



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Melissa DeBoer

RE: I-80 West Industrial Park Plat 2 Rezoning

DATE: November 14, 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 67.66 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	Interstate 80	N/A	N/A
South	Rural – Dallas County	Business Campus	**
East	I-80 West Industrial Park Plat 1 / Vacant - Undeveloped	Business Campus	M-1 / C-1
West	Rural Residential – Dallas County	Business Campus	**

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

BACKGROUND:

The applicant, 117 Land Company, LLC, is requesting approval of a rezoning of approximately 67.66 acres of property located west of R-22 and south of Interstate 80. The proposed rezoning includes rezoning all of the 67.66 acres to 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.

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

Melissa DeBoer, AICP

Planner II