

# Planning & Zoning Commission

COMMUNITY DEVELOPMENT DEPARTMENT

April 10, 2017



**SUBJECT:** Consider recommending approval of an amendment to the Amber Ridge PUD (Adam Ridge) to change the allowed uses of 4.78 acres within Parcel 'D' zoned PC, Professional Commerce and C-2, Community Retail Commercial by creating new Parcel 'N' allowing uses of the R-4, High Density Residential District. The subject property is south of NW 62<sup>nd</sup> Avenue and west of NW 100<sup>th</sup> Street.

**SYNOPSIS:**

Jerry's Homes, Inc. has requested an amendment to the Amber Ridge PUD to create new Parcel 'N' (4.78 acres) from previous 9.92-acre Parcel 'D'. The proposal will change the allowed uses of the aforementioned 4.78 acres from PC, Professional Commerce Park District, and C-2, Community Retail Commercial District, to R-4, High Density Residential District. The remainder of Parcel 'D' will remain the same. The request is made to accommodate 42 attached townhome units on new Parcel 'N'. Parcel 'D' originally allowed uses of the R-4, High Density Residential District; however, R-4 uses were removed as an allowed use of the Parcel when west-adjacent Parcel 'J' was rezoned to allow 168 units of multi-family housing.

**RECOMMENDATION:**

Staff recommends approval of proposed Ordinance 973.

Motion by \_\_\_\_\_, seconded by \_\_\_\_\_ to recommend approval of Ordinance 973 (PZ Case 17-13); amending the Amber Ridge PUD to create new 4.78-acre Parcel 'N' from Parcel 'D', allowed uses of which shall be those of the R-4, High Density Residential District.

**Attachments:**

- Amber Ridge PUD Proposed Master Plan dated 3/2/17;
- Proposed Ordinance 973
- Vicinity Map.
- Johnston Zoning Map
- Mailing List

**APPLICANT:**

Jerry's Homes, Inc.  
10430 New York Ave, Ste C.  
Urbandale, IA 50322  
515.727.0356  
Jayc@jerryshomes.com

**REPRESENTATIVE:**

Melissa Hills  
Civil Engineering Consultants  
2400 86<sup>th</sup> Street  
Urbandale, IA 50322  
515.276.4884  
hills@ceclac.com

**BACKGROUND &  
PRIOR APPROVALS:**

- This site was rezoned from an A-1 Agricultural zoning district to a PUD zoning district via Ordinance 658 on March 3, 2003 (PZ Case No. 02-61).
- The site plans for the Adam Ridge Townhomes (PZ Case No. 04-41) was approved on September 20, 2004, via resolution 04-207.
- The final plat for Adam Ridge Plat 1 was approved on July 5, 2005, via resolution 05-218.
- The Adam Ridge Townhomes site plan was amended with approval of Adam Ridge Plat 2 on November 6, 2006 via resolution 06-243.
- The Amber Ridge PUD was amended on January 2, 2007 via Ordinance 757 adding Parcel 'M' to the PUD allowing for the construction of a clubhouse for the Adam Ridge Condominiums. The site plans for the Adam Ridge Condominiums Clubhouse were approved on January 2, 2007 via resolution 07-03 (PZ Case 06-53).
- Adam Ridge Plat 3 was approved on January 2, 2007 via resolution 07-04.
- Adam Ridge Plat 4 Preliminary and Final Plats were approved January 19, 2009 via resolutions 09-11 and 09-12. The re-plat consolidated 7 lots in Adam Ridge Plat 1 into 5 lots to accommodate construction of larger townhome units. The platting action was accompanied by a site plan amendment (PZ Case 08-46 and 08-47).
- Adam Ridge Plat 5 Preliminary and Final Plats and amended site plan for Adam Ridge Townhomes was approved November 1, 2011 via resolution 10-192. The re-plat consolidated 11 lots in Adam Ridge Plat 1 into 9 lots of Adam Ridge Plat 5 (PZ Case 10-26 and 10-27).
- Adam Ridge Plat 6 Preliminary and Final Plats and amended site plan for Adam Ridge Townhomes was approved November 21, 2011 via Resolution 11-161. The re-plat consolidated 24 lots in Adam Ridge Plat 1 into 19 lots (PZ Case 11-21).

