



Notice of Proposed Development *City of Johnston, Iowa*

February 3rd, 2017

The Johnston Planning and Zoning Commission will hold a Public Meeting at 7:00 p.m. on Monday, February 13, 2017 in the Council Chambers of Johnston City Hall, 6221 Merle Hay Road to consider the following item:

PZ Case No. 16-42; Brio of Johnston zoning map amendment

The property owner has requested a rezoning of 1.79 acres from R-3, Medium Density Residential District to C-2 Community Retail Commercial District. The property is located South of NW 70th Avenue and east of the future extension of Peckham Street. This rezoning request constitutes a minor adjustment to the rezoning area approved in October of 2016 to increase the previously approved C-2, Community Retail Commercial District parcel by 1.79 acres.

Applicant / Property Owner:

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

Meeting Schedule:

Planning and Zoning Commission, Monday, February 13, 2017
City Council Meeting for First Reading (tentative), Monday, March 6, 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.

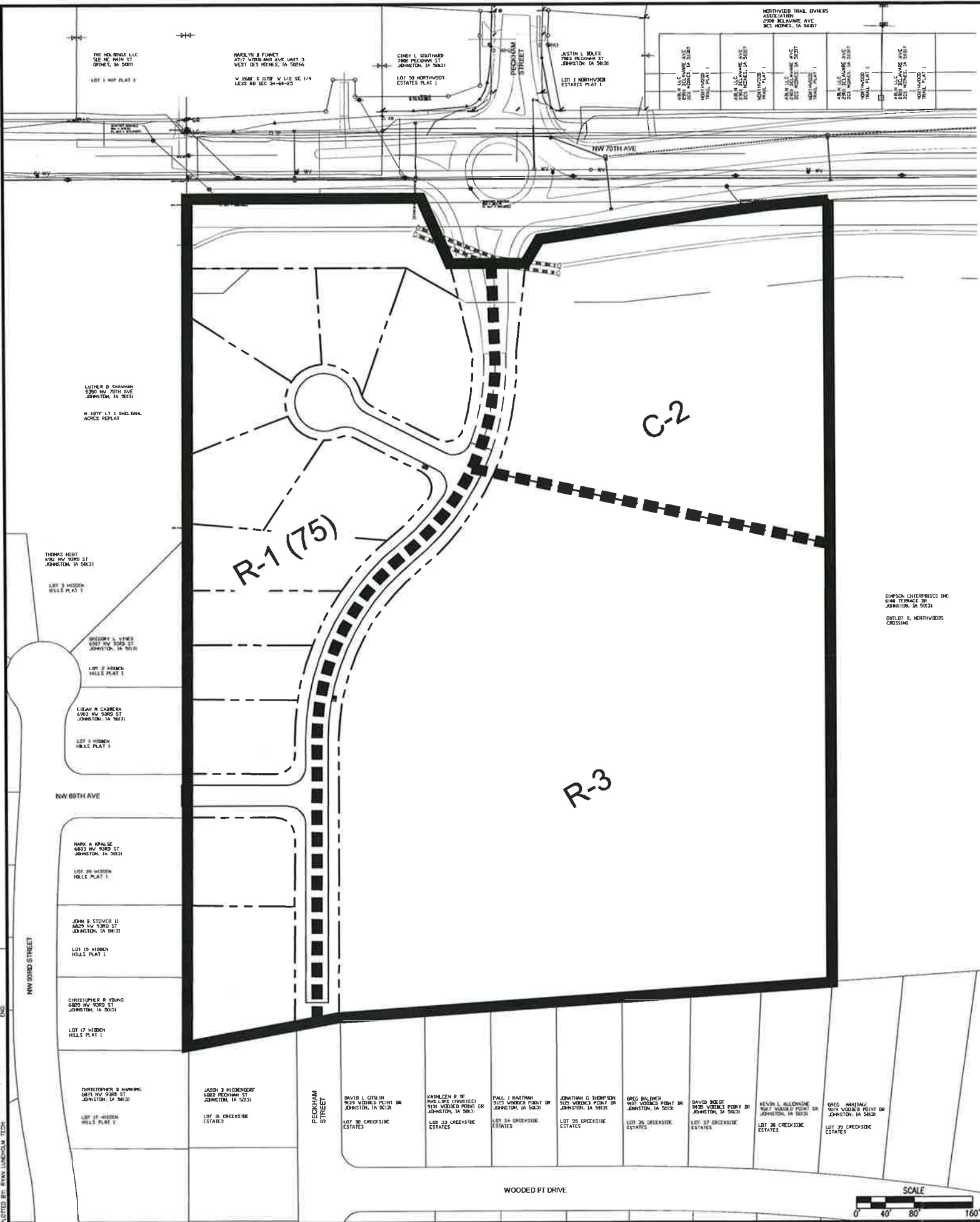
Staff Contact:

Comments and questions about this application may be directed to:

Aaron Wolfe, Senior Planner
City of Johnston
6221 Merle Hay Road, Box 410
Johnston, IA 50131
Phone: (515) 727-7763
Email: awolfe@cityofjohnston.com

Attachments:

Aerial Vicinity Map



BRIO OF JOHNSTON

JOHNSTON, IOWA

VICINITY MAP
NOT TO SCALE



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

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 BROONER
3405 SE CROSSROADS DRIVE,
SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

OWNER OF RECORD

BRIO OF JOHNSTON, LLC
5508 NW 88TH STREET
JOHNSTON, IOWA 50131
515-271-6789

APPLICANT

BRIO OF JOHNSTON, LLC
5508 NW 88TH STREET
JOHNSTON, IOWA 50131
515-271-6789

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

CITY OF JOHNSTON
COMMUNITY DEV. DEPT.
DATE REC'D: 12/27/16
CASE NO.: PZ16-42

DATE: 12/27/16

REVISIONS:

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

PREPARED: EI: JUN

ENGINEER: GLR

CIVIL DESIGN ADVANTAGE

JOHNSTON, IOWA

BRIO OF JOHNSTON
REZONING EXHIBIT

1/1
1603110