



PLANNING AND ZONING COMMISSION

Regular Meeting

Monday, June 27, 2016

Notice is hereby given that the **Planning and Zoning Commission** will hold a **Regular Meeting at 7:00 p.m. on Monday, June 27th, 2016**, in the Council Chambers of Johnston City Hall, 6221 Merle Hay Road, Johnston, Iowa, to discuss the following business:

AGENDA:

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Approval of Meeting Minutes:** Regular Meeting of June 13th, 2016
- 5. PZ Case No. 16-20; Elmerodo Estates Plat 4 Preliminary Plat & Final Plat:** The applicant, Mark Shryock, wishes to subdivide the subject property into one lot, one outlot, and one street lot. Proposed Lot 1 would contain the existing home on the property. Proposed Outlot V is intended for future development. Proposed Lot 'A' would be deeded to the City for street right of way.
- 6. PZ Case No. 16-07; Greenwood Hills Plat 5 Preliminary Plat:** The applicant, Clarkson Land Company is proposing to subdivide a 5.59 acre parcel into 18 lots and 2 street lots. The property is zoned R-1(60), Single Family Residential. The proposed preliminary plat includes a proposal to utilize adjacent City owned land to accommodate stormwater detention requirements for the site.
- 7. Other Business**
- 8. Adjournment**

Next Scheduled Regular Meeting: Monday, July 11th, 2016.

Posted on or before June 24th, 2016 at: Johnston City Hall, Johnston Public Library, Johnston Post Office, Johnston Public Works, Crown Point Community Center, and Johnston Website (<http://www.cityofjohnston.com/agendacenter>)



PLANNING & ZONING COMMISSION

City of Johnston
6221 Merle Hay Road, Johnston, IA 50131

Minutes
Regular Meeting: Monday, June 13, 2016

AGENDA

1. Call to Order

Chairman Petersma called the meeting to order at 7:00 p.m.

2. Roll Call

	Spencer	Severino	Johnson	Smith	Pavlovec	Petersma	Anderson
Present		X	X	X	X	X	
Absent	X						X

City Staff Present: Aaron Wolfe, Clayton Ender, Rebekah Davis

3. Approval of Agenda

Petersma called for a vote to approve the agenda.

	Spencer	Severino	Johnson	Smith	Pavlovec	Petersma	Anderson
Aye		X	X	X	X	X	
Nay							
Abstain							

4. Approval of Meeting Minutes: Regular Meeting of May 31, 2016.

Roll Call Vote:

	Spencer	Severino	Johnson	Smith	Pavlovec	Petersma	Anderson
Aye		X	X	X	X	X	
Nay							
Abstain							

5. PZ Case No. 16-16; DSM Investment Partners, LLC Site Plans: DSM Investment Partners, LLC has submitted site plans for the development of a 15,000 square foot building housing offices, warehouse facilities, and 2 rental spaces. The site is Lot 3 of Beaver Drive Business Park and Outlot YY of Beaver Pines Plat 2 located on NW 57th Avenue, just west of NW Beaver Drive. The site is zoned M-1, Light Industrial.

Ender presented the staff report.

Petersma noted that the building concept plan depicts light packs on the building however, no exterior lighting plan has been proposed for this site.

Ted Greedy, Greedy Investments, Inc., 6230 NW Beaver Drive, the property owner, clarified the lighting depicted in the building concept plan is wall pack lights however, they have composed a lighting plan that they have yet to review with staff. The lights they propose to utilize are down cast LED lights that will not infringe past the property lines. In the lighting plan there are 2 lights on the west side, 2 lights on the east side and several lights on the north side of the building to accommodate the overhead doors.

Craig Lusthoff, the applicant, stated that a large percentage of the architectural requirements are met with curtain wall which is an architecturally unique structural membrane. He expanded that curtain wall is an energy efficient glass with 68% light transmission like that of standard windows. He demonstrated that the curtain wall windows will shade when exposed to direct light. He explained that the use of curtain wall windows are the reason they had decided to use less brick in the building concept.

Johnson inquired if the curtain wall glass material included the walk-in door.

The applicant clarified that the curtain wall glass will be used in the entire concept. He specified that door will not be shaded because sun rays will penetrate the upper panels causing them to shade. People approaching the building will still be able to see through the glass.

Johnson noticed that the site plan portrayed screening of the dumpsters however, this screening is not depicted in the elevations.

The property owner expounded that the dumpster is a 4 x 8 foot drive-in dock pit. There will be walls up along the sides of the pit and a screen can be placed at the front. This will accommodate the disposal of large pieces of glass and metal.

Johnson inquired regarding the alignment of the driveway accessing to NW 57th Ave. He noted that staff typically attempts to align driveways and questioned if the driveway could have been aligned with the south adjacent driveway.

Mark McMurphy, Abaci Consulting, Inc., 101 NE Circle Drive, Grimes, Iowa, we originally intended to put the driveway in the middle of the building however, due to the grade, transitions in elevation and the future lowering of the street, the driveway needed to be moved to the east. If the driveway were positioned where it was initially intended to be it would have been too steep.

Johnson believes the eastern driveway location is beneficial to west adjacent property owners to reduce traffic at their portion of the road.

Motion by Severino, second by Smith to approve PZ Case No. 16-16; DSM Investment Partners, LLC Site Plans, subject to the following conditions:

1. The project shall conform to the requirements, standards and regulations of the City of Johnston.

The Planning & Zoning Commission recommends approval of PZ Case No. 16-16; DSM Investment Partners, LLC Site Plans, with the following conditions:

2. 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.

3. A Storm Water Pollution Prevention Plan, Evidence of NPDES Permit from the Iowa DNR and a City Grading Permit shall be provided prior to any ground disturbing activity on the site.
4. No exterior site lighting may be installed unless and until a photometric layout and manufacturer's cut sheets for proposed lighting have been submitted, reviewed, and approved in satisfaction of Johnston's site lighting requirements as established by Resolution 99-56 for staff review.
5. A Stormwater Management Facilities Maintenance Agreement shall be provided and accepted by the City Council prior to issuance of a building permit.
6. The glass curtain wall is an acceptable material to be used towards satisfaction of the 25% brick, architectural concrete, textured concrete block, architectural steel, or stone panel requirement of Chapter 166.32.E of the Johnston Code of Ordinances.

The following items shall be amended on the Site Plan prior to issuance of a building permit:

- a. The engineer approval seal section on sheet 1 should indicate that sheets 1, 2, and 3 are covered by the engineers seal.
 - b. Correct the landscaping plan so the buffer and open space landscaping plant schedules match the landscape drawings.
 - c. The open space plant schedule shall indicate that 4 of the required open space trees shall be at minimum 2" to 2 ½" caliper diameter. The remaining 7 required open space trees shall be indicated to be at minimum 8 feet in height. Evergreens used to satisfy the minimum open space tree requirements shall not be less than 6 feet in height.
 - d. Address Foth's review letter dated June 9, 2016.
 - e. The architectural elevations must be amended and the following items completed prior to the issuance of a building permit:
- 7. The combination of brick and glass curtain wall shall account for at minimum 25% of the south architectural elevation.**
- a. The combination of brick and glass curtain wall shall account for at minimum 25% of the south architectural elevation.

Roll Call Vote:

	Spencer	Severino	Johnson	Smith	Pavlovec	Petersma	Anderson
Aye		X	X	X	X	X	
Nay							
Abstain							

- 6. PZ Case No. 16-13; Hidden Valley Estates Zoning Map Amendment:** The property owner has requested a rezoning of 13.88 acres from A-R, Agricultural Reserve District to R-1(75), Single-Family Residential District. The property is located west of NW 100th Street and approximately 275 feet south of the Johnston City Limits.

Wolfe presented the staff report.

Melissa Hills, Civil Engineering Consultants, 2400 86th Street, Urbandale, Iowa, property is located in the floodway fringe of Beaver Creek. She explained that there is a ridge line on the lots that they intend to pull dirt from to build up the roadway out of the flood zone. The ridge of the hillside will be leveled to meet the required elevation in the remainder of the subject property.

Johnson inquired how much change in elevation would be required to raise the property out of the floodway fringe.

Hills responded that approximately 1-2 foot rise in elevation is needed to get the property out of the 500 year flood plain.

Petersma opened for public comment opened at 7:36 p.m.

Frank Wennerholt, 10189 NW 80th Lane, specified that his property is south of the subject property. He stated he is concerned with the stormwater generated from the Chesterfield Heights development creating potential flooding in the subject property which is located adjacent to the emergency overflow for the pond. He noted that the dam is 70 years old and questioned its structural integrity to support the additional stormwater. He is concerned with what the effect will be of pulling down the ridge line and the structural condition of hill. He noted that careful planning will be required to ensure the integrity of the pond. He iterated that he is not opposed to the property being developed but is concerned with the potential for flooding.

Gerardus Van Der Heijden, 10113 NW 80th Lane, stated the Chesterfield heights stormwater drains into the pond and has caused the water level to raise considerably. He believes that additional stormwater and the current raise in the water level will cause the pond to overflow into the emergency overflow adjacent to the subject property. He is concerned that there are no maintenance requirements or liable parties responsible for the dam.

Jared Heidesch, 10100 NW 82nd Ave, north of the subject property. He noted that a farmer used the northwest corner of the property to access his field. He believes that a street access at that location is required. He stated that removing this access could potentially cause heavy farming equipment on the roads.

Wolfe noted that we are not considering the specifics of site design at this time. The specifics regarding the platting will be considered in the preliminary and final plat. The proposed development is downhill from the pond. The future proposed development at the subject property will not add any additional drainage to the pond.

Melissa Hills, declared we plan to provide an overland flowage easement which is not shown in this conceptual plan. As we go through the design process overland flowage easements will be provided for this plat. The farmer would still have access along the new street which will run from the east to the west of the property. We do plan to put the street all the way through with a temporary turn around at the end.

Smith inquired as to who owns or maintains the dam.

Wennerholt affirmed that the ownership of the dam is an issue that was considered during the Chesterfield Heights development. He noted that there are several developments whose stormwater drains into the pond. He had to have fill brought into his property due to flooding from the pond after the Chesterfield Heights development. He stated that adjacent property owners maintain the pond's culverts. He explained that the pond is privately owned however, the City and other developments stormwater drains into the pond.

Van Der Heijden noted that the DNR has considered potential risk factors involved with additional stormwater draining into the pond. He is concerned with the pond's emergency overflow draining on to subject property.

Hills stated that the proposed lots are downstream from the pond and stormwater management practices will be implemented in the proposed development.

Petersma stated that the case being considered is the rezoning of the property. A developable area would need to be identified. The plat will specify the stormwater management practices. He added that the subject property is downhill from the pond and will not contribute to the current stormwater drainage issues with the pond.

Johnson noticed the development density of the adjacent properties, R-1(100) to the south and R-1(150) to the north. He inquired if other property density levels were considered, such as R-1(100) or R-1(90).

Wolfe noted that low density residential is in the comprehensive plan and has been identified as 2-5 units per acre. Special consideration was given to the northwest area bearing in mind existing conditions, thus requiring that this area be zoned at the lowest tier of density having no more than 2 units per acre.

Smith noted when the property was annexed in 2008; the remaining property was zoned as residential. She questioned why the subject property was identified as Agricultural Reserve.

Wolfe stated that the proposed rezoning is in compliance with the comprehensive plan and Agriculture Reserve was the current land use.

Motion by Severino, second by Pavlovec to approve PZ 16-13; Hidden Valley Estates Zoning Map Amendment.

Roll Call Vote:

	Spencer	Severino	Johnson	Smith	Pavlovec	Petersma	Anderson
Aye		X	X	X	X	X	
Nay							
Abstain							

7. PZ Case No. 16-15; Canterbury Woods Plat 2 Preliminary Plat: The applicant, Canterbury Woods, L.L.C., is proposing to subdivide a 7.664-acre Outlot ZZ of Canterbury Woods Plat 1 into 3 single-family residential lots. The property is zoned R-1(75) with restrictions based upon a Development Agreement entered into as part of the rezoning of the property.

Wolfe presented the staff report.

Petersma opened for public comment at 8:06 p.m.

Sherif Tewfik, 7365 NW 107th Street, is concerned with the setback requirements and new development in a conservation easement. He does not believe the tree line should be removed for the establishment of a 3 lot cul-de-sac. He is not requesting that the property not be developed however; he is requesting that the City not allow development in a conservation easement. He suggested that the cul-de-sac bulb be placed away from the tree line.

Stephen Kraber, 7375 NW 107th Street, adjacent property owner. He stated that in the initial development buffers were created in the form of the conservation easement. He is requesting that the commission consider the conservation easement and the buffer agreement that was established with the initial development.

McMurphy noted the tree line is comprised of relatively new trees. The elevation difference from the cul-de-sac to the south adjacent property is 6 feet of natural rise in addition to the evergreen

trees. If the bulb of the cul-de-sac were moved to the north, they would not be able to accommodate a third lot. He reiterated that they are proposing a 3 lot subdivision on 7.5 acres, averaging about 2.5 acres per lot. He believes that they are doing their best with the City requirement of a cul-de-sac.

John Larson, the applicant, stated that there could have been 6 lots however; they decided that larger lots would complement the area.

Wolfe noted that the Silverstone developer was required to have a 120 foot separation or 60 feet if there was a tree buffer. At that time the developer planted trees to reduce the separation requirement in the future. The layout meets in the intent of the comprehensive plan in creating separation between adjacent properties. Lots 1 and 2 will have sufficient separation to meet the comprehensive plan requirement and lot 3 is not adjacent to rural district residential properties but is well over 120 feet away.

Johnson inquired regarding the overland flowage easement in lot 3. He stated that at times they may not have a habitable backyard due to the flowage. He questioned what the distance was from bulb center to the center of the road.

McMurphy responded that the bulb center was about 17 feet from the center of the roadway.

Johnson would rather see the cul-de-sac bulb centered on the street. He inquired as to what latitude was available to contradict using the conservation easement for ROW.

Wolfe noted that the developer could abandon the conservation easement and that the conservation easement prohibited private drives. The intent of the conservation easement was to protect the steep slopes and wooded areas at the same time. The cul-de-sac bulb is not located in an area of sensitive topography.

Pavlovec inquired as the size of the trees in the tree line.

The applicant responded that the trees were evergreen trees 8 -12 feet in height and that he intends to transplant the trees.

Wolfe noted that the survival rate for smaller trees is better.

Smith inquired if the city required a cul-de-sac or could another street type be considered.

Wolfe affirmed that this is a City requirement. Maintenance of other street types can be difficult to maintain and a cul-de-sac is easier for public safety vehicles to maneuver.

Motion by Johnson with recommendation, that Council consider bulb placement and tree removal, second by Smith to approve PZ Case 16-15; Canterbury Woods Plat 2 Preliminary Plat, subject to the following conditions:

8. The project shall conform to the requirements, standards and regulations of the City of Johnston.

Staff recommends approval of PZ Case No. 16-15, the Preliminary Plat for Canterbury Woods, with the following conditions:

1. The project shall conform to the requirements, standards and regulations of the City of Johnston.
2. Submission of all final plat documentation to City's Staff and Attorney, for review and approval, must occur six (6) working days prior to the City Council's regular meeting.

3. A Storm Water Pollution Prevention Plan and Evidence of a NPDES Permit from the Iowa DNR shall be provided prior to any ground disturbing activity on the site.
4. The Preliminary Plat shall be amended to include a note stipulating purpose/ownership of outlots.
5. The Preliminary Plat shall be amended to address items 1-9 of Foth's review letter dated 6/10/2016.
- 6. Prior to the issuance of a building permit for any structure within the plat, the applicant shall visibly and permanently mark the locations of the conservation easement on each lot.**
7. Prior to Council approval of the Final Plat, the following items shall be completed:
 - a. Payment of the Northwest Water Connection District fees.
 - b. Payment of the Northwest Area Sanitary Sewer Connection District fee.
 - c. Execution of a development agreement regarding parkland dedication.

Roll Call Vote:

	Spencer	Severino	Johnson	Smith	Pavlovec	Petersma	Anderson
Aye		X	X	X	X	X	
Nay							
Abstain							

8. Other Business.

9. Adjournment

Meeting adjourned at 8:35 PM.

