



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Waukee High School Baseball & Softball – Site Plan

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

**REPORT DATE:** February 24, 2023

**MEETING DATE:** February 28, 2023

### 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 improvements to the existing Waukee High School Baseball & Softball Stadium.

**Location and Size:**

Property is generally located north of Park Road and east of Warrior Lane, containing approximately 8.32 acres.

**Property Address:**

975 S Warrior Lane

### 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	Existing Waukee High School Baseball and Softball Fields	Institutional	A-1 (Agricultural)
North	Waukee Middle School	Institutional	A-1 (Agricultural)
South	City Park	Park	COS (Conservation and Open Space District)
East	Waukee High School Football Stadium	Institutional	A-1 (Agricultural)
West	Single-Family Residential	Single Family Residential	R-1 (Single-Family Residential District)

### HISTORY

The Waukee Community School District owns the property. The school district is asking for site plan approval to make several improvements to their existing baseball and softball fields.

### PROJECT DESCRIPTION

The project includes improvements to the existing baseball and softball fields, including removal of the two buildings to the north of the fields and constructing a new concession/batting facility building along the north side of the site that is about 7,500 sq ft in area. The project also includes the construction of a 642 sq ft storage building at the east side of the site. Other improvements include resurfacing the fields with turf, replacing portions of sidewalks, constructing ADA parking stalls, and replacing portions of fencing.

### ACCESS AND PARKING

There are no proposed changes to access.

The site plan includes the addition of 5 ADA parking stalls. All other parking will remain the same.

### UTILITIES

All public utilities are provided to the site. Utilities will be brought in to serve the new concession building.

### ELEVATIONS

Elevations of the proposed buildings will be constructed of brick and metal wall panel.

### STAFF RECOMMENDATION

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