexible to allow for some swapping of land uses provided the overall intent, mix and density of the land uses remain consistent with the original plan. It is also intended that the land uses will adjust based upon final public and private street alignments.

The following is a summary of each land use classification:

Single Family Residential

Detached single and two family dwellings on individual lots with public street frontage and driveway access. Lots may also be served by an alleyway. Lot sizes range from 8,000 to 40,000 sq. ft. Typical density is 2 to 6 lots per acre. Dwellings should have front porches, windows, and front entryways that dominate the street presence. The appearance of garage doors should be minimized.



Multi-Family Rowhouse

Three or more dwelling units attached side-by-side (in a row). Units may be located on individual lots or on a common association lot under a condominium regime. Each unit typically has public or private street frontage and may be served by an alleyway. Garages are typically tuck-under or first floor attached. Units have individual entryways. Densities range from 6 to 12 dwelling units per acre. Rowhouses should be 2-3 stories in height, placed close to the street, and include front porches. Garages should be encouraged to be rear loaded.



Multi-Family Stacked Medium

Dwellings attached horizontally (side-by-side and back-to-back) and vertically with 3 or more units. If only attached horizontally, units may be located on individual lots or on a common association lot under a condominium regime. If vertically attached, units are typically located on an association lot under a condominium regime. Units may or may not have public street frontage and may be served by an alleyway. Garages may be tuck-under, first floor, or stand-alone garage units in a common parking area. First floor units typically have individual entryways. Densities range from 8 to 14 dwelling units per acre. Building units should be 2 to 3 stories tall, have a high-level of exterior finish, utilize brick and/or stone, and include heavy trim elements. The design of the buildings should include variable roof and exterior wall planes. Finish details shall be incorporated into the design to divide the mass of the buildings and add visual interest. Garages should be located in a manner to reduce their public visibility and impact.



Mixed Use

Buildings that include a combination of residential, retail, and office uses. Retail or service businesses are typically located on the first floor with office and residential dwelling units located on the upper floors. All buildings should include a residential component. Parking may be under-building, in an adjoining parking ramp, and/or shared surface parking in a common parking lot. Approximately 30% of the land area is devoted to commercial uses with a building floor area ratio ranging from 0.4 to 0.8 and the remaining 70% for residential use with dwelling unit densities of up to 30 dwelling units per acre. Buildings should be located close to the street, 2 to 5 stories tall, have a high-level of exterior finish, utilize brick and/or stone, and include heavy trim elements, canopies, overhangs, and patios or balconies. The design of the buildings should include variable roof and exterior wall planes and trim details that divide the mass of the buildings and add visual interest. Outdoor seating areas and pedestrian spaces should be included and negative elements such as loading docks, trash dumpsters, and utility meters should be located in inconspicuous areas and screened.



Multi-Family Stacked High

Dwelling units attached horizontally and vertically with 8 or more units per building. Building units may be located on an association lot under a condominium regime or may be under a single ownership. Building units may or may not have public street frontage. Garages may be tuck-under, located within or below the building, or stand-alone garage units in a common parking area. Densities range from 15 to 24+ dwelling units per acre. Building units should be 3 to 5 stories tall, have a high-level of exterior finish, utilize brick and/or stone, and include heavy trim elements, and patios or balconies. Building units typically have a shared entryway into the building and a common interior corridor to access individual units. The design of the buildings should include variable roof and exterior wall planes. Finish details that divide the mass of the buildings and add visual interest shall be incorporated into the design. Garages should be located in a manner to reduce their public visibility and impact.



Retail Neighborhood

Retail intended to be smaller scale and in closer proximity to residential uses to provide a limited amount of daily, short trip, retail needs of the adjoining residential area. Districts are generally 5 to 10 acres with a building floor area ratio of 0.25. Building sites may be smaller. The intensity and type of allowed uses shall be limited for compatibility with adjoining residential areas. Site design characteristics shall take in consideration of their potential impacts on the adjoining neighborhood. Franchise architecture should be discouraged and sites should be designed to be more pedestrian versus vehicular traffic oriented.



Retail Community

Retail areas intended to be larger scale than Retail Neighborhood and located in closer proximity to employment centers to provide a greater range of retail services for a wider population area. Districts are generally 10 to 20 acres with a building floor area ratio of 0.35. Building sites may be smaller. Franchise architecture should be limited and sites should be designed to accommodate both pedestrians and vehicular traffic.



Office

Professional office uses consisting of single or multi-tenant buildings that are 1 or more stories tall. Site sizes can range from small single user building lots to large corporate campuses with a floor area ratio of 0.35. Retail uses are typically not allowed within office districts. Sites should be well landscaped and buildings should have a high level of exterior finish to promote a professional image.



Retail Regional

Retail intended to be large scale, including large box retailers, and located in high traffic, high visibility areas to provide retail services for the entire community and regional area. Districts are generally 20+ acres with a building floor area ratio of 0.35. Building site may be smaller. Franchise architecture should be limited and sites should be designed to accommodate pedestrians and significant vehicular traffic.



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Kettlestone Overlay Zoning and
Review / Approval Process

Development Review Process & Procedures

How to Guide: From Submittal to Occupancy

Site and Building Development Standards Ordinance

This section references the City of Waukee’s current rules for the administration and approval process for all site plans as well as the minimum standards for site plans, known as the “Site and Building Development Standards Ordinance” herein after referred to as the “Ordinance.” The following is a guide to the City’s current development review process and requirements for site plans as contained in the above referenced Ordinance. This Ordinance may be periodically updated and amended, as such the current City Ordinance should always be referenced and examined.

Purpose and Scope

The purpose of this Ordinance is to provide guidance and standards for development within the City in order to guide development in a manner which is conducive to protecting the health, safety, and general welfare of residents and property owners within the City. All development and redevelopment of land or property within the City shall minimize the adverse effects placed upon adjacent properties by maintaining or improving upon the aesthetic quality of the surrounding area, and by providing adequate traffic safety, emergency access, water supply, sewage disposal, management of storm water, erosion and sediment control.

Site plan review and approval by City Council shall be required of all principle structures other than individual single family and two family residential dwellings in any zoning district.

Jurisdiction

No permit shall be issued for any lot or development requiring the approval of a site plan after the effective date of, and in conformity with the provision of the regulations herein. No development, except where specified herein, may be created, substantially improved, converted, enlarged, or otherwise altered without conforming to the provisions of this section, all applicable provisions of the Code of Iowa, as amended, and all applicable provisions of the Waukee Municipal Code, as amended.

Procedures

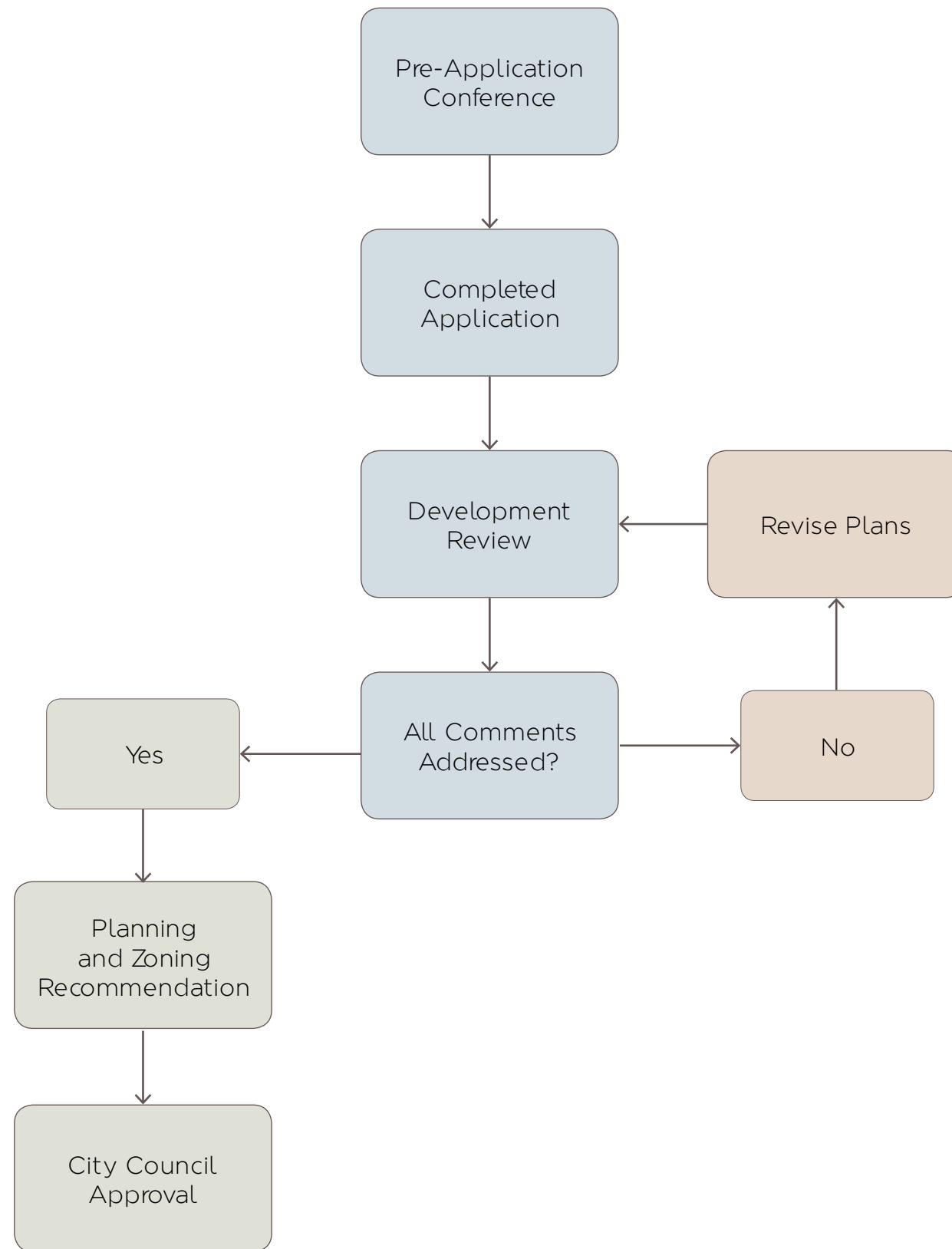
The property owner, developer, or other representing party on behalf of a property owner interested in the development of land within the City shall adhere to the procedures identified in this section in accordance with all other applicable sections of the City Code.

I. Pre-Application Conference

It is recommended that prior to the submission of any site plan application a meeting be scheduled with the Administrative Official and other appropriate City department representatives. The purpose of this conference shall be to discuss the feasibility of the proposal and to provide the owner with information and guidance regarding applicable City ordinances, specifications, standards, and procedures, before the owner enters into binding commitments or incurs substantial expenses. In addition, the Administrative Official will identify a development review schedule best suited to accommodate the applicant’s time schedule and the City’s ability to effectively review the proposal.

II. Development Review

In order to properly review a site plan proposal, the applicant shall provide the City with information determined to be applicable to the project by the



Administrative Official. Once the proposal has provided all of the necessary information meeting the requirements of all applicable City ordinances, the proposal shall be brought before the Planning and Zoning Commission in order to receive a recommendation before being presented to the City Council. Action of the Planning and Zoning Commission and City Council shall be approval, approval subject to conditions, denial, or table for further review. Action of the Council shall be approval, denial, or table for further review. A site plan may be presented for consideration by the City Council in the event of a recommendation of denial by the Planning and Zoning Commission. In the event of denial of a site plan by the City Council, the applicant would be required to resubmit and begin the review process anew to have another proposal considered by the Planning and Zoning Commission and City Council. Resubmittal of a site plan shall be subject to all applicable costs associated with review of the documentation. Development review shall exist as a measurement determined by the City to meet the objectives outlined by the Waukee Comprehensive Plan.

III. Validity of Approval

A site plan shall become effective upon certification of approval by the City Council. The City Council approval of any site plan required by this article shall remain valid for one (1) year allowing one (1) year extension with approval of City Council upon recommendation of the Commission after the date of approval, after which time the site plan shall be deemed null and void if the development has not been established or actual construction commenced. For the purpose of this article “actual construction” shall mean that the permanent placement of construction materials has started and is proceeding without undue delay. Preparation of plans, securing financial arrangements, issuance of building permits, letting of contracts, grading of property, or stockpiling of materials on the site shall not constitute actual construction. At the time of site plan approval the City Council may grant an exemption on the time construction must begin after their approval is given for a utility service structure.

IV. Amendment

Any site plan may be amended in accordance with the standards and procedures established herein, including payment of fees, provided that the Administrative Official may waive such procedures for those minor changes hereinafter listed. Such minor changes shall not be made unless the prior written approval for such changes is obtained from the Administrative Official. No fees shall be required for such minor changes. Minor changes include: Moving building walls within the confines of the smallest rectangle that would have enclosed each original approved building(s). Relocation of building entrances or exits, shortening of building canopies. Changing to a more restrictive commercial or industrial use, provided the number of off-street parking spaces meets the requirement of the Waukee Zoning Ordinance. This does not apply to residential uses. Changing angle of parking or aisle provided there is no reduction in the amount of off-street parking as originally approved. Substituting plant species provided a landscape architect, engineer or architect certifies the substituted species is similar in nature and screening effect.

V. Existing Development

Any improvement or maintenance to any structure or site feature must not cause the site or building to become non-compliant with the regulations set forth in this Ordinance. If the site or building is already noncompliant, the change to the building or site proposed by the owner must not cause them to become more non-compliant. In such instances improvements shall be completed in a manner which makes the building, site, or related items more compliant with the current provisions of this Ordinance than was previous to the improvements. Any improvement proposed to modify the size of a building, lot, parking area, etc. shall be submitted for review by the City. If the proposed improvement(s) modify the size of a building or lot by less than 25%, it shall be submitted for review by City staff and approved or disapproved by City staff. The Administrative Official shall have the authority to require such a project be reviewed by the Planning and Zoning Commission and City Council if they feel such review is warranted. If the proposed change is in excess of 25%, it shall be submitted for full review and approval or disapproval by the Planning and Zoning Commission and City Council.

Site Plan Checklist for Planning and Zoning

Information Required for Site Plan Approval

Site & Development Standards Ordinance: Section 304
Landscaping & Open Space Ordinance: Section 301.27A
COSESCO Ordinance: Section 204B
Post Construction Ordinance: Section 204D
Waukee Standard Specifications & Addendums

Development Services Department
 230 West Hickman Road
 Waukee, Iowa 50263
 Phone: (515) 978-9533
 Fax: (515) 987-1845

Name of Project: _____

Submittal Date: _____

Owner: _____

Engineer: _____

Fees Paid: Yes
 No Amount Paid: \$ _____

5 Full Sized (34" x 22") hard copies delivered to Waukee City Hall
 PDF of entire submittal provided on CD or emailed to Staff Contact
 Copy of Site Plan submitted to City Engineer (Veenstra & Kimm)

Yes No

Required Information:

Design Standards [§304.4 – 304.4E] (REQUIRED INFORMATION)

Yes No N/A

- Date of preparation, north point and scale
- Vicinity map with all existing streets in vicinity
- Legal description and address of property being developed
- Name and address of the record property owner, applicant, and person or firm preparing the submittal
- Existing zoning
- Required Yard Setbacks
- Existing and Proposed Utilities and Easements (Book & Page)
- Any new/proposed easements (indicated as public or private)
- Number and Type of Dwelling Units
 - Proposed uses of buildings
 - Estimated number of employees
 - Occupancy group and division
 - Construction type
 - Other information required for determination of parking
- Dimensions of all principle and accessory buildings proposed
- Existing and Proposed Paved Surfaces and Street Information
- Location of Existing Driveways within 100 feet of proposed driveway (both sides of the street)
- Traffic Study (if required)

- | | Yes | No | N/A |
|--|--------------------------|--------------------------|--------------------------|
| - Traffic Circulation [§301.27] | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| - Parking requirements required and provided based upon use(s) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| - Improvements and access requirements met | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| - Architectural Standards [§304.5M] | | | |
| - Color elevations (all sides of structures) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| - Material Samples of all exterior finishes | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| - Signage [§305] | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| - Lighting Plan, including existing features (full cut-off fixtures) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| - Existing Trees, Bodies of Water, Areas Subject to Flooding and Landslides | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| - Open Space Requirements (required and provided) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| - Landscaping | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| - Screening | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| - Buffers and berms [§304.5C, 304.5] | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| - Parking area open space and landscaping | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| - Recreational Trail Requirements | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| - Property Survey (in cases of property disputes or conflicts) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| - Sprinkler System or additional Fire Safety | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| - Screening of HVAC Units and Trash Receptacles | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| - Oversizing of Water or Sanitary Sewer Lines | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| - Any Special Agreements in written form | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| - Storm water computations | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| - Grading: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| - Existing topography, with a maximum of two (2) foot contour intervals – where existing ground is on a slope of less than two percent (2%), either one (1) foot contours or spot elevations where necessary, but not more than fifty (50) feet apart in both directions | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| - Proposed contours at 1 foot increments | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| - Spot elevations at all building and lot corners | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| - Spot elevations at reasonable increments along the low point of proposed swales | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| - Spot elevations and slope information for all pedestrian crossings (both public & private) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| - 100-Year Flood Elevation(s) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| - Protection Elevation(s) of all structures | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

	Yes	No	N/A
- Details (if applicable)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Any special structures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Connections to public infrastructure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Orifice plate(s) installation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Downspout connections to drain/tile pipe	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Standard specification details related to proposed improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Retaining walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Fencing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- COSESCO (Construction Site Erosion & Sediment Control ordinance) Application:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- A copy of the Construction Site SWPPP Review Checklist signed by SWPPP designer.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- A copy of the SWPPP prepared to fulfill the requirements of the IDNR General Permit #2 including the following:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Waste containment locations outside of the public right of way.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Construction site entrance location(s) with dimensions.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- A copy of the IDNR issued General Permit #2 authorization letter.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- First MS4 required quarterly COSESCO inspection fee.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Post Construction Ordinance Requirements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- A site plan specific to the storm water management facilities of the property indicating the permanent measures utilized by the designer and requirements for maintenance of said facilities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Documentation of practices considered and reasons why said practices are not feasible if NO permanent measures are utilized.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- As-built plan(s) of all storm water management facilities on site OR a certification statement signed by SWPPP designer indicating facilities were constructed as designed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- A "Maintenance Covenant" provided for review.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explanation of all items not provided:

Site Plans.

The following information shall be clearly provided on the site plan. Site Plans shall be submitted in a 22” by 34” format unless otherwise approved by the Administrative Official.

- I. Narrative Information to be Provided:
 - A. Name and address of Property Owner. Including telephone and fax number.
 - B. Name and Address of Applicant. Provide if different than property owner.
 - C. Name and Address of Plan Preparer. Including telephone and fax number.
 - D. Certification of Architect and Civil Engineer licensed in the State of Iowa. Include Seal, Date, and Signature on all applicable drawings prior to City Council approval of the Site Plan. Other certification may be requested when appropriate by the Administrative Official.
 - E. Certification of a Registered Land Surveyor licensed in the State of Iowa. Include Seal, Date, and Signature on applicable drawings prior to City Council Approval.
 - F. Current Zoning of Property. List the property’s existing zoning consistent with the City of Waukees’s Official Zoning Map. Also include any overlay districts the property may be within and the land use identified in the current City of Waukees Comprehensive Plan where the property is located.
 - G. Legal Description of Site. Include the plat name and lot number for all new Site Plans. Building permits shall only be permitted on a platted lot of record.
 - H. Total Area of Site. The total area of the site should be indicated in acres and square feet.
 - 1. Indicate the total area of the proposed site in square feet, the area of open space within the site, and its percentage of the total site. The calculation should include all open space pervious areas and permitted pedestrian plazas.
 - 2. The total area of the site reserved for parking facilities, the open space within the defined parking area, and its percentages of the total parking area should be calculated and indicated in square feet.
 - I. Open Space.
 - J. Pervious and Impervious Surface. Indicate the total area of the proposed site in square feet, the area of pervious surface and the area of impervious surface including all structures.
 - K. Proposed Use of Site. Indicate all proposed uses for the site and building(s) as known at the time of application.
 - L. Parking Stalls. The total amount of parking stalls required based upon the proposed building use(s) of the site should be indicated. If more than one building use is proposed for the site, each individual parking stall requirement should be indicated separate of the total.

- M. Loading Areas. If applicable to the proposed building uses of the site, the number of required and provided loading stalls should be indicated.
- N. Setback Requirements. All setback requirements of the applicable zoning district within which the proposed site is located should be provided.
- O. 100-year Flood Elevation. The 100-year flood elevation should be indicated based upon the most recent FEMA Flood Insurance Study.
- II. Plan Information
 - A. General and Survey Information.
 - 1. North Arrow. Include on Site Plan and all other applicable sketches, drawings, and details.
 - 2. Scale of Drawing. A minimum scale of 1”= 80’ shall be required.
 - 3. Vicinity Sketch. A minimum scale of 1”= 800’ should be used to indicate the properties within 600 feet of the proposed site location. The boundary of the proposed site location should be clearly defined in relation to other properties shown within the vicinity sketch.
 - 4. Site Boundary. All property lines should be delineated with a heavy line.
 - 5. Bearing and Distances or Curve Data along boundary. Information should be indicated as platted. Any measured information different than platted should be identified.
 - 6. Names of all Adjoining Property Owners. All property lines adjacent to the proposed site, or across street right-of-way, should be indicated with the owner and/or subdivision name(s) in addition to any adjoining lot numbers as appropriate.
 - 7. Existing Features. All existing physical features should be indicated on the site plan including but not limited to plant materials, drainage ways, structures, fences, and any encroachments. Projects involving numerous existing features may be requested to submit a demolition, removal, or relocation plan as determined to be most beneficial.
 - 8. Soil Tests and Similar Information. If deemed necessary by the Administrative Official, soil tests and similar information may be required to determine the feasibility of the proposed development in relation to the design standards set forth herein.
 - 9. Topography. The existing and proposed topography should be indicated with a maximum of two (2) foot intervals. Spot elevations may also be required at the request of the Administrative Official.
 - 10. Limits of Phased Construction. If the site is to be developed in more than one phase, the limits of each proposed construction/development phase should be indicated including all facets of the phasing proposed.
 - 11. Additional Information. Drawings or other materials necessary to describe a proposed project may be requested by the Planning and Zoning Commission or Administrative Official. The applicant may

- B. Building Footprint
 - 1. Footprint. An accurate representation of the proposed building(s) footprint including exterior structures incorporated into the building mass and proposed internal demising walls known at the time of application.
 - 2. Size. Include the total square footage of each proposed floor, the number of floors, and the amount of finished area on each floor including any proposed basement area. For all multi-family and townhome proposals the total number of units proposed for each building footprint should be indicated.
 - 3. Entryways. The location of all proposed entries, service doors and overhead doors.
 - 4. Mechanical Units. Indicate the proposed location and type of all proposed ground mechanical units including air conditioning units, telephone pedestals, transformers, coolers, or other similar units.
 - 5. Trash Enclosures. Indicate the proposed location of all trash enclosures for the site and provide a detail of the structure for review.
- C. Pedestrian Circulation
 - 1. Paths. All proposed sidewalks, trails, and pathways should be indicated as appropriate on the site plan including the width, thickness, and type of pavement. All sidewalks, trails, and pathways must be constructed to Waukees Standard Specifications as applicable to the project.
 - 2. Connectivity. Pedestrian corridors should be indicated from any public street to all proposed principle buildings.
 - 3. Stoops. All proposed emergency exits where a sidewalk is not indicated shall provide a stoop of an approved dimension determined to be adequate in providing a safe exit from the building.
- D. Streets and Access
 - 1. Access. All existing and proposed access drives to the site from a public street shall be indicated on the site plan and shall include appropriate spacing as determined by the Waukees Major Streets Plan.
 - 2. Public Improvements. All public improvements required of the developer shall be indicated on the site plan. The amount of improvements required shall be determined by the Waukees Comprehensive Plan, the Waukees Major Streets Plan, a traffic impact analysis, or any other approved documentation identifying the amount and type of improvements necessary to accommodate increased activity to the site or to facilitate future development as it relates to the development of said site.

3. Private Streets
 - a. The use of private streets shall be allowed if the proposed private streets meet the following criteria:
 - i. Proposed private streets shall be built to Waukee Standard Specifications for public streets.
 - ii. They are maintained by the property owners requiring the private street(s) through a Homeowners Association or through an approved development agreement between the developer(s) and the City.
 - iii. The width and thickness of the private street(s) is appropriate determined by the City Engineer or a traffic impact study in accordance with the city specifications.
 - iv. Sidewalks should be installed on both sides of the private street(s) unless additional landscaping or open space is incorporated into the site in an amount approved by the City Council in relief of one sidewalk per street.
 - v. A public ingress/egress easement is provided over the private street(s) location.
 4. Shared Access
 - a. Any project where the development of townhomes provides access to garages from a public street shall provide a shared access drive between two or more units in order to minimize the amount of obstruction to the flow of traffic along said public street.
 - b. Any development of commercial property where shared access is anticipated shall provide an easement and conceptual building footprint(s) for all proposed lots which are proposed to share the access drive(s).
- E. Parking and Loading Areas
1. All proposed parking and loading areas incorporated in the site plan shall meet the requirements of Section 301.27 of this Code in accordance with the requirements of the city specifications and all other applicable State and Federal regulations.
 2. A complete traffic circulation and parking plan, showing the location and dimensions of all existing and proposed parking stalls, loading areas, entrance and exit drives, sidewalks, dividers, planters, and other similar permanent improvements in addition to indicating traffic movements within access drives in order to better identify any potential traffic impediments based upon the proposed parking configuration and access drives.
 3. Individual parking stalls should be indicated as appropriate and differentiated from parking aisles. Stalls intended to accommodate handicapped accessibility should be indicated appropriately.

4. Proposed loading areas should indicate traffic movements where applicable to determine maneuverability within the site.
 5. Individual loading docks should be indicated on the site plan.
- F. Lighting Standards
1. A lighting plan should be provided with all site plans indicating the location, type, height, power rating, and any shielding methods required of all existing and/or proposed lighting fixtures.
 2. A manufacturer's cut-sheet shall be provided for each type of lighting fixture incorporated into the site layout including its material(s) and color. Information required from the cut-sheet shall include the description of lamps, supports, reflectors, and any other components of a particular lighting fixture. The site plan shall indicate all proposed lighting as depicted by the manufacturer.
 3. A photometric plan shall also be required identifying the horizontal illumination of the site and the vertical light trespass along the perimeter of the site. The photometric plan shall show a point by point foot-candle reading for the entire site at a minimum spacing of 10 feet between each point, including 2 feet past the property line. The vertical photometric plan shall only be required along the property line with a maximum spacing of 10 feet.
 4. Refer to the Lighting Guidelines section of the Kettlestone Design Guidelines for lighting requirements.
- G. Signage
1. The location and type of all existing and proposed signage shall be indicated on the site plan.
 2. All signage shall meet the requirements identified within the Section 305 of the Code.
 3. Refer to the Signage Design Guidelines section of the Kettlestone Design Guidelines Book for signage requirements.
- H. Landscaping
1. A landscaping plan shall be provided including the size and type of all proposed trees and plantings and any existing trees larger than six (6) inches in diameter proposed to be removed.
 2. All landscaping necessary for fulfillment of all City Ordinances shall be indicated on the site plan.

Building Design Review Process

The following shall be applicable for all structures and sites proposed in all zoning districts other than individual single family or two family dwellings that do not require approval of a site plan.

I. Review Process

- A. As part of the site plan review process, an applicant shall provide colored architectural elevation drawings for each elevation of the building or buildings proposed for new construction, addition, alteration, or the like.
- B. The elevation drawings should be provided in 11” by 17” inch format unless otherwise approved by the Administrative Official.
- C. Each elevation drawing should include massing dimensions and callouts of the proposed materials indicated on the elevation.
- D. In the event that accessory structures are proposed as a part of the site plan review process, the Administrative Official shall have the ability to request elevation drawings or colored details of said accessory structures to ensure compliance with the provisions of this ordinance.
- E. At the time of site plan and elevation drawing presentation to the Planning and Zoning Commission and/or City Council, the applicant shall provide material and color samples identifying all proposed exterior finishes illustrated by the elevation drawing(s).

Subdivision Review Process

This section provides a general overview of the City Code regarding the rules and procedures for platting property. The current City Code is the authoritative regulation and should be reviewed for specifics and details.

Purpose and Jurisdiction

In order to promote the public health, safety, convenience and general welfare of the municipality by ensuring orderly growth and development and ensuring adequate provision for circulation, utilities and services, all land within the corporate limits of the City of Waukee and within two (2) miles of the corporate limits of the City is subject to the Land Subdivision Regulations.

A subdivision plat is required when a tract of land is subdivided by repeated or simultaneous division into three (3) or more parcels.

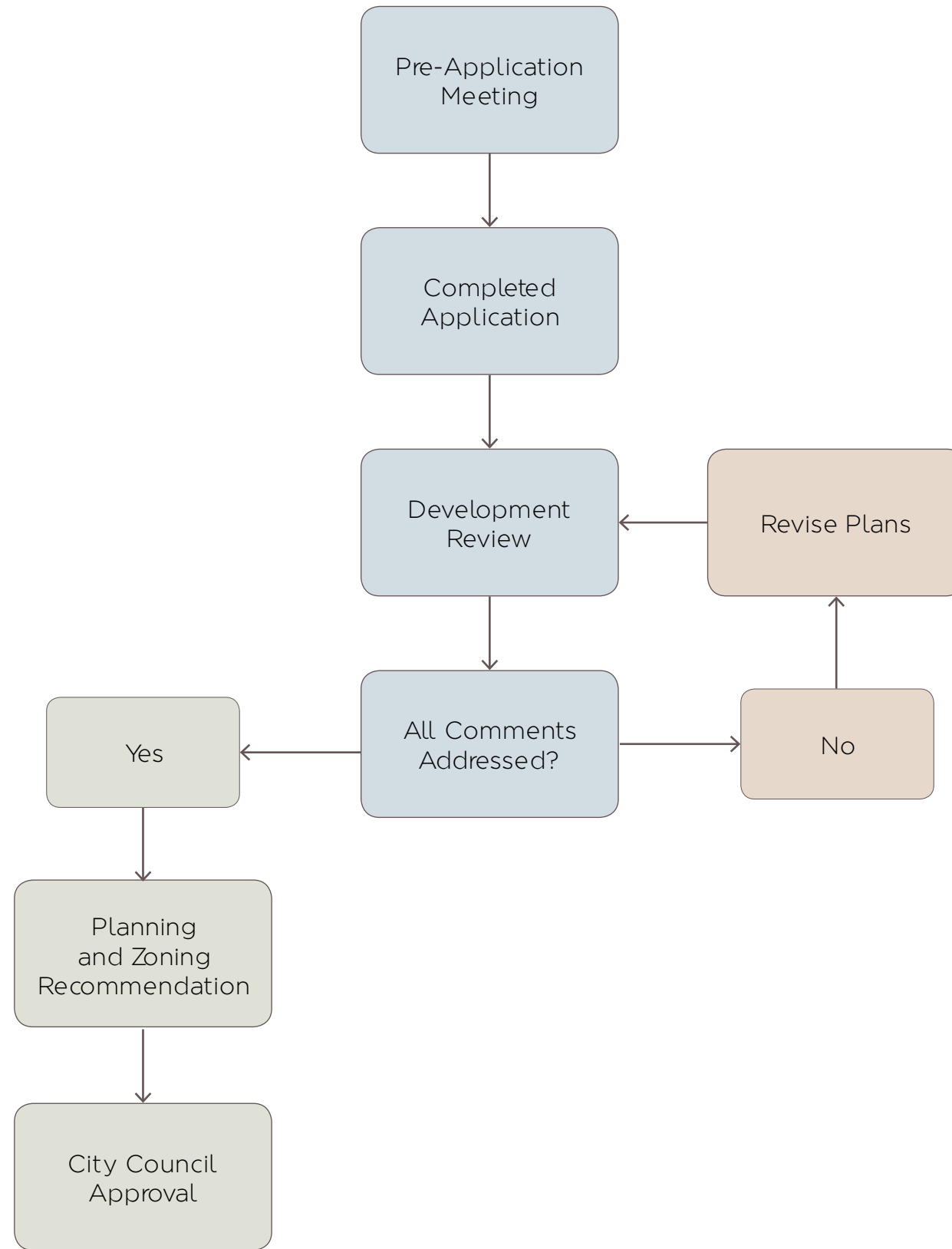
Limitations on Building on Subdivided Land within the City of Waukee

Subdivisions of land within the City of Waukee may allow multiple ownership of parcels of land (lots) within a larger tract of land originally under single ownership. Each lot has limitations of use and some lots may not be suitable for erection of dwellings or ancillary buildings. Notwithstanding compliance with all local zoning requirements and City ordinances, each lot is subject to limitations of use by Federal, State and local laws – limitations by lack of available central wastewater collection system or suitable on site individual disposal system, lack of service by utility companies, unstable soils, old coal mines, waterways and floodways, wetlands, groundwater, environmental limitations, or other natural or man-made features which, known or unknown, to the City Building Inspector may cause a health or safety concern for the potential occupants of the lot. Individuals who purchase a lot within a subdivision, or a partial lot caused by the division of a lot within a subdivision assume all risk in determining the suitability of the use of such lot for building purposes. A copy of this ordinance shall be included in each plat for which approval is requested in the City of Waukee.

Procedures

The procedures for obtaining review and approval of a subdivision plat are summarized as follows:

- I. Pre-Application Meeting
 - A. Before subdividing any tract of land and prior to the filing of an application for conditional approval of the Preliminary Plat, the Subdivider should meet with the City Staff and discuss the plans. Plans and data should be presented to the Commission as specified in the Waukee City Code as summarized herein below:
 - B. Pre-Application Plans and Data
 1. General Subdivision Information shall describe or outline the existing conditions of the site and the proposed development as necessary to supplement the drawings required below. This information may include data on existing covenants, land characteristics, and available community facilities and utilities; and information describing the subdivision proposal such as number of residential lots, typical lot width and depth, business areas, playgrounds, park areas and other public areas, proposed protective covenants and proposed utilities and street improvements.



2. A Location Map shall show the relationship of the proposed subdivision to existing community facilities which serve or influence it. This map shall include the development name and location; scale, north arrow and date; main traffic arteries; and if requested by the City other significant features such as public transportation lines; shopping areas; elementary and high schools; parks and playgrounds; principal places of employment; and community features such as railroad stations, airports, hospitals and churches.
3. A sketch plan on a topographic survey may (if available) show in simple sketch form, the proposed layout of streets, lots, and other features in relation to existing conditions.

- C. This step does not require formal application, fee or filing of plat with the Commission.
- D. The purpose of the “Pre-application Procedure” is to afford the Subdivider an opportunity to meet and receive the advice and assistance of the City Staff, and to consult early and informally with the Commission before preparation of the preliminary plat and before formal application for its approval, in order to save time and money and to make the most of the Subdivider’s opportunities.
- E. The Subdivider should also consult with parties potentially interested with the Subdivider or with the ultimate users of the development, such as lending and mortgage insurance institutions, with a view to reaching, at this initial stage, firm conclusions regarding what part of the market demand should be served, the suitability of the location of the proposed subdivision, the most advantageous subdivision plan, the arrangement of streets, lots and other features of the proposed development.
- F. Either at the time of meeting or within fifteen (15) days after such meeting and discussion, the City Staff shall inform the Subdivider that the plans and data, as submitted or as modified, do or do not meet the objectives of these regulations. When the Commission finds the plans and data do not meet the objective of these regulations, it shall express its reasons therefor.

II. Preliminary Plats

- A. A Preliminary Plat is a tentative map or plan for a proposed Subdivision Plat. Upon approval of a Preliminary Plat as well as approval of public improvement plans, the subdivider may begin construction of public improvements necessary and required for the development of a Subdivision Plat.
- B. Subsequent to Pre-Application meeting, the subdivider may submit a Preliminary Plat application in accordance with the City’s Land Subdivision Regulations. Following review by the City’s engineering consultant and City staff, the Preliminary Plat shall be submitted to the Planning and Zoning Commission for review and recommendation to the City Council. Upon receipt of the Commission’s recommendation, the Council shall review the plat application and shall have the final power to approve or disapprove the application.

C. Preliminary Plat Specifications

1. The preliminary plat shall be drafted or computer generated at a scale of twenty (20) feet to one (1) inch or larger on 22” x 34” size sheet. Where necessary, the plat may be on several sheets accompanied by an index sheet showing the entire subdivision. For large subdivisions, the preliminary plat may be submitted for approval progressively in contiguous sections satisfactory to the Commission. It shall show all the following existing and proposed data and conditions:
 - a. Initial submittal date and all subsequent revision dates, scale and north point.
 - b. Location of the plat by quarter section, township and range, and any other necessary legal description to describe the boundary lines of the proposed subdivision.
 - c. Approximate total area of proposed subdivision.
 - d. Names and address of owner or owners and Subdivider of tract and Engineer or person preparing plat and information.
 - e. Topographic map, reference to City datum, of the area showing contours at a minimum of two (2) foot intervals.
 - f. Water elevations of adjoining lakes, rivers and streams at date of survey and their approximate high and low water elevations. All elevations shall, when possible, refer to established City datum.
 - g. Location and name of the subdivision to be approved and location and names of adjacent subdivisions and owners of adjoining parcels of unsubdivided land.
 - h. Present zoning district classification of land to be subdivided and all adjacent lands.
 - i. Location, widths and names of all existing, platted or dedicated streets, easements, railroad and utility rights-of-way, parks, water courses, drainage ditches, permanent buildings and structures, section and township lines and such other data as may be required by the Commission within the area being subdivided and within fifty (50) feet of the exterior boundaries thereof.
 - j. Location, size and flow elevations, to City datum, of existing and proposed sanitary and storm sewers, locations and size of water mains, fire hydrants, culverts and other underground facilities within the area being subdivided and within fifty (50) feet of exterior boundaries thereof. Also to include location of easements for gas lines, electric and telephone lines or poles, and street lights if other than within street right-of-way.
 - k. Lengths and bearings of the exterior boundaries of land being subdivided.

- l. The location and width and name of all proposed streets and rights-of-way and easements, whether public or private, for public and private utilities. Street names shall be the same as existing street names if the proposed street is an extension of the existing street. Access to public streets shall be required in all subdivisions.
 - m. The location, type and size of subdivision identification signs will be indicated on the plat. The subdivision identification sign shall be in compliance with the provisions of the zoning ordinance.
 - n. Approximate dimensions of all lots.
 - o. Approximate radii of all curves and lengths of all tangents.
 - p. Approximate finish grades of all streets and surface drainage facilities with spot elevations given as necessary in critical areas, and where severe cuts or fills are proposed.
 - q. Approximate location and area of all property to be dedicated for public use or reserved by deed covenant for use by all property owners in the development, with a statement of the conditions of such dedication or reservation.
2. Where public water supply and sanitary sewers are reasonably available, the Subdivider shall connect to these systems. Where the public systems are not available, the Subdivider shall indicate the type of water supply and sewage treatment proposed to be provided. The subdivider shall include dry sewers where public sewer system is not available unless this requirement is waived by the City Council.
 3. Where Subdivider proposes to serve the subdivision with private common water and sewerage facilities, a feasibility report of common water and sewerage facilities where such facilities are to be incorporated in the final plat, will be submitted to the City for review and approval.
 4. Percolation test results, minimum of one (1) per acre, together with soil borings, a minimum of one (1) for every acre, to indicate depth of water table and rock formation, when requested by the City Engineer.
 5. A soils report prepared by a registered geotechnical engineer when requested by the City’s Engineer. Topsoil depth must be documented during this process
 6. A development phasing plan if the subdivision is planned to be developed in phases. The plan shall identify how and when public improvements will be phased and still comply with minimum subdivision standards.

