

Planning & Zoning Commission



COMMUNITY DEVELOPMENT DEPARTMENT

Monday, August 11, 2014

SUBJECT: Consider recommending approval of the site plan and preliminary plat for the construction of seven, 24-unit multi-family apartment buildings on Lots 1 and 2 of Adam Ridge Plat 3. The subject property is located south of NW 62nd Avenue between NW 103rd Street and NW 106th Street.

SYNOPSIS:

Jerry’s Homes, Inc. has submitted a site plan and preliminary plat depicting the 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). The subject property is located on the southeast corner of NW 62nd Avenue and NW 106th Street.

RECOMMENDATION:

Staff recommends approval of PZ Case 14-29, the Adam Ridge Apartments, with the following Conditions:

1. The project shall be in conformance and in accordance with the requirements, standards and regulations of the City of Johnston, and any other requirement of state or federal law or administrative rule.
2. A Storm Water Pollution Prevention Plan, Evidence of NPDES Permit from the Iowa DNR and a City Grading Permit shall be provided prior to any ground disturbing activity on the site.
3. Applicant shall record a blanket easement for all eight lots to insure collective and perpetual compliance with parking, open space and landscaping requirements.
4. The PUD Master Plan shall be amended to indicate the removal of the east/west trail segment between Parcel J and south-adjacent Parcels K and H to the south side of NW 62nd Avenue and the addition of a trail along the west border of Parcel J to connect to NW 62nd Avenue.
5. The PUD shall be amended to apply setbacks to the Parcel boundaries of Parcel J and to waive setback requirements for individual lots.

The site plans must be amended and the following items shall be completed prior to the issuance of a building permit:

6. Identify the location of each building’s KNOX Box;
7. Reconcile the inconsistencies in the north buffer area between the

number of Viburnum listed in the plant schedule and the total number of shrubs provided (42 vs. 40).

8. Indicate the location for each building's fire department sprinkler connection, to be located within 100' of the closest hydrant and unobstructed by adjacent parking stalls;
 9. Revisions to satisfactorily address the review letter provided by Foth Infrastructure and Environment dated 8/5/14.
-

Attachments:

- Vicinity Map
- Site Plans, prepared by Civil Engineering Consultants, Inc., dated 8/8/2014
- Elevations prepared by Jerry's Homes, Inc., on July 22, 2014
- Development Review Comments by Staff dated July 9, 2014
- Development Review Comments by Foth Infrastructure & Environment, LLC dated July 8, 2014 and August 5, 2014.
- Mailing List and copy of Mailing Notice

APPLICANT/OWNER:	<p>Chip Classon Jerry's Homes, Inc. 10430 New York Ave., Suite C Urbandale, IA 50322 515.278.5992</p>
REPRESENTATIVES:	<p>Melissa Hills Civil engineering Consultants, Inc. 2400 86th St. Unit 12 Des Moines, IA 50322 515.276.4884</p>
BACKGROUND & PRIOR APPROVALS:	<p>On March 3rd, 2003, the City Council approved the rezoning of this site from A-R (Agricultural Reserve) to PUD (Planned Unit Development) via Ordinance 658.</p> <p>The subject property was platted as Lots 1 and 2 of Adam Ridge Plat 3 approved by the City Council on January 2nd, 2007, by Resolution 07-04.</p> <p>The PUD was amended from I-C, Industrial Commerce Park District, to R-4, High Density Residential District, via Ordinance 890 approved by City Council on December 2, 2013.</p>
ZONING DISTRICT & BULK REQUIREMENTS:	<p>As stated in Ordinance 890, this site is zoned R-4 (High Density Residential District) and requires the following bulk requirements:</p> <p style="padding-left: 40px;">Minimum Lot Area = 20,000 square feet Minimum Lot width = NA Front Yard Setback = 50 feet Rear Yard Setback = 50 feet Side Yard Setback = 25 feet/50 feet total</p>
TRAFFIC ACCESS & CIRCULATION:	<p>Parcel J will be subdivided into 8 separate lots. Staff suggests an amendment to the PUD to mandate setbacks be applied to the perimeter of the Parcel rather than individual lot lines. Such practice is consistent with past precedent in similar developments.</p>
TRAFFIC ACCESS & CIRCULATION:	<p>The subject property has four access points; two along NW 106th St. and two on NW 103rd St. These interconnect throughout the property and provide two-way drive aisles. The northernmost access points will connect to form Dorset Drive. Each building will be addressed from Dorset Drive.</p>
PEDISTRIAN CIRCULATION & SIDEWALKS:	<p>An internal sidewalk network connects each building to the parking areas and allows for internal circulation. The applicant will construct an 8' trail on the east side of NW 106th Street and a 4' sidewalk on the west side of NW 103rd Street. For the 4' sidewalk on the west side of NW 103rd Street, staff suggests a condition for approval to revise the site plans to</p>

