

LAND USES AND ZONING

Location	Existing Land Use	Kettlestone Master Plan / Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped (Storm Water Detention Pond)	Office	C-1A (Neighborhood Commercial District)
North	Waukee Community School District Schools (Waukee High School and Prairieview School)	Institutional	A-1 (Agricultural District)
South	Single-Family Residential	Rowhouse Residential	R-2 (One and Two-Family Residential District) with a Planned Development Overlay
East	Vacant – Undeveloped	Retail Regional	C-1A (Neighborhood Commercial District)
West	Office / Multi-Family Residential (Existing WCSD Admin Building and Emerald Point Condos)	Neighborhood Commercial / High Density Residential	C-1 (Community and Highway Service Commercial District) and R-4 (Row Dwelling and Townhome Dwelling District)

BACKGROUND

The subject property is located south of SE University Avenue and west of Grand Prairie Parkway. The applicant requests to rezone the property from C-1A (Neighborhood Commercial District) to C-1 (Community and Highway Service Commercial District) for the expansion of the current Waukee Community School District Administration Building. The subject property is located just to the east of the current administration building. The property is currently vacant, besides a regional storm water detention pond located on the south side of the property.

Notification to adjacent property owners was mailed on January 2, 2026. The rezoning signs were placed on the property by the January 6, 2026, deadline. Staff has not received any correspondence regarding this request.

PROJECT DESCRIPTION

The concept plan provided shows a 44,300 square foot addition to the existing building. The addition is proposed to be two stories. The existing building is a single-story building and just under 25,000 square feet in area. The concept plan also shows a new parking lot located to the north and east of the proposed building addition.

Access will be provided off of SE Parkview Crossing Drive, the public street, to the east. An access drive will also be provided between the existing parking lot for the existing building to the west and the new parking lot. Pedestrian connections are shown into the site from the surrounding public sidewalks.

The concept plan shows the existing pond located along the south side of the property to remain. The school district owns and maintains the pond.

COMPREHENSIVE PLAN

The subject property is located within the Kettlestone Corridor and was included within the 2015 master plan for the corridor. The land use shown with the Kettlestone Master Plan for the subject property is Office. The proposed rezoning is consistent with the Kettlestone Master Plan.

STAFF RECOMMENDATION

The proposed zoning district is consistent with the land uses identified in the Kettlestone Master Plan. Staff recommends approval of the rezoning for WCSD Admin Building Expansion.