

## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Waukee Second High School – Preliminary Plat & Site Plan      **PREPARED BY:** Andy Kass, AICP, Senior Planner

**REPORT DATE:** June 22, 2018

**MEETING DATE:** June 26, 2018

### GENERAL INFORMATION

**Applicant:**

Waukee Community School District

**Owner:**

Waukee Community School District & City of Waukee

**Engineer:**

Joel Jackson, P.E., Bishop Engineering

**Request:**

The applicant is requesting approval of a preliminary plat and site plan for the development of a second high school and a future City sports complex.

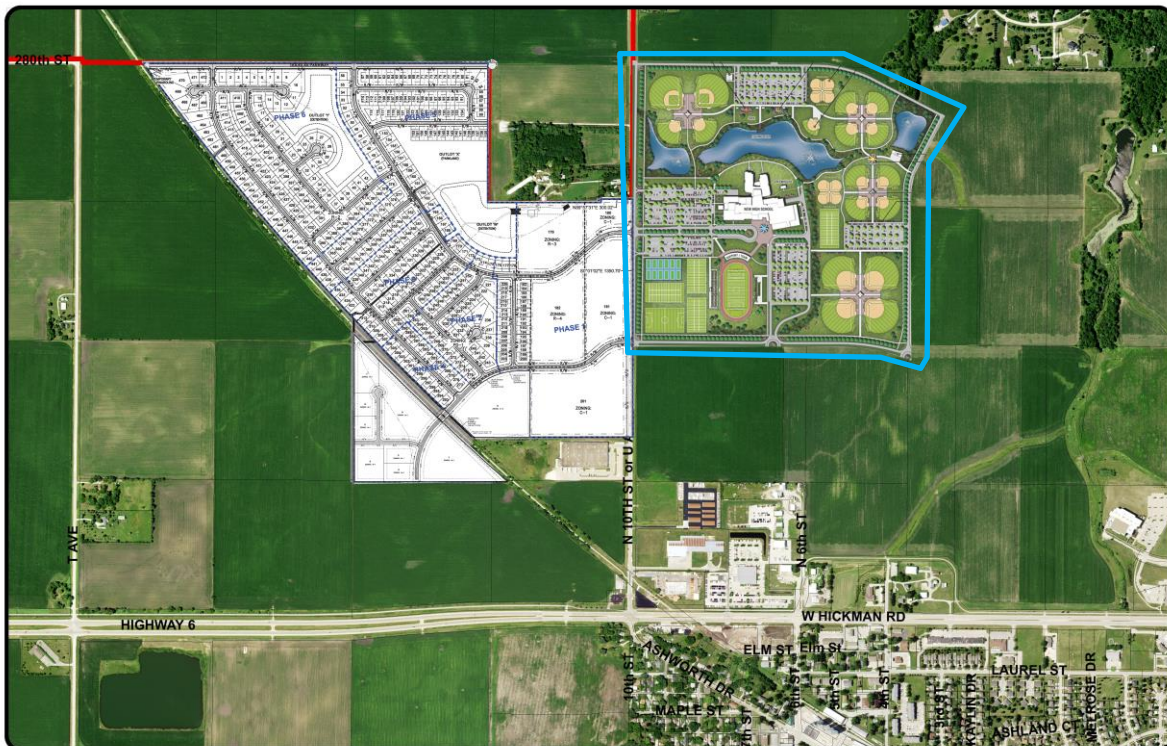
**Location and Size:**

Property is generally located north of Hickman Road, west of North 10<sup>th</sup> Street containing approximately 160 acres.

**Legal Description:**

NW 1/4 Section 28, Township 79 North, Range 26W

### AREA MAP



**ABOVE:** Aerial of subject property (outlined in **BLUE**) in relation to the surrounding area.

## LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Residential	A-1 (Agricultural District)
North	Vacant – Undeveloped	Neighborhood Residential	A-1 (Agricultural District)
South	Vacant – Undeveloped	Neighborhood Residential	A-1 (Agricultural District)
East	Vacant – Undeveloped	Neighborhood Residential	A-1 (Agricultural District)
West	Stratford Crossing Development	Neighborhood Residential / Employment	C-1 (Community & Highway Service Commercial District), R-3 (Multi-Family Residential District), R-4 (Row Dwelling & Townhome District), R-2 (One & Two Family Residential District), R-2 (One & Two Family Residential District) / PD-1 (Planned Development Overlay District)

## HISTORY

For two years the City of Waukee and the Waukee Community School District have been working together to purchase 160 acres and master plan it for a second high school site and a future City sports complex. In February 2018, a bond referendum was approved by voters to finance the construction of the proposed second high school. The School District intends to begin grading and construction of their portion of the property this year with a targeted opening of the high school for the fall of 2021. Improvements to the City sports complex portion of the property are targeted for completion in the spring of 2022.