indicate a 5' x 5' sidewalk panel every 200 lineal feet to insure compliance with ADA PROWAG requirements.

A 10' trail will be constructed on the south side of NW 62nd Avenue in conjunction with the road improvement project currently underway. The PUD master plan originally indicated placement of the 10' trail between the subject property (Parcel J) and the south adjacent apartment parcels (Parcels K and H). Relocating said trail segment requires an amendment to the PUD master plan; therefore, staff recommends a condition for approval to amend the PUD master plan to illustrate such. Trail relocation will also require a vacation of the existing trail easement.

**PARKING AND
LOADING:**

Off-street parking and loading must meet the regulations found in Chapter 166.33.3.A.(7).b. of Johnston's Code of Ordinances. This code chapter states multi-family dwellings are to provide the following parking spaces:

“Two parking spaces for each dwelling unit. One garage parking space may be counted as a parking space in fulfillment of the parking requirements, provided there is no less than one open parking space for each dwelling unit and one not reserved parking space for each ten dwelling units.”

- Two parking spaces per dwelling unit
 - 168 units X 2 = 336 parking spaces required

A total of 363 parking stalls are required. 404 stalls are provided. Therefore, the amount of parking provided exceeds its requirement.

PUBLIC UTILITIES:

WATER: All water lines will tap into an existing twelve-inch main on the east side of NW 106th Street and an eight-inch main on the east side of NW 103rd St.

The site plan indicates installing an eight-inch arterial water line along Dorset Drive, which will serve the facilities on Lots 1-4. Facilities on Lots 5-8 will be served by connecting additional eight-inch water lines to the arterial.

SANITARY SEWER: An existing eight-inch sanitary sewer line along the southern boundary of the subject property, which connects to the sanitary sewer main along NW 106th St. Eight-inch sanitary lines will tap into the southern sanitary sewer line to serve Lots 5-8. In addition, an eight-inch sanitary sewer line will tap into the main along NW 106th St., while will serve eight-inch sanitary lines to Lots 2, 3, and 4. However, a six-inch sanitary sewer line will serve Lot 1.

FIRE PROTECTION:

Sheet 2 identifies the installation of nine hydrants throughout the site to provide fire protection. Each lot is equipped with one (1) fire hydrant, with the exception of Lot 1 which has two (2). Based upon the size and

use of each building, they are required to be sprinkled. Staff recommends a condition of approval to identify the location of each KNOX Box within all proposed facilities.

FLOODPLAIN:

The subject property is within Zone 'X' determined to be outside of the 500-year flood plain.

DRAINAGE:

Water quality and quantity controls for west-draining portions of the site are detained in a pond on adjacent Lot 5 of Plat 1.

Water quantity control for east-draining portions of the site are provided by the regional pond built for Adam Ridge Plat 1 in 2005. Four (4) bioretention cells are proposed to be constructed on the subject site plans to provide water quality control for east draining portions of the site.

ARCHITECTURE:

Chapter 166.35 of the City of Johnston Code of Ordinances regarding architectural standards mandates multiple-family buildings shall be designed in a manner compatible with residential uses in the vicinity and shall attempt to lessen "plainness of appearance". Toward this end, architectural design is encouraged to utilize the following design techniques as appropriate:

- (1) Exterior building materials shall employ a variety of textures and colors and window and door details.
- (2) The roof shall be principally of gable, hip style or similar residential roof design.
- (3) The structures' perimeter shall be varied when multiple buildings are proposed.
- (4) Multiple buildings shall be sited at angles with one another.