- The PUD was amended to create Parcel ‘M’, a 2.322 acre parcel south of NW 60<sup>th</sup> Avenue and West of NW 106<sup>th</sup> Street with allowed uses of the R-4, High Density Residential District. The amendment also eliminated a parcel which had been created for the construction of a clubhouse, reverting allowed uses back to those of the Industrial Commerce District. The PUD amendment was approved on June 18, 2012 via ordinance 863.
- A site plan was approved to construct a three-story 24-unit apartment building on Lot 6 of Adam Ridge via resolution 12-145 on September 17, 2012.
- The PUD was amended to change the allowed uses for 5.998-acre Parcel ‘L’ from M-1, Light Industrial to R-4, High Density Residential via Ordinance 870 on October 15, 2012.
- A site plan was approved to construct three, three-story apartment buildings housing 60 units total on Lot 5 of Adam Ridge via Resolution 12-180 on November 19, 2012.
- The PUD was amended to change the allowed uses for 11.8-acre Parcel ‘J’ from IC, Industrial Commerce Park to R-4, High-Density Residential via Ordinance 890 on December 2, 2013. This action also saw removal of R-4 uses from Parcel ‘D’.
- A final plat for Adam Ridge Plat 7 to consolidate 14 townhome lots in Adam Ridge Plat 1 into 12 lots was approved via Resolution 14-107 on May 19<sup>th</sup>, 2014. Said action resulted in a net reduction of two lots within Parcel ‘G’ of the PUD.
- A site plan for construction of a 2,520 sq. ft. clubhouse and seven, 3-story multi-family residential apartment buildings, each housing 24 units on 11.8 acres (Lots 1 and 2 of Adam Ridge Plat 3) was approved via Resolution 14-190 on August 18, 2014.
- The final plat for Adam Ridge Plat 8 was approved via Resolution 14-298 on December 1, 2014.

**CURRENT ZONING DISTRICT:**

9.9-acre Parcel ‘D’ allows uses of the C-2, Community Retail Commercial and PC, Professional Commerce Park districts with the following bulk requirements:

- Minimum Lot Area: 20,000 square feet
- Minimum Lot Width: 100 feet
- Front Yard Setback: 30 feet
- Side Yard Setback: 10 Feet
- Rear Yard Setback: 35 Feet
- Height: 60 feet

**PROPOSED ZONING & BULK REQUIREMENTS:**

The proposed amendment creates 4.78 Parcel 'N' from previous Parcel 'D'. Parcel 'N' allows uses of the R-4, High Density Residential District with the following bulk requirements:

- Density: 9 units/acre
- Minimum Lot Area: N/A
- Minimum Lot Width: N/A
- Front Yard Setback: 50 feet
- Side Yard Setback: 25 feet per side/25' between buildings
- Rear Yard Setback: 30 feet
- Height: 50 feet

**COMPREHENSIVE PLAN:**

The City of Johnston 2030 Land Use Plan suggests "Business Park" as the land use designation for the subject property. The Business Park designation was noted with the approval of the Johnston 2030 Comprehensive Plan reflecting the allowed uses of the PUD at the time of approval. In staff's opinion, the proposed PUD amendment does not warrant an amendment to the comprehensive plan because the PUD was envisioned to be of a mixed use nature since inception, and the overall residential density of the PUD will remain consistent with that which was originally envisioned.

**PROPOSED LAND USE AND TAXABLE VALUATION:**

A 2015 conceptual plan of Adam Ridge provided by the applicant shows seven 4,481 sq. ft. office buildings on the area being proposed for rezoning to allow for the proposed seven 8,112 sq. ft. residential buildings. The applicant estimates annual property taxes for the 2015 commercial plan at \$230,046 vs \$140,908 for the proposed residential plan. The new conceptual plan does increase the number of sq. ft. in the remaining commercial area north of the proposed residential buildings beyond those in the 2015 plan. This increase in commercial square footage would largely negate the \$150,000 property tax differential in the two plans. However these commercial plans, as with previous plans, remain hypothetical and generate no property tax if not constructed because of the weak market demand for the commercial property, as contended by the applicant noting the abundance of arguably better suited commercial property available in the surrounding vicinity.

