



Planning & Zoning Commission

COMMUNITY DEVELOPMENT DEPARTMENT

March 31, 2008 Meeting

SUBJECT: Consider approval of PZ Case 08-08 John Deere Credit Expansion Site Plan, 6400 NW 86th Street.

SYNOPSIS:

The applicant, John Deere Credit, is proposing to develop a 144,939 ft² office building on Lot 1 of Johnston Station Plat 3. The zoning classification is PC, Professional Commerce Park District.

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. 08-08 a Site Plan for Expansion of 6400 NW 86th Street, John Deere Credit 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.
3. The lids and pipe of sanitary manholes located within the newly created detention basin must be sealed to eliminate stormwater infiltration of the sanitary sewer main.
4. The entire segment of sanitary sewer to be dedicated to the city must be televised and subsequently inspected by Public Works to ensure there are not existing maintenance issues with the main prior to being accepted by the city.
5. Language must be included in the easement for the public sanitary sewer wherein the applicant will assume any and all costs associated with removing or rebuilding the retaining wall in the event of sanitary sewer maintenance.

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

6. 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.
7. Site plans must show the words "no parking" painted on the pavement in the access aisles for handicapped parking spaces.
8. Illustrate alternate placement of buffer plantings that appear in the trail easement.

Motion by _____, seconded by _____ to recommend approval of PZ Case 08-08; the site plan for the John Deere Credit expansion at 6400 NW 86th Street, with the noted Conditions.

Attachments:

1. Site Plan as prepared by Civil Engineering Consultants.
2. Building Elevations.
3. Traffic Impact Study as developed by Foth Engineering Alliance .
4. Comments from Veenstra and Kimm, 3/4/08 and 3/24/08
5. Comments from city staff dated 3/11/08

APPLICANT:	Deere Credit Services, Inc. 6400 NW 86 th Street Johnston, IA 50131
REPRESENTATIVE:	Civil Engineering Consultants, Inc. 2400 86 th Street, Suite 12 Urbandale, IA 50322
BACKGROUND & PRIOR APPROVALS:	<p>This site plan submittal is directly related to three other Planning and Zoning cases that have come before the Commission and were approved:</p> <ul style="list-style-type: none"> • P&Z Case No. 98-36 (John Deere Credit); rezoning of 32.8 acres from A-R, Agricultural Reserve to PC, Professional Commerce Park; third and final consideration by city council on January 18, 1999. • P&Z Case No. 98-41 (Johnston Station Plat 1); resolution approving the preliminary and final plat adopted by city council on December 7, 1998. • P&Z Case No. 99-7 (John Deere Credit); Site plan review for a 236,166 gross square foot office building on 31.61 acres lying in the northwest corner of NW 86th Street and NW 62nd Avenue in District PC, Professional Commerce Park.
ZONING DISTRICT & BULK REGULATIONS:	<p>The site is zoned PC, Professional Commerce Park District (PC). The bulk regulations of the district are as follows:</p> <p style="padding-left: 40px;">Minimum Lot Area: 40,000 ft² Minimum Lot Width: 200 ft Front Yard Setback: 50 ft. Side Yard Setback: 20 ft. Rear Yard: 50 ft.</p>
TRAFFIC ACCESS & CIRCULATION:	<p>Transportation access to the site includes use of the existing driveway entrances on NW 86th Street and NW 62nd Avenue, as well as a new driveway entrance provided at the southwest corner of the lot.</p> <p>The existing accesses each employ one lane entering the premises and two lanes exiting (one of which is a dedicated right turn lane). The new entrance also utilizes a single inbound lane and two outbound lanes.</p> <p>A traffic impact study as conducted by Foth Engineering Alliance concludes the proposed expansion will generate additional trips; however, the existing road network is expected to handle the additional traffic with minimal delays and no changes in the level of service.</p>
PARKING	A new parking ramp to accommodate 302 parking spaces will be

constructed as part of the expansion. The topography of the surrounding area permits the parking ramp to be cut into the hillside. The resulting elevation of the upper level will be at the same elevation as the ground floor of the office building. Cars may enter the upper level of the ramp from the south access. Additional entrance points are located on the east side of the parking structure, where cars may drive directly into the lower level, or progress up a ramp to park on the upper level.

In addition to the aforementioned parking garage, existing parking areas will be expanded to increase the total number of spaces available to 1,553 (1,417 are required).

SIDEWALKS/TRAILS

There is existing sidewalk along NW 62nd Avenue and NW 86th Street.

