



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Ben Landhauser

RE: Waukeee Public Works Facility - Site Plan

DATE: January 26, 2010

GENERAL INFORMATION:

Applicant: City of Waukeee

Requested Action Site Plan Approval

Location and Size: Property is generally located west of 6th Street and north of University Avenue (300th Street) containing approximately 2.10 acres.

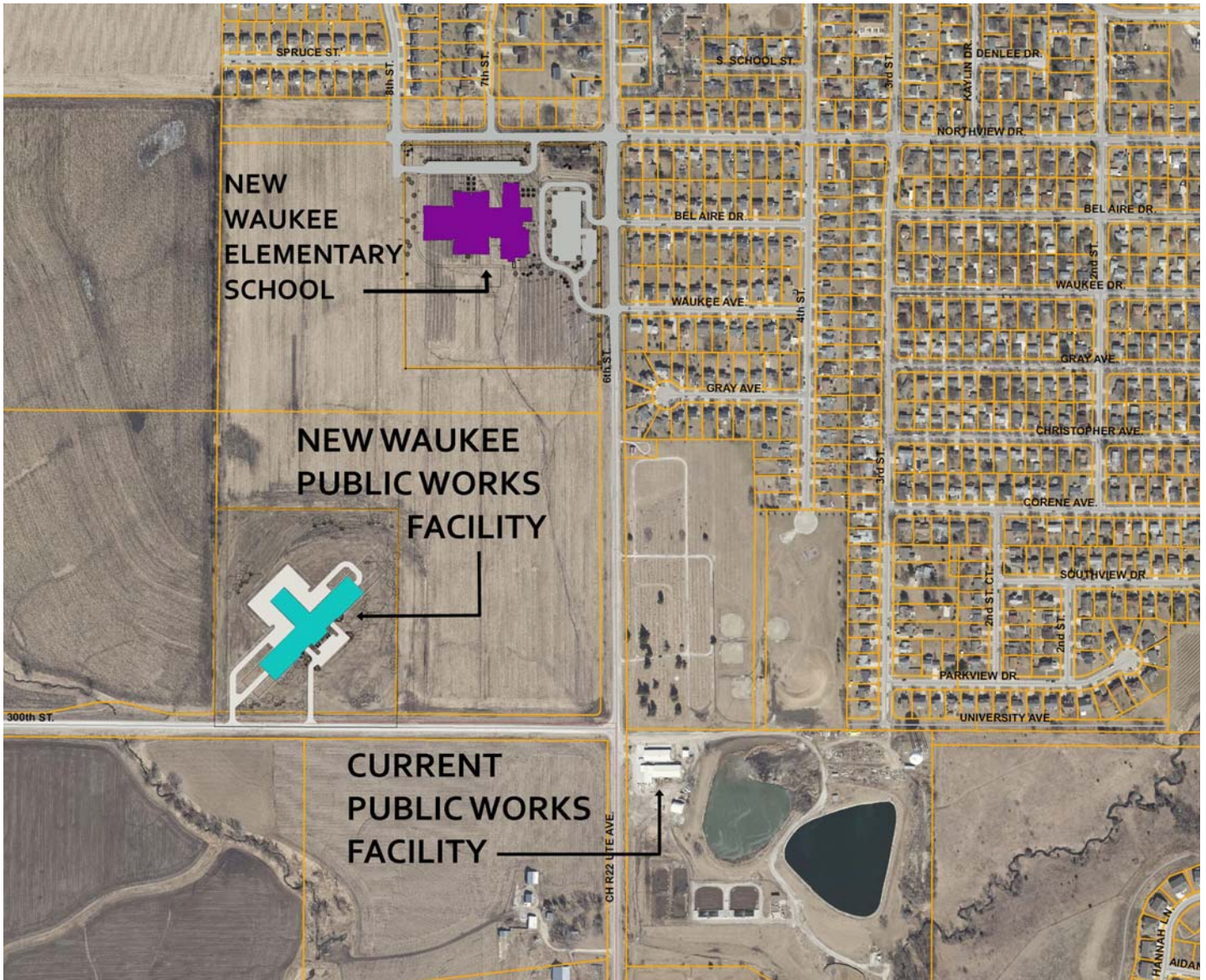
LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant - Undeveloped	Civic/Institutional	A-1
North	Vacant - Undeveloped	Civic/Institutional	A-1
South	Unincorporated	Neighborhood Residential	N/A
East	Vacant - Undeveloped	Civic/Institutional	A-1
West	Unincorporated	Neighborhood Residential	N/A