Chair

Secretary



Planning & Zoning Commission
 COMMUNITY DEVELOPMENT DEPARTMENT
 June 27, 2016 Meeting

<p>SUBJECT: Consider making a recommendation on the Preliminary and Final Plat for Elmerodo Estates Plat 4, subdividing 13.53 acres into one lot, one outlot, and one street lot. The property is located west of NW 100th Street and approximately 275 feet south of the Johnston city limits (PZ Case 16-20).</p>	
<p>SYNOPSIS:</p>	<p>The applicant, Mark Shryock, wishes to subdivide the subject property into one lot, one outlot, and one street lot. Proposed Lot 1 would contain the existing home on the property. Proposed Outlot V is intended for future development. Proposed Lot ‘A’ would be deeded to the City for street right of way.</p>
<p>RECOMMENDATION:</p>	<p>Staff recommends approval and provides the following motion for the commission’s consideration:</p> <p>The Planning & Zoning Commission recommends approval of PZ Case No. 16-20, the Preliminary and Final Plats for Elmerodo Estates Plat 4, with the following conditions:</p> <ol style="list-style-type: none"> 1. 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. 2. Consideration of the Preliminary and Final Plats by the City Council shall not occur until such a time as the property has been rezoned to an R-1 district to ensure compliance with all bulk regulations. 3. Submission of all final plat documentation to City’s Staff and Attorney, for review and approval, must occur seven (7) business days prior to the City Council’s regular meeting. 4. Due to the lack of an existing maintenance agreement, the property owners of the proposed Lot 1 and Outlot V will have ownership/maintenance responsibilities for their portions of the existing dam/pond. It is recommended that the affected parties develop a permanent maintenance agreement and begin to take steps to ensure that the Benton Dam is no longer classified as a deficient dam by the Iowa Department of Natural Resources. Any modifications to the dam shall be permitted and inspected by the Iowa DNR and should give consideration to potential future development downstream of the dam.

Motion by _____, seconded by _____ to recommend approval of PZ Case No. 16-20, the Preliminary and Final Plat for Elmerodo Estates Plat 4, with the noted conditions.

APPLICANT/
PROPERTY OWNER:

Mark Shryock
8094 NW 100th Street
Grimes, IA, 50111

REPRESENTATIVE:

Jeffrey A Gaddis, PLS
Civil Engineering Consultants, Inc
2400 86th Street Suite 12
Urbandale, IA, 50322

BACKGROUND &
PRIOR APPROVALS:

The subject property consists of Lot 11 of Elmerodo Estates Plat 2 which was platted in October 1977 and the SE ¼ of Section 28, Township 80 North, Range 25 West of the 5th P.M., all being official parcels in Book 12070 Page 121 at the Polk County Recorder's Office.

The parcels were surveyed September 2006 and combined via a Plat of Survey in February 2007 to create the lot that is proposed to be subdivided with this preliminary and final plat.

This property was part of the Northwest/Elmerodo Estates annexation which was approved by the City Council on February 19, 2008, and approved by the City Development Board in June 9, 2008. The annexation was finalized in September 2008 when it was recorded with the Secretary of State and Polk County Recorder.

ZONING DISTRICT &
BULK
REQUIREMENTS:

This property was automatically zoned A-R, Agriculture Reserve at the time of annexation into the city. The following bulk regulations are required in this zoning district:

Minimum Lot Area = 30 Acres
Minimum Lot Width = 660 Feet
Front Yard Setback = 75 Feet
Rear Yard Setback = 75 Feet
Side Yard Setback = 50 Feet one side, 100 Feet total

As currently zoned this property is legally non-conforming. The total lot area currently is 13.53 acres which does not meet the minimum lot area threshold for the A-R zoning district. Additionally, the lot's width is 616.32 feet which does not meet the minimum lot width threshold for the A-R zoning district.

City Code requires compliance with all ordinances for land to be subdivided. As proposed currently this site would not be in compliance with city ordinances as subdivision would worsen the non-conformity of the property. However, there currently is a request to rezone this property to a R-1(75), Single-Family Residential zoning district, which was recommended for approval by the Planning and Zoning Commission on

June 13, 2016 and is scheduled for a Public Hearing before the City Council on July 5, 2016. Should the rezoning request be approved by the City Council the property would then need to conform to the following bulk regulations for a R-1(75), Single-Family zoning district:

- Minimum Lot Area = 9,500 Square Feet
- Minimum Lot Width = 75 Feet
- Front Yard Setback = 35 Feet
- Rear Yard Setback = 35 Feet
- Side Yard Setback = 8 Feet one side, 17 Feet total

Should the rezoning request be approved by the City Council the property would be in conformance of the bulk regulations for a R-1(75), Single-Family zoning district. The preliminary and final plats indicate the property's bulk regulations with the assumption that the rezoning request will be successful.

In addition, portions of the site are located within the Floodway Fringe Overlay District and will have to meet the requirements of this overlay district.

Since this rezoning request is currently proceeding staff has included in the proposed motion for the Commission the condition that consideration of the Preliminary and Final Plats by the City Council shall not occur until the property is rezoned.

TRAFFIC ACCESS & CIRCULATION:

Access to the site is from NW 100th Street. No new access points or roads are proposed with this plat.

PUBLIC UTILITIES:

No new public utility connections are proposed with this plat.

PARKLAND DEDICATION:

This plat is defined as a minor subdivision and as such is exempt from the requirements for parkland dedication.

DRAINAGE:

The site generally drains north and east to Little Beaver Creek which is located along the north boundary of the plat. Due to the limited impact, no further drainage analysis was required. Further drainage impacts will be explored at the time development is proposed on Outlot V.

FLOODPLAIN:

Portions of this property are within Zone AE and Zone X on the Flood Insurance Rate Map. A small area of the floodway encroaches on the north property boundary. Zone AE is the area with a 1% annual chance of a flood, also known as the 100-year flood. Zone X is the area with a 0.2% annual chance of a flood, also known as the 500-year flood.

The area defined as AE and X is located within the Floodway Fringe Overlay zoning district. Future development in the overlay district will

have to meet the requirements of the overlay district in addition to the underlying zoning district.

BENTON DAM:

The Benton Dam is an earthen dam that was constructed in 1961. The primary purpose of the dam at that time was to create a reliable water supply for livestock. In 1978 the land containing the dam was subdivided into what is today Elmerodo Estates Plat 2. The lots were platted in the dimensions they are to provide for multiple lots on the south side of the pond to have access to the pond and for the livestock that was still grazing on the north side of the pond to still have access to the water supply. As a result of this subdivision the pond and associated dam has been placed on four neighboring properties with no single property containing the entirety of the pond or dam.

In response to this unique land ownership situation, restrictive covenants were recorded for Elmerodo Estates Plat 2. The restrictive covenants are an agreement amongst private property owners in which the City is not a party. The restrictive covenants of Elmerodo Estates Plat 2 places responsibility of maintenance of the Benton Dam and the associated pond on the property owner of Lot 10 Elmerodo Estates Plat 2. No easements are provided to allow for Lot 10 to fulfill the duties assigned to it by the restrictive covenants.

As the subject property for this plat only contains a portion of the pond and dam, resolution of the maintenance issue for the pond and dam is difficult. Also, since the restrictive covenants are a private agreement this recommendation should not prohibit approval of this plat as a result of the maintenance issue of the pond and dam since the City is not a party to the restrictive covenants. The individual property owners are responsible and liable for their portion of the dam and pond. How they choose to or who they choose to maintain the property is a private matter, but it should be resolved as the dam is aging and repairs are becoming necessary.

Because of a previous development proposal in 2011 for land adjacent to this dam, the Iowa DNR completed an inspection of the Benton Dam to determine the condition of the dam. The inspection resulted in a recommendation regarding the impact a dam failure would have on downstream development that was being proposed. The study determined that if a dam failure did occur it would result in a flood crest at approximately 875 above sea level.

The DNR's recommendation with this study increased the classification of this dam from a low hazard dam to a moderate hazard dam because of the presence of the home on proposed Lot 1. A moderate hazard dam is defined by the Iowa DNR as "a dam where failure may damage isolated homes or cabins, industrial or commercial buildings, moderately traveled

roads, interrupt major utility services, but are without substantial risk of loss of human life. Dams are also classified as Moderate Hazard where the dam and its impoundment are themselves of public importance, such as dams associated with public water supply systems, industrial water supply or public recreation or which are an integral feature of a private development complex.” As a result of the upgrade in dam classification the Iowa DNR considers the Benton dam to be deficient currently. The Iowa DNR report stated that steps must be taken, such as a larger spillway, higher dam, or lowering the pool, to remove the deficient classification from the dam.

Staff has requested that the Iowa DNR advise on this development proposal. Staff is recommending a condition of approval that due to the lack of an existing maintenance agreement, the property owners of the proposed Lot 1 and Outlot V will have ownership/maintenance responsibilities for their portions of the existing dam/pond. It is recommended that the affected parties develop a permanent maintenance agreement and begin to take steps to ensure that the Benton Dam is no longer classified as a deficient dam by the Iowa Department of Natural Resources. Any modifications to the dam shall be permitted and inspected by the Iowa DNR and should give consideration to potential future development downstream of the dam.

NEIGHBOR NOTICE:

Notice for this meeting was mailed to all property owners within 320 feet of the subject property. A copy of this notice and the associated mailing list is attached. As of publication of this report, no comments have been received.

CONSULTANT COMMENTS:

The preliminary and final plat has been reviewed by our consulting engineer, Foth Infrastructure and Environment, LLC. Foth has stated in their June 22, 2016 letter that they have no further comments regarding these items.

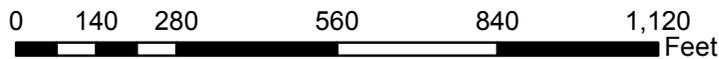
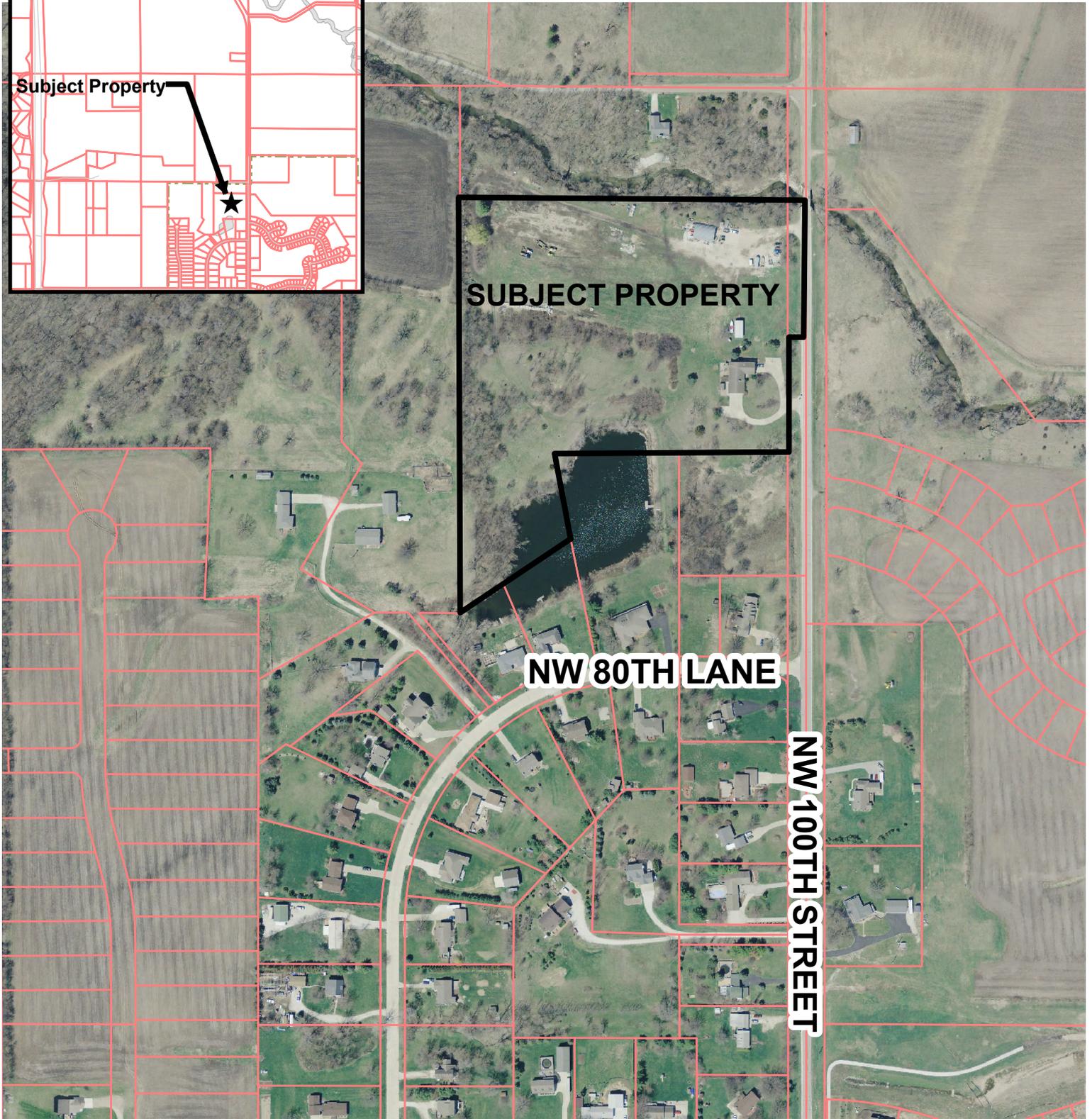
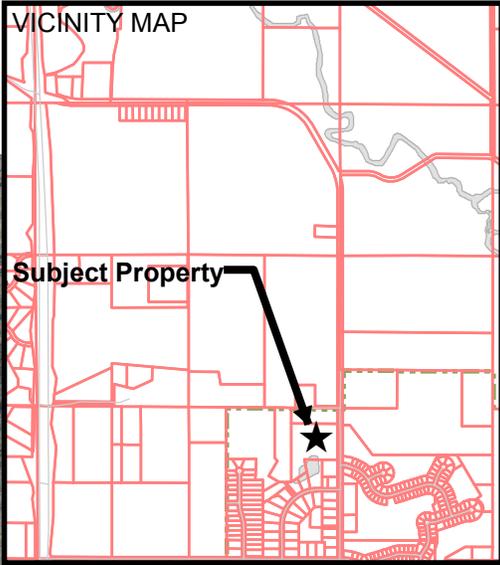
DOCUMENTS REQUIRED WITH THE FINAL PLAT:

In order to proceed to the City Council with the Final Plat, the following documents/payments are required at minimum 7 business days prior to City Council consideration of the Final Plat:

1. Attorney’s Title Opinion
2. Polk County Treasurer's Tax Certificate
3. Owner(s) Consent to Plat
4. Lender(s) Consent to Plat (if mortgage on the property)
5. Warranty Deed to “Lot A’
6. Groundwater Hazard Statement for Lot ‘A’
7. Partial Release of Mortgage for Lot ‘A’ (if mortgage on the property)
8. Petition and Waiver for future NW 100th Street improvements.

Attachments: Vicinity Map;
Preliminary Plat, prepared by Civil Engineering Consultants Inc, dated June 15th, 2016;
Final Plat, prepared by Civil Engineering Consultants Inc, dated June 15th, 2016;
Iowa Department of Natural Resources Benton Dam Report, dated April 12, 2012;
Notice and Mailing List;

PZ CASE 16-20
Elmerodo Estates Plat 4 Preliminary & Final Plats



Created by City of Johnston Department of Community Development
6221 Merle Hay Road, P.O. Box 410, Johnston, IA, 50131-0410 (515)278-2344 Fax:(515)278-2033

RECORDER'S
STAMP

PRELIMINARY PLAT
OF

ELMERODO ESTATES PLAT 4

8094 NW 100TH STREET, GRIMES, IA 50111

DRAWING INDEX

PAGE #	SHEET TITLE
1	COVER
2	FINAL PLAT

APPLICANT / PREPARED FOR:
MARK SHRYOCK
8094 NW 100TH STREET
GRIMES, IA 50111

PROPERTY OWNER:
MARK SHRYOCK
8094 NW 100TH STREET
GRIMES, IA 50111

PROPERTY ADDRESS:
8094 NW 100TH STREET
GRIMES, IA 50111

PROFESSIONAL LAND SURVEYOR:
CIVIL ENGINEERING CONSULTANTS
ATTN: JEFFREY A. GADDIS, PLS
2400 86TH STREET, SUITE 12
URBANDALE, IA 50322
PHONE: 515-276-4884
FAX: 515-276-7084
EMAIL: GADDIS@CECLAC.COM

LEGAL DESCRIPTION:

PARCELS 'A', 'B', & 'C' OF LOT 11, ELMERODO ESTATES PLAT 2 AND THE SE1/4 OF SECTION 28, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5TH P.M., ALL BEING OFFICIAL PARCELS RECORDED IN BOOK 12070, PAGE 121 AT THE POLK COUNTY RECORDER'S OFFICE, NOW WITHIN THE CITY OF JOHNSTON, POLK COUNTY, IOWA.