**AVAILABILITY OF COMMERCIAL PROPERTY:**

The proposed rezoning would result in a net loss of 4.78-acres of commercial property in Johnston city limits. Data compiled by Economic Development Manager, Adam Plagge indicates 9% of property within Johnston City limits is zoned for commercial use. This number is a greater percentage than other cities of similar size and characteristics sampled in the comparison (included as attachment). This proposed rezoning maintains 5.14-acres of commercial property in the PUD immediately adjacent to NW 62<sup>nd</sup> Avenue

**PUD MASTER PLAN  
PROPOSED VS.  
DEVELOPED  
DENSITY:**

The original Adam Ridge PUD proposed 544 residential units; however, various amendments have been made to the PUD rezoning parcels not originally intended for residential use to allow multi-family units. Conversely, lower density townhome parcels in the PUD have been platted with fewer lots than originally planned. Below is a table depicting the proposed density of the original PUD Master Plan versus the current state of the PUD:

<b>Parcel</b>	<b>Allowed Use</b>	<b>Original Proposed</b>	<b>Currently Allowed/Proposed</b>
Parcel D	CD/PC/R4	188	0
Parcel E/G	R-3	108	85
Parcel H	R-4	124	112
Parcel J	IC	0	168
Parcel K	R-4	124	112
Parcel L	R-4	0	60
Parcel M	R-4	0	24
<b>Parcel N</b>	<b>R-4</b>	<b>0</b>	<b>42</b>
Totals		544	603

If the subject rezoning request is successful to create new Parcel ‘N’ allowing 42 townhome units, the total number of units would exceed the number originally planned by 59 units.

**BUFFERS:**

Chapter 166.34 of the Code of Ordinances requires landscaped buffers between the proposed R-4 uses and north and east-adjacent commercial uses as well the west-adjacent single-family residential uses. The attached draft ordinance amending the PUD would require the PUD to comply with the buffer requirements found in chapter 166.34. The required landscaping for each buffer is found in chapter 166.34.3.H.

**PARKLAND  
DEDICATION:**

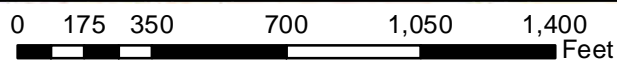
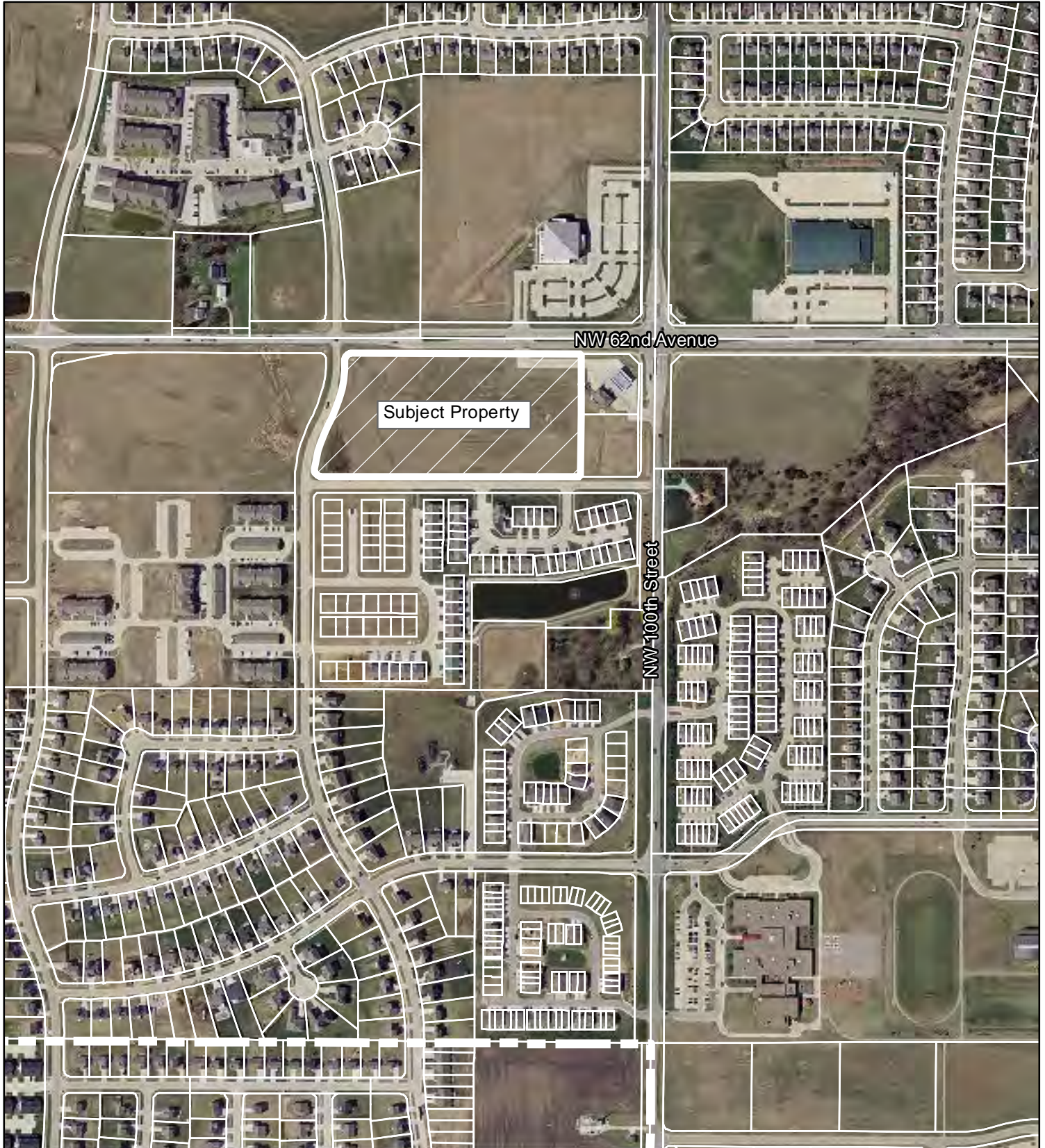
Chapter 180.43 of the code of ordinances requires dedication of 5 acres of public parkland for each 1,000 residents added to the community. The development concept submitted with the rezoning petition depicts 42 townhome units. The parkland dedication requirement is calculated via the following formula: 42 units X 1.615 persons per unit X 0.005 acres of parkland per person = 0.34 acres.

