PZ Case No. 19-09

Planning & Zoning Commission

COMMUNITY DEVELOPMENT DEPARTMENT

Monday, April 8th, 2019

Subject: Consider recommending approval of the site plans for the DRE Properties office building at 5765 West Parkway.	
SYNOPSIS:	DRE Properties, LLC. has submitted site plans for the development of a 9,047 square foot building housing three office suites.
RECOMMENDATION:	Staff recommends approval and provides the following motion for the commission's consideration: **The Planning & Zoning Commission recommends approval of PZ Case 19-09, the Site Plans for 5765 West Parkway 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. A Storm Water Pollution Prevention Plan, Evidence of NPDES Permit from the Iowa DNR and a City Grading Permit shall be provided prior to any ground disturbing activity on the site. 3. A Stormwater Management Facilities Maintenance Agreement shall be provided and accepted by the City Council prior to issuance of a building permit. 4. Applicant shall provide a petition and waiver for improvements to NW 100th Street prior to issuance of a building permit. 5. Applicant shall provide a signed lot tie agreement prior to issuance of a building permit. 6. Applicant shall submit an acquisition plat dedicating additional right-of-way to the City for improvements to NW 100th Street. 7. Applicant shall verify the orifices for ST-3A, ST-11A, and ST-5 are at proper elevations prior to issuance of an occupancy certificate. 8. The existing water and sewer stubs that will not be utilized will be removed and capped at the main (notes 1I and 2E Sheet 4 of 7). 9. Applicant shall submit a recorded ingress/egress access easement benefiting east-adjacent Lot 3 West Park Plat 1 and recorded public sidewalk easement for sidewalk adjacent to White Oak Lane prior to issuance of occupancy certificate. 10. The site plans must be amended to address all comments from the memo provided by Foth Infrastructure & Environment LLC, dated

April 2, 2019 prior to issuance of a building permit.

Motion by _____, Seconded by _____ to recommend approval of PZ Case 19-09 subject to conditions as outlined in the staff report.

Attachments:

- Vicinity Map
- Site Plans, prepared by Snyder & Associates, dated 3/27/19;
- Architectural Elevations, prepared by Downing Construction, dated 12/28/18;
- Johnston Community Development Development Review Memo, dated 3/18/2019;
- Foth Infrastructure & Environment LLC Development Review Memo, dated 4/2/19.

PROPERTY OWNER/APPLICANT:	DRE Properties, LLC 509 East Scenic Valley Indianola, IA 50125
REPRESENTATIVES:	Snyder & Associates, Inc. 2727 SW Snyder Boulevard Ankeny, IA 50023
BACKGROUND & PRIOR APPROVALS:	The subject property is legally defined as Lots 1 and 2 of West Park Office Plaza Plat 1. The City Council approved the West Park PUD via Ordinance 674 on 9/15/03 (PZ 03-24); The City Council approved the West Park Final Plat via Resolution 04-63 on 4/19/04 (PZ 04-12).
ZONING & BULK REQUIREMENTS:	The subject property is zoned PUD, Planned Unit Development. The applicable PUD is the West Park PUD. The PUD provides for the use of the property in conformance with the C-O, Commercial Office, and the C-1, Neighborhood Commercial zoning districts. The following are the setbacks for the subject property: Front Yard Setback: 30 Feet (NW 100th Street) West Parkway and White Oak Lane: 25 Feet Common Property Lines: 12 ½ Feet As proposed the site is in compliance with the zoning regulations for the property.
TRAFFIC ACCESS & CIRCULATION:	The site plans indicate two access points from White Oak Lane, the easternmost of which is a shared access via easement with east-adjacent Lot 3 of West Park Plat 1. A third access is provided from West Parkway. NW 100th Street improvements from NW 54th Avenue to NW 62nd Avenue is a project identified in the City of Johnston 2019-2024 Capital Improvement Plan with funding beginning in FY 2022. Per Resolution 08-53 (passed May 5th, 2008), the property owner is required to provide a petition and waiver for road improvements prior to issuance of a building permit. In addition to the above-mentioned petition and waiver, the applicant is required to dedicate ten feet of additional right-of-way to the city to facilitate construction of road improvements. Said dedication of right-of-way will mandate relocation of an existing monument sign identifying the West Park subdivision. The city will be responsible for relocation of the sign as necessary to facilitate the road improvement project. Staff recommends a condition of approval mandating applicant submittal of an

