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LISA SMITH, COUNTY RECORDER MADISON COUNTY 10WA

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Prepared by and return to:
Mark Nitchals, City Administrator
City of Winterset
124 W. Court Avenue
Winterset IA 50273
515-462-1422

CERTIFICATION

The undersigned, the duly appointed and acting City Clerk of the City of Winterset, Iowa, does hereby certify the following described documents as true and authentic copies of the official records in the custody of the Office of Clerk of the City of Winterset, Iowa.

- 1. Ordinance No. 595, an ordinance reclassifying land use from the R-3 Residential Zoning District to the Planned Unit Development (PUD) Zoning District;
- 2. Glenwood Villas PUD Master Plan for the following described real estate:

Lot 4, Block 6, Birchwood Estates Plat 1, City of Winterset, Madison County, Iowa.

Dated this 15th day of September, 2015, at Winterset, Iowa.

Mark Nitchals

City Administrator – City Clerk

City of Winterset, Iowa



ORDINANCE NO. 595

١.

ORDINANCE RECLASSIFYING LAND USE FROM THE R-3 RESIDENTIAL ZONING DISTRICT TO THE PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT

WHEREAS, Kading Properties, LLC (hereafter the Developer) has petitioned the City Planning and Zoning Commission to change the zoning classification for certain real estate from the R-3 Residential Zoning District to the Planned Unit Development (PUD) Zoning District; and

WHEREAS the Planning and Zoning Commission has reviewed this Petition with the accompanying documentation and has recommended approval of such land use change to the City Council; and

WHEREAS the City Council set April 20, 2015 as the date for a public hearing on the rezoning petition and had published notice as required by the City Zoning Ordinance and the Code of Iowa; and

WHEREAS, notice of the hearing has been published as provided by Iowa Code Section 362.3 in the Winterset Madisonian which is a newspaper published weekly and having general circulation in the City, not less than seven (7) days nor more than twenty (20) days before the date of hearing as evidenced by the Affidavit of Publication from the Winterset Madisonian on file in the Office of the City Administrator;

WHEREAS, in accordance with City of Winterset Municipal Code, notice of the hearing was sent by regular mail at least seven (7) days prior to public hearing to the owners of property within two hundred (200) feet thereof,

WHEREAS, the public hearing has been held and all interested persons have been heard on the proposal,

WHEREAS upon hearing, the City Council finds that the change is reasonable, has basis in fact, is compatible with adjoining land uses, and should be approved as petitioned.

IT IS THEREFORE ORDAINED BY THE CITY COUNCIL OF THE CITY OF WINTERSET, IOWA AS FOLLOWS:

<u>Section 1.</u> The land use classification is hereby changed to the Planned Unit Development (PUD) Zoning District for the real estate legally described as:

Lot 4, Block 6, Birchwood Estates Plat 1, City of Winterset, Madison County, Iowa.

Section 2. The attached Master Plan pertaining to the above-mentioned real estate is hereby approved.

- Section 3. This land use reclassification is subject to the Developer's compliance with the approved Master Plan and Regulations and with the above described real estate being under one (1) ownership as provided by the Master Plan without any further division as defined in Iowa Code Section 354.2(6). In the event the above described real estate is divided, then the Developer, their successors and assigns shall comply with Iowa Code Chapter 499B (Horizontal Property Regime) as that Chapter now or hereafter provides and such duty shall be deemed a covenant of warranty running with the land. The City shall not issue the Developer any Building Permits unless and until the improved right of way and other infrastructure improvements shown on the Master Plan for the Development are installed to the City approved specifications.
- <u>Section 4.</u> The official zoning map established under Section 4.1204 of the Winterset Municipal Code be and is hereby amended to add the above described real estate to the land use zoning district as indicated above.
- <u>Section 5.</u> The Mayor and City Administrator be and are hereby authorized to enter this land use change on the official zoning map of the City of Winterset, Iowa as provided by Section 4.1204 of the Winterset Municipal Code.
- Section 6. A person, as defined by Iowa Code Section 362.2(17), who violates this Ordinance shall upon conviction be guilty of a simple misdemeanor punishable as provided by law.
- Section 7. Any violation of this Ordinance, or any provision thereof, shall be a municipal infraction subject to the provisions of Iowa Code Section 364.22, as amended. In addition, the City may enforce any violations of this Ordinance by any other remedy at law or in equity including permanent injunctive relief available under the laws of the State of Iowa.
- <u>Section 8.</u> This Ordinance shall be in full force and effect from and after its final passage, approval and publication as provided by law.
- Section 9. If any portion of this Ordinance shall be held unconstitutional or invalid for any reason, this decision shall not affect the remaining portions of this Ordinance not so declared unconstitutional or invalid.
- Section 10. This Ordinance shall be included with and be part of the Winterset Municipal Code.

