



Planning & Zoning Commission

COMMUNITY DEVELOPMENT DEPARTMENT

August 11, 2014 Meeting

SUBJECT: Consider recommending approval of the Final Plat for Johnston Commons Brownstones Plat 2, subdividing 3.3 acres into thirty-one (31) townhome lots and one outlot. The property is located south of NW 70th Avenue and west of Northglenn Drive.

SYNOPSIS:

The applicant, Johnston Commons Brownstones, L.L.C., has submitted a final plat for 31 townhome lots, a continuation of the Johnston Commons Brownstones project approved in 2007.

RECOMMENDATION:

The Planning & Zoning Commission recommends approval of the final plat for Chesterfield Heights Plat 1 subject to the following conditions:

1. The project shall conform to the requirements, standards and regulations of the City of Johnston.
2. Submission of all final plat documentation to City's Staff and Attorney, for review and approval, must occur six (6) working days prior to the City Council's regular meeting.

Motion by _____, seconded by _____ to recommend approval of the Final Plat for Johnston Commons Brownstones Plat 2 (PZ Case 14-36).

Attachments:

- Final Plat prepared by Engineering Resource Group, Inc. dated September 27, 2014
- Staff development review comments dated September 10, 2014
- Foth comments dated September 10, 2014
- Vicinity Map

APPLICANT:

Johnston Commons Brownstones, L.L.C.
Joe Pietruszynski
Hubbell Realty Company
6900 Westown Parkway
West Des Moines, IA 50266

REPRESENTATIVE:

Engineering Resource Group, Inc.
Daniel Rittel
2413 Grand Avenue
Des Moines, IA 50312

BACKGROUND &
PRIOR
APPROVALS:

The subject site is part of Outlot A and all of Outlot B of Johnston Commons Brownstones Plat 1.

The City Council approved the proposed Site Plans and Preliminary Plat for the Johnston Commons Brownstones via Resolution 06-178 on August 7, 2006.

Johnston Commons Brownstones Plat 1 was approved by Resolution 07-145 on July 2, 2007.

ZONING DISTRICT
& BULK
REGULATIONS:

The proposed project is in compliance, and follows with the original approved Site Plans.

	Ordinance 740 (PUD) and Ordinance 743 (Residential Requirements); noted for R-4 uses with the most restrictive requirement included here
Maximum dwelling units/acre	97 units or 11.79 units/acre
Maximum building height	50 feet
Maximum number of connected units per building	12
Minimum lot area for the development	80,000 sq. ft. (or 1.84 acres)
Minimum lot width for the development	200 feet
Minimum front setback	20 feet, adjacent to Northglenn Drive
Minimum side yard setback and sum	10 feet/ 20 feet
Minimum rear yard setback	50 feet
Minimum separation	16 feet

between principal structures	
Minimum Lot area per unit	500 sq. feet

TRAFFIC ACCESS & CIRCULATION:

Two access driveways on Northglenn Drive were constructed with the first phase of the project. An interior network of private drives (24 feet wide) provides circulation throughout the site.

Ingress-egress easements are required with the Final Plat.

PEDESTRIAN CIRCULATION AND SIDEWALKS:

There is an internal sidewalk network to allow pedestrian circulation throughout the site and parking areas. A 10-foot wide trail/emergency access is constructed north-south through the site for units that do not face a private drive.

A trail is constructed on the west side of Northglenn Drive that extends from NW 70th Avenue to Merle Hay Road.

PUBLIC UTILITIES:

On-site utilities are private.

Water: A 12-inch public water main exists in the Northglenn Drive right-of-way, adjacent to this site.

Storm Sewer: See information included under Surface Water Design (below). Existing 42-inch and 60-inch public storm sewers exist in the Northglenn Drive right-of-way, adjacent to this site.

Sanitary Sewer: A 12-inch public sanitary sewer main exists in Northglenn Drive.

SURFACE WATER DESIGN:

Surface water flow was first addressed and designed when the entire Johnston Commons development was proposed. A regional storm water detention facility already exists in the SW corner of the proposed site.

In addition, there is a 20-foot wide surface water flowage easement along the west property line.

FLOODPLAIN:

The site is not located within the 100-year floodplain.