Preliminary Plat Checklist for Planning and Zoning

Information Required for Preliminary Plat Approval

Consistent with Land Subdivision Ordinance Section 303.33-53
COSESCO Ordinance Code Section 204B

Development Services Department
230 West Hickman Road
Waukee, Iowa 50263
Phone: (515) 978-9533
Fax: (515) 987-1845

Name of Project: _____

Submittal Date: _____

Owner: _____

Engineer: _____

Fees Paid: Yes

No Amount Paid: \$ _____

5 Full Sized (34" x 22") hard copies delivered to Waukee City Hall

PDF of entire submittal provided on CD or emailed to Staff Contact

Copy of Preliminary Plat submitted to City Engineer (Veenstra & Kimm)

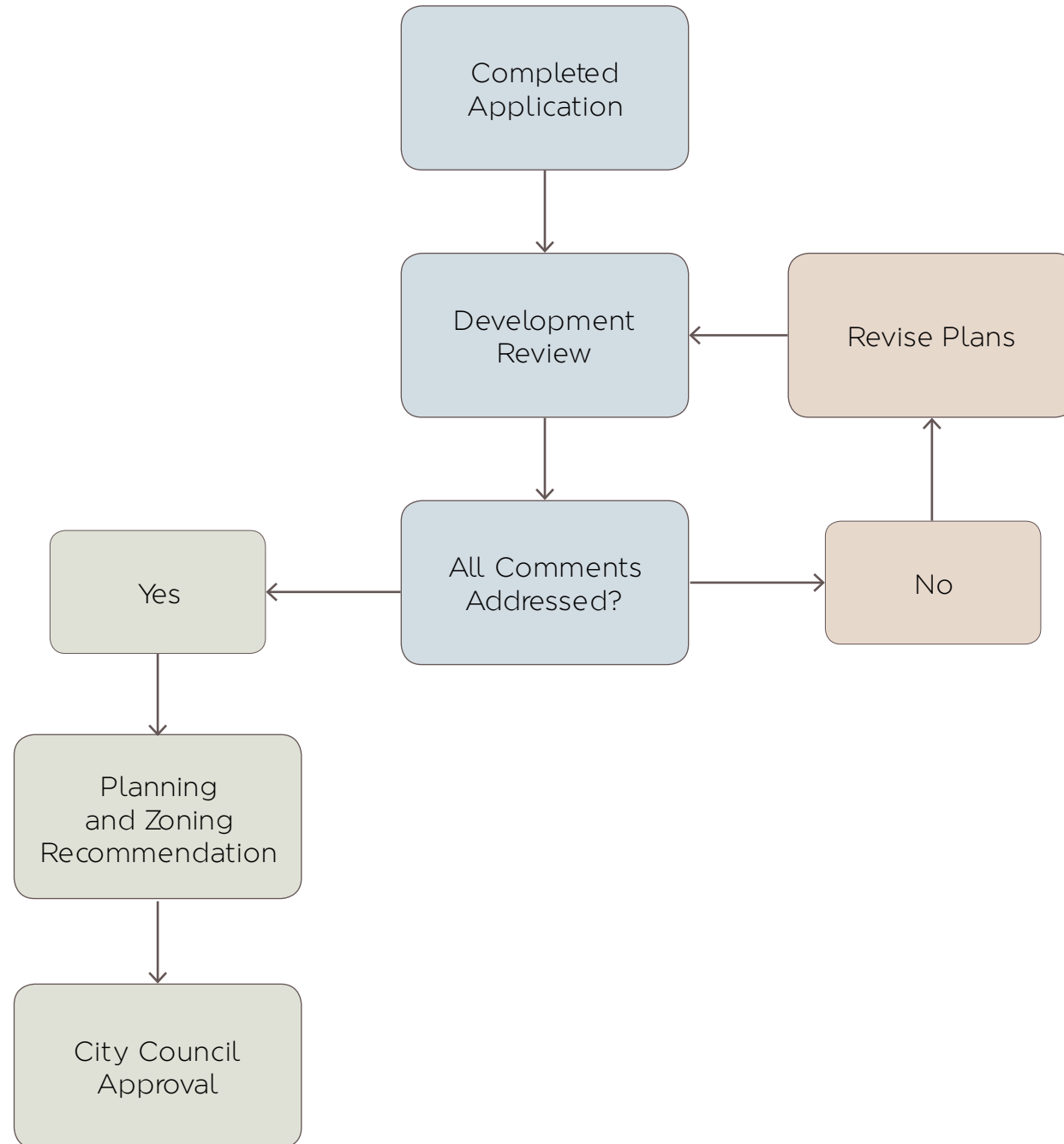
Required Information:

	Yes	No	N/A
- Preliminary plat computer generated on sheets of paper not larger than 22" x 34" and scaled to (60) to (1") or larger.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Initial submittal date and all subsequent revision dates, scale and north point.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Location of plat by quarter section, township, range, and legal description in metes and bounds.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Approximate total area of proposed subdivision included on plat.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Name(s) and address(es) of owner(s), subdivider and engineer.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Topographic map, reference to City datum showing contours at Minimum 2' intervals.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Water evaluations of adjoining lakes, river, and streams.			
- High water elevation on all lots subject to flooding from creeks or downstream culverts.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Location and name of subdivision to be approved and owners of all adjoining parcels	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Present zoning district and adjacent property classifications.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Location, widths, and names of all existing (<i>within 100' of exterior boundaries</i>);	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Platted or dedicated streets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Railroad and utility right-of-way	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Water courses, drainage ditches	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Permanent buildings and structures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Section and township lines	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Yes	No	N/A
- Location, size, and flow elevations of existing and proposed (<i>within 100' of exterior boundaries</i>):	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Sanitary and storm sewers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Locations and size of water mains, fire hydrants, culverts, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Location of drainage easements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Finished grade spot elevations at all locations where an overland flowage easement crosses a property line, including locations where said easements run to the street	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Easements for gas, electric, and telephone lines/poles and street lights	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Lengths and bearings of the exterior boundaries of land being subdivided.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Location, width, and name of all proposed streets, right-of-ways, and easements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Street location compatible with land use on the opposite side of the intersection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Location, type, and size of association signs (<i>compliance with zoning</i>)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Location of all proposed sidewalks/trails (5' sidewalk/10' trail).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Location of street signs (if applicable)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Approximate dimensions of all lots.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Approximate radius of all curves and lengths of all tangents.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Approximate finish grades of entire site including streets and surface drainage facilities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Storm water computations addressing the storm water management of plat improvements and any tributary areas to the plat.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Approximate location and area of all property to be dedicated to public use including Parkland Dedication.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Are public water supply and sanitary sewers available	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- (<i>If no</i>) type of water supply and sewage treatment proposed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Feasibility report of common water and sewage facilities for final plat.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Percolation test results, minimum of (1) per acre.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Soil analysis obtained from US Dept. of Agriculture, Natural Resources Conservation Service, or registered geotechnical engineer.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Any special agreements or traffic studies in written form.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

III. Final Plats

- A. A Final Plat is the map or plan of record for a Subdivision Plat. Upon approval of a Final Plat, satisfaction of all City Code requirements and conditions of approval, and recordation with the County, individual lots within the plat may be transferred or sold.
- B. As a part of or subsequent to the application for and approval of a Preliminary Plat, the subdivider may submit a Final Plat application in accordance with the City’s Land Subdivision Regulations. Following review by the City’s engineering consultant and City staff, the Final Plat shall be submitted to the Planning and Zoning Commission for review and recommendation to the City Council. Upon receipt of the Commission’s recommendation and completion of all public improvements, the Council shall review the plat application and shall have the final power to approve or disapprove the application.
- C. Final Plat Specifications
 - 1. The final plat shall be drawn in on sheets no smaller than twenty-two (22) inches by thirty-four (34) inches, and shall be at a scale of twenty (20) feet to one (1) inch or larger. Where necessary, the plat may be on several sheets accompanied by an index sheet showing the entire subdivision. For large subdivisions, the Final Plat may be submitted for approval progressively in contiguous sections satisfactory to the Commission. The Final Plat shall show the following:
 - a. All information required and shown on the preliminary plat as required in the City’s Land Subdivision Regulations.
 - b. Accurate angular and lineal dimensions for all lines, angles and curvatures used to describe boundaries.
 - c. True angles and distances to the nearest street lines or official monuments.
 - d. Lines of adjoining streets and alleys, with widths and names.
 - e. Township, county and section lines accurately tied to the lines of the subdivision by distance and angles.
 - f. Radii, arcs and chords, points of tangency, central angles for all curvilinear streets and radii for all rounded corners.
 - g. Exact dimensions of all lots.
 - h. Identification of all lots and blocks using consecutive numbers.
 - i. Exact location and area of all land to be dedicated for public use or reserved by deed covenant for common use of all property owners with the purpose indicated thereon.
 - j. All lands dedicated for public use, other than street, shall be marked “Dedicated to Public.” All protective or deed covenants or private restrictions shall be shown on the plat or correctly referenced.
 - k. Building set back lines as established by the City Zoning Code or deed restrictions.



- l. Where community water and sewerage facilities are not available, a statement that any lot sold or transferred will have a minimum width and area equal to that shown on the plat to accommodate private well and wastewater disposal system.
 - m. When a proposed entrance of the subdivision is onto a controlled access street or road, letter of approval of the City's Engineer regarding such entrance shall accompany the final plat. Where such control is exercised by the Iowa Department of Transportation, the approval of this body shall accompany the final plat.
 - n. Certification by a Licensed Land Surveyor that the plat represents a survey made by him that the monuments and markers shown thereon exist as shown.
2. Every plat shall be accompanied by:
- a. Statement by the proprietors and their spouses, if any, that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before an officer authorized to take the acknowledgment of deeds. The statement by the proprietors may also include a dedication to the public of all lands within the plat that are designated for streets, alleys, parks, open areas, school property, or other public use, if the dedication is approved by the governing body.
 - b. Statement from the mortgage holders or lien holders, if any, that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before an officer authorized to take the acknowledgment of deeds. An affidavit and bond as provided for in 354.12 of the Code of Iowa, as amended, may be recorded in lieu of the consent of the mortgage or lien holder. When a mortgage or lien holder consents to the subdivision, a release of mortgage or lien shall be recorded for any areas conveyed to the governing body or dedicated to the public.
 - c. An opinion by an attorney-at-law who has examined the abstract of title of the land being platted. The opinion shall state the names of the proprietors and holders of mortgages, liens, or other encumbrances on the land being platted and shall note the encumbrances, along with any bonds securing the encumbrances. Utility easements shall not be construed to be encumbrances for the purpose of this section.
 - d. A certificate of the treasurer that the land is free from certified taxes and certified special assessments or that the land is free from certified taxes and that the certified special assessments are secured by bond.
 - e. A certificate by the owner or owners dedicating to the public for full public use all street and street rights-of-way and other land designated as "Dedicated to Public", and the granting of utility easements as shown on the plat.
 - f. A Resolution of Plat Approval with the mayor and clerk's certification.
 - g. Bonds as required under the terms and provisions of these Land Subdivision Regulations.

Final Plat Checklist for Planning and Zoning

Information Required for Final Plat Approval
 Land Subdivision Ordinance Section 303.1-303.173
 Post Construction Ordinance Code Section 204D

Development Services Department
 230 West Hickman Road
 Waukee, Iowa 50263
 Phone: (515) 978-9533
 Fax: (515) 987-1845

Name of Project: _____
 Submittal Date: _____
 Owner: _____
 Engineer: _____

Fees Paid: Yes
 No Amount Paid: \$ _____

5 Full Sized (34" x 22") hard copies delivered to Waukee City Hall	<input type="checkbox"/>	<input type="checkbox"/>	
PDF of entire submittal provided on CD or emailed to Staff Contact	<input type="checkbox"/>	<input type="checkbox"/>	
Copy of Final Plat submitted to City Engineer (Veenstra & Kimm)	<input type="checkbox"/>	<input type="checkbox"/>	

Required Information:

	Yes	No	N/A
- Final plat computer generated on sheets of paper not larger than 22" x 34" and scaled to (100) to (1") inch or larger.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- List angular and lineal dimensions for all lines, angles, and curvatures describing boundaries.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- List true angles and distances to the nearest lines of official monuments.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Lines of adjoining streets and alleys, with widths and names.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Township, county, and section lines accurately tied to lines of subdivision by distance and angles.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Radii, arcs, and chords, points of tangency, central angles for all curvilinear streets and radii for all rounded corners.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Location of plat by quarter section, township, range, and legal description of the property provided in metes and bounds, with the point of beginning clearly identified on the plat for reference.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- All existing or proposed monuments/pins related to the plat boundary and proposed lots within the plat.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Exact dimension of all lots.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Addresses assigned by the City to each lot within the plat using consecutive numbers.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Exact location of all land dedicated for public use, marked <i>Dedicated to Public</i> .	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Exact location of utility and drainage easements verified with Construction plans.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- All existing easements within or adjacent to the plat indicated with recorded Book and Page.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Names of property owners, zoning, and property lines adjoining the plat are indicated.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- The 100-year flood elevation(s) illustrated on the plat related to all detention facilities within or adjacent to the plat.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Yes	No	N/A
- Spot elevations at the low point of all designated overland flowage easements as designed by the Plat Engineer, with distance from point to nearest property line.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Protection elevations (MOE, MPE, MGS) provided for all lots within the plat based upon natural/created drainage ways or utility limitations that otherwise restrict or impact the ability to develop the lot for its designated purpose.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Bulk regulations established by Zoning Ordinance or deed restrictions with setback lines indicated on all lots within the plat.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Certification by a Licensed Land Surveyor with State Registration Number that the plat represents a survey made by him with monuments and markers shown thereon.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- A vicinity map identifying the location of the plat within context of the surrounding area. Map to be scaled to (1000') to (1") minimum.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Legal Documents Required for Recording with Dallas County:			
- Statement from Dallas County Auditor approving plat name.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Statement by the proprietors and their spouses, if any, that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledgment before an officer authorized to take the acknowledgment of deeds.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Statement from the mortgage holders or lien holders, if any, that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before and officer authorized to take the acknowledgment of deeds.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- An opinion by an attorney-at-law who has examined the abstract of title of the land being platted. The opinion shall state the names of the proprietors and holders of mortgages, liens, or other encumbrances on the land being platted and shall note the encumbrances, along with any bonds securing the encumbrances.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- A certificate of the treasurer that the land is free from certified taxes and certified special assessments or that land is free from certified taxes and that the certified special assessments are secured by bond.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- A warranty deed by the owner or owners dedicating to the public for full public use of all street and street rights-of-way and other land designated as dedicated to Public.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- All easement documents related to areas reserved for public or private utilities, storm water management, association signs, or other infrastructure outside of designated rights-of-way shown on the plat.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- A Resolution of Plat Improvement Acceptance including:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Copy of Resolution with Mayor's and Administrator's signature	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- City Engineer's Report (Specifications/Ordinances Met) Three (3) sets of "As Built" construction plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- One (1) digital set in PDF form	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Yes	No	N/A
- Bonds as required:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Separate Performance Bonds for Sanitary Sewer, Water Main, Storm Sewer, Pavement, and Subgrade Prep.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Performance Bonds for designated Public Improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Separate Maintenance Bonds for :	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sanitary Sewer four (4) years			
Water Main four (4) years			
Storm Sewer four (4) years			
Pavement four (4) years			
Subgrade Prep four (4) years			
- Restrictive Covenants - if applicable	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Groundwater Hazard Statement(s) for all property dedicated to the City of Waukee.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Receipt of fees:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Park Site Dedication	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Warning Siren Fees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Real Estate Taxes paid current	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- This Property IS____, IS NOT____ included in a connection fee district. Fees paid (if applicable).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Four (4) original drawings (any size) plus one (1) exact copy no greater than 11” x 17” or less than 8 ½ “ x 11” in size, all with original signatures.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- For plats within two (2) miles of the City of Waukee Corporate limits, a letter is required from the County Sanitarian stating the plat has been approved.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Any Special Agreements are in written form.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Post Construction Ordinance Requirements:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- A site plan specific to the storm water management facilities of the property indicating the permanent measures utilized by the designer and requirements for maintenance of said facilities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- Documentation of practices considered and reasons why said practices are not feasible if NO permanent measures are utilized.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- As-built plan(s) of all storm water management facilities on site OR a certification statement signed by SWPPP designer indicating facilities were constructed as designed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- A “Maintenance Covenant” provided for review.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explanation of all items not provided:

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Kettlestone Zoning Districts

Compatible with:

Kettlestone Single Family Residential land use district. Utilizes the existing R-2 district regulations and requirements (refer to City Code for Specific Requirements).

General Permitted Principle Uses:

(Refer to City Code for specific requirements.)

- Single family dwellings
- Two family dwellings (duplexes)
- Churches, chapels, temples, and similar places of worship
- Public and parochial schools
- Non-commercial golf and recreation facilities
- Nursing, convalescent, and retirement homes

General Permitted Accessory Uses:

(Refer to City Code for specific requirements.)

- Private garage or carport
- Private nurseries and greenhouses less than 240 SF with no retail or wholesale sales
- Private Swimming pools

Bulk Regulations:

	Single Family	Two Family
Front Yard Setback (required from all public/private street frontages)	30 ft	30 ft
Side Yard Setback	7 ft min. 15 feet total	7 ft min. 15 feet total
Rear Yard Setback	30 ft	30 ft
Principle Building Perimeter Setback from Adjoining SFR	n/a	n/a
Minimum Principle Building Separation	n/a	n/a
Minimum Principle and Accessory Building Separation	6 ft	
Detached Accessory Structure Setbacks	30 ft front, 2 ft internal	30 ft front, 2 ft internal
Principle Structure Maximum Height	30 ft (3 stories)	30 ft (3 stories)
Minimum % Open Space	n/a	n/a
Maximum FAR	n/a	n/a
Maximum DU / AC	6 du/ac	6 du/ac
Minimum Lot Size	8,000 s.f.	10,000 s.f.
Minimum Lot Width	65 ft	80 ft
Building Type	SF Detached	Duplex

Off Street Parking Requirements

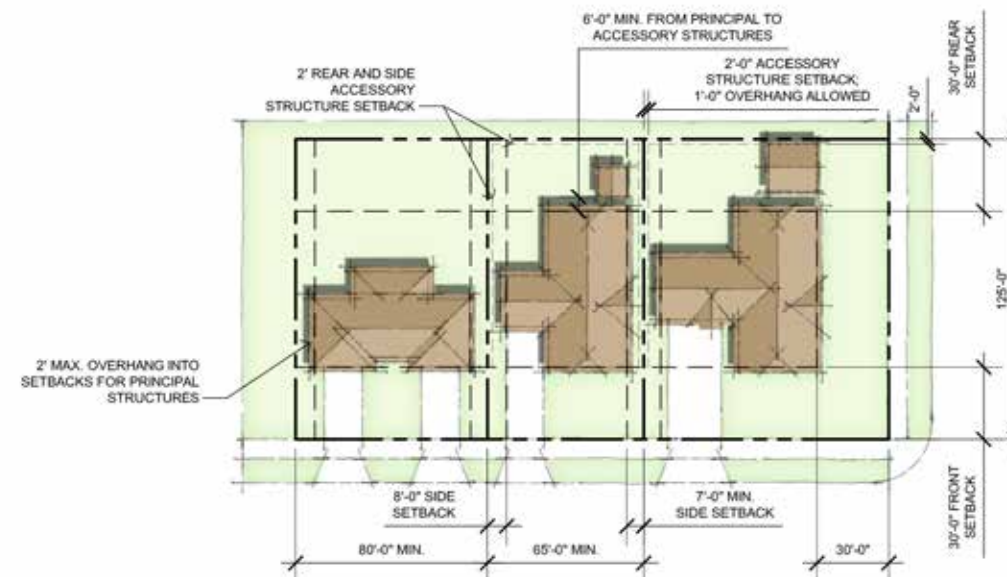
Single Family Dwellings

- Minimum 10'-0" wide driveway
- Minimum two enclosed garage spaces per unit

Two Family Dwellings

- Minimum 10'-0" wide driveway
- Minimum two enclosed garage spaces per unit

Single Family Residential (R-2)



Compatible with:

Kettlestone Multi-Family Rowhouse land use district.

General Permitted Principle Uses:

(Refer to City Code for specific requirements.)

- Single Family rowhouse and townhome units only horizontally attached, no stacked units. Maximum of 12 dwelling units per acre.

General Permitted Accessory Uses:

(Refer to City Code for specific requirements.)

- Automobile garages and carports, gazebos, and pool houses that serve and are part of a row or townhome development.

Bulk Regulations:

Front Yard Setback (required from all public/ private street frontages)	15 ft max
Side Yard Setback	attached (or) 5 ft
Rear Yard Setback	30 ft
Principle Building Perimeter Setback from Adjoining SFR	n/a
Minimum Principle Building Separation	10 ft
Minimum Principle and Accessory Building Separation	30 ft
Detached Accessory Structure Setbacks	20 ft front, 5 ft internal
Principle Structure Maximum Height	Min 2 stories, Max 3 stories
Minimum % Open Space	n/a
Maximum FAR	n/a
Maximum DU / AC	12 du/ac
Minimum Lot Size	n/a
Minimum Lot Width	n/a
Building Type	MF Horizontal, attached

Off Street Parking Requirements

- 2 spaces per unit
- Minimum 1 enclosed garage space per unit

Other Applicable Regulations

- Minimum 3 and maximum 8 units per building



Kettlestone Multi-Family Rowhouse (K-MF-Rowhouse)



Compatible with:

Kettlestone Multi-Family Stacked Medium land use district.

General Permitted Principle Uses:

(Refer to City Code for specific requirements.)

- Single Family Row and townhome units, and multi-family apartment or condominium units either horizontally or vertically attached. Maximum of 14 dwelling units per acre.
- Nursing, convalescent, and retirement homes.

General Permitted Accessory Uses:

(Refer to City Code for specific requirements.)

- Automobile garages and carports, gazebos, and private pools and pool houses that serve and are part of a row, townhome, apartment, or condominium development.

Bulk Regulations:

Front Yard Setback (required from all public/private street frontages)	0 ft
Side Yard Setback	0 ft
Rear Yard Setback	0 ft
Principle Building Perimeter Setback from Adjoining SFR	30 ft.
Minimum Principle Building Separation	10 ft. per story
Minimum Principle and Accessory Building Separation	30 ft
Detached Accessory Structure Setbacks	20 ft front, 5 ft internal
Principle Structure Maximum Height	Min. 2 Stories Max 3 Stories
Minimum % Open Space	n/a
Maximum FAR	n/a
Maximum DU / AC	14 du/ac
Minimum Lot Size	n/a
Minimum Lot Width	n/a
Building Type	MF Vertical or horizontal, attached

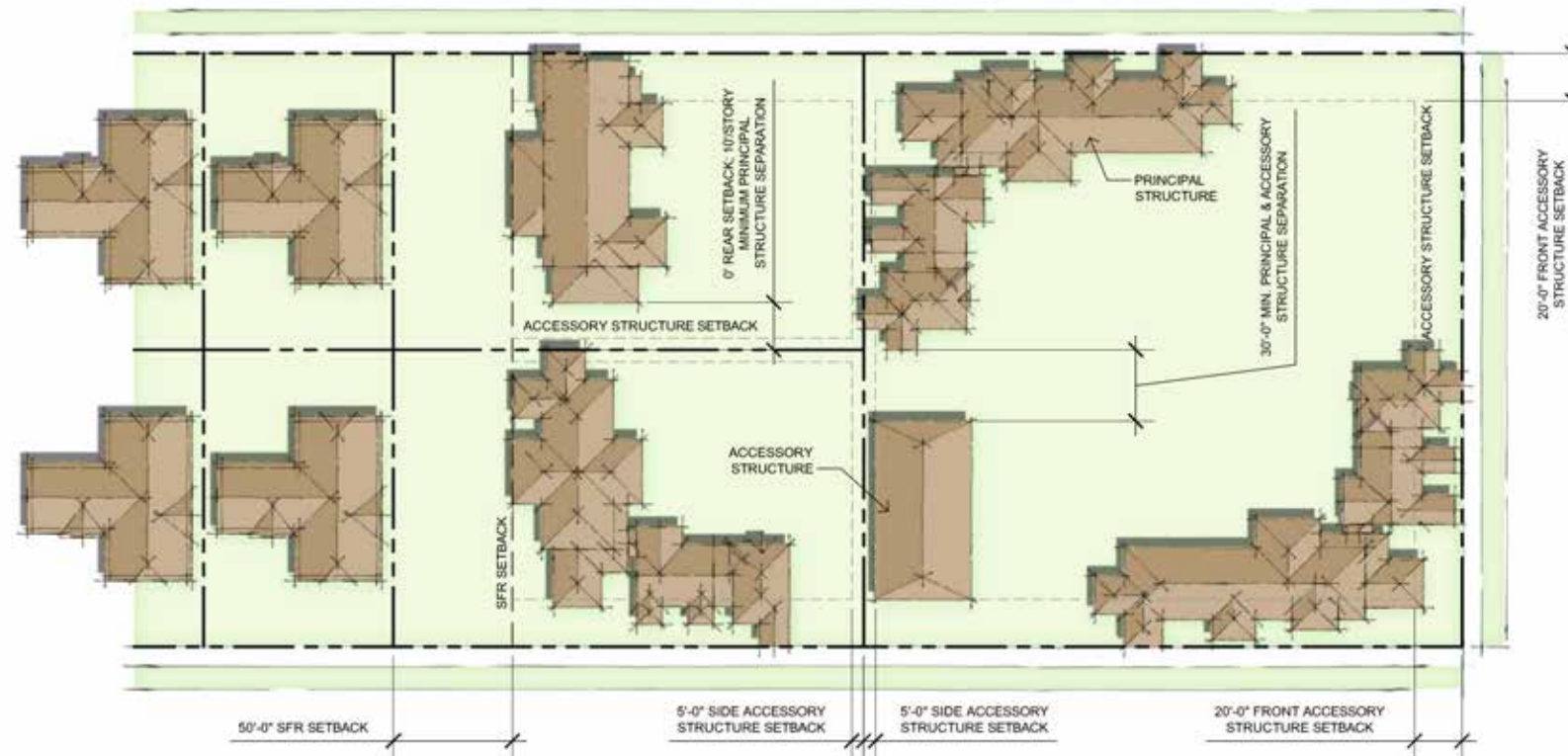
Off Street Parking Requirements

- 2 spaces per unit + 1 visitor space per 5 units
- Minimum 1 enclosed garage space per unit

Other Applicable Regulations

- Minimum 3 units per building

Kettlestone Multi-Family Stacked Medium (K-MF-Stacked Med)



Compatible with:

Kettlestone Multi-Family Stacked High land use district.

General Permitted Principle Uses:

(Refer to City Code for specific requirements.)

- Single Family Row and townhome units, and multi-family apartment or condominium units either horizontally or vertically attached. Minimum of 15 and a Maximum of 24 dwelling units per acre.
- Nursing, convalescent, and retirement homes.

General Permitted Accessory Uses:

(Refer to City Code for specific requirements.)

- Automobile garages and carports, gazebos, and private pools and pool houses that serve and are part of a row, townhome, apartment, or condominium development.

Bulk Regulations:

Front Yard Setback (required from all public/ private street frontages)	0 ft
Side Yard Setback	0 ft
Rear Yard Setback	0 ft
Principle Building Perimeter Setback from Adjoining SFR	50 ft.
Minimum Principle Building Separation	10 ft. per story
Minimum Principle and Accessory Building Separation	30 ft
Detached Accessory Structure Setbacks	20 ft front, 5 ft internal
Principle Structure Maximum Height	Min. 3 Stories Max 5 Stories
Minimum % Open Space	n/a
Maximum FAR	n/a
DU / AC	Min 15 du/ac, Max 24 du/ac
Minimum Lot Size	n/a
Minimum Lot Width	n/a
Building Type	MF Vertical or horizontal, attached

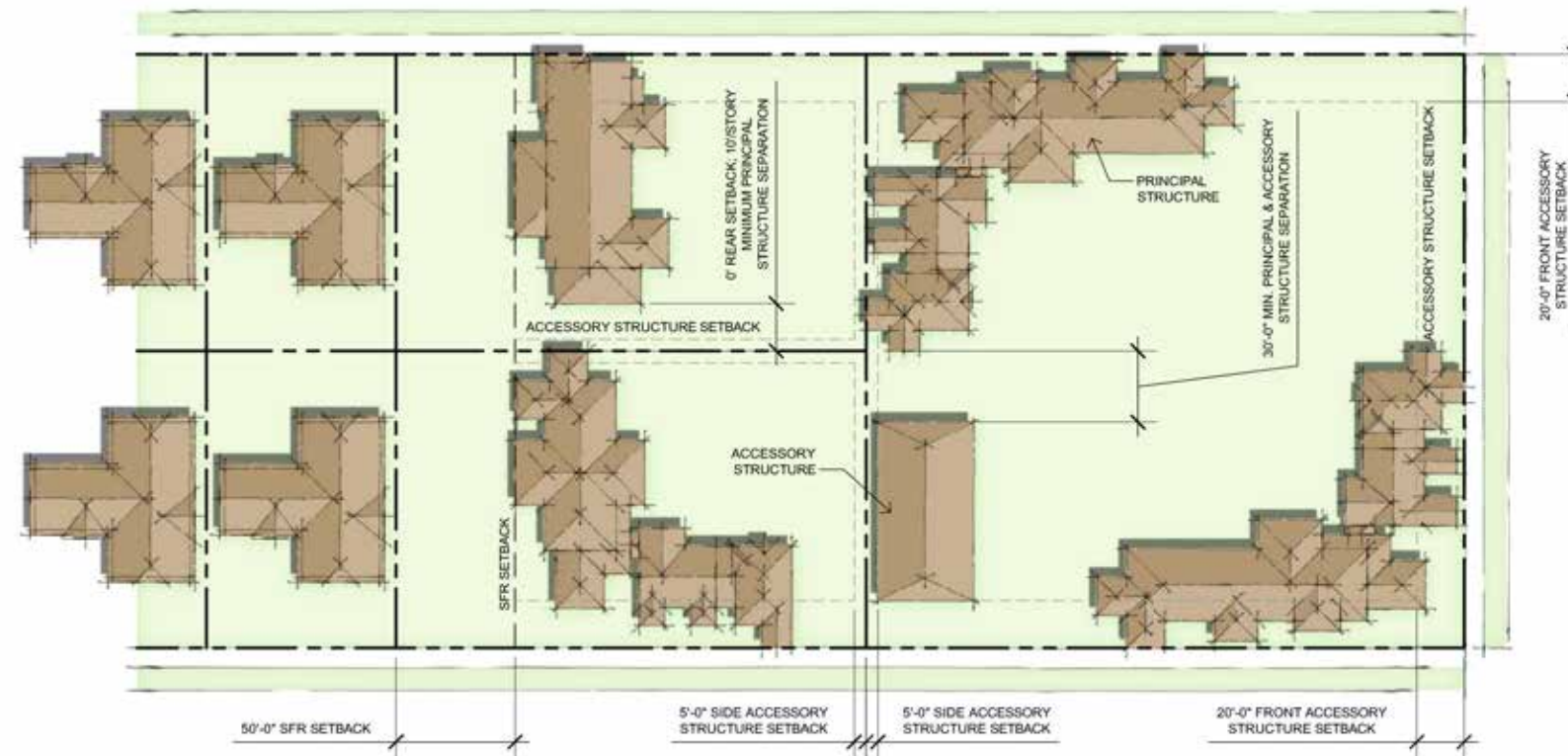
Off Street Parking Requirements

- 2 spaces per unit + 1 visitor space per 5 units

Other Applicable Regulations

- Minimum 8 units per building

Kettlestone Multi-Family Stacked High (K-MF-Stacked High)



Compatible with:

Kettlestone Mixed - Use land use district

Off Street Parking Requirements

- 2 spaces per unit + 1 space per 250 sq. ft. retail/office

Other Applicable Regulations

- Retail uses are typically on the first floor. Office and residential dwelling units are typically on the upper floors. (Building Use Ratio is typically 30% Retail / Office and 70% Residential on square footage basis.)

Bulk Regulations:

Front Yard Setback (required from all public/private street frontages)	0 ft min 20 ft max
Side Yard Setback	0 ft
Rear Yard Setback	0 ft
Principle Building Perimeter Setback from Adjoining SFR	50 ft.
Minimum Principle Building Separation	0 ft
Minimum Principle and Accessory Building Separation	30 ft
Detached Accessory Structure Setbacks	20 ft front, 5 ft internal
Principle Structure Maximum Height	Min. 2 Stories Max 5 Stories
Minimum % Open Space	0-10%
Maximum FAR	0.8
Maximum DU / AC	30 du/ac
Minimum Lot Size	n/a
Minimum Lot Width	n/a
Building Type	n/a

General Permitted Principle Uses:

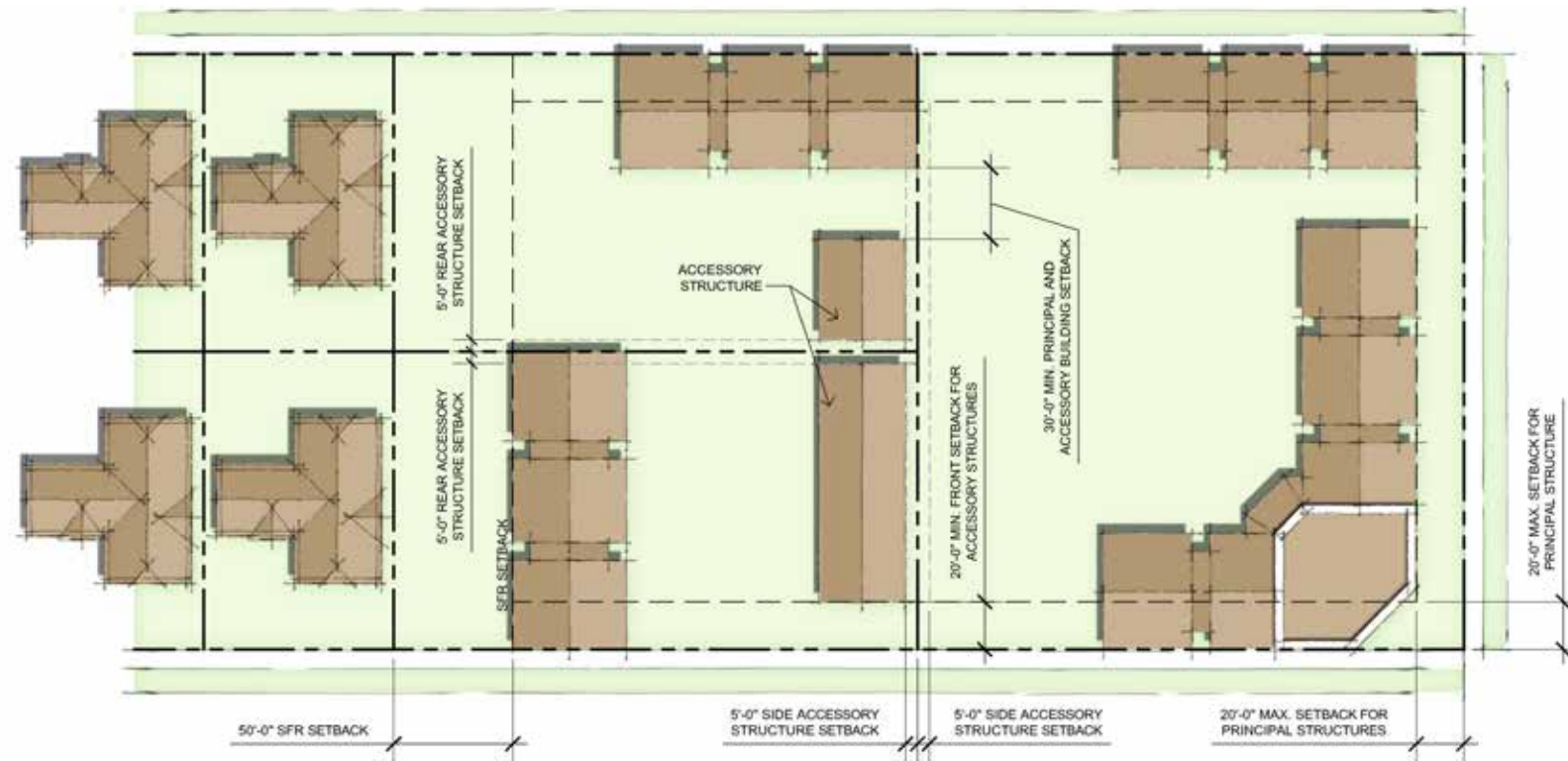
(Refer to City Code for specific requirements.)

- Multi-family residential dwellings (apartments or condominiums) at a density of no greater than 30 dwelling units per acre.
- Retail businesses and service establishments such as:
 - Retail sales stores including drug stores, bakeries, and grocery stores (outdoor storage is prohibited but limited outdoor display may be permitted as part of the site plan approval process).
 - Personal service businesses such as hair and beauty salons, dry-cleaners and laundrettes, shoe and watch repair shops.
 - Hotels and Motels.
 - Restaurants and Coffee Shops: Dine-in, Carry-out, and Drive-thru. Stand-alone restaurant and coffee shop buildings are prohibited. All restaurant uses must be contained within and part of a larger building. Outdoor seating areas may be permitted as part of the site plan approval process.
 - Places of assembly such as churches, other places of worship, public and private schools, civic uses, and fraternal lodges.
 - Offices uses such as:
 - Medical clinics, group medical centers, or the office of a doctor, dentist, osteopath, or similar profession.
 - Business and Professional offices including the following: law, engineering, real estate, insurance, banks, financial services, and similar uses.

Prohibited Uses:

(Refer to City Code for specific requirements.)

- Any Adult Entertainment Businesses as defined by City Code.
- After Hours Businesses.
- Bars, cocktail lounges, taverns, or saloons.
- Apartment Hotels.
- Convenience stores, gas stations, and all automobile repair and service businesses.
- Car washes.
- New and used car, boat, camper, truck and the like sales.
- Body Piercing Studios or Tattoo Studios.
- Delayed Deposit Services Business typically referred to as Check Cashing, Payday Lending, or Car Title Loan establishments.
- Pawn Shops.
- Hookah Lounges, Smoking Lounge or Smoking Den.
- Liquor Stores and Tobacco Stores.
- Stand-alone businesses with drive-thrus, such as banks, restaurants, coffee shops, and drug stores, are prohibited. Said uses may be permitted as part of and contained within a larger building.
- Truck stops and recreational vehicle parks.



Kettlestone Mixed-Use (K-MU)



Compatible with:

Kettlestone Retail Neighborhood land use district

Off Street Parking Requirements

- 1 space per 250 sq. ft. retail/office

General Permitted Principle Uses:

(Refer to City Code for specific requirements.)

- Retail businesses and service establishments, contained within single tenant building that is no larger than 20,000 sq. ft. of total gross floor area, or multi-tenant building that is no larger than 50,000 sq. ft. of total gross floor area, such as:
 - Retail sales stores including drug stores, bakeries, and grocery stores (outdoor storage is prohibited but limited outdoor display may be permitted as part of the site plan approval process).
 - Personal service businesses such as hair and beauty salons, dry-cleaners and laundrettes, shoe and watch repair shops.
 - Restaurants and Coffee Shops: Dine-in, Carry-out, and Drive-thru. Outdoor seating areas may be permitted as part of the site plan approval process.
- Office uses such as:
 - Medical clinics, group medical centers, or the office of a doctor, dentist, osteopath, or similar profession.
 - Business and Professional offices including the following: law, engineering, real estate, insurance, banks, financial services, and similar uses.

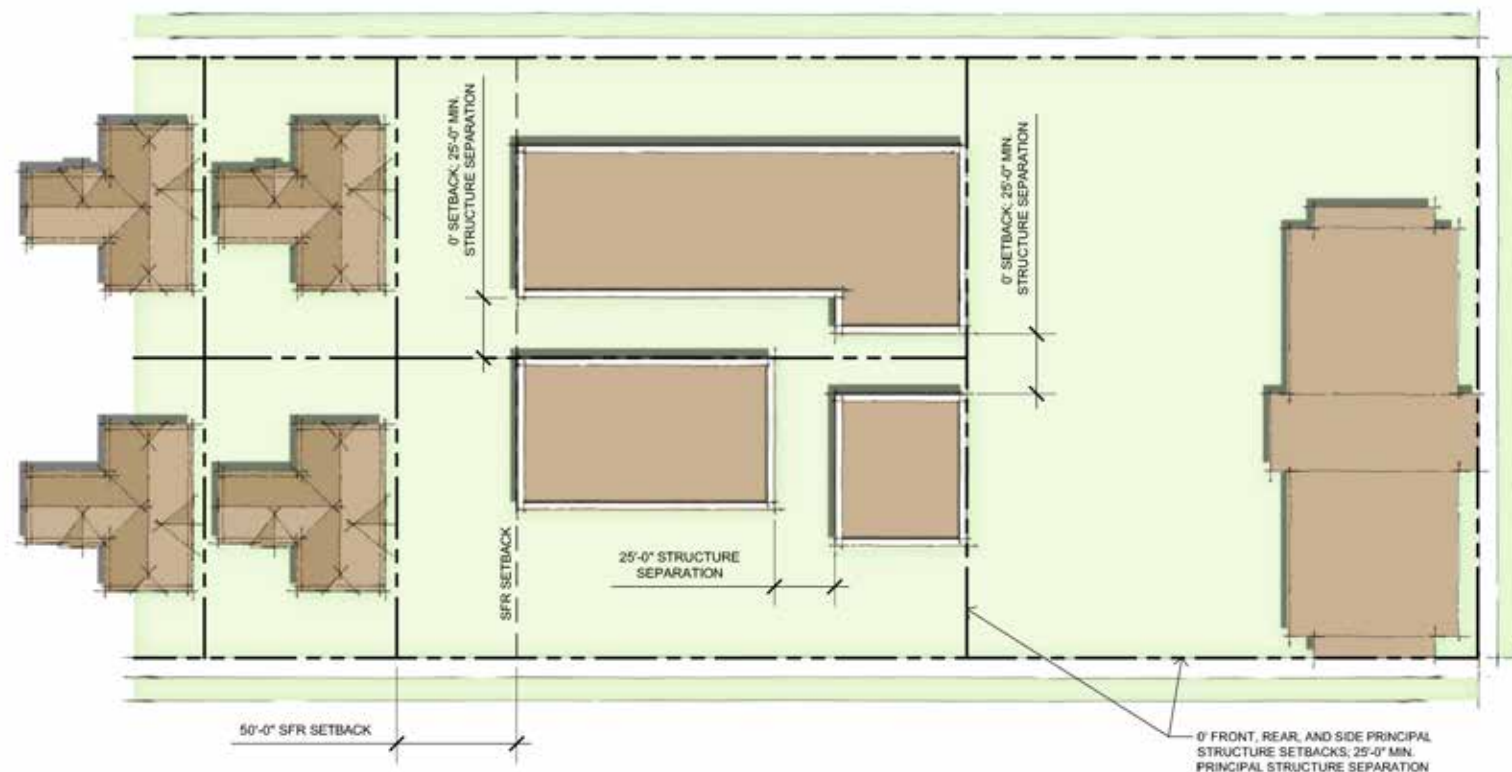
Prohibited Uses:

(Refer to City Code for specific requirements.)

- Any Adult Entertainment Businesses as defined by City Code.
- After Hours Businesses.
- Bars, cocktail lounges, taverns, or saloons.
- Apartment Hotels
- Convenience stores, gas stations, and all automobile repair and service businesses.
- Car washes.
- New and used car, boat, camper, truck and the like sales.
- Body Piercing Studios or Tattoo Studios.
- Delayed Deposit Services Business typically referred to as Check Cashing, Payday Lending, or Car Title Loan establishments.
- Pawn Shops.
- Hookah Lounges, Smoking Lounges or Smoking Dens.
- Liquor Stores and Tobacco Stores.
- Truck stops and recreational vehicle parks.

Bulk Regulations:

Front Yard Setback (required from all public/private street frontages)	0 ft
Side Yard Setback	0 ft
Rear Yard Setback	0 ft
Principle Building Perimeter Setback from Adjoining SFR	50 ft.
Minimum Principle Building Separation	25 ft
Minimum Principle and Accessory Building Separation	25 ft
Detached Accessory Structure Setbacks	n/a
Principle Structure Maximum Height	2 Stories
Minimum % Open Space	10-15%
Maximum FAR	0.25
Maximum DU / AC	n/a
Minimum Lot Size	n/a
Minimum Lot Width	n/a
Building Type	n/a



Kettlestone Retail Neighborhood (K-RN)



Compatible with:

Kettlestone Retail Community land use district

Off Street Parking Requirements

- 1 space per 250 sq. ft. retail/office

General Permitted Principle Uses:

(Refer to City Code for specific requirements.)

- Retail businesses and service establishments, contained within single or multi-tenant building that is no larger than 50,000 sq. ft. of total gross floor area, such as:
 - Retail sales stores including drug stores, bakeries, and grocery stores (outdoor storage is prohibited but limited outdoor display may be permitted as part of the site plan approval process).
 - Personal service businesses such as hair and beauty salons, dry-cleaners and laundrettes, shoe and watch repair shops.
 - Restaurants and Coffee Shops: Dine-in, Carry-out, and Drive-thru. Outdoor seating areas may be permitted as part of the site plan approval process.
 - Bars, cocktail lounges, taverns, or saloons. Outdoor seating areas may be permitted as part of the site plan approval process.
 - Convenience stores, gas stations, car washes, automobile repair and service businesses - excluding body repair and painting.
 - Places of assembly such as churches, other places of worship, public and private schools, civic uses, and fraternal lodges.

- Office Uses Such as:
 - Medical clinics, group medical centers, or the office of a doctor, dentist, osteopath, or similar profession.
 - Business and Professional offices including the following: law, engineering, real estate, insurance, banks, financial services, and similar uses.

