



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Brad Deets

RE: Raccoon River Property Rezoning

DATE: March 28, 2017

GENERAL INFORMATION:

Applicant: 117 Land Company, LLC

Requested Action Rezoning Approval

Location and Size: Property is generally located South of Interstate 80 and West of R-22 containing 22.56 acres more or less.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Business Campus	A-1
North	Vacant-Undeveloped	Rural Residential	C-1
South	Crescent Ridge Mini Storage	Business Campus	**
East	TPI Plumbing Casper Terrace	Business Campus	**
West	Vacant - Undeveloped	Business Campus	**

**** Property is currently located within Dallas County**

BACKGROUND:

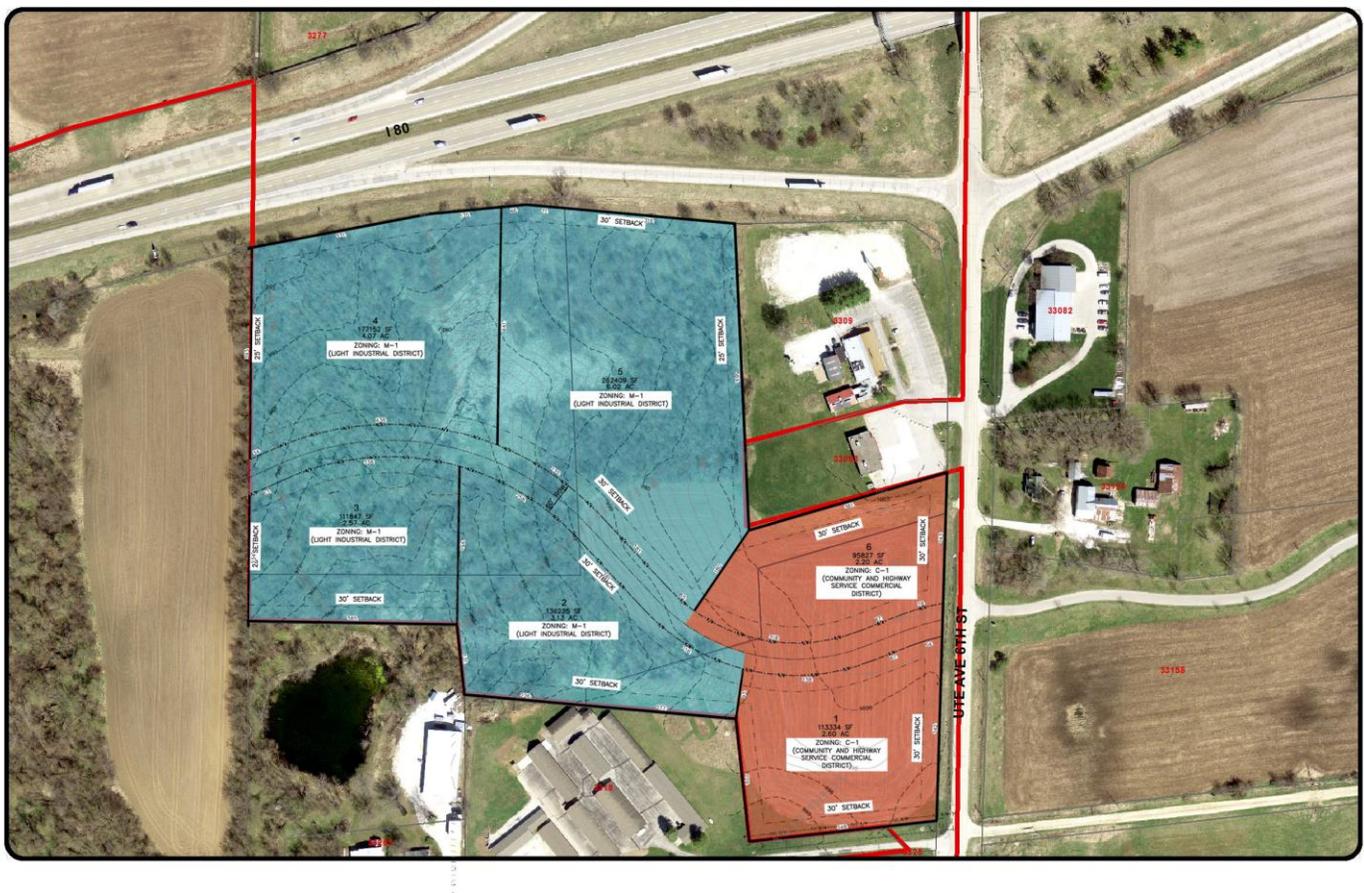
The applicant, 117 Land Company, LLC, on behalf of the owner, Raccoon River Land Co, LLC, is requesting approval of a rezoning of approximately 22.56 acres of property located west of R-22 and south of Interstate 80. The proposed rezoning includes a total of 5.11 acres of C-1 Community and Highway Service Commercial District and 17.45 acres of M-1 Light Industrial District. The subject property was identified in the City’s 2008 Comprehensive Plan as the location for a future business park.

The Waukee City Council has previously identified as a priority the development of light industrial property and has targeted the I-80/R-22 area for this type of development. The City has previously worked with the property owner north of I-80 and west of R-22 on a light industrial business park, however, nothing has transpired to date.

The applicant is also in the process of annexation of approximately 66.5 acres located directly west of the property proposed to be rezoned. The City has begun the annexation process and it is anticipated that the annexation of the adjacent property could be completed within the next four months. It is anticipated that the applicant will proceed forward with a second phase of the proposed business park development upon completion of the annexation.

PROJECT DESCRIPTION:

The applicant has submitted the necessary petition and consent to the rezoning. Notification of the rezoning request to the proposed property was sent on March 21, 2017. To date, staff has not received any correspondence for or against the proposal. Notification signs of the proposed Planning and Zoning Date and City Council Public Hearing Date have been placed on the property.



ABOVE: Aerial of Concept Plan identifying the proposed area for commercial (RED) and Light Industrial (BLUE) outline for the subdivision and Surrounding Properties.

As a part of the proposed rezoning request, the applicant has submitted a concept plan identifying the anticipated layout of the development.

The concept plan identifies a total of 6 lots including two commercial lots adjacent to R-22 and four light industrial lots.

A new street is proposed to be constructed off of R-22 to service the proposed development.

The City is currently working with the applicant on the extension of utilities to service the project. The City's consulting engineer has begun preliminary design of the extension of a 12" water main to extend under Interstate 80 to service the property. A lift station is also being designed that would be located in the southwestern portion of the subject property which would include a force main back to the north and into the existing sanitary sewer system located north of Interstate 80.

STAFF RECOMMENDATION

The proposed rezoning is consistent with the comprehensive plan previously developed for this area and is also consistent with the City Council's priority to work with property owners in the development of light industrial/business parks. Staff would recommend approval of the proposed rezoning request.

CITY OF WAUKEE

Brad Deets

Development Services Director