

# Planning & Zoning Commission



COMMUNITY DEVELOPMENT DEPARTMENT

Monday, November 24, 2014

SUBJECT: Consider recommending approval of the Final Plat for Adam Ridge Plat 8 located south of NW 62<sup>nd</sup> Avenue between NW 103<sup>rd</sup> Street and NW 106<sup>th</sup> Street.

**SYNOPSIS:**

Jerry’s Homes, Inc. has submitted a final plat subdividing 11.65-acres into eight lots to facilitate construction of seven, 3-story multi-family residential apartment buildings and a clubhouse.

**RECOMMENDATION:**

The Planning & Zoning Commission recommends approval of the final plat for Adam Ridge Plat 8 subject to the following conditions:

1. The project shall conform to the requirements, standards and regulations of the City of Johnston.
2. The plat shall be revised prior to council approval to indicate ingress/egress/cross-access easements.
3. Submission of all final plat documentation to City's Staff and Attorney, for review and approval, must occur six (6) working days prior to the City Council's regular meeting.

Motion by \_\_\_\_\_, seconded by \_\_\_\_\_ to recommend approval of the Final Plat for Adam Ridge Plat 8 (PZ Case 14-44).

**Attachments:**

- Vicinity Map;
- Final Plat prepared by Civil Engineering Consultants, Inc., dated 11/11/2014;
- Development Review Comments by Staff dated 11/5/14;
- Development Review Comments by Foth Infrastructure & Environment, LLC dated 11/19/14;

APPLICANT/OWNER:	Jerry's Homes, Inc. 10430 New York Ave., Suite C Urbandale, IA 50322 515.278.5992
REPRESENTATIVES:	Melissa Hills Civil engineering Consultants, Inc. 2400 86 <sup>th</sup> St. Unit 12 Des Moines, IA 50322 515.276.4884
BACKGROUND & PRIOR APPROVALS:	<p>On March 3<sup>rd</sup>, 2003, the City Council approved the rezoning of this site from A-R (Agricultural Reserve) to PUD (Planned Unit Development) via Ordinance 658.</p> <p>The subject property was platted as Lots 1 and 2 of Adam Ridge Plat 3 approved by the City Council on January 2<sup>nd</sup>, 2007, by Resolution 07-04.</p> <p>The PUD was amended from I-C, Industrial Commerce Park District, to R-4, High Density Residential District, via Ordinance 890 approved by City Council on December 2, 2013.</p> <p>The site plans for seven, 24-unit apartment buildings on Lots 1 and 2 of Adam Ridge Plat 3 and Preliminary Plat for Adam Ridge Plat 8 was approved by the City Council on August 18, 2014 via Resolution 14-190.</p>
ZONING DISTRICT & BULK REQUIREMENTS:	<p>The property is zoned PUD, Planned Unit Development (Amber Ridge PUD, amended December 2013 via Ordinance 890). The PUD allows R-4, High Density Residential uses on the subject property. Following are the requisite bulk requirements:</p> <p style="padding-left: 40px;">Minimum Lot Area = 20,000 square feet  Minimum Lot width = NA  Front Yard Setback = *50 feet  Rear Yard Setback = *50 feet  Side Yard Setback = *25 feet/50 feet total</p> <p>*The setbacks listed above are applied to the perimeter of the Parcel rather than individual lot lines.</p>
TRAFFIC ACCESS & CIRCULATION:	The subject property has four access points; two along NW 106 <sup>th</sup> St. and two on NW 103 <sup>rd</sup> St. These accesses are all connected through an internal network of private drives.
PEDISTRIAN CIRCULATION & SIDEWALKS:	An internal sidewalk network connects each building to the parking areas and allows for internal circulation. The applicant will construct an 8' trail on the east side of NW 106 <sup>th</sup> Street and a 4' sidewalk on the west side of NW 103 <sup>rd</sup> Street.

