



Planning & Zoning Commission

COMMUNITY DEVELOPMENT DEPARTMENT

September 26, 2016

Subject: Consider recommending approval of the site plans for Dance Vision, located at 8711 Thomas Avenue (PZ Case 16-29).

SYNOPSIS:

Elsie John Properties, LLC has submitted site plans for the development of a 12,162 square foot dance studio. The property is located at 8711 Thomas Avenue in the Windsor Office Park.

RECOMMENDATION:

Staff recommends approval and provides the following motion for the commission’s consideration:

The Planning & Zoning Commission recommends approval of PZ Case 16-29, the Site Plans for 8711 Thomas Avenue with the following conditions:

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.
2. A Storm Water Pollution Prevention Plan, Evidence of NPDES Permit from the Iowa DNR and a City Grading Permit shall be provided prior to any ground disturbing activity on the site.
3. No exterior site lighting may be installed unless and until a photometric layout and manufacturer’s cut sheets for proposed lighting have been submitted, reviewed, and approved in satisfaction of Johnston’s site lighting requirements as established by Resolution 99-56 for staff review.
4. A Stormwater Management Facilities Maintenance Agreement shall be provided and accepted by the City Council prior to issuance of a building permit.
5. **The site plans must be amended and the following items shall be completed prior to the issuance of a building permit:**
 - a. Address items 1-15 of the review letter provided by consulting engineer Foth Infrastructure and Environment dated September 22, 2016.
 - b. A recorded easement is necessary to install approximately 36’ of storm sewer pipe and an outlet structure on the east-adjacent property.

<p>PROPERTY OWNER/APPLICANT:</p>	<p>Elsie John Properties, LLC 5860 Merle Hay Road Johnston, IA 50131</p>
<p>REPRESENTATIVES:</p>	<p>Bishop Engineering 3501 104th Street Urbandale, IA 50322</p>
<p>BACKGROUND & PRIOR APPROVALS:</p>	<p>The subject property is located within the Windsor Office Park Planned Unit Development, approved by ordinance 652 on August 5, 2002.</p> <p>The Preliminary Plat for Windsor Office Park was approved on August 19, 2002 via Resolution 02-145.</p> <p>The Final Plat for Windsor Office Park was approved on November 18, 2002 via Resolution 02-212.</p> <p>The PUD was amended on October 3, 2005 via Ordinance 724.</p> <p>The PUD has been variously amended by resolutions 06-226 on October 16, 2006, 11-142 on October 17th, 2011, and 13-129 on July 15th, 2013.</p>
<p>ZONING & BULK REQUIREMENTS:</p>	<p>Windsor Office PUD. Allowed uses are those of the PC, Professional Commerce Park District. The PC district allows the proposed use, which, while not specifically listed, is permitted under 168.07.2.D. as a use that is consistent with the characteristics of other allowed uses of the district (health, athletic or fitness centers/clubs, day care).</p> <p>Minimum Bulk Requirements for the subject lot follow:</p> <p style="padding-left: 40px;">Front Setback: 50 ft. Side yard: 20 ft. Sum of both side yard setbacks = 40 ft. Rear Yard: 50 ft.</p>
<p>TRAFFIC ACCESS & CIRCULATION:</p>	<p>The site has two points of access on Thomas Avenue. This will be a full access driveway.</p>
<p>PEDISTRIAN CIRCULATION & SIDEWALKS:</p>	<p>A four-foot wide sidewalk will be installed along Thomas Avenue Thomas Avenue.</p>
<p>PARKING AND LOADING:</p>	<p>In determining the required parking for the subject property, staff utilized the provision for colleges, trade schools and other places of learning – which requires 1 space for every person regularly employed (maximum working shift) plus one space for each three student desks or classroom seating facilities. While the studio won't have seating, each room would have a maximum capacity for students. The client capacity is estimated at</p>

139 persons and the applicant reports five employees. These numbers lend a parking requirement of 52 parking stalls. The site plan is in compliance with 52 stalls.

