

## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** WILCx Building Addition – Site Plan

**PREPARED BY:** Melissa DeBoer, AICP – Senior Planner

**REPORT DATE:** August 19, 2022

**MEETING DATE:** August 23, 2022

### GENERAL INFORMATION

<b>Owner/Applicant:</b>	Waukee Community School District
<b>Owner's Representative:</b>	James Rodemyer, P.E. with Bishop Engineering
<b>Request:</b>	The applicant is requesting approval of a site plan for a building addition.
<b>Location and Size:</b>	Property is generally located north of SE Ashworth Road and west of SE LA Grant Parkway, containing approximately 12.19 acres.
<b>Property Address:</b>	295 SE Ashworth Road

### AREA MAP



**ABOVE:** Aerial of subject property (outlined in **BLUE**) in relation to the surrounding area.

**LAND USES AND ZONING**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Waukee Community School District – WILC Building	Institutional	A-1 (Agricultural District)
North	Vision Soccer Academy / Waukee Timberline Middle School	Institutional	A-1 (Agricultural District)
South	Rural Residential in Dallas County	Rural Residential	N/A – Dallas County
East	Future Launch Townhomes	Medium Density Residential	K-MF-MED (Kettlestone Multi-Family Stacked Medium District)
West	Timberline Campground in Dallas County	Park	N/A – Dallas County

**PROJECT DESCRIPTION**

The project includes an 18,636 square foot addition onto the existing building. The building addition will include several overhead doors and an outdoor courtyard space between the addition and the existing building. Several parking stalls along the north side of the site will be removed to make room for the addition, a few new parking spaces will be provided to the east of the new addition.

The project also includes the removal and replacement of existing pavement within the areas immediately adjacent to the building.

**ACCESS AND PARKING**

Existing accesses into this site are provided from both SE Ashworth Road and SE LA Grant Parkway. No changes are proposed to these accesses.

The proposed site plan will remove a total of 17 parking spaces. The site will provide a total of 336 parking stalls, exceeding the required 120 parking stalls per the code.

**SIDEWALKS/TRAILS**

No new public sidewalks or trails are proposed with this project.

**UTILITIES**

The new addition will be serviced with all public utilities. Water and sanitary sewer will be provided off of the mains along SE LA Grant Parkway. Stormwater detention is provided at the southwest corner of the overall school property.

**LANDSCAPING & OPEN SPACE**

A minimum of 20% of the site is required to be open space. The total amount of open space proposed is 57%. The applicant has provided the required amount of plantings per the landscaping ordinance.

**ELEVATIONS**

The elevations of the building are proposed to be constructed of cast-in-place concrete wall, aluminum panel, glass, fiber cement panel, and polycarbonate panel.

**STAFF RECOMMENDATION**

The site plan is in general conformance with the Site Plan Ordinance and Comprehensive Plan. Staff recommends approval of the site plan subject to remaining staff comments.