



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Andy Kass

RE: Waukee Transportation Facility Plat 1 – Preliminary Plat, Final Plat, and Site Plan

DATE: January 26, 2016

GENERAL INFORMATION:

Applicant: Waukee Community School District

Requested Action Preliminary Plat, Final Plat, & Site Plan Approval

Location and Size: Property is generally located West of 6th Street and north of University Avenue containing approximately 13.95 acres more or less.

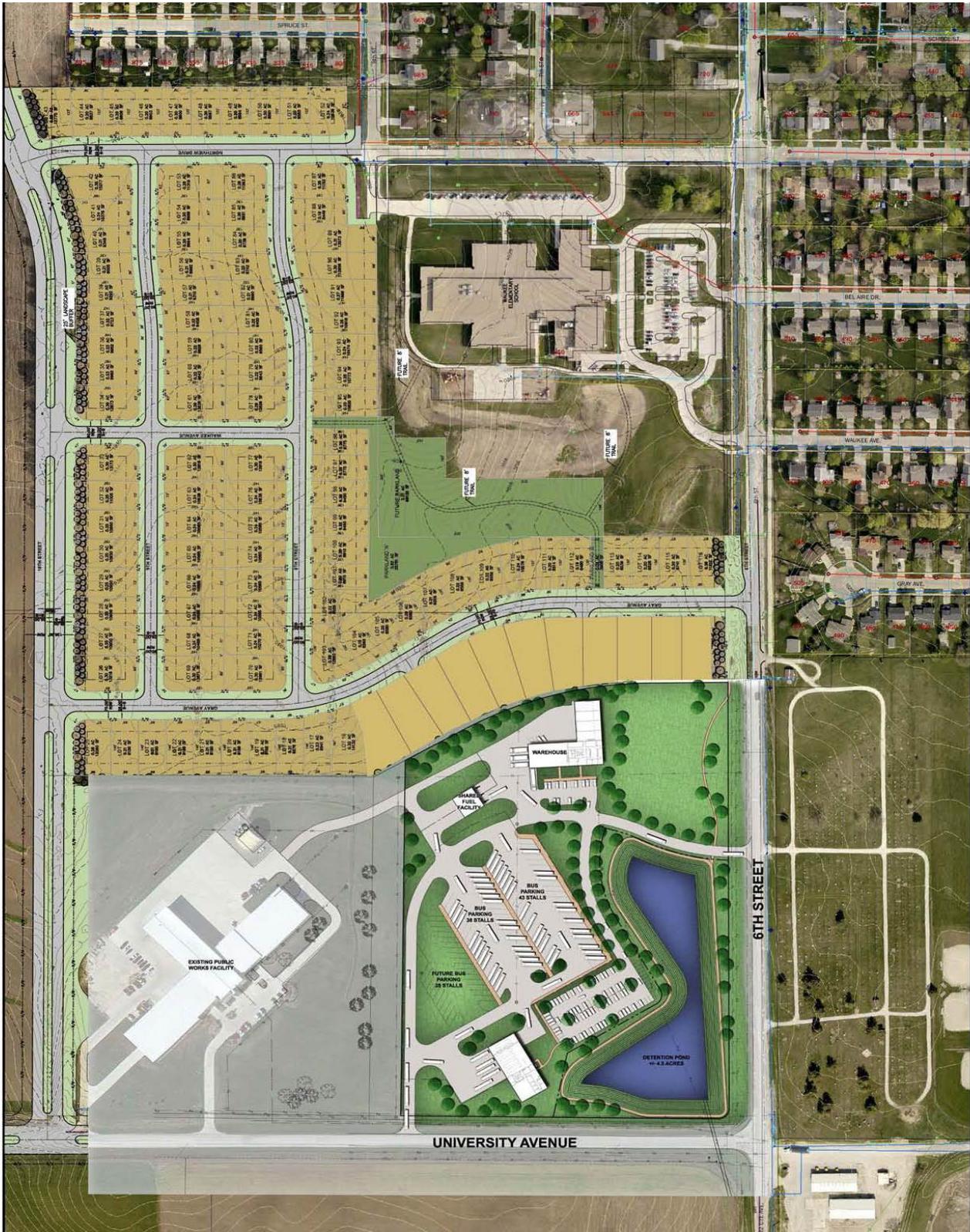
LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Agricultural	Civic/Institutional	M-1
North	Agricultural	Civic/Institutional	A-1
South	Agricultural	Neighborhood Residential	A-1
East	Waukee Cemetery	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. In the fall of 2015 the City rezoned the subject property to M-1 to allow for the construction of a maintenance building, fueling facility, and an operations building for the School District. The City still currently owns the subject property, but has recently finalized agreements with the School District to acquire the property.

