



ITEM NO. 7R

**OFFICE OF THE CITY ADMINISTRATOR**  
Johnston, Iowa  
AGENDA COMMUNICATION  
June 16, 2014

<p><b>SUBJECT:</b></p> <p>Consider resolution 14-130, initiating an amendment to the West Park PUD to allow single-family and bi-attached units on Lots 1-56, 81-84 and 89-92 of the West Prairie Townhomes Plat.</p>	<p><b>ACTION REQUIRED:</b></p> <p><input type="checkbox"/> Ordinance  <input type="checkbox"/> Resolution  <input checked="" type="checkbox"/> Approval  <input type="checkbox"/> Receive/File  <input type="checkbox"/> Attorney Review</p> <p><i>Aaron W.</i></p>
<p><b>SYNOPSIS:</b></p> <p><b>RECOMMENDATION:</b></p>	<p>Hubbell Realty Company has requested an amendment to the West Park PUD to change the allowed uses of Lots 1-56, 81-84 and 89-92 of the West Prairie Townhomes Plat to allow single family and bi-attached residential townhome units.</p> <p>Chapter 168.11.7 of the City of Johnston Code of Ordinances allows for modifications to a PUD in the same manner as a rezoning. Initiating a PUD amendment will direct this request to the Planning and Zoning Commission for review and recommendation.</p> <p>Staff recommends Council initiate the PUD amendment by referring this request to the Planning and Zoning Commission for review.</p>

- Attachments:
- Owner's request to rezone property;
  - Concept Plan as prepared by Civil Engineering Consultants, Inc., dated 6/3/14;
  - Vicinity Map.

Motion by \_\_\_\_\_, seconded by \_\_\_\_\_ to refer the PUD amendment for the West Park PUD to the Planning and Zoning Commission for review and recommendation.



Civil Engineering Consultants, Inc.

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June 9, 2014

Attn: David Wilwerding  
City of Johnston  
6221 Merle Hey Road  
Johnston, IA 50131

RE: WEST PARK P.U.D. AMENDMENT REQUEST, ORDINANCE #673 Approved 9/15/03

Dear David:

On behalf of Hubbell Realty Company we are submitting a request to amend the current PUD for West Park (West Prairie Townhomes). Hubbell plans to build single unit and biattached townhomes on the portions of the site that are still vacant. The purpose of this request is to change Section II B. Residential Townhomes of the West Park PUD to allow:

- 10 Foot separation between structures.
- Minimum 20 foot separation between buildings and access roadways, not including decks
- Driveways shall be 25 feet in length where there is an adjacent sidewalk. 22 foot drives are allowed where there is no sidewalk. Covered patios are allowed to within 14' of the access road where there is no adjacent sidewalk.
- Minimum 35 foot setback from all boundaries of the site. Decks can have a minimum setback of 25 feet

This application package includes:

- A check for the rezoning review fee \$250.00
- A completed and signed development application
- Two full size Amended PUD Concept Plans
- Six reduced copies of the Amended PUD Concept Plan

We would like to request that Council initiate the rezoning at the June 16<sup>th</sup> city council meeting.

Should you have questions or comments please call.

Sincerely,

Melissa Hills, P.E.

CC. Joe Pietruszynski, Hubbell Realty Company

# West Park PUD Amendment Vicinity Map

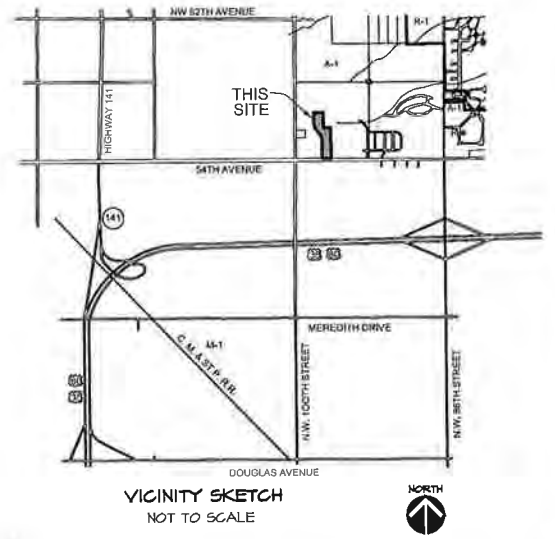


**RESIDENTIAL TOWNHOMES**  
 THE PROPERTY FORMERLY PLATTED AS LOTS 5, 6 & 7, JOHNSTON COMMERCE PARK PLAT 1, AND LOTS 11 THROUGH 12, JOHNSTON COMMERCE PARK PLAT 2, & NOW PLATTED AS WEST PRAIRIE TOWNHOMES, SHALL BE DEVELOPED IN ACCORDANCE WITH THE RESTRICTIONS OF DISTRICT R-3, EXCEPT AS ENUMERATED BELOW.

