



## OFFICE OF THE CITY ADMINISTRATOR

Johnston, Iowa  
AGENDA COMMUNICATION  
June 19, 2017 Meeting

ITEM NO. 7g

**SUBJECT:** Continue public hearing and consider first reading of Ordinance 973 approving an amendment to the Amber Ridge PUD (Adam Ridge) to change the allowed uses of 4.78 acres within Parcel 'D' zoned PC, Professional Commerce and C-2, Community Retail Commercial by creating new Parcel 'N' allowing uses of the R-4, High Density Residential District. The subject property is south of NW 62<sup>nd</sup> Avenue and west of NW 100<sup>th</sup> Street.

**ACTION REQUIRED:**

- ☐ Ordinance
- ☒ Resolution
- ☐ Approval
- ☐ Receive/File
- ☐ Attorney Rvw

*Adrian W.*

**SYNOPSIS:**

Jerry's Homes, Inc. has requested an amendment to the Amber Ridge PUD to create new Parcel 'N' (4.78 acres) from previous 9.92-acre Parcel 'D'. The proposal will change the allowed uses of the aforementioned 4.78 acres from PC, Professional Commerce Park District, and C-2, Community Retail Commercial District, to R-4, High Density Residential District. The remainder of Parcel 'D' will remain the same. The request is made to accommodate 42 attached townhome units on new Parcel 'N'. Parcel 'D' originally allowed uses of the R-4, High Density Residential District; however, R-4 uses were removed as an allowed use of the Parcel when west-adjacent Parcel 'J' was rezoned to allow 168 units of multi-family housing. **A public hearing date was scheduled for May 1, 2017; however, not all city council members will be present for the meeting and Jerry's Homes requested the public hearing be continued to the May 15<sup>th</sup> meeting. Due to absences at the May 15<sup>th</sup> and June 5<sup>th</sup> Council meetings, Jerry's Homes requested the public hearing be continued to June 19<sup>th</sup> to allow input from all members of the city council.**

**RECOMMENDATION:**

The Planning Commission considered this request at their meeting on April 10<sup>th</sup>, 2017. A motion to recommend approval of Ordinance 973 failed to pass, garnering five "no" votes to zero "yes" votes (two commission members were absent from the meeting). Minutes from the April 10<sup>th</sup> P&Z meeting are included as an attachment. Because the request failed to receive a favorable recommendation from the Planning Commission, an affirmative vote from three-fourths of all members of the City Council (4 out of 5 council members) is needed for all three readings of Ordinance 973 for the request to pass per chapter 166.15.1. of the City of Johnston Code of Ordinances.

**Attachments:**

Amber Ridge PUD Proposed Master Plan dated 3/2/17;  
Proposed Ordinance 973  
Vicinity Map.  
Johnston Zoning Map  
Mailing List

**APPLICANT:**

Jerry's Homes, Inc.  
10430 New York Ave, Ste C.  
Urbandale, IA 50322  
515.727.0356  
Jayc@jerryshomes.com

**REPRESENTATIVE:**

Melissa Hills  
Civil Engineering Consultants  
2400 86<sup>th</sup> Street  
Urbandale, IA 50322  
515.276.4884  
hills@ceclac.com

**BACKGROUND &  
PRIOR APPROVALS:**

- This site was rezoned from an A-1 Agricultural zoning district to a PUD zoning district via Ordinance 658 on March 3, 2003 (PZ Case No. 02-61).
- The site plans for the Adam Ridge Townhomes (PZ Case No. 04-41) was approved on September 20, 2004, via resolution 04-207.
- The final plat for Adam Ridge Plat 1 was approved on July 5, 2005, via resolution 05-218.
- The Adam Ridge Townhomes site plan was amended with approval of Adam Ridge Plat 2 on November 6, 2006 via resolution 06-243.
- The Amber Ridge PUD was amended on January 2, 2007 via Ordinance 757 adding Parcel 'M' to the PUD allowing for the construction of a clubhouse for the Adam Ridge Condominiums. The site plans for the Adam Ridge Condominiums Clubhouse were approved on January 2, 2007 via resolution 07-03 (PZ Case 06-53).
- Adam Ridge Plat 3 was approved on January 2, 2007 via resolution 07-04.
- Adam Ridge Plat 4 Preliminary and Final Plats were approved January 19, 2009 via resolutions 09-11 and 09-12. The re-plat consolidated 7 lots in Adam Ridge Plat 1 into 5 lots to accommodate construction of larger townhome units. The platting action was accompanied by a site plan amendment (PZ Case 08-46 and 08-47).
- Adam Ridge Plat 5 Preliminary and Final Plats and amended site plan for Adam Ridge Townhomes was approved November 1, 2011 via resolution 10-192. The re-plat consolidated 11 lots in Adam Ridge Plat 1 into 9 lots of Adam Ridge Plat 5 (PZ Case 10-26 and 10-27).
- Adam Ridge Plat 6 Preliminary and Final Plats and amended site plan for Adam Ridge Townhomes was approved November 21, 2011 via Resolution 11-161. The re-plat consolidated 24 lots in Adam Ridge Plat 1 into 19 lots (PZ Case 11-21).

- The PUD was amended to create Parcel 'M', a 2.322 acre parcel south of NW 60<sup>th</sup> Avenue and West of NW 106<sup>th</sup> Street with allowed uses of the R-4, High Density Residential District. The amendment also eliminated a parcel which had been created for the construction of a clubhouse, reverting allowed uses back to those of the Industrial Commerce District. The PUD amendment was approved on June 18, 2012 via ordinance 863.
- A site plan was approved to construct a three-story 24-unit apartment building on Lot 6 of Adam Ridge via resolution 12-145 on September 17, 2012.
- The PUD was amended to change the allowed uses for 5.998-acre Parcel 'L' from M-1, Light Industrial to R-4, High Density Residential via Ordinance 870 on October 15, 2012.
- A site plan was approved to construct three, three-story apartment buildings housing 60 units total on Lot 5 of Adam Ridge via Resolution 12-180 on November 19, 2012.
- The PUD was amended to change the allowed uses for 11.8-acre Parcel 'J' from IC, Industrial Commerce Park to R-4, High-Density Residential via Ordinance 890 on December 2, 2013. This action also saw removal of R-4 uses from Parcel 'D'.
- A final plat for Adam Ridge Plat 7 to consolidate 14 townhome lots in Adam Ridge Plat 1 into 12 lots was approved via Resolution 14-107 on May 19<sup>th</sup>, 2014. Said action resulted in a net reduction of two lots within Parcel 'G' of the PUD.
- A site plan for 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) was approved via Resolution 14-190 on August 18, 2014.
- The final plat for Adam Ridge Plat 8 was approved via Resolution 14-298 on December 1, 2014.

**CURRENT ZONING DISTRICT:**

9.9-acre Parcel 'D' allows uses of the C-2, Community Retail Commercial and PC, Professional Commerce Park districts with the following bulk requirements:

Minimum Lot Area: 20,000 square feet  
 Minimum Lot Width: 100 feet  
 Front Yard Setback: 30 feet  
 Side Yard Setback: 10 Feet  
 Rear Yard Setback: 35 Feet  
 Height: 60 feet

PROPOSED ZONING &  
BULK  
REQUIREMENTS:

The proposed amendment creates 4.78 Parcel 'N' from previous Parcel 'D'. Parcel 'N' allows uses of the R-4, High Density Residential District with the following bulk requirements:

Density: 9 units/acre  
Minimum Lot Area: N/A  
Minimum Lot Width: N/A  
Front Yard Setback: 50 feet  
Side Yard Setback: 25 feet per side/25' between buildings  
Rear Yard Setback: 30 feet  
Height: 50 feet

COMPREHENSIVE  
PLAN:

The City of Johnston 2030 Land Use Plan suggests "Business Park" as the land use designation for the subject property. The Business Park designation was noted with the approval of the Johnston 2030 Comprehensive Plan reflecting the allowed uses of the PUD at the time of approval. In staff's opinion, the proposed PUD amendment does not warrant an amendment to the comprehensive plan because the PUD was envisioned to be of a mixed use nature since inception, and the overall residential density of the PUD will remain consistent with that which was originally envisioned.

