



Planning & Zoning Commission

COMMUNITY DEVELOPMENT DEPARTMENT

May 26th, 2015 Meeting

SUBJECT: Consider recommending approval of PZ Case 15-14; the site plan for Beaver Drive Boat and RV Storage.

SYNOPSIS:

6060 NW Beaver, LLC has submitted a site plan depicting five storage buildings to be constructed over lots 1 & 2 of Thieleke Acres Plat 2 to be utilized for boat and RV storage. The site is located west of NW Beaver Drive and south of NW 62nd Ave.

RECOMMENDATION:

Staff recommends approval of P&Z Case No. 15-14, Beaver Drive Boat and RV Storage Site Plan with the following conditions:

1. The project shall conform to the requirements, standards and regulations of the City of Johnston.
2. Applicant must procure a City grading permit and an Iowa DNR NPDES Phase 2 permit, including a SWPPP for this site prior to any ground disturbing activity.
3. If site lighting is proposed, applicant must submit a photometric layout and manufacturer’s cut sheets in compliance with Resolution 99-56.
4. Applicant submittal of building elevations indicating building height, and type and percentage of each building material proposed for proposed storage buildings.
5. The total site area must be re-platted under the confines of one legally platted lot or applicant must submit a recorded “lot-tie agreement” irrevocably stipulating no separation of lots 1 and 2 for purposes of sale or transfer without further action by the Johnston City Council.
6. If site lighting is proposed in the future, the applicant must submit manufacturer’s cut sheets and a photometric plan in compliance with Resolution 99-56 subject to staff approval prior to installation of lighting.
7. Elevation drawings for the proposed future building must be submitted for review and approval of the Planning Commission and City Council prior to issuance of a building permit.
8. Applicant submittal of a recorded stormwater maintenance

management agreement for proposed stormwater management facilities.

Prior to issuance of a building permit, the site plans must be revised to address the following:

9. Comments 1-6 from review letter provided by consulting engineer Foth Infrastructure and Environment dated May 22, 2015.

Motion by _____, seconded by _____ to recommend approval of PZ Case No. 15-14 the Beaver Drive Boat and RV Storage Site Plans.

Attachments:

- Site plans by Snyder and Associates dated 5/13/15;
- Development Review comments provided by staff dated 4/22/2015;
- Development Review comments by consulting engineer Foth Infrastructure and Environment, LLC dated 5/22/15;
- Photos of typical elevations provided by applicant;
- Vicinity Map.

PROPERTY OWNER:	6060 NW Beaver, LLC. 6060 NW Beaver Drive Johnston, IA 50131 Chad Ireland (515) 224-8598
CONSULTANT:	Brent Culp Snyder & Associates, Inc. 2727 SW Snyder Blvd. Ankeny, IA 50023
BACKGROUND & PRIOR APPROVALS:	<p>PZ Case 93-31 involved construction of the Waters Edge Marine facility which was approved on 8-16-93. Applicant then applied to modify the plan on 9-10-93 which was approved on 9-21-93.</p> <p>The Final Plat of Thieleke Acres was approved by the Johnston City Council on February 7, 2000 via Resolution 00-23.</p> <p>PZ Case 03-41 addressed the buffer along the west side of the Waters Edge Marine site. Reference the discussion under “Buffer” for additional information.</p> <p>PZ Case 12-32 approved the preliminary and final plat for Thieleke Acres, Plat 2, subdividing 7.459 acres into two industrial lots via resolution 13-108.</p>
ZONING & BULK REQUIREMENTS:	<p>The site is zoned M-1, Light Industrial with the following bulk requirements:</p> <p>Front yard = 50’ Rear Yard = 50’ Side Yard = 10’ Side Yard Sum = 20’ * A thirty (30) foot side yard shall be maintained when abutting an R District.</p> <p>Maximum building height (principal structure) = 50’ Minimum lot area (20,000 sq. ft.) and lot width (100’)</p> <p>The site is not in compliance. The 12,240 s.f. storage building is depicted over the top of the shared property line. As such, it does not meet the side yard setback requirements of the district. Staff recommends a condition of approval requiring the total site area be re-platted under the confines of one legally platted lot or applicant must submit a recorded “lot-tie agreement” irrevocably stipulating no separation of lots 1 and 2 for purposes of sale or transfer without</p>

further action by the Johnston City Council.

**TRAFFIC ACCESS &
CIRCULATION:**

The site is served by two access points from NW Beaver Drive, one access at the north property line of lot 2 and a second at the south property line of lot 2. The north access (Waters Edge Drive) is serves both lots 1 and 2 via access easement.

