



# Planning & Zoning Commission

COMMUNITY DEVELOPMENT DEPARTMENT

April 13, 2009 Meeting

SUBJECT: Consider the proposed expansion of the Soybean Research Facility, Pioneer Hi-Bred International, Inc., 7200 NW 70<sup>th</sup> Avenue.

**SYNOPSIS:**

The project proposes a 52' x 60' expansion on the existing Soybean Research Facility building. The new space would be used for cold warehouse and future growth room expansion. The number of employees (and related parking needs) is not expected to change.

From a letter by Brad Kuehl, Project Manager, Civil Design Advantage (dated March 27, 2009):

*“The proposed expansion will be approximately 3,120 square feet located at the NW corner of the existing building. Site improvements include preparation of the building pad and coordination with construction of the Parent Corn Sizing Warehouse. No external access is proposed to the new addition other than an egress exit. Any services to the new addition will be extended from within the existing building. Storm water management for the site has been provided with the Parent Corn Sizing Warehouse project.”*

**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. 09-11, the proposed expansion of the Soybean Research Facility, Pioneer Hi-Bred International, Inc., 7200 NW 70<sup>th</sup> Avenue with the following Condition:**

**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.**

Attachments:

1. Background research by city staff; 3 pages.
2. Vicinity Map (aerial photograph) prepared by city staff; 1 page.
3. Plans Prepared by Civil Design Advantage (revised date: 4-10-2009)  
Sheet 1, Overall Master Plan  
Sheet 2, Site Plan
4. Letter from Bob Veenstra, Veenstra & Kimm (dated April 1, 2009); 2 pages.
5. Resolution 08-210, A Resolution Approving the Site Plans for an Expansion at the Pioneer Hi-Bred International Parent Corn Distribution Facility, 2 pages.