



# Notice of Proposed Development *City of Johnston, Iowa*

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July 13<sup>th</sup>, 2021

## **PZ Case No. 21-17; Johnston Crossing Phase 2 Rezoning**

Woda Cooper Companies, Inc. with the permission of Denny Elwell Family LC, has requested a rezoning of approximately 4.17 acres from MUC-ROC-1\*, Mixed Use Center Zoning District with restrictions, and C-3, Highway Oriented Commercial Zoning District with restrictions to MUC-ROC-1\*, Mixed Use Center Zoning District with restrictions.

### **Property Owner:**

Denny Elwell Family LC  
2401 SE Tones Drive, Suite 17  
Ankeny, IA, 50021

### **Applicant:**

Woda Cooper Companies, Inc.  
500 S Front Street, 10<sup>th</sup> Floor  
Columbus, OH, 43215

### **Meeting Schedule:**

Planning and Zoning Commission Meeting: Monday, July 26<sup>th</sup>, 2021 at 7:00 PM  
City Council Meeting: Not yet set

Due to the Covid-19 Pandemic, and in accordance with Governor Reynolds' March 19, 2020 proclamation suspending the regulatory provisions of Iowa Code Section 21.8, or any other statute imposing a requirement to hold a public meeting or hearing, the City of Johnston will conduct meetings electronically with the public allowed to attend per instructions denoted on the meeting's particular agenda. Agendas can be accessed at the following link:  
<https://go.boarddocs.com/ia/cojia/Board.nsf/Public#>

### **Staff Contact:**

Comments and questions about this application may be directed to:

Clayton Ender, Planner, AICP  
City of Johnston  
6221 Merle Hay Road, Box 410  
Johnston, IA 50131  
Phone: (515) 727-7763  
Email: [cender@cityofjohnston.com](mailto:cender@cityofjohnston.com)

### **Attachments:**

Development Concept Drawing (subject to change)



UNIT GROUP	NO. OF UNITS		NO. OF BATHS		NO. OF KITCHENS		NO. OF LAUNDRIES		NO. OF STORAGE UNITS		TOTAL
	1-1	2-2	1-1	2-2	1-1	2-2	1-1	2-2	1-1	2-2	
1-1	1	0	1	0	1	0	1	0	1	0	3
2-2	0	2	0	2	0	2	0	2	0	2	6
TOTAL	1	2	1	2	1	2	1	2	1	2	9

