



Planning & Zoning Commission

COMMUNITY DEVELOPMENT DEPARTMENT

November 24, 2014 Meeting

SUBJECT: Consider recommending approval of the Final Plat for West Prairie Townhomes Plat 2. The subject property is located east of NW 96th Street and north of NW 54th Avenue.

SYNOPSIS:

The applicant, Hubbell Realty Company, seeks approval of the final plat for West Prairie Townhomes Plat 2, re-platting 64 lots (lots 1-56, 81-84 and 89-92 of Plat 1) into 56 lots. The re-plat adjusts lot lines to accommodate larger units and allows for a number of single-family detached units throughout the development.

RECOMMENDATION:

The staff recommends approval and provides the following motions for the commission's consideration:

The Planning & Zoning Commission recommends approval of PZ Case 14-41, the final plat for West Prairie Townhomes Plat 2, with the following Conditions:

1. The project shall conform to the requirements, standards and regulations of the City of Johnston.
2. Submission of all final plat documentation to City's Staff and Attorney, for review and approval, must occur six (6) working days prior to the City Council's regular meeting.

Motion by _____, seconded by _____ to recommend approval of the Final Plat West Prairie Townhomes Plat 2, with the noted Conditions (PZ Case No. 14-41).

OWNER: M.I.B. Property Management, L.L.C.
910 Weathered Rock Road
Jefferson City, Missouri 65110

APPLICANT: Hubbell Realty Company
6900 Westown Parkway
West Des Moines, IA 50266

REPRESENTATIVE: Melissa Hills
Civil Engineering Consultants, Inc.
2400 86th Street Unit 12
Des Moines, IA 50322

BACKGROUND & PRIOR APPROVALS: PZ Case No. 99-50, Resolution 00-71, approved April 2000, created Johnston Commerce Park Plat 1 (formerly Longview Business Park).

PZ Case No. 00-53, Resolution 01-168, approved June 2001, created Johnston Commerce Park Plat 2.

The PUD for Johnston Commerce Park and the West Prairie Townhomes site was put into effect in September 2003 (PZ Case No. 03-24, Ordinance 673), allowing for modified R-3 Medium Density Multiple Family Residential zoning on the subject properties.

The Site Plan and Preliminary Plat for the West Prairie Townhomes (PZ 04-30) was approved by the City Council on August 16, 2004, via Resolution 04-174. Thereafter, utilities were installed throughout the plat and 24 units were constructed (lots 60 through 80).

Resolution 05-332, which amended the Site Plan and West Prairie Townhomes Plat 1 (PZ Case 05-43) was approved by the City Council on November 7, 2005.

On February 20, 2007, the City Council approved the Final Plat for West Prairie Townhomes Plat 2 via Resolution 07-28, re-subdividing 18.287 acres into 19 townhome lots and an outlot. The Planning and Zoning and City Council approved a similar request to re-plat for third car garages in 2007, however, that plat was never recorded. Construction ceased on townhome units after the bank reclaimed the property.

The PUD was amended via Ordinance 913 on September 2nd, 2014 to allow single-family and bi-attached townhome units on Lots 1-56, 81-84, and 89-92 of West Prairie Townhome Plat 1.

On October 6, 2014, the City Council approved the amended preliminary plat and site plan for West Prairie Townhomes via Resolution 14-238 east of NW 96th Street and north of NW 54th Avenue (PZ Case No. 14-35). The

