



# Planning & Zoning Commission

COMMUNITY DEVELOPMENT DEPARTMENT

June 30, 2008 Meeting

**SUBJECT:** Consider approval of PZ Case 08-30 Site Plan amendment to Dairy Queen at 6150 Merle Hay Road.

**SYNOPSIS:**

The applicant, Guy Blume, has submitted amended building elevations for the Dairy Queen at 6150 Merle Hay Road. The primary changes include the addition of a brick "chimney" on the building front and the installation of metal panels around a portion of the building's front and sides. While the proposed changes are minor in nature, an amendment to the site plan is necessary to insure the building is in compliance with Chapter 166.35 of City Code related to architectural standards.

**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. 08-30 an amended site plan for Dairy Queen at 6150 Merle Hay Road subject to the following conditions:**

1. The project shall conform to the requirements, standards and regulations of the City of Johnston.

Motion by \_\_\_\_\_, seconded by \_\_\_\_\_ to recommend approval of PZ Case 08-30; the site plan for Dairy Queen at 6150 Merle Hay Road, with the noted Conditions.

**Attachments:**

1. Building Elevations

**APPLICANT:**

Guy Blume  
4309 NW 5<sup>th</sup> Street  
Ankeny, IA 50023

**REPRESENTATIVE:**

Darrell Bryant  
1622 NW 109<sup>th</sup>  
Clive, IA 50325

**BACKGROUND &  
PRIOR APPROVALS:**

The site plan for Dairy Queen was approved in 1998 with a subsequent amendment in 1999 to include the addition of a freestanding ground sign.

**ZONING DISTRICT &  
BULK REGULATIONS:  
ARCHITECTURE:**

The site is zoned mixed-use center.

Changes to the north and south elevations entail installation of a 33” metal wall panel above the existing black awning. This metal panel will extend approximately 27’ or nearly half the depth of the building.

Changes to the east elevation facing Merle Hay road include the installation of the same metal panel above the existing black awning and the addition of a 12’ wide by 13’ tall brick chimney. The original proposal detailed the use of simulated stone to construct the chimney; however, the use of stone does not satisfy code requirements which mandate at least 50% of the wall area facing Merle Hay Road be constructed of brick. The applicant subsequently altered the choice of building materials and submitted a brick sample to comply with code requirements. The resultant percentage of brick facing Merle Hay is approximately 70%.

The applicant has also proposed the addition of neon tube lighting along the face of the black awning on the north, south and east sides of the building as depicted in the elevation drawings.

**SIGNAGE:**

The applicant has proposed the use of panel signage on the chimney face. While the DQ logo is a permitted panel sign, no other panel signage is allowed and must consist of individual letters. The permitting of signage is a separate process and the applicant has submitted the appropriate applications.

**ADJACENT OWNERS  
COMMENTS:**

Because the proposed changes are minor, no notice was sent to adjacent property owners.



