



# Planning & Zoning Commission

COMMUNITY DEVELOPMENT DEPARTMENT

February 23, 2009 Meeting

SUBJECT: Consider recommending approval of PZ Case 09-04 a Site Plan for 6350 NW Beaver Drive, a building addition to the Johnston Community School District Transportation Facility.

**SYNOPSIS:**

The applicant, Johnston Community School District, is proposing to construct a 9,120 ft<sup>2</sup> building addition to the existing transportation facility at 6350 NW Beaver Drive. The property is Zoned M-1, Light Industrial District. The proposed structure will house office space and vehicle storage.

**RECOMMENDATION:**

Staff recommends approval and provides the following motion for the commission's consideration:

**The Planning & Zoning Commission recommends approval of PZ Case No. 09-04 a Site Plan for a building addition to the Johnston Community School District Transportation Facility at 6350 NW Beaver Drive**

1. The project shall conform to the requirements, standards and regulations of the City of Johnston.
2. No ground disturbing activity prior to issuance of a NPDES General Permit no. 2, and grading permit.

**The site plans shall be amended and the following items shall be completed prior to the issuance of a building permit:**

3. Modify general note B on sheet 1 of 5 to indicate construction shall be in accordance with the Statewide Urban Standard Specifications for Public Improvements 2008 Edition and the City of Johnston Supplemental Specifications for the 2008 Edition.
4. Sheet 3 of 5 shall be modified to include a fire hydrant coverage circle relevant to construction note 7D.
5. The building sprinkler system connection must be located within 100' of a fire hydrant.
6. The location of the sprinkler system connection must be indicated on the site plan.
7. Note 7A on sheet 3 of 5 shall be modified to indicate a tapping sleeve and valve connection to the water main is required.

Motion by \_\_\_\_\_, seconded by \_\_\_\_\_ to recommend approval of PZ Case 09-04; the site plan for 6350 NW Beaver Drive, with the noted Conditions.

Attachments:

1. Site Plan as prepared by Snyder & Associates on 2/11/09;
2. Building Elevations;
3. Comments Letters from Bob Veenstra, Veenstra and Kimm dated February 2, 2009 and February 18, 2009;
4. Comment Letter from City Staff dated February 4, 2009;

<b>APPLICANT:</b>	Johnston Community School District 5608 Merle Hay Road Johnston, IA 50131
<b>REPRESENTATIVE:</b>	Snyder & Associates, Inc. 2727 SW Snyder Blvd. Ankeny, IA 50023
<b>BACKGROUND &amp; PRIOR APPROVALS:</b>	The school district relocated their bus storage facility from the rear of the high school to 6350 NW Beaver Drive in 1995 (PZ 95-18).  Bus parking at the transportation facility was modified in 2006, increasing capacity by 19 spaces on the east side of the existing facility along NW Beaver Drive (PZ 06-13).
<b>ZONING DISTRICT &amp; BULK REGULATIONS:</b>	The site is zoned M-1, Light Industry, with the following bulk regulations:  Front yard setback: 50 feet Rear Yard Setback: 50 feet Side Yard Setback: 10 feet Minimum Lot Size: 20,000 s.f. Minimum Lot Width: 100 feet
<b>TRAFFIC ACCESS &amp; CIRCULATION:</b>	There is an existing full access on NW 64 <sup>th</sup> Avenue opposite the City of Johnston Public Works facility entrance. The proposed expansion features a second access from NW 64 <sup>th</sup> Avenue near the opposite end (west end) of the lot. Both access points are gated.
<b>PUBLIC UTILITIES:</b>	An existing 8" water main is present along the south side of NW 64 <sup>th</sup> Avenue to serve the site. Sanitary sewer will connect to an existing service lateral that runs along the north side of NW 64 <sup>th</sup> Avenue. The sanitary sewer line will be bored under NW 64 <sup>th</sup> Avenue.
<b>DRAINAGE:</b>	Drainage from the existing facility flows northeast across the lot and collects in a basin near the northeast corner before exiting through 15" storm sewer under NW Beaver Drive. Newly created impervious areas will drain to a rain garden at the northwest corner of the property to encourage infiltration.
<b>FIRE PROTECTION:</b>	Two existing fire hydrants are located on the south side of NW 62 <sup>nd</sup> Avenue. A third hydrant will be added on site immediately north of the building per request of Johnston Fire Chief Jim Krohse; however, the site plan does not depict the hydrant coverage radius for the new hydrant. Staff recommends a condition for approval requiring amendment of the site plan to include the aforementioned hydrant coverage radius. Both the addition and existing facility will be served by a sprinkler system,

with a fire department connection located near the center of the addition on the building's east side. Fire code requires this connection be no further than 100' from a fire hydrant; therefore, staff recommends a condition for approval requiring adjustment of the location of the hydrant or sprinkler connection to facilitate compliance. Furthermore, the location of said sprinkler connection should be indicated on the site plan.

FLOODPLAIN:	This site is not located in the 100 year floodplain.
OPEN SPACE:	20% of the total lot area is required for open space (51,070 sq. ft.). The site plan exceeds this requirement with 92,833 sq. ft. of open space (36% of the site). The open space planting list also exceeds ordinance requirements.
BUFFERS:	A 60' landscape buffer is already present along the NW 48 <sup>th</sup> Street frontage of the property. The applicant will supplement this existing buffer with additional plantings. The buffer area planting list provided on the site plan meets ordinance requirements.
ARCHITECTURE:	For a building in an industrial district within 300' of a public street, the exterior materials of the wall area facing the street shall be comprised of no less than 25% brick, concrete, textured block, architectural steel or stone panels. Elevations provided by the applicant show the building to be constructed primarily of painted metal panels and brick. The west side of the building is within 300' of a public street (NW 48 <sup>th</sup> Street). 80% of the building exterior on the west side is brick masonry construction. The north side of the building is also within 300' of a public street. 30% of the north building elevation is brick masonry construction.
SIGNAGE:	No signage is proposed on the site plan.
SITE LIGHTING:	Both manufacturer's specifications for fixtures and the amended photometric layout submitted with the site plan comply with established site lighting requirements.
ADJACENT OWNERS COMMENTS:	Letters were sent to adjacent property owners by city staff. No comments have been received.