LAND AREA TABLE

TOTAL PLAT AREA	LOT II	N. 275' S. 2030.95' B51', SE1/4 SEC. 28-80-25
13.88 ACRES GROSS	7.15 ACRES GROSS	6.74 ACRES GROSS
0.36 ACRES R.O.M. EASEMENT		0.36 ACRES R.O.M. EASEMENT
13.53 ACRES NET	7.15 ACRES NET	6.38 ACRES NET

ZONING

R-1 (75) : SINGLE FAMILY RESIDENTIAL DISTRICT

PORTIONS OF THE PROPERTY ARE WITHIN THE FLOODWAY FRINGE OVERLAY DISTRICT

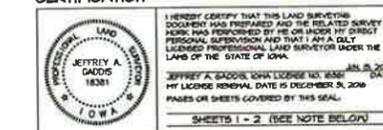
ZONING BULK REGULATIONS

R-1 (75) : SINGLE FAMILY RESIDENTIAL DISTRICT
UNITS/ACRE: 3.44
MAXIMUM BUILDING HEIGHT: 35'
MINIMUM LOT AREA: 9,500 SQUARE FEET
MINIMUM LOT WIDTH: 75'
FRONT BUILDING SETBACK: 35'
SIDE YARD SETBACK: 0' MINIMUM / 17' TOTAL
REAR YARD SETBACK: 35'

NOTES:

- THE BEARINGS SHOWN ON THIS FINAL PLAT ARE BASED ON THE EAST LINE OF SE1/4 OF SECTION 28-80-25 HAVING AN BEARING ASSUMED AS 500'000 DTE AS DETERMINED FROM THE IOWA STATE PLANE 1983 SOUTH ZONE CALCULATED FROM THE IOWA DEPARTMENT OF TRANSPORTATION REAL-TIME NETWORK.
- THE UNADJUSTED ERROR OF CLOSURE IS NOT GREATER THAN 1/10000 FOR SUBDIVISION BOUNDARIES AND IS NOT GREATER THAN 1/5000 FOR INDIVIDUAL LOTS.
- THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PERFORMED BY THIS SURVEYOR.
- MONUMENTS TO BE SET WITHIN 1 YEAR OF RECORDING DATE.
- EASEMENTS SHOWN WERE TRANSCRIBED FROM THE FINAL PLAT OF ELMERODO ESTATES PLAT 2, AN OFFICIAL PLAT RECORDED IN BOOK '1', PAGE 212 AT THE POLK COUNTY RECORDER'S OFFICE.
- THE BENTON DAM BREACH IMPACT ZONE IS AN ASSUMED LOCATION DETERMINED FROM THE EXISTING CONTOURS AND THE IOWA DEPARTMENT OF NATURAL RESOURCES BENTON DAM INSPECTION REPORT DATED ON APRIL 16, 2012. THIS LAND SURVEYOR DOES NOT CERTIFY THE LOCATION, ELEVATION, FLOWAGE VELOCITIES, OR ANY CALCULATIONS THAT FALL UNDER THE PRACTICE OF A CIVIL ENGINEER.

CERTIFICATION



*** THIS LAND SURVEYOR'S CERTIFICATION DOES NOT INCLUDE DESIGN SPOT ELEVATIONS, MINIMUM PROTECTION ELEVATIONS, MINIMUM OPENING ELEVATIONS, MINIMUM BASEMENT ELEVATIONS, DETENTION BASIN & STORM WATER EVENT ELEVATIONS, OR ANY OTHER ITEMS THAT MAY FALL UNDER THE PRACTICE OF A PROFESSIONAL CIVIL ENGINEER. ***

RETURN TO:
CIVIL ENGINEERING CONSULTANTS
ATTN: JEFFREY A. GADDIS, PLS
2400 86TH STREET, SUITE 12
URBANDALE, IA 50322

SCALE: 1"=500'



UTILITIES

- POTABLE WATER SUPPLY, CITY OF JOHNSTON
- SANITARY SEWER, CITY OF JOHNSTON

BENCHMARK

BURY BOLT ON FIRE HYDRANT ON EAST SIDE OF NW 100TH STREET @ 8094 NW 100TH STREET
ELEVATION = 961.64

LEGEND

- ▲ FOUND SECTION CORNER
- FOUND CORNERS
- SET PROPERTY CORNER (5/8" I.R. W/BLUE CAP #1838) UNLESS OTHERWISE NOTED
- PLAT BOUNDARY
- - - PROPOSED LOT LINES
- - - EXISTING PROPERTY LINES
- - - EASEMENT LINES
- CENTERLINE STREET RIGHT-OF-WAY
- FEMA FLOODWAY
- FEMA ZONE 'AE'
- FEMA ZONE 'X' (SHADED)
- D. DEEDED BEARING & DISTANCE
- P. PREVIOUSLY RECORDED BEARING & DISTANCE
- M. MEASURED BEARING & DISTANCE
- I.R. IRON ROD
- I.P. IRON PIPE
- BK. XXX, PG. XXX COUNTY RECORDER'S INDEXING BOOK
- R.O.M. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT



PLANNING NOTES

- LOT 'A' SHALL BE DEDICATED TO THE CITY OF JOHNSTON FOR STREET RIGHT-OF-WAY.
- OUTLOT 'V' IS AN UNBUILDABLE LOT. NO DEVELOPMENT MAY OCCUR WITHOUT AN APPROVED SITE PLAN, PRELIMINARY PLAT, OR GRADING PLAN MEETING THE CITY OF JOHNSTON DEVELOPMENT PROCEDURES.
- THERE ARE NO PUBLIC IMPROVEMENTS PROPOSED FOR THIS SITE.

TITLE NOTES

- THE SUBJECT PROPERTY MAY BE AFFECTED BY A PERPETUAL ROAD ACCESS AND UTILITY EASEMENT AGREEMENT RECORDED IN BOOK 11445, PAGE 847 AT THE POLK COUNTY RECORDER'S OFFICE. THE EASEMENT LOCATION CAN NOT BE DETERMINED FROM THE RECORDED DOCUMENT.

FLOOD ZONE DESIGNATION

THE DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION 'AE', 'X', AND 'X' (SHADED) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 140220001B REVISED ON APRIL 30, 1986.

PURPOSE OF SURVEY

- THIS IS A MINOR SUBDIVISION PLAT FOR THE PURPOSE OF CREATING A SINGLE RESIDENTIAL LOT FOR THE EXISTING HOME & AN OUTLOT FOR FUTURE DEVELOPMENT.

PLAT BY: JEFF GADDIS - 20160615 - 04:15:15 PM - 100% - PRELIMINARY PLAT COVERING 1" = 500' - 21.00 INCHES - DWG TO PLOT PDS - CEC-RES, TEST 278 - PLOT SCALE: 1/4"



Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa, 50322
515.276.4884 · Fax: 515.276.7084 · mail@ceclac.com

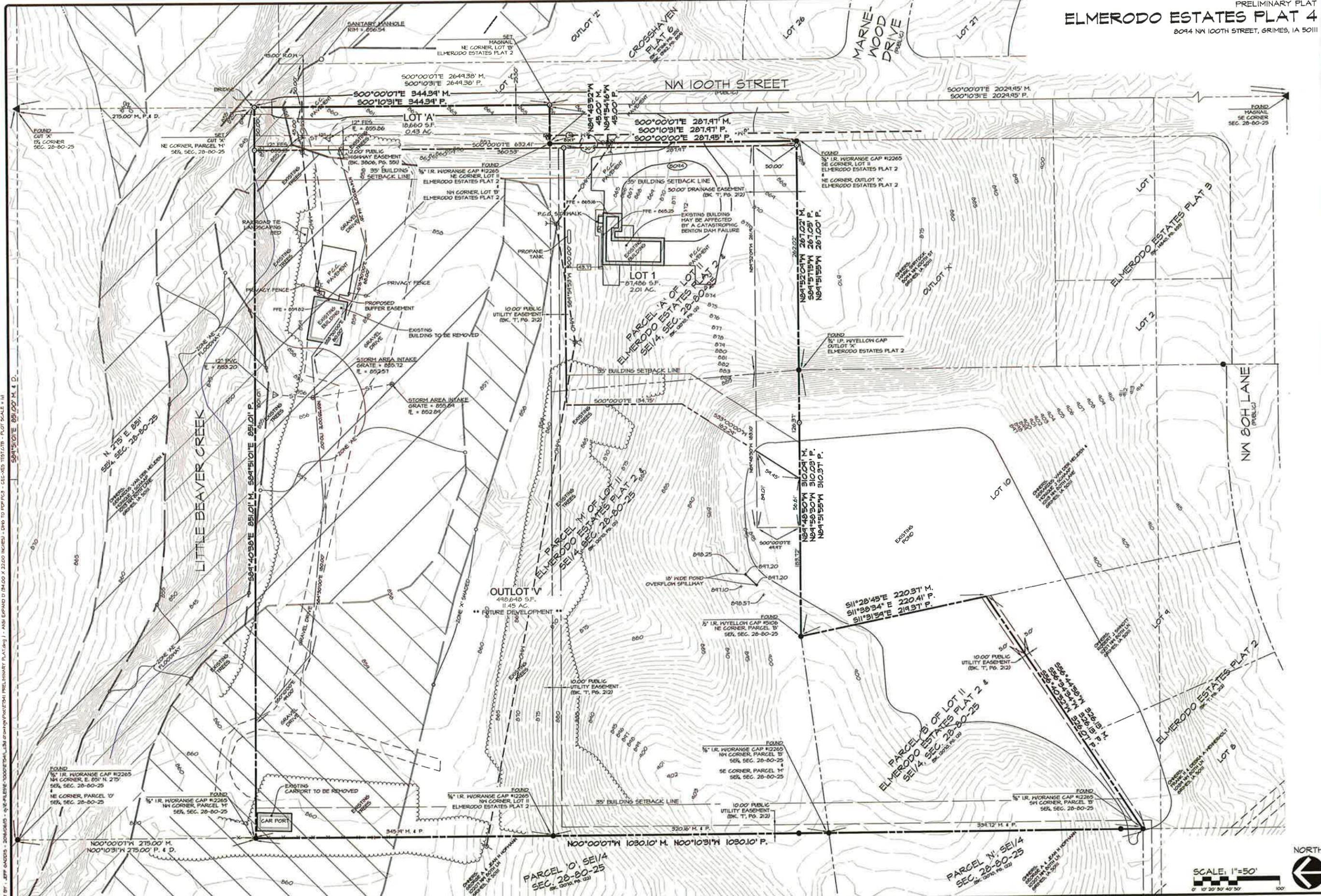


DATE	JAN. 15, 2016	MAY. 19, 2016	MAY. 10, 2016	JAN. 15, 2016	JAN. 15, 2016
DESIGNED BY:					
DRAWN BY:					

ELMERODO ESTATES PLAT 4
8094 NW 100TH STREET, GRIMES, IA 50111

SHEET
OF 2
E-1541

PRELIMINARY PLAT
ELMERODO ESTATES PLAT 4
 8044 NW 100TH STREET, GRIMES, IA 50111



Civil Engineering Consultants, Inc. (CEC)
 2400 86th Street, Unit 12, Des Moines, Iowa 50322
 515.276.4884 · Fax: 515.276.7084 · mail@cecinc.com

DATE:	JAN. 13, 2016
DATE OF SURVEY:	MAY 19, 2016
DESIGNED BY:	JAG
DRAWN BY:	JAG

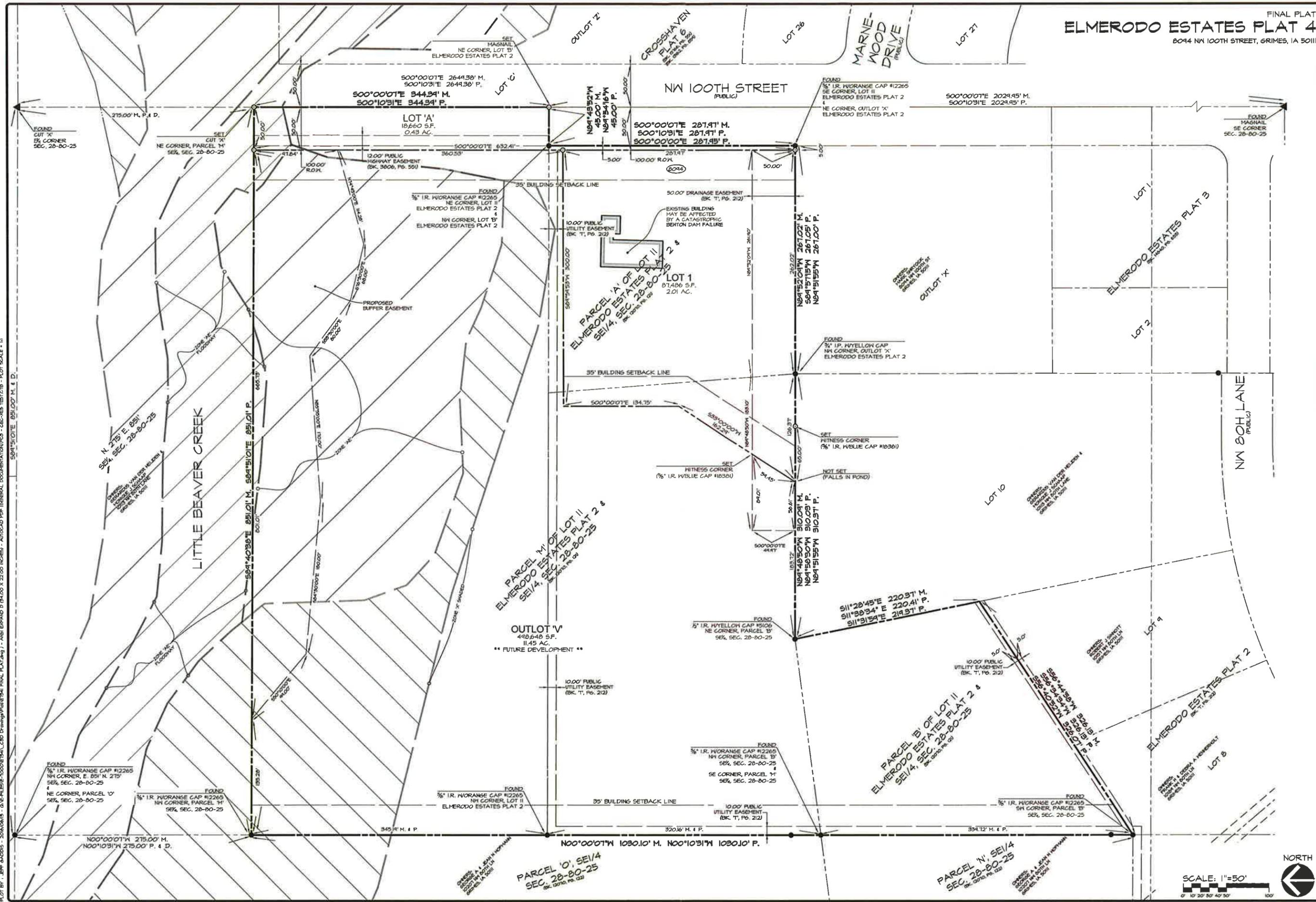
ELMERODO ESTATES PLAT 4
 8044 NW 100TH STREET, GRIMES, IA 50111

PRELIMINARY PLAT

SHEET
 OF 2

E-7541

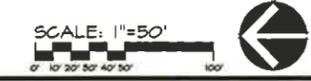
FINAL PLAT
ELMERODO ESTATES PLAT 4
 8044 NW 100TH STREET, GRIMES, IA 50111



DATE:	JUN 15, 2016
DESIGNED BY:	JAS
DRAWN BY:	JAS
DATE OF SURVEY:	MAY 10, 2016
DATE:	MAY 19, 2016

ELMERODO ESTATES PLAT 4
 8044 NW 100TH STREET, GRIMES, IA 50111
FINAL PLAT

CEC
 Civil Engineering Consultants, Inc.
 2400 86th Street - Unit 12 - Des Moines, Iowa 50322
 515.276.4884 - Fax: 515.276.7084 - mail@cecinc.com



PLOT BY: BPP/ANEDS - 20160605 - G:\P\ELMERODO ESTATES PLAT 4\DRAWING\PLAT 4 - ANS EXPAND D (84.00 X 22.00 INCHES) - AUTOCAD PLOT (GENERAL DOCUMENTATION)PLOT - CEC-RES-TB51CTB - PLOT SCALE = 1/4" = 1'



STATE OF IOWA

TERRY E. BRANSTAD, GOVERNOR
KIM REYNOLDS, LT. GOVERNOR

DEPARTMENT OF NATURAL RESOURCES
ROGER L. LANDE, DIRECTOR

April 16, 2012

Deb Schiel-Larson
City of Johnston
P.O. Box 410
Johnston, IA 50131

RECEIVED

APR 19 2012

Subject: Benton Dam

Ms. Schiel-Larson:

Thank you for the opportunity to review the proposed Rockshy Estates Plat 1 located immediately downstream of dam number IA00922, otherwise known as the Benton dam in our inventory. This dam was permitted in 1960 under Natural Resources Council Order Number 61-128.

