

PLANNING & ZONING AGENDA ITEM #7

Planning & Zoning Meeting date: 7/28/09

SUBJECT: Approve the Site Plan for Prairieview School – Auditorium Addition.

SYNOPSIS: The Prairieview School was built in 2003 to accommodate 8th and 9th grade students in the Waukee Community School District. At this time, the applicant is requesting approval of a site plan for the construction of an auditorium addition to the school building. The proposed addition will add 16,137 square feet to the school and provide a performance space with 400 seats.

STAFF RECOMMENDATION: Staff would recommend approval of the Site Plan.

PROPOSED MOTION: Motion to Approve the site plan for the Auditorium Addition to Prairieview School.

ATTACHMENTS: I. Staff Report

SUPPORTING DOCUMENTS: I. Staff and Engineer Comment Letters
II. Site Plan
III. Lighting Plan
IV. Elevations

Prepared by: Ben Landhauser, City Planner

Motion by: _____ **Second by:** _____

Roll Call Vote:	Aye	Nay	Abstain
Dutcher	_____	_____	_____
Mook	_____	_____	_____
Steele	_____	_____	_____
Hassebroek	_____	_____	_____
Schmidt	_____	_____	_____
Hoifeldt	_____	_____	_____
Airhart	_____	_____	_____



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Ben Landhauser

RE: Prairieview School

DATE: July 28, 2009

GENERAL INFORMATION:

Applicant: Waukeee Community Schools

Requested Action Site Plan Approval

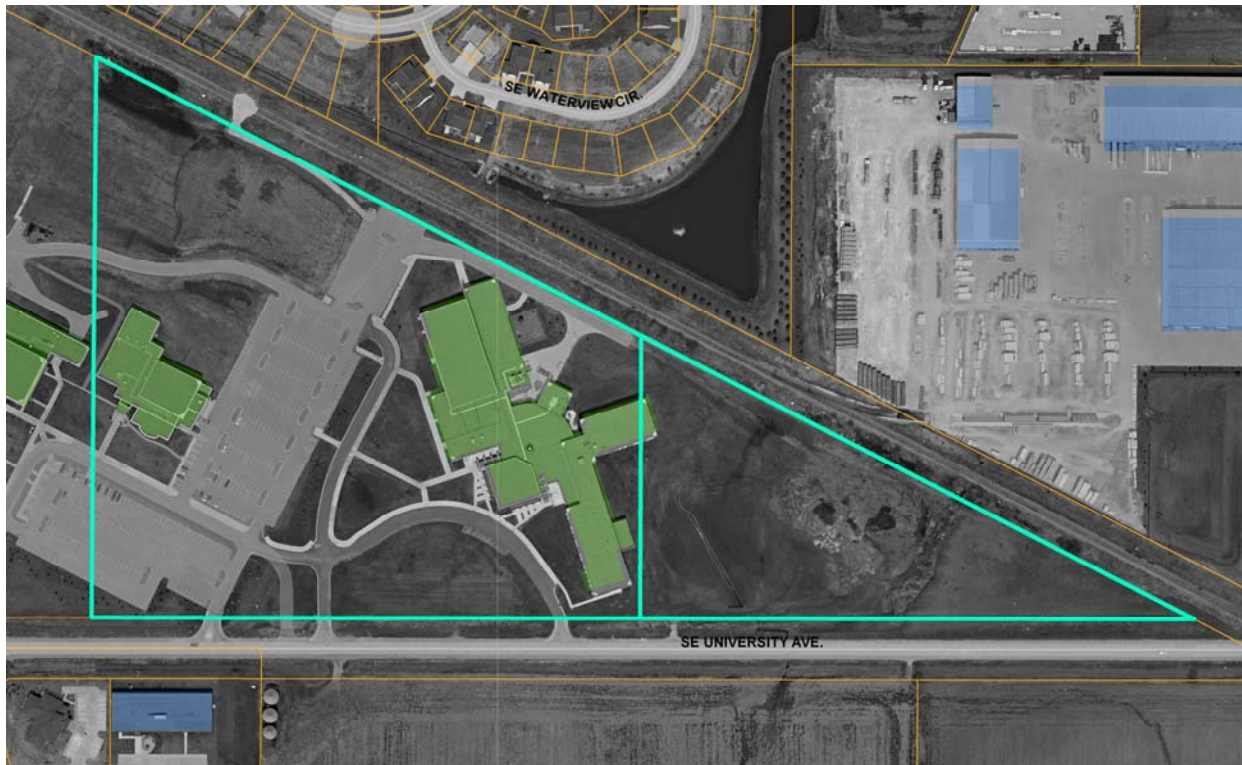
Location and Size: Property generally located north of SE University Avenue and west of SE Alice's Road containing approximately 21.06 acres.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Prairieview School	School	A-1
North	Townhomes/ Gilcrest Jewett	Industrial	R-4/ M-1A
South	Vacant – Agricultural	Civic/ High Density Residential	A-1
East	Vacant	Industrial	C-1A
West	Waukeee YMCA	School	A-1

BACKGROUND:

The Prairieview School was built in 2003 to accommodate 8th and 9th grade students in the Waukeee Community School District. At this time, the applicant is requesting approval of a site plan for the construction of an auditorium addition to the school building. The proposed addition will add 16,137 square feet to the school and provide a performance space with 400 seats.



Aerial of Property

PROJECT DESCRIPTION:

The proposed project entails the construction of a 16,137 square foot auditorium addition that is intended to alleviate performance space demand on the Waukee High School auditorium.

SITE:

The proposed addition is situated on the west side of the school building within an existing green space area. As a part of the construction, some existing sidewalks will be removed and replaced. Parking requirements associated with this facility have been satisfied by the existing parking lot areas surrounding the school. As a part of the previous addition(s) proposed to Prairieview School that was reviewed by the Commission in December of 2007, the school district constructed a 113 stall parking lot which has been situated south of the proposed auditorium.

UTILITIES:

Due to the location of the proposed auditorium an existing water main and hydrant will be rerouted around the addition.

Storm sewer will also be rerouted to the small detention area south of the proposed addition and connection to roof drainage associated with the addition will be provided.

LANDSCAPING:

July 24, 2009

The applicant is not responsible for providing any additional landscaping as the screening of parking areas and open space landscaping has previously been addressed. Nine (9) existing trees will be relocated within the school site as a part of the construction.

ELEVATIONS:

Elevations have been provided for your review. The elevations are proposed to be comprised of brick, glass, and architectural metal panels consistent with the existing materials on the school. Material samples will be available at the meeting for your reference.

LIGHTING:

A lighting plan has been provided for your review. All proposed wall pack and site lighting will meet the requirements of the Site Plan Ordinance.

STAFF RECOMMENDATION

At this time Staff feels comfortable with the Site Plan and would recommend approval.

CITY OF WAUKEE

Ben Landhauser
City Planner