A 10' trail will be constructed on the south side of NW 62<sup>nd</sup> Avenue in conjunction with the road improvement project currently underway. The PUD master plan originally indicated placement of the 10' trail between the subject property (Parcel J) and the south adjacent apartment parcels (Parcels K and H). Trail relocation will require a vacation of the existing trail easement.

PUBLIC UTILITIES:

WATER: All water lines will tap into an existing twelve-inch main on the east side of NW 106<sup>th</sup> Street and an eight-inch main on the east side of NW 103<sup>rd</sup> St.

The site plan indicates installing an eight-inch arterial water line along Dorset Drive, which will serve the facilities on Lots 1-4. Facilities on Lots 5-8 will be served by connecting additional eight-inch water lines to the arterial.

SANITARY SEWER: An existing eight-inch sanitary sewer line along the southern boundary of the subject property, which connects to the sanitary sewer main along NW 106<sup>th</sup> St. Eight-inch sanitary lines will tap into the southern sanitary sewer line to serve Lots 5-8. In addition, an eight-inch sanitary sewer line will tap into the main along NW 106<sup>th</sup> St., while will serve eight-inch sanitary lines to Lots 2, 3, and 4. However, a six-inch sanitary sewer line will serve Lot 1.

FLOODPLAIN:

The subject property is within Zone 'X' determined to be outside of the 500-year flood plain.

BUFFERS

The PUD requires a 15' buffer along the north and east project boundaries. An existing buffer along the south property line is no longer needed post-rezoning of the property to allow multi-family use; therefore, the applicant proposes to abandon said buffer easement.

CONSULTANT COMMENTS:

Foth Infrastructure & Environment, LLC has reviewed the final plat and offers comments in their November 4, 2014 review letter.

PLAT SUMMARY:

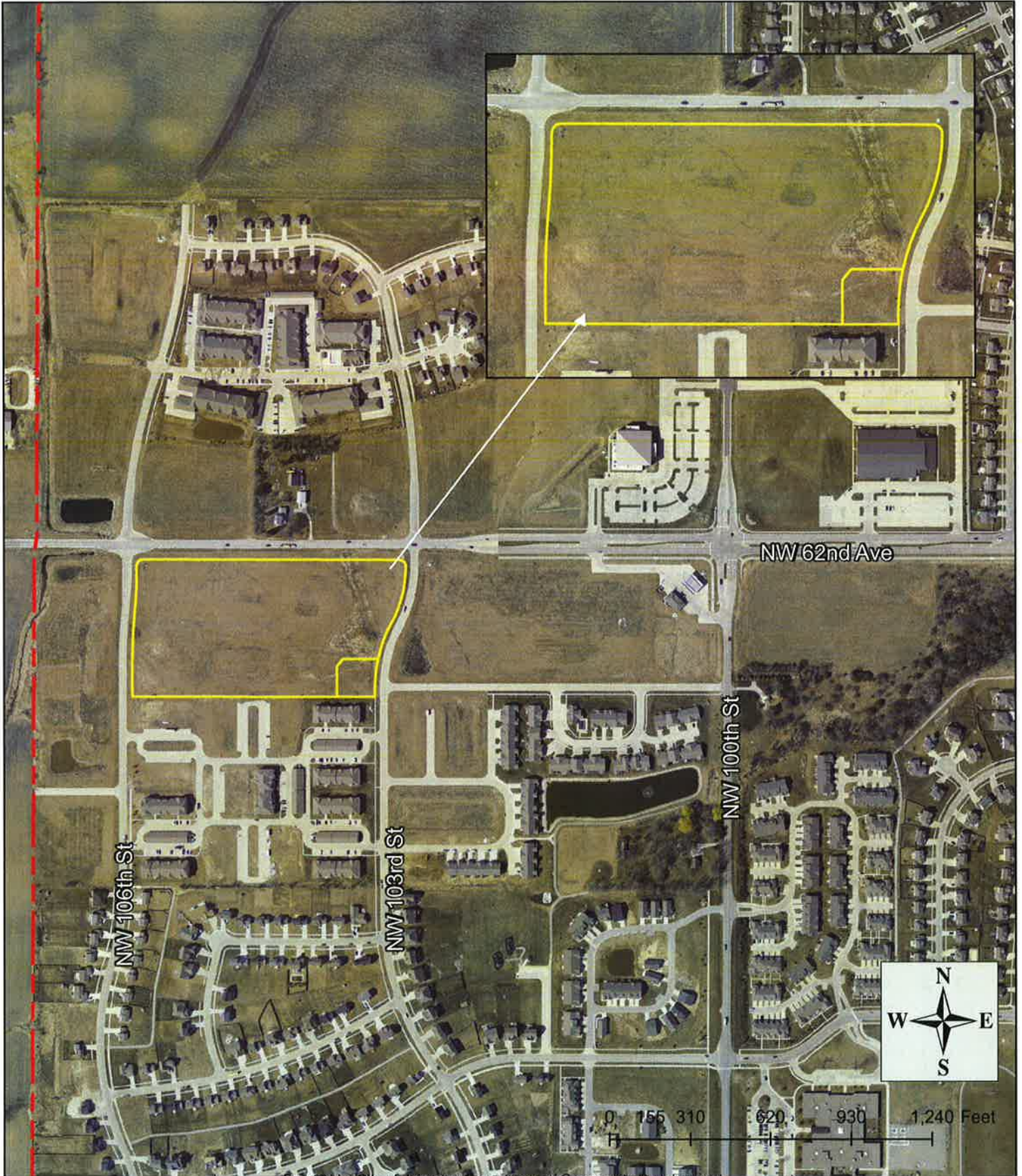
Lots:	8
Area:	11.65 Acres
Area of Streets:	NA
Net Area in Lots	11.65 Acres
Outlot Area:	NA
Length of Street:	NA
Length of Public Sewer Main:	NA
Length of Public Water Main:	NA
Length of Public Storm Sewer:	NA

