



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** I-80 West Industrial Park – Rezoning

**PREPARED BY:** Melissa DeBoer, AICP – Planning Coordinator

**REPORT DATE:** March 21, 2025

**MEETING DATE:** March 25, 2025

### GENERAL INFORMATION

**Owner:** Estate of Michael Dean Sobotka (c/o Robin Sobotka)

**Applicant:** Paramount Land Company

**Owner’s Representative:** Ed Pelds with Pelds Design Services

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

**Location and Size:** Property is generally located north of Interstate Parkway and west of Ute Avenue, containing approximately 1.95-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	Vacant – Undeveloped	Light Industrial Office	A-1 (Agricultural District) & C-1 (Community and Highway Service Commercial District)
North	Warehouse Storage	Light Industrial Office	N/A Dallas County
South	Vacant – Undeveloped / Self Storage	Light Industrial Office	C-1 (Community and Highway Service Commercial District) & M-1 (Light Industrial District)
East	Indoor Storage Facility	N/A Dallas County	N/A Dallas County
West	RJ Lawn & Landscape	Light Industrial Office	M-1 (Light Industrial District)

**BACKGROUND**

The subject property is generally located north of Interstate Parkway and west of Ute Avenue. The property is approximately 1.95-acres in area. The site currently includes two parcels. The north parcel is zoned A-1, Agricultural District, and the south parcel is zoned C-1, Community and Highway Service Commercial District. The south parcel is a platted lot within the I-80 West Industrial Park Plat I development. The north parcel is an unplatted parcel. The property is vacant, undeveloped ground. The applicant wishes to rezone the entire subject property to M-1, Light Industrial District, to allow for the use of a flex use warehouse building.

Notification to adjacent property owners was mailed on March 14, 2025. The rezoning signs were placed by the March 18, 2025, deadline. Staff have not received any correspondence regarding this request.

**PROJECT DESCRIPTION**

The concept plan provided shows a 16,200 square foot building for flex use. The building will include overhead doors located on the north elevation of the building.

**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 I-80 West Industrial Park.