The elevation drawings submitted appear to illustrate compatibility with adjacent residential uses. The applicant proposes a mix of cultured stone veneer, vinyl siding and aluminum fascia and soffit to lend a variety of textures and materials in satisfaction of the above-listed code requirements.

OPEN SPACE AND LANDSCAPING:

Residential districts are required to designate 30 percent of the total area to open space. The site being 507,559 sq. ft. (11.65 acres), therefore, would require 152,267 sq. ft. of open space. The proposed site plan exceeds this requirement providing 226,027 square feet (44.6%).

The open space landscaping requirement is calculated as follows:

- 1 tree per 1,500 sq. ft. of open space = 152,267/1,500 or 101 trees,
 - 20 of which must be 2"-2.5" caliper and 30 of which must be 8' -10' in height.
- 1 shrub per 1,000 sq. ft. of open space = 152,267 /1,000 or 153 shrubs.

The open space planting found on page 4 of the site plans indicates installation of 101 trees and 224 shrubs to satisfy the open space landscaping requirement.

BUFFERS

The PUD requires a 15' buffer along the north and east project boundaries. The following tables illustrate the required vs. provided plantings for each buffer area:

North (986')	Req. per 100'	Required	Provided
Evergreen	1.5	15	15
Overstory	.5	5	5
Understory	2	20	20
Shrubs	4	39	40

East (524')	Req. per 100'	Required	Provided
Evergreen	1.5	8	8
Overstory	.5	3	5
Understory	2	10	10
Shrubs	4	20	21

As illustrated above, both buffers are in compliance with the buffer landscaping requirements. However, there is a minor inconsistency with the north buffer area plant schedule. 42 Arrowhead Viburnum are listed in the plant schedule and the total number of shrubs is listed as 40. Staff recommends the applicant revise the north buffer plant schedule to reconcile the discrepancy between the number of Viburnum planted and total number of shrubs planted in the north buffer area (42 vs. 40).

SITE LIGHTING:

The applicant has submitted a photometric layout and manufacturer's cut sheets for proposed site lighting. Staff has reviewed the materials provided and concludes the proposed site lighting is in compliance with the lighting guidelines stated in Resolution No. 99-56.

ADJACENT OWNER NOTICE:

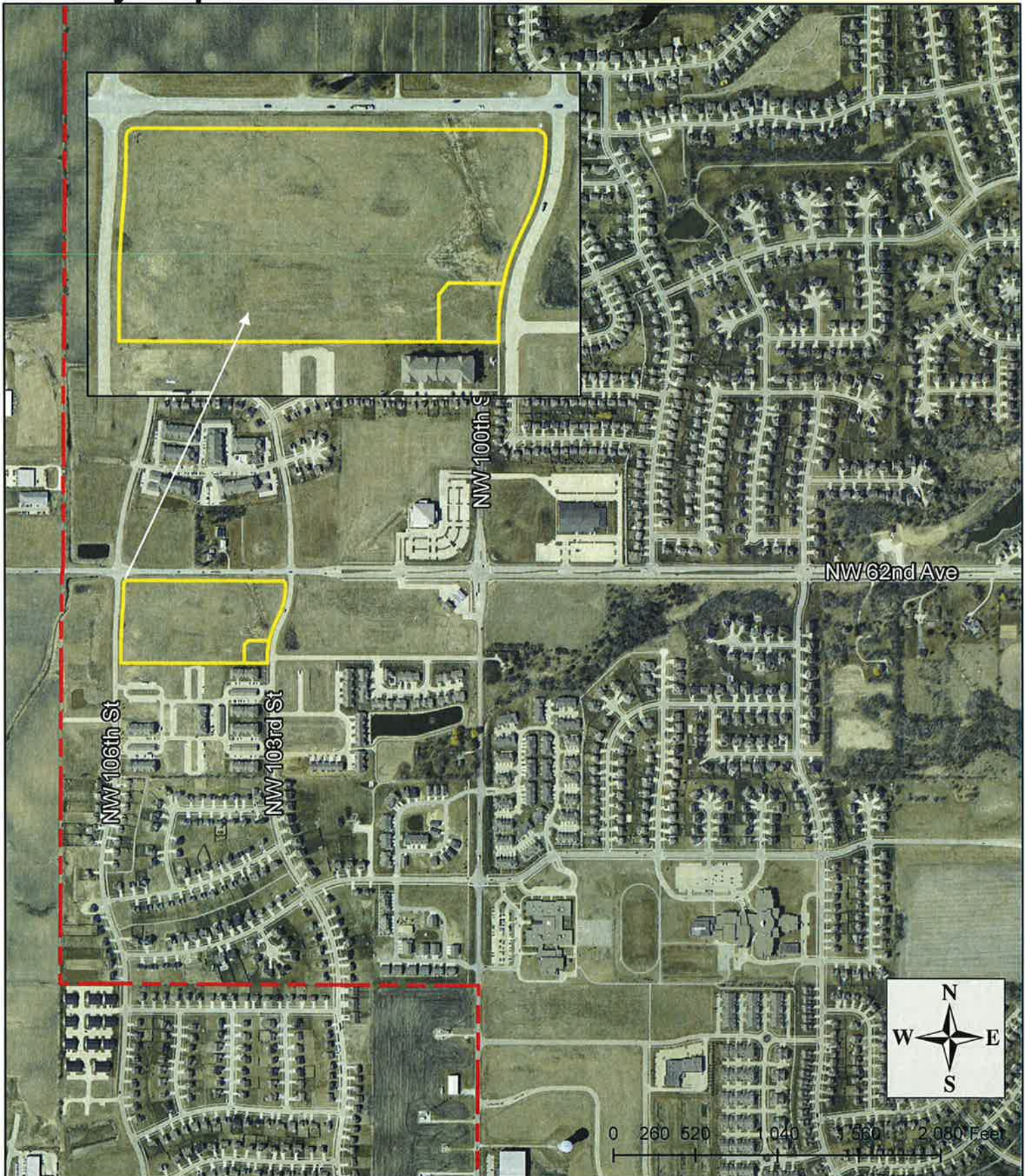
Notice was sent to the properties adjacent to this site to make them aware of the proposed development. A copy of the notice and mailing list are attached; to date no comments have been received.

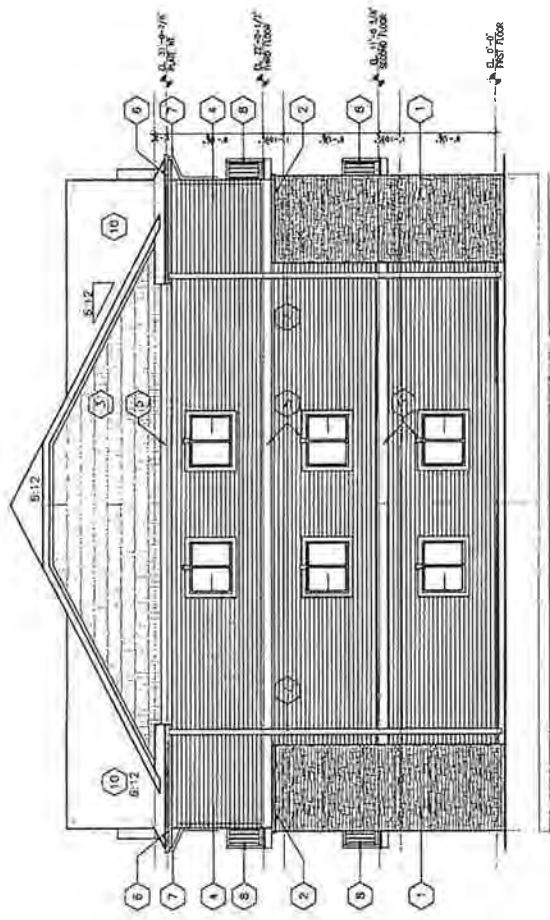
CONSULTANT COMMENTS:

Foth Infrastructure & Environment, LLC has reviewed the Site Plan and offered comments in their July 8, 2014 and August 5, 2014 letters. Staff recommends a condition of approval requiring all items from Foth's August 5 letter be addressed prior to the issuance of a building permit.

