

## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Eason Elementary School Addition and Renovation – Site Plan

**PREPARED BY:** Melissa DeBoer, AICP – Senior Planner

**REPORT DATE:** April 23, 2020

**MEETING DATE:** April 28, 2020

### GENERAL INFORMATION

**Owner/Applicant:**

Waukee Community School District

**Engineer:**

Joel Jackson, P.E., Bishop Engineering

**Request:**

The applicant is requesting approval of a site plan to construct an addition to an existing school facility.

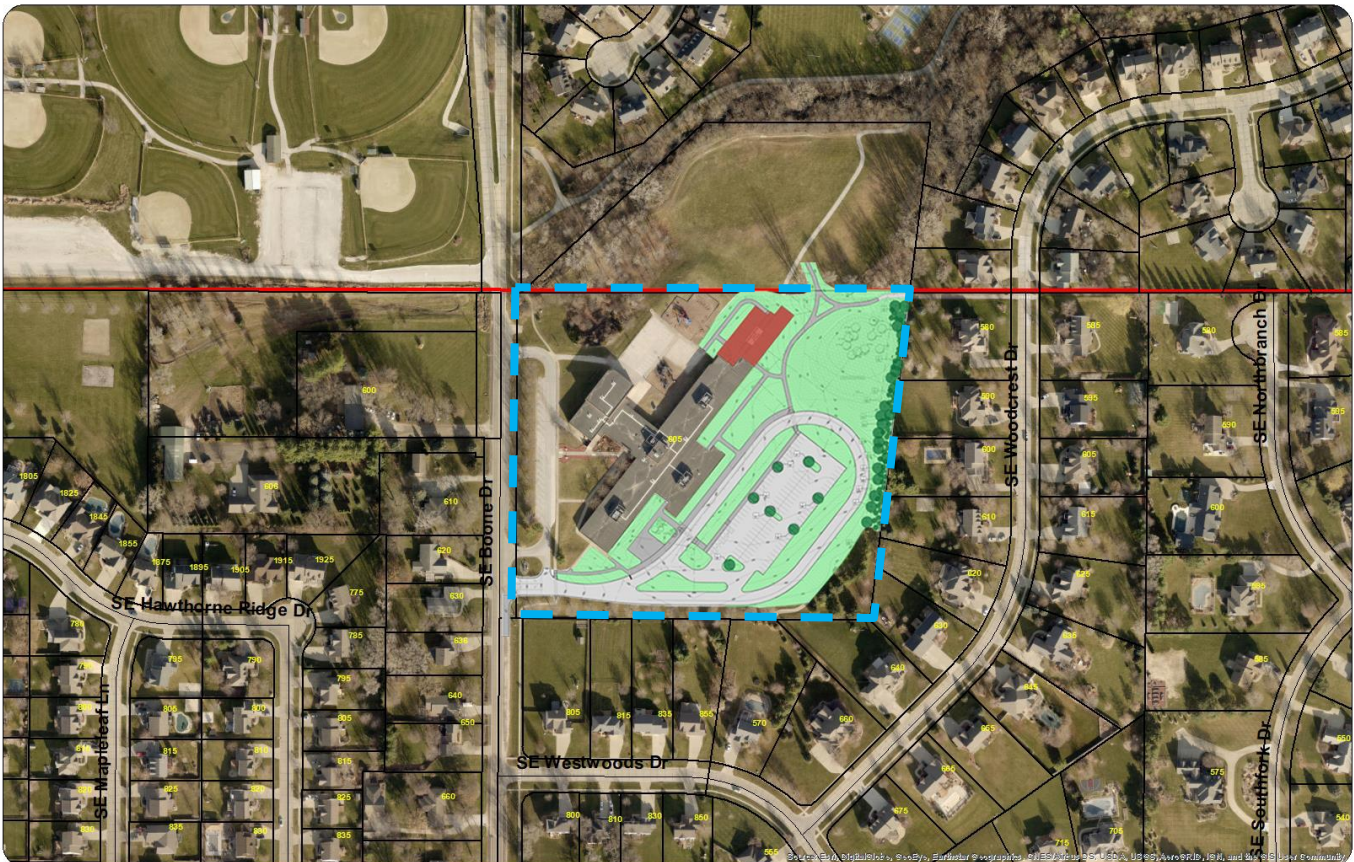
**Location and Size:**

Property is generally located north of University Avenue and east of SE Boone Drive, containing approximately 11.87 acres.

**Address:**

605 SE Boone Drive

### AREA MAP



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

**LAND USES AND ZONING**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Eason Elementary School	Institutional	A-1 (Agricultural District)
North	Residential / City of Clive	N/A – City of Clive	N/A – City of Clive
South	Single Family Residential	Single Family Residential	R-1 (Single Family Residential)
East	Single Family Residential	Single Family Residential	R-5 (Planned Unit Development District)
West	Single Family Residential	Single Family Residential	R-1 (Single Family Residential)

**HISTORY**

The existing school building located on site was built in 1994. Since then, there have been parking lot and playground improvements made to the site.

**PROJECT DESCRIPTION**

The project includes a 9,900 square foot building addition at the northeast side of the building and renovation of the parking lot and pavement areas along the south and east sides of the site. In addition, the applicant will install a right turn lane off of SE Boone Drive.

**ACCESS AND PARKING**

The primary access to the site for parent pick-up and drop-off is the most south access off of SE Boone Drive. There are two other access points off of SE Boone Drive intended for staff.

The Zoning Ordinance requires 123 parking spaces for the elementary school. The site plan indicates 133 parking spaces across the site, including seven (7) accessible parking spaces.

Pedestrian walkways will be installed around the building and throughout the site.

**UTILITIES**

Utilities already exist on site to serve the building and the proposed addition. Storm water management is being provided with a detention basin located at the northeast corner of the site.

**LANDSCAPING & OPEN SPACE**

A total of 20% open space is required for this site. The site plan indicates that 54.5% open space will be provided. A 30-foot landscape buffer will be provided on the east side of the property to provide screening for the residential properties to the east.

**ELEVATIONS**

The elevations of the building addition are proposed to be constructed of brick to match the existing building.

**LIGHTING PLAN**

The lighting plan for the site complies with all requirements of the Site Plan Ordinance.

**STAFF RECOMMENDATION**

The proposed site plan is in general conformance with the Site Plan Ordinance and Comprehensive Plan. Staff recommends approval subject to remaining staff comments.