



Notice of Proposed Development *City of Johnston, Iowa*

January 6, 2017

PZ Case No. 16-32; Brio of Johnston Preliminary Plat.

Brio of Johnston, LLC has requested to subdivide 22.02 acres south of NW 70th Avenue and west of NW 86th Street into one lot of 3.96-acres (zoned C-2, Community Retail Commercial District), one Lot of 10.02 acres (zoned R-3, Medium Density Residential District for development of a skilled nursing and memory care facility, assisted living apartments, and independent living apartments) and twelve single-family residential lots (zoned R-1(75)). The plat includes the extension of Peckham Street from the south property boundary to NW 70th Avenue and also facilitates a connection with NW 69th Avenue to the west of the subject property.

Applicant / Property Owner:

Brio of Johnston, LLC
5508 NW 88th Street
Johnston, IA 50131

Meeting Schedule:

Planning and Zoning Commission, Monday, January 9, 2017
City Council Meeting (tentative), Tuesday, January 17, 2017

Both meetings will be held in the Council Chambers of Johnston City Hall, 6221 Merle Hay Road and begin at 7:00 p.m. The public is welcome and invited to attend the above noted meetings and an opportunity will be provided for you to make comments on the proposed request.

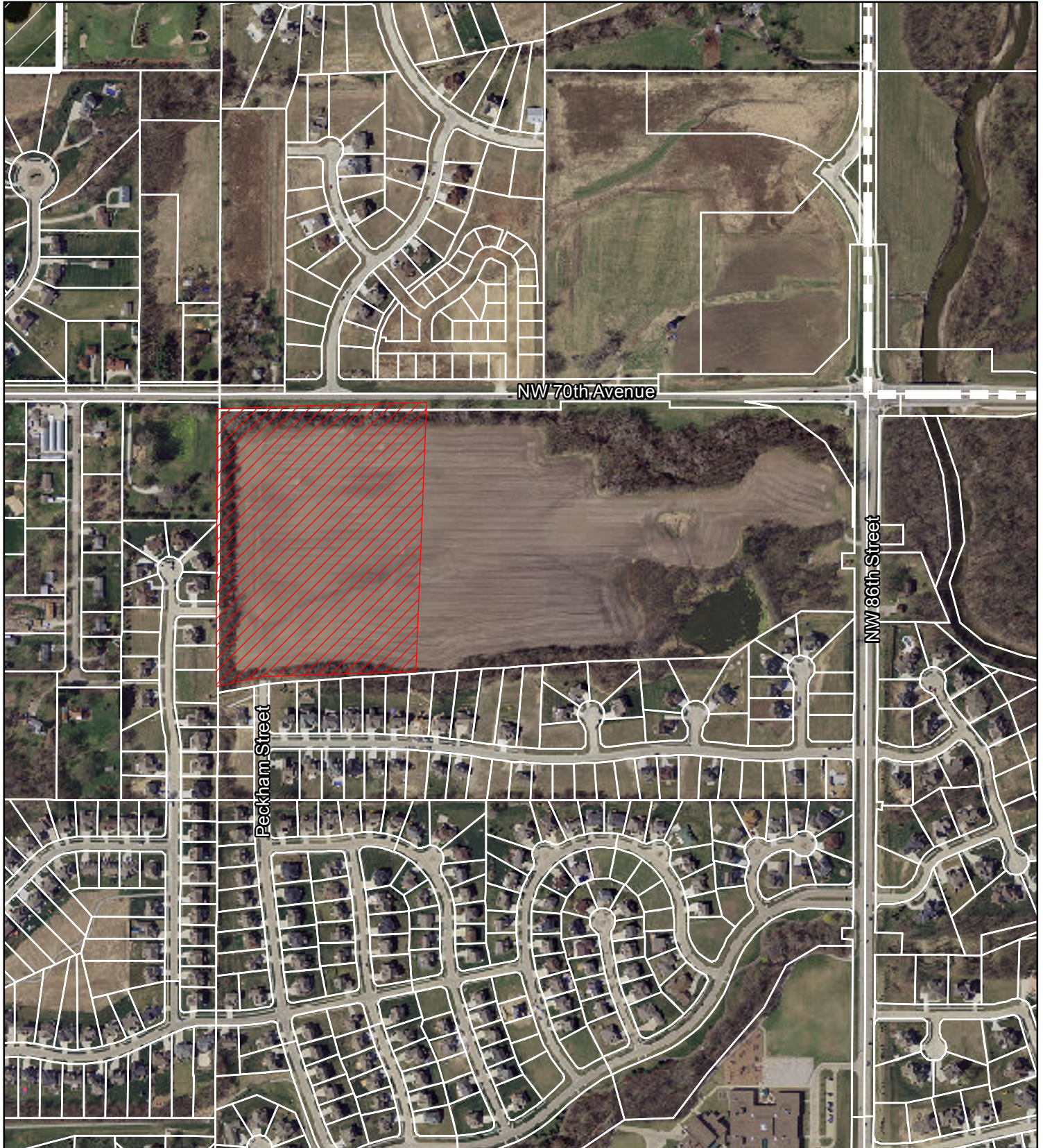
Staff Contact:

Comments and questions about this application may be directed to:

Aaron Wolfe, AICP
City of Johnston
6221 Merle Hay Road, Box 410
Johnston, IA 50131
Phone: (515) 727-7766
Email: awolfe@cityofjohnston.com

Attachments:

Aerial Vicinity Map
Preliminary Plat



0 190 380 760 1,140 1,520 Feet

PRELIMINARY PLAT FOR: BRIO OF JOHNSTON

JOHNSTON, IOWA

VICINITY MAP NOT TO SCALE



ENGINEER

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: GARY REED
3405 SE CROSSROADS DRIVE,
SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: MIKE BROOKER
3405 SE CROSSROADS DRIVE,
SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

OWNER / APPLICANT

BRIO OF JOHNSTON, LLC
5508 NW 88TH STREET
JOHNSTON, IOWA 50131

PROPOSED USES

SINGLE FAMILY RESIDENTIAL,
MULTIPLE FAMILY RESIDENTIAL / ASSISTED LIVING
AND COMMERCIAL.

SETBACK AND BULK DENSITY REGULATIONS

R-1
MINIMUM LOT WIDTH = 75'
MINIMUM LOT AREA = 9,500 SF
SETBACKS:
FRONT = 35'
SIDE = 8'
REAR = 35'
MAX. DU/AC = 3.44

R-3
MINIMUM LOT WIDTH = 200'
MINIMUM LOT AREA = 80,000 SF
SETBACKS:
FRONT = 50'
SIDE = 35'
REAR = 50'
MAX. DU/AC = 8.0
MAX. DU/AC = 16.0 (ASSISTED LIVING)
OPEN SPACE = 30%
REQUIRED

C-2
MINIMUM LOT WIDTH = 100'
MINIMUM LOT AREA = 20,000 SF
SETBACKS:
FRONT = 30'
SIDE = 10'
REAR = 35'
OPEN SPACE = 25%
REQUIRED

BENCHMARKS

CITY OF JOHNSTON BM#12, STANDARD 3" ROUND BRASS CAP IN 6" CONCRETE MONUMENT LOCATED AT THE SW CORNER OF NW BEAVER DRIVE AND MERLE HAY ROAD, 125 FEET SOUTH OF THE SOUTH EDGE OF SLAB OF NW BEAVER DRIVE, 89 FEET WEST OF THE WEST EDGE OF SLAB OF MERLE HAY ROAD.
ELEVATION=944.62