FINAL DOCUMENTATION:

**The following documentation shall be submitted and will be recorded with the Final Plat:**

1. Attorney's Title Opinion
  2. Polk County Treasurer's Tax Certificate
  3. Consent to Plat (Owner)
  4. Lenders consent to Plat (if mortgage on the property)
  5. Easement documents:
    - a. Private Water Main
    - b. Private Sanitary Sewer
    - c. Ingress/Egress Cross Access Easement
    - d. 15' Landscape Buffer north and east
    - e. Blanket easement regarding collective parking, open space/landscaping
-

# Vicinity Map



BOUNDARY CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	90°05'49"	25.00'	39.31'	25.04'	35.39'	N44°51'44"W
C2	27°51'21"	465.00'	225.39'	114.95'	223.14'	N14°04'19"E
C3	27°51'21"	535.00'	261.05'	133.10'	250.47'	N18°50'44"E
C4	5°12'30"	1465.00'	178.70'	84.41'	178.63'	S02°36'14"W
C5	3°01'31"	2035.00'	107.51'	53.71'	107.50'	S03°41'44"W
C6	35°00'43"	58.50'	35.75'	18.45'	35.19'	S19°10'50"W
C7	41°43'36"	28.50'	20.16'	10.86'	20.30'	S51°33'11"W
C8	11°40'21"	777.00'	158.24'	74.42'	158.02'	S64°15'11"W

LOT CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C9	26°54'14"	465.00'	219.03'	111.54'	217.01'	N13°40'50"E
C10	0°46'50"	465.00'	6.35'	3.18'	6.35'	N27°33'50"E
C11	0°40'54"	2035.00'	24.26'	12.13'	24.26'	S04°52'08"W
C12	2°20'30"	2035.00'	83.23'	41.63'	83.23'	S03°21'14"W
C13	8°30'24"	777.00'	115.36'	57.19'	115.25'	S82°40'13"W
C14	3°04'51"	777.00'	42.43'	21.47'	42.43'	S88°30'23"W

