



Planning & Zoning Commission

COMMUNITY DEVELOPMENT DEPARTMENT

May 10, 2010 Meeting

SUBJECT: Consider recommending approval of PZ Case 10-05, the site plans for a 834 square foot addition to the Bilbrey Insurance building at 5671 Greendale Road.

SYNOPSIS:

Crosscreek Leasing is proposing an 834 sq. ft. addition to the Bilbrey Insurance building at 5671 Greendale Road.

RECOMMENDATION:

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

The Planning & Zoning Commission recommends approval of PZ Case No. 10-05, the Site Plans for an 834 sq. ft. addition to the Bilbrey Insurance building at 5701 Greendale Road, 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. The installation of sidewalks adjacent to Greendale Road shall be deferred until otherwise directed by the City Council. Upon direction to install sidewalk, it shall be constructed immediately at the sole cost of the property owner;
4. The bulk regulations listed on the site plan shall be corrected to detail the OCL-2 General Commercial District PUD prior to issuance of a building permit;
5. The site plans shall be revised to show a gate on the dumpster enclosure or otherwise orient the enclosure in such a way that the open side of the enclosure is directed away from the street view.
6. The applicant shall furnish sizing calculations for the proposed rain garden in addition to a planting schedule and construction detail prior to issuance of a building permit;

Motion by _____, seconded by _____ to recommend approval of PZ Case 10-05; the site plans for a 834 Square foot addition to the Bilbrey Insurance building at 5671 Greendale Road, with the noted Conditions.

Attachments:

Site Plan prepared by A. Leo Pelds Engineering Company, dated 4/28/10;
Building Elevation Drawings as provided by Kyker Johnston Architecture, received 4/28/10;
Memo from City Staff, dated 03/25/10;
Letter from Foth Infrastructure and Environmental, L.L.C., dated 3/19/10;
Vicinity Map.

APPLICANT:	Crosscreek Leasing 5701 Greendale Road Johnston, IA 50131
REPRESENTATIVE:	Leo Pelds Engineering Company 2323 Dixon Street Des Moines, IA 50316
BACKGROUND & PRIOR APPROVALS:	<ul style="list-style-type: none"> • P&Z Case No. 92-8; approval of the site plans for a 2,912 sq. ft. office building at 4701 Greendale Road (subject property prior to address change). • P&Z Case No. 97-21; approval of the site plans for a 1,296 sq. ft. addition to the existing office building at 5701 Greendale Road.
ZONING DISTRICT & BULK REGULATIONS:	<p>OCL-2 General Commercial District PUD. Bulk regulations for the OCL-2 district are as follows:</p> <p style="padding-left: 40px;">Lot Area = No minimum Lot Width = No minimum Front Yard = 15' required for each front and rear yard Side Yard Setback = No minimum, except 16' between structures one story or less and 20 feet between structures of two or more stories.</p>
TRAFFIC ACCESS & CIRCULATION:	<p>This information is incorrectly listed on the site plan and staff recommends a condition for approval requiring the applicant to furnish a revised site plan with correct bulk regulations.</p>
TRAFFIC ACCESS & CIRCULATION:	<p>The site has access from Greendale Road. The proposed addition will not affect existing access or internal lot circulation.</p>
PARKING	<p>The off street parking space requirement for office uses 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 gross square feet thereafter. The total square footage of the building with addition is 4,994 sq. ft.</p> <p><u>4,994 sq. ft./200 sq. ft.</u> 25 spaces total required (1 of which must be a handicap stall)</p>
SIDEWALKS	<p>The site plans indicate the parking lot will be expanded by two spaces to accommodate additional parking, and is in compliance with 25 spaces (1 of which is a handicap stall).</p> <p>Sidewalk is provided on the east side of Greendale Road from Winwood Drive until the South property line of the Village Square Mall PUD (behind Hy-Vee). The remaining properties on the east side of Greendale Road all the way to Pioneer Parkway (four properties including the subject property) do not have sidewalk. Staff recommends a condition for approval waiving</p>

	<p>the requirement to install sidewalk on the subject property until otherwise directed by the City Council.</p>
UTILITIES:	<p>Existing building connections for sanitary sewer and water utilities will be extended to the addition.</p> <p>There is an existing 1,688 square foot city owned parcel at the front of the subject property between the parking lot and the street (Lot 26 Prairie View Plat 1) previously used for a sanitary sewer lift station that has since been removed. The parcel will be deeded to the owner of the subject lot through separate process.</p>
STORMWATER:	<p>Stormwater from the building expansion is discharged into a rain garden to be constructed south of the proposed addition. Staff recommends a condition for approval requiring the applicant to furnish sizing calculations for the proposed rain garden to illustrate it is sized appropriately to handle runoff from the proposed addition. Applicant must also furnish a planting schedule and construction detail of the proposed rain garden (detail on site plan is not readable).</p>
FIRE PROTECTION:	<p>A new fire hydrant will be installed on the subject property north of the access drive to improve access for fire response. The hydrant location has been reviewed and approved by the Fire Chief.</p>
FLOODPLAIN:	<p>This site is not located in the 100 year floodplain.</p>
OPEN SPACE:	<p>The requisite amount of open space required by the in this instance is 15% of the total lot area (less required buffer area), or 7,752 sq. ft.</p> <p>39,291 sq. ft. (total lot area) *15% = 5,984 sq. ft. open space required</p> <p>The site plan is in compliance with the open space requirements with 20,505 sq. ft. of open space (52%). Existing plantings on the subject property satisfy the open space landscaping requirements of the PUD.</p>
ARCHITECTURE:	<p>Ordinance requirements mandate 75 percent of the wall area (excluding glass) shall consist of a combination of brick, architectural concrete panels, textured concrete block, or architectural steel, or stone panels. All three building elevations utilize brick to comply with this code requirement.</p> <p>As depicted on the site plan, there is no gate on the dumpster enclosure (the open side of which is oriented toward the street). Staff recommends a condition for approval requiring the site plan be revised to show a gate on the dumpster enclosure or otherwise orient the enclosure in such a way that the open side of the enclosure is oriented away from the street view.</p> <p>Mechanical units will be located on the building rooftop and are not visible from the street.</p>

SITE LIGHTING:

No new lighting has been proposed.

CONSULTANT
COMMENTS:

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