Chapter 567-71.7(4) of the Iowa Administrative Code states that approval by the Department is required "for a building and associated fill downstream from a dam at any location where flooding can be reasonably anticipated from principal or emergency spillway discharges. If the dam does substantially comply with high hazard criteria in these rules, approval is required for a building and associated fill at any location where flooding can be reasonably anticipated from overtopping and failure of the dam."

Lot 1 as proposed in the Roskshy Estates Plat 1 dated February 28, 2012 reviewed by the Department is located at the toe of the dam. It is estimated that a dam failure could produce flooding as high as to elevation 875 feet. In addition, any structure located at the immediate toe of the dam, essentially any structure between the road and the dam, located in the northing 200 feet of the lot would be subject to flooding in the event of a dam failure.

Chapter 567-72.5(1)e. states "Buildings downstream of a dam shall be protected to a level established by the department after due consideration of the hazards posed by the dam for buildings downstream". Thus, the Department will require that any residential structure constructed downstream of the dam should be constructed above the dam breach maximum flow elevation of 875 feet, NAVD. In addition, no residential structure should be constructed in the north 200 feet of the proposed Lot 1 as this area along the toe of the dam would be subject to high velocity flows if the dam were to fail.

The dam was permitted as a low hazard dam, meaning that a failure of the dam would result in damages limited to loss of the dam, loss of livestock, damage to farm out-buildings, agricultural lands, and lesser used roads. However, due to the construction of the home (8094 NW 100 Street) downstream of the dam in the late 1970's, it should now be more appropriately classified as a moderate hazard dam, as assigned to dams where failure may damage isolated homes or cabins... but without substantial risk to loss of human life.

The dam was designed for and meets current Department criteria for a low hazard dam, however, it does not meet criteria for a dam now rated as moderate hazard. The Department will consider the dam to be in a deficient state. Upgrades to the dam such as larger spillways, raising the dam, or lowering the pool may be required to remove the deficient rating.

A copy of this letter is being sent to both properties owners who own a portion of the land that the dam is sited on. These owners are responsible for the maintenance and required upgrades of the dam. A copy of our inspection report is attached to this letter that outlines the current dam condition and maintenance concerns.

If you have any questions regarding this matter, feel free to contact me at 515/281-6940.

Sincerely,



Jonathan D. Garton, P.E.
Environmental Engineer Senior
Dam Safety Program
Water Resources Section

Attachment: October 7, 2011 inspection report

Cc w/ attachment:

Barb Hoffman, 10113 NW 80th Lane, Grimes, IA 50111-1038
Mark Shryock, 8094 NW 100th Street, Grimes, IA 50111

**Iowa Department of Natural Resources
Dam Safety Inspection Report**

Dam Name: Benton Dam, Johnston, IA
Contacts: Barbara Hoffman, 515-986-3060

SECTION 1: SITE VISIT INFORMATION

Date of Inspection: October 14, 2011 **Others Present:** Deb Schiel-Larson, City of Johnston
Barb Hoffman, Owner.

Report Date: November 4, 2011 **Inspected By:** Casey Welty and Jon Garton
Report By: Jon Garton

Last Inspection Date: Not inspected previously **Inspection Frequency:** None

1a) Weather and site conditions. The weather on the 14th was sunny with a temperature of about 60° F. The ground surface was dry and the impoundment was about 1 foot below the spillway crest.

1b) General Purpose: This dam was inspected in accordance with 567—73.21(2)"c", Iowa Administrative Code as part of the department's regular dam safety inspection program. The general intent of this inspection is to evaluate the construction, operation and maintenance of the dam, to identify problems or potential problems with the dam and appurtenances, and to identify flood plain structures or uses which may affect the hazard class of the dam or use of the associated impoundment. This report is not intended to be an in-depth engineering investigation, but rather an evaluation based on observable conditions at the site, the contents of pertinent records and prior inspection reports, historical data, and other information available during the preparation of this report.

When this inspection report refers to the left and right sides of the dam and appurtenances, these are based on looking downstream.

SECTION 2: BACKGROUND AND HISTORY OF DAM

2a) Current Dam Owner: Barb Hoffman and Mark Shryock (each owns a portion of the dam)

2b) Dam Classification: Low hazard, non-major.

2c) General Information: The dam is located in Section 28, T80N, R25W, Polk County situated across an unnamed tributary to Beaver Creek. The drainage area of the creek at the dam is 43 acres.

The dam consists of a 510 foot long rolled earth embankment with a maximum height of 30 feet. A foundation drain was incorporated into the dam. The principal spillway consists of a 12-inch diameter corrugated metal pipe (CMP). A 10' wide vegetated emergency spillway exists near the left end of the embankment.

The dam contains a toe drain consisting of a 60 foot long perforated pipe surrounded by gravel near the center portion of the dam, with additional tile lines extending out in both directions. The drain outlets through a 6" helical metal pipe just to the left of the principal spillway outlet.

2d) Dam History: The dam was permitted by the Iowa Natural Resources Council (predecessor to the Iowa DNR) in 1961 with Council Order 61-128. The dam was constructed shortly thereafter. In 1978 the land surrounding the pond was platted into a residential development. The development covenants state that Lot 10 (10113 NW 80th Lane) shall be responsible for maintenance of the dam. However, no access easements were recorded for the portions of the dam that are located on other lots.

SECTION 3: INSPECTION RESULTS

3a) Upstream Slope: The upstream slope was in generally good condition with no signs of slope instability such as slides or erosion. There were no signs of current rodent activity although the owner reported that they have been present in the past. The slope could not be thoroughly inspected due to the cover of tall vegetation over most of the slope. There were about 5 mature trees currently growing on the front slope.

3b) Dam Crest: The dam crest is regularly mowed. The crest appears generally level and did not have any signs of cracking or unusual settlement.

3c) Downstream Slope: The downstream slope was in generally good condition with no signs of slope instability or erosion. There was one mature tree on the upper right end. The slope was covered in tall vegetation. No signs of rodent activity were observed.

3d) Toe of Dam: The toe of the dam was generally covered in tall trees and brush. As the toe of the dam is located on an adjacent lot with no access agreement, it was not being maintained by the owner of the main embankment. From the limited observation, no sign of seepage was observed.

3e) Groins and Abutments: There were no signs of erosion in the groins of the dam (where the fill embankment meets the natural ground). The groins and abutments were covered in trees and brush. There were no signs of seepage.

3f) Internal Embankment Drains: The toe drain outlet did not have any flow at the time of inspection. The last 12" of the pipe was rusted and bent.

3g) Principal Spillway: The principal spillway conduit appears to be in good condition from what can be observed. The pipe no longer has the original asphalt lining, there were signs of rust in the bottom portions of the pipe. The hood for the inlet was detached but near the inlet. The inlet was becoming partially (~20%) blocked due to the growth of tree roots into the inlet of

the pipe. The proximity of the trees roots could also cause movement and joint displacement for the pipe as well. The outlet of the spillway showed no signs of rust damage. There was a trickle of flow coming out of the pipe, even though the water level of the pond is low. This indicates that there are leaking joints, or some other compromise in the integrity of the pipe. An inspection by video camera is recommended to thoroughly view and determine the condition of the 50 year old pipe.

3h) Emergency Spillway: The emergency spillway is located in the far left end of the east-west portion of the dam. It appears to still have a bottom width of a least 10 feet and a depth of at least 2'. It was clear of obstructions and had a good cover of vegetation.

3i) Low level drain: None

3j) Other Inspection items: None

3k) Hazard Classification Review: An analysis should be completed to determine how the existing home constructed downstream of the dam would be impacted by a dam failure.

SECTION 4: CONCLUSIONS AND RECOMMENDATIONS

4a) General Conclusions: Normal operational and maintenance procedures should continue at the site. Such maintenance should include keeping the embankment well vegetated, clear of trees and brush and free of surface erosion; keeping the spillway clear of obstructions; and periodically inspecting the dam.

4b) Special conditions requiring monitoring by owner: At an age of nearly 50 years, the metal principal spillway pipe may be approaching the end of its design life. The pipe should be monitored for signs of deterioration.

4c) Deferred maintenance that needs to be completed: The anti-vortex plate should be reattached to the spillway inlet. The inlet should be cleared of roots. Trees and brush should be removed from the dam.

4d) Required repairs (these items will require an engineer): None.

4e) Overall rating of the dam: Satisfactory

Notice of Public Meeting

June 17, 2016

The Johnston Planning and Zoning Commission will hold a Public Meeting at 7:00 p.m. on Monday, June 27, 2016. The Johnston City Council will hold a Public Meeting at 7:00 p.m. on Monday, August 1, 2016 (Tentative Date). Both meetings will be held in the Council Chambers of Johnston City Hall, 6221 Merle Hay Road to consider the following item:

PZ Case No. 16-20; Elmerodo Estates Plat 4 Preliminary & Final Plats

The applicant, Mark Shryock, has submitted a preliminary and final plat for the subdivision of a 13.53 Acres west of NW 100th Street and approximately 275 south of the Johnston city limits. The plat includes 1 lot for an existing single family home, 1 outlot for future development, and a street lot. A request to rezone the property to R-1(75), Single-Family Residential is currently being considered by the City.

If you have questions or comments on the above-described action, please contact the city staff person listed at the bottom of this card, or attend the meetings at the above-listed dates and times. Additional information, including the preliminary & final plat is available under the “proposed development” section of the City’s Website: <http://www.cityofjohnston.com/proposeddevelopment>.

Clayton Ender, Planning Intern
Johnston City Hall; 6221 Merle Hay Road; Johnston, IA 50131
Phone: 727-7763; Email: cender@cityofjohnston.com

Mailing List PZ 16-20

NAME	ADDRESS	CITY, STATE, ZIP CODE
KAITLYN HEIDESCH USA	10100 NW 82ND AVE 215 N 17TH ST	GRIMES, IA, 50111 OMAHA, NE, 68102
MARK MERTENS	2733 WITMER ST	DES MOINES, IA, 50310
MARK SHRYOCK	POB 744	GRINNELL, IA, 50112
JUDITH MERTENS	8002 NW 100TH ST	GRIMES, IA, 50111
TOMI NELSON	10154 NW 80TH LN	GRIMES, IA, 50111
LEE REED	7958 NW 103RD LN	GRIMES, IA, 50111
JEREMIAH JOENS	10211 NW 80TH LN	GRIMES, IA, 50111
GEORGE HOFMANN	10207 NW 80TH LN	GRIMES, IA, 50111
ROBERT SINNOTT	10157 NW 80TH LN	GRIMES, IA, 50111
DEBRA WENNERHOLT	10189 NW 80TH LN	GRIMES, IA, 50111
BRAIN HUTCHINS	10200 NW 80TH LN	GRIMES, IA, 50111
GERARDUS VAN DER HEIJDEN	10113 NW 80TH LN	GRIMES, IA, 50111
GEORGE HOFMANN	10207 NW 80TH LN	GRIMES, IA, 50111
CROSSHAVEN I LLC	6900 WESTOWN PKWY 6565 WISTFUL VISTA DR STE	WEST DES MOINES, IA, 50266
OMEGA SOLUTIONS LLC	3111	WEST DES MOINES, IA, 50266
HUBBELL REALTY COMPANY	6900 WESTOWN PKWY	WEST DES MOINES, IA, 50266
CROSSHAVEN OWNERS ASSOCIATION	6900 WESTOWN PKWY	WEST DES MOINES, IA, 50266



Planning & Zoning Commission

COMMUNITY DEVELOPMENT DEPARTMENT

June 27th, 2016 Meeting

SUBJECT: Consider making a recommendation on the preliminary plat for Greenwood Hills Plat 5. This plat subdivides 5.59 acres into 18 lots and 2 street lots. The subject property is located west of NW 86th Street and north of Long Meadow Drive (PZ Case 16-07).

SYNOPSIS:

The applicant, Clarkson Land Company is proposing to subdivide a 5.59 acre parcel into 18 lots and 2 street lots. The property is zoned R-1(60), Single Family Residential. The proposed preliminary plat includes a proposal to utilize adjacent City owned land to accommodate stormwater detention requirements for the site.

RECOMMENDATION:

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

The Planning & Zoning Commission recommends approval of PZ Case No. 16-07, Greenwood Hills Plat 5 Preliminary Plat, subject to the following conditions:

1. 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.
2. Off-site stormwater detention shall be allowed on the north adjacent city owned property subject to City Council approval of the Construction Plans.
3. **The Preliminary Plat and Stormwater Management Report shall be amended to address the following items:**
 - a. Address all outstanding comments from Foth’s comment letter dated, June 22, 2016.
4. **Prior to City Council approval of the Construction Plans for any phase of the development, the following items shall be included on the Construction Plans:**
 - a. Final review of the location and construction methods of the off-site stormwater detention basin will be completed with the review of the Construction Plans.
 - b. The Construction Plans shall include a landscaping plan for the replacement of any trees removed from City owned property.
 - c. Final review of the location and construction methods of the water, sanitary sewer and storm sewer mains and the spacing of

the fire hydrants will be completed with the review of the Construction Plans.

- d. Minimum protection elevations shall be provided for all lots, adjacent to drainage ways, detention/retention ponds or other areas where inundation is possible, such elevations shall be identified on the final plat(s).
 - e. The Construction Plans and subsequent Final Plat(s) shall include critical spot elevations for all drainage ways constructed throughout the site. As built elevations shall be provided for these areas prior to the City's acceptance of public improvements to verify construction at the appropriate elevations.
 - f. The final location of all Post Office Cluster Box Units shall be identified and the necessary concrete pads and sidewalk connections shall be installed with the public improvements.
- 5. Prior to the issuance of a certificate of occupancy for any structure within the plat, the following items shall be completed:**
- a. All structures located on lots that have a minimum protection elevations identified on the plat shall certify that the structure meets that elevation.

Motion by _____, Seconded by _____ to recommend approval of PZ Case 16-07, the Preliminary Plat for Greenwood Hills Plat 5, with noted conditions.

