



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Crescent Ridge Mini Storage

DATE: February 27, 2018

GENERAL INFORMATION:

Applicant: M.I.I. – Crescent Ridge, LLC

Requested Action Rezoning Approval of a change from A-1 to M-1

Location and Size: Property is generally located south of Interstate 80, west of R-22/Ute Ave, containing approximately 4.27 acres more or less.

LAND USES AND ZONING:

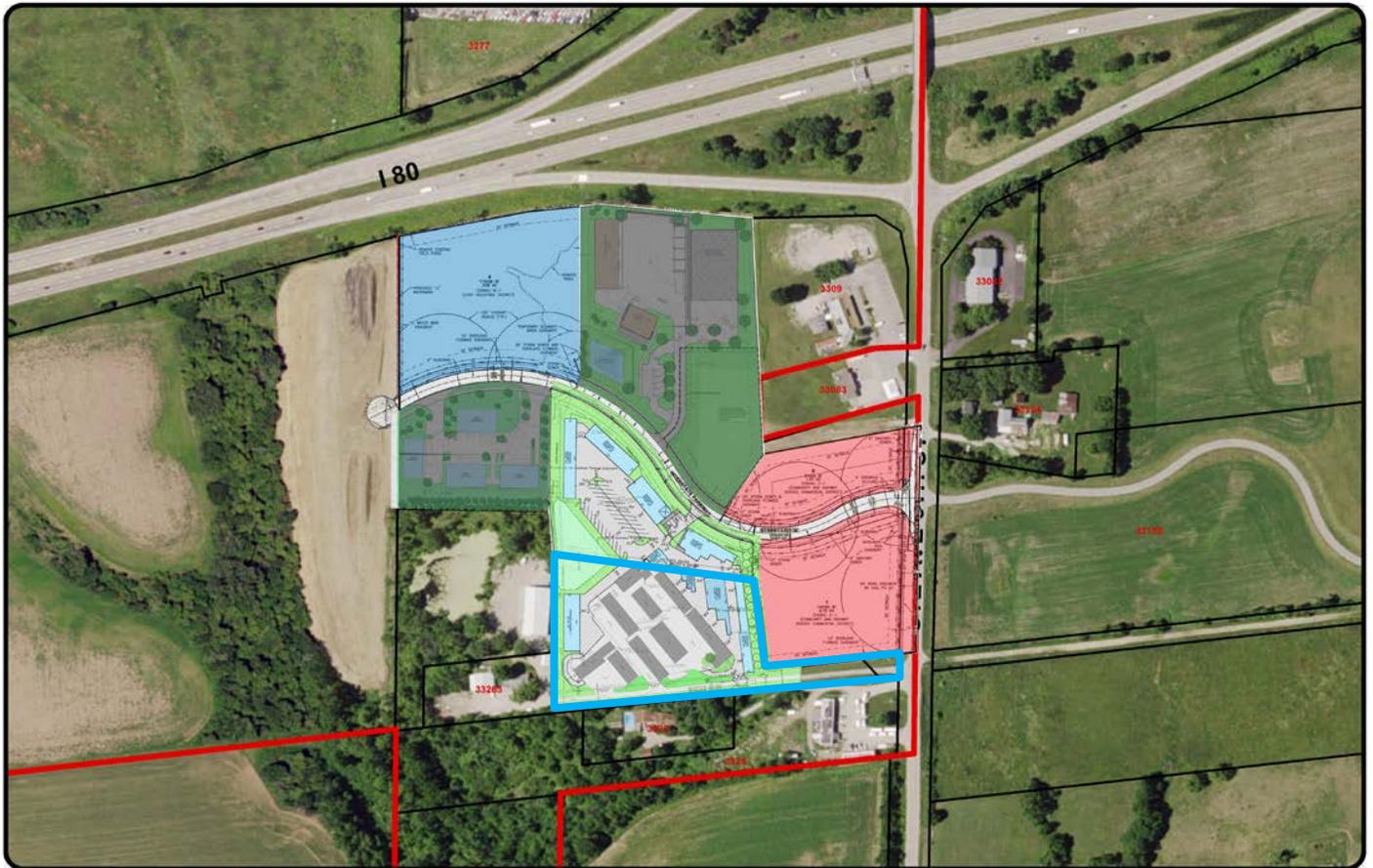
Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Existing Mini Storage	Business Campus	A-1
North	I-80 West Industrial Park	Business Campus	M-1
South	Existing Residence	Business Campus	A-1
East	I-80 West Industrial Park	Business Campus	C-1
West	I-80 West Industrial Park	Business Campus	M-1

BACKGROUND:

The subject property is located south of Interstate 80 and west of R-22/Ute Avenue. The subject property was annexed into the City of Waukeee in 2017. A mini storage business currently operates on the property and was developed when the property was under the zoning jurisdiction of Dallas County. The applicant has purchased the property with the intent to continue the existing use and expand the use to an adjoining lot to the north within I-80 West Industrial Park.

The applicant has submitted a completed application requesting the rezoning. One of the provisions of the pre-annexation agreement for this property stipulated that the City would initiate a rezoning of the property from A-1 to M-1 in order to bring the existing use into conformance; therefore, no consents from adjoining property owners were required for this request. The City initiated the rezoning with the understanding that a rezoning of the property would be considered with no guarantee of an approval. Notification of the rezoning request to the property was sent on February 20, 2018. Notification signs of the proposed Planning and Zoning Date and City Council Public Hearing Date were installed on the property on February 13, 2018. To date staff has not received any correspondence either for or against the proposed rezoning.

The 2008 Comprehensive Plan classifies the subject property as Business Campus. The Business Campus classification is only located south of Interstate 80 and calls for business park type development in a park-like setting with high quality users within the classification. The Plan also indicates that prior to developing a business park in this location the City should concentrate resources along the I-80 Futures Corridor which is the Kettlestone master planned area.



ABOVE: Aerial of Concept Plan (outlined in **BLUE**).

PROJECT DESCRIPTION & ANALYSIS:

A concept plan has been prepared for the subject property and the lot adjoining to the north. On the property proposed to be rezoned there are nine (9) existing storage buildings of varying sizes. The concept plan identifies the construction of an additional four (4) buildings on the property ranging in size from 1,100 square feet to 5,760 square feet. All existing buildings on the property are single story buildings. The subject property would also be used in conjunction with the planned storage buildings on Lot 2 of I-80 West Industrial Park Plat 1. The concept plan identifies a total of five storage buildings on Lot 2. These buildings range in size from 1,250 square feet to 6,000 square feet. A 40 foot landscape buffer will be required along the east property line to provide screening from adjacent properties. When the overall development is completed, access to the subject property will be off of Interstate Parkway. The existing access drive off of R-22 would not be used for primary customer access to the storage units. Sanitary sewer and water are available in the area to serve the proposed development. Storm water detention will be required for all of the new improvements on the site.

Building elevations of previous projects the applicant has completed have been provided to provide examples of what the proposed buildings could look like. Staff would also note that the applicant is also the developer of the LockBox Storage project that is currently under construction in Waukee.

STAFF RECOMMENDATION

Rezoning the property will bring the exiting use into conformance with the Zoning Ordinance. In addition, the planned use will be incorporated into a developing business/industrial park that is currently under development. Staff recommends approval of the rezoning.

CITY OF WAUKEE

Andy Kass, AICP

Senior Planner