<p>ZONING DISTRICT & BULK REQUIREMENTS:</p>	<p>change adjusted lot lines to accommodate larger units and allow for a number of single-family detached units, decreasing the original planned density from 63 to 55 total units.</p>
	<p>The subject property is zoned Planned Unit Development (PUD), allowing uses of the R-3, Medium Density Multi-Family Residential District. The R-3 district allows single-family bi-attached housing, townhomes, condominiums and multiple unit dwellings. The PUD imposes additional restrictions limiting density to six units per acre (in lieu of eight) and mandates the following bulk requirements:</p> <ul style="list-style-type: none"> • No minimum lot area • Minimum width of individual unit; 30 feet. • Overall project minimum width of 200 feet. • Site area to be a minimum area of 2 acres. • Minimum 10-foot separation between structures (Decks are allowed within 14 feet of Prairie Parkway) • Minimum 20 foot separation of structure from access roadway (Driveways shall be 25 feet where there is sidewalk adjacent and 22 feet where there is no sidewalk. Front porches are allowed within 14 feet of private drives.). • Minimum 35 foot setback from all boundaries of the site area (Decks are allowed within 25 feet of property lines).
<p>TRAFFIC ACCESS & CIRCULATION:</p>	<p>The original plan illustrated an internal access connecting the north and south portions of the townhome development beneath the Mid-American power line easement. In lieu of said connection, two additional access points will be installed on NW 96th Street at Prairie Grass Drive and Foxglove Lane.</p>
<p>UTILITIES:</p>	<p>All utilities are private and have been previously installed.</p>
<p>BUFFER:</p>	<p>The PUD mandates a 30 foot buffer adjacent to NW 96th Street, NW 54th Avenue, and lot 10, Johnston Commerce Park Plat 2.</p> <p>There is an existing 15' buffer along the property's eastern and southern boundaries.</p>
<p>PARKLAND DEDICATION:</p>	<p>The parkland dedication requirements of Chapter 180.43 of the Code of Ordinances have been met through the previous construction of a trail along NW 54th Avenue and NW 96th Street.</p>
<p>FLOODPLAIN:</p>	<p>The site is not located within a FEMA designated 100-year floodplain.</p>

CONSULTANT
COMMENTS:

Foth Infrastructure and Environment has reviewed the final plat and provided no additional comments in their review letter dated 11/4/2014.

PLAT SUMMARY:

Lots:	56
Area:	16.554 Acres
Area of Streets:	NA
Net Area in Lots	180,120.24 sq. ft.
Outlot Area:	540,972 sq. ft.
Length of Street:	NA
Length of Public Sewer Main:	NA
Length of Public Water Main:	NA
Length of Public Storm Sewer:	NA

FINAL
DOCUMENTATION:

The following documentation shall be submitted and will be recorded with the Final Plat:

1. Attorney's Title Opinion
2. Polk County Treasurer's Tax Certificate
3. Consent to Plat (Owner)
4. Lenders consent to Plat (if mortgage on the property)
5. Easement documents:
 - a. Storm Water Detention and Storm Sewer

Attachments:

Final Plat prepared by Civil Engineering Consultants, dated November 11, 2014;
Letter from Foth Infrastructure and Environment, dated November 4, 2014; and,
Memo from City Staff, dated November 5, 2014;



MEMORANDUM
City of Johnston, Iowa

Sent Via Email

DATE: November 5, 2014

TO: Joe Pietruszynski, Hubbell Homes
Melissa Hills, Civil Engineering Consultants, Inc.

FROM: Aaron Wolfe
Senior Planner

RE: West Prairie Townhomes Plat 2 Final Plat

We have reviewed the proposed final plat and note the following comments:

1. Include bulk regulation information under zoning information.
2. All stormwater management facilities (swales, basins, bioretention, pond, etc.) require a recorded maintenance agreement detailing the ongoing maintenance of the facility. A template is available at <http://www.cityofjohnston.com/DocumentCenter/View/726>. This language can be incorporated into the easement language for the storm water detention and storm sewer easement.
3. Notes on the plat indicate the following easements are to be vacated:
 - 10' PUE
 - 20' Water main
 - 40' Overland FlowageVacation of the above easements will require a public hearing. Staff will schedule the date of said hearing at the council session on November 17. The hearing will be conducted on December 1.
4. Please note, in order to proceed to the City Council with the final plat, the following documents/payments will be required:
 - a. Attorney's Title Opinion
 - b. Polk County Treasurer's Tax Certificate
 - c. Consent to Plat (Owner)
 - d. Lenders consent to Plat (if mortgage on the property)
 - e. Easement documents:
 - i. Storm Water Detention and Storm Sewer

All original executed final plat legal documentation must be submitted to the Community Development Department a minimum of **6 working days prior to the City Council meeting date**. Copies of the final plat documents will then be routed to the City Attorney by the Community Development Department. The deadline for legal document submittal is Friday, November 21, 2014.

