



Planning & Zoning Commission

COMMUNITY DEVELOPMENT DEPARTMENT

May 24, 2010 Meeting

SUBJECT: Consider the amended Site Plans and a proposed building expansion for the Pioneer Reid Research Center – Reid B Addition, 7300 NW 62nd Avenue.

SYNOPSIS:

From the letter to city staff by Brad Kuehl, Project Manager, Civil Design Advantage (dated April 23, 2010):

“The proposed addition will be approximately 5,300 Square feet and will replace two existing greenhouses just west of the Reid B dock within the Reid Research Center courtyard. Site improvements include removal of the existing greenhouses, preparation of the building pad/floor, utilizing the existing greenhouse foundations and matching the existing building and immediate site. There will be one egress exit door located on the west side of the addition. Any services to the new addition will be extended from within the existing building. No significant grading will be required for this work, however a grading permit and storm water runoff plan will be provided as required for a project of this size.”

The building expansion area will be used for equipment storage, in an effort to use the existing building more efficiently.

City staff (David Wilwerding and Deb Schiel-Larson) met with Kevin Sabus, Pioneer Hi-Bred International, Inc. for an on-site visit on Wednesday, May 5, 2010.

The existing greenhouses have been dismantled, and some materials were donated to the Johnston School District.

Since the courtyard area is not accessible for the general public, photographs from the site visit are included with this report.

Views east and southeast in the courtyard area.



Views west and northwest in the courtyard area.



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

The Planning & Zoning Commission recommends approval of PZ Case No. 10-11, the amended Site Plans for the Pioneer Reid Research Center – Reid B Addition, 7300 NW 62nd 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. Submitted by Civil Design Advantage (received 5-5-2010); Sheet A2, Exterior Elevations.
2. Amended Site Plans Submitted by Civil Design Advantage (received 5-18-2010):
Sheet 1, Overall Plan with aerial photograph
Sheet 2, Site Plan

APPLICANT:

Kevin Sabus
Pioneer Hi-Bred International Inc.
7100 NW 62nd Avenue
Johnston, IA 50131

REPRESENTATIVE:

Jeff Rains
Simonson & Associates
1717 Ingersoll Avenue, Suite 117
Des Moines, IA 50309

Brad Kuehl
Civil Design Advantage
5501 NW 112th Street
Grimes, IA 50111

BACKGROUND &
PRIOR APPROVALS:

PZ Case 81-08; Proposed Site Plans for the Plant-Microbiology

Laboratory. Approved by the City Council on May 14, 1981, the one-story building included 14,000 sq. ft. of office and research laboratory space, with brick masonry exterior materials proposed that were similar in character to other buildings in the Pioneer complex.

PZ Case 81-22; Addition proposed to the Microbiology Laboratory.

This amended plan was approved three months later by the City Council on August 13, 1981. The original project was expanded with an additional 2,950 sq. ft. of building space to include three more laboratories and three more offices. Six additional parking spaces were also added to accommodate the needs of a larger building.

PZ Case 83-14; Addition proposed to the Biotechnology Research

Laboratory. Approved by the City Council on June 9, 1983 the addition included 3,850 sq. ft. of new building area, used for greenhouse and related soil preparation activities. The loading dock was also expanded.

PZ Case 89-22; Addition proposed to the Biotechnology Research

Laboratory. Approved by the City Council on September 25, 1989 this project involved two small building additions for a total of 1,440 sq. ft. Two new laboratories and an electrical room were constructed. The existing parking lot was expanded with 40 new parking spaces and an existing storm sewer was relocated to convey water from an area near the building to the NW 62nd Avenue right-of-way.

COMPREHENSIVE PLAN:

The site is illustrated as Industrial/Office Park and is in compliance.

ZONING DISTRICT & BULK REGULATIONS:

The site is located in District PC, Professional Commerce Park and is in compliance.

The minimum bulk requirements are:

Lot Area	40,000 sq. ft.
Lot Width	200 feet
Front Yard Setback	50 feet
Side Yard Setback	20 feet
Sum of both Side Yards	40 feet
Rear Yard Setback	50 feet

Multiple occupancy of a lot by more than one principal building is allowed provided that the site is developed as a complex and buildings are compatible in architectural design and use of exterior materials.

TRAFFIC ACCESS & CIRCULATION:

No change proposed.

PEDESTRIAN CIRCULATION AND SIDEWALKS:

No change proposed.

PARKING AND LOADING:

No change is proposed to the parking area. New employees are not being added with this building addition.

PUBLIC UTILITIES:

Services would be extended as needed from the existing building to this addition. New services for utilities are not proposed.

SURFACE WATER DESIGN:

Impervious surface (existing greenhouses) will be replaced with impervious surface (the building addition) so no change is proposed. The roof drains will be connected to an existing intake in the courtyard.

<p>POLLUTION PREVENTION PLAN (Erosion Control; NPDES Phase 2):</p>	<p>The size of the disturbed area is minimal and does not require General Permit no. 2 from the Iowa Department of Natural Resources.</p> <p>A Grading Permit from the City of Johnston is required.</p>
<p>FIRE PROTECTION:</p>	<p>Johnston Fire Chief Jim Krohse reviewed the proposed Site Plans and does not have comments at this time.</p>
<p>FLOODPLAIN:</p>	<p>As noted on Sheet 1, overall Plan, the site is not located within the 100-year floodplain.</p>
<p>OPEN SPACE:</p>	<p>No change is proposed.</p>
<p>LANDSCAPING:</p>	<p>No change is proposed.</p>
<p>ARCHITECTURE:</p>	<p>Sheet A2, Exterior Elevations notes that metal panels, coping and gutter are proposed as exterior materials in this interior courtyard area.</p>
<p>SIGNAGE:</p>	<p>Signs are not needed and new signs are not proposed.</p>
<p>SITE LIGHTING:</p>	<p>Limited lighting is proposed at door locations for security in the courtyard. Additional site lighting is not proposed.</p>
<p>CONSULTANT COMMENTS:</p>	<p>FOTH Engineering reviewed the application and did not have comments.</p>
<p>ADJACENT OWNERS COMMENTS:</p>	<p>Pioneer Hi-Bred International also owns the adjacent property; letters were not sent.</p>