This Ordinance was adopted and passed by the City Council of the City of Winterset, Iowa and approved by the Mayor on the 1st day of June, 2015.

James C. Olson, Mayor of the City of Winterset, Iowa

Attest:

Mark Nitchals, City Administrator,

City of Winterset, Iowa

GLENWOOD VILLAS P.U.D. MASTER PLAN

TANKELIN SKIR AND CONTRACTOR

GENERAL PROJECT DESCRIPTION:

THE PROJECT SITE IS CURRENTLY ZONED AS R.3 MILTI-FAMILY RESIDENTIAL AND IS HEREINAFTER REFERRED TO AS GLENWOOD VILLAS PUD. THE GLENWOOD VILLAS PUD LES NORTH OF THE PROPOSED GLENWOOD PLAT 1 AND BETWEEN RESIDENTIAL AND COMMERCIAL PLATS. ACCESS WILL BE FROM AN EXTENSION OF W. MILLS STREET THAT WILL BE BUILT AS PART OF GLENWOOD PLAT 1.

THE INTENT OF THE GLENWOOD VILLAS PUD IS TO CREATE A RESIDENTIAL COMMUNITY WITH TWO-FAMILY

GENERAL:

- PRIVATE STREET TO BE CONSTRUCTED OF 7" PORTLAND CEMENT CONCRETE (PCC) PAVEMENT
 UTILITIES TO BE DESIGNED & INSTALLED PER IOWA STATEWIDE URBAN DESIGN & SPECIFICATIONS (SUDAS)
- WATER MAIN TO BE INSTALLED AS PUBLIC AND DEEDED TO CITY TO ALLOW FOR INDIVIDUAL METERING OF UNITS
- SANITARY SEWER TO BE INSTALLED IN SUCH A WAY AS TO BE ACCESSIBLE BY WINTERSET MUNICIPAL UTILITIES (WMU) VEHICLES AND EQUIPMENT LENGTH OF SANITARY SEWER CONNECTING TO LIFT STATION TO BE PUBLIC FROM MANHOLE TO LIFT
- OMPLETION OF SITE IMPROVEMENTS, THE DESIGN ENGINEER SHALL CERTIFY THAT ALL PUBLIC INATE STREETS, SEWERS & WATER MAIN ARE CONSTRUCTED IN ACCORDANCE WITH IOWA
- SUDAS & APPLICABLE CITY SPECIFICATIONS STORM WATER MANAGEMENT DESIGN SHALL BE IN CONFORMANCE WITH IOWA SUDAS & CABLE CITY DESIGN STANDARDS AND SHALL BE PERFORMED & CERTIFIED BY AN ENGINEER
- SS/EGRESS EASEMENT TO BE PROVIDED TO ALLOW FOR SERVICE VEHICLE ACCESS ALONG
- PROVIDE A PUBLIC UTILITY EASEMENT (PUE) FOR ALL UTILITIES AS REQUESTED
- PARKING SHALL BE ALLOWED ONLY IN DESIGNATED AREAS, NOT TO INCLUDE THE PRIVATE STREET EACH DWELLING UNIT SHALL BE PROVIDED THREE PARKING SPACES (INCLUDING GARAGE) AND
- RS OF ANY KIND ARE NOT PERMITTED TO BE STORED ONSITE UNLESS CONCEALED WITHIN A
- REFUSE CONTAINERS ARE REQUIRED TO BE IN GARAGES EXCEPT DURING DESIGNATED PICK UP TIMES
- HORIZONTAL REGIME DOCUMENT TO BE RECORDED WITH MADISON COUNTY THE STORM WATER DETENTION AREA WILL BE OWNED & MAINTAINED BY KADING PROPERTIES, LLC.

STREET WILL BE PRIVATELY OWNED AND MAINTAINED BY KADING PROPERTIES, LLC

BULK REGULATIONS:

- MINIMUM BUILDING SIDE YARD SPACING: 18'
 MINIMUM BUILDING REAR YARD SPACING: 20'
- PERIMETER SET BACK (EXCEPT W MILLS ST): 35'
- MAX DENSITY: 8 UNITS PER ACRE
- ALL BHILDINGS WILL BE BHATTACHED TWO-FAMILY WITH ONE CAR ATTACHED GARAGES ALL PARKING STALLS SHALL BE A MINIMUM OF 25 FROM INTERIOR EDGE OF SIDEWALK TO FRONT OF GARAGE OR 25 FROM EDGE OF STREET TO FRONT OF GARAGE IF NO SIDEWALK.
- I' INTEGRATED SIDEWALK TO BE PROVIDED ALONG ONE SIDE OF ROADWAY, NOT INCLUDED IN 25'

