



Planning & Zoning Commission
COMMUNITY DEVELOPMENT DEPARTMENT

July 11, 2022 Meeting

SUBJECT: Consider recommending approval the site plans for Woof Pack Pet Resort at 5700 West Parkway.

SYNOPSIS:

Heather Lesley is seeking site plan approval to facilitate construction of a 12,212 s.f. pet resort and spa offering boarding, daycare, grooming and retail sales in the West Park Planned Unit Development.

RECOMMENDATION:

Staff recommends approval and provides the following suggested motion for consideration:

The Planning & Zoning Commission recommends approval of the site plans for 5700 West Parkway subject to 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 full SWPPP, a NPDES permit from the Iowa DNR, and a City Grading Permit shall be procured prior to any ground disturbing activity on the site.
3. Applicant submittal of a stormwater management maintenance agreement for the proposed stormwater basin.
4. **The site plans must be amended and the following items shall be completed prior to the issuance of a building permit:**
 - a. Address all comments from the memo provided by Foth Infrastructure & Environment LLC, dated June 21, 2022.
 - b. Applicant submittal of the following items relevant to site lighting: revised photometric layout for the entire site with a table indicating the average:minimum and maximum:minimum lighting values; a photometric layout for paved areas only; manufacturer’s cutsheets for all proposed lighting.
 - c. Revisions sufficient to insure fences with Chapter 166.27.4.A. of the City of Johnston Code of Ordinances.
 - d. Include a note indicating the city is not responsible for reconstruction of fences or exercise areas located within in public sanitary sewer easement should maintenance to the public sewer be necessary in the future.

- e. Indicate location of required Fire Department sprinkler connection (to be located within 100 feet of a fire hydrant per Section 507.5.1.1 of the City of Johnston Fire Code) and provide a note indicating installation of a Knox Box near the main entrance per Section 506.1 of the City of Johnston Fire Code.

OWNER:

Signalman Properties, LLC
3711 SE Capitol Circle
Grimes, IA 50111

APPLICANT:

Heather Lesley
3711 SE Capitol Circle
Grimes, IA 50111

REPRESENTATIVE:

Shane Devick
Civil Engineering Consultants
2400 86th Street
Urbandale, IA 50322

BACKGROUND &
PRIOR APPROVALS:

- Resolution 00-71, approved April 2000, created Johnston Commerce Park Plat 1 (formerly Longview Business Park) and subsequently Lots 5, 6, and 7, the lots to the south of the Mid American Energy Easement on this plan (PZ Case No. 99-50) and Outlot 'X', the north portion of the subject site.
- Resolution 01-168, approved June 2001, created Johnston Commerce Park Plat 2 and subsequently Lots 11 and 12, the lots to the north of the Mid American Energy Easement on this plan from Outlot 'X' of Plat 1 (PZ Case No. 00-53).
- 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).

ZONING DISTRICT &
BULK REGULATIONS:

- The City Council approved the West Park Final Plat via Resolution 04-63 on 4/19/04 (PZ 04-12).
- The City Council approved an amendment to the West Park PUD to allow indoor overnight boarding of domestic animals on Lot 20 West Park Office Plaza Plat 1 (5705 West Parkway) via Ordinance 1066 on December 6, 2021

The subject property is located within the West Park Planned Unit Development. The PUD allows uses of the C-O, Commercial Office, and the C-1, Neighborhood Commercial zoning districts.

The C-1 Neighborhood commercial zoning district regulations found at chapter 168.04 of the City of Johnston Code of regulations allows “*Veterinarian clinics for household pets on an out-patient basis only, no overnight boarding or lodging except by special use permit*”. The same chapter also allows: “*Pet shops, but not including boarding or outdoor kennels*”.

In the Fall of 2021 the applicant requested an amendment to the PUD to allow overnight boarding of domestic animals “by right” on Lot 20 West Park Office Plaza Plat 1 only. The City Council approved such an amendment via Ordinance 1066 on December 6th, 2021. Ordinance 1066 amending the West Park PUD added Section 3.II.C. regarding allowed land uses. Said section reads as follows:

Boarding of Domestic Animals. Daytime boarding of domestic animals aka “animal daycare” and overnight boarding of domestic animals is an allowed use of Lot 20 West Park Office Plaza Plat 1 provided all overnight boarding activities are conducted indoors. All aforementioned bulk regulations applicable to Lot 20 West Park Office Plaza Plat 1 remain in effect.

Applicable bulk regulations are as follows:

- Front Yard Setback (West Parkway): 25 Feet
- Shared Property Lines: 12 ½ Feet

OPEN SPACE &
LANDSCAPING:

The total site area is 62,726 s.f. of which 25%, or 15,682 s.f., is required to be maintained as open space.

