



STAFF REPORT

TO: Planning and Zoning Commission

PREPARED BY: Melissa DeBoer

RE: Sportsplex West – Site Plan

DATE: August 23, 2016

GENERAL INFORMATION:

Applicant: Sportsplex USA, LC

Requested Action Site Plan Approval

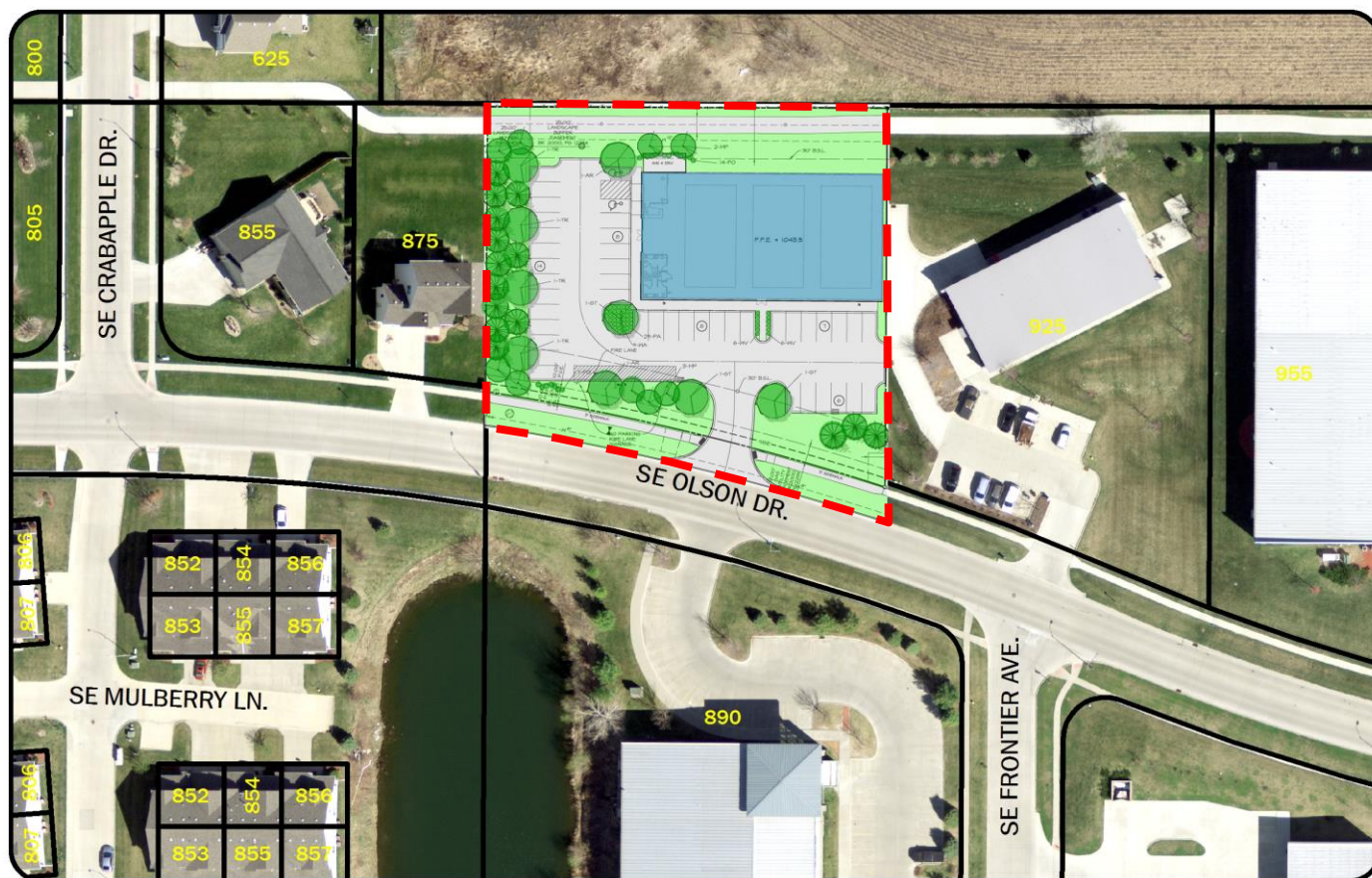
Location and Size: Property is generally located north of SE Olson Drive and west of Alice’s Road containing approximately 1 acre.

LAND USES AND ZONING:

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant	Community Village	PD / M-1
North	Vacant	Community Village	PD / C-1A
South	Recreation – Sportsplex West’s Existing Facility	Community Village	PD / M-1
East	Office	Community Village	PD / M-1
West	Residential	Community Village	R-2

BACKGROUND:

The subject property is located north of SE Olson Drive and west of Alice’s Road. The property in question is approximately 1 acre. The applicant, Sportsplex USA, LC, is requesting approval of a site plan for a recreational facility. This facility will be located immediately across the street from their existing Sportsplex West facility which is located at the southwest corner of SE Olson Drive and SE Frontier Avenue.



ABOVE: Aerial of the site plan (outlined in **RED**) in relation to the surrounding properties.

PROJECT DESCRIPTION:

The proposed project includes the construction of a 10,665 square foot building to be used for recreational activities.

ACCESS AND PARKING:

Access to the site will be provided off of SE Olson Drive.

A total of 43 parking spaces are required for this facility. The total amount of parking proposed is 43 spaces (including 2 handicap accessible stalls). Traffic throughout the parking lot will be two-way traffic. A fire lane will be provided on the southwest side of the parking lot.

SIDEWALKS/TRAILS:

As a part of the improvements, a five foot wide sidewalk will be installed along SE Olson Drive. Sidewalks are planned internal to the site, primarily around the building from the parking areas.

UTILITIES:

All utilities have been extended to the subject property during phases of previous platting. Minor service stub extensions will occur, but no significant utility extensions will be necessary.

Storm water from the site will drain into the intakes located along the west and south sides of the property.

OPEN SPACE AND LANDSCAPING:

A minimum of 15% of the project area is required to be open space. The total project area is 1.04 acres and the proposed amount of open space is 40% of the project area. The applicant has provided the required amount of plantings per the landscaping ordinance including a landscape buffer along the west property line in order to provide screening for the adjacent residential properties.

ELEVATIONS:

The proposed building will be constructed mostly of metal and brick. The elevations facing the residential to the west and the street to the south will be the sides of the building with the brick. The other two elevations will be composed entirely of metal panels in two different colors. The main entrance is located on the west elevation. The entrance will include glass doors and windows as well as a fabric canopy over the entrance.

MISCELLANEOUS:

The applicant has provided a lighting plan which meets the City of Waukee Site Plan Ordinance 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

Melissa DeBoer, AICP
Planner II