



Planning & Zoning Commission

COMMUNITY DEVELOPMENT DEPARTMENT

August 11, 2008 Meeting

SUBJECT: Consider approval of PZ Case No. 08-32, a site plan proposing a 3,000 square foot addition to the existing Water and Sewer Department building and a 6,100 square foot Parks Department building for the City of Johnston Public Works facility located at 6400 NW Beaver Drive.

SYNOPSIS:

The applicant, Johnston Public Works Department, is proposing to construct a 3,000 square foot, single story addition to the east side of the existing Water and Sewer Department building along with constructing a 6,100 square foot, single story Parks Department building located south of the existing Water and Sewer Department building. The zoning classification is M-1, light industrial.

RECOMMENDATION:

The staff recommends approval and provides the following motions for the commission's consideration:

The Planning & Zoning Commission recommends approval of PZ Case No. 08-32, the Site Plan for 6400 NW Beaver Drive, subject to the following conditions.

1. The project shall conform to the requirements, standards and regulations of the City of Johnston.
2. A Storm Water Pollution Prevention Plan and Evidence of a NPDES Permit from the Iowa DNR shall be provided prior to any ground disturbing activity on the site.
3. Applicant will need to identify the location of the sprinkler connection on the site plan with a hydrant located within 100 feet of the connection.

Motion by _____, seconded by _____ to recommend approval of PZ Case 08-32; the Site Plan for Johnston Public Works Motor Vehicle Storage Building Addition, with the noted Conditions.

Attachments: Site Plan prepared by Foth Engineering, dated 7-30-08;
Memo from City Staff, dated 7-21-08;
Adjacent Neighbor Notice, Mailing List and Vicinity Map.

APPLICANT:

Dave Cubit
Public Works Department
6400 NW Beaver Drive
Johnston, IA 50131

REPRESENTATIVE:

Adam Juel
Foth Engineering Alliance
8191 Birchwood Court
Johnston, IA 50131

**BACKGROUND &
PRIOR APPROVALS:**

This site plan submittal is directly related to two other Planning and Zoning cases that have come before the Commission and were approved:

- PZ Case No. 04-48; rezoning 7.2 acres from R-1(75) to M-1 for the expansion of the Johnston Public Works and school bus facility, which was recommended by the Planning and Zoning Commission on September 27, 2004 and approved by the City Council on November 1, 2004.
- PZ Case No. 05-20; resolution approving the site plan for the 3,100 square foot Water and Sewer Department building for Johnston Public Works, which was recommended by the Planning and Zoning Commission on June 13, 2005 and approved by the City Council on June 20, 2005.

**ZONING DISTRICT &
BULK REGULATIONS:**

The M-1 (Light Industrial) district requires:

Lot Area: 20,000 sq. ft.
Lot Width: 100 ft.
Front Setback: 50 ft.
Side Yard: 10 ft.
Rear Yard: 50 ft.

**TRAFFIC ACCESS &
CIRCULATION:**

The existing access drive located on the site will be paved and provide access to the proposed addition. The proposed future expansion of NW 48th Street will provide additional access to the site.

**PARKING AND
LOADING:**

The Zoning Ordinance requires 1 parking space for each 2,000 square feet of floor area for warehouse establishments. In addition, 1 parking space for each person regularly employed on the premise is also required:

| | |
|---|--------------------|
| 10,016 square feet of warehouse/2,000 square feet | = 6 Stalls |
| 1 space for each employee | = 12 Stalls |
| Total Stalls Required | = 16 Stalls |
| Total Stall Provided | = 26 Stalls |

The site will also be required to provide 1 handicap stall which has been provided. In addition, the site plan shows the words “no parking” painted

in the access aisles for handicapped parking spaces.

PUBLIC UTILITIES:

Water: An eight inch water main is located on the west side of the site along NW 48th Street. An eight inch extension is provided off of the main into the site for the building's service and to serve the new fire hydrant and sprinkler connection.

Sanitary Sewer: This site will be served by an eight inch sanitary sewer located on the west side of NW 48th Street.

FIRE PROTECTION:

The applicants are proposing the extension of an 8-inch water main on the west side of the property to provide service to two new fire hydrants. A fire hydrant coverage map has been provided and is in compliance. The proposed Water and Sewer Department addition will be required to be sprinkled due to its size and proposed use. However, the proposed Parks Department building will not be required to have a sprinkler system.

A Knox box has been indicated on the site.

FLOODPLAIN:

This property is within Zone X on the Flood Insurance Rate Map and is outside of the 500 year flood plain.

DRAINAGE:

A Storm Sewer Detention basin currently exists in the southwest corner of the site. The detention basin is connected to a 12 inch storm sewer intake that will flow into the storm sewer located along NW 64th Avenue and drain east towards the Des Moines River.

ARCHITECTURE:

The Zoning Ordinance requires the exterior materials of the wall facing the public street shall be comprised of no less than 25% permanent material within an M-District.

As proposed, both buildings meet the above listed requirement utilizing the following building materials:

Water and Sewer Department Building (Project A)

North Elevation

- Metal Siding 92%
- Metal Louvers 3.2%
- Window Lites 3.2%
- Brick 1.6%

South Elevation

- Metal Siding 57%
- Overhead Doors 41%

Parks Department Building (Project B)

North Elevation:

- Metal Siding 48%
- Overhead Doors 51%
- Brick 1%

South Elevation:

- Metal Siding 92.6%
- Metal Louvers 3.3%
- Window Lites 3.3%

- Brick 2%

- Brick 0.8%

West Elevation

- Metal Siding 65%
- Hollow Metal Doors 5%
- Brick 30%

West Elevation:

- Metal Siding 65%
- Hollow Metal Doors 5%
- Brick 30%

East Elevation:

- Metal Siding 97.8%
- Hollow Metal Doors 2.2%

OPEN SPACE:

The M-1 Light Industrial district requires 20% open space for the site. The site is 157,440 square feet and would require 18,686 square feet of open space. The applicant is proposing 120,019 square feet or 76% of open space for the site.

The required landscaping for the site's open space is based upon the required 18,686 square feet of open space.

- Tress (1 per 1,500 square feet of open space) = 13
- Shrubs (1 per 1,000 square feet of open space) = 19

The site plan indicates the required thirteen trees and nineteen shrubs, meeting open space requirements.

BUFFERS:

The required buffer areas and plantings have been previously approved to meet city requirements on a prior site plan. The site provides a 30 foot buffer along the west side of the site and a 140 foot buffer along the north side of the site adjacent to the existing single family homes. Existing buffer plantings located in the west buffer that will be disturbed due to the proposed addition will be relocated. There will be no plantings disturbed or removed in the northern buffer area.

NPDES PERMIT:

A SWPPP and NPDES Permit for this site need to be provided and approved by City Staff prior to any ground disturbing activity.

SITE LIGHTING:

The applicants are proposing downcast fixtures with cut off devices for the site. A photometric plan and other information have been submitted and it appears the lighting plan meets the City's requirements.

ADJACENT OWENERS COMMENTS:

A letter was sent by city staff to adjacent property owners, and a copy is included with this report.