



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Project Morgan Site Logistics Plan – Site Plan

PREPARED BY: Andy Kass AICP, Community Development Director

REPORT DATE: April 22, 2022

MEETING DATE: April 26, 2022

GENERAL INFORMATION

Applicant: Apple, Inc.

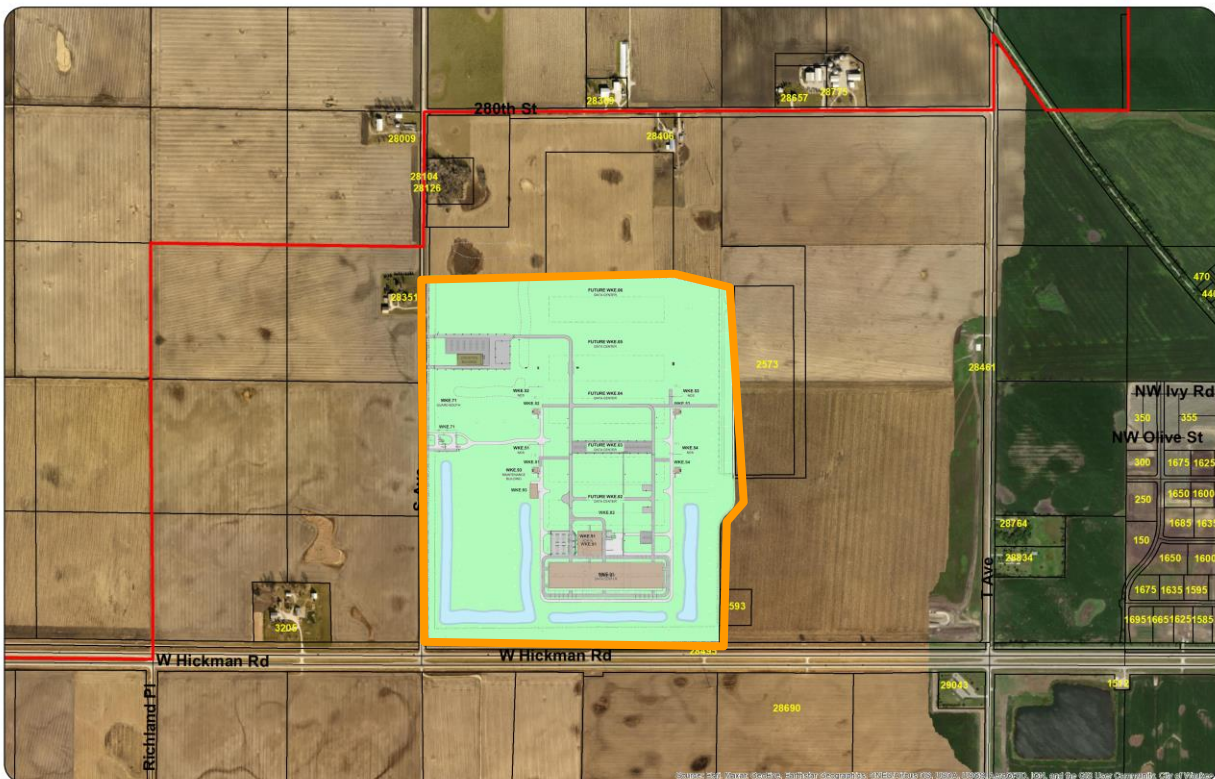
Owner: Apple, Inc.

Owner’s Representative: Ryan Hardisty, P.E. with Civil Design Advantage

Request: The applicant is requesting approval of a site plan for a logistics center to be used for contractor office space.

Location and Size: Property is generally located north of Hickman Road, between S Avenue and T Avenue, and containing approximately 592 acres more or less.

AREA MAP



ABOVE: Aerial of Property identifying the proposed plat (outlined in **ORANGE**).

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Residential	M-1 (Light Industrial District) / PD-1 (Planned Development Overlay)
North	Vacant – Undeveloped	Neighborhood Residential	N/A (Dallas County)
South	Vacant – Undeveloped	Neighborhood Residential	M-1 (Light Industrial District) / PD-1 (Planned Development Overlay)
East	Vacant – Undeveloped	Neighborhood Residential	M-1 (Light Industrial District) / PD-1 (Planned Development Overlay)
West	Vacant – Undeveloped	Neighborhood Residential	M-1 (Light Industrial District) / PD-1 (Planned Development Overlay)

HISTORY

The subject property is located north of Hickman Road and between T Avenue and S Avenue. The Commission and City Council recently reviewed and approved a site plan for the first phase of the Apple, Inc. data center project. The applicant now requests approval of a site plan for a logistics building and associated parking for the contractors who will be constructing the data center.

PROJECT DESCRIPTION

The site plan identifies the construction of a 22,400 square foot building that will provide office space for the various contractors who will be constructing the data center. The building is proposed to be 24-feet in height. In addition to the proposed building, the site plan identifies permanent and temporary parking areas on the site.

Table 1: M-1/PD-1 Zoning District Bulk Regulations

Category	M-1/PD-1 (minimum)
Lot Area	No minimum
Lot Width	No minimum
Front Yard Setback	50 feet
Rear Yard Setback	50 feet
Side Yard Setback	25 feet
Setback Between Buildings	25 feet
Building Height	80 feet (maximum)

ACCESS & PARKING

Access to the site will be from S Avenue. The required amount of parking is 68 parking spaces, and the site plan identifies 174 parking spaces adjacent to the logistics building. Temporary parking areas for the site workers are shown north of the planned data center building. This parking area will be removed in the future.

UTILITIES

Utilities will be extended to serve the proposed building as part of the site improvements. The applicant is currently extending sanitary sewer and water main to the overall site.

LANDSCAPING & OPEN SPACE

As part of the planned development that was approved for the development, a 50-foot landscape buffer and a five-foot berm along the perimeter of the property are shown on the site plan. In addition, the site plan demonstrates compliance with all other required open space plantings. The site plan identifies that nearly 78% of the site will be open space.

BUILDING ELEVATIONS

Elevations of the proposed buildings have been provided and included for your review. The proposed materials include architectural metal and stone.

STAFF RECOMMENDATION

The site plan meets the requirements of the Zoning Ordinance and the Planned Development Agreement. The preliminary plat and final plat are in general conformance with the Subdivision Ordinance and the Waukee Standard Specifications for Public Improvements. Staff recommends approval of the site plan for Project Morgan Site Logistics Plan, subject to remaining staff comments.