



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Legacy Park West – Rezoning

PREPARED BY: Andy Kass AICP, Community Development Director

REPORT DATE: February 18, 2022

MEETING DATE: February 23, 2022

GENERAL INFORMATION

Applicant: Anderson Four, LLC

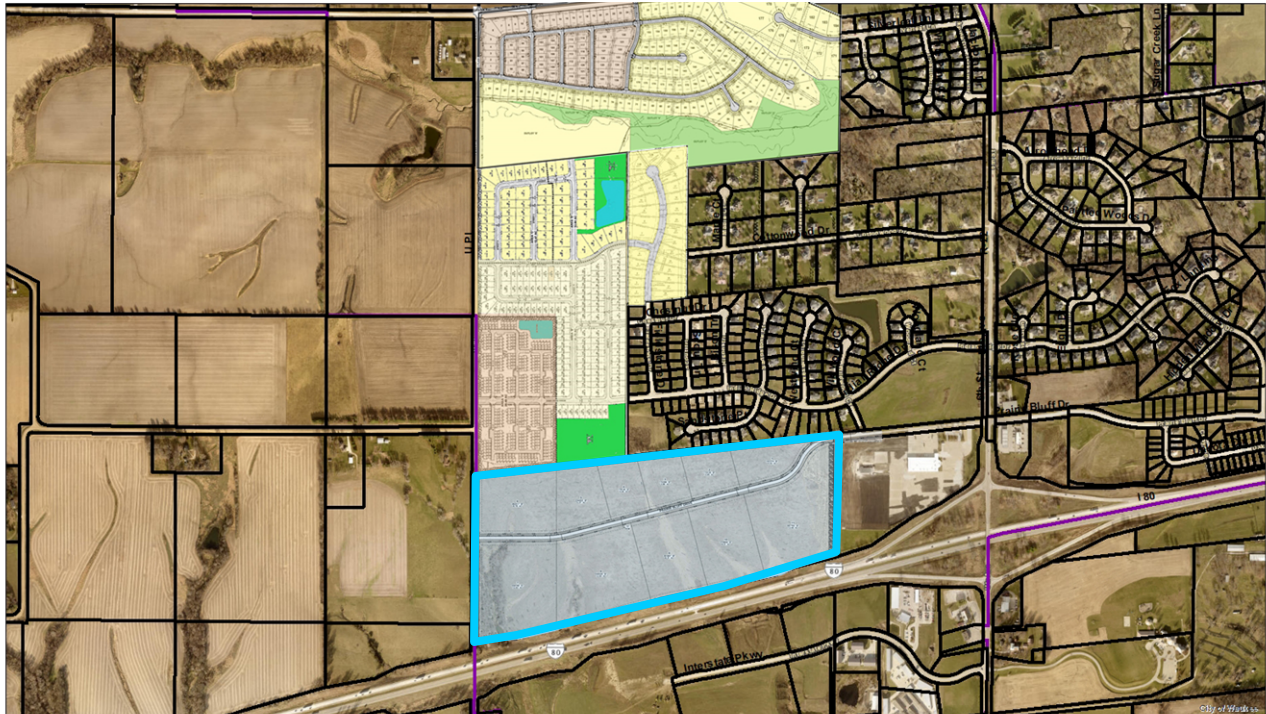
Owner: Anderson Four, LLC

Owner's Representative: Erin Ollendike, PE – Civil Design Advantage

Request: The applicant is requesting approval of a rezoning for a light industrial development.

Location and Size: Property is generally located north of Interstate 80 and west of R-22, containing approximately 91.57-acres.

AREA MAP



ABOVE LEFT: Concept plan of the development identifying the area proposed to be rezoned. The area outlined in **BLUE** is the area proposed to be rezoned.

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Light Industrial Office & Medium Density Residential	C-1 (Community & Highway Service Commercial District)
North	Painted Woods West Plats 1 – 4 & Proposed Painted Woods West Phase 2	Single Family Residential & Medium Density Residential	R-2 (One & Two Family Residential District) & A-1 (Agricultural District)
South	I-80 West Industrial Park Plats 1 & 2	Light Industrial Office	M-1 (Light Industrial District)
East	GATR Truck Center	Community Commercial	C-1 (Community & Highway Service Commercial District)
West	Vacant – Undeveloped	Urban Reserve	Dallas County

BACKGROUND

The subject property is located north of Interstate 80 and west of R-22. The property was originally zoned in 2006 in conjunction with the property to the east. The applicant and property owner request to rezone the property from C-1 to M-1 for a light industrial development.

The applicant has submitted consent from 61.78% of property owners within 250-feet of the property to be rezoned. Notification to adjacent property owners was mailed on February 11, 2022. The rezoning signs were placed on the property by the February 14, 2022 deadline. Staff has not received any correspondence regarding this request. Staff would note that the applicant did contact all adjoining property owners within 250-feet of the property to obtain consent prior to filing the rezoning application. In addition, the applicant provided a letter to the adjoining property owners describing the types of tenants they lease or sell space to and how they manage their other industrial projects within the Des Moines metro. A copy of the letter has been included for your review.

PROJECT DESCRIPTION

The concept plan provided shows eleven (11) lots to be platted for future industrial development. The lots range in size from 3.95-acres to 13.49-acres in area. All lots would meet the requirements of the M-1 zoning district. Site plans for any proposed development on the property will be required in the future. Included within future site plan review additional information related to architecture and site lighting will be required. Bulk regulations of the M-1 district are provided in Table I below.

Table I: Standard M-1 requirements.

Category	M-1 (minimum)
Lot Area	No Minimum
Lot Width	No Minimum
Front Yard Setback	30 feet
Rear Yard Setback	30 feet
Side Yard Setback	No Minimum (40 feet if adjacent to any R or C-1 district)
Maximum Height	40 feet

Access to the property is shown to be provided via an extension of Prairie Bluff Drive that would be installed along the north side of the property to the east and into the subject property. Prairie Bluff Drive is shown to continue to the west and connect to U Place along the west plat boundary. The applicant would also install a connection to Wildwood Court to the north. Improvements would also be required to be completed on U Place. Sanitary sewer and water main are within the vicinity to serve the proposed development.

Landscape buffers are shown along the north and east boundaries of the property. The buffers are 40-feet in width because of the adjoining zoning classifications to the proposed zoning. In addition, to the buffer, a berm will be required along the north property boundary. The applicant has provided a cutaway sketch of what the berm would look like from a height perspective. The berm is shown to be 6-feet in height at the finish grade elevation of the single-family lots to the north, at the finish grade of the proposed industrial lots, the berm is 12-feet in height. This additional height would add greater screening and buffering between the residential and proposed industrial zoning.

COMPREHENSIVE PLAN

The subject property is primarily classified as Light Industrial Office in the Imagine Waukee 2040 Comprehensive Plan. Light Industry Office is defined as showroom, flex space, and manufacturing space. The Comprehensive Plan also states that proximity to regional road corridors is a critical factor in locating in these areas. A small amount of the property is identified as Medium Density Residential which is classified as townhome and row home products that are 4 to 12 units per acre in density.

The proposed zoning is largely consistent with the comprehensive plan land use classification. Staff believes that appropriate measures can be put in place with screening and berming to mitigate any incompatibilities between the existing single-family neighborhood to the north and the proposed industrial development.

STAFF RECOMMENDATION

The proposed zoning district is generally consistent with the land uses identified in the Comprehensive Plan. Based on the conformance with the Comprehensive Plan staff recommends approval of the rezoning for Legacy Park West.