



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Apple – Proposed Rezoning

**PREPARED BY:** Brad Deets

**REPORT DATE:** June 8, 2018

**MEETING DATE:** June 12, 2018

### GENERAL INFORMATION

**Applicant:** Apple, Inc.

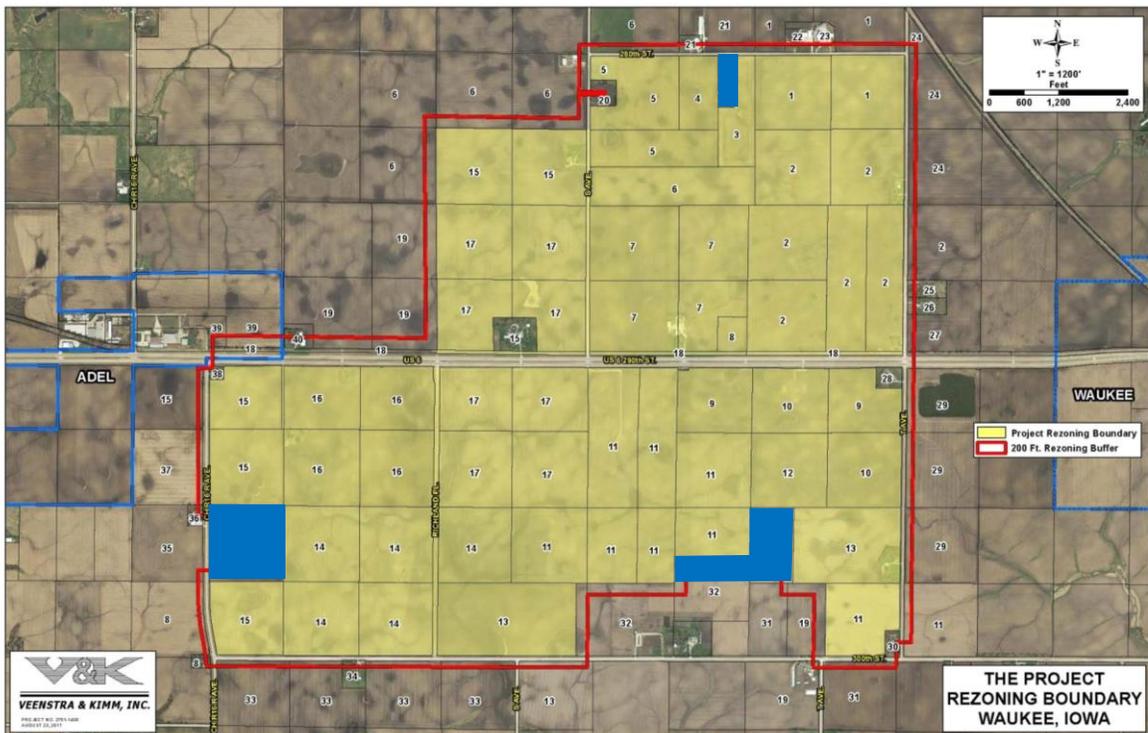
**Owner:** Apple, Inc.

**Owner's Representative:** City of Waukee has initiated this rezoning request

**Request:** The applicant is requesting approval of a rezoning of five parcels adjacent to property that has previously been rezoned for the proposed Apple Data Center Development

**Location and Size:** Property is generally located south of 280<sup>th</sup> Street, east of R Avenue and north of 300<sup>th</sup> Street, containing approximately 83 acres.