	acquisition plat to the city prior to approval of a building permit.
PEDISTRIAN CIRCULATION & SIDEWALKS:	A ten-foot-wide trail is proposed on the east side of NW 100th Street adjacent to the subject property. Said trail will be installed with future roadway improvements. A five-foot-wide public sidewalk will be constructed on the south side of White Oak Lane (depicted in partial easement on private property). A sidewalk easement is required to avoid relocation of multiple fire hydrants and utility poles within the right-of-way along White Oak Lane. A five-foot-wide public sidewalk will also be constructed on the north side of West Parkway. Both public sidewalks will be connected to the aforementioned proposed future trail on NW 100th Street. Internal walkways are provided to route traffic from the public sidewalks to the interior of the site.
PARKING AND LOADING:	Professional offices are required to have one parking space for each 200 square feet of gross floor area for the first 5,000 square feet of gross floor area and one space for every 275 square feet thereafter. This proposed total office space is 9,047 s.f. The parking requirement is calculated as follows: • 5000 s.f./200 s.f. = 25 spaces • 4,047 s.f./275 s.f. = 15 spaces The total parking requirement is 40 parking spaces, of which two spaces are required to be ADA compliant. The site plans depict 82 parking spaces (three ADA compliant) to satisfy code requirements.
UTILITIES:	The proposed project is depicted over two lots. Water and sewer stubs were both previously installed to each lot with the public improvements for the subdivision. The building will utilize the sanitary sewer stub installed for Lot 1 and the water stub for Lot 2, both connections occurring within the West Parkway right-of-way. The water and sewer stubs that will not be utilized will be removed and capped at the main (notes 1I and 2E Sheet 4 of 7).
FIRE PROTECTION:	The proposed building will be sprinkled for fire protection (a sprinkler connection is depicted at the southeast corner of building). One new hydrant will be installed internal to the site to insure building coverage. The fire department has reviewed emergency access to the building and fire hydrant coverage and is satisfied with the level of fire protection.
FLOODPLAIN:	The site is not located within the 100-year floodplain.
DRAINAGE:	Stormwater will be routed to a series of interconnected onsite basins via parking lot intakes and stormsewer piping. Ultimately, the basins discharge to city stormsewer at West Parkway.

The stormwater calculations and method of stormwater detention have been reviewed by the City's consulting engineer, Foth Infrastructure and Environmental, L.L.C. Staff recommends a condition of approval mandating amendments necessary to address comments listed in Foth's review letter dated April 2, 2019.

A Stormwater Management Facilities Maintenance Agreement will be required to be provided and accepted by the City Council prior to issuance of a building permit.

ARCHITECTURE:

Chapter 166.35.2.C of the Code of Ordinances requires that at least 75 percent of the exterior wall area, excluding glass exhibit primary exterior materials consisting of a combination of brick, architectural concrete panels, textured concrete block, architectural steel, or stone panels. Aluminum or steel metal siding shall only be part of a building as trim which is limited to 25% of any exterior wall area.

Proposed architectural materials include cultured stone veneer and fiber cement panels. As proposed the building is in compliance with the architectural standards for the zoning district. The following percentages make up each facade:

West Elevation:

- 47% Stone
- 24% Cement Panels

East Elevation:

- 63% Stone
- 36% Cement Panels

South Elevation:

- 53% cultured stone veneer
- 47% Cement Panels

North Elevation:

- 54% Stone
- 46% Cement Panels

OPEN SPACE:

Commercial properties are required to demonstrate 25% open space. For this property 24,784 square feet is the required open space. The requirement has been met with 44,261 square feet of open space provided (47.5%).