Fig. 1 – Patio railing, furniture and lighting



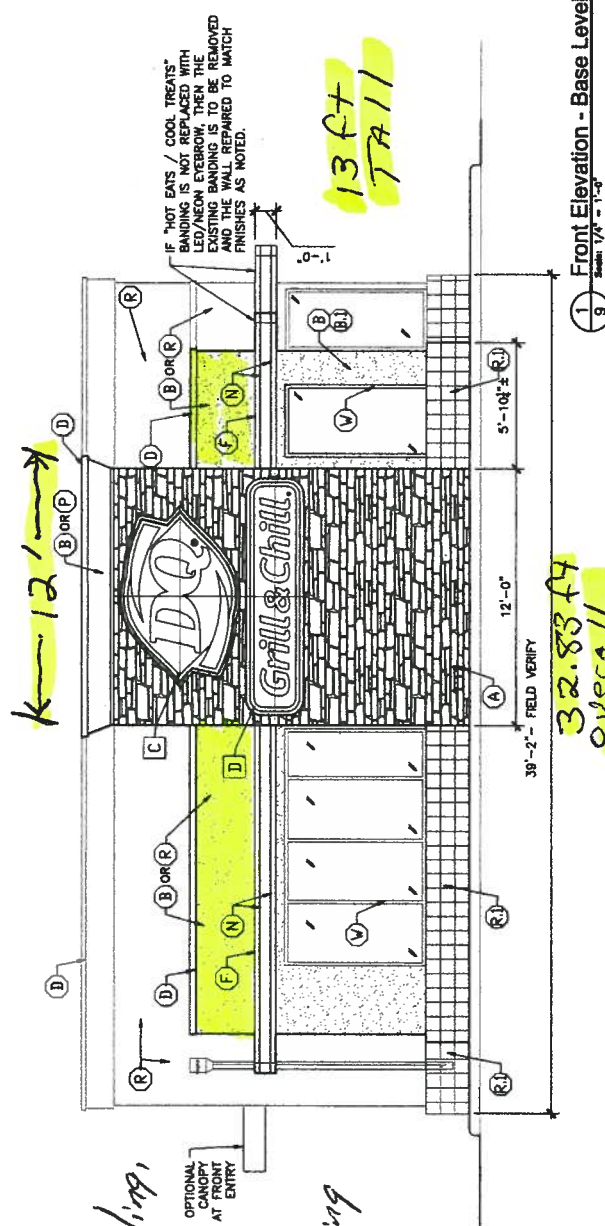
*These panels  
on top of  
Black Edge  
on front of  
Lower part  
of Building  
only*

Fig. 2 – Patio railing, furniture and lighting

Brick chimney will stop at top of building

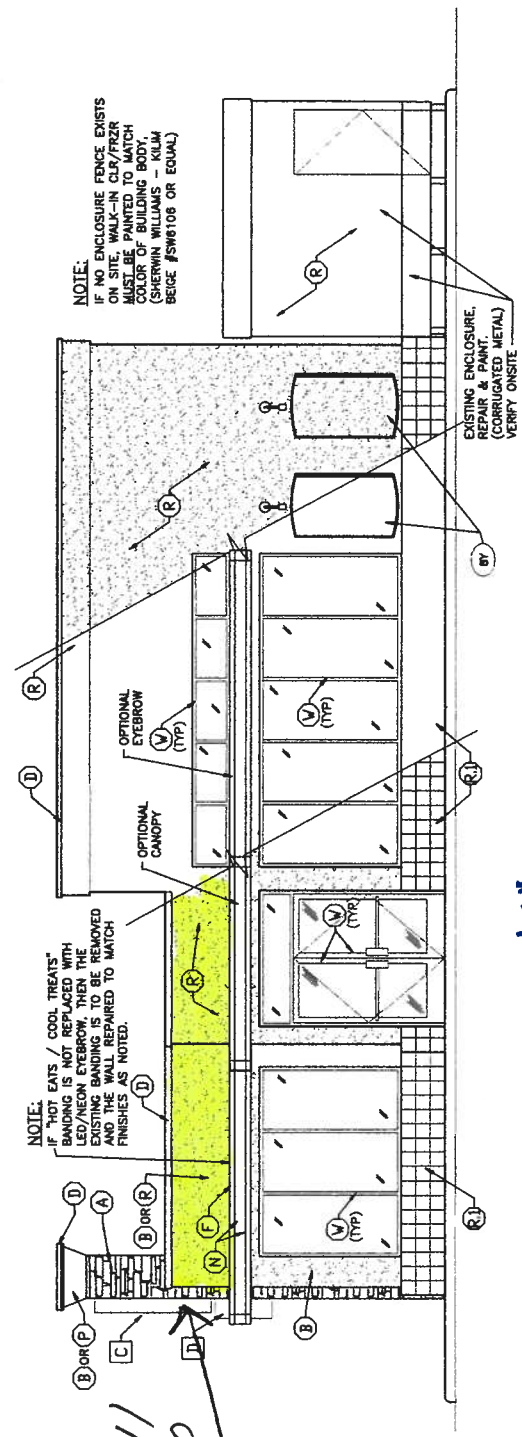
The Hi-lited cornice we raise 12" above the front of the Building

