



Planning & Zoning Commission

COMMUNITY DEVELOPMENT DEPARTMENT

September 29, 2014 Meeting

SUBJECT: Consider recommending approval of an amended Site Plan and Preliminary Plat for West Prairie Townhomes. The subject property is located east of NW 96th Street and north of NW 54th Avenue.

SYNOPSIS:

The applicant, Hubbell Realty Company, wishes to amend the site plan and preliminary plat for the West Prairie Townhomes. The change adjusts lot lines to accommodate larger units and allows for a number of single-family detached units throughout the development. The request does not significantly alter the site plan or character of the development, and decreases the original planned density from 63 to 55 total units.

RECOMMENDATION:

The staff recommends approval and provides the following motions for the commission's consideration:

The Planning & Zoning Commission recommends approval of PZ Case 14-35, the Amended Preliminary Plat and Site Plan for West Prairie Townhomes, with the following Conditions:

1. The project shall conform to the requirements, standards and regulations of the City of Johnston.
2. A City of Johnston Grading Permit, Storm Water Pollution Prevention Plan and Evidence of a NPDES Permit from the Iowa DNR shall be provided prior to any ground disturbing activity on the site.
3. The site plans must be amended to address comments 1-21 of the September 10, 2014 letter from Foth Infrastructure and environment.

Motion by _____, seconded by _____ to recommend approval of PZ Case No. 14-35, approving the Amended Preliminary Plat and Site Plan for West Prairie Townhomes, with the noted Conditions.

condominiums and multiple unit dwellings. The PUD imposes additional restrictions limiting density to six units per acre (in lieu of eight) and mandates the following bulk requirements:

- No minimum lot area
- Minimum width of individual unit; 30 feet.
- Overall project minimum width of 200 feet.
- Site area to be a minimum area of 2 acres.
- Minimum 15-foot separation between structures, except when attached.
- Minimum 25 foot separation of structure from access roadway.
- Minimum 35 foot setback from all boundaries of the site area.

TRAFFIC ACCESS & CIRCULATION:

The original plan illustrated an internal access connecting the north and south portions of the townhome development beneath the Mid-American power line easement. In lieu of said connection, two additional access points will be installed on NW 96th Street at Prairie Grass Drive and Foxglove Lane.

UTILITIES:

All utilities are private and have been previously installed.

BUFFER:

The PUD mandates a 30 foot buffer adjacent to NW 96th Street, NW 54th Avenue, and lot 10, Johnston Commerce Park Plat 2.

North (386')	Req. per 100'	Required	Provided
Evergreen	3	12	12
Overstory	1	4	4
Understory	4	15	15
Shrubs	8	31	31

South (331')	Req. per 100'	Required	Provided
Evergreen	3	10	10
Overstory	1	3	3
Understory	4	13	13
Shrubs	8	26	27

West (1,651')	Req. per 100'	Required	Provided
Evergreen	3	50	50
Overstory	1	17	17
Understory	4	66	66
Shrubs	8	132	132

As illustrated above, all 30' buffers are in compliance with the buffer landscaping requirements.

There is an existing 15' buffer along the property's eastern and southern boundaries.

East (1,655')	Req. per 100'	Required	Provided
Evergreen	1.5	25	25
Overstory	.5	8	8
Understory	2	33	33
Shrubs	4	66	66

As illustrated above, the east buffer is in compliance with the buffer landscaping requirements.

OPEN SPACE:

Residential districts are required to designate 30 percent of the total lot area as open space. The total lot area is 16.554 acres (720,918 s.f.).

$$720,918 \text{ s.f.} \times 30\% = 216,275 \text{ s.f.}$$

The site is in compliance with 414,981 s.f.

The open space landscaping requirement are as follows:

- 1 tree per 1,500 sq. ft. of open space (40% of which must be 2"-2.5" caliper and 60% of which must be 8' -10' in height).
- 1 shrub per 1,000 sq. ft. of open space

Approximately 150,530 s.f. of the total lot area is dedicated to a Mid-American Energy power line easement and trees cannot be installed within said easement area. After subtracting out the easement area, from the open space requirement, the required plantings are calculated as follows:

$$414,981 \text{ s.f. total open space provided} - 150,530 \text{ s.f. power line easement} = 264,451 \text{ s.f.}$$

$$264,451 / 1,500 = \underline{176 \text{ trees required}} \text{ (26, 8' - 10' height; 150, 2" to 2.5" caliper)}$$

$$264,451 / 1,000 = \underline{264 \text{ shrubs required}}$$

The open space planting list found on page 9 of the site plans indicates installation of 147 trees and 221 shrubs to satisfy the open space landscaping requirements.

