



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: 33263 Ute Avenue – Rezoning

PREPARED BY: Melissa DeBoer, AICP – Planning Coordinator

REPORT DATE: February 20, 2025

MEETING DATE: February 25, 2025

GENERAL INFORMATION

Owner:

Appletree Properties LLC

Applicant:

MSM Properties

Owner's Representative:

Todd VonStein, DesignCo

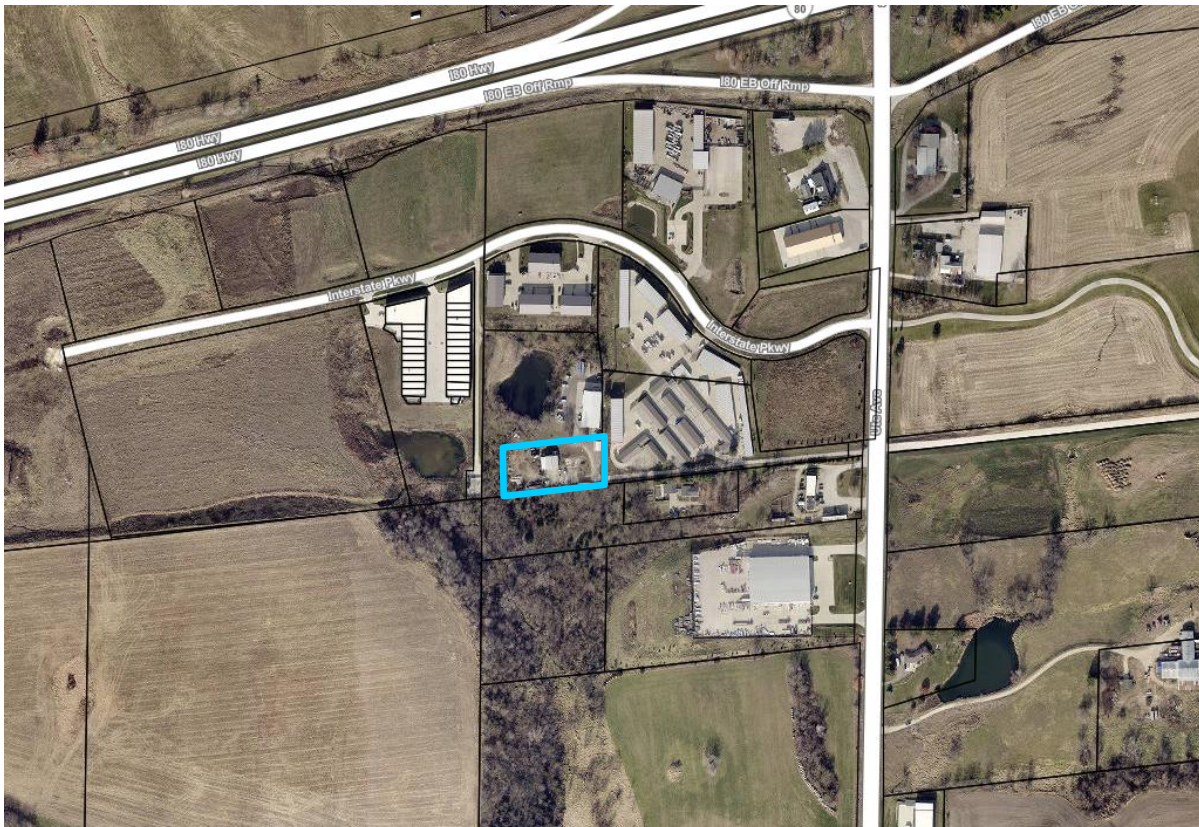
Request:

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

Location and Size:

Property is generally located south of Interstate Parkway and west of Ute Avenue, containing approximately 1.18-acres.

AREA MAP



ABOVE: 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	Warehouse Storage	Light Industrial Office	A-1 (Agricultural District)
North	Warehouse Storage	Light Industrial Office	A-1 (Agricultural District)
South	Industrial / Residential	Light Industrial Office	A-1 (Agricultural District) & M-1 (Light Industrial District)
East	Self Storage	Light Industrial Office	M-1 (Light Industrial District)
West	Warehouse Storage	Light Industrial Office	A-1 (Agricultural District) & M-1 (Light Industrial District)

BACKGROUND

The subject property is generally located south of Interstate Parkway and west of Ute Avenue. The property is approximately 1.18-acres in area. The site currently includes an existing building used as warehouse storage. The applicant wishes to remove the existing building on site and build a new building to be used for warehouse office space. The property is currently zoned A-1, Agricultural District. In order to make the proposed changes to the site, the applicant is required to rezone the property to M-1, Light Industrial District.

The property was formerly located within Dallas County and was annexed into the City in 2017. The property was zoned A-1 at the time of annexation and the existing use of the property was grandfathered in. Because the applicant is making changes to the site, including tearing down the existing building and constructing a new building, the property is required to be rezoned to comply with the zoning ordinance.

Notification to adjacent property owners was mailed on February 14, 2025. Staff has not received any correspondence regarding this request.

PROJECT DESCRIPTION

The concept plan provided shows a 12,000 square foot warehouse building. The building will include overhead doors and multiple bays.

COMPREHENSIVE PLAN

The subject property is classified as Light Industrial Office in the Imagine Waukee 2040: Comprehensive Plan. Light Industrial uses include a variety of showroom, flex space, and manufacturing space. Light industrial can include some office space, but the primary focus of light industrial uses is on the assembly, storage, or distribution of goods or products. Proximity to regional road corridors is a critical factor in locating these areas.

The proposed land use is consistent with the land use classification.

STAFF RECOMMENDATION

The proposed zoning district is consistent with the land uses identified in the Comprehensive Plan and with the existing surrounding land uses. Staff recommends approval of the rezoning for 33263 Ute Avenue.