



**STAFF REPORT**

TO: Planning and Zoning Commission

PREPARED BY: Brad Deets

RE: Waukee Transportation Facility- Rezoning

DATE: November 23, 2015

**GENERAL INFORMATION:**

Applicant: City of Waukee

Requested Action: Rezoning Approval

Location and Size: Property is generally located West of 6<sup>th</sup> Street and north of University Avenue containing approximately 18.5 acres more or less.

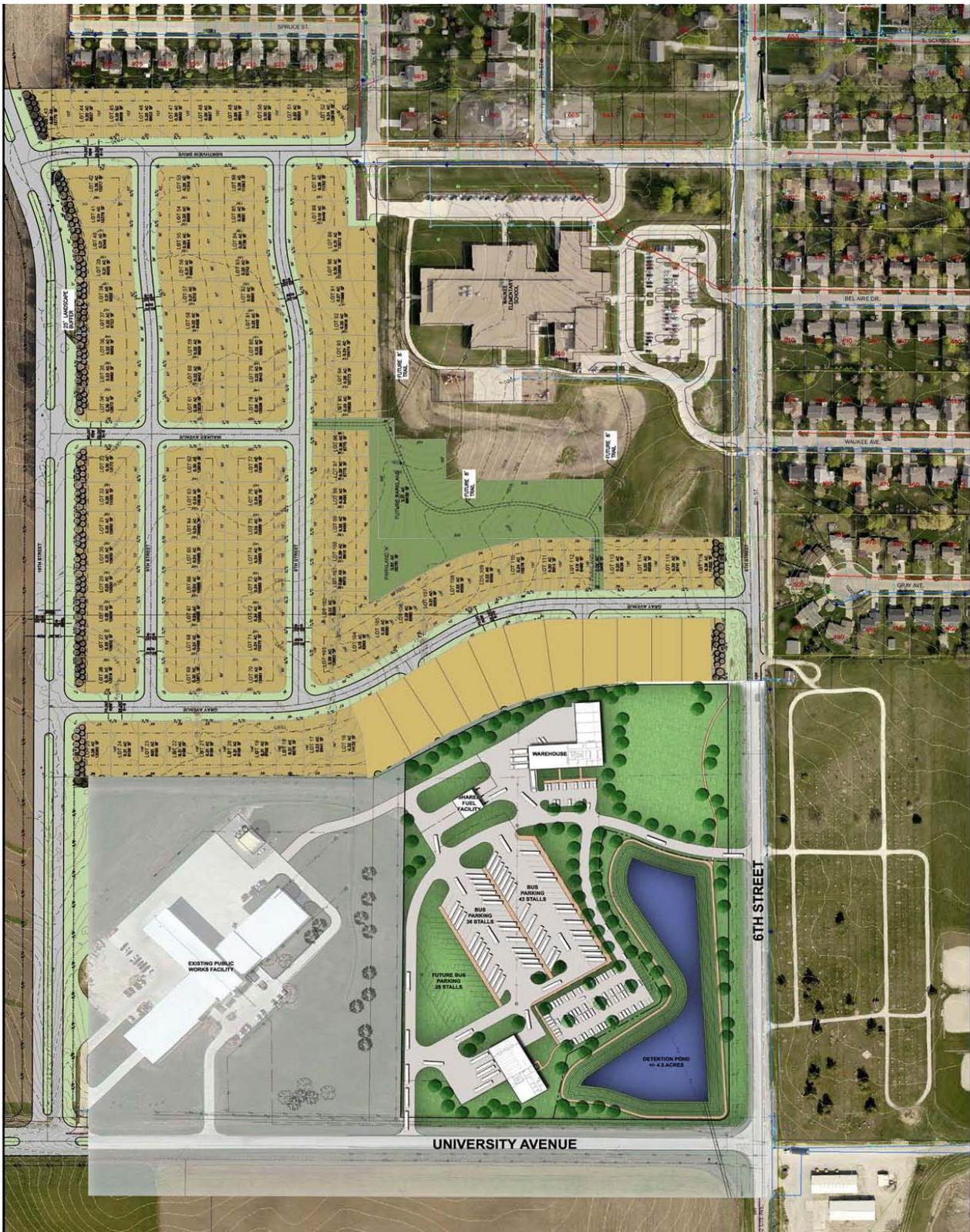
**LAND USES AND ZONING:**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Agricultural	Civic/Institutional	A-1
North	Agricultural	Civic/Institutional	A-1
South	Agricultural	Neighborhood Residential	A-1
East	Waukee Cemetary	Parks & Recreation	A-1
West	Waukee Public Works	Civic/Institutional	M-1

**BACKGROUND:**

The subject property was originally acquired by the City of Waukee in 2007 as a part of a larger parcel in preparation for the construction of a new Public Works building. Approximately 20 acres of the property was sold off to the Waukee School District for the construction of Waukee Elementary. Another three acres was developed as single family residential lots including the extension of Northview Drive.

The City Council has established December 7, 2015 as a date for public hearing to further discuss the rezoning of the subject property from A-I Agricultural District to M-I Light Industrial District to facilitate the construction of a transportation facility for the Waukee Community School District. Notification of the proposed rezoning request was sent to adjacent property owners within 200 feet of the property being rezoned on November 17, 2015. A notification sign regarding the rezoning request has also been placed on the property. To date, staff has not received any comments either for or against the proposed rezoning request.



**ABOVE:** Aerial of Concept Plan identifying the proposed transportation facility and Surrounding Properties.

**PROJECT DESCRIPTION:**

The City has been working with the Waukee School District for several months regarding a location for their transportation bus facility as well as for a central warehouse for supplies. The City and the District are finalizing plans for a land trade for approximately 14 acres of the property proposed to be rezoned. The remaining 4.5 acres of property is for the development of a regional storm water retention facility which is intended to serve the School District, new Transportation Facility as well as the Public Works Facility and will be located at the intersection of University Avenue and 6<sup>th</sup> Street. The retention facility will be owned and maintained by the City.

The concept plan provided as a part of the rezoning application shows the construction of an approximately 5,000 square foot building which would provide restrooms, lounge space and offices for the School District bus drivers along with several mechanics bays and a wash bay. The plan also identifies an approximately 7,200 square foot building to be used for offices and warehousing for the School District. Finally, the plan shows the construction of a fueling facility. The fueling facility is being proposed to be constructed jointly between the City and District and the two parties are finalizing an agreement regarding both construction and long term administration of the fueling facility.

Access to the site will be provided from both University Avenue as well as 6<sup>th</sup> Street. It is anticipated that the buses serving the southern portion of the Waukee School District will exit the facility utilizing University Avenue and the buses serving the north half of the District will utilize the access point directly on 6<sup>th</sup> Street.

No improvements to either 6<sup>th</sup> Street or University Avenue are being proposed as a part of the initial construction of the transportation center. It is anticipated that University Avenue will be widened and paved within the next five years. The future plans for 6<sup>th</sup> Street also include widening to a three lane section. The district will be responsible for their proportionate share of the improvements at such time as they are constructed.

The City of Waukee still owns the remaining approximately 50 acres located north of the Public Works building and proposed Transportation Center as well as west of Waukee Elementary School. It is anticipated that this property will be sold in the near future for additional single family residential development. As such a landscape buffer is being provided along the north property line of the transportation center. Substantial landscaping will also be required along 6<sup>th</sup> Street and University Avenue.

#### **STAFF RECOMMENDATION**

At this time staff would recommend approval of the proposed rezoning to facilitate the Waukee School District Transportation Facility.

#### **CITY OF WAUKEE**

Brad Deets

Development Services Director