



**STAFF REPORT**

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Stratford Crossing Plat 4 - Rezoning

DATE: March 27, 2018

**GENERAL INFORMATION:**

**Applicant:** Stratford Crossing, LLC (owner)  
Landmark Development Services, Inc.(applicant)

**Requested Action** Rezoning Approval

**Location and Size:** Property is generally located north of Hickman Road and west of N. 10<sup>th</sup> Street containing approximately 22.41 acres more or less.

**LAND USES AND ZONING:**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Agricultural	Employment	A-1
North	Agricultural	Neighborhood Residential / Employment	R-2, PD-1/R-2, R-3, R-4, & C-1
South	Agricultural	Employment	A-1
East	Quad Graphics & Future Stratford Crossing Development	Employment / Neighborhood Residential	M-1A, PD-1/Ri2, and R-3
West	Agricultural	Neighborhood Residential / Employment	A-1

**BACKGROUND:**

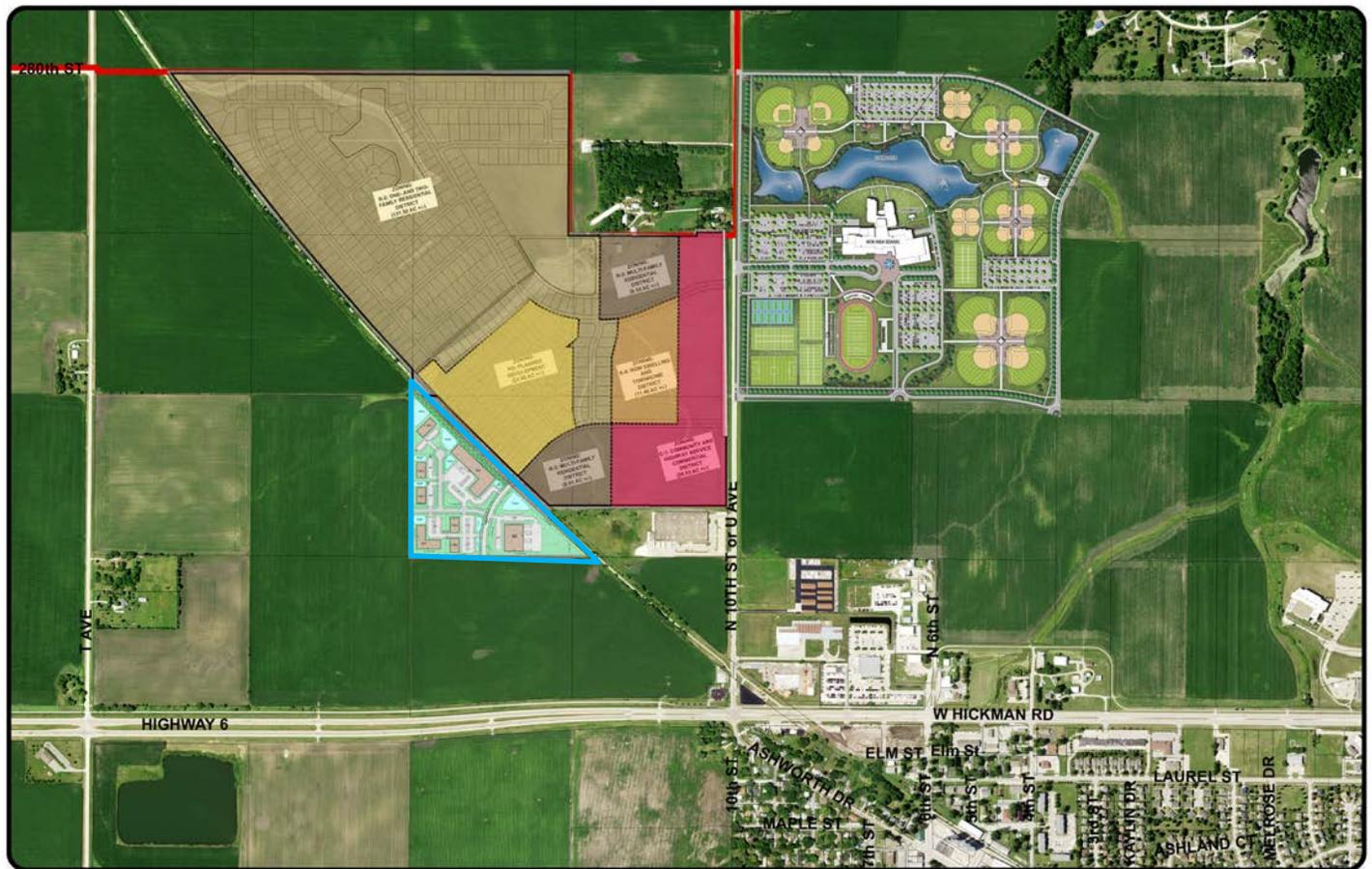
The subject property is located north of Hickman Road and west of N. 10<sup>th</sup> Street. The property is approximately 22.41 acres in area that was recently annexed into the City of Waukee in 2017. The subject property was included as Outlots T and U in the preliminary plat for the overall Stratford Crossing Development to the north.

