



# Planning & Zoning Commission

COMMUNITY DEVELOPMENT DEPARTMENT

January 26, 2009 Meeting

**SUBJECT:** Consider PZ Case 09-03; the amended Site Plans for the McDonalds Restaurant, 5494 NW 86<sup>th</sup> Street to allow a Redbox Automated DVD Rental Kiosk.

*Datta*

**SYNOPSIS:**

The applicant, Jay Anderson, BMM, Inc. wishes to install a Redbox Automated DVD Rental Kiosk on the east side of the existing McDonalds Restaurant at 5494 NW 86<sup>th</sup> Street.

**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. 09-03, the amended Site Plans for the McDonalds Restaurant, 5494 NW 86<sup>th</sup> Street 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 shall be recessed in the Kiosk canopy.**
- 3. 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.**
- 4. Since the application includes a grade beam for installation of the Redbox kiosk, a Building Permit will be required.**
- 5. Site Landscape removed as part of the excavation and installation of the Redbox kiosk shall be specified on the Site Plans and replaced as part of this project.**

Attachments:

Plans prepared by Lingle Design Group, Inc. and dated May 18, 2007:

Sheet A1, Title Sheet

Sheet A2, DVD-Kiosk Plan and Elevations

Sheet A3, Accessibility Details

Sheet S1, DVD-Kiosk Foundation and General Structural Notes

Sheet S2, Structural Calculations

Sheet C, Accessibility Plan

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

Copy of Resolution 97-213, A Resolution Approving the Site Plans  
for McDonald's Restaurant; 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 the McDonald's Restaurant, 5495 NW 86<sup>th</sup> Street were approved by the City Council via Resolution 97-213 on October 6, 1997 (*reference PZ Case 97-32*).

ZONING DISTRICT &  
BULK  
REGULATIONS:

The site is included in the C-2 Community Retail Commercial District.

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

Front yard setback = 30 feet  
Side yard setback = 10 feet  
Sum of both side yards = 20 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:

Included in the scope of work, the applicant proposes to remove a portion of the existing sidewalk and adjacent landscape, and excavate to accommodate the new Redbox canopy grade beam.

After installation of the Redbox kiosk, the applicant will extend existing sidewalk to the location.

Site Plans should specify and document that landscape removed during excavation will be replaced.

PUBLIC UTILITIES:

No change is proposed.

SURFACE WATER  
DESIGN:

No change is proposed.

FIRE PROTECTION:	Johnston Fire Chief Jim Krohse did not have comments on the proposed location.
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 McDonald's Restaurant.</p> <p>Total signage cannot exceed 5% of the total square footage of any wall area facing street frontage.</p>
SITE LIGHTING:	Light fixtures must be recessed in the Kiosk canopy.
CONSULTANT COMMENTS:	Bob Veenstra, Veenstra & Kimm has reviewed the proposed plans and did not have comments.
ADJACENT OWNERS COMMENTS:	Since this is an existing development, courtesy letters have not been sent to adjacent property owners.



DVD RENTALS

\$1 per night  
new releases  
every Tuesday

redbox

\$1 DVD RENTALS

GOING SOON

08/12/2008

**RESOLUTION 97-213**

**A RESOLUTION APPROVING THE SITE PLAN FOR MCDONALD'S RESTURANT**

WHEREAS, the Planning & Zoning Commission reviewed this request at their regular meeting September 30, 1997 and recommends approval of PZ Case No. 97-32, now therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JOHNSTON, IOWA, that:

The site plan for McDonalds is approved subject to the following stipulations:

1. Sidewalks be shown on the north side of the access drive.
2. The architectural requirements be waived so the asphalt shingles on the mansard roof will be permitted.
3. The note referring to "15% green space" be eliminated from the plan.
4. The accurate boundary for this lot, as indicated on the Frampton Plaza plat, be shown on this site plan.

PASSED AND APPROVED this 6<sup>th</sup> day of October 1997.

  
DALLAS PATTERSON, MAYOR

ATTEST:

  
DIANE OLTSMANN, CITY CLERK

<u>ROLL CALL VOTE:</u>	<u>Aye</u>	<u>Nay</u>
Leffler	<u>X</u>	—
Lehman	<u>X</u>	—
O'Hollearn	<u>X</u>	—
Paez	<u>X</u>	—
Rankin	<u>X</u>	—