



Planning & Zoning Commission

COMMUNITY DEVELOPMENT DEPARTMENT

November 9, 2009 Meeting

SUBJECT: Consider approval of PZ Case 09-23, a site plan amendment for the Kum & Go convenience store and gas station at 6130 NW 86th Street. The subject property is located at the southwest corner of NW 86th Street.

SYNOPSIS:

The applicants, Hurd Crescent, LLC. are proposing to construct an access drive from NW 62nd Avenue for the Kum & Go convenience store and gas station at 6130 NW 86th Street.

RECOMMENDATION:

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

The Planning & Zoning Commission recommends approval of PZ Case No. 09-23, the Site Plan for Kum and Go at 6130 NW 86th Street, subject to the following conditions.

1. The project shall conform to the requirements, standards and regulations of the City of Johnston.
2. A grading permit must be obtained prior to any ground disturbing activity.

Prior to the issuance of a grading permit, the applicant shall:

1. Provide a recorded ingress/egress easement document for Lot 1 of Green Meadows West Commercial Plat 4.
2. Submit a revised layout plan shifting the access drive location to the west to eliminate the need to relocate the signal handhole.
3. Submit a revised layout plan illustrating a minimum 25' return radius.

Motion by _____, seconded by _____ to recommend approval of PZ Case 09-23; the revised Site Plan for 6130 NW 86th Street, with the noted Conditions.

Attachments: Site Plan prepared by Bishop Engineering, dated 10/2/2009;
Letter from Foth Engineering dated October 22, 2009;

APPLICANT:	Kum and Go 6400 Westown Parkway West Des Moines, IA 50266
REPRESENTATIVE:	Bishop Engineering 3501 104 th Street Urbandale, IA 50322
BACKGROUND & PRIOR APPROVALS:	<ul style="list-style-type: none"> • A site plan for Kum & Go at 6130 NW 86th Street was approved in September of 1997 with architectural amendments in July of 1998.
TRAFFIC ACCESS & CIRCULATION:	<p>The site is currently accessed from Crescent Chase and NW 86th Street by easement across the adjacent lot to the south. The proposed entrance provides right-in/right-out access from NW 62nd Avenue. Full access at the proposed entrance is prohibited by an existing median separating east and westbound lanes of traffic.</p> <p>Staff recommends a condition for approval requiring an ingress/egress access easement permitting passage over lot 1 of Green Meadows West Commercial Plat 4.</p> <p>The city's consulting Engineer, Foth Engineering, has reviewed the proposed access drive layout and provides the following comments/observations:</p> <ul style="list-style-type: none"> • The proposed access drive location requires relocation of a traffic signal handhole. Shifting the access drive location to the west alleviates the need to relocate this signal handhole and provides better access to the adjoining vacant parcel. • The return radius should be changed to a minimum 25' radius to accommodate a higher turning speed. <p>The comments provided by Foth Engineering have been incorporated as suggested conditions for approval of the amended site plan.</p>
DRAINAGE:	Drainage for the site is handled by storm sewer and two detention basins. The proposed increase in impervious surface area is not expected to have a noticeable impact on the existing stormwater detention basins. No revised
Grading Permit:	A grading permit must be obtained prior to any ground disturbing activity.