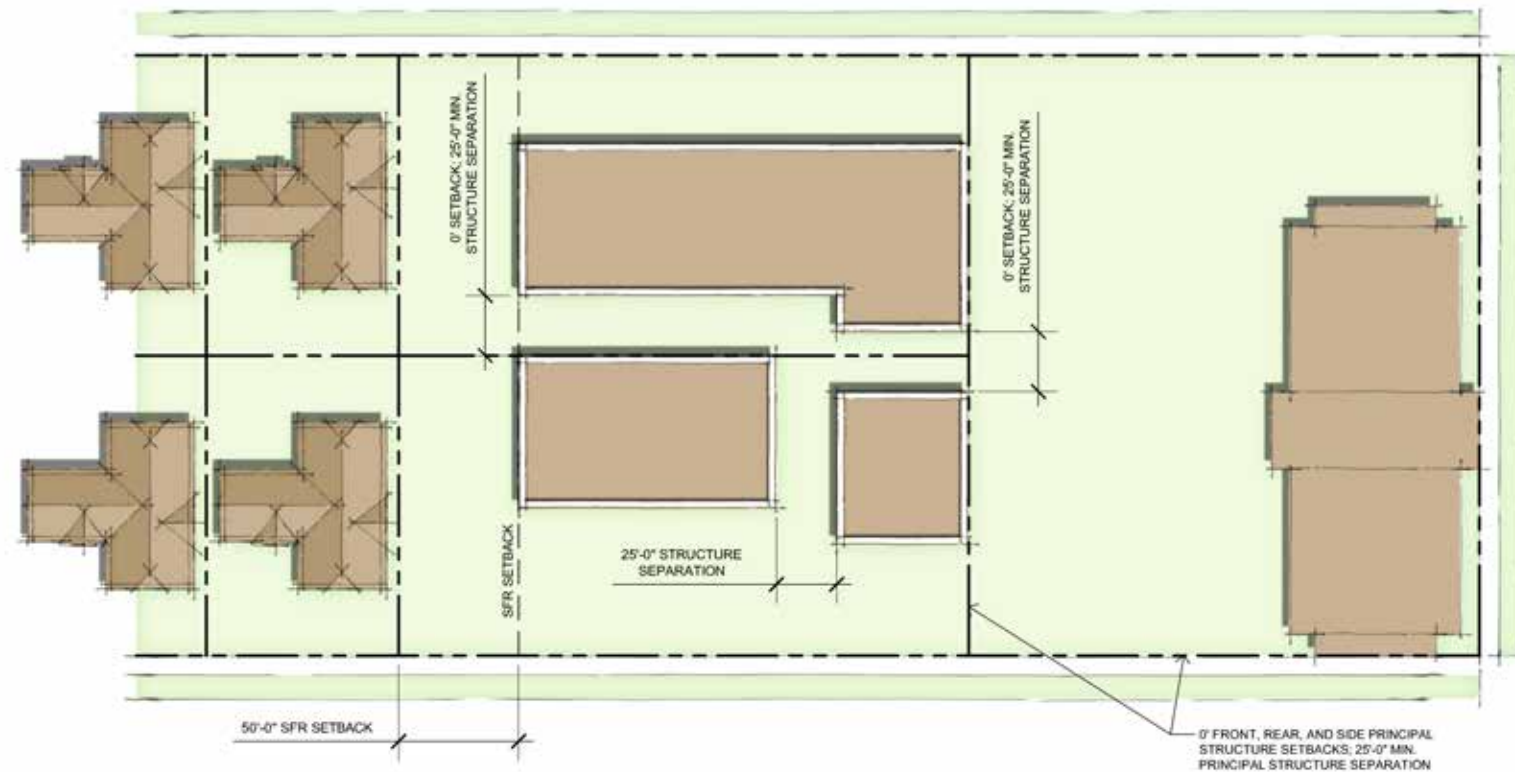
Prohibited Uses:

(Refer to City Code for specific requirements.)

- Any Adult Entertainment Businesses as defined by City Code.
- After Hours Businesses.
- Apartment Hotels
- Body Piercing Studios or Tattoo Studios.
- Delayed Deposit Services Business typically referred to as Check Cashing, Payday Lending, or Car Title Loan establishments.
- Pawn Shops.
- Hookah Lounges, Smoking Lounges or Smoking Dens.
- Liquor Stores and Tobacco Stores.
- New and used car, boat, camper, truck and the like sales.
- Truck stops and recreational vehicle parks.

Bulk Regulations:

Front Yard Setback (required from all public/private street frontages)	0 ft
Side Yard Setback	0 ft
Rear Yard Setback	0 ft
Principle Building Perimeter Setback from Adjoining SFR	50 ft.
Minimum Principle Building Separation	25 ft
Minimum Principle and Accessory Building Separation	n/a
Detached Accessory Structure Setbacks	n/a
Principle Structure Maximum Height	45 ft
Minimum % Open Space	10-15%
Maximum FAR	0.35
Maximum DU / AC	n/a
Minimum Lot Size	n/a
Minimum Lot Width	n/a
Building Type	n/a



Kettlestone Retail Community (K-RC)



Compatible with:

Kettlestone Retail Regional land use district

Off Street Parking Requirements

- 1 space per 250 sq. ft. retail/office

General Permitted Principle Uses:

(Refer to City Code for specific requirements.)

- Retail businesses and service establishments such as:
 - Retail sales stores including drug stores, bakeries, and grocery stores (outdoor storage is prohibited but limited outdoor display may be permitted as part of the site plan approval process).
 - Hotels and Motels.
 - Personal service businesses such as hair and beauty salons, dry-cleaners and laundrettes, shoe and watch repair shops.
 - Restaurants and Coffee Shops: Dine-in, Carry-out, and Drive-thru. Outdoor seating areas may be permitted as part of the site plan approval process.
 - Bars, cocktail lounges, taverns, or saloons. Outdoor seating areas may be permitted as part of the site plan approval process.
 - Convenience stores, gas stations, car washes, automobile repair and service businesses - excluding body repair and painting.
 - Places of assembly such as churches, other places of worship, public and private schools, civic uses, and fraternal lodges.

Office uses such as:

- Medical clinics, group medical centers, or the office of a doctor, dentist, osteopath, or similar profession.
- Business and Professional offices including the following: law, engineering, real estate, insurance, banks, financial services, and similar uses.

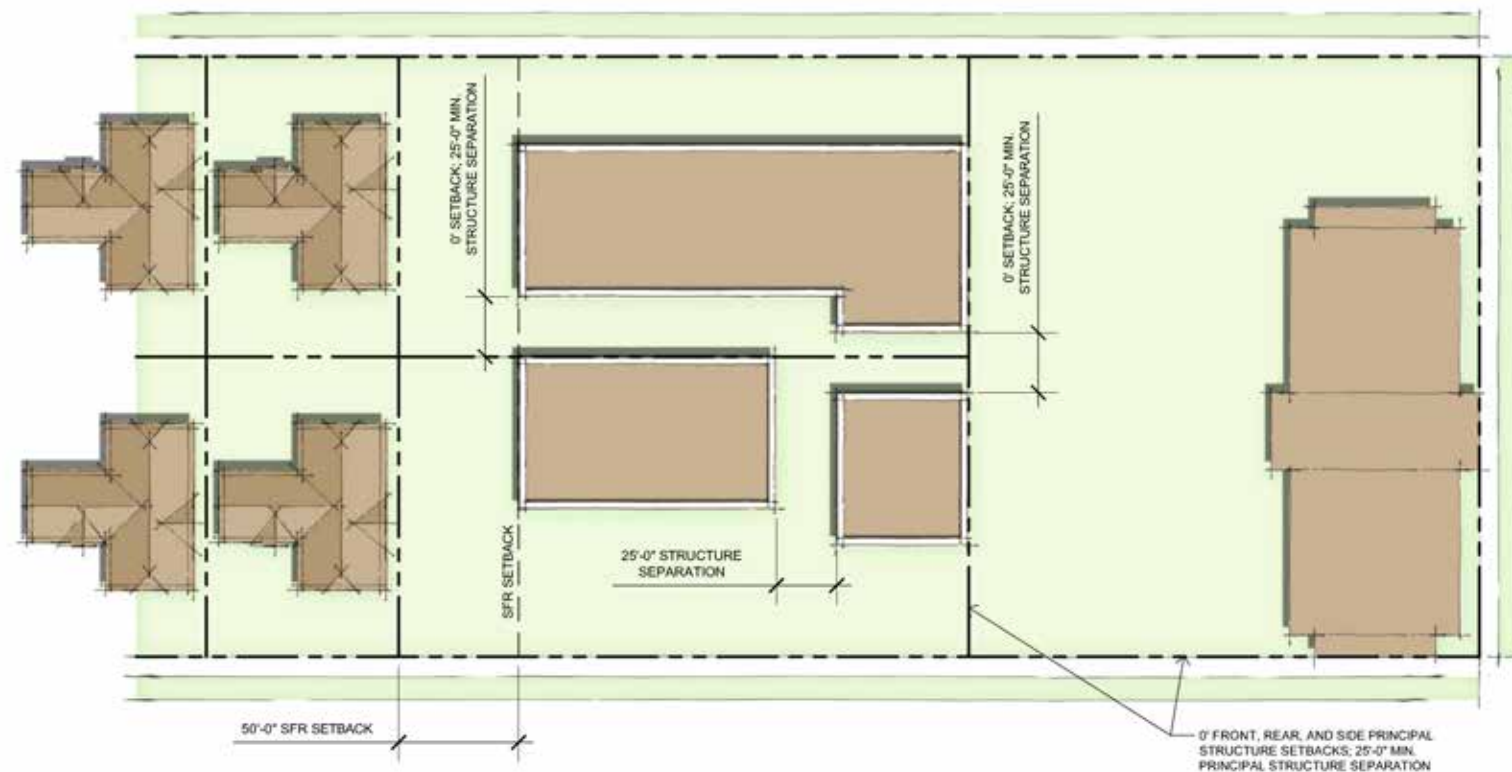
Prohibited Uses:

(Refer to City Code for specific requirements.)

- Any Adult Entertainment Businesses as defined by City Code.
- After Hours Businesses.
- Apartment Hotels.
- Body Piercing Studios or Tattoo Studios.
- Delayed Deposit Services Business typically referred to as Check Cashing, Payday Lending, or Car Title Loan establishments.
- Pawn Shops.
- Hookah Lounges, Smoking Lounges or Smoking Dens.
- New and used car, boat, camper, truck and the like sales.
- Truck stops and recreational vehicle parks.

Bulk Regulations:

Front Yard Setback (required from all public/private street frontages)	0 ft
Side Yard Setback	0 ft
Rear Yard Setback	0 ft
Principle Building Perimeter Setback from Adjoining SFR	50 ft.
Minimum Principle Building Separation	25 ft
Minimum Principle and Accessory Building Separation	n/a
Detached Accessory Structure Setbacks	n/a
Principle Structure Maximum Height	8 stories
Minimum % Open Space	10-20%
Maximum FAR	0.35
Maximum DU / AC	n/a
Minimum Lot Size	n/a
Minimum Lot Width	n/a
Building Type	n/a



Kettlestone Retail Regional (K-RR)



Compatible with:
Kettlestone Office land use district

Off Street Parking Requirements

- 1 space per 250 sq.ft. retail/office

General Permitted Principle Uses:
(Refer to City Code for specific requirements.)

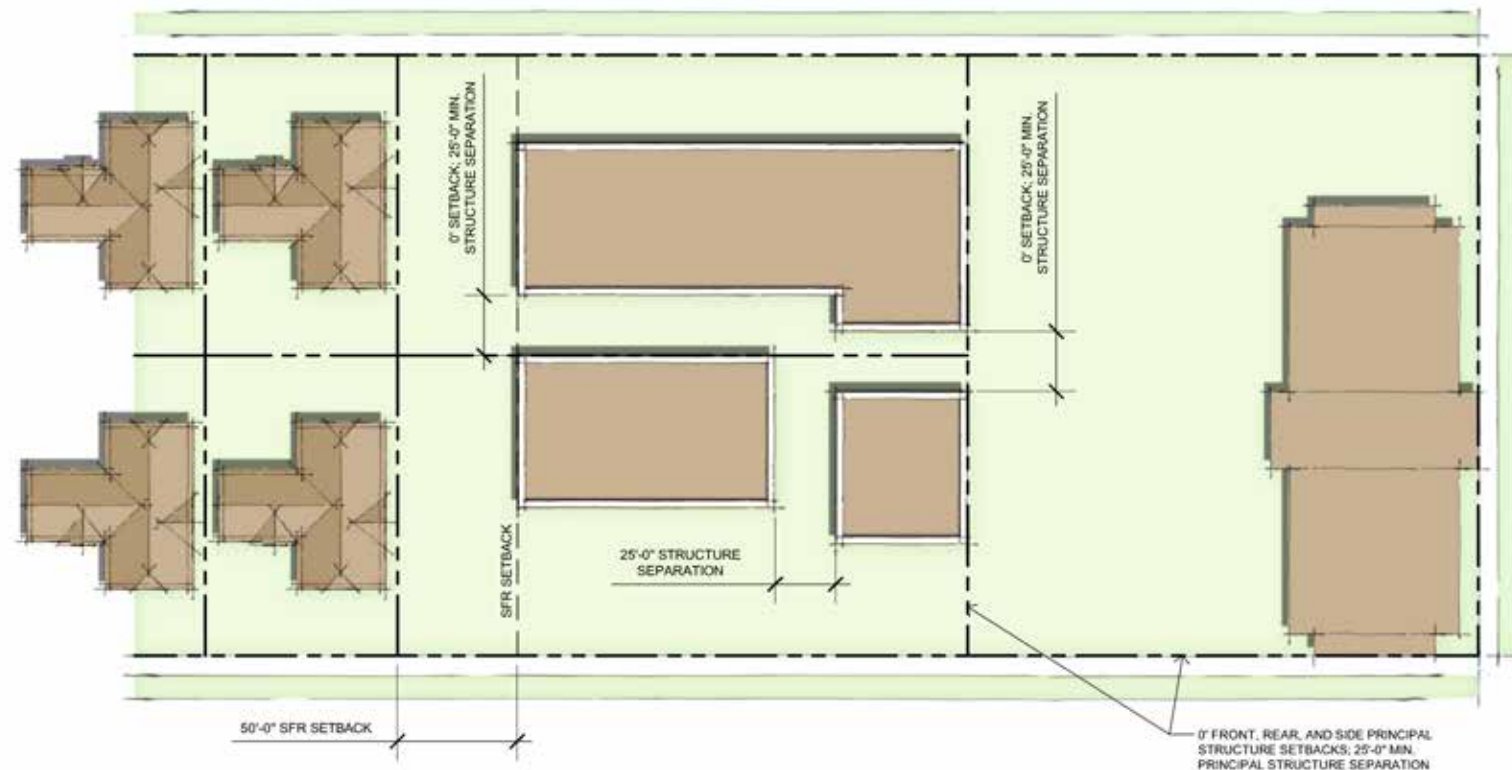
- Office Uses Such as:
 - Business and professional offices such as the following: law, engineering, architecture, real estate, insurance, accounting, bookkeeping, finance, banking (including retail banks with drive-thrus), stock brokerage and uses of a like or similar nature.
 - The office of a doctor, dentist, osteopath, chiropractor, optometrist, chiropractist, or similar profession.
 - Clinics or group medical centers, including dental clinics, but not including animal clinics or hospitals.
 - Hospitals, libraries, funeral homes, and mortuaries.
 - Office buildings serving the management, research, design, marketing, and production needs of the general business community.
- The low-intensity commercial service uses, intended primarily to serve the occupants and patrons of the Kettlestone Office District, shall be permitted within a building housing a use permitted above: office supply stores, computer and electronic equipment sales and service stores, drug stores, gift shops, restaurants and coffee shops (not including drive-thru restaurants and coffee shops), travel agencies, and uses of a similar nature.
- Places of assembly such as churches, other places of worship, public and private schools, civic uses, and fraternal lodges.

Prohibited Uses:
(Refer to City Code for specific requirements.)

- All retail uses not otherwise specified as a permitted use herein above.
- Stand-alone restaurants and coffee shops and all drive-thru restaurants and coffee shops.
- Bars, cocktail lounges, taverns, or saloons.
- Convenience stores, gas stations, car washes, automobile repair and service businesses.
- Any Adult Entertainment Businesses as defined by City Code.
- After Hours Businesses.
- Apartment Hotels
- Body Piercing Studios or Tattoo Studios.
- Delayed Deposit Services Business typically referred to as Check Cashing, Payday Lending, or Car Title Loan establishments.
- Pawn Shops.
- Hookah Lounges, Smoking Lounges or Smoking Dens.
- Liquor Stores and Tobacco Stores.
- New and used car, boat, camper, truck and the like sales.
- Truck stops and recreational vehicle parks.

Bulk Regulations:

Front Yard Setback (required from all public/private street frontages)	0 ft
Side Yard Setback	0 ft
Rear Yard Setback	0 ft
Principle Building Perimeter Setback from Adjoining SFR	50 ft.
Minimum Principle Building Separation	25 ft
Minimum Principle and Accessory Building Separation	n/a
Detached Accessory Structure Setbacks	n/a
Principle Structure Maximum Height	Min 2 Stories*, Max 8 Stories
Minimum % Open Space	10-20%
Maximum FAR	0.35
Maximum DU / AC	n/a
Minimum Lot Size	n/a
Minimum Lot Width	n/a
Building Type	n/a



Kettlestone Office (K-OF)



* Buildings less than 15,000 sq. ft. may be 1 story tall

Compatible with:

Kettlestone Open Space and Parks land use districts. Utilizes the COS district regulations and requirements (Refer to City Code for specific requirements).

General Permitted Principle Uses:

(Refer to City Code for specific requirements.)

- Agricultural uses and structures not including livestock or poultry
- Public parks and non-commercial recreational uses
- Civic Uses
- Special event vendors as permitted by the City.

Prohibited Uses:

(Refer to City Code for specific requirements.)

- All Residential uses

General Permitted Accessory Uses:

(Refer to City Code for specific requirements.)

- Accessory uses customarily incidental to a permitted principle use.

Bulk Regulations:

Front Yard Setback (required from all public/private street frontages)	50 ft
Side Yard Setback	50 ft
Rear Yard Setback	50 ft
Principle Building Perimeter Setback from Adjoining SFR	n/a
Minimum Principle Building Separation	n/a
Minimum Principle and Accessory Building Separation	n/a
Detached Accessory Structure Setbacks	n/a
Principle Structure Maximum Height	No limit
Minimum % Open Space	n/a
Maximum FAR	n/a
Maximum DU / AC	n/a
Minimum Lot Size	n/a
Minimum Lot Width	n/a
Building Type	n/a

Conservation and Open Space (COS)



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General Site Planning & Circulation Guidelines

Building Siting & Orientation Guidelines

Single Family (SF) Standards

1. Useable front porch should be encouraged.
2. Rear yard setbacks measured from buffer park if applicable.
3. Side yards between homes must accommodate drainage.

Multi-Family (MF) Standards

1. Horizontally Attached and Vertically Attached Units depending on district.
2. Min/Max front yard setback lines to promote street presence.
3. Front entrances, stoops, and front porches along public streets.
4. Useable front porch, patio and/or balcony required for each multi-family dwelling unit.
5. Side yard and building separation setbacks must address building code, roof overhangs, drainage, and window openings.
6. Accessory structures: promote tuck-under, rear loaded garages; detached garages ganged and located to reduce visual impact.
7. Shared parking area located behind buildings to reduce visual impact.

Mixed-Use (MU) Standards

1. Min/Max front yard setback lines to promote street presence.
2. Front entrances, stoops, and front porches encouraged along public streets.
3. Useable front porch, patio and/or balcony required for residential units.
4. Useable outdoor pedestrian spaces encouraged.
5. Side yard setbacks and minimum building separations must address building code, roof overhangs, drainage, and window openings.
6. Layout reviewed for preservation of solar access and views.
7. Shared parking area located to reduce visual impact.
8. Outdoor display must be limited and requires site plan approval.
9. Stand-alone building with drive-thru business prohibited. Drive-thrus may be incorporated into rear or side of multi-tenant building.
10. Auto oriented service businesses – gasoline sales prohibited.

Retail Standards

1. Windows and entrances along street frontage.
2. Useable outdoor pedestrian spaces encouraged.
3. Side yard and building separation setbacks must address building code, roof overhangs, drainage, and window openings.
4. Loading docks and rear of the building screened from public view.
5. Outdoor storage prohibited.
6. Outdoor display must be limited and requires site plan approval.
7. Drive-thrus must be located to the rear of buildings and screened from view of public streets.
8. C-stores fuel pump islands and canopies must be architecturally treated to match the intent of the district. Canopy setbacks based on principal building setbacks.

Office Standards

1. Small professional and large corporate office buildings
 - a. Minimum front yard setback lines to promote street presence.
 - b. Useable outdoor space along street frontage encouraged.
 - c. Window and door opening along street frontage.
 - d. Side yard setbacks and minimum building separations must address building code, roof overhangs, drainage, and window openings.
2. Planned office park and corporate campus (one or more uniform buildings)
 - a. Typical office park setbacks, opens space and layout.
3. Layout reviewed for preservation of solar access and views.
4. Shared parking area located to reduce visual impact.

Building Setbacks, Build-to Lines and Minimum Open Space and Building Floor Area Ratios

The Bulk Regulations Table on this page details the standards for each of the following bulk regulations.

Building Setbacks and Build-to Lines

Depending on the zoning district, minimum and/or maximum building setbacks are established to promote a dynamic streetscape, provided for efficient site layout and circulation, as well as building visibility. Building setbacks are measured from the foundation or wall face but do allow for up to a two foot (2') encroachment of a roof overhang or minor wall or window projection, but in no case shall the roof overhang or projection extend beyond the property line. Front yard setbacks are measured from the public street right-of-way lines and/or the back-of-curb of private streets.

Open Space

Minimum open space requirements are created but at a reduced standard from typical based upon the desire to increase densities within the district and provide recognition and credit to the properties that have provided or otherwise dedicated land towards the creation of the regional retention bonds and greenbelts. Open Space is defined as any area not covered by a building, structure, parking lot, driveway, sidewalk, patio or other paved or hard surfaced area. Requirements for landscaping within this open space are detailed in these guidelines.

Floor Area Ratios

A floor area ratio (FAR) is defined as the ratio of a building's total floor area to the size of the piece of land upon which it is built. A site with a building that has a gross floor area of 10,000 sq. ft. on a lot that is 50,000 sq. ft. in area has a FAR of 0.2. Maximum floor area ratios are established for each zoning district to ensure that an area is not developed beyond the capacity of the anticipated street network, sanitary sewer system, and water service. The maximum floor area ratios for Kettlestone are higher than typical in an attempt to promote greater densities as envisioned for the district.

General Bulk Regulations Table

	R-2	K MF-Rowhouse	K MF-Stacked Medium	K MF-Stacked High	K Mixed-Use	K Retail Neighborhood	K Retail Community	K Retail Regional	K Office	COS
Front Yard Setback (required from all public/private street frontages)	30 ft	15 ft max.	0 ft	0 ft	0 ft 20 ft max	0 ft	0 ft	0 ft	0 ft	n/a
Side Yard Setback	7 ft min. 15 ft sum	attached or 5 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	n/a
Rear Yard Setback	30 ft	30 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	n/a
Principle Building Perimeter Setback from Adjoining SFR	n/a	n/a	30 ft	50 ft	50 ft	25 ft	50 ft	50 ft	50 ft	n/a
Minimum Principle Building Separation	n/a	10 ft	10 ft per story	10 ft per story	0 ft	25 ft	25 ft	25 ft	25 ft	n/a
Minimum Principle and Accessory Building Separation	6 ft	30 ft	30 ft	30 ft	30 ft	n/a	n/a	n/a	n/a	n/a
Detached Accessory Structure Setbacks	30 ft front, 2 ft internal	20 ft front, 5 ft internal	20 ft front, 5 ft internal	20 ft front, 5 ft internal	20 ft front, 5 ft internal	n/a	n/a	n/a	n/a	n/a
Principle Structure Maximum Height	40 ft (3 stories)	Min 2 Stories, Max 3 Stories	Min 2 Stories, Max 3 Stories	Min 3 Stories, Max 5 Stories	Min 2 Stories, Max 5 Stories	2 Stories	45 ft	8 stories	Min 2 Stories*, Max 8 Stories	n/a
Minimum % Open Space**	n/a	n/a	n/a	n/a	20%	20%	20%	20%	25%	n/a
Maximum FAR	n/a	n/a	n/a	n/a	0.8	0.25	0.35	0.35	0.35	n/a
Maximum DU / AC	6 du/ac	12 du/ac	14 du/ac	min 15 du/ac, max 24 du/ac	30 du/ac	n/a	n/a	n/a	n/a	n/a
Minimum Lot Size	8,000 sq. ft. (SF) 10,000 sq. ft. (DP)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Building Type	SF Detached	MF Horizontal, attached	MF Vertical or horizontal, attached	MF Vertical or horizontal, attached	n/a	n/a	n/a	n/a	n/a	n/a

* Buildings less than 15,000 sq. ft. may be 1 story tall.

** See Open Space Table on page 94 for specific requirements

Equipment Screening and Outdoor Displays and Sales

Outdoor Storage and Loading Docks

Outdoor storage of any products, materials, debris, garbage, carts or equipment of any kind is prohibited except as provided herein. All loading docks and areas shall be located behind the principal structures screened from view of all public and private streets and adjoining properties through a combination of screen walls, fences, and landscaping.

Trash, Grease, and Recycling Containers

All trash, grease, and recycling containers and dumpsters must be fully contained within a building or otherwise confined within a walled permanent enclosure with opaque gates. Said enclosures must be either incorporated as part of or located behind the main structures in an inconspicuous area and be of sufficient height to completely screen from view the containers. The enclosure and gates must be of durable materials that match the finish materials of the primary structure. Wood or composite material fencing is not an acceptable enclosure material except for the enclosure doors or gates. Landscaping should be added around the enclosure to soften its visual impact.

These regulations do not apply to individual trash and recycling bins for single family detached residential and row house units that each have their own containers.

Back-up Power Generators, Ground-Mounted HVAC Equipment, Chillers, Solar Equipment, Towers, and Satellite Dishes

All back-up power generators and ground-mounted HVAC equipment, including chillers, must be fully screened from view of public and private streets and adjoining properties. Screening shall be accomplished by a combination of screen walls and landscaping. Said equipment should be located behind the principal structures in areas to minimize the noise impact on adjoining properties. All equipment must be designed, enclosed, and/or muffled to produce minimal noise and shall comply with the City's noise control regulations.

Any solar collectors or photovoltaic panels shall not be visible from any public street, must be incorporated into the roof structure of an approved principal structure, and shall protrude no further than four (4) inches from the roof surface.

Communications towers and wind turbines are prohibited within Kettlestone. Satellite dishes 24 inches in diameter and smaller should be located so not to be visible from a public or private street. All other satellite dishes must be completely screened from view.

Utility meters and exposed utility conduits, pipes, and cables

Utility meters shall be located within an enclosure or otherwise located in an inconspicuous area and screened from view with a combination of screen walls and landscaping. All utility conduits, pipes, cables, and roof access ladders shall be fully concealed within the structure.

Public and Private Utilities and Easements

When practical, all public utility easements should be located along the rear of properties and outside of any required buffer parks so not to limit the ability to plant and maintain landscaping, especially along the street frontage. Above ground utility boxes, transformers and equipment should also be located in the rear of properties and behind the principal structures to minimize their visual impact. When possible, transformers should be enclosed within the trash screen walls and landscaping, including ornamental grasses, should be planted around these structures - subject to any required safety clearances.



Acceptable Examples of trash enclosures and screening

Not Acceptable examples of trash enclosures and screening

Parking Lot Cart Corrals

Any corrals or areas designated for the collection of shopping carts shall be permanent structures integrally constructed as part of the site and must include brick or stone elements. No advertising, logos, store or product names or commercial images are allowed on, by or within the corral. Prefabricated metal tubing or plastic shopping cart corrals shall be prohibited.

All shopping carts must be stored either within a building or within a cart enclosure area that is incorporated into the building consisting of at a minimum a screen wall constructed of material matching the building.

Seasonal Outdoor Displays

Retail properties may define limited areas within the site for intermittent outdoor display and sales (i.e., pumpkins, plants, lawn and garden goods), including outdoor seating areas for food and beverage service. Said areas cannot be located upon any designated parking stalls or drive aisles and must be situated immediately adjacent to the retail establishment or tenant space which shall have exclusive use of said areas. Off-site businesses/non-tenants shall not be allowed to utilize these areas.

Food and beverage service areas that include alcohol sales are required to have a permanent barrier enclosing the outdoor seating area. The layout of any outdoor display, sales, and seating area shall be designed so to not create a traffic hazard or congestions and shall allow for the safe and unimpeded flow of pedestrian traffic, including exiting from the building.

All outdoor display and sales and food service areas must be clearly defined and detailed on a site plan and obtain City Council approval as part of a site plan process. All other City Code requirements for seasonal and temporary uses must be met.

Garden Centers

Seasonal garden centers, selling outdoor lawn and garden goods and supplies, and the sale of agricultural products as defined in the Zoning Code as Temporary Agricultural Product Sales, may be permitted on retail properties within the Retail Community (K-RC) and Retail Regional (K-RR) zoning districts. All proposed seasonal garden centers and temporary agricultural product sales must be clearly defined and detailed on a site plan and obtain City Council approval as part of a site plan process.

Information to be shown on the site plan includes details of product display and storage areas, all proposed tents, fencing, barriers, and other structures as well as proposed modifications to the site circulation and parking areas. No more than 20% of a parking lot or the total parking available on an individual site may be utilized for a seasonal garden center and no main drive aisles, as determined by the City, shall be blocked or closed. No detached or freestanding signage shall be permitted except as may be allowed by the City's Sign Code. All other City Code requirements for seasonal and temporary uses must be met including obtaining an annual permit and the limitation of the installation and operation to between May 1st and November 15th of each year. Seasonal garden centers and temporary agricultural product sales must be completely dismantled and all structures, materials, goods and products removed from the site by or on November 15th of each year.



Acceptable examples of cart corrals, seasonal displays, and garden centers

Not acceptable examples of cart corrals, seasonal displays, and garden centers

Drive-Thrus

Vehicle Drive-Thru

The following section provides guidelines and site design requirements applicable to all vehicle drive-thru facilities and their associated vehicle stacking and parking areas throughout Kettlestone. These provisions will provide direction during the design, planning and application approval process to promote, properly assess and achieve appropriate forms of drive-thru development. Further, they will assist in regulating the layout, built form and appearance of drive-thru facilities as well as assist in mitigating any adverse impacts. The intent of these provisions is to promote:

- Compatible development that fits in well with the surrounding areas and minimizes impacts on adjacent uses.
- Functional and safe traffic, pedestrian and bicycle movement.
- Safe vehicle stacking lane and site access placement.
- Safe and accessible pedestrian connections to the building from both the public and private realms.
- A high quality pedestrian-supportive urban streetscape.

Definition

Drive-Thru: A drive-thru facility is an establishment that provides or dispenses products or services, through an attendant or an automated machine, to persons remaining in their vehicle that are in designated drive-thru stacking lanes. A drive-thru facility may be in combination with other uses, such as financial institutions, restaurants, pharmacies, and service providers such as dry cleaners. In these guidelines, car washes and gas stations will not be categorized as drive-thru facilities.

Applicability

Certain drive-thru facilities, as specified in each zoning district, are permitted in the following Kettlestone Zoning Districts:

- Mixed-Use (K-MU)
- Retail Neighborhood (K-RN)
- Retail Community (K-RC)
- Retail Regional (K-RR)
- Office (K-OF)

Drive-thru facilities are NOT permitted in the following zoning districts:

- Single Family Residential District (R-2)
- Multi-Family Rowhouse (K-MF-Rowhouse)
- Multi-Family Stacked Medium (K-MF-Stacked Med)
- Multi-Family Stacked High (K-MF-Stacked High)

Guidelines

All drive-thru facilities must comply with the following guidelines:

- Drive-thru facilities shall not be permitted immediately adjacent to any single-family or multi-family rowhouse land uses.
- Drive-thru facilities adjacent to any residential land uses shall be set back a minimum distance of 80 feet from a residential property line to the nearest point of any stacking lane.
- Drive-thru facilities on sites less than 10,000 square feet are discouraged.

- Drive-thru structures and components, where provided, shall be incorporated into the overall design of the building; window service and menus shall be screened from view of public streets and must be located on the sides or rear of the building. Stand-alone canopies and the like shall be prohibited.
- Double drive-thru lanes (side-by-side) shall be entered via a single lane that splits to provide access to both lanes. Exiting shall be by similar means whereby the two lanes must converge to provide a single lane width at the exit point.
- To the extent feasible, the stacking lanes should be linear and straight, with a minimum amount of curves and turning movements. Where appropriate, an escape lane should be provided.
- Stacking and queuing lanes shall not wrap around the building on more than two sides.
- Drive-thru lanes shall not be directly accessed from or exit onto any public street.
- The access point to the stacking lane of a drive-thru facility should be set as deeply as possible into the site and provide a minimum distance of 3 car lengths between the entrance to the stacking lane and the access point to the site from the main access drive.
- On-site circulation must be designed to minimize the conflicts between pedestrians and vehicles.
- Raised islands, decorative paving treatments, and soft landscaping or other forms of barriers to separate stacking lanes from main parking areas and driveways are required where possible.
- The stacking lane should be located to avoid blocking access to parking spaces and loading and service areas.



Acceptable example of drive-thrus



Acceptable example of drive-thrus



Not acceptable example of drive-thrus



Not acceptable example of drive-thrus

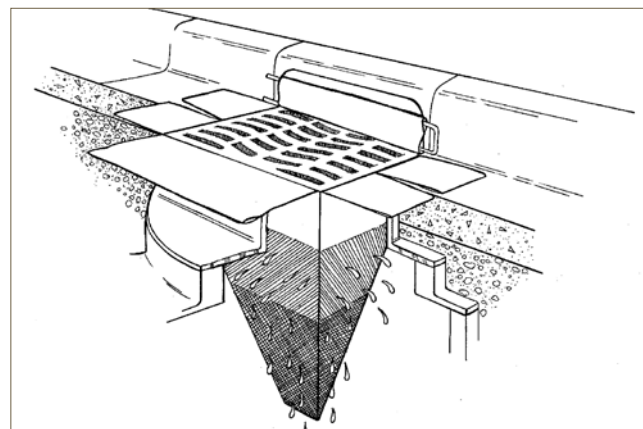
Grading and Erosion Control

- I. Coordinate with the City of Waukee to determine the storm water detention requirements for individual parcels within the Kettlestone district. Some parcels have previously been accounted for with the appropriate storage quantities within the regional detention facilities constructed by the City. A Storm Water utility fee (See the attached Storm Water Fee District section of the guidelines) is required for those developments that benefit from the regional detention.
- II. Additional storage, if required, should be constructed adjacent to the existing regional detention when applicable, and provide an overland flowage easement or connection to the existing regional detention. The intent of the design is to eliminate small detention basins that litter the landscape. Developers are further encouraged to utilize these connections to connect their development to the greenway via trails and complimentary landscape features.
- III. Topsoil depth shall be verified and documented on each site prior to construction beginning. The contractor shall follow the City's current standard for minimum topsoil depth. The increased depth of topsoil reduces the need for irrigation and promotes infiltration of storm water as well as provides a fertile base for plants.
- IV. Developer must comply with all NPDES requirements.
 - Iowa Department of Natural Resources – Iowa Administrative Code: Section 567:
 - Website: <http://www.iowadnr.gov/InsideDNR/RegulatoryWater/NPDESWastewaterPermitting/NPDESRules.aspx>
 - Chapter 60 – Definitions / Forms / Rules of Practice
 - Chapter 62 – Effluent and Pretreatment Standards
 - Chapter 63 – Monitoring, Analytical, and Reporting Requirements
 - Chapter 64 – Wastewater Construction and Operation Permits

- V. Developer must complete and abide by the City of Waukee COSESCO checklist.
 - City of Waukee – MS4 Permit Requirements: Website: <http://www.waukee.org/465/MS4-Permit-Requirements>
 - Construction Site Storm Water Runoff Control (COSESCO) Website: <http://www.waukee.org/DocumentCenter/View/141>
 - Construction Site Storm water Runoff Control (COSESCO) Checklist Website: <http://www.waukee.org/DocumentCenter/View/74>
- VI. Developer must complete a Post-construction storm water management program for all sites.
 - Reference BMP Design Manual for post-construction runoff controls within SUDAS. Website: <http://www.iowasudas.org/manuals/manual.cfm?manual=design>
 - Reference All Chapters, but the following three are a priority.
 - Chapter 1: General Provisions
 - Chapter 2: Storm Water
 - Chapter 7: Erosion and Sediment Control
- VII. Owners are encouraged to utilize the City of Waukee's Storm Water Best Management Practices Reimbursement Program.
 - Website: <http://www.waukee.org/468/Stormwater-BMP-Reimbursement-Program>



Silt Fence



Storm Intake with integrated sediment catchment / protection device



Example of a small detention basin. This type of detention is discouraged within Kettlestone.



Kettlestone Greenways

Vehicular Access Management

Introduction

The following Access Management Guideline for the Grand Prairie Parkway corridor from Interstate 80 to Hickman Road was developed to promote safe and efficient vehicular circulation. Iowa SUDAS is the minimum standard for the development of the Guideline. The Grand Prairie Parkway corridor was analyzed using a posted speed of 40 mph and a design speed of 45 mph. The goal of this Access Management Guideline is to provide a balance between traffic flow and development access/circulation. To achieve this goal, three access priorities are defined for the corridor.

- Priority #1 is to provide full signalized access intersections along the Grand Prairie Parkway corridor. Signalized intersections provide for the regional traffic flow and the reasonable movement of traffic along the corridor. It allows for ample access and circulation to development. The location of these intersections is considered the highest priority for this corridor.
- Priority #2 is to provide public streets with right-in/right-out access to Grand Prairie Parkway. These public streets provide reasonable circulation to the development adjacent to Grand Prairie Parkway. It is more important to provide consideration /access to these streets rather than private entrances.
- Priority #3 is to provide private entrances with right-in/right-out access to Grand Prairie Parkway. Private entrances or driveways provide reasonable circulation to a parcel. This is the lowest priority of this Access Management Guideline.

Consideration for a lower numbered priority will not be given if it negatively impacts a higher numbered priority. For example, consideration for a right-in/right-out public street (Priority #2) will not be given if the right-in/right-out street negatively impacts a nearby signalized intersection (Priority #1). Similarly, a right-in/right-out private driveway (Priority #3) will not be given consideration if it negatively impacts a nearby right-in/right-out public street (Priority #2).

Signalized Intersections

The location of the signalized intersections along Grand Prairie Parkway is the first priority of the Access Management Guideline. Iowa SUDAS recommends uniform traffic signal spacing to provide efficient traffic signal progression in a corridor. A desirable signal spacing of 1/4 mile should be used for all Priority #1 signalized intersections along Grand Prairie Parkway. This signal spacing is set based on providing reasonable traffic progression on Grand Prairie Parkway. Exhibit 44-1 shows an aerial image of the Grand Prairie Parkway corridor indicating the locations of the listed signalized intersections.

The following roadways are planned to be signalized on Grand Prairie Parkway:

- | | |
|--------------------------------|--|
| - I-80 Ramps | - Future Westown Parkway |
| - Future Kettlestone Boulevard | - Future SE Pleasant View Drive |
| - Ashworth Road | - Future SE Prairie Park Lane |
| - Future Esker Ridge Drive | - University Avenue (currently signalized) |
| - Future Altamont Trail | |

Text from the Access Management Guideline: SE Alices Road Corridor Report as produced by Foth Engineering for Waukee Iowa. June 4, 2014.



Exhibit 44-1: Kettlestone Vehicular Circulation and Signalized Intersections

Intersection Functional Area

Each priority #1, #2, and #3 intersection is comprised of both a physical and functional area. The Priority #1 intersection functional area sets the location for other adjacent intersections. A schematic representation of these two areas is depicted in Figure 44-2 below. The physical areas of the intersection is bound by the crosswalks or the area where the roadways cross. There are two functional areas for an intersection, one upstream and one downstream.

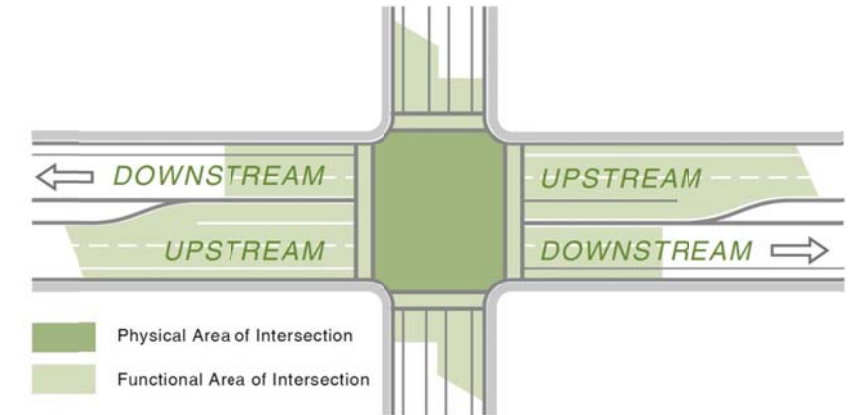


Figure 44-2: Comparison of the Intersection Physical and Functional Area¹.

Access should not be granted within the functional area of a priority #1 signalized intersection along Grand Prairie Parkway. Keeping the functional area free of Priority #2 and #3 access points allows for improved capacity and mobility of the corridor. It is also safer since there will be reduced driver conflict and crashes. Figure 44-3 depicts the appropriate placement of Priority #2 and #3 access points between the functional areas of two intersections along Grand Prairie Parkway.

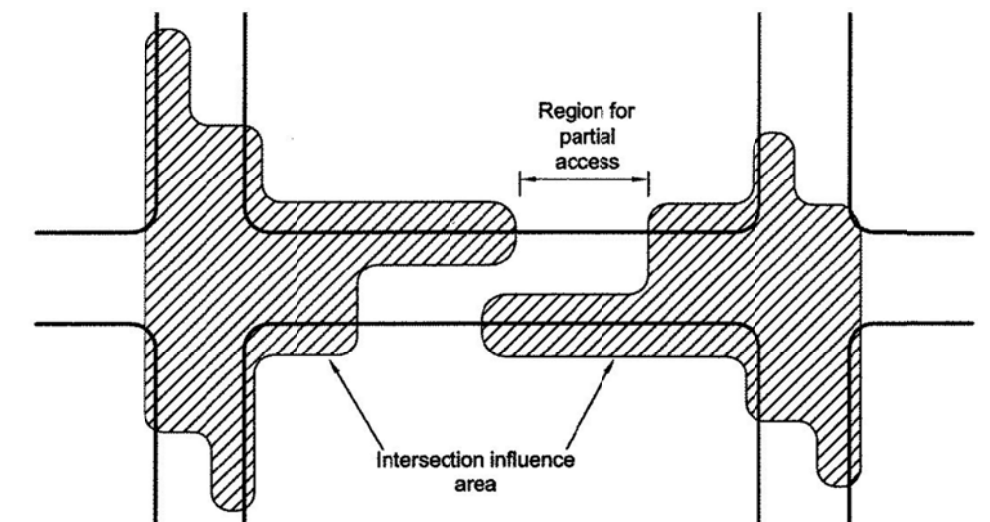


Figure 44-3: Partial Access Between Functional Areas².

Upstream Functional Area

The upstream functional area is composed of three components: perception-reaction distance, maneuver distance, and queue storage distance. Figure 45-1 shows the location of these components included in the upstream functional area.