PROPOSED LAND USE  
AND TAXABLE  
VALUATION:

A 2015 conceptual plan of Adam Ridge provided by the applicant shows seven 4,481 sq. ft. office buildings on the area being proposed for rezoning to allow for the proposed seven 8,112 sq. ft. residential buildings. The applicant estimates annual property taxes for the 2015 commercial plan at \$230,046 vs \$140,908 for the proposed residential plan. The new conceptual plan does increase the number of sq. ft. in the remaining commercial area north of the proposed residential buildings beyond those in the 2015 plan. This increase in commercial square footage would largely negate the \$150,000 property tax differential in the two plans. However these commercial plans, as with previous plans, remain hypothetical and generate no property tax if not constructed because of the weak market demand for the commercial property, as contended by the applicant noting the abundance of arguably better suited commercial property available in the surrounding vicinity.

A current listing for the relevant commercial property was not readily available on Xcelligent or online; however, Jerry's Homes has provided the attached fliers which show historical listings on the relevant lots. The most recent flier shows the lots listed at \$4.50 (62<sup>nd</sup> Ave frontage) and \$3.50 (Primarily the area proposed for rezoning) per Sq. Ft. which is competitive for the area.

<b>Commercial Lot Listings in Amber Ridge Vicinity</b>	
<b><i>Adam Ridge Lot 10-11 (62nd Ave Frontage)</i></b>	<b>\$4.50</b>
<b><i>Adam Ridge Lot 1-9 (62nd Ave Setback, Primarily area proposed for rezoning)</i></b>	<b>\$3.50</b>
1860 SE Princeton Dr Lot 1,2,5 (62nd Ave Setback)	\$3.25
1861 SE Princeton Dr Lot 6 (62nd Ave Frontage)	\$5.25
1862 SE Princeton Dr Lot 7 (62nd Ave Frontage)	\$4.75
1863 SE Princeton Dr Lot 10 (62nd Ave Frontage)	\$4.25
10303 NW 62nd Ave. (62nd Ave Frontage)	\$4.35
1950 SE Princeton Dr (62nd Ave Frontage at corner of 141 Corner)	\$4.50
5420 West Pkwy (100th & 54th Ave, infrastructure in place)	\$7.00
3605 Glenstone Dr (54th Ave)	\$4.50

**AVAILABILITY OF  
COMMERCIAL  
PROPERTY:**

The proposed rezoning would result in a net loss of 4.78-acres of commercial property in Johnston city limits. Data compiled by Economic Development Manager, Adam Plagge indicates 9% of property within Johnston City limits is zoned for commercial use. This number is a greater percentage than other cities of similar size and characteristics sampled in the comparison (included as attachment). This proposed rezoning maintains 5.14-acres of commercial property in the PUD immediately adjacent to NW 62<sup>nd</sup> Avenue

**PUD MASTER PLAN  
PROPOSED VS.  
DEVELOPED  
DENSITY:**

The original Adam Ridge PUD proposed 544 residential units; however, various amendments have been made to the PUD rezoning parcels not originally intended for residential use to allow multi-family units. Conversely, lower density townhome parcels in the PUD have been platted with fewer lots than originally planned. Below is a table depicting the proposed density of the original PUD Master Plan versus the current state of the PUD:

<b>Parcel</b>	<b>Allowed Use</b>	<b>Original Proposed</b>	<b>Currently Allowed/Proposed</b>
Parcel D	CD/PC/R4	188	0
Parcel E/G	R-3	108	85
Parcel H	R-4	124	112
Parcel J	IC	0	168
Parcel K	R-4	124	112
Parcel L	R-4	0	60
Parcel M	R-4	0	24
<b>Parcel N</b>	<b>R-4</b>	<b>0</b>	<b>42</b>
Totals		544	603

If the subject rezoning request is successful to create new Parcel 'N' allowing 42 townhome units, the total number of units would exceed the number originally planned by 59 units.

**BUFFERS:**

Chapter 166.34 of the Code of Ordinances requires landscaped buffers between the proposed R-4 uses and north and east-adjacent commercial uses as well the west-adjacent single-family residential uses. The attached draft ordinance amending the PUD would require the PUD to comply with the buffer requirements found in chapter 166.34. The required landscaping for each buffer is found in chapter 166.34.3.H.

**PARKLAND  
DEDICATION:**

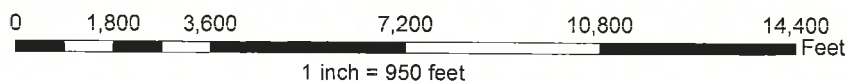
Chapter 180.43 of the code of ordinances requires dedication of 5 acres of public parkland for each 1,000 residents added to the community. The development concept submitted with the rezoning petition depicts 42 townhome units. The parkland dedication requirement is calculated via the following formula: 42 units X 1.615 persons per unit X 0.005 acres of parkland per person = 0.34 acres.

The developer is responsible for addressing the above-mentioned parkland dedication requirement prior to approval of a final plat subdividing the subject property.

**PUBLIC NOTICE:**

A notice of the P&Z meeting was mailed to residents within 320' of the proposed rezoning area. In addition, a notice was posted on the city's website. A copy of the mailing notice and distribution list is also attached. Public comment received is included as an attachment.





9/15/2014  
Date





# Amber Ridge PUD Vicinity Map



0 175 350 700 1,050 1,400  
Feet



## **ORDINANCE NO. 973**

### **AN ORDINANCE AMENDING THE JOHNSTON REVISED ORDINANCES OF 2007 BY AMENDING THE AMBER RIDGE (ADAM RIDGE) PUD (ORDINANCE 890) TO CREAT NEW PARCEL 'N' WITH ALLOWED USES OF THE R-4, HIGH-DENSITY RESIDENTIAL DISTRICT**

**WHEREAS, Ordinance 658 (Amber Ridge PUD, PZ Case 02-61) was approved by the City Council on March 3, 2003; and,**

**WHEREAS, Ordinance 757 (Amber Ridge PUD amendment, PZ Case 06-53) was approved by the City Council on January 2, 2007; and,**

**WHEREAS, Ordinance 863 (Amber Ridge PUD amendment, PZ Case 12-09) was approved by the City Council on June 18, 2012; now therefore,**

**WHEREAS, Ordinance 870 (Amber Ridge PUD amendment, PZ Case 12-20) was approved by the City Council on October 15, 2012; now therefore,**

**WHEREAS, Ordinance 890 (Amber Ridge PUD amendment, PZ Case 13-27) was approved by the City Council on December 2, 2013; now therefore,**

Be It Enacted by the City Council of the City of Johnston, Iowa that:

**SECTION 1. PURPOSE.** The purpose of this ordinance is to replace Ordinance 890 to amend the Amber Ridge (Adam Ridge) PUD to create 4.78-acre Parcel 'N' from previous 9.92-acre Parcel 'D'. The allowed uses of new Parcel 'N' shall be those of the R-4, High Density Residential District.

**SECTION 2. OFFICIAL PUD AMENDMENT.** Ordinance 890 is hereby repealed and replaced with the provisions noted within this Ordinance. The following legally defined property is hereby included within the Adam Ridge PUD:

Lots 1 to 120 and Lot Z, Adam Ridge, an official plat, City of Johnston, Polk County, Iowa.

