



Planning & Zoning Commission  
 COMMUNITY DEVELOPMENT DEPARTMENT

February 25, 2007 Meeting

SUBJECT: Consider PZ Case 08-02, approval of Final Plat Green Meadows West Commercial Plat 2 subdividing original lot 2 (of Replat of Lot 2 Green Meadows West Plat 7) into lots 1 and 2 within the Crescent Chase Offices Planned Unit Development. The subject property is generally located south of NW 62<sup>nd</sup> Avenue and West of Crescent Chase.

SYNOPSIS:

The applicant, Ryan Companies, is proposing to subdivide a 7.26-acre parcel into 2 lots within the Crescent Chase Offices Planned Unit Development. The subject property is located south of NW 62<sup>nd</sup> Avenue and west of Crescent Chase

RECOMMENDATION:

The staff recommends approval and provides the following motion for the Commission's consideration:

**The Planning & Zoning Commission recommends approval of P&Z Case No. 08-02, Final Plat Green Meadows West Commercial Plat 2, 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. 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 PZ Case 08-02; a Final Plat for Green Meadows West Commercial Plat 2, with the noted Conditions.

Attachments:

1. Final Plat as prepared by Bishop Engineering, dated 2/13/08

**APPLICANT:**

Ryan Companies US, Inc.  
1501 50<sup>th</sup> Street, Suite 100  
West Des Moines, IA 50265

**REPRESENTATIVES:**

Bishop Engineering  
3501 104<sup>th</sup> Street  
Des Moines, IA 50322

**BACKGROUND &  
PRIOR APPROVALS:**  
*(Development History)*

The PUD for the Green Meadows West site was put into effect in 1990 (PZ Case No. 90-3, Resolution 90-380). Subsequently, there have been several changes to the PUD. Those that effect this site include the following:

- PZ Case No. 94-13, Resolution 94-66, approved June 20, 1994, Concept Plan for Green Meadows West Apartments located to the south of the subject site;
- PZ Case No. 94-20, Resolution 94-82, approved July 14, 1994, Green Meadows West Plat 7 Final Plat creating a lot for the subject site as well as a lot to the south and a lot directly east across Crescent Chase;
- PZ Case No. 97-40a, Resolution 97-215, approved October 6, 1997, allowing reduced building setbacks for general commercial uses on the subject lots and the adjacent lot to the east as part of Green Mountain West Phase 1 Final Development Plan;
- PZ Case No. 97-36, Resolution 97-229, approved October 14, 1997, approving a site plan for Crescent Chase Commercial Center allowing for a +39,000, two-phase commercial center directly west of the subject site across Crescent Chase at the southwest quadrant of the intersection of NW 62<sup>nd</sup> Avenue and NW 86<sup>th</sup> Street;
- PZ Case No. 98-25, Resolution 98-230, approved November 2, 1998, Amendment to the Green Meadows West PUD Master Plan allowing office land use (PC) on the subject property; and;
- PZ Case No. 00-33, Resolution 00-148, approved July 10, 2000, approving a site plan for Crescent Chase Office Park (Iowa Bankers Association) on the subject property.
- PZ Case 04-22 approved October 4, 2004. A Preliminary Plat and Final Plat for "Replat of Lot 2 of Green Meadows West Plat 7," to subdivide original lot 2 into two separate lots (lots 1 and 2). This plat was never recorded.

**ZONING DISTRICT &  
BULK  
REGULATIONS:**

The site is located within Crescent Chase Offices Planned Unit Development.

The site is zoned Planned Unit Development (PUD) with R-4, C-2, and PC land uses. According to the PUD Master Plan, the subject lots are to be developed according to the PC, Professional Commerce Park District with the follow bulk regulations:

Front yard setback: 50 feet  
Rear Yard Setback: 50 feet  
Side Yard Setback: 20 feet  
Minimum Lot Size: 40,000 s.f.  
Minimum Lot Width: 200 feet

**TRAFFIC ACCESS & CIRCULATION:**

The site is served by NW 62<sup>nd</sup> Avenue to the north and Crescent Chase to the east. Lot 2 has frontage and access from Crescent Chase. Lot 1 has frontage and access on NW 62<sup>nd</sup> Avenue, and is also served by an access easement across Lot 2, permitting ingress/egress to Crescent Chase.

An area traffic analysis noted the need for additional east-west access in the vicinity to facilitate traffic movement when the adjoining property to the west is developed. A 25' easement is provided near the northwest corner of the property for this purpose, routing traffic from the adjoining parcel to the existing full access point.

**SIDEWALKS:**

Sidewalk is currently in place along Crescent Chase and a bike trail is located along NW 62<sup>nd</sup> Avenue.

**PUBLIC UTILITIES:**

Sanitary sewer is located on the east side of Crescent Chase and will be bored under the street and installed within a private easement across lot 2.

Existing 8" water mains are located to the north along NW 62<sup>nd</sup> Avenue and also to the east, along the west side of Crescent Chase. A loop connecting these two mains will serve the site. The main extending from Crescent Chase will be installed across lot 2 within a private easement.

**DRAINAGE:**

Topography dictates easterly drainage toward Crescent chase. A stormwater holding pond was constructed on the east side of lot 2 and can accommodate runoff from Lot 1 of Green Meadows West Plat 7, and Lots 1 and 2 of Green Meadows West Commercial Plat 2. The detention pond releases via a 15" storm sewer to the Crescent Chase storm sewer system. A landscape berm will be constructed along the southern boundary of lots 1 and 2 to protect properties to the south from stormwater runoff.

**BUFFERS:**

A 30' landscape buffer and berm is located along the southern boundary of the subdivision and a 15' landscape buffer will be constructed along the western boundary.

**FLOODPLAIN:**

This site is not located in the 100 year floodplain.

**VEENSTA & KIMM**

Bob Veenstra, with Veenstra & Kimm has reviewed the final plat and offered comments in letters dated February 1 and 15, 2008 letters.

