



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Westgate Business Park Plat 4 – Preliminary Plat & Final Plat

PREPARED BY: Andy Kass AICP, Senior Planner

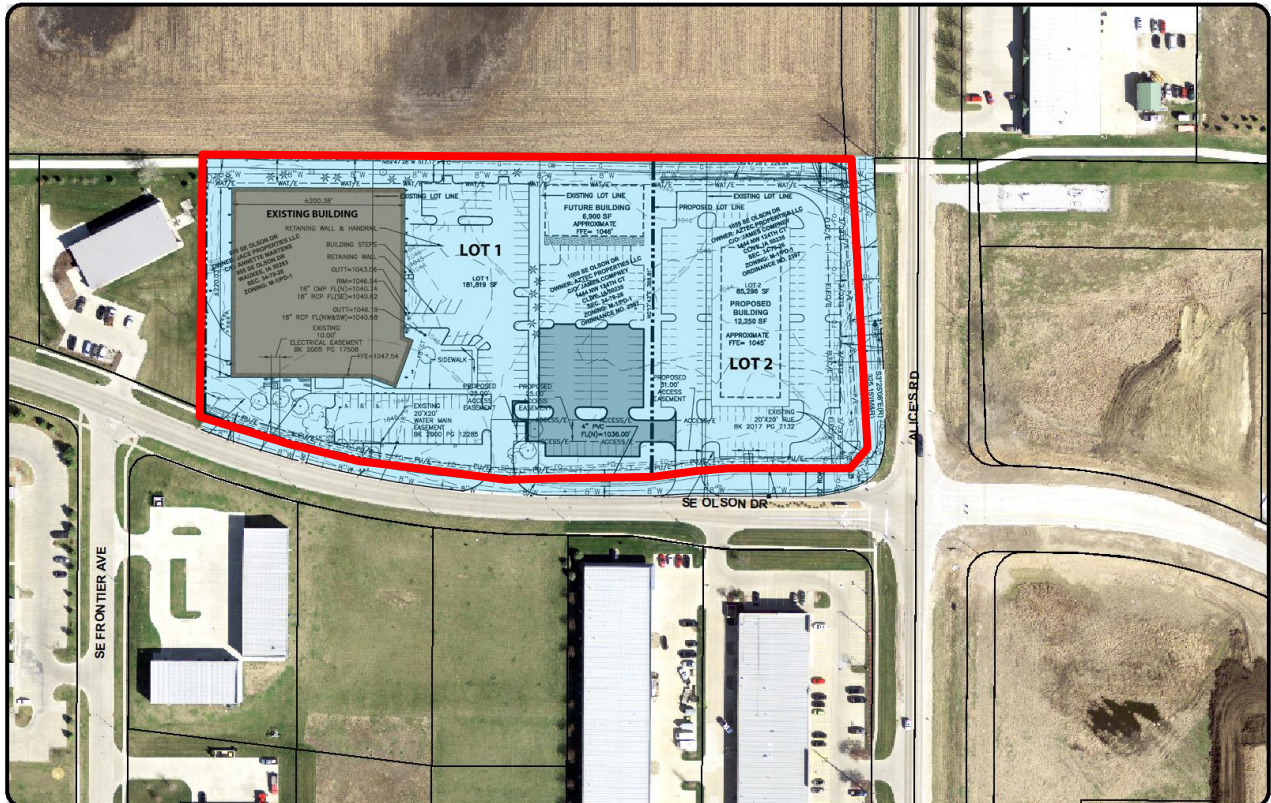
REPORT DATE: August 10, 2018

MEETING DATE: August 14, 2018

GENERAL INFORMATION

- Applicant:** Aztec Properties, LLC & Jace Properties, LLC
- Owner:** Aztec Properties, LLC
- Owner's Representative:** Keith Weggen, P.L.A.
- Request:** The applicant is requesting approval of a preliminary plat and final plat for a light industrial subdivision.
- Location and Size:** Property is generally located north of SE Olson Drive and west of SE Alice's Road containing approximately 6.13 acres more or less.

AREA MAP



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

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Community Village	M-1 (Light Industrial District) / PD-1 (Planned Development Overlay)
North	Vacant – Undeveloped	Community Village	C-1A (Neighborhood Commercial District) / PD-1 (Planned Development Overlay District)
South	Westgate Business Park	Community Village	M-1 (Light Industrial District) / PD-1 (Planned Development Overlay)
East	Car-X	Community Village	C-1 (Community & Highway Service Commercial District)
West	Westgate Business Park	Community Village	M-1 (Light Industrial District) / PD-1 (Planned Development Overlay)

HISTORY

The subject property is located north of SE Olson Drive and west of SE Alice’s Road. The property included within the plat was platted in 2000 as part of Westgate Business Park Plat 2. The property owner has chosen to replat Lots 10, 11, 12, and 13 of Plat 2 into two lots to allow for future expansion of an existing business currently located on Lot 10 and for additional development at the intersection of SE Olson Drive and SE Alice’s Road.

PROJECT DESCRIPTION

LOTS

The preliminary plat and final plat identify a total of two (2) lots for light industrial development. Lot 1 is 4.17 acres in area and Lot 2 is Bulk regulations for the M-1/PD-1 Zoning District are provided in Table 1. All proposed lots meet the minimum requirements of the M-1/PD-1 zoning district.

Table 1: C-1 Zoning District Bulk Regulations

Category	Standard M-1 / PD-1 (minimum)
Lot Area	No minimum
Lot Width	No minimum
Front Yard Setback	30 feet
Rear Yard Setback	35 feet
Side Yard Setback	No minimum (25 feet if adjacent to residential)

STREETS AND TRAIL

No public streets or trails are planned or required as part of this plat. Sidewalks will be constructed along SE Olson Drive as each lot develops.

UTILITIES

Utilities are in place to serve each lot. Storm water detention is provided in the regional retention basin located to the southwest of the property.

EASEMENTS

All proposed easements have been indicated on the preliminary plat and final plat.

STAFF RECOMMENDATION

All proposed lots meet the minimum requirements of the Zoning Ordinance, the preliminary plat and final plat are in general conformance with the Subdivision Ordinance, and the proposed land use of the property is consistent with the Comprehensive Plan. Staff recommends approval subject to remaining staff comments and review of the legal documents.

CITY OF WAUKEE

Andy Kass, AICP
Senior Planner