## PROJECT DESCRIPTION

### Preliminary Plat

The preliminary plat identifies the creation of two lots. Lot 1 is approximately 75 acres in area and is the lot that the proposed second high school and associated athletic fields will be constructed upon. Lot 1 will be owned by the Waukee Community School District. Lot 2 is 66 acres in area and is the future site of the City sports complex. Lot 2 will be owned by the City of Waukee. Lot 2 will also have the storm water retention ponds that will provide regional detention for the high school site and the City sports complex. The ponds will be owned and maintained by the City of Waukee.

### Site Plan

The site plan for the second high school identifies the construction of a 300,000+ square foot school building with associated parking areas. The new high school will feature 94 classrooms. In addition, the site plan identifies a football stadium, locker room building, concessions and restroom building, baseball/softball fields,

tennis courts, soccer fields, and a potential greenhouse. Parking lots for the school are located on the west, south, and east sides of the building. Trash enclosures for the high school are located on the east side of the building and are partially integral to the building.

The site plan also identifies the conceptual layout of the City sports complex. Detailed plans for the City sports complex will be forwarded for review when they are completed.

**A-I ZONING DISTRICT - BULK REGULATIONS**

Criteria	Required	Proposed
Front Yard Setback	75 feet	770 feet
Side Yard Setback	50 feet	1,070 feet
Rear Yard Setback	50 feet	970 feet
Lot Width	200 feet	1,500 feet (Lot 1) 1050 (Lot 2)
Lot Area	No minimum	74.51 acres (Lot 1) & 66 acres (Lot 2)

**ACCESS AND PARKING**

Access to the school site will be provided off of 10<sup>th</sup> Street on the west side, 4<sup>th</sup> Street on the east side, and Sunrise Drive on the south side. Improvements to these streets are discussed below. The required amount of parking for the school and associated athletic facilities is 1,084 parking spaces and the site plan identifies a total of 1,598 parking spaces.

Pedestrian walkways will be installed around the buildings and throughout the site. Trails and sidewalks will be installed as part of the future road projects as well. A pedestrian underpass under 10<sup>th</sup> Street will also be installed as part of the improvements to remove an at grade crossing for pedestrians and bicyclists.

**UTILITIES**

A 12-inch water main will be extended along 10<sup>th</sup> Street as part of these improvements. From that 12-inch water main additional water mains will be extended throughout the site and along public streets. The City is in the process of completing a sewer project that will serve the high school, sports complex and additional development to the east and west. These developments will flow to the east to the Little Walnut Creek Lift Station.

Storm water for the site will be detained in the regional retention ponds north of the school building. These ponds will be built with the school site, but will be owned and maintained by the City of Waukee. Eventually these ponds will be utilized as an amenity feature within the future City sports complex. Water from the retention ponds will provide an irrigation source for the school site.

**ROAD IMPROVEMENTS**

Significant road improvements will be made to existing 10<sup>th</sup> Street and future streets that will surround the subject property. Beginning in 2020, the City will construct improvements to 10<sup>th</sup> Street and construct an extension of Sunrise Drive. Future improvements for 4<sup>th</sup> Street, Sunrise Drive, and Douglas Parkway are slated for either 2021 or 2022.

### **LANDSCAPING & OPEN SPACE**

A total of 20% open space is required for the development. The Site Plan indicates that 50% open space will be provided. A total of 1,318 trees and shrubs are required for the school site. The landscape plan indicates a total of 1,423 trees and shrubs will be provided. The site will be sodded and seeded with a variety of grasses including native plantings.

### **ELEVATIONS**

Elevations of the proposed buildings have been provided for review. Materials proposed include aluminum panel, precast metal wall panels, wood pattered aluminum panels, brick, and metal screening. Elevations for the proposed athletic facility buildings have also been provided and incorporate the same materials listed above.

### **LIGHTING PLAN**

Lighting plans for the building, parking areas, and athletic fields have been submitted and are in conformance with the Site Plan Ordinance.

### **STAFF RECOMMENDATION**

The proposed preliminary plat and site plan are in general conformance with the Zoning Ordinance, Subdivision Ordinance, Site Plan Ordinance, and Comprehensive Plan. Staff recommends approval subject to remaining staff comments.