Chimney will stop at top of Building



1 Front Elevation - Base Level  
Scale: 1/4" = 1'-0"

32.83 ft overall



1 Right Elevation - Base Level  
Scale: 1/4" = 1'-0"

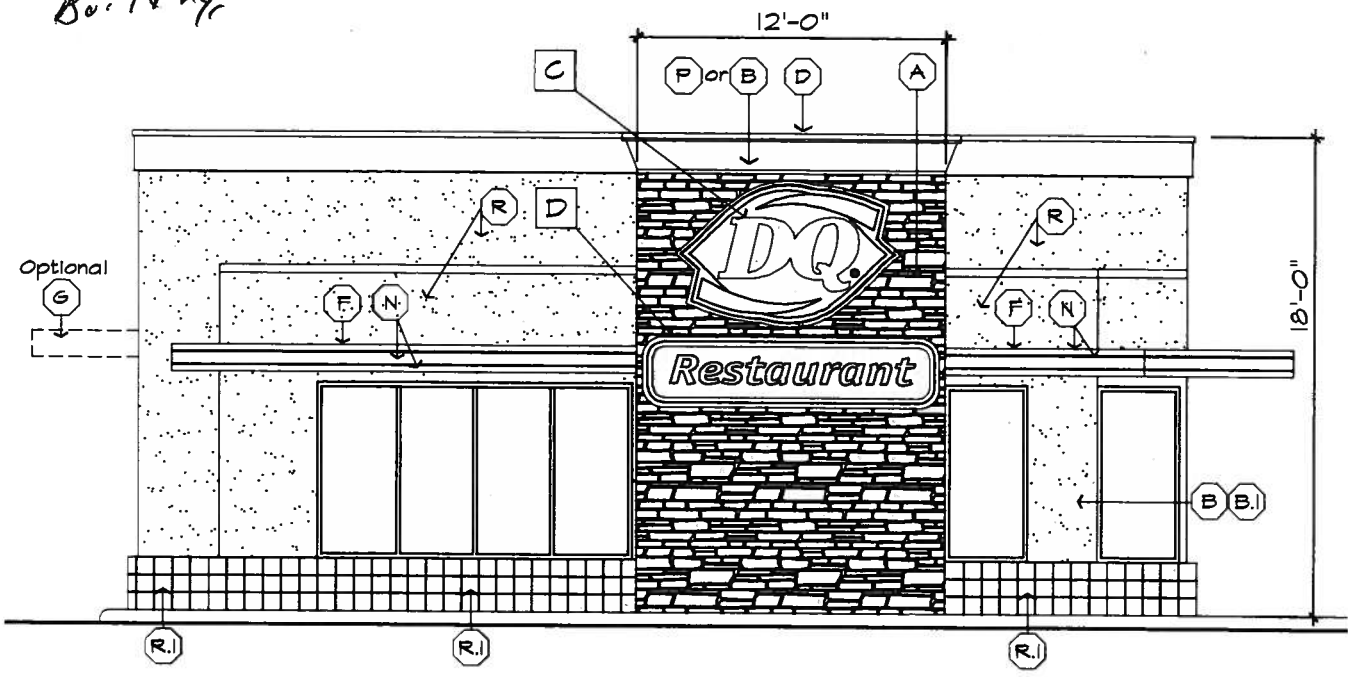
52'-8"



THIS DRAWING, ITS DESIGN, DETAIL, AND INFORMATION ARE THE PROPERTY OF INTERNATIONAL DAIRY QUEEN, INC., AND SHALL NOT BE COPIED IN ANY MANNER NOR DELETED OR ANY OUTSIDE PARTY WITHOUT DQ'S WRITTEN CONSENT.