PARKING:

The off street parking space requirements of Ch. 166.33 of the Code of Ordinances requires one parking space per 2000 s.f. of gross floor area for wholesale establishments or warehousing uses.

The existing building on Lot 1 is 8050 s.f.; Therefore, the parking requirement for the existing building follows:

8050 s.f./2000 s.f. = 5 spaces required.

The existing building on Lot 2 is 9050 s.f.; Therefore, the parking requirement for the existing building follows:

9050 s.f./2000 s.f.= 5 spaces required.

The proposed building on Lot 2 is 3360 s.f.; Therefore, the parking requirement for the existing building follows:

3360 s.f./2000 s.f = 2 spaces required.

The required number of spaces is 12. The site plans indicate 33 spaces on Lot 2, 11 of which are labeled “future” spaces. Other site conditions require use of a lot tie agreement (see Zoning and Bulk Requirements). Said lot tie would allow for parking on lot 2 to satisfy the requirements of lot 1.

SIDEWALKS:

There is an existing sidewalk along the east side of the property on NW Beaver Drive. No other sidewalk construction is proposed at this time.

UTILITIES:

Water: There is an existing 12-inch water main on the west side of NW Beaver Drive. A service line extends off of this main to serve the existing structure on Lot 2. Lot 1 is served by a private water main extended through Johnston Industrial Park. This main is located within a Access and Utility Easement.

Sanitary Sewer: an existing 8-inch service line is shown from the existing 21-inch sanitary sewer main, which is located at the east side of NW Beaver Drive.

Storm Sewer: The existing developed portion of the site drains

overland to an existing basin adjacent to NW Beaver Drive. Stormwater generated by the improved portion of the site will be collected by surface intakes and directed through storm sewer pipe to a proposed basin at the SW corner of the property.

FIRE PROTECTION: The site has been reconfigured to maintain the building under the sprinkler requirement threshold of 15,000 SF for the storage buildings. The building indicated as “future” on the site plans is not of sufficient size to require sprinkling.

OPEN SPACE: The minimum open space required in the M-1 District is 20%.
The total site area is 7.459 acres (324,933 sq. ft.). The required amount of open space is calculated as follows:

$$(324,933 \text{ sq. ft.}) \times (.20) = 64,987 \text{ sq. ft}$$

The site plan is in compliance with 122,990 sq. ft. of open space.

LANDSCAPING: The site is in compliance with the open space landscaping requirements of city code found in Chapter 166.32 (3), calculated as follows:

A. Minimum requirements at the time of planting – two (2) trees or one tree of the following size per 1,500 square feet of open space, whichever is greater:

- 40 %, 2-2½ inches Caliper Diameter
- 60%, 8 - 10 feet in height

(Evergreen trees shall not be less than six (6) feet in height)

B. Minimum requirements at the time of planting - 6 shrubs, or 1 shrub per 1,000 square feet of open space, whichever is greater.

$(64,987 \text{ open space required}/1500 \text{ SF}) = 44 \text{ trees required, 18 of which must be 2" to 2.5" caliper and the remainder must be 8' to 10' in height. The site plan exhibits the correct number and size of trees.}$

$(64,987/ 1500 \text{ SF}) = 65 \text{ shrubs required; 66 shrubs provided.}$

BUFFERS: **The existing site is in compliance with buffer requirements and no change is proposed.**

A 60-foot wide buffer is required between the M-1 District and the R-1 Residential District adjacent and west of this site. When Pinewood Glen townhomes to the west were platted in 2002, the property owners received approval of an alternative buffer that consists of 30 foot landscape buffer on the townhome properties an 8

foot privacy fence on the property line and a 15 foot buffer on this plat that would prohibit structures and outdoor storage. A 15 foot buffer easement is shown on the plat to satisfy the requirements of the 2002 agreement. The Pinewood Glen Plat included a 30-foot buffer easement.

15-foot buffer provided from adjacent property along south property line (High Meadows Bluff).

SITE LIGHTING:

No additional site lighting is indicated on the site plans. If site lighting is proposed in the future, the applicant must submit manufacturer's cut sheets and a photometric plan in compliance with Resolution 99-56 subject to staff approval prior to installation of lighting.