**SECTION 3. MASTER PLAN PROVISIONS.** In accordance with Section 17.10.180.4 adopted herewith is the PUD Master Plan for the above-described area being rezoned to Planned Unit Development consisting of the following development policies:

**A) General Provisions.**

- 1) PUD Master Plan.** The plan for Amber Ridge as prepared by Civil Engineering Consultants and dated March 2, 2017 is hereby adopted as the PUD Master Plan. The master plan and those additional guidelines as identified herein shall constitute the zoning requirements of the property.

- 2) In the administration of these guidelines, any item not addressed specifically will be governed by the Johnston Municipal Code.
- 3) If it can be shown that the intent and purpose of this ordinance can be achieved through other means, the City Council may modify these policies in the approval of individual Site Plan Review applications.
- 4) Any and all development in parcels as hereafter defined shall be subject to individual site plan review and approval by the City Council.
- 5) An entrance feature easement shall be dedicated to the city at a location on NW 62<sup>nd</sup> Avenue mutually agreed upon by the developer and the city.

B) Traffic Provisions.

- 1) Improvement to Adjacent Roadways: Developer to record a Notice of Potential Assessment Covenant on the entire property in lieu of widening and reconstruction of NW 62<sup>nd</sup> Avenue and NW 100<sup>th</sup> St. resulting from project impacts that are not improved by the developer as a requirement of the individual site plans.
- 2) Collector Construction: Collectors shall be constructed to a width of 31 feet of pavement, and a minimum right-of-way width of 70 feet.
- 3) Collector Access to the West. The Developer shall provide an access to the west boundary of the site to provide adequate circulation for vehicles.
- 4) Internal circulation. The development of Parcels H, J, and K shall contain one east-west vehicle route between the two collectors identified as NW 103<sup>rd</sup> and NW 106<sup>th</sup> Streets.
- 5) Intersection Improvements. The developer shall widen and improve turning lanes on the arterials and within the collectors.

C) Parks & Recreation Provisions.

- 1) Developer to dedicate a minimum of 1.65 acres of recreational area located in the southeast corner of the subject site as set forth herein. The 1.65 acres shall be exclusive of retention pond pool and banks. The 1.65 acres shall be graded in a manner compatible with its ultimate use for multipurpose athletic fields, playground, and bike trails.
- 2) Developer to set aside a minimum of 4 acres in public and/or private open space at the discretion of the city council for recreational and aesthetic purposes with public access. The 4 acres shall include the recreational area described in paragraph C, 1.
- 3) Developer to extend a bike trail through the subject site in accordance with the 1998 Johnston Comprehensive Plan as amended, and in locations tentatively identified on the PUD Master Plan.

- D) Land Use Provisions. Individual parcels as identified in the Master Plan contain different land uses with unique characteristics. The Land Use Table and the Bulk Requirements Table identify the allowable uses, their densities and setback requirements. Individual standards and guidelines have been developed to address opportunities and concerns of each as follows:

**AMBER RIDGE****LAND USE AND DENSITY SCHEDULE**

PARCEL #	LAND USE ZONING	DENSITY	ACRES	# UNITS	DU/Acre
PARCEL A	COMMERCIAL	N / A	1.29	—	—
PARCEL B	RETAIL COMMERCIAL		0.67		
PARCEL C	C-2		0.67		
PARCEL D	PROFESSIONAL COMMERCE C-2 / PC	N / A	5.14	—	—
PARCEL E/G	MEDIUM DENSITY RESIDENTIAL R-3	8 DU/ ACRE*	13.33	85	6.37
PARCEL F	OPEN SPACE	N / A	4.00	—	—
PARCEL H	FLEX ZONE R-4 or R-3	16 DU/ ACRE*	7.72	112	14.5
PARCEL J	R-4, High Density Residential	16 DU/ ACRE*	11.79	168	14.25
PARCEL K	FLEX ZONE R-4 or M-1 or IC	16 DU/ ACRE*	7.70	112	14.55
PARCEL L	R-4, High Density Residential	16 DU/ ACRE*	5.998	60	10
PARCEL M	High Density Residential R-4	16 DU/ ACRE*	2.322	24	10.34
Parcel N	High Density Residential R-4	9 DU/ ACRE	4.78	42	9
R-O-W	PRIMARY STREETS	N / A	9.61	—	—
<b>TOTALS</b>			<b>75.02 Total Acres</b>	<b>603 Total Units</b>	<b>8.04 Maximum Density</b>

\*The density of **R-4** areas is limited to **16** dwelling units per acre unless an exemplary plan is submitted and achieves City Council approval, not to exceed a **50%** increase.



	MINIMUM SQ FT	MINIMUM FT	FRONT	SIDE MINIMUM / TOTAL	REAR	MAXIMUM
PARCEL A PARCEL B PARCEL C	20,000	100	40' on 100th Street; 50' on NW 62nd	10' EACH SIDE	35'	50'
PARCEL D	20,000	100	30'	10' EACH SIDE C-2 50' ALONG NW 62ND TO ANY R DISTRICT 30' BUFFER ONE SIDE	35'	60'
PARCEL E	N/A	N/A	40'	25' EACH SIDE 25' BETWEEN BLDGS	35'	35'
PARCEL F	N/A	N/A	N/A	N/A	N/A	N/A
PARCEL G	N/A	N/A	40'	25' EACH SIDE 25' BETWEEN BLDGS	35'	35'
PARCEL H	N/A	N/A	50'	25' EACH SIDE 25' BETWEEN BLDGS	50'	50'
PARCEL J	20,000	N/A	50'	25' EACH SIDE 25' BETWEEN BLDGS	50'	60'
PARCEL K	20,000	100	50'	25' EACH SIDE 25' BETWEEN BLDGS	50'	60'
PARCEL L	N/A	N/A	50'	10' EACH SIDE / 20' TOTAL	50'	50'
PARCEL M	N/A	N/A	50'	10' EACH SIDE/20' TOTAL	50'	50'
PARCEL N	N/A	N/A	50'	25' EACH SIDE/ 25' BETWEEN BLDGS	30'	50'
				<b>ANY R DISTRICT 30' BUFFER ONE SIDE</b>		

1. All building setbacks along NW 62<sup>nd</sup> Avenue shall be 50 feet in depth.
2. Mixed Use Buildings combining residential and commercial uses shall be designed to create a living environment not adversely impacted by noise or other adverse activities associated with the commercial use.
3. Buffer requirements shall be as required in the City of Johnston Code of Ordinances. Where incompatible land uses are opposite a public street, the buffer may be halved.
4. All building setbacks along NW 100<sup>th</sup> Street shall be 40 feet in depth.
5. The Medium Density Residential areas shall be developed with the density restrictions and bulk requirements as identified and with the following additional conditions in lieu of the standards contained in sections `17.10.060.2 L`:
  - a) All internal drives in the development shall meet Metro Standards and those of the City of Johnston.
  - b) All internal drives that are dead-end and serve 25 or fewer units shall be 29 feet in width, may omit sidewalks, and maintain a 25 foot building setback from the back-of-curb.
  - c) All internal drives that are through routes and serve more than 25 units shall be 29 feet in width, shall have sidewalks separated from the drive by a parking area, and maintain a 25 foot building setback from the back-of-the sidewalk.
6. The density of R-4 areas are limited to 16 units to the acre unless an exemplary plan is submitted and achieves city council approval, not to exceed a 50% increase.

**SECTION 4. REPEALER.** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

**SECTION 5. SEVERABILITY CLAUSE.** If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

**SECTION 6. WHEN EFFECTIVE.** This ordinance shall be in full effect from and after its final passage, approval, and publication as provided by law.

Passed and approved by the Council this 17<sup>TH</sup> day of July, 2017.