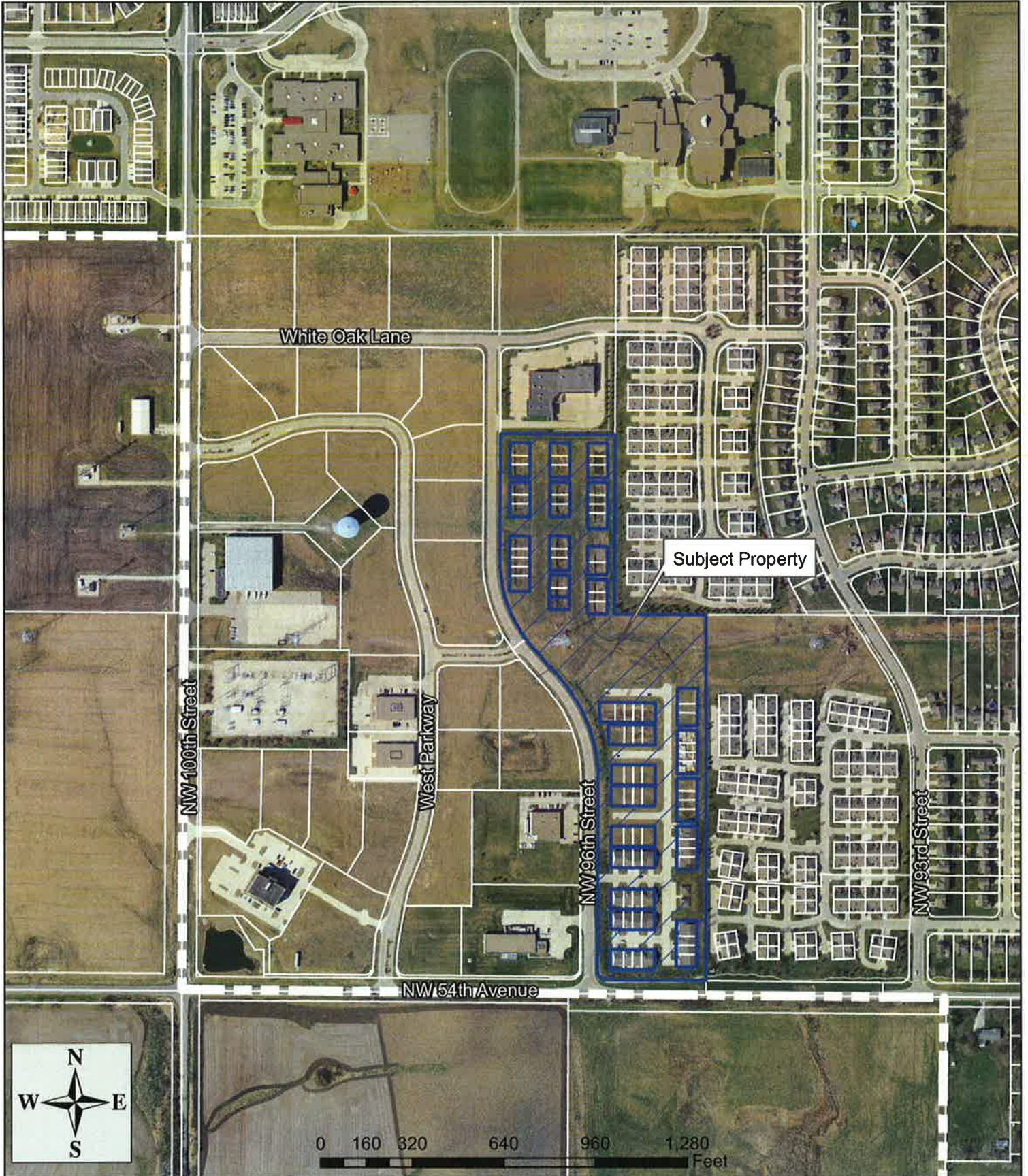
5. Please see additional comments on the site plan as provided by Josh Debowe . (see accompanying document).

