



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Morgan Plat 1 – Preliminary Plat

PREPARED BY: Andy Kass AICP, Senior Planner

REPORT DATE: August 24, 2018

MEETING DATE: August 28, 2018

GENERAL INFORMATION

Applicant: Apple, Inc.

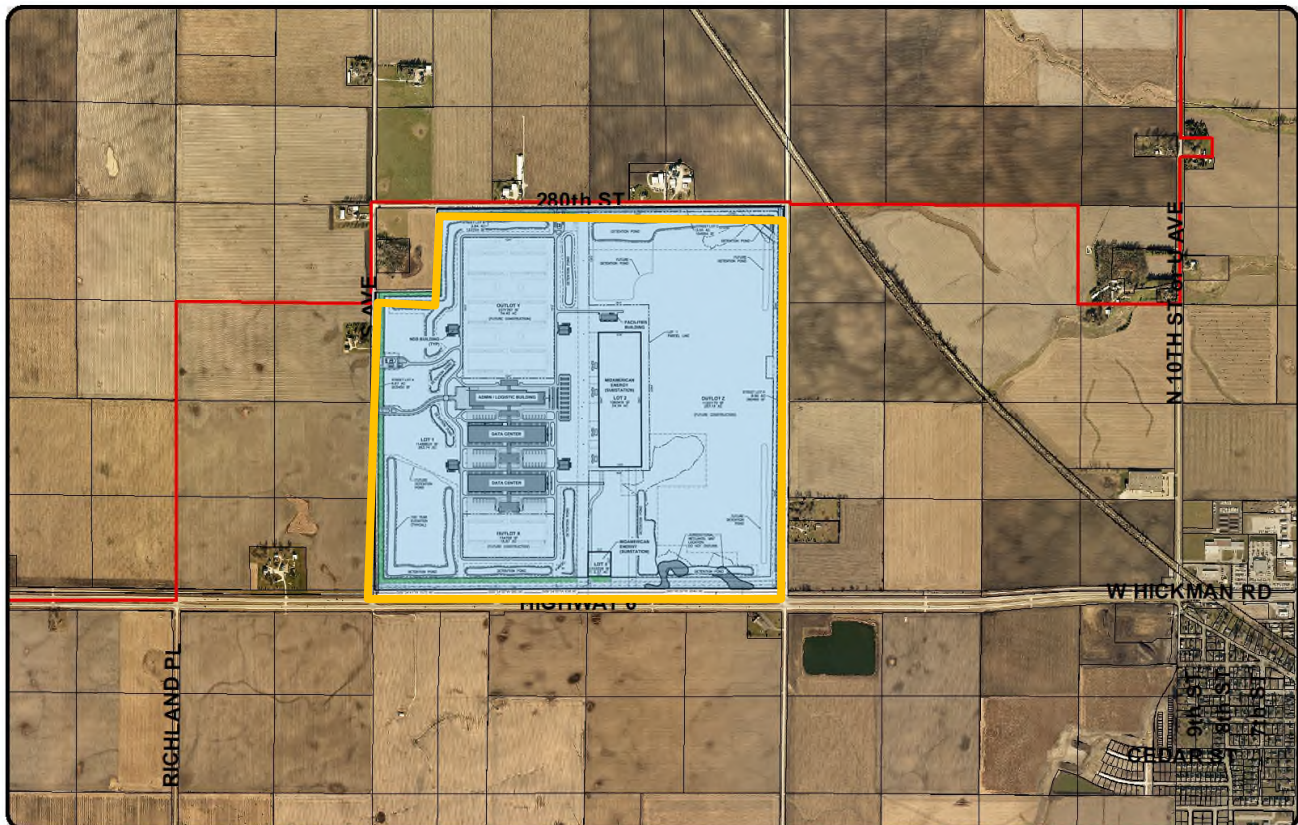
Owner: Apple, Inc.

Owner’s Representative: Gary Reed, P.E. with Civil Design Advantage

Request: The applicant is requesting approval of a preliminary plat for a data center project.

Location and Size: Property is generally located north of Hickman Road, between S Avenue and T Avenue, and containing approximately 639 acres more or less.

