

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Waukeee High School #2 – Final Plat

PREPARED BY: Andy Kass AICP, Senior Planner

REPORT DATE: July 6, 2018

MEETING DATE: July 10, 2018

GENERAL INFORMATION

Applicant:

Waukeee Community School District

Owner:

Waukeee Community School District & City of Waukeee

Owner's Representative:

Joel Jackson, PE, Bishop Engineering

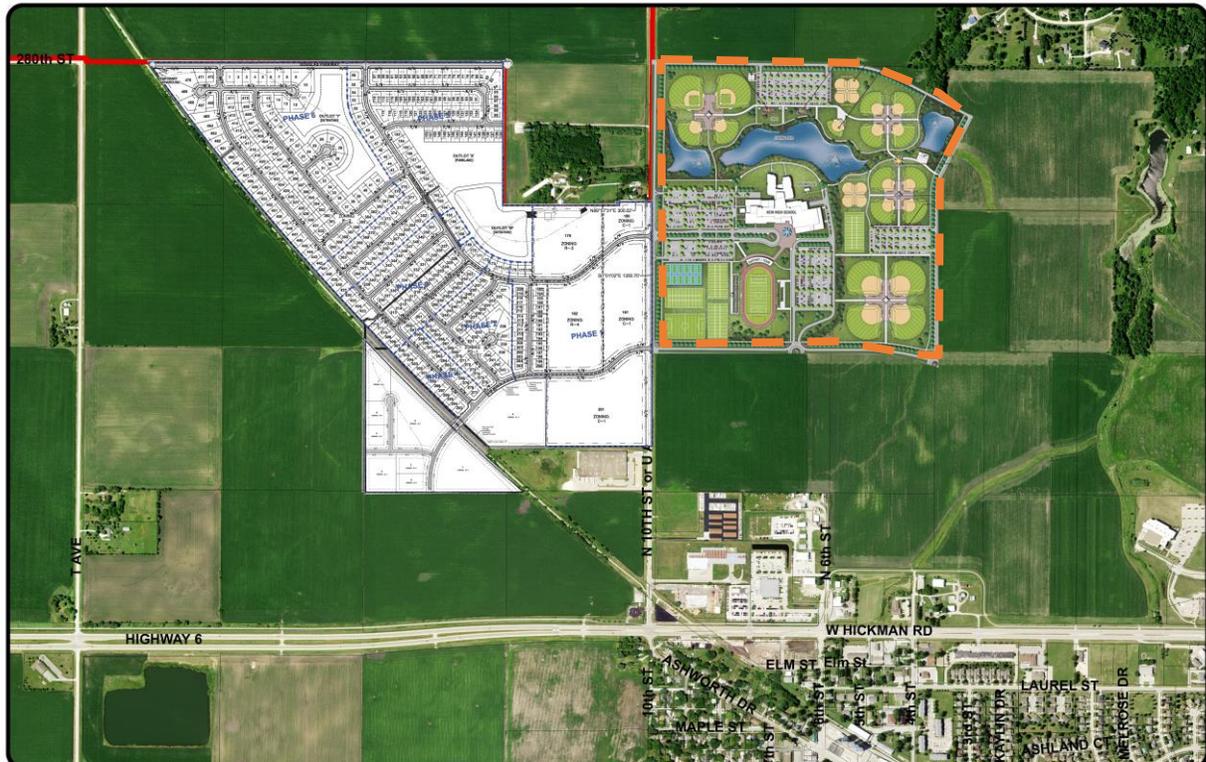
Request:

The applicant is requesting approval of a final plat for school and park development.

Location and Size:

Property is generally located north of Hickman Road and east of N. 10th Street, containing approximately 159.62 acres.

AREA MAP



ABOVE LEFT: Aerial of Property identifying the proposed plat (outlined in **ORANGE**).

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Neighborhood Residential	A-1 (Agricultural District)
North	Vacant – Undeveloped	Neighborhood Residential	A-1 (Agricultural District)
South	Vacant – Undeveloped	Neighborhood Residential	A-1 (Agricultural District)
East	Vacant – Undeveloped	Neighborhood Residential	A-1 (Agricultural District)
West	Stratford Crossing Development	Neighborhood Residential / Employment	C-1 (Community & Highway Service Commercial District), R-3 (Multi-Family Residential District), R-4 (Row Dwelling & Townhome District), R-2 (One & Two Family Residential District, R-2 (One & Two Family Residential District) / PD-1 (Planned Development Overlay District)

HISTORY

For two years the City of Waukee and the Waukee Community School District have been working together to purchase 160 acres and master plan it for a second high school site and a future City sports complex. In February 2018, a bond referendum was approved by voters to finance the construction of the proposed second high school. The School District intends to begin grading and construction of their portion of the property this year with a targeted opening of the high school for the fall of 2021. Improvements to the City sports complex portion of the property are targeted for completion in the spring of 2022.

PROJECT DESCRIPTION

LOTS

The final plat identifies the creation of two lots. Lot 1 is approximately 75 acres in area and is the lot that the proposed second high school and associated athletic fields will be constructed upon. Lot 1 will be owned by the Waukee Community School District. Lot 2 is 66 acres in area and is the future site of the City sports complex. Lot 2 will be owned by the City of Waukee. Lot 2 will also have the storm water retention ponds that will provide regional detention for the high school site and the City sports complex. The ponds will be owned and maintained by the City of Waukee. In addition to the buildable lots, the final plat indicates four street lots and one outlot that will be deeded to the City of Waukee.

Table 1: Standard A-1 requirements.

Category	Standard A-1 (minimum)
Lot Area	5 acres
Lot Width	200 feet
Front Yard Setback	75 feet
Rear Yard Setback	50 feet
Side Yard Setback	50 feet on each side

STREETS AND TRAIL

Significant road improvements will be made to existing 10th Street and future streets that will surround the subject property. Beginning in 2020, the City will construct improvements to 10th Street and construct an extension of Sunrise Drive. Future improvements for 4th Street, Sunrise Drive, and Douglas Parkway are slated for either 2021 or 2022.

UTILITIES

A 12-inch water main will be extended along 10th Street as part of the improvements for the high school. From that 12-inch water main additional water mains will be extended throughout the site and along public streets. The City is in the process of completing a sewer project that will serve the high school, sports complex and additional development to the east and west. These developments will flow to the east to the Little Walnut Creek Lift Station.

Storm water for the site will be detained in the regional retention ponds north of the school building. These ponds will be built with the school site, but will be owned and maintained by the City of Waukee. Eventually these ponds will be utilized as an amenity feature within the future City sports complex. Water from the retention ponds will provide an irrigation source for the school site.

STAFF RECOMMENDATION

Staff recommends approval of the final plat for Waukee High School #2 subject to remaining staff comments, and review of the legal documents.