The developer is responsible for addressing the above-mentioned parkland dedication requirement prior to approval of a final plat subdividing the subject property.


**PUBLIC NOTICE:**

A notice of the P&Z meeting was mailed to residents within 320' of the proposed rezoning area. In addition, a notice was posted on the city's website. A copy of the mailing notice and distribution list is also attached. Public comment received is included as an attachment.

# Amber Ridge PUD Vicinity Map



	Ankeny 2009	Denison 2003	Mason City 2005	Ottumwa 2000	Papillion 2006	Pella 2006	Johnston 2010	Johnston 2030
Population	42287	7184	27337	24342	23739	10208	20000	
Residential	38%	25%	34%	44%	48%	31%	52%	52%
Commercial	6%	9%	9%	4%	5%	4%	9%	<b>12%</b>
Industrial	9%	7%	15%	6%	3%	9%	5%	5%
Civic	14%	16%	10%	9%	7%	27%	6%	7%
Parks	10%	24%	7%	12%	18%	5%	11%	12%
Transportation	24%	19%	26%	25%	20%	25%	16%	12%
	100%	100%	100%	99%	100%	100%	99%	100%



Commercial	23%
CommunityMixed Use	10%
Neighborhood Mixed Use	4%
Office	13%
Business Park	50%

Source Data: Other City data pulled from Ankeny Comprehensive Plan

Source Data Johnston: Estimates based on Johnston existing zoning and future land use map

Acknowledgements: It is difficult to do an exact apples to apples comparison due to different geographical features (parks, road networks..ect) in different cities. Pioneer and National Guard Property have been removed from the Johnston acres to create a more accurate comparison point.



