



**STAFF REPORT**

**TO:** Planning and Zoning Commission

**PREPARED BY:** Brad Deets

**RE:** Williams Pointe North Rezoning

**DATE:** September 27, 2016

**GENERAL INFORMATION:**

**Applicant:** McGregor Interests, Inc. (applicant)  
Park Place Investments No 11, LLC (owner)

**Requested Action** Rezoning Approval

**Location and Size:** Property is generally located West of SE Brick Drive and South of Hickman Road containing approximately 5.07 acres more or less.

**LAND USES AND ZONING:**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Residential	PD R-4
North	Vacant-Undeveloped	Neighborhood Residential	PD C-1
South	Vacant-Undeveloped	Neighborhood Residential	PD R-4
East	Vacant - Undeveloped	Neighborhood Residential	PD C-1
West	Vacant - Undeveloped	Neighborhood Residential	M-1

The subject property is included in the Williams Pointe Planned Development that was approved by the City of Waukee in July 2005 and amended several times over the years, most recently for the development of townhomes at the intersection of SE Waco Place and SE Laurel Street (Boulder Pointe) and a senior apartment development between Brick Drive and Waco Place and north of Laurel Street.

The Planned Development includes a total of 104 acres more or less and includes single family homes, townhomes, condominiums/apartments and commercial development when it is fully developed. The property in question has previously been platted as a part of Williams Pointe Plat 14.

In 2013, the subject property was owned by Valley Bank and received rezoning from C-1 to R-4 as the bank thought the property would be more salable as a townhome parcel instead of Commercial Development. The property ended up being acquired by the FDIC and most recently has been acquired by Park Place Investments LLC. McGregor Interests, Inc. has approached the owner in acquiring approximately 5 acres for the development of a self-storage facility. Although a self-storage facility would typically not be a permitted use within the C-1 District, the use can be incorporated into the Planned Development Overlay as a permitted use.

As a part of the underlying zoning district change the Planned Development Agreement is also required to be altered to coincide with the rezoning. The Agreement change relates most specifically to some exhibits identifying how portions of the planned development are regulated with regard to use and development characteristics and the specific use of the property.



**ABOVE:** Aerial of Property and Surrounding Area and Proposed Concept Plan

**PROJECT DESCRIPTION:**

The applicant has submitted the necessary petition and consent to the rezoning in order to begin the rezoning process. A total of 90.3% of the surrounding property owners consented to the rezoning request. Notification of the proposed rezoning request was sent on September 20, 2016. To date, staff has not received any formal correspondence for or against the proposed rezoning request. Notification signs of the

proposed planned development change have been erected on the properties specific to the underlying zoning designation proposed. The signs also identify the City Council Public Hearing Date of October 3, 2016.

The applicant has provided a conceptual development plan of how the property could be developed for self-storage development. The concept plan also provides for a possible layout of the remaining portion of Outlot X of Williams Pointe Plat 14 which would be developed under the existing underlying zoning district of C-I Community and Highway Service District.

A copy of the proposed changes to the Planned Development Document has been attached for your review.

The use of self-storage (mini storage) is typically a permitted use within the M-I Light Industrial District. The issue at this time is that there are very limited areas within the City of Waukee that have existing M-I Zoning and it is not anticipated that there will be additional areas with M-I Zoning in the near future until development of a business park occurs west of Waukee north of Hickman Road and west of 10<sup>th</sup> Street. Having said that, there seems to continue to be a need for self-storage facilities. This may be fueled to some extent by the number of multi-family developments that have been constructed in the western suburbs over the past couple of years. In the case of this developer, they have proposed a number of sites throughout the community that staff was not supportive of.

Although not a specifically permitted use within the C-I District, staff believes that if developed correctly, this facility could be complementary to other development existing or planned in the future within the Williams Pointe North Development. Additionally, this location is directly east of an M-I District that has similar type uses. The location of the site also provides ample space to the north for the development of more traditional highway commercial development along Hickman Road.

### **STAFF RECOMMENDATION**

Based upon the location of the proposed project, staff can be supportive of the specific use as permitted within the proposed Planned Overlay Development and staff is comfortable with the proposed rezoning.

### **CITY OF WAUKEE**

Brad Deets  
Development Services Director