



**STAFF REPORT**

**TO:** Planning and Zoning Commission

**PREPARED BY:** Andy Kass, Planner II

**RE:** Waukeee CAPS – Site Plan

**DATE:** December 16, 2014

**GENERAL INFORMATION:**

**Applicant:** Waukeee Community School District

**Requested Action:** Site Plan Approval

**Location and Size:** Property is generally located on the West side of SE L.A. Grant Parkway, South of SE Westtown Parkway, and North of SE Ashworth Road containing approximately 69.15 acres more or less.

**LAND USES AND ZONING:**

Location	Existing Land Use	Comprehensive Plan / Alice's Road Corridor Master Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Residential	A-1
North	Waukeee Timberline Middle School & Future Vision Soccer Academy	Neighborhood Residential	A-1
South	Vacant – Undeveloped/Agricultural *Property is not in Waukeee Corporate Limits*	Neighborhood Residential	*N/A*
East	Vacant - Undeveloped	Neighborhood Residential / [Traditional Single Family / Multi-Family Rowhouse]	R-2 / A-1
West	Timberline Campground *Property is not in Waukeee Corporate Limits*	Neighborhood Residential	*N/A*

**BACKGROUND:**

The property in question is a 12 acre portion of a 69 acre tract located on the west side of SE L.A. Grant Parkway between SE Westtown Parkway and SE Ashworth Road. The Waukeee Community School District owns the property and proposes to construct a Center for Advanced Placement Studies (CAPS) facility on the south side of the property. In 2013 the City Council approved a site plan for the construction of a new middle school and practice fields for Vision Soccer Academy on the north portion of the property.



**ABOVE:** Aerial of Site Plan identifying the proposed development concept (outlined in **RED**) in relation to surrounding properties.

### **PROJECT DESCRIPTION:**

The proposed project includes the construction of a 35,770 square foot (building footprint) facility to house the operations of the newly formed Center for Advanced Placement Studies (CAPS) program for high school students. This program allows high school students to get real world work experience, earn college credit, and explore career paths.

The site is bordered by the Timberline Camp Ground on the west, which is outside of the corporate limits of the City of Waukee. Property on the east side of SE L.A. Grant Parkway is within the Alice's Road Corridor Master Planning area and is intended to be traditional single family homes, with the future redevelopment of properties near the SE L.A. Grant Parkway/SE Ashworth Road intersection as rowhomes, townhomes or a similar medium density residential.

### **ACCESS AND PARKING:**

Access to the site will be provided in two locations, one access will be located on the east side of the site off of SE L.A. Grant Parkway. The second access will be provided on the south side of the site off of SE Ashworth Road. Both access points will have right-hand turn lanes into the site. Each turn lane will have 150 feet of stacking distance. Both accesses will have left and right turn lanes out of the site.

A total of 120 parking spaces are required for this facility. The total amount of parking proposed is 336 spaces (including 8 handicap accessible stalls). The purpose of the additional parking area is to allow for shared parking with the soccer academy immediately to the north. Traffic throughout the parking lot will be two-way traffic.

Per the recommendations of the traffic study that was conducted for the Timberline Middle School, temporary traffic signals will be installed at the intersection of SE L.A. Grant Parkway and SE Ashworth Road. In addition, a temporary right-hand turn lane will be installed at this intersection as well. The turn lane will be an asphalt overlay. Permanent improvements (signals, turn lanes, etc.) to this intersection will be completed at the time SE Ashworth Road is widened. These improvements will be the responsibility of the School District.

#### **SIDEWALKS/TRAILS:**

As a part of the improvements required of this project to SE Ashworth Road a 10 foot trail will be constructed along the north side of the street at the time the street is widened. An existing 10 foot trail was extended on the west side of L.A. Grant Parkway to the intersection with SE Ashworth Road with the Timberline School project. Pedestrian access to the school will be provided from this 10 foot public trail on the south side of the access off of SE L.A. Grant Parkway.

A number of sidewalks internal to the sidewalk are indicated on the site plan. In addition, there are two pedestrian paths proposed from the parking lot and to the soccer fields to the north in order to provide access to the fields from the parking lot.

#### **UTILITIES:**

All private utilities necessary for the CAPS facility are proposed as a part of the site plan. A grease trap interceptor is indicated on the north side of the building.

As part of this project a temporary sanitary sewer pump station will be installed onsite to send wastewater from the facility north and then west to the treatment plant. In the future, this pump station could be upsized to accommodate and serve nearby development. The location of the pump station has been identified north of the proposed CAPS facility along the project boundary. When the pump station is abandoned sewer service will be provided by an existing gravity sewer that was installed as part of the Timberline Middle School improvements. Design of the pump station has not been completed at this time.

Storm water for CAPS facility will be accommodated by three detention basins which will also serve other portions of the site including water from the school and soccer fields. The detention basin at the corner of SE Ashworth Road and SE L.A. Grant Parkway will route water into an existing culvert and to the south underneath SE Ashworth Road. The two detention basins on the west side of the property will route water into the north ditch of SE Ashworth Road and will be carried overland to the west in the ditch to the creek.

#### **OPEN SPACE AND LANDSCAPING:**

A minimum of 20% of the project area is required to be open space. The total project area is 12.19 acres and the proposed amount of open space is 61% of the project area. The applicant is responsible for the planting of 107 trees and 107 shrubs based upon the minimum open space requirement. The landscape plan identifies that 130 trees (includes 53 existing trees) and 107 shrubs will be provided as part of the site improvements.

**ELEVATIONS:**

Elevations have been provided for your review. The elevations are proposed to primarily be comprised of insulated metal paneling in light and darker gray tones and aluminum framed glass. Material samples will be available at the meeting for your reference.

**MISCELLANEOUS:**

A trash enclosure is proposed on the north and east side of the CAPS Facility. The rear of the enclosure would face SE L.A. Grant Parkway.

A lighting plan has been submitted, but staff is waiting for additional information regarding exterior lighting of the site to determine compliance lighting requirements.

**STAFF RECOMMENDATION**

At this time staff is comfortable with the site plan and would recommend approval of the site plan subject to remaining staff comments.

**CITY OF WAUKEE**

Andy Kass  
Planner II