LAND USE AND DENSITY SCHEDULE

PARCEL	LAND USE	ACRES	# UNITS	DENSITY
PARCEL A PARCEL B PARCEL C	COMMERCIAL	2,352	N/A	N/A
PARCEL D	PROFESSIONAL COMMERCE	5.14	N/A	N/A
PARCEL E PARCEL F	MEDIUM DENSITY RESIDENTIAL	14.73	87	6
PARCEL G	OPEN SPACE	4.009	N/A	N/A
PARCEL H	FLEX ZONE	7.818	87	24
PARCEL J	HIGH DENSITY RESIDENTIAL	11.93	108	16
PARCEL K	FLEX ZONE	7.818	87	24
PARCEL L	HIGH DENSITY RESIDENTIAL	5.988	12	12
PARCEL M	HIGH DENSITY RESIDENTIAL	2,322	24	8
PARCEL N	HIGH DENSITY RESIDENTIAL	4.78	42	8
STREET REGVAL	PUBLIC	10,988		
TOTAL		77,708		

BULK REGULATIONS

PARCEL	LAND USE	LOT AREA (SQU. FT.)	LOT WIDTH (FEET)	FRONT SETBACK	REAR SETBACK	HEIGHT (FEET)	MAX. HEIGHT
PARCEL A PARCEL B PARCEL C	COMMERCIAL	20,000	100	30	0' EA. SIDE C-2 TO ANY R DISTRICT 30' BUFFER ONE SIDE	35	60
PARCEL D	PROFESSIONAL COMMERCE	20,000	100	30	10' EACH SIDE C-2 TO ANY R DISTRICT 10' TO ANY R DISTRICT 30' BUFFER ONE SIDE	35	60
PARCEL E PARCEL F	MEDIUM DENSITY RESIDENTIAL	8 DVA	N/A	40	25' EACH SIDE 25' BETWEEN BLDGS C-2 OR M-1 OR P-1 OR P-2 TO ANY R DISTRICT 30' BUFFER ONE SIDE	35	35
PARCEL G	OPEN SPACE	N/A	N/A	N/A	N/A	N/A	N/A
PARCEL H	FLEX ZONE	24 DVA	N/A	50	25' EACH SIDE 25' BETWEEN BLDGS C-2 OR M-1 OR P-1 OR P-2 TO ANY R DISTRICT 30' BUFFER ONE SIDE	50	50
PARCEL J	HIGH DENSITY RESIDENTIAL	16 DVA	N/A	50	25' EACH SIDE 25' BETWEEN BLDGS ANY R DISTRICT 30' BUFFER ONE SIDE	30	60
PARCEL K	FLEX ZONE	20,000	100	30	25' EACH SIDE 25' BETWEEN BLDGS C-2 OR M-1 OR P-1 OR P-2 TO ANY R DISTRICT 30' BUFFER ONE SIDE	30	60
PARCEL L	HIGH DENSITY RESIDENTIAL	16 DVA	N/A	50	25' EACH SIDE 25' BETWEEN BLDGS ANY R DISTRICT 30' BUFFER ONE SIDE	30	60
PARCEL M	HIGH DENSITY RESIDENTIAL	16 DVA	N/A	50	25' EACH SIDE 25' BETWEEN BLDGS ANY R DISTRICT 30' BUFFER ONE SIDE	30	60
PARCEL N	HIGH DENSITY RESIDENTIAL	8 DVA	N/A	30	25' EACH SIDE 25' BETWEEN BLDGS ANY R DISTRICT 30' BUFFER ONE SIDE	30	60