PAULA DIERENFELD, MAYOR

ATTEST:

CYNDEE RHAMES, CITY CLERK

1st Reading:

2nd Reading:

3rd Reading:

Passed:

Signed:

Published:

ROLL CALL VOTE:	1st Reading		2nd Reading		3rd Reading	
	Aye	Nay	Aye	Nay	Aye	Nay

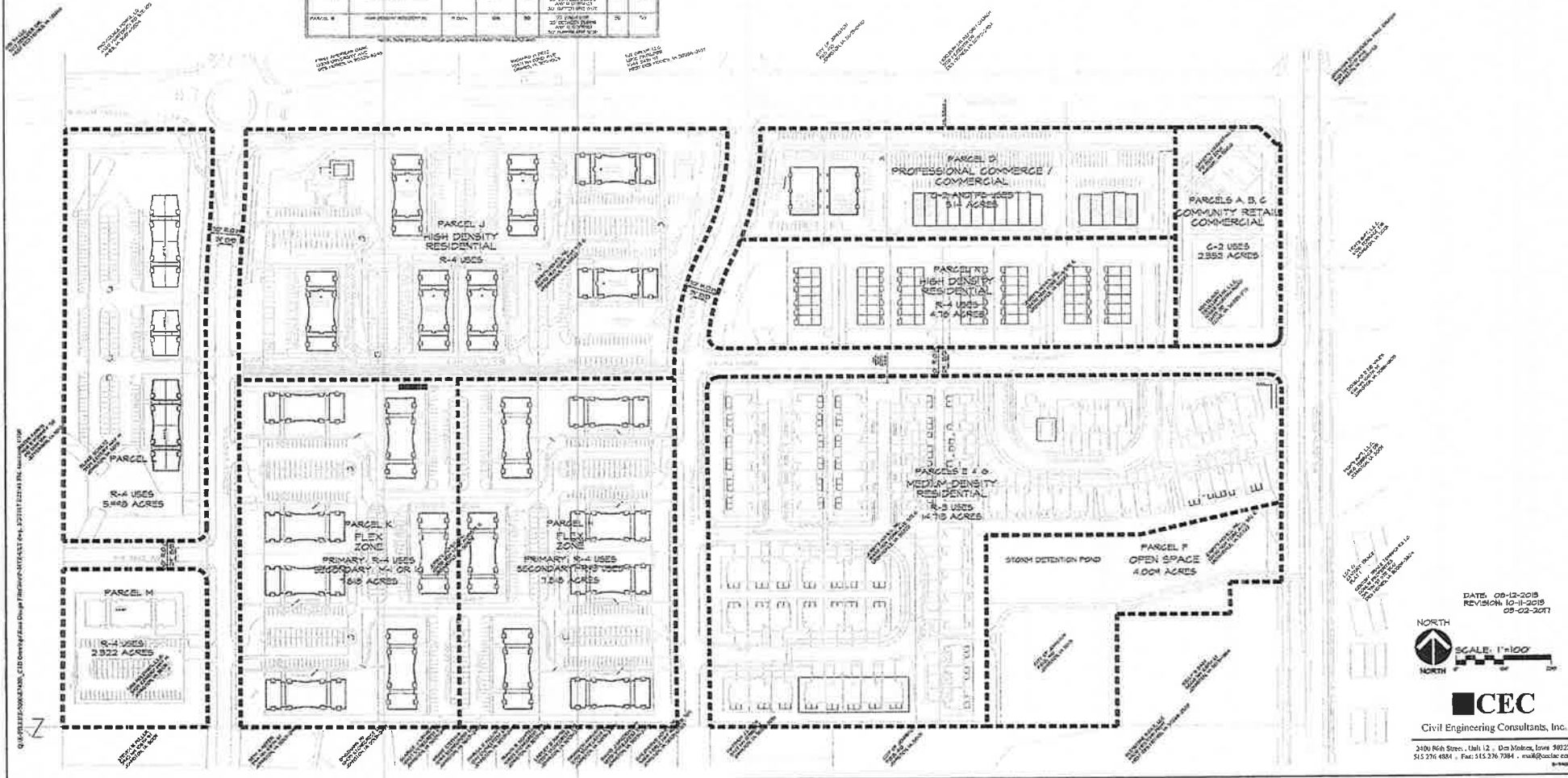
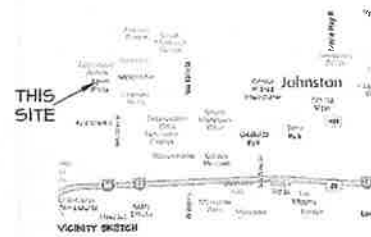
Brown	_____	_____	_____	_____	_____	_____
Clabaugh	_____	_____	_____	_____	_____	_____
Cope	_____	_____	_____	_____	_____	_____
Lindeman	_____	_____	_____	_____	_____	_____
Temple	_____	_____	_____	_____	_____	_____

[illegible]

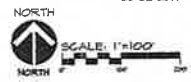
PANEL	TYPE OF STUDY	LAST REVIEW DATE	LAST REVIEW FACILITY	STATUS	DATE	STATUS	REVIEW COMPLETION
PANCL 1	CONTEMPORARY	2009/09	PAFL 1	OPEN	1/3	PAFL 1 2/3 3/3	PAFL 1
PANCL 2	CONTEMPORARY	2009/09	PAFL 2	OPEN	1/3	PAFL 2 2/3 3/3	PAFL 2
PANCL 3	CONTEMPORARY	2009/09	PAFL 3	OPEN	1/3	PAFL 3 2/3 3/3	PAFL 3
PANCL 4	CONTEMPORARY	2009/09	PAFL 4	OPEN	1/3	PAFL 4 2/3 3/3	PAFL 4
PANCL 5	CONTEMPORARY	2009/09	PAFL 5	OPEN	1/3	PAFL 5 2/3 3/3	PAFL 5
PANCL 6	CONTEMPORARY	2009/09	PAFL 6	OPEN	1/3	PAFL 6 2/3 3/3	PAFL 6
PANCL 7	CONTEMPORARY	2009/09	PAFL 7	OPEN	1/3	PAFL 7 2/3 3/3	PAFL 7
PANCL 8	CONTEMPORARY	2009/09	PAFL 8	OPEN	1/3	PAFL 8 2/3 3/3	PAFL 8
PANCL 9	CONTEMPORARY	2009/09	PAFL 9	OPEN	1/3	PAFL 9 2/3 3/3	PAFL 9
PANCL 10	CONTEMPORARY	2009/09	PAFL 10	OPEN	1/3	PAFL 10 2/3 3/3	PAFL 10
PANCL 11	CONTEMPORARY	2009/09	PAFL 11	OPEN	1/3	PAFL 11 2/3 3/3	PAFL 11
PANCL 12	CONTEMPORARY	2009/09	PAFL 12	OPEN	1/3	PAFL 12 2/3 3/3	PAFL 12
PANCL 13	CONTEMPORARY	2009/09	PAFL 13	OPEN	1/3	PAFL 13 2/3 3/3	PAFL 13
PANCL 14	CONTEMPORARY	2009/09	PAFL 14	OPEN	1/3	PAFL 14 2/3 3/3	PAFL 14
PANCL 15	CONTEMPORARY	2009/09	PAFL 15	OPEN	1/3	PAFL 15 2/3 3/3	PAFL 15
PANCL 16	CONTEMPORARY	2009/09	PAFL 16	OPEN	1/3	PAFL 16 2/3 3/3	PAFL 16
PANCL 17	CONTEMPORARY	2009/09	PAFL 17	OPEN	1/3	PAFL 17 2/3 3/3	PAFL 17
PANCL 18	CONTEMPORARY	2009/09	PAFL 18	OPEN	1/3	PAFL 18 2/3 3/3	PAFL 18
PANCL 19	CONTEMPORARY	2009/09	PAFL 19	OPEN	1/3	PAFL 19 2/3 3/3	PAFL 19
PANCL 20	CONTEMPORARY	2009/09	PAFL 20	OPEN	1/3	PAFL 20 2/3 3/3	PAFL 20

CASE NO.: PZ 17-13

RESIDING AT THE CORNER OF SECTION 9-T-2N, T10N-R10E, S45-11-10, 180 FEET ALONG THE EAST LINE OF SAID SECTION 9 TO A POINT, THENCE N61°48'21" E 191.45 FEET TO A POINT, THENCE S00°03'17" E 88.40 FEET TO A POINT, THENCE N61°34'51" E 242.00 FEET TO A POINT, THENCE S00°02'14" E 238.40 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/4 E & W OF SAID SECTION 9, THENCE N61°50'35" E 224.60 FEET ALONG SAID SOUTH LINE TO A POINT, THENCE N60°24'32" E 191.00 FEET TO THE NORTH LINE OF SAID SECTION 4, THENCE S61°54'40" E 264.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, ALL CONTAINING 11.106 ACRES MORE OR LESS.