1. THE DENSITY OF R-3 DISTRICT SHALL BE LIMITED TO 6 UNITS TO THE ACRE.
2. DWELLING UNITS THE LOT BENEATH THE UNIT.
3. NO MINIMUM LOT AREA.
4. MINIMUM WIDTH OF INDIVIDUAL UNIT, 30 FEET.
5. COMMON PRIVATE STREET LENGTH SHALL CONFORM TO PUBLIC STREET GUIDELINES FOR PAVEMENT WIDTH AND THICKNESS.
6. SIDEWALKS SHALL BE PROVIDED ON ONE SIDE FOR THROUGH DRIVES, AND NOT REQUIRED FOR DEAD-END DRIVES.
7. OVERALL PROJECT MINIMUM WIDTH OF 200 FEET.
8. SITE AREA TO BE A MINIMUM 2 ACRES.
9. MINIMUM 10 FEET SEPARATION BETWEEN STRUCTURES. (DECKS ARE ALLOWED TO BE AS CLOSE AS 14 FEET FROM ACCESS ROAD.)
10. MINIMUM 20 FOOT SEPARATION OF STRUCTURE FROM ACCESS ROADWAY. DRIVEWAYS SHALL BE 25 FEET WHERE THERE IS SIDEWALK ADJACENT & 22 FEET WHERE THERE IS NO SIDEWALK. COVERED PATIO ALLOWED WITHIN 14' OF DRIVE.
11. MINIMUM 35 FOOT SETBACK FROM ALL BOUNDARIES OF THE SITE. DECKS ALLOWED WITHIN 25 FEET OF PROPERTY LINE.
12. A MINIMUM BUFFER OF 30 FEET IN WIDTH SHALL BE PROVIDED ADJACENT TO NW 96TH STREET, NW 54TH AVENUE, AND ADJACENT TO LOT 10, JOHNSTON COMMERCE PARK PLAT 2. THE BUFFER BETWEEN THE TOWNHOMES AND THE BALANCE OF THE PROJECT SHALL BE CONSTRUCTED SHALL INCLUDE A LANDSCAPED BERM AS IDENTIFIED IN THE WEST PARK RECREATIONAL TRAIL PLAN PREPARED BY CIVIL ENGINEERING CONSULTANTS AND DATED JULY 30, 2003.
13. NO ACCESS TO NW 54TH AVENUE.
14. THE RECREATIONAL NEEDS OF FUTURE RESIDENTS WOULD BE MET THROUGH THE PROVISION OF A TRAIL CONSTRUCTED TO CITY SPECIFICATIONS (4-FOOT ACC OR 8-FOOT PCC) EXTENDING CONTIGUOUS TO THE RESIDENTIAL AREA ALONG NW 54TH AVENUE AND NW 96TH STREET TO THE PROJECTS COMMON BOUNDARY WITH HORIZON ELEMENTARY SCHOOL AS IDENTIFIED IN THE WEST PARK RECREATIONAL TRAIL PLAN PREPARED BY CIVIL ENGINEERING CONSULTANTS DATED JULY 30, 2003. THE TRAIL SHALL BE CONSTRUCTED SIMULTANEOUSLY WITH OTHER PUBLIC IMPROVEMENTS IN THE WEST PARK DEVELOPMENT. THE PORTION OF THE TRAIL NORTH OF WHITE OAK LANE MAY BE CONSTRUCTED WITH TEMPORARY PAVEMENT, PROVIDED THAT A TRAIL BUILT TO CITY SPECIFICATIONS FROM THE WHITE OAK LANE AND NW 96TH STREET INTERCHANGE NORTH TO THE EXISTING TRAIL ON JOHNSTON SCHOOL DISTRICT PROPERTY CONSTRUCTED AT THE TIME OF SITE IMPROVEMENTS ON THE PROPERTY.

**OWNER**  
 MIB PROPERTY MANAGEMENT, L.L.C.  
 910 HEATHERED ROCK RD. POB 104180  
 JEFFERSON CITY, MO 65110  
 ATTN: MICHAEL WASSON