NOTE: SIDE SETBACK REQUIRED ON BUILDINGS FRONTING N4 63RD AVE

THIS SITE

VICINITY SKETCH



**CITY OF JOHNSTON  
COMMUNITY DEV. DEPT.**  
DATE REC'D: 03/03/2017  
CASE NO.: PZ 17-13

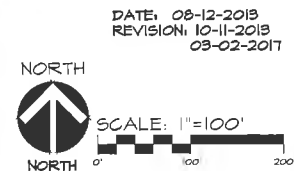
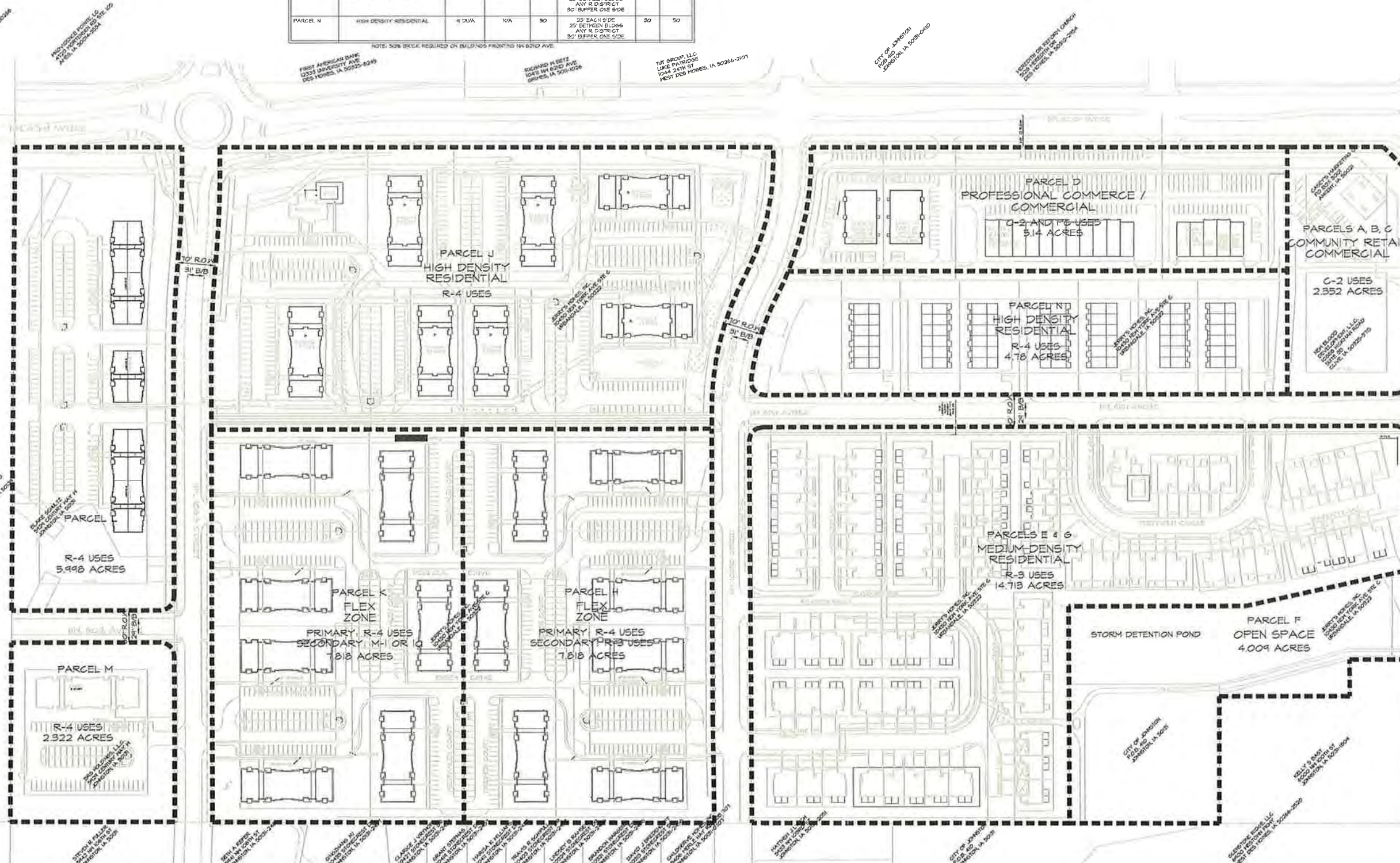
AMENDED P.U.D. CONCEPT PLAN  
**AMBER RIDGE**  
JOHNSTON, IOWA

PROPERTY OWNER:  
JERRY'S HOMES, INC.  
10430 NEW YORK AVE STE C  
URBANDALE, IA 50922  
PH: 515 278 5942

PREPARED FOR:  
JERRY'S HOMES, INC.  
10430 NEW YORK AVE STE C  
URBANDALE, IA 50922  
PH: 515 278 5942

OVERALL LEGAL DESCRIPTION  
A PART OF THE NORTH 1/2 OF THE NE 1/4 OF SECTION 9 T14N, R25W OF THE 5TH P.M., CITY OF JOHNSTON, FOLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF SECTION 9-19-25; THENCE 500'±5'±6" N, 101'±60" FEET ALONG THE EAST LINE OF SAID SECTION 9 TO A POINT, THENCE N84°49'24" N, 154'±45" FEET TO A POINT; THENCE S00°03'17" N, 68'±40" FEET TO A POINT; THENCE N84°52'45" N, 242'±81" FEET TO A POINT; THENCE S00°12'04" N, 235'±90" FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 NE 1/4 OF SAID SECTION 9; THENCE N84°50'26" N, 2244'±60" FEET ALONG SAID SOUTH LINE TO A POINT; THENCE N00°24'33" E, 191'±81" FEET TO THE NORTH LINE OF SAID SECTION 9; THENCE S84°54'38" E, 2640'±9" FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, ALL CONTAINING 77,708 ACRES MORE OR LESS.

