



**OFFICE OF THE CITY ADMINISTRATOR**

Johnston, Iowa  
 AGENDA COMMUNICATION  
 October 3, 2016

**SUBJECT:**

Consider Resolution 16-208, initiating an official zoning map amendment to rezone approximately 5.51 acres and adjoining right-of-way from Planned Unit Development (PUD) allowing limited Community Retail Commercial District uses to PUD allowing limited Community Retail Commercial District uses in addition to those of the R-4, High Density Residential District by referring to the Planning and Zoning Commission for review and recommendation. The subject property is located west of NW 86<sup>th</sup> Street and south of NW 54<sup>th</sup> Avenue.

**ACTION REQUIRED:**

- Ordinance
- Resolution
- Approval
- Receive/File
- Attorney Review

AW

**SYNOPSIS:**

The property owner has requested a rezoning of their property to PUD allowing High Density Residential Uses in addition to those of the C-2, Community Retail Commercial District.

Chapter 166.15 of the City of Johnston Code of Ordinances allows the City Council to initiate a zoning map amendment upon written request of the property owner. This resolution initiates said request by referring to the Planning Commission for review and recommendation.

**RECOMMENDATION:**

Accept the petition/owner's request and initiate an official zoning map amendment by referring this request to the Planning and Zoning Commission for review and recommendation.

**Attachments:**

- Rezoning Petition/written request of property owner;
- Vicinity Map;

**RESOLUTION 16-208**

**A RESOLUTION INITIATING AN OFFICIAL ZONING MAP AMENDMENT FOR APPROXIMATELY 5.51 ACRES AND ADJOINING RIGHT-OF-WAY FROM PUD ALLOWING LIMITED C-2, COMMUNITY RETAIL COMMERCIAL DISTRICT USES TO PUD ALLOWING LIMITED C-2 DISTRICT USES AND USES OF THE R-4, HIGH DENSITY RESIDENTIAL DISTRICT TO BE KNOWN AS THE ROUGHWOOD PUD, LOCATED WEST OF NW 86<sup>TH</sup> STREET AND SOUTH OF NW 54<sup>TH</sup> AVENUE.**

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JOHNSTON, IOWA, that:**

The City Council hereby initiates an official zoning map amendment and refers the case to the Planning and Zoning Commission for recommendation.

**PASSED AND APPROVED** this 3<sup>rd</sup> day of October, 2016.

\_\_\_\_\_  
PAULA DIERENFELD, MAYOR

ATTEST:

\_\_\_\_\_  
CYNDEE RHAMES, CITY CLERK

<b><u>ROLL CALL VOTE:</u></b>	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Brown	_____	_____	_____	_____
Clabaugh	_____	_____	_____	_____
Cope	_____	_____	_____	_____
Lindeman	_____	_____	_____	_____
Temple	_____	_____	_____	_____

# Rezoning Area Vicinity Map



PETITION FOR CHANGE IN ZONING CLASSIFICATION

To: Honorable Mayor and City Council  
Johnston City Hall  
6221 Merle Hay Road  
P.O. Box 410  
Johnston, IA 50131-0410

CITY OF JOHNSTON  
COMMUNITY DEV. DEPT.

DATE REC'D: 09/08/2016  
CASE NO.: PZ 110-31

Date: SEPT. 7, 2016

We, the owners of property located at 8626 - 8684 NW 53<sup>RD</sup> PL.; 5310 NW 86<sup>TH</sup> ST.  
respectfully petition you to amend the Johnston Zoning Ordinance by rezoning the following legally  
described property:

SAME AS ABOVE

from the PUD District to the PUD + MULTIFAMILY District.  
(Present Zoning) (Proposed Zoning)

Provided herewith on the attached pages are the signatures of the owners of at least fifty percent (50%) of  
the property within 250 feet of the petitioned area, all as property owners consenting to this petitioned  
rezoning.

Signature of Petitioner: [Handwritten Signature]  
3737 WOODLAND AVE. SUITE 100  
Address WEST DES MOINES, IA 50266  
515-778-7268  
Phone Number

Attachments

\*\*\*\*\*  
FOR OFFICE USE ONLY

Petition Received By: \_\_\_\_\_ Date: \_\_\_\_\_

Petition Filed: \_\_\_\_\_ Fee Paid: \_\_\_\_\_ Receipt Number: \_\_\_\_\_



# DEVELOPMENT APPLICATION

City of Johnston, Iowa

Submission Date: 9/5/2016

Fee Amount: \_\_\_\_\_

No application will be accepted unless it complies with all the submittal requirements. Incomplete application will be returned to the applicant without further review.

TYPE OF REQUEST:

- Zoning Map Amendment
- Site Plan Review
- Planned Unit Development
- Grading Permit
- Administrative Approval
- Auditor's Plat
- Plat of Survey
- Minor Subdivision
- Preliminary Plat
- Final Plat

PROJECT NAME:

GATEWAY PLAZA (WORKING NAME)

PROJECT LOCATION:

SW CORNER OF 86<sup>th</sup> & 54<sup>th</sup>  
(Street Address or Project Location)

PROPERTY OWNER:

LSJT OF IOWA

Name 3137 WOODLAND AVE., SUITE 100  
 Address WEST DES MOINES IA 50266  
 City 515-778-7268 State SScott@NAIOPTIMUM.COM Zip  
 Phone Fax Email Address

APPLICANT:

STEVE SCOTT

Name SAME AS ABOVE  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Phone \_\_\_\_\_ Fax \_\_\_\_\_ Email Address \_\_\_\_\_

CONSULTANT:  
(Architect, Engineer, etc.)

GTC COMPANIES

Name 6505 MERLE HAY ROAD  
 Address JOHNSTON IA 50131  
 City 515-528-8178 State \_\_\_\_\_ Zip \_\_\_\_\_  
 Phone \_\_\_\_\_ Fax \_\_\_\_\_ Email Address \_\_\_\_\_

PERSON TO BE BILLED:

STEVE SCOTT

Name SAME AS ABOVE  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Phone \_\_\_\_\_ Fax \_\_\_\_\_ Email Address \_\_\_\_\_