



# Planning & Zoning Commission

COMMUNITY DEVELOPMENT DEPARTMENT

March 9, 2009 Meeting

**SUBJECT:** Consider recommending approval of the following within the Crescent Chase Offices Planned Unit Development generally located south of NW 62<sup>nd</sup> Avenue and West of Crescent Chase:

- PZ Case 09-05 Amendment to the Crescent Chase Offices PUD Master Plan to apply the following setbacks to Lot 1 of Green Meadows West Commercial Plat 3:
  - Front Yard of 45 feet
  - Rear Yard setback of 30 feet
  - East side yard setback of 12 feet.
- PZ Case 09-06, a Final Plat for Green Meadows West Commercial Plat 3 subdividing lot 2 in Green Meadows West Commercial Plat 2 into lot 1 and Outlot X.

AW

**SYNOPSIS:**

The applicant, Ryan Companies, is currently constructing an office building on Lot 2 of Green Meadows West Commercial Plat 2. A shared drainage basin occupies the same lot to the east of the new office building. The proposed platting action will subdivide aforementioned Lot 2, into Lot 1 and Outlot X, placing the office building and drainage basin on separate lots to facilitate the sale of proposed Lot 1 and allow common ownership of the drainage basin which serves the two adjacent sites.

The creation of Outlot X changes the setback definitions of Lot 1 by eliminating frontage on Crescent Chase. The result is a nonconforming lot given the placement of the aforementioned office building. The applicant has requested an amendment to setbacks for Lot 1 on the PUD Master Plan to avoid creating a nonconforming condition. As a minor modification, said amendment can be approved by resolution.

Amending the setbacks for Lot 1 simply facilitates platting of Outlot X and will not change the developable area or existing site layout for Lot 1.

RECOMMENDATION:

The staff recommends approval and provides the following motion for the Commission's consideration:

**The Planning and Zoning Commission recommends approval of P&Z Case No. 09-05, an amendment to the Crescent Chase Offices PUD Master Plan to reduce the front yard setback to 45 feet, rear yard setback to 30 feet and east side yard setback to 12 feet for Lot 1 of Green Meadows West Commercial Plat 3.**

**The Planning & Zoning Commission recommends approval of P&Z Case No. 09-06, Final Plat Green Meadows West Commercial Plat 3, 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. Submission of all final plat documentation to City's Staff and Attorney, for review and approval, must occur six (6) working days prior to the City Council's regular meeting.

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Motion by \_\_\_\_\_, seconded by \_\_\_\_\_ to recommend approval of PZ Case 09-05 and 09-06; an amendment to the Crescent Chase Offices PUD and Final Plat for Green Meadows West Commercial Plat 3, with the noted Conditions.

Attachments:

1. Final Plat as prepared by Bishop Engineering, dated 2/20/09
2. As-built site plan for 8700 Crescent Chase illustrating amended setbacks dated 1/30/09.

**APPLICANT:**

Ryan Companies US, Inc.  
1501 50<sup>th</sup> Street, Suite 100  
West Des Moines, IA 50265

**REPRESENTATIVES:**

Bishop Engineering  
3501 104<sup>th</sup> Street  
Des Moines, IA 50322

**BACKGROUND &  
PRIOR APPROVALS:**  
*(Development History)*

The PUD for the Green Meadows West site was put into effect in 1990 (PZ Case No. 90-3, Resolution 90-380). Subsequently, there have been several changes to the PUD. Those that effect this site include the following:

- PZ Case No. 94-13, Resolution 94-66, approved June 20, 1994, Concept Plan for Green Meadows West Apartments located to the south of the subject site;
- PZ Case No. 94-20, Resolution 94-82, approved July 14, 1994, Green Meadows West Plat 7 Final Plat creating a lot for the subject site as well as a lot to the south and a lot directly east across Crescent Chase;
- PZ Case No. 97-40a, Resolution 97-215, approved October 6, 1997, allowing reduced building setbacks for general commercial uses on the subject lots and the adjacent lot to the east as part of Green Mountain West Phase 1 Final Development Plan;
- PZ Case No. 97-36, Resolution 97-229, approved October 14, 1997, approving a site plan for Crescent Chase Commercial Center allowing for a +39,000, two-phase commercial center directly west of the subject site across Crescent Chase at the southwest quadrant of the intersection of NW 62<sup>nd</sup> Avenue and NW 86<sup>th</sup> Street;
- PZ Case No. 98-25, Resolution 98-230, approved November 2, 1998, Amendment to the Green Meadows West PUD Master Plan allowing office land use (PC) on the subject property; and;
- PZ Case No. 00-33, Resolution 00-148, approved July 10, 2000, approving a site plan for Crescent Chase Office Park (Iowa Bankers Association) on the subject property.
- PZ Case 04-22 approved October 4, 2004. A Preliminary Plat and Final Plat for "Replat of Lot 2 of Green Meadows West Plat 7," to subdivide original lot 2 into two separate lots (lots 1 and 2). This plat was never recorded.
- PZ Case 08-02 approved March 3, 2009. A Final Plat for Green Meadows West Commercial Plat 2, subdividing original lot 2 of the replat of lot 2 Green Meadows West Plat 7, into lots 1 and 2 within the Crescent Chase Offices Planned Unit Development.

**ZONING DISTRICT &  
BULK  
REGULATIONS:**

The site is located within Crescent Chase Offices Planned Unit Development.