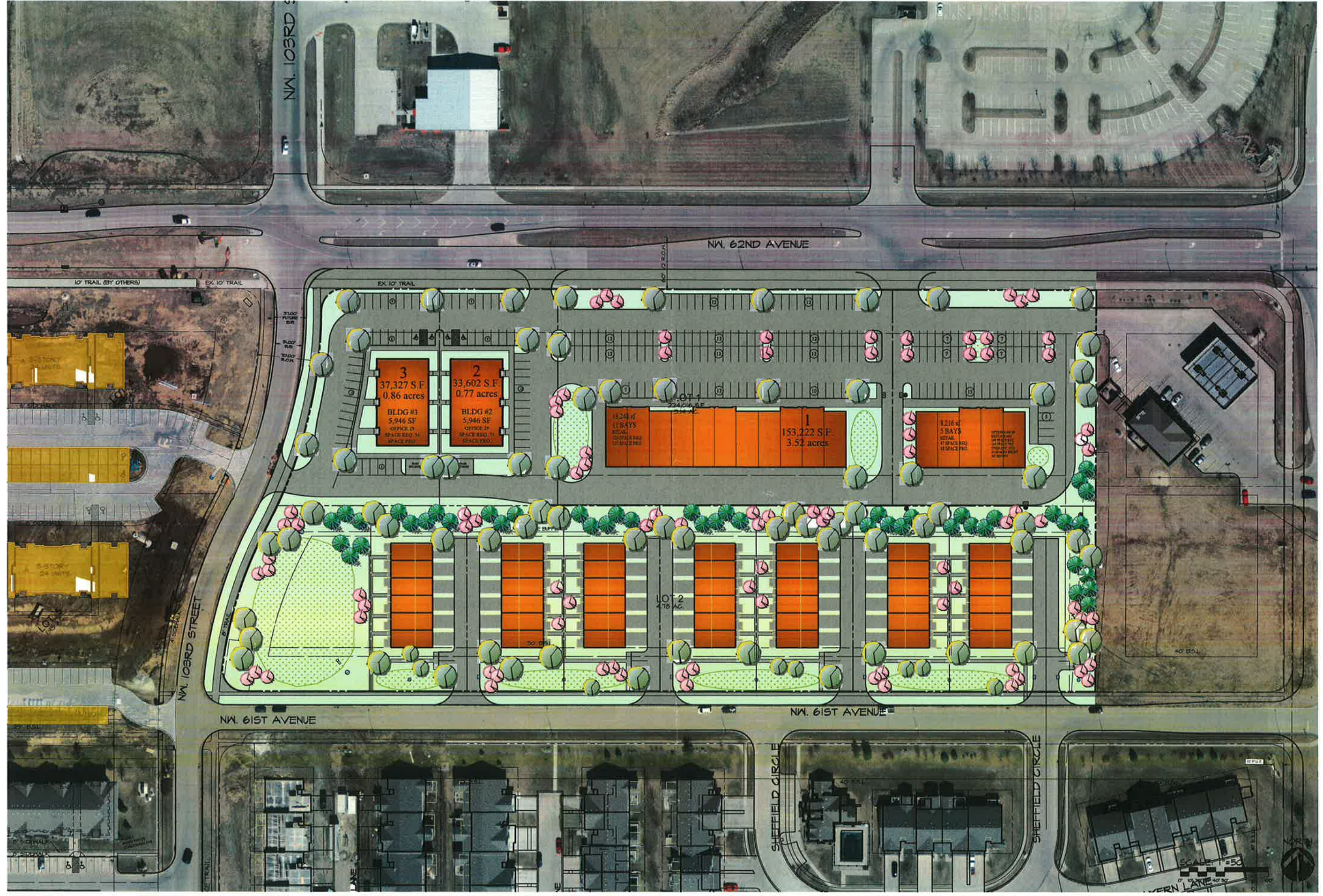


**CEC**  
Civil Engineering Consultants, Inc.

2400 86th Street, Unit 12, Des Moines, Iowa 50322  
515.276.4884 • Fax: 515.276.7084 • mail@cec-lac.com