LANDSCAPING:

The site plan complies with the open space landscaping requirements of city code. Based upon the amount of open space required as listed above, the following table demonstrates the open space landscape plantings required vs. provided:

Open space Plantings	Required	Provided
2”-2 ½”	7	7
8’-10’	10	10
Shrubs	25	25

BUFFERING:	All adjacent properties are zoned similar to the subject property. No buffers are required on this site.
NPDES PERMIT:	A SWPPP and NPDES Permit are required and must be approved by City Staff prior to issuance of a City Grading Permit and any ground disturbing activity.
SITE LIGHTING:	The applicant has provided a photometric layout and manufacturer’s cutsheets for proposed site lighting. Staff recommends a condition of approval mandating revisions as necessary to achieve compliance with City of Johnston Site Lighting regulations as further detailed in the review letter from Foth Infrastructure and Environment dated 4/2/19.
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 April 2, 2019 review letter. Staff recommends a condition of approval requiring all outstanding comments from Foth be addressed prior to the issuance of a building permit.

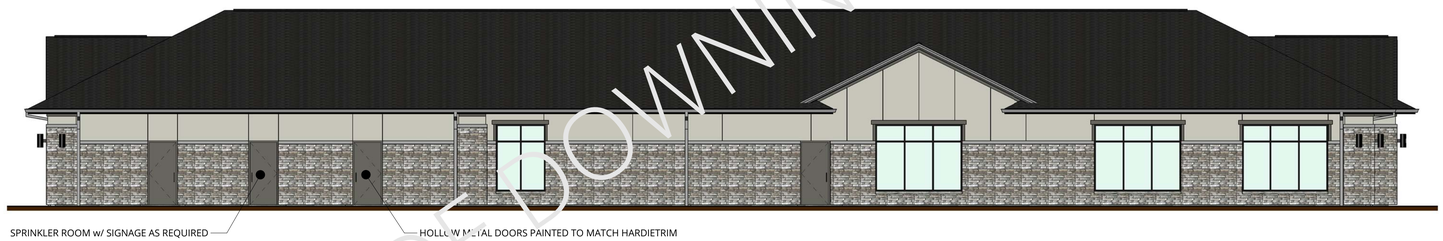
DRE Properties
5785 West Parkway

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

1 COLOR - WEST (FRONT) ELEVATION

SCALE: 3/16" = 1'-0"

FRONT ELEVATION	SQUARE FEET	PERCENTAGES %
CALCULATIONS		
STONE	545	29%
CEMENT PANELS	602	32%
OPENINGS	756	39%
TOTAL SURFACE	1,903	100%



2 COLOR - EAST (REAR) ELEVATION

SCALE: 1/8" = 1'-0"

SOUTH ELEVATION	SQUARE FEET	PERCENTAGES %
CALCULATIONS		
STONE	368	43%
CEMENT PANEL	324	38%
OPENINGS	165	19%
TOTAL SURFACE	857	100%

REAR ELEVATION	SQUARE FEET	PERCENTAGES %
CALCULATIONS		
STONE	816	50%
CEMENT PANEL	474	29%
OPENINGS	354	21%
TOTAL SURFACE	1,644	100%

NORTH ELEVATION	SQUARE FEET	PERCENTAGES %
CALCULATIONS		
STONE	400	45%
CEMENT PANEL	336	37%
OPENINGS	165	18%
TOTAL SURFACE	901	100%

3 COLOR - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

4 COLOR - NORTH ELEVATION

SCALE: 1/8" = 1'-0"

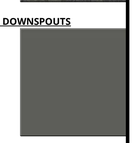
EXTERIOR MATERIAL SELECTIONS

NOTE:
THESE SELECTIONS ARE PROVIDED TO SHOW "COLOR INTENT".

FINAL SELECTIONS CAN/ OR WILL BE MADE BY THE OWNER AS THIS PROJECT PROGRESSES.