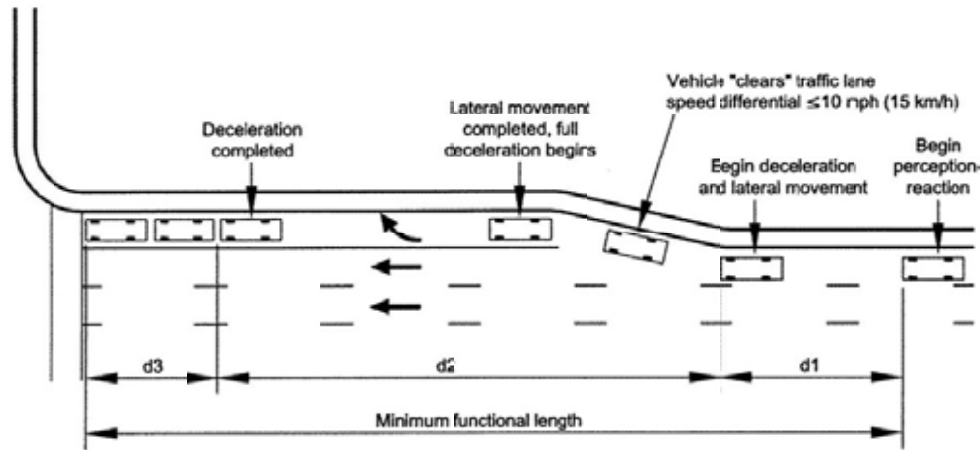


Figure 45-1: Minimum Upstream Functional Area².

- Perception Reaction Distance (d1): This is the distance traveled during perception-reaction time as a driver approaches the intersection. It is based on speed. The equation for perception-reaction distance is³:

$$d1 = 1.47 S t$$

$$d1 = 1.47 (45 \text{ mph})(1.5 \text{ seconds})$$

$$d1 = 100 \text{ feet}$$

Where:

- $d1$ = the perception-reaction distance in feet
- 1.47 = the conversion factor from miles per hour to feet per second
- S = the speed in miles per hour (45 mph for Grand Prairie Parkway)
- t = the reaction time in seconds (1.5 seconds in urban areas)

- Maneuver Distance (d2): This is the deceleration distance required by a vehicle to travel from the through lane to a turn lane and come to a complete stop upstream of the intersection. This distance is equal to 350 feet at the 45 mph design speed.
- Queue Storage Distance (d3): This is the length required in a turn lane for stored vehicles waiting to make a turn. This distance is based on the expected queue at the intersection however it should not be less than 50 feet.

The above calculation provides the desirable functional area. The practical upstream functional area for the Grand Prairie Parkway corridor will be no closer than 100 foot before the start of the right turn lane taper or no closer than 90 foot after the start of a left turn lane taper.

Downstream Functional Area

The downstream functional area of an intersection is the distance required by the driver to clear the intersection and be able to perceive and react to a conflict downstream of the intersection. Stopping sight distance is often used for this. For this Access Management Guideline the downstream functional area of all Priority #1, #2, and #3 access points is 360 feet along Grand Prairie Parkway. This distance is based on the stopping sight distance for a speed of 45 mph (the design speed for the Grand Prairie Parkway corridor).

Right-In / Right-Out Intersection Spacing

All non-signalized access points including Priority #2 public streets and Priority #3 private driveways along Grand Prairie Parkway will be right-in / right-out. For these intersections three criteria need to be met: location from Priority #1 signalized intersection, spacing between other priority #2 and #3 intersections, and number of Priority #2 and #3 intersections per mile.

Location Criteria

The location of a Priority #2 or #3 right-in/right-out access point needs to comply with the following three location criteria. All three criteria shall be met to allow an access point along Grand Prairie Parkway.

1. The edge of the access point shall not be closer than 100 feet before the start of the right turn line taper.
2. The center of the access point shall not be any closer than 90 feet after the start of a left turn lane taper.
3. The edge of the access point shall not be any closer than 360 feet downstream of a Priority #1 signalized intersection.

Figure 45-2 illustrates these three location criteria.

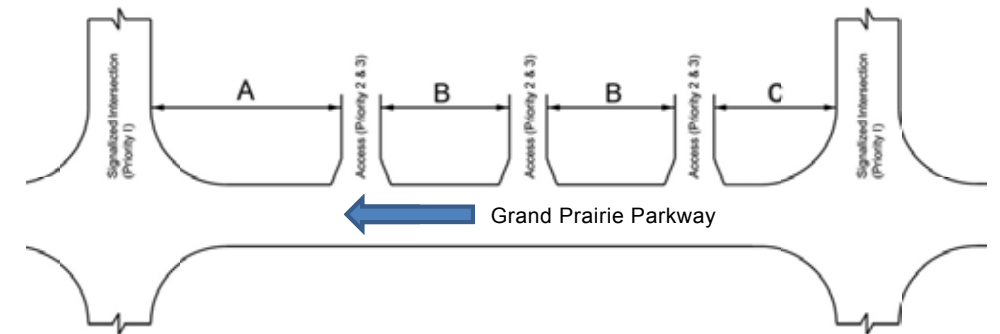


Figure 45-2: Right-In / Right-Out Location Criteria

Spacing Criteria

There should also be a minimum spacing between Priority #2 and Priority #3 access points to prevent right turn overlap. A minimum 350 feet edge to edge spacing shall be provided between all Priority #2 and Priority #3 access points.

Figure 45-3 illustrates the required location criteria from a Priority #1 signalized intersection and the spacing criteria between Priority #2 and #3 access points.



- A = See Figure 45-2
- B = 350 foot minimum
- C = 360 foot minimum

Figure 45-3: Right-in / Right-out Spacing Criteria

Access Spacing

In addition to the above spacing and location criteria the Priority #2 and #3 access points will be limited to a maximum number per mile. There should be no more than four (4) Priority #2 and #3 access points per mile along the Grand Prairie Parkway Corridor. These four locations are in addition to the Priority #1 signalized intersection as previously stated. Since all Priority #2 and #3 intersections shall be right-in/right-out the four access points per mile spacing is in each direction of travel.

Side Road Access Point Spacing

Providing adequate space between Grand Prairie Parkway and an access point along an intersecting side road is important so a driver can clear the Grand Prairie Parkway intersection and be able to perceive and react to a vehicle turning into an access point. The spacing between Grand Prairie Parkway and the first access point along an intersecting side road in indicated in Table 45-4.

Table 45-4: Downstream Functional Area

Design Speed (mph)	Downstream Functional Area (feet)
45	360
40	305
35	250
30	200

Traffic Calming

Grand Prairie Parkway is the main artery connecting Waukee to I-80, fed by two additional arterial roadways, University Avenue and Ashworth Road. A series of collector roadways further expand the traffic network. The intent of the arterial and collector street network is primarily to provide for the efficient movement of vehicles through the district. However, the smaller interior local roadways throughout mixed-use areas within Kettlestone should be designed to keep traffic moving smoothly at slower speeds typical for residential areas and streets with pedestrian and bicycle traffic. To accommodate this, developers and designers should consider and evaluate applying the following:

1. Provide angled or parallel parking along roadways. (60° preferred)
2. Add dedicated or shared bicycle lanes and markings, including marked crossings.
3. Narrow Crosswalk distances by providing corner bump-outs. (22' preferred)
4. In key areas raise the paving to the Pedestrian level – (speed table effect).
5. Crosswalks and Mid-block crossings should be accented with Concrete Pavers and other treatments to announce the crossing to motorists.



Clockwise from top left: landscaped median, diverging-diamond intersection, speed-table, and landscaped intersection bump-out.

Pedestrian and Bicycle Circulation

Pedestrian Experience

Kettlestone is intended to be a very walkable development when complete. All developments will be required to connect to and/or develop additional pedestrian spaces. The City of Waukee is committed to the investment of pedestrian underpasses that provide unrestricted access to the greenways flanking Grand Prairie Parkway. The collection of kettles (ponds) and native plantings will further enhance the visual appeal of the greenway. A similar investment and attention to detail by developers is expected when making connections to the many greenways.

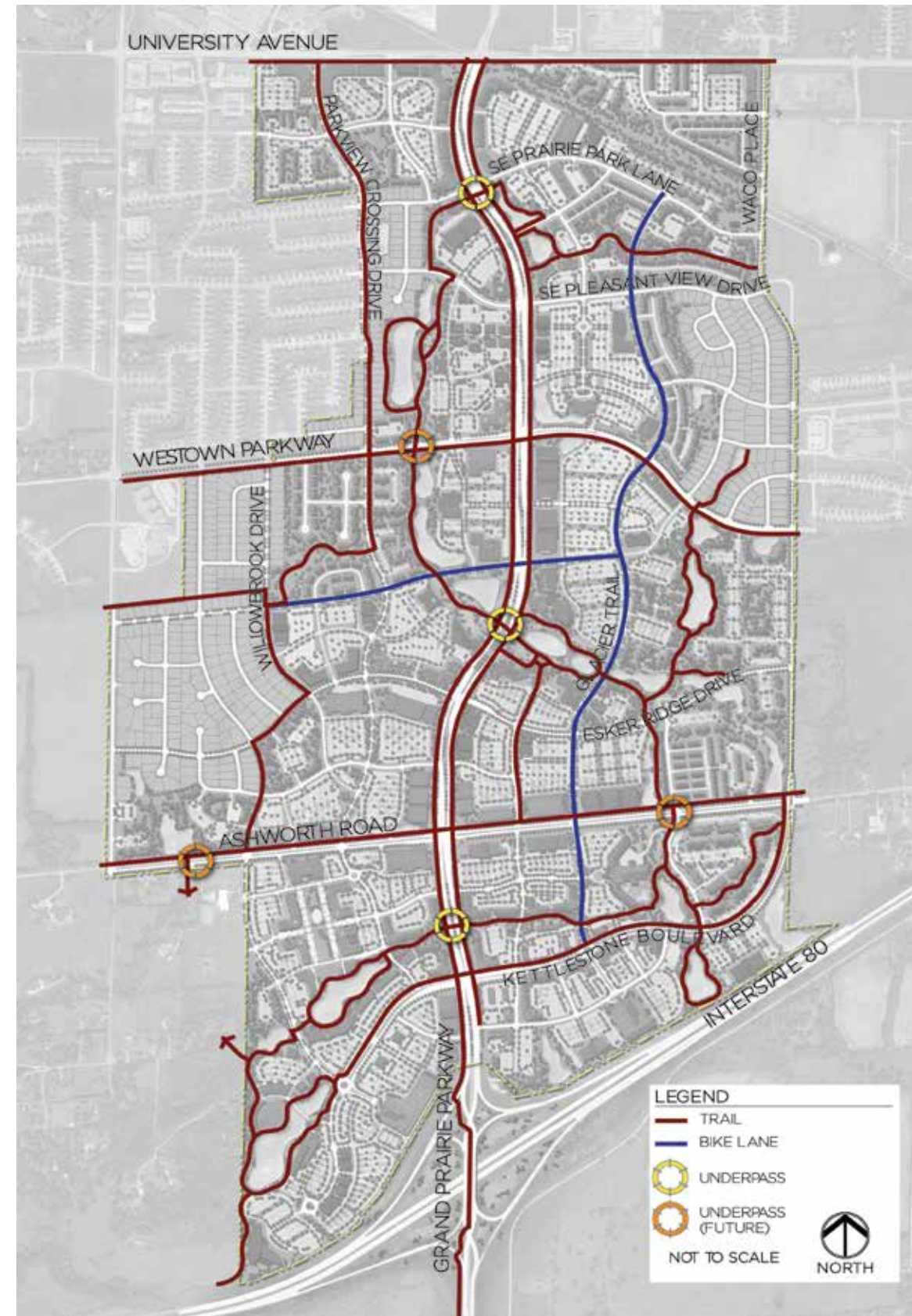
The pedestrian experience should be a priority for all developments within Kettlestone. In commercial and retail areas, pedestrians should be allowed to window shop as they travel along a pedestrian scale store front environment. Office developments should be oriented to capture views of the greenways and shall provide outdoor seating areas that overlook and connect to the trail system. Residential developments should provide direct access to the trail system.

Map 47-1 details the anticipated locations of public trails within Kettlestone. Trails located within the city-owned greenbelts will be constructed by the City of Waukee. Trails located within public street rights-of-way shall be constructed by the adjoining property owner/developer at the time of development with the City reimbursing the owner/developer for fifty percent (50%) of the cost of the trail. All Property that is adjoining a public trail shall make one or more internal private trail connections to the public trail.

Bicycle Circulation / Parking

The City of Waukee is a bicycle friendly community. The Raccoon River Valley trail connects to the Clive Greenbelt Trail system which extends to downtown Des Moines. The Kettlestone greenway and trail system will connect to this existing network to the North. As expansion takes place, the Sugar Creek trail system will be extended South of Interstate 80 and into West Des Moines. Kettlestone will also connect to this trail system. Streets classified as collectors can be considered bicycle friendly for bicycle commuters. When complete this development should be very well connected and will serve as a trail head for many bicycle commuters.

As the demand for the trails increases so will the demand for bicycle parking. To accommodate this demand and promote additional bike traffic, Kettlestone has established a minimum bike parking requirement. The number of bicycle parking spaces provided shall be at least equal to three percent (3%) of the number of automobile parking spaces required for all retail and office uses (exclusive of any residential uses) with more than 100 parking stalls. Bicycle facilities shall have convenient access from the building or structure and street or other bicycle lanes, be clean, secure and well lit. When possible they should be located within a building or structure, either on the ground floor, basement, or first level. Bicycle parking facilities are also encouraged at trail heads and near major greenspaces.



Map 47-1: Public Trails

On and Off-Street Parking Standards

Within the Kettlestone district, parking standards have been reduced based on the desire to promote shared parking and a greater emphasis on alternative modes of transportation including walking and bicycling. When possible, on-street parking (on public and private streets) should be encouraged to supplement area parking. At the discretion of the City Council, on-street parking is generally permitted on local and minor collector public roadways within residential areas and credit for on-street parking on private roadways may be given for retail and office uses. At the discretion of the City Council, some credit may be given for shared parking between adjoining uses that are off-peak from each other.

In general, two (2) parking spaces are required to be dedicated for each dwelling unit and one (1) parking space is required for every 250 sq. ft. of office or retail use. All other uses must be parked per the rates identified in the City's Zoning Code. Table 48-1 summarizes the parking requirements for residential, retail, and office uses within the Kettlestone district.

Drive-Thrus

All food and beverage service drive-thrus shall provide a minimum of 11 vehicle queuing spaces per drive-thru, 5 of which must be located ahead of the ordering station if separate from the pick-up window. All other drive-thru and pick-up windows shall have a minimum of 4 vehicle queuing spaces. Queuing spaces shall be a minimum of 12 feet wide and 20 feet long and must be located within any driveway or parking lot drive aisle and cannot block any designated parking spaces.

Use	Parking Rate
Single and Two Family Residential Dwellings	2 spaces per dwelling unit
Rowhouses and Townhomes (horizontally attached only)	Minimum of 1 garage space per unit and a total of 2 spaces per unit
Multi-Family Residential - Apartments and Condominiums (maximum 14 dwelling units per acre)	Minimum of 1 garage space per unit and a total of 2 spaces per unit + 1 visitor space per 5 units
Multi-Family Residential - Apartments and Condominiums (more than 14 dwelling units per acre)	2 spaces per dwelling unit + 1 visitor space per 5 units
Retail and Office Uses	1 space per 250 sq. ft. of gross floor area
Multi-Tenant Retail Centers	1 space per 250 sq. ft. gross floor area + the area of any outdoor seating
Mixed Use Buildings	1 space per 250 sq. ft. of gross floor area (retail/office) + 2 spaces per dwelling unit.
Restaurants, Coffee Shops, and Bars	15 spaces per 1,000 sq.ft. of gross floor area + area of any outdoor seating
All other Uses	Per City Zoning Code

Table 48-1: Parking Requirements

Parking for Persons with Disabilities

All parking areas must comply with the federal, state and local laws regarding the provision of parking spaces for persons with disabilities including but not limited to Iowa Code Chapter 321 (L) and the Americans with Disabilities Act. Per the Iowa Code, the Table 48-2 provides the current minimum total number of parking spaces required for persons with disabilities.

Total Stalls Provided	Minimum Number of Parking Spaces Required for Persons with Disabilities
10 to 25	1
26 to 50	2
51 to 70	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 Percent of Total
1001 and Over	20 spaces plus one for every 100 over 1,000

Table 48-2: Parking Requirements for Persons with Disabilities

Angle of Parking Space (Degrees)	Minimum Stall Width (Feet)	Minimum Aisle Width (Feet)
0	9	14
45	12	15
50	12	15
55	12	17
60	10	17
65	10	17
70	9	19
75	9	19
90	9	24

Table 48-3: Drive and Parking Stall Dimensions

Driveway and Parking Lot Design Standards

Single and Two Family Residential Dwellings

The minimum driveway width shall be 10 feet and said driveways shall be a minimum 4 inch thick PCC paving. The driveway approach and public sidewalk shall comply with the City's design standards. Driveways shall be located no closer than 2 feet of an adjoining property unless said driveway is shared with or connected to the driveway of the adjoining property.

Multi-Family Residential, Commercial, and Office

The individual driveway to separate attached garages for Rowhouse units may meet the standards of Single and Two Family Residential Dwellings.

To afford a tandem parking space within a driveway, a minimum depth of 20 feet shall be provided between the face of the garage and the sidewalk, the public street right-of-way line, the back of curb or easement line of a private street - whichever is closer.

Paving and Markings

All common driveways and parking lots shall be minimum 5" thick PCC or 6" thick HMA paving with integral 4" tall PCC curbs along all pavement edges. Wheel stops are prohibited. All private streets shall be constructed to public street design standards. All private streets, parking lots and driveways shall be adequately maintained to allow for the free and safe movement of traffic and emergency service vehicles and should be signed and striped according to Manual on Uniform Traffic Control Devices (MUTCD) standards from the Federal Highway Administration (FHWA).

Drive and Parking Stall Dimensions

The minimum width of a one-way driveway shall be sixteen (16) feet, and the minimum width of a two-way driveway shall be twenty-four (24) feet.

The minimum length of all parking spaces shall be nineteen (19) feet. Any proposed parking space of an angle other than specified in this section shall have a sufficient width and length of no less than nine (9) feet by nineteen (19) feet measured from face of curb.

Any parking space parallel to a wall or other solid barrier shall be widened by an additional two feet. All parking spaces abutting a sidewalk shall have a minimum sidewalk width of six (6) feet. When the front of a parking space abuts open space within the perimeter of the parking lot, the minimum width of the open space shall be five (5) feet. When the front of a parking space abuts an open space or sidewalk as defined herein above, the stall length may be decreased a maximum of two (2) feet. This reduction is only applicable to off-street parking

Setbacks

No parking may be within 25 feet of a property used or zoned for Single and Two Family Residential Dwellings and Rowhouses. A minimum parking lot setback of 10 feet is required from all public and private street rights-of-way and easement lines, and a minimum five (5) foot parking lot rear and side yard setback is required. The certain side and/or rear yard setback requirement may be waived by the City Council if the parking lot is interconnected with the parking lot of the adjoining property.

Traffic and Pedestrian Intersection Vision Clear Zones

In all zoning districts for all uses, the following vision clearance zones shall be maintained to provide for vehicular and pedestrian traffic visibility.

I. Vision Clearance:

- A. Intersections: On a corner lot or at the intersection of two (2) streets, public and/or private, nothing shall be erected, placed, planted or allowed to grow in such a manner as to impede vision between a height of two and one-half feet (2½') and ten feet (10') above the centerline grades of the area described as follows:
 1. That area bounded by the street right-of-way lines of a corner lot and a straight line joining points on said right-of-way lines twenty-five (25) feet from the point of intersection of said right-of-way lines (see Figure 49-1).



Figure 49-1: Intersection / Corner Lot Vision Clearance

- B. Driveways: At the intersection of a driveway and a public or private street, nothing shall be erected, placed, planted or allowed to grow in such a manner as to impede vision between a height of two and one-half feet (2½') and ten feet (10') above the centerline grades of the area described as follows:

1. That area bounded by the street right-of-way line and the intersecting driveway line and a straight line joining points on said right-of-way line and driveway line fifteen (15) feet from the point of intersection of said right-of-way line and driveway line (see Figure 49-2).

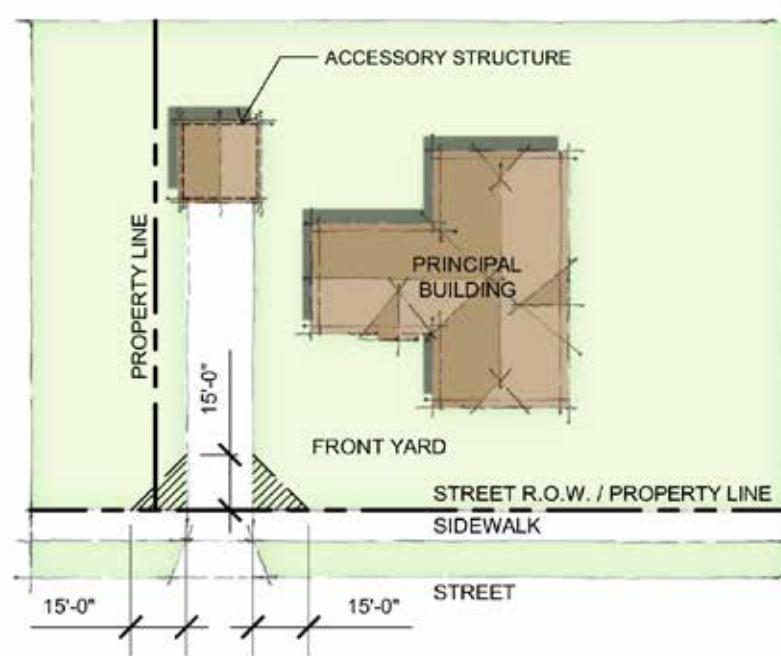


Figure 49-2: Driveway Vision Clearance

- C. Undeveloped Property: At the intersection of an undeveloped adjoining property line and the right-of-way line of a public or private street, nothing shall be erected, placed, planted or allowed to grow in such a manner as to impede vision between a height of two and one-half feet (2½') and ten feet (10') above the centerline grades of the area described as follows:

1. That area bounded by the street right-of-way line and the intersecting adjoining undeveloped property line and a straight line joining points on said right-of-way line and property line fifteen (15) feet from the point of intersection of said right-of-way line and property line (see Figure 49-3).



Figure 49-3: Undeveloped Property Vision Clearance

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Sustainable Design Guidelines

Intent

Overview

- Development should complement the surrounding area and connect to the existing open space framework established by the Kettlestone Master Plan.
- Projects should promote sustainability practices.
- Recognize the importance of cohesive public space and its' impact on the people who use it.
- Commercial streets are active engaging spaces that place pedestrian safety first and vehicles second.
- Promote building transparency and encourage people to get outdoors and live active lifestyles.

References

All developers and designers are encouraged to reference the assortment of design manuals that guide sustainable development. LEED, The Sustainable Sites Initiative, and Complete Streets are three of the most applicable to the Kettlestone area. However, this document will not set a minimum standard for development. (Silver, Platinum, etc.) It does express an expectation that the principles outlined in this section need to be referenced and examples of their implementation need to be documented during the submittal process with a sustainability statement. This statement will be attached to the site plan submittal and shall outline all of the steps being taken to address the issues outlined in this section.

Site Design

Site Context

Building Location

- Parcel development should consider the existing landscape first. Drainage patterns, sun angles, existing vegetation predominant winds, etc. should all be considered prior to any architecture being designed. Buildings shall be designed to work with the landscape.
- Pedestrian connectivity and a relationship with outdoor spaces shall be considered with outdoor access provided on at least two sides and engaging the public space when the program allows.
- Orient the building to take advantage of natural light source and reduce lighting cost.

Protect Floodplain Functions

- The Kettlestone corridor has a collection of green spaces that is intended to serve as the main conveyance of storm water through the corridor. The Kettlestone Master Plan was created with the intent of eliminating most individual parcel detention areas, and minimize the use of underground storm water conveyance methods.
- If it is determined that a development needs supplemental detention – all efforts need to be made to locate it near the existing drainage corridor and it should be constructed to blend in to the established landscape framework in construction methods and landscape character.

Conserve, Protect, or Restore Habitat

- Throughout this development the oak savannah, the native prairie, and the natural habitat have all but been eliminated by modern farming practices. Developers and designers should strive to plant open space areas with native species in an attempt to re-establish some of these naturally functioning ecosystems. (See Landscape Guidelines for recommendations)
- Natural surroundings should be considered. The development intends to work with nature and not harness it. The greenbelt created within Kettlestone should be used as an example and expanded upon within adjacent parcels and beyond.

Soils and Vegetation

Soil Erosion Control Measures

- Developers shall abide by all State of Iowa and City of Waukee standards.
- NPDES Permit guidelines shall be followed.

Conserve Healthy Soils

- Topsoil shall be preserved and stockpiled on site or nearby.
- A soils report shall be completed for each parcel developed. After development, topsoil should be replaced in compliance with the City's MS4 permit (Keeping a similar depth of topsoil allows the natural systems to function as intended. This will encourage infiltration, decrease runoff, increase the success of all plantings, and minimize irrigation needs.)

Parking Lot Islands

- Parking lot and tree plantings shall be used to reduce the Urban Heat Island effect. (See Parking Lot guidelines and Landscape Guidelines for specifics.)



Storm Water

Connection to the Established Drainage Corridor / Greenbelt

- All developments shall work with the Storm Water District principles and guidelines.
- The greenbelt corridor is intended to serve multiple purposes for this district and has been sized appropriately to accept many adjacent parcels' runoff. If additional storage is necessary it needs to be of similar character and vegetative quality to those within the greenbelt.

Quantity Management

- All storm water regulations shall apply to the Kettlestone District, per the City of Waukee code.
- Weir structures where necessary will match the existing City installed Kettlestone weir structures.

Quality Management

- Green infrastructure practices should be utilized whenever possible.
- Utilize bio-swales in place of pipes where possible.
- Buffer plantings shall be installed to filter water prior to entering the storm drain systems.
- Utilize best management practices for storm water management methods to slow water down and allow it to infiltrate the soil and have particulates settle out of it prior to entering the drainage system.

Detention/Retention Requirements

- Porous paving shall be considered in certain areas and on a limited basis until further research is completed on the effectiveness of the applications. On a case by case basis the City will review the design of each system.
- All detention/retention ponds shall be designed to match the natural character of the greenbelt. No concrete edges or chain link fence enclosures will be accepted.

Health and Well Being

Provide Optimum Site Accessibility, Safety, and Way-Finding

- All developments shall plan for and provide easy pedestrian access to an adjacent trail or greenbelt.
- Trailhead connections shall be well lit at connection points and provide signage that clearly directs visitors, employees, and residents to the proper entrance locations.

Connect to Multi-Modal Transportation Systems

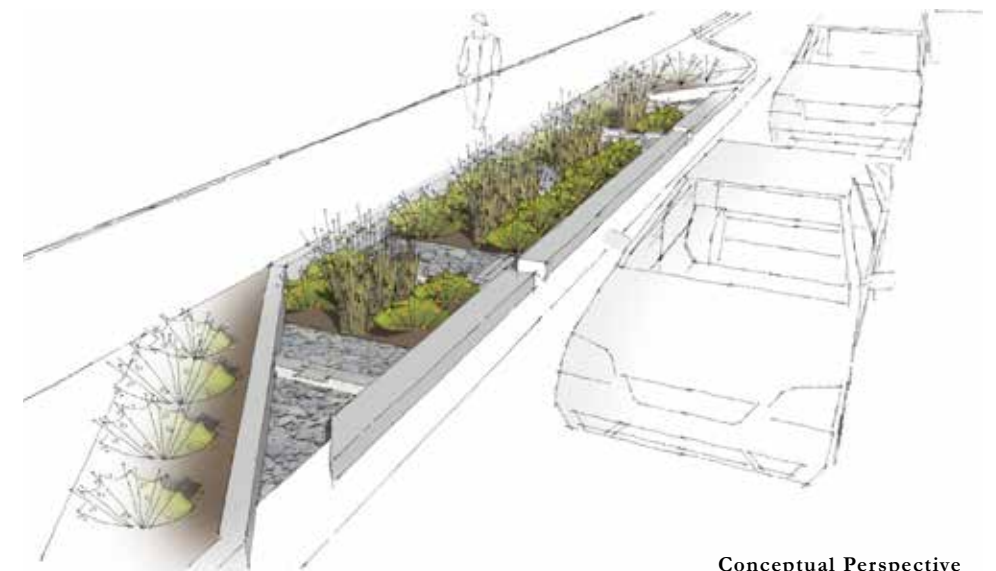
- Developers shall embrace the bike and pedestrian culture that Kettlestone anticipates by providing accessible bike parking.
- It is anticipated that a bus route will extend along Grand Prairie Parkway and may be extended in the future. All developments shall anticipate growth in this market and coordinate with the City of Waukee and DART to verify desired connection points and bus stop locations.
- Developers should consider providing preferred parking stalls for hybrid and low emitting vehicles, and providing charging stations for electric vehicles.

Support Physical Activity and Social Interaction

- Developers are encouraged to activate the 1st floor of their buildings.
- Provide cohesive indoor and outdoor spaces that engage the greenbelt or open space provided.
- Developers and employers should consider providing changing and shower facilities within office buildings for the use of tenants and employees.



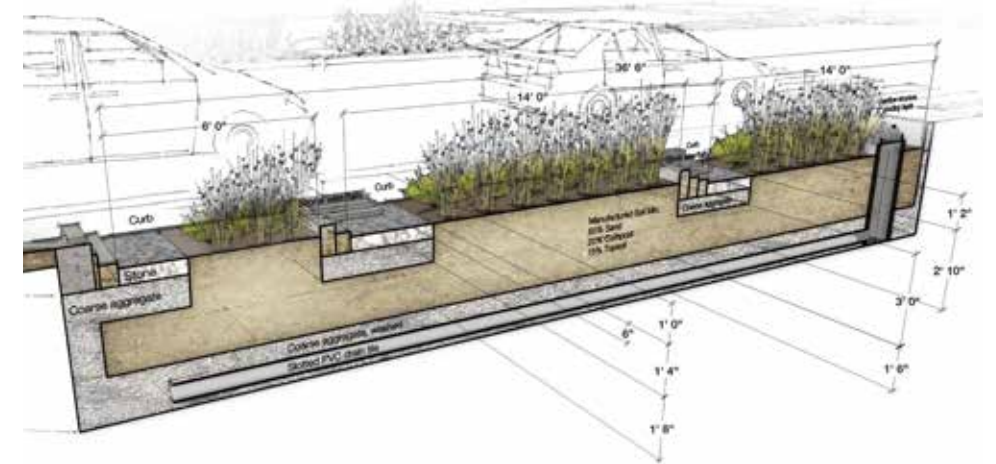
Above: Bioswale Parking Lot Median



Conceptual Perspective



Cross section



Longitudinal Section

Right: Biocell within private parking lots and on-street

Building Design

Summary

Buildings and campuses within Kettlestone are encouraged to employ sustainable building design and construction practices. Criteria to be considered include site, energy usage, water usage, building materials, indoor environment and operation of the building.

Sustainable Design and Construction Criteria

Energy Use

Optimized energy use and renewable energy sources reduce our dependency on fossil fuel and help establish energy independence. Buildings within Kettlestone are encouraged to help the optimized energy use and renewable energy source effort by three means: 1) reduce building energy load, 2) increase equipment efficiency; and 3) increase utilization of renewable energy sources. Examples of strategy include:

- Insulating the building envelope above the energy code minimum to reduce the heating and cooling load.
- Reducing amount of thermal bridging in building envelope design.
- Enroll in the MidAmerican commercial building energy rebate program which identifies energy saving design strategies and provide utility rebate to building owners (electric only).
- Utilizing high efficiency mechanical and electrical systems and reduce ongoing utility cost.
- Employing renewable energy sources (e.g. solar voltaic panels and geothermal heat pump system).
- The use of wind energy is currently not encouraged; the visual and auditory interruptions that exist with the current technology are not recommended within the Kettlestone area. As efficiencies of smaller scale installations increase, this topic should be re-visited on a case by case basis.
- Creativity and use of future technology is recommended, but district wide character shall be considered over a single parcel.

Water Usage

To reduce potable water usage, new buildings and developments should consider implementing the following strategies:

- Install high efficiency plumbing fixtures
- Utilize high efficiency water consumption appliances (dishwasher, washer, etc.)
- Collect and/or recycle rainwater in cisterns and retention ponds for irrigation purposes.

Sustainable Materials

Building materials impact the environment throughout their entire life cycle. The production and disposal of materials consume energy and natural resources. During their useful life, building materials impact the health and well-being of the building occupants. Properties within Kettlestone are encouraged to select building materials with a reduced environmental impact and promote the health and well-being of the building occupants. When selecting sustainable materials consider the following:

- Materials with a high post-consumer recycled content.
- Materials produced and harvested/mined locally or within a close geographic region.
- Consider reuse of existing materials.

Indoor Environment

Enhance indoor environment with high quality daylight, view, ventilation, acoustics, air quality, and moisture and temperature level. These enhancements increase the productivity, comfort and health of the building occupants. Consider the following strategies to enhance the indoor environment:

- Select interior material that emit no volatile organic compounds (VOCs).
- Provide windows, skylights and or solar monitors to harvest daylight and views.
- Provide operable windows to allow ventilation.
- Balance the windows for daylight and view against energy consumption.
- Consider the acoustical requirements for each space and incorporate acoustical materials into the design of the space.

Operation and Maintenance

As much as 80% of a building's life cycle cost is expended after the initial purchase or construction of the building, 35% of which is associated with the maintenance of the building. Therefore, it is critical the operation of the building is taken into consideration during the early stage of building design. Engage the operators and maintenance personnel to help identify strategies to reduce the cost and environmental impacts during the operation of the building.

The sustainable measures should also be monitored and metered. When appropriate, adjusted to maximize the benefits from the sustainable strategies.

Conclusion

Sustainable buildings employ strategies during its design, construction and operation to reduce the building's environmental impact and life cycle cost; and enhance the occupants' well-being. Within Kettlestone, building projects are encouraged to further the sustainability effort by employing sustainable building strategies.

Construction

Pollutants

Control and retain construction pollutants.

- All construction debris and soil erosion must be controlled as outlined by City of Waukee standards, Iowa Standards and the NPDES Permit requirements.

Waste Diversion

Divert construction debris from disposal

- Developers and contractors are asked to follow the principles of LEED and recycle as many items as possible during construction.
- Site plan submittals should outline what efforts are being made to follow these guidelines.

Divert reusable vegetation and boulders from disposal.

- Often during the construction process in this area – boulders (stones that are 1' diameter or larger) are recovered and disposed of. When possible a reasonable number of these shall be stockpiled and re-used in the landscape on that site.

Air Quality

Protect air quality during construction

- All dust must be managed to meet the requirements of the NPDES Permit.

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Architectural Guidelines

Architectural Guidelines

Summary

The primary purpose of the architectural design guidelines is to provide a framework to ensure the high quality of the buildings proposed for the development and their compatibility with the rest of the buildings and the overall development.

These guidelines are to guide the quality of the materials selected, the proportion of the building massing, the definition of architectural elements, and to encourage high design standards.

Accessibility

This document does not specifically address issues of accessibility or universal design as the local building codes and standards will dictate the requirements for any given type of development. However it is important that all projects consider the need for accessibility and universal design beyond that which is required by code. Exemplary projects within any given district will consider the needs of all users and provide design solutions that provide every user with the same experience regardless of physical capability.

District Characteristics

Introduction

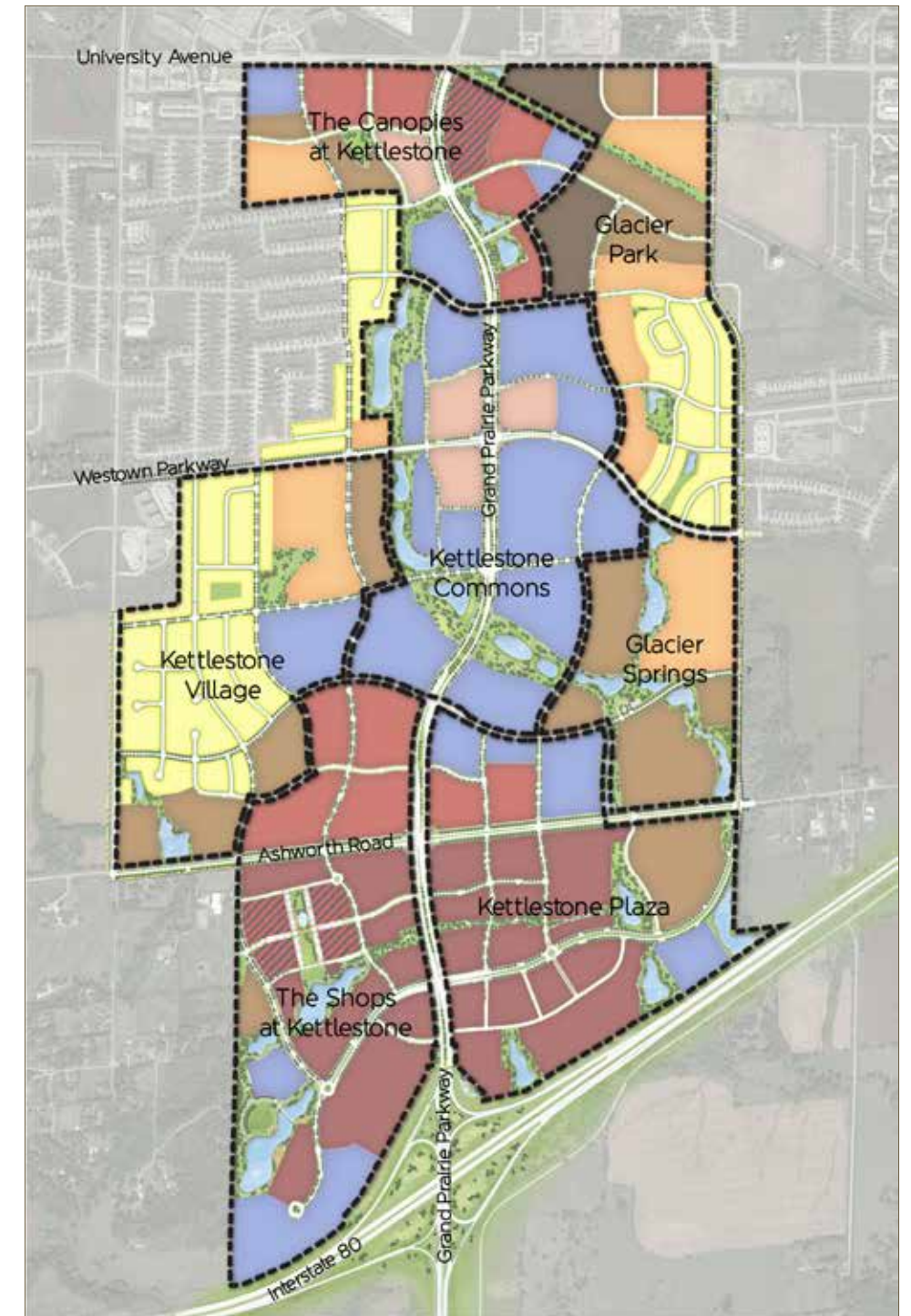
Kettlestone is divided into seven (7) distinct districts. These districts are serviceable from Grand Prairie Parkway and each boasts connectivity to active green belts as well as unique amenities (e.g. amphitheater, market) which are conceived as focal points within each district. Each district is intended to take on a distinct architectural characteristic based on its building type, amenities, and geographic features. The seven (7) districts are identified as follows and shown in context on the map to the right:

- Kettlestone Commons
- The Canopies at Kettlestone
- Glacier Park
- Glacier Springs
- Kettlestone Plaza
- The Shops at Kettlestone
- Kettlestone Village

This section of the architectural guideline will define the overarching characteristics of each district to establish a coherent but distinctive environment within each district. The overarching guidelines should be used in addition to the building type guidelines.

Architectural Note

It is important to note that architectural styles may vary significantly within a given district based on developer preference. This document highlights more traditional archetypes for most building types but designers and developers are permitted, encouraged even, to propose projects that deviate from traditional forms where appropriate. All projects will be reviewed for compliance with the Guidelines and are subject to approval by the City. When deviation from traditional form is proposed, the onus falls on the developer and designer to justify the proposed deviation to the City and support their argument with any additional information requested by the governing body.



The Shops at Kettlestone

Located just north of Interstate 80 and west of Grand Prairie Parkway, the Shops at Kettlestone district offers high visibility and direct, convenient access to both Interstate 80 and the adjacent Ashworth Road. The development is intended to range from big box retail to mixed-use and apartment-style living. This is intended to be the most upscale retail district within Kettlestone. The City of Waukee intends to invest in the green spaces, an amphitheater, and pedestrian underpasses. This is a high quality showcase piece for the City and the architectural character is expected to match.

Buildings within the Shops at Kettlestone should pay close attention to the needs of pedestrians. Storefronts at the ground level shall be designed to display activity within buildings and provide visual connectivity to the development features. Buildings should consider orientation to capitalize on green spaces and adjacent parking - in many cases entries may be needed on several sides. It is intended for this district to contain a variety of coffee shops, retail, bars, restaurants, and other entertainment venues to serve residents and out-of-town visitors alike.

Preferred Architectural Style: Craftsman, Mid-Century

Color: Warm Traditional earth tones to blend with the natural area the City has invested in.

Example Developments: The Meadows at Lake Saint Louis (St. Louis, Missouri), Pearland Town Center (Pearland, Texas)



Kettlestone Plaza

Kettlestone Plaza, located just north of Interstate 80 and east of Grand Prairie Parkway, is intended to be the regional draw of the development. As one exits Interstate 80 a large retail center with convenient access will be visible on the right. A high end outdoors retailer could anchor this prominent corner development. These predominantly large scale retail buildings are encouraged to incorporate an indoor/outdoor component of the building program – to introduce a vibrant activity zone that is highly visible from as many directions as possible. For example: large scale second floor windows or light monitors may showcase the activities inside the building along the façade facing the interstate. Facades facing green belts and/or ponds shall be overtly sensitive to the pedestrian.

Preferred Architectural Style: Pacific Lodge, Mid-Century

Color: Warm Traditional earth tones to blend with the natural area the City has invested in.

Example Developments: DeWaay (Clive, Iowa)



Kettlestone Village

Located on the western edge of the development, this area is proposed to be primarily single family residential. Its close proximity to the trails and park systems make it a prime area to market to families looking to relocate to Waukee.

Preferred Architectural Style: Bay-and-Gable, Federal, Craftsman

Color: Natural Materials, Neutral Tones

Example Developments: West Village (Kansas City, KS); Vinings Jubilee (Atlanta, GA); The Peninsula Neighborhood (Iowa City, IA)



Kettlestone Commons

This area, at the heart of the development, is conceived as an employment center supplemented by civic trails and proximity to commercial amenities. For example this area could be developed into an arts and cultural district or the home of government services. The greenway system passes through the center of Kettlestone Commons. Adjacent office and residential areas feed into this area resulting in one of the most walkable districts of the development. To further this point, an underpass will be constructed under Grand Prairie Parkway to promote fluid pedestrian safe access. Future office uses are proposed on either side of the greenway.