PARKS:

Parkland dedication requirements were fulfilled with the original Johnston Commons development plat. Public property in this development currently includes sites for the Johnston Library and the Johnston Station Historical Society.

Open space dedicated in the Johnston Commons PUD represented 14% of the total area; as a result, open space requirements in each parcel can be

reduced by 14%.

CONSULTANT
COMMENTS:

Foth Infrastructure and Environment has reviewed the final plat and provide comments in a review letter dated 9/10/2014.

PLAT SUMMARY:

Lots:	31
Area:	3.30 Acres
Area of Streets:	None
Net Area in Lots	22,966.50 S.F.
Outlot Area:	109,890 S.F.
Length of Street:	NA
Length of Public Sewer Main:	NA
Length of Public Water Main:	NA
Length of Public Storm Sewer:	NA

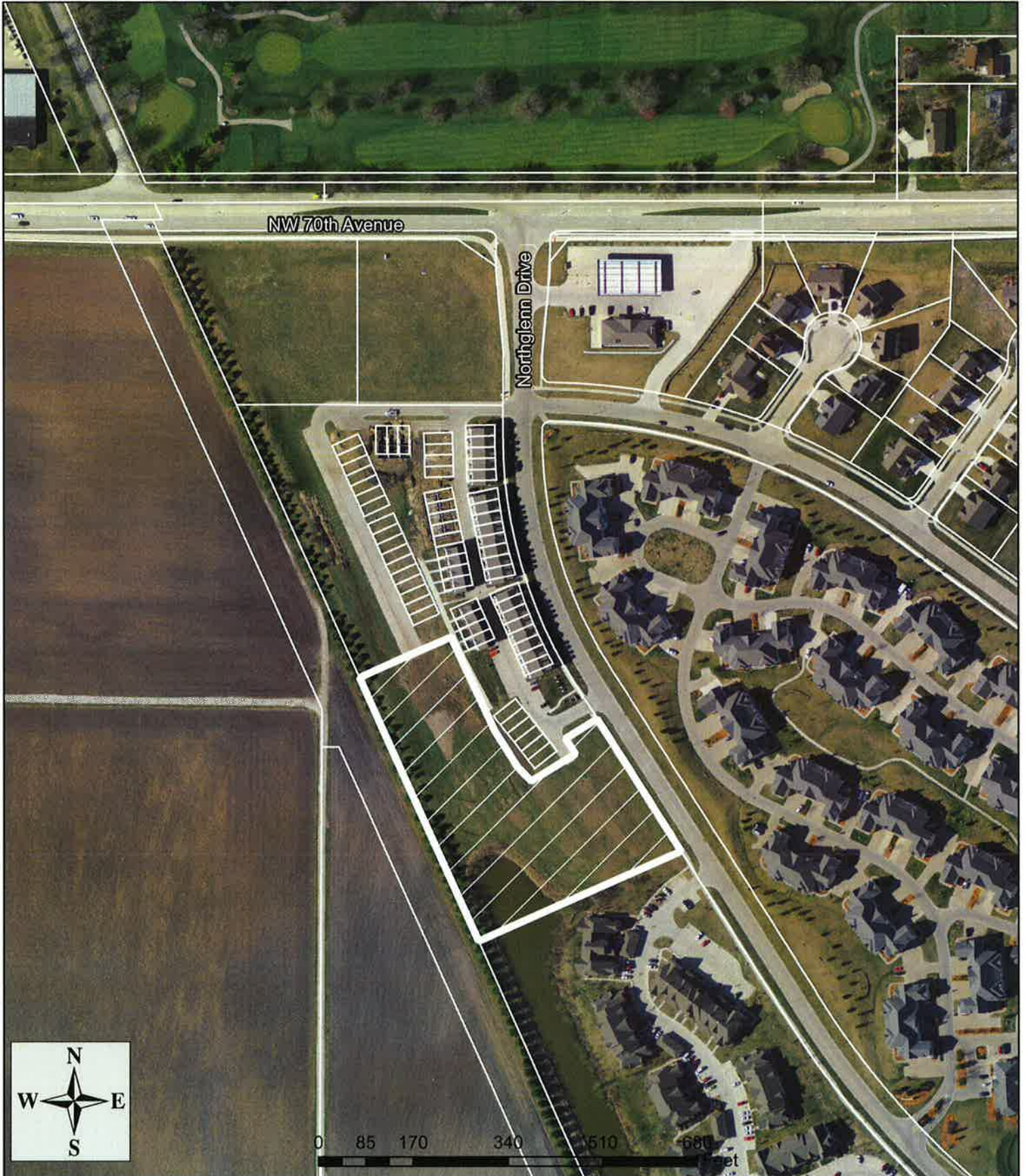
FINAL
DOCUMENTATION
REQUIRED:

Please note that in order to proceed to the City Council with the Final Plat, the following documents/payments will be required a minimum of 6 working days prior to a City Council meeting:

- a. Attorney's title opinion
- b. Polk County Treasurer's Tax Certificate
- c. Consent to Plat (Owner and Lender)
- d. Private ingress/egress access easement for private street

Johnston Commons Brownstones

Johnston
Living • Learning • Growing



JOHNSTON COMMONS BROWNSTONES PLAT 2

JOHNSTON, POLK COUNTY, IOWA

PREPARED FOR/OWNER

JOHNSTON COMMONS BROWNSTONES, LLC
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

PHONE: (515) 243-3228

NOTES

1. LOTS 1-20 ARE ADDRESSED FOR "JACK LONDON DRIVE", A PRIVATE STREET WITHIN THIS DEVELOPMENT.

2. LOTS 21-31 ARE ADDRESSED FOR "DANIEL DEFOE DRIVE", A PRIVATE STREET WITHIN THIS DEVELOPMENT.

3. OUTLOT 'A' IS TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.

4. LOTS MAY HAVE A MINIMUM OPENING ELEVATION (M.O.E.) AS CALCULATED BY THE PROJECT ENGINEER. THE SURVEYOR CANNOT AND DOES NOT CERTIFY TO ENGINEERING CALCULATIONS AND DOES NOT CERTIFY TO THE CORRECTNESS OF ANY M.O.E. NOTED HEREON.

ZONING & SETBACKS

JOHNSTON COMMONS PUD
ORDINANCE NO. 819 (MARCH 1, 2010)

SETBACKS:
FRONT 20'
REAR 50'
SIDE 10'

