



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Morgan Plat 2 / Project Morgan WKE Site – Preliminary Plat, Final Plat, & Site Plan

PREPARED BY: Andy Kass AICP, Community Development Director

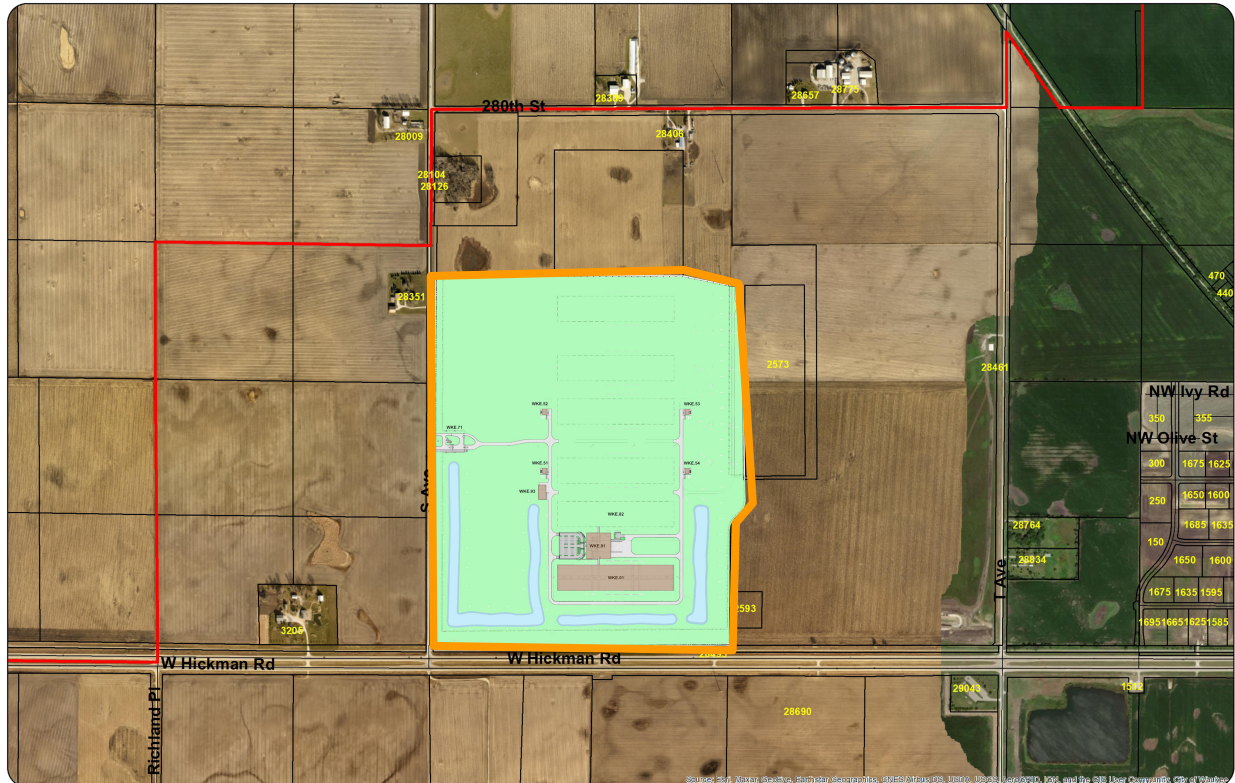
REPORT DATE: February 4, 2022

MEETING DATE: February 8, 2022

GENERAL INFORMATION

Applicant:	Apple, Inc.
Owner:	Apple, Inc.
Owner's Representative:	Ryan Hardisty, P.E. with Civil Design Advantage
Request:	The applicant is requesting approval of a preliminary plat, final plat, and site plan for a data center project.
Location and Size:	Property is generally located north of Hickman Road, between S Avenue and T Avenue, and containing approximately 592 acres more or less.

AREA MAP



ABOVE: Aerial of Property identifying the proposed plat (outlined in **ORANGE**).