PARKLAND DEDICATION:

The parkland dedication requirements of Chapter 180.43 of the Code of Ordinances have been met through the previous construction of a trail along NW 54th Avenue and NW 96th Street.

FLOODPLAIN:

The site is not located within a FEMA designated 100-year floodplain.

CONSULTANT
COMMENTS:

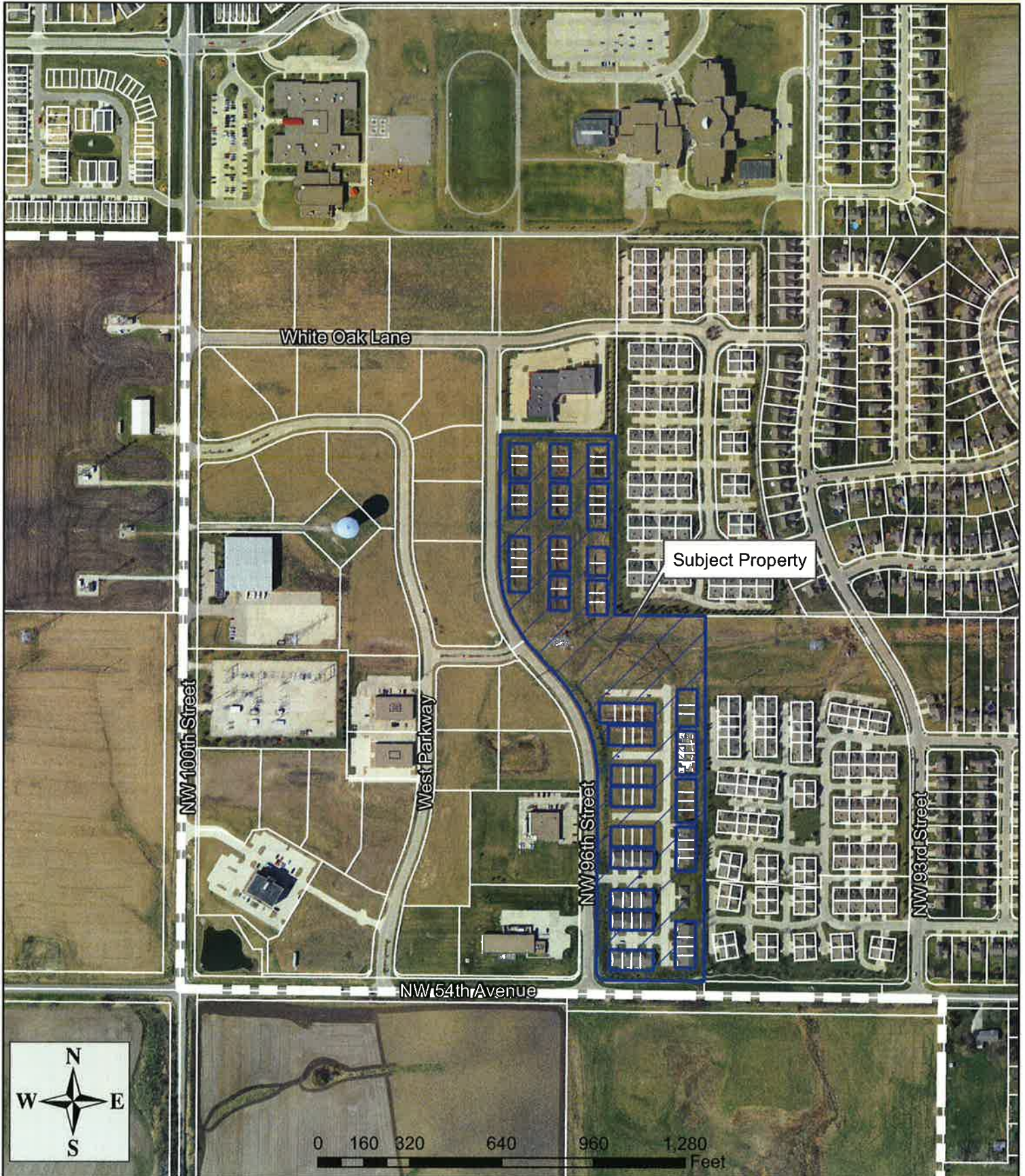
Foth Infrastructure and Environment has reviewed the final plat and provided no additional comments in their review letter dated 9/10/2014.

