

# Planning & Zoning Commission

COMMUNITY DEVELOPMENT DEPARTMENT

June 12, 2017 Meeting



<p><b>SUBJECT:</b> Consider recommending approval of the site plans for Traditions Children’s Center Building #2 at 9709 White Oak Lane (PZ Case 17-28).</p>	
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**SYNOPSIS:**

	<p>Bob and Bonnie Netteland have submitted site plans for a 6,880 square foot daycare facility expected to serve 125 clients. The property is immediately east of the existing Traditions Children’s Center constructed in 2012.</p>
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**RECOMMENDATION:**

	<p><b>The Planning &amp; Zoning Commission considered this request at their May 30<sup>th</sup>, 2017 meeting with all members in attendance voting to recommend approval of PZ Case No. 17-20, the Preliminary and Final Plat for Johnston Commerce Park Plat 3, with the following conditions:</b></p>
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|  | <ol style="list-style-type: none"> <li>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.</li> <li>2. Revise the site plans to indicate size of fenced play area.</li> <li>3. Revise sheet C4.1 Note 13 to reference the 2015 International Plumbing Code.</li> <li>4. Address comments from Foth’s review letter dated June 22, 2017.</li> </ol> |
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**Attachments:**

Vicinity Map

Site Plans as prepared by Civil Design Advantage dated 6/13/17

Development Review letter provided by Foth Infrastructure and Environment dated 6/22/17

APPLICANT/  
PROPERTY OWNER:

Bob and Bonnie Netteland  
2976 132<sup>nd</sup> Court  
Urbandale, IA 50323

REPRESENTATIVE:

Keith Weggen  
Civil Design Advantage  
3405 SE Crossroads Drive, Suite G  
Grimes, IA 50111

BACKGROUND &  
PRIOR APPROVALS:

- The Preliminary Plat for "Longview Business Park-Plat 1", on approximately 97-acre site that include the project site, was approved via Resolution No. 99-82 on May 3, 1999 (PZ Case No. 99-11). On July 6<sup>th</sup>, 1999, the construction plans for Longview Business Park-Plat 1 were approved via Resolution No. 99-134.
- On April 3<sup>rd</sup>, 2000, the Final Plat for the 97-acre site which was renamed "Johnston Commerce Park-Plat 1" (PZ Case No. 99-50) was approved via Resolution No. 00-71.
- The project site was originally named "Outlot X", which encompassed the most northern portion of the 97-acre parcel known previously as Lot 2, Frampton Park Plat 1. This plat created commercial, residential and industrial parcels north of NW 54<sup>th</sup> Avenue and west of NW 100<sup>th</sup> Street.
- The preliminary plat for the entire site (Longview Business Park, Plat 1) included an east-west street that was named NW Windsor Drive. It was also required to be a minimum of 29-feet in width, and not continuous. In the proposed final plat for this project, the NW Windsor Drive is renamed White Oak Lane.
- The Final Plat for Johnston Commerce Park Plat 2 was approved via Resolution 01-03 on January 2, 2001.
- The Preliminary and Final Plat for Johnston Commerce Park Plat 3 was approved by the Johnston City Council on June 5, 2017 via Resolution 17-180, creating the subject lot.

ZONING DISTRICT &  
BULK  
REQUIREMENTS:

The zoning district is Planned Unit Development (PUD), approved via Ordinance 673 on September 15, 2003. It was amended via Resolution 04-67 on April 19, 2004 to address free-standing signs.

District C-O, Commercial Office requirements apply, with exceptions included in the PUD.

Bulk regulations are as follows:

- Minimum lot width = 100 feet
- Minimum lot area = 35,000 sq. ft. (0.8 acres)

- Building setbacks:
  - (a) 25 feet from any public right-of-way
  - (b) 12.5 feet from any other common property line
- Parking/paved setbacks: 5 feet from the public right-of-way and 5 feet from any common property line – unless the driveway aisle is intended to be extended to the adjacent property and an ingress-egress easement exists for this purpose, in which case the parking setback would be 0 feet.

**TRAFFIC ACCESS & CIRCULATION:**

An existing shared access exists at the westernmost property boundary with west-adjacent Lot 6, Johnston Commerce Park Plat 2 (undeveloped). Said access is a shared access between the two properties and is covered by an existing ingress/egress access easement. Likewise, an existing access is located at the easternmost property boundary with Lot 8, Johnston Commerce Park Plat 2.

The proposed lot split necessitates an easement between the two existing access points to allow cross-access between the two lots. The applicant has obliged with a proposed 25' access easement.

