



# Planning & Zoning Commission

COMMUNITY DEVELOPMENT DEPARTMENT

March 31, 2008 Meeting

SUBJECT: Consider approval of PZ Case 08-07 Final Plat, Johnston Station Plat 3.

**SYNOPSIS:**

The applicant, Deere Credit Services, Inc., has submitted a final plat for 38.702 acres at the northwest corner of NW 86<sup>th</sup> Street and NW 62<sup>nd</sup> Avenue. The final plat consists of one lot comprised of all of lot 1 from Johnston Station Plat 1 and all of outlot "C" of Newport Ridge Plat 3.

**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. 08-07 a Final Plat for Johnston Station Plat 3, subject to 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.
3. No warranty deed is on file for Lot "A" within Johnston Station Plat 1. The final plat must be amended to incorporate the aforementioned Lot "A" into the newly created Lot "A" for Johnston Station Plat 3.
4. 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.

Motion by \_\_\_\_\_, seconded by \_\_\_\_\_ to recommend approval of PZ Case 08-07; a Final Plat for Johnston Station Plat 3, with the noted Conditions.

Attachments:

1. Final Plat as created by Civil Engineering Consultants
2. Traffic Impact Study as developed by Foth Engineering Alliance
3. Comments from Veenstra and Kimm, 3/4/08 and 3/24/08
4. Comments from city staff dated 3/11/08

APPLICANT:	Deere Credit Services, Inc. 6400 NW 86 <sup>th</sup> Street Johnston, IA 50131
REPRESENTATIVE:	Civil Engineering Consultants, Inc. 2400 86 <sup>th</sup> 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"> <li>• P&amp;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.</li> <li>• P&amp;Z Case No. 98-41 (Johnston Station Plat 1); resolution approving the preliminary and final plat adopted by city council on December 7, 1998.</li> <li>• P&amp;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 86<sup>th</sup> Street and NW 62<sup>nd</sup> Avenue in District PC, Professional Commerce Park.</li> </ul>
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 ft<sup>2</sup>  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 86<sup>th</sup> Street and NW 62<sup>nd</sup> 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 62<sup>nd</sup> Avenue and NW 86<sup>th</sup> 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 86<sup>th</sup> 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 62<sup>nd</sup> 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 no 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 86<sup>th</sup> 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.

**FLOODPLAIN:**

This site is not located in the 100 year floodplain.

**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.

**VEENSTRA & KIMM:**

Bob Veenstra has reviewed the final plat and offered comments in letters dated 03/04/08 and 03/24/08.

**FINAL DOCUMENTATION:**

The staff is awaiting the following documentation for review and approval by the City Attorney and staff:

Attorney's Title Opinion  
Polk County Treasurers Tax Certificate

Owners Consent to Plat (from all legal property owners)  
Sanitary Sewer Easements  
Trail Easements