



Planning & Zoning Commission

COMMUNITY DEVELOPMENT DEPARTMENT

March 10, 2008 Meeting

SUBJECT: Consider PZ Case 08-04, approval of a Preliminary Plat for the Beaver Drive Business Park subdividing 16.3 acres into 9 lots. The subject property is generally located at the northwest corner of NW Beaver Drive and NW 57th Avenue.

SYNOPSIS:

The applicant, Ted Greedy, Greedy Investments, LLC., is proposing to subdivide a 16.3 acre parcel into 9 lots. The subject property is located at the Northwest corner of NW Beaver Drive and NW 57th Avenue. The subject property is zoned M-1, Light Industrial District.

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. 08-04, Preliminary Plat for Beaver Drive Business Park, 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. Defer sidewalk installation along NW 57th Avenue and NW Beaver Drive until otherwise directed by the City Council. At such direction by the Council, the improvements shall be constructed within a reasonable period of time at the sole expense of each respective property owner.
3. A 50' buffer and 6' privacy fence shall be installed on the west subdivision border in lieu of a 60' buffer as required by ordinance. The additional installation of a privacy fence affords the applicant a reduction in required shrubs within the west buffer area from 97 as required, to 27 as proposed on the preliminary plat planting schedule.
4. Pursuant to Chapter 180.42 of the Subdivision Regulations and the traffic impact study prepared by Engineering Alliance, Inc. and dated May 31, 2007, the applicant shall be responsible for their share of improvements to NW Beaver Drive to improve the

roadway to a collector standard. Prior to the City Council approval of a final plat for the subject property the applicants shall enter into a development agreement with the City and provide the appropriate performance bond or payment in the amount determined by the City pursuant to established policies. Pursuant to the Developer's request, the burden of this requirement shall be borne by Lots 1, 2 and 4 as shown on the proposed Preliminary Plat.

5. Pursuant to Chapter 180.42 of the Subdivision Regulations and the traffic impact study prepared by Engineering Alliance, Inc. and dated May 31, 2007, the applicant shall be responsible for their share of improvements to NW 57th Avenue. Prior to the City Council approval of a final plat for the subject property the applicants shall provide a Petition and Waiver agreeing to future assessments for these improvements. Said Petition and Waiver shall spread the cost of the assessments equally onto Lots 3, and 5 to 9 of the proposed Preliminary Plat.

The following plat changes must be made prior to approval of construction plans for public improvements:

6. The Private road shall intersect with NW Beaver Drive at a 90° angle to facilitate a safe vehicle ingress/egress.
7. A retaining wall is illustrated in the storm sewer easement on the north edge of lots 1 and 2. The retaining wall shall be removed from the easement area.
8. The preliminary plat indicates three evergreens placed in the 15' trail easement on lot 6. These evergreens shall not be located in the trail easement.
9. Indicate the book and page number of the sanitary sewer easement which runs along NW Beaver Drive. The book and page number of this easement and all other existing easements shall be indicated on the first page of the preliminary plat.
10. Fire hydrants located on the south side of the private road are located outside of the public water main easement. This easement must be expanded to include said hydrants.

Motion by _____, seconded by _____ to recommend approval of PZ Case 08-04; a Preliminary Plat for Beaver Drive Business Park, with the noted Conditions.

Attachments:

1. Preliminary Plat as prepared by Abaci Consulting, Inc., dated 2/27/08;
2. Veenstra and Kimm, dated 2/15/08 and 3/3/08;
3. Comment Letter from City Staff dated February 20, 2008;
4. Traffic Impact Study;
5. Revised intersection of private road with NW Beaver Drive;

APPLICANT: | Greedy Investments, LLC

6230 NW Beaver Drive
Johnston, IA 50131

REPRESENTATIVES: Abaci Consulting, Inc.
101 North Circle Drive
Grimes, IA 50111

BACKGROUND &
PRIOR APPROVALS:
(Development History) No previous development history is available for this lot.

ZONING DISTRICT &
BULK
REGULATIONS: The site is zoned M-1, Light Industry, with the following bulk regulations:
Front yard setback: 50 feet
Rear Yard Setback: 50 feet
Side Yard Setback: 10 feet
Minimum Lot Size: 20,000 s.f.
Minimum Lot Width: 100 feet

TRAFFIC ACCESS &
CIRCULATION: The site is located at the northwest corner of NW Beaver Drive and NW 57th Avenue. NW 50th Street serving the Beaver Pines PUD to the north, will be extended through the Beaver Drive Business Park and connect to NW 57th Avenue. A private drive will bisect the subdivision, connecting NW Beaver Drive to the newly extended NW 50th Street. A condition for approval requires said private drive to intersect with NW Beaver Drive at 90° to facilitate safe vehicular access. Abaci Consulting has prepared a revision of such (see attachment) and staff are awaiting comment on the revision from Bob Veenstra.

The private road is 24' wide and will be designated "no parking" on either side to allow unencumbered passage of fire service vehicles.

The city's subdivision regulations require the property owner to improve adjacent streets to the standards of a collector street, or submit a petition and waiver for the improvements. The property owner has proposed a payment plan to finance the NW Beaver Drive improvements and will file a petition and waiver for the NW 57th Avenue improvements. The details of the payment and petition and waiver shall be worked out as part of the Final Plat process.

A traffic impact study as prepared by Foth-Engineering Alliance concluded the proposed development is expected to generate more trips than current land use; however, the surrounding road network is expected to handle the additional traffic generated by the site. In addition, the study noted that full build out of the proposed developments in the area (Pinewood Glen, Beaver Pines, and the Beaver Drive Business Park) would necessitate an eastbound left turn lane at NW 57th Avenue with NW Beaver Drive. The report also

recommended a southbound right turn lane at the intersections of NW Beaver Drive with NW 57th Avenue. A copy of the traffic study is attached.

SIDEWALKS:

Sidewalk is required on both sides of NW 50th Street and is depicted on the plat drawing. A deferment of sidewalk along NW Beaver Drive and NW 57th Avenue is appropriate given the anticipated future widening and reconstruction of both roadways.

PUBLIC UTILITIES:

A 6" water main is located on the south side of NW 57th Avenue. A 12" main will be constructed along the east side of NW 50th Street, connecting to the 6" main along NW 57th Avenue and extending up to an existing 12" main in the Beaver Pines PUD. This 12" main will serve lots 5 and 9 of the Beaver Drive Business Park. 8" mains serving lots 6, 7 and 8 will branch off of the NW 50th Street main

Another 8" main will branch off from the NW 50th Street main and will run along the south side of the private road. This 8" main will also connect to a 12" main that runs along the west side of NW Beaver Drive. This 8" main will serve lots 3 and 4 and will extend under the private road the serve lots 1 and 2.

Sanitary sewer is already in place along the north side of the private road serving lots 1, 2 and 5 and will extend under the private road to serve lots 3, 4 and 9. Another sanitary sewer line runs along NW 50th Street and will serve lots 6, 7, and 8.

DRAINAGE:

The proposed drainage flows into the trunk storm sewer along the north property line. Drainage from lots 1,2, 3 and 4 will route through the basins on lots 1 and 2 and discharge through a 15" storm sewer to the 42" trunk sewer. The drainage from lots 5,6,7,8 and 9 as well as lot A (street) routes through the basin on lots 6,7 and 8 and discharges east and north through an 18" storm sewer to the trunk sewer main.

The two basins within the project have been designed to meet the Water Quality Volume and thus are sized larger than traditional detention basins and are designed to promote infiltration. These practices will greater improve the water quality decrease the quantity of water of storm water leaving the site.

BUFFERS:

A 60' buffer is required between the westernmost boundary of the subdivision and the adjacent residentially-zoned property. A 50' buffer has been proposed coupled with a 6' privacy fence. Utilization of a privacy fence affords the elimination of understory trees and shrubs in the west buffer. The applicant has proposed 27 shrubs in lieu of 97, as would be required without a fence.

Upon request, the owner has provided a 15' bike trail easement, located

within the aforementioned buffer running parallel to the western boundary of the subdivision and placed opposite the 6' privacy fence.

A 60' landscape buffer is also required between the adjacent residential property to the north and lots 2, 5 and 6. According to city ordinance, when a buffer is required between two undeveloped parcels, the burden of establishing a buffer shall be assumed equally by each developer as the land is improved or developed. This stipulation permits installation of a 30' buffer as proposed on the north subdivision boundary. The planting list for the north boundary satisfies ordinance requirements.

FLOODPLAIN:

This site is not located in the 100 year floodplain.

VEENSTRA & KIMM

Bob Veenstra, with Veenstra & Kimm has reviewed the preliminary plat and offered comments in letters dated February 15, 2008 and March 3, 2008.