



**STAFF REPORT**

**TO:** Planning and Zoning Commission

**PREPARED BY:** Melissa DeBoer

**RE:** I-80 West Industrial Park Plat 1 – Final Plat

**DATE:** September 26, 2017

**GENERAL INFORMATION:**

**Applicant:** 117 Land Company, LLC

**Requested Action** Approval of a Final 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.

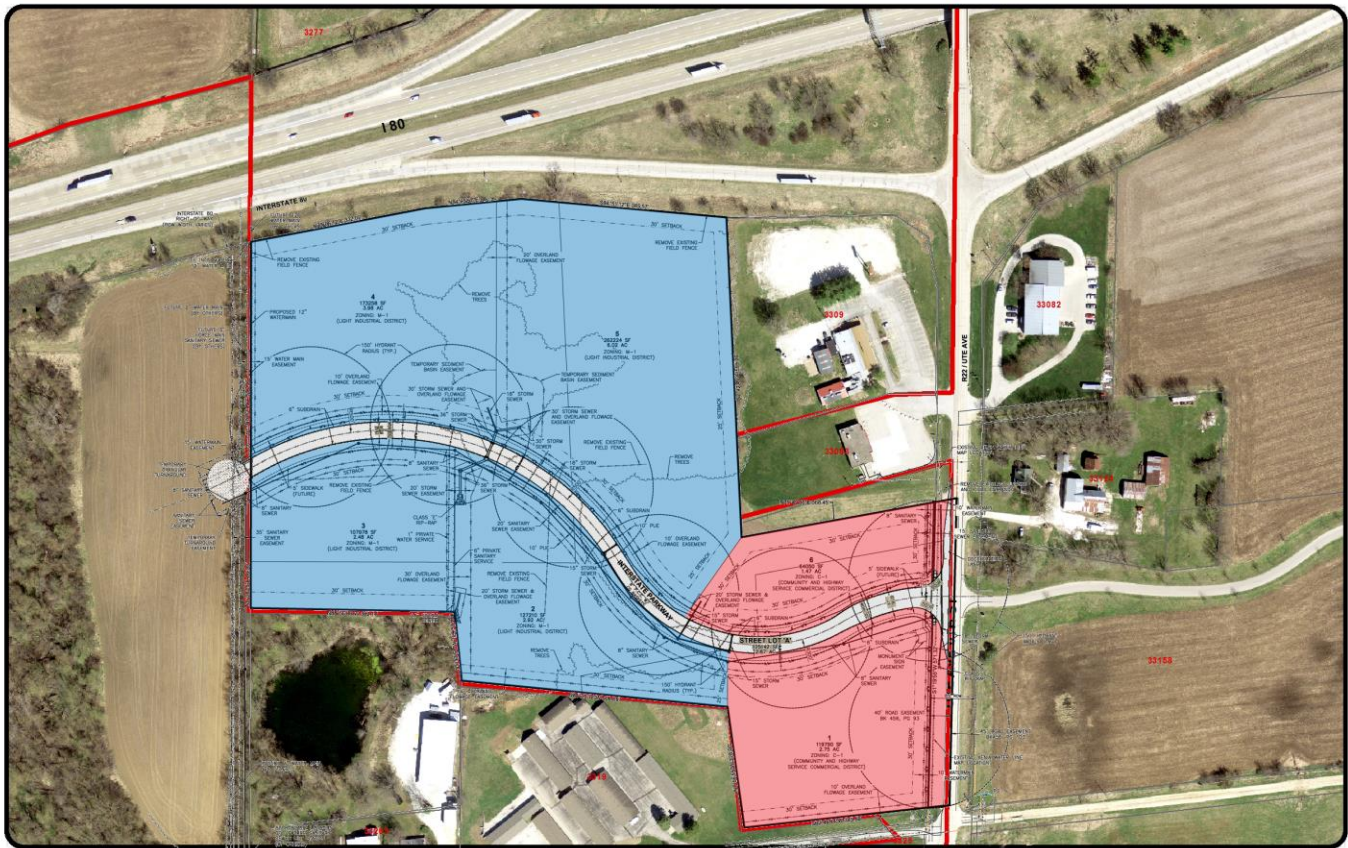
**LAND USES AND ZONING:**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Business Campus	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. This property was recently rezoned from A-1 to M-1 and C-1 in May 2017 to allow for commercial and light industrial development.



**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 final 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**

One street, Interstate Parkway, is included with this development. This street 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. Interstate Parkway includes a 70 foot right-of-way and is a 31 foot wide street with 8-inch thick pavement. At the intersection with R-22 the street 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 included 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 have been 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.

**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 Final Plat for I-80 West Industrial Park subject to remaining staff comments and review of the legal documents by the City Attorney.

**CITY OF WAUKEE**

Melissa DeBoer, AICP  
Planner II