Attachments: Vicinity Map;
Preliminary Plat prepared by Civil Engineering Consultants, Inc., dated June 15, 2016;
Greenwood Hills Parkland Master Plan with Proposed Greenwood Hills Plat 5 Stormwater Overlay;
Tree Removal Survey prepared by Civil Engineering Consultants, Inc., dated June 15, 2016;
Picture of the subject parkland area proposed to be utilized for stormwater detention, taken June 21, 2016;
Comment Memos from Johnston Community Development Staff dated, April 6, 2016 and June 7, 2016;
Comment Memo from Foth Engineering, dated June 22, 2016;
Park Advisory Board June 21, 2016 Meeting Minutes;
Notices of Public Meeting and Mailing List;

APPLICANT:	Randy Clarkson Clarkson Land Company 7051 Forest Drive Johnston, IA, 50131
REPRESENTATIVE:	Melissa Hills Civil Engineering Consultants, Inc. 2400 NW 86 th Street, Suite 12 Urbandale, IA, 50322
BACKGROUND & PRIOR APPROVALS:	The subject property is a parcel of land in the North ½ Southeast ¼ of Section 10, Township 79 North, Range 25 West of the 5 th PM.
COMPREHENSIVE PLAN:	The Johnston 2030 Comprehensive Plan envisions the subject property to develop as “Low Density Residential”. This land use category is defined as housing with densities that generally range from two to five units per acre. The proposed plat has a density of 3.22 units/acre and is in compliance with the comprehensive plan.
ZONING DISTRICT & BULK REGULATIONS:	This property is zoned as part of an R-1(60) district, Single Family Residential. The following bulk regulations of the district: Maximum Dwelling Units Per Acre: 4.35 Maximum Building Height: 35 Feet Minimum Lot Area: 7,500 Square Feet Minimum Lot Width: 60 Feet Minimum Front Yard Setback: 30 Feet Minimum Side Yard Setback: 7 Feet One Side / 15 Feet Total Minimum Rear Yard Setback: 35 Feet
BUFFERS:	All adjacent properties are zoned R-1(60). As such, no buffers are required on this site.
FLOODPLAIN:	This property is located within Zone X on the Flood Insurance Rate Maps. Zone X is defined as the area outside of both the 100 and 500 year flood zone.
PUBLIC UTILITIES:	An 8 inch city water main will be extended the length of Highland Oaks Drive from its current terminus at the dead end and an 8 inch city water main will be extended the length of 87 th Street from its current terminus at the dead end. The Highland Oaks water main will also be connected to the water main along NW 86 th Street. The two mains will connect at the new intersection of Highland Oaks Drive and 87 th Street.

An existing 8 inch city sanitary sewer main will be located along the Highland Oaks Drive extension to the new intersection of Highland Oaks Drive and 87th Street. An existing 8 inch city sanitary sewer main will be located along the 87th Street extension to connect with the Highland Oaks sanitary sewer main. From the new intersection the existing sanitary sewer extends to the north via a 12 inch main into the city owned property then head east to connect with the existing sanitary sewer along NW 86th Street.

SIDEWALKS:

Sidewalks are required throughout the site and are shown on both sides of each proposed new street. The sidewalks will tie into the existing neighborhood sidewalk network.

ROAD NETWORK:

With this plat Highland Oaks Drive would be extended from its current terminus at the intersection of Highland Oaks Drive and 88th Street to a new connection to NW 86th Street. Also with this plat 87th Street would be extended to an intersection with the new section of Highland Oaks Drive.

The new intersection at NW 86th Street will be full access, as planned with previous improvements to NW 86th Street. This means that traffic may turn either left or right from Highland Oaks Drive and may access Highland Oaks Drive from either the north bound lanes or the left bound lanes. There is currently an area prepared to be converted into a left turn lane on NW 86th Street for the north bound lanes, which will need to be restriped to accommodate this traffic pattern.

PARKLAND DEDICATION:

Chapter 180.43 of the Code of Ordinances requires dedication of 5 acres of public parkland for each 1,000 residents added to the community. The applicant proposes 18 lots. The parkland dedication requirement is calculated via the following formula: 18 lots X 2.980 persons per unit X 0.005 acres of parkland per person = 0.2682 acres.

Upon review of previous Greenwood Hills plat approvals, it was determined that the applicant dedicated land to the City in the past that was intended to satisfy the parkland dedication requirements for development in this neighborhood, including this parcel. The land dedication has since been developed into the greenbelt and trail connecting NW 92nd Street and NW 86th Street. As such, no further parkland dedication will be required with this plat.

STORMWATER MANAGEMENT:

Chapter 180.37, Storm Drainage Facilities, of the City of Johnston Code of Ordinances requires that stormwater facilities be designed to convey drainage through the site equivalent to the 100-year storm in a developed state. Furthermore, on-site drainage facilities shall be designed to provide sufficient detention facilities to reduce to release rate to the equivalent of a 5-year recurrence interval storm when the property was in an undeveloped state.

Proposed for this subdivision is for the stormwater to be managed on-site through a series of bio-retention cells and bio-retention swales. The bio-retention swales will be located in the rear yards of lots 1 through 7. The bio-retention cells will be located in the rear yards of lots 13 through 18. These stormwater practices will allow the site to meet their stormwater quality requirements, but these practices alone will not meet the sites stormwater quantity requirements.

In 2014 the applicant sold 1.86 acres to the City for the completion of the Greenwood Hills stormwater project and to accommodate space for a neighborhood park to be developed adjacent to the pond. During the design process for this preliminary plat the applicant assumed that the adjacent Greenwood Hills pond that was constructed by the City was properly sized to accommodate development of this parcel of land. However, the adjacent forebay and detention pond was not designed to accommodate development of this parcel, as it was designed to specifically address upstream and downstream erosion issues occurring in the channel. As a result, the applicant is requesting a waiver of the stormwater detention requirements for this site or to utilize the adjacent city owned land to accommodate their stormwater detention. The applicant's basis for asking for this waiver is the loss of buildable lots that would occur if this facility was designed onsite, and they've indicated that had they known that the pond was not being designed to accommodate future development of this site they would have negotiated a different deal for the 1.86 acres sold to the City.

Since the land requested to be utilized for stormwater detention is owned by the City and is scheduled to be developed as parkland the request was considered by the Park Advisory Board on June 21, 2016. The Park Advisory Board made the following recommendation to the City Council:

The Park Advisory Board recommends that the City and the applicant explore other options for stormwater detention associated with this development. Other options to be explored could include expansion of the forebay to accommodate more stormwater detention, further studying what the real impact a waiver of the stormwater detention requirements would have on the existing forebay and pond, and how overland flow through the parkland could be utilized for the site.

The meeting minutes for the June 21, 2016 Park Advisory Board meeting have been attached to this report. The Park Advisory Board is concerned with the precedent that would be set with a waiver of the stormwater detention requirements, but they are also concerned with the precedent that would be set by allowing a private developer to utilize city owned parkland for their stormwater detention.

Staff recommends that the stormwater detention be allowed on the City owned land. Staff has included 2 conditions in the proposed motion relating to stormwater detention. The first condition is that off-site stormwater detention shall be allowed on the north adjacent city owned land subject to City Council approval of the Construction Plans. The second condition is that final review of the location and construction methods of the off-site stormwater detention basin will be completed with the review of the Construction Plans.

TREE REMOVAL:

The preliminary plat has identified those trees that would be removed with this development. The preliminary plat includes the removal of trees on the adjacent Greenwood Hills parkland to accommodate an off-site stormwater detention basin. A survey of the existing trees that would be removed on the City owned land was completed and is attached with this report. The applicant has stated they would work with the City to replace any tree removed on City owned land.

Staff has included in the proposed motion a condition of approval that prior to approval of the construction plans for this site the construction plans shall include a landscaping plan for the replacement of any tree removed from City owned property.

NEIGHBOR NOTICE:

Notice for the Park Advisory Board meeting, the Planning and Zoning Commission meeting, and the City Council meeting was mailed to all property owners within 320 feet of the subject property. A copy of these notices and their associated mailing list is attached. At the Park Advisory Board meeting on June 21st, public comments were received from Greg Votava, Chris Collinsworth, Paul Pickart, Virginia Soelberg, and Jordan Engbers.

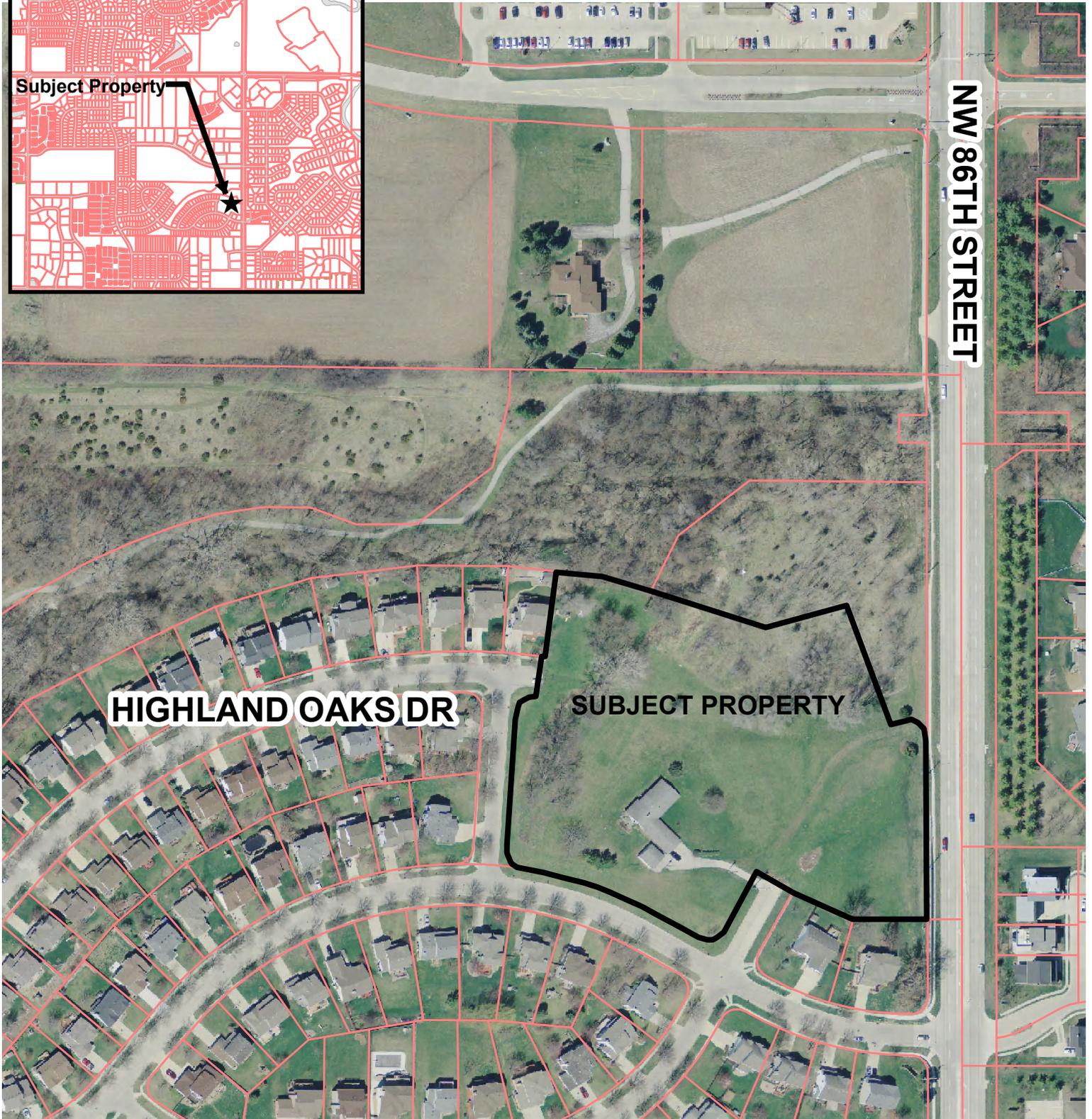
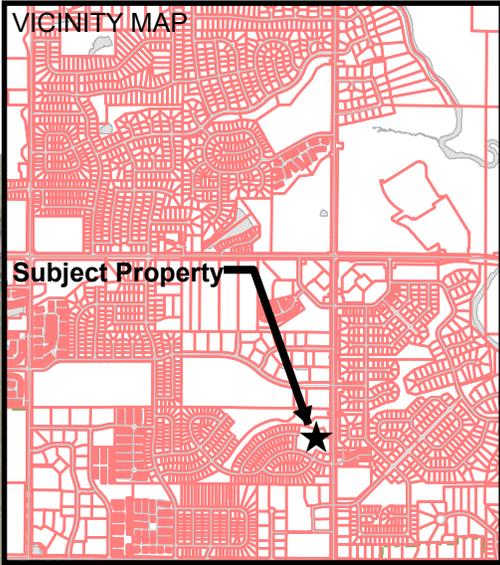
CONSULTANT COMMENTS:

The preliminary plat has been reviewed by our consulting engineer, Foth Infrastructure and Environment, LLC. Foth has issued review comments in a letter dated June 22, 2016. Staff recommends a condition for approval to revise the Preliminary Plat and Stormwater Management Report appropriately to address all comments from Foth's June 22, 2016 review letter.

PLAT SUMMARY:

Lots:	18 lots and 2 street lots
Area:	5.59 Acres
Area of Streets:	0.99Acres
Other Area Dedicated:	N/A
Outlot Area:	N/A
Net Area in Lots	4.6 Acres
Net Average Lot Area:	11,115 SF

**PZ CASE 16-07
Greenwood Hills Plat 5 Preliminary Plat**



Created by City of Johnston Department of Community Development
6221 Merle Hay Road, P.O. Box 410, Johnston, IA, 50131-0410 (515)278-2344 Fax:(515)278-2033

PRELIMINARY PLAT

GREENWOOD HILLS PLAT 5

JOHNSTON, IOWA

5668 NW 86TH STREET, JOHNSTON, IOWA

Civil Engineering Consultants, Inc.
2400 86th Street Unit 12 Des Moines, Iowa 50322
515.276.4884 Fax: 515.276.7084 mail@cecinc.com



DATE	REVISIONS	COMMENTS
03/25/2016	1	04/13/2016
	2	05/27/2016
	3	06/15/2016
	4	
	5	
	6	

DATE: 03/25/2016
DESIGNED BY: PPH
DRAWN BY: CMT

SHEET 1 OF 5
A-167



VICINITY SKETCH 1" = 1000'

ZONING REQUIREMENTS
R1-60 SINGLE FAMILY
MAX. BUILDING HEIGHT: 35'
MIN. LOT AREA: 7500 S.F.
MIN. LOT WIDTH: 60'
MAX. D.U./AC: 4.35
FRONT YARD SETBACK - 30'
SIDE YARD SETBACK - 15' TOTAL (7' MIN)
REAR YARD SETBACK - 35'