The site plans are in compliance with 37,391 s.f. of open space.

The open space landscaping requirement is calculated as follows:

- Trees (1 per 1,500 sq. ft. of required open space): 15,682/1,500 = 10 trees.
- Shrubs (1 per 1,000 sq. ft. of required open space): 15,682/1,000 = 16 shrubs.

The required number of plantings vs. provided is depicted in the table below:

Open Space	Required	Provided
Trees or 6' evergreen	10	14
Shrubs	16	30

The site plans are in compliance with the open space planting requirements.

TRAFFIC ACCESS & CIRCULATION:

There are two points of ingress/egress to the site, one from West Parkway to the North and one from West Parkway on the east side of the property.

PEDESTRIAN CIRCULATION, SIDEWALKS, AND TRAILS:

The applicant is responsible for installation of a 5' public walk adjacent to West Parkway. The site plans illustrate two sidewalk connections internal to the site to facilitate pedestrian travel to the building.

OFF-STREET PARKING:

27 parking spaces are required as computed below:

- One parking space per 5 max client capacity (60 kennels) = 12 spaces
- Retail / Grooming for areas under 2,000 SF = 5 spaces
- One parking space per employee on max shift = 10 Stalls

The site plans are in compliance with 33 parking spaces provided.

UTILITIES:

Sanitary Sewer: A 30' public sanitary sewer easement is located at the rear of the lot. A 6" sanitary service connection will be made to the existing service stub within the aforementioned easement. The site plans illustrate fencing and dog exercise areas located within the public easement. Staff recommends approval subject to site plan revisions to include a note indicating the city is not responsible for reconstruction of fences or exercise areas should maintenance to the public sewer be necessary in the future.

Water: A 6" connection will be made to the existing water main on the south side of West Parkway. Staff recommends a condition of approval mandating site plan revisions to indicate the size of the existing water main.

Storm Sewer: Parking lot intakes and area intakes at the rear of the building are directed to a stormwater management basin to be constructed

at the southeast corner of the site. Said basin outlets to public stormsewer at West Parkway.

FIRE PROTECTION:

A sprinkler system is required per Section 903.2.2 of the City of Johnston Fire Code. The plan does not depict a fire service line or an FDC. Staff recommends a condition of approval mandating revisions to note the required FDC (to be located within 100 feet of a fire hydrant per Section 507.5.1.1 of the City of Johnston Fire Code) and a note indicating installation of a Knox Box near the main entrance per Section 506.1 of the City of Johnston Fire Code.

ARCHITECTURE:

Chapter 166.35.2.C of the Johnston Zoning ordinance states that at least 75 percent of the wall area, excluding glass, exhibit primary exterior materials consisting of a combination of brick, architectural concrete panels, textured concrete block, or architectural steel, or stone panels.

Proposed architectural materials include brick (band around base of north, east and west walls) and insulated metal panels to meet the above-listed requirements. The building will also exhibit a metal roof.

SITE LIGHTING:

Staff recommends a condition of approval mandating applicant submittal of the following items relevant to site lighting: revised photometric layout for the entire site with a table indicating the average:minimum and maximum:minimum lighting values; a photometric layout for paved areas only; manufacturer's cutsheets for all proposed lighting.

FENCING:

The site plans indicate all exterior animal exercise areas will be fenced by 6' solid vinyl (east and west) or 6' chainlink with vinyl privacy slat inserts (south).

Chapter 166.27.4.A. limits solid fences to a maximum height 2½ feet and chain link to a height of 4' between the front property line and the front building setback line. For this reason, staff recommends a condition of approval mandating revisions to address the portion of solid fence shown in the area between the front property line and front yard setback adjacent to West Parkway which is in violation of the aforementioned code section (See Sheet 7/8).

DRAINAGE:

Chapter 180.37, Storm Drainage Facilities, of the City of Johnston Code of Ordinances requires that stormwater facilities be designed to convey drainage through the site equivalent to the 100-year storm in a developed state. Furthermore, on-site drainage facilities shall be designed to provide sufficient detention facilities to reduce to release rate to the equivalent of a 5-year recurrence interval storm when the property was in an undeveloped state.

CONSULTANT
COMMENTS:

The site plans have been reviewed by consulting engineer, Foth Infrastructure and Environment, LLC. Foth has issued review comments in a letter dated June 21, 2022. ***Staff recommends a condition of approval to revise the site plans to address review comments provided therein prior to issuance of a building permit.***