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.



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

PROJECT DESCRIPTION:

The project involves the construction of an 11,354 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 16,822 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 have recently finalized agreements regarding both construction and long term administration of the fueling facility. Two above ground storage tanks, a fuel canopy, and three fuel pumps are proposed to be installed. The fuel tanks will be enclosed by a fuel enclosure.

In addition to the proposed buildings the site plan also identifies 81 school bus parking spaces located north of the proposed bus facility and future bus parking areas if necessary.

Two detention ponds are identified on the site plan. The pond on the north side of the site will be a dry bottom pond and will be owned and maintained by the School District. The pond located near the intersection of 6th Street and University Avenue will act a regional detention basin and will be owned and maintained by the City of Waukee. The regional detention basin will serve this site and the Public Works site to the west.

ACCESS AND PARKING

Access to the site will be provided from both University Avenue as well as 6th 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 6th Street. Access off of University Avenue will be restricted for security purposes for the bus facility. Adequate measures have been taken to allow for public safety access off of University Avenue if an emergency arises. Parking for the bus maintenance building will be provided on the east side of the site and parking for the warehouse building will be provided south of the building.

The School District has agreed to construct a decel lane off of 6th Street to allow for buses and other traffic to turn off of 6th Street and into the site. No other improvements to 6th Street are planned at this time. A box culvert will need to be installed underneath University Avenue to accommodate Stormwater flowing off of the site. It is anticipated that University Avenue will be widened and paved within the next five years. The future plans for 6th 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.

As part of this development 6 foot wide sidewalks are proposed to be located around the detention basin to provide pedestrian access to the water features on site.

UTILITIES

Sanitary sewer service will be provided by an onsite lift station that will serve only this property. A force main will be extended to an existing force main on the Public Works property which flows north and then ultimately to the wastewater treatment facility.

Water will be provided from an existing 12-inch water main located on the west side of 6th Street and an existing 16-inch water main on the north side of University Avenue.

Storm water detention will be provided for in the two detention basins proposed on the north and south sides of the site. Water from the north pond will flow to the south pond which will ultimately outlet to the proposed box culvert and from there the water will flow south and to the east through the golf course.

LANDSCAPING

The proposed open space landscaping complies the Landscaping and Open Space Ordinance and the Site Plan Ordinance. A 30 foot landscape buffer has been provided for on the north side of the property to screen the site from any future development.

ELEVATIONS

Pre finished metal paneling, brick, glazing, and translucent overhead doors are some of the proposed building materials for both buildings. The proposed elevations meet the intent of the Site Plan Ordinance with respect to architectural requirements. Elevations of the fuel canopy, fuel tank enclosure, and trash enclosure have also been provided and appear to meet the intent of the Ordinance. Material samples will be available at the Planning & Zoning Commission meeting.

STAFF RECOMMENDATION

At this time Staff is comfortable with the preliminary plat/site plan and final plat and would recommend approval of the preliminary plat/site plan and final plat subject to remaining staff comments and review of all legal documents by the City Attorney.

CITY OF WAUKEE

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