UTILITIES
SANITARY - CITY OF JOHNSTON
WATER SUPPLY - CITY OF JOHNSTON

FLOOD ZONE DESIGNATION
FEMA FLOOD INSURANCE RATE MAP:
PANEL 1907450005D
JULY 19, 2000

PROPERTY OWNER:
CLARKSON LAND COMPANY
7051 FOREST DRIVE
JOHNSTON, IA 5031
CONTACT: RANDY CLARKSON
PH: 515-440-1740

PREPARED FOR:
CLARKSON LAND COMPANY
7051 FOREST DRIVE
JOHNSTON, IA 5031
CONTACT: RANDY CLARKSON
PH: 515-440-1740

CURRENT ZONING
R1-60 SINGLE FAMILY

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE N/2 SE/4 OF SECTION 10, TOWNSHIP 74 NORTH, RANGE 25 WEST OF THE 5TH P.M., CITY OF JOHNSTON, POLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF LOT 1, GREENWOOD HILLS PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 6875, PAGE 141 AT THE POLK COUNTY RECORDER'S OFFICE; THENCE S89°53'45"W, 108.24 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO THE NW CORNER OF SAID LOT 1, SAID NW CORNER ALSO BEING THE NE CORNER OF LOT 2 OF SAID GREENWOOD HILLS PLAT 1; THENCE N65°34'51"W, 96.53 FEET ALONG THE NORTH LINE OF SAID LOT 2 TO THE NW CORNER OF SAID LOT 2, SAID NW CORNER ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF 8TH STREET AS IT IS PRESENTLY ESTABLISHED AND ON THE NORTH LINE OF LOT 'B' OF SAID GREENWOOD HILLS PLAT 1; THENCE N60°34'51"W, 60.00 FEET ALONG THE NORTH LINE OF SAID LOT 'B' TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID 8TH STREET; THENCE S24°20'03"E, 100.05 FEET ALONG SAID NORTH LINE AND SAID WEST RIGHT-OF-WAY LINE TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING S14°23'45"W, AN ARC LENGTH OF 34.22 FEET ALONG THE NORTH LINE OF SAID LOT 'B' TO A POINT OF TANGENCY ON THE NORTH RIGHT-OF-WAY LINE OF LONG MEADOW DRIVE AS IT IS PRESENTLY ESTABLISHED TO A POINT OF TANGENCY; THENCE N60°34'51"W, 70.00 FEET ALONG SAID NORTH LINE OF LOT 'B' AND SAID NORTH RIGHT-OF-WAY LINE TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 580.00 FEET AND A CHORD BEARING N11°02'44"W, AN ARC LENGTH OF 210.15 FEET ALONG SAID NORTH LINE OF LOT 'B' AND SAID NORTH RIGHT-OF-WAY LINE TO A POINT OF REVERSE CURVATURE, SAID POINT ALSO BEING ON THE EAST LINE OF 80TH STREET AS IT IS PRESENTLY ESTABLISHED AND THE EAST LINE OF LOT 'A', GREENWOOD HILLS PLAT 2, AN OFFICIAL PLAT RECORDED IN BOOK 7106, PAGE 547 AT THE POLK COUNTY RECORDER'S OFFICE; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING N39°47'44"W, AN ARC LENGTH OF 31.20 FEET ALONG SAID EAST LINE AND SAID EAST RIGHT-OF-WAY LINE TO A POINT OF TANGENCY; THENCE N03°50'03"E, 200.51 FEET ALONG SAID EAST LINE AND SAID EAST RIGHT-OF-WAY LINE TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING N50°36'51"E, AN ARC LENGTH OF 40.82 FEET ALONG SAID EAST LINE AND SAID EAST RIGHT-OF-WAY LINE TO A POINT OF COMPOUND CURVATURE; THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 850.00 FEET AND A CHORD BEARING S82°33'04"E, AN ARC LENGTH OF 153 FEET ALONG SAID EAST LINE OF LOT 'A' TO A POINT; THENCE N01°30'03"E, 60.00 FEET ALONG SAID EAST LINE TO THE SE CORNER OF LOT 40 OF SAID GREENWOOD HILLS PLAT 2, SAID SE CORNER ALSO BEING THE WEST CORNER OF PARCEL 'C', AN OFFICIAL PARCEL RECORDED BOOK 7311, PAGE 85 AT THE POLK COUNTY RECORDER'S OFFICE; THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 840.00 FEET AND A CHORD BEARING S82°12'31"E, AN ARC LENGTH OF 4.34 FEET ALONG THE SOUTH LINE OF SAID PARCEL 'C' TO THE SE CORNER OF SAID PARCEL 'C'; THENCE N01°46'54"E, 125.55 FEET ALONG THE EAST LINE OF PARCEL 'C', SAID EAST LINE ALSO COINCIDES WITH EAST LINE OF PARCEL 'D', AN OFFICIAL PARCEL RECORDED IN SAID BOOK 7311, PAGE 85 AT POLK COUNTY RECORDER'S OFFICE; TO THE NE CORNER OF SAID PARCEL 'D', SAID NE CORNER ALSO BEING ON THE SOUTH LINE OF LOT 'C' OF GREENWOOD HILLS PLAT 3, AN OFFICIAL PLAT RECORDED IN BOOK 7522, PAGE 91 AT THE POLK COUNTY RECORDER'S OFFICE; THENCE S83°30'52"E, 61.61 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE S12°31'47"E, 72.61 FEET ALONG SAID SOUTH LINE TO THE WEST CORNER OF PARCEL 'T', AN OFFICIAL PARCEL RECORDED IN BOOK 15175, PG. 331 AT THE POLK COUNTY RECORDER'S OFFICE; THENCE CONTINUING S12°31'47"E, 171.85 FEET ALONG THE SOUTH LINE OF SAID PARCEL 'T' TO A POINT; THENCE N73°48'40"W, 120.74 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE S20°24'59"E, 184.46 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 170.00 FEET AND A CHORD BEARING N73°47'05"E, AN ARC LENGTH OF 23.47 FEET ALONG SAID SOUTH LINE TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING S51°12'11"E, AN ARC LENGTH OF 44.55 FEET ALONG SAID SOUTH LINE TO THE SE CORNER OF SAID PARCEL 'T', SAID SE CORNER ALSO BEING THE POINT OF TANGENCY ON THE WEST RIGHT-OF-WAY LINE OF NW 86TH STREET AS IT IS PRESENTLY ESTABLISHED; THENCE S00°06'15"E, 261.08 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING AND CONTAINING 5.94 ACRES MORE OR LESS.

SHEET LIST

NUMBER	TITLE
1	COVER
2	DIMENSION PLAN
3	EXISTING CONDITIONS
4	UTILITY PLAN
5	GRADING PLAN

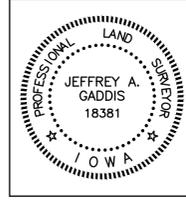
CERTIFICATION



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

MELISSA M. HILLS, IOWA REG. NO. 16023 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017

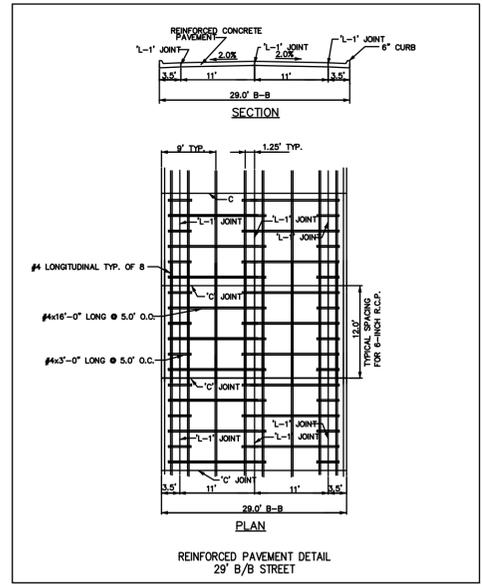
PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1 - 5



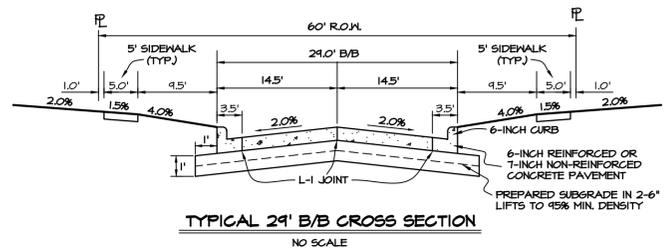
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016

PAGES OR SHEETS COVERED BY THIS SEAL: SHEET 1 & 2



REINFORCED PAVEMENT DETAIL 29' B/B STREET



TYPICAL 29' B/B CROSS SECTION NO SCALE

PAVING NOTES:

- ALL STREETS SHALL HAVE 6-INCH CURBS AND 6-INCH REINFORCED OR 7-INCH NON-REINFORCED P.C.C. PAVEMENT. SEE DETAILS, THIS SHEET.
- REFER TO GEOTECHNICAL REPORT PN 161190 BY ALLENDER BUTZKE ENGINEERS, INC. FOR PAVEMENT SUBGRADE PREPARATION AND PAVEMENT RECOMMENDATIONS.

GENERAL NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH 2014 SUDAS AND CITY OF JOHNSTON SUPPLEMENTAL SPECIFICATIONS.
- THE CONTRACTOR SHALL ARRANGE FOR TESTING AND INSPECTION AND NOTIFY THE FOLLOWING AT LEAST ONE WEEK PRIOR TO BEGINNING CONSTRUCTION:
 - CITY OF JOHNSTON 515-727-7718
 - CLARKSON LAND COMPANY, 515-440-1740
 - CIVIL ENGINEERING CONSULTANTS, INC. 515-276-4884
 - IOWA ONE-CALL 1-800-242-8484
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LEASES NEEDED TO CONSTRUCT THIS PROJECT.
- THE LOCATION OF EXISTING FACILITIES AND APPURTENANCES SHOWN ON THIS PLAN ARE BASED ON AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING TO DETERMINE EXACT FACILITIES LOCATIONS. CIVIL ENGINEERING CONSULTANTS, INC. DOES NOT GUARANTEE THE ACCURACY OF EXISTING FACILITIES AS SHOWN, OR THAT ALL EXISTING FACILITIES ARE SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL PUBLIC AND PRIVATE UTILITIES SERVING THIS AREA, AND IOWA ONE CALL, TO DETERMINE THE EXTENT AND PRECISE LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION BEGINS.
- THE CONTRACTOR SHALL PROTECT EXISTING ON-SITE FACILITIES FROM DAMAGE RESULTING FROM THE CONTRACTOR'S WORK. IF DAMAGE, BREAKAGE, INTERRUPTION OF SERVICE, ETC. OF EXISTING FACILITIES DOES OCCUR THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE UTILITY'S OWNER.
- THE CONTRACTOR SHALL RECONNECT ALL FIELD TILE INTERCEPTED DURING UTILITY CONSTRUCTION.
- REFER TO GEOTECHNICAL REPORT PN 161190 BY ALLENDER BUTZKE ENGINEERS FOR EXCAVATION RECOMMENDATIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE/EXCAVATION SAFETY AND COMPLIANCE WITH OSHA REGULATIONS.
- TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH MUTCD.
- IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THE QUANTITIES AND THE PLANS, THE DETAILED PLANS SHALL GOVERN.
- ALL SITE UTILITY WORK SHALL HAVE A PLUMBING PERMIT AND BE INSPECTED AS PER JOHNSTON ENGINEERING SPECIFICATIONS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ARRANGE FOR INSPECTIONS.
- LOTS 'A' AND 'B' SHALL BE DEDICATED TO THE CITY OF JOHNSTON FOR STREET RIGHT-OF-WAY.
- THE AREA NORTH OF THE EXISTING HOUSE NEEDS TO BE INVESTIGATED FOR THE PRESENCE OF SANITARY LATERAL FIELD LINES. THESE WILL NEED TO BE REMOVED & DISPOSED OF FOLLOWING LOCAL, STATE & FEDERAL REGULATIONS.
- ALL DEMOLITION WORK SHALL COMPLY WITH SECTION 10010 OF THE CURRENT EDITION OF THE SUDAS SPECS.

BENCHMARK

ARRIVE ON HYDRANT, SOUTHWEST CORNER OF 86th STREET AND 62nd AVENUE.
ELEVATION: 872.44

3rd POWER POLE SOUTH OF 62nd AVE. ON THE WEST SIDE OF 86th ST. ON WEST SIDE OF THE POWER POLE.
ELEVATION: 867.81

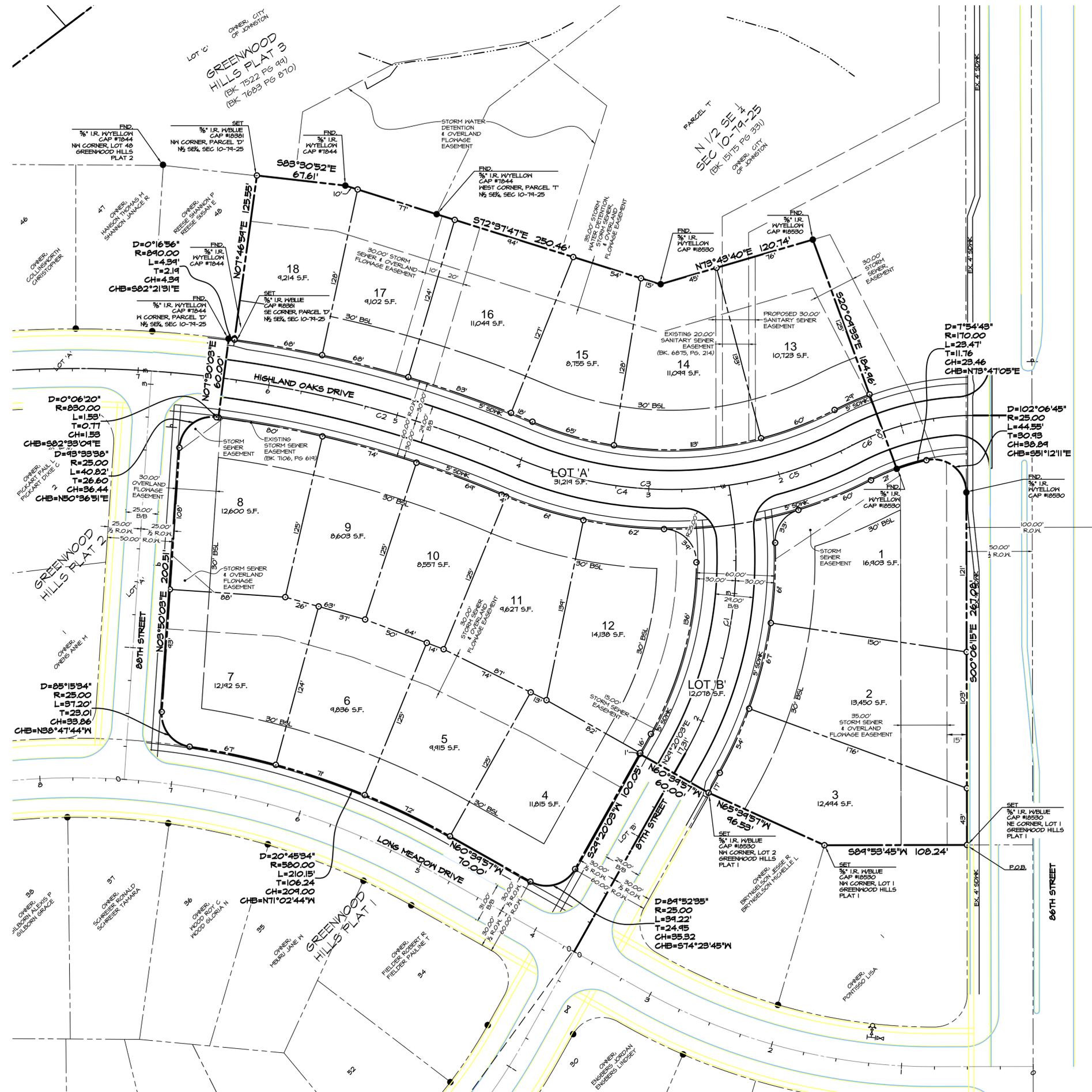
GENERAL LEGEND

PROPOSED	EXISTING
--- PLAT BOUNDARY	--- LOT LINE
--- SECTION LINE	○ SANITARY/STORM MANHOLE
--- LOT LINE	⊕ WATER VALVE
--- CENTERLINE	--- FIRE HYDRANT
--- EASEMENT LINE	□ STORM SEWER SINGLE INTAKE
◁ FLARED END SECTION	□ STORM SEWER DOUBLE INTAKE
⊙ DRAIN BASIN OR SEDIMENT RISER	⊙ STORM SEWER ROUND INTAKE
⊙ DRAIN BASIN WITH SOLID GRATE	⊙ FLARED END SECTION
⊕ WATER VALVE	⊙ DECIDUOUS TREE
⊕ FIRE HYDRANT ASSEMBLY	⊙ CONIFEROUS TREE
⊕ BLOW-OFF HYDRANT	○ SHRUB
⊕ SCOUR STOP MAT	⊙ POWER POLE
⊕ TURF REINFORCEMENT MAT	⊙ STREET LIGHT
--- STORM SEWER WITH SIZE	⊙ GUY ANCHOR
--- WATER SEWER WITH SIZE	⊙ ELECTRIC TRANSFORMER
--- WATER SERVICE	⊙ GAS METER
--- PROPOSED CONTOUR	⊙ TELEPHONE RISER
--- SILT FENCE	--- CATV --- UNDERGROUND TELEVISION
--- ADDRESS	--- UGE --- UNDERGROUND ELECTRIC
--- RIPRAP	--- UFG --- UNDERGROUND GAS
--- FILTER SOCK INLET PROTECTION OR INLET FILTER BASKETS	--- UFFO --- UNDERGROUND FIBER OPTIC
--- SILT FENCE	--- UGT --- UNDERGROUND TELEPHONE
--- TEMPORARY SEDIMENT TRAP	--- OHN --- OVERHEAD ELECTRIC
--- TREE PROTECTION FENCING	--- SAN --- SANITARY SEWER WITH SIZE
--- TREE LINE	--- S12 --- STORM SEWER WITH SIZE
	--- W8 --- WATER MAIN WITH SIZE
	--- 126 --- EXISTING CONTOUR
	--- TREELINE
	B.S.L. BUILDING SETBACK LINE
	P.U.E. PUBLIC UTILITY EASEMENT
	M.O.E. MINIMUM OPENING ELEVATION