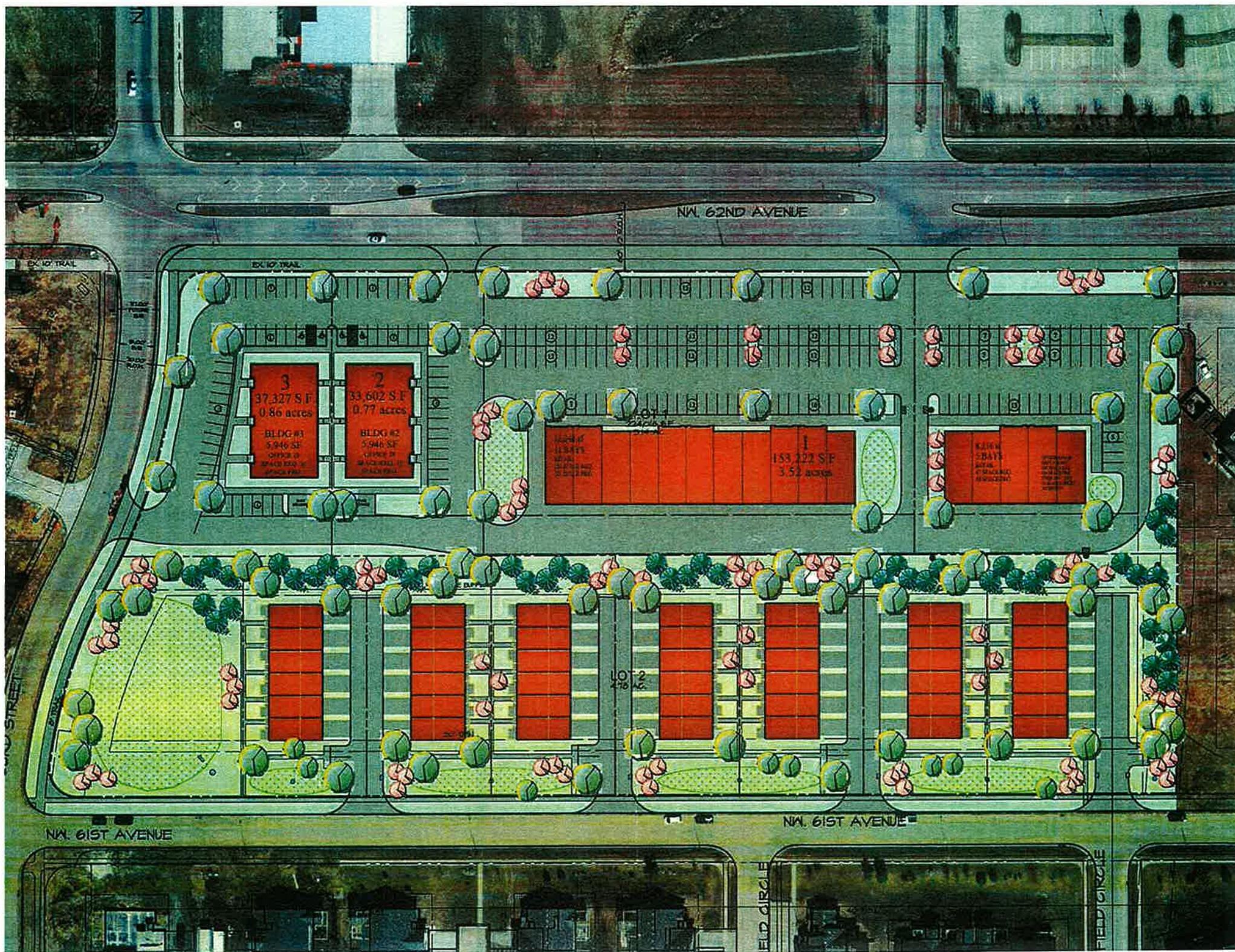


DATE: 08-12-2015  
REVISION: 10-11-2019  
05-02-2017

**■ CEC**

**Civil Engineering Consultants, Inc.**  
2400 66th Street, Unit 12, Des Moines, Iowa 50322  
515 276 4884 • Fax: 515 276 7084 • [mail@cecinc.com](mailto:mail@cecinc.com)  
CE-1000







,842 per acre  
145 per ft.

Plan

0.00 \$ 145 1,200,600  
1.63 \$ 336,842 549,052

0.00 \$ 145 1,885,000  
3.50 \$ 336,842 1,178,947

0.00 \$ 145 1,200,600

1.00  
7

7.00 \$ 145 4,548,215  
4.78 \$ 336,842 1,610,105

12,172,519  
0.9 commercial rollback  
10,955,267.30  
0.041506 tax levy  
\$ 454,709.32