PUBLIC UTILITIES:

WATER: A six-inch connection will be made to the existing stub on the north side of Thomas Avenue to serve the building's sprinkler system. A two-inch domestic connection will branch from the aforementioned six-inch service line. A separate six-inch service line will be bored and cased under Thomas Avenue to serve a proposed fire hydrant to be installed near the building's southeast corner.

SANITARY SEWER: Sanitary Sewer is already stubbed to the subject property and a connection will be made on the north side of Thomas Avenue.

FIRE PROTECTION:

At 12,162 square feet, the building must be sprinkled for fire protection.

FLOODPLAIN:

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

DRAINAGE:

The site generally drains to the north and east. Stormwater generated from the site will be directed to a detention basin on site near the north property line. This basin outlets to the east-adjacent property, and thereafter outlets to existing storm sewer at NW 86th Street and eventually discharging to Beaver Creek. An easement is necessary to install approximately 36' of storm sewer pipe and an outlet structure on the east-adjacent property. Staff recommends a condition of approval requiring the applicant to obtain such an easement prior to issuance of a building permit. The detention basin is design to accommodate the water quantity volume and the water quality volume.

ARCHITECTURE:

Chapter 166.35 of the City Code requires 75% of the building's wall area (excluding glass) to consist of permanent materials, to include a combination of brick, architectural concrete panels, textured concrete block, architectural steel, and stone panels. In addition, the PUD requires the project adhere to the architectural requirements for buildings within 300' of NW 86th Street (Chapter 166.35.D), which states that nonresidential buildings abutting Merle Hay Road, NW 86th Street and NW 62nd Avenue shall have brick constitute at least 50% of the wall area that faces the arterial street, excluding glass.

The materials proposed for this site meet the above-stated requirements, with brick constituting 51% of the building exterior facing Thomas Avenue, and the alternate building sides comprised primarily of architectural metal panels.

OPEN SPACE:

The total site area is 62,286 s.f.. The open space ratio for this PUD requires a minimum of 30% of the total property area, or 18,686 s.f.. The site is in compliance with 46% open space, or 28,895 s.f..

LANDSCAPING:

The site is required to have 1 tree per 1,500 square feet of required open space and 1 shrub per 1,000 square feet of required open space. For the purpose of calculating open space landscaping requirements, the buffer area of the site is removed from the total lot area to determine required open space subject to open space landscaping requirements.

For this site, 13 trees and 19 shrubs are required and the site plan is in compliance.

BUFFERS:

The site is required to have a 30' buffer along the north property boundary. The following is the required buffer landscaping and that which is provided:

North Buffer Area		
	Required	Provided
Evergreen Trees	8	8
Overstory Trees	3	3
Understory Trees	10	10
Shrubs	20	20

NPDES PERMIT:

A SWPPP and NPDES Permit are required and must be approved by City Staff prior to issuance of a City Grading Permit and any ground disturbing activity.

SITE LIGHTING:

No exterior site lighting may be installed unless and until a photometric layout and manufacturer's cut sheets for proposed lighting have been submitted, reviewed, and approved in satisfaction of Johnston's site lighting requirements as established by Resolution 99-56 for staff review.

ADJACENT OWNER NOTICE:

