



**STAFF REPORT**

**TO:** Planning and Zoning Commission

**PREPARED BY:** Andy Kass

**RE:** I-80 West Industrial Park – Preliminary Plat

**DATE:** April 25, 2017

**GENERAL INFORMATION:**

**Applicant:** 117 Land Company, LLC

**Requested Action** Approval of a Preliminary Plat for a commercial and light industrial subdivision

**Location and Size:** Property is generally located south of I-80 and west of R-22/Ute Ave, containing approximately 22.56 acres.

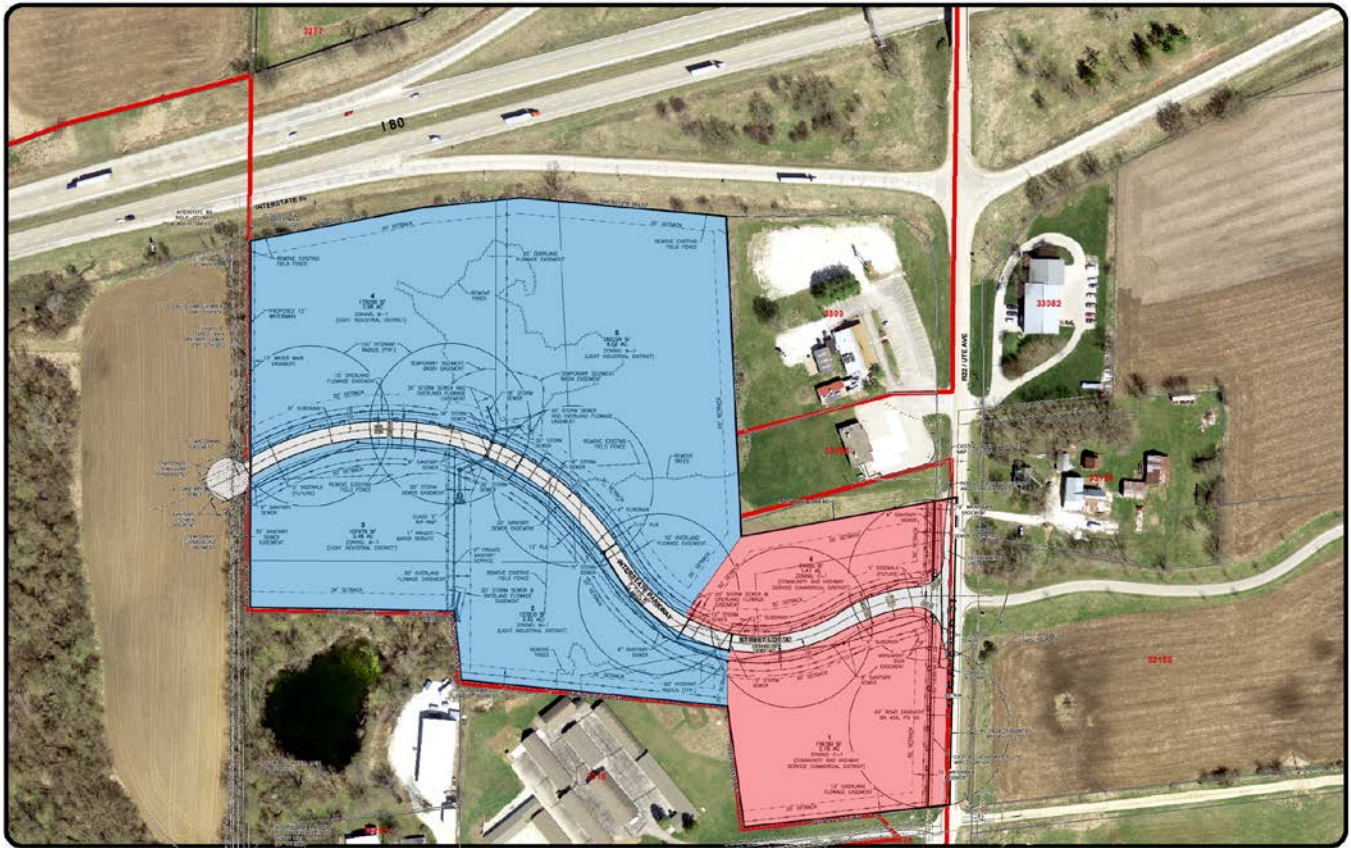
**LAND USES AND ZONING:**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Business Campus	A-1 (in process of being rezoned to M-1 and C-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 subject property lies south of Interstate 80 and west of R-22/Ute Avenue, and is 22.56 acres in area. The Commission recommended approval of the rezoning of this property from A-1 to M-1 and C-1 at the meeting on March 28<sup>th</sup>. There have been two readings of the ordinance to adopt the rezoning at the City Council. The Council has approved the first two readings. The third reading will be on May 1<sup>st</sup>.



**ABOVE LEFT:** Aerial of Property identifying the proposed plat. The lots colored **BLUE** are proposed for light industrial. The lots colored in **RED** are proposed for commercial development.

## **PROJECT DESCRIPTION: LOTS**

The preliminary plat identifies a total of 6 lots for light industrial and commercial development. Lots 1 and 6 are intended for commercial development and range in size from 1.47 acres to 2.75 acres. Lots 2, 3, 4, and 5 are intended for light industrial development and range in size from 2.48 acres to 6.02 acres.

## **STREETS AND TRAIL**

The preliminary plat identifies one street that will be extended as part of this project. Interstate Parkway will be extended from R-22 to the west plat boundary. A temporary turnaround will be installed which will be removed once the street is extended as part of future development to the west. Interstate Parkway is considered a minor collector street. The preliminary plat identifies a 70 foot right-of-way and a 31 foot wide street with 8-inch thick pavement. At the intersection with R-22 the pavement is 37 feet wide to allow for a left turn lane. A decel lane off of R-22 is provided for incoming southbound traffic into the development – which is similar to what has been done for previous developments further to the north off of R-22.

No trails are proposed to be constructed as part of the plat improvements. Five foot sidewalks will be constructed on both sides of the street as the individual lots develop.

## **UTILITIES**

Utilities will be extended to service the proposed plat as part of the plat improvements. In order to provide sanitary sewer to the proposed development a 6-inch force main will be bored from the north under Interstate 80 and a lift station will be constructed south of the proposed development. An 8-inch sanitary sewer will be extended through the development and will gravity flow down to the lift station which will then pump the sewage to the north.

A 12-inch water main will be bored under Interstate 80 and extended to the property. An additional 12-inch water main will connect to the water main that is being bored from the north under Interstate 80, this water main will run along the west lot line of Lot 4, and then on the north side of Interstate Parkway to provide water service to the lots.

Storm water detention will need to be provided for each lot as each lot is developed. The preliminary plat identifies potential detention locations for each lot. The preliminary plat does identify some temporary detention and sediment basin locations on Lots 2, 3, 4, and 5. The ultimate outlet for the storm sewer system is the southeast corner of Lot 3.

## **PARKLAND:**

Parkland dedication is not required for industrial or commercial developments.

## **STAFF RECOMMENDATION**

At this time staff feels comfortable with the proposal and would recommend approval of the Preliminary Plat for I-80 West Industrial Park subject to remaining staff comments.

## **CITY OF WAUKEE**

Andy Kass, AICP  
Senior Planner