PUBLIC COMMENT:

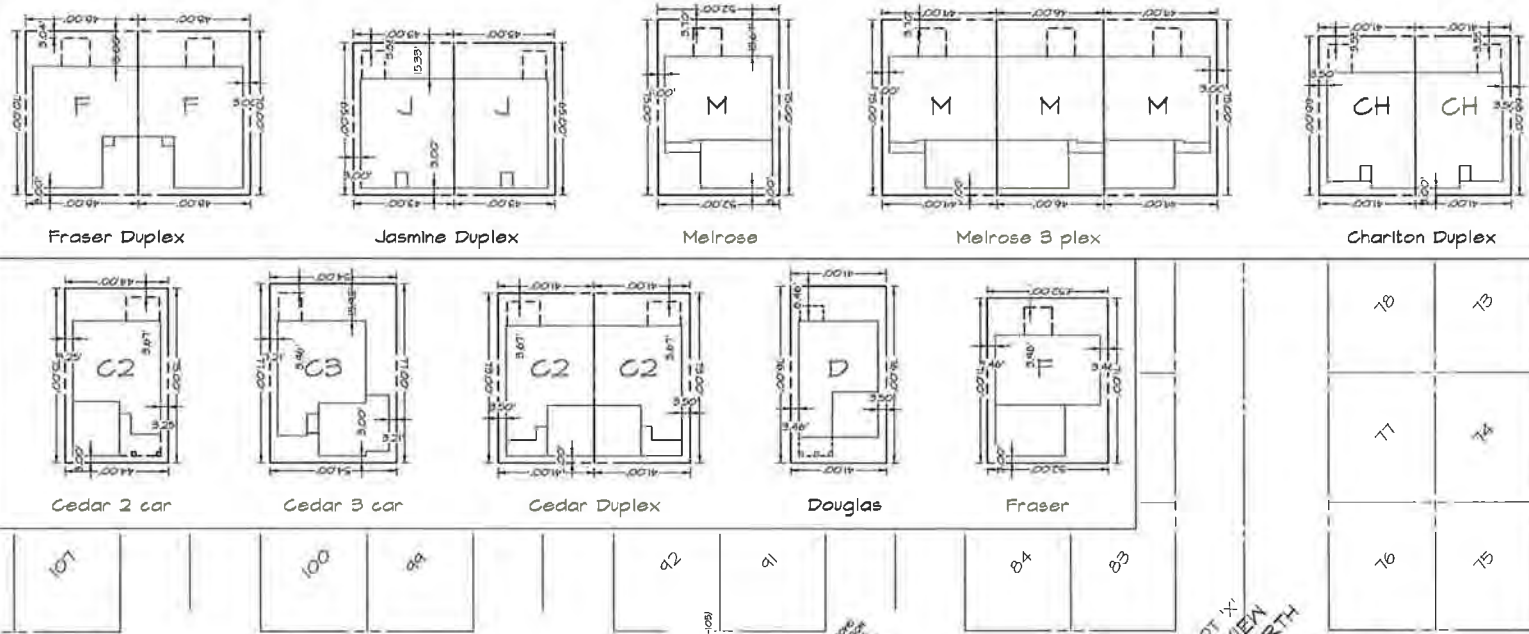
A notice of the proposed development was mailed to adjacent property owners. As of the writing of this staff report, no comment has been received.

