



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Gilcrest Jewett Lumber Company - Rezoning

DATE: November 28, 2017

GENERAL INFORMATION:

Applicant: Gilcrest Jewett Lumber Company

Requested Action: Rezoning

Location and Size: Property is generally located West of SE Alice’s Road, North of SE university Avenue containing approximately 0.48 acres more or less.

LAND USES AND ZONING:

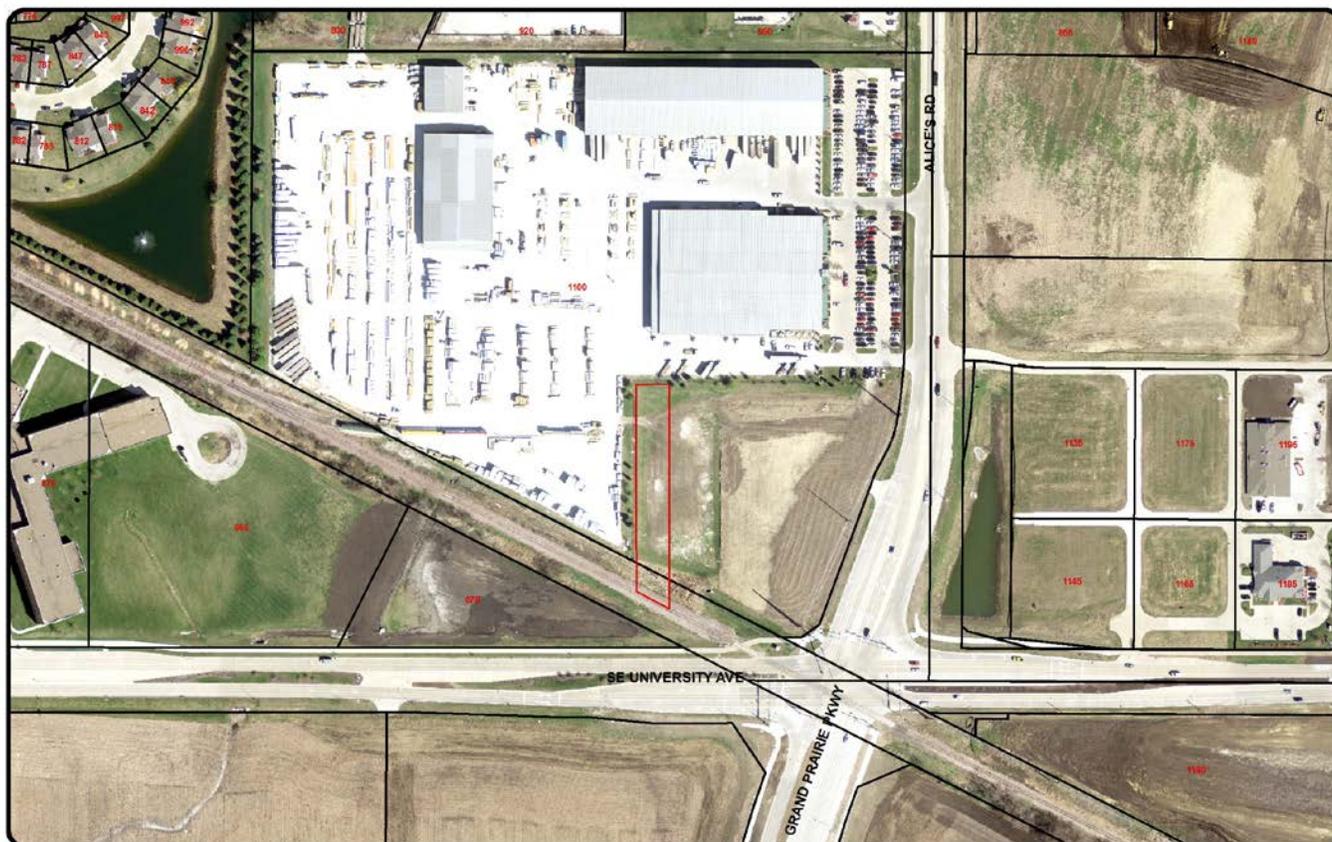
Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Gilcrest Jewett Lumber Co.	Retail Neighborhood	M-1A & C-1A
North	Westgate Business Park	Mixed Use	PD-1/M-1A
South	Vacant – Undeveloped	Retail Regional	C-1
East	Vacant – Undeveloped	Retail Neighborhood	C-1A
West	Gilcrest Jewett	Office	M-1A

BACKGROUND:

The subject property involved in the proposed rezoning, owned by Gilcrest Jewett Lumber Company, is located west of SE Alice’s Road, and north of SE University Avenue is approximately 0.48 acres in area. The subject property is part of the overall property that includes the existing Gilcrest Jewett Lumber Company facility.

The Alice’s Road Corridor Master Plan identifies the property as Retail Neighborhood which is intended to provided retail and commercial uses on a small scale for everyday residential goods and services.

The applicant has submitted the necessary petition and consent to the rezoning. Staff has received consent to the zoning change from 92% of City of Waukee property owners within 200 feet of the property proposed to be rezoned. Notification of the rezoning request to the proposed property was sent on November 20, 2017. Staff has received no correspondence in support or opposition to the proposed rezoning.



ABOVE: Concept layout of the proposed development. Area proposed to be rezoned is outlined in **RED**.

PROJECT DESCRIPTION:

The concept plan for the development identifies a 0.48 acre area of the property to be rezoned from C-1A (Neighborhood Commercial District) to M-1A (Limited Industrial District) to allow for a small expansion of an existing outdoor storage area for the Gilcrest Jewett Lumber Company facility that is immediately to the north and west. Outdoor storage is not allowed in the C-1A zoning district.

As part of the site plan ordinance a fence with privacy slats or another type of opaque fence will be required to be installed for the storage expansion. In addition, the concept plan identifies a landscape buffer along the east side of the storage area to provide additional screening.

STAFF RECOMMENDATION

Staff is comfortable with the proposed rezoning as it is consistent with the adjacent land use and provisions are in place to provide appropriate screening. The integrity of the Alice’s Road Corridor Master Plan is still being preserved as there will still be approximately 3.5 acres on the site zoned for Neighborhood Commercial uses. Staff recommends approval of the rezoning.

CITY OF WAUKEE

Andy Kass, AICP
Senior Planner