### AREA MAP



**ABOVE LEFT:** Area Map of Apple Data Center Project showing additional property to be rezoned (outlined in **BLUE**).

## LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Agricultural	Neighborhood Residential	A-1 (Agricultural)
North	Agricultural	Neighborhood Residential	M-1/PD-1 (Light Industrial/Planned Development)
South	Agricultural	Neighborhood Residential	M-1/PD-1 (Light Industrial/Planned Development)
East	Agricultural	Neighborhood Residential	M-1/PD-1 (Light Industrial/Planned Development)
West	Agricultural	Neighborhood Residential	A-1 (Agricultural)

## BACKGROUND

In the fall of 2017, Apple Inc., announced plans for the development of a state of the art data center development on approximately 2,000 acres of property generally located between T Avenue and R-16 and 280<sup>th</sup> Street and 300<sup>th</sup> Street. A majority of the approximately 2,000 acres was rezoned at that time to M-1 Light Industrial District and PD-1 Planned Development District to allow for the development of the property for multiple data centers. Since that time, additional property has been acquired by Apple, Inc. which creates more uniform property lines for the proposed data center project. The proposed rezoning consists of approximately 83 acres with approximately 40 acres being located along R-16 (west end of project), 6 acres along 280<sup>th</sup> Street (north end of project) and approximately 37 acres located just north of 300<sup>th</sup> Street (south end of project).

Rezoning signs were placed on the individual properties on June 5, 2018. Notification to adjacent property owners was mailed on June 4, 2018. To date, staff has not received any correspondence either for or against the proposed rezoning.

## PROJECT DESCRIPTION

In August 2017, Apple Inc. announced plans for the development of a \$1.3 billion data center in Waukee. The proposed project consists of the development of two 200,000 square foot data center buildings along with a logistics building as a part of Phase I of the development. The Phase I development is proposed to be located north of Hickman Road between S Avenue and T Avenue. The remainder of the land is proposed to be built out in future phases. The property considered as a part of this rezoning request creates more uniform boundaries for the overall Apple Property.

A general concept plan was provided as a part of the 2017 rezoning request which identifies the location of the Phase I improvements. Access is anticipated to be provided to the site off of S Avenue. At this time, no access is anticipated off of Hickman Road (Highway 6). Both water and sanitary sewer are proposed to be extended to service the site. Water will be provided from Hickman Road with another line intended for redundancy to be constructed along 300<sup>th</sup> Street (University Avenue) and north on T Avenue. Sanitary Sewer is being extended from Phase 3 of the North Sanitary Sewer Outfall project north of 300<sup>th</sup> Street (University Avenue) and west of Waukee Public Works. The sanitary sewer will continue to be extended westward to T Avenue and then north along T Avenue.

The proposed underlying zoning of the property is M-I Light Industrial. The M-I Zoning District includes the specific permitted use as follows:

***Research and Technology businesses such as laboratories, data centers, call centers, and information technology support and supply which may require a combination of office and flex space to accommodate storage, warehousing or testing.***

The proposed development of the Apple Data Center is consistent with this permitted use.

In addition to the underlying zoning district of M-I Light Industrial, a Planned Development Overlay has been prepared which further defines the use as well as provides adjustments to the M-I zoning district due to the uniqueness of the specific project.

Specifically, the proposed Planned Development Overlay provides specifics related to parking requirements and bulk regulations that are unique to the specific type of development. In addition, the Planned Development Overlay defines the minimum requirements for landscaping and buffering adjacent to the site. Specifically, the Planned Development Overlay requires a minimum 50 foot landscape buffer surrounding the site. Within the 50 foot landscape buffer, a minimum 5 foot tall earthen berm will be required. The Planned Development document further defines the minimum requirements for overstory, ornamental and evergreen trees required within the buffer.

As a part of the Planned Development Overlay document, general renderings of the proposed data center have been included, however, it should be noted that the applicant will be required to meet the minimum building and architectural requirements as defined within the zoning and site plan ordinances.

The property subject to this rezoning is proposed to be amended into the existing Planned Development Overlay with consistent requirements as the property previously rezoned.

#### **STAFF RECOMMENDATION**

At this time, staff finds the rezoning application complete. The proposed use is consistent with the recommended changes to the 2008 Comprehensive Plan and the provisions within the Planned Development Overlay are appropriate and conducive to protecting the health, safety and general welfare of the public and surrounding property owners. Staff would recommend approval of the proposed rezoning.