



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Hougham Subdivision

PREPARED BY: Brad Deets – Development Services Director

REPORT DATE: October 5, 2018

MEETING DATE: October 9, 2018

GENERAL INFORMATION

Applicant / Owner:

Skogman Realty/Jean & Larry Mark and Nona & Gordon Martens

Owner's Representative:

Ed Pelds, Pelds Engineering Company

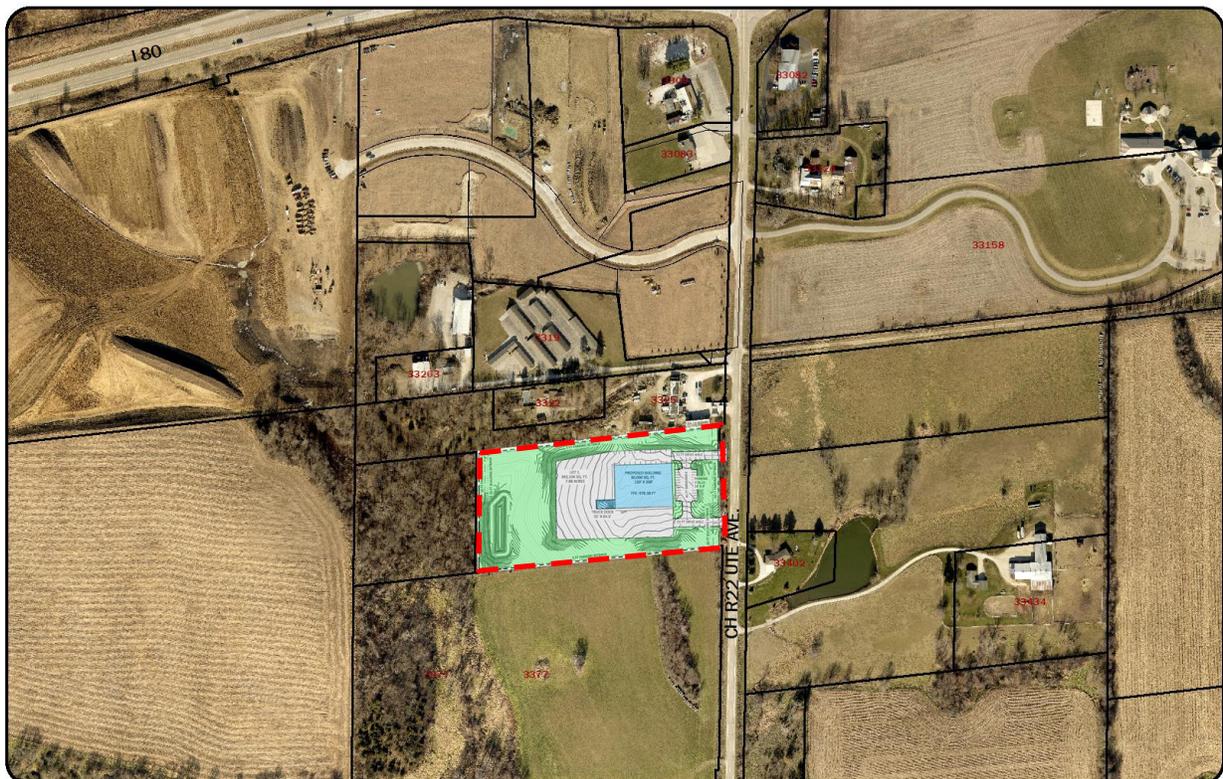
Request:

The applicant is requesting approval of rezoning from A-1 Agricultural District to M-1 Light Industrial District.

Location and Size:

Property is generally located south of Interstate 80 and west of Ute Avenue, containing 7.99 acres more or less.

AREA MAP



LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Light Industrial/Office	A-1 Agricultural District (subject to completion of annexation)
North	U-Haul/ Hi Ho Motel	Light Industrial/Office	A-1 Agricultural District
South	Vacant	Light Industrial/Office	A-1 Agricultural District
East	Vacant/Acreage	**	Property located in Dallas County
West	Vacant	Light Industrial/Office	A-1 Agricultural District

**Property is located outside of Waukee’s Planned growth area

HISTORY

The subject property is currently located within Dallas County. The City Council took action on the annexation of the property on September 17, 2018. The proposed annexation has been forwarded to the State City Development Board for action. It is anticipated that the City Development Board will hold a public hearing on the annexation in November. Pending approval and a 30 day appeal period, the annexation of the property into the City limits will be completed by the end of the year. The requested rezoning is subject to completion of the voluntary annexation of the property.