ROOFING: SHINGLES
CERTAINTEED
- LANDMARK PRO
  - COLONIAL SLATE

ROOFING: FASCIA, GUTTER & DOWNSPOUTS
FIRESTONE
- CHARCOAL GRAY
  - INCLUDES:
    - CULTURED STONE CAP



ROOFING: SOFFIT PANELS
FIRESTONE
- CHARCOAL GRAY
  - INCLUDES:

WOOD TIMBER & WOOD SOFFIT PANELS
SHERWIN WILLIAMS
- STAIN COLOR
  - SW3524
    - CHESTNUT

HARDIEPANEL SIDING (STUCCO FINISH)
JAMES HARDIE
- PAINT COLOR
  - SHERWIN WILLIAMS
    - SW7065
      - ARGOS

HARDIETRIM (SMOOTH FINISH)
JAMES HARDIE
- PAINT COLOR
  - SHERWIN WILLIAMS
    - SW0077
      - CLASSIC FRENCH GRAY
        - & H.M. DOOR PAINT

CULTURED STONE VENEER
CENTURION STONE
- DRY STACK
  - STORM CLOUD LEDGE

LIMESTONE WINDOW SILL TRIM
CENTURION STONE
- STORM CLOUD LEDGE SILL

STOREFRONT DOORS & WINDOWS
KAWNEER (OR SIMILAR)
- ANODIZED BLACK
  - INCLUDES:
    - VISIBLE FLASHINGS

PROPERTY OF DOWNING CONSTRUCTION, INC.

THIS PLAN IS THE PROPERTY OF DOWNING CONSTRUCTION INC.

ANY USE WITHOUT WRITTEN PERMISSION IS STRICTLY PROHIBITED!

DOWNING
Driven to deliver.

509 East Scenic Valley Ave.
Indianola, Iowa 50125
p: 515.961.5386
f: 515.961.0468
www.downingconstruct.com
www.downingplanroom.com

DRE Properties Office Building

TBD
Johnston, Iowa

DESIGN DEVELOPMENT PLAN(S) - NOT FOR CONSTRUCTION

DRAWN BY: **CGL/ AKS/ CPK**

ORIGINAL
CONSTRUCTION DOCUMENT
12/28/2018

REVISIONS

02/26/2019 - DD Elevations
03/05/2019 - DD Update
03/08/2019 - Progress Set
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PLAN NO. = **15-234**

DWG. LIST

COLOR EXTERIOR ELEVATIONS

SHEET NO.

A-202

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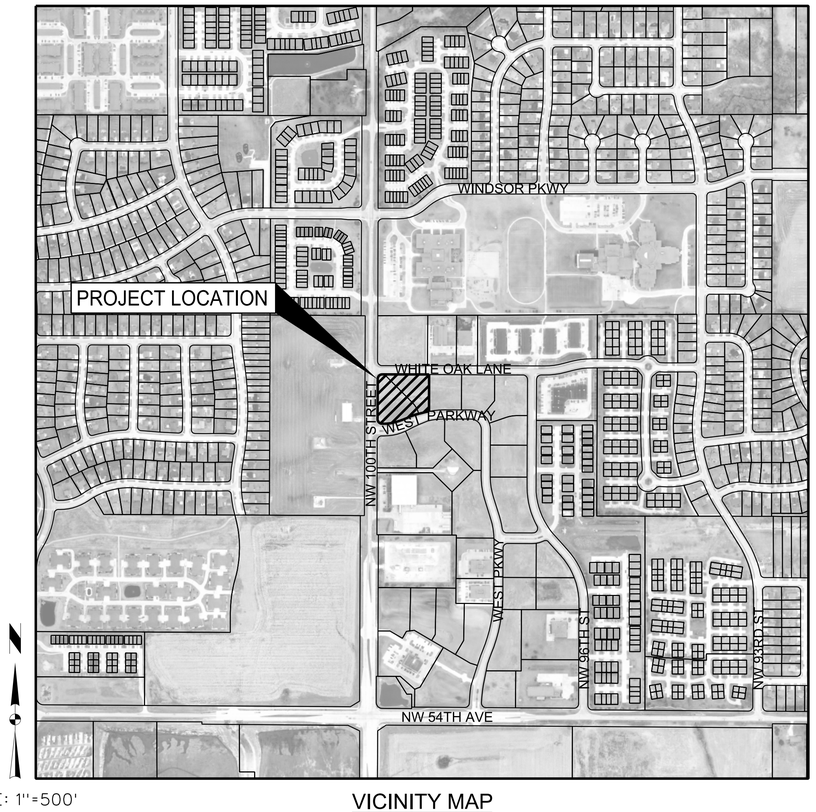
SITE PLANS FOR