This project is scheduled for a development review meeting on Wednesday, November 5, 2014, at 2:00 PM. Revisions and additional information requested should be provided by Wednesday, November 12, 2014. If adequate information is resubmitted addressing all of the comments noted above, this item could be reviewed by the Planning and Zoning Commission at their meeting on November 24, 2014, and the City Council at their December 1, 2014, meeting. Prior to the above noted meetings, a notice will be sent to adjacent properties to ensure they have notification of the proposed development. In order for the item to proceed to the December 1, 2014, Plan and Zoning Commission meeting, four full-sized copies of revised plans and 4, 11 x 17 inch reductions must be submitted.

If you have any questions, please contact me at 727-7766 or by email at awolfe@cityofjohnston.com

cc: Patrick Kueter, Foth Engineering
Dave Cubit, Public Works Director
David Wilwerding, Community Development Director
Matt Greiner, Construction Inspector
Jim Krohse, Fire Chief

Vicinity Map



FINAL PLAT WEST PRAIRIE TOWNHOMES PLAT 2 JOHNSTON, IOWA

PROPERTY OWNER:
HUB PROPERTY MANAGEMENT, LLC
1800 WEATHERED ROCK ROAD
JEFFERSON CITY, MO 65109

PREPARED FOR:
HUBBELL REALTY COMPANY
1800 HESTON PARKWAY
WEST DES MOINES, IA 50266
ATTN: JOE PIETRUSZYNSKI

LAND USE:
PROPOSED TOWNHOMES

DENSITY:
24 UNITS/10.201 ACRES = 4.51 UNITS/ACRE
(MAX. ALLOWED = 6.0 UNITS/ACRE BY P.U.D.)

LEGAL DESCRIPTION:
LOTS 1-56, 61-64, & 64-62, WEST PRAIRIE TOWNHOMES, AN OFFICIAL PLAT
RECORDED IN BOOK 11947, PAGE 56-66, CITY OF JOHNSTON, POLK COUNTY,
IOWA, CONTAINING 16.594 ACRES MORE OR LESS.

