

Community Development Report 2003 Annual Report

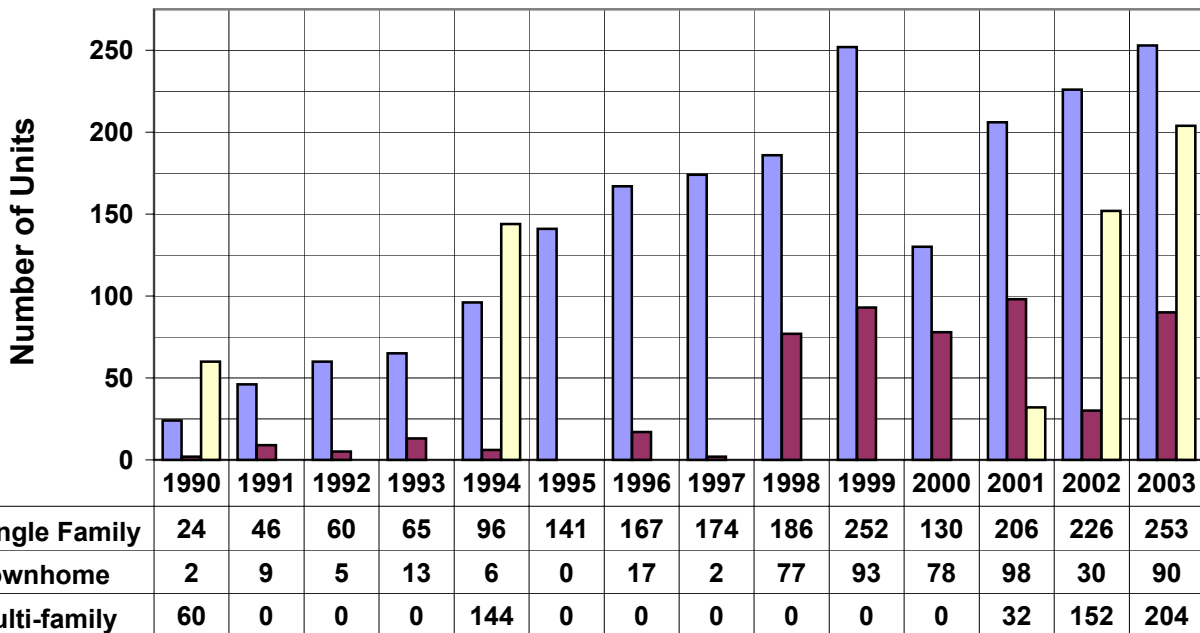
Residential

Residential New Construction Building Permits:	# Dwelling Units	Valuation
Single Family	253	\$ 46,256,593.22
Townhomes	90	\$ 11,293,097.71
Multi-Family	204	\$ 15,573,888.00
Total	547	\$ 73,123,578.93
Residential Addition & Alteration Permits	152	\$ 1,651,403.46
Residential Garages & Accessory Building Permits	41	\$ 305,519.60
Total Valuation of all Residential Permits:		\$ 75,080,501.99

Residential Plats Approved by City Council

Name	# Lots	# Acres	Zoning
Green Meadows North Plat 9	38	17.77	PUD
Green Meadows North Plat 10	31	10.2327	PUD
Century Trace Plat 2	26	8.467	PUD
Pinewood Glen Plat 1	88	20.98	PUD
Neighborhood at 86th	27	4.23	PUD
Century School Plat	1	40.68	R-1(75)
Ashton Pointe Plat 1	78	37.0707	R-1(75)
Total:	289	139.43	

Residential Construction by Number of Dwelling Units, 1990-2003



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Commercial / Industrial

	#	Valuation
C/I New Construction Building Permits:	13	\$20,881,999.00
C/I Additions & Alterations	17	\$3,737,700.00
Total C/I Permits:	30	\$24,619,699.00

C/I Plats Approved by City Council

Name	# Lots	# Acres	Zoning
Kevin Place Plat 3	3	9.54	ROC-1
Birchwood Crossing Plat 4	3	4.14	PUD
Johnston Business Park	3	5.87	M-1
Total	6	13.68	

Site Plans

Site Plans Approved by City Council

Name	Sq. Footage	Zoning
Westfield Vet Clinic (& proposed add'l building) 5405 NW 88th Street	7,400	C-2
5357 Stoney Creek Court	8,017	PUD
6080 & 6082 NW Beaver Drive	8,400	M-1
8001 Birchwood Court (reapproval)	45,136	PUD
CMSI Building, 5415 NW 88th Street	5,837	C-2
Iowa Business Growth, 5409 NW 88th Street	6,900	C-2
Iowa Health Clinic, 5900 NW 86th Street	18,145	PUD
Westfield Place; 5414-5514 NW 88th Street	23,984	C-2
Johnston 6-7 Middle School, 9500 Windsor Pkwy	<u>124,000</u>	R-1(75)
Total	123,819	

Site Plan Amendments Approved by City Council:

Name	Description
United Contractors	Building Expansion (+2,161 sq. ft.)
Stoney Creek Inn (site lighting)	Amended site lighting
Mansions @ Hemingway	Addition of 720 sq. ft. maintenance building and recreation areas
5721 Merle Hay Road	Building Expansion (+2,168 sq. ft.)
Wells Fargo	Additional drive-through lane
Water's Edge Marine	Amended landscape plan

Rezoning

Rezoning Approved by City Council

Name	Location	Previous Zoning	New Zoning
Amber Ridge	Southwest Quadrant of NW 62nd Avenue and NW 100th Street	A-1	PUD
Ashton Pointe	East of NW 100th Street and 1/4 Mile South of NW 70th Avenue	A-1	R-1(75)
West Park	Northeast Quadrant of NW 54th Avenue and NW 100th Street	IC	PUD

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Annexations

Annexations Approved by City Council

Location	Size (Acres)
East of NW Beaver Drive north of James Francis Drive and South of NW 85th Avenue	28.14

Comprehensive Plan Amendments

Comprehensive Plan Amendments Approved by City Council

Description

Addition of "Beaver Ridge" section to address development on NW Beaver Drive north of NW 66th Avenue to the north city limits.

Amendment to the Comprehensive Plan to reduce the Industrial/Office Park area and expand the Medium Density area in Johnston Commerce Park in the NE quadrant of NW 5th Avenue and NW 100th Street.

Amendment to the Parks & Recreation section of the Comprehensive Plan.

Ordinances

Ordinances Approved by City Council

The city council approved numerous ordinances during 2003. The following are a few examples of ordinances passed during the year:

- * Amendment to site plan requirements and zoning compliance
- * Amendment to the Length of Maintenance Bonds
- * Amendment to the Dedication of Park Land

Board of Adjustment

Special Use Permits approved by the Board of Adjustment

Description

Communication Tower

Variations approved by the Board of Adjustment

Description

Reduce a Side Yard Setback to 13.9 feet

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Infrastructure

Infrastructure improvements accepted by the City Council

Description	Length (Linear Feet)
Public Streets	7,580
Water	3,640
Sanitary Sewer	3,814
Storm Sewer	3,452

Total improvements (by infrastructure construction plans approved per annum), 1999-2003

Description	Length (Linear Feet) per Year					Total
	1999	2000	2001	2002	2003	
Public Streets	6,683	13,870	5,227	11,594	16,928	54,301
Water	6,701	15,041	5,810	10,630	17,139	55,321
Sanitary Sewer	4,551	13,736	5,138	10,404	15,485	49,314
Storm Sewer	4,251	13,236	5,558	9,890	16,850	49,785

Construction Plans Approved 1999-2003