FLOOD INSURANCE RATE MAP

UNSHADED ZONE X: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

FEMA FLOOD INSURANCE RATE MAP
COMMUNITY-PANEL NUMBER 190745 0004 D
REVISED JULY 19, 2000

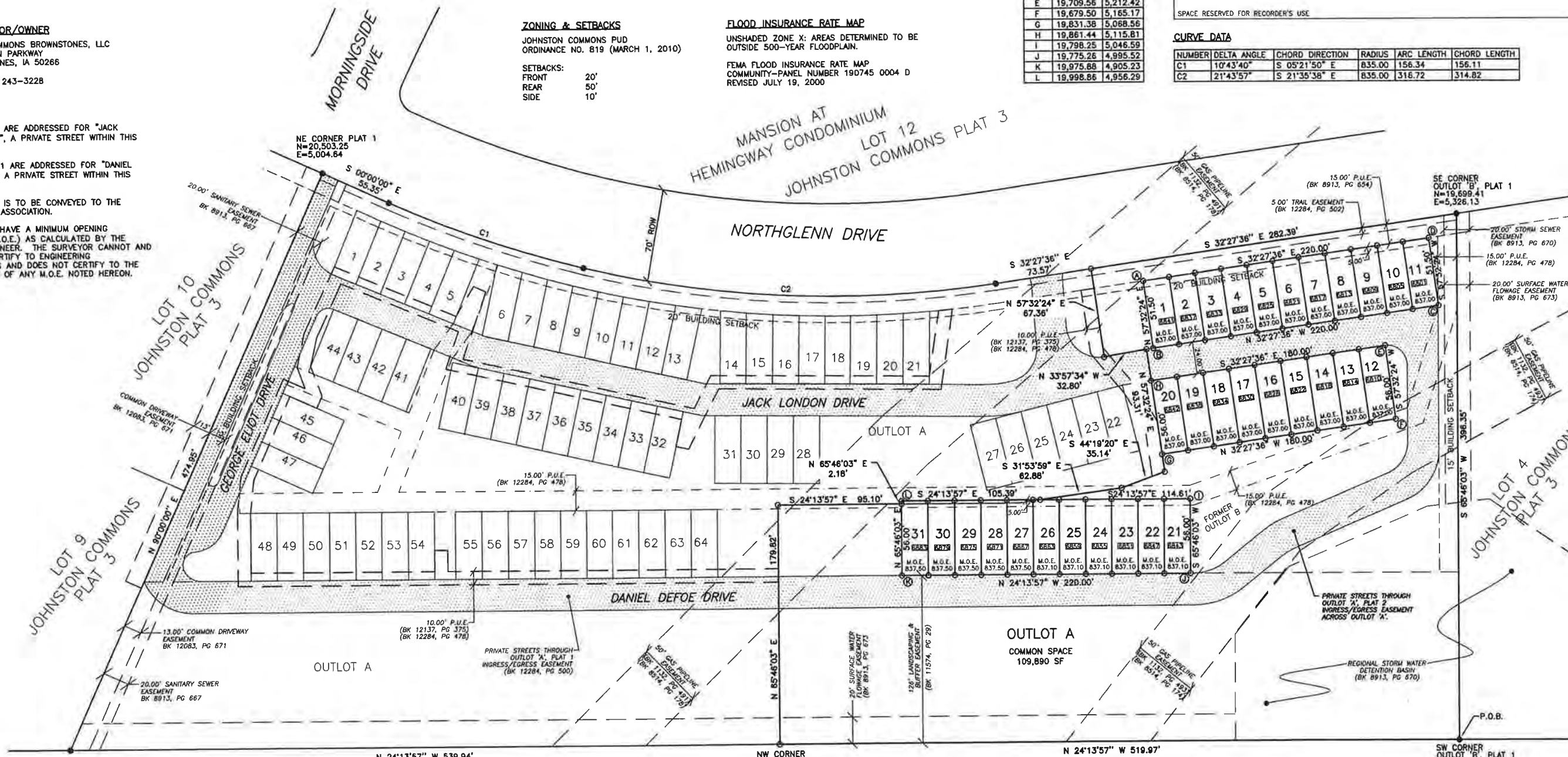
COORDINATE TABLE

POINT	NORTHING	EASTING
A	19,897.56	5,182.31
B	19,869.92	5,138.86
C	19,684.29	5,256.94
D	19,711.93	5,300.39
E	19,709.56	5,212.42
F	19,679.50	5,165.17
G	19,831.38	5,068.56
H	19,861.44	5,115.81
I	19,798.25	5,046.59
J	19,775.26	4,995.23
K	19,975.88	4,905.23
L	19,998.86	4,956.29

SPACE RESERVED FOR RECORDER'S USE

CURVE DATA

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	10°43'40"	S 05°21'50" E	835.00	156.34	156.11
C2	21°43'57"	S 21°35'38" E	835.00	316.72	314.82



LEGAL DESCRIPTION

Parcel A of Outlot A in Johnston Commons Brownstones Plat 1, an Official Plat, per that Plat of Survey filed September 15, 2014 in Book 15321 at Page 761 in the Office of the Recorder for Polk County, Iowa; and all of Outlot B in Johnston Commons Brownstones Plat 1, an Official Plat, all now included in and forming a part of the City of Johnston, Polk County, Iowa, and being more particularly described as follows:

Beginning at the Southwest corner of said Outlot B; thence

North 24°(degrees) 13'(minutes) 57"(seconds) West, 519.97 feet along the West line of said Outlot B to the Northwest corner of said Outlot B; thence

North 65°46'03" East, 179.82 feet along the common line between said Outlots A and B; thence

South 24°13'57" East, 95.10 feet along the common line between said Outlots A and B; thence

North 65°46'03" East, 2.18 feet; thence

South 24°13'57" East, 105.39 feet to the common line between said Outlots A and B; thence

South 31°53'59" East, 62.88 feet along the common line between Outlots A and B; thence