AREA MAP



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

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Residential	M-1 (Light Industrial District) / PD-1 (Planned Development Overlay)
North	Vacant – Undeveloped	Neighborhood Residential	N/A (Dallas County)
South	Vacant – Undeveloped	Neighborhood Residential	M-1 (Light Industrial District) / PD-1 (Planned Development Overlay)
East	Vacant – Undeveloped	Neighborhood Residential	M-1 (Light Industrial District) / PD-1 (Planned Development Overlay)
West	Vacant – Undeveloped	Neighborhood Residential	M-1 (Light Industrial District) / PD-1 (Planned Development Overlay)

HISTORY

The subject property is located north of Hickman Road and between T Avenue and S Avenue. The property was annexed into the City of Waukee and rezoned in 2017. Apple, Inc., purchased the property and much of the surrounding property with the intent to develop a data center. The proposed preliminary plat is the first step in the overall development of the data center. Prior to development of the site the applicant will be required to submit detailed site plans, final plats, and architectural drawings for review and approval.

PROJECT DESCRIPTION

LOTS

The preliminary plat identifies a total of three (3) lots. Lot 1, located on the west side of the property is 263.74 acres in area and is intended for the development of the first phase of the data center. The preliminary plat identifies various buildings for data centers, administration, facilities, and support structures to be located within the boundaries of Lot 1. Lot 2, located in the center of the property is 24.35 acres in area and is intended to be utilized for the development of a substation that MidAmerican Energy will construct to service the needs of the data center. Lot 3, located on the south side of the property is 2.37 acres in area and will also be utilized by MidAmerican Energy for the development of a substation to serve the needs of the general public. Each lot is required to have a minimum of a 5-foot berm with a 50-foot wide landscape buffer around the perimeter. All lots are subject to the bulk regulations set forth in the Planned Development Agreement that was approved as part of the rezoning of the property. Table I below outlines the required bulk regulations.

Table I: M-1/PD-1 Zoning District Bulk Regulations

Category	M-1/PD-1 (minimum)
Lot Area	No minimum
Lot Width	No minimum
Front Yard Setback	50 feet
Rear Yard Setback	50 feet
Side Yard Setback	25 feet
Setback Between Buildings	25 feet
Building Height	80 feet (maximum)

In addition to Lots 1, 2, and 3, the preliminary plat identified three (3) outlots. Outlot Y, located on the north side of the property is 54.45 acres in area and is intended for future phases of the data center. Outlot Z, located on the east side of the property is 257.15 acres in area and is intended for future phases of the data center. Outlot X, located on the south side of the property is 16.87 acres in area and is intended for future phases of the data center. Prior to any future development Outlots X, Y, and Z will need to be platted as buildable lots.

STREET IMPROVEMENTS

The preliminary plat identifies improvements to S Avenue, T Avenue, and 280th Place. Currently, all of these roads are unimproved gravel roads. As part of the initial improvements to the site the applicant will be required to make improvements to S Avenue. Improvements to S Avenue will consist of at least 24-foot wide pavement from Hickman Road to the north plat boundary. A turn lane at Hickman Road will also be constructed with the improvements to S Avenue. Improvements to T Avenue and 280th Place will be constructed in the future as development occurs. These improvements will be at least 24-foot wide pavement with turn lanes at appropriate locations.

UTILITIES

The applicant will be required to extend sanitary sewer and water main to the property as part of the initial plat improvements. From T Avenue the applicant will extend a 24-inch sanitary sewer main and a 20-inch water main along the south side of the property to S Avenue. In the future an extension of sanitary sewer and water main will be required along S Avenue. In addition, water main will be required to be extended along 280th Place and T Avenue in the future.

Storm water management will be handled internally to the site through number of ponds that are illustrated on the grading sheets of the preliminary plat. The grading sheets identify areas for future enlargements of ponds that will be constructed with the initial improvements. Enlargements will be necessary as additional impervious surfaces are added to the site. All ponds will be wet bottom ponds. Apple, Inc. will be responsible for the maintenance of all detention ponds.

STAFF RECOMMENDATION

All proposed lots meet the minimum requirements of the Zoning Ordinance and the Planned Development Agreement. The preliminary plat is in general conformance with the Subdivision Ordinance and the Waukees Standard Specifications for Public Improvements. Staff recommends approval of the preliminary plat for Morgan Plat I subject to remaining staff comments.