Attachments: Site Plan, Preliminary Plat prepared by Civil Engineering Consultants, dated August 29, 2014;
Letter from Foth Infrastructure and Environment, dated September 10, 2014; and,
Memo from City Staff, dated September 10, 2014;

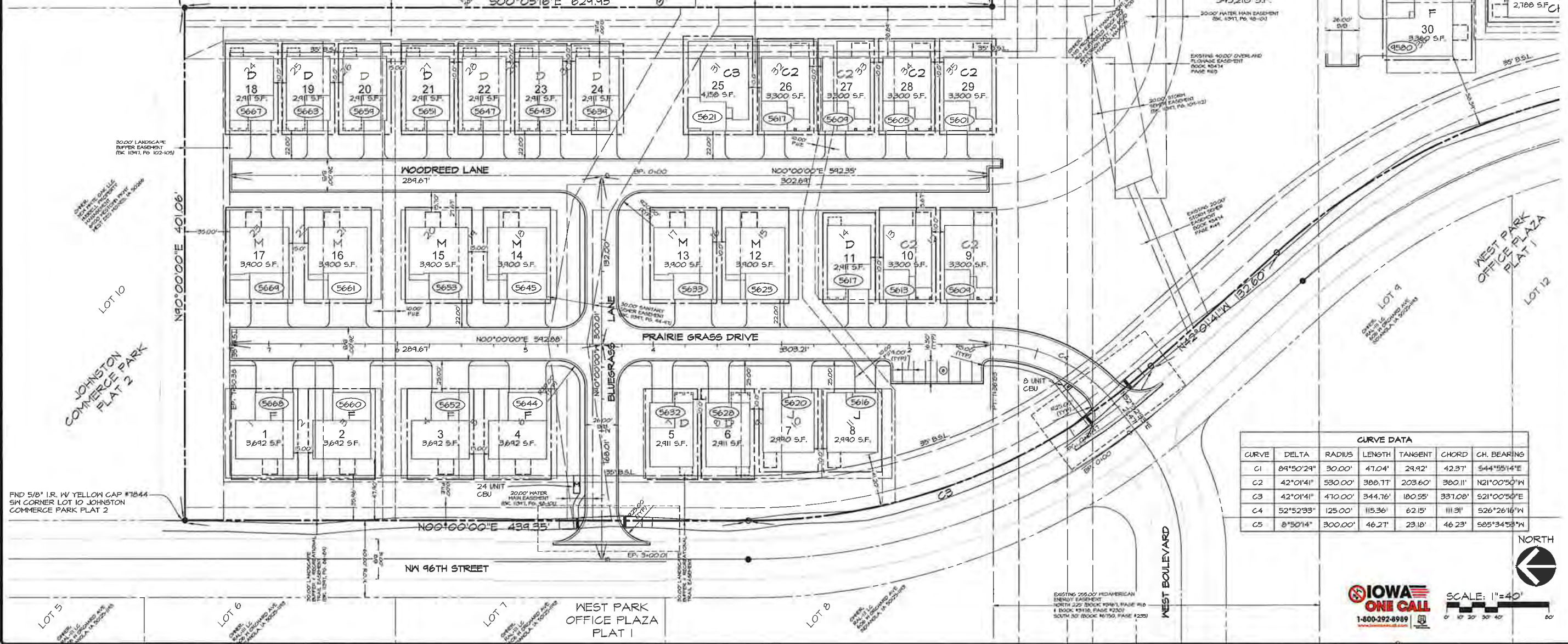
West Park PUD Amendment Vicinity Map



TYPICAL LOT DIMENSIONS & UNIT DETAILS



FND 5/8" I.R. W/ YELLOW CAP #1844
SE CORNER LOT 10, JOHNSTON
COMMERCE PARK PLAT 2



CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	84°50'24"	30.00'	47.04'	24.92'	42.37'	S44°55'14"E
C2	42°01'41"	530.00'	368.17'	203.60'	360.11'	N21°00'50"W
C3	42°01'41"	470.00'	344.76'	180.55'	331.08'	S21°00'50"E
C4	52°52'33"	125.00'	115.36'	62.15'	111.31'	S26°26'16"W
C5	8°50'14"	300.00'	46.21'	23.18'	46.23'	S85°34'53"W

IOWA ONE CALL
1-800-292-6989
www.iowacall.com

SCALE: 1" = 40'
0' 10' 20' 30' 40'