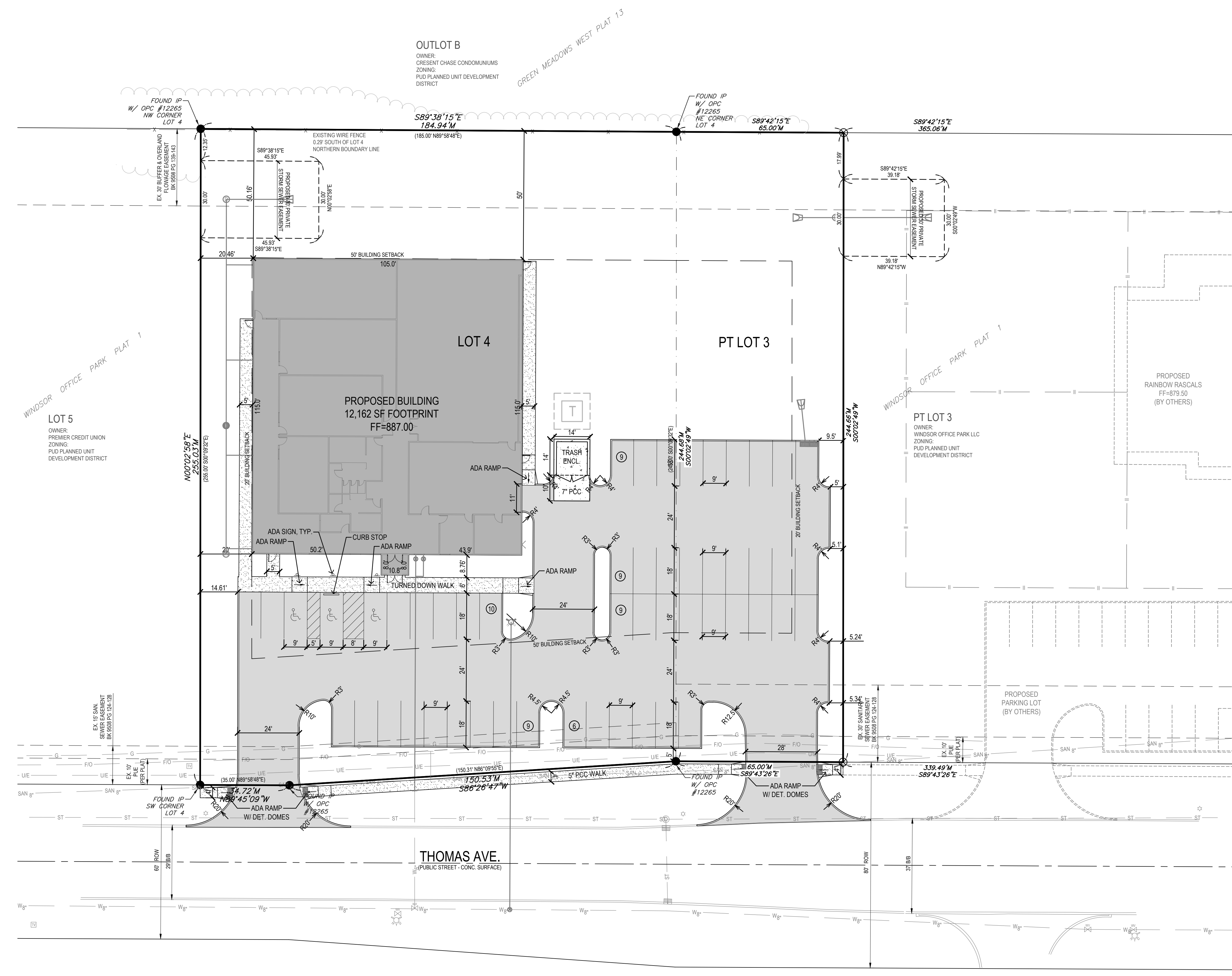
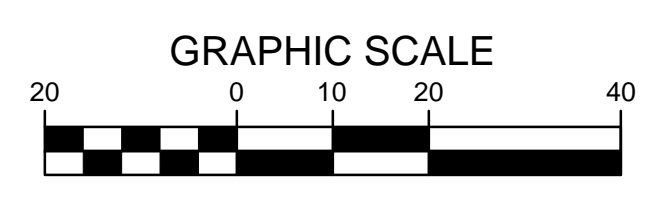
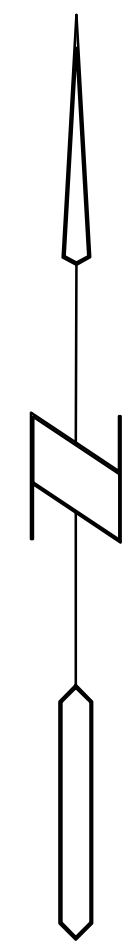
A notice of the proposed development has been posted to the city's website.