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S11°23'31"W	11.45'
L2	S01°40'35"W	15.70'
L3	N00°00'00"E	32.81'

**NOTES:**  
 1. SEE SHEET 2 AND 3 FOR ADDITIONAL EASEMENT INFORMATION.  
 2. A BLANKET EASEMENT WILL BE FILED TO COVER COLLECTIVE PARKING, OPEN SPACE, AND LANDSCAPE. THIS WILL INCLUDE MAINTENANCE OF THE BIORETENTION AREAS.  
 3. THE MINIMUM PROTECTION ELEVATIONS (M.P.E.), 100 YEAR STORM ELEVATIONS, AND DESIGN SPOT ELEVATIONS SHOWN ON THIS PLAN WERE DESIGNED BY THE PROJECT ENGINEER AND NOTED ON SHEET 3 (GRADING PLAN) OF THE SITE PLAN FOR ADAM RIDGE PLAT 8 THAT HAS BEEN APPROVED BY THE CITY OF JOHNSTON (CIVIL ENGINEERING CONSULTANTS PROJECT NO. E101). THE SURVEYOR DOES NOT CERTIFY TO ENGINEERING CALCULATIONS OR THE CORRECTNESS OF ANY ELEVATIONS SHOWN. THE HOMEOWNER SHALL BE RESPONSIBLE FOR VERIFYING THE M.P.E. AND SPOT ELEVATIONS DEPICTED HEREON WITH THE RECORD SITE PLAN.

