

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Single Family Residential / Neighborhood Commercial / Open Space	A-1 (Agricultural)
North	Vacant – Undeveloped	Neighborhood Commercial / Medium Density Residential	A-1 (Agricultural)
South	Vacant – Undeveloped	Single Family Residential	R-3 (Multi-Family Residential)
East	Single Family Residential	Single Family Residential	R-2 (One & Two Family Residential)
West	Industrial (Apple) / Vacant – Undeveloped	Technology Center / Urban Reserve	M-1 (Light Industrial) / PD-1 (Planned Development Overlay)

PROJECT DESCRIPTION

The project identifies the construction of a single-story, 85,640 square foot building that is proposed to be 27-feet in height. The building will be used to house the City of Waukee’s Police and Fire Departments. The building will be used for offices, living space, and indoor parking.

A trash enclosure is located at the northeast corner of the parking lot. A monument sign is shown at the south entrance to the site. A generator is shown at the southeast corner of the building and will be fully screened from view. A future water tower is planned for the open area along the east side of the site, there is a driveway connection shown to be provided to this future water tower.

A large pond is shown to the north of the proposed building. A parking lot will be provided off of NW Douglas Parkway for the public to utilize for access to the pond. A trail will be provided around the pond and will connect to the surrounding trails. The pond and trails area will be a public amenity.

The final plat includes one lot and one outlot. Lot I will include the proposed building. Outlot A is at the north of the plat, located north of NW Douglas Parkway. The plat also indicates two street lots for the public streets.

ACCESS AND PARKING

There are two primary accesses into the site located off of T Avenue or what will be called NW 20th Street. The main access for the public will be the south access, with a parking lot located immediately west of the building. The other parking areas throughout the site are meant for Police and Fire personnel.

The Zoning Ordinance requires 180 parking spaces. The site plan indicates a total of 194 parking spaces across the site, including 9 accessible parking spaces. No bicycle parking spaces are required, but 6 bicycle parking spaces will be provided.

Sidewalks will be provided throughout the site. A 10-foot-wide trail will be installed along T Avenue / NW 20th Street. A 5-foot-wide sidewalk will be installed along the south side of NW Douglas Parkway. A trail will be provided around the pond and will also connect to the surrounding trails.

EASEMENTS

All proposed easements have been indicated on the final plat. The existing gasline easement will be vacated.

UTILITIES

Utilities will be extended into the site from T Avenue / NW 20th Street. Storm water management for the site will be provided with a large pond located north of the proposed building. The City will own and maintain this pond.

LANDSCAPING & OPEN SPACE

A total of 20% open space is required. The Site Plan indicates that 82% 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

The elevations of the building are proposed to be constructed of mostly precast concrete panels, wood soffit, aluminum louver system, and aluminum curtain wall. Overhead doors are proposed on the east, south and north elevations.

STAFF RECOMMENDATION

The proposed preliminary plat, final plat, and site plan is in general conformance with the Zoning Ordinance, Subdivision Ordinance and Site Plan Ordinance. Staff recommends approval of the preliminary plat, final plat, and site plan subject to any remaining staff comments and review of the legal documents.