

## STAFF REPORT

**TO:** Planning and Zoning Commission

**PREPARED BY:** Ben Landhauser

**RE:** Waukeee High School Additions and Remodel 2011

**DATE:** February 8, 2011

### GENERAL INFORMATION:

**Applicant:**

Waukeee Community School District

**Requested Action**

Site Plan Approval

**Location and Size:**

Property generally located in the northeast corner of the SE Ashworth Drive / SE University Avenue intersection containing approximately 57.06 total acres.

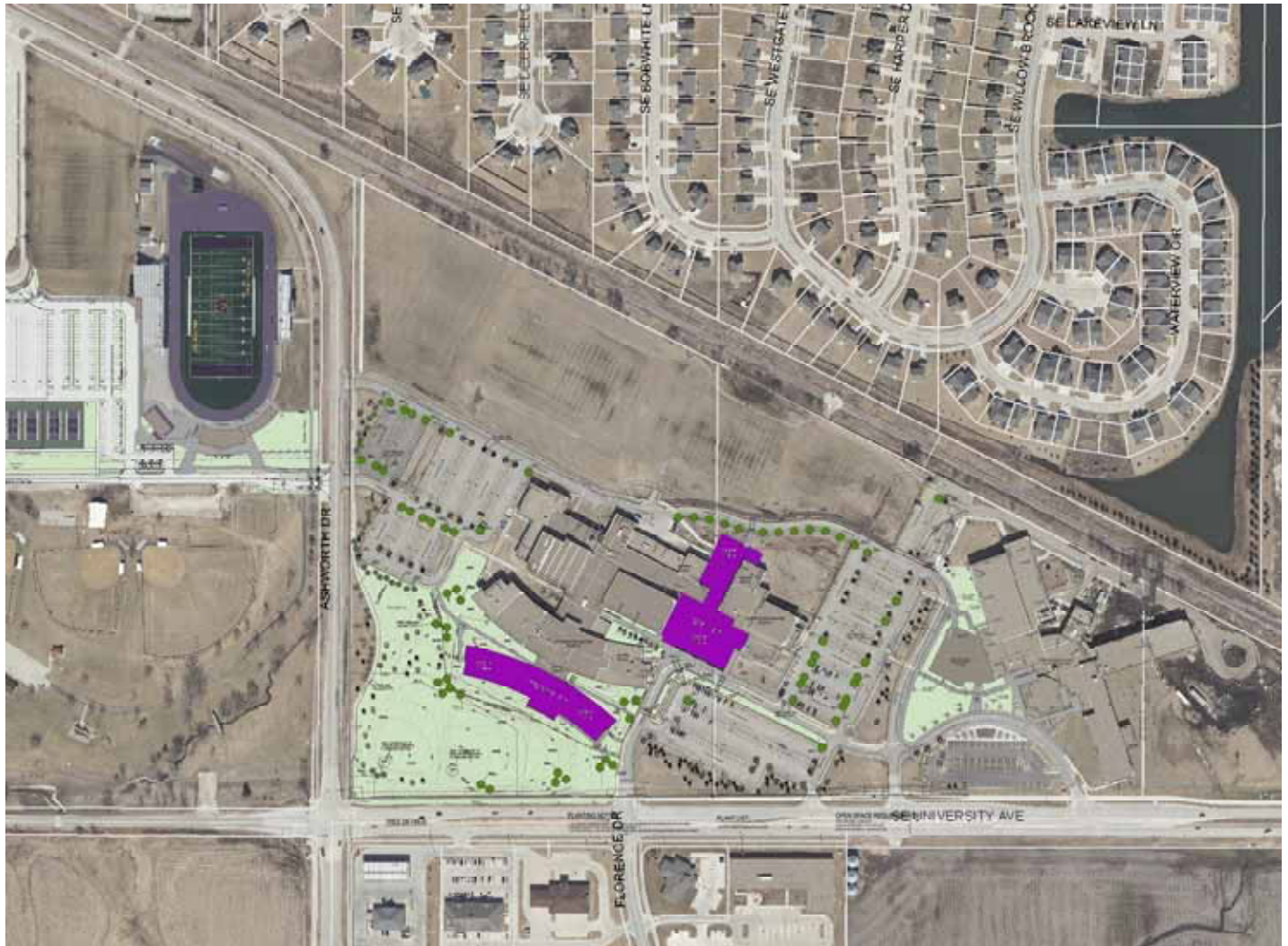
### LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Waukeee High School & Prairieview School	Civic / Institutional	A-1
North	Windfield Plat 5 – Single Family Homes	Neighborhood Residential	R-2
South	Existing Commercial	Neighborhood Village	C-1
East	Gilcrest Jewett Lumber / Vacant – Undeveloped	Community Village	M-1A / C-1A
West	Centennial Park / Warrior Stadium	Civic / Institutional	COS / A-1

