

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Waukee Elementary #10 – Preliminary Plat, Final Plat & Site Plan

PREPARED BY: Andy Kass, AICP, Senior Planner

REPORT DATE: September 20, 2019

MEETING DATE: September 24, 2019

GENERAL INFORMATION

Applicant:

Waukee Community School District

Owner:

Waukee Community School District

Engineer:

Joel Jackson, P.E., Bishop Engineering

Request:

The applicant is requesting approval of a preliminary plat, final plat, and site plan for the development of an elementary school.

Location and Size:

Property is generally located north of Ashworth Road, west of R-22/Ute Ave containing approximately 19.05 acres.

Legal Description:

Lot 1, Waukee Elementary #10 (965 Ashworth Road)

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	Single Family Residential	R-2 (One and Two Family Residential)
North	Vacant – Undeveloped	Single Family Residential	R-1 (Single Family Residential)
South	Vacant – Undeveloped	Single Family Residential	A-1 (Agricultural)
East	Single Family Residential	Single Family Residential	R-1 (Single Family Residential) & R-2 (One & Two Family Residential)
West	Vacant – Undeveloped	Single Family Residential	A-1 (Agricultural)

HISTORY

In 2018, a rezoning was approved for the Ashworth Acres development. The concept plan for Ashworth Acres identified a possible location for a future elementary school in the southwest corner of the development. In the time since the rezoning was approved, the Waukee Community School District purchased the 19.05-acre parcel and is now requesting approval of a preliminary plat, final plat, and site plan for the construction of a new elementary school.

PROJECT DESCRIPTION

Preliminary Plat & Final Plat

The preliminary plat and final plat identify the creation of one (1) lot that is 19.05-acres in area. Lot 1 is proposed to have an elementary school and associated parking and accessory uses located on it. All required easements are identified on the preliminary plat and final plat.

Site Plan

The site plan for the elementary school identifies the construction of a 101,417 square foot elementary school that is proposed to be approximately 28-feet in height at its highest point. The site plan indicates that there are 36 classrooms in the building. The playground is shown to the west of the school building. A multi-use field is shown southwest of the building. Bicycle parking is provided on the south side of the building. A trash enclosure is located on the west side of the building and will be integral to the building similar to other recently constructed elementary schools. Construction of the proposed elementary school is planned to begin in Spring 2020 with a completion and opening date of Fall 2022.

ACCESS AND PARKING

The primary access for the school will be on the south side from Ashworth Road. Pick-up and drop-off for students will use the south access point. Two lanes are planned to accommodate pick-up and drop offs. A pavement stripe for the entire length of the lanes will be provided to assist in traffic direction. The School District also plans to have staff direct traffic during pick-up and drop-off times. Secondary access is provided from Serenity Drive on the east side of the property. This access will be one-way and will be utilized for staff parking and bus drop-off.

The Zoning Ordinance requires 151 parking spaces for the elementary school. The site plan indicates 160 parking spaces across the site, including seven (7) accessible parking spaces.

Pedestrian walkways will be installed around the building and throughout the site. 10-foot-wide trails will be installed along Ashworth Road and along Serenity Drive.

UTILITIES

Utilities were provided to the site with the public improvements associated with Ashworth Acres Plat I. Water and sanitary services will be extended from Serenity Drive. Storm water for the site will be detained in ponds located in the southwest and southeast corners of the property. Stormwater will be routed to the southeast pond and from there it is routed to the north and east towards the pond constructed with the Ashworth Acres Plat I improvements. The School District will be responsible for the maintenance of the ponds on their property.

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 25-foot landscape buffer will be provided on the north, east, and west sides of the property to provide screening from the adjacent residential uses. 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 brick, architectural metal paneling, and aluminum windows and curtain walls.

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, and Site Plan Ordinance. Staff recommends approval subject to remaining staff comments.