9.9 acres = \$1,606.00

330.00 / 10 years = \$16,060.00  
= \$704,540.55 / 10 years = \$1,409,081.10

Proposed Plan

Building 11,892.00 \$ 145 1,724,340  
Land acre 1.63 \$ 336,842 549,052

Building 18,248.00 \$ 145 2,645,960  
Land Acre 3.5 \$ 336,842 1,178,947

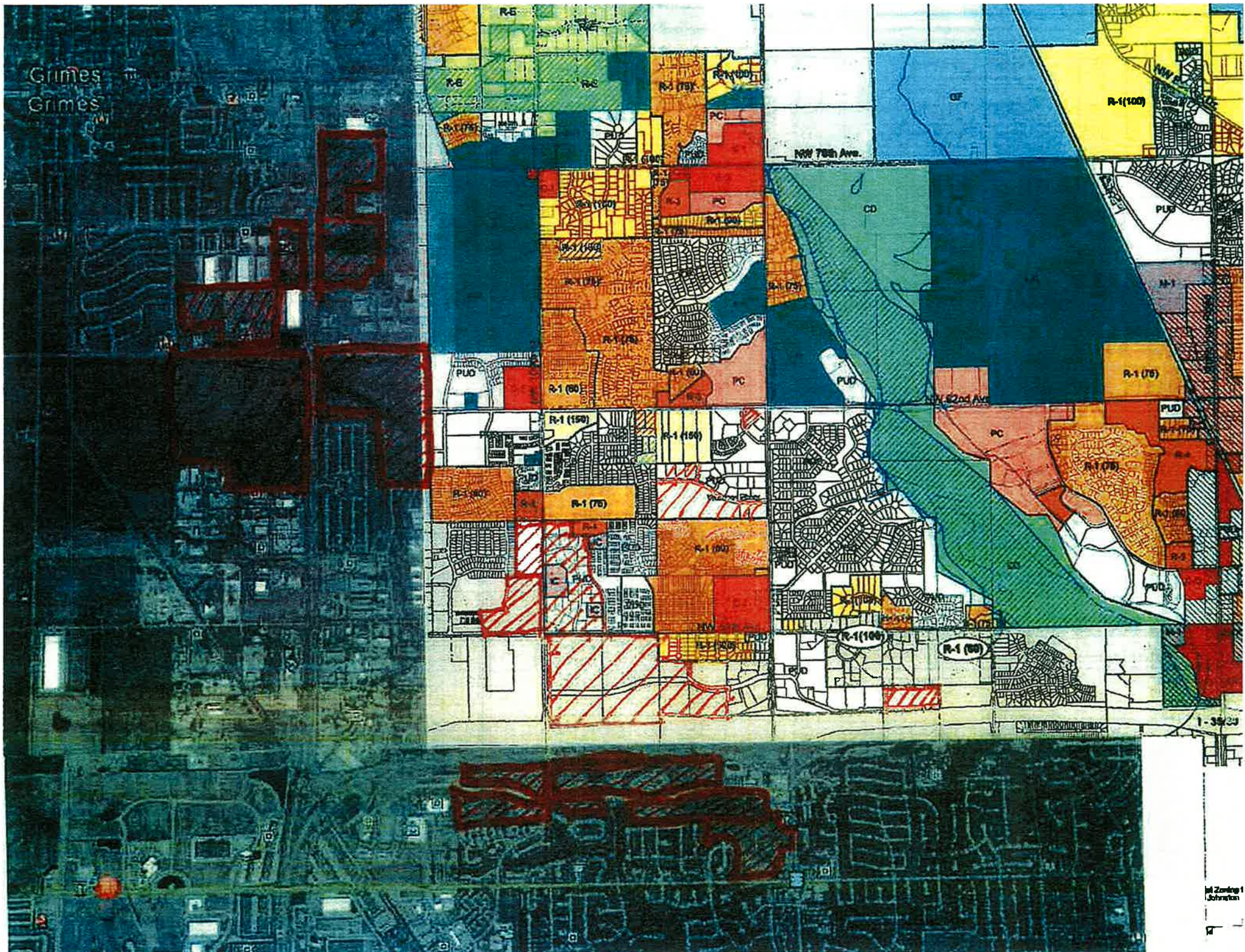
Building 8,216.00 \$ 145 1,191,320

7,289,619  
0.9 commercial rollback  
6,560,657.51  
0.041506 tax levy  
272,306.65

Residential buiding 8,112.00  
7  
56,784.00 \$ 105.00 5,962,320.00  
0.56939 residential rollback  
3,394,885.38  
0.041506 tax levy  
140,908.11

TOTAL \$ 413,214.76







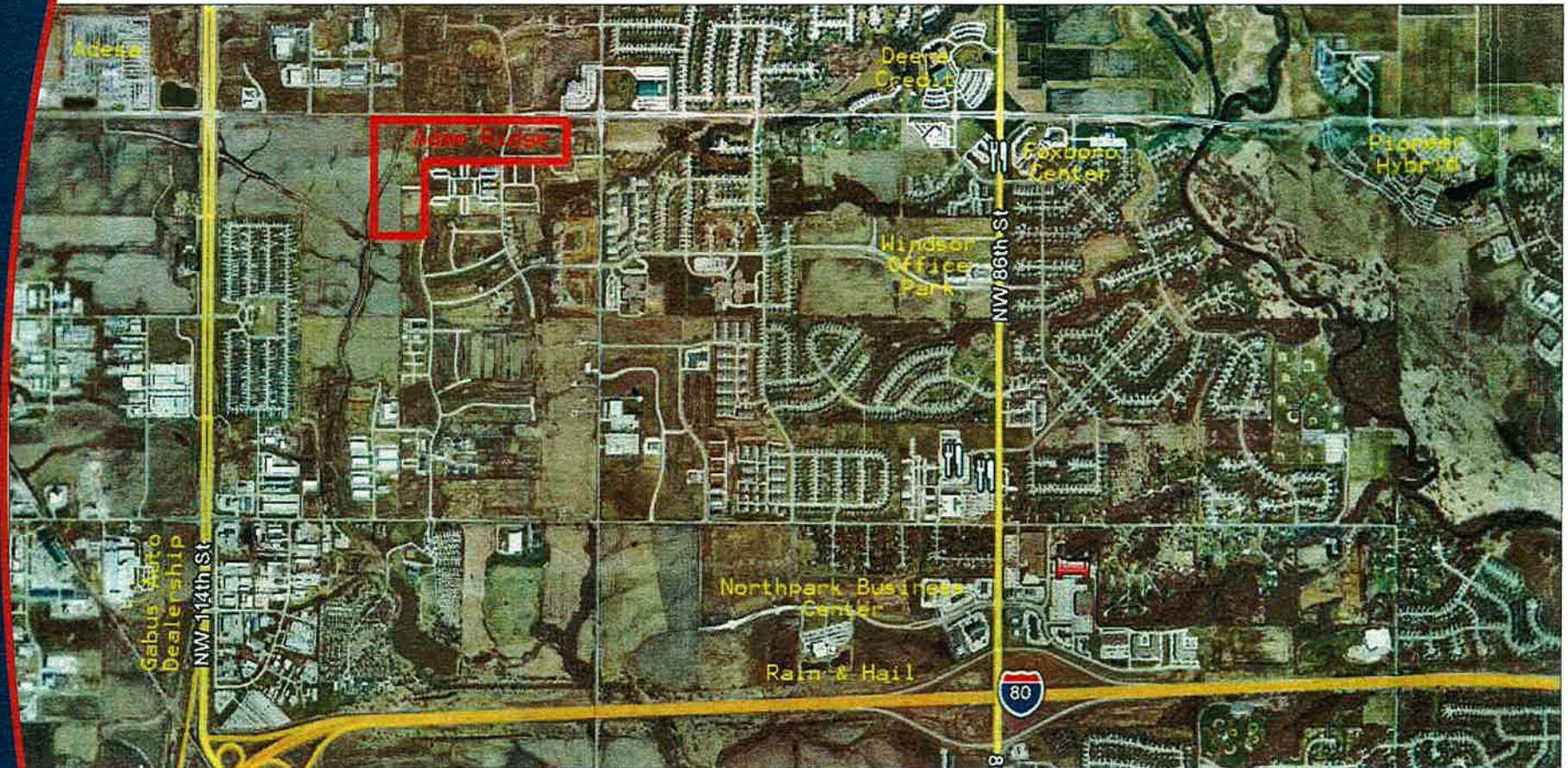
<b>COMMERCIAL LAND FOR SALE - JOHNSTON/GRIMES/URBANDALE</b>							
PRINCETON BUSINESS PARK - NW 62ND STREET, GRIMES							18 ACRES COMMERCIAL
JERRY'S HOMES PLAT 9 - NW 62ND STREET, JOHNSTON							9.92 ACRES COMMERCIAL
SIEDENBURG - WINDSOR PARKWAY, JOHNSTON							3.88 ACRES RETAIL
SIEDENBURG - WINDSOR PARKWAY, JOHNSTON							32.35 ACRES COMMERCIAL
CBRE - WINDSOR PARKWAY, JOHNSTON							18.55 ACRES COMMERCIAL
HURD - NW 62ND/86TH STREET, JOHNSTON							2.85 ACRES RETAIL
YORK - NW 62ND STREET, GRIMES							15 ACRES COMMERCIAL
JLL - 54TH/100TH STREET, JOHNSTON							2.51 ACRES COMMERCIAL
<b>COMMERCIAL SPACE AVAILABLE - JOHNSTON/URBANDALE</b>							
JLL - 54TH/100TH STREET, JOHNSTON							SPACE AVAILABLE
CURT JOHNSON - NORTH PARK, URBAN DALE							SPACE AVAILABLE
JLL - 8850 NW 62ND STREET, JOHNSTON							SPACE AVAILABLE
JLL - 8700 NW 62ND STREET, JOHNSTON							SPACE AVAILABLE
<b>ALL OF THIS PROPERTY AND AVAILABLE SPACE HAS BEEN AVAILABLE FOR 5-15 YEARS</b>							



