



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Trailridge Baseball/Softball Storage – Site Plan **PREPARED BY:** Andy Kass, AICP – Community Development Director

REPORT DATE: March 6, 2026

MEETING DATE: March 10, 2026

GENERAL INFORMATION

Owner: Waukeee Community School District

Applicant: Waukeee Community School District

Owner’s Representative: James Rodemyer, P.E. – Bishop Engineering

Request: The applicant is requesting approval of a site plan for a storage building and batting cages

Location: Property is generally located west of NW 10th Street and north of NW Douglas Parkway.

Property Address: 1455 NW Douglas Parkway

AREA MAP



ABOVE: Aerial of property (outlined in **BLUE**).

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Educational	Single-Family Residential	A-1 (Agricultural District)
North	Single-Family Residential	Single-Family Residential	R-2 (One & Two Family Residential District) / PD-1 (Planned Development Overlay District)
South	Single-Family Residential	Single-Family Residential	R-2 (One & Two Family Residential District) / PD-1 (Planned Development Overlay District)
East	Single-Family Residential	Single-Family Residential	R-2 (One & Two Family Residential District) / PD-1 (Planned Development Overlay District)
West	Undeveloped	Single-Family Residential	A-1 (Agricultural District)

HISTORY

The subject property has been developed in recent years for three (3) separate facilities for the Waukee Community School District. Two school buildings and a natatorium have been constructed on the property. In addition to the buildings, the School District has constructed outdoor athletic fields on the property.

PROJECT DESCRIPTION

The project includes the construction of an 800 square foot storage building near the baseball and softball fields in the northeast corner of the site. In addition, a 3-bay batting cage will be constructed. Sidewalk extensions will be completed as part of the project to allow for pedestrian circulation. No additional parking is required for the proposed improvements.

UTILITIES

The site is already served by public utilities. Some minor storm sewer improvements are proposed to improve drainage on the property.

ARCHITECTURAL

The building is proposed to be constructed primarily of masonry materials.

STAFF RECOMMENDATION

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