

APPLICANT:

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REPRESENTATIVE:

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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).

- 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.

CURRENT ZONING DISTRICT:

Parcel ‘J’ is zoned IC, Industrial Commerce Park, with the following bulk requirements:

Minimum Lot Area: 40,000 square feet
Minimum Lot Width: 200 feet
Front Yard Setback: 50 feet
Side Yard Setback: 20 Feet
Rear Yard Setback: 35 Feet

PROPOSED ZONING & BULK REQUIREMENTS:

The proposed amendment changes the allowed uses of Parcel ‘J’ to those of the R-4, High Density Residential District with the following bulk requirements:

Land Use: R-4 High Density Residential
Minimum Lot Area: 2.32 Acres
Minimum Lot Width: N/A
Front Yard Setback: 50 feet
Side Yard Setback: 25 feet per side/25’ between buildings
Rear Yard Setback: 50 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. Parcel ‘J’ is immediately north of the high density residential uses of Parcel ‘H’, and Parcel ‘K’, and east of high density residential uses on Parcel ‘L’. 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 rezoning of Parcel ‘J’ does not

PROPOSED LAND USE
AND TAXABLE
VALUATION:

warrant an amendment to the comprehensive plan because the entire PUD was envisioned to be of a mixed use nature since the property was first rezoned to PUD, and the overall residential density of the PUD will remain consistent with that which was originally envisioned.

The Planning and Zoning Commission and City Council recently considered similar requests to rezone property within the Providence Pointe PUD and also within the Adam Ridge PUD, in 2011 and 2012 respectively, wherein property zoned for Industrial use was rezoned to allow uses of the R-4 district (Adam Ridge Parcel ‘M’ amendment, Ordinance 863, June 18, 2012 and Adam Ridge Parcel ‘L’ amendment, Ordinance 870, October 15, 2012). Tax valuations became part of the discussion when weighing the value of rezoning the property from uses of the M-1 district to those of the R-4 district.

In both of the previous requests, staff analyzed tax valuations of high density residential properties in Johnston and compared them to the tax valuations of Industrial Properties. Staff has re-examined those numbers and updated them for use with this report. The valuations of 157 units in the Providence Pointe PUD and 144 units in the Adam Ridge PUD were sampled. The average assessed value as determined by the Polk County Assessor is \$83,866.34. Assuming the proposed project is similar in construction, size and scope, it can be assumed that the 100% valuation of the new project would be approximately \$14,089,545.12 (168 units x \$83,866.34). With the current rollback of 52.8166% the properties would pay taxes on the value of \$7,441,619.

Address	Value	Lot Size	Per Acre
5444 NW 96 th Street	\$779,000	2.879 AC	\$270,580
9550 White Oak Lane	\$1,570,000	2.962 AC	\$530,047
5605 NW 100 th St	\$1,644,000	4.487 AC	\$366,392
Average			\$389,006

To compare that valuation with the valuation of properties in the Industrial Commerce Park District, staff compared the per-acre value of three properties zoned Industrial Commerce Park in the West Park PUD located north of NW 54th Avenue and east of NW 100th Street in Johnston. The three sites had an average taxable valuation of \$389,006 per acre. Spreading that value across the proposed 11.793-acre site would provide a taxable valuation of \$4,587,548.

In summary, the sampling performed by staff indicates high density residential housing can garner more tax revenue than an equivalently-sized property when developed in the Industrial Commerce Park District. It should be noted the commercial property tax reform approved by the State Legislature will reduce the tax values of industrial properties in the

PUD MASTER PLAN
 PROPOSED VS.
 DEVELOPED
 DENSITY

future; therefore, capacity to generate a greater tax yield will likely tip further in the direction of high density residential housing over an equivalently-sized industrial property.

In 2012, staff conducted a study of the residential development history of the western NW 62nd Avenue area wherein the evolution of the Adam Ridge PUD, Providence Pointe PUD and Glenstone Ridge development explored in depth to determine how the original scheduled density had evolved for each development area.