STORMWATER MANAGEMENT:

Approximately 1/3 of the site (that portion to be developed) drains to the south. The remainder drains easterly towards NW Beaver Drive. Stormwater generated from the proposed site improvements will be directed via storm sewer to a basin at the southwest corner of Lot 2. The basin outlets to existing 10" storm sewer that lies within an easement at the south end of Lot 2. Said basin will meet the stormwater quality and 100-year detention requirements on its own. An additional basin is depicted at the front of the property adjacent to NW Beaver Drive. Said basin is existing, and minor improvements are proposed to rectify existing drainage issues affecting the basin. The site plans indicate connections to existing stormwater intakes at NW Beaver Drive.

Staff recommends a condition of approval requiring applicant submittal of a stormwater management maintenance agreement prior to issuance of a building permit.

ARCHITECTURE:

The applicant has submitted photos depicting "typical construction" of each of the proposed storage buildings. Staff recommends a condition for approval requiring applicant to furnish elevations for each building side indicating total building height, and type and percentage of each building material proposed prior to issuance of a building permit.

No elevations were provided for the future building depicted on the site plans. The applicant has requested approval of site plans pending subsequent submittal of said elevations for review and approval by P&Z and Council. Staff recommends a condition for approval requiring such a submittal prior to issuance of a building permit for said building.

CONSULTANT COMMENTS:

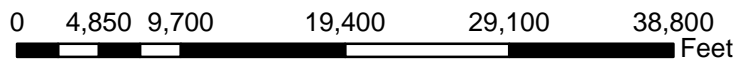
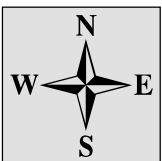
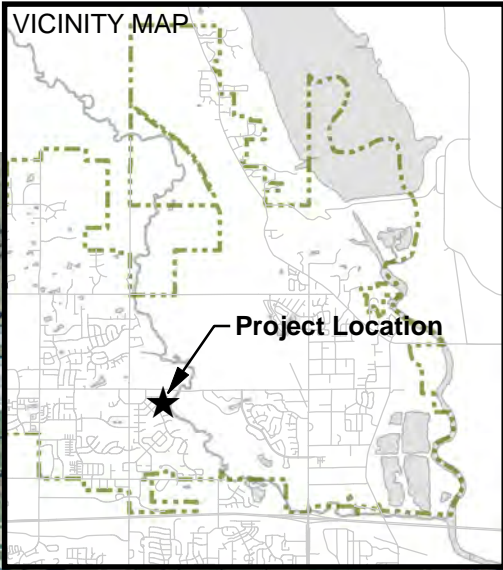
The site plan has been reviewed by Foth Infrastructure and Environment, LLC. Foth provides comments in their review letter

ADJACENT
NEIGHBOR
COMMENTS:

dated 5/22/15. Any outstanding issues are noted as a condition of the approval of the site plan.

A notice post card has been sent to all properties surrounding the current building area. A copy of the notice is attached. In addition, staff has implemented a new Notice of Proposed Development section on the City website, <http://www.cityofjohnston.com/Index.aspx?NID=435>, and post card notices are directed to this site. A copy of the material posted on the website is also attached. No comments have been received to date.