CONSULTANT COMMENTS:

Foth Infrastructure & Environment, LLC has reviewed the Site Plan and offered comments in their September 22, 2106 review letter. Staff recommends a condition of approval requiring all outstanding comments from Foth's review letter be addressed prior to the issuance of a building permit.

PRELIMINARY- NOT FOR CONSTRUCTION

9/14/2016 6:50:54 AM M:\LAND PROJECTS 2016\160293 DANCE VISION JOHNSTON\DWG2\LAYOUT.DWG



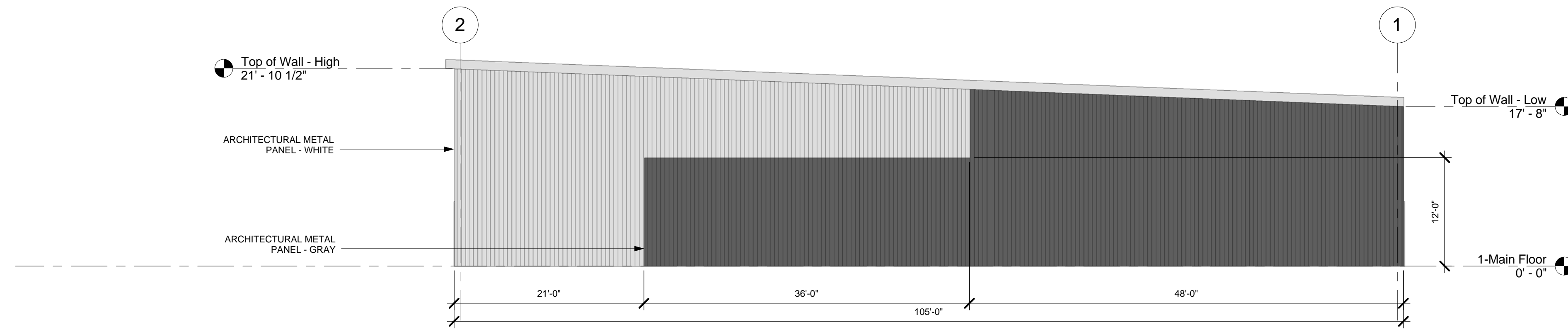
DANCE VISION STUDIO
SITE IMPROVEMENT PLAN

LAYOUT PLAN

REFERENCE NUMBER:
DRAWN BY: EWM
CHECKED BY: CJB
REVISION DATE: 08-26-16 09-14-16
PROJECT NUMBER: 160293
SHEET NUMBER: C2.1

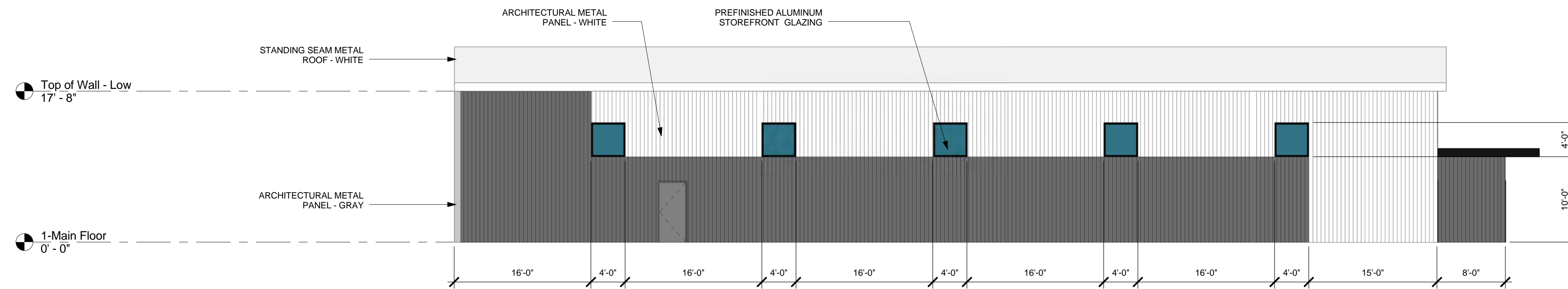
Bishop Engineering
"Planning Your Successful Development"