The study determined the original Adam Ridge PUD proposed 544 units; however, to date only 399 units have been developed (a difference of 145 units). Below is a table depicting the proposed density of the original PUD Master Plan versus what is developed to date:

Amber Ridge PUD: Proposed Residential Units vs. Developed to Date				
Parcel	Allowed Use	Original Proposed	Developed to Date	Difference
Parcel D	CD/PC/R4	188	0	-188
Parcel E/G	R-3	108	91	-17
Parcel H	R-4	124	112	-12
Parcel J	IC	0	0	0
Parcel K	R-4	124	112	-12
Parcel L	R-4	0	60	+60
Parcel M	R-4	0	24	+24
Totals		544	399	-145
Difference Proposed - Developed = -145 Units				

If the subject rezoning request is successful to rezone Parcel J for 168 residential units and Parcel D develops to the current allowed residential density (188 units), the total number of units would reach 755 residential units, exceeding the number originally planned by 211 units.

Staff has discussed the issue with Jerry’s Homes and collectively determined the best course of action would be to eliminate high-density residential uses as an allowed use of Parcel D as a condition of the subject rezoning request. The result would be 544 residential units originally proposed vs. 567 units after full-build out of the PUD. Staff recommends the planning commission approve the subject rezoning request for Parcel J pending elimination of R-4 uses from east-adjacent Parcel D.

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. Staff has received no public comment to date.