PZ Case 15-14 Beaver Drive Boat and RV Storage Site Plan



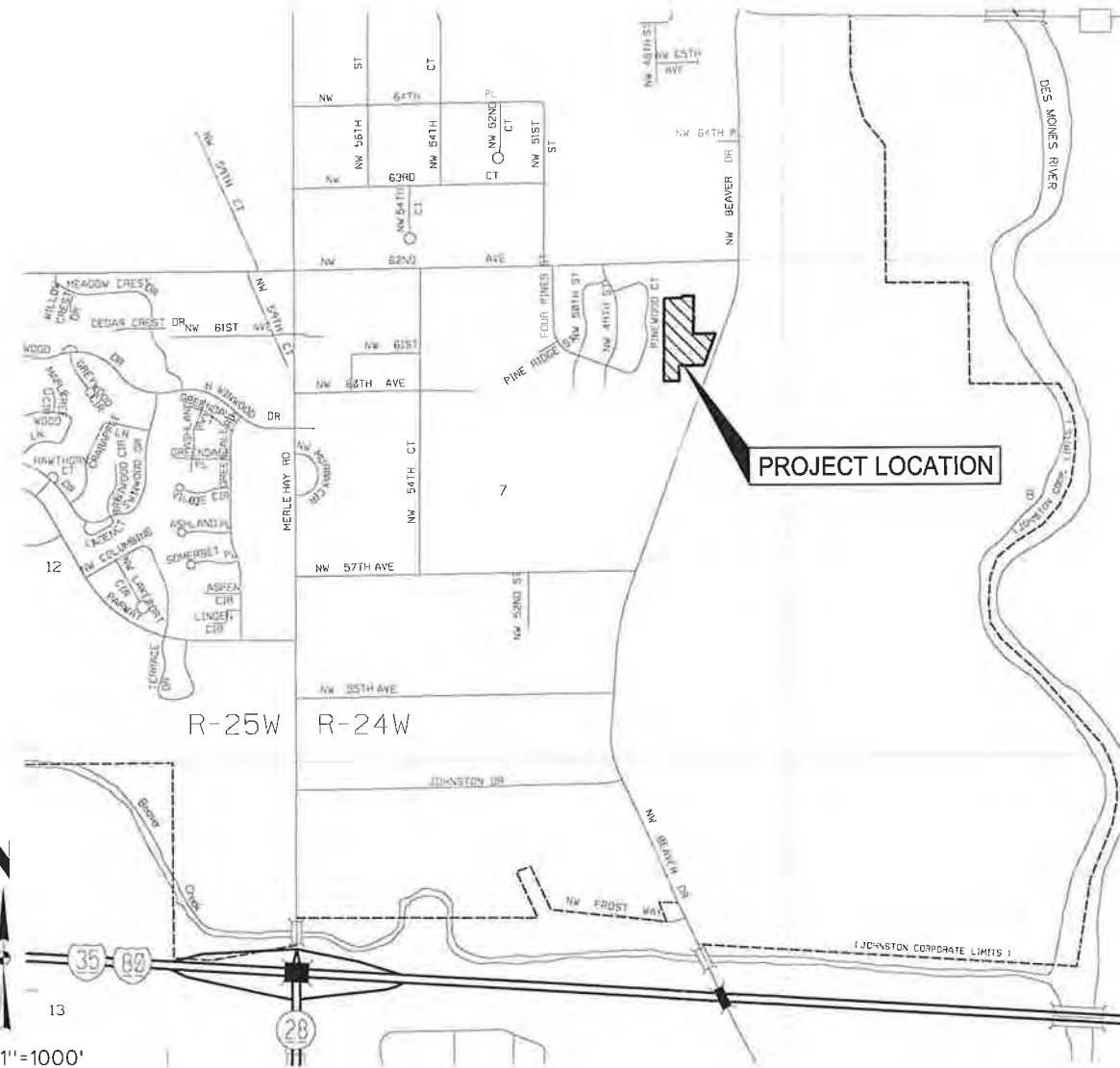
Created by City of Johnston Department of Community Development
6221 Merle Hay Road, P.O. Box 410, Johnston, IA, 50131-0410 (515)278-2344 Fax:(515)278-2033

SITE PLAN FOR BEAVER DRIVE BOAT AND RV STORAGE

CITY OF JOHNSTON, POLK COUNTY, IOWA

OWNER/APPLICANT

6060 NW BEAVER, LLC.
6060 NW BEAVER DRIVE
JOHNSTON, IA 50131
CHAD IRELAND
515-224-8598





VICINITY MAP

CITY OF JOHNSTON
COMMUNITY DEV. DEPT.
DATE REC'D: 5-13-15
CASE NO.: PZ 15-14

INDEX OF SHEETS

1. TITLE SHEET
2. PROJECT INFORMATION
3. DIMENSION PLAN
4. UTILITY PLAN
5. GRADING AND EROSION CONTROL PLAN
6. PLANTING PLAN

	<p>I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed Professional Landscape Architect under the laws of the State of Iowa.</p> <p>Clay R. Schneckloth, ASLA Date _____ License Number 512</p> <p>Pages or sheets covered by this seal: Sheet 6</p> <p>License Expires June 30, 2015</p>
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	<p>I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.</p> <p>Erik J. Nikkel, P.E. Date _____ License Number 18678 My License Renewal Date is December 31, 2015</p> <p>Pages or sheets covered by this seal: Sheets 1-5</p>
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BEAVER DRIVE BOAT AND RV STORAGE

TITLE SHEET

SNYDER & ASSOCIATES, INC.

JOHNSTON, IOWA
2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

Project No: 1150247

Sheet 1 of 6

MARK	REVISION	DATE	BY
1	REVISED PER CITY COMMENTS	05/13/15	AWS
Engineer:	E.J.N.	Checked By:	B.K.C.
Technician:	AWS	Date:	04/10/15
Project No:			1150247
Sheet:			1 of 6