DRE PROPERTIES OFFICE BUILDING

CITY OF JOHNSTON, POLK COUNTY, IOWA

OWNER/APPLICANT

DRE PROPERTIES, LLC
509 E SCENIC VALLEY AVE
INDIANOLA, IA 50125
CONTACT: JUSTIN BROWN
PHONE: 515-961-5386



SCALE: 1"=500'

VICINITY MAP

INDEX OF SHEETS

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

MARK	REVISION	DATE	BY
1	AS PER CITY COMMENTS	03/27/19	TLS

Engineer: LBM | Checked By: MAA | Scale: 1"= 500'
Technician: TLS | Date: 03/08/19 | Field Bk: | Pg:
Project No: 119.0086
Sheet 1 of 7

DRE PROPERTIES OFFICE BUILDING
JOHNSTON, IOWA
TITLE SHEET

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

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.

Jason A. Ledden, P.E. Date

License Number 24117

My License Renewal Date is December 31, 2020

Pages or sheets covered by this seal:
SHEET 1-6

LICENSED PROFESSIONAL ENGINEER
JASON A. LEDDEN
24117
IOWA

SNYDER & ASSOCIATES

Project No: 119.0086
Sheet 1 of 7

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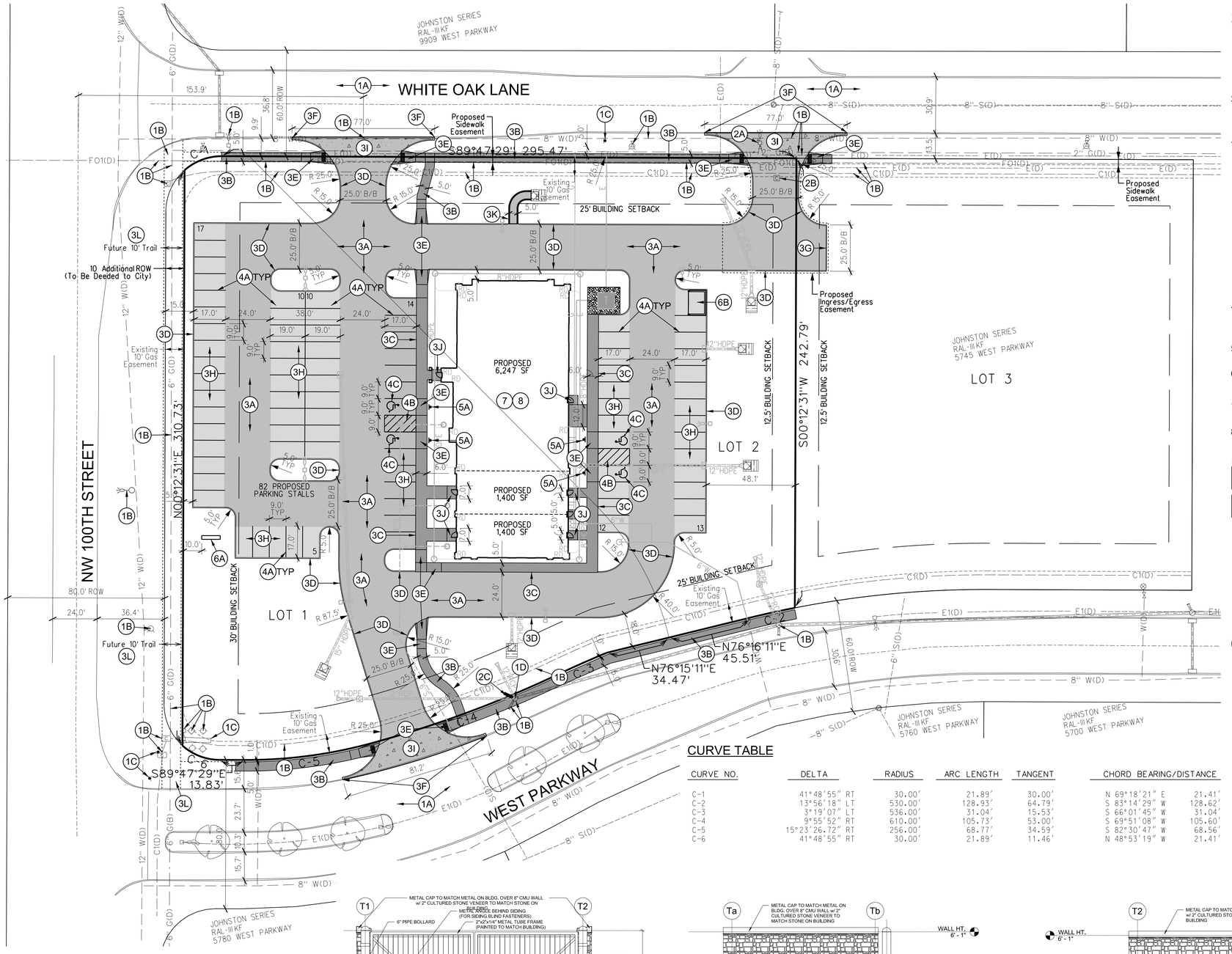
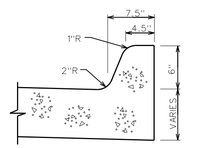


