



# Planning & Zoning Commission

COMMUNITY DEVELOPMENT DEPARTMENT

April 12, 2010 Meeting

SUBJECT: Consider recommending approval of PZ Case 10-06, proposing a 5,724 square foot commercial building on Lot 6 of Glendale Oaks Plat 1 (5441 NW 86<sup>th</sup> Street).

**SYNOPSIS:**

The applicant Crownline Holdings, L.L.C. is proposing to develop a 5,724 square foot Commercial Building at 5441 NW 86<sup>th</sup> Street (directly north of Veridian Credit Union). The proposed building will accommodate three tenants. The site is currently occupied by a single-family home.

**RECOMMENDATION:**

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

**The Planning & Zoning Commission recommends approval of PZ Case No. 10-06, a Site Plan for Lot 6 of Glendale Oaks Plat 1 (5441 NW 86<sup>th</sup> Street), subject to the following conditions:**

1. The project shall conform with the requirements, standards and regulations of the City of Johnston;
2. No ground disturbing activity prior to issuance of a grading permit;
3. Applicant must furnish a recorded ingress/egress access easement across Lot 7, Glendale Oaks Plat 1 (Veridian Credit Property) prior to issuance of a building permit;
4. Site plan must be amended to show an 8"x8" tapping sleeve and valve in lieu of 8"x6" where the hydrant water service connects to the water main prior to issuance of a building permit;
5. Landscape plan must be amended to reconcile discrepancies between the depicted number of shrubs and the number of shrubs listed in the planting list prior to issuance of a building permit;
6. Site plan must be amended to relocate knox box to the west building elevation near the building's front entrance.
7. Applicant must submit a recorded 24' ingress/egress access easement abutting recorded access easements on Lot 1, Glendale Oaks Plat 2 and Lot 7, Glendale Oaks Plat 1 prior to issuance of a building permit.

Motion by \_\_\_\_\_, seconded by \_\_\_\_\_ to recommend approval of PZ Case 10-06; the site plan for Lot 6 of Glendale Oaks Plat 1 (5441 NW 86<sup>th</sup> Street), with the noted Conditions.

Attachments:

Site Plan prepared by Civil Design Advantage, dated 3/31/10;  
Building Elevation Drawings, dated 3/31/10;  
Memo from City Staff, dated 03/25/10;  
Letters from Foth Infrastructure and Environmental, L.L.C., dated 3/25/10 and 4/7/10;  
Letter to Neighbors and Neighbor Mailing List;  
Vicinity Map.

APPLICANT:	Crownline Holdings, L.L.C. Jeff Stanbrough 10888 Hickman Road, Suite 3B
REPRESENTATIVE:	Civil Design Advantage 3405 SE Crossroads Drive, Suite G Grimes, IA 50111
BACKGROUND & PRIOR APPROVALS:	<ul style="list-style-type: none"> <li>• 5441 NW 86<sup>th</sup> Street was platted as Lot 6 of Glendale Oaks Plat 1 in 1971. The project site is located South of Johnston Eye Care and north of the recently-constructed Veridian Credit Union and is currently occupied by a non-conforming single-family residential home built in 1972.</li> </ul>
ZONING DISTRICT & BULK REGULATIONS:	<p>The site is zoned PUD, allowing PC, Professional Commerce, and CO, Commercial Office, district uses with the following bulk requirements:</p> <p style="padding-left: 40px;">Lot Area = 40,000 sq. ft.  Lot Width = 200 ft.  Front Yard Setback = 20 ft.  Side Yard Setback = 20 ft.  Sum of both side yard setbacks = 40 ft.  Rear yard setback = 50 ft.</p>
TRAFFIC ACCESS & CIRCULATION:	<p>Access to the current single-family home site will be terminated by reconstructing the curb along NW 86<sup>th</sup> Street. Thereafter, access to the site is provided via existing access easement across the adjacent lot to the north (Johnston Eye Care). Access will also be provided across the adjacent lot to the south (Veridian Credit Union), an easement for which is yet to be recorded. Staff recommends a condition for approval requiring a recorded access easement across the Veridian Credit Union property prior to issuance of a building permit.</p> <p>A proposed 24' ingress/egress easement is shown across the subject lot to allow pass through traffic for the adjacent lots to the north and south. Staff suggests a condition for approval requiring the applicant to furnish a book and page number for a recorded ingress/egress access easement prior to issuance of a building permit.</p>

**PARKING**

The off street parking space requirement for professional office use is one parking space for each 200 square feet of gross floor area up to 5,000 square feet and one space for each 275 square feet thereafter.

$$5,000/200 = 25 \text{ spaces}$$

$$\frac{724}{275} = 3 \text{ spaces}$$

28 spaces total required

The gross floor area of the proposed structure is 5,724 sq. ft., requiring 28 total parking spaces. The site plan is in compliance with 29 spaces shown.