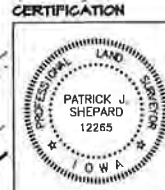
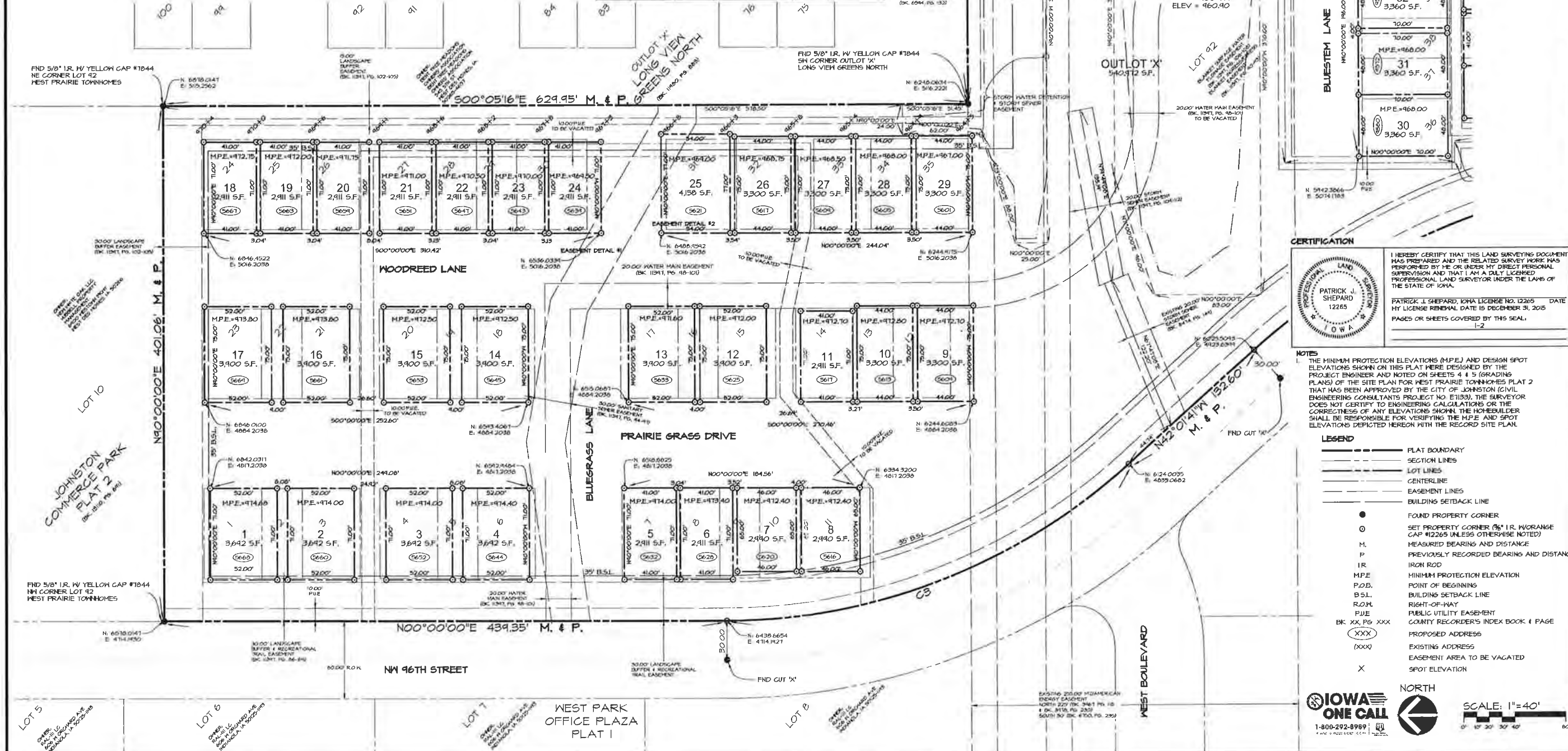
NOTES:
1. THE UNADJUSTED ERROR OF CLOSURE IS NOT GREATER THAN 1/10000 FOR
SUBDIVISION BOUNDARIES AND IS NOT GREATER THAN 1/5000 FOR INDIVIDUAL
LOTS.
2. THE EXISTING EASEMENTS SHOWN ON THIS FINAL PLAT WERE TRANSCRIBED FROM
THE FINAL PLAT OF WEST PRAIRIE TOWNHOMES PLAT 1, AN OFFICIAL PLAT
RECORDED IN BOOK 11947, PAGE 56-66.

