

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Waukee High School Building Addition – Site Plan

PREPARED BY: Melissa DeBoer, AICP – Planning Coordinator

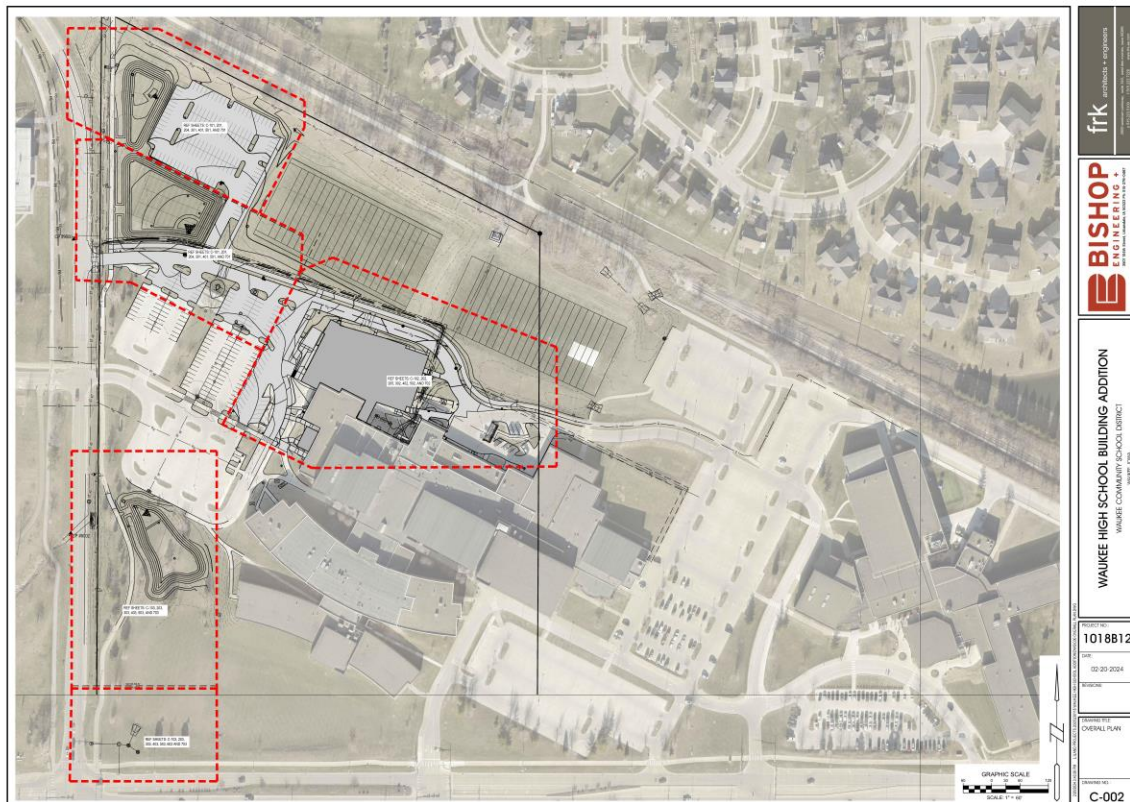
REPORT DATE: March 7, 2024

MEETING DATE: March 12, 2024

GENERAL INFORMATION

| | |
|--------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| Owner/Applicant: | Waukee Community School District |
| Owner's Representative: | Joel Jackson, P.E. with Bishop Engineering |
| Request: | The applicant is requesting approval of a site plan for a building addition. |
| Location and Size: | Property is generally located north of SE University Avenue and east of Ashworth Drive, containing approximately 30 acres. |
| Property Address: | 555 SE University Avenue |

AREA MAP



ABOVE: Aerial of subject property.

LAND USES AND ZONING

| Location | Existing Land Use | Comprehensive Plan | Current Zoning |
|----------------------|-------------------------------------------------------|---------------------------|--------------------------------------------------------------------------|
| Property in Question | Waukee Community School District – Waukee High School | Institutional | A-1 (Agricultural District) |
| North | Single Family Residential | Single Family Residential | R-2 (One and Two Family Residential District) |
| South | Commercial | Neighborhood Commercial | C-1 (Community and Highway Service Commercial District) |
| East | Waukee Community School District – Prairieview School | Institutional | A-1 (Agricultural District) |
| West | Centennial Park / Waukee High School Football Stadium | Park / Institutional | A-1 (Agricultural District) & COS (Conservation and Open Space District) |

PROJECT DESCRIPTION

The project includes a 31,337 square foot addition onto the existing building. The building addition will include a new auditorium. The project also includes improvements to existing parking lots, an addition of a new parking lot at the northwest corner, improvements to sidewalks/trails, and rerouting of the drive along the north side of the building to accommodate for the building addition.

ACCESS AND PARKING

No changes to the existing accesses into the site are proposed. The access points off of Ashworth Drive will remain in the same location, but the drive within the site at the north will be relocated further north to allow for the expansion of the building.

The proposed site plan will remove a total of 61 parking stalls and will add a total of 217 parking stalls. The overall site includes a total of 1,081 parking stalls, including 24 accessible spaces.

SIDEWALKS/TRAILS

No new public sidewalks or trails are proposed with this project. A new private trail will be provided from the public trail along Ashworth Drive into the site, to the north of the relocated north driveway. Sidewalks will be installed from the new parking lot at the northwest corner to provide access to the building and other areas of the site.

UTILITIES

The new addition will be serviced with all public utilities. The utility plan has been approved as a separate site plan package. Stormwater detention is provided at the northwest and southwest corners of the subject area.

LANDSCAPING & OPEN SPACE

There are no specific open space requirements for this site. Several trees will be installed with this site plan, including surrounding the detention ponds and the parking lots.

ELEVATIONS

The elevations of the building addition are proposed to be constructed of brick, metal wall panels, metal mesh sunshading, and aluminum curtainwall framing.

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.