The planned concentration of office and retail typologies within the Commons should consider both a street side presence as well as the green space presence. In most cases building designers will be asked to provide entrances on both sides and to make connections to the adjacent green spaces. The architecture should respond to these active natural spaces by working with nature and not dominating it with bold architectural statements.

Preferred Architectural Style: Sustainable Office, Craftsman

Color: Natural Material, Neutral Tones

Example Developments: Arbor Lakes, The Grove (Maple Grove, MN); Creekside Park (Woodlands, TX)



Glacier Springs

This area is almost all medium and high density residential. It has the potential to be a great location to live as the main greenway system extends through the district. The views to the green spaces from the apartments and townhomes will be very pristine.

The buildings within this district may consider a more traditional residential style, to blend with future development and the adjacent residential developments. Buildings fronting the greenway will be held at a higher standard and all projects are expected to connect to and utilize the greenway system in the layout and the architectural expressions must follow suit.

Preferred Architectural Style: Coastal Style, Federal, Bay-and-Gable

Color: Gray or White Trim - Warm Tones - Bright Accents

Example Developments: East Beach (Norfolk, VA); River Place (Portland, OR)



The Canopies at Kettlestone

The University Avenue corridor has developed through the years and is home to many different uses as it extends west toward Waukee High School. The uses range from single family residential to strip mall developments.

Within Kettlestone, the collection of retail and mixed-use developments along University Avenue should have a cohesive look to differentiate the area from the remainder of the corridor. 'The Canopies' recalls the large Oak Savannah that Iowa is home to. These tree canopies still exist in the nearby woods and here, the loose interpretation of them will give this district a distinct look and feel.

The architecture is encouraged to have canopies, or recesses, wrap around the building to face the primary corridor and present a holistic design. Like other districts the pedestrian is the first consideration in design. The use of pedestrian level glass, and four sided architecture will make the street level experience something desirable.

Preferred Architectural Style: Craftsman, Coastal Style

Color: Gray - Rich Tones - Bright Accents

Example Developments: East Beach (Norfolk, VA), Creekside Park (Woodlands, TX)



Glacier Park

Another element of Kettlestone's northern gateway, this development is predominantly intended for dense residential buildings that are within walking or biking distance of mixed-use opportunities adjacent to it. Buildings shall be indicative of the active lifestyle, and sensitive to pedestrian oriented activity along the greenway. This could be the most diverse collection of architecture within Kettlestone. The possibilities of urban loft meeting suburban architecture are endless and challenges designers to develop a style of living that is unique to Waukee. Potentially a dense version of the brownstones commonly seen in the urban core, but with suburban applications of porches, garages, and materials use.

Preferred Architectural Style: Prairie Style, Craftsman

Color: Natural Material, Earth Tones

Example Developments: The Grove (Maple Grove, MN)



Building Type Standards

Summary

The overall success of the Kettlestone Master Plan is closely linked with the quality of architecture in each of the districts described previously. This section will identify several principal building types, their defining features and the minimum requirements of their design and construction. The standards are intended to complement other standards and requirements outlined in this document.

The principal building types described in this section are identified below. Requirements for each can be found on the corresponding pages, the location in which each type of building is permitted can be found in the matrix below.

Multi-Family Rowhouse	pgs. 63 - 65
Multi-Family Stacked Medium	pgs. 67 - 69
Multi-Family Stacked High	pgs. 71 - 73
Mixed-Use	pgs. 75 - 77
Neighborhood Retail	pgs. 79 - 80
Community Retail	pgs. 81 - 82
Retail Regional	pgs. 83 - 84
Office	pgs. 85 - 86
Hotel	pgs. 87 - 88

Permitted Building Types	Kettlestone Districts						
	Kettlestone Commons	The Canopies	Glacier Park	Glacier Springs	Kettlestone Plaza	The Shops	Kettlestone Village
Rowhouse		●	●	●			●
Multi-Family Medium		●	●	●		●	●
Multi-Family High		●	●				
Mixed-Use		●	●			●	
Neighborhood Retail	●	●				●	
Community Retail	●	●		●		●	
Regional Retail					●		
Office	●	●			●	●	
Hotel					●	●	

Definitions

The following is a list of architectural terms found throughout the remainder of these guidelines and are defined here for the reader's convenience:

Architectural (Precast) Concrete Panels: A precast concrete wall panel that is designed and engineered to transfer shear, support floor and roof loads as well as offer a wide range of architectural exterior finishes. Architectural precast panels have the highest quality concrete finish and very often are integrally colored in the plant to match other building exterior finish materials.

Architectural Metal Panels: A modular exterior cladding system comprised of insulated or uninsulated prefinished metal panels and supporting framework attached to the structural frame of a building.

Bay: 1. Within a structure, a regularly repeated spatial element defined by beams or ribs and their supports. 2. A protruded structure with a bay window.

Bay-and-Gable style: A bay-and-gable is a distinct architectural style of house that is ubiquitous in the older parts of Toronto, Canada. The most prominent feature is the large bay window that usually covers more than half of the front of the house, surmounted by a gable roof. The classic bay and gable is a red brick semi-detached structure that is two and a half stories tall, though many variations also exist. It was one of the most common forms of house built in late nineteenth and early twentieth century Toronto.

Burnished Block: A concrete masonry unit (CMU) whose display face has been burnished (polished) to expose the natural colors and shapes of the aggregates within the block. Burnishing yields a higher quality finish characterized by increased coloration and subtle variation in hue and tone. Burnished surfaces are coated with a clear sealer to achieve a high-resolution finish.

Coastal style: American Coastal style is a hybrid style of architecture found predominantly along the Atlantic coast of the United States that takes elements of Cottage and other folk styles and renders them in white or light pastel colors or accents giving them a distinctly bright, open and welcoming feel.

Craftsman style: A domestic architectural style in America in the first few decades of the 20th century. Houses in this style are usually characterized by: a non symmetrical facade typically sheathed with stucco, wood clapboard, or wood shingles, and less often with board and batten, brick, concrete block, or stone. Details often included: a gabled porch, recessed or trellised, facing the street; usually a low to moderately pitched front-gabled roof; exposed roof rafters, beams, false beams, or triangular knee braces inserted add decorative elements under the gables; gabled dormers or shed dormers with exposed beams; double-hung windows or heavily framed casement windows.

Dormer: Projecting framed structure set vertically on the rafters of a pitched roof, with its own roof (pitched or flat), sides, and a window set vertically in the front.

Exterior Insulation and Finish System (EIFS): An exterior finish for a building composed of polystyrene foam covered with a synthetic stucco; this type of stucco (in contrast to traditional, porous cement-based stucco) is water proof and sprayed on.

Facade: The exterior face of a building which is the architectural front, sometimes distinguished from the other faces by elaboration of architectural or ornamental details.

Federal style: An architectural style in the post-colonial era in America, from about 1780 to 1820 and beyond; noted for its clarity of form, simplicity, restraint, and subtle use of color, as well as its delicacy and lightness in detailing. Buildings in this style are usually characterized by: a symmetric facade, often with a large entrance portico; commonly, brick construction with a Flemish bond pattern and thin mortar joints.

Fenestration: The design, construction, or presence of openings in a building. Includes windows, doors, louvers, vents, wall panels, skylights, storefront, curtain walls, and slope glazed systems. From the Latin word fenestra ("window").

Fiber Cement: A composite building material made of sand, cement, and cellulose fibers. Most commonly used in siding applications where quality, longevity and durability are required.

Gable: A vertical surface commonly situated at the end of a building, usually adjoining a pitched roof; its shape depends on the type of roof and parapet, although most often it is triangular; often extends from the level of the cornice up to the ridge of the roof. If the gable is on the facade rather than the back end, the building is said to be *front-gabled*.

Glazing: The glass surface of a glazed opening. The glass in a window.

Light Emitting Diode (LED): A solid-state device that emits light of a single primary color, but in combination with other diodes can produce colors of any hue for use in signage or lighting. LED fixtures are very energy efficient and have a very long operational life.

Mid-Century (Modern): An American architectural style characterized by flat planes, clean lines, open floor plans, expansive glass, changes in level and an obvious connection to the outdoors. Mid-Century most often refers to residential architecture but the characteristics of the style apply equally well to smaller scaled commercial buildings.

Pacific Lodge style: Pacific Lodge or Pacific Northwest style is not a formally recognized architectural style but is instead a trend in the contemporary architecture of the Pacific Northwest characterized by the use of natural, rustic, and industrial-type materials. There is no consistent building form associated with this trend. Common materials include Cor-Ten steel, rough-hewn timbers, corrugated metal panel, clear-finished wood sidings, concrete, and stone (often rubble stone or river rock).

Parapet: In an exterior wall, the part entirely above the roof.

Prairie style: A style of American domestic architecture that originated with the Prairie School, popular primarily in the Midwest from about 1900 to 1920. A house in this style often is characterized by: a two-story height with wings and/or porches of one story, integrated with its site to provide a low, horizontal appearance; the central portion of the house usually higher than the adjacent flanking wings; traditional building materials; exterior walls commonly of light-colored stucco, light colored brick, or concrete block; contrasting wood between stories;

Definitions (continued)

Roof Form, Flat: A horizontal roof either having no slope, or a slope sufficient only to effect drainage, its pitch being usually less than 10 degrees; it may be surrounded by a parapet or it may extend beyond the exterior walls.

Roof Form, Pitched: A steep gable roof having the same pitch on each side of a central ridge.

Roof Form, Gabled: A roof having a single slope on each side of a central ridge; usually with a gable at one or both ends of the roof.

Split-face Block: A solid or hollow concrete masonry unit, split lengthwise after curing; laid with the fractured surface exposed, so as to provide a rough texture.

Sustainable Office (*Architectural Style*): This architectural style is not well-recognized as a distinct style with common characteristics. Buildings of this style will generally adhere to design and construction principles that create highly energy efficient buildings that architecturally are characterized as well-constructed, open plan offices that harvest and utilize abundant daylight and thus have large amounts of exterior glass that is often provided with horizontal shading devices.

Streetscape: The visual elements of a street, including the road, adjoining buildings, street furniture, trees and open spaces, etc. that combine to form the street's character.

Multi-Family Rowhouse

Description

The Rowhouse is a single-family unit that shares common walls with one or two of the adjacent units. Rowhouses are typically part of a multi-unit development. This type of dwelling unit provides a semi-private front yard and a private rear yard. For the purpose of these guidelines, a horizontally attached, back-to-back style residential building shall be considered and shall follow the MF-Stacked Med. standards.

Major Elements

Building Entry

There shall be one primary entryway to each unit. Entry into each unit shall not be solely through the garage or rear entry.

Primary entryway and entry door shall be facing green space or street.

Primary entryway may be elevated from the street elevation; preferably, an elevation of 5'-0" (approx. halfstory) shall be the maximum distance between entry and the street (note: splitlevel entry is not preferred).

Entryway may be covered by a projection from the façade or recessed. Entry steps and landings shall be of a durable material, stone, and/or precast concrete.

Sliding doors shall not be used as the primary entry.

Fenestration

Fenestration shall be provided via windows and doors.

Glass within fenestration shall be clear with no color tint.

Glass shall achieve a high light transmittance (approximately 68% Min.).

Awnings & Canopies

Entryway projection shall not be deeper than the front yard provided and shall not be more than 4'0" deep.

Canopy material shall be durable and UV stable.

Mechanical Equipment

Outdoor mechanical, electrical and communication equipment shall be screened and located such that the equipment or screening is not in direct view of any public way and/or vehicular or pedestrian street.

Equipment attached to the building shall be incorporated into the overall massing of the building design.

Garage Orientation

Permanent parking shall be provided in a garage.

Garages are typically tuck-under or first floor attached.

Garages are preferably rear loaded.

Facades with frontal garage should also include:

- Main entry with articulation (e.g. recessed, or covered walk-up)
- A large window above garage
- If durable translucent material is not provided, windows within the garage doors are required
- Opaque doors may be allowed beneath projecting porch (4'0" Min.)

Architectural Image & Character

At least one level (entry level) shares one or both long common wall(s).

Traditionally, both walls are shared such that natural light and views are limited to the street facing and rear façades. Usually fenestrations are tall (in proportion to floor to ceiling) and grouped (such as bay windows) to allow light into the building (which has a deep and narrow footprint).

The building design shall reflect current building technology and design.

The building design shall 'honestly' express its material usage, construction methods, and programmatic function.

These characteristics shall be reflected on all sides of the building.

Building Mass & Roof Forms

Massing

Buildings shall be two, two and one-half, or three story in height.

Minimum finish floor to finish floor height shall be 10'-0" on the level of primary entry.

Each rowhouse grouping may consist of three (3) to eight (8) attached units.

There shall be no more than two identical groupings within the same rowhouse development.

Each unit shall be distinguished from the adjacent units by means of facade articulation - see Wall Articulations and Projections.

Roof Form

Buildings may have flat, pitched or gable roofs. Roof form should be consistent with the prevailing architectural style.

On buildings with pitched or gable roofs the dominant ridgeline should run parallel to the street facing facade and the rear façade. Secondary roofs and dormers may have single slope (shed/pitched) or gable roofs.

Building facades shall reflect the roof form. (e.g. gable roof shall not be concealed by a flat parapet wall and appear to be a building with flat roof)



Multi-Family Rowhouse

Example of a multi-family v exhibiting the desired quality and characteristics of Kettlestone.



Details & Ornamentation - Dormer

Functions to provide views and natural light to occupied interior space. Dormer roof sloping in the same direction as building slope

Material & Color

Brick (Preferred: Modular 2 3/8")
Federal Style Brownstone

Wall Articulations & Projections

Grouping windows is one way to suggest bay windows; projecting or recessing materials helps articulate visual interest. (Min. 35% glazing on street facing & rear facade)

Architectural Image & Character

Tall windows to allow light into the building (footprint: deep, narrow).

Streetscape - Frontage

- 1) Entry direct from sidewalk.
- 2) Set Back 15'-0" Maximum.

Continued next column.

Streetscape Diversity

Frontage

Each unit shall have an individual entryway.

Each unit typically has public or private street frontage and may be served by an alleyway.

A portion of the building wall shall be setback no farther than 15 ft.

Front yard shall be immediately adjacent to the sidewalk.

Wall Articulations & Projections

Façade

Building facades shall be divided into vertical bays to articulate (identify) unit width.

Bays may be further subdivided into modules to define fenestration vs. solid zones: to promote the appearance of multiple vertical units.

Façade bays may be delineated by the following scaling elements:

- recesses
- reveals
- continuous projections
- diversity in material profiles
- change in module rhythm

Downspouts at semi-detached units shall not be located on the street facing façade.

A minimum of 35% of the street and rear façades shall be fenestration.

At the semi-detached rowhouse, fenestration may only appear on the sides where it does not overlook the neighbor's patio between buildings. If fenestration is provided on the side, the minimum fenestration percentage for the street facing and rear façades may be reduced to 30%.

Window glass shall be recessed from the façade a minimum of 2".

Shadow Trim Elements may be understood as features that produce heavily articulated shadow lines – e.g. recessed windows, projecting window boxes, layered shading or structural devices.

Details & Ornamentation

Building details shall be provided as functioning articulations of the façade and provide shadow line to enrich the façade composition.

Dormers

Dormer, if provided, shall correlate with occupied space.

Dormers may be allowed as vents, or to conceal equipment, provided they are proportional to the main roof.



Building Massing & Roof Forms

Groups may consist of three to eight units. Each unit is distinguished from adjacent units

Wall Articulations & Projections

Bays subdivided into modules to define fenestration vs. solid zones: to promote the appearance of multiple vertical units.

Material & Color

Brick (Preferred: Modular 2 3/8")

Mid-Century Brownstone

Details and Ornamentation

Windows recessed from facade to provide shadow line

Wall Articulations & Projections

Grouping windows is one way to suggest large bay windows; projecting or recessing materials helps articulate visual interest.



Material & Color

Brick (Preferred: Modular 2 3/8")

Contemporary Style, Neutral Beige Color

Wall Articulations & Projections

Grouping windows is one way to suggest bay windows; projecting or recessing materials helps articulate visual interest. (Min. 35% Glazing Front Façade)

Building Massing

Floor to Floor Height 10'-0" Min.

Streetscape • Frontage

- 1) Entry direct from sidewalk.
- 2) Set Back 15'-0" Maximum.



Wall Articulations & Projections

Total fenestration minimum of 30%.

Material & Color

High quality and durable material: stone (natural material, neutral color).

Building Massing & Roof Forms

Pitched roofs must slope from street facing to rear façade. Downspout not allowed on front façade (semidetached). Elevation must reflect roof form.

Material & Color

Wood (painted or stained).

Primary material(s) used on the front façade shall be repeated on the end units' side façade (min. 2'-0" return).

Material & Color

Materials

Materials should be authentic. Avoid materials made to look like something else.

Materials on all facades shall be of equal quality. The front facade material(s) shall be repeated on all facades.

When the building base is differentiated from the rest of the building, the building base material shall have a heavier appearance than the material(s) above, e.g. brick above stone; siding above brick or similar.

Materials shall be of durable and high quality material, including:

- Fired-clay brick (2 3/8" tall brick preferred) with veneer depth of at least 3"
- Stone
- Wood (e.g. IPE)
- Fiber-cement
- Clear glass

Prohibited materials include:

- Vinyl, fiberboard, and metal siding
- EIFS
- Synthetic stucco
- Split faced masonry (only half story at base)
- Burnished block (only half story at base)
- Thin brick veneer and brick panels
- Asphalt shingles (except for premium grade laminate style)

Color

Buildings should reflect the color scheme of the belonging district:

The Canopies | Gray - Rich Tones - Bright Accents

Glacier Park | Natural Materials - Earth Tones

Glacier Springs | Gray or White Trim - Warm Tones - Bright Accents

Kettlestone Village | Natural Materials - Neutral Tones

Lighting

Refer to Lighting Guidelines for additional requirements.

Utilize energy efficient light fixtures (LED preferred)

Exterior Building Lighting

Provide lighting to illuminate the front and back entry, garage entry, driveway and other walking surfaces.

Non-recessed type of light fixtures are to conform to the building design.

Lamps shall be of warm white color temperature (3200K to 3700K).

Material & Color

High quality and durable material brick (shown in earth tones, neutral trim).

Window Orientation

Bay window above frontal garage

Door Orientation

Facades with frontal garage must also include main entry (shown recessed).

Garage Orientation

Frontal garages of a durable translucent material (preferred).



Material & Color

High quality and durable material: example of earth tone color.

Material & Color

Unique design, excellent use of material and color.



Streetscape Diversity

Each unit has individual entryway

Streetscape Diversity

Provide front yard



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Multi-Family Stacked Medium

Description

The Medium Stacked Multi-Family building is a back to back or vertical residential structure.

Major Elements

Building Entry

There typically should be one primary entryway to each unit. Entry into each unit shall not be solely through the garage or rear entry.

Primary entryway and entry door shall be facing the greenway or the street.

Units typically have individual entry, e.g. outdoor steps (if needed). However common or shared entries should not be visually intrusive and must be incorporated into the building architecture and otherwise be tucked to the side of building, recessed, and/or screened.

Entryway may be covered by projection from the façade or recess.

Sliding doors shall not be used as the primary entry.

Fenestration

Fenestration shall be provided via windows, and doors.

Glass within fenestration shall be clear with no color tint.

Glass shall achieve a high light transmittance (approximately 68 % minimum).

Balcony / Patio

Outdoor space should be provided on each level of the building - i.e. patios and/or balconies (shared or private) when facing green belt trails, or kettles (ponds).

Balcony shall be occupiable with a minimum of 3'-0" dimension in each direction.

Awnings & Canopies

Entryway projection shall not be deeper than the front yard provided and shall not be more than 4'-0" deep.

Canopy material shall be durable and UV stable.

Mechanical Equipment

Outdoor mechanical, electrical and communication equipment shall be screened and located such that the equipment or screening is not in direct view of any public way and/or vehicular or pedestrian street.

Equipment attached to the building shall be incorporated into the overall massing of the building design.

Garage Orientation

Permanent parking shall be provided in a garage or surface parking lot in the rear of the building.

Garages are preferred to be rear loaded tuck-under or first floor attached and shall be incorporated into the overall massing of the building

Detached garages, if provided, shall be located at the rear of the principal building. The detached garages shall have the same high quality and durable material as the principal building. The walkway between the detached garage and the principal building shall be distinguished from the driving surface

Architectural Image & Character

Medium density dwelling units are defined as attached horizontally and vertically with three (3) or more units per building.

If only attached horizontally, units may be located on individual lots or on a common association lot under a condominium regime.

If vertically attached, units are typically located on an association lot under a condominium regime.

Building units may or may not have public street frontage and may be served by an alleyway.

Building unit typically has individual entryway.

The building design shall reflect current building technology and design.

The building design shall 'honestly' express its material usage, construction methods, and programmatic function.

These characteristics shall be reflected on all sides of the building.

Building Mass & Roof Forms

Massing

Buildings shall be no more than three stories in height.

Minimum finish floor to finish floor height shall be 10'0" on the first level.

The ground floor should have prominent proportion and features (base).

Units should include facade articulations - such as patios or balconies.

Roof Form

Buildings may have flat, pitched or gable roofs.

Building facades shall reflect the roof form. (e.g. gable roof shall not be concealed by a flat parapet wall and appear to be a building with flat roof)

Street-Scape Diversity

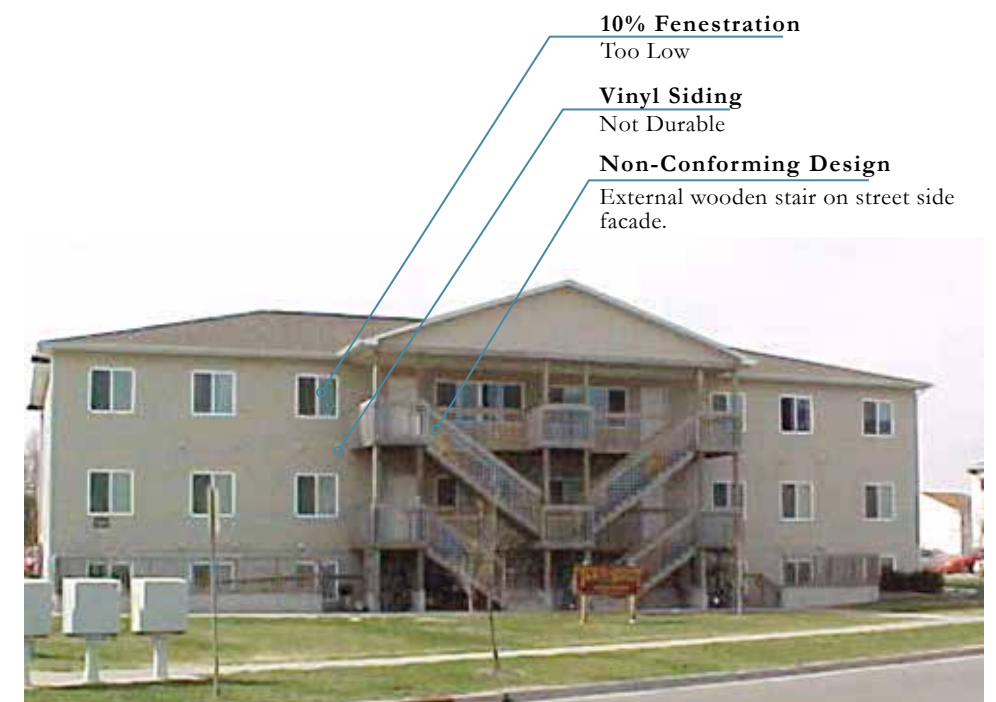
Frontage

Front yard, if provided, shall be immediately adjacent to the sidewalk.



Medium Stacked Multi-Family Building (Appropriate)

Example of a Medium Stacked Multi-Family Building exhibiting the desired quality and characteristics Kettlestone



Medium Stacked Multi-Family Building (Non-appropriate)

Wall Articulations & Projections

Façade

Building facades shall be divided into vertical bays and the bays shall be articulated.

Bays may be further subdivided into modules to define fenestration vs. solid zones.

Façades may be delineated by the following scaling elements:

- Recesses
- Reveals
- Continuous projections
- Diversity in material profiles
- Change in module rhythm

A minimum of 30% of each street or greenway facing façade shall be fenestration.

Fenestration should be most prominent at the street facing view – e.g. a higher percentage than the minimum used on other faces of the building.

A combination of durable and high quality materials shall be used on the building exterior. No one exterior building material shall exceed 50% of the building facade.

Window glass shall be recessed from the facade for a minimum of 2”.

Shadow Trim Elements may be understood as features that produce heavily articulated shadow lines – e.g. recessed windows, projecting window boxes, brackets, etc.

Details & Ornamentation

Building details shall be provided as functioning articulations of the façade and provide shadow line to enrich the façade composition. Details and ornamentation shall be consistent with the prevailing architectural style.

Dormers

Dormer, if provided, shall correlate with occupied space.

Dormers may be allowed as vents or to conceal equipment, provided they are proportional to the main roof.

Shutters

Shutters, if provided, shall have the appearance of being operable and functioning as shading device to the associated opening(s)



Details & Ornamentation

Bracket details support deep overhang providing both a strong shadow line and an appropriate architectural detail.

Material & Color

Brick (Preferred: Modular 2 3/8”)
Fiber Cement Siding

Building Massing

Floor to Floor Height 10'-0" Min. Articulate base of the building.

Building Entry

Units typically have individual entry, e.g. outdoor steps (if needed) should not be visually intrusive either tucked to the side of building, recessed, and/or screened. [not shown, but implied]

Material & Color

Durable and high quality materials with gray, rich tones and bright accents

Major Elements - Balcony / Patio

Balcony is provided at each unit and all balcony are sized to be occupiable

Major Elements - Building Entry

Recessed entryway facing a public way

Streetscape Diversity

Landscaped front yard



Material & Color

Materials

Materials should be authentic. Avoid materials made to look like something else.

Materials on all facades shall be of equal quality. The front facade material(s) shall be repeated on all facades.

Materials shall be of durable and high quality material, including:

- Fired-clay brick (2 3/8" tall brick preferred) with a veneer depth of at least 3"
- Stone
- Wood (e.g. IPE, clear cedar)
- Fiber-cement
- Clear glass panels
- Clear glass

Prohibited materials include:

- Vinyl, fiberboard, and metal siding
- EIFS
- Synthetic stucco
- Split faced masonry (only half story at base)
- Burnished block (only half story at base)
- Thin brick veneer and brick panels
- Asphalt shingles (except for premium grade laminate style)

Color

Buildings should reflect the color scheme of the corresponding district:

The Canopies | Gray - Rich Tones - Bright Accents

Glacier Park | Natural Materials - Earth Tones

Glacier Springs | Gray or White Trim - Warm Tones - Bright Accents

Kettlestone Village | Natural Materials - Neutral Tones

Lighting

Refer to Lighting Guidelines for additional requirements.

Utilize energy efficient light fixtures (LED preferred)

Exterior Building Lighting

Provide lighting to illuminate the front and back entry, outdoor spaces (balcony, patio), garage entry, drive way and other walking surfaces.

Non-recessed type of light fixtures are to conform to the building design.

Lamps shall be of warm white color temperature (3200K to 3700K).

Details & Ornaments

Building details shall be provided as functioning articulations of the façade and provide shadow line to enrich the façade composition. Respond to solar orientation.

Material & Color

Durable high quality materials:

- Fiber Cement Panel, Wood
- (Shown: Arts and Crafts style)
- (Colors: natural tones, gray trim, accent)

Major Elements

Outdoor space should be provided i.e. patios and/or balconies (shared or private) when facing green belt trails, or springs.



Details & Ornamentation

Appropriately scaled and positioned dormers correlate with interior space.

Material & Color

- Brick (Preferred: Modular 2 3/8")
- Stone

Building Entry

Primary building entrance is clearly identified and relates to the public street.

Building Massing

Building mass is appropriately scaled and does not exceed three stories in height. Units include facade articulations.

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Multi-family Stacked High

Description

The High Stacked Multi-Family building is a multi-family residential building of the highest density permitted within Kettlestone.

Major Elements

Building Entry

There shall be one primary entryway to each building. Entry into each building shall not be solely through the garage or rear entry.

Entryway shall be connected to a vestibule and an interior lobby.

Primary entryway and entry door shall be facing the green space or the street.

Primary entryway may be elevated from the street elevation. When elevated, the maximum distance between the street elevation and the entry elevation shall be 3'0".

Entryway may be covered by projection from the façade or recessed.

Sliding doors shall not be used in the primary entry.

Fenestration

Fenestration shall be provided via windows and doors.

Glass within fenestration shall be clear with no color tint.

Glass shall achieve a high light transmittance (approximately 68 % minimum).

Balcony / Patio

Outdoor space should be provided on each level of the building - i.e. patios and/or balconies (shared or private) when facing green belt trails, or kettles.

Balcony shall be occupiable with a minimum of 3'-0" dimension in each direction.

Awnings & Canopies

Entryway projection shall not be deeper than the front yard provided and shall not be more than 4'0" deep.

Canopy material shall be durable and UV stable.

Mechanical Equipment

Outdoor mechanical, electrical and communication equipment shall be screened and located such that the equipment or screening is not in direct view of any public way and/or vehicular or pedestrian street.

Equipment attached to the building shall be incorporated into the overall massing of the building design.

Garage Orientation

Permanent parking shall be provided in a garage or surface parking lot in the rear of the building.

Garages are preferred to be rear loaded tuck-under or first floor attached and shall be incorporated into the overall massing of the building

Detached garages, if provided, shall be located at the rear of the principal building. The detached garages shall have the same high quality and durable material as the principal building. The walkway between the detached garage and the principal building shall be distinguished from the driving surface

Architectural Image & Character

High density dwelling units are defined as multiple dwelling units attached horizontally and vertically with 8 or more units per building.

Building units may be located on an association lot under a condominium regime or may be under a single ownership.

Building units typically have a shared entryway into the building and a common interior corridor to access individual units.

The building design shall 'honestly' express its material usage, construction methods, and programmatic function.

These characteristics shall be reflected on all sides of the building design.

Building Mass & Roof Forms

Massing

Buildings shall be three (3) to five (5) stories in height.

Minimum finish floor to finish floor height shall be 10'0" on the first level.

The ground floor should have prominent portion and features (base).

Units should include facade articulations such as patios or balconies.

Roof Form

Building may have flat, pitched or gable roofs.

Building facades shall reflect the roof form. (e.g. gable roof shall not be concealed by a flat parapet wall and appear to be a building with flat roof)

Streetscape Diversity

Frontage

Each building shall have an individual entryway.

Main entryway to each building shall be directly from a vehicular or pedestrian street.

Each building shall have a public or private street frontage and may be served by an alleyway.



High Stacked Multi-Family Building

Examples of a High Stacked Multi-Family Building exhibiting the desired quality and characteristics of Kettlestone.



High Stacked Multi-Family Building

Wall Articulations & Projections

Façade

Due to the repetitive nature of the high density multi-family stacked housing, the façade of the building shall establish a rhythm of windows, storefront or curtainwall and/or shadow casting articulations, to create rhythms of solid and void.

Facades may provide articulation for each unit, or appear as one cohesive building with regularized rhythm.

Façade bays may be divided into modules to define fenestration and solid zones.

Facade bays may be delineated by the following scaling elements:

- recesses
- reveals
- continuous projections
- diversity in material
- change in module rhythm
- shadow trim

A minimum of 30% of each street or greenway facing façade shall be fenestration.

Fenestration should be most prominent at the street facing view – e.g. a high percentage than the minimum used on other faces of the building.

A combination of durable and high quality materials shall be used on the building exterior. No one exterior building material shall exceed 50% of the building facade.

Windows shall be recessed from the facade for a minimum of 2”.

Shadow Trim Elements may be understood as features that produce heavily articulated shadow lines – e.g. recessed windows, projecting window boxes, layered shading or structural devices.

Details & Ornamentation

Building details shall be provided as functioning articulations of the façade and provide shadow line to enrich the façade composition. Details and ornamentation shall be consistent with the prevailing architectural style.

Balconies can also help break down the scale of the building by articulating the frequency of units within - see Major Elements on previous page.

Dormers

Dormer, if provided, shall correlate with occupied space.

Dormers may be allowed as vents or to conceal equipment, provided they are proportional to the main roof.

Shutters

Shutters, if provided, shall be operable and functioning as shading device to the associated opening(s).

Material & Color

Durable high quality materials with gray, rich tones and bright accent

Major Elements - Balcony / Patio

Occupiable balcony is provided at each unit

Balconies can also help break down the scale of the building by articulating the frequency of units within.

Major Elements - Fenestration

Races windows units 2” from facade



Alternate Balcony Configuration

A non-occupiable balcony may be acceptable, subject to approval by jurisdiction having authority, where appropriately coupled with French-opening doors and when consistent with the architectural style of the development.

Wall Articulations & Projections

Wall articulations and projects break down mass of building and establish a rhythm along the facade that helps to identify individual units within the building.



Material & Color

Materials

Materials shall be authentic. Avoid materials made to look like something else.

Materials on all facades shall be of equal quality. The front facade material(s) shall be repeated on all facades.

Materials shall be of durable and high quality material, including:

- Fire-clay brick (2 3/8" tall brick preferred) with a veneer depth of at least 3"
- Stone
- Wood (e.g. IPE, clear cedar)
- Fiber-cement
- Clear glass panels
- Clear glass

Prohibited materials include:

- Vinyl, fiberboard, and metal siding
- EIFS
- Synthetic stucco
- Split faced masonry (only half story at base)
- Burnished block (only half story at base)
- Thin Brick veneer and brick panels
- Asphalt shingles (except for premium grade laminate style)

Color

Buildings should reflect the color scheme of the belonging district:

Glacier Park | Natural Materials - Earth Tones

Lighting

Refer to Lighting Guidelines for additional requirements.

Utilize energy efficient light fixtures (LED preferred)

Exterior Building Lighting

Provide lighting to illuminate the front and back entry, outdoor spaces (balcony, patio), garage entry, drive way and other walking surfaces.

Non-recessed type of light fixtures are to conform to the building design.

Lamps shall be of warm white color temperature (3200K to 3700K).



Details & Ornamentation

Bracket details support deep overhang providing both a strong shadow line and an appropriately detail architectural response

Material & Color

Brick (Preferred: Modular 2 3/8")
Fiber Cement Siding

Building Entry

Units typically have individual entry, e.g. outdoor steps (if needed) should not be visually intrusive either tucked to the side of building, recessed, and/or screened. [not shown, but implied]

Building Massing

Floor to Floor Height 10'-0" Min. Articulate base of the building.

Material & Color

Durable high quality materials including brick and fiber-cement siding in warm-neutral and earth tones

Major Elements - Balcony / Patio

Recessed occupiable balcony is provided at each unit

Balconies help break down the scale of the building by articulating the frequency of units within.

Major Elements - Building Entry

Primary building entry is clearly articulated. Attractive and functional outdoor spaces increase the sense of place and strengthen the community.



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Mixed-Use

Description

The mixed-use building is a multi-tenant building that generally will include retail and commercial uses on the ground and/or second floors with multi-family residential above.

Major Elements

Building Entry

Thresholds at building entries shall match the grade of adjacent sidewalks, plaza areas, or paved walkways.

Primary entry door shall be facing the green space or the street.

Entryway may be covered by projection from the facade or recessed.

Sliding doors shall not be used in the primary entry.

Fenestration

Fenestration shall be provided via windows, doors, storefront systems or curtain wall systems.

Glass within fenestration shall be clear with no color tint.

Glass shall achieve a high light transmittance (approximately 68% minimum).

Balcony / Patio

Outdoor space should be provided - i.e. patios and/or balconies (shared or private) when facing green belt trails, or ponds.

Balcony shall be occupiable with a minimum of 3'-0" dimension in each direction.

Outdoor seating areas and pedestrian space shall be provided.

Awnings & Canopies

Canopy material shall be durable and UV stable.

Mechanical Equipment

At the ground level: outdoor mechanical, electrical and communication equipment shall be located in the rear side of the building and be screened from any public way and/or vehicular or pedestrian street.

At the roof level: outdoor mechanical, electrical and communication equipment shall be located either within the building massing or at the highest level of the building with no more than 2' of projection above the lowest parapet.

Loading docks, trash dumpsters, utility meters, conduits and pipes, and the like should be located in inconspicuous area and screened. The screening shall be incorporated into the overall design of the building

Parking

Parking may be tuck-under, adjoining parking ramp, and/or shared surface parking in a common parking lot.

Tuck-under parking must be rear loaded and not disturb the primary street facing facade or continuity of storefronts.

On-street parking in mixed-use retail developments is encouraged.

Architectural Image & Character

Retail uses are typically on the first floor; other uses such as office and residential dwelling units are located on the upper floors.

Approximately 30% of the land area is used for commercial with a building floor area ratio ranging from 0.4 to 0.8 and the remaining 70% for residential use with dwelling unit densities of up to 30 dwellings units per acre.

The building design shall reflect current building technology and design.

The building design shall 'honestly' express its material usage, construction methods, and programmatic function.

These characteristics shall be reflected on all sides of the building design and articulated in the language of its parts.

Building Mass & Roof Forms

Massing

Buildings shall be two (2) to five (5) stories in height.

Minimum floor to floor height shall be 14'0" at the first story.

Minimum finish floor to finish floor height shall be 10'0" (all other levels).

The design of the buildings should include variable roof and exterior wall planes and finish details that divided the mass of the buildings and add visual interest.

Roof

Buildings shall have flat roofs for the majority part of the footprint.

Building entry may have a featured roof other than flat roof.

Building facades shall reflect the roof form.

Streetscape Diversity

Pedestrian Access

Entries to first story building space and common lobbies accessing upper story space shall open directly onto public sidewalks or publicly-accessible outdoor plazas where present, or shall be directly connected to sidewalks by a paved walkway.

For buildings occupied by multiple users: entrances to ground floor commercial spaces shall be located within the façade.

Entrances to upper story commercial space shall be through a street level lobby and/or interior corridors accessed from the street through a separate entrance.



Mixed-use Building - New

Example of a new mixed-use building showing multi-family residential units over ground floor retail. This building exhibits the desired quality and characteristics of Kettlestone.



Mixed-use Building - Historic

Example of a historic mixed-use building showing either residential units or commercial office over ground floor retail. This building type is an appropriate precedent for new development within Kettlestone.

Wall Articulations & Projections

Façade

Building facades shall be divided into vertical bays to modulate the building walls to a pedestrian scale.

Bays may be further subdivided into modules to define fenestration vs. solid zones: to promote the appearance of multiple vertical units.

Façade bays may be delineated by the following scaling elements:

- recesses
- reveals
- continuous projections
- diversity in material
- change in module rhythm
- shadow trim

Window glass shall be recessed from the façade a minimum of 2".

A minimum of 50% of the street level front (street facing) façade shall be fenestration.

A minimum of 30% of the upper levels front (street or greenway facing) façade shall be fenestration.

Shadow Trim Elements may be understood as features that produce heavily articulated shadow lines – e.g. recessed windows, projecting window boxes, layered shading or structural devices.



Wall Articulations & Projections

Building mass is divided into bays. Structural elements provide articulation in the facade to help define the individual bays. Fenestration patterns create a pleasing rhythm along the length of the facade.

Material & Color

Brick (Preferred: Modular 2 3/8")

Fiber Cement Siding

Stone

Rich and neutral colors mix to provide pleasing contrast between light and dark.

Building Massing

Floor to Floor Height 14'-0" Min. Articulate base of the building and provide enough floor to ceiling height for retail tenants.

Building Entry

Retail units have individual entrances and are protected by building overhang.

Details & Ornamentation

Building details shall be provided as functioning articulations of the façade and provide shadow line to enrich the façade composition.

Balconies can also help break down the scale of the building by articulating the frequency of units within - see Major Elements.

Dormers

Dormer roof slope is preferred to be in the same direction as the building roof slope.

Dormer, if provided, shall correlate with occupied space.

Dormers may be allowed as vents or to conceal equipment, provided they are proportional to the main roof.

Shutters

Shutters, if provided, shall be operable and functioning as shading device to the associated opening(s).

Awnings and Canopies

Where provided, awnings and canopies shall be well integrated into the facade, be of appropriate proportion, of a complimentary color, and follow the prevailing rhythm of building. Tenant signage incorporated into awnings or canopies will be reviewed on a case by case basis.

Building Mass & Roof Forms

Long street wall in this mixed-use development demonstrates appropriate variation in building height, facade articulation and roof form. When done well, pitched roofs facing the street may be an acceptable alternative to predominantly flat roofs required of this building type.

Major Elements - Balcony / Patio

The balconies above the retail ground floor in this development assist in reducing the mass of the long street wall and provide a human scale to an otherwise massive development.

Streetscape Diversity

This development provides an excellent example of how street furnishings, plantings, and pedestrian scale lighting provide a rich and varied texture along the street edge. Combined, these elements encourage safe and active use of the pedestrian areas that occur between the curb and building face.



Material & Color

Materials

Materials on all facades shall be of equal quality. The front facade material(s) shall be repeated on all facades.

Secondary material is required in cases with less than 50% fenestration - to promote layered textures and richness that create dynamic buildings.

Materials shall be of durable and high quality material, including:

- Fire-clay brick (2 3/8" tall brick preferred) with a veneer depth of at least 3"
- Stone
- Wood (e.g. IPE, clear cedar)
- Fiber-cement
- Clear glass panels
- Clear glass

Restricted applications include (not allowed unless noted otherwise):

- Vinyl, fiberboard, and metal siding
- EIFS (except as a minor trim element)
- Synthetic stucco
- Split faced masonry (only half story at base)
- Burnished block (only half story at base)
- Thin Brick veneer and brick panels
- Asphalt shingles (except for premium grade laminate style)

Color

Buildings should reflect the color scheme of the belonging district:

The Canopies | Grey - Rich Tones - Bright Accents

The Shops at Kettlestone | Natural Materials - Earth Tones

Lighting

Refer to Lighting Guidelines for additional requirements.

Utilize energy efficient light fixtures (LED preferred)

Exterior Building Lighting

Provide lighting to illuminate the front and back entry, outdoor spaces (balcony, patio), garage entry, drive way and other walking surfaces.

Non-recessed type of light fixtures are to conform to the building design.

Lamps shall be of the same color temperature.



Wall Articulations & Projections

Facade bays delineated by balconies, projecting roofs, differentiation in materials.

Material & Color

Materials shall be of durable material.

Building Mass & Roof Forms - Massing

Minimum floor to floor height shall be 14'0" at the first story.

Heavy Trim Elements

Features that produce heavily articulated shadow lines e.g. recessed windows, projecting window boxes, layered shading or structural devices.

Building Mass & Roof Forms

Long street wall in this mixed-use development demonstrates appropriate variation in building height, facade articulation and roof form.

Major Elements - Balcony / Patio

The balconies above the retail ground floor in this development are non-occupiable but may be deemed acceptable when coupled with French-opening doors and deemed compatible with the prevailing architectural style

Details & Ornamentation

Awnings are appropriately scaled, follow the rhythm of the building and are of a complimentary color to the primary building color scheme.