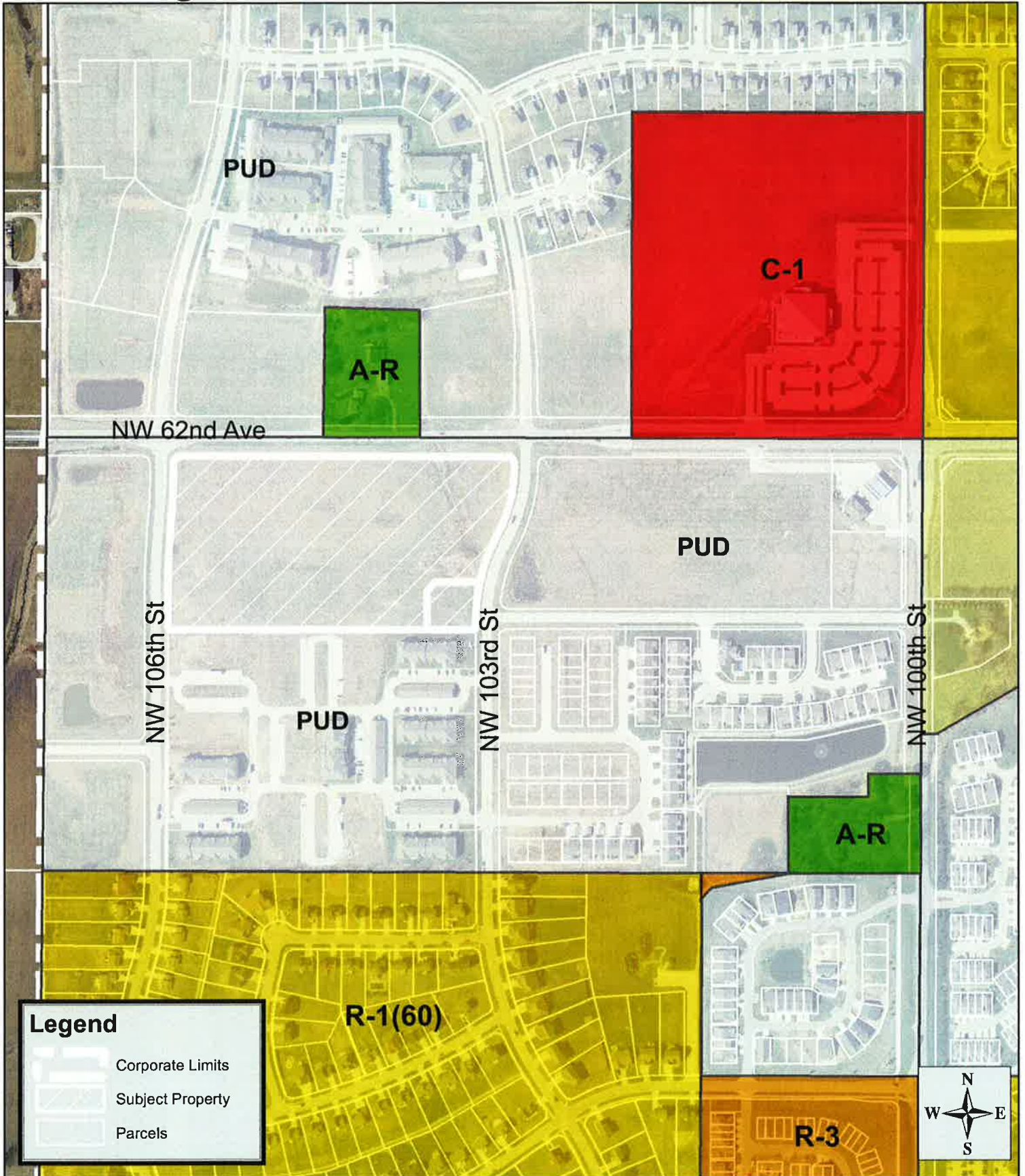
Adam Ridge Vicinity Map



0 137.5 275 550 825 1,100
Feet

Zoning Map

Adam Ridge PUD-Parcel J



168.08 IC (INDUSTRIAL COMMERCE PARK) ZONING DISTRICT REGULATIONS. The regulations set forth in this section, or elsewhere in this ordinance when applicable, shall apply in the IC Industrial Commerce Park District.

1. **Statement of Intent.** The IC District is intended to provide for the location of limited industrial uses while maintaining strict performance standards encouraging quality construction and site development for the protection of nearby non-industrial districts. The IC District shall be characterized by large lots with landscaped grounds and buildings constructed with materials of structural strength and permanency such as architectural steel, stone, concrete, and brick, versus wood and sheet metal.

2. **Principal Permitted Uses.** Only the uses of structures or land listed in this section shall be permitted in the IC District; provided, however that all manufacturing, assembling, compounding, processing, packaging, and other comparable treatment, including storage of any and all materials and equipment, shall take place within completely enclosed buildings.

A. Any principal use permitted in the PC Zoning District, provided such use shall comply with the minimum requirements of the IC Zoning District.

B. Commercial trade schools and business colleges, which specialize in business, commercial and industrial training courses, and are operated for commercial gain.

C. Compounding and packaging of drugs, pharmaceutical, cosmetics, perfumes, and toiletries.

D. Distribution centers for finished or prepackaged products.

E. Laboratories; research, experimental, and testing uses.

F. Manufacturing, assembling, and packaging of medical instruments, cameras, drafting instruments, and electrical components.

G. Printing, lithographing, or film processing shops or plants.

H. Warehouses for storage of merchandise or materials in connection with the uses permitted in this district only.

I. Enterprises involving large assembly of people or automobiles, such as commercial sport or recreational enterprises, including nonprofit amphitheaters, convention halls and auditoriums.

J. Other uses that are consistent by type of use, use intensity, physical characteristics, style, size, and purpose with the uses listed above.

3. **Permitted Accessory Uses.** The following uses may exist as part of, or in accessory to the principal permitted or special uses. Any accessory building structure or use shall be physically accomplished in an aesthetically compatible manner and shall comply with all restrictions or performance standards applicable to the principal use.

A. Any accessory uses permitted in the PC Zoning District, provided, such use shall comply with minimum requirements of the IC Zoning District.

