

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Waukee High School Parking Expansion -
Site Plan

PREPARED BY: Melissa DeBoer AICP, Planner II

REPORT DATE: April 5, 2018

MEETING DATE: April 10, 2018

GENERAL INFORMATION

Applicant / Owner:

Waukee Community School District

Owner's Representative:

Joel Jackson, P.E. with Bishop Engineering

Request:

The applicant is requesting approval of a site plan for an expansion of the existing parking lot.

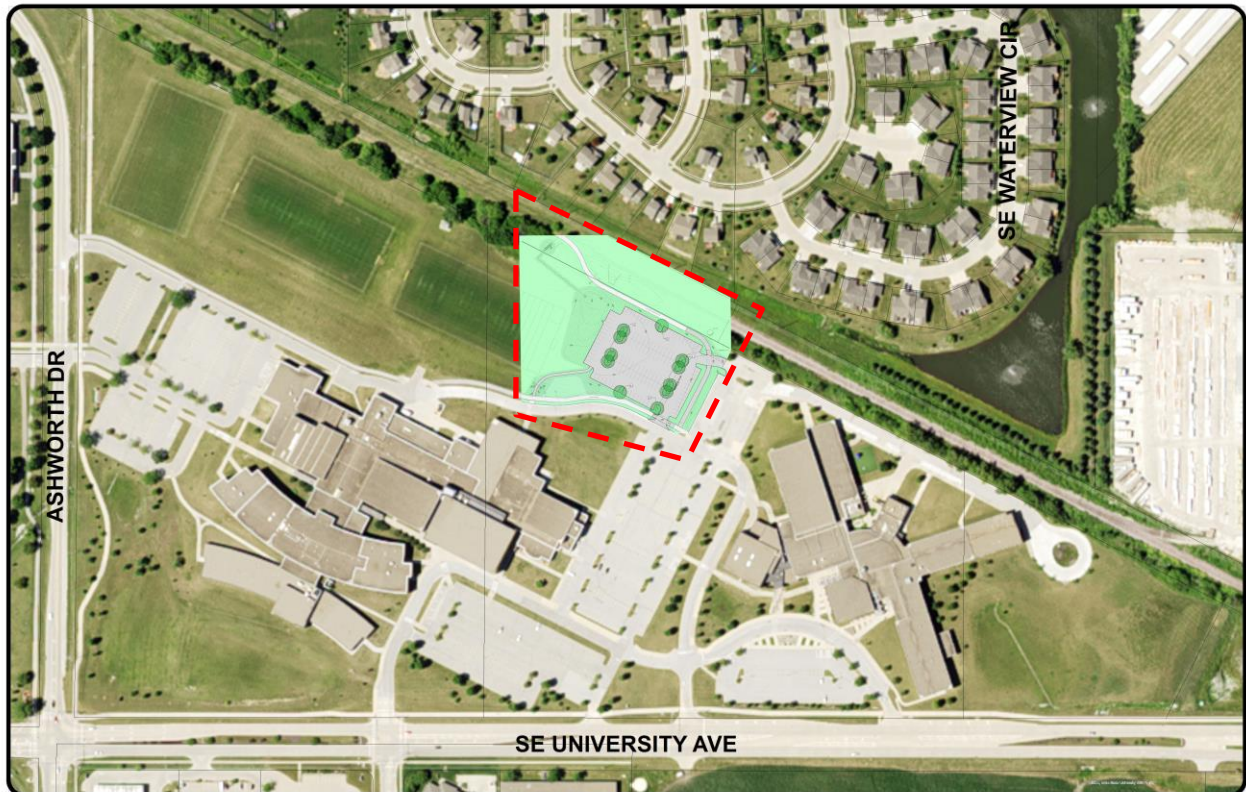
Location and Size:

Property is generally located north of SE University Ave and east of Ashworth Dr, containing approximately 21 acres.

Address:

575 SE University Avenue

AREA MAP



ABOVE: Aerial of subject project (outlined in **RED**) in relation to the surrounding area.

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Waukee High School (Waukee Community School District)	Civic/Institutional	A-1 (Agricultural)
North	Single Family Residential	Neighborhood Residential	R-2 (One and Two Family Residential)
South	Commercial Development / Vacant Land within the Park View Crossing Development	Community Village / Neighborhood Residential	C-1 (Community and Highway Service Commercial) / C-1A (Neighborhood Commercial)
East	Prairieview School (Waukee Community School District)	Civic/Institutional	A-1 (Agricultural)
West	City Park / Football Stadium	Civic/Institutional / Parks and Recreation	COS (Conservation and Open Space) / A-1 (Agricultural)

HISTORY

The subject property is currently used for both Waukee High School and Prairieview School. Parking has been known to be problematic for the high school as there are not enough parking spaces for the amount of students that are driving to school. While the number of parking stalls provided meets the parking ordinance, there is still an overflow of parking from the designated high school parking areas. The school district is looking to mitigate the problem by providing an additional 127 parking spaces.

PROJECT DESCRIPTION

The project involves the addition of 127 total parking spaces located to the north of the high school building. This would make for a total of 1,349 parking spaces between the existing parking lot and this proposed addition. This includes 43 ADA accessible stalls.

ACCESS AND PARKING

Two driveways will provide access into the proposed parking area from the existing parking lot. One driveway will be located on the southeast side of the addition and the other driveway will be located at the northeast side of the addition.

SIDEWALKS/TRAILS

The existing 10 foot wide trail connection that runs along the north side of the parking lot will be extended in order to provide a connection into the school site along the east side of the parking lot addition. A 6 foot wide pedestrian connection is also provided at the southwest corner of the addition.

UTILITIES

Stormwater detention is provided through intakes located on the site. A rain guardian turret is proposed on the northwest end of the parking lot addition. The rain guardian turret will allow stormwater to be filtered prior to being released into the storm system. The stormwater from this site is eventually outletted into Sugar Creek, located to the west.

LANDSCAPING & OPEN SPACE

The site plan identifies the addition of 11 trees throughout the proposed parking expansion area. More than 50% open space is provided for the entire site.

LIGHTING PLAN

Four parking lot light pole fixtures are proposed with this project. These are located within the four parking lot islands within the project layout. The fixtures are full cut-off and meet the requirements of our lighting ordinance.

STAFF RECOMMENDATION

Staff recommends approval of the site plan for Waukee High School Parking Lot Expansion subject to remaining staff comments.