**PARKING:**

Chapter 166.33 of the City of Johnston Code of Ordinances mandates five parking spaces for every five clients plus additional spaces necessary to accommodate the parking of vans and buses used for client transport vehicles.

With 125 clients, 25 parking stalls are required. Two spaces are allotted on the site plans for transport vans. The total number of spaces required is 27. The site plans are in compliance with 41 parking stalls.

**PUBLIC UTILITIES:**

There is an eight-inch water main in the right-of-way south of White Oak Lane with an 8" water service stub extended under the roadway. The existing daycare connected to this stub with an 8" water service. The new lot will connect to this water service extension. That portion of said water main extension that is shown on the subject lot will be shown in an easement.

Sanitary Sewer: An existing sanitary sewer service stub exists near the southeast corner of the subject property.

**OUTDOOR PLAY AREA:**

Chapter 168.03.2.c. of the City of Johnston Code of Ordinances requires "...a completely fenced play lot of no fewer than 1,000 square feet in area for the first 20 or less children under care, with 25 square feet added to such play lot area for each additional designated child capacity of the principal building.". With 125 clients, a fenced play area of 3,625 s.f. must be shown on the site plans. Staff recommends revisions sufficient to demonstrate the provided play area meets the above-listed requirement.

STORMWATER:	<p>A basin was constructed with the existing daycare. Said basin spans the width of both lots and is shown within an easement. The basin was sized appropriately to accommodate stormwater from both sites. The city’s consulting engineer Foth Infrastructure and Environment has reviewed the calculations submitted with this site plan and basin has sufficient capacity to serve both developed lots.</p>												
FIRE PROTECTION:	<p>One fire hydrant will be installed internal to the site to provide building coverage and is located near the southeast corner of the building. In addition, the building will be sprinkled for fire protection.</p>												
FLOODPLAIN:	<p>This property is within Zone X on the Flood Insurance Rate Map and is outside of the 500-year flood plain</p>												
OPEN SPACE:	<p>The requisite amount of open space is 25% of the total lot area, calculated as follows:</p> <p>46,686 sq. ft. (total lot area) *25% = 11,671.5 sq. ft. open space required</p> <p>The site plans are in compliance with 22,794 sq. ft. of open space. Based upon the amount of open space required as listed above, the following open space landscape plantings are required:</p>												
	<table border="1"> <thead> <tr> <th>Open space Plantings</th> <th>Required</th> <th>Provided</th> </tr> </thead> <tbody> <tr> <td>2”-2 1/2”</td> <td>3</td> <td>3</td> </tr> <tr> <td>8”-10’</td> <td>5</td> <td>5</td> </tr> <tr> <td>Shrubs</td> <td>12</td> <td>12</td> </tr> </tbody> </table>	Open space Plantings	Required	Provided	2”-2 1/2”	3	3	8”-10’	5	5	Shrubs	12	12
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2”-2 1/2”	3	3											
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	<p>The site plan complies with the open space landscaping requirements of city code.</p>												
ADJACENT OWNER NOTICE:	<p>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.</p>												
ARCHITECTURE:	<p>Chapter 166.35.2.C of the Code of Ordinances states structures within commercial districts shall consist of a combination of brick, architectural concrete panels, textured concrete block, or architectural steel, or stone panels over 75% of the wall area on all four building sides (excluding glass).</p> <p>Proposed architectural materials include brick, stone, and fibercement shake shingle panels, to meet the above-listed requirements in the following percentages:</p> <p>North Elevation</p> <ul style="list-style-type: none"> <li>• 100% Brick (486 s.f /486 s.f.)</li> </ul>												

South Elevation (front)

- 63% Brick (298 s.f /473 s.f.)
- 18% Stone (84 s.f./473 s.f.)
- 17% Fibercement Shake (80 s.f. /473 s.f.)
- 2% Trim

East Elevation

- 89% Brick (493 s.f /550 s.f.)
- 10% Fibercement Shake (57 s.f./550 s.f.)

West Elevation

- 90% Brick (514 s.f /571 s.f.)
- 10% Fibercement Shake (57 s.f./571 s.f.)

SITE LIGHTING:

The applicant has provided a photometric layout and manufacturer's cut sheets for site lighting. Proposed lighting is in compliance with City of Johnston guidelines for site illumination.

CONSULTANT  
COMMENTS:

Foth Infrastructure & Environment, LLC has reviewed the Preliminary and Final Plats and has offered comments in their June 22, 2017 review letter. Staff recommends a condition of approval requiring all outstanding issues prior to issuance of a building permit.