



## 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 the creation of one (1) lot that is approximately 220-acres in area. The lot meets the minimum requirements of the M-1/PD-1 zoning district. The intent of the lot is to develop a prairie pothole/wetland restoration area on the site with walking paths for public accessibility.

## UTILITIES

The project includes repairing/rerouting field tiles in order to better manage stormwater runoff from adjacent farm fields. In addition to the field tile repair, the applicant will be required to install sanitary sewer and water main across the site to the west plat boundary. The preliminary plat shows the necessary utility installations.

## 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 preliminary plat and final plat for Morgan West Plat I subject to remaining staff comments.