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Retail Neighborhood

Description

Neighborhood scale retail buildings are generally one and two story buildings providing services and/or goods for residents of a given district.

Major Elements

Building Entry

Vestibule entries are encouraged to have a defining architectural feature (such as roof pitch or canopies).

Fenestration

A minimum of 30% of street facing facade shall be fenestration.

Maximize visual transparency along the street facing facade by locating building programs that will benefit from the transparency along the street facing facade.

Awnings & Canopies

Awnings and canopies are to be durable and UV stable material.

Awnings and canopies may project over the sidewalk with a minimum clear height of 10'-0"

Mechanical Equipment

At the ground level: outdoor mechanical, electrical and communication equipment shall be located behind the building and be screened from any public way and/or vehicular or pedestrian street.

At the roof level: outdoor mechanical, electrical and communication equipment shall be located either within the building massing or at the highest level of the building with no more than 2' of projection above the lowest parapet.

Loading docks, trash dumpsters, utility meters should be located in inconspicuous area and screened. The screening shall be incorporated into the overall design of the building.

Parking

Parking may be provided in a surface lot, underground structure, above grade mid-block structure, tuck-under parking or a combination there of.

Architectural Image & Character

Retail (neighborhood) district's principal use is smaller scale retail development, in closer proximity to residential uses, to provide a limited amount of the daily, short trip, needs of adjoining residential area.

Franchise architecture should be adapted to meet the intent of the guideline.

Site design shall meet the goal and overall characteristics of Kettlestone development and the district of being a vibrant pedestrians friendly destination.

Building Mass & Roof Forms

Massing

Site of 5 to 10 acres with a building floor area ratio of 0.25.

Roof

While flat roof may be the primary roof form in the retail (regional) district, a pitched roof used to reinforce the retailers branding may be allowed. It is also acceptable (encouraged) that vestibule entries have a defining architectural feature (such as roof pitch or canopies).

Streetscape Diversity

Pedestrian Access

Frontal approach sidewalk to main entry shall be no less than 10'-0" wide.

Side approach sidewalk, perpendicular to the main entry, shall be no less than 12'-0" feet wide, which may also include landscaping so long as the walkable surface of the sidewalk is no less than 6'-0" wide.

Wall Articulations & Projections

Locate activity generating and vibrant program along the perimeter and maximize visual transparency.

Building Bay 30' Maximum.

There shall be no blank, unarticulated walls exceeding a building bay.

Further subdivision of bays is encouraged - e.g. horizontal, vertical datum lines.

Façade bays may be delineated by the following scaling elements:

- recesses
- reveals
- continuous projections
- diversity in material
- change in module rhythm
- shadow trim

Facade(s) at building entry shall have no less than 75% transparent glass.

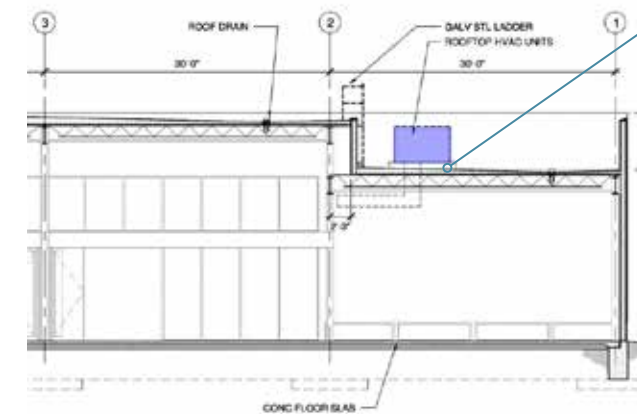


Roof
Flat roof

Canopy
Canopy is 8'-0" or taller above walkway

Pedestrian Facade
Main entrance located along the street facade

Transparent Entrance
Entry is transparent and invites customers into the business



Mechanical Equipment
Roof level equipment shall be integrated, not visible.



Mechanical Equipment
Roof level equipment shall be integrated, not visible.

Windows
Street facing facade has 30% or more windows.

Transparent Entrance
Entry has 75% or more transparent glass.

Pedestrian Access
12'-0" or wider side approach walkway.

Building Materials and Colors

Materials Encouraged

- Architectural concrete panel (with or without thin brick treatment)
- Laminated wood (timber) and steel
- Architectural metal panel, fiber cement siding and panel (integral color, non-painted)
- Glazing - storefront, curtain wall, windows
- Stone
- Fired-clay brick with a veneer depth of at least 3"
- Stucco

Prohibited Materials

- EIFS (except as minor trim element)
- Vinyl, fiberboard, and metal siding and trim
- Concrete block
- Non-architectural grade concrete and metal panel
- Thin brick veneer
- Asphalt shingles (except for premium grade laminate style)

Lighting

Refer to Lighting Guidelines for additional requirements.

Utilize energy efficient light fixtures (LED preferred)

Exterior Building Lighting

Provide lighting to illuminate the entries, drop-off canopy, outdoor spaces, parking entry and other walking surfaces.

Non-recessed type of light fixtures are to conform to the building design.

Lamps shall be of the same color temperature.



Transparent Entrance
Entry has 75% or more transparent glass.

Pedestrian Facade
Main entrance located along the street facade

Pedestrian Access
Side approach min. 12'-0"

Canopy
Canopy is 10'-0" or higher above walkway

Windows
Street facing facade has 50% or more windows.

Transparent Entrance
Entry has 75% or more transparent glass.

Pedestrian Facade
Main entrance located along the street facade

Pedestrian Access
Frontal approach min. 10'-0"

Canopy
Canopy is 10'-0" or higher above walkway

Pedestrian Facade
Main entrance located along the street facade

Transparent Entrance
Entry has 75% or more transparent glass.

Canopy
Canopy is 10'-0" or higher above walkway

Transparent Entrance
Entry has 75% or more transparent glass.

Pedestrian Facade
Main entrance located along the street facade

Retail Community

Description

Retail (community) district is intended to be larger scale than Retail (neighborhood) and is located in closer proximity to employment centers to provide a greater range of services for a wider population area.

Major Elements

Building Entry

Vestibule entries are encouraged to have a defining architectural feature (such as roof pitch or canopies).

The vestibule may project above the standard height of the box facing the parking lot.

Lobbies are encouraged to be double height with a floor plan depth to accommodate traffic in and out of the building; lobby width shall be longer than depth with an area provided with seating for small group to gather outside the path of traffic.

Fenestration

A minimum of 30% of street facing facade shall be fenestration.

Maximize visual transparency along the street facing facade by locating building programs that will benefit from the transparency along the street facing facade.

Awnings & Canopies

Awnings and canopies are to be durable and UV stable material.

Awnings and canopies may project over the sidewalk with a minimum clear height of 10'-0".

Mechanical Equipment

At the ground level: outdoor mechanical, electrical and communication equipment shall be located in the rear side of the building and be screened from any public way and/or vehicular or pedestrian street.

At the roof level: outdoor mechanical, electrical and communication equipment shall be located either within the building massing or at the highest level of the building with no more than 2' of projection above the lowest parapet.

Loading docks, trash dumpsters, utility meters should be located in inconspicuous area and screened. The screening shall be incorporated into the overall design of the building.

Parking

Parking may be provided in a surface lot, underground structure, above grade mid-block structure, tuck-under parking or a combination there of.

Architectural Image & Character

Franchise architecture should be adapted to meet the intent of the guideline.

Site design shall meet the goal and overall characteristics of Kettlestone development and the district of being a vibrant pedestrian friendly destination.

Building Mass & Roof Forms

Massing

Site of 10 to 15 acres with a building floor area ratio of 0.35.

Roof

While flat roof may be the primary roof form in the retail (regional) district, a pitched roof used to reinforce the retailers branding may be allowed. It is also acceptable (encouraged) that vestibule entries have a defining architectural feature (such as roof pitch or canopies).

Wall Articulations & Projections

Locate activity generating and vibrant program along the perimeter and maximize visual transparency.

Building Bay 30' Maximum.

There shall be no blank, unarticulated walls exceeding a building bay.

Further subdivision of bays is encouraged - e.g. horizontal, vertical datum lines.

Facade bays may be delineated by the following scaling elements:

- recesses
- reveals
- continuous projections
- diversity in material
- change in module rhythm
- shadow trim

Facade(s) at building entry shall have no less than 75% transparent glass.

Streetscape Diversity

Pedestrian Access

Frontal approach sidewalk to main entry shall be no less than 10'-0" wide.

Side approach sidewalk, perpendicular to the main entry, shall be no less than 12'-0" feet wide, which may also include landscaping so long as the walkable surface of the sidewalk is no less than 6'-0" wide.



Roof
Flat roof

Windows
Street facing facade has 30% or more windows.

Facade Articulation
Locate Wall articulated every 30'0" or less & articulation accomplished by reveal and windows

Transparent Entrance
Locate Building entry to have more than 75% transparent glass



Entry Vestibule
Entry has a defining architectural style

Transparent Entrance
Building entry to have more than 75% transparent glass.

Material
Metal panel & Fiber Cement panel

Building Materials and Colors

Materials Encouraged

- Architectural concrete panel (with or without thin brick treatment)
- Laminated wood (timber) and steel
- Architectural metal panel, fiber cement siding and panel (integral color, non-painted)
- Glazing - storefront, curtain wall, windows
- Stone
- Fired-clay brick with a veneer depth of at least 3"
- Stucco

Prohibited Materials

- EIFS (except as minor trim element)
- Vinyl, fiberboard, and metal siding and trim
- Concrete block
- Non-architectural grade concrete and metal panel
- Thin brick veneer
- Asphalt shingles (except for premium grade laminate style)

Lighting

Refer to Lighting Guidelines for additional requirements.

Utilize energy efficient light fixtures (LED preferred)

Exterior Building Lighting

Provide lighting to illuminate the entries, drop-off canopy, outdoor spaces, parking entry and other walking surfaces.

Non-recessed type of light fixtures are to conform to the building design.

Lamps shall be of the same color temperature.



Activated Facade
Locate activity heavy program along the facade

Vehicular Access
Locate Parking provided in a surface lot



Transparent Entrance
Building entry to have more than 75% transparent glass

Entry Vestibule
Entry has a defining architectural style.



Facade Articulation
Locate Wall articulated every 30'-0" or less & articulation accomplished by reveal and windows

Material
Metal Panel

Windows
Street facing facade has 30% or more windows.



Activated Facade
Locate activity heavy program along the facade

Windows
Street facing facade has 30% or more windows.

Facade Articulation
Locate Wall articulated every 30'-0" or less & articulation accomplished by reveal and windows



Canopy
Canopy is 10'-0" or taller above walkway

Transparent Entrance
Entry has 75% or more transparent glass.

Parking
Surface lot parking



Activated Facade
Locate activity heavy program along the facade

Vehicular Access
Parking provided in a surface lot



Canopy
Canopy to be 10'-0" or higher above walkway

Transparent Entrance
Building entry to have more than 75% transparent glass

Retail Regional

Description

Retail (regional) district's principal use is intended to be large scale retail buildings, including big box retailers. The district is typically located in high traffic visibility areas; and it provides retail services for the entire community and regional area.

Major Elements

Building Entry

Vestibule entries are encouraged to have a defining architectural feature (such as roof pitch or canopies).

The vestibule may project above the standard height of the box facing the parking lot.

Lobbies are encouraged to be double height with a floor plan depth to accommodate traffic in and out of the building; lobby width shall be longer than depth with an area provided with seating for small group to gather outside the path of traffic.

Fenestration

A minimum of 30% of street facing facade at pedestrian level shall be fenestration.

Maximize visual transparency along the street facing facade by locating building programs that will benefit from the transparency along the street facing facade.

Awnings & Canopies

Awnings and canopies are to be durable and UV stable material.

Awnings and canopies may project over the sidewalk with a minimum clear height of 10'-0"

Mechanical Equipment

At the ground level: outdoor mechanical, electrical and communication equipment shall be located in the rear side of the building and be screened from any public way and/or vehicular or pedestrian street.

At the roof level: outdoor mechanical, electrical and communication equipment shall be located either within the building massing or at the highest level of the building with no more than 2' of projection above the lowest parapet.

Loading docks, trash dumpsters, utility meters should be located in inconspicuous area and screened. The screening shall be incorporated into the overall design of the building.

Parking

Parking may be provided in a surface lot, underground structure, above grade mid-block structure, tuck-under parking or a combination there of.

Architectural Image & Character

The goal is to merge the needs of companies with a highly established brand together with the narrative surrounding Kettlestone. The intent is to create commercial structures that utilize varying massing and design elements to provide visual interest.

Site design shall meet the goal and overall characteristics of Kettlestone development and the district of being a vibrant pedestrian friendly destination.

Building Mass & Roof Forms

Massing

Site of 20+ acres with a building floor area ratio of 0.35.

Roof

While flat roof may be the primary roof form in the retail (regional) district, a pitched roof used to reinforce the retailers branding may be allowed. It is also acceptable (encouraged) that vestibule entries have a defining architectural feature (such as roof pitch or canopies).

Wall Articulations & Projections

Facade

Locate activity generating and vibrant program along the perimeter and maximize visual transparency.

Building Bay 30' Maximum.

There shall be no blank, unarticulated walls exceeding a building bay

Further subdivision of bays is encouraged - e.g. horizontal, vertical datum lines.

Facade bays may be delineated by the following scaling elements:

- recesses
- reveals
- continuous projections
- diversity in material
- change in module rhythm
- shadow trim

Facade(s) at building entry shall have more than 75% transparent glass.

Streetscape Diversity

Pedestrian Access

Frontal approach sidewalk to main entry shall be no less than 10'-0" wide.

Side approach sidewalk, perpendicular to the main entry, shall be no less than 12'-0" feet wide, which may also include landscaping so long as the walkable surface of the sidewalk is no less than 6'-0" wide.



Facade Articulation
No blank wall for more than 30'-0"

Canopy
Canopy projecting over the sidewalk with a minimum of clear height of 10'0"

Windows
30% of the street facing facade to be windows



Architectural Feature
Defined architectural feature at entry

Sloped Roof
Pitched roof to reinforce the retailer's branding

Vibrant Facade
Activity generating program along the perimeter and maximize transparency

Entrance sidewalk
12' or wider when perpendicular to the entrance. Landscaping may be included

Building Materials and Colors

Materials Encouraged

- Architectural concrete panel (with or without thin brick treatment)
- Laminated wood (timber) and steel
- Architectural metal panel, fiber cement siding and panel (integral color, non-painted)
- Glazing - storefront, curtain wall, windows
- Stone
- Fired-clay brick with a veneer depth of at least 3"
- Stucco

Prohibited Materials

- EIFS (except as minor trim element)
- Vinyl, fiberboard, and metal siding and trim
- Concrete block
- Non-architectural grade concrete and metal panel
- Thin brick veneer
- Asphalt shingles (except for premium grade laminate style)

Lighting

Refer to Lighting Guidelines for additional requirements.

Utilize energy efficient light fixtures (LED preferred)

Exterior Building Lighting

Provide lighting to illuminate the entries, drop-off canopy, outdoor spaces, parking entry and other walking surfaces.

Non-recessed type of light fixtures are to conform to the building design.

Lamps shall be of the same color temperature.



Activated Facade

Locate activity heavy program along the facade.

Entry Facade Transparency

75% or more of the entry facade to be transparent glass.

Entry Lobby

Encouraged to be double height, depth to accommodate traffic, & width longer than depth with seating provided.



Architectural Feature

Defined architectural feature at entry

Vibrant Facade

Activity generating program along the perimeter and maximize transparency

Entrance Sidewalk

10' or wider when parallel to the entrance. Landscaping may be included



Activated Facade

Locate activity heavy program along the facade.

Entry Facade Transparency

75% or more of the entry facade to be transparent glass.

Major Elements - Entry

Encouraged to be double height, depth to accommodate traffic, & width longer than depth with seating provided.

Office

Description

Professional office uses consisting of single or multi-tenant buildings.

Major Elements

Building Entry

There shall be a minimum of one primary entryway to each building or each ground level tenant space, on the street facing facade. Entry into each building shall not be solely through the garage or rear entry.

Entryway shall be connected to a vestibule and an interior lobby.

Entryway may be covered by soffit, awning or canopy.

If covered drop-off is provided, its design shall be incorporated into the overall building design.

Fenestration

Fenestration shall be provided via windows, doors, storefront systems or curtain wall systems.

Glass within fenestration shall be clear with no color tint.

Glass shall achieve a high light transmittance (approximately 68% minimum).

Awnings & Canopies

Canopy material shall be of a durable and UV stable material.

Mechanical Equipment

At the ground level: outdoor mechanical, electrical and communication equipment shall be located in the rear side of the building and be screened from any public way and/or vehicular or pedestrian street.

At the roof level: outdoor mechanical, electrical and communication equipment shall be located either within the building massing or at the highest level of the building with no more than 2' of projection above the lowest parapet.

Back of house elements such as loading docks, trash dumpsters, utility meters should be located in inconspicuous area and screened. The screening shall be incorporated into the overall design of the building.

Parking

Permanent parking shall be provided in a garage under the building, parking ramp, or surface parking lot.

If present, mid-block parking structure shall have a minimum of 20'0" wide by 20'0" recess between parking and main structure(s).

Architectural Image & Character

Sites should be well landscaped and buildings should have a high level of exterior finish with brick and/or stone the primary element to a professional image.

Building Footprints, massing and Roof Form (including cornice elements, parapet wall and rooftop equipment).

Building Mass & Roof Forms

Massing

Site sizes can range from small single user building lots to large corporate campuses with floor area ratio of 0.35.

1 or more stories.

Roof

Buildings shall have flat roofs for the majority of the footprint.

Building entry may have a featured roof other than flat roof.

Building facades shall reflect the roof form.

Wall Articulations & Projections

Facade

Building facades shall be divided into vertical bays to articulate structural bay.

Bays may be further subdivided into modules to define fenestration vs. solid zones: to promote the appearance of multiple vertical units.

Facade bays may be delineated by the following scaling elements:

- recesses
- reveals
- continuous projections
- diversity in material
- change in module rhythm
- shadow trim

Windows shall be recessed from the facade for a minimum of 2".

A minimum of 50% of the street level front (street facing) facade shall be fenestration.

A minimum of 45% of the upper levels front (street facing) facade shall be fenestration.

Shadow Trim Elements may be understood as features that produce heavily articulated shadow lines – e.g. recessed windows, projecting window boxes, layered shading or structural devices.

Streetscape Diversity

Pedestrian Access

For buildings occupied by a single user: The main entrance to a lobby shall be located within the street facing facade.

For buildings occupied by multiple uses: Entrances to ground floor commercial spaces shall be located within the street facing facade.

Entrances to upper story commercial space shall be through a street lobby and/or interior corridors accessed from the street through a separate entrance.



Material & Color

Materials

Materials shall be authentic. Avoid materials made to look like something else (e.g. avoid wood grain fiber cement panel, use smooth fiber cement panel instead).

Materials on all facades shall be of equal quality. The primary material(s) shall be repeated on all facades.

Materials shall be of durable and high quality material, including:

- Fired-clay brick (2 3/8" tall brick preferred) with a veneer depth of at least 3"
- Stone
- Wood (e.g. IPE, clear cedar)
- Fiber-cement siding and panel (integral color, non-painted)
- Glass panels
- Clear glass
- Architectural concrete panel (with or without thin brick treatment)
- Architectural metal panel

Prohibited materials include:

- Vinyl, fiberboard, and metal siding
- EIFS (except as a minor trim element)
- Synthetic stucco, handlaid stucco
- Concrete block
- Split faced masonry (only half story at base)
- Burnished block (only half story at base)
- Thin brick veneer
- Asphalt shingles

Color

Buildings should reflect the color scheme of the belonging district:

The Canopies | Gray - Rich Tones - Bright Accents

Kettlestone Plaza | Natural Materials - Warm tones

The Shops at Kettlestone | Natural Materials - Earth Tones

Lighting

Refer to Lighting Guidelines for additional requirements.

Utilize energy efficient light fixtures (LED preferred)

Exterior Building Lighting

Provide lighting to illuminate the entries, drop-off canopy, outdoor spaces, parking entry and other walking surfaces.

Non-recessed type of light fixtures are to conform to the building design.

Lamps shall be of the same color temperature.

DRAFT



Durable Material

Metal panel

Building Massing

First floor to floor 14'-0" Min.

Durable Material

Brick



Mechanical Equipment

Not visible from street, screened and/or incorporated as an element.

Building Articulation

Soffit denotes the mass above.

Narrative Program

Exercise visible at ground level fits with Active Lifestyle narrative.

Building Facade

The primary material(s) used on the front facade shall be repeated on the side facade, including Fenestration.

Solar Orientation

Deeper facade on South and West help sun shading and bounce light deeper into spaces.



Hotel

Description

National franchise and/or boutique hotels and associated amenities.

Major Elements

Building Entry

There shall be a minimum of one (1) primary street level entry.

Primary entry door shall be facing the green space or the street.

Entryway may be covered by projection from the facade or recess.

If covered drop-off is provided, its design shall be incorporated into the overall building design.

Fenestration

Fenestration shall be provided via the glass portion of windows, doors, storefront systems or curtain wall systems.

Glass within fenestration shall be clear with no color tint.

Glass shall achieve a high light transmittance (approximately 68% minimum).

Awnings & Canopies

Canopy material shall be of a durable and UV stable material.

Mechanical Equipment

At the ground level: outdoor mechanical, electrical and communication equipment shall be located in the rear side of the building and be screened from any public way and/or vehicular or pedestrian street.

At the roof level: outdoor mechanical, electrical and communication equipment shall be located either within the building massing or at the highest level of the building with no more than 2' of projection above the lowest parapet.

Back of house elements such as loading docks, trash dumpsters, utility meters should be located in inconspicuous area and screened. The screening shall be incorporated into the overall design of the building

Parking

Parking may be tuck-under, adjoining parking ramp, and/or shared surface parking in a common parking lot.

Tuck-under parking must be rear loaded as not to disturb the primary street facing facade, continuity of storefronts.

Architectural Image & Character

Characteristics are similar to that of Mixed-Use i.e. hotels may often include meeting rooms, gyms, restaurants, and so forth that should be expressed in a manner that activates the ground level when possible.

Building Mass & Roof Forms

Massing

Buildings shall be a minimum of three (3) stories in height.

Minimum floor to floor height shall be 12'0" at the first story.

Minimum finish floor to finish floor height shall be 10'0" (all other levels).

Roof

Buildings may have flat, pitched or gable roofs.

Building entry may have a featured roof.

Building facades shall reflect the roof form (e.g. gable roof shall not be concealed by a flat parapet wall and appear to be a building with flat roof).

Wall Articulations & Projections

Façade

Building facades shall be divided into vertical bays to articulate structural bay.

Bays may be further subdivided into modules to define fenestration vs. solid zones: to promote the appearance of multiple vertical units.

Façade bays may be delineated by the following scaling elements:

- Recesses
- Reveals
- Continuous projections
- Diversity in material
- Change in module rhythm
- Shadow trim

Windows shall be recessed from the façade for a minimum of 2".

A minimum of 50% of the street level front (street facing) façade shall be fenestration.

A minimum of 35% of the upper levels front (street facing) façade shall be fenestration.

Shadow Trim Elements may be understood as features that produce heavily articulated shadow lines – e.g. recessed windows, projecting window boxes, layered shading or structural devices.



Streetscape Diversity

Pedestrian Access

Entries to lobby open directly onto public sidewalks or publicly-accessible outdoor plazas where present, or shall be directly connected to sidewalks by a paved walkway.

Entrances to ground floor shall be located within the façade.

There shall not be exterior access to the upper level.

Material & Color

Materials

Materials shall be authentic. Avoid materials made to look like something else (e.g. avoid wood grain fiber cement panel, use smooth fiber cement panel instead).

Materials on all facades shall be of equal quality. The primary material(s) shall be repeated on all facades.

Materials shall be of durable and high quality material, including:

- Fired-clay brick (2 3/8" tall brick preferred) with a veneer depth of at least 3"
- Stone
- Wood (e.g. IPE, clear cedar)
- Fiber-cement siding and panel (integral color, non-painted)
- Glass panels
- Clear glass
- Architectural concrete panel (with or without thin brick treatment)
- Architectural metal panel

Prohibited materials include:

- Vinyl, fiberboard, and metal siding
- EIFS (except as a minor trim element)
- Synthetic stucco, handlaid stucco
- Concrete block
- Split faced masonry (only half story at base)
- Burnished block (only half story at base)
- Thin brick veneer
- Asphalt shingles

Color

Buildings should reflect the color scheme of the belonging district:

The Canopies | Gray - Rich Tones - Bright Accents

Kettlestone Plaza | Natural Materials - Warm tones

The Shops at Kettlestone | Natural Materials - Earth Tones



Lighting & Signage

Incorporate signage and lighting with architectural element (overhang) Preferred fixtures utilize direct means of lighting signage.

Windows, Fenestration

Upper Level Minimum 35% (doors, storefront, curtain wall) Clear Glazing (with no color tint) Recess Windows 2" Minimum

Durable Material

Fiber Cement Panel

Parking

Surface lot and/or tuck-under garage.

Building Massing Entry Level

Floor to Floor 14'-0" Min.

Building Articulation

Follow rules of Mixed-use as necessary, create base experience.

Lighting

Refer to Lighting Guidelines for additional requirements.

Utilize energy efficient light fixtures (LED preferred)

Exterior Building Lighting

Provide lighting to illuminate the entries, drop-off canopy, outdoor spaces, parking entry and other walking surfaces.

Non-recessed type of light fixtures are to conform to the building design.

Lamps shall be of the same color temperature.



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Lighting Guidelines

Lighting

Lighting Standards

- I. Definitions. Unless the context clearly indicates otherwise, the words and phrases used in this Ordinance shall have the following meaning:
 - Exterior lighting:** Temporary or permanent lighting that is installed, located or used in such a manner to cause light rays to shine outdoors.
 - Exterior lighting fixture:** The complete exterior lighting unit, including: the artificial source of light, the parts required to distribute the light, elements for light output control such as the reflector (mirror), or refractor (lens), the housing that protects and holds the lamp in place, the connection to the power supply, and the component that anchors the lighting unit to the ground or onto a structure.
 - Floodlight:** A lamp that incorporates a reflector or a refractor to concentrate the light output into a directed beam in a particular direction.
 - Foot-candle:** The illuminance measured one (1) foot from a one (1) candle source.
 - Full cut-off:** A shielded light fixture that emits no light above a horizontal plane touching the lowest point of the fixture.
 - Glare:** The light in a direction near one's line of sight that either causes discomfort to the eye or impairs visibility.
 - Horizontal and vertical foot-candles:** The illuminance, measured by a light meter, striking a vertical or horizontal plane.
 - Illuminance:** The intensity of light in a specified direction measured at a specified point.
 - Light trespass:** Unwanted light falling on public or private property from an external location.
 - Recreational Facility:** Football fields, soccer fields, baseball fields, tennis courts, swimming pools, or any other special event or show area.

- II. Design Guidelines.
 - A. Required Lamps - Generally, all lamps shall be LED, or others with similar qualities to conserve energy, reduce glare and provide for improved color correct vision. Lamps for roadway and parking fixtures shall maintain a color temperature range between 4,000 and 5,000 Kelvin. Lamps for pedestrian scale fixtures, including bollards and wall lighting, shall maintain a color temperature range between 3,500 and 4,000 Kelvin
 - B. Required Exterior Lighting Fixtures - Generally, all exterior lighting fixtures shall be full cut-offs. No portion of the lamp, lens, or diffuser shall be visible from the side or top of any shield, or otherwise protrude from the bottom of the shield. No exterior lighting fixture shall emit light at or above a horizontal plane that runs through the lowest point of the shield.
 - C. Commercial and Industrial
 1. Architectural and Decorative Lighting
 - a. Limited building-mounted lighting may be used to highlight specific architectural features or primary customer or building entrances. Floodlights are only permitted provided all light emitted is contained by the building or by an eave or protruding structure.
 - b. Lighting fixtures shall be located, aimed, and shielded to minimize the glare that is emitted on objects other than a building's façade or landscape walls.
 - c. Building-mounted neon lighting may only be used when the lighting is recessed, or contained inside a cap or architectural reveal.
 - d. An exterior lighting fixture that emits less than 1800 lumens shall not be required to be a full cut-off fixture, provided

2. Street Lighting
 - a. Private Street Lights: All private street light fixtures shall measure no more than thirty feet (30') from grade to the top of the lighting fixture, and shall be a contemporary architectural style similar to and consistent with the fixtures as listed in the Fixture Schedule for the Kettlestone Overlay District (see Figure 91-1). All private street lights must be reviewed and approved by the city council prior to installation. The use of lighting fixtures that direct light upward into the air is strictly prohibited. All lighting on public streets shall conform to the current City of Waukee Standard Specifications.
 - b. Public Street Lights: In order to provide a certain degree of uniformity within the Kettlestone district, public street lights located along all arterial and major collector roadways -as indicated on Map 91-2, shall utilize the same lights as specified and installed along Grand Prairie Parkway (Kim 'Altitude', 30'-0" Round - Tapered Pole, Color RAL 7043). If not previously installed by the City as part of a street improvement project, these lights shall be paid for and installed by the owner of the adjoining properties at the time of development with the city reimbursing the owner/ developer for a portion of the increased cost of these fixtures versus standard streetlights. It is intended that these lights shall be owned and subsequently maintained by the City. All other street lights shall conform to the standard as set forth by City Code and City's Standard Specifications.



Roadway and Parking Fixture: Kim 'Altitude'



Pedestrian Fixture: Architectural Area Lighting 'Largent'



Pedestrian Fixture: Lumec 'City Spirit'



3. Site and Parking Lot Lighting

- a. The mounting height for lighting fixtures shall not exceed twenty-five feet (25') from grade to the top of the lighting fixture.
- b. The maximum average maintained foot-candles for a parking lot lighting fixture shall be three (3) foot-candles. The maximum lighting level for a parking lot lighting fixture shall be ten (10) foot-candles.
- c. The maximum horizontal foot-candle measurement at any property line shall be two (2) foot-candles. The maximum maintained vertical foot-candle at an adjoining property line shall be two (2) foot-candles, as measured at five feet (5') above grade.

4. Canopy Lighting

- a. The average maintained foot-candles under a canopy shall be thirty-five (35) foot-candles. Areas outside the canopy shall be regulated by the guidelines and standards outlined above. Permissible fixtures for canopy lighting include:
 - i. Recessed fixtures that incorporate a lens cover that is either recessed or flush with the bottom surface of the canopy.
 - ii. Indirect lighting where light is emitted upward and then reflected down from the underside of the canopy. Such fixtures shall be shielded to ensure that no light is emitted at or above a horizontal plane that runs through the lowest point of the canopy.

5. Pedestrian Walkway Lighting.



Pedestrian Bollard: Lumec 'SoleCity'

- a. Pedestrian walkways shall be lit by pedestrian-level, bollard-type lighting (4 ft. height max.), pole lighting (14 ft. height max.), or other low, glare-controlled fixtures that are mounted on building or landscape walls.
- b. Pedestrian walkways may be located such that their proximity to street lighting fixtures provides illumination in lieu of walkway fixtures. An average illuminance of one (1) foot-candle shall be maintained with the minimum allowable illuminance being half (1/2) a foot-candle.

6. Landscape Accent Lighting

- a. Low level, ground mounted landscape lighting fixtures should be placed a minimum of twelve (12) feet from the back of curb line of a travel way.
- b. Lighting fixtures shall be located, aimed, and shielded to minimize the glare that is emitted on objects other than landscape walls, features or trees.

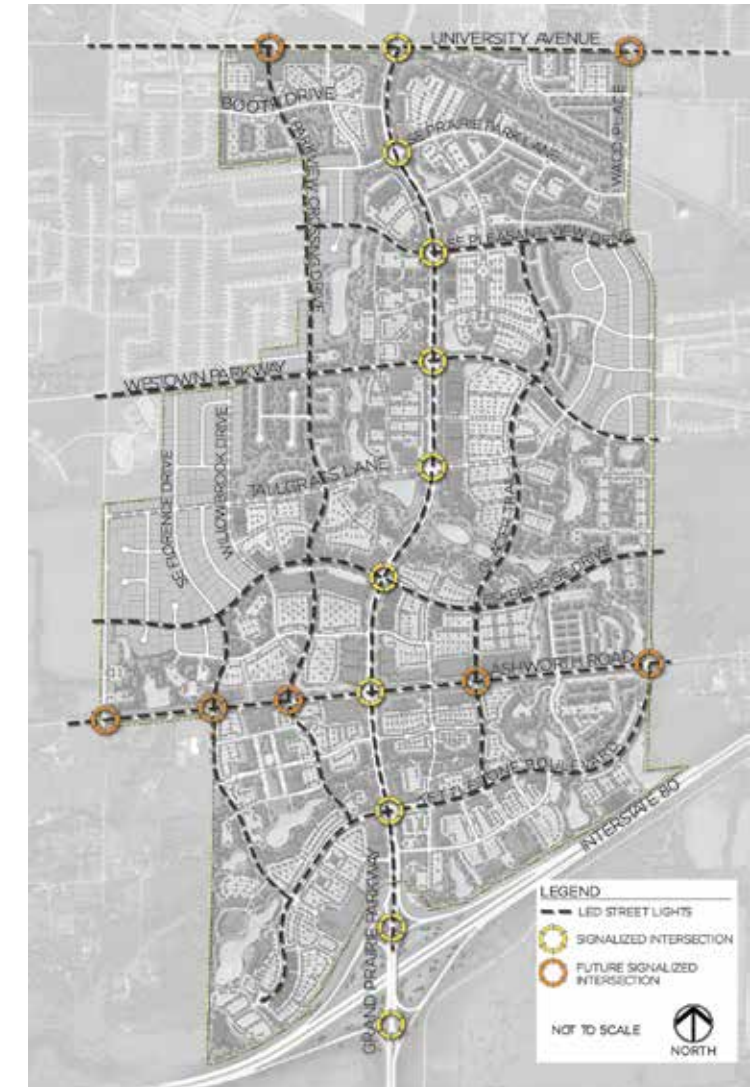
7. Recreational Facilities

- a. The lighting fixtures at all public or private outdoor recreational facilities shall be designed to minimize the amount of light that is directed upward into the air, glare, and light trespass. The illumination of any public or private outdoor recreational facility after 11:00 p.m. is prohibited, except in order to conclude a specific activity, previously scheduled, which is in progress under such illumination prior to 11:00 p.m.

8. Exemptions

- a. This Ordinance shall not apply to the following exterior lighting sources:
 - i. Airport lighting required by law.
 - ii. Temporary emergency lighting.
 - iii. Temporary lighting, other than security lighting, at construction projects.
 - iv. Governmental facilities where a compelling need for safety and security has been demonstrated.

- v. Lighting for flag poles, church steeples or other similar non-commercial items provided they do not cause distraction within public rights-of-way.



Map 91-2

Application	Fixture	Mounting Height	Pole	Color	Color Temperature Range
Roadway	Kim 'Altitude'	Private: 30' Max	Round, Tapered	RAL 7043	4,000 - 5,000 Kelvin
		Public: As determined by photometric plan			
Parking	Kim 'Altitude'	25' Max	Round, Tapered	RAL 7043	4,000 - 5,000 Kelvin
Pedestrian	Architectural Area Lighting 'Largent'	14' Max	Round, Tapered	RAL 7043	3,500 - 4,000 Kelvin
	Lumec 'City Spirit'				
Pedestrian Bollard	Lumec 'SoleCity'	4' Max.	N/A	RAL 7043	3,500 - 4,000 Kelvin

Figure 91-1: Kettlestone Overlay District Lighting Fixture Schedule

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Landscape Guidelines

Open Space, Landscape, and Buffer Regulations

I. Purpose and Scope

- A. The purpose of this chapter is to establish a minimum standard for the preservation, installation, and maintenance of landscape plantings and landscape open space in all residential, office, and commercial properties, to utilize landscaping and landscaping open space as: an effective means of energy conservation, to preserve open space, to improve property values, to maintain the aesthetic quality of the City. Thereby promoting the health and general welfare of the City.

II. Landscaping Regulations

- A. The following standards shall apply to all districts and required landscape plantings. (individual districts may have additional standards).
 1. All landscape installations shall expand upon the character established within the Kettlestone Greenway system. When possible open spaces shall be placed adjacent to larger green spaces.
 2. Interference with site drainage: Landscape elements / plantings shall not be placed where they interfere with site drainage patterns.
 3. Plantings shown on approved site plan: Landscape plantings shall not be placed in any public utility easement unless specifically permitted on the approved site plan.

4. Interference with Public Utilities: Plantings shall not be placed where they may interfere with maintenance of sanitary and storm structures, fire hydrants, water valves, or any other public utility.
5. Approved Plantings: Landscape plantings shall not be placed in the public R.O.W. unless previously approved by the city council and shall not be counted toward fulfillment of the minimum site requirements outlined below.
6. Vision Clearance Triangle: vision clearance triangle shall be maintained at all times.
7. Existing Landscaping Identified and Protected: All existing landscaping which is not to be removed pursuant to the grading, landscape, or site plan; shall be clearly identified and prior to the issuance of a grading permit, shall be protected by fencing located around the drip line of the tree.
8. Preservation of Existing Landscaping: A successful planting area takes time to mature and provide the benefits that it was designed for. With this in mind, whenever practical; existing landscapes / trees shall be preserved and incorporated into the overall design and layout of the site.

9. Quantity of Trees Required: In sites where landscaping existed and was retained during development, the minimum quantity of trees required may be reduced. This will be reviewed on a case by case basis and a survey of any trees larger than six (6) inch caliper is required. The tree survey (inventory) shall include species, size, and a location map.
10. Prohibited Plantings: Plant species to be used for landscaping shall be acceptable to the City and are not considered a nuisance or an undesirable species, such as:
 - a. Cotton bearing poplar
 - b. All Ash tree varieties
 - c. Disease susceptible Elms – Siberian Elm in particular
 - d. Tree of Heaven
 - e. Mulberry
 - f. Female Ginkgo
 - g. All Silver Maple varieties
 - h. Non-seedless or non-thornless Honey Locust
11. Open Space Reduction: All properties that are within and otherwise participate in an established storm water fee district shall have their open space requirement reduced by 5%. All properties that have previously dedicated to the City for no fee land to be utilized as public green space, public open space, and/or area for regional storm water detention shall have their open space requirement reduced by 5% (see Map 95-1). These reductions in open space may be cumulative.

III. Minimum Open Space Required

- A. Within the Kettlestone corridor, the City has made a major commitment to greenways, plantings, community lakes/retention ponds, and open space. Therefore, the open space requirements within the district will be less than the remaining areas within Waukee. They will be less, but not eliminated. Site designers are encouraged to design outdoor areas on individual sites that complement the city investment and capitalize on the views of the greenway system. The percent of the total site area that is required to be established as Open space shall be provided as listed in Table 94-1 by general use category within the Districts. No open space percentages are required for single family detached residential uses. (Designers are encouraged to submit designs that consolidate green spaces between parcels or adjoin public spaces.)

Disclaimers:

- All Mixed Use, General Commercial, and Big Box retail will be required to meet the parking island regulations regardless of the open space percentage indicated.
- Pedestrian areas will be required to have a high level of finish including, benches, concrete pavers, decorative light fixtures, plantings, artwork, etc.
- Required outdoor spaces must be connected to the greenway system via walkway and/or integral to the design of the development.
- Pedestrian plazas and outdoor spaces may be included in the calculations as open space.

	Medium Density Residential	High Density Residential	Mixed Use	Office / Civic	General Commercial / Retail / Service	Big Box Retail
The Shops at Kettlestone	20%	n/a	15% + One integrated pedestrian plaza per 75,000 SF of commercial or office use (size proportionate to level of finish) Parking Lot Islands Still Required	25% + One Outdoor Public Space 3,000 SF Min, Aesthetically pleasing, Pedestrian Friendly	20% + One integrated pedestrian plaza per 75,000SF of commercial or office use (size proportionate to level of finish)	20% + Must address the pedestrian experience along the front façade. Integrate the storefront with the pedestrian walkway.
Kettlestone Plaza	20%	n/a	15% + One integrated pedestrian plaza per 50,000 SF of commercial or office use (size proportionate to level of finish)	25% + One Outdoor Public Space 2,000 SF Min, Aesthetically pleasing, Pedestrian Friendly	20% + One integrated pedestrian plaza per 50,000SF of commercial or office use (size proportionate to level of finish)	20% + Must address the pedestrian experience along the front façade. Integrate the storefront with the pedestrian walkway.
Kettlestone Commons	n/a	n/a	15% - Immediate pedestrian connection to Greenway (or) One integrated pedestrian plaza per 30,000SF of commercial or office use (size proportionate to level of finish)	25% + One Outdoor Public Space 3,000 SF Min, Aesthetically pleasing, Pedestrian Friendly	20% - Immediate pedestrian connection to Greenway (or) One integrated pedestrian plaza per 30,000SF of commercial or office use (size proportionate to level of finish)	20% + Must address the pedestrian experience along the front façade. Integrate the storefront with the pedestrian walkway.
Kettlestone Village	20%	20%	15% + One integrated pedestrian plaza per 25,000SF of commercial or office use (size proportionate to level of finish)	25%	n/a	n/a
Glacier Park	20%	20%	15% + One integrated pedestrian plaza per 25,000SF of commercial or office use (size proportionate to level of finish)	25%	20% + One integrated pedestrian plaza per 25,000SF of commercial or office use (size proportionate to level of finish)	n/a
Glacier Springs	20%	20%	n/a	25%	n/a	n/a
The Canopies at Kettlestone	20%	20%	15%+ One integrated pedestrian plaza per 30,000SF of commercial or office use (size proportionate to level of finish)	25%	20% + One integrated pedestrian plaza per 25,000SF of commercial or office use (size proportionate to level of finish)	n/a

Table 94-1: Open Space Regulations (see disclaimers)

B. Definitions:

Open Space: Any area within a single site or lot that is not covered by building, structure, parking lot, or driveway. Sidewalks, patios, or other paved or hard surfaced area (included within any outdoor public or private space may be counted as open space).

Big Box Retail: Any single tenant retail building or space that is 50,000 sq. ft. in gross floor area or larger.

IV. Minimum Planting Requirements

A. The provisions below represent the minimum standards required for compliance of this chapter. These regulations are not intended to suppress creative design concepts or the use of variety in a landscape plan.