DIMENSION PLAN CONSTRUCTION NOTES

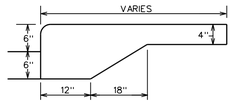
1. EXISTING FEATURES, PROTECT THE FOLLOWING:
   A. EXISTING PAVEMENTS TO REMAIN.
   B. EXISTING UTILITIES. ANY DAMAGES TO EXISTING UTILITIES THAT ARE NOT SCHEDULED FOR MODIFICATION OR DEMOLITION SHALL BE REMEDIED AT THE CONTRACTOR'S EXPENSE WITH THE WORK BEING PERFORMED TO THE UTILITY OWNER'S SPECIFICATIONS.
   C. EXISTING SIGN.
   D. EXISTING MANHOLE. PLACE A 3-PIECE ADJUSTABLE CASTING AND ADJUST RIM ELEVATION PER PLANS.
2. EXISTING FEATURES, REMOVE THE FOLLOWING:
   A. REMOVE AND RELOCATE EXISTING LIGHT POLE. COORDINATE WITH UTILITY PROVIDER.
   B. REMOVE AND RELOCATE EXISTING COMMUNICATION BOX. COORDINATE WITH UTILITY PROVIDER.
   C. STORM SEWER STUB.
3. PAVEMENTS, PROVIDE THE FOLLOWING AS PER CITY OF JOHNSTON STANDARDS.
   A. 6" DEPTH PCC PAVEMENT WITH 6" HEIGHT CURB ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
   B. 4" DEPTH PCC SIDEWALK ON 6" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
   C. INTEGRAL CURB AND 4" PCC SIDEWALK. SEE DETAIL.
   D. STANDARD CURB. SEE DETAIL.
   E. PEDESTRIAN RAMP WITH DETECTABLE WARNINGS AS PER SUDAS DETAIL 7030.210 WHERE SHOWN.
   F. CONNECT TO EXISTING PCC PAVEMENT WITH TYPE "A" CONNECTION AS PER SUDAS FIGURE 7030.101. GRIND CURB AND MATCH EXISTING ELEVATIONS.
   G. NO CURB.
   H. 5" DEPTH PAVEMENT ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
   I. 7" DEPTH PAVEMENT ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
   J. PCC STOOPS. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS.
   K. PCC CUNNETTE.
   L. FUTURE 10' WIDE TRAIL. CITY TO COORDINATE FUTURE INSTALLATION WITH PROPERTY OWNER.
4. PAVEMENT MARKINGS, PROVIDE THE FOLLOWING:
   A. PAINTED PARKING STALL LINE OWNER TO PICK COLOR).
   B. PAINTED 45° STRIPING AT 3' O.C.
   C. PAINTED STATE OF IOWA APPROVED DISABLED SYMBOL, AS PER ADAAG REQUIREMENTS.
5. SIGNAGE, PROVIDE THE FOLLOWING:
   A. PROVIDE VAN ACCESSIBLE PARKING SIGNAGE AS PER ADAAG REQUIREMENTS.
6. PROVIDE SITE IMPROVEMENTS AS FOLLOWS:
   A. MONUMENT SIGN. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
   B. TRASH ENCLOSURE. SEE DETAIL.
7. SEE STRUCTURAL DRAWINGS FOR BUILDING FOUNDATION AND STOOP LOCATIONS AND DETAILED CONSTRUCTION.
8. SEE ARCHITECTURAL DRAWINGS FOR DETAILED BUILDING CONSTRUCTION INFORMATION.

