



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: I-80 West Industrial Park Plat 2 – Final Plat

PREPARED BY: Melissa DeBoer AICP, Planner II

REPORT DATE: August 24, 2018

MEETING DATE: August 28, 2018

GENERAL INFORMATION

Owner/Applicant:

117 Land Company, LLC

Owner's Representative:

Erin Ollendike, P.E., with Civil Design Advantage, LLC

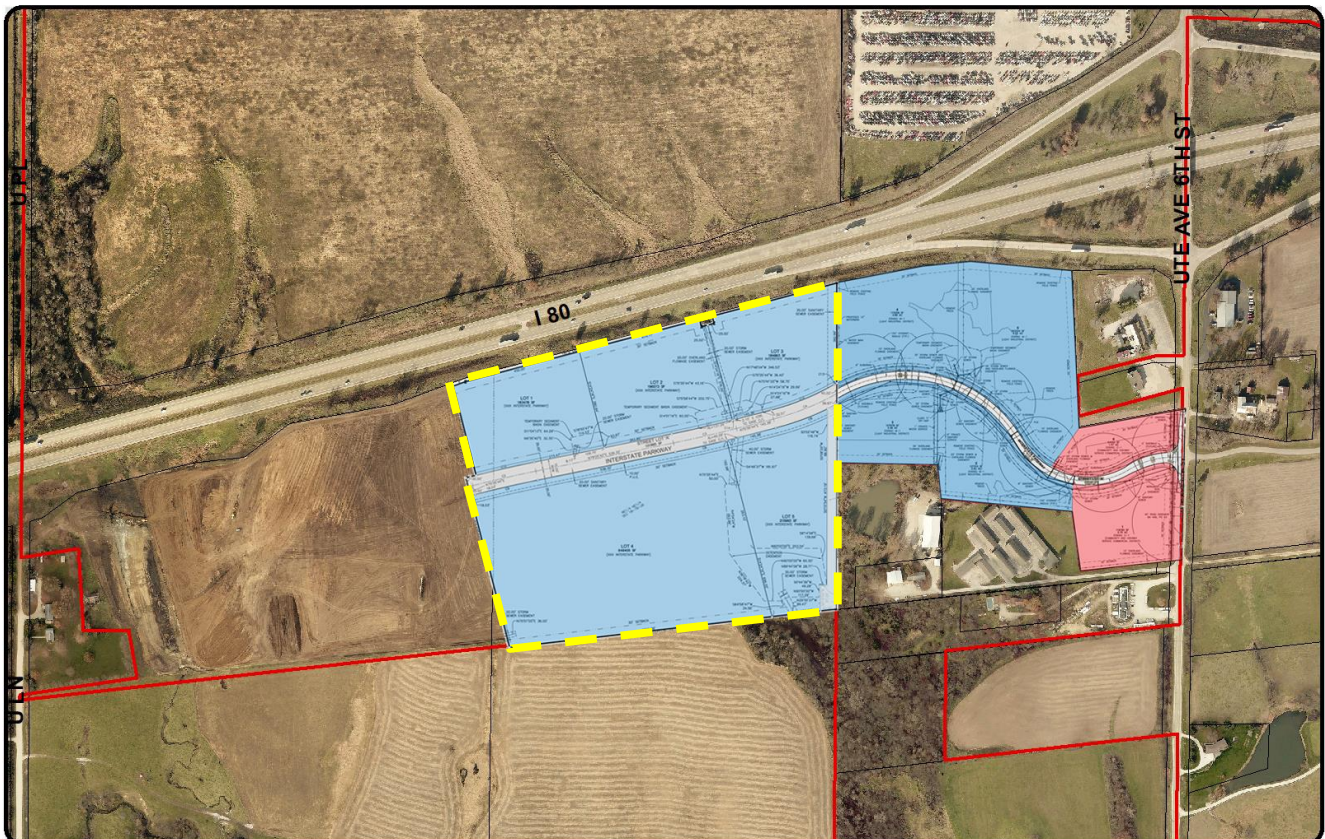
Request:

The applicant is requesting approval of a final plat for a light industrial subdivision.

Location and Size:

Property is generally located south of I-80 and west of R-22/Ute Avenue, containing approximately 35.85 acres.

AREA MAP



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

LAND USES AND ZONING

| Location | Existing Land Use | Comprehensive Plan | Current Zoning |
|----------------------|--|--------------------|---|
| Property in Question | Vacant – Undeveloped | Business Campus | M-1 (Light Industrial District) |
| North | Vacant- Undeveloped | Business Campus | C-1 (Community and Highway Service Commercial District) |
| South | Undeveloped land in Dallas County | N/A | N/A |
| East | Light Industrial within I-80 West Industrial Park Plat 1 | Business Campus | M-1 (Light Industrial District) and C-1 (Community and Highway Service Commercial District) |
| West | Vacant - Undeveloped | Business Campus | M-1 (Light Industrial District) |

PROJECT DESCRIPTION

LOTS

The final plat identifies a total of 5 lots for light industrial development. The lots range in size from 4.21 acres to 14.91 acres.

STREETS AND TRAIL

As part of the public improvements, the developer has installed an extension of Interstate Parkway. Interstate Parkway includes a 70 foot right-of-way and is a 31 foot wide street with 8-inch thick pavement. Street Lot B will be dedicated to the City of Waukeel for access to the lift station.

No trails are included as part of the development. Five-foot wide sidewalks will be constructed on both sides of the street as the individual lots develop.

UTILITIES

Utilities have been extended throughout the plat. Storm water in this plat will be collected in a detention pond located on lots 4 and 5.

PARKLAND

Parkland dedication is not required for industrial developments.

STAFF RECOMMENDATION

Staff recommends approval of the final plat for I-80 West Industrial Park Plat 2 subject to remaining staff comments, review of the legal documents, and completion of public improvements.