NW 100TH & 62ND AVENUE, JOHNSTON, IA 50131

***IDEAL DEVELOPMENT OPPORTUNITY!***

***ADAM RIDGE - Commercial Lots For Sale***



Kevin Crowley, SIOR 515-453-5429  
Jason Lozano 515-453-5471

3501 Westown Parkway  
West Des Moines, Iowa 50266  
Phone 515-222-0000  
Fax 515-453-5430

KCrowley@IowaRealtyCommercial.com  
JLozano@IowaRealtyCommercial.com

**IowaRealty**  
**COMMERCIAL**

[IowaRealtyCommercial.com](http://IowaRealtyCommercial.com)

*The information contained herein is deemed reliable but not guaranteed by Iowa Realty Commercial.*



# ADAM RIDGE- NW 100TH & 62ND AVENUE, JOHNSTON, IA 50131

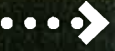


LOT	ACRES	ZONING	\$PSF	SALE PRICE
<u>Lot 3 - Estimated</u>				
Lot 1	.66	P-C Office	\$3.50	\$100,642.50
Lot 2	.66	P-C Office	\$3.50	\$100,642.50
Lot 3	.66	P-C Office	\$3.50	\$100,642.50
Lot 4	.66	P-C Office	\$3.50	\$100,642.50
Lot 5	.66	P-C Office	\$3.50	\$100,642.50
Lot 6	.66	P-C Office	\$3.50	\$100,642.50
Lot 7	.66	P-C Office	\$3.50	\$100,642.50
Lot 8	.77	P-C Office	\$3.50	\$117,652.50
Lot 9	.77	P-C Office	\$3.50	\$117,180.00
Lot 10	2.2062	P-C Retail	\$4.50	\$432,459.32
Lot 11	1.134	P-C Retail	\$4.50	\$222,286.68
<u>Lot 4</u>	11.4	I-C	\$3.00	\$1,489,752.00
<u>Lot 5</u>	6 Acres	M-1	\$2.75	\$ 718,740.00
<u>Lot 6</u>	2.32	M-1	\$2.10	\$ 212,224.32

The information contained herein is deemed reliable but not guaranteed by Iowa Realty Commercial.



# ADAM RIDGE



NW 100TH & 62ND AVE. • JOHNSTON, IOWA



**Grubb & Ellis**  
Property Solutions Worldwide

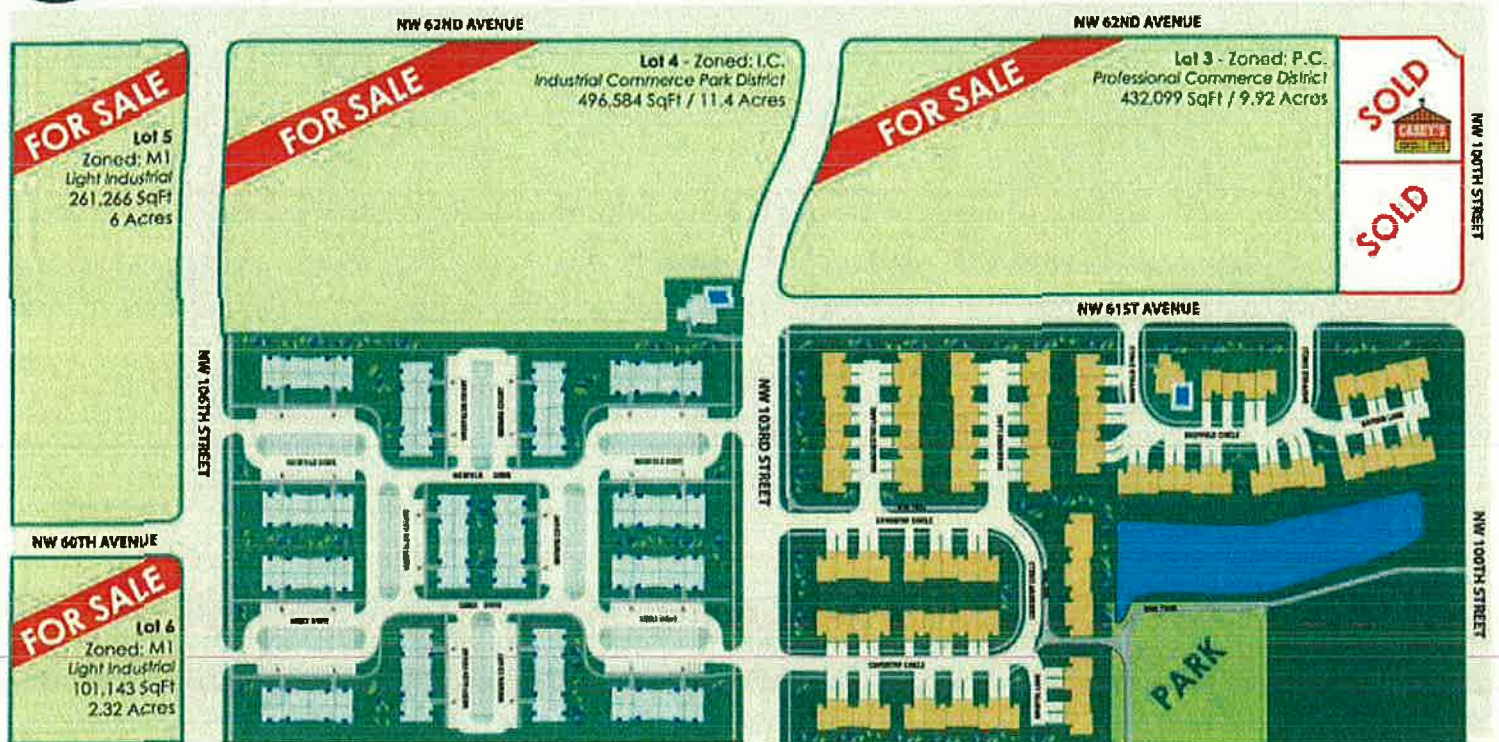
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## FOR SALE, LEASE, OR BUILD TO SUIT



## DEMOGRAPHICS

	1.0 Mile	3.0 Miles	5.0 Miles
Population	1,329	20,230	64,596
Households	506	7,581	25,378
Avg. HH Income	\$92,734	\$97,358	\$87,967
Median HH Income (estimates)	\$83,237	\$85,840	\$76,623

## OWNERSHIP &amp; INVESTMENT OPPORTUNITIES

- Light Industrial Land
- Office Lots
- Retail Land
- Priced: \$3-\$7 PSF
- Located in heart of new development in Johnston
- Purchase, Lease, or Build to Suit
- Great access to I-35/80 and Hwy 141



# OFFICE/RETAIL OWNERSHIP OPPORTUNITY



**Lots From \$149,900**

**Complete 6,000 SF Building With Lot From \$810,000**

**(Includes \$30/sf Tenant Improvement Allowance for Buildout)**

**Creative Financing Available As Little As 10% Down**

## Lot Key

Lots 1-9- \$4.50/sf

Lot 4- \$4.00/sf

Lots 5 & 6 M1- \$3.50/sf

Lot 6- \$2.75/sf

Lots 10 & 11- \$6.00/sf



515-222-0605



## **Notice of Public Meeting**

June 5, 2017

The Johnston City Council will hold a Public Meeting at 7:00 p.m. on Monday, June 19, 2017 in the Council Chambers of Johnston City Hall, 6221 Merle Hay Road to consider the following item:

### **PZ Case No. 17-13; Amber Ridge PUD Amendment**

Jerry's Homes, Inc. has requested an amendment to the Amber Ridge PUD to create new Parcel 'N' (4.78 acres) from previous 9.92-acre Parcel 'D'. The proposal will change the allowed uses of the aforementioned 4.78 acres from PC, Professional Commerce Park District, and C-2, Community Retail Commercial District, to R-4, High Density Residential District. The remainder of Parcel 'D' will remain the same. The request is made to accommodate 42 townhome units on new Parcel 'N'.