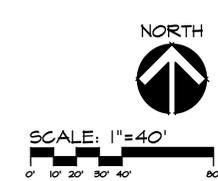
GREENWOOD HILLS PLAT 5
JOHNSTON, IOWA

COVER



CENTERLINE CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	40°07'28"	300.00'	210.09'	104.56'	205.83'	N04°16'14"W
C2	15°25'46"	860.00'	231.59'	116.50'	230.89'	N74°47'07"W
C3	50°14'31"	300.00'	263.50'	140.93'	255.11'	N07°46'01"E
C4	31°22'24"	300.00'	164.27'	84.25'	162.23'	S02°45'26"E
C5	18°57'07"	300.00'	94.23'	50.07'	98.78'	N72°04'44"E
C6	7°13'31"	200.00'	25.22'	12.63'	25.20'	S66°13'01"W



DATE:	REVISIONS	COMMENTS
03/25/2016	1	04/13/2016
	2	05/27/2016
	3	06/15/2016
	4	
	5	
	6	

DATE OF SURVEY: 03/15/2016
DESIGNED BY: PPH
DRAWN BY: CM

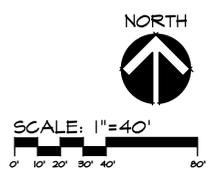
Q:\A-FILES\A-1700\A1707_CDD\Drawings\Plan\PP2\DIMEN..._SHEET_02.dwg, 6/11/2016 4:01:32 PM, cecinc.com, 1:1



TREE INFORMATION

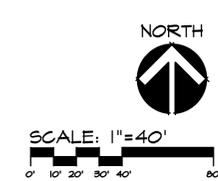
= TREES TO BE REMOVED

TOTAL TREE REMOVAL
 41 TREES GREATER THAN 6" DIA.
 6 CONIFER
 41 DECIDUOUS



CEC Civil Engineering Consultants, Inc. 2400 86th Street, Unit 12, Des Moines, Iowa, 50322 515.276.4884 · Fax: 515.276.7084 · mail@cecinc.com	
GREENWOOD HILLS PLAT 5 JOHNSTON, IOWA EXISTING CONDITIONS	DATE: 03/25/2016 REVISIONS: 1 04/13/2016 2 05/27/2016 3 06/15/2016 4 5 6 COMMENTS: DATE OF SURVEY: 03/15/2016 DESIGNED BY: MPH DRAWN BY: CM
SHEET W OF 5 A-1767	

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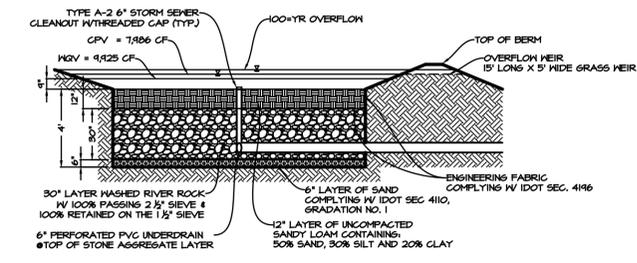
DATE:	REVISIONS	COMMENTS
03/25/2016	1	04/13/2016
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	4	
	5	
	6	

DATE OF SURVEY: 03/15/2016
DESIGNED BY: MPH
DRAWN BY: CM

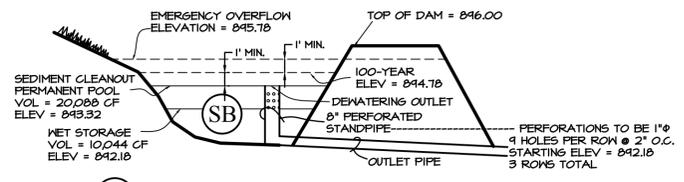
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- GRADING AND EROSION CONTROL NOTES:**
1. ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
 2. ALL SPOT ELEVATIONS ARE AT GUTTER, UNLESS NOTED OTHERWISE.
 3. JOHNSTON EROSION AND SEDIMENT CONTROL ORDINANCE IS APPLICABLE TO THIS SITE.
 4. FIRM DESIGNATION: PANEL #16745-0025D, JULY 14, 2000
 5. ZONE 'X' AREA DETERMINED TO BE OUTSIDE OF 500-YR. FLOOD PLAIN.
 6. STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO RECEIVE STRUCTURAL FILL.
 7. AREAS TO RECEIVE FILL TO BE BENCHED.
 8. PREPARE BOTTOM OF BENCH FOR FILL BY DISCS TO A DEPTH OF 6-INCHES AND COMPACT. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RECOMPACTED WITH ON-SITE FILL.
 9. ALL SITE GRADING FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
 10. ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE THE TOP 12-INCHES DISCED AND RECOMPACTED TO 95% STANDARD PROCTOR DENSITY.
 11. THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL MATCH URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS BETWEEN 0% AND 4% OVER OPTIMUM MOISTURE.
 12. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
 13. FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE. ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE.
 14. TOPSOIL SHALL BE RESPREAD TO A MINIMUM THICKNESS OF 4-INCHES ON ALL DISTURBED UNPAVED AREAS, AND MINIMUM 6-INCHES WITHIN CITY RIGHT-OF-WAY.
 15. BACKFILL TO TOP OF ALL CURBS.
 16. GRADING & TREE PROTECTION LIMITS SHALL BE STAKED PRIOR TO ANY TREE REMOVAL. HOME BUILDERS FOR LOTS 8-12 SHALL PROVIDE A BUILDING GRADING PLAN TO THE CITY OF JOHNSTON PRIOR TO ISSUANCE OF A BUILDING PERMIT. GRADING PLAN WILL NEED TO SHOW POSITIVE DRAINAGE AROUND THE HOME TO HIGHLAND OAKS DRIVE. THE SPOT ELEVATIONS SHOWN ON THESE LOTS REPRESENT THE MINIMUM PROTECTION ELEVATION FOR THE STRUCTURE THAT IS ALLOWED AT THOSE LOCATIONS. THE MINIMUM PROTECTION ELEVATION WILL VARY ALONG THE BUILDING SETBACKS BETWEEN THE POINTS SHOWN.



TYPICAL ROCK TRENCH DETAIL



(SB) SEDIMENT BASIN DETAIL

- LEGEND**
- | | | | |
|--------|------------------------------|-------|------------------------------|
| --- | EXISTING/PROPOSED | --- | PLAT BOUNDARY |
| X | LIGHT POLE | --- | BUILDING SETBACK LINE |
| B.S.L. | BUILDING SETBACK LINE | --- | PUBLIC UTILITY EASEMENT |
| P.U.E. | PUBLIC UTILITY EASEMENT | --- | MINIMUM PROTECTION ELEVATION |
| M.P.E. | MINIMUM PROTECTION ELEVATION | ST# | STORM SEWER # & SIZE |
| ST# | STORM SEWER # & SIZE | SAN# | SANITARY SEWER # & SIZE |
| SAN# | SANITARY SEWER # & SIZE | W# | WATER MAIN # & SIZE |
| W# | WATER MAIN # & SIZE | ○ | MANHOLE |
| ○ | MANHOLE | ⊗ | STORM INTAKE |
| ⊗ | STORM INTAKE | ⊕ | FIRE HYDRANT |
| ⊕ | FIRE HYDRANT | ⊖ | VALVE |
| ⊖ | VALVE | 100x0 | SPOT ELEVATION |
| 100x0 | SPOT ELEVATION | --- | EXISTING CONTOURS |
| --- | EXISTING CONTOURS | --- | PROPOSED CONTOURS |
| --- | PROPOSED CONTOURS | X-X-X | SILT FENCE |
| X-X-X | SILT FENCE | □ | INTAKE BASKET |
| □ | INTAKE BASKET | ○ | DECIDUOUS TREE |
| ○ | DECIDUOUS TREE | --- | TREELINE |
| --- | TREELINE | (SB) | SEDIMENT BASIN |
| (SB) | SEDIMENT BASIN | (BS#) | BIOSWALE # |
| (BS#) | BIOSWALE # | (BC#) | BIOCELL # |
| (BC#) | BIOCELL # | --- | ROCK TRENCH |
| --- | ROCK TRENCH | --- | OVERLAND FLOWAGE DIRECTION |
| --- | OVERLAND FLOWAGE DIRECTION | | |



SCALE: 1"=40'
0' 10' 20' 30' 40'

Civil Engineering Consultants, Inc.
2400 86th Street Unit 12 Des Moines, Iowa 50322
515.276.4884 Fax: 515.276.7084 mail@cecinc.com



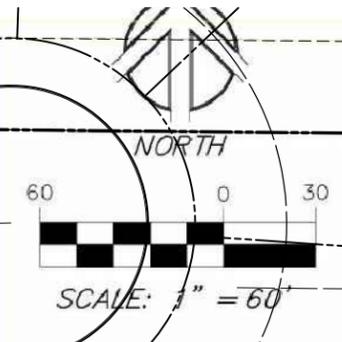
DATE:	REVISIONS	COMMENTS
03/25/2016	1	04/13/2016
	2	05/27/2016
	3	06/15/2016
	4	
	5	
	6	

GREENWOOD HILLS PLAT 5
JOHNSTON, IOWA
GRADING PLAN

SHEET
OF 5
A-167

MASTER PLAN 2015

Concept 2

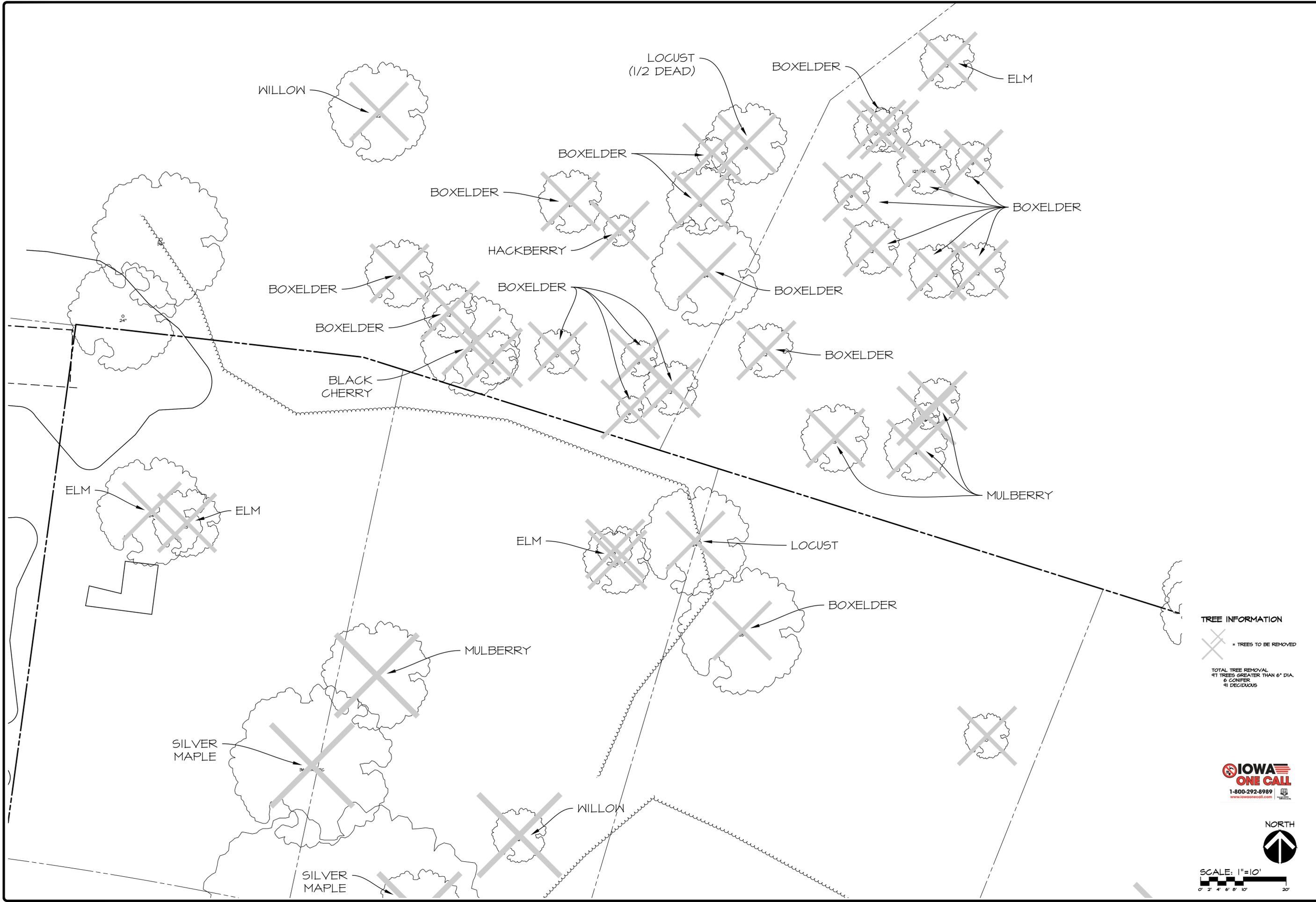


TREE & SHRUB MIXED HEIGHT BUFFER

SHRUB GROUPING 4-8' BUFFER

STREET PARKING

Q:\A-FILES\A-1700\A1767_C3D Drawings\Bse Design Files\Plat 2\Network\SR-P-UTIL-ST-IRM.dwg, 6/23/2016 8:31:04 AM, 11/60



DATE	REVISIONS	COMMENTS
03/25/2016	1	04/13/2016
	2	05/27/2016
	3	06/15/2016
	4	
	5	
	6	

DATE OF SURVEY: 03/15/2016
 DESIGNED BY: PPH
 DRAWN BY: CM

Q:\A-TILES\A-TITLE\A-TITLE TREE EXHIBIT.dwg, 02/12/2016 4:07:20 PM, mmmmm, 1:1



NO
FISHING
OR
SWIMMING
ANY TIME







MEMORANDUM

City of Johnston, Iowa

SENT VIA EMAIL

DATE: April 6, 2016

TO: Randy Clarkson, Clarkson Land Company
Melissa Hills, Civil engineering Consultants, Inc.

FROM: Aaron Wolfe, AICP
Senior Planner

RE: Greenwood Hills Plat 5

Staff has reviewed the Preliminary Plat for Greenwood Hills Plat 5 and provides the following comments in addition to those provided by consulting engineer Foth Infrastructure and Environment:

1. Label front yard setback
2. Generally the plat contains too much information to be adequately viewed on two pages, additional pages are suggested. Please show utilities on their own sheet. Show existing condition on own sheet
3. Indicate fire hydrant coverage area spaced a minimum of 600' in residential areas (300' coverage radius).
4. Include an inventory of all trees greater than 6 inches in diameter to be removed.
5. Chapter 180.43 of our code of ordinances requires dedication of 5 acres of public parkland for each 1,000 residents added to the community. The amount of parkland necessary is computer using the following formula:

2.98 people per dwelling X 18 single family dwellings X 0.005 acres of parkland per person = 0.2682 acres.

Chapter 180.43 allows the developer to propose an equal value alternative to parkland dedication. Most who propose an alternative propose to pay a per-acre fee. In the past we have used \$28,000 per acre as the attributable value. .596 acres x \$28,000 = \$7,509.60. This amount is due at the time of final plat if you choose to propose this alternative.

6. The location of CBUs must be reviewed/approved by the Post Office. More than one cluster box unit may be necessary, verify with Post Office. All associated pavement/sidewalks shall be constructed prior to the acceptance of the public improvements. Please see Chapter 142.05 City of Johnston Code of

Ordinances regarding the location of CBU's in the public right of way. Also attached are regulations provided by the Post Office. Contact Postmaster Joleen Bolger at 334-0216 to discuss location of CBU's prior to resubmittal of the Preliminary Plat or through email at Joleen.K.Bolger@usps.gov.

Revisions submitted by April 13, 2016 will proceed to the Planning and Zoning Commission on April 25, 2016. The City Council will consider approval of this project at their May 2nd 2016 meeting. If you have any questions, please contact me at 727-7766 or by email at awolfe@ci.johnston.ia.us.