Adam Ridge Apartments Vicinity Map

Johnston
Living • Learning • Growing



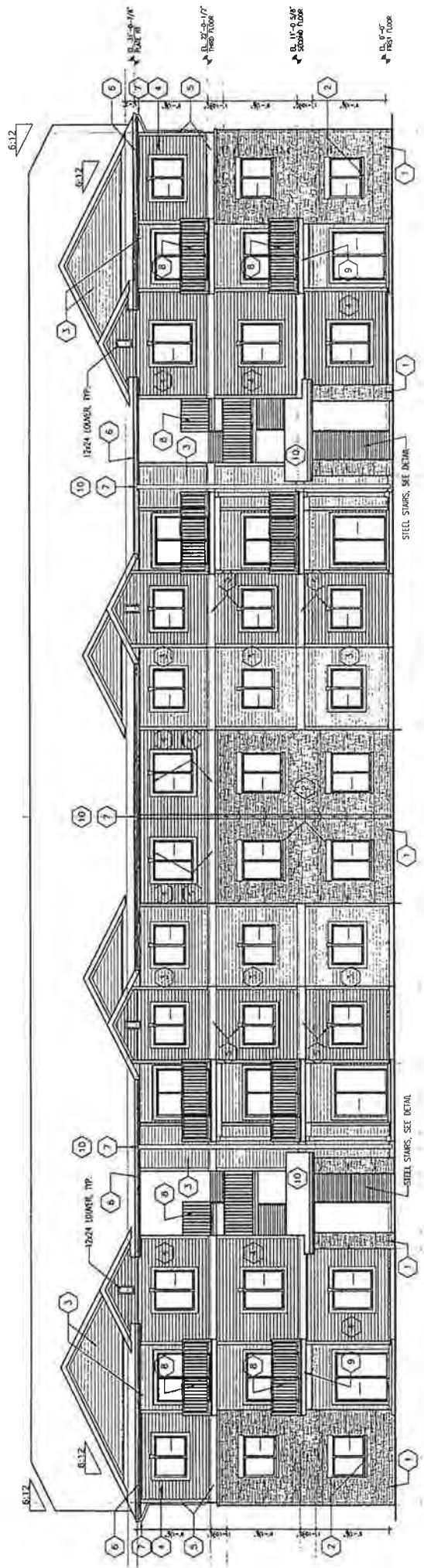


MATERIAL AND COLOR KEY

1	CULTURED STONE VENEER
2	CUT STONE SILL/HEADER TRIM
3	WH/CL LAP SIDING COLOR 1
4	WH/CL LAP SIDING COLOR 2
5	WH/CL TRIM PROFILE
6	PRESH ALUM FASCIA & SOFFIT
7	PRESH ALUM DIMITERS & DOWNSPOUTS
8	PAINTED STEEL RAILING- (COLOR TR8)
9	PRESSURE TREATED WOOD DECK JOISTS AND BEAM
10	ARCHITECTURAL ASPHALT SHINGLES

2 SIDE ELEVATION BLDG A

SCALE: 1/8" = 1'-0"



1 FRONT/REAR ELEVATION BLDG A

SCALE: 1/8" = 1'-0"

SITE PLAN / PRELIMINARY PLAT ADAM RIDGE PLAT 8 APARTMENTS JOHNSTON, IOWA

PROPERTY OWNER:
JERRY'S HOMES, INC.
10430 NEW YORK AVE., SUITE C
URBANDALE, IA 50922

PREPARED FOR:
JERRY'S HOMES, INC.
10430 NEW YORK AVE., SUITE C
URBANDALE, IA 50922

LEGAL DESCRIPTION:
LOTS 1 AND 2, ADAM RIDGE PLAT 8, AN OFFICIAL PLAT, CITY OF JOHNSTON, POLK COUNTY, IOWA, RECORDED IN BOOK 12058, PAGE 465-474, POLK COUNTY RECORDER'S OFFICE, IOWA, EXCEPT THAT PART OF LOT 2 ACQUIRED FOR PUBLIC RIGHT-OF-WAY FOR NW 62ND AVENUE IMPROVEMENTS, CONTAINING 11.65 ACRES MORE OR LESS

