



Planning & Zoning Commission

COMMUNITY DEVELOPMENT DEPARTMENT

March 10, 2008 Meeting

SUBJECT: Consider approval of PZ Case 08-05 a Site Plan for 5750 NW Beaver Drive, Lot 2 in the Beaver Drive Business Park.

SYNOPSIS:

The applicant, Ted Greedy, Greedy Investments, LLC, is proposing to construct a 22,517 ft² building at 5750 NW Beaver Drive on Lot 2 of the Beaver Drive Business Park. The property is Zoned M-1, Light Industrial District. The proposed structure will house a machine shop, with additional “flex space” for office and/or warehousing uses.

RECOMMENDATION:

The staff recommends approval and provides the following motion for the commission’s consideration:

The Planning & Zoning Commission recommends approval of PZ Case No. 08-05 a Site Plan for 5750 NW Beaver Drive in the Beaver Drive Business Park subject to the following conditions:

1. The project shall conform to the requirements, standards and regulations of the City of Johnston.
2. No ground disturbing activity prior to issuance of a NPDES General Permit no. 2, and grading permit.

The site plans shall be amended and the following items shall be completed prior to the issuance of a building permit:

3. Applicant must submit a photometric plan and supporting documents to certify the site meets City of Johnston guidelines for site illumination as established in Resolution No. 99-56.
4. Rectify open space planting schedule to reflect proper height of evergreen trees (6’ in lieu of 5’).
5. Rectify buffer planting list to include at least 1 overstory tree and 10 shrubs in the buffer area.
6. Calculations showing amount of open space provided shall appear on the site plan to verify compliance with open space requirements.
7. HVAC equipment shall be indicated on the site plan and elevation drawings. HVAC equipment placed upon the roof of the structure must be screened from view.

8. Construction materials comprising the west building elevation

shall consist of 25% brick masonry in lieu of 14.4%.

9. In addition to the percentage of materials utilized, the elevation drawings shall include wall area calculations for each type of material.

Motion by _____, seconded by _____ to recommend approval of PZ Case 08-05; the site plan for 5750 NW Beaver Drive, with the noted Conditions.

Attachments:

1. Site Plan as prepared by Abaci Consulting, Inc.
2. Building Elevations.
3. Comments Letters from Bob Veenstra, Veenstra and Kimm dated February 15, 2008 and March 3, 2008;
4. Comment Letter from City Staff dated February 20, 2008;

APPLICANT:	Greedy Investments, LLC 6230 NW Beaver Drive Johnston, IA 50131
REPRESENTATIVE:	Abaci Consulting, Inc. 101 North Circle Drive Grimes, IA 50111
BACKGROUND & PRIOR APPROVALS:	The subject property is currently a vacant lot located south of the Beaver Pines PUD and East of Miller Nursery. Adjoining lots in the Beaver Pines PUD are currently vacant, but will be developed according to the bulk regulations of the R-2 zoning district (as modified in the PUD).
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:	Access to the site is provided by a private road that connects to NW Beaver Drive and a proposed extension of NW 50 th Street. This private road will be designated “no parking” on either side to allow unencumbered passage of fire service vehicles. The proposed building is flanked on either side by parking areas, with delivery traffic intended for the east parking area as evidenced by a wider entrance (34’) from the private road and the presence of a loading area and two loading docks.
PUBLIC UTILITIES:	An 8” water main will extend under the private road and connect to an 8” main running along the south side of the private road. Sanitary sewer will connect to an existing service lateral that runs along the north side of the private road.
DRAINAGE:	Drainage from lot 2 will collect in basins on lots 1 and 2, with drainage from the west parking area traveling to the basin by concrete swale on the north side of the building. Drainage from the east parking area will travel over the surface of the parking area toward the detention area, and enter the basins via a 4’ curb drop. The detention basins will empty into the trunk storm sewer along the north property line.
FIRE PROTECTION:	The building will be served by a sprinkler system, with a fire department connection located near the building center on the east side. Three fire hydrants will provide sufficient coverage of the building, one of which is placed on the property near the northeast corner of the building. The other two hydrants are located on the opposite side of the private road. The

engineer has provided turning radius calculations to illustrate maneuverability of fire equipment into both parking area entrances.

FLOODPLAIN:

This site is not located in the 100 year floodplain.

OPEN SPACE:

20% of the total lot area is required for open space (17,126.40 sq. ft.). Open space calculations are not present on the site plan. The engineer provided a separate calculations sheet illustrating 17,124 sq. ft. of open space provided. While falling short of the requisite amount of open space, the amount of open space provided satisfies the intent of city ordinance. The open space planting list as provided satisfies the number of plantings required by providing 18 shrubs, and 5 trees of 2" caliper; however, the landscape schedule lists 7 Austrian Pine trees at 5' in height. Chapter 166.32 of city ordinance requires said evergreens to be at least 6' in height.

BUFFERS:

A 60' landscape buffer is required between the site and the adjoining residential parcels to the north; however, per allowance of city code, the buffer requirement may be shared between adjacent owners. Therefore, the developer has proposed a 30' buffer to the north, with the remaining 30' to be installed by the adjoining property owner when said parcel is developed. The buffer area planting list as listed on the site plan is deficient with regard to the number of overstory trees and shrubs provided as listed below:

Type	Required	Provided
Evergreen	2	3
Overstory	1	0
Understory	3	4
Shrub	10	0

The deficiency is corrected in the preliminary plat planting schedule which provides for 10 shrubs and 1 overstory tree in the north buffer area on another lot; however this should be corrected to uphold the intent of buffering the land use on lot 2 from the adjacent residential parcels.

ARCHITECTURE:

For a building in an industrial district within 300' of a public street, the exterior materials of the wall area facing the street shall be comprised of no less than 25% brick, concrete, textured block, architectural steel or stone panels. Elevations provided by the applicant show the building to be constructed primarily of painted metal panels and brick. The west side of the building is within 300' of a public street (NW 50th Street). 14.7% of the building exterior on the west side is brick masonry construction. To satisfy city ordinance, the percentage of brick utilized on the west side of the building must be increased to 25% (or 1,295 square feet).

SIGNAGE:

The site plan provides the location of a monument sign directly east of the

west parking entrance. Monument style signs are allowed in the M-1 district with a 15' front yard setback and 10' side yard setback. The location of the proposed monument sign complies with these setback requirements. The applicant must pursue a permit through a separate process prior to installation.

SITE LIGHTING:

While the location of all exterior lighting is noted on the site plan, no photometric plan or manufacturer's specifications have been submitted. More information is needed to stipulate the cut-off definition of the proposed fixtures.

**ADJACENT OWNERS
COMMENTS:**

Letters were sent to adjacent property owners by city staff. No comments have been received.