

## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** New Waukee 6/7 Middle School – Site Plan

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

**REPORT DATE:** December 9, 2022

**MEETING DATE:** December 13, 2022

### GENERAL INFORMATION

**Owner / Applicant:**

Waukee Community School District

**Engineer:**

Joel Jackson, P.E., Bishop Engineering

**Request:**

The applicant is requesting approval of a site plan for the development of a middle school.

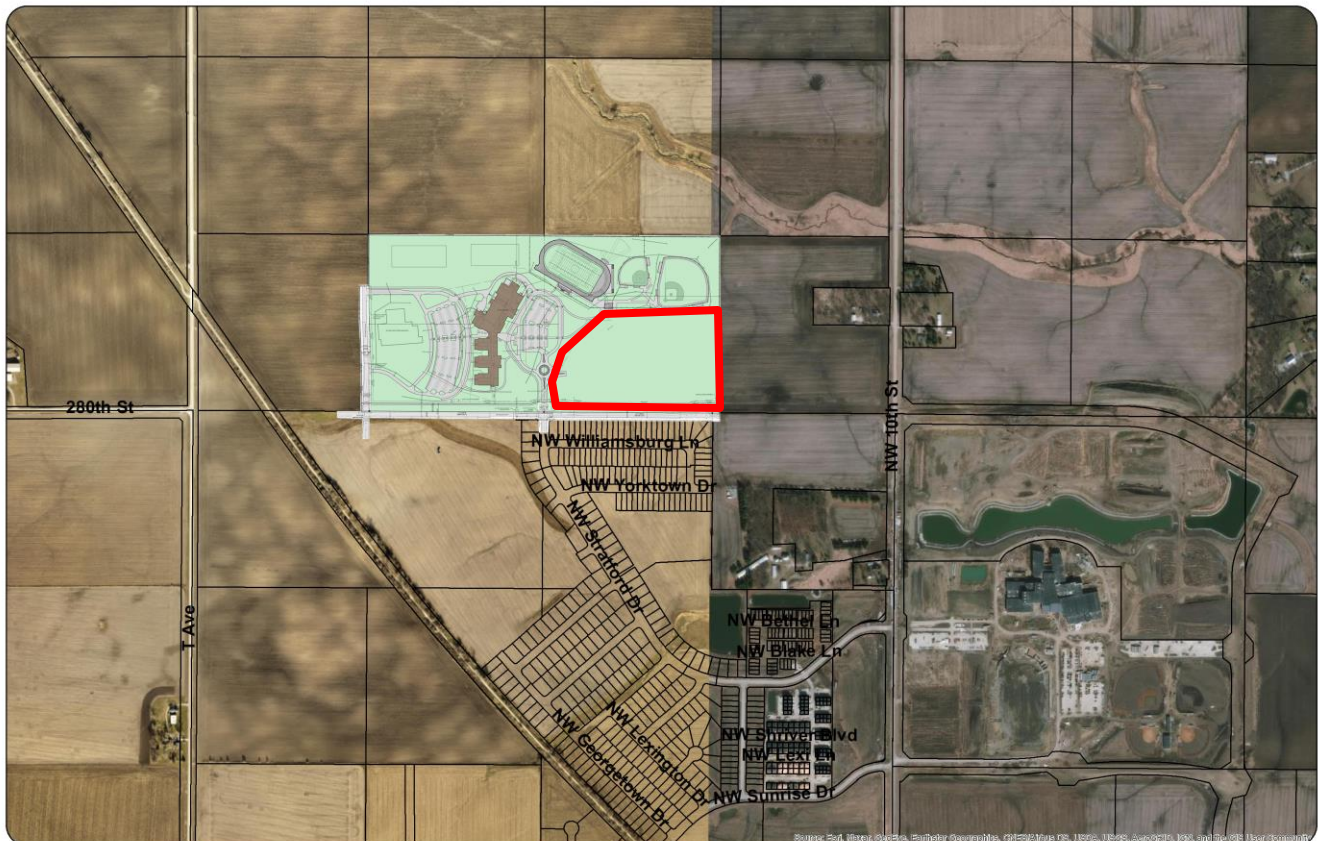
**Location and Size:**

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

**Property Address:**

1235 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	School (Currently under construction)	Single Family Residential	A-1 (Agricultural)

## HISTORY

The Waukee Community School District owns the property. Site plans for the Waukee Natatorium and the Waukee school building to the west of the subject site have recently been approved. Both projects are currently under construction.

## PROJECT DESCRIPTION

The project identifies the construction of a 112,100 square foot middle school building that is proposed to be 40-feet in height at its highest point. The site plan indicates that there are 36 classrooms in the building.

A trash enclosure is located on the north side of the school building and will be integral to the building similar to other recently constructed school buildings. Construction of the proposed middle school is planned to begin in 2023 with a completion and opening date of Fall 2025.

## ACCESS AND PARKING

There are two primary accesses for the school located off of NW Douglas Pkwy. The parent drop-off/pick-up location is accessed from the west access point. This drive will also be used to access the parent drop-off/pick-up lane for the adjacent school building to the west.

The Zoning Ordinance requires 186 daytime parking spaces and 252 evening parking spaces. The site plan indicates a total of 274 parking spaces across the site, including 12 accessible parking spaces.

Pedestrian walkways will be installed around the building and throughout the site. A 10-foot-wide trail will be installed along NW Douglas Parkway. A trail will be provided into the site from the public trail.

## UTILITIES

Utilities will be 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 southwest 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.

### **LANDSCAPING & OPEN SPACE**

A total of 20% open space is required. The Site Plan indicates that 66.3% open space will be provided. The site will be sodded and seeded with a variety of grasses and landscaping materials. The proposed landscape plan meets the requirements of the Landscape and Open Space Ordinance.

### **ELEVATIONS**

Elevations of the proposed buildings have been provided for review. Materials proposed include brick, architectural metal paneling, precast concrete, and aluminum windows and curtain walls.

### **STAFF RECOMMENDATION**

The proposed site plan is in general conformance with the Zoning Ordinance, Subdivision Ordinance and Site Plan Ordinance. Staff recommends approval subject to remaining staff comments.