



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: 29367 Highway 6 - Rezoning

PREPARED BY: Brad Deets – Development Services Director

REPORT DATE: January 18, 2019

MEETING DATE: January 22, 2019

GENERAL INFORMATION

Applicant / Owner:

Waukee Land Investment, LLC – Applicant
Independent School District No. 5 of Delaware County, Oklahoma – Owner

Owner's Representative:

Erin Ollendike, Civil Design Advantage

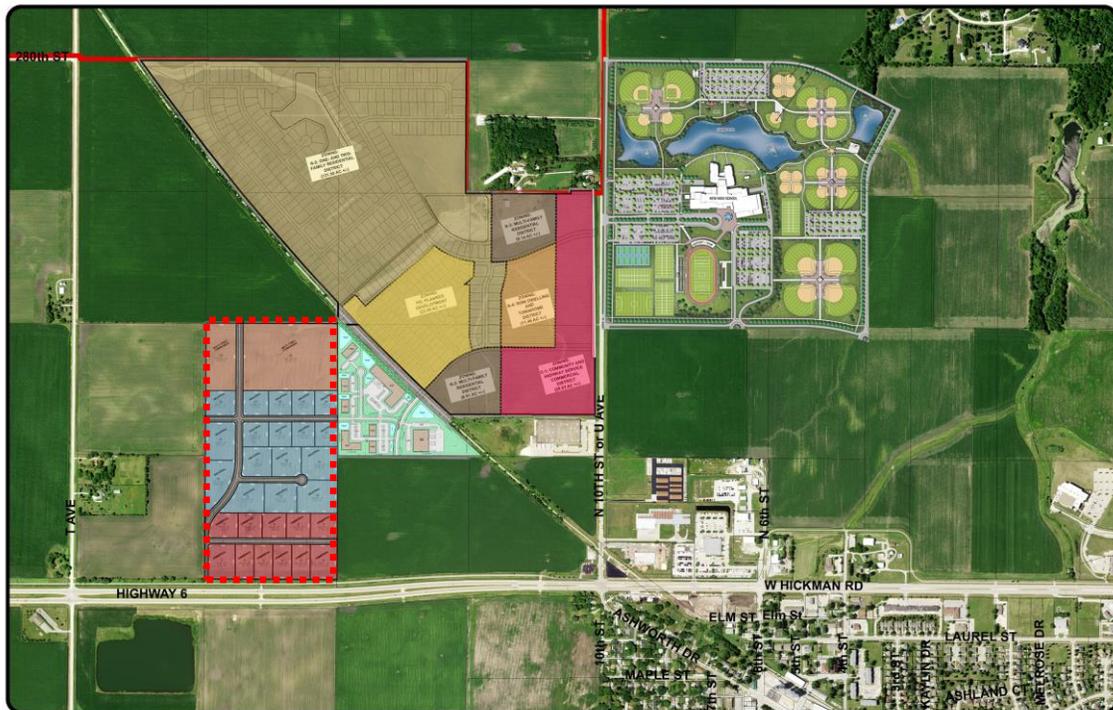
Request:

The applicant is requesting approval of rezoning from A-1 Agricultural District to a combination of R-4 Row Dwelling and Townhome Dwelling District, C-1 Community and Highway Commercial District and M-1 Light Industrial District.

Location and Size:

Property is generally located north of Hickman Road and approximately ½ mile west of 10th Street containing 77.31 acres more or less.

AREA MAP



ABOVE LEFT: Aerial of Property identifying the proposed property (outlined in **RED**).

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Commercial Mixed Use/Light Industrial/Medium Density Residential	A-1 Agricultural District
North	Vacant - Undeveloped	Single Family Residential	A-1 Agricultural District
South	Vacant - Undeveloped	Commercial Mixed Use	A-1 Agricultural District
East	Vacant - Undeveloped	Light Industrial/Medium Density Residential	A-1 Agricultural District and M-1 Light Industrial District
West	Vacant - Undeveloped	Commercial Mixed Use/Medium Density Residential	A-1 Agricultural District

HISTORY

The subject property is located north of Hickman Road and approximately ½ mile west of 10th Street. The property was annexed in 2017 as a part of the larger annexation that was completed on the west side of Waukee.

The applicant has provided the required application and required consent from surrounding property owners. Notice of the proposed rezoning request was provided to the adjoining property owners within 200 feet of the property. To date, staff has not received any correspondence for or against. A sign has also been placed on the property notifying the general public of the proposed meeting dates. A Public Hearing date before the City Council has been scheduled for Monday, February 4, 2019.

PROJECT DESCRIPTION

The owner and applicant are requesting approval of a rezoning of the property from A-1 Agricultural District to a combination of R-4 Row Dwelling and Townhome Dwelling District (20 acres), C-1 Community and Highway Commercial District (20 acres), and M-1 Light Industrial District (38 acres).

Under the 2008 Comprehensive Plan which is the currently adopted Comprehensive Plan, the subject property is identified on the land use plan as an employment use which is described as class B and C office, light industry, warehousing and agriculture related uses. The City is currently in the final stages of an updated Comprehensive Plan scheduled to be reviewed by the Planning and Zoning Commission in February/March and City Council in March/April. The proposed plan identifies this area as a combination of light

industrial/office, medium density residential and mixed use commercial along Hickman Road. The City has previously rezoned an approximately 35-acre parcel that sits to the east of this property for light industrial as a part of the larger Stratford Crossing development. The remaining property surrounding the proposed rezoning area is currently being used for agricultural purposes. The proposed rezoning request generally appears to be consistent with both the existing Comprehensive Plan and the proposed Comprehensive Plan.

The applicant has provided a general concept plan for the layout of the proposed development including street configuration and how the development would interact with adjoining property including the existing Stratford Crossing Development to the north east. The intent of the development would be to have commercial lots front Hickman Road which would then transition into a light industrial/office land use that would adjoin the existing light industrial development to the east. The northern third of the property is proposed for townhome development as areas to the north and west of this property are planned for future residential development.

The concept plan identifies a series of lots for the commercial zoning ranging in size from 1.38 acres to 2.16 acres. The proposed light industrial area would also include a series of lots ranging in size from 1.32 acres to 2.69 acres. These would be similar in size and layout to the Westgate Business Park located west of Alice's Road along Olson Drive.

The development includes two access points to Hickman Road which are generally consistent with the locations that are currently being considered as a part of a corridor access agreement with the DOT. The development would also connect back to the existing Stratford Crossing development to the northeast.

Utilities to serve this property are proposed to be extended from the existing Stratford Crossing Development to the north of the subject property. Although it has not been identified to date, staff has suggested that the applicant consider the use of regional detention for this development in lieu of individual site detention solutions in order to create fewer numbers of facilities as well as to perhaps create a natural buffer between the proposed light industrial property and the medium density townhome property. Storm water management will be more fully explored as a part of a preliminary plat application.

STAFF RECOMMENDATION

The proposed rezoning request is generally consistent with the adopted 2008 Comprehensive Plan and the proposed Imagine Waukee 2040 Comprehensive Plan and is consistent with the adjoining Stratford Crossing development. Staff would recommend approval of the rezoning request.