Q:\P-FILES\17-000\17000\_C3D Drawings\Site-Plan-ULT.dwg, 3/2/2017 2:22:41 PM, cecuser, 1:100

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Civil Engineering Consultants, Inc.  
 2400 86th Street, Unit 12, Des Moines, Iowa 50322  
 515.276.4884, Fax: 515.276.7084, mail@cecinc.com



DATE:	1-4-17	REVISIONS	COMMENTS
	1		
	2		
	3		
	4		
	5	M44	
	6	M44	

DATE OF SURVEY: M44  
 DESIGNED BY: M44  
 DRAWN BY: M44

ADAM RIDGE PLAT 9  
 JOHNSTON, IA  
 CONCEPT PLAN

SHEET  
 OF 1  
 E-1400

**ADAM RIDGE PLAT  
PROPERTY TAX ANALYSIS**

Land \$ 336,842 per acre  
Commerical \$ 145 per ft.

**Original Plan**

Building (1)	8,280.00	\$ 145	1,200,600
Land acre 1	1.63	\$ 336,842	549,052
Building (2)	13,000.00	\$ 145	1,885,000
Land acre (2,3)	3.50	\$ 336,842	1,178,947
Building	8,280.00	\$ 145	1,200,600
Building	4,481.00		
	7		
Building (4-10)	31,367.00	\$ 145	4,548,215
Land acre (4-10)	4.78	\$ 336,842	1,610,105

12,172,519  
0.9 commercial rollback  
10,955,267.30  
0.041506 tax levy  
TOTAL \$ 454,709.32

**Proposed Plan**

Building	11,892.00	\$ 145	1,724,340
Land acre	1.63	\$ 336,842	549,052
Building	18,248.00	\$ 145	2,645,960
Land Acre	3.5	\$ 336,842	1,178,947
Building	8,216.00	\$ 145	1,191,320

7,289,619  
0.9 commercial rollback  
6,560,657.51  
0.041506 tax levy  
272,306.65  
  
Residential buiding 8,112.00  
7  
56,784.00 \$ 105.00 5,962,320.00  
0.56939 residential rollback  
3,394,885.38  
0.041506 tax levy  
140,908.11

TOTAL \$ 413,214.76

\*\*Current annual taxes on 9.9 acres = \$1,606.00

Current tax - 5 years = \$8,030.00 / 10 years = \$16,060.00

Residential Split - 5 years = \$704,540.55 / 10 years = \$1,409,081.10

<b>COMMERCIAL LAND FOR SALE - JOHNSTON/GRIMES/URBANDALE</b>							
PRINCETON BUSINESS PARK - NW 62ND STREET, GRIMES							18 ACRES COMMERCIAL
JERRY'S HOMES PLAT 9 - NW 62ND STREET, JOHNSTON							9.92 ACRES COMMERCIAL
SIEDENBURG - WINDSOR PARKWAY, JOHNSTON							3.88 ACRES RETAIL
SIEDENBURG - WINDSOR PARKWAY, JOHNSTON							32.35 ACRES COMMERCIAL
CBRE - WINDSOR PARKWAY, JOHNSTON							18.55 ACRES COMMERCIAL
HURD - NW 62ND/86TH STREET, JOHNSTON							2.85 ACRES RETAIL
YORK - NW 62ND STREET, GRIMES							15 ACRES COMMERCIAL
JLL - 54TH/100TH STREET, JOHNSTON							2.51 ACRES COMMERCIAL
<b>COMMERCIAL SPACE AVAILABLE - JOHNSTON/URBANDALE</b>							
JLL - 54TH/100TH STREET, JOHNSTON							SPACE AVAILABLE
CURT JOHNSON - NORTH PARK, URBAN DALE							SPACE AVAILABLE
JLL - 8850 NW 62ND STREET, JOHNSTON							SPACE AVAILABLE
JLL - 8700 NW 62ND STREET, JOHNSTON							SPACE AVAILABLE
<b>ALL OF THIS PROPERTY AND AVAILABLE SPACE HAS BEEN AVAILABLE FOR 5-15 YEARS</b>							