



Planning & Zoning Commission

COMMUNITY DEVELOPMENT DEPARTMENT

June 25th, 2018 Meeting

SUBJECT: Consider recommending approval of the Final Plat for Adam Ridge Plat 9. The subject property is north of NW 61st Avenue and between NW 100th and NW 103rd Streets.

SYNOPSIS:

Jerry’s Homes, Inc. proposes to subdivide 9.92-acre Parcel ‘D’ of the Amber Ridge PUD into 42 townhome lots and one outlot for future commercial development. This property was rezoned in the fall of 2017 to allow townhome uses on the subject property. The preliminary plat and site plan were approved by the Johnston City Council last November.

RECOMMENDATION:

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

The Planning & Zoning Commission recommends approval of PZ Case No. 18-13, the Final Plat for Adam Ridge Plat 9 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. Submission of all final plat documentation to City Staff and Attorney, for review and approval, must occur six (6) working days prior to the City Council's regular meeting.
3. Provide minimum protection elevations for any lot adjacent to a drainageway. Provide a note on the preliminary plat stating all structures located on lots that have minimum protection elevations identified shall certify that the structure meets that elevation prior to the issuance of a certificate of occupancy for that structure.
4. Pursuant to Chapter 145.05(4) the Erosion and Sediment Control Ordinance, an engineer’s certification shall be provided certifying the elevation of the all overland flowage and drainage way elevations that are on or immediately adjacent to the lot under construction.

Attachments:

- Vicinity Map
- Final Plat as prepared by Civil Engineering Consultants, Inc. and dated May 16, 2018
- Development Review Comments

**APPLICANT/
PROPERTY OWNER:**

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 86th 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 60th Avenue and West of NW 106th 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 19th, 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.
- Ordinance 973 was passed on August 17, 2017 amending 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.
- Resolution 17-346 approving the Preliminary Plat for Adam Ridge Plat 9 and Site Plan for Adam Ridge Plat 9 Townhomes was approved by the Johnston City Council on November 20, 2017.

**ZONING DISTRICT &
BULK
REQUIREMENTS:**

Outlot X (Parcel 'D' of PUD) 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

Lots 1-42 (4.78 Parcel 'N' of the PUD) 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

TRAFFIC ACCESS & CIRCULATION:

Each private drive serving the townhome lots exits to NW 61st Avenue and, in turn, NW 100th and/or NW 103rd Streets. There is no direct connectivity from the townhome parcel to Outlot 'X'.

SIDEWALK:

An internal system of sidewalks connects to a proposed 5' public walk in the NW 61st Avenue right-of-way. An 8' public trail is shown along the east side of NW 103rd Street, portions of which will be constructed within a trail easement on private property. This trail will connect existing trail at the southeast corner of NW 103rd Street and NW 61st Avenue to an existing 10' trail on the south side of NW 62nd Avenue.

UTILITIES:

Water: An 8" water main will connect to existing 8" main at NW 103rd Street and loop through the site, connecting back to existing 12" main at NW 62nd Avenue. 8" connections will branch from this loop to serve each grouping of buildings.

Sanitary Sewer: The easternmost group of buildings will connect to existing 8" sanitary sewer at/near the east property line. The remaining buildings will be served by 8" connections to the existing sanitary sewer at the southwest corner of the property.

DRAINAGE:

The subject property was included in the overall drainage basin for the regional detention basin constructed in 2005 with Adam Ridge Plat 1. The city's stormwater requirements have been updated since that time. While the existing basin will provide control for stormwater quantity, stormwater quality requirements mandate on-site control measures. Therefore, the applicant will construct several bioretention and infiltration areas to accommodate stormwater quality.

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 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

CONSULTANT COMMENTS:	parkland dedication requirement prior to approval of a final plat subdividing the subject property.														
PLAT SUMMARY:	The site plans have been reviewed by consulting engineer Foth Infrastructure and Environment. All comments have been addressed.														
FINAL DOCUMENTATION:	<table data-bbox="513 380 1299 640"> <tr> <td data-bbox="513 380 586 411">Lots:</td> <td data-bbox="1000 380 1040 411">42</td> </tr> <tr> <td data-bbox="513 417 586 449">Area:</td> <td data-bbox="1000 417 1143 449">9.92 Acres</td> </tr> <tr> <td data-bbox="513 455 716 487">Area of Streets:</td> <td data-bbox="1000 455 1057 487">N/A</td> </tr> <tr> <td data-bbox="513 493 805 525">Other Area Dedicated:</td> <td data-bbox="1000 493 1057 525">N/A</td> </tr> <tr> <td data-bbox="513 531 675 562">Outlot Area:</td> <td data-bbox="1000 531 1295 562">9.81 Acres (combined)</td> </tr> <tr> <td data-bbox="513 569 732 600">Net Area in Lots</td> <td data-bbox="1000 569 1127 600">1.3 Acres</td> </tr> <tr> <td data-bbox="513 606 808 638">Net Average Lot Area:</td> <td data-bbox="1000 606 1122 638">1,343 SF</td> </tr> </table> <ul style="list-style-type: none"> <li data-bbox="643 682 1013 714">a. Attorney's Title Opinion <li data-bbox="643 720 1208 751">b. Polk County Treasurer's Tax Certificate <li data-bbox="643 758 1003 789">c. Consent to Plat (Owner) <li data-bbox="643 795 1370 827">d. Lenders consent to Plat (if mortgage on the property) <li data-bbox="643 833 971 865">e. Easement documents: <ul style="list-style-type: none"> <li data-bbox="764 871 1230 903">i. 30' Private water main easement <li data-bbox="764 909 1187 940">ii. 60' private ingress/egress (4) <li data-bbox="753 947 1273 978">iii. 30' Private sanitary sewer easement <li data-bbox="753 984 1105 1016">iv. 30' public storm sewer <li data-bbox="764 1022 1133 1054">v. 30' public sanitary sewer <li data-bbox="753 1060 1240 1092">vi. 30' private storm sewer easement <li data-bbox="643 1098 1073 1129">f. Homeowner's assoc documents <li data-bbox="643 1136 1451 1167">g. Payment of parkland dedication fee in the amount of \$9,520. <li data-bbox="643 1173 1068 1205">h. Bond for public improvements 	Lots:	42	Area:	9.92 Acres	Area of Streets:	N/A	Other Area Dedicated:	N/A	Outlot Area:	9.81 Acres (combined)	Net Area in Lots	1.3 Acres	Net Average Lot Area:	1,343 SF
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Adam Ridge Plat 9 Prelim Plat/Site Plan Vicinity Map