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Residential	M-1 (Light Industrial District) / PD-1 (Planned Development Overlay)
North	Vacant – Undeveloped	Neighborhood Residential	N/A (Dallas County)
South	Vacant – Undeveloped	Neighborhood Residential	M-1 (Light Industrial District) / PD-1 (Planned Development Overlay)
East	Vacant – Undeveloped	Neighborhood Residential	M-1 (Light Industrial District) / PD-1 (Planned Development Overlay)
West	Vacant – Undeveloped	Neighborhood Residential	M-1 (Light Industrial District) / PD-1 (Planned Development Overlay)

HISTORY

The subject property is located north of Hickman Road and between T Avenue and S Avenue. The property was annexed into the City of Waukee and rezoned in 2017. Apple, Inc., purchased the property and much of the surrounding property with the intent to develop a data center. The applicant has submitted a detailed site plan for the first phase of the data center project.

PROJECT DESCRIPTION

The site plan identifies the construction of a number of buildings for the data center. Building WKE.01 is 315,773 square feet in area and is a data center building. Building WKE.01 is 63,349 square feet in area and is an administration building. A maintenance building (WKE.93) is show shown to be 10,511 square feet in area. Network distribution buildings (WKE.51, WKE.52, WKE.53, & WKE.54) are shown to be 2,210 square feet in area. A small guard building is shown at the entrance to the site. Future data center buildings are shown on the site plan as well. The future buildings will require additional site plan approvals. All proposed buildings meet the requirements of the M-1/PD-1 zoning district.

Table 1: M-1/PD-1 Zoning District Bulk Regulations

Category	M-1/PD-1 (minimum)
Lot Area	No minimum
Lot Width	No minimum
Front Yard Setback	50 feet
Rear Yard Setback	50 feet
Side Yard Setback	25 feet
Setback Between Buildings	25 feet
Building Height	80 feet (maximum)

The final plat identifies one (1) lot and one (1) outlot to be platted. Staff is working with the applicant to address some remaining comments as it relates to the platting of the site which may increase the number of lots platted. If there are changes in the number of lots platted, the change would be minimal. The M-1/PD-1 zoning district does not have any minimum requirements as it relates to lo area or width.

STREET IMPROVEMENTS, ACCESS & PARKING

The applicant will be required to pave S Ave as part of the public improvements for the site. Staff has been reviewing the plans for S Avenue concurrently with the site plan and plats. Access into the site is provided from S Avenue on the west side of the site. A total of 60 parking spaces are required for the first phase. The site plan identifies that 114 parking spaces are to be provided.

UTILITIES

The applicant made improvements to the site in 2017 and 2018 when they constructed much of the stormwater infrastructure on the property. A number of ponds on the site will provided detention for this phase and subsequent future phases. Similar to the S Avenue road improvements, the applicant will be required to extend sanitary sewer and water main along their plat boundaries and into their site. Staff has been reviewing the plans for public utilities concurrently with the site plan and plats. Utilities located within the site will be privately owned and maintained by the applicant.

LANDSCAPING & OPEN SPACE

As part of the planned development that was approved for the development, a 50-foot landscape buffer and a five-foot berm along the perimeter of the property are shown on the site plan. In addition, the site plan demonstrates compliance with all other required open space plantings. The site plan identifies that nearly 72% of the site will be open space.

BUILDING ELEVATIONS

Elevations of the proposed buildings have been provided and included for your review. The proposed materials include precast concrete panels, architectural metal panels, glazing, fiber cement board. The proposed materials to be utilized on the buildings are consistent with those identified within the Site Plan Ordinance.

STAFF RECOMMENDATION

The preliminary plat, final plat, and site plan meet the requirements of the Zoning Ordinance and the Planned Development Agreement. The preliminary plat and final plat are in general conformance with the Subdivision Ordinance and the Waukee Standard Specifications for Public Improvements. Staff recommends approval of the preliminary plat and final plat for Morgan Plat 2 and the site plan for Project Morgan WKE Site, subject to remaining staff comments.