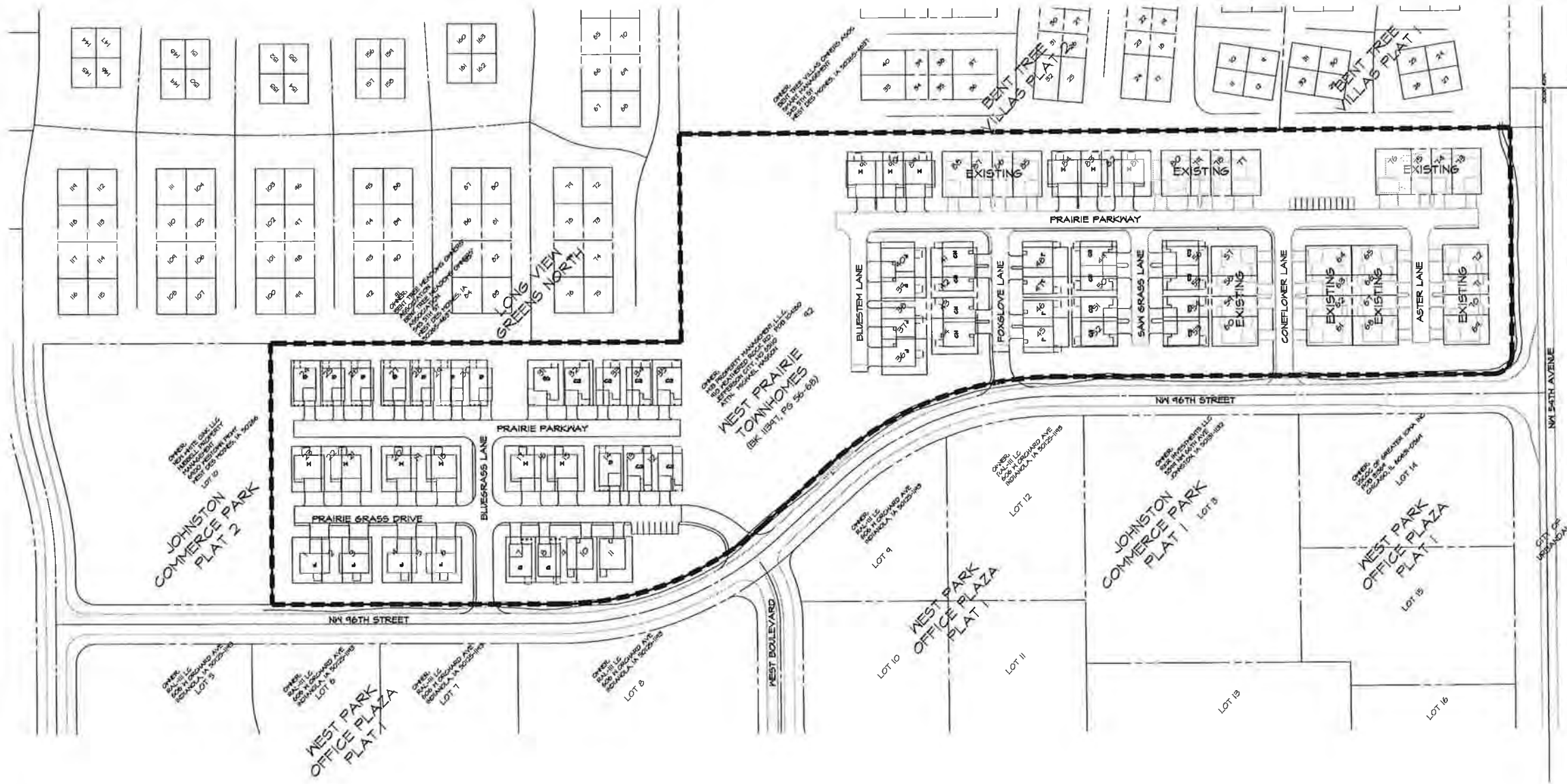
**DEVELOPER**  
 HUBBELL REALTY COMPANY  
 6900 WESTOWN PARKWAY  
 WEST DES MOINES, IA 50266  
 ATTN: JOE PIETRUSZYNSKI



**LEGAL DESCRIPTION**  
 WEST PRAIRIE TOWNHOMES, AN OFFICIAL PLAT, RECORDED IN BOOK 11347, PAGE 56-68 OF THE POLK COUNTY RECORDER'S OFFICE, CITY OF JOHNSTON, POLK COUNTY, IOWA, CONTAINING 18.2871 ACRES MORE OR LESS

**LAND USE**  
 PROPOSED TOWNHOMES

**ZONING**  
 RUD #673, WEST PARK P.U.D.  
 APPROVED 4/15/2003



DATE	REVISIONS	COMMENTS
06/03/2014	1	
	2	
	3	
	4	
	5	
	6	

DATE OF SURVEY: MHH  
 DESIGNED BY: CH  
 DRAWN BY:

Civil Engineering Consultants, Inc.  
 2400 86th Street Unit 12 · Des Moines, Iowa 50322  
 515 276.4884 · Fax: 515.276.7084 · mail@cecinc.com



WEST PARK P.U.D.  
 JOHNSTON, IA  
 AMENDED P.U.D. CONCEPT PLAN

SHEET  
 OF 1  
 E-1133