**SIDEWALKS/TRAILS**

A 4' public sidewalk will be constructed adjacent to NW 86<sup>th</sup> Street and will connect to an existing sidewalk to the south. There is no existing sidewalk to the north of the subject property.

**UTILITIES:**

An 8" main will be constructed to provide water service to the subject property and will connect to existing capped mains at both north and south property boundaries. The site plan calls for an 8" x 6" tapping sleeve and valve where the water line branches from the main to supply the fire hydrant. Staff suggests a condition for approval requiring a site plan amendment to show an 8" x 8" tapping sleeve and valve prior to issuance of a building permit.

Sanitary sewer will exit the building to the north and east and connect to an existing sewer main on the adjacent property to the north through an existing sanitary sewer easement.

**STORMWATER:**

Stormwater from the parking lot is discharged into a bioretention basin behind the building before the stormwater exits the site to an existing storm sewer north of the subject property.

The stormwater calculations that were initially submitted with the site plan indicated the basin did not provide sufficient volume for stormwater detention due to existing constraints of the lot (lot is too small to reasonably accommodate water quantity volume). However, staff has determined the final water quality volume and release rate are acceptable as the applicant has designed and proposed a bioretention feature to treat water quality volume by encouraging stormwater treatment and infiltration.

**FIRE PROTECTION:**

A fire hydrant will be placed near the north access drive. The coverage radius of the proposed hydrant is shown on the site plan and is in compliance with code requirements.

A knox box to facilitate building entry during fire response is depicted at a secondary entrance on the building's north side. Staff recommends a

condition for approval requiring the site plan be amended to relocate position of the knox box near the building's main entrance on the west side.

**FLOODPLAIN:**

This site is not located in the 100 year floodplain.

**OPEN SPACE:**

The requisite amount of open space in this instance is 30% of the total lot area (less required buffer area), or 7,752 sq. ft.

32,256 sq. ft. (total lot area)  
-6,750 sq. ft. (buffer area)  
25,506 sq. ft. \*30% = 7,652 open space required

The site plan is in compliance with the open space requirements with 10,328 sq. ft. of open space (37%).

The site plan is also in compliance with open space landscaping requirements of city code which mandate one shrub per 1,000 sq. ft. of open space and one tree per 1,500 sq. ft. of the following sizes:

Open space Plantings	Required	Provided
2"-2 1/2"	2	3
8'-10'	3	3
shrub	8	8

**BUFFER:**

A 50' landscape buffer is required between the subject property and residential uses to the east. The buffer area depicted on the site plan is in compliance with ordinance requirements; however, the number of shrubs shown in the buffer area does not coincide with the buffer planting schedule. 22 shrubs are shown in the buffer area (as required by code) but the planting list provided on the site plan indicates 32 shrubs in the buffer area. Staff recommends a condition for approval requiring reconciliation between the depicted number of shrubs and the number of shrubs listed in the planting list prior to issuance of a building permit.

The required and provided number of plantings per 100 linear feet of buffer is shown in the table below:

Buffer Area Plantings	Required	Provided
Overstory	3	3
Understory	6	6
Evergreen	6	6
Shrub	22	22

**ARCHITECTURE:**

Ordinance requirements mandate each building exterior elevation must include at least 75% permanent material. In addition, 50% of the wall area facing NW 86<sup>th</sup> Street must be constructed of brick. As proposed, the

building will utilize brick, fiber-cement siding (hardiplank), and cast stone to comply with the above-listed 75% permanent materials requirement as indicated below:

Elevation	Total Sq. Ft.	Primary Mat. Sq. Ft.	% Primary Material
West	2,144	752 Ft <sup>2</sup>	99%
East	1,154	969 Ft <sup>2</sup>	88%
North	1,403	1185 Ft <sup>2</sup>	93%
South	1,193	1026 Ft <sup>2</sup>	90%

Furthermore, 50% of the wall area facing NW 86<sup>th</sup> Street (west elevation) is constructed of brick.

The NW 86<sup>th</sup> Street Office PUD requires roof design be gable, hip style or other similar style to blend into the adjacent residential area. The elevation drawings show the roof style is ‘continuous slope’, and complies with ordinance requirements.

PUD language also mandates windows on the east elevation shall not exceed 15% of the total wall area. Elevation drawings are in compliance with 5% of the east wall area dedicated to windows.

Further language in the PUD requires the primary business entrance be restricted to the north, south and west building elevations. The site plan is in compliance with this requirement.

**SITE LIGHTING:**

The applicant has provided a photometric layout and manufacturer’s cut sheets for site lighting. Proposed lighting is in compliance with City of Johnston guidelines for site illumination.

**ADJACENT OWNERS COMMENTS:**

A notice of the proposed site plan was sent to all property owners within 320’ of the subject property. To date, no comments have been received.

**CONSULTANT COMMENTS:**

The site plan has been reviewed by Foth Infrastructure and Environment, LLC. Comments related to that review are attached.