MEMORANDUM

City of Johnston, Iowa

SENT VIA EMAIL

DATE: June 7, 2016

TO: Randy Clarkson, Clarkson Land Company
Melissa Hills, Civil engineering Consultants, Inc.

FROM: Clayton Ender
Planning Intern

RE: **Greenwood Hills Plat 5 Preliminary Plat**

Staff has reviewed the second submittal of the Preliminary Plat for Greenwood Hills Plat 5 and provides the following comments in addition to those provided by our consulting engineer Foth Infrastructure and Environment:

1. All existing easements should include the book and page number.
2. Overland flowage and storm sewer easements should be provided for all Bio-Cells and Bio-Swales.
3. The location of CBUs must be shown on the preliminary plat. The location of CBUs must be reviewed/approved by the Post Office. More than one cluster box unit may be necessary, verify with Post Office. All associated pavement/sidewalks shall be constructed prior to the acceptance of the public improvements. Please see Chapter 142.05 City of Johnston Code of Ordinances regarding the location of CBU's in the public right of way. Also attached are regulations provided by the Post Office. Contact Postmaster Joleen Bolger at 334-0216 to discuss location of CBU's prior to resubmittal of the Preliminary Plat or through email at Joleen.K.Bolger@usps.gov.

The stormwater detention requirements are scheduled to be discussed at the **June 20th, 2016 City Council Work Session meeting**. Following that meeting the stormwater detention proposal to use the parkland will be discussed at the **June 21st Parks Board meeting**.

Revisions submitted by June 15, 2016 will proceed to the Planning and Zoning Commission on June 27, 2016. The City Council will consider approval of this project at their July 5, 2016 meeting. If you have any questions, please contact me at 727-7763 or by email at cender@cityofjohnston.com.



June 22, 2016

Aaron Wolfe, Senior Planner
City of Johnston, P.O. Box 410
6221 Merle Hay Road
Johnston, IA 50131

RE: Greenwood Hills Plat 5
Development Review 3
Case No. PZ 16-07

Foth Infrastructure and Environment, LLC has completed a review of the Preliminary Plat received June 16th, 2016 for the above referenced project. Based on our review, the following comments are offered:

Preliminary Plat

1. No further comments.

Stormwater Management Report

2. Intensity values used for the 5-year appear to be 2-year values. Revise intake calculations accordingly.
3. 100-year undetained offsite bypass from DA 12 & DA 25 is not accounted for in the allowable release rate. Including DA 12(3.22 cfs) and DA 25(1.88 CFS), the new allowable release rate should be 33.24 cfs (38.34-5.10 cfs)
4. Include city of Johnston storm water summary sheet.

Please contact me at 515.251.2564 if you have questions or comments.

Sincerely,

Foth Infrastructure & Environment, LLC


Joshua C. DeBower, P.E.
Lead Civil Engineer

TMA: file



Johnston Park Advisory Board
June 21st, 2016 7:00 PM
Crown Point Community Center

MINUTES

1. Meeting was called to order at 7:00pm.
2. Roll Call: Butler, Danielson, Giesler, Minear, Paulsen
3. Motion for Approval of Agenda by Paulsen. Second by Minear. Approved.
4. Public Comments-Discuss a Request to Waive the City's Storm Water Detention Requirements in Greenwood Hills Plat 5 and Potential Impacts on Planned Park-Clayton Ender, Community Development, started the presentation and discussion about the Storm Water detention. Also on hand to discuss this issue with the Board was Melissa Hills with Civil Engineering Consultants and Randy Clarkson, Clarkson Land Company. The request is for the Park Advisory Board to make a recommendation to waive the City's stormwater detention requirement or to utilize Greenwood Hills Parkland to accommodate a portion of the required detention for the proposed adjacent Greenwood Hills Plat 5. The reasoning for this request is to preserve the nature trees in the area. Should a detention requirement waiver not be favorable, the applicant is requesting and proposing to utilize adjacent City owned land to accommodate the request. The property in question is located south of the City's recently completed Greenwood Hills Pond. Due to limited space constraints the pond wasn't built with any additional capacity to control any additional storm water quantity or treat any additional quality volumes from the adjacent undeveloped areas.

Hills said there would need to be some trees removed, if they move forward with their plans, but they would be willing to replace the trees with different species. Schmitz explained this was presented at the Council Work Session on Monday night. He explained to them the trees in the area are typical types of trees for a wet area. Schmitz also explained this wouldn't affect the designated playground area because it's already a wet area. Most of the water will be flowing and draining out of the area. He thinks the biggest impact on this decision is if they waive a rule that's already established for storm water. And that could set a precedent for other adjacent development parcels of land. And the other key to the discussion is if the storm water is affecting the Park area and how it's used.

There were five residents on hand to give their point of view on the issue, Greg Patava, Chris Collinsworth, Paul Pickard, Virginia Soelberg and Jordan Anders. Patava voiced his concerns and said other residents in the area aren't happy with how the storm water project turned out. They value the area and the tree coverage there and do not want to see any trees removed. Collinsworth voiced the same opinion. Pickard wanted to get Randy Clarkson's feedback. Clarkson understands how everyone feels about saving the trees you can, but also said you can't save them all. He thinks it would change the landscape and the families will like the Park area with the changes indicated. He basically said he wants to work with everyone to come up with best solution for all. Soelberg wanted to make sure they were looking at Best Management Practices for top soils and good soils. Hills indicated they have done this and numerous soil borings have been done in the area.

After much discussion the Park Advisory Board would like to see other options explored other than the existing options before a decision is made. Some of those options are to try to keep the trees and look at creating a larger Forebay. What is the real impact if there's an overflow problem and a larger Forebay? Could this be feasible cost wise and help with the overflow problem at the same time? This will also be presented and reviewed by the Planning and Zoning Board Meeting on Monday, June 27th, 2016. Paulsen made a motion to recommend that Nilles & Associates explore other/more options as mentioned above in an effort to keep the trees and not disturb the area, yet help with the drainage issues. Seconded by Danielson. Motion passed.

5. Consent Agenda- Motion by Paulsen to approve the Minutes of May 17th, 2016. Second by Minear. Motion passed.
6. Non-Consent Agenda:
7. New Business-Butler wanted to know about a new bike path just completed near 70th street near the Villas. Her husband is questioning whether it's the correct width. Schmitz will check with Matt Greiner, Public Works, to find out about this and let her know.
8. Parks Director Report
 - A. Terra Lake Phase II & III- The work is progressing nicely and ahead of schedule. The parking lot is completed here at Crown Point except half of the driveway which will be paved by the end of this week. The dumpster enclosure has not been completed. Schmitz will check into that and the Bioswales are not planted yet. Tracy Irwin and the Parks Crew have planted shrubs and flowers in the rest of the islands. The flowers planted are intended to attract monarch butterflies. The Shelters are progressing well and the regional trail is ready to have rock moved in to prepare if for paving.

B. Discuss Park Board Vacancies-Butler and Minear filled out forms to remain on the Board. Bailey Mader may no longer be a Johnston resident and has resigned, however this is still not official yet. If she does move out of town, there will be a vacancy and Schmitz has received applicants to interview.

C. Parks Crew-

- Mowing
- Weeding
- Trimming
- New Soccer Goals at Johnston Commons
- Kari Allen & Crew pulled 3 trailers full of sweet clover from an area
- Tracy Irwin busy planting trees and shrubs at Crown Point for Terra Park project
- Tracy Irwin still spending time checking Ash Trees for Residents and receiving Ash Permits
- Jim Mart busy working with the irrigation on Merle Hay Islands, they are looking good
- New seasonal hires are busy mowing and trimming with regular Parks Crew

9. Next Park Advisory Board Meeting:
Tuesday, July 19th, 2016 @7:00pm

10. Motion for adjournment made.
Adjourned at 8:30PM.

Notice of Public Meeting

June 14, 2016

The Johnston Parks Advisory Board will hold a Public Meeting at 7:00 p.m. on Tuesday, June 21, 2016 at Crown Point Community Center located at 6300 Pioneer Parkway to discuss the following item:

PZ Case No. 16-07; Greenwood Hills Plat 5 Preliminary Plat - Regarding Use of City Owned Land for Stormwater Detention

The applicant, Clarkson Land Company is seeking to utilize City owned land adjacent to their recently proposed subdivision, which is west of NW 86th Street and south adjacent to the Greenwood Hills Stormwater Project, to meet the stormwater detention requirements for the site. The adjacent land is scheduled to be developed as parkland in the future. As such, the Park Advisory Board will discuss the use of the adjacent City owned land for stormwater detention.

If you have questions or comments on the above-described action, please contact the city staff person listed at the bottom of this card, or attend the meetings at the above-listed date and time.

Clayton Ender, Planning Intern
Johnston City Hall; 6221 Merle Hay Road; Johnston, IA 50131
Phone: 727-7763; Email: cender@cityofjohnston.com

Notice of Public Meeting

June 17, 2016

The Johnston Planning and Zoning Commission will hold a Public Meeting at 7:00 p.m. on Monday, June 27, 2016 and the Johnston City Council will hold a Public Meeting at 7:00 pm on Tuesday, July 5, 2016. Both meetings will be held in the Council Chambers of Johnston City Hall, 6221 Merle Hay Road to consider the following item:

PZ Case No. 16-07; Greenwood Hills Plat 5 Preliminary Plat

The applicant, Clarkson Land Company has submitted a preliminary plat for the subdivision of a 5.59 Acres west of NW 86th Street and south adjacent to the Greenwood Hills Stormwater Project. The plat includes 18 lots for single family homes and 2 street lots. This site is zoned R-1(60), Single-Family Residential.

If you have questions or comments on the above-described action, please contact the city staff person listed at the bottom of this card, or attend the meeting at the above-listed date and time. Additional information, including the preliminary plat is also available under the “proposed development” section of the City’s Website: <http://www.cityofjohnston.com/proposeddevelopment>.

Clayton Ender, Planning Intern
Johnston City Hall; 6221 Merle Hay Road; Johnston, IA 50131
Phone: 727-7763; Email: cender@cityofjohnston.com

Mailing List PZ 16-07

NAME	ADDRESS	CITY, STATE, ZIP-CODE
WEST LAKES P & S LLC	1802 SE DELAWARE STE 103	ANKENY, IA 50021-5603
CLARKSON LAND COMPANY	7051 FOREST	JOHNSTON, IA 50131-1284
NERMIN SUMAN	8544 LONG MEADOW	JOHNSTON, IA 50131-1738
THOMAS COPE	8532 NEWBURY	JOHNSTON, IA 50131-8762
DAN KIRKPATRICK	8572 NEWBURY	JOHNSTON, IA 50131-8762
KRISTIN HENKE	8528 LONG MEADOW	JOHNSTON, IA 50131-2879
ALAN GROEN	8536 NEWBURY	JOHNSTON, IA 50131-8762
TREVOR FEUERHELM	8827 LONG MEADOW	JOHNSTON, IA 50131-2202
JOAN COEN	8708 OAKDALE	JOHNSTON, IA 50131-2206
HEMANT WIRATSORN	8608 LONG MEADOW	JOHNSTON, IA 50131-2200
ROBERT FIELDER	4577 14TH	SALEM, OR 97302-2305
DAVID ANDERSON	8824 HIGHLAND OAKS	JOHNSTON, IA 50131-2229
REXHA BUNGU	8600 LONG MEADOW	JOHNSTON, IA 50131-2200
DAVID LEITNER	8751 OAKDALE	JOHNSTON, IA 50131-2206
THOMAS TEMPLE	8807 OAKDALE	JOHNSTON, IA 50131-2205
NATHANIAL SWALLEY	8716 OAKDALE	JOHNSTON, IA 50131-2206
RICK PUNDT	8616 LONG MEADOW	JOHNSTON, IA 50131-2200
ANDY NGUYEN	8715 OAKDALE	JOHNSTON, IA 50131-2206
JESSE BRYNGELSON	8615 LONG MEADOW	JOHNSTON, IA 50131-2200
ANNE OWENS	5600 NW 88TH	JOHNSTON, IA 50131-1748
CURTIS NEUMANN	5109 MERCED	DES MOINES, IA 50310
TIM BOES	8831 LONG MEADOW	JOHNSTON, IA 50131-2202
RONALD SCHREIER	8800 LONG MEADOW	JOHNSTON, IA 50131-2202
BRANDI CUNNINGHAM	8724 OAKDALE	JOHNSTON, IA 50131-2206
EDGAR ANDREWS	8723 OAKDALE	JOHNSTON, IA 50131-2206
JORDAN ENGBERS	8624 LONG MEADOW	JOHNSTON, IA 50131-2200
SCOTT RICHEY	8824 LONG MEADOW	JOHNSTON, IA 50131-2202
JANE MBURU	8708 LONG MEADOW	JOHNSTON, IA 50131-2201
ROY WOOD	8716 LONG MEADOW	JOHNSTON, IA 50131-2201
ALEXIS GILBORN	8808 LONG MEADOW	JOHNSTON, IA 50131-2202
GEORGE LU	8812 HIGHLAND OAKS	JOHNSTON, IA 50131-2229
LUCAS BELL	8823 LONG MEADOW	JOHNSTON, IA 50131-2202
STEPHEN KENNEY	8815 LONG MEADOW	JOHNSTON, IA 50131-2202
ROSS MC CARTY	8808 HIGHLAND OAKS	JOHNSTON, IA 50131-2229
JENNX INC	PO BOX 789	WINTHROP, WA 98862-0789
MARK HAMMOND	8813 HIGHLAND OAKS	JOHNSTON, IA 50131-2227
THOMAS HANSON	8801 HIGHLAND OAKS	JOHNSTON, IA 50131-2227
GREGORY VOTAVA	8805 HIGHLAND OAKS	JOHNSTON, IA 50131-2227
CHRISTOPHER COLLINSWORTH	8809 HIGHLAND OAKS	JOHNSTON, IA 50131-2227

DAMIR VISO	5674 LONG MEADOW	JOHNSTON, IA 50131-2880
ANDREW SCHWENDINGER	8529 LONG MEADOW	JOHNSTON, IA 50131-2879
MICHAEL BAUDER	PO BOX 3504	URBAN DALE, IA 50323-0504
LISA PONTISSO	8607 LONG MEADOW	JOHNSTON, IA 50131-2200
WESTSIDE PENTACOSTAL CHURCH	4520 MADISON	DES MOINES, IA 50310-2718
PAUL PICKART	5604 NW 88TH	JOHNSTON, IA 50131-1748
STEVEN WOODY	8817 HIGHLAND OAKS	JOHNSTON, IA 50131-2227
SHANNON REESE	8721 HIGHLAND OAKS	JOHNSTON, IA 50131-2231
JEANNE JENNINGS (TRUSTEE)	8700 WINDSOR	JOHNSTON, IA 50131-2279
KIRT FREUNDL	8815 OAKDALE	JOHNSTON, IA 50131-2205
RACHEL GILLUM	5683 LONG MEADOW	JOHNSTON, IA 50131-2880
ROLAND CLARKSON	8823 OAKDALE	JOHNSTON, IA 50131-2205
TARUN KUMAR	5679 LONG MEADOW	JOHNSTON, IA 50131-2880
NEIGHBORHOOD AT 86TH HOMEOWNER'S ASSOC	100 COURT STE 400	DES MOINES, IA 50309-2256
DANIEL BAZE	5675 LONG MEADOW	JOHNSTON, IA 50131-2880
JEREMY THOMPSON	8556 NEWBURY	JOHNSTON, IA 50131-8762
CAL SHELANGOSKI	5678 LONG MEADOW	JOHNSTON, IA 50131-1738
ROBERT BEAMAN	5682 LONG MEADOW	JOHNSTON, IA 50131-2880
CASTLE PRODUCTIONS LLC	PO BOX 71038	CLIVE, IA 50325
ROBERT BEAMAN	5682 LONG MEADOW	JOHNSTON, IA 50131-2880
JESSICA THOMPSON	8564 NEWBURY	JOHNSTON, IA 50131-8762
GREEN MEADOWS WEST HOMEOWNERS ASSOCIATION	5000 WESTOWN STE 400	WEST DES MOINES, IA 50266-5921