FIRM DESIGNATION

ZONE X
COMMUNITY-PANEL NUMBER: 190745 0003 D
MAP REVISED: JULY 19, 2000

LEGAL DESCRIPTION

OUTLOT A, NORTHWOODS CROSSING, AN OFFICIAL PLAT IN THE CITY OF JOHNSTON, POLK COUNTY, IOWA
CONTAINING 22.02 ACRES

ZONING

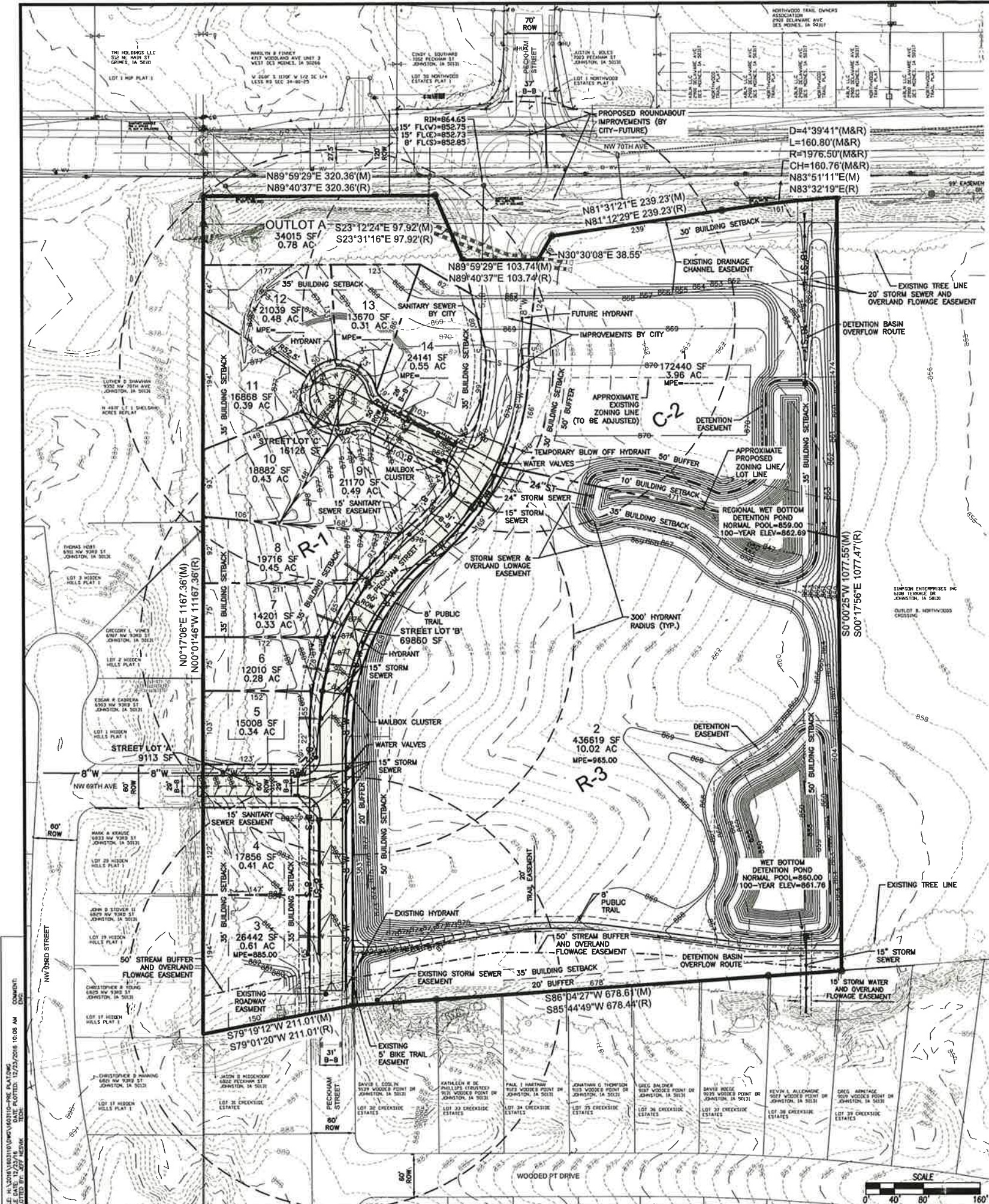
R-1 (75) SINGLE FAMILY RESIDENTIAL
R-3 MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL
C-2 COMMUNITY RETAIL COMMERCIAL