LEGEND

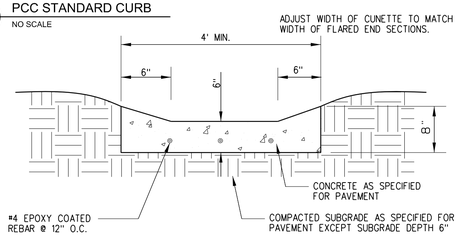
- 4" PCC SIDEWALK
- 6" PCC PAVEMENT
- 5" PCC PARKING
- 7" PCC PAVEMENT



1/3 PCC STANDARD CURB
NO SCALE



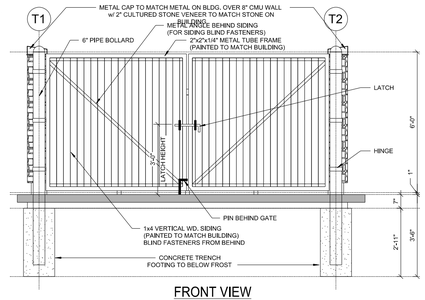
2/3 PCC INTEGRAL CURB AND SIDEWALK
NO SCALE



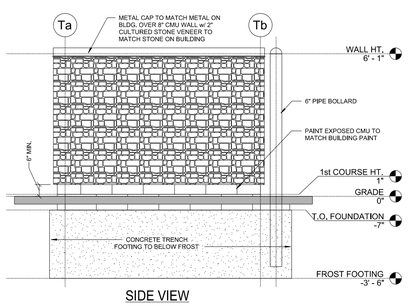
3/3 PCC CUNETTE DETAIL
NO SCALE

CURVE TABLE

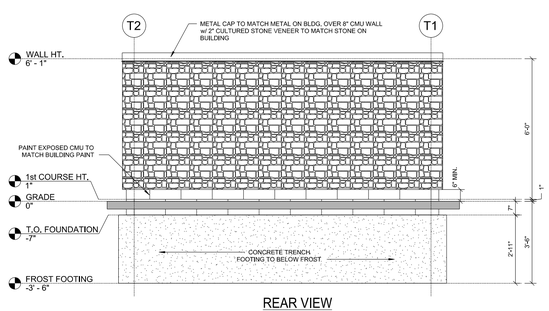
CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE	
C-1	41°48'55" RT	30.00'	21.89'	30.00'	N 69°18'21" E	21.41'
C-2	13°56'18" LT	530.00'	128.93'	64.79'	S 83°14'29" W	128.62'
C-3	3°19'07" LT	536.00'	31.04'	15.53'	S 66°01'45" W	31.04'
C-4	9°55'52" RT	610.00'	105.73'	53.00'	S 69°51'08" W	105.60'
C-5	15°23'26.72" RT	256.00'	68.77'	34.59'	S 82°30'47" W	68.56'
C-6	41°48'55" RT	30.00'	21.89'	11.46'	N 48°53'19" W	21.41'



FRONT VIEW



SIDE VIEW



REAR VIEW

4/3 TRASH ENCLOSURE
NO SCALE

0 30
FEET

MARK	REVISION	DATE	BY
1	AS PER CITY COMMENTS	03/27/19	TLS

Engineer: LBM | Checked By: MAA | Scale: 1"= 30'
Technician: TLS | Date: 03/08/19 | Field Bk: | Pg:

Project No: 119.0086

Sheet 3 of 7

DRE PROPERTIES OFFICE BUILDING

JOHNSTON, IOWA

DIMENSION PLAN

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

SNYDER & ASSOCIATES

Project No: 119.0086

Sheet 3 of 7

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