



Planning & Zoning Commission
 COMMUNITY DEVELOPMENT DEPARTMENT

December 8, 2008 Meeting

SUBJECT: Consider PZ Case 08-45; the amended Site Plans for Walgreens, 6200 Merle Hay Road to allow a Redbox Automated DVD Rental Kiosk.

SYNOPSIS:

The applicant, Jay Anderson, BMM Inc. wishes to install a Redbox Automated DVD Rental Kiosk on the east (front) sidewalk of the existing Walgreens store at 6200 Merle Hay Road.

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. 08-45, the amended Site Plans for Walgreens, 6200 Merle Hay Road to allow a Redbox Automated DVD Rental Kiosk with 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. Light fixtures must be recessed in the Kiosk canopy. As illustrated on the Site Plans, they are not acceptable.**
- 3. Display of merchandise outside the building, as contained in the Redbox Kiosk is permitted as illustrated on the Site Plan. If additional merchandise will be displayed outside the building (including but not limited to propane tanks), this must also be illustrated on the Site Plan and approved.**
- 4. The Redbox Kiosk must be located a minimum of 10 feet from combustibles.**
- 5. If the display on the Redbox Kiosk meets the definition of a sign (Chapter 170, Sign Regulations) and would be visible from the public right-of-way, an approved sign permit will be required prior to installation.**

Attachments:

Plans prepared by Lingle Design Group, Inc. and dated November 3, 2008:

Sheet A1, Title Sheet

Sheet A2, Accessibility Plan

Sheet A3, Electrical & Enlarged Floor Plan

Sheet 2 of 3, Install Instructions

Sheet 3 of 3, Install Instructions and Security Lighting

Photograph of a current installation, provided by Redbox on December 5, 2008; 1 page.

APPLICANT:

Jay Anderson
BMM Inc.
1724 Douglas Drive, North, Suite 100
Golden Valley, MN 55422

REDBOX

Attention: Brian Pederson
One Tower Lane Suite 1200
Oakbrook Terrace, IL 60181

BACKGROUND &
PRIOR APPROVALS:

The Site Plans for Walgreens (6200 Merle Hay Road) were approved by the City Council via Resolution 99-236 on December 6, 1999.

ZONING DISTRICT &
BULK
REGULATIONS:

When the Walgreens store was approved in 1999, the site was included in the C-2 Community Retail Commercial District.

The current zoning is ROC2 – Mixed Use Center. Uses permitted within this district include any principal permitted use and permitted accessory use in District R-4 and C-2 except as noted in the ordinance.

Section 168.12 Paragraph 4(B) states: *“Display of merchandise outside the building may be permitted when specifically approved by the City Council through approval of the site plan.”*

The proposed Redbox would be within building setback lines.
Bulk requirements are as follows:

Front yard setback = 20 feet
Side yard setback = 10 feet
Sum of both side yards = 10 feet
Rear yard setback = 35 feet

TRAFFIC ACCESS &
CIRCULATION:

No change is proposed. Parking spaces would not be removed as part of this Site Plan amendment.

PEDESTRIAN
CIRCULATION AND
SIDEWALKS:

No change is proposed. The Redbox is shown located beneath the existing building canopy and there is sufficient sidewalk space remaining (approximately 9 feet) between the Redbox and the sidewalk curb.

PUBLIC UTILITIES:

No change is proposed.

SURFACE WATER DESIGN:	No change is proposed.
FIRE PROTECTION:	Johnston Fire Chief Jim Krohse would require the Redbox Kiosk to be located a minimum of 10 feet from combustibles, including but not limited to LP tanks.
OPEN SPACE:	No change is proposed.
LANDSCAPING:	No change is proposed.
ARCHITECTURE:	Not applicable.
SIGNAGE:	<p>Proposed signage would be limited to the Kiosk itself as shown on the proposed plans, and additional separate signage is not proposed.</p> <p>If the display on the Redbox Kiosk meets the definition of a sign (Chapter 170, Sign Regulations) and would be visible from the public right-of-way, an approved sign permit will be required prior to installation.</p> <p>The sign permit for the Redbox Kiosk would be an amendment to what has already been permitted for building signs on the Walgreens.</p> <p>Total signage cannot exceed 5% of the total square footage of any wall area facing street frontage.</p>
SITE LIGHTING:	<p>Light fixtures must be recessed in the Kiosk canopy. As illustrated on the Site Plans, they are not acceptable.</p> <p>The photograph illustrates an updated installation, with recessed fixtures.</p>
CONSULTANT COMMENTS:	Comments have not been received from Bob Veenstra, Veenstra & Kimm.
ADJACENT OWNERS COMMENTS:	Since this is an existing development, courtesy letters have not been sent to adjacent property owners.



08/12/2008

CITY OF JOHNSTON
COMMUNITY DEV. DEPT.

DATE REC'D: 12.5.2008
CASE NO.: P208-45