BACKGROUND:

The project involves the construction of a new 63,000 square foot Public Works Facility on property currently owned by the City of Waukeee adjacent to 6th Street. The proposal is very similar to plans that had previously been brought before the Commission and City Council in 2007/2008; which was stalled out due to formal petitions being filed against the project being moved forward. Since that time, the City of Waukeee has been awarded a grant (2009) through the Recovery Act in the amount of \$3.45 million to construct the Public Works Facility. The grant is anticipated to cover half of the development costs of the project. As a part of the stipulations of the grant, the City will be building the facility to a LEED Certified Standard; which has prompted some changes to be made related to the site and building construction.

The property is currently zoned A-I Agricultural District, which will allow for the development of “municipal facilities” once the revised ordinance, recommended for approval by the Commission at the January 12, 2010 meeting, passes all three hearings by the City Council.



Aerial of Project and Surrounding Properties

PROJECT DESCRIPTION:

The project involves the construction of a new 63,000 square foot Public Works Facility on a 15.87 acre parcel currently owned by the City of Waukee. The property is located west of 6th Street and north of University Avenue (300th Street).

SITE:

The proposed site is within a large parcel of land owned by the City of Waukee that is intended to be developed with additional public amenities on it. The existing Public Works site will be retained for the time being as a location for dry storage of salt, sand, etc. until such time as University Avenue is extended from Warrior Lane to 6th Street.

STREETS AND PARKING:

The site is proposed to be accessed from University Avenue (300th Street), which will be paved as a part of the overall project development. Parking is provided on both the east and west side of the building, with the primary parking area for staff and visitors on the east side.

SIDEWALKS/TRAILS:

Due to the location of the building relative to other development or facilities, there will not be any sidewalks or trails provided with the initial construction of the site. At some point in the future, when University Avenue is extended from Warrior Lane to 6th Street and the portion of University Avenue adjacent to the site is fully construction, a 10 foot trail will be constructed on the north side of University Avenue and sidewalk connections from the trail to the primary building entrance will be provided. Internal sidewalk has been proposed for the primary parking area.

EASEMENTS:

A 15 foot Public Utility Easement will be provided on the southern border of the property as a part of the project.

UTILITIES:

All public utilities (water, sanitary, storm, & gas) will be routed to the site from 6th Street and Northview Drive. A sanitary sewer force main will be installed as a part of the project to provide adequate service to the property until such time as a gravity main becomes available in a closer location.

LANDSCAPING:

The City is proposing to exceed the required amount of landscaping for the property by providing 78 trees and 112 shrubs as a means of satisfying one of the criteria for LEED Certification compatibility. Additionally, the property has been designed to implement elements of sustainable site design with the inclusion of bio-swales at strategic locations to allow for better storm water management of the site.

ELEVATIONS:

Elevations have been provided for your review. The elevations are proposed to be comprised of brick, precast concrete panels, architectural metal paneling, and glass. The proposed elevations meet the Site Plan requirements for building material percentages per elevation.

MISCELLANEOUS:

An exterior lighting plan has been provided for your review, which satisfies the ordinance requirements for lighting levels.

January 22, 2010

A trash enclosure is proposed on the west side of the building. The enclosure will be constructed of the same precast concrete material as proposed for the building.

STAFF RECOMMENDATION

At this time all staff comments have been addressed and staff would recommend approval of the Site Plan for the Waukee Public Works Facility.

CITY OF WAUKEE

Ben Landhauser
City Planner