



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Project Morgan Prairie Pothole
Wetland Restoration – Site Plan

PREPARED BY: Melissa DeBoer, AICP – Planning
Coordinator

REPORT DATE: August 8, 2024

MEETING DATE: August 13, 2024

GENERAL INFORMATION

Owner/Applicant:

APPLE, INC.

Project Manager:

Mathew Stone with RES, LLC

Request:

The applicant is requesting approval of a site plan for private improvements including a walking path and parking lot.

Location and Size:

Property is generally located west of NW 30th Street and north of Hickman Road, containing approximately 220 acres.

AREA MAP



ABOVE: Aerial of property identifying the proposed site plan (outlined in **RED**).

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Technology Center	M-1 / PD-1 (Light Industrial District / Planned Development Overlay District)
North	Vacant – Undeveloped / Agricultural Land	Urban Reserve	N/A – Dallas County
South	Vacant – Undeveloped	Technology Center	M-1 / PD-1 (Light Industrial District / Planned Development Overlay District)
East	Industrial – Apple Data Center	Technology Center	M-1 / PD-1 (Light Industrial District / Planned Development Overlay District)
West	Vacant – Undeveloped / Agricultural Land	Urban Reserve	N/A – Dallas County

HISTORY

The subject property was annexed into the City of Waukee and rezoned in 2017. Apple, Inc., purchased the property and surrounding properties in order to develop a data center.

PROJECT DESCRIPTION

The project includes private improvements including field tile work to manage runoff from adjacent farm fields and restoration of natural prairie potholes. The project also includes an addition of an 8-foot-wide gravel walking path across the site and a small parking lot off of NW 30th Street.

ACCESS AND PARKING

A small parking lot with 11 parking spaces will be provided off of NW 30th Street. This will provide access for people to park and then use the gravel walking path. The gravel walking path will also connect to the trail along Hickman Road in two locations.

UTILITIES

The project includes repairing/rerouting field tiles in order to better manage stormwater runoff from adjacent farm fields.

LANDSCAPING & OPEN SPACE

The project includes an abundance of native plantings throughout the property.

COMPREHENSIVE PLAN

The comprehensive plan classifies the subject property as Technology Center. The Technology Center classification provides uses such as a data center and related industries that are not typically employment intensive uses and tend not to generate substantial amounts of car or truck traffic once established. The proposed use will compliment the adjacent data center.

STAFF RECOMMENDATION

The site plan is in general conformance with the Site Plan Ordinance, Comprehensive Plan, and Planned Development. Staff recommends approval of the site plan for Project Morgan Prairie Pothole Wetland Restoration subject to remaining staff comments.