FIRM DESIGNATION:
PANEL #10745 - 0005D,
JULY 14, 2000
ZONE 'X' AREA DETERMINED TO BE
OUTSIDE OF 500-YR. FLOOD PLAIN

- ZONING:**
PUD ORDINANCE #673, WEST PARK PUD APPROVED 9/15/2003 AND
AMENDED BY PUD ORDINANCE #113 4/02/2014
- BULK REQUIREMENTS:**
THE WEST PRAIRIE TOWNHOMES PLAT SHALL BE DEVELOPED IN ACCORDANCE WITH THE RESTRICTIONS
OF DISTRICT R-3, EXCEPT AS ENUMERATED BELOW:
1. THE DENSITY OF R-3 DISTRICT SHALL BE LIMITED TO 6 UNITS TO THE ACRE
 2. DWELLING CHIMNEYS THE LOT BENEATH THE UNIT.
 3. NO MINIMUM LOT AREA.
 4. MINIMUM WIDTH OF INDIVIDUAL UNIT, 30 FEET.
 5. COMMON PRIVATE STREETS SHALL CONFORM TO PUBLIC STREET GUIDELINES FOR PAVEMENT WIDTH
AND THICKNESS.
 6. SIDEWALKS SHALL BE PROVIDED ON ONE SIDE FOR THROUGH DRIVES, AND NOT REQUIRED FOR
DEAD-END DRIVES.
 7. OVERALL PROJECT MINIMUM WIDTH OF 200 FEET.
 8. SITE AREA TO BE A MINIMUM AREA OF 2 ACRES.
 9. MINIMUM 10 FOOT SEPARATION BETWEEN STRUCTURES. DECKS ARE ALLOWED WITHIN 14 FEET OF
PRAIRIE PARKWAY.
 10. MINIMUM 20 FOOT SEPARATION OF STRUCTURE FROM ACCESS ROADWAY. DRIVEWAYS SHALL BE
25 FEET WIDE WHERE THERE IS SIDEWALK ADJACENT AND 22 FEET WIDE WHERE THERE IS NO SIDEWALK.
FRONT PORCHES ARE ALLOWED WITHIN 14 FEET OF PRIVATE DRIVES.
 11. MINIMUM 35 FOOT SETBACK FROM ALL BOUNDARIES OF THE SITE AREA. DECKS ARE ALLOWED
WITHIN 25 FEET OF PROPERTY LINES.
 12. A MINIMUM BUFFER OF 30 FEET IN WIDTH SHALL BE PROVIDED ADJACENT TO NW 96TH STREET, NW
54TH AVENUE, AND ADJACENT TO LOT 10, JOHNSTON COMMERCIAL PARK PLAT 2. THE BUFFER
BETWEEN THE TOWNHOMES AND THE BALANCE OF THE PROJECT SHALL BE CONSTRUCTED
SIMULTANEOUSLY WITH OTHER IMPROVEMENTS IN THE WEST PARK DEVELOPMENT AND
SHALL INCLUDE A LANDSCAPED BERM AS IDENTIFIED IN THE WEST PARK RECREATIONAL TRAIL
PLAN PREPARED BY CIVIL ENGINEERING CONSULTANTS AND DATED JULY 30, 2003.
 13. NO ACCESS TO NW 54TH AVENUE.
 14. THE RECREATIONAL NEEDS OF FUTURE RESIDENTS SHOULD BE MET THROUGH THE PROVISION OF A
TRAIL CONSTRUCTED TO CITY SPECIFICATIONS (4-FOOT ACC OR 8-FOOT PCC) EXTENDING
CONTIGUOUS TO THE RESIDENTIAL AREA ALONG NW 54TH AVENUE AND NW 46TH STREET TO THE
PROJECT'S COMMON BOUNDARY WITH HORIZON ELEMENTARY SCHOOL AS IDENTIFIED IN THE WEST
PARK RECREATIONAL TRAIL PLAN PREPARED BY CIVIL ENGINEERING CONSULTANTS AND DATED
JULY 30, 2003. THE TRAIL SHALL BE CONSTRUCTED SIMULTANEOUSLY WITH OTHER PUBLIC
IMPROVEMENTS IN THE WEST PARK DEVELOPMENT. THE PORTION OF THE TRAIL NORTH OF WHITE
OAK LANE MAY BE CONSTRUCTED WITH TEMPORARY PAVEMENT, PROVIDED THAT A TRAIL BUILT
TO CITY SPECIFICATIONS FROM THE WHITE OAK LANE AND NW 46TH STREET INTERCHANGE NORTH
TO THE EXISTING TRAIL ON JOHNSTON SCHOOL DISTRICT PROPERTY BE CONSTRUCTED AT THE TIME
OF THE SITE IMPROVEMENTS ON THE PROPERTY.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	84°50'24"	30.00'	47.04'	24.42'	42.31'	S44°59'14"W
C2	42°10'14"	530.00'	388.77'	203.60'	380.11'	N21°00'50"E
C3	42°10'14"	410.00'	344.76'	180.55'	331.08'	S21°00'50"E
C4	52°52'33"	125.00'	115.36'	62.15'	111.31'	S26°26'16"W
C5	8°50'14"	300.00'	46.21'	23.18'	46.23'	S85°34'53"W



CERTIFICATION

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT
HAS BEEN PREPARED AND THE RELATED SURVEY WORK HAS
BEEN PERFORMED BY ME OR UNDER MY DIRECT PERSONAL
SUPERVISION AND THAT I AM A DULY LICENSED
PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF
THE STATE OF IOWA.