If you have questions or comments on the above-described action, please contact either of the city staff persons listed at the bottom of this card, or attend the meeting at the above-listed date and time. Additional information is available under the "proposed development" section of the City's website: <http://www.cityofjohnston.com/proposeddevelopment>.

**Aaron Wolfe, Senior Planner**  
Johnston City Hall; 6221 Merle Hay Road; Johnston, IA 50131  
Phone: 727-7766; Email: [awolfe@cityofjohnston.com](mailto:awolfe@cityofjohnston.com)

Adam Ridge Townhomes Association	100 Court Ave	Des Moines, Ia 50309-2256
Allen Myklestad	6061 Manchester Ln	Johnston, Ia 50131-3106
Alyson Fleming	6090 Sheffield Cir	Johnston, Ia 50131-3101
Antoinete O'Malley	6053 Sheffield Cir	Johnston, Ia 50131-3101
Ashley Anderson	1801 6Th Ave	Nashville, Tn 37208-1601
Barbara Wheaton (Trustee)	6068 Manchester Ln	Johnston, Ia 50131-3106
Bernard Timmerman	6058 Sheffield Cir	Johnston, Ia 50131-3101
Blake Schultz	3147 Prairie Rose Dr	Norwalk, Ia 50211-9431
Brian Fuller	6052 Manchester Ln	Johnston, Ia 50131-3106
Carolyn Allen	6049 Sheffield Cir	Johnston, Ia 50131-3101
Casey'S Marketing Company	Pob 3001	Ankeny, Ia 50021-8045
Cathleen Schlotfeldt	6065 Bradford Ln	Johnston, Ia 50131-3104
Craig Ross	6070 Sheffield Cir	Johnston, Ia 50131-3101
Cynthia Major	6050 Bradford Ln	Johnston, Ia 50131-3104
David Beroth	10010 Bayern Ln	Johnston, Ia 50131-3100
David Braafhart (Trustee)	14527 Alpine Dr	Urbandale, Ia 50323
David Ledvina	6058 Manchester Ln	Johnston, Ia 50131-3106
Debra Martin	10013 Bayern Ln	Johnston, Ia 50131-3100
Dennis Price	6062 Manchester Ln	Johnston, Ia 50131-3106
Dirk Petersen	6071 Manchester Ln	Johnston, Ia 50131-3106
Douglas De Vries	6161 Nw 100Th St	Johnston, Ia 50131-1805
Duane Kirkpatrick	6050 Sheffield Cir	Johnston, Ia 50131-3101
Frank Baltzley	6053 Bradford Ln	Johnston, Ia 50131-3104
Garey Bryan	10037 Bayern Ln	Johnston, Ia 50131-3100
Gary Moore	6045 Sheffield Cir	Johnston, Ia 50131-3101
James Ellis	6057 Bradford Ln	Johnston, Ia 50131-3104
James Russell	6066 Sheffield Cir	Johnston, Ia 50131-3101
Jean Berger	6072 Manchester Ln	Johnston, Ia 50131-3106
Jerry'S Homes Inc	10430 New York Ave	Urbandale, Ia 50322-3773
Joeldine Haug	6078 Sheffield Cir	Johnston, Ia 50131-3101
Jon Schuman	10005 Bayern Ln	Johnston, Ia 50131-3100
Kamal Kishore	6048 Manchester Ln	Johnston, Ia 50131-3106
Kathryn Mc Cann	10034 Bayern Ln	Johnston, Ia 50131-3100
Kevin Seely	6074 Bradford Ln	Johnston, Ia 50131
Lisa Romig	6077 Bradford Ln	Johnston, Ia 50131-3104
Lou Hasken	6055 Manchester Ln	Johnston, Ia 50131-3106
Louis Anderson	10002 Bayern Ln	Johnston, Ia 50131-3100
Luella Vanwey	6054 Sheffield Cir	Johnston, Ia 50131-3101
Lurae Zavalla	6060 Bradford Ln	Johnston, Ia 50131
Marcella Kenyon	6042 Sheffield Cir	Johnston, Ia 50131-3101
Meredith Dr Reform Church	5128 Meredith Dr	Des Moines, Ia 50310-2954
Merlin Willett	6082 Sheffield Cir	Johnston, Ia 50131-3101



Moms Gift Llc	6108 Terrace Dr	Johnston, Ia 50131-1590
Newblood Development Iv Llc	10888 Hickman Rd	Clive, Ia 50325-3715
Owner Name	Mailing Address 1	Mailing Address 2
Phyllis Crink Low (Trustee)	1069 Glen Oaks Dr	West Des Moines, Ia 50266-6647
Rebecca Sours	6069 Bradford Ln	Johnston, Ia 50131-3104
Richard Guentert	6098 Sheffield Cir	Johnston, Ia 50131-3101
Robert Bachus	6061 Bradford Ln	Johnston, Ia 50131-3104
Robert Brandsfield	6065 Manchester Ln	Johnston, Ia 50131
Robert Hauptz	910 21St Ave	Manson, Ia 50563-5140
Robert Robinson	6075 Manchester Ln	Johnston, Ia 50131-3106
Robert Stewart	6030 Sheffield Cir	Johnston, Ia 50131-3101
Robert Wacht	6051 Manchester Ln	Johnston, Ia 50131-3106
Sarah Schauf	10029 Bayern Ln	Johnston, Ia 50131-3100
Street	Pob 410	Johnston, Ia 50131-0410
Susan Halterman	6066 Bradford Ln	Johnston, Ia 50131
The Condos At Adam Ridge		,
Thomas Christensen	6094 Sheffield Cir	Johnston, Ia 50131-3101
Thomas Meek	6057 Sheffield Cir	Johnston, Ia 50131-3101
Timothy Grooters	6073 Bradford Ln	Johnston, Ia 50131-3104
Timothy Rieger	10018 Bayern Ln	Johnston, Ia 50131-3100
Tut Group Llc	805 Chambery Blvd	West Des Moines, Ia 50266-2107
Willem Hesseling	6062 Sheffield Cir	Johnston, Ia 50131-3101
Xiaochuan Shi	6054 Bradford Ln	Johnston, Ia 50131
Yiwei Wang	6034 Sheffield Cir	Johnston, Ia 50131-3101

## Aaron Wolfe

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**From:** Jeanie Wacht <jwacht@live.com>  
**Sent:** Wednesday, April 05, 2017 6:50 PM  
**To:** Aaron Wolfe  
**Subject:** City Of Johnston Rezoning

Please disregard any prior emails that were sent in error.

Thank you for your time today Mr. Wolfe. As we discussed, my husband and I have some concerns about the City of Johnston rezoning the parcel of land between NW 61 st and NW 62nd west of 100th st. I believe back in 2013 the same builder requested some zoning changes in order to build high density complexes on adjacent parcels. The zoning was changed allowing the multiple high density district. However, we were under the impression that at the time of this zoning request, the city recommended that Parcel D not be zoned R-4 high density. We have lived in Adam Ridge for about 2 years and have seen an increase in traffic as well as on street parking issues. Jerry's Homes did not provide any additional guest parking areas within the Adam Ridge town home complex. Therefore, it is necessary for some guest and /or resident parking to occur on NW 61st st and also on NW 103rd. Because of the multiple apartment complexes that have been in this area, on evenings and weekends parking is rarely available on NW 103rd. If the city rezones Parcel D it is quite likely there would not be adequate parking on NW 61st st either for existing Adam Ridge townhome residents which is adjacent to our townhomes. We would ask that the city thoroughly review our concerns and consider how proposed zoning changes will affect current property owners.

Sent from my iPad