### BACKGROUND:

The subject property is a part of the large Waukeee Community School District Campus along SE University Avenue and SE Ashworth Drive which includes the Waukeee High School, Prairieview School, Waukeee Middle School, Warrior Stadium, and other recreational fields. This specific property houses the high school and Prairieview School shared campus. The existing building located between the two school buildings had previously been utilized by the YMCA and was vacated in 2009 when the YMCA moved to their current location on N. Warrior Lane. The building has since been converted to a multi-purpose indoor training facility.

This project involves the construction of a new classroom wing capable of housing an additional 600 students to the existing 1200 student capacity. The new wing will also involve the creation of a new library space as the existing location will be converted to a corridor and new classroom/faculty space. Additionally, the school district will be constructing a new field house and wrestling space between the high school and indoor training facility which will unite the buildings. As a part of the expansion of the classroom space, the school district will be expanding the size and capabilities of the cafeteria to meet the demands of an increased student population in the building as well as reconfiguring existing classroom space into teacher work areas. Construction of the proposed improvements are planned to begin this spring 2011 and finish prior to the start of the 2012 school year.



Aerial Photo of Property and Surrounding Area

**PROJECT DESCRIPTION:**

The project involves the construction of a new 32,473 square foot classroom and library addition. In addition, a 37,537 square foot field house and wrestling facility will be constructed between the existing high school

building and indoor training facility previously utilized by the YMCA. As a part of the overall enlargement of the school building to accommodate an increased student capacity of 1800, the school district will be expanding the cafeteria and teacher work areas to meet the needs of the additional student and faculty population in the building.

**SITE:**

The majority of construction activity will occur on the south and east sides of the High School building. As a part of the development and construction of the new facility spaces, the School District will be making additional improvements to the site in the form of new sidewalks and lighting features in an effort to create defined access points to the high school building and athletic facilities.

Currently there is a trail on the north side of the high school building that extends from the west property boundary to the east and winds between the school and indoor facility to provide a defined route through the school site for students to walk between the Waukee Middle School/Warrior Stadium and the Prairieview School. As a part of the site improvements, the School District will be rerouting the trail further along the north side of the access driveway north of the high school and directing students through a defined pedestrian route through the parking lot. During construction a temporary sidewalk/trail will be installed around the north end of the field house addition to provide students with a safe route around the construction to and from the high school and indoor facility.

**PARKING:**

As indicated on the site plan, the applicant is required to provide parking accommodations to meet the maximum uses of the site facilities based upon the time of day understanding that the types of activities in a school change from school day to after hours or on a weekend. The day time use total, determined by the amount of students/faculty in the building is indicated as 554 stalls, with the evening/weekend total indicated as 1,136 stalls. Currently there are 1,222 stalls provided between the shared parking lot area between the high school and Prairieview School, the west high school lot, and the stadium parking lot. In discussing the proposed addition with the School District, staff feels that the parking requirement has been met with the existing parking spaces. However, as a precautionary measure, staff has requested that the School District identify additional future parking spaces that could be paved and available should be demand for additional parking arise. The School District has identified 85 stalls that could be added on to the existing parking lot in the northeast corner of the enlarged high school building. The additional parking spaces are indicated on Sheet C-202 of the site plan.

**UTILITIES:**

Due to the location of the proposed additions in relation to existing utility infrastructure, the applicant will be rerouting and expanding some of the utilities in the southwest corner of the site. The existing storm water flume will be removed and replaced with two detention basins sized to handle the additional storm water needs created by the additions.

As a part of the cafeteria expansion, the applicant will be enlarging the grease trap interceptor. The site plan indicates a bid alternate for rerouting the sanitary sewer to the grease trap location around the building instead of possibly connecting the enlarged trap to the existing sewer within the building.

**LANDSCAPING:**

The location of the new classroom and library wing has necessitated the removal of 34 trees on the site. As a part of this addition, the applicant has proposed to replace the 34 trees and include 68 trees used for screening and general site beautification.

**ELEVATIONS:**

Elevations have been provided for your review. The elevations are proposed to be comprised of brick, glass, tile, 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. Wall pack security lights have been indicated around the new additions. In addition, pedestrian lighting has been proposed along the sidewalk leading from the parking lot to the east entrance.

**STAFF RECOMMENDATION**

At this time Staff feels comfortable with the Site Plan and would recommend approval subject to remaining staff comments.

**CITY OF WAUKEE**

Ben Landhauser  
City Planner