PATRICK J. SHEPARD, IOWA LICENSE NO. 12255 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015
PAGES OR SHEETS COVERED BY THIS SEAL: 1-2

- NOTES:**
1. THE MINIMUM PROTECTION ELEVATIONS (MPE) AND DESIGN SPOT
ELEVATIONS SHOWN ON THIS PLAT WERE DESIGNED BY THE
PROJECT ENGINEER AND NOTED ON SHEETS 4 & 5 (GRADEING
PLANS) OF THE SITE PLAN FOR WEST PRAIRIE TOWNHOMES PLAT 2
THAT HAS BEEN APPROVED BY THE CITY OF JOHNSTON (CIVIL
ENGINEERING CONSULTANTS PROJECT NO. E1133). THE SURVEYOR
DOES NOT CERTIFY TO ENGINEERING CALCULATIONS OR THE
CORRECTNESS OF ANY ELEVATIONS SHOWN. THE HOMEOWNER
SHALL BE RESPONSIBLE FOR VERIFYING THE MPE AND SPOT
ELEVATIONS DEPICTED HEREON WITH THE RECORD SITE PLAN.

- LEGEND**
- FLAT BOUNDARY
 - SECTION LINES
 - LOT LINES
 - CENTERLINE
 - EASEMENT LINES
 - BUILDING SETBACK LINE
 - FOUND PROPERTY CORNER
 - SET PROPERTY CORNER (BY 1/4" IR, W/ RANGE
CAP #12245 UNLESS OTHERWISE NOTED)
 - MEASURED BEARINGS AND DISTANCE
 - PREVIOUSLY RECORDED BEARINGS AND DISTANCE
 - IRON ROD
 - MPE MINIMUM PROTECTION ELEVATION
 - P.O.B. POINT OF BEGINNING
 - B.S.L. BUILDING SETBACK LINE
 - R.O.M. RIGHT-OF-WAY
 - P.U.E. PUBLIC UTILITY EASEMENT
 - XXX COUNTY RECORDER'S INDEX BOOK & PAGE
 - (XXX) PROPOSED ADDRESS
 - (XXX) EXISTING ADDRESS
 - X EASEMENT AREA TO BE VACATED
 - X SPOT ELEVATION