B. Accessory shelter for a watchman, caretaker, or gate guard, and not a dwelling.

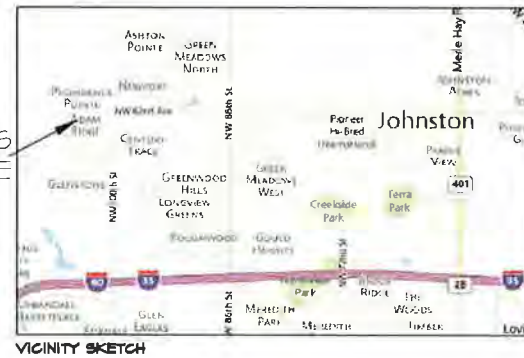
LAND USE AND DENSITY SCHEDULE

PARCEL	LAND USE	ACRES	# UNITS	DENSITY
PARCEL A PARCEL B PARCEL C	COMMERCIAL	2.952	N/A	N/A
PARCEL D	PROFESSIONAL COMMERCE	9.918	N/A	N/A
PARCEL E PARCEL F PARCEL G	MEDIUM DENSITY RESIDENTIAL	14.718	117	8
PARCEL H	OPEN SPACE	4.009	N/A	N/A
PARCEL J	FLEX ZONE	7.815	187	24
PARCEL K	HIGH DENSITY RESIDENTIAL	1.783	160	16
PARCEL L	FLEX ZONE	7.815	187	24
PARCEL M	HIGH DENSITY RESIDENTIAL	5.998	72	12
STREET BLOCK	PUBLIC	10.960	24	11
TOTAL		71.708		

BULK REGULATIONS

PARCEL	LAND USE	LOT AREA (S.F.)	LOT WIDTH (FT.)	FRONT SETBACK	REAR SETBACK	HEIGHT (MAX)
PARCEL A PARCEL B PARCEL C	COMMERCIAL	20,000	100	50	10' EA. SIDE C-2 TO ANY R DISTRICT 30' BUFFER ONE SIDE	35
PARCEL D	PROFESSIONAL COMMERCE	20,000	100	50	10' EA. SIDE C-2 TO ANY R DISTRICT 30' BUFFER ONE SIDE	35
PARCEL E PARCEL F PARCEL G	MEDIUM DENSITY RESIDENTIAL	8 DVA	N/A	40	25' EACH SIDE 25' BETWEEN BLDGS C-2 OF 1/4" OF PG OF 1/2" TO ANY R DISTRICT 30' BUFFER ONE SIDE	35
PARCEL H	OPEN SPACE	N/A	N/A	N/A	N/A	N/A
PARCEL J	FLEX ZONE	24 DVA	N/A	50	25' EACH SIDE 25' BETWEEN BLDGS C-2 OF 1/4" OF PG OF 1/2" TO ANY R DISTRICT 30' BUFFER ONE SIDE	50
PARCEL K	HIGH DENSITY RESIDENTIAL	16 DVA	N/A	50	25' EACH SIDE 25' BETWEEN BLDGS ANY R DISTRICT 30' BUFFER ONE SIDE	50
PARCEL L	FLEX ZONE	20,000	100	50	25' EACH SIDE 25' BETWEEN BLDGS C-2 OF 1/4" OF PG OF 1/2" TO ANY R DISTRICT 30' BUFFER ONE SIDE	50
PARCEL M	HIGH DENSITY RESIDENTIAL	16 DVA	N/A	50	25' EACH SIDE 25' BETWEEN BLDGS ANY R DISTRICT 30' BUFFER ONE SIDE	50

NOTE: 50% BRICK REQUIRED ON BUILDINGS FRONTING NH 62ND AVE.

