



OFFICE OF THE CITY ADMINISTRATOR

Johnston, Iowa
AGENDA COMMUNICATION
August 3rd, 2020

Subject: Consider approval of resolution 20-189; a resolution approving the site plan for 5820 and 5840 NW Beaver Drive. The site is located at the southwest corner of NW 59th Avenue and NW Beaver Drive (PZ Case 20-12).

SYNOPSIS:

Donovan Development LLC has submitted a site plan for the development of a two 11,400 square foot office/warehouse buildings. The subject property is located at the southwest corner of NW 59th Avenue and NW Beaver Drive.

RECOMMENDATION:

The Planning & Zoning Commission recommends approval of PZ Case 20-12, the Site Plans for 5820 and 5840 NW Beaver Drive 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. The applicant shall provide for City Council approval a stormwater management facilities maintenance agreement prior to issuance of a building permit.
3. City Council acceptance of recycled asphalt millings as an acceptable alternative surfacing. Use of this surfacing material shall be limited to the outdoor storage area.
4. **Prior to issuance of a building permit the following easements shall be established:**
 - a. Private Cross Ingress/Egress Easement
 - b. Private Water Main easement
 - c. Private Storm Sewer Easement
 - d. Private Stormwater Detention Easement
5. **The site plans must be amended and the following items shall be completed prior to the issuance of a building permit:**
 - a. Include fire hydrants with sufficient coverage to meet Section 507.1 of the Johnston Fire Code.
 - b. Address all comments from the memo provided by Foth Infrastructure & Environment LLC, dated July 22nd, 2020.

Motion by _____, Seconded by _____ to approve resolution 20-189

Attachments:

- Vicinity Map;
- Site Plans;
- Architectural Elevations;
- Foth Infrastructure & Environment LLC Development Review Memo, dated July 22nd, 2020;

RESOLUTION 20-189

A RESOLUTION APPROVING THE SITE PLAN FOR 5820 NW BEAVER DRIVE AND 5840 NW BEAVER DRIVE

WHEREAS, the Planning & Zoning Commission has reviewed this request during its regular meeting on July 27th, 2020, and recommended approval of PZ Case No. 20-12 subject to the conditions outlined in their motion, and,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JOHNSTON, IOWA, that, the Site Plan for 5820 NW Beaver Drive and 5840 NW Beaver Drive is hereby approved subject to 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. The applicant shall provide for City Council approval a stormwater management facilities maintenance agreement prior to issuance of a building permit.
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PAULA S. DIERENFELD, MAYOR

ATTEST:

CITY CLERK

PROPERTY OWNER / APPLICANT:	Donovan Development LLC ATTN: Pat Munro 5530 NW Beaver Drive Suite 100 Johnston, IA, 50131
REPRESENTATIVES:	ABACI Consulting, Inc. 3000 SE Grimes BLVD Suite 800 Grimes, IA, 50111
BACKGROUND & PRIOR APPROVALS:	The subject property was platted December 17 th , 2007. No other approvals have occurred on the property to date.
ZONING & BULK REQUIREMENTS:	<p>The subject property is zoned M-1, General Industrial. The following are the setbacks for the subject property:</p> <p>Front Yard Setback: 50 Feet Side Yard Setback: 10 Feet One Side / 20 Feet Total Rear Yard Setback: 50 Feet</p> <p>As proposed the site is in compliance with all bulk regulations of the zoning district.</p>
TRAFFIC ACCESS & CIRCULATION:	The site will have one full access to NW 59 th Avenue and one full access to NW Beaver Drive. Both accesses are intended to be utilized by both buildings. Staff recommends a condition of approval that a cross ingress/egress easement be established prior to issuance of a building permit.
PEDISTRIAN CIRCULATION & SIDEWALKS:	<p>There is existing sidewalk along NW Beaver Drive. At the location of the new driveway an ADA compliant crossing will be installed. A new sidewalk will be installed along NW 59th Avenue including an ADA compliant crossing at that driveway.</p> <p>Additionally, pedestrian connections from the front of the buildings to the sidewalk along NW Beaver Drive will be installed.</p>
PARKING AND LOADING:	The proposed buildings are speculative in nature. Therefore, the applicant has assumed that 2/3 of the space will be utilized as office and 1/3 of the space will be utilized as warehouse. Based upon these assumptions 40 parking spaces are required per building (80 total for the site). 80 parking spaces are identified to be installed on the site.
UTILITIES:	The site is serviced by city water and city sanitary sewer.
FIRE PROTECTION:	Both buildings will have Knox boxes. Staff is recommending a condition of approval that the site plan be amended to include fire hydrants with sufficient coverage to meet Section 507.1 of the Johnston Fire Code.

FLOODPLAIN:	The site is not located in a designated floodplain.
DRAINAGE:	The site will drain to a new detention basin located in the northwest corner of the site. This basin will outlet into an existing public storm sewer.
ARCHITECTURE:	<p>All uses in the M-1 and M-2 zoning districts shall employ materials common in the district and vicinity of the building. The exclusive use of sheet metal as an exterior building material is not acceptable for buildings in close proximity to public streets. For buildings within 300 feet of the public street, the exterior materials of the wall area facing the public street shall be comprised of no less than 25 percent brick, architectural concrete panels, textured concrete block, architectural steel, or stone panels.</p> <p>The applicant is proposing two buildings with brick encompassing 30.5% of the northern façade. The remaining areas of the northern façade would be composed of glass, and metal paneling. The eastern façade does not have architectural requirements to meet, but generally follow the same design scheme as the northern façade. The south and west facades also do not have architectural requirements to meet. These remaining two sides utilize metal paneling and windows as the exterior materials. As proposed, the design meets the architectural requirements.</p>
OPEN SPACE:	Industrial properties are required to retain 20% of their property as open space. The northern lot is required to retain 14,183.2 square feet (20% as open space). 23,997.4 square feet (33.8%) of the northern lot is retained as open space. The southern lot is required to retain 12,485.4 square feet (20% as open space). 13,006.7 square feet (20.8%) of the southern lot is retained as open space.
LANDSCAPING:	For every 1,500 square feet of required open space a tree is required and for every 1,000 square feet of required open space a bush is required. The northern lot is required to have 10 trees and 14 shrubs. The northern lot provides 10 trees and 23 shrubs. The southern lot is required to have 9 trees and 13 shrubs. The southern lot provides 9 trees (1 existing and 8 new) and 20 shrubs.

BUFFERING:

There is a 60 foot buffer required between this site and the R-4 zoned property to the west. This site is required to provide ½ of the required buffer. The following buffer materials are required and provided:

Northern Lot		
	Required	Provided
Berm	Yes	Yes
Evergreen Tree	6	6
Overstory Tree	3	3
Understory Tree	9	9
Shrub	35	35

Southern Lot		
	Required	Provided
Berm	Yes	Yes
Evergreen Tree	5	5
Overstory Tree	3	3
Understory Tree	8	8
Shrub	31	31

ADJACENT OWNER NOTICE:

Notice of the proposed development was placed on the city's website. As of publication of this report no comments have been received.

CONSULTANT COMMENTS:

Foth Infrastructure & Environment, LLC has reviewed the Site Plan and offered comments in their July 22nd, 2020 review letter. Staff recommends a condition of approval requiring all outstanding comments from Foth be addressed prior to the issuance of a building permit.

**AERIAL VICINITY MAP
PZ CASE 20-12**