BENCHMARK
ARROW ON 1ST HYDRANT W OF CENTURY ST ON E SIDE OF 100TH ST
ELEVATION ----- 970.28
BURY BOLT ON HYDRANT ON NE CORNER OF COVENTRY CIRCLE IN FRONT OF 10234
ELEVATION ----- 962.56
BURY BOLT ON HYDRANT ON S SIDE OF SHEFFIELD CIRCLE BETWEEN (6066 & 6062)
ELEVATION ----- 962.92



VICINITY MAP
NO SCALE

AREAS

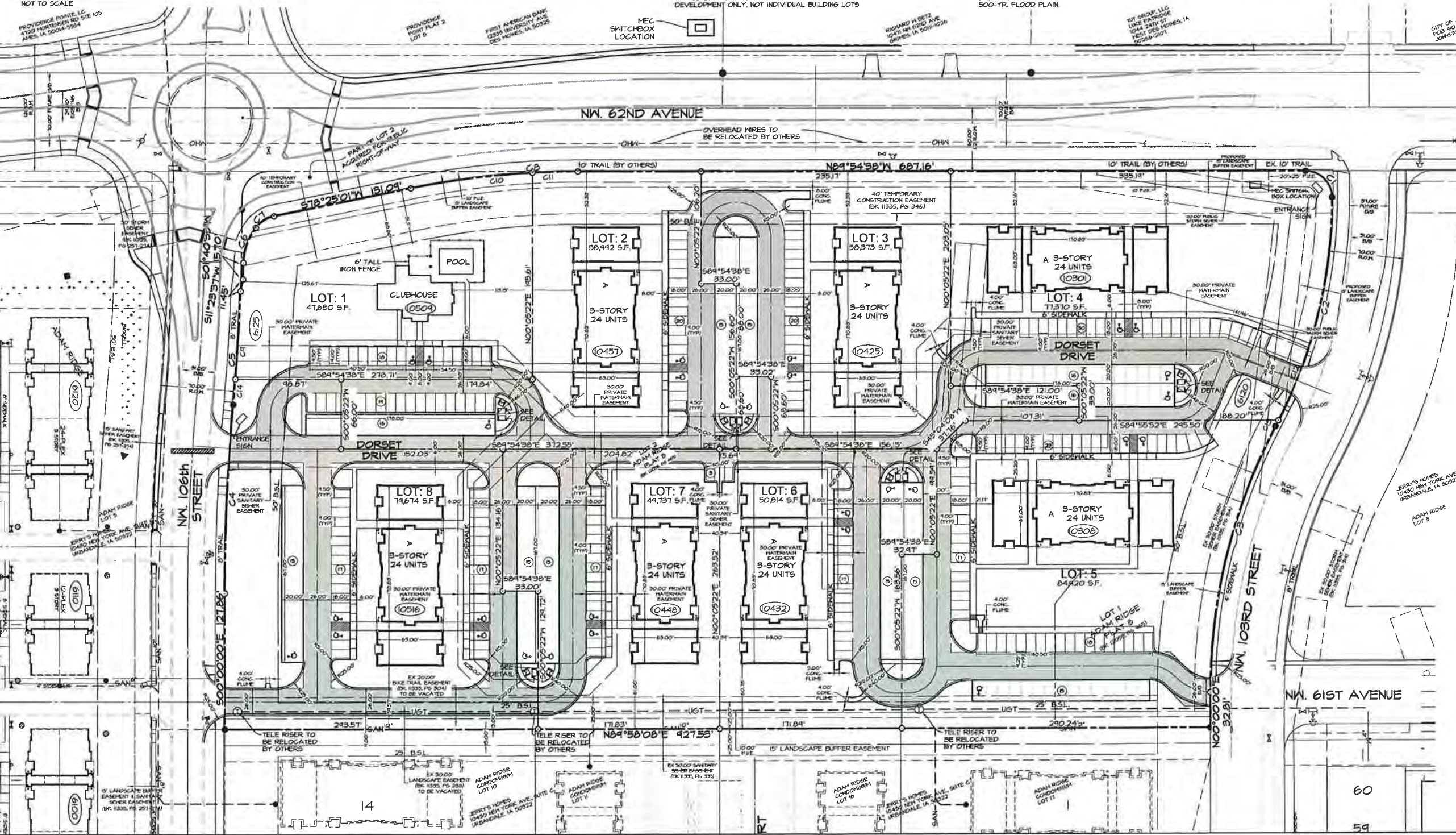
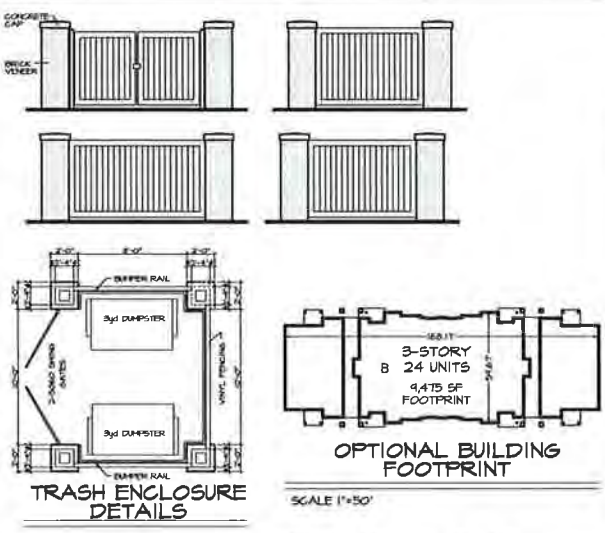
BUILDINGS	114,824 SQ. FT.	22.6%
PAVED SURFACES	166,105 SQ. FT.	32.6%
OPEN SPACE	226,021 SQ. FT.	44.8% (30% REQUIRED)
TOTAL	507,950 SQ. FT.	100%

