



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: I-80 West Industrial Park Plat 2 & 3 – Preliminary Plat

DATE: January 9, 2018

GENERAL INFORMATION:

Applicant: 117 Land Company, LLC

Requested Action Approval of a Preliminary Plat for a light industrial business park

Location and Size: Property is generally located south of I-80 and west of R-22/Ute Ave, containing approximately 66.36 acres.

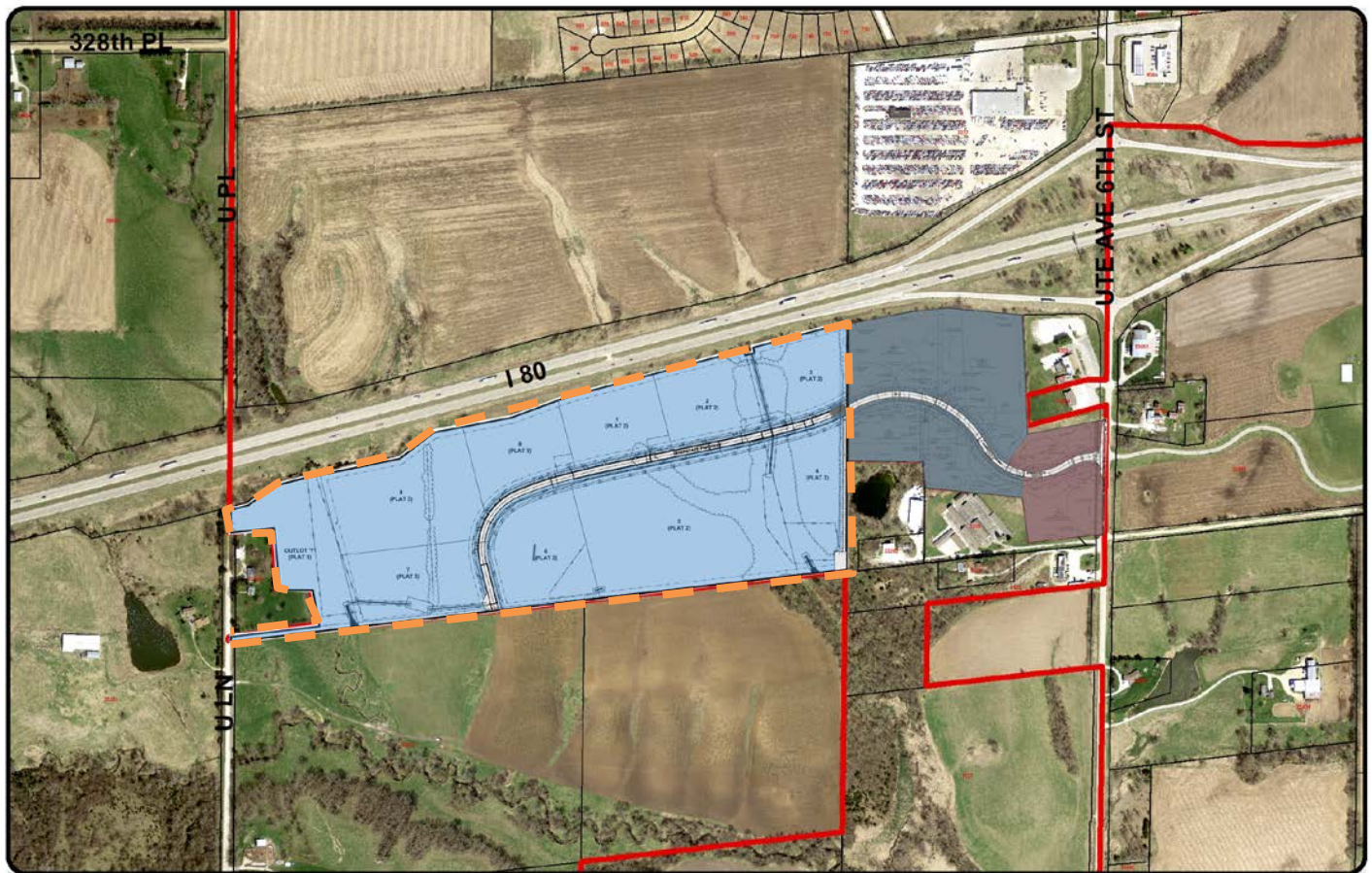
LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Business Campus	M-1
North	Vacant-Undeveloped	Rural Residential	C-1
South	Vacant - Undeveloped	Business Campus	**
East	I-80 West Industrial Park Plat 1	Business Campus	M-1
West	Existing Farmstead	Business Campus	**

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

BACKGROUND:

The subject property lies south of Interstate 80 and west of R-22/Ute Avenue, and is 66.36 acres in area. The Commission recommended approval of the rezoning of this property from A-1 to M-1 at the meeting on November 14, 2017. The City Council approved the rezoning on December 18, 2017. The improvements for the first phase of I-80 West Industrial Park Plat 1 were completed in fall of 2017, with the exception of the lift station, which is a City project.



ABOVE LEFT: Aerial of Property identifying the proposed plat (outlined in **ORANGE**).

PROJECT DESCRIPTION:

LOTS

The preliminary plat identifies a total of 9 buildable lots for light industrial development. The plat indicates Lots 1 – 5 will be included as part of Plat 2 and Lots 6 – 9 will be included as part of Plat 3. Outlot Y is intended for storm water detention. Outlot Z will be dedicated to the City of Waukee as the site for the sanitary sewer lift station. The Lots range in size from 4.12 acres to 14.91 acres. Outlot Y is 5.75 acres in area.

STREETS AND TRAIL

The preliminary plat identifies an extension of Interstate Parkway to the west. A temporary turnaround will be installed with each phase. 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. The alignment of the street has changed slightly from what was shown during the rezoning process. The curve to the south was originally shown as a sharper curve. The applicant has increased the radius for the curve so that it is not such a sharp curve.

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. Sanitary sewer service will be provided from the lift station that the City is in the process of constructing as part of the improvements with Plat I. A 12-inch water main will be extended along Interstate Parkway to provide water services to the individual lots. Storm water detention will be provided in to two regional ponds located within Outlot Y and Lots 4 and 5. An association will be created to provide a mechanism for ownership and maintenance of the detention areas.

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 Plat 2 and 3 subject to remaining staff comments.

CITY OF WAUKEE

Andy Kass, AICP

Senior Planner