The comprehensive plan indicates placement of a trail along the west property boundary that, will extend through the Waterford Townhomes property and connect to an existing trail to the north. To accommodate this trail connection, a 15' trail easement has been provided within the required 30' buffer along the west property boundary. This easement continues north along the west property line until it intersects with the Waterford Townhomes property. It is anticipated additional easement will be acquired from the Waterford Townhomes Association to continue the trail connection. A number of buffer plantings are depicted in this easement area. A condition for approval requires alternate placement of these plantings to eliminate the need to remove the trees when the trail is constructed.

A 10' easement is also provided parallel to 86th Street along the south property boundary. The 10' easement allows expansion of the existing sidewalk to accommodate trail traffic. This easement will extend to the proposed new parking lot entrance providing a controlled crossing for trail traffic to the south side of NW 62nd Avenue where there is an existing trail. The city is responsible for paving the trail when funds are available.

PUBLIC UTILITIES:

All utilities on site will be private except for a section of sanitary sewer beginning at the trunk sewer main (located north of the property) to the Waterford Townhomes sewer connection. This section will be public and owned and maintained by the City of Johnston.

The previously mentioned segment is an existing private sanitary sewer line that will be dedicated to the city upon recording of the final plat. Portions of the line will be relocated as it falls within the footprint of the new parking ramp structure. Prior to accepting this portion of the sewer, public works will inspect the relocated section of the sewer and the entire segment of dedicated sewer must be televised to ensure there are not existing maintenance issues with the main. Language mandating inspection of the sewer is provided as a condition for approval.

A retaining wall constructed as part of the new detention basin infringes upon the easement for the aforementioned segment of public sanitary sewer. General practice prohibits such structures from being placed within an easement; however, the retaining wall is necessary to maintain proper water storage volume in the basin. Furthermore, the sanitary line cannot be relocated without additional expense, unnecessary removal of trees between the Deere property and the townhomes to the north, and the acquisition of additional easement area. To mitigate the issue, a condition for site plan approval requires easement language wherein the applicant will assume any and all costs associated with removing or rebuilding the retaining wall in the event of sanitary sewer maintenance.

Within this same stretch of sanitary sewer, the site plan indicates two manholes lying within the new detention basin. A condition for approval requires these manholes to be sealed to prevent infiltration of stormwater into the sanitary sewer system.

DRAINAGE:

There are two existing detention ponds on site located along NW 86th Street. A new detention area is proposed to aid the increased detention need created by the expansion. The new detention area will be located north of the complex and adjacent to the Green Meadows North Townhomes. This detention basin has a capacity of 101,530 cubic feet and outlets to an existing storm sewer discharge manhole east of the pond. In the event of overflow, the path of water movement is over the north embankment of the pond and over land directly to the creek. Veenstra & Kimm has reviewed the proposed plan and calculations and states the provided storage volume of the new detention basin adequately serves the expansion.

**POLLUTION
PREVENTION PLAN:**

An NPDES General Permit no. 2, Grading Permit and SWPPP is required prior to any ground disturbing activity.

FIRE PROTECTION:

Standpipes to aid fire service are required by fire code for structures exceeding 30' in height. As portions of this structure extend over 50', the applicant is working with Chief Krohse to insure compliance.

In addition, the building will be served by a sprinkler system and is covered by 7 fire hydrants.

FLOODPLAIN:

This site is not located in the 100 year floodplain.

OPEN SPACE:

30% of the total lot area is required for open space (505,749 sq. ft.). The site plan is in compliance with 996,932 sq. ft. of open space provided. The open space planting list as provided exceeds the amount of landscaping required by city ordinance.

BUFFERS:

A 30' landscape buffer is required between the site and the adjoining residential parcels to the north and west. The existing buffer to the north will not be disturbed; however, the site plan does indicate 3,100 linear feet of new buffer and plantings along the west property line. The buffer area planting list exceeds the amount of buffer area plantings required by city ordinance.

ARCHITECTURE:

Per Chapter 166.35 of city code, the building's architecture is required to be 75% permanent material on all four sides. In addition, 50% of the wall area facing NW 62nd Avenue must be brick (excluding glass). The elevation drawings show the applicant has satisfied these requirements by utilizing brick, cast stone, and precast panels to achieve 100% permanent materials on all building sides, and brick masonry to cover 67% and 88% brick on the west and south sides respectively.

SIGNAGE:

No signage has been proposed.

SITE LIGHTING:

More information is needed in either the photometric layout or manufacturer's specifications to designate the cut-off definition of the proposed fixtures to ensure compliance with City of Johnston guidelines for site illumination as established in Resolution No. 99-56.

**ADJACENT OWNERS
COMMENTS:**

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