**PROPERTY OWNER:**  
 JERRY'S HOMES, INC.  
 10430 NEW YORK AVE, SUITE C  
 URBANDALE, IA 50322

**PREPARED FOR:**  
 JERRY'S HOMES, INC.  
 10430 NEW YORK AVE, SUITE C  
 URBANDALE, IA 50322

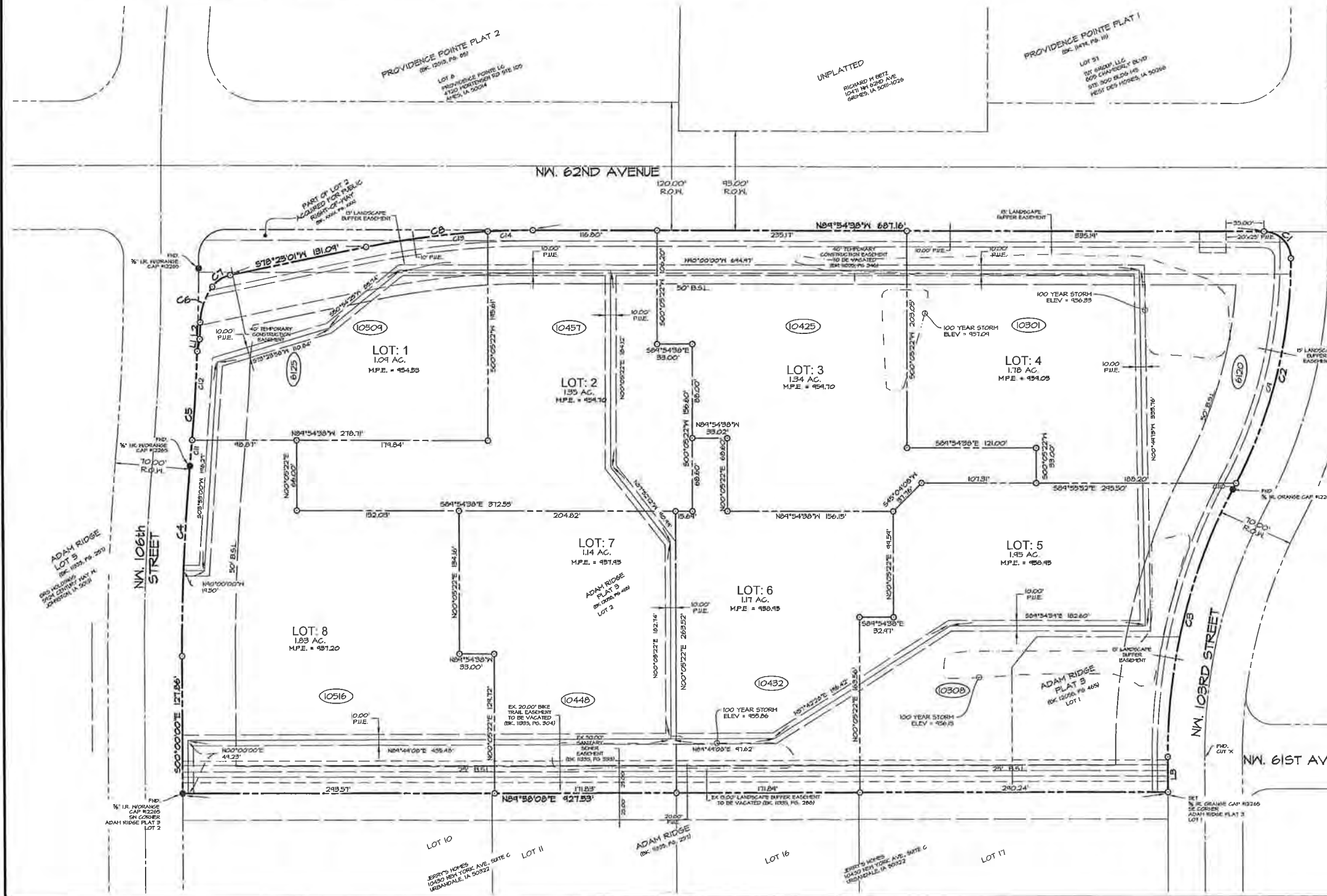
**LEGAL DESCRIPTION:**  
 LOTS 1 AND 2, ADAM RIDGE PLAT 8, AN OFFICIAL PLAT, RECORDED IN BOOK 12058, PAGE 405-414, CITY OF JOHNSTON, POLK COUNTY, IOWA, EXCEPT THAT PART OF LOT 2 ACQUIRED FOR PUBLIC RIGHT-OF-WAY FOR NW 62ND AVENUE IMPROVEMENTS (BK. XXXXX, PG. XXX), CONTAINING 11.65 ACRES, MORE OR LESS.

**ZONING:**  
 AMBER RIDGE PLUD.  
 (ORDINANCE #840 APPROVED DECEMBER 2, 2013)

**LAND USE:**  
 HIGH DENSITY RESIDENTIAL

**BULK REQUIREMENTS:**  
 50' FRONT YARD SETBACK  
 25' SIDE YARD SETBACK  
 50' REAR YARD SETBACK  
 25' BUILDING SEPARATION  
 100' MINIMUM LOT WIDTH  
 20,000 S.F. MINIMUM LOT AREA  
 \*\*\* SETBACKS APPLY TO THE PERIMETER OF THE DEVELOPMENT ONLY, NOT INDIVIDUAL BUILDING LOTS

**FEMA MAP:**  
 FIR# DESIGNATION: PANEL #10145 - 0005D, JULY 14, 2000  
 ZONE: 'X', AREA DETERMINED TO BE OUTSIDE OF 500-YR. FLOOD PLAIN.