The site is zoned Planned Unit Development (PUD) with R-4, C-2, and PC land uses. According to the PUD Master Plan, the subject lots are to be developed according to the PC, Professional Commerce Park District with the follow bulk regulations:

Front yard setback: 50 feet  
Rear Yard Setback: 50 feet  
Side Yard Setback: 20 feet  
Minimum Lot Size: 40,000 s.f.  
Minimum Lot Width: 200 feet

The requested amendment to the PUD Master Plan will apply the following setback regulations to Lot 1 of Green Meadows West Commercial Plat 3:

Front Yard setback: 45 feet  
Rear Yard setback: 30 feet  
Side yard setback (east side only): 12 feet

**TRAFFIC ACCESS & CIRCULATION:**

Lot 1 is served by an access easement and private drive off Crescent Chase. Outlot X will not be developed and will not have access.

**SIDEWALKS:**

Sidewalk is currently in place along Crescent Chase and a bike trail is located along NW 62<sup>nd</sup> Avenue.

**PUBLIC UTILITIES:**

Sanitary sewer is located on the east side of Crescent Chase and has been bored under the street and installed within a private easement across Outlot X and Lot 1 to serve the adjoining lot to the west.

Existing 8" water mains are located to the north along NW 62<sup>nd</sup> Avenue and also to the east, along the west side of Crescent Chase. A loop connecting these two mains will serve the site. The main extending from Crescent Chase will be installed across Outlot X and Lot 1 within a private easement.

**DRAINAGE:**

Topography dictates easterly drainage toward Crescent chase. A stormwater holding pond was constructed on Outlot X and can accommodate runoff from Lot 1 of Green Meadows West Plat 7, Lot 1 of Green Meadows West Commercial Plat 2 and Lot 1 of Green Meadows West Commercial Plat 3. The detention pond releases via a 15" storm sewer to the Crescent Chase storm sewer system. A landscape berm is in place along the southern boundary of lot 1 to protect properties to the south from stormwater runoff.

**BUFFERS:**

A 30' landscape buffer and berm is located along the southern boundary of Lot 1.

**FLOODPLAIN:**

This site is not located in the 100 year floodplain.

VEENSTA & KIMM

Bob Veenstra, with Veenstra & Kimm has reviewed the final plat and offered comments in letters dated February 12, 2009 and March 12, 2009.

PLAT'S SUMMARY:

Lots:	2
Area:	7.26 Acres
Area of Streets:	Private
Other Area Dedicated:	NA
Net Area in Lots:	7.26
Length of Street:	NA

FINAL  
DOCUMENTATION:

The staff is awaiting the following documentation for review and approval by the City Attorney and staff:

- Attorney's Title Opinion
- Polk County Treasurers Tax Certificate
- Owners Consent to Plat (from all legal property owners)
- Lenders Consent to Plat (if mortgage on the property)
- Water, Storm Water and Sanitary Sewer Easements
- Ingress Egress Easements



**VEENSTRA & KIMM, INC.**

3000 Westown Parkway • West Des Moines, Iowa 50266-1320

515-225-8000 • 515-225-7848(FAX) • 800-241-8000(WATS)

February 12, 2009

**RECEIVED**  
**FEB 13 2009**

David Wilwerding  
Community Development Director  
City of Johnston  
6221 Merle Hay Road  
P.O. Box 410  
Johnston, Iowa 50131-0410

JOHNSTON, IOWA  
GREEN MEADOWS WEST COMMERCIAL PLAT 3  
FINAL PLAT REVIEW  
REVIEW COMMENTS

Veenstra & Kimm, Inc. has completed a review of Green Meadows West Commercial Plat 3. Review of the project area was previously completed as a part of the site plan review of Crescent Chase Office Park Lot 2. The proposed office building layout submitted with the final plat of Green Meadows West Commercial Plat 3 appears to be consistent with the site plan review of Crescent Chase Office Park Plat 2.

It is noted the final plat shows the proposed rear yard and side yard setbacks. The writer has no additional comments relative to the final plat that divides Lot 2 into a Lot 1 and Outlot X.

If you have any questions or comments concerning the project, please contact the writer at 225-8000.

VEENSTRA & KIMM, INC.

H. R. Veenstra Jr.

16849-922

Enclosure

cc: Aaron Wolfe

Dave Cubit

Bishop Engineering Company



**VEENSTRA & KIMM, INC.**

3000 Westown Parkway • West Des Moines, Iowa 50266-1320

515-225-8000 • 515-225-7848(FAX) • 800-241-8000(WATS)

March 2, 2009

**RECEIVED**

**MAR 03 2009**

David Wilwerding  
Community Development Director  
City of Johnston  
6221 Merle Hay Road  
P.O. Box 410  
Johnston, Iowa 50131-0410

JOHNSTON, IOWA  
GREEN MEADOWS WEST COMMERCIAL PLAT 3  
FINAL PLAT REVIEW  
REVISED FINAL PLAT

The writer has completed a review of the revised submittal of the final plat of Green Meadows West Commercial Plat 3. Based on review, the writer has no additional comments to offer.

If you have any questions or comments concerning the project, please contact the writer at 225-8000.

VEENSTRA & KIMM, INC.

H. R. Veenstra Jr.

16849-922

Enclosure

cc: Aaron Wolfe

Dave Cubit

Bishop Engineering Company