1. Minimum Size: The minimum size for all required plantings, shall be as follows:
 - a. Deciduous overstory trees shall be a minimum of 8'-0" tall.
 - b. Evergreen overstory trees shall be a minimum of 6'-0" tall.
 - c. Deciduous understory trees shall be a minimum of 6'-0" tall.
 - d. Deciduous and evergreen shrubs shall be a minimum of 2'-0" tall.
2. Planting Standards:
 - a. All non-hard surfaced areas shall be planted with turf grass or ornamental grasses or other ornamental ground cover that are appropriate for the climate and location.
 - b. A minimum depth of 3 inches of mulch shall be placed around all plants. All trees shall have a ring of mulch no less than 24 inches beyond base of the tree.
 - c. Large mulched areas without plants are not permitted.
 - d. All plant beds and mulched areas shall be maintained and kept free of weeds.
 - e. Areas near and around waterways, drainage channels, ponds, and water retention areas shall be well maintained and not allowed to overgrow with voluntary vegetation. The maintenance standard for any existing natural wooded or wetland area shall be determined by the City Council at the time of site plan approval.
3. Plant Locations:
 - a. Trees shall be located no closer than four foot six inches (4'-6") to the back-of-curb of any parking lot or driveway.
 - b. Minimum clearance shall be maintained from all fire hydrants and building fire sprinkler connections as specified by fire department regulations.
 - c. Trees and shrubs that overhang or encroach into a pedestrian walkway shall be maintained to provide a minimum of eight feet (8') of vertical clearance. Trees and shrubs that hang

over parking lots, driveways, or streets shall be maintained to provide a minimum of fourteen feet (14') of vertical clearance.

- d. No landscaping shall be planted within or otherwise allowed to grow into a vision clearance zone as specified herein these regulations, or otherwise cause a visibility safety hazard for pedestrian or vehicular traffic as may be determined by the City.
4. Minimum Quantity: The minimum number of plantings per site shall be as follows:
 - a. A minimum of fifty percent (50%) of all required trees shall be overstory shade trees.
 - b. For all uses except single family attached and detached residential dwellings a minimum of twenty-five percent (25%) of all required trees shall be evergreen.
 - c. Buffer and Screening landscape requirements are separate from, and shall be in addition to, the plantings required below:
 - i. All residential developments, including single family detached residential, shall have two (2) overstory trees and one understory tree per residential unit.
 - ii. All non-residential uses shall install 1.5 overstory trees, 0.5 understory trees, and two (2) shrubs for every 1,000 sq. ft. of required open space.
 - iii. Foundation plantings are required at the base of all buildings. Foundation plantings may include shrubs, ornamental grasses, perennials, and ground covers. All foundation plantings are in addition to the required open space plantings.
5. Off-Street Parking Areas
 - A. All of the following requirements shall apply to off street parking areas except for single family attached and detached parking in driveways as follows:
 1. All parking lot islands shall have a minimum of 1 overstory tree within them. The entire landscaped island area shall be covered with plant materials, lawn, or mulches.
 2. Parking lots that propose green infrastructure, which requires an adjusted plant palette, must be coordinated with the City. These are encouraged, but not at the expense of eliminating all shade.
 3. All rows of parking shall be terminated with a landscaped island. Said island shall be no less than ten (10') feet in width and seventeen (17') for a single row of parking or thirty-four (34') in length for a double row of parking.
 4. There shall be provided within each row of parking spaces, landscaped islands with a minimum width of nine (9') feet width and seventeen (17') or thirty-four (34') in length (measured

from back-of-curb to back-of-curb), depending upon single or double rows of parking, located so as to prevent more than fifteen (15) vehicles from being parked side by side in an abutting configuration.

5. The setback between the parking area and the public R.O.W. shall be landscaped with a minimum of two (2) overstory deciduous trees and eight (8) shrubs per fifty (50') linear feet of frontage. The frontage calculation shall be exclusive of the driveways. The plantings should be planted in clusters to create a natural feel to the plantings. In certain instances individual, more 'typical' street tree configurations will be considered. This requirement shall not be included in the minimum number of trees required for the site and is in addition to the required minimum.

VI. Buffer and Screening Requirements

- A. It is recognized that the transition from one district to another district of contrasting and conflicting uses crosses a line; that in theory, does not exist. Therefore, it is the intent of this chapter to require the actual provision of a physical barrier so as to reduce possible harmful and detrimental influence that one zoning districts' use may have on an abutting contrasting use. The following are conditions for requiring a buffer.
1. Any single family detached lot, having both its front and rear lot lines abutting a public thoroughfare (double frontage lot) shall require a twenty-five (25') foot wide buffer easement adjoining the thoroughfare from which no access is planned or permitted.
 2. Medium and High density residential shall have a twenty-five (25') foot wide buffer between it and Single Family residential.
 3. Commercial uses shall have a twenty-five (25') wide buffer between all residential and mixed-use districts.
 4. Commercial loading docks shall not face residential districts. All Commercial loading docks shall have a fifty (50') foot buffer between themselves and adjacent use or public roadway.
 5. The more intense use shall provide the buffer required. In an instance where adjacent property is down zoned, thereby requiring an additional buffer, the newly zoned property shall provide the additional buffer required.
 6. Buffer Planting Requirements: The following shall be the minimum requirement. All buffers shall provide the plantings as prescribed below:
 - a. Buffer Material Requirements: Required for every fifty (50') linear feet of buffer
 - i. 25' depth = 1.5 Overstory trees, 2.5 Evergreen trees, 2.5 Ornamental trees, and 15 Shrubs. Where possible, due to grade, a minimum 4' berm shall be placed within this zone.
 7. Whenever practical, existing trees and shrubs should be preserved and incorporated into the overall design of the buffer and can be included to meet the total number of required trees. As an incentive to do this: The buffer depth can be reduced by up to ten (10') feet, if it is determined by City staff that the buffer is already fulfilling its desired function. In rare cases and circumstances the buffer requirement can be eliminated, but that would require City Council action.
 8. In addition to the required permanent landscape buffer, the City Council may require a fence to provide additional screening. Such fence shall be constructed of substantial support elements, including but not limited to, brick, poured concrete, and stone. Steel posts shall not be considered appropriate.
 9. Buffers may be included within the building setback areas as required by this title. However, in the case of a buffer required for

a single family residential double frontage lot, all building setback lines shall be measured from the buffer or buffer easement line.

10. No building, parking, fences, or structures shall be permitted within any buffer, unless specifically authorized by City Council. Fences may be allowed within a buffer provided said buffer is not adjacent to a public or private street or driveway or is otherwise a buffer required for a single family residential double frontage lot, in which case no fences are permitted within the buffer or buffer easement area.
11. Easements shall generally be required for buffers for detached single family double frontage lots. Buffer easements shall be recorded with the county at the time of establishment, prior to, or concurrent with the recording of the final plat.
12. For single family residential subdivisions, the landscape buffer shall be submitted for review and approval as a public improvement, at the same time as the preliminary plat. For any type of development that requires a site plan review, the buffer plans shall be submitted as a part of the site plan submittal.
13. The developer of a single family residential subdivision shall be required to install the buffer improvements required by this section as part of the plat improvements. The owner of the adjacent property or the established homeowners' association shall maintain the property in perpetuity. If the association is not active, the home owner is still responsible for maintaining this space.
14. In a situation that has landscape requirements other than those stated in the buffering requirements, the buffering requirements shall be in addition to any other required landscaping.
15. The need to establish the buffer as an easement shall be reviewed and identified during the development review process.

VII. Reduction in Required Buffer

- A. The City Council may, at its discretion, reduce the required buffer under the following conditions:
1. In those areas where the boundary line abuts permanent natural features which function as a buffer, including, but not limited to, ponds, severe grades, or mature woodlands, requirements for a buffer area for that portion of the boundary may be reduced by the city council in the proportions that the permanent natural feature fulfills the buffer requirements.
 2. In those areas where the property abuts an undeveloped property that is shown on the adopted land use plan as the same or more intensive use.
 3. The abutting property has provided a portion or all of the required screening.
 4. In those areas that abut a public park, the buffer area for that portion of the boundary may be reduced by fifty (50%) percent of the requirement.

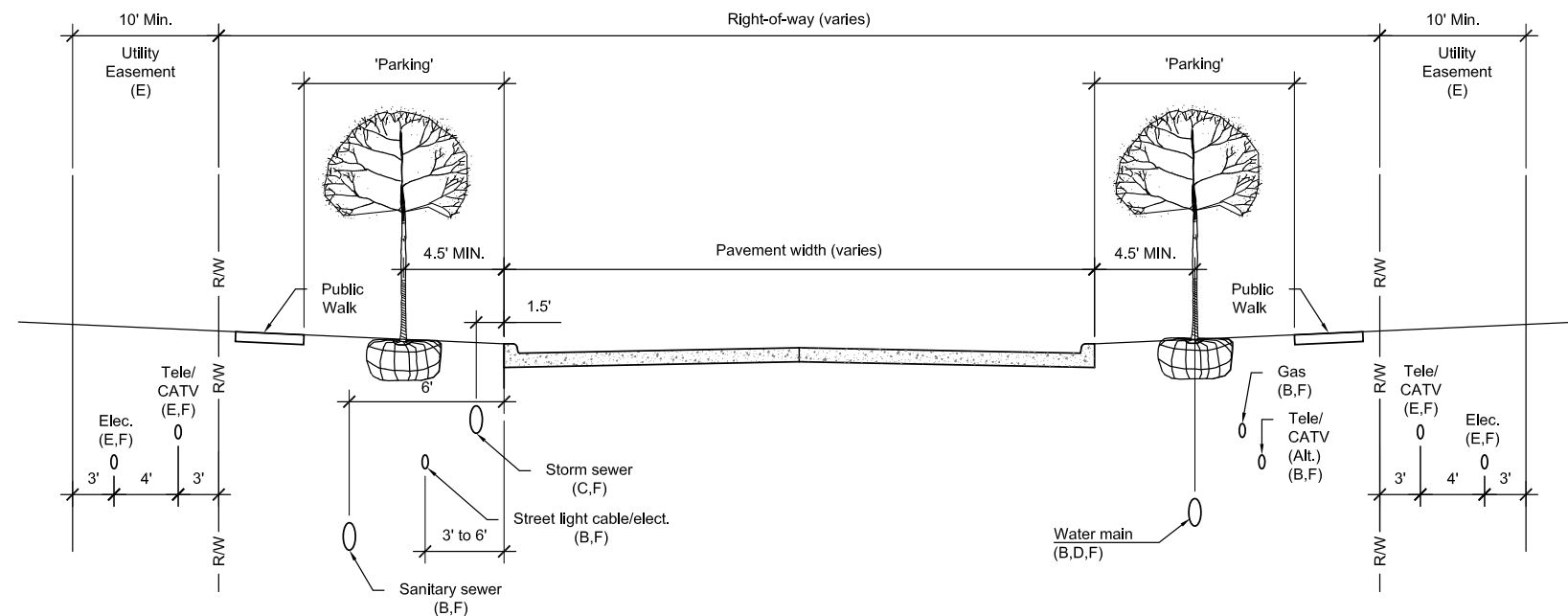
5. On lots that can present evidence that the buffer provisions would render the property unbuildable, the City Council may grant a waiver of the buffer requirements and permit a fence of not less than six (6') feet in height. Provisions for landscaping to soften the visual appearance of the fence and provide additional screening may be required on a case by case basis.

VIII. Street Tree Requirements

- A. In that the City of Waukee desires to create a uniform feel and substantial tree canopy in the Kettlestone district, this street tree requirement applies to all zoning districts and is in addition to all other planting requirements. Properties that have frontage along public street rights-of-way that are classified as arterial, major collector, and minor collector roadways shall comply with the following:
1. Minimum size: The minimum sizes for street tree plantings shall be deciduous overstory trees at a minimum of twelve (12) ft. tall.
 2. Planting Standards:
 - a. For the purpose of these regulations, "parking" shall mean that portion of the public right-of-way between the existing or proposed street curb line or paving edge and the street side of a public sidewalk or sidewalk line.
 - b. No tree shall be planted in any parking island less than eight (8) feet in width.
 - c. No tree shall be planted closer than four feet six inches (4'-6") to the back-of-curb, measured from the center of such tree.
 - d. No tree shall be planted closer than four feet six inches (4'-6") to the edge of a fire hydrant or closer than ten (10) feet to the edge of any driveway, measured from the center of such tree.
 - e. No tree shall be planted closer than the width of its average mature spread to a light standard or transmission pole, measured from the center of such light standard or transmission pole and the center of such tree.
 3. Minimum quantity: The minimum number of street tree plantings shall be as follows:
 - a. All non-residential districts: One (1) tree for every 40 lineal feet of frontage along a public street as defined in paragraph VIII. A, exclusive of access drives.
 - b. All residential districts, including single family detached residential shall provide one (1) tree for every 40 lineal feet of parking area along a public street, exclusive of access drives, or one (1) tree minimum.
 - c. Street trees may be counted towards the satisfaction of the tree planting requirement for any adjoining off-street parking area.

4. Spacing: It is not required that street trees be evenly spaced at 40 foot centers. That is merely used to calculate necessary quantities. If the area allows, trees may be planted in more informal groupings which can result in more effective screening and visibility of business fronts.
5. Street Tree Species: As shown in Table 97-2 Acceptable Street Trees. No conifers are allowed within the city right-of-way, or “parking” areas, unless specifically authorized by the City Council as part of the Development Review Process.

6. Street and driveway intersection vision clear zones:
 - a. All street tree plantings shall comply with the traffic and pedestrian intersection vision clear zones as provided for on page 48, herein these guidelines.



UTILITY NOTES

- A. ROW width varies.
- B. When utilities are in the ROW, the following should be adhered to utilities otherwise provided/approved:
 1. All utilities should be buried. When overhead utilities are allowed to cross the roadway, then minimum vertical clearances are 20 feet for the main cable, and 18 feet for services.
 2. Telephone, cable TV, and water: install on the east and south side of the road.
 3. Gas and electric: install on the west and north side of the road.
 4. Sanitary sewer: install on the west and north side of the road.
- C. Storm Sewers: The normal location for a storm sewer is 1.5 feet from back of curb. When combination manholes and intakes are used, the location increases to 5 feet.
- D. Water mains, Valves, and Hydrants:
 1. The normal water main location is 4 feet behind the back of curb. In areas of combination manholes and intakes, this distance is increased to a minimum of 6 feet.
 2. For local streets and minor collectors with limited ROW, use a 90° anchoring elbow between the hydrant tee and the valve. For maintenance purpose, the minimum distance between the centerline of the valve box and the face of the hydrant is 18 inches.
- E. Utility Easement: Telephone, fiber optic, cable TV, electric, and gas lines should be located in front or rear yard easements. Normally telephone and cable TV lines are placed in rear yard easements and fiber optic, electric, and gas lines in front yard easements. Upon approval of the jurisdiction, these utilities may be placed in the right of way at the alternative location when easements do not exist.
- F. Depth of bury:
 - Cable TV (CATV): 3 feet minimum.
 - Electric (Elec.): The recommended depth of bury for electric cable is 4 feet. The minimum depth of bury for electric lines as per the National Electric Safety Code is:
 - 8kV to 5kV cable - 30 inches minimum.
 - Up to 600-volt cable - 24 inches minimum.
 - Street light cable - 18 inches minimum.
 - Gas: 3 feet minimum.
 - Water: varies
 - Sanitary Sewer: Varies
 - Storm sewer: Varies. Approximately 4 feet.
 - Telephone (Tele.)/Fiber optic (F.O.): 3 feet minimum.

Street tree planting in public right-of-way. If parking area is less than 8 feet in width, no trees are to be planted. No tree shall be planted closer than 5 feet to the edge of a fire hydrant, or closer than 10 feet to the edge of any access drive.

Figure 97-1: Typical Street Tree Planting

BOTANICAL NAME

- Acer ginnala (single stem)
- Acer platanoides columnar
- Acer plantanoides
- Acer saccharum ‘Legacy’
- Carpinus caroliniana
- Ginkgo biloba (male only)
- Gleditsia triacanthos var. inermis ‘Skyline’
- Gleditsia triacanthos var. inermis ‘Sunburst’
- Gymnocladus dioicus (male only)
- Malus ‘Adams’
- Malus ‘Pink Spires’
- Malus ‘Snow Drift’
- Malus ‘Spring Snow’
- Malus ‘White Candle’
- Ostrya virginiana
- Platanus occidentalis
- Quercus borealis (rubra)
- Quercus coccinea
- Quercus macrocarpa
- Quercus robur
- Tilia cordata
- Tilia americana ‘Redmond’
- Tilia americana ‘Fastigiata’
- Ulmus ‘New Horizon’
- Ulmus ‘Patriot’
- Ulmus ‘Frontier’
- Ulmus ‘Morton’

COMMON NAME

- Amur Maple
- Columnar Norway Maple
- Norway Maple
- Legacy Sugar Maple
- American Hornbeam
- Ginkgo
- Skyline Honeylocust
- Sunburst Honeylocust
- Kentucky Coffeetree
- Adams Crab Apple
- Pink Spires Crab Apple
- Snowdrift Crab Apple
- Spring Snow Crab Apple
- White Candle Crab Apple
- American Hophornbeam (Ironwood)
- American Planetree
- Northern Red Oak
- Scarlet Oak
- Bur Oak
- English Oak
- Littleleaf Linden
- Redmond American Linden
- Fastigiata (Pyramidal) American Linden
- New Horizon Elm
- Patriot Elm
- Frontier Elm
- Accolade Elm

Table 97-2: Acceptable Street Trees

Fences and Walls

I. Regulations regarding fences and walls shall be as follows:

- A. Purpose. The regulation of fences is intended to protect the public safety and welfare while maintaining the integrity of the community; providing privacy; buffering noise; and allowing adequate air, light and vision.
- B. Permit required. Fence permits shall be required to construct fences and walls.
- C. Allowed Materials:
 1. Fences are to be constructed of customarily used materials such as chainlink, welded wire mesh, wrought iron, aluminum, wood, polyvinyl chloride (PVC), ornamental woven wire and other similar materials, unless specified otherwise herein. Any fence, as determined by the City, not be a standard or customarily styled or constructed fence is prohibited.

The use of materials such as sheet metal, chicken wire, temporary construction fencing, snow fencing, woven wire commonly used for the penning of livestock or other animals or similar materials shall not be permitted for permanent fencing. A fence shall not be constructed or covered with: paper sheets or strips; cloth or fabric tarps, sheets, or strips; plastic or vinyl tarps, sheets, mesh, or strips; bamboo; reed; or plywood sheeting. Chainlink or woven wire type fences shall not include plastic or wood slats or strips, bamboo, or reed. Wood fences shall be constructed of treated lumber, cedar, redwood, or similar types of wood that are resistant to decay. All fences must be of an earth tone, neutral, or natural color such as white, black, gray (silver), tan, brown, green. Bright or fluorescent colors are not permitted. Pictures, images, lettering, logos, graphics, or artwork are not permitted on fences.

An exception may be approved by the City Council for sun and/or wind screen material applied to fences directly associated with a sports or recreation facility such as tennis court fences, baseball field fences, or basketball courts, subject to the provisions of this section herein below. An exception also may be approved by the City Council for mesh screen material associated with a commercial or industrial site.

2. Walls are to be constructed of brick, stone, textured concrete, precast concrete, tile block, etc. Walls constructed of weather resistant wood or manufactured substitutes may be used if brick or stone columns are incorporated and spaced no more than twenty feet (20') on center.
- D. Prohibited Materials: A fence or wall may not be designed to cause pain or injury to humans or animals. Therefore, the use of spikes, broken glass, barbed wire, razor wire, nails, electrical charge or other similar materials shall be prohibited, unless specified otherwise herein.
 - E. Construction and Maintenance: All fences shall be constructed in a sound and sturdy manner and shall be maintained in a good state of repair, including the replacement of defective parts, painting, and other acts required for maintenance.
 - F. Measuring Fence Or Wall Height:
 1. The height of a fence shall be determined by a measurement from the ground beneath the fence as follows:
 - a. In a yard abutting a street, the total effective fence height above the finished grade shall be measured on the side nearest the street. Notwithstanding, if a property or

premises is lower than an adjacent street, then the height of the fence shall be determined by a measurement from the street grade at a ninety degree (90°) angle from the fence; provided the total vertical measurement from the ground beneath the fence to the top of the fence shall not exceed eight feet (8') (See Figure 98-1).

- b. In any other required yard the total effective fence height above the finished grade shall be measured on the side nearest the adjacent property.
 - c. On a property line, the fence height shall be measured from the finished grade of the side of the adjacent property.
2. Swales and other earth depressions up to six feet (6') wide shall not be used when measuring the fence's height. Manmade earth berms, terraces, and retaining walls that elevate the fence shall be considered a part of the fence.
- G. Fence Location and Height Restrictions: Fences and walls not exceeding six feet (6') in height are allowed within the limits of side and rear yard building setbacks. A fence or wall, not exceeding four feet (4') in height is allowed up to the property line within the front yard provided the visual clearance zones are maintained. No fences are permitted within a buffer easement area.
 1. Corner Lots and Double Frontage Lots: On corner lots and double frontage lots, fences not more than six feet (6') in height may be placed in a required front yard abutting a street where all the following are met:
 - a. The required front yard abutting the street is used as a side yard and not as a front yard.



Unacceptable example of a fence used for screening.



Approved Fence Materials: Chain link (Left), Ornamental Metal Fence (Right)

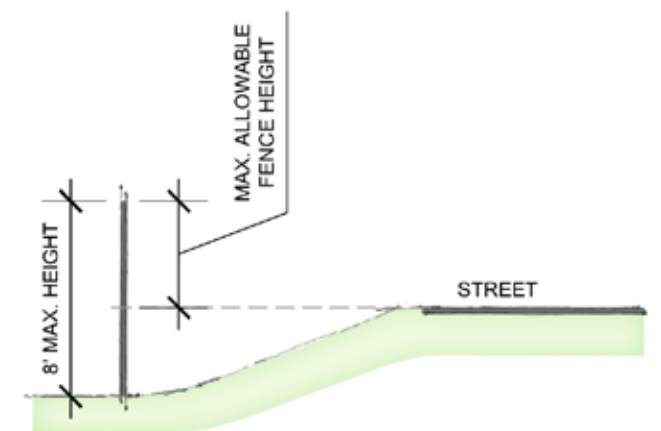


Figure 98-1: Below Street-Grade Fence

- b. The fence maintains a minimum setback from the right of way of fifteen feet (15’).
- c. The vision clearance area is maintained.
- d. No fences are permitted within a buffer easement area.
- e. Any six-foot fence in the front yard adjacent to the arterial or collector street shall meet one of the following conditions:
 - i. Columned: Masonry columns with a minimum cross section of 16 inches by 16 inches placed at a maximum interval of 24 feet on-center along the length of the fence. Additional columns shall also be required at all fence corners and turning points and at all fence termination points.
 - ii. Capped and Trimmed: Upgraded wood fences, including exposed wood posts, top caps, and trim boards.
 - iii. Decorative metal: Wrought iron style fencing.

H. Overland Flowage Easements:

1. Subject to City Council approval, fences may encroach into an overland flowage easement provided measures are taken to make certain that the fence does not restrict the water flow, cause siltation buildup, etc.
2. Permitted fence material includes chainlink, wrought iron fencing, picket style fencing that is at least thirty percent (30%) open, or other fencing styles that are at least thirty percent (30%) open.
3. Solid fencing shall be elevated a minimum of six inches (6”) through the swale part of the easement to allow water flowage.



Above: Columned Fences



Above: Capped and Trimmed Wood Fences



Above: Ornamental Fence Gates

I. Retaining Walls

1. Retaining walls shall be set back from the property line one foot (1') for every one foot (1') of height, unless a mutual written agreement on the height and location of the retaining wall has been made with the adjoining property owner.
2. Retaining walls which are more than four feet (4') in height shall be structurally engineered. The design specifications, elevations and site plan showing the exact location of the wall shall be provided along with the required building permit.
3. No single retaining wall face shall be greater than six feet (6') in height without terraces to break up the wall expanse. A minimum one foot (1') of terrace shall be used for each two feet (2') of wall height. Each terrace shall contain vegetation.
4. All retaining walls shall be constructed to accommodate drainage and shall include drain tile.

J. Exceptions

1. Fences associated with the uses of a sports or recreational facility or other similar area, shall not be subject to the height restrictions specified elsewhere in this section, provided that such fence is constructed to maintain a consistency of at least seventy five percent (75%) open space for the full length of the fence and does not impede the required vision clearance. Any such fence is subject to design review and approval of the City Council.

K. Decorative Features

1. In all districts, decorative features such as individual posts, brick or stone columns, and similar features constructed as part of a fence or wall shall be allowed to exceed the maximum fence height by no more than six inches. Decorative features shall not be counted towards the open space percentage of the fence. Pedestrian entry features which only include arbors, arched entries, trellises, architectural green screens, arcades, or finials may exceed the maximum allowable fence height in any yard subject to design review and approval of the Development Services Director.



Above: Boulder Retaining Walls

DRAFT

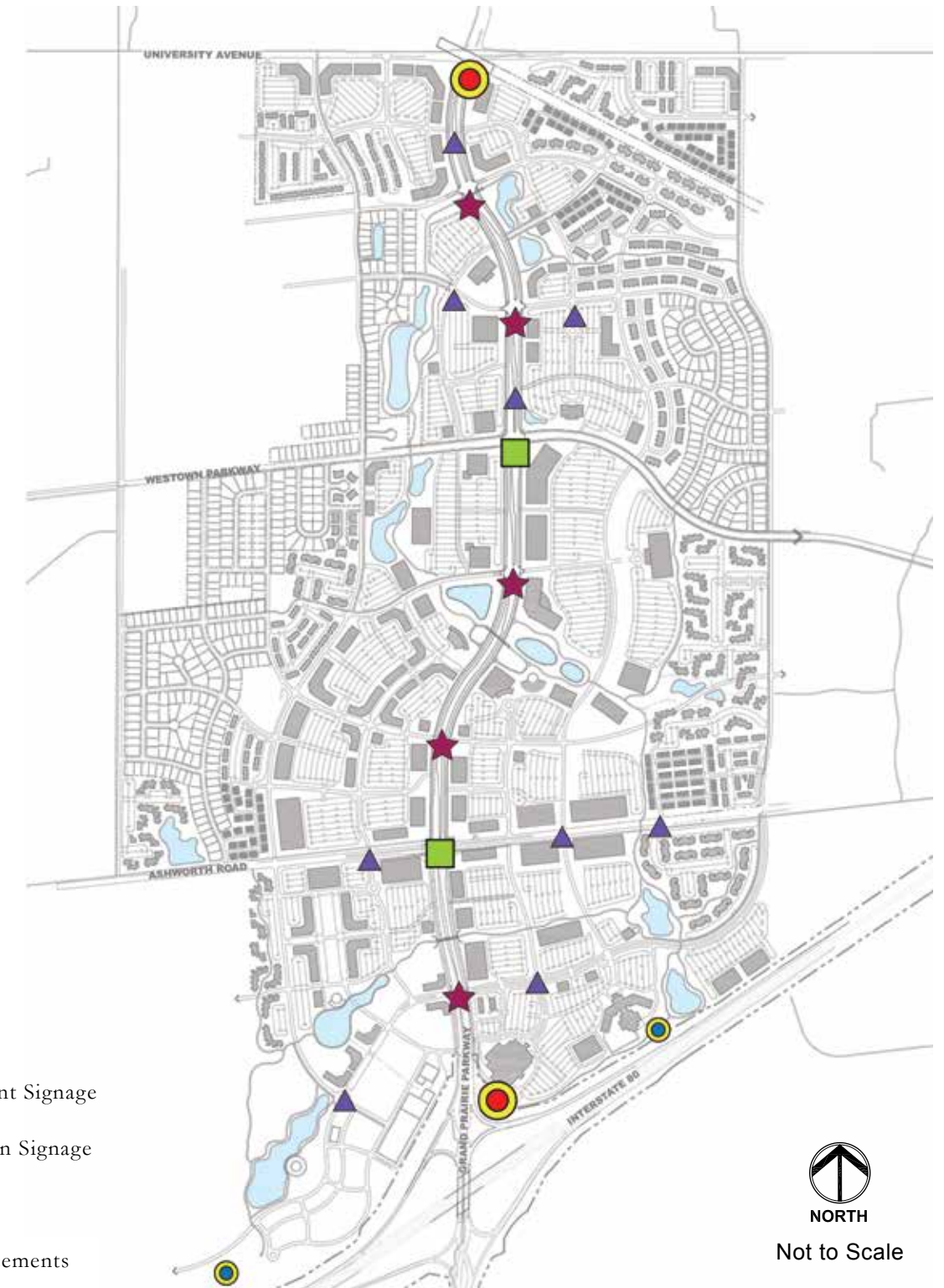
Signage Guidelines

Overall Community Public Signage Location Plan

All signage shall comply with the City of Waukege Sign Ordinance as set forth in Chapter 300 of the City Code, except as herein modified.

These standards for the design and placement of signage in the corridor are meant to set a consistency that reinforces identity, and supports the brand of Kettlestone and the City of Waukege. Signage internal to developments in the corridor while having latitude to be unique, should take cues from the corridor signage with regard to materials and scale.

Five types of city-owned and installed community boundary marker public signs are envisioned for Kettlestone with a shared natural materials theme and varying orientation and scale. See Figures 102-1 for generalized locations and Page 103 for signage type illustrations.



Signage Legend






-  Gateway Signage
-  Interstate Monument Signage
-  Primary Intersection Signage
-  Wayfinding Signage
-  Streetscape Enhancements

Figure 102-1 - Community Signage Location Plan

Community Signage Types

I. Community Boundary Markers

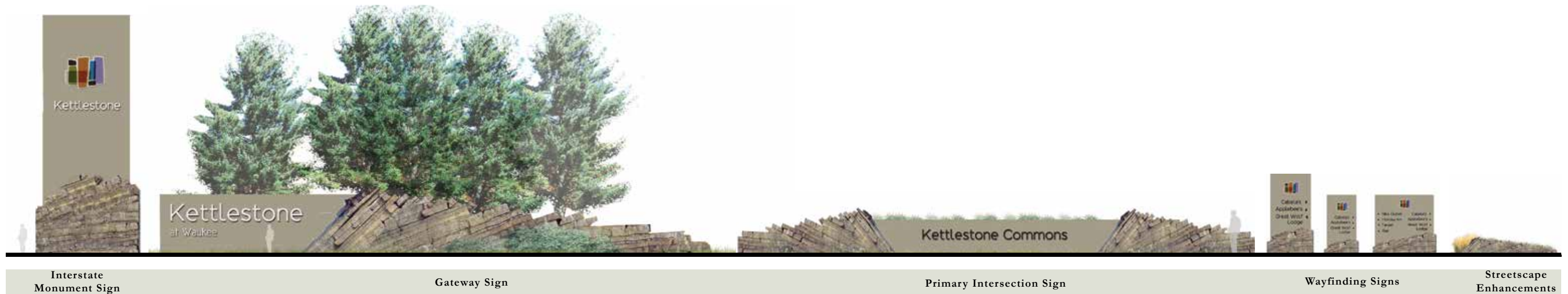
These signs are typically located within the public street right-of-way and include no individual tenants names or logos. They are intended only to identify the boundaries and key intersections of the Kettlestone District. The specific location, size, and design of these signs will be determined prior to installation.

- A. Interstate Monument Signage identify Kettlestone and are located approximately 1,500 feet east and west of the Grand Prairie Parkway interchange on the north side of the interstate. These are vertically oriented signs.
 - 1. Exceptions: Up to four (4) interstate monument signs (two (2) east and two (2) west of the Grand Prairie Parkway interchange) may be located in the public right-of-way that include individual tenant names and logos. These are vertically oriented sign. In addition, individual tenant names and logos may be added that comply with the requirements of Paragraph 7.a. v the Lighting Guidelines section of these guidelines.
- B. Gateway Signs mark the limits of Kettlestone at University Avenue to the north and the Grand Prairie Parkway interchange to the south.
- C. Primary Intersection Signage occur at all four corners of the intersections of Grand Prairie Parkway and Westown Parkway, and Grand Prairie Parkway and Ashworth Road. These are horizontally oriented signs.

II. Community Facilities and Common Area Signage

These signs are located on private property and may include major tenants names or logos and/or individual development names along with the Kettlestone logo and name. These signs require specific City Council approval and are intended to be funded by private development. The generally approved sign locations are as identified on Figure 102-1 - Community Signage Location Plan.

- A. Wayfinding Signage are placed at key access points that direct users to shared parking areas with multiple tenants. These signs are similar to the interstate monuments signs in appearance but on a much smaller scale.
- B. Streetscape Enhancements occur at lesser volume street intersections with Grand Prairie Parkway and are meant to reinforce materiality and the Kettlestone brand.
- C. Trail Signage falls into three categories:
 - 1. Rest Areas
 - 2. Decision points, located at trail intersections
 - 3. Mileage marker to provide distance information



Note: the conceptual signage shown was developed as part of the Kettlestone Master Plan process and does not represent the final signage design.

On-Site Private Signage

- I. Monument Signs (Zoning Districts: K-RN, K-RC, K-RR, K-OF)
 - A. Number of Signs. One (1) freestanding monument identification sign shall be permitted for each lot, or one (1) sign for each three-hundred (300) feet of street frontage, whichever is greater, subject to provision hereinafter specifically set out. A minimum distance of 200 feet shall separate each permitted monument sign. Businesses that have frontage on more than one street will be permitted the use of a second sign. In no case shall more than two (2) monument signs be permitted for each lot.
 - B. Setback Requirement. The minimum setback required for monument signs shall be fifteen (15) feet. All signs shall have a side setback not less than the height of the sign. Monument signs shall not be placed in the vision sight triangle of any street intersection, or driveway connection to a street. Sign placement shall not prevent a motorist from having a clear and unobstructed view of approaching traffic or pedestrians. The vision triangle area is generally dependent on roadway width and design speed. The City of Waukeez will review to determine if adequate sight distance is being maintained (also use this for II. Multiple-Tenant Monument Signs A.2).
 - C. Sign Area. The total area of a sign shall be the actual square footage of one sign face. Double faced signs may be permitted with the maximum square footage permitted on each side. The maximum sign area of a monument sign shall not exceed sixty (60) square feet. The copy area shall be limited to a single geometric shape unless it emulates the building form or feature.
 - D. Sign Size. The maximum height shall be fifteen (15) feet.
 - E. Sign Bases. All sign bases shall be designed and constructed of materials that are similar to those used on the principal building. Preferably, sign bases shall incorporate native stone consistent with Kettlestone signage

as shown in the Community Signage Types section. Other materials of permanency and strength, such as brick, block, or concrete materials may be used to create a consistency with the materials used in the construction of the building. Metal skirting around a supporting pole shall not be considered an acceptable sign base material (also use this for II. Multiple-Tenant Monument Signs A.5).

- F. Signs that are composed of wood material or signs with metal as its primary material and any sign surface with letters painted upon a panel or wall area shall be prohibited.
- II. Multiple Tenant Monument Signs (Zoning Districts: K-RN, K-RC, K-RR, K-OF)
 - A. Monument signage in planned commercial development with at least three (3) tenants, and over twenty-five thousand (25,000) square feet of gross building square footage is intended to provide primary development identification within a planned commercial unit. Additionally, such signage may provide advertisement to tenants of the development. In lieu of any other permitted monument sign, a multiple tenant sign shall be allowed on lots or tracts under single ownership, management or control, provided the following conditions are met:

- 1. Number of Signs. One (1) freestanding multiple tenant monument identification sign shall be permitted for each lot, or one (1) sign for each three-hundred (300) feet of street frontage, whichever is greater, subject to provision hereinafter specifically set out. A minimum distance of 200 feet shall separate each permitted multiple tenant monument sign. Developments that have frontage on more than one street will be permitted the use of a second sign. In no case shall more than two (2) multiple tenant monument signs be permitted for each lot.

- 2. Setback Requirement. The minimum setback required for monument signs shall be fifteen (15) feet. All signs shall have a side setback not less than the height of the sign.
- 3. Sign Area. The total area of a sign shall be the actual square footage of one sign face. Double faced signs may be permitted with the maximum square footage permitted on each side. The maximum sign area of a multiple tenant monument sign shall not exceed one hundred (100) square feet with a minimum fifteen (15) ft setback, one hundred twenty (120) square feet with a minimum twenty (20) foot setback, and one hundred eighty (180) square feet with a minimum thirty (30) foot setback. The copy area shall be limited to a single geometric shape unless it emulates the building form or feature.
- 4. Sign Size. The maximum height shall be fifteen (15) feet.
- 5. Sign Bases. All sign bases shall be designed and constructed of materials that are similar to those used on the principal building. Preferably, sign bases shall incorporate native stone consistent with Kettlestone signage as shown in the Community Signage Types section. Other materials of permanency and strength, such as brick, block, or concrete materials may be used to create a consistency with the materials used in the construction of the building. Metal skirting around a supporting pole shall not be considered an acceptable sign base material (also use this for II. Multiple-Tenant Monument Signs A.5).
- 6. Signs that are composed of wood material or signs with metal as its primary material and any sign surface with letters painted upon a panel or wall area shall be prohibited.



Monument Signage



Multi-Tenant Monument Signage



Multi-Tenant / Directional Monument Signage



Multi-Tenant Internal Directional Signage



Interior Directional Signage

III. Interior Directional Signs (Zoning Districts: K-RN, K-RC, K-RR, K-OF)

- A. Number of Signs. Two (2) freestanding parking lot directional signs shall be permitted per parking lot and shall be centrally located in landscaped islands or medians.
- B. Setback Requirement. The minimum setback requirement for interior directional signs shall be ten (10) feet from any public street right-of-way. On private drives, minimum setback shall be five (5) feet from edge of pavement surface or back of curb. Signs shall be set so that vehicles have clear vision of other traffic and pedestrians.
- C. Sign Area. The sign may be two-sided and shall not have a total surface in excess of fifteen (15) square feet on any side, and not more than two sides shall have directional text. Businesses may use their logo and text font on these signs. The maximum height shall be five (5) feet and the maximum width shall be four (4) feet.
- D. Directional sign bases shall incorporate natural stone to reflect the Kettlestone design theme.

IV. Wall Signs

- A. One square foot (1 sq ft) of sign area may be erected for every linear foot of a building front that has a setback of two hundred and fifty feet (250') or less from the lot line. For a setback of two hundred and fifty-one feet (251') to five hundred feet (500'), one and one-half square feet (1 1/2 sq ft) of sign area may be erected per linear foot of building front. For a setback greater than five hundred feet (500'), two square feet (2 sq ft) of sign area may be erected per linear foot of building front. Setbacks shall be measured from the front of said building. The front of said building shall be that wall that contains the main entry. If the front of a building faces away from the street frontage, a wall sign may be erected on the rear

or sidewall of said building at the same rate as allowed above. At no time shall more than two walls be used to compute allowable signage.

- B. Number of Signs Allowed: A maximum of two signs will be allowed per business with a maximum of one sign per wall. However, a blade sign and wall sign may be located on the same wall. Sign size will be limited by the regulations stated above.
- C. Letters, symbols, and logos: Under no circumstances will a letter, symbol or logo dimension greater than six feet (6') be allowed, except any use that occupies in excess of 100,000 square feet of building area shall be allowed to have individual letters, symbols, or logos not to exceed eight feet (8') in height.
- D. No sign shall project out from the building more than eighteen (18) inches.
- E. No sign shall project above the uppermost roofline or parapet of a building where one exists.
- F. If a building houses more than one business, then more than one sign may be erected, provided the total size of all signs is still within the requirements as set forth above.
- G. Convenience Stores: In addition to the regulations stated above, one sign on a canopy in a convenience store or gasoline pump use may be permitted. Said sign shall be one square foot per linear foot of frontage of the canopy to a maximum sign area of fifty (50) square feet. Said sign shall be confined to the actual dimensions of the canopy.
- H. Building identification signs shall be of metal material on opaque wall, translucent material on opaque wall, or vinyl letters applied to transparent glass surface. Painted signs are not allowed.

V. Multi Tenant Wall Signs (Zoning Districts: K-MU, K-RN, K-RC, K-RR, OF)

- A. Sign Area Allowed, Horizontal Multiple Tenant Buildings. For horizontal multiple tenant buildings, that have a setback of two hundred fifty feet (250') or less from the lot line, one square foot of sign area may be erected for every linear foot of tenant frontage measured from demising wall to demising wall (see figure 305-8-1). For a setback of two hundred and fifty-one feet (251') to five hundred feet (500'), one and one-half square feet (1 1/2 sq ft) of sign area may be erected per linear foot of tenant frontage measure from demising wall to demising wall. For a setback greater than five hundred feet (500'), two square feet (2 sq ft) of sign area may be erected per linear foot of tenant frontage measure from demising wall to demising wall. Setbacks shall be measured from the front of said building which faces a public street. In the case that a tenant is not oriented towards a building frontage and desires to place a sign on the elevation that faces a building frontage, the maximum allowable signage shall be one square foot of sign area per linear foot of building frontage for all with a maximum of three (3) total tenant signs on the building frontage (see Figure 106-2).
- B. Sign Area Allowed, Vertical Multiple Tenant Buildings. For vertical multiple tenant buildings, that have a setback of two hundred fifty feet (250') or less from the lot line, the maximum square footage for all tenant signs shall be one square foot of sign area for every linear foot of building frontage (See Figure 106-3). For a setback of two hundred and fifty-one feet (251') to five hundred feet (500'), one and one-half square feet (1 1/2 sq ft) of sign area may be erected per linear foot of building frontage. For a setback greater than five hundred feet (500'), two square feet (2 sq ft) of sign area may be erected per linear foot of building



Combination Wall Signage



Combination Wall and Blade Signage



Multi-Tenant Wall Signage Vertical



Multi-Tenant Wall Signage

- frontage). Setbacks shall be measured from the front of said building which faces a public street.
- C. Number of Signs Allowed: A maximum of two signs will be allowed per business with a maximum of one (1) sign per wall. Sign size will be limited by the regulations stated above. However, a blade sign and wall sign can be located on the same wall.
 - D. Letters, symbols, and logos: Under no circumstances will a letter, symbol or logo dimension greater than six feet (6') be allowed, except any use that occupies in excess of 100,000 square feet of building area shall be allowed to have individual letters, symbols, and logos not to exceed eight feet (8') in height.
 - E. Design. All signage on a multi-tenant building shall complement the character and architecture of the building and be consistent in design and construction.
 - F. Ground-Floor Wall Sign Area Allowed: For mixed-use buildings, that have a setback of twenty feet (20') or less from the lot line, one square foot (1 sq ft) of sign area may be erected for every linear foot of ground-floor tenant frontage. Setbacks shall be measured from the front of said building which faces a public street. In the case that a tenant is not oriented towards a building frontage and desires to place a sign on the elevation that faces a building frontage, the maximum allowable signage shall be one square foot of sign area per linear foot of building frontage for all with a maximum of three (3) total tenant signs on the building frontage (see Figure 106-2).
 - G. Upper-Floor Sign Area Allowed: For upper-floor office uses in mixed-use buildings that have a setback of two hundred and fifty feet (250') or less from the lot line, one-half square foot (1/2 sq ft) of sign area may be erected for every linear foot of upper-floor tenant frontage. For a setback of two hundred and fifty one feet (251') to five hundred feet (500'), three-quarter square feet (3/4 sq ft) of sign area may be erected per

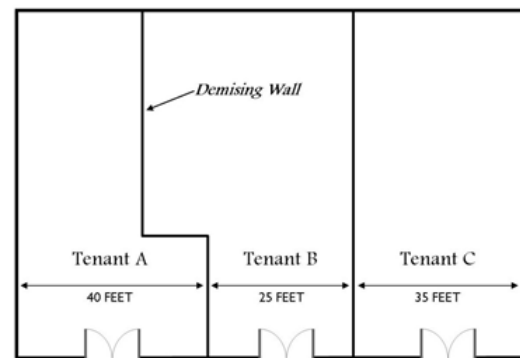


Figure 106-1: Horizontal Multiple Tenant Building Oriented Towards Street Frontage

lineal foot of upper-floor tenant frontage. For a setback greater than five hundred feet (500'), one square foot (1 sq ft) of sign area may be erected per lineal foot of upper-floor tenant frontage. Setbacks shall be measured from the front of said building which faces a public street. In the case that a tenant is not oriented towards a building frontage and desires to place a sign on the elevation that faces a building frontage, the maximum allowable signage shall be one square foot of sign area per linear foot of building frontage for all with a maximum of three (3) total tenant signs on the building frontage (see Figure 106-2).

- VI. Projecting Signs (Zoning Districts: K-MU)
 - A. One (1) projecting sign shall be allowed per business whose front wall is located 10 ft or less from a public or private street right-of-way. This sign shall be in lieu of an allowable wall sign, and the signage square feet shall count against the total allowable wall signage.
 - B. Projecting signs must not exceed twenty-four (24) square feet. The maximum projection beyond the face of the building will be four (4) feet.
 - C. The maximum height to the top of the sign, as measured from the sidewalk elevation at the building line on the façade to which the sign is attached, shall not exceed fourteen (14) feet. The lower edge of such a sign must be at least eight (8) feet above the sidewalk directly beneath the sign.
 - D. Two-dimensional signs shall have both faces parallel, vertical and at right angles to the building line and shall have twelve (12) inches maximum thickness.
 - E. The presence of a blade sign (as described section IX of this chapter) shall preclude the use of a projecting sign.
 - F. Right-of-way encroachment permit and agreement may be required.

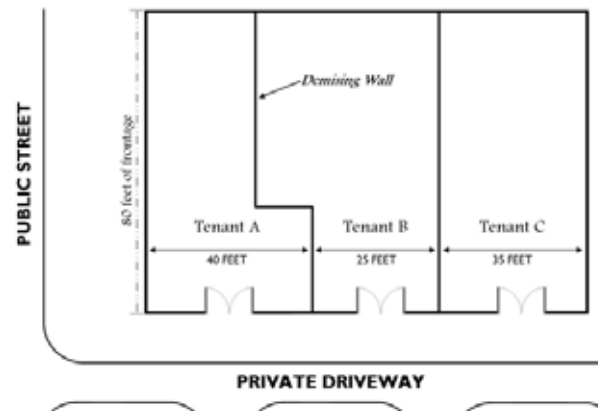


Figure 106-2: Horizontal Multiple Tenant Building not oriented towards street frontage.

Tenants A, B and C would be permitted to place a sign along the public street frontage provided the total overall signage for the three together was not greater than 80 sf.

- G. Marquee Sign : A sign affixed to the front face or plane of a hood, canopy, marquee or projecting roof structure.
 - 1. In addition to permitted wall signs, marquee signs with changeable copy shall be allowed at theaters and entertainment venues. Such changeable copy signs may cover no more than one square foot of sign area for each linear foot of theater building frontage, and are subject to total wall sign area limits. Other non-changeable copy signs may be attached to or mounted on top of a marquee.
 - 2. Marquee signs may extend over a required front yard or sidewalk, provided that a vertical clearance of eight (8) feet or more is maintained beneath the sign.
 - 3. No marquee sign shall be closer than two (2) feet, measured in horizontal distance, from the curb line of any street.
 - 4. The maximum height and width of marquee signs are determined as follows:
 - a. Height: A marquee sign shall not exceed an overall height of five (5) feet.
 - b. A marquee sign shall not be attached to a surface or plane having a slope of less than 45 degrees with the horizontal.

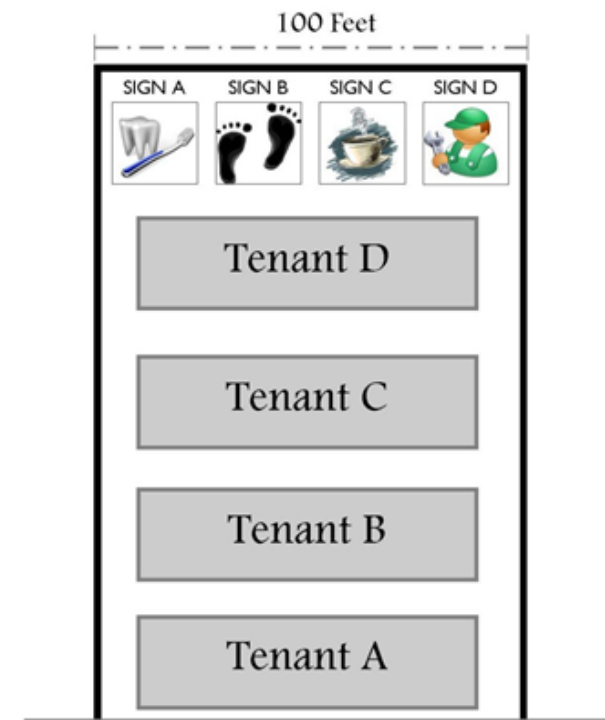


Figure 106-3: Vertical Multiple Tenant Building Signage

- c. No portion of a marquee sign that is attached to a surface or plane having a slope of greater than or equal to 45 degrees with the horizontal may extend above or below the plane to which it is attached.
 - d. The restrictions on height of a marquee sign that is attached to a curved surface shall be governed by the slope of the plane that connects the lowest and highest points on the curved surface.
 - e. Width: No portion of a marquee sign shall extend beyond either end of the hood, canopy, marquee or projecting roof structure to which it is attached.
5. The entire face of any marquee sign shall be parallel to the edge of the marquee to which it is attached at the point of attachment, except for motion picture theaters and entertainment venues.

VII. Window Signs (Zoning Districts: K-MU, K-RN, K-RC, K-RR)

- A. Multi-Tenant Building: Signs, graphics, logos, lettering, or similar treatments shall be allowed on the inside, or outside, of window glass provided that they cover no more than thirty (30) percent of the area of any window and are not separately illuminated.
- B. Single Tenant Building: Signs, graphics, logos, lettering, or similar treatments shall be allowed on the inside, or outside, of window glass provided that they cover no more than thirty (30) percent of the gross glass area on any one side of the building and they are not separately illuminated.
- C. Signs permanently affixed to the external side of windows shall be a medium or premium grade vinyl, digital image using solvent coloring; or other similar type material and shall be maintained in good order.

- D. Illuminated window signs: One illuminated window sign may be permitted for each business based upon the following:
 1. The sign shall be illuminated only during business hours.
 2. The sign shall be located on the interior side of the window.
 3. The sign shall meet safety requirements by having a backing and self-contained transformers. All components shall be UL approved.
 4. Text, logos and color are not restricted.
 5. The sign shall not flash.

VIII. Awning Signs (Zoning Districts: K-MU, K-RN, K-RC, K-RR)

- A. Canopies and awnings may contain signage provided the following requirements are met:
 1. If signage is parallel to the building façade, its area shall be deducted from the maximum allowable area of fascia/wall signs.
 2. If at right angles, it shall substitute for all other projecting signs.
 3. Sign materials will not be limited; however, signage should be professional in appearance and should fit in with the building and surroundings in the area.

IX. Blade Signs (Zoning Districts: K-MU, K-RN, K-RC, K-RR)

- A. One (1) blade sign shall be allowed per establishment.
- B. Blade signs must not exceed six (6) square feet. The maximum projection beyond the face of the building will be two (2) feet six (6) inches.
- C. Blade signs may be one fixed piece, or a combination of arm and sign face.

- D. The maximum height to the top of the sign, as measured from the sidewalk elevation at the building line on the façade to which the sign is attached, shall not exceed twelve (12) feet. The lower edge of such a sign must be at least eight (8) feet above the sidewalk directly beneath the sign.
- E. The presence of a projecting sign as described in paragraph c.vi. shall preclude the use of a blade sign.



Blade Signage



Blade Signage



Marquee Signage Example



Awning Signage



Example of acceptable window signage



Example of acceptable window signage



Example of NOT acceptable window signage

X. Building Addresses and Hours of Operation

- A. Building addresses shall comply with the edition of the International Codes (I-CODES™) as currently adopted by reference in the City of Waukee Municipal Code.
 - 1. Exceptions:
 - a. Color of numbers may deviate from black or white for just cause when approved by the code official.
- B. Hours of operation may be displayed as letters applied directly to store windows and doors, and shall not exceed one (1) square feet. Seasonal variations to hours of operation may be displayed on temporary window signs for the duration of the change. No flashing neon signs are allowed.

XI. Flags and Banners

- A. The following flags are permitted: flags of the United States, the State of Iowa, the City of Waukee, foreign nations having diplomatic relations with the United States, and other flags adopted or sanctioned by an elected legislative body of competent jurisdiction, provided that such flags are flown in accordance with protocol established by the Congress of the United States for the Stars and Stripes.
- B. All other Banners are regulated as follows:
 - 1. A banner identifying a corporate, business, commercial enterprise, educational institution, or any other entity or organization is allowed provided it satisfies the following requirements:
 - a. Size shall not be greater than three (3) feet by five (5) feet.
 - b. Banner shall be flown horizontally.
 - c. Banner shall be flown in conjunction with and at the same time as a flag of the United States and the State of Iowa flown on the premises.
 - d. Banner shall be displayed on a separate flagpole located in close proximity to and no higher than the flagpoles of the United States and the State of Iowa and in no event higher than thirty (30) feet. One commercial banner shall be allowed in connection with any nonresidential lot of record.
- C. No banner of a commercial nature or purpose may be flown in a residential zone.
- D. Flags and banners flown in a residential zone for non-commercial purposes shall not be regulated by this chapter.
- E. All flags and banners shall be kept in good repair at all times.

XII. Temporary Signs

The purpose of this section is to allow temporary signage for specified land uses and events of a limited duration.

- A. Project Identification Signs, provided such signs do not exceed fifty (50) square feet in area referring to the construction, lease, hire, or sale of a building, premises, or subdivision lots; which sign shall refer to property on which the sign is located.
 - 1. Such signs shall be limited to two (2) signs for each plat listed in any residential district. Such signs shall be limited to one sign for each lot listed in any commercial or industrial district.
 - 2. The minimum setback required of such sign shall be five (5) feet from the property line.
 - 3. Such sign shall be removed as soon as the premises are sold or leased or construction has been completed.
- B. Business Advertising, Opening and Closing. Banners, not exceeding 32 square feet, A-Frame signs, balloons, posters and signs advertising an opening or closing of business subject to approval by the administrative official.
 - 1. Such signs may only remain in place for four (4) weeks and no more than one time per year per opening or closing.
 - 2. The minimum setback required is five feet from the property line.
- C. Business and Public Advertising, Special Events. Banners, not exceeding 32 square feet, A-Frame signs, balloons, posters and signs advertising a special event subject to approval by the administrative official.
 - 1. Such signs may only remain in place for two (2) weeks and no more than four (4) times per year. Such signs events shall be permitted to be consecutive.
 - 2. The minimum setback required is five feet from the property line.
- D. Bag Signs. Such signs shall be permitted for businesses wishing to cover existing signage until the replacement sign is manufactured. Bag signs shall be made of a canvas or cloth material and may be displayed for a period no longer than forty five (45) days.

XIII. Signage Lighting

- A. Monument signs may: 1) incorporate surface mounted lettering and graphics that are lit by lighting components applied to the back side thus creating a halo effect; 2) incorporate punch-through translucent lettering and graphics that are lit by components mounted internal to the sign body; 3) utilize ground mounted directional lighting with glare controlled fixtures located, aimed, and shielded to minimize the glare that is emitted on objects other than the sign face, and no glare shall be created for any adjacent vehicular traffic.
- B. Directional signs may: 1) incorporate punch-through translucent lettering and graphics that are lit by components mounted internal to the sign body; 2) utilize ground mounted directional lighting with glare controlled fixtures located, aimed, and shielded to minimize the glare that is emitted on objects other than the sign face, and no glare shall be created for any adjacent vehicular traffic.
- C. Wall mounted signs may: 1) incorporate surface mounted lettering and graphics that are lit by lighting components applied to the back side thus creating a halo effect; 2) incorporate surface mounted, translucent lettering and graphics that are lit by lighting components that are internal to the letters; 3) be lit by recessed fixtures that incorporate a lens cover that is either recessed or flush with the bottom surface of a canopy that meets a building wall above the wall sign.
- D. Projecting signs and blade signs may: 1) incorporate surface mounted lettering and graphics that are lit by lighting components applied to the back side thus creating a halo effect; 2) incorporate punch-through translucent lettering and graphics that are lit by components mounted internal to the sign body; 3) be lit by recessed fixtures that incorporate a lens cover that is either recessed or flush with the bottom surface of a canopy that meets a building wall above the projecting or blade sign.

Association

- I. Applies to all districts.
 - A. Association identification signs shall be permitted for the purpose of establishing a common neighborhood or complex identification when there exists an owners' association that provides for the maintenance of the sign and structures. Such association shall be not be disbanded or terminated without the City's consent. Such signs shall be extensively landscaped with trees, plantings, and natural features. Such signs may incorporate fountains, fences, or similar features. Association identification sign area shall not exceed forty (40) square feet. The minimum setback required of association identification signs shall be height of the sign. The maximum height of the sign shall be eight (8) feet. Association identification signs shall incorporate native stone consistent with Kettlestone signage as shown in the Community Signage Types section. Other materials of permanency and strength, such as brick, block, or concrete materials may be used.



Association Signage Example

Signage Standards and Criteria

Sign Type	Number Allowed	Sign Area	Minimum Setback(s)	Max Height	Design Standards	Permitted Districts
Monument	1 per lot or 1 sign per 300 feet of frontage. 2 per lot for lost with two street frontages.	60 square feet on each of the two sides; side must be parallel.	15 feet from all property lines	15 feet	To be constructed of the same materials present on the principle building and subject to Son-Site Signage Section I.A-F.	K-RN, K-RC, K-RR, OF
Multi-Tenant Monument	1 per lot or 1 sign per 300 feet of frontage. 2 per lot for lost with two street frontages.	100 square feet	15 feet	15 feet	To be constructed of the same materials present on the principle building and subject to Son-Site Signage Section II.A-G.	K-RN, K-RC, K-RR, OF Building must be minimum 25,000 s.f. and include three tenants.
		120 square feet	20 Feet			
		180 square feet	30 feet			
		(Square footage is for on each of the two sides; sides must be parallel)	(Minimum setback distance measured from all property lines)			
Interior Directional Signage	2 per parking lot	15 square feet on each of two sides, sides must be parallel	10 feet from public right-of-way, or 5 feet from pavement edge / back of curb	5 feet	Sign base to be onstrcted of natural stone similar to kettlestone public improvements.	K-RN, K-RC, K-RR, OF
Fascia / Wall Signage	2 per business, 1 per wall	1 square foot per lineal foot of frontage	0 to 250 feet	n/a	To be constructed of metal material on opaque wall, translucent patieral on opaque wall, or vinyl letters applied to transparent glass and subject to on-site signage section IV A.-J. Refer to on-site signage section V.A-E for Multi-tenant wall signage.	K-MU, K-RN, K-RC, K-RR, OF.
		1.5 square feet per lineal foot of frontage	251 to 500 feet			
		2 square feet per lineal foot of frontage	500 + feet			
Projection Signs	1 per business	24 square feet on each of two sides	n/a	14 feet from sidewalk elevation at buildng line to top of sign.	Parallel faces, vertical, and at right angles to the building	K-RN, K-RC, K-RR
Window Signs	Undefined	No more than 30% of the total window area.	n/a	n/a	Sign must be on the inside of the window area.	K-MU, K-RN, K-RC, K-RR
Awning Signs	Undefined	Undefined, but area deducted from allowable wall signage.	n/a	n/a	Undefined	K-MU, K-RN, K-RC, K-RR
Blade Signs	1 per business	4 square feet on each of two sides. Sides must be parallel	n/a	12 feet from sidewalk elevation at building line to top of sign.	May be one fixed piece or combination of arm and sign face.	K-MU, K-RN, K-RC, K-RR
Temporary Signs - Opening and Closing	1 per business	32 square feet	5 feet from all propertylines or affized to the building	n/a	Sign allowed for four consecutive weeks for four times per year	K-MU, K-RN, K-RC, K-RR
Temporary Signs - Special Events	1 per business	32 square feet	5 feet from all propertylines or affized to the building	n/a	Sign allowed for two consecutive weeks for four times per year	K-MU, K-RN, K-RC, K-RR
Association Identification Signs	1 per development entrance	40 square feet on each of the two sides; sides must be parallel	Height of the sign	8 feet	To be constracted of brick, stone, or similar material approved as a part of the plans for a development and subject to Residential Signage Section I.A.	All residential districts

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Storm Water Management District

Requirements

- I. Prepare a Site Analysis defining the site's natural drainage way system and develop an existing Conditions Peak Discharge Analysis for 1, 2, 5, 50 and 100-year storm events.
- II. Review and evaluate the Preliminary Master Planning Concepts in relation to possible storm water management alternatives and design elements, including the delineation of sub-basins within the site and potential location and sizing of detention ponds, drainage ways and other infrastructure. Gather consensus from the Project Team on a preferred direction for discussion with the Client.
- III. Prepare a Preliminary Storm Water Master Plan for initial Client review, including potential conservation design elements and techniques for inclusion in the plan.
- IV. Meet with the Client to present and review the preliminary plan and discuss possible revisions/refinements to both the Master Plan and Storm Water Plan.
- V. Coordinate the preferred Storm Water Management Plan and conservation design elements with Statewide Urban Design Standards (SUDAS) and methodologies.
- VI. Prepare Preliminary Cost Assumptions based on the preferred plan use in the Financial Feasibility Study and On-Going Maintenance and Replacement Plan.
- VII. Present the Final Plan and Preliminary Cost Assumptions to the Client for review and input.

Regional Storm Water Management and Storm Water Fee Districts Policy

Based upon the area land forms and earlier planning initiatives, the City of Waukees has the unique opportunity to develop a regionalized storm water management strategy that will not only greatly enhance the appearance and environment, but will save money and increase the development potential of Kettlestone. It is well understood that a regional approach to storm water management and retention can be significantly more efficient and cost effective than individual properties constructing and maintaining their own, smaller facilities. These larger regional storm water detention basins can be better designed as quality water features with more stable pond elevations versus the more typical dry detention basins.

The City has obtained certain areas for which regional storm water retention ponds are planned to be constructed by the City. The City has also begun the process of developing a storm water fee district for a portion of the corridor area south of Ashworth Road. The general location of the major retention ponds and greenbelts are identified in the Kettlestone Master Plan.

Donated Greenspace

On the land voluntarily donated by the individual property owners (generally north of Ashworth Road and south of University Avenue), the City will construct a series of retention ponds interconnected by natural greenbelts. These ponds and greenbelts will include landscaping, recreation trails, benches, way finding signage, and lighting.

For those property owners who donated property, the City intends that the storm water that is required to be detained as part of the development of their property can and will be detained and managed by City-owned and constructed ponds, up to a certain pre-determined volume that is proportional to the amount of land donated. Those properties will also be allowed an open space credit for the donated greenspace. This will allow the benefitted properties to develop at a greater density and for a lower cost considering they will not need to construct a detention area on their sites.

Yet to be determined is a specific funding source or mechanism to fund the on-going maintenance costs of these retention ponds and greenbelts. Options include: use of general funds, storm water utility fees, formation of Self Supporting Municipal Improvement Districts (SSMIDS), and owner's associations.

It should be noted that additional opportunities for regional retention ponds and greenbelts exist beyond areas currently owned by the City. It is anticipated that these areas can be expanded as additional property is donated for the same benefit of receiving city-owned storm water detention and open space credit.

Storm Water Fee Districts

For those areas of the planning corridor that are held by multiple property owners and/or where a certain property may be burdened with a greater donation of land for regional storm water retention whereas other owners may have little to no land that can be donated, the City can create a storm water fee district to equally spread the burden and distribute the benefit. This fee district is identical to a sanitary sewer or water fee district in which benefitted properties pay a proportional fee at the time of development that reimburses the City for the costs of constructing the major sanitary sewer or watermain infrastructure necessary to serve the property; in this case, the major infrastructure necessary to serve the property for storm water management and detention.

The proportional fee is typically determined by dividing the total infrastructure costs equally on a per acre or per square foot basis over the developable area of the benefitted district. Included in the infrastructure costs are the costs for acquiring land for the storm water retention ponds thus distributing the costs of necessary land acquisition equally over all benefitted properties.

As noted above, regional detention can be significantly more efficient and cost effective to construct and maintain. Additional benefits to a storm water fee district are increased predictability and reduced time. A developer of a property can quickly calculate their storm water costs and determine exactly how and where their water will be managed and detained.

As with the retention and greenbelt areas already donated to the City, yet to be determined is a specific funding source or mechanism to fund the on-going maintenance costs of these retention ponds and greenbelts. Options include: use of general funds, storm water utility fees, formation of Self Supporting Municipal Improvement Districts (SSMIDS), and owner's associations.

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Appendix A: Kettlestone Overlay
Zoning Districts

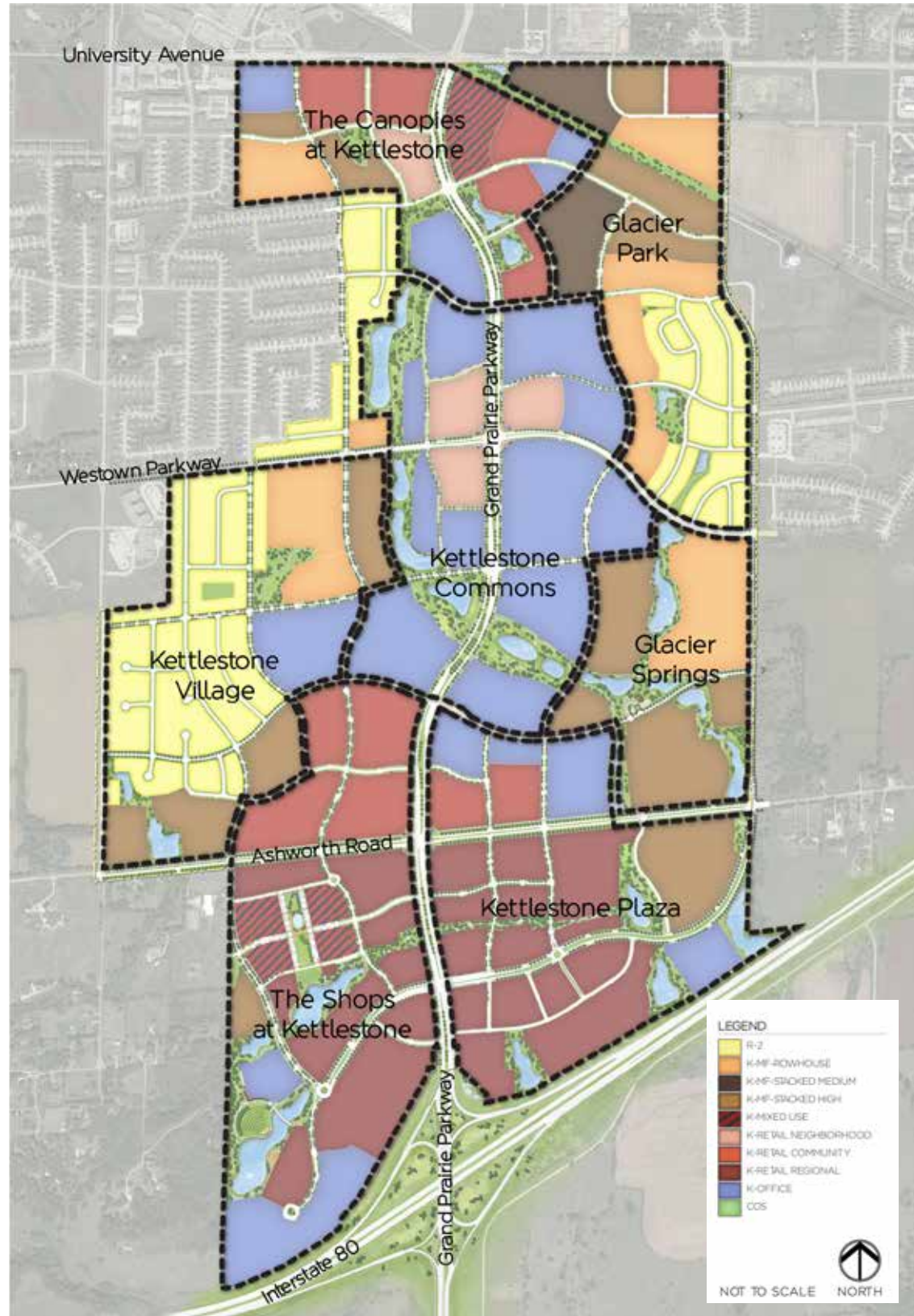
Overlay Zoning Districts

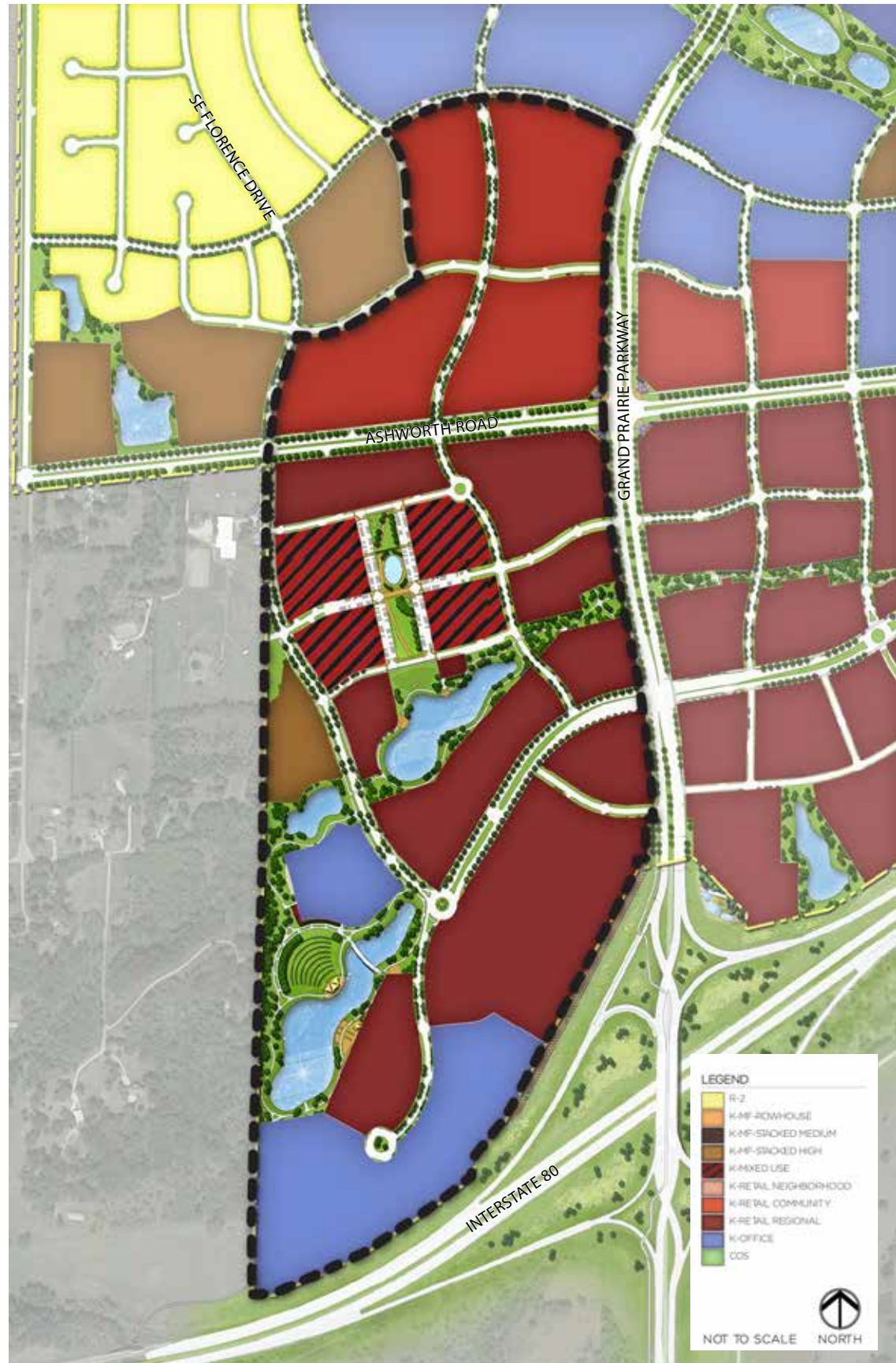
It is the intention of these guidelines that individual zoning overlay districts will be created and adopted for each Kettlestone district. These will include a general land use and circulation master plan and specific design regulations based on the Kettlestone Design Guidelines (Overlay District Maps).

There are seven districts that have been established (From South to North):

- The Shops at Kettlestone (Retail, Mixed-use, Office, and Residential)
- Kettlestone Plaza – (Retail / Office)
- Kettlestone Village – (Residential)
- Kettlestone Commons – (Office, Neighborhood Commercial, Retail)
- Glacier Springs – (Residential)
- The Canopies at Kettlestone – (Mixed-use, Retail, Office, and Residential)
- Glacier Park – (Residential and Retail)

The following pages begin to exhibit the flavor of development that is intended for each unique district. The images are intended to portray the look and feel of the completed development, but not to stifle creativity. As stated throughout this guidelines booklet the pedestrian experience is paramount and should be considered a priority in all designs. A higher level of finish is expected and we believe the images and sketches shown exhibit that quality.



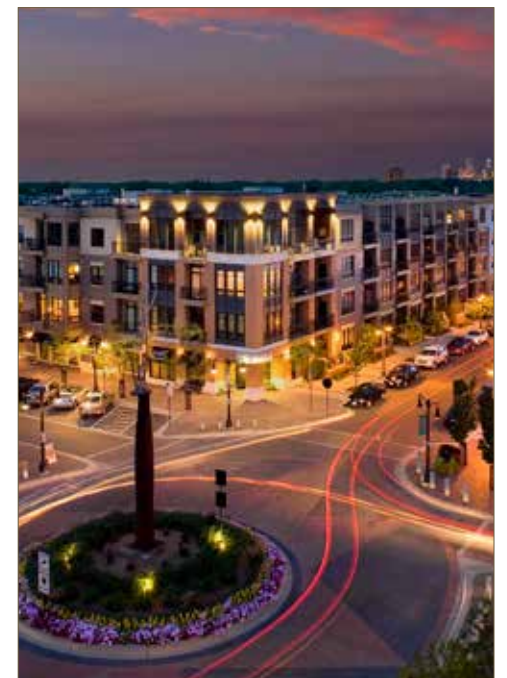


The Shops at Kettlestone

The Shops at Kettlestone is located immediately north of Interstate 80 and west of Grand Prairie Parkway. The intended uses range from Big Box Retail down to Mixed-use with some Medium Density Residential anticipated along the west edge as a buffer to Single Family located further west. This area is anticipated to be the most unique within Kettlestone. The existing Iowa landscape on this site lends itself to the establishment of two large ponds that become the focal point of future development. These regional detention basins will be accessible and development is encouraged to utilize them in creative ways. The City of Waukee is committed to establishing these drainage corridors and will be supportive of this type of development.

Trail connections and the overall walkability of this development will be a key to success. The northern portion of the development will consist of shops that frame a central green space with a terminating vista of a pond to the south and potentially a large retail user to the north. The plaza space could host farmers' markets and street fairs, it could have a water feature / ice skating plaza within. The southern portion of the development could have a large public component; that could be programmed to bring a large number of visitors to the development on a weekly basis. This type of development lends itself to the mixed-use lifestyle, where residential is above the first floor retail. For larger events the streets can be blocked off and the event can spill over to include the shops and restaurants located on the first floor.

Directly adjacent to Grand Prairie Parkway and I-80 is the area in which Big Box retail is best incorporated into Kettlestone. This area, more than most others, lends itself to Big Box development and has the visibility and traffic counts that those retailers demand. Proper layout and Architectural appeal should make these as pedestrian friendly as the mixed-use spaces describe previously. The combination of natural terrain, amenities, access, and physical location have it primed for success. It is critical that this area, more than most others, be designed with the end goal in mind. Critical decisions need to be made holistically with the success of the entire development in mind.





Kettlestone Plaza

Kettlestone Plaza, located just north of Interstate 80 and east of Grand Prairie Parkway, is intended to be the regional draw of the development. The terrain in this area is flatter than any other Kettlestone district and lends itself to larger retail centers and developments. Its prominent location and excellent access should make it highly desirable to all types for development. Interest from larger users similar to Cabelas, Bass Pro Shop, and REI is anticipated. A development of that scale would serve as the anchor and would be the catalyst for all future development to the east of Grand Prairie Parkway. Care needs to be taken to ensure that small, stand-alone retail buildings do not wall off the remainder of the property. The area needs to be developed with the larger picture in mind.

The land use along the eastern portion of Kettlestone Plaza suggests a large hotel be placed on the site. It is again anticipated that this could be a regional draw and could be a destination of its own. Something to the scale of Great Wolf Lodge in Kansas City. All of Kettlestone would benefit from this developing as anticipated.

The northern portions of the area will transition to medium sized box retail with a transition to office use as it develops eastward. The ponds identified on the plan are essential to the regional storm water detention system, but will be adjusted as the development is finalized. The type of development may want to use them as a design feature, which is encouraged.



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Kettlestone Commons

Kettlestone Commons is built around the intersection of Westtown Parkway and Grand Prairie Parkway. The uses largely consist of office with larger retail anticipated to the south and neighborhood retail near the previously mentioned intersection. The greenway system passes through the center of this district. Adjacent office and residential areas feed into this district, which will make it one of the most connected / walkable office developments in the Midwest. To further this point an underpass has been constructed under Grand Prairie Parkway to promote fluid pedestrian access to either side.

The plan also explores the possibility that this could be the new Civic Core of Waukee. The greenway extending through and the area lends itself to these functions. With the southern portions of Kettlestone being retail based “The Commons,” could become the Cultural Arts district. Office uses could be transitioned to institutional to allow satellite campus developments to benefit from the great access and walkability. All developments in the Commons will need to consider trail access and connections along with making sure the architecture capitalizes on this proposed green corridor.

The retail proposed along the south end should complement the big box retail proposed further south and take advantage of the full access provided at Grand Prairie Parkway.





The Canopies at Kettlestone

‘The Canopies’ name recalls the large Oak savannah native to Iowa and Dallas County. The tree canopies still exist in nearby woods. Here, the loose interpretation of the canopies will give this district a unique look and feel. The Architecture Guidelines spell out the unique elements specific to this district.

The northern border of ‘The Canopies’ district, University Avenue, has developed throughout the years and is home to many different uses as it extends from Des Moines Golf and Country Club west to Waukee High School. Over time it is anticipated that this corridor will transition to become more commercial. The major intersection of Grand Prairie Parkway and University Avenue will be very large due to the unique railroad crossing running through it. Even with this unique aspect, the City believes the traffic numbers will make this a desirable intersection for retail development. Mixed-use is proposed on the east side of Grand Prairie Parkway and retail is proposed to the west.

As development moves away from Grand Prairie Parkway it will transition from neighborhood commercial, to medium density residential, to Rowhouse; which will blend well with the existing single family residential. The Southern portion of ‘The Canopies’ is home to the beginning of the trails and greenway network as well as the start of the office corridor that we anticipate being part of Kettlestone Commons to the South.





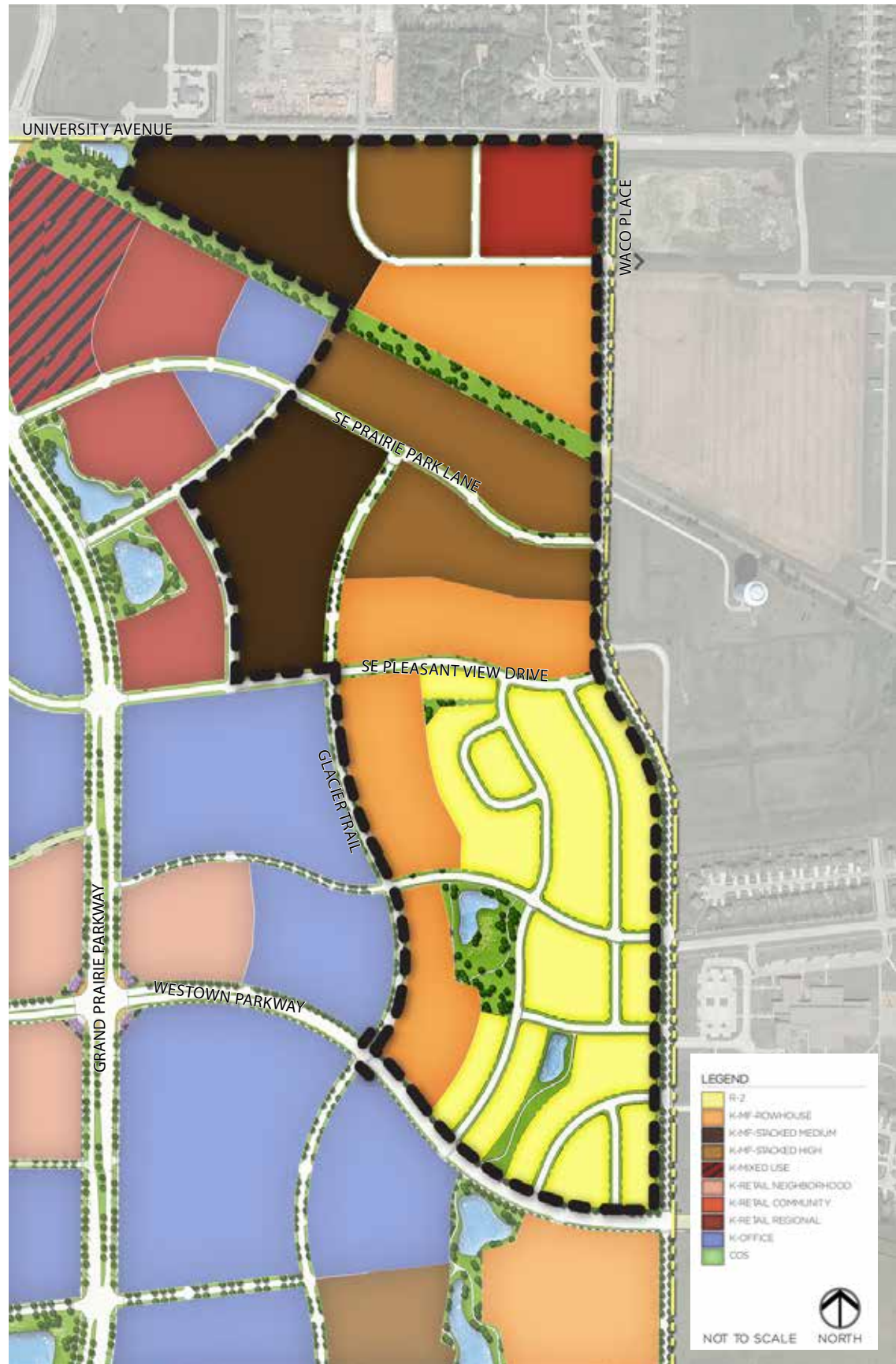
Kettlestone Village

The ‘Village’ name is appropriate for this region because of the collection of small parks spaces, greenways, residential character, and access to adjacent neighborhood retail give it that ‘village’ feel. It also has a nearby middle school that can be accessed via the trail system.

Located on the western edge of the Kettlestone development, this area will be primarily single family residential. Its close proximity to trails and park systems make it a prime area to market to families looking to relocate to Waukee. The adjacent office use identified within Kettlestone Commons will be easily accessible by pedestrians and bicycle riders. It is anticipated that this area will be in high demand and may develop as fast, or faster than the remainder of the Kettlestone districts. The eastern portion of this district will be medium to high density residential to provide a buffer from the Major Collector, Altamont Trail, along the east border of the district.

The Architectural Guidelines outline the specifics of this area, but the craftsman style of Architecture should dominate the development. Larger than usual front porches, exposed rafters, and some additional architectural detail will make this neighborhood unique.

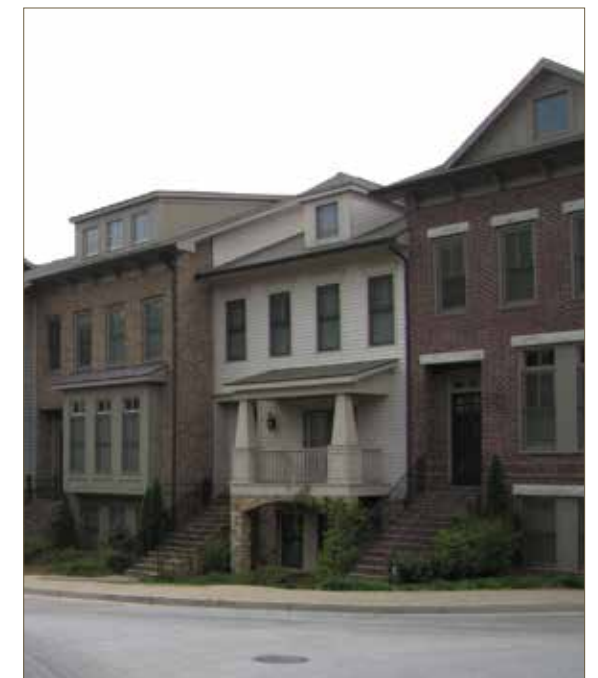




Glacier Park

This district is located in the northeast corner of Kettlestone, directly east of “The Canopies” district. Its northern border is University Avenue with the, seldom used, railroad spur dividing the district. The district will be predominantly high and medium density residential. The corner of Waco Place and University Avenue is the only Retail area identified within the district. This corner will be adjacent to other Retail areas along University and will serve as an excellent complement to the denser residential uses identified to the west.

This district will have the most diverse housing opportunity within Kettlestone. The Master Plan identifies a large number of rowhouses that are not the standard in Waukee. The density will be increased and the typical unit size will be decreased. This will help diversify the housing types within Kettlestone and potentially attract a different user group. This will also provide housing stock for the anticipated influx of workers once Kettlestone Commons is populated with office buildings. Glacier Park will have the same bicycle and pedestrian access to the trail system and to the adjacent office uses as well as direct access to Maple Grove Elementary school to the east along Waco Place.





Glacier Springs

This district encompasses most of the eastern border of Kettlestone. Waco Place, a planned collector street, is the dividing line between the City of Waukee and the City of West Des Moines and serves the eastern edge of this district. The greenway system works its way along the western edge of the district and as it moves southward it splits and offers trail and greenway access to both sides of the district.

Glacier Springs consists of all residential uses. A large portion of it is identified as rowhouse to compliment the adjacent Glacier Park district. High demand for this product is anticipated and as a result, ample space for this type of dwelling unit is provided. The uses east of Waco Place are all single family residential, so to compliment this the use within Glacier Springs transitions to Single Family residential where possible. The Southern portion is adjacent to Interstate 80. This adjacency lends itself to a more dense development. The identified medium to high stacked residential units will flourish in this area.