PROJECT DESCRIPTION

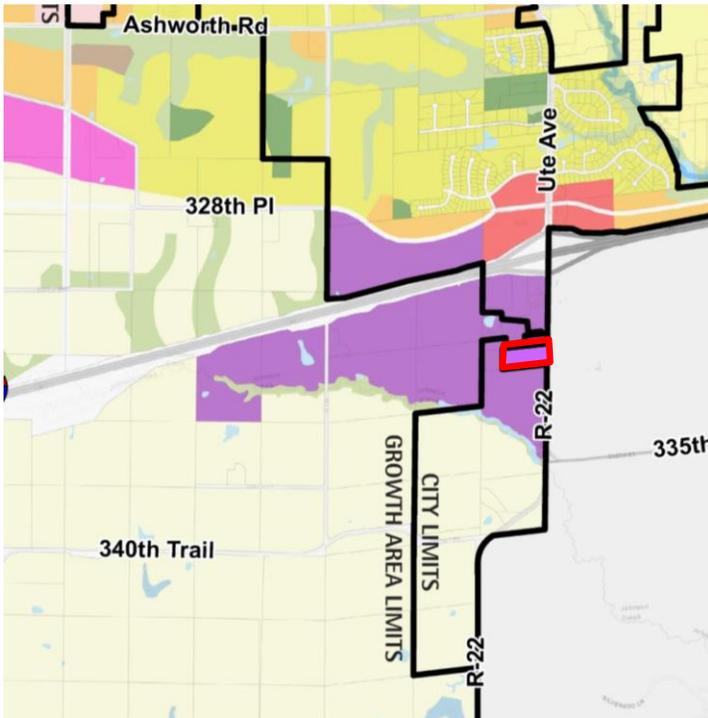
The owner and applicant are requesting approval of a rezoning of the property from A-1 Agricultural District to M-1 Light Industrial District to allow for the development of an approximately 30,000 square foot business/warehouse on the property. The City Council has set a public hearing date for October 15, 2018 to further discuss the proposed rezoning request.

The City of Waukee is currently in the final stages of the completion of a new Comprehensive Plan titled Imagine Waukee 2040. The proposed Comprehensive Plan identifies the use of the property as light industrial/office use which is consistent with the proposed development concept.

The subject property is located slightly south of the Interstate 80 Industrial Park of which the second phase was just recently completed. It is intended that the remaining property between the existing business park and proposed project would fill in with similar type uses. It is also anticipated that an additional east/west street would be extended to the north of this project in the future to provide for a connected transportation network within the intended business park area.

The applicant has provided a concept plan which identifies the development of an approximately 30,000 square foot building with enclosed outdoor storage. Access would be provided off of Ute Avenue. The applicant continues to work on plans for the extension of utilities to serve the site. Water is located to the north of

the site and would be extended to serve the property. The applicant has been working with Dallas County regarding the ability for a septic system to serve the property. There is currently no sewer available to this property and the eventual trunk sewer would come from the east of the site up the Johnson Creek area. There is no timeframe for the extension of that trunk sewer.



2040 Planned Land Use	DEVELOPABLE LAND			TOTAL LAND		
	Growth Area	City Limits	Land Use Total Acres	Growth Area	City Limits	Land Use Total Acres
Rural Residential	65	26	91	235	79	314
Low Density Residential	2,320	1,746	4,066	2,518	3,604	6,122
Medium Density Residential	434	461	895	462	747	1,209
High Density Residential	58	30	89	58	205	264
Neighborhood Commercial	32	95	126	32	151	182
Community Commercial	10	159	169	14	361	375
Regional Commercial	0	103	103	0	121	103
Other Use	110	228	339	125	488	613
Business Park	68	206	274	68	249	318
Light Industrial Office	339	132	471	351	157	509
Institutional	142	0	142	227	380	607
Total Acres	3,578	3,186	6,764	4,092	6,542	10,634

Imagine Waukee 2040: Land Use Plan identifying the subject property

STAFF RECOMMENDATION

The proposed rezoning request is consistent with the proposed Imagine Waukee 2040 Comprehensive Plan and is consistent with the existing Interstate 80 Business Park located to the north of the project. Staff would recommend approval of the rezoning subject to completion of the voluntary annexation process.