① Front of Existing Building is 13'  
 ② Area 0 or chimney cap will be 12" above Building  
 ③ Chimney covered in Ledgestone  
 ④ Would like to come out as far as possible from Building without a footing, or will stay flush with Building

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**I FULL HEIGHT CHIMNEY**  
 (Base-Level Remodel)

**EXTERIOR ELEVATION NOTES**

- |  |  |  |
|--|--|--|
| <p><b>(A) SIMULATED STONE:</b><br/>         SUPPLIER: ELDORADO STONE, INC<br/>         STYLE: WALNUT RIDGE MOUNTAIN LEDGE<br/>         W/ MATCHING SILL CAPS @ WINDOWS.<br/>         CONTACT IDQ FOR APPROVED EQUALS</p> | <p><b>(F) METAL PANEL:</b><br/>         SUPPLIER: NU-FORM PRODUCTS, INC<br/>         COLOR: BLACK, 24 GA. STEEL, UNA-CLAD<br/>         FINISH: KYNAR 500</p>   | <p><b>(N) L.E.D. STRIP LIGHTING:</b><br/>         SIZE: 2 ROWS<br/>         COLOR: BLUE<br/>         SUPPLIED &amp; INSTALLED BY G.C.</p>  |
| <p><b>(B) EXTERIOR INSULATION FINISH SYSTEM (EIFS):</b><br/>         MANUFACTURER: DRY-VIT<br/>         COLOR: #113 AMARILLO WHITE<br/>         FINISH: SAND PEBBLE</p>  | <p><b>(G) METAL PANEL:</b><br/>         SUPPLIER: NU-FORM PRODUCTS, INC<br/>         COLOR: UNA-CLAD, .040 ANODIZED ALUM.<br/>         FINISH: CLEAR SATIN</p>   | <p><b>(O) CORNICHE MATERIAL (ALTERNATE):</b><br/>         MANUFACTURER: FYPON, Ltd.<br/>         STYLE: MDL #512-16<br/>         COLOR: PAINT #SW-6106 - KILIM BEIGE</p>   |
| <p><b>(C) CERAMIC TILE:</b><br/>         SUPPLIER: CERAMIC EXPRESSIONS<br/>         STYLE: NORTHERN LIGHTS 8"X8"<br/>         COLOR: LIPSTICK<br/>         GROUT: "LATICRETE" #85 ALMOND</p>                             | <p><b>(H) NOT USED</b></p>   | <p><b>(P) NOT USED</b></p>   |
| <p><b>(C1) CERAMIC TILE (ALTERNATE):</b><br/>         PAINT, EXTERIOR GRADE<br/>         MANUFACTURER: SHERWIN WILLIAMS<br/>         COLOR: #SW-4081 "SAFETY RED"</p>  | <p><b>(I) NOT USED</b></p>   | <p><b>(Q) NOT USED</b></p>   |
| <p><b>(D) CAP FLASHING, OVERFLOW SCUPPER:</b><br/>         COLOR: ALMOND, 24 GA. STEEL, UNA-CLAD<br/>         FINISH: KYNAR 500 SCUPPER AT ALPOLIC<br/>         PANEL TO BE DQ RED</p>                                   | <p><b>(J) FABRIC CANOPY:</b><br/>         MANUFACTURER: ASTRUP CANOPY<br/>         STYLE: WEBLON COASTLINE PLUS<br/>         COLOR: #2726 DEEP RED<br/>         FRAME: 1" SQ. ALUM TUBE, CLEAR SATIN<br/>         FINISH WELD ALL JOINTS, GRIND SMOOTH</p> | <p><b>(R) PAINT, EXTERIOR GRADE:</b><br/>         MANUFACTURER: SHERWIN WILLIAMS<br/>         COLOR: #SW6106 - KILIM BEIGE</p>   |
| <p><b>(E) METAL PANEL:</b><br/>         MANUFACTURER: ALPOLIC<br/>         SUPPLIER: NU-FORM PRODUCTS, INC<br/>         COLOR: DQ RED, 4MM</p>   | <p><b>(K) NOT USED</b></p>   | <p><b>(R1) PAINT, EXTERIOR GRADE:</b><br/>         MANUFACTURER: SHERWIN WILLIAMS<br/>         COLOR: SHER-CRYL HPA GLOSS<br/>         B66T304 DAIRY QUEEN WALL RED<br/>         OVER DTM BONDING PRIMER<br/>         B66A50</p> |
| <p><b>(M) DRIVE-THRU WINDOW:</b><br/>         MANUFACTURER: QUIKSERV<br/>         VERIFY OPENING SIZE WITH MFG PRIOR TO<br/>         FABRICATION OF FRAME (TYPICALLY PART<br/>         OF THE EQUIPMENT PACKAGE)</p>     | <p><b>(L) NOT USED</b></p>   | <p><b>(S) CORNER GUARD:</b><br/>         4"X4" ANGLE, STAINLESS STEEL<br/>         (HEIGHT AS REQUIRED)</p>  |
|  |  | <p><b>(T) PAINT, EXTERIOR GRADE:</b><br/>         MANUFACTURER: PITTSBURGH PAINTS<br/>         COLOR: #314-2 - HEAVY CREAM</p>   |