3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217
Civil Engineering & Land Surveying Established 1959



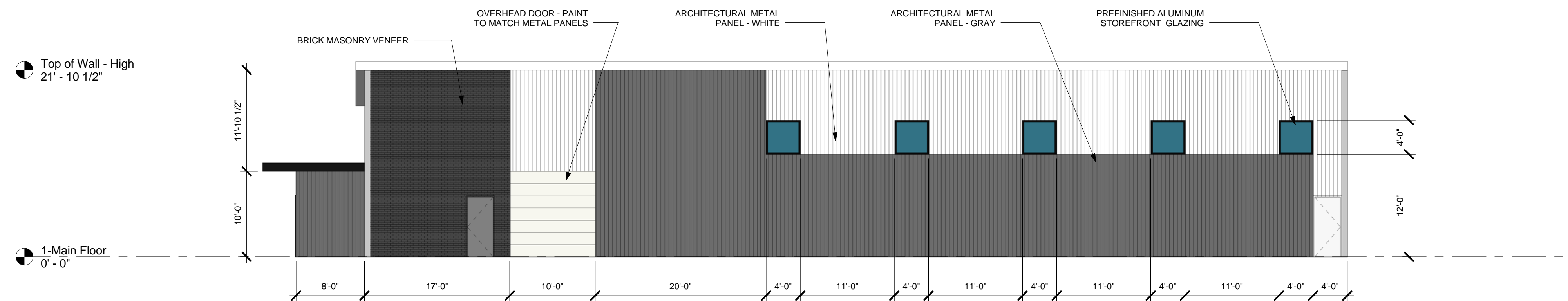
METAL PANEL = 2075sf
TOTAL = 2075sf

① Exterior Elevation - North
 1/8" = 1'-0"



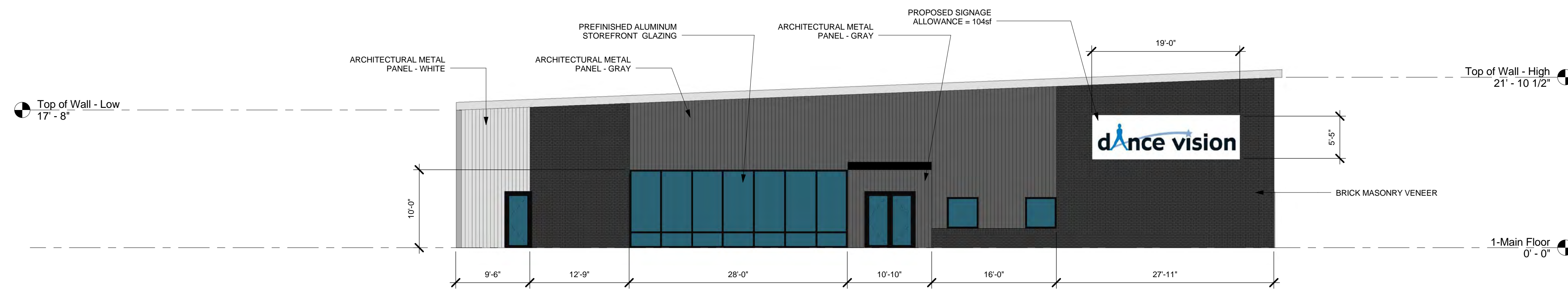
METAL PANEL = 2032sf
 GLAZING = 80sf
TOTAL = 2112sf

② Elevation 2 - West Copy 1
 1/8" = 1'-0"



METAL PANEL = 2040sf
 MASONRY = 371sf
 GLAZING = 180sf
TOTAL = 2591sf

③ Elevation 3 - East Copy 1
 1/8" = 1'-0"



METAL PANEL (49%) = 832sf
 MASONRY (51%) = 864sf
 GLAZING = 379sf
TOTAL = 2075sf

SIGNAGE @ 5% = 104sf

④ Elevation 4 - South Construction
 1/8" = 1'-0"

8711 Thomas Avenue Vicinity Map