ARCHITECTURAL:

- A1. ALL BUILDINGS TO HAVE ARCHITECTURAL-TYPE ASPHALT SHINGLES
- A2. ALL BUILDINGS TO HAVE CEMENTATIONS HARDBOARD OR ENGINEERED WOOD LAP SIDING WITH A 50 YEAR WARRANTY
- A3. ALL BUILDINGS TO HAVE STONE VENEER ON FRONT FAÇADE
 A4. PRIMARY EXTERIOR COLORS SHALL BE EARTH TONES INCLUDING SHADES OF BROWN, TAN, GREY, TONES OF GREEN, BLUE, AND YELLOW
- A5. WALL MOUNTED AIR CONDITIONING UNITS WILL BE PLACED IN THE MOST INCONSPICUOUS MANNER POSSIBLE AND

SCREENED BY LANDSCAPING AND/OR ARCHITECTURALLY INTEGRATED VENTS.

LANDSCAPING

- 11. TREES SPACED AT 50' INTERVALS WITHIN THE EAST 8 WEST PERIMETER SETBACKS AND THE W MILLS ST SETBACK.
- 12. AT A MINIMUM, ONE TREE BETWEEN EACH BUILDING WITHIN THE FRONT YARD AREA OF THE BUILDING L3. ALL TREES TO BE A MINIMUM OF 1 % CALIPER OR 4 TALL AT TIME OF PLANTING.
- ALL LANDSCAPING MUST BE REPLACED FOR A PERIOD OF ONE YEAR AFTER FINAL OCCUPANCY PERMITS

PLANT MATERIAL CONDITION DICTATES

LEGAL DESCRIPTION:
LOT 4 BLOCK 6 IN BIRCHWOOD ESTATES PLAT 1, IN MADISON COUNTY IOWA

TOTAL PROJECT AREA: 8.50 ACRES

OWNER: KADING PROPERTIES, LLC

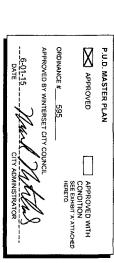
DEVELOPMENT NAME: GLENWOOD VILLAS

CURRENT ZONING:

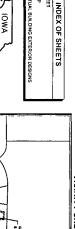
R-3 MULTI-FAMILY RESIDENTIAL

PROPOSED ZONING:
GLENWOOD VILLAS PLANNED UNIT DEVELOPMENT (PUD) WITH UNDERLYING R-3 ZONING

PRADPOSED BUILDINGS: VILLA STYLE AND GLENVILLE SYLLEBI-ATTACHED RESIDENTIAL HOMES (2 UNITS PER BUILDING) TOTAL NUMBER OF BUILDINGS = 32 (84 UNITS).



VICINITY SKETCH



PLAN MAP TEXT SHEET

CALL 48 HOURS BEFORE 1-800-292-8989

CALE ON TOWN

OWNER/DEVELOPER
atm. Karne Kading Ramsey
Kading Properties, LLC
7008 Madison Ave
Urbandale, IA 50322
Ph. (515) 245-081
Fx. (515) 75-0181
karie@kadingproperties.com

ENGINEER

ATTN: Dan D. DeCamp, PE

Abaci Consulting, Inc.

101 NE Circle Dr

Grimes, IA 50111

Ph. (515) 986-5048 Fax (515) 986-0588

AGES COVERED BY THIS SEAL:

SURVEYOR

It Vincent E. Piagentini, PLS

Abaci Consulting, Inc.

101 NE Circle Dr.

Grimes, IA 50111

ABACI CONSULTING, INC.