South 44°19'20" East, 35.14 feet along the common line between Outlots A and B; thence

North 57°32'24" East, 93.31 feet along the common line between Outlots A and B; thence

North 33°57'34" West, 32.80 feet along the common line between Outlots A and B; thence

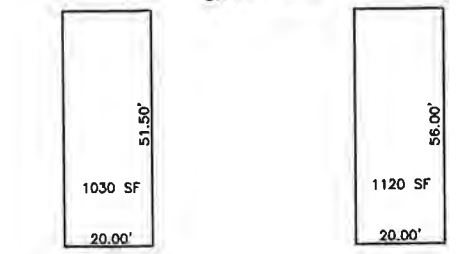
North 57°32'24" East, 67.36 feet along the common line between Outlots A and B to the Northeast corner of said Outlot B on the West right-of-way line of Northglenn Drive; thence

South 32°27'36" East, 282.39 feet along the East line of said Outlot B to the Southeast Corner of said Outlot B; thence

South 65°46'03" West, 396.35 feet along the South line of said Outlot B to the point of beginning.

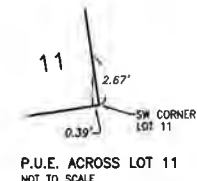
Containing 3.30 acres.

PIONEER HI-BRED, INC.
DISTRICT/PARCEL 241/00139-003-001
-EX COM N 1/4 COR THN W 323.84F SE 36.09F
TO POB SE 44.84F W 92.96F NW 44.84F E
92.96F TO POB- BEG 362.12F W & 36.09F SE
OF N 1/4 COR THN E 38.29F SE 2536.21F W
92.77F NW 1494.21F W 26.63F N 63.28F NW
973.13F E 92.96F TO POB N 1/2 SEC 01-79-25

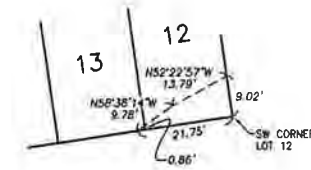


TYPICAL LOT DIMENSIONS (LOTS 1-11)

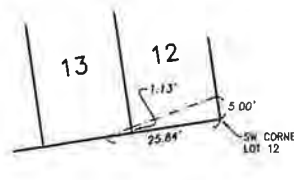
TYPICAL LOT DIMENSIONS (LOTS 12-31)



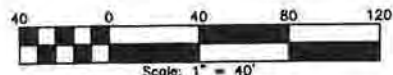
P.U.E. ACROSS LOT 11 NOT TO SCALE



GAS PIPELINE EASEMENT ACROSS LOTS 12 & 13 NOT TO SCALE



P.U.E. ACROSS LOTS 12 & 13 NOT TO SCALE



Scale: 1" = 40'

LEGEND

- FOUND MONUMENT 5/8" REBAR W/YELLOW CAP #15268, UNLESS NOTED
- SET 5/8" REBAR W/YELLOW CAP #15268
- ▲ SECTION CORNER FOUND AS NOTED
- △ SECTION CORNER SET AS NOTED
- (R) RECORD DIMENSION
- (M) MEASURED DIMENSION
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- (N.R.) NOT RADIAL
- [123] STREET ADDRESS NUMBER
- M.O.E. MINIMUM OPENING ELEVATION

STATE-LAND SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DAILY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

DANIEL F. WITTE, P.L.S. #16888 DATE
BY LOGAN MOHRING, S.P.C. #16888 DATE

PRICES ON SHEETS COVERED BY THIS SEAL: THIS SHEET ONLY

JOHNSTON COMMONS BROWNSTONES PLAT 2
 ENGINEERING RESOURCE GROUP, INC.
 ENGINEERS AND SURVEYORS
 2415 GRAND AVENUE
 DES MOINES, IOWA 50312
 (515) 268-4863

NO.	REVISION	DATE	BY	FOR	LOCATION
1					

SCALE: 1" = 40'
 DWG: 13-130-FP.DWG
 FIELD BOOK:

DESIGNED BY: DFR
 CHECKED BY: DFR
 DRAWN BY: DFR
 DATE: 9/17/2014
 SHEET 1 OF 1
 FILE NO.: 13-130.00

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