**CITY OF JOHNSTON COMMUNITY DEV. DEPT.**  
 DATE REC'D: 11-12-14  
 CASE NO.: PZ 14-44

**CERTIFICATIONS**

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

PATRICK J. SHEPARD  
 12265  
 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015  
 PAGES OR SHEETS COVERED BY THIS SEAL: 1-3

**LEGEND**

- PLAT BOUNDARY
- SECTION LINES
- LOT LINES
- CENTERLINE
- EASEMENT LINES
- BUILDING SETBACK LINE
- 100 YEAR ELEVATION
- FOUND PROPERTY CORNER
- SET PROPERTY CORNER (6" I.R. W/ ORANGE CAP #12265)
- MEASURED BEARINGS AND DISTANCE
- PREVIOUSLY RECORDED BEARINGS AND DISTANCE
- R.O.W.
- M.P.E.
- P.O.B.
- B.S.L.
- R.O.W.
- P.U.E.
- BK., XX, PG., XXX
- ADDRESS

**SCALE: 1"=50'**

0' 10' 20' 30' 40' 50' 100'

**NORTH**

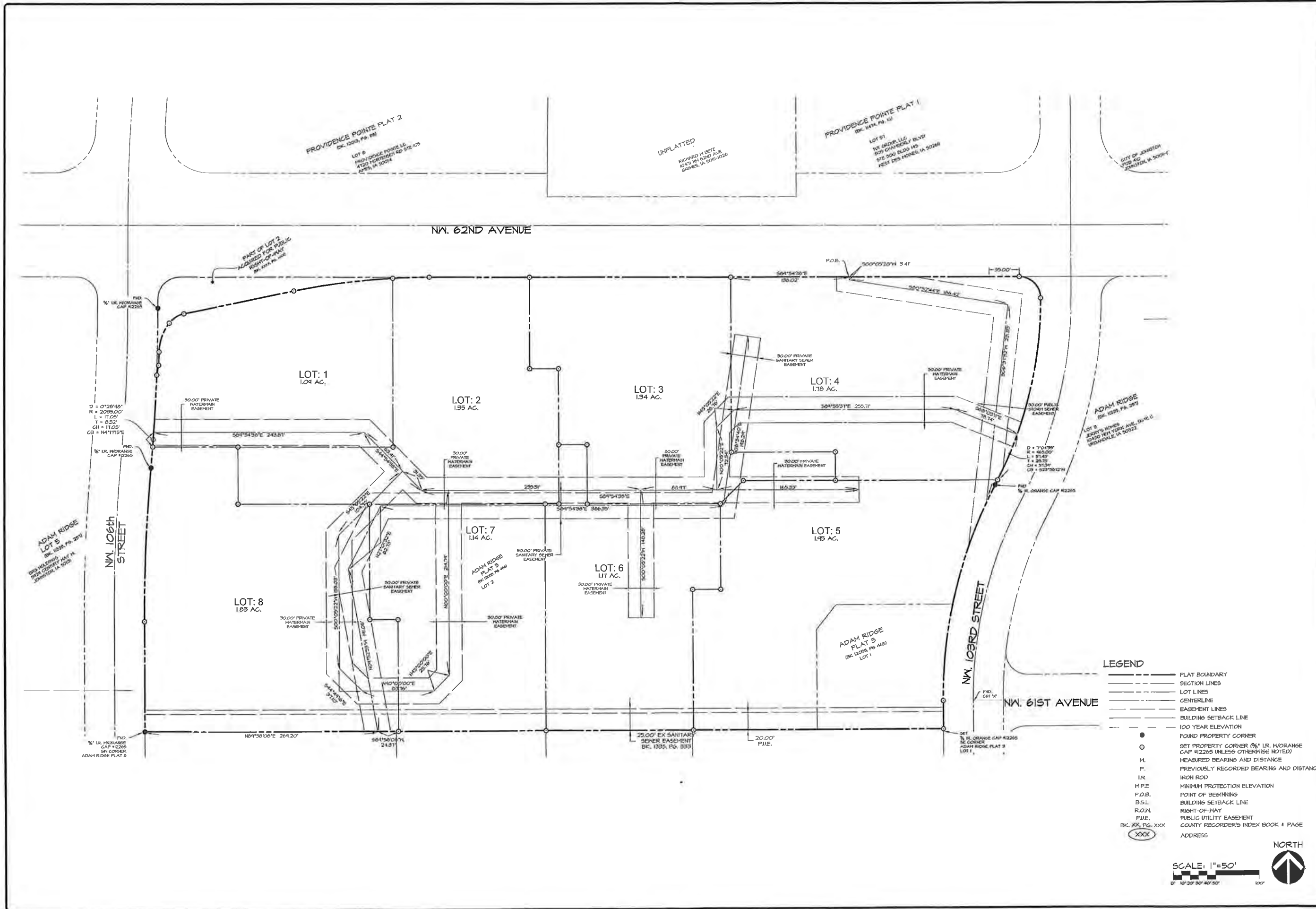
Civil Engineering Consultants, Inc.  
 2400 86th Street, Unit 12, Des Moines, Iowa 50322  
 515.276.4884 Fax: 515.276.7084 mail@cecinc.com