CIVIL ENGINEERING - LAND SURVEYING

101 NE CIRCLE DR., GRIMES, IOWA 50111, PH. (515)986-5048

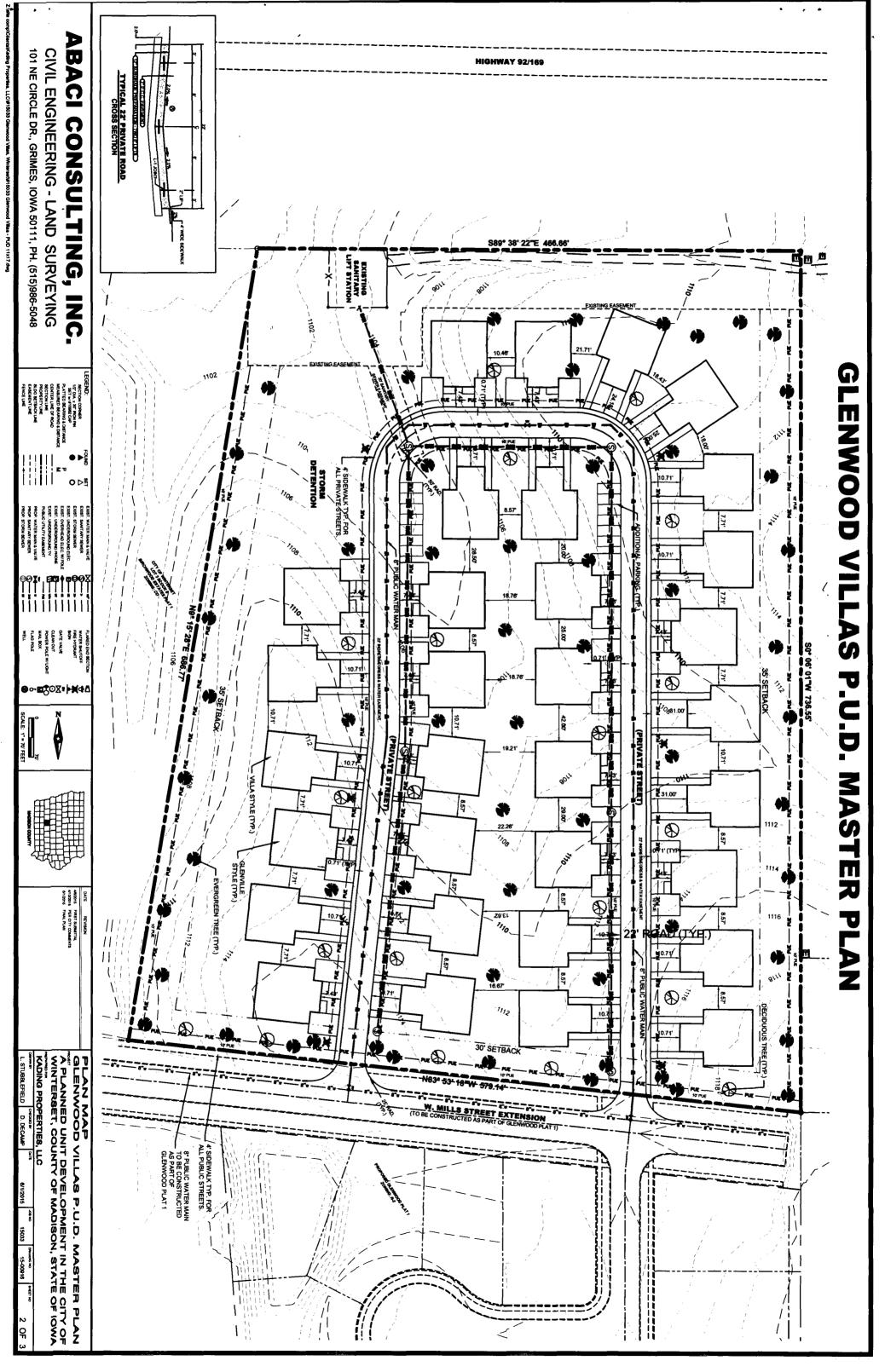
\$1001.5 \$102.67 FIRST SAMETYA THE CITY COMMEN THAN THAN Ph: (515) 986-5048 Fax: (515) 986-0588 vincep@abaciconsulting.com

TEXT SHEET

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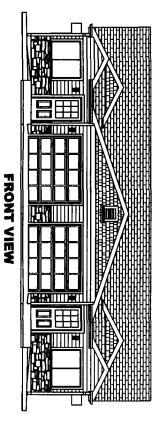
TEXT SHEET

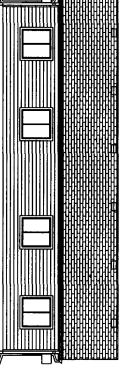
A PLANNED UNIT DEVELOPMENT IN THE CITY OF WINTERSET, COUNTY OF MADISON, STATE OF IOWA KADING PROPERTIES, LLC

