

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Trailridge School – Final Plat

PREPARED BY: Melissa DeBoer, AICP - Senior Planner

REPORT DATE: October 7, 2022

MEETING DATE: October 11, 2022

GENERAL INFORMATION

Owner / Applicant:

Waukee Community School District

Owner's Representative:

Bishop Engineering

Request:

The applicant is requesting approval of a final plat for the development of a middle school.

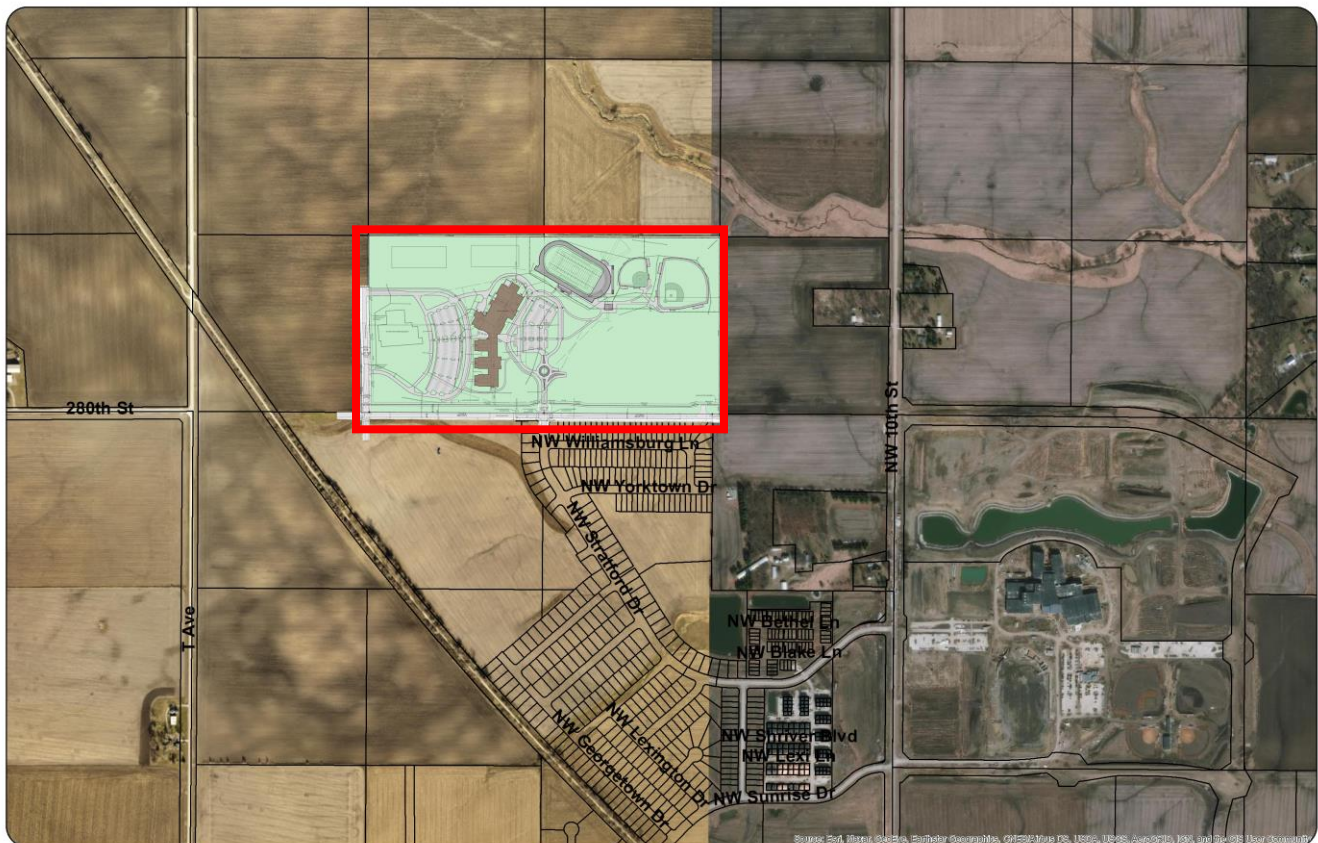
Location and Size:

Property is generally located north of NW Douglas Parkway and west of NW 10th Street, containing approximately 76.01 acres.

Property Address:

1455 NW Douglas Parkway

AREA MAP



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

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Single Family Residential	A-1 (Agricultural)
North	Agricultural Land	Single Family Residential / Open Space	A-1 (Agricultural)
South	Single Family Residential	Single Family Residential	R-2 (One & Two Family Residential)
East	Vacant – Undeveloped	Single Family Residential	R-2 (One & Two Family Residential) and R-3 (Multi-Family Residential)
West	Agricultural Land	Medium Density Residential	A-1 (Agricultural)

HISTORY

This property has received approval for a preliminary plat, final plat and site plan for the construction of a new middle school in 2021. The final plat that was recently approved has not been recorded yet and this proposed final plat will replace that one.

The changes to the originally approved final plat include changing the name from “Waukee 8-9 School” to “Trailridge School” and adding a couple electric easements.

PROJECT DESCRIPTION

The final plat identifies the creation of one (1) lot that is 76.01-acres in area. Lot 1 is proposed to have a middle school, associated parking and accessory uses located on it. All required easements are identified on final plat.

STREETS AND SIDEWALKS

There are two primary accesses for the school. The main access is located off of NW Douglas Parkway and the other access is located off of NW Georgetown Drive to the west.

10-foot-wide trails will be installed along both NW Douglas Parkway and NW Georgetown Drive.

EASEMENTS

Several easements exist within the plat based upon the location of proposed utilities.

UTILITIES

Utilities have been extended into the site from NW Douglas Parkway. Storm water for the site will be detained in basins located throughout the site. A large pond will be located to the southeast of the proposed school building, just north of NW Douglas Parkway, this will be a wet basin. The School District will be responsible for the maintenance of the ponds on their property.

STAFF RECOMMENDATION

Staff recommends approval of the final plat for Trailridge School subject to remaining staff comments and review of the legal documents.