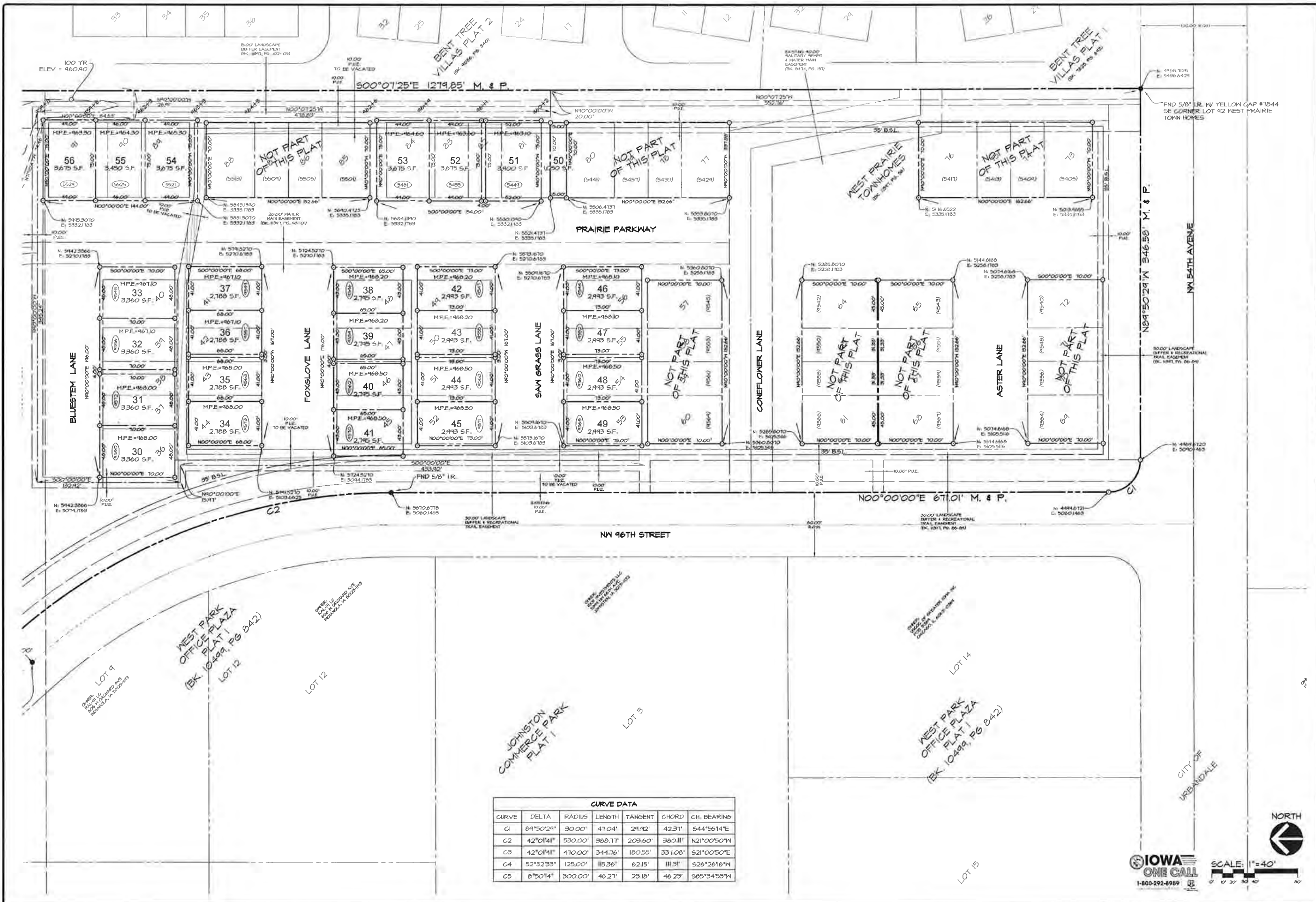
IOWA ONE CALL
1-800-292-8989

CITY OF JOHNSTON
COMMUNITY DEV. DEPT.
DATE REC'D: 11-12-14
CASE NO: PZ 14-41

CIVIL ENGINEERING CONSULTANTS, INC.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515-276-4884 Fax: 515-276-7084 mail@cecinc.com

WEST PRAIRIE TOWNHOMES PLAT 2
JOHNSTON, IOWA
FINAL PLAT

SHEET
2
E-133



CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	84°50'29"	30.00'	47.04'	29.92'	42.37'	S44°55'14"E
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C5	8°50'14"	300.00'	46.27'	23.18'	46.23'	S85°34'53"W

SCALE: 1" = 40'

Civil Engineering Consultants, Inc.
 2400 86th Street Unit 12 Des Moines, Iowa 50322
 515 276 4884 Fax 515 276 7084 mail@cecinc.com

CEC

DATE	REVISIONS	COMMENTS
SEPTEMBER 25, 2014	1	IF-11-14
	2	
	3	
	4	
	5	
	6	

DATE OF SURVEY: 6-11-2014
 DESIGNED BY: MH
 DRAWN BY: CM

WEST PRAIRIE TOWNHOMES PLAT 2
 JOHNSTON, IOWA
FINAL PLAT

SHEET
2
 E-1133