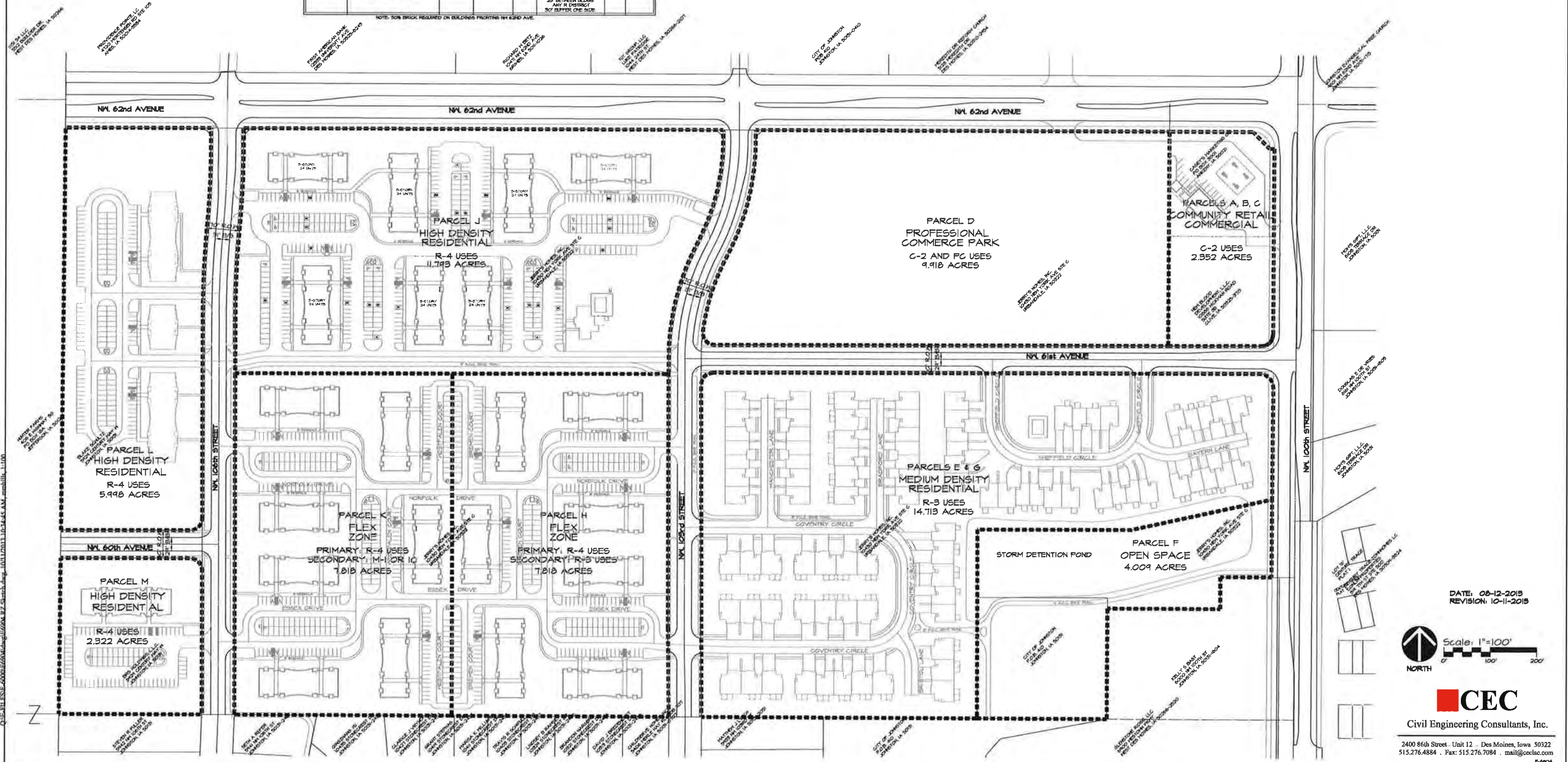


AMENDED P.U.D. CONCEPT PLAN
AMBER RIDGE
JOHNSTON, IOWA

PROPERTY OWNER:
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PH: 515.278.5912

PREPARED FOR:
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OVERALL LEGAL DESCRIPTION
A PART OF THE NORTH 1/4 OF SECTION 4 T14N, R25W OF THE 5TH PM, CITY OF JOHNSTON, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NE CORNER OF SECTION 4-T14-25; THENCE S00°15'16"W, 1017.60 FEET ALONG THE EAST LINE OF SAID SECTION 4 TO A POINT; THENCE N84°41'24"W, 154.45 FEET TO A POINT; THENCE S00°03'17"W, 68.40 FEET TO A POINT; THENCE N84°52'45"W, 242.81 FEET TO A POINT; THENCE S00°12'04"W, 235.90 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/4 NE 1/4 OF SAID SECTION 4; THENCE N84°50'26"W, 2244.80 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE S00°24'33"E, 1318.81 FEET TO THE NORTH LINE OF SAID SECTION 4; THENCE S84°54'38"E, 2640.93 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, ALL CONTAINING 71.708 ACRES MORE OR LESS.



DATE: 08-12-2015
REVISION: 10-11-2015



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