NOTES

- AN INVENTORY OF ALL EXISTING TREES IN THE DISTURBED AREA OF 6-INCH CALIPER AND GREATER IS REQUIRED.
- PRIOR TO ANY GROUND DISBURING ACTIVITIES BEGIN, THE PROJECT WILL REQUIRE AN IOWA NPDES PERMIT #2, FULL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND CITY OF JOHNSTON GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL SWPPP FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.
- ALL SIDEWALKS SHALL BE 5 FEET WIDE.
- ALL PROPOSED PEDESTRIAN CROSSINGS ARE TO BE INSTALLED AS PART OF PLAT IMPROVEMENTS.
- SIDEWALKS SHALL BE INSTALLED AS PART OF INDIVIDUAL LOT DEVELOPMENT.
- DETENTION FOR THIS PROPERTY IS BEING PROVIDED IN REGIONAL DETENTION PONDS LOCATED WITHIN THIS PROPERTY. THE PONDS WILL BE OWNED AND MAINTAINED BY THE OWNERS OF SUCH LOTS.
- ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE 2014 SUDAS AND THE 2014 JOHNSTON SUPPLEMENTAL SPECIFICATIONS.
- ALL STRUCTURES ON LOTS THAT HAVE A MINIMUM PROTECTION ELEVATION IDENTIFIED SHALL CERTIFY THAT THE STRUCTURES MEET THAT ELEVATION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THAT STRUCTURE.
- LOTS 9-14 AND CUL-DE-SAC ARE PHASE 2 OF THE SINGLE FAMILY DEVELOPMENT.
- ALL CONSTRUCTION AND GRADING SHALL BE IN ACCORDANCE WITH TERRACON GEOTECHNICAL REPORT DATED NOVEMBER 3, 2016 (TERRACON PROJECT NO. 08165187-01)

LEGEND:

PROPOSED	EXISTING	TRAFFIC SIGN
TYPE SW-501 STORM INTAKE	SANITARY MANHOLE	TELEPHONE JUNCTION BOX
TYPE SW-503 STORM INTAKE	WATER VALVE BOX	TELEPHONE MANHOLE/VAULT
TYPE SW-505 STORM INTAKE	FIRE HYDRANT	TELEPHONE POLE
TYPE SW-506 STORM INTAKE	WATER CURB STOP	GAS VALVE BOX
TYPE SW-513 STORM INTAKE	WELL	CABLE TV JUNCTION BOX
TYPE SW-401 STORM MANHOLE	STORM SEWER MANHOLE	CABLE TV MANHOLE/VAULT
TYPE SW-402 STORM MANHOLE	STORM SEWER SINGLE INTAKE	MAIL BOX
TYPE SW-301 SANITARY MANHOLE	STORM SEWER DOUBLE INTAKE	BENCHMARK
STORM/SANITARY CLEANOUT	FLARED END SECTION	SOIL BORING
WATER VALVE	DECIDUOUS TREE	UNDERGROUND TV CABLE
FIRE HYDRANT ASSEMBLY	CONIFEROUS TREE	GAS MAIN
SIGN	CONIFEROUS SHRUB	FIBER OPTIC
DETECTABLE WARNING PANEL	CONIFEROUS SHRUB	UNDERGROUND TELEPHONE
SANITARY SEWER WITH SIZE	ELECTRIC POWER POLE	OVERHEAD ELECTRIC
STORM SEWER	GUY ANCHOR	UNDERGROUND ELECTRIC
WATERMAIN WITH SIZE	STREET LIGHT	FIELD TILE
	POWER POLE W/ TRANSFORMER	SANITARY SEWER W/ SIZE
	UTILITY POLE W/ LIGHT	STORM SEWER W/ SIZE
	ELECTRIC BOX	WATER MAIN W/ SIZE
	ELECTRIC TRANSFORMER	
	ELECTRIC MANHOLE OR VAULT	



CITY OF JOHNSTON
COMMUNITY DEV. DEPT.
DATE REC'D: 12/27/18
CASE NO.: PZ-18-37

DATE: 12/23/18
REVISIONS: 10/21/18
CITY SUBMITTAL #2: 10/21/18
CITY SUBMITTAL #1: 10/21/18

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: GLR
EI: JLN

BRIO OF JOHNSTON
PRELIMINARY PLAT

JOHNSTON, IOWA
1603110