



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Waukee Fire Department Building Renovation – Site Plan

PREPARED BY: Andy Kass, AICP – Community Development Director

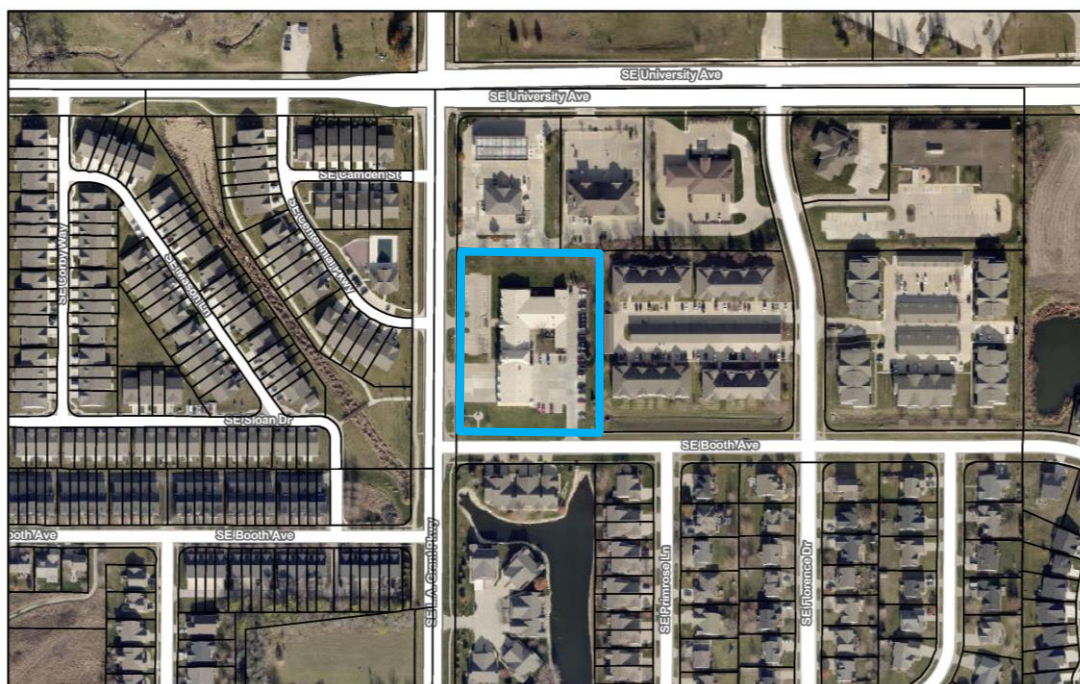
REPORT DATE: February 20, 2026

MEETING DATE: February 24, 2026

GENERAL INFORMATION

Owner:	City of Waukee
Applicant:	City of Waukee
Owner’s Representative:	Madison Dierks, PLA – Confluence
Request:	The applicant is requesting approval of a site plan for a commercial building.
Location and Size:	Property is generally located south of SE University Avenue and east of SE L.A. Grant Parkway, containing approximately 2.89 acres.
Property Address:	1300 SE L.A. Grant Parkway

AREA MAP



ABOVE: Aerial of property identifying the proposed site plan (outlined in **BLUE**).

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Fire Station	Institutional	C-1 (Community & Highway Service Commercial District)
North	Casey's General Store	Neighborhood Commercial	C-1 (Community & Highway Service Commercial District)
South	Brighton Park Townhomes	Medium Density Residential	R-4 (Row Dwelling & Townhome District)
East	Parkview Commons	Multi-Family Residential	R-3 (Multi-Family Residential District)
West	Centennial Crossing Townhomes	Medium Density Residential	R-4 (Row Dwelling & Townhome District) / Planned Development District)

HISTORY

The subject property and existing 23,500 square foot building have been utilized as the site of the Waukee Police and Fire Departments since 2001. The existing building continues to be used as a fire station for the Fire Department. In 2025, the City of Waukee Police Department relocated to the new Waukee Public Safety Building located north of Hickman Road. The City of Waukee is planning to begin site renovations and interior and exterior modifications to the building in early 2026.

PROJECT DESCRIPTION

Several areas of pavement on the site are shown to be replaced to improve maneuverability within the parking areas as well as to replace concrete that is past its useful life. In addition, site grading modifications are proposed to improve drainage across the property.

Minor modifications to the exterior of the building are proposed primarily to the front entry way into the building and to install new overhead doors to the fire department apparatus bays on the south side of the building. There are no additions to the building proposed.

UTILITIES

The site is already served by public utilities. Minor modifications to utilities will be required for the renovation project.

LANDSCAPING & OPEN SPACE

The project includes the addition of several trees to the site as well as various shrubs and bushes surrounding the building and parking areas.

STAFF RECOMMENDATION

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