The applicant has submitted the necessary petition and consent to the rezoning. Staff has received consent to the zoning change from 53% of property owners within 200 feet of the property proposed to be rezoned. Notification of the rezoning request was sent on March 19, 2018, to adjacent landowners. No rezoning sign was required to be placed on this property as it does not have public street frontage.

The Comprehensive Plan identifies the property as Employment. The Employment category is defined as office, light industry, and warehousing with Class B type buildings. Class B buildings are those with good locations, management, and construction with high tenant standards. The Comprehensive Plan further indicates that the Employment land use classification should be separated from nearby residential areas

through the use of buffering and landscaping. Uses identified in the Comprehensive Plan as appropriate for this classification are as follows:

- Agricultural Support Facilities
- Call Centers
- Workshops
- Lumberyards
- Data storage
- Storage facilities
- Manufacturing
- Wholesale
- Warehousing/Distribution



**ABOVE:** The area proposed to be rezoned is outlined in **BLUE**.

**PROJECT DESCRIPTION:**

A concept plan for the 22.41 acre parcel has been provided that identifies a total of eight (8) lots for light industrial development. The lots range in size from one (1) acre to six (6) acres in area. The concept plan shows buildings on each lot of varying sizes. These buildings are shown for conceptual proposes only, each site will be required to go through site plan review and approval prior to development. The concept plan also shows possible detention pond locations of each lot. A 40 foot landscape buffer has been shown along the north property line to provide a buffer from adjacent residential land uses across the Raccoon River Valley Trail to the north.

Access to the property will initially be from an extension of NW Sunrise Drive from the north. This connection will provide access to North 10<sup>th</sup> Street to the east. In the future, NW Sunrise Drive will continue south to Hickman Road. The concept plan also shows an east - west street that will be constructed to the west plat boundary. In the future, when the property to the west develops a connection will be made to this street to provide another access to Hickman Road to the south and T Avenue to the west. A roadway exhibit has been included for your review to show the conceptual road alignments.

### **STAFF ANALYSIS**

The M-I (Light Industrial District) zoning district is intended to provide for the location of certain non-nuisance manufacturing, distribution, technology, and industrial uses while protecting nearby residential zoning districts. The uses allowed in the M-I District can generally be characterized as warehousing, research and development, light manufacturing or assembly, commercial retail sales, and office space. These uses are consistent with those identified in the Comprehensive Plan as being appropriate in the Employment land use classification. Many of the uses allowed in the M-I District are less intense than the uses mentioned in the Comprehensive Plan.

The Comprehensive Plan recommends that the Employment classification be separated from residential areas by screening and buffering. As each lot along the north side of the property develops a 40 foot landscape buffer will be required to be installed. In addition, the existing Raccoon River Valley Trail to the north will also provide additional separation from the light industrial uses and residential uses.

No users for the proposed development are known at this time. All development within the property will be subject to site plan review and architectural review prior to any approvals from the Planning & Zoning Commission and City Council.

### **STAFF RECOMMENDATION**

Staff recommends approval of the proposed rezoning based on its conformity with the 2008 Comprehensive Plan.

### **CITY OF WAUKEE**

Andy Kass, AICP  
Senior Planner