NORTH

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

CEC

DATE: AUGUST 24, 2014
REVISIONS:
1 9-17-2014
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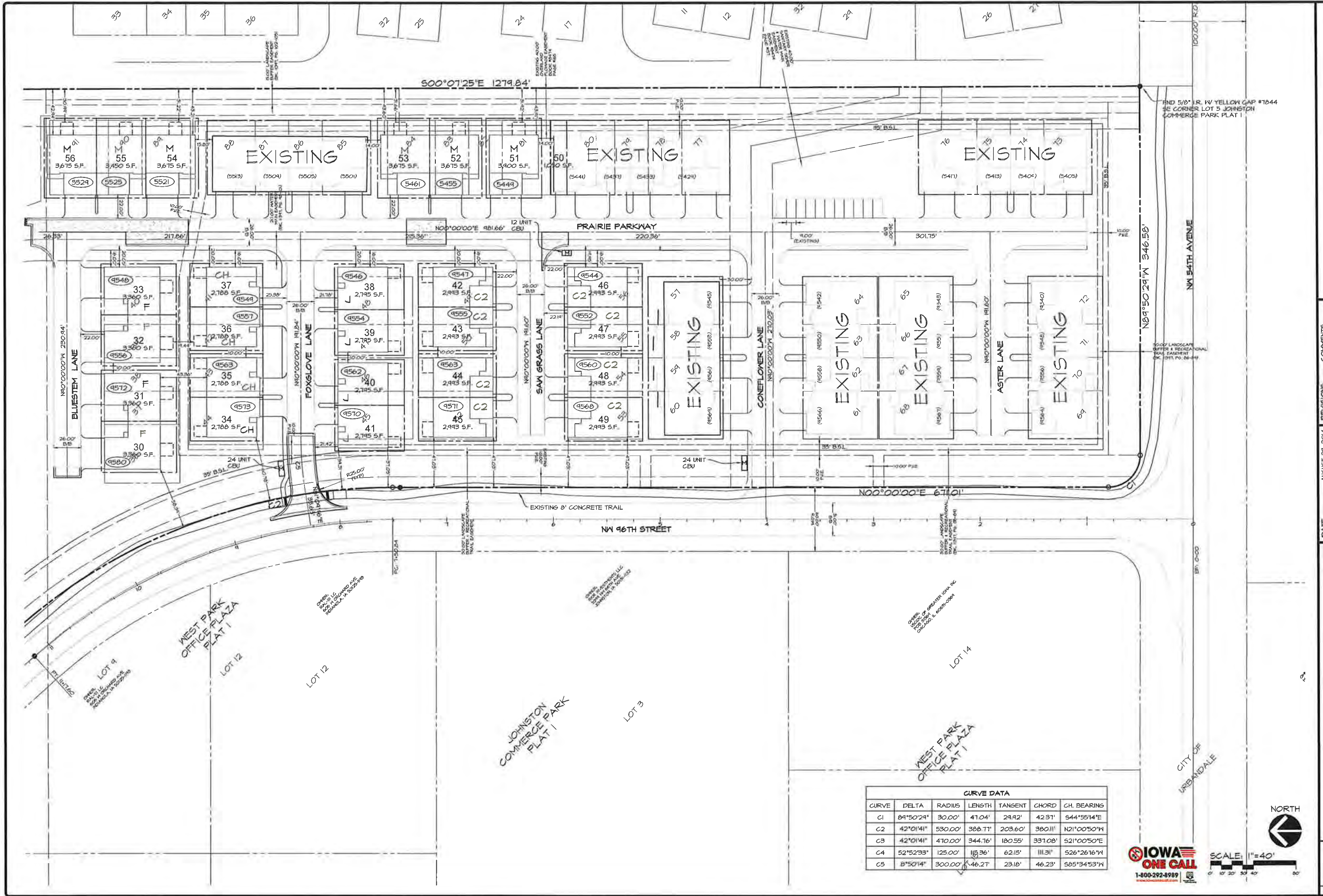
COMMENTS:
DESIGNED BY: MH
DRAWN BY: CH

WEST PRAIRIE TOWNHOMES PLAT 2
JOHNSTON, IOWA
DIMENSION NORTH

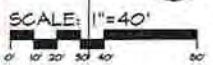
SHEET 2 OF 9
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C5	8°50'14"	300.00'	46.27'	23.18'	46.23'	S85°34'53"W



DATE	REVISIONS	COMMENTS
AUGUST 24, 2014	1	6-17-2014
	2	
	3	
	4	
	5	
	6	

WEST PRAIRIE TOWNHOMES FLAT 2
 JOHNSTON, IOWA
 DIMENSION SOUTH

SHEET
 OF 9

E-1133

CEC
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