**CEC**

DATE	REVISIONS	COMMENTS
11-11-14	1	
	2	
	3	
	4	
	5	
	6	

ADAM RIDGE PLAT 8  
 JOHNSTON, IA  
 FINAL PLAT

SHEET 1 OF 3  
 E-151



**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	REVISIONS	COMMENTS
10-29-2014	1	11/11/14
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	4	
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	6	

DATE OF SURVEY: \_\_\_\_\_  
 DESIGNED BY: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_

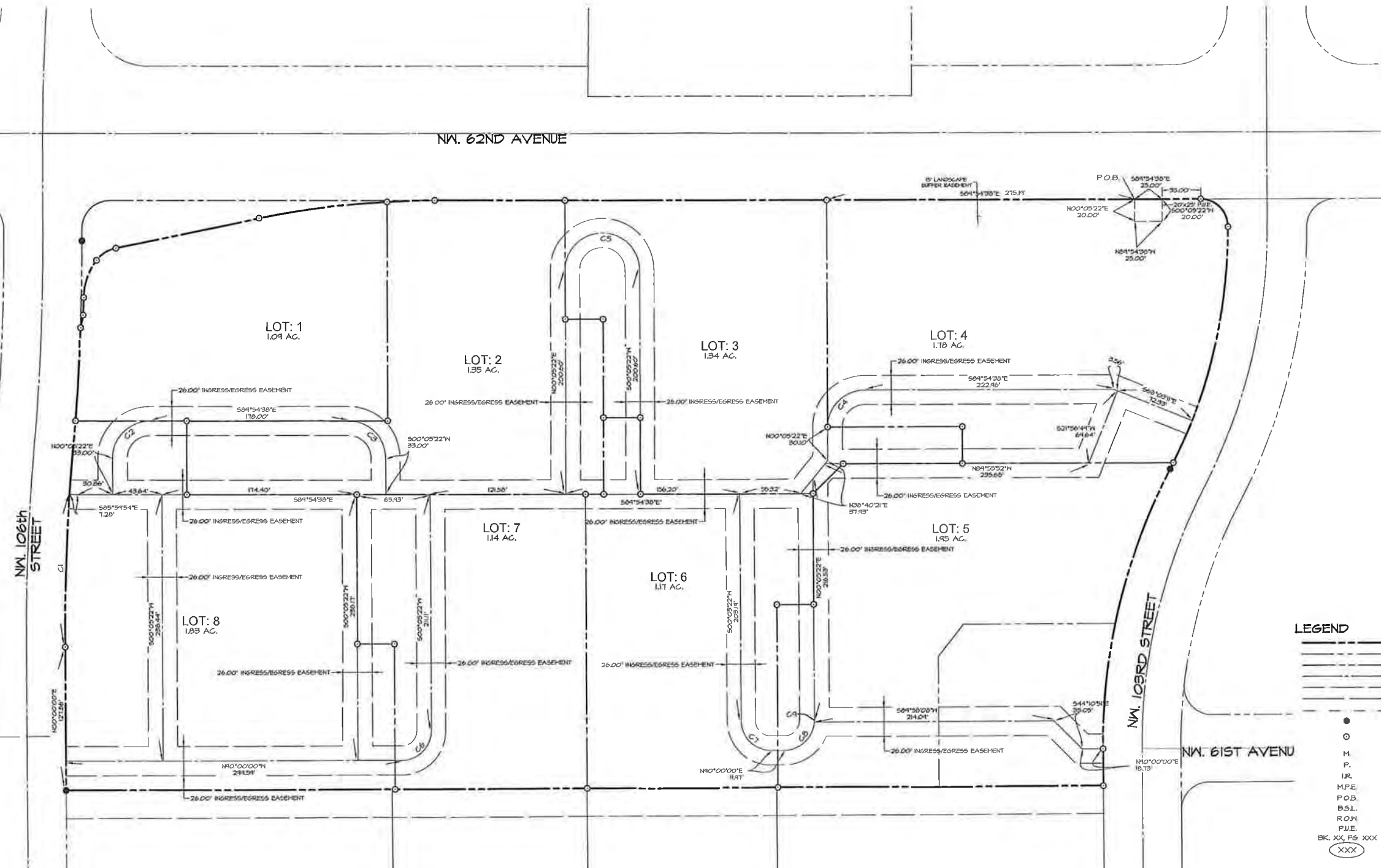
**ADAM RIDGE PLAT 8**  
 JOHNSTON, IA

**FINAL PLAT**

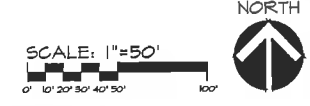
SHEET **2** OF 3

E-157

CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	4°00'06"	1965.00'	131.24'	68.65'	131.21'	N02°00'03"E
C2	90°00'00"	33.00'	51.84'	33.00'	46.67'	N45°05'22"E
C3	90°00'00"	33.00'	51.84'	33.00'	46.67'	S44°54'38"E
C4	90°00'00"	33.00'	51.84'	33.00'	46.67'	N45°05'22"E
C5	180°00'00"	33.00'	103.61'	INFINITY	66.00'	S84°54'38"E
C6	84°54'38"	21.00'	42.37'	26.96'	38.15'	S45°02'41"W
C7	90°05'22"	21.00'	42.45'	27.04'	38.21'	S44°57'19"E