- PROJECT GENERAL NOTES:**
- EACH UNIT SHALL HAVE LAUNDRY SPACE WITH WASHER AND DRYER. DRYER SHALL VENT TO THE EXTERIOR.
  - SEALING FLASH/JOINT COMBINATION UNIT WITH A REMOTE OR WALL SWITCH TO BE PROVIDED MINIMUM TWO PER ONE OR MORE BEDROOM UNIT.
  - ALL STOVE APPLIANCES SHALL HAVE KITCHEN EXHAUST HOODS THAT SHALL VENT TO THE EXTERIOR.
  - MINIMUM OF FIFTY PERCENT (50%) OF THE GROSS EXTERIOR (EXCLUDING WINDOW AND DOOR AREAS) OF 4" NOMINAL BRICK, 4" NOMINAL STONE, STUCCO OVER MASONRY, ARCHITECTURAL GYPSUM BLOCK OR PRE-CAST CONCRETE WALL PANELS. THE REMAINING FIFTY PERCENT (50%) SHALL BE CONSTRUCTED OF ONE HUNDRED PERCENT (100%) FIBER CEMENT BOARD SIDING OR ENGINEERED WOOD SIDING BY SHARTEISE, TRUSSOR OR KATAMBA. THE BUILDING SOFFIT AND FASCIA SHALL BE PRE-FINISHED ALUMINUM OR FIBER CEMENT BOARD OR ENGINEERED WOOD SIDING BY SHARTEISE, TRUSSOR OR KATAMBA. SOFFITS SHALL BE VENTED.
  - EACH UNIT SHALL HAVE CLOSET ROOFS AND SHELVES IN EACH BEDROOM CLOSET IN EACH UNIT. ONCE INSTALLED, THE CLOSET SHELVES AND HANGER BARS SHALL BE EASY TO ADJUST TO DIFFERENT HEIGHTS WITH NO TOOLS REQUIRED. THEY SHALL HAVE ADJUSTABLE STANDARDS AND BRACKETS. HANGER ROOFS SHALL ATTACH TO THE SHELVING AND PROVIDE CONTINUOUS SLEDS FOR HANGERS BETWEEN SUPPORTS. SHELVES SHALL BE 12" DEEP MINIMUM AND MATERIAL VINYL COATED STEEL OR SIMILAR. STEEL FRAME DOORS AT UNIT ENTRIES LEADING TO BUILDING CORRIDORS OR INTERIOR SPACES. METAL CLAD WOOD FRAMES ACCEPTABLE AT UNIT ENTRIES LEADING TO THE EXTERIOR.
  - MAIN ENTRANCE AREAS: UNIT MAIN ENTRANCE TO INTERIOR - SHALL BE DECORATED WITH A TOYER AND 4"-7" X 6"-7" COVERED ENTRY AND EQUIPPED WITH A REMOTE SECURITY AND INTERCOM SYSTEM TO EACH UNIT TO CONTROL ENTRY TO COMMON AREAS.
  - VERTICAL CRAB BARS IN THE BATHROOMS AND LIXER DOOR HARDWARE THROUGHOUT THE UNITS.
  - NO SMOKING AREAS SHALL BE IMPLEMENTED AND ENFORCED IN ALL COMMON AND RECREATIONAL AREAS OF ALL BUILDINGS. THE COMMON AREA DOES NOT INCLUDE THE PUBLIC AREAS OF THE EXTERIOR GROUNDS OF THE BUILDING FOR THIS NO SMOKING PERMIT.
  - TOILETS ARE HIGH EFFICIENCY WATERMERE TOILETS THAT USE 1.28 GALLONS PER FLUSH OR LESS. FAUCET AERATORS USE 1.5 GALLONS PER MINUTE (GPM) OR LESS IN ALL KITCHENS AND 1.0 GPM OR LESS IN BATHROOMS. SHOWERHEADS USE 1.5 GPM OR LESS (DUAL FLUSH TABLETS DO NOT QUALIFY).
  - PASSIVE (NEW CONSTRUCTION) OR ACTIVE (REHAB/REUSE) RADON SYSTEM RADON-REDUCING FEATURES (INCLUDING A DRAIN TILE LOOP FOR NEW CONSTRUCTION) BELOW THE BUILDING SLAB ALONG WITH VERTICAL VENT PIPES AND JUNCTION BOXES) FOLLOWING REQUIREMENTS AS SHOWN IN APPENDIX F - RADON CONTROL METHODS-IN THE 2012 INTERNATIONAL RESIDENTIAL CODE.
  - IN UNIT WATER HEATERS THAT HAVE A MINIMUM ENERGY FACTOR (EF) OF 0.61 FOR tank type GAS, 0.53 FOR tank-type ELECTRIC, OR .60 FOR tankless WATER HEATERS.
  - COMMUNITY ROOM TO BE PROVIDED (MUST BE 30 SQUARE FEET PER UNIT UP TO THE FIRST 40 UNITS).
  - BUILT-IN DISHWASHER SHALL BE INSTALLED IN ALL LIVING UNITS.
  - STORAGE UNITS PROVIDED SHALL BE A MINIMUM 20 SQUARE FEET AND PROVIDE A LOCKED, LOCKABLE, STRUCTURALLY SOUND AND SECURE.
  - AT LEAST ONE OF THE FULLY ACCESSIBLE AND ADDITIONAL ACCESSIBLE TYPE A UNITS UNITS SHALL BE TWO UNITS OF FOUR-BEDROOM UNITS.
  - ALL UNITS SHALL BE HEATED AND AIR CONDITIONED AIR CONDITIONING EQUIPMENT SHALL BE AT LEAST 13 SEER/14 SEER AND 13.0 HSPF FOR ELECTRIC HEAT PUMPS AND ONE 8.0-10.0 REFRIGERANT THAT IS CHARGED ACCORDING TO MANUFACTURER SPECIFICATIONS.
  - ONE 8.0-10.0 HIGH-CAPACITY SHOWER PER EACH 20 UNITS DISPENSED THROUGHOUT THE PROPERTY AND IN DIFFERENT ROOM SIZES.
  - VIDEO SECURITY SYSTEM THE SECURITY SYSTEM SHALL HAVE RECORD CAPACITY AT THE SITE SUCH THAT NO PART OF THE SITE CAN BE ACCESSED WITHOUT THAT ACTIVITY BEING RECORDED. PARTS OF THE SITE TO BE COVERED INCLUDE PARKING AREAS, ALL LEVELS OF STAIRWAYS, ELEVATORS, HALLWAYS, AND ENTRANCES TO ALL NON-TENANT SPACES. EMERGENCY COMPASS SHALL BE PLACED IN SUCH A WAY THAT ALL UNIT ENTRANCES ARE COVERED. THE RECORDING SHALL BE MAINTAINED FOR A MINIMUM OF 30 DAYS.

ROOF EDGE  
EL = 149'-11.178"  
THIRD FLOOR  
EL = 148'-2.374"  
SECOND FLOOR  
EL = 146'-3.770"  
FIRST FLOOR  
EL = 144'-5.166"



**NORTH ELEVATION**  
SCALE: 3/32" = 1'-0"

ROOF EDGE  
EL = 149'-11.178"  
THIRD FLOOR  
EL = 148'-2.374"  
SECOND FLOOR  
EL = 146'-3.770"  
FIRST FLOOR  
EL = 144'-5.166"



**WEST ELEVATION**  
SCALE: 3/32" = 1'-0"

ROOF EDGE  
EL = 149'-11.178"  
THIRD FLOOR  
EL = 148'-2.374"  
SECOND FLOOR  
EL = 146'-3.770"  
FIRST FLOOR  
EL = 144'-5.166"



**EAST ELEVATION**  
SCALE: 3/32" = 1'-0"

ROOF EDGE  
EL = 149'-11.178"  
THIRD FLOOR  
EL = 148'-2.374"  
SECOND FLOOR  
EL = 146'-3.770"  
FIRST FLOOR  
EL = 144'-5.166"



**SOUTH ELEVATION**  
SCALE: 3/32" = 1'-0"



**PROJECT INFORMATION**

JOHNSTON CROSSING PHASE II  
**WODA COOPER COMPANIES**  
 JOHNSTON STREET • JOHNSTON, IOWA

**PRELIMINARY DATES**  
MAY 7, 2021

**NOT FOR CONSTRUCTION**

**JOB NUMBER**  
2102940

**SHEET NUMBER**

**A2.0**