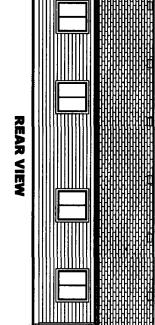


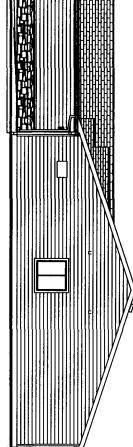
WILLA STYLE BLATTACHED MULTHFAMILY

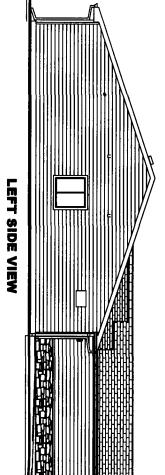
DESIGN STYLE: BI-ATTCHED TWO FAMILY DESIGN TYPE: MULTI-FAMILY RESIDENTIAL

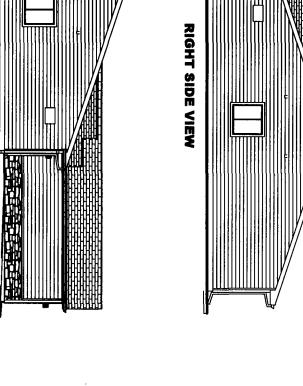


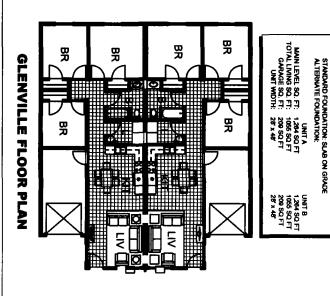




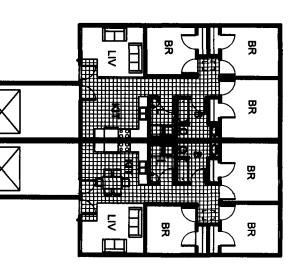


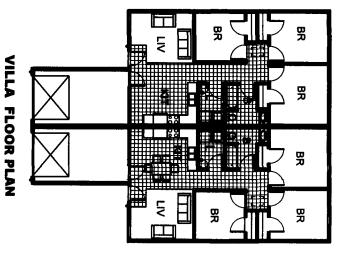




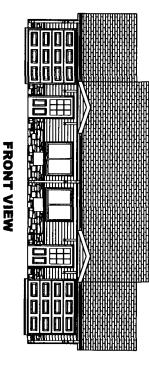




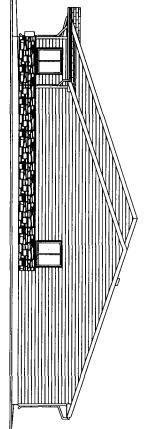




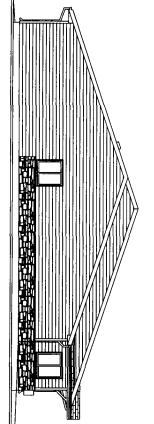




REAR VIEW



RIGHT SIDE VIEW



LEFT SIDE VIEW

		Z. Salte complicitients/Kading Properties, LLC\815039 Glenwood Villes, Winterpet\\$15033 Glenwood Villes - PUD 11x17.dwg
 	FENCE LINE	
1	EASEMENT LINE -	
!	- L	101 NE CIRCLE DR GRIMES IOWA 50111 DH (515)086-5048
	PROPERTYLINE	•
	SECTION LINE -	
	CENTER LINE OF ROAD	
Z	MEASURED BEARING & DISTANCE	
יס	PLATTED BEARING & DISTANCE	
•	SET w/#16982 CAP	
•	1/2" DIA x 30" IRON PIN	
▶	SECTION CORNER	
TIB CINIC	LEGEND: FO	

PROP. STORM SEWER (D)	PROP. SANITARY SEWER	PROP. WATER MAIN & VALVE	! . !		M EXIST UNDERGROUND PHONE	P EXIST. UNDERGROUND ELEC.	O EXIST STORM SEWER ©		IND BET EXIST. WATER MAIN & VALVE X
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WELL	FUGROLE		POWER POLE W/ UG	CLEAN OUT	GATE VALVE	SION	FIRE HYDRANT	WATER SHUTOFF	FLARED END SECTION

R MAIN & VALVE ARY BEWER M SEWER	RGROUND TV	HEAD ELEC. W/POLE RGROUND PHONE	RGROUND ELEC.	ARY SEWER	
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FLAG POLE WELL	POWER POLE W/LIGHT	GATE VALVE	SION	WATER SHUTOFF	Course and and the
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_	DATE	REVISION
_	4/06/2016	FIRST SUBMITTAL
y	4/13/2016	PER CITY COMMENTS
ß	8/1/2018	FINAL PLAN
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CONCEPTUAL BUILDING EXTERIOR DESIGNS WINTERSET, COUNTY OF MADISON, STATE OF IOWA

KADING PROPERTIES, LLC STUBBLEFIELD D. DECAMP သ ႖