C8	85°47'52"	21.00'	40.43'	25.04'	36.76'	N41°06'04"E
C9	4°06'46"	27.00'	1.94'	0.91'	1.94'	N02°08'45"E



- LEGEND**
- PLAT BOUNDARY
  - SECTION LINES
  - LOT LINES
  - CENTERLINE
  - EASEMENT LINES
  - BUILDING SETBACK LINE
  - 100 YEAR ELEVATION
  - FOUND PROPERTY CORNER
  - SET PROPERTY CORNER (6" I.R. W/ ORANGE CAP #1285 UNLESS OTHERWISE NOTED)
  - M. MEASURED BEARING AND DISTANCE
  - P. PREVIOUSLY RECORDED BEARINGS AND DISTANCE
  - I.R. IRON ROD
  - M.P.E. MINIMUM PROTECTION ELEVATION
  - P.O.B. POINT OF BEGINNING
  - B.S.L. BUILDING SETBACK LINE
  - R.O.W. RIGHT-OF-WAY
  - P.U.E. PUBLIC UTILITY EASEMENT
  - BK. XX, Pg. XXX COUNTY RECORDER'S INDEX BOOK & PAGE
  - XXX ADDRESS



DATE	REVISIONS	COMMENTS
10-23-2014	1	11-11-14
	2	
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DATE OF SURVEY: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_

**CEC** Civil Engineering Consultants, Inc.  
2400 86th Street Unit 12 Des Moines, Iowa 50322  
515 276 4884 Fax: 515 276 7084 mail@cecinc.com

ADAM RIDGE FLAT B  
JOHNSTON, IA  
FINAL PLAT