PARCEL CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	90°05'44"	25.00'	34.31'	25.04'	35.34'	N44°51'44"W
C2	27°46'17"	465.00'	225.34'	114.45'	223.19'	N14°04'19"E
C3	27°57'27"	535.00'	261.05'	133.18'	258.47'	N13°58'44"E
C4	5°12'38"	1465.00'	178.70'	84.41'	178.63'	S02°36'19"W
C5	3°01'37"	2035.00'	107.51'	53.77'	107.50'	S03°41'44"W
C6	35°00'43"	58.50'	35.15'	18.45'	35.14'	S19°10'58"W
C7	41°43'36"	28.50'	20.76'	10.86'	20.30'	S57°33'11"W
C8	11°40'21"	771.00'	158.24'	79.42'	158.02'	S84°15'11"W
C9	2°20'38"	2035.00'	83.25'	41.63'	83.25'	S03°21'19"W
C10	8°30'24"	771.00'	153.36'	57.74'	152.55'	S82°40'13"W
C11	3°04'57"	771.00'	42.43'	21.41'	42.43'	S88°30'23"W
C12	26°54'14"	465.00'	219.03'	111.54'	217.01'	N13°40'50"E
C13	0°46'58"	465.00'	6.35'	3.18'	6.35'	N27°33'58"E
C14	0°40'34"	2035.00'	24.26'	12.13'	24.26'	S04°52'08"W

BUILDING INFORMATION
24-FLEX - A - 3-STORY 3,861 SQ. FT. PER FLOOR
TOTAL 26,443 SQ. FT.
24-FLEX - B - 3-STORY 3,820 SQ. FT. PER FLOOR
TOTAL 24,060 SQ. FT.
CLUBHOUSE 1-STORY 2,520 SQ. FT. PER FLOOR
TOTAL 2,520 SQ. FT.
BUILDING FOOTPRINT (INCLUDING PATIOS)
SQ. FT. NO. TOTAL PER TYPE
24-FLEX - A 10,885 X4 72,845
GARAGES 37,400
CLUBHOUSE 4,152 X1 4,152
TOTAL 114,887 SQ. FT.
PARKING
REQUIRED SPACES: 353 SPACES
168 GARAGES
PROVIDED SPACES: 736 SURFACE STALLS
404 TOTAL SPACES
DENSITY
PROPOSED 168 UNITS / 11.94 ACRES = 14.24 DU/AC
MAXIMUM 16 DU/AC
ZONING
ADAM RIDGE PJLD
(ORDINANCE #840 APPROVED DECEMBER 2, 2018)
LAND USE
HIGH DENSITY RESIDENTIAL
BULK REQUIREMENTS
30' FRONT YARD SETBACK
25' SIDE YARD SETBACK
50' REAR YARD SETBACK
25' BUILDING SEPARATION
100' MINIMUM LOT WIDTH
20,000 S.F. MINIMUM LOT AREA
*** SETBACKS APPLY TO THE PERIMETER OF THE DEVELOPMENT ONLY, NOT INDIVIDUAL BUILDING LOTS

NOTES
1 ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
2 THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING UTILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR UTILITIES BEFORE BEGINNING WORK.
3 THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT UTILITIES AND STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGING ANY UTILITY LINE OR APERTURANCE OR INTERRUPTING THEIR SERVICE. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
4 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH 2014 SDAS AND JOHNSTON SUPPLEMENTAL SPECIFICATIONS.
5 SIDEWALK AND DRIVE APPROACH INSTALLATIONS TO BE INSPECTED BY CITY OF JOHNSTON - ENGINEERING DEPARTMENT, MINIMUM 24 HOURS NOTICE.
6 PAVEMENT THICKNESS SHALL BE 6" NON-REINFORCED PCC
7 PAVEMENT SHALL HAVE A 6-INCH CURB
8 ACCESS AISLES FOR ACCESSIBLE SPACES SHALL BE SIGNED AND DESIGNATED NO PARKING
9 INSTALL LARGE ADDRESS NUMBERS LOCATED IN SEVERAL LOCATIONS ON EACH BUILDING THAT CAN BE READ FROM THE STREETS. INSTALL A LIGHTED DIRECTORY SIGN AT THE NORTH ENTRANCE THAT IDENTIFIES ALL BUILDING ADDRESSES.
10 PAINT "NO PARKING" ON ALL HANDICAP ACCESS AISLES WHERE SIGNAGE CANNOT BE PROVIDED DIRECTLY IN FRONT OF THE AISLE.
11 A BLANKET EASEMENT TO COVER PARKING, LANDSCAPING & OPEN SPACE REQUIREMENTS SHALL BE REQUIRED.
FEMA MAP
FIRM DESIGNATION: PANEL #10145 - 0005D,
JULY 19, 2000
ZONE "X", AREA DETERMINED TO BE OUTSIDE OF 500-YR. FLOOD PLAIN.



LEGEND
EXISTING/PROPOSED

- SET CORNER
- FOUND CORNER
- PLAT BOUNDARY
- 51" STORM SEWER & SIZE
- SANITARY SEWER & SIZE
- WATER MAIN & SIZE
- B.S.L. BUILDING SETBACK LINE
- PUBLIC UTILITY EASEMENT
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT VALVE
- F.E.S.
- EXISTING CONTOURS
- PROPOSED CONTOURS
- SILT FENCE ADDRESS
- CBU MAILBOX PAD
- TRASH ENCLOSURE
- INGRESS/EGRESS EASEMENT



CERTIFICATIONS

PATRICK J. SHEPARD, IOWA LIC. NO. 12265, DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015. PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET ONLY.

MELISSA M. HILLS, IOWA REG. NO. 18023, DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015. PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET ONLY.

SITE PLAN / PRELIMINARY PLAT
ADAM RIDGE PLAT 8 APARTMENTS
JOHNSTON, IOWA
DIMENSION PLAN

CEC
Civil Engineering Consultants, Inc.
2400 86th Street Unit 12 Des Moines, Iowa 50322
515 276 4884 Fax 515 276 7084 mail@cecinc.com

Scale: 1"=50'
NORTH

SHEET 1 OF 6