## MEMORANDUM

*City of Johnston, Iowa*

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DATE: June 17, 2008

TO: Guy Blume  
Darrell Bryant

FROM: Aaron Wolfe  
Senior Planner

RE: **Dairy Queen**

1. Site Plan approval is required for any proposed development of property in the City of Johnston except single-family and two-family homes. The site plan approval process requires submittal to the Planning and Zoning Commission and City Council for approval. While the Dairy Queen building site plan was approved in 1998, the proposed façade changes are significant enough to require a new site plan approval. Because the exterior changes are aesthetic, we can follow an abbreviated process for site plan approval, mainly insuring the building is in compliance with Chapter 166.35 of City Code related to architectural standards.
2. Chapter 166 requires the primary building material to constitute at least 75% of the wall area, excluding glass and shall consist of a combination of brick, architectural concrete panels, textured concrete block or architectural steel, or stone panels. Manufacturer's specifications are needed for the proposed metal panels to determine if they satisfy this requirement. Indicate the type and percentage, as well as the square footage, of each building material on each of the four building elevations to determine if the required percentages are satisfied.
3. Non-residential buildings abutting Merle Hay Road shall have brick constitute at least 50% of the wall area that faces the street (excluding glass). The use of stone may or may not present an issue, depending upon the percentages.
4. The approval of signage is regulated by a separate permit process. However, please note that panel signage is not permitted. The DQ logo may be permitted as a panel sign; however, all other wall signage must consist of individual letters.

A revised site plan provided by 6/23/08 could be presented to Planning and Zoning Commission on 6/30/08 and to City Council on 7/7/08. Prior to the above noted meetings, a notice will be sent to adjacent properties to ensure they have notification of the proposed development.

If you have any questions, please contact me at 727-7766 or by email at [awolfe@ci.johnston.ia.us](mailto:awolfe@ci.johnston.ia.us).

June 19, 2008

RECEIVED

To: Aaron Wolfe  
Senior Planner  
City of Johnston, Iowa

JUN 19 2008

From: Darrell Bryant  
Re: Johnston Dairy Queen

Aaron, I have assembled the information you had requested in the order of the 4 points you outlined when I met with you on Tuesday. Please let me know if there is any other information I can get to help expedite this process along.

1. Site Plan. There are no changes to be made to the overall site plan as it was submitted when the original construction took place. The changes to be made are cosmetic to the outside of the building only.
2. The front of the building as illustrated on page 2 of this package is 32.83 ft across and 13.1 ft tall. The brick chimney will be 12ft wide and 13 ft tall which upon completion will take up 39.4% of the front of the building. Also please note that the architectural steel panels above the black awning will be 33inches tall and will go across the upper part of the building with the exception of the brick chimney area. This will result in a coverage area by those panels of 14% of the total front of the store.

These architectural panels will also continue down the side of the building as Highlighted only on the lower portion of the building. Remaining at 32" tall and Going 28ft and ending where the higher portion of the building begins.

I have attached documentation from each vendor outlining the specifications and Product information on the two products I am proposing to use.

- 3 We would also like to inquire as to what is needed to obtain approval for neon Lighting to be installed on the black border in